

PETITION FOR SPECIAL HEARING 85-104-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY, MD.

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 504.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve or deny the proposed use.

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:
Barbara C. Welling & William Windham, Jr.
2316 TARTLETON LANE, BALTO. MD. 21204

I, we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Barbara C. Welling & William Windham, Jr.
2316 TARTLETON LANE, BALTO. MD. 21204

Legal Owner(s):
William R. Hoy
Type or Print Name
Signature
Address
City and State

Attorney for Petitioner:
Stephen J. Nolan
Address
City and State
Telephone No.

19722 KIRKWOOD SHOP RD. 343-0719
Address
City and State
Telephone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of September, 1984, that the subject matter of this petition be advertised, as required by the Zoning L. v. of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of October, 1984, at 10:00 o'clock A. M.

Timothy K. Hoy & Virginia W. Hoy
Kirkwood Shop Rd.
Whitehall, MD. 21161 (over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 8, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Stephen J. Nolan, Esquire
Nolan, Plumbhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 85-104-SPH (Item No. 55)
Petitioner - William R. Hoy, et ux
Special Hearing Petition

Dear Mr. Nolan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204

PETITION FOR SPECIAL HEARING (Attachment)

and permit the following conveyances with regard to four (4) parcels as shown on the Plat which accompanies this Petition, and subject to the conditions and restrictions more fully set forth hereinbelow:

- To permit the conveyance of Parcel A and the single family brick dwelling situated thereon which comprise 10 acres + by William R. Hoy;
- To permit the conveyance of Parcel B and the single family frame dwelling situated thereon which comprise 10 acres + by William R. Hoy;
- To permit the conveyance of Parcel C comprising 18 acres and being unimproved and devoted to agricultural use from William R. Hoy to Timothy Hoy, as owner of the abutting parcel; and
- To permit the conveyance of Parcel D comprising 83.0 acres + and being unimproved and solely devoted to agricultural use by William R. Hoy.

The conveyance of Parcels A and B as aforesaid, shall be with the express understanding that each parcel shall be limited to its then existing one (1) density unit and that each of said parcels shall thereafter be deemed to have exhausted its availability for any additional density.

Conveyance of Parcels C and D shall be with the understanding that they have been fully utilized as far as density is concerned, and may not be considered as building lots. Parcels C and D aforesaid shall be conveyed subject to agricultural use restrictions.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
N/S of Old York Rd., 90' NW : OF BALTIMORE COUNTY
of the Centerline of Kirkwood :
Shop Rd., 7th District
WILLIAM R. HOY, et ux, : Case No. 85-104-SPH
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 221, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 25th day of September, 1984, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; Barbara C. Welling and William S. Windham, Jr., 2316 TARTLETON LANE, BALTIMORE, MD 21234, Contract Purchasers; Mr. and Mrs. Lawrence A. SanBoeuf, 5530 New Park Rd., Whitehall, MD 21161, Contract Purchasers; and Mr. and Mrs. Timothy K. Hoy, Kirkwood Shop Rd., Whitehall, MD 21161, Contract Purchasers.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

Mr. A. Jablon

-2-

September 7, 1984

Re: District: 7th
Acres: 121

Dear Mr. Jablon:

On review of the submittal of August 2, 1984, the State Highway Administration will require the plan to be revised.

The revised plan must show a proposed 80' right of way (40' each side of the existing centerline) for Old York Road (Route 439) for Parcel "D".

It is requested the plan be revised prior to a hearing date being set.

