

IN RE: PETITION FOR ZONING VARIANCE
SM/S Heather Hill Lane, approx.
750' NW of Falls Road
1517 Heather Hill Lane
8th Election District
3rd Councilmanic District
Terrell R. Johnson, et al
Legal Owner
Jeffrey M. Higdon, et al
Contract Purchaser

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE #91-214-A

ORDER OF DISMISSAL

The Petitioners herein requested a Petition for a Zoning Variance from Section 1A04.3.B.3 Building setbacks to provide for a 38 ft. side yard setback in lieu of the required 50 ft. setback on the south side of the dwelling; a variance from Section 1A04.3.B.3 to legitimize an existing side yard setback of 46 ft. in lieu of the required 50 ft. on the north side of the dwelling; a zoning variance from Section 400.1 to legitimize the location of an existing accessory structure (pool) in the side yard in lieu of the required rear yard and to amend the Final Development Plan of "Heather Hill" lot No. 10, as more particularly described on Petitioner's Exhibit No. 1.

WHEREAS, the above captioned case was scheduled for hearing before the Zoning Commissioner on February 22, 1991; and

WHEREAS, the Contract Purchasers, through their attorney, Lawrence E. Schmidt, Esquire, sent a letter dated February 19, 1991 requesting that the above captioned matter be withdrawn as the present owner does not desire to pursue the variances.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 25th day of February 1991 that the Petition for Zoning Variance, in the above captioned case, be and the same is hereby DISMISSED without prejudice.

J. Robert Haines
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mmn
cc: Peoples Counsel

ORIGINAL RECEIVED FOR FILING
Date 3/1/91
By [Signature]

AFFIDAVIT
IN SUPPORT OF RESIDENTIAL ZONING VARIANCE 91-214-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/so presently or upon settlement will reside at:
1517 Heather Hill Lane, Cockeysville, MD 21030
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)
In order to consummate the sale of the property to the contract purchasers and permit them to build an addition to the dwelling for an in-law apartment. The location of the dwelling on the lot, the dwelling's configuration and architecture, all require that the addition be constructed as proposed.

That Affiant(s) acknowledge(s) that if granted as filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

AFFIANT (Handwritten Signature) Terrell R. Johnson
AFFIANT (Handwritten Signature) Joseph T. Hartman
AFFIANT (Printed Name) Terrell R. Johnson
AFFIANT (Printed Name) Joseph T. Hartman

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 25th day of November, 1990, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Terrell R. Johnson and Joseph T. Hartman

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the contents and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS MY HAND AND NOTARIAL SEAL.
Angela C. Hudson
NOTARY PUBLIC
My Commission Expires: 10/24/94

NOTARIAL SEAL
ANGELA C. HUDSON, Notary Public
City of Philadelphia, Pa. No. 79
My Commission Expires: Oct. 24, 1994

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:
I HEREBY CERTIFY that on this 29th day of NOVEMBER, 1990, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared, JEFFREY F. HIGDON, MARY JO HIGDON and MARIE S. PATTI, the names herein, known to me (or satisfactorily proven) to be the persons designated the same for the purposes therein contained and in my presence signed and sealed the same.

AS WITNESS MY HAND AND NOTARIAL SEAL.
Elizabeth A. Hudson
NOTARY PUBLIC
My Commission Expires SEPT. 1, 1991

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353

February 25, 1991

Lawrence E. Schmidt, Esquire
606 Baltimore Avenue, Suite 301
Towson, Maryland 21204
RE: Case No. 91-214-A
Petition for Zoning Variance

Dear Mr. Schmidt:
Attached hereto is an Order of Dismissal regarding the above captioned matter.

Very truly yours,
J. Robert Haines
Zoning Commissioner

JRH:mmn
att.
cc: Peoples Counsel

COMMONWEALTH RELOCATION SERVICES, INC.

