

IN RE: PETITION FOR ZONING VARIANCE  
 SW/S Naygall Road, 1410' SE of  
 Glenmill Road  
 11th Election District  
 5th Councilmanic District  
 Glen Mill Limited Partnership  
 Petitioner

BEFORE THE  
 DEPUTY ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Case No. 90-446-A

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioner herein requests a variance to permit a window to property line setback of 13 feet in lieu of the required 15 feet and a minimum distance between buildings of 22 feet in lieu of the required 30 feet for Lot 15, and a variance to permit a minimum distance between buildings of 16 feet in lieu of the required 30 feet for Lot 30, as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Bruce Brown, President, Sweet Air Properties, Inc., a General Partner, appeared, testified and was represented by Dawn Oxley Musgrave, Esquire. Appearing as Protestants in the matter were: Allen Valentine, Owner of Lot 32, Scott Bushnell, Owner of Lot 31, Bob and Mary Gorman, Owners of Lot 29, Garry Masters, Owner of Lot 16, and Charles and Karen Henry, Owners of Lot 14.

Testimony indicated that the subject property, known as Lots 15 and 30 of Glen Mill Estates, are two of eleven lots purchased by Petitioner from the original developer of the subdivision. Lot 15 consists of .226 acres and Lot 30 consists of .15 acres; both properties are zoned D.R. 3.5. Subsequent to its purchase of the property, Petitioner determined that the requested variances were needed in order to develop the subject lots with single family dwellings which it believes are comparable to other homes in the development. Mr. Brown testified that Lot 15 is pro-

posed to be developed with a two story colonial dwelling with attached garage, as set forth in Petitioner's Exhibit 1B, and that due to the desire to have a window in the living room, the requested window to property line variance is necessary. Petitioner introduced Petitioner's Exhibit 2 which depicts an example of the dwelling proposed for Lot 15. Mr. Brown also introduced Petitioner's Exhibit 3 which depicts the type of dwelling proposed for Lot 30. Due to the location of existing improvements on Lots 29 and 31, the proposed dwelling cannot be built. Mr. Brown testified that in his opinion, there would be no detriment to the health, safety or general welfare of the surrounding community if the relief requested were granted. He indicated that denial of the variances would create practical difficulty as Petitioner would lose its investment. He further testified that each lot was purchased for \$42,500.

Mr. Masters testified in opposition to the relief requested for Lot 15. In his opinion Petitioner could build a different house on Lot 15 and still make a profit. Mr. Masters questioned whether or not one of the other model homes with a one-car garage instead of the two-car garage model proposed could be constructed. He testified that the granting of the requested variance would be detrimental to his property due to the close proximity of the proposed dwelling to his home.

Mr. Gorman testified in opposition to the relief requested for both lots. In his opinion the granting of the variances will be detrimental to the community as the proposed dwellings are too large and will create an over-crowded appearance. To support his position, Mr. Gorman introduced photographs identified as Protestant's Exhibits 4A through 4E. Mr. Bushnell, owner of Lot 31 also testified in opposition to the variance requested for Lot 30.

After the hearing, the Petitioner and the Protestants met outside the hearing room to discuss the matter to see if they could come to an amicable resolution. It was requested at that time that no decision be rendered for a minimum of two weeks to allow the parties additional time to resolve their differences.

Subsequently, by letter dated May 31, 1990, Mr. Gorman advised this office that he had not yet been contacted by Petitioner. As over two weeks have passed and no further word has been heard as to the development of an amicable resolution between the parties, a decision will be rendered based upon the testimony and evidence presented at the hearing.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, there is insufficient evidence to allow a finding that the Petitioner would experience practical difficulty or unreasonable hardship if the requested variances were denied. In the opinion of the Deputy Zoning Commissioner,

the evidence presented indicates that the subject lots could be developed without the need for the requested variances and still meet the needs of the Petitioner. The testimony presented by Petitioner was in support of a matter of preference rather than of the necessity for the variance. The Petitioner has failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variances requested must be denied.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of June, 1990 that the Petition for Zoning Variance to permit a window to property line setback of 13 feet in lieu of the required 15 feet and a minimum distance between buildings of 22 feet in lieu of the required 30 feet for Lot 15, and a variance to permit a minimum distance between buildings of 16 feet in lieu of the required 30 feet for Lot 30, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

*Ann M. Nastarowicz*  
 ANN M. NASTAROWICZ  
 Deputy Zoning Commissioner  
 for Baltimore County

ANN:bjs

ORDER RECEIVED FOR FILING  
 Date 4/19/90  
 By [Signature]

ORDER RECEIVED FOR FILING  
 Date 4/19/90  
 By [Signature]

ORDER RECEIVED FOR FILING  
 Date 4/19/90  
 By [Signature]

ORDER RECEIVED FOR FILING  
 Date 4/19/90  
 By [Signature]

**PETITION FOR ZONING VARIANCE**  
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-446-A

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 Variance from Section 12.06 (Attached).

**VARIANCES REQUESTED:**

Lot 15: Variance requested from (V.B.6.b. OMP) per Sec. 504 and 1B01.2.C.1 to permit a window to property line setback of 13 feet and a minimum distance between buildings of 22 feet for Lot 15 in lieu of the required minimum of 15 feet and 30 feet, respectively.

Lot 30: Variance requested from 1B01.2.C.2 to permit a minimum distance between buildings of 16 feet in lieu of the required 30 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

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

Contract Purchaser:  
 (Type or Print Name) \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_

Legal Owner(s):  
 Glen Mill Limited Partnership  
 (Type or Print Name)  
 By: *Bruce Brown*  
 Signature  
 Bruce Brown, President  
 (Type or Print Name)  
 Sweet Air Properties, Inc. (General Partner)  
 Signature \_\_\_\_\_  
 City and State \_\_\_\_\_

Attorney for Petitioner:  
 Dawn Oxley Musgrave  
 (Type or Print Name) Suite 202 (301) 486-8849  
 Address Phone No.  
 Dawn Oxley Musgrave  
 Baltimore, Maryland 21208  
 City and State

115 Sudbrook Lane, Suite 202  
 Address  
 Baltimore, Maryland 21208  
 City and State  
 Attorney's Telephone No.: (301) 486-9020  
 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of March 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 22nd day of May 1990 at 2 o'clock P.M.

*J. Robert Haines*  
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
 Date 4/19/90  
 By [Signature]

ORDER RECEIVED FOR FILING  
 Date 4/19/90  
 By [Signature]

ORDER RECEIVED FOR FILING  
 Date 4/19/90  
 By [Signature]

ORDER RECEIVED FOR FILING  
 Date 4/19/90  
 By [Signature]

**RELATES TO 90-446-A Lot 30**

IN RE: PETITION FOR ZONING VARIANCE  
 NE & SW/S Naygall Road, SE of  
 Glenmill Road & SW of Hines Road  
 11th Election District  
 6th Councilmanic District  
 Donald S. Bushnell, et ux and  
 Glen Mill Corporation  
 Petitioners

BEFORE THE  
 DEPUTY ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Case No. 89-117-A

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioners herein request a variance to permit a window to property line setback of 8 feet in lieu of the required 15 feet for Lot 31, a window to tract boundary of 30 feet in lieu of the required 35 feet for Lots 1 and 2, building separations of 16 feet between the proposed dwellings on Lots 18 and 30 in lieu of the required 25 feet, and an amendment to the 1st Amended Final Development Plan of Glen Mill Estates, in accordance with Petitioner's Exhibit 1.