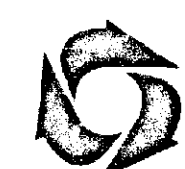
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

September 7, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 9-4-84
ITEM: #55.
Property Owner: William R. Hoy, et ux
Location: N/S Old York Road
Route 439, 90' N/W from c/l
Kirkwood Shop Road
Existing Zoning: R.C. 2
Proposed Zoning: Special
Hearing to permit the conveyance of Par. A and the single family brick dwelling situated thereon which comprise 10 acres by William R. Hoy, to permit the conveyance of Par. B and the single family frame dwelling situated thereon which comprise 10 acres by William R. Hoy, to permit the conveyance of Par. C comprising 18 acres and being unimproved and devoted to agricultural use from William R. Hoy and Timothy Hoy, as owner of the abutting parcel and to permit the conveyance of Par. D comprising 83 acres and being unimproved and solely devoted to agricultural use by William R. Hoy

My telephone number is (301) 659-1350
Teletypewriter for Inquiries Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #55 (1984-1985)
Property Owner: William R. Hoy, et ux
N/S Old York Rd. 90' N/W from centerline
Kirkwood Shop Rd.
Acres: 121
District: 7th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

As no public facilities are involved, this office has no comment.

Very truly yours,

Robert S. Benson, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:ROP:ss

cc: Stephen J. Nolan, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE October 23, 1984
BY Stephen J. Nolan, Esquire
ADMINISTRATIVE ASSISTANT

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204
OFFICE: 828-3908 RESIDENCE: 771-4892
DESCRIPTION FOR SPECIAL HEARING
HOY PROPERTY
7th ELECTION DIST. BALTIMORE COUNTY

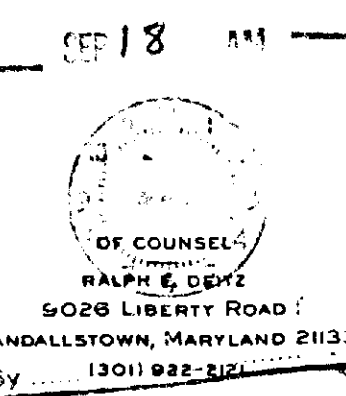
August 14, 1984

Beginning for the same at a point on the North side of Old York Road, located Northwest 90' ± from the centerline of Kirkwood Shop Road; said point being the beginning of the lands of William R. Hoy and wife and recorded in Liber O.T.G. 4762 folio 437 running thence on the North side of said road and on the outlines of Hoy, N 65°29' W 330.75', thence leaving Old York Road and binding on the outline of the Hoy lands, the 19 following courses and distances: (1) N 5°01' E 732.50, (2) N 58°11' W 931.70, (3) N 76°12' W 1286.45, (4) N 32°10' E 1005.85, (5) S 43°35' E 80.85, (6) N 50°40' E 656.70, (7) S 43°05' E 153.45, (8) N 48°10' E 417.45, (9) N 58°31' E 678.15, (10) S 76°58' E 1530.80 to Kirkwood Shop Road bind on said Road, (11) S 9°01' W 500 ± thence leaving said Road and binding on the outline of the plat of the Hoy property recorded in Plat Book E.H.K. Jr. 44 folio 26 three courses (12) N 78°15' W 1061.50, (13) S 18°18' W 443.91, and (14) S 78°15' E 420' thence on the outline of the Hoy property recorded in Plat Book O.T.G. 33 folio 104 two courses, (15) S 24°26' 30" W 133 ±, and (16) S 71°48' 10" E 530.41, to Kirkwood Shop Road, thence on said road (16) S 69°01' W 350 ±, (17) S 19°46' W 1356.80, thence leaving the aforesaid road (18) N 74°14' W 90.00 and (19) S 19°46' W 591.27 to the beginning containing 121 acres of land more or less, being of the land of William R. Hoy and wife.



E. F. Raphael
Reg. Prof. Land Surveyor
#2246

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800
September 18, 1984



HAND DELIVERY

The Honorable Arnold Jablon
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case No. 85-82-XSPH
E/S Ivy Mill Road
760' NW of C/L of Deer Park Road
11229 Ivy Mill Road
Petition for Special Hearing and
Petition for Special Exception
Petitioners: Mr. and Mrs. Harry D. Binkley, sup
REQUEST TO ENTER APPEARANCE

Dear Commissioner Jablon:

Please accept this letter as a Notice of Entry of Appearance of Stephen J. Nolan and Nolan, Plumhoff & Williams, Chartered as counsel for the petitioners, Harry D. Binkley and Jean Binkley with regard to the above-entitled petitions which case is scheduled to be heard on Monday, September 24, 1984 at 10:45 a.m.