Corporation (hereinafter called COMMONWEALTH) and the undersigned, James J. Lynch, Jr., Secretary, do hereby certify that the following are the names of the persons who executed the instrument on behalf of said corporation:

(1) The TRUSTEES shall hold such real property conveyed to them in accordance with the terms of this Agreement and as TRUSTEES under this Agreement as well as any proceeds, rents, or profits thereof; and further the parties agree as follows:
(a) The TRUSTEES shall hold such real property conveyed to them in accordance with the terms of this Agreement and as TRUSTEES under this Agreement as well as any proceeds, rents, or profits thereof; and further the parties agree as follows:
(b) The TRUSTEES shall have the power to convey, mortgage, lease or agreement made on behalf of the TRUSTEES by any two of them acting as TRUSTEES. No person acting as TRUSTEE hereunder shall be required to enter security or to post bond for the faithful performance of his duties.

(c) Any two of the TRUSTEES hereinafter named, may act for and on behalf of all TRUSTEES and exercise all of the rights and powers enumerated herein. Any instrument, conveyance, mortgage, lease or agreement made on behalf of the TRUSTEES by any two of them acting as TRUSTEES shall be binding upon all of the TRUSTEES and upon COMMONWEALTH without any duty on the part of any such person or corporation to inquire into the authority of such TRUSTEES.

(d) TRUSTEES are hereby relieved of any and all personal liability for any act of omission, misfeasance or malfeasance, in connection with or in the exercise of their duties and/or obligations, provided, however, that nothing contained herein shall relieve any or all of the said TRUSTEES from liability for any act of fraud.

(e) The President of COMMONWEALTH shall, at any time, have the power to remove any or all of the said TRUSTEES, with or without cause, accept the resignations of any or all of the said TRUSTEES, and may appoint one or more successor TRUSTEES. A written instrument evidencing such action by the President of COMMONWEALTH and filed or recorded among the same records wherein this Agreement had been filed or recorded shall be conclusive evidence of the action of the said President of COMMONWEALTH under this provision.

(f) This Trust shall terminate twenty (20) years from the day and year first above written. If any real or personal property remains in this trust twenty (20) years from the day and year first above written, title to all such property shall be conveyed by said TRUSTEES TO COMMONWEALTH or such other person or entity as COMMONWEALTH shall designate.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day and year first above written, intending thereby to bind themselves, their successors and assigns.

James J. Lynch, Jr., Secretary
William G. Walsh, Jr., President
Witnesses: Marcus K. Bruce, Terrell R. Johnson, Angela C. Hudson, Joseph T. Hartman, Bonnie Dr. Williams, George E. McCarly, Jr., Jacqueline Williams, William G. Anderson, Brida Savage, George E. McCarly, Jr.

STATE OF PENNSYLVANIA:
COUNTY OF PHILADELPHIA:
On this 1st day of August, 1985, before me appeared William G. Walsh, Jr., to me personally known, who, being by me duly sworn, did say that he is the President of Commonwealth Relocation Services, Inc., and that said instrument was executed on behalf of said corporation by authority of its board of directors and said William G. Walsh, Jr., acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Catherine M. Boland
Notary Public
My Commission Expires: 6/27/88

STATE OF PENNSYLVANIA:
COUNTY OF PHILADELPHIA:
On this 1st day of August, 1985, before me personally appeared Terrell R. Johnson, Joseph T. Hartman, George E. McCarly, William G. Anderson and George J. Egner to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and seal.
Catherine M. Boland
Notary Public
My Commission Expires: 6/27/88

Catherine M. Boland
Notary Public, Phila. Co.
My Commission Expires June 27, 1988

Catherine M. Boland
Notary Public, Phila. Co.
My Commission Expires June 27, 1988

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Notary Public, Phila. Co.
My Commission Expires June 27, 1988

224
PETITION FOR RESIDENTIAL VARIANCE
91-214-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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, petition for a Variance from Section 1A04.3.B.3. Building Setbacks - To provide for a 38 foot side yard setback in lieu of the required 50 foot setback on the south side of the dwelling; from 1A04.3.B.3. to legitimize an existing side yard setback of 46 feet in lieu of the required 50 feet on the north side of the dwelling; from 400.1 to legitimize the location of an existing accessory structure (pool) in the side yard in lieu of the required rear yard.