The Petitioners, by Donald S. Bushnell (Scott), representing himself and his wife, appeared and testified concerning Lot 31. Louis I. Chiavacci, President, Glen Mill Corporation, appeared and testified concerning Lots 1, 2, 18 and 30 and was represented by Malcolm F. Spicer, Esquire. The following individuals appeared as Protestants: Robert and Mary Gorman, Donald S. Bushnell, D. Young, Howard Singleton, and Garry Masters.

Testimony presented by Donald Bushnell indicated that the property known as 9034 Naygall Road, or Lot 31 of Glen Mill Estates, is zoned D.R. 3.5 and is improved with a single family dwelling. Testimony indicated the Bushnells purchased the property with the existing improvements thereon. However, at the time of settlement, they were made aware that a violation of the required setbacks existed due to the location of a win-

**LOT 30 LEGAL DESCRIPTION:**

Beginning at a point on the Southwest side of Naygall Road (50 foot right of way) at a distance of 1410 feet Southeast of Glen Mill Road, being known and designated as Lot 30 as shown on a Plat entitled "Glen Mill Estates Resubdivision of 'Joppa Village'", which plat is duly recorded among the Plat Records of Baltimore County in Plat Book BK, Jr. Liber 55, folio 118.

Being a portion of the ground described in a Deed dated March 2, 1989 and recorded among the Land Records of Baltimore County in Liber No. 8123, folio 637 was granted and conveyed by Glen Mill Corporation unto Glen Mill Limited Partnership.

90-446-A

304

304

Filed 3/19/90 (2 Lots)  
 by [Signature]  
 by [Signature] on [Signature]  
 at the HEARING TIME.

(over)

**Baltimore County**  
**Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

Account: R.001.4150 No. 1649

Public Hearing Fees: \$50.00  
 Posting Signs / Advertising: \$120.56  
 Total: \$170.56

LAST NAME OF OWNER: GLEN MILL LTD PRT

0015\*\*\*\*\*700016 2088F

Please make checks payable to Baltimore County

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., April 30, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 26, 1990

THE JEFFERSONIAN,  
 Publisher

PO 104495

**Baltimore County**  
**Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

Account: R.001.4150 No. 2553

90-446

5/21/90

PUBLIC HEARING FEES QTY PRICE  
 080 -POSTING SIGNS / ADVERTISING 1 X \$120.56

TOTAL: \$120.56

LAST NAME OF OWNER: GLEN MILL LTD PRT

0015\*\*\*\*\*12056:8 8224F

Please make checks payable to Baltimore County

**Baltimore County**  
**Zoning Commissioner**  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (301) 887-3353

DATE 5/18/90

Glen Mill Limited Partnership  
 c/o Bruce Brown  
 Sweet Air Properties, Inc.  
 115 Sudbrook Lane, Suite 202  
 Baltimore, Maryland 21208

Re: Petitions for Zoning Variance  
 CASE NUMBER: 90-446-A  
 SW/3 Naygall Road, 1410' from Glenmill Road - Lot #30  
 NE/3 Naygall Road, 1970' from Glenmill Road - Lot #15  
 11th Election District - 5th Councilmanic  
 Petitioner(s): Glen Mill Limited Partnership  
 HEARING: TUESDAY, MAY 22, 1990 at 2:00 p.m.

Please be advised that \$120.56 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,  
 J. Robert Haines  
 J. ROBERT HAINES  
 ZONING COMMISSIONER

JRH:gs  
 cc: Dawn Oxley Musgrave, Esq.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., April 30, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 26, 1990

THE JEFFERSONIAN,  
 Publisher

S. Zeke Orlov

PO 104495

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 1124 Date of Posting: 5/11/90

Posted for: Variance

Petitioner: Glen Mill Limited Partnership

Location of property: SW/3 Naygall Rd., 1410' from Glenmill Rd. - Lot #30  
NE/3 " " " " " " " " - Lot #15

Location of Sign: Post(s) on N.D. "R.20, units 5' from driveway

Remarks: M. Musgrave

Posted by: M. Musgrave Date of return: 5/21/90

Number of Signs: 2

**Baltimore County**  
**Zoning Commissioner**  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (301) 887-3353

April 9, 1990

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petitions for Zoning Variance  
 CASE NUMBER: 90-446-A  
 SW/3 Naygall Road, 1410' from Glenmill Road - Lot #30  
 NE/3 Naygall Road, 1970' from Glenmill Road - Lot #15  
 11th Election District - 5th Councilmanic  
 Petitioner(s): Glen Mill Limited Partnership  
 HEARING: TUESDAY, MAY 22, 1990 at 2:00 p.m.

Variance Lot #30 - To permit a minimum distance between buildings of 16 feet in lieu of the required 30 feet.  
 Variance Lot #15 - To permit a window to property line setback of 13 feet and a minimum distance between buildings of 22 feet for Lot #15 in lieu of the required minimum of 15 feet and 30 feet, respectively.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
 J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County

cc: Bruce Brown  
 Dawn Oxley Musgrave, Esq.

**Baltimore County**  
**Zoning Commissioner**  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (301) 887-3353

J. Robert Haines  
 Zoning Commissioner

May 3, 1990

Dawn Oxley Musgrave, Esquire  
 115 Sudbrook Lane, Suite 202  
 Baltimore, MD 21208

Dennis F. Rasmussen  
 County Executive

RE: Item No. 304, Case No. 90-446-A  
 Petitioner: Glen Mill Limited Partnership  
 Petition for Zoning Variance

Dear Ms. Musgrave:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
 James E. Dyer  
 JAMES E. DYER  
 Chairman  
 Zoning Plans Advisory Committee

JED:ju

Enclosures

cc: Mr. Bruce Brown  
 Glen Mill Limited Partnership  
 115 Sudbrook Lane  
 Suite 202  
 Baltimore, MD 21208

**Baltimore County**  
**Zoning Commissioner**  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (301) 887-3353

J. Robert Haines  
 Zoning Commissioner

Dennis F. Rasmussen  
 County Executive

Your petition has been received and accepted for filing this 28th day of March, 1990.

J. Robert Haines  
 J. ROBERT HAINES  
 ZONING COMMISSIONER

Received By:  
 Chairman,  
 Zoning Plans Advisory Committee

Petitioner: Glen Mill Limited Partnership  
 Petitioner's Attorney: Dawn Oxley Musgrave

BALTIMORE COUNTY, MARYLAND  
 INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner DATE: March 29, 1990

FROM: Pat Keller, Deputy Director, Office of Planning and Zoning

SUBJECT: Glenn Mills Limited Partnership, Item 304

The Petitioner requests a Variance for a reduced window to lot line setback and a minimum distance between buildings.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

March 23, 1990

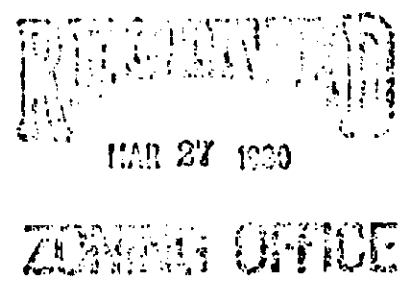


Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:  
The Bureau of Traffic Engineering has no comments for items number 293, 294, 295, 296, 297, 298, 299, 301, 302, 303, 304, 305, and 306.

Very truly yours,  
*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/lvw



Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500  
Paul H. Reincke  
Chief

March 21, 1990



J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: GLEN HILL LIMITED PARTNERSHIP  
Location: SW/S NAYGALL ROAD (NO STREET ADDRESS)  
Item No.: 304 Zoning Agenda: MARCH 27, 1990

Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.  
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Reincke* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

MAR 27 1990

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 3, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for March 27, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 295, 296, 298, 299, 301, 303, 304, 305 and 306.  
For Item 293, a County Review Group Meeting may be required.