It is my understanding that John Gontrum, Esquire will be withdrawing his appearance for Michael Sakowski, the contract purchaser; however, I do intend to be present at the hearing and to proceed on behalf of the legal owners with the special petitions.

Thank you for your kind cooperation.

Very truly yours,
Stephen J. Nolan
Stephen J. Nolan

SJN/tms

cc: Mr. Nicholas Commodari
Ms. Arlene January
Mr. & Mrs. Harry D. Binkley
John Gontrum, Esquire
William Baffities, P.E.

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800
September 18, 1984

HAND DELIVERY

The Honorable Arnold Jablon
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Item Number 55
Petition for Special Hearing
Petitioners: William R. Hoy, et al.
North Side of Old York Road, North-
west of Kirkwood Shop Road
REQUEST FOR HEARING

Dear Commissioner Jablon:

As counsel for the petitioners in the above-entitled special hearing case, I am requesting that this matter be heard at the earliest convenience of your office due to a schedule conflict on my part. Pursuant to a telephone conference with Ms. Arlene January of your office, I advised her that I am scheduled to try a protracted case in the Circuit Court for Baltimore County commencing October 22, 1984 before Judge Hinkle and lasting approximately four weeks.

At the same time, our clients have entered into a contract of sale involving the parcels which are the subject of the Petition for Special Hearing which was filed herein on August 23, 1984. We do not wish to close on those contracts due to the schedule conflict posed by the aforementioned trial. Therefore, we believe that good and sufficient grounds of a hardship nature do exist to schedule this case for a hearing on an expedited basis. After conferring with Mr. Commodari, Ms. January has suggested Wednesday, September 17, 1984 at 10:00 a.m. as a possible hearing time provided this meets with your approval.

On behalf of our clients, I would greatly appreciate your kind consideration of this request.

Respectfully,

Stephen J. Nolan
Stephen J. Nolan

SJN/tms

cc: (See page 2)

The Honorable Arnold Jablon
Re: Item Number 55
Request for Hearing
September 18, 1984
Page 2

cc: Mr. Nicholas Commodari
Ms. Arlene January
Mr. Richard A. Moore, President
Gaylord Brooks Investment Company
Mr. Gene Raphael
E. F. Raphael and Associates
Mrs. Marie Isola
Sales Associate

Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Hearing
N/S Old York Rd., 90' NW of the c/l of
Kirkwood Shop Road
William R. Hoy, et ux - Petitioners
Case No. 85-104-SPH

TIME: 10:00 A.M.
DATE: Wednesday, October 17, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 133246
DATE 8-23-84 ACCOUNT M01-615-070
AMOUNT 208
RECEIVED FROM Alan
FOR E. F. Raphael & Associates
C 010*****100501a 423of
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 8, 1984

Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
N/S Old York Rd., 90' NW of the c/l of
Kirkwood Shop Road
William R. Hoy, et ux - Petitioners
Case No. 85-104-SPH

Dear Mr. Nolan:

This is to advise you that \$116.94 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 134372
DATE October 17, 1984 ACCOUNT R-01-615-000
AMOUNT \$116.94
RECEIVED FROM Stephen J. Nolan, Esquire
FOR Advertising and Posting of Case No. 85-104-SPH
(William R. Hoy, et ux)
C 029*****116941a 817of
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING

7th Election District
LOCATION: North side Old York Road, 90 ft. Northwest of the centerline of Kirkwood Shop Road
DATE & TIME: Wednesday, October 17, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve and permit the following conveyances with regard to 4 parcels as shown on the Plat which accompanies this Petition and subject to the conditions and restrictions more fully set forth hereinbelow:
(A) to permit the conveyance of Parcel A and the single family brick dwelling situated thereon which comprise 10 acres by William R. Hoy
(B) to permit the conveyance of Parcel B and the single family frame dwelling situated thereon which comprise 18 acres by William R. Hoy
(C) to permit the conveyance of Parcel C comprising 18 acres and being unimproved and devoted to agricultural use from William R. Hoy to Timothy Hoy, as owner of the abutting parcel (D) to permit the conveyance of Parcel D comprising 83 acres ± and being unimproved and solely devoted to agricultural use by William R. Hoy.

