PETITION FOR SPECIAL HEARING 85-104-5PH TO THE ZONING COMMISSIONER OF BALTIMORE CC ... TY: The undersigned, legal owner(s) of the property situate 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 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____ 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. BARBARA C. UNILING & William Welling JR. 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. Barbara C. Welling Hillian & Wudden fr. William R. Hoy 3 LAWRENCE A & DEBORAH W. SANBOEUF William R. Hy NWA P. HOY 5530 NEW PARK ROND WHITCHALL MO. 21161 19722 KIRK WOOD SHOP RU 343-0719 WHItchall MD. 21161 City and State c/o Gaylord Brooks, Agent, P.O. Box 400, Paper Mill Rd., 667-0800 Name, address and phone number of legal owner, contract purchaser or representative to be contacted 204 West Pennsylvania Avenue Towson, Maryland 21204 823-7800 **RDERED By The Zoning Commissioner of Baltimore County, this _____4th_____ day of ___September ____, 19_84_, 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 throughout 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 _____ day of ___October ____, 19_84_, at _10:00 o'clock Z.C.O.-No. 1 WHITE hall, MD. 21161 BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE October 8, 1984 COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 Stephen J. Nolan, Esquire Nolan, Plumhoff & Williams 204 West Pennsylvania Avenue Nicholas B. Commodari Towson, Maryland 21204 RE: Case No. 85-104-SPH (Item No. 55) Petitioner - William R. Hoy, et ux Special Hearing Petition MEMBERS Bureau of 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. Department of Traffic Engineering Eureau of Fire Prevention Resith Department Project Planning Building Department Board of Education 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. Zoning Administration Very truly yours, Thickdas B. Commodar Jus NICHOLAS B. COMMODARI Zoning Plans Advisory Committee NBC:bsc

Enclosures

cc: E. F. Raphel & 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: A. To permit the conveyance of Parcel A and the single family brick dwelling situated thereon which comprise 10 acres + by William B. To permit the conveyance of Parcel B and the single family frame dwelling situated thereon which comprise 10 acres + by William 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; and D. To permit the conveyance of Parcel D comprising 83.0 acres + and being unimproved and solely devoted to agricultural use by 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. BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 HARRY J. PISTEL, P. E. DIRECTOR September 27, 1584 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 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 As no public facilities are involved, this office has no comment. Silbert of Blown College Collbert S. Benson, P.E., Asst. Chief

GSB:EAM:ROP:ss

N/S of Old York Pd., 90' NW Shop Rd., 7th District WILLIAM R. HOY, et ux,

: BEFORE THE ZONING COMMISSIONER of the Centerline of Kirkwood : OF BALTIMORE COUNTY

Petitioners

Case No. 85-104-SPH

ENTRY OF APPEARANCE

.

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

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, 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 Tarleton 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.

Maryland Department of Transportation

Re: ZAC Meeting of 9-4-84

William K. Heilmann Hai Kassoff

September 7, 1984

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

Attention: Mr. N. Commodari

ITEM: #55. Property Owner: William R. Hoy, et ux Location: N/S Old York Road Route 439, 90° N/W from c/1 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 abuting parcel and to permit the conveyance of

Par. D comprising 83 acres

solely devoted to agricul-

and being unimproved and

tural use by William R. Hoy My telephone number is (301) 659-1350 Teletypewriter for Impaired Hearing or Speech
383-7555 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

ZONING PLANS

ADVISORY CCMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

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, Charle Per Charles Lee, Chief Bureau of Engineering Access Permits

By: George Wittman

CL:GW:maw cc: Mr. J. Ogle

OFD

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Nicholas Commodari, Zoning Department Date September 5, 1984

Standard Comment

See Comment

See Comment

See Comment

See Comment

No Comment

Standard Comment

See Additional Comments

FROM C. E. Burnham, Chief, Building Plans Review C. 9.3.

SUBJECT Zoning Advisory Committee Meeting

September 4, 1984

Item #49

Item #51

Item #52

Item #53

Item #54

Item #55

Item #56

Item #37 (Revised)

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZOUING
TOWSON, MARYLAND 212U4
494-3211 NORMAN E. GERBER DIRECTOR

> Zoning Commissioner County Office Building Towson, Maryland 21204

applicable.

cc: James Hoswell

District

Petitioners' Exhibit 1.

IN RE: PETITION SPECIAL HEARING

N/S of Old York Road, 90' NW

Shop Road - 7th Election

William R. Hoy, et ux,

of the centerline of Kirkwood *

Petitioners *

and testified on their behalf. There were no Protestants.