For Item 294, the previous County Review Group comments apply and a Public Works Agreement may be required.

For Item 297, a County Review Group Meeting and Public Works Agreement may be required.

For Item 302, the previous County Review Group comments apply.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:6

Robert W. Gorman  
9030 Naygall Road  
Baltimore, Maryland 21234  
May 31, 1990

Deputy Zoning Commissioner  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Variance Hearing CN 90446A  
Lot # 15 & # 30 Glen Mill Estates

Dear Ms. Nastarowicz:

Two weeks have passed and we have not heard from Piedmont Homes. We assume this means they do not wish to reach an agreement.

I'm writing now to request your office consider our concerns for this or any future variances requested for any of the remaining lots in this development.

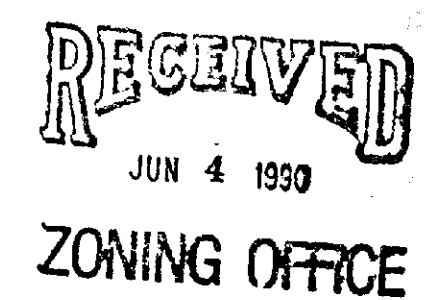
My primary concern is that no house be set back on lot 30 further than mine. The house on lot 10 was set back to skirt around wall to wall setback requirements. It looks terrible and "boxes in" the neighbors rear yards. I do not want my rear yard boxed in. I'd prefer a side setback variance to an awkwardly placed house set back farther than mine. My house rear wall is 63 feet from the front property line, and 47 feet from the rear line.

My secondary concern is that any side yard setback variance on lot 30, or any lot nearby, be minor. Enough of a setback to allow for the construction of a reasonable house, but not so much as to aggravate the already crowded appearance of the neighborhood.

I hope your office can help and work with us on this problem.

Sincerely,

*Robert W. Gorman*



PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

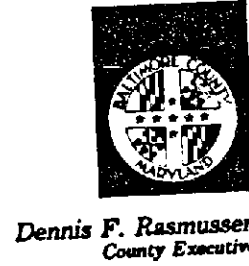
| NAME                           | ADDRESS                              |
|--------------------------------|--------------------------------------|
| DAWN OXLEY MUSGRAVE (Attorney) | 115 Sudbrook Lane Baltimore MD 21208 |
| Bruce Berman                   | 7836 Culbert Ave Baltimore MD 21224  |

PLEASE PRINT CLEARLY PROTESTANT(S) SIGN-IN SHEET

| NAME                    | ADDRESS                 |
|-------------------------|-------------------------|
| Allen Valentine Lot 32  | 9036 Naygall Road 21234 |
| Scott Bushnell Lot 31   | 9034 Naygall Rd 21234   |
| Bob Gorman Lot 29       | 9030 Naygall Rd 21234   |
| Mary Gorman Lot 28      | 9030 Naygall Rd 21234   |
| Garry Masters Lot 16    | 9001 Naygall Rd 21234   |
| Charles H. Henry Lot 14 | 9005 Naygall Rd 21234   |
| Karen Henry             | 9005 Naygall Rd 21234   |

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

June 19, 1990



RE: PETITION FOR ZONING VARIANCE  
SW/S of Naygall Road, 1410' SE of Glenmill Road and  
NE/S of Naygall Road, 1970' SE of Glenmill Road  
(lots 30 and 15 of Glenmill Estates)  
11th Election District - 5th Councilmanic District  
Glen Hill Limited Partnership - Petitioner  
Case No. 90-446-A

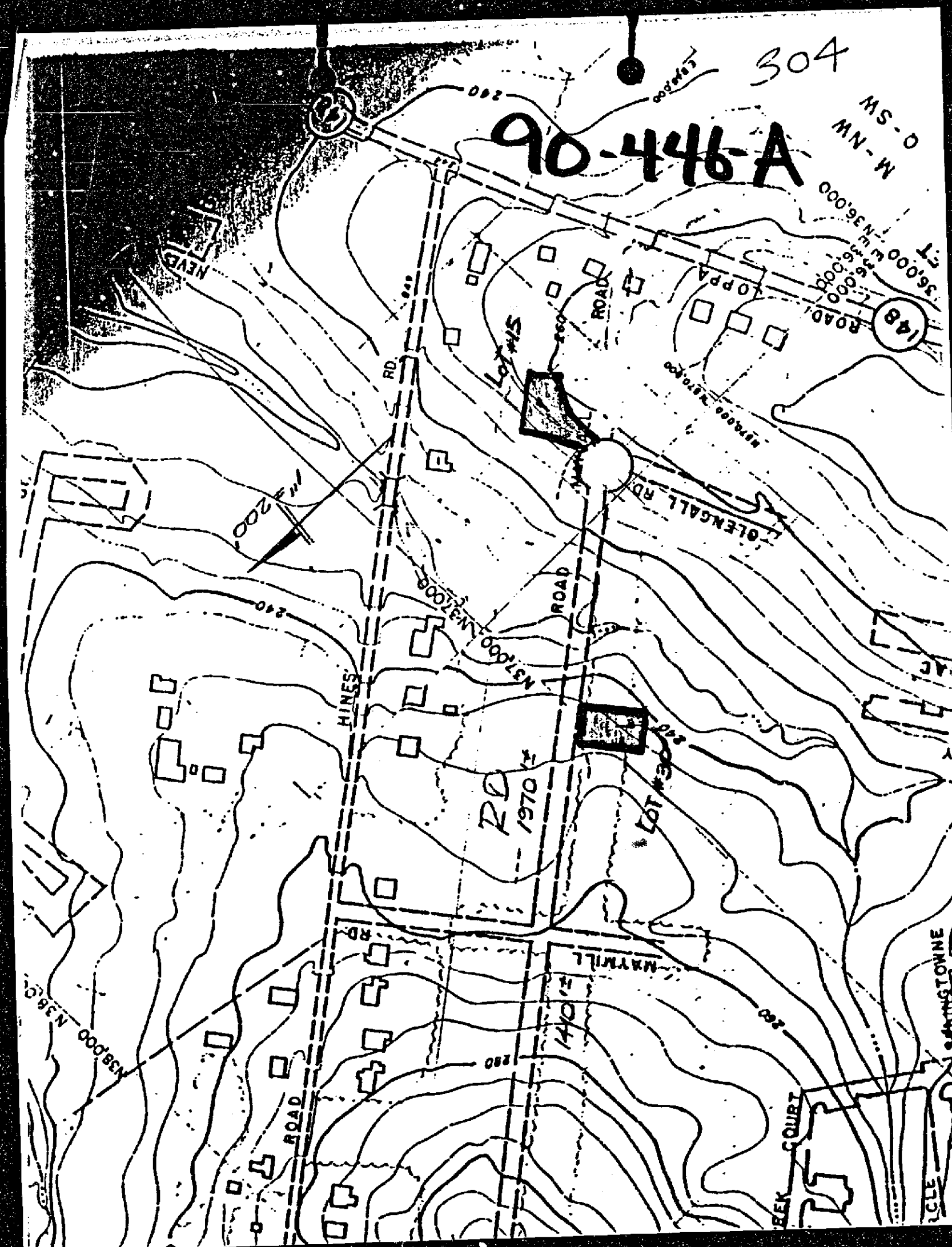
Dear Ms. Musgrave:  
Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