The conveyance of Parcels A and B as aforesaid, shall be with the express understanding that each parcel shall be limited to its then existing 1 density unit and that each of said parcels shall thereafter be deemed to have exhausted its availability for any additional density. Conveyance of Parcels C and D shall be with the understanding that they have been fully utilized as far as density is concerned, and may not be considered as building lots. Parcels C and D aforesaid shall be conveyed subject to agricultural use restrictions.

Being the property of William R. Hoy, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

1. MARIE ISOLA, Agent
Paper Mill Rd, Box 193
Phoenix 21131
2. LAWRENCE A. & DEBORAH W. SAN BOEUF
5530 New Park Rd.
Whitehall, Md. 21161
3. MEREDITH ANDREW NORMAN
13500 Manor Rd.
Baldwin 21013
4. Dr. & Mrs. Philip Norman
Same as Drew Norman
5. Timothy K. Hoy
19838 Kirkwood Shop Road
Whitehall 21161
6. Frank M. Skarupa
Caldwell Banker, 519 Belair Road
Harford Co. Office, Bel Air 21014
7. MEREDITH REED
c/o 13500 Manor Rd
8. Mr. Richard A. Moore, President
Gaylord Brooks Realty Company
Paper Mill Road, Box 193
Phoenix, Md. 21131

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO Zoning Commissioner
Norman E. Gerber, Director
FROM Office of Planning and Zoning
William R. Hoy, et ux
SUBJECT No. 85-104-SPH

Date October 1, 1984

Please consider the comments of the Division of Current Planning and Development's representative to the Zoning Plans Advisory Committee to be the comments of the Director of Planning.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

PETITION FOR SPECIAL HEARING 7th Election District

LOCATION: North side Old York Road, 90 ft. Northwest of the centerline of Kirkwood Shop Road.
DATE & TIME: Wednesday, October 17, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Hearing under Section 6007 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commission should approve and permit the following conveyances with regard to 4 parcels as shown on the Plat which accompanies this Petition and subject to the conditions and restrictions more fully set forth hereinafter:

(A) to permit the conveyance of Parcel A and the single family brick dwelling situated thereon which comprises 10 acres; by William R. Hoy
(B) to permit the conveyance of Parcel B and the single family frame dwelling situated thereon which comprises 10 acres; by William R. Hoy
(C) to permit the conveyance of Parcel C comprising 18 acres and being unimproved and devoted to agricultural use from William R. Hoy to Timothy Hoy, as owner, of the abutting parcel (D) to permit the conveyance of Parcel D comprising 28 acres ± and being unimproved and soil devoted to agricultural use by William R. Hoy.

The conveyance of Parcels A and B as aforesaid, shall be with the express understanding that each parcel shall be limited to its then existing 1 density unit and that each of said parcels shall thereafter be deemed to have exhausted its availability for any additional density.

Conveyance of Parcels C and D shall be with the understanding that they have been fully utilized as far as density is concerned, and may not be considered as building lots. Parcels C and D aforesaid shall be conveyed subject to agricultural use restrictions. Being the property of William R. Hoy, et ux, as shown on plat plan filed with the Zoning Department.

In the event that these provisions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, reserve any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Sept. 27.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 27, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 27, 1984.