Property were divided into four distinct parcels.

* * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

from a subdivision of property owned by them, as more accurately described on

Purchasers also appeared. Eugene Raphel, a registered land surveyor, appeared

mately 121 acres, was purchased by the Petitioners in 1967. They are moving to

the Eastern Shore and wish to sell the property by dividing it into four par-

cels. The property's zoning permits its subdivision into only two lots. The

Petitioners testified that due to the particular circumstances and facts of this

the spirit and intent of the R.C.2 legislation would not be violated if

The first parcel, noted on the site plan as Parcel A, consisting of approx-

tely ten acres, is improved with a single-family frame dwelling. The second

partl, noted as Parcel B, consisting of 11.98 acres, is improved with a single-

would be sold to Mr. Hoy's brother, Timothy Hoy, who owns the adjacent property,

noted as Lot 4. This parcel contains 18 acres, five acres of which would be

devoted entirely to agricultural purposes and the growing of nursery stock.

ity brick dwelling. The third parcel, noted as Parcel C, is unimproved and

The Petitioners herein request permission to convey four parcels resulting

The Petitioners appeared and were represented by Counsel. Their Contract

Testimony indicated that the property, zoned R.C.2, consisting of approxi-

9-26-84

Re: Zoning Advisory Meeting of 9-4-84 Item 155
Property Owner: william R. Hoy et unt
Location: NIs old York Rd.

Nw of Kirkwood Shop Rd.

Dear Mr. Jablon: The Division of Current Planning and Development has reviewed the subject petition and offers the following coments. The items checked below are

)There are no site planning factors requiring comment.
)A County Review Group Meeting is required.
)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory.)The circulation on this site is not satisfactory.)The parking arrangement is not satisfactory.)Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development

)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board)Landscaping should be provided on this site and shown on the plan.)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. (★)Additional comments:

If granted, this office recommends fat a record plat be required. The use + density restrictions should be recorded on the glat as well us in the deeds. Aprivate access exservent should be. recorded outlight for the common driveway for Parcels A, B+D, with ingress regress rights and maintenance fragons it likes within the examend area recorded in the deeds.

Eugene a. Bober

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 85-104-SPH

DEPARTMENT OF TRAFFIC ENGINE TOWSON, MARYLAND 21204 494-3550 BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING STEPHEN E. COLLINS DIRECTOR

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

Item No. 49,51,53,54,55, and 56 ZAC- Meeting of September 4, 1984 Property Owner: Location: Existing Zoning: Proposed Zoning:

September 11, 1984

Acres: District:

Dear Mr. Jablon:

MSF/con

The Department of Traffic Engineering has no comments for item numbers 49, 51, 53, 54, 55, and 56.

The state of the s

September 10, 1984

Zoning Agenda: Meeting of 9/4/84

Location: N/S Old York Road 90' N/W from c/l Kirkwood Shop Road

Pursuant to your request, the referenced property has been surveyed by this

Bureau and the comments below marked with an "X" are applicable and required

() 1. Fire hydrants for the referenced property are required and small be

located at intervals or ____feet along an approved road in accordance with Baltimore County Standards as published by the

Fire Prevention Code prior to occupancy or beginning of operation.

comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 Edition prior

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

() 4. The site shall be made to comply with all applicable parts of the

() 5. The buildings and structures existing or proposed on the site shall

Planning Group 10-84 Approved: Leoge M Negand

the spirit and intent of the BCZR, and there certainly will be no adverse impact on the public health, safety, and welfare of the community.

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

Office of Planning and Zoning

Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman

Zoning Plans Advisory Committee

RE: Property Owner: William R. Hoy, et ux

Department of Public Works.

() 3. The vehicle dead end condition shown at

to occupancy.

() 6. Site plans are approved, as drawn.

Special Inspection Division

PAUL H. REINCKE CHIEF

Mr. Arnold Jablon Zoning Commissioner

Item No.: 55

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23-2 day of October, 1984, that the subdivision of the Petitioners' property be approved for the four parcels described above and shown on Petitioners' Exhibit 1 and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the follow-

> 1. All of the aforementioned parcels have been utilized as far 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.

These restrictions must be placed in all deeds conveying ownership of the parcels hereinbefore described.

Compliance with the comments submitted by the Baltimore County Zoning Advisory Committee (ZPAC), which are adopted in their entirety and made a part of this

Restrictive convenants to the extent described herein must also be recorded among the Land Records of Baltimore County. These restrictions must be noted on the subdivision plan and submitted to the Zoning Office.

Copies of the final plat and deeds conveying ownership, recorded among the Land Records of Baltimore County, shall be submitted to the Zoning Commissioner.