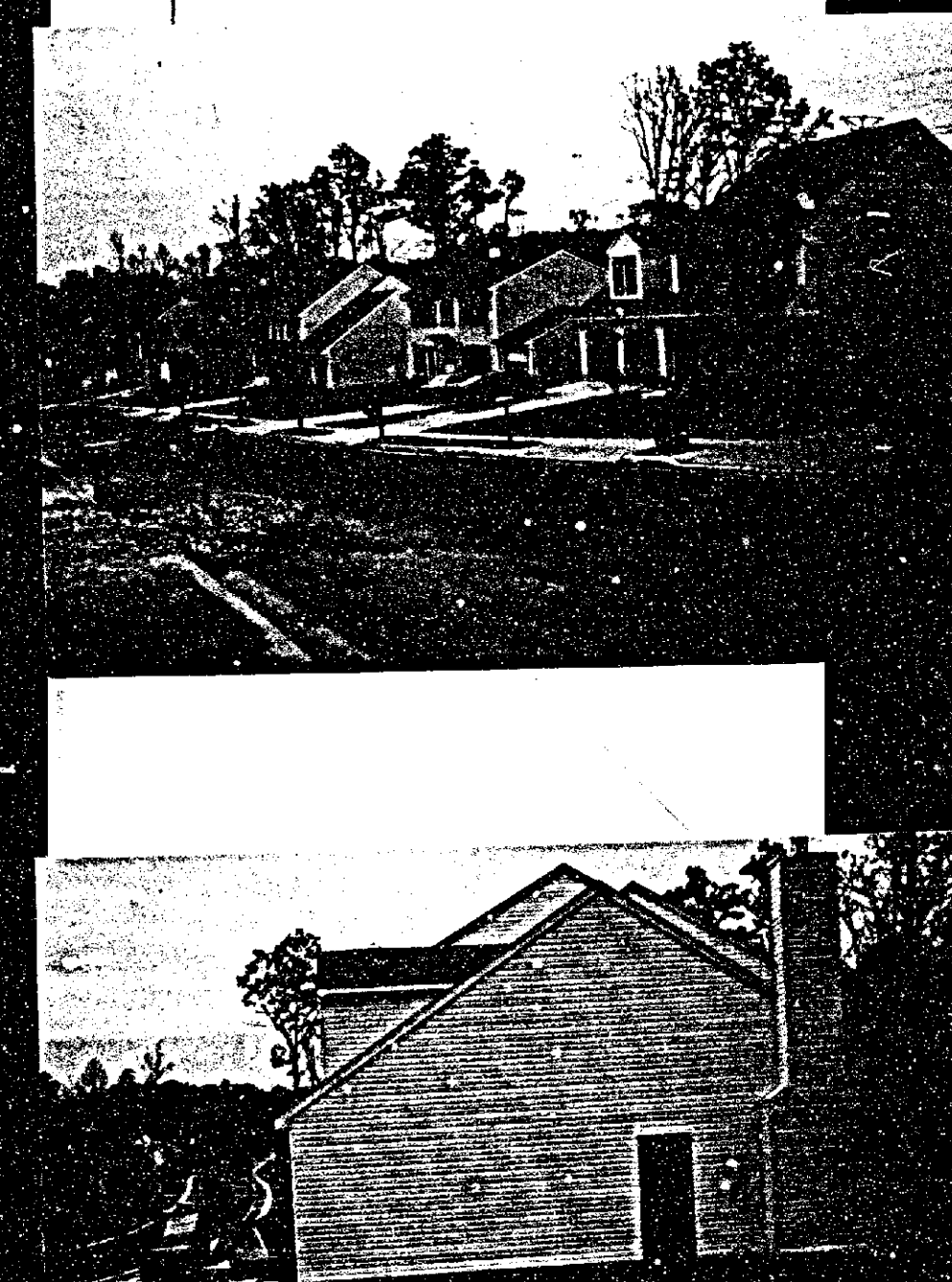
Very truly yours,

*Ann M. Nastarowicz*  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs  
cc: Mr. Allen Valentine  
9036 Naygall Road, Baltimore, Md. 21234  
Mr. Scott Bushnell  
9034 Naygall Road, Baltimore, Md. 21234  
Mr. & Mrs. Bob Gorman  
9030 Naygall Road, Baltimore, Md. 21234  
Mr. Garry Masters  
9001 Naygall Road, Baltimore, Md. 21234  
Mr. & Mrs. Charles Henry  
9005 Naygall Road, Baltimore, Md. 21234  
People's Counsel; File