THE JEFFERSONIAN,

18 Venetian
Publisher

Cost of Advertising 40⁰⁰

85-104-SPH

85-104-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 4th day of September, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner William R. Hoy, et ux
Petitioner's Attorney Stephen J. Nolan

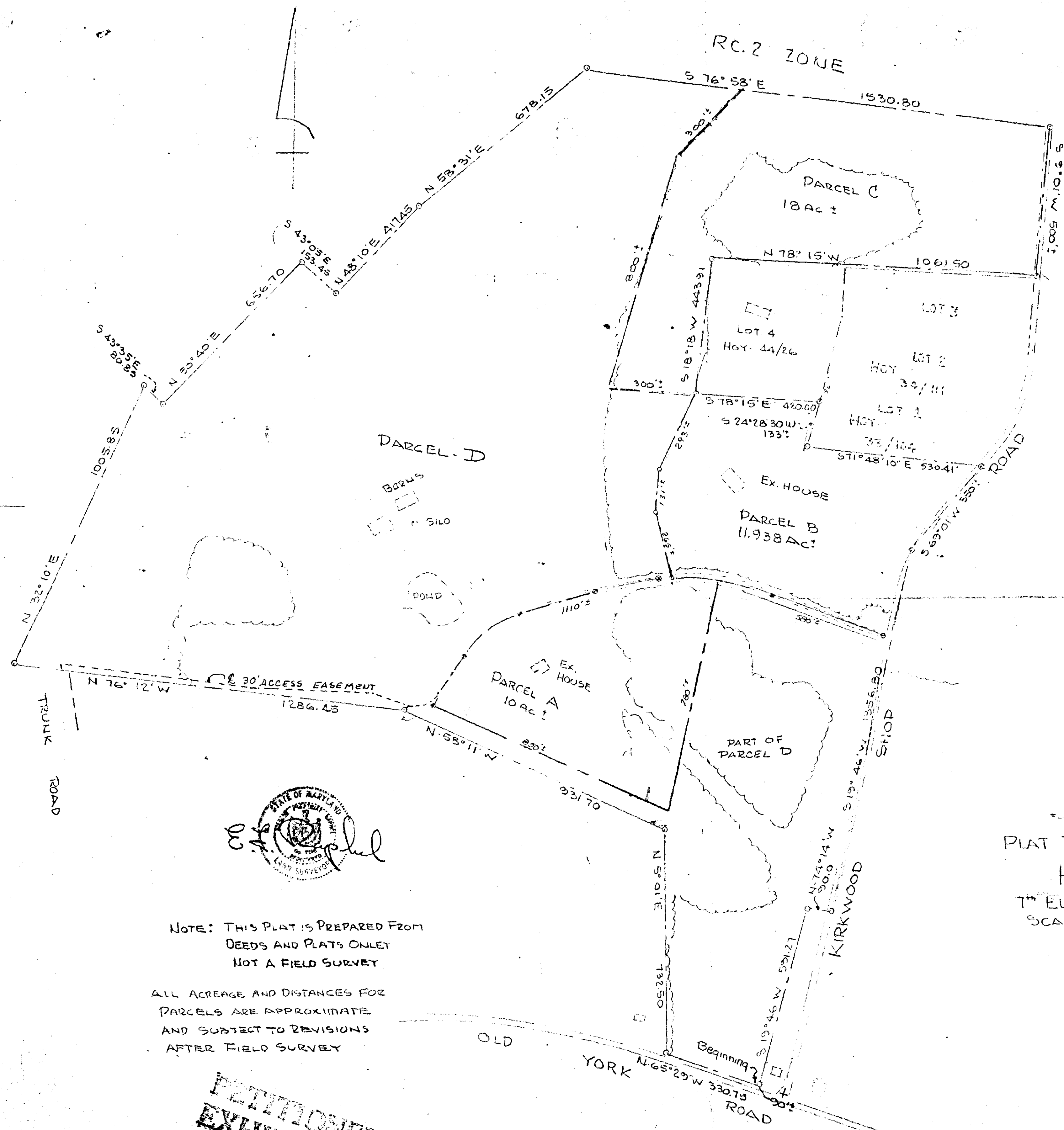
Received by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