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The remaining 13 acres would be kept as woodland. The property would never be utilized for residential purposes. The fourth parcel, noted as Parcel D, consisting of 83 acres, is also unimproved and would be used solely for agricultural purposes as well. The Contract Purchasers will not utilize the property for residential use. Two barns, two sheds, and a silo, which will be accessory to the agricultural purposes intended, presently exist on the property.

Mr. Raphel testified that Brown's Junk Yard is located at the northeast corner of Kirkwood Shop Road and York Road which has made the sale of the property as one parcel practically impossible. As a result, a new access road has been completed off of Trunk Road, at the opposite end of the property, which traverses the parcels to Kirkwood Shop Road, thereby allowing ingress and egress from both roads. Mr. Raphel testified that, in his opinion and based on his experience, the spirit and intent of the Baltimore County Zoning Regulations (BCZR) would not be violated if the subdivision were to be allowed and that there would be no adverse impact to the health, safety, and welfare of the community. In fact, if the very strict standards of Section 502.1, BCZR, were required to be satisifed, he felt there would be compliance with all of the condi-

The Petitioners seek relief from Section 1A01.3.B.1, pursuant to Section

building would be allowed and no combinations of property would be considered as separate building lots. The Petitioners would create covenants to restrict the use in the appropriate deeds conveying these properties, note such on the development plan submitted, and enumerate such in restrictive convenants which would also be recorded among the Land Records of Baltimore County.

The Petitioners' intentions are bona fide and in good faith to provide the recipients with added use of their principal lots. There is no attempt to evade

- 2 -

tions precedent as delineated there.