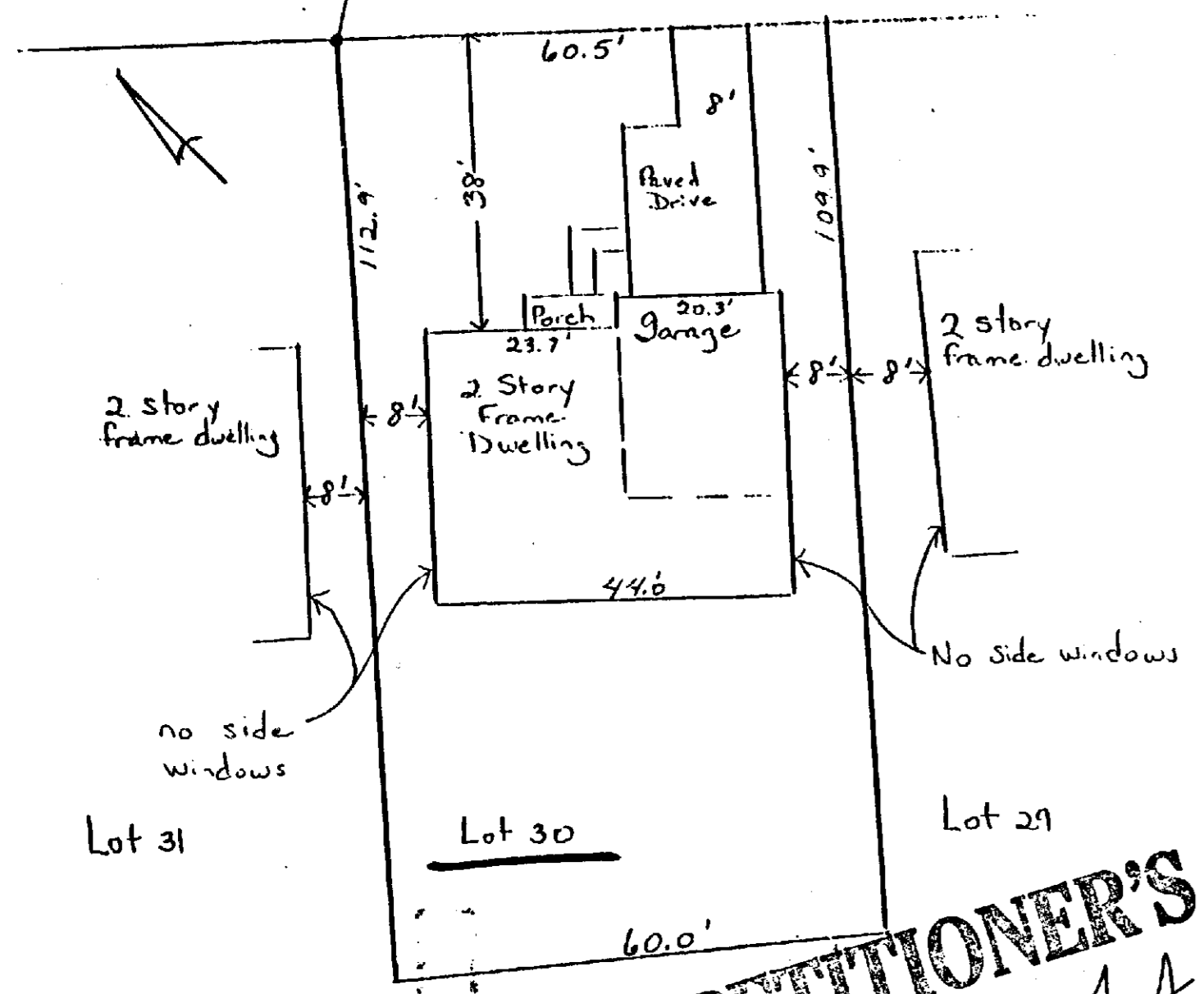


Photographs  
90-446-A



304

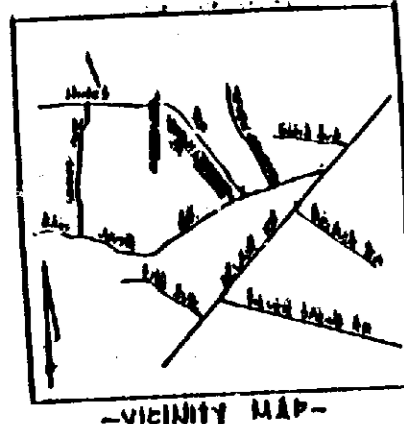
Naygall Road  
(50' R/W, 30' Paving)  
← 1410' to Glen Mill Road



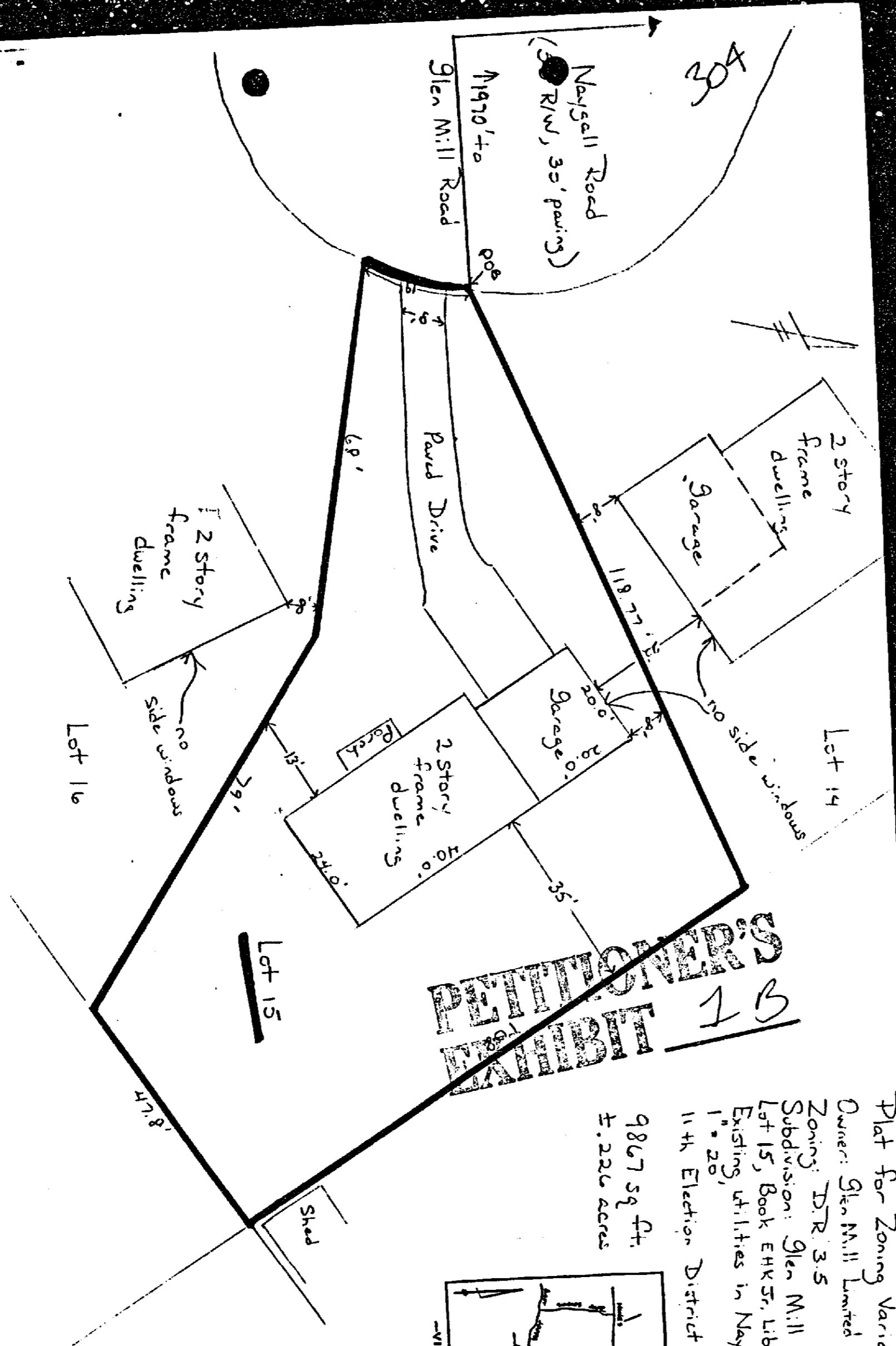
**PETITIONER'S EXHIBIT 14**

Plat for Zoning Variance.  
 Owner: Glen Mill Limited Partnership  
 Zoning: D.R. 3.5  
 Subdivision: Glen Mill Estates  
 Lot 30, Book EHK Jr. Liber 55 folio 117  
 Existing utilities in Naygall Road  
 1" = 20'  
 Lot size = 6,655 sq. ft.  
 (.15 acres)  
 11th Election District