85-104-SPH

District 7 Date of Posting 10-1-84
Posted for: SPECIAL HEARING
Petitioner: Wm. R. Hoy, et ux
Location of property: N/2 of York Rd., 90' NW of E of Kirkwood Shop Rd.
Location of Signage: AS ABOVE
Remarks:
Posted by: [Signature] Date of return: 10-6-84
Number of Signs: 5

1967



GENERAL NOTES
AREA OF PROPERTY - 121 Ac.
EXISTING ZONE RC-2
EXISTING USE RESIDENTIAL & AGRICULTURAL
PROPOSED ZONE RC-2
PROPOSED USE RESIDENTIAL & AGRICULTURAL

PARCEL C & D TO BE USED FOR AGRICULTURAL USE ONLY



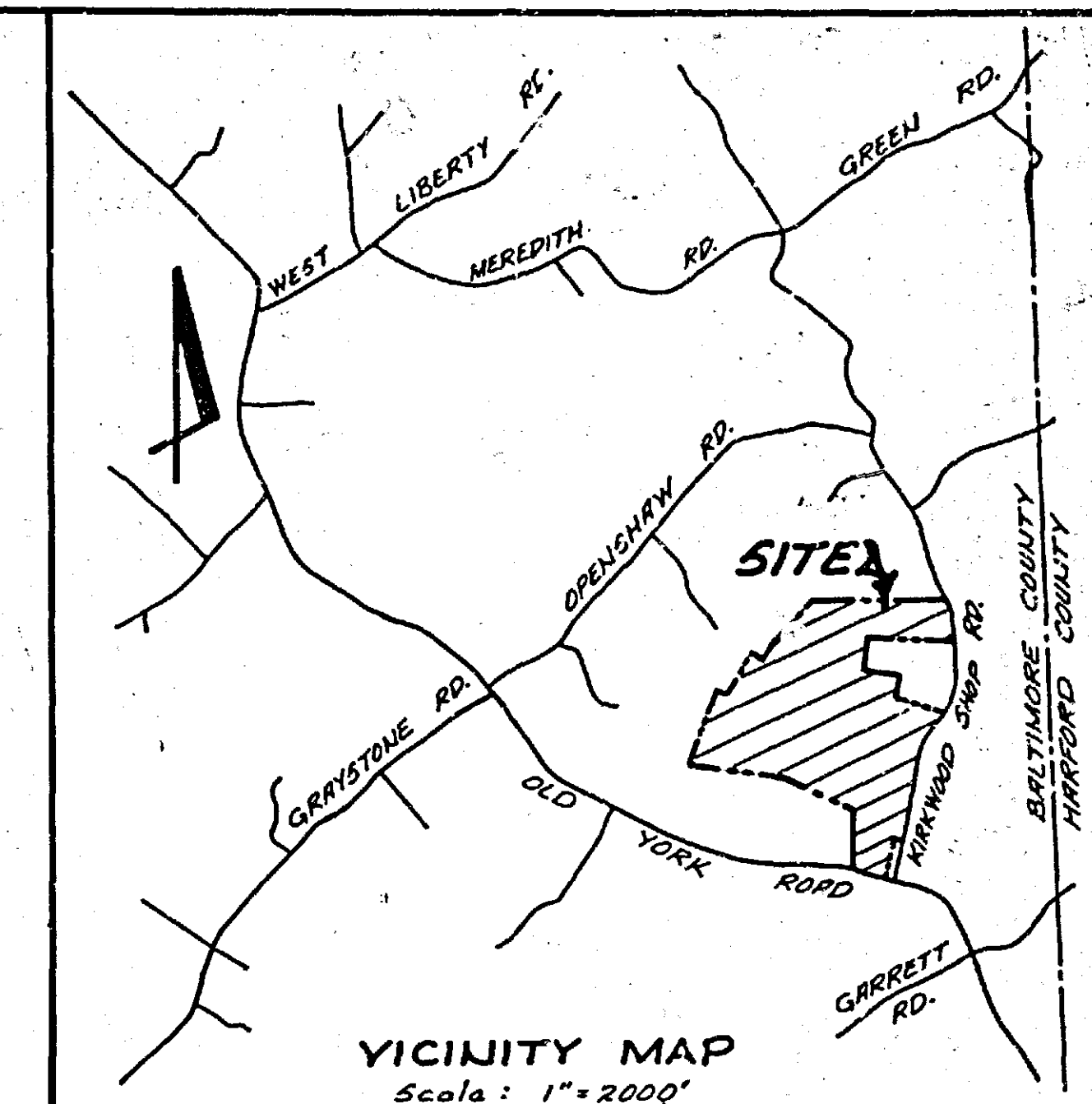
NOTE: THIS PLAT IS PREPARED FROM DEEDS AND PLATS ONLY NOT A FIELD SURVEY

ALL ACREAGE AND DISTANCES FOR PARCELS ARE APPROXIMATE AND SUBJECT TO REVISIONS AFTER FIELD SURVEY

PETITIONER'S EXHIBIT 1

PLAT TO ACCOMPANY SPECIAL HEARING
HOY - PROPERTY
7TH ELECTION DISTRICT BALTO CO
SCALE 1" = 200'
AUG 2 1984
REVISED OCT. 15, 1984

P. F. RAPHEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204



R.C. 2 - ZONE

NOTE: Parcels A,B,C,&D Shown Hereon are Subject To The Following Zoning Restrictions (Cosa #85-104-SPP)

1. All Parcels Shown Hereon Have Been Utilized as For as Density is Concerned and May Not be Considered as Separate Building Lots
2. Parcels A and B May be Utilized for Single-Family Residential Use Only and May Not be Further Subdivided. Parcels C and D May Not be Utilized for Residential Purposes and Shall be Used and Maintained for Agricultural Purposes Only and May Not be Further Subdivided.