AND TO AMEND THE FINAL DEVELOPMENT PLAN OF "HEATHER HILL" FOR LOT 10 OF THE ZONING REGULATIONS OF BALTIMORE COUNTY, TO THE ZONING LAW OF BALTIMORE COUNTY, FOR THE FOLLOWING REASONS (Indicate hardship or practical difficulty)

In order to build an addition to the dwelling which the petitioners have contracted to purchase. The contract purchasers desire to construct an addition to accommodate an in-law apartment. One of the purchasers of the property is the mother-in-law and mother of the other petitioners. The location of the existing dwelling on the lot, the configuration of the lot, Property is to be advertised and/or posted as prescribed by Zoning Regulations. (See attached for continuation.) I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, 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, 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: Jeffrey F. Higdon
Mary Jo Higdon, & Marie S. Patti
(Type or Print Name) [Signature]
Signature of [Signature]
8511 Tallwood Road
Lutherville, MD 21093
City/State/Zip Code
Attorney for Petitioner:
Lawrence E. Schmidt
(Type or Print Name)
Signature of [Signature]
606 Baltimore Ave., Suite 301
Towson, MD 21204
Address
Name Suite 301
606 Baltimore Avenue 823-3300
Towson, MD 21204 Phone

Legal Owner(s): JOSEPH T. HARTMAN
Terrell R. Johnson, William G. Anderson
(Type or Print Name) [Signature]
Trustees under Declaration [Signature]
of Trust dated August 1, 1985 [Signature]
City/State/Zip Code [Signature]
City/State/Zip Code [Signature]
City/State/Zip Code [Signature]

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.
Lawrence E. Schmidt
Name Suite 301
606 Baltimore Avenue 823-3300
Towson, MD 21204 Phone

ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of Dec 19 90, that the subject matter of this petition be posted on the property on or before the 17th day of Dec 19 90.

J. Robert Haines
Zoning Commissioner of Baltimore County

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FORWARDED TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of Dec 19 90, 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 the property be posted before the Zoning Commissioner of Baltimore County, in Room 102, County Office Building in Towson, Baltimore County, on the 17th day of Dec 19 90, at 10 o'clock, a.m.

ORDER RECEIVED FOR FILING
Date 3/1/91

224
91-214-A

Description of 1517 Heather Hill Lane

Beginning at that point on the Southwest side of Heather Hill Lane, a roadway 50 feet wide, at a distance of 750 feet (±) northwest of the intersection of Falls Road and Heather Hill Lane.

All that lot of ground situate in Baltimore County, Maryland and described as follows: BEING KNOWN AND DESIGNATED AS LOT No. 10, as shown on a Plat entitled "Plat of Heather Hill", which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K. JR. No. 55, Folio 32. The improvements thereon being known as No. 1517 Heather Hill Lane.

91-214-A
RECEIVED DEC 4 1990
224
TITUS P. 99

91-214-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

91-214-A

District: South Date of Posting: December 17, 1990

Posted for: Residential Variance

Petitioner: Terrell R. Johnson, et al

Location of property: 5015 Heather Hill Lane, approx. 750' NW of Falls Road, 1517 Heather Hill Lane

Location of Sign: In front of 1517 Heather Hill Lane

Remarks:

Posted by: S. J. Haines Date of return: December 20, 1990

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1-25, 1991

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 1-24, 1991

THE JEFFERSONIAN,
S. Zate Olson
Publisher

\$ 106.77

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:
Case Number: 91-214-A
52/5 Heather Hill Lane, approx. 750' NW of Falls Road
1517 Heather Hill Lane
8th Election District
3rd Councilmanic
Legal Owner(s): Terrell R. Johnson, et al
Contract Purchaser(s): Jeffrey R. Higdon, et al
HEARING: FRIDAY, FEBRUARY 22, 1991 at 10:00 a.m.
Variance: to provide for a 38 ft. side yard setback in lieu of required 50 ft. setback on the south side of the dwelling to legitimize an existing side yard setback of 46 ft. in lieu of the required 50 ft. on the north side of the dwelling; to legitimize the location of an existing accessory structure (pool) in the side yard in lieu of the required rear yard; and to amend the Final Development Plan of "Heather Hill" for lot 10.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
TUL1091 Jan. 24.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