90-446-A

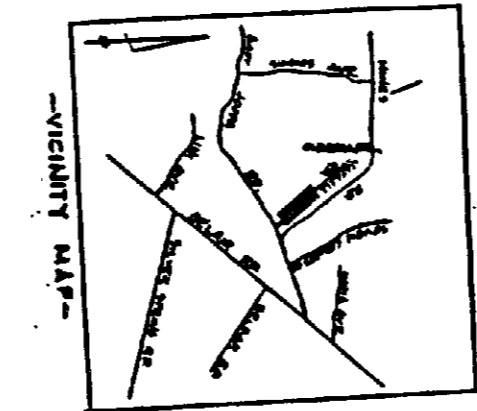


90-446-A

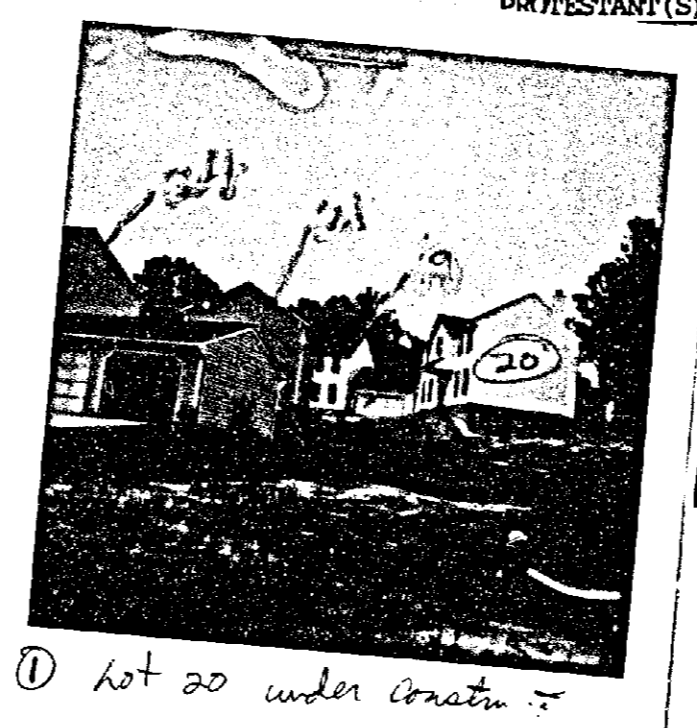


**PETITIONER'S EXHIBIT 13**

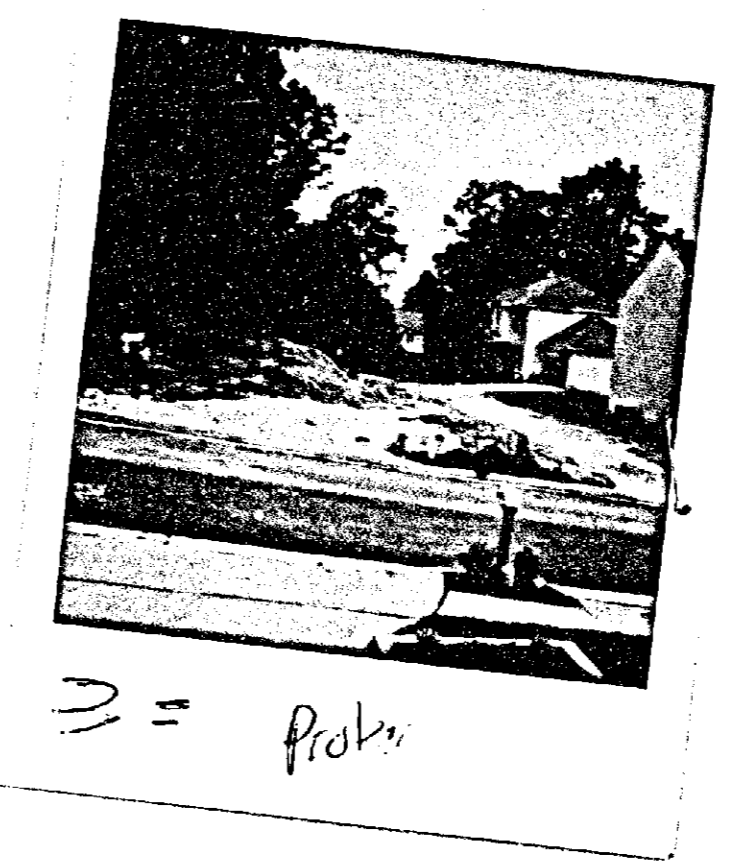
Plat for Zoning Variance.  
 Owner: Glen Mill Limited Partnership  
 Zoning: D.R. 3.5  
 Subdivision: Glen Mill Estates  
 Lot 15, Book EHK Jr. Liber 55 folio 117  
 Existing utilities in Naygall Road  
 1" = 20'  
 11th Election District  
 9867 sq. ft.  
 0.226 acres



Protest to  
PROTESTANT(S) EXHIBIT (1-3)