- 3 -

G. F. RAPHEL & ASSOCIATES Registered Professional Land Surveyors 201 COURTLAND AVENUE LAW OFFICES cc: Stephen J. Nolan, Esquire TOWSON, MARYLAND 21204 NOLAN, PLUMHOFF & WILLIAMS NOLAN, PLUMHOFF & WILLIAMS J. EARLE PLUMHOFF CHARTERED CHARTERED People's Counsel RALPH & DEMZ NEWTON A. WILLIAMS NEWTON A. WILLIAMS RALPH E. DEITZ DESCRIPTION FOR SPECIAL HEARING OFFICE: 825-3908 RESIDENCE: 771-4592 204 WEST PENNSYLVANIA AVENUE 204 WEST PENNSYLVANIA AVENUE WILLIAM M. HESSON, JE WILLIAM M. HESS IN JR 9026 LIBERTY ROAD 9026 LIBERTY ROAD THOMAS J. RENNER THOMAS J. RENNER HOY PROPERTY TOWSON, MARYLAND 21204 RANDALLSTOWN, MARYLAND 21133 TOWSON, MARYLAND 21204 WILLIAM P. ENGLEHART, JR NDALLSTOWN, MARYLAND 211 WILLIAM P. ENGLEHART, JE STEPHEN J. NOLAN STEPHEN J. NOLAN 1515-550 (106) 1301) 922-2121 (301) 823-7800 (301) 823-7800 7th ELECTION DIST. BALTIMORE COUNTY G. SCOTT BARHIGHT G. SCOTT BARHIGHT ROBERT L. HANLEY, JR. RGBERT L. HANLEY, JR. ROBERT S. GLUSHAKOW ROBERT S. GLUSHAKOW September 18, 1984 September 18, 1984 August 14,1984 HAND DELIVERY HAND DELIVERY Beginning for the same at a point on the North side of Old York The Honorable Arnold Jablon The Honorable Arnold Jablon Zoning Commissioner for Baltimore County Zoning Commissioner for Baltimore County Road, located Northwesterly 90' + from the centerline of Kirkwood Shop County Office Building County Office Building Road; said point being the beginn: of the lands of William R. Hoy Towson, Maryland 21204 Towson, Maryland 21204 and wife and recorded in Liber O.T.G. 4762 folio 437 running thence on Re: Case No. 85-82-XSPH E/S Ivy Mill Road Re: Item Number 55 the North side of said road and on the outlines of Hoy, N 65029' W Petition for Special Hearing up 330.75', thence leaving Old York Road and binding on the outline of the 760' NW of C/L of Deer Park Road Petitioners: William R. Hoy, et al. North Side of Old York Road, North-11229 Ivy Mill Road Hoy lands, the 19 following courses and distances: (1) N 5001' E west of Kirkwood Shop Road Petition for Special Hearing and 732.50, (2) N 58 $^{\circ}$ 11' W 931.70, (3) N 76 $^{\circ}$ 12' W 1286.45, (4) N 32 $^{\circ}$ 10' E REQUEST FOR HEARING Petition for Special Exception Petitioners: Mr. and Mrs. Harry D. Binkley, etuf 1005.85, (5) $^{\circ}$ S 43 $^{\circ}$ 35' E 80.85, (6) N 50 $^{\circ}$ 40' E 65 $^{\circ}$ 6.70, (7) S 43 $^{\circ}$ 05' E 85-14-514 REQUEST TO ENTER APPEARANCE Dear Commissioner Jablon: 153.45, (8) N 48°10'E 417.45, (9) N 58°31' E 678.15, (10) S 76°58' E As counsel for the petitioners in the above-entitled special Dear Commissioner Jablon: 1530.80 to Kirkwood Shop Road bind on said Road, (11) S 9001 W 500+ hearing case, I am requesting that this matter be heard at the earliest convenience of your office due to a schedule conflict on Please accept this letter as a Notice of Entry of Appearance thence leaving said Road and binding on the outline of the plat of the 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 comof 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. 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 mencing October 22, 1984 before Judge Hinkle and lasting approxi-420 thence on the outline of the Hoy property recorded in Plat Book mately four weeks. It is my undertanding that John Gontrum, Esquire will be O.T.G. 33 folio 104 two courses, (15) S 24^O28' 30" W 133+, and (16) withdrawing his appearance for Michael Sakowski, the contract At the same time, our clients have entered into a contract S 71048' 10" E 530.41, to Kirkwood Shop Road, thence on said road purchaser; however, I do intend to be present at the hearing and to proceed on behalf of the legal owners with the special petitions. of sale involving the parcels which are the subject of the Petition for Special Hearing which was filed herein on August 23, 1984. (16) S 69⁰01' W 350+, (17) S 19⁰46' W 1356.80, thence leaving the We do not wish to delay the closings 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. aforesaid road (18) N 74°14' W 90.00 and (19) S 19°46' W 591.27 to Thank you for your kind cooperation. the beginning containing 121 acres of land more or less, being of the After conferring with Mr. Commodari, Ms. January has suggested Wednesday, August 17, 1984 at 10:00 a.m. as a possible hearing time provided this meets with your approval. land of William R. Hoy and wife. On behalf of our clients, I would greatly appreciate your SJN/tms kind consideration of this request. cc: Mr. Nicholas Commodari 01.16:27 Ms. Arlene January E. F. Raphel Mr. & Mrs. Harry D. Binkley ORDER Reg. Prof. Land Surveyor John Gontrum, Esquire William Bafities, P.E. SJN/tms cc: (See page 2) - 4 -September 18, 1984 DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 PETITION FOR SPECIAL HEARING Stephen J. Nolan, Esquire 7th Election District The Honorable Arnold Jablon Re: Item Number 55 204 West Pennsylvania Avenue Towson, Maryland 21204 LOCATION: North side Old York Road, 90 ft. Northwest of the Request for Hearing ARNOLD JABLON centerline of Kirkwood Shop Road September 18, 1984 ZONING COMMISSIONER NOTICE OF HEARING DATE & TIME: Page 2 Wednesday, October 17, 1984 at 10:00 A.M. Re: Petition for Special Hearing N/S Old York Rd., 90° NW of the c/1 of PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, October 8, 1984 Kirkwood Shop Road Towson, Maryland William R. Hoy, et ux - Petitioners Case No. 85-104-SPH The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Stephen J. Nolan, Esquire cc: Mr. Nicholas Commodari 204 West Pennsylvania Avenue Towson, Maryland 21204 Petition for Special Hearing under Section 500.7 of the Baltimore Ms. Arlene January TIME: 10:00 A.M. County Zoning Regulations, to determine whether or not the Zoning RE: Petition for Special Hearing
N/S Old York Rd., 90' NW of the c/l of Mr. Richard A. Moore, President Gaylord Brooks Investment Company Commissioner and/or Deputy Zoning Commissioner should approve and DATE: Wednesday, October 17, 1984 permit the following conveyances with regard to 4 parcels as shown on the Plat which accompanies this Petition and subject to the Kirkwood Shop Road PLACE: Room 106, County Office Building, 111 West Chesapeake conditions and restrictions more fully set forth hereinbelow: Mr. Gene Raphel E. F. Raphel and Associates William R. Hoy, et ux - Petitioners (A) to permit the conveyance of Parcel A and the single family brick dwelling situated thereon which comprise 10 acres+ by William R. Hoy Case No. 85-104-SPH Avenue, Towson, Maryland Dear Mr. Nolan: (B) to permit the conveyance of Parcel B and the single family frame Mrs. Marie Isola dwelling situated thereon which comprise 10 acres by William R. Hoy
(C) to permit the conveyance of Parcel C comprising 18 acres and being Sales Associate unimproved and devoted to agricultural use from William R. Hoy to This is to advise you that \$116.94 is due for advertising and posting Timothy Hoy, as owner of the abutting parcel (D) to permit the of the above property. conveyance of Parcel D comprising 83 acre + and being unimproved and solely devoted to agricultural use by William R. Hoy. 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. 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. 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. 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. BALTIMORE COUNTY, MARYLAND Being the property of William R. Hoy, et ux, as shown on plat plan filed with the No. 134372 BALTIMORE COUNTY, MARYLAND No. 133246 OFFICE OF FINANCE - REVENUE DIVISION OFFICE OF FINANCE - REVENUE DIVISION 10LD JABLON MISCELLANEOUS CASH RECEIPT MISCELLANEOUS CASH RECEIPT In the event that this Petition is granted, a building permit may be issued within ing Commissioner the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain DATE October 17, 1984 ACCOUNT R-01-615-000 any request for a stay of the issuance of said permit during this period for good DATE 8.23.84 ACCOUNT #01.615.070 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 FROM: Stephen J. Nolan, Esquire ZONING COMMISSIONER (William R. Hoy, et ux) OF BALTIMORE COUNTY C 029 *** * 1169414 #174F C 810++++1006814 2234F VALIDATION OR SIGNATURE OF CASHIEF VALIDATION OR SIGNATURE OF CASHIER