DATE: 2/5/91

Jeffrey F. Higdon, et al
8511 Tallwood Road
Lutherville, MD 21093

RE:
Case Number: 91-214-A
52/5 Heather Hill Lane, approx. 750' NW of Falls Road
1517 Heather Hill Lane
8th Election District - 3rd Councilmanic
Legal Owner(s): Terrell R. Johnson, et al
Contract Purchaser(s): Jeffrey R. Higdon, et al
HEARING: FRIDAY, FEBRUARY 22, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 131.77 is due for advertising and posting of the above captioned property.

PLEASE BE ADVISED THAT 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.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Lawrence E. Schmidt, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

December 13, 1990

Jeffrey F. Higdon, et al
8511 Tallwood Road
Lutherville, Maryland 21093

Re: CASE NUMBER: 91-214-A
LOCATION: 52/5 Heather Hill Lane, 750' (+/-) NW of Falls Road
1517 Heather Hill Lane

Dear Petitioner(s):

Please be advised that your petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before December 19, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is January 3, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reopening of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the posting of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,
J. Robert Haines
J. R. Haines
Zoning Commissioner
(301) 887-3391

cc: Lawrence E. Schmidt, Esq.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

91-214-A

District: South Date of Posting: January 29, 1991

Posted for: Variance

Petitioner: Terrell R. Johnson, et al

Location of property: 5015 Heather Hill Lane, approx. 750' NW of Falls Road, 1517 Heather Hill Lane

Location of Sign: In front of 1517 Heather Hill Lane

Remarks:

Posted by: S. J. Haines Date of return: February 1, 1991

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1-25, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-24, 1991

TOWSON TIMES,
S. Zate Olson
Publisher

\$ 106.77

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:
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52/5 Heather Hill Lane, approx. 750' NW of Falls Road
1517 Heather Hill Lane
8th Election District
3rd Councilmanic
Legal Owner(s): Terrell R. Johnson, et al
Contract Purchaser(s): Jeffrey R. Higdon, et al
HEARING: FRIDAY, FEBRUARY 22, 1991 at 10:00 a.m.
Variance: to provide for a 38 ft. side yard setback in lieu of required 50 ft. setback on the south side of the dwelling to legitimize an existing side yard setback of 46 ft. in lieu of the required 50 ft. on the north side of the dwelling; to legitimize the location of an existing accessory structure (pool) in the side yard in lieu of the required rear yard; and to amend the Final Development Plan of "Heather Hill" for lot 10.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
TUL1091 Jan. 24.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

January 14, 1991

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:

Case Number: 91-214-A
52/5 Heather Hill Lane, approx. 750' NW of Falls Road
1517 Heather Hill Lane
8th Election District - 3rd Councilmanic
Legal Owner(s): Terrell R. Johnson, et al
Contract Purchaser(s): Jeffrey R. Higdon, et al
HEARING: FRIDAY, FEBRUARY 22, 1991 at 10:00 a.m.

Variance to provide for a 38 ft. side yard setback in lieu of required 50 ft. setback on the south side of the dwelling to legitimize an existing side yard setback of 46 ft. in lieu of the required 50 ft. on the north side of the dwelling; to legitimize the location of an existing accessory structure (pool) in the side yard in lieu of the required rear yard; and to amend the Final Development Plan of "Heather Hill" for lot 10.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Jeffrey F. Higdon, et al
Lawrence E. Schmidt, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

January 14, 1991

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:

Case Number: 91-214-A
52/5 Heather Hill Lane, approx. 750' NW of Falls Road
1517 Heather Hill Lane
8th Election District - 3rd Councilmanic
Legal Owner(s): Terrell R. Johnson, et al
Contract Purchaser(s): Jeffrey R. Higdon, et al
HEARING: FRIDAY, FEBRUARY 22, 1991 at 10:00 a.m.