① Lot 20 under construction



≡ = Protest



②



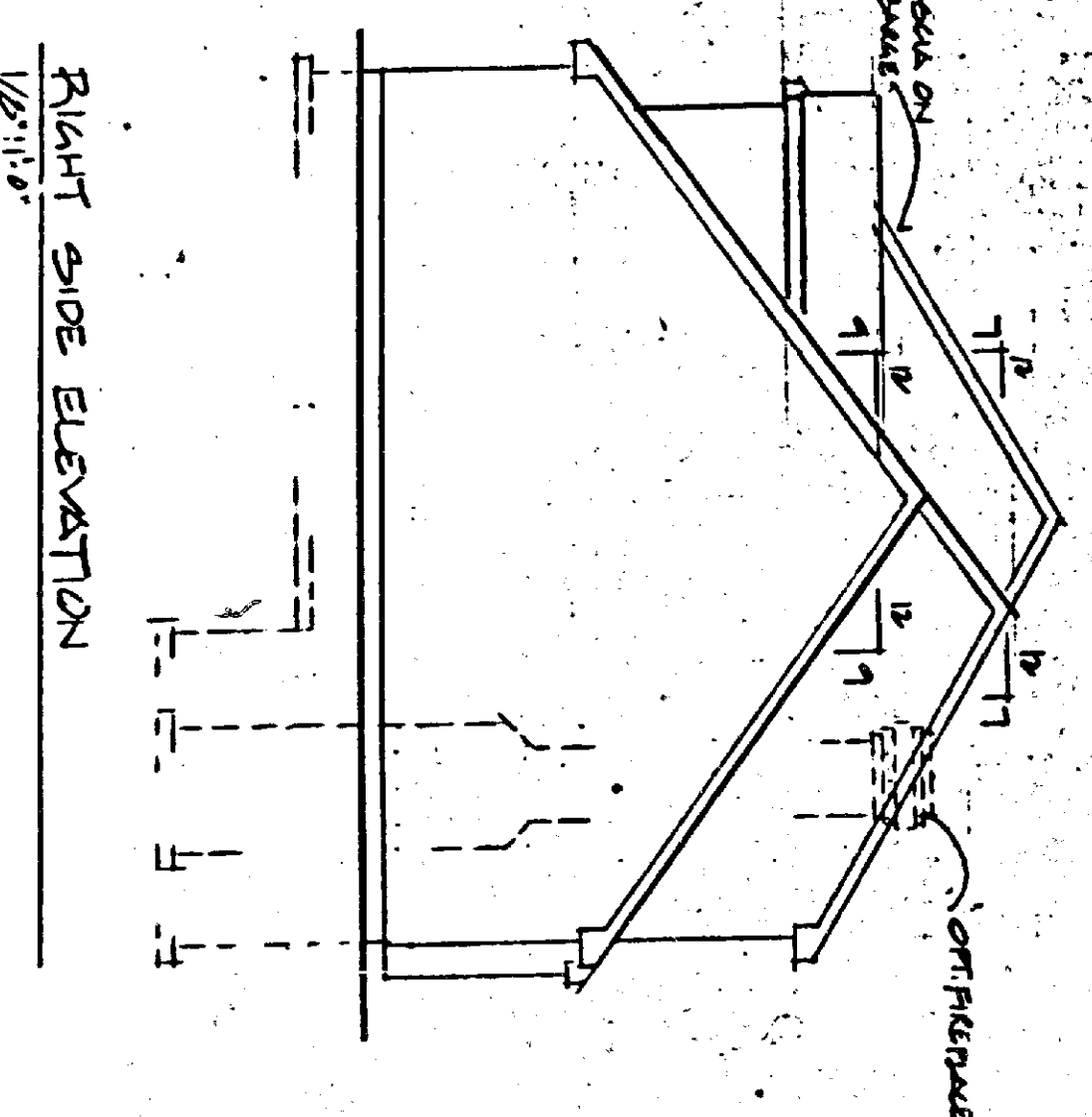
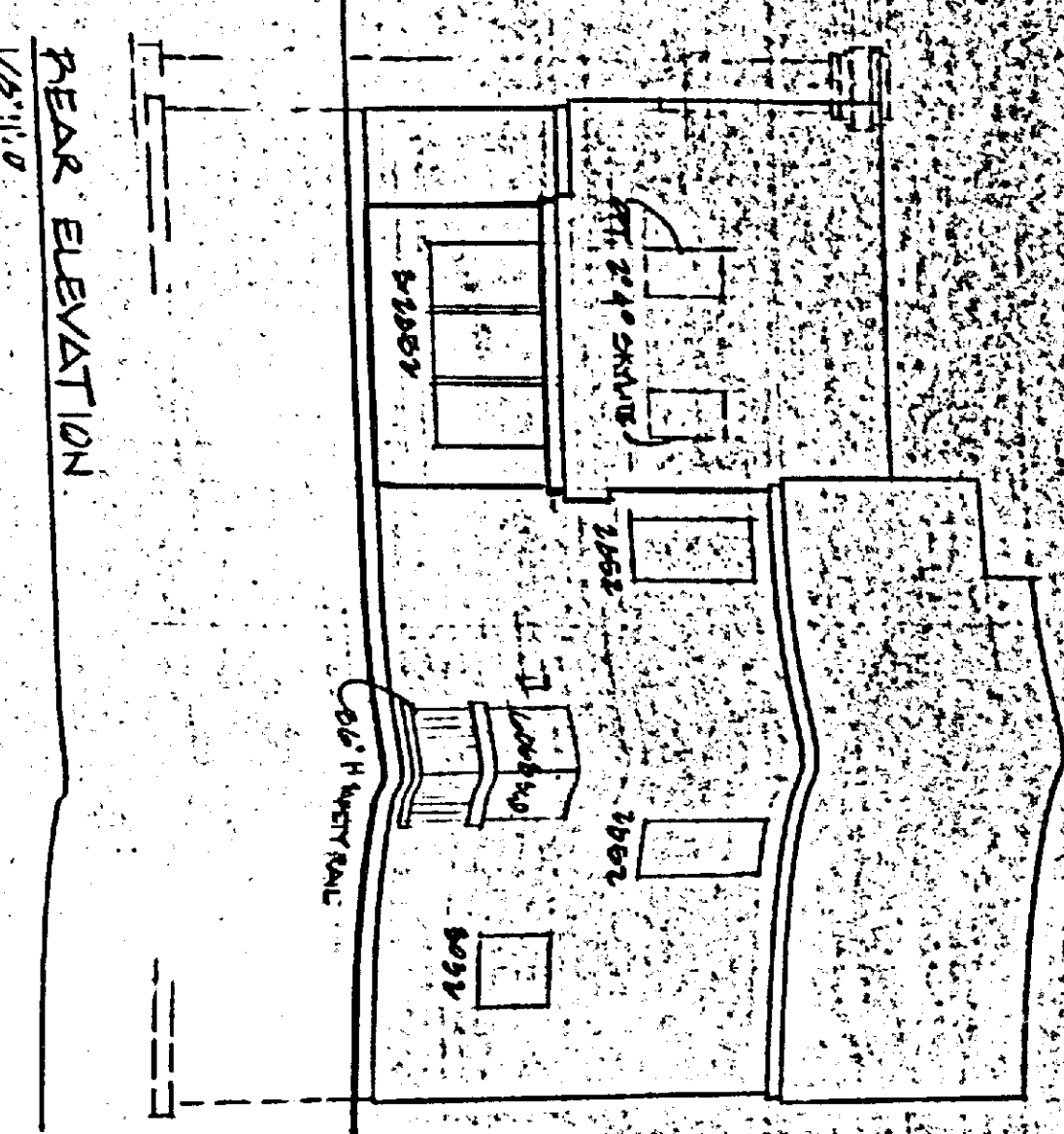
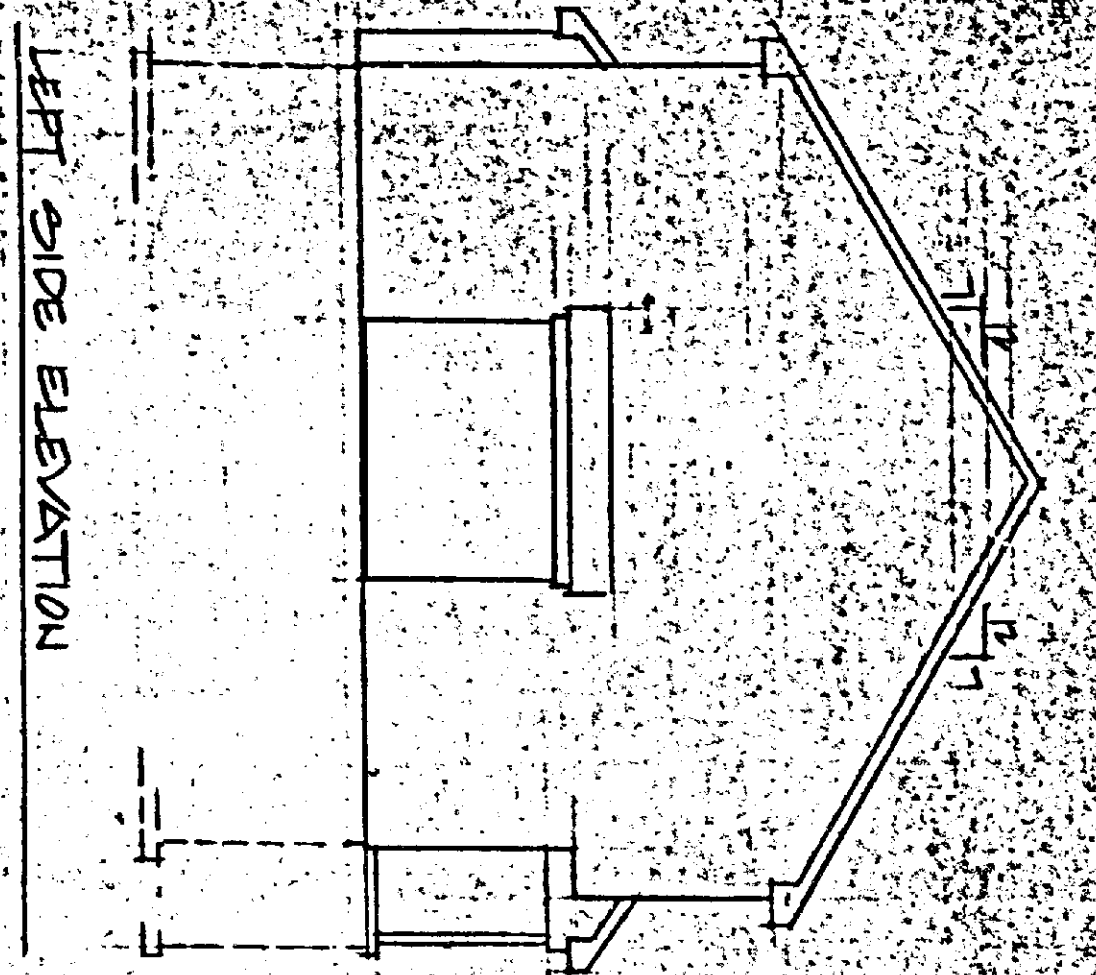
PROTESTANT(S) EXHIBIT (14-E)