Filed for record
Date DEC 18 1964
Text

EHK, JR. 52 FILE 53

DEED REF. O.T.G. 4762/437

DEPARTMENT OF PUBLIC WORKS
APPROVED FOR STREET ALIGNMENT & LOCATION
Joseph R. Holt 12/10/84
DIRECTOR DATE
APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT
Donald W. Hoagwood 12-1-84
DEPUTY STATE & COUNTY HEALTH OFFICER DATE
APPROVED FOR BALTIMORE COUNTY
Norman E. Gerber 12/17/84
DIRECTOR OF PLANNING & ZONING DATE

OWNER'S CERTIFICATE:

THE REQUIREMENTS OF SECTION 59 & 62, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND 1957 EDITION (TITLE: CLERKS OF THE COURT, SUB-TITLE: CLERKS OF THE CIRCUIT COURTS) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

_____ PARCEL - B
_____ PARCEL - B
_____ PARCELS A & C
_____ PARCELS A & C

William S. Hoy
Wm. S. Hoy

OWNER(S) _____ DATE _____

SURVEYOR'S CERTIFICATE:
I EUGENE F. RAPHEL, A REGISTERED PROFESSIONAL
SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY
CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN
LAIN OUT AND THE PLAT THEREOF PREPARED IN
ACCORDANCE WITH THE PROVISIONS OF THE LAWS
RELATING TO THE SUBDIVISION OF LAND KNOWN AS
HOUSE BILL NO. 455 CH. 1016 OF THE ACTS OF 1965
AND SUBSEQUENT ACTS AMENDATORY THERETO.

E. F. Raphael 11-28-84
REG. LAND SURVEYOR # 3241 DATE

SUBDIVISION
WILLIAM HOY PROPERTY
7TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
Scale: 1"=200' Date: November, 1984

E.F. RAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

201 COURTLAND AVENUE
TOWSON, MARYLAND 21204