MARKE ISOLA, Agent Paper Will Rd, Box 193 Phoenix 21131

2. LAWRENCE A. (DEBORAH W. SAN BOEUF 55 30 New Park Rd. Whitehall Md. 21161

MEREDITH ANDREW NORMAN 13500 Maror Rd. Doldwin 21013

4. Dr. E. Mrs. Philip Notman Same as Drew Norman

5. Timothy K. Hox 19838 Kirkwood Shop Road Whitehall 21161

4. Frank M. Skarupa Coldwell Banker 519 Belain Road Harford Co. Office Bel Die 21014

MEREN: TH REED c/013500 MANOR RD

OCATION: North side Old

of the conterime of Kirkwood Shop Road. DATE & TIME: Wednesday. October 17, 1944 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 Regul

under Section 500.7 of the Baltimore County Foning Ragulations, to determine whether or not the Zoning Commission and/or Deputy Eming Commission should approve and permit the following convey ances with regard to 4 perceis as shown on the Pist which secompanies this Petition and subject to the conditions and restrictions more fully set forth hereinbelow:

(A) to permit the conveyance of Parcei A and the single tamily brick dwelling situated thereon which comprise 10 ac-

(B) to permi' his conveyance of Parcel B and the single family frame dwelling situated thereon which comprise 10 so-res± by William R. Hoy

res± 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 sol ly devoted to agricultural use by
William R. Hoy.

The conveyance of Parcels
A and B as aforesaid, shall be
with the express understanding

with the express understanding that each parcel shall be lim-ited to its then existing I den-

sity unit and that each of said parcels shall thereafter be deemed to have exhausted its

availability for any additional

Conveyance of Parcels C and D shall be with the understanding that they have been fully self-red as far as density is conserved, and may not be considered as building lots. Parcels C and D, aforesaid shall be conveyed subject to acrisoltural use; restrictions. Being the property of William R. Hoy et ux as shown

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

In the granted, a building permit may be insued within the thirty (20) day appeal period. The Zoning Commissionar will, however, entertain any request for a stay of the fasuance 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,

8. Mr. Richard A. Moore, President Gaylotd Brooks Realty Company Paper Mill Road, Box 193 Phoenix Md. 21131

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 27, 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,

Cost of Advertising

85-104-5PH

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner	Date October 1, 1984
Norman E. Gerber, Director FROM Office of Planning and Zoning	
William R. Hoy, et ux SUBJECT No. 85-104-SpH	

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.

Office of Planning and Zoning

NEG/JGH/sf

85-101-**8PH**

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 hth day of September, 1984.

ARNOLD JABLON Coning Commissioner Petitioner William R. Hoy, et ux Received by Chairman, Zoning Plans Advisory Committee

85-104-5PH

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towsen, Maryland

District_____ Date of Posting 10-1-8-4 Location of property: N/5 625 Years Rs. 90' N/ OF + OF KAKNOOS वर्ग नवमदे Posted by

Petitioner's Attorney Stephen J. Molan

Number of Signes __