A



Exhibit 2-  
Willsie

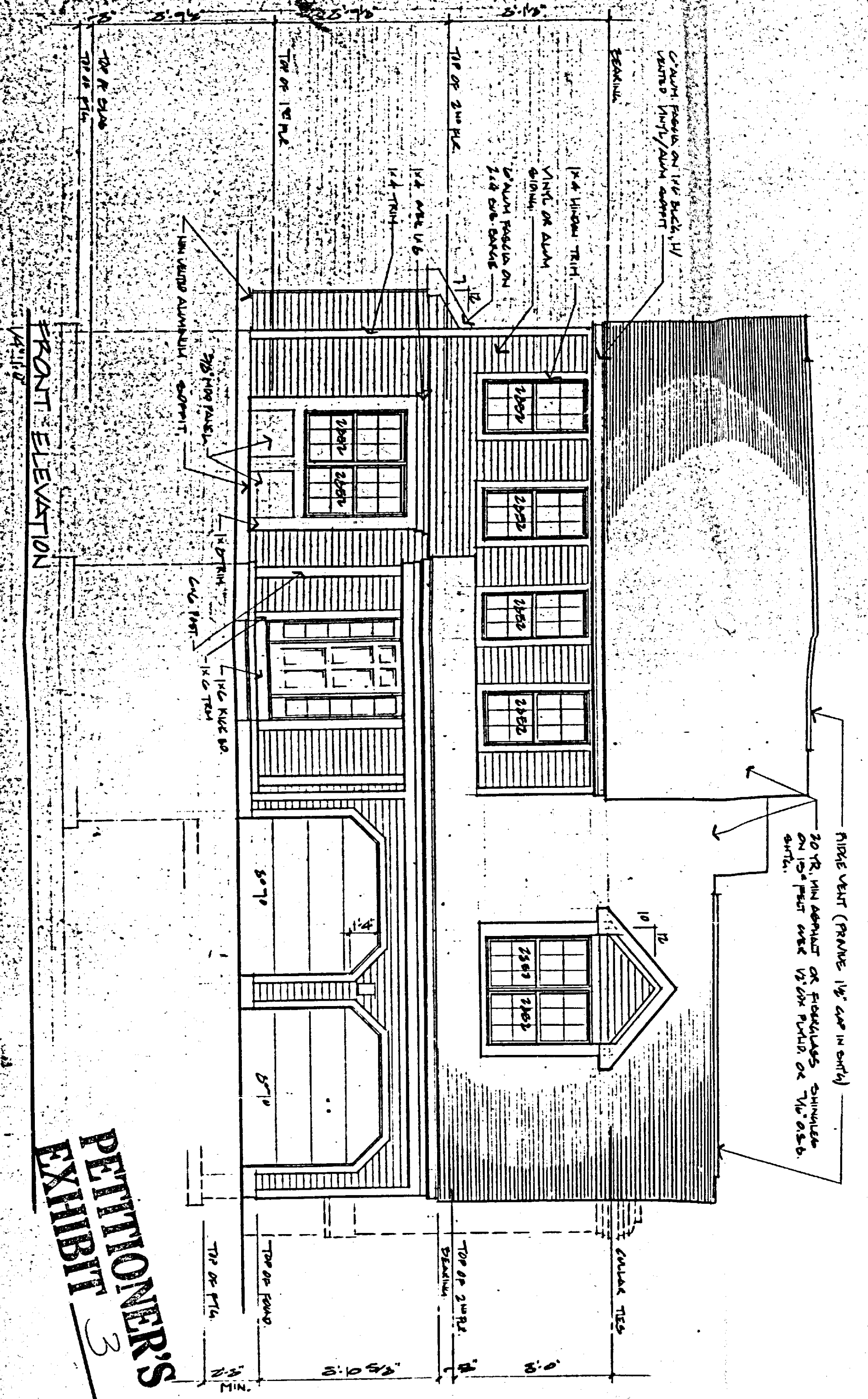
B



LEFT SIDE ELEVATION  
1/8" = 1'-0"

REAR ELEVATION  
1/8" = 1'-0"

RIGHT SIDE ELEVATION  
1/8" = 1'-0"



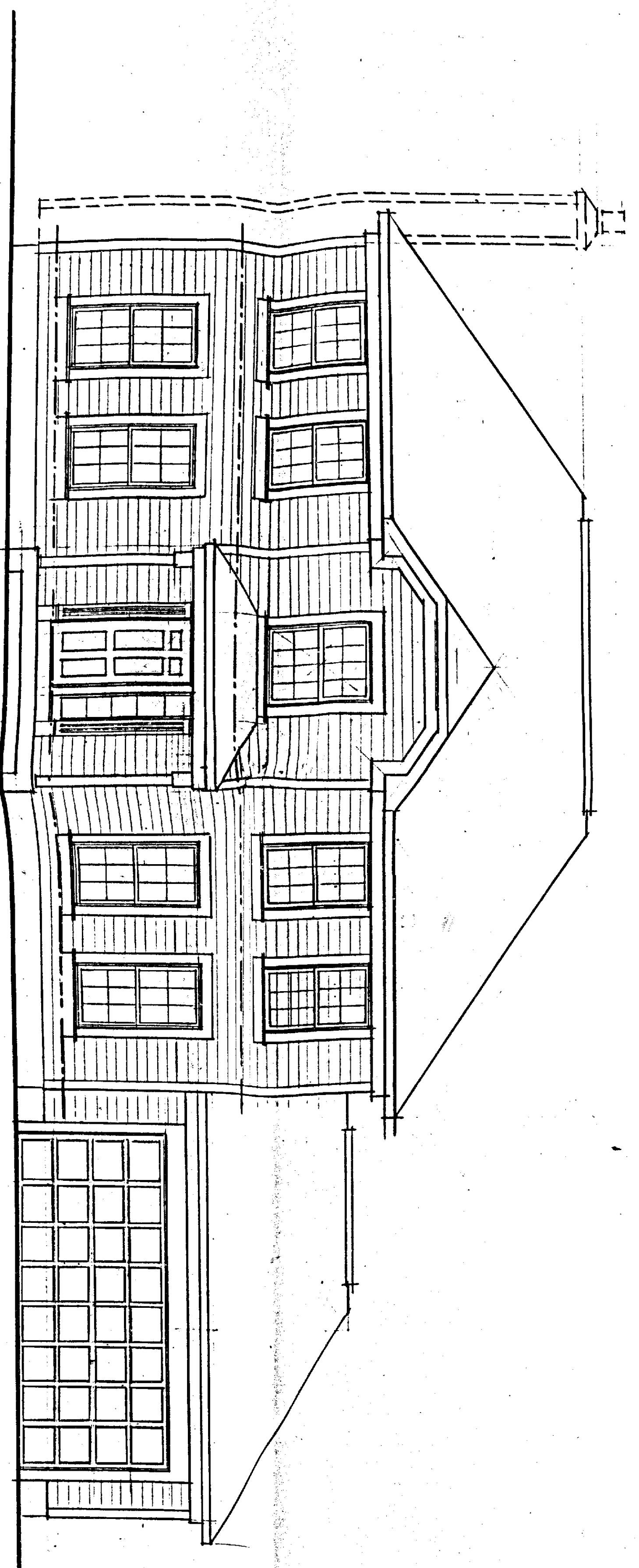
FRONT ELEVATION  
1/4" = 1'-0"

PETITIONER'S  
EXHIBIT 3

PIEDMONT  
DEVELOPMENT

project  
HAMPTON

|             |                     |
|-------------|---------------------|
| title       | EXTERIOR ELEVATIONS |
| scale       | AS SHOWN            |
| date        | 11/11/11            |
| drawn by    | ALAN MITCHELL       |
| project no. | 1344                |
| sheet no.   | 1A                  |



PETITIONER'S  
EXHIBIT 2 A

Proposed Lot 15

dw Taylor associates inc

architects planners engineers

8000 main street elliecott city, maryland 21043 301-461-8610

|               |  |
|---------------|--|
| certification |  |
| revision      |  |
| date          |  |
| remarks       |  |

|             |                    |
|-------------|--------------------|
| content     | EXTERIOR ELEVATION |
| drawn       | ALAN MITCHELL      |
| checked     | ALAN MITCHELL      |
| scale       | AS SHOWN           |
| date        | 11/11/11           |
| project no. | 1344               |

|             |          |
|-------------|----------|
| drawing no. | 1A       |
| date        | 11/11/11 |