Variance to provide for a 38 ft. side yard setback in lieu of required 50 ft. setback on the south side of the dwelling to legitimize an existing side yard setback of 46 ft. in lieu of the required 50 ft. on the north side of the dwelling; to legitimize the location of an existing accessory structure (pool) in the side yard in lieu of the required rear yard; and to amend the Final Development Plan of "Heather Hill" for lot 10.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Jeffrey F. Higdon, et al
Lawrence E. Schmidt, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

January 31, 1990

Lawrence E. Schmidt, Esquire
606 Baltimore Avenue, Suite 301
Towson, MD 21204

RE: Item No. 224, Case No. 91-214-A
Petitioner: Terrell R. Johnson, et al
petition for Residential Variance

Dear Mr. Schmidt:

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:jw

Enclosures

cc: Mr. Jeffrey F. Higdon
8511 Tallwood Road
Lutherville, MD 21093

received
12/14/90

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: December 17, 1990

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

SUBJECT: Caves Valley Club, Inc., Item No. 167
Caves Valley Club, Inc., Item No. 168
Dianna Lynn Peterson, Item No. 192
Charles F. Hohman, Item No. 213
Russell F. Morris, III, Item No. 218
Laura E. Barlow, Item No. 220
Herbert Balzanna, Item No. 221
Terrell R. Johnson, Joseph Hartman, Trustees, Item No. 224 ✓
Michael Robert Snowman, Item No. 225
Herbert J. Scism, Item No. 226
James Stabler, Item No. 232
Douglas A. Pooley, Item No. 233

In reference to the above-listed cases, 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
NCITEMS/ZAC1

Baltimore County
Fire Department
768 East Joppa Road, Suite 801
Towson, Maryland 21284-5300
(801) 857-4500
Paul H. Reinecke
Chief

DECEMBER 15, 1990



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

Dennis F. Rasmussen
County Executive

RE: Property Owner: TERRELL R. JOHNSON AND JOSEPH T. HARTMAN

Location: #1517 HEATHER HILL LANE
Item No.: 224 Zoning Agenda: DECEMBER 26, 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: *Art Joseph Kelly 12-14-90* Noted and Approved *C. Dennis Rasmussen*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/REK

received
12/17/90

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
DECEMBER 19, 1990

received
12/31/90

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES
SUBJECT: ZONING ITEM #: 224
PROPERTY OWNER: Terrell R. Johnson & Joseph T. Hartman,
Trustees under Declaration of Trust dated 8/1/85
LOCATION: SN'S Heather Hill La. 750' (+/-) NW of Jo Higdon
Falls Road (#1517 Heather Hill Lane)
ELECTION DISTRICT: 8th
COUNCILMANIC DISTRICT: 3rd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMP (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLES 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS ~~ARE~~ **ARE** REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 18, 1990
FROM: Robert M. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for December 26, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 219, 221, 224, 225, 226, 229, and 233.

For items 187, 188, 201, 202, 203, the previous County Review Group comments are applicable.

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

RMB:s

received
12/19/90

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering



401 Bosley Avenue Suite 405
Towson, MD 21204

887-3554
Fax 887-5784

January 11, 1991

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 167, 213, 221, 224, 225, 226, and 233.

Very truly yours,
Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/lvd

received
1/14/91

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: January 11, 1991

TO: Gwen Stephens

FROM: J. Robert Haines
Zoning Commissioner *BH*

SUBJECT: Case #91-214-A

Please set this case in for a hearing and notify the Petitioners. See me if you have any questions regarding same.

Thank you.

LAWRENCE E. SCHMIDT

WHITE, PAGE & LENTZ
Attorneys at Law
608 BALTIMORE AVENUE
SUITE 204
TOWSON, MARYLAND 21204
(301) 823-3300
FAX 301-494-1900

GEORGE W. WHITE
189-1982
WILLIAM LENTZ
189-1983
CHARLES G. PAGE
192-0883

February 19, 1991

J. Robert Haines, Esquire
Zoning Commissioner
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case Number: 91-214A
1517 Heather Hill Lane

Dear Commissioner Haines:

Kindly withdraw the Petition for Variances for the above matter scheduled for hearing on February 22, 1991. Kindly be advised that the contract purchaser has withdrawn from the contract and the present owner does not desire to pursue the variances.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt

LES/dps

RECEIVED
FEB 20 1991
ZONING OFFICE

CASE #: 91-214-A



PETITIONER'S EXHIBIT #

CASE #: 91-214-A



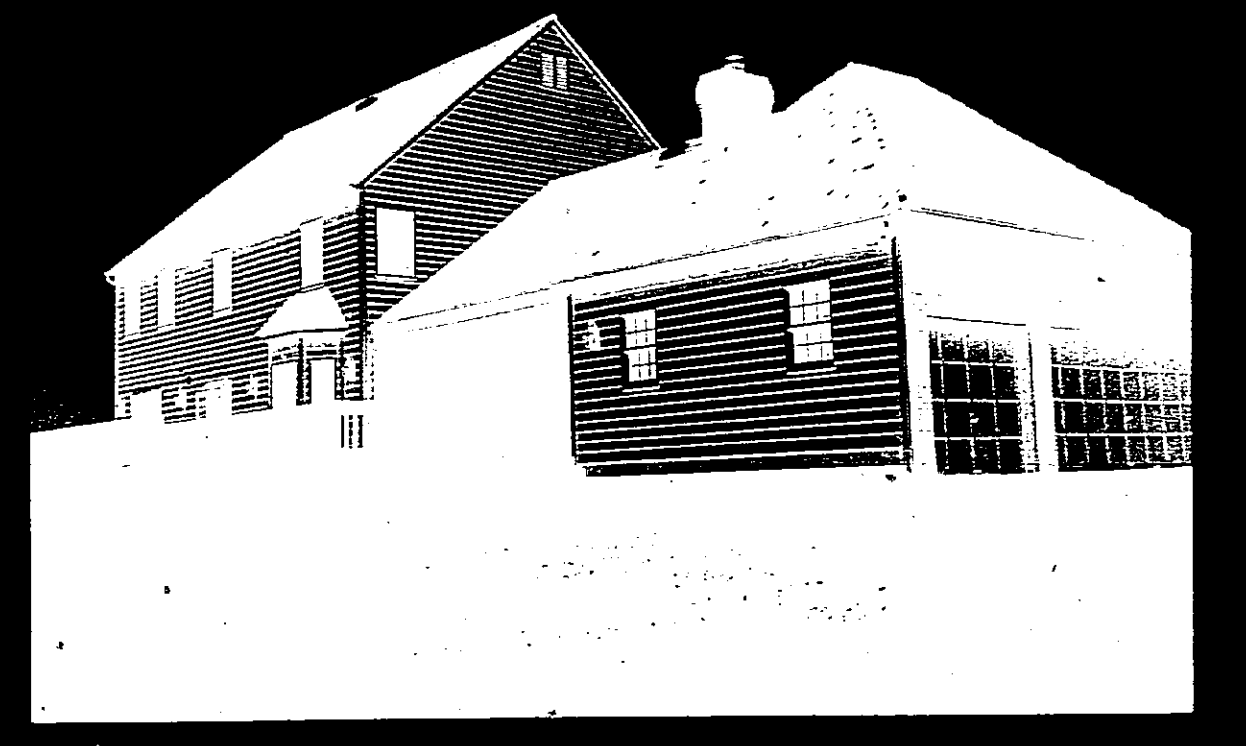
PETITIONER'S EXHIBIT #

CASE #: 91-214-A



PETITIONER'S EXHIBIT #

CASE #: 91-214-A



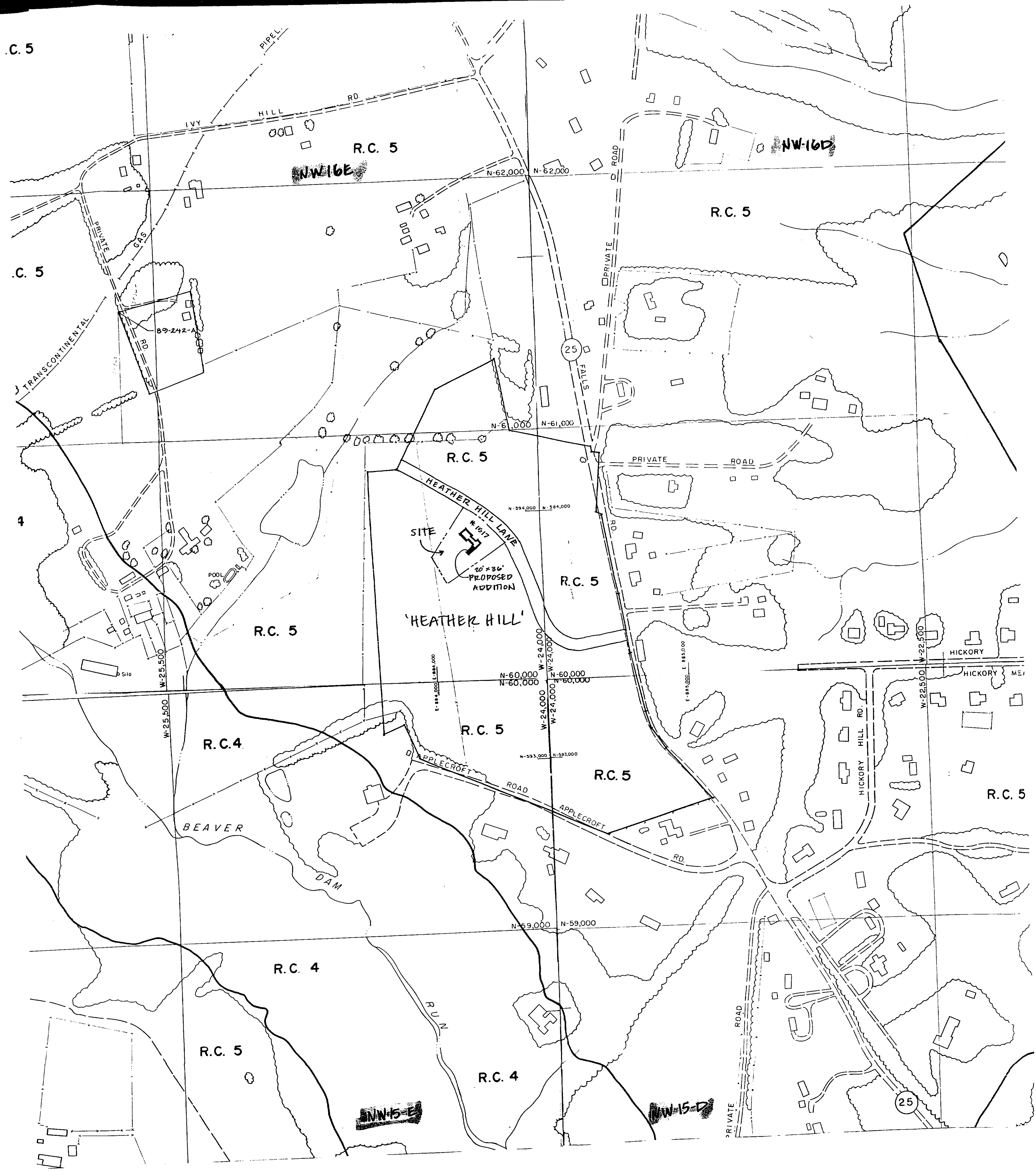
PETITIONER'S EXHIBIT #



E COUNTY
ING AND ZONING
PHIC MAP

Paul J. Galman, AIA
P.O. Box 16213
Baltimore, Md. 21210

SCALE
1" = 200' ±
DATE OF PHOTOGRAPHY
JANUARY 1986
LOCATION
BEAVER DAM RUN
AND
RIDGE ROAD



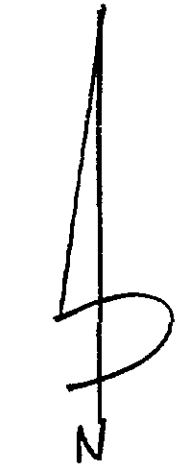
91-214-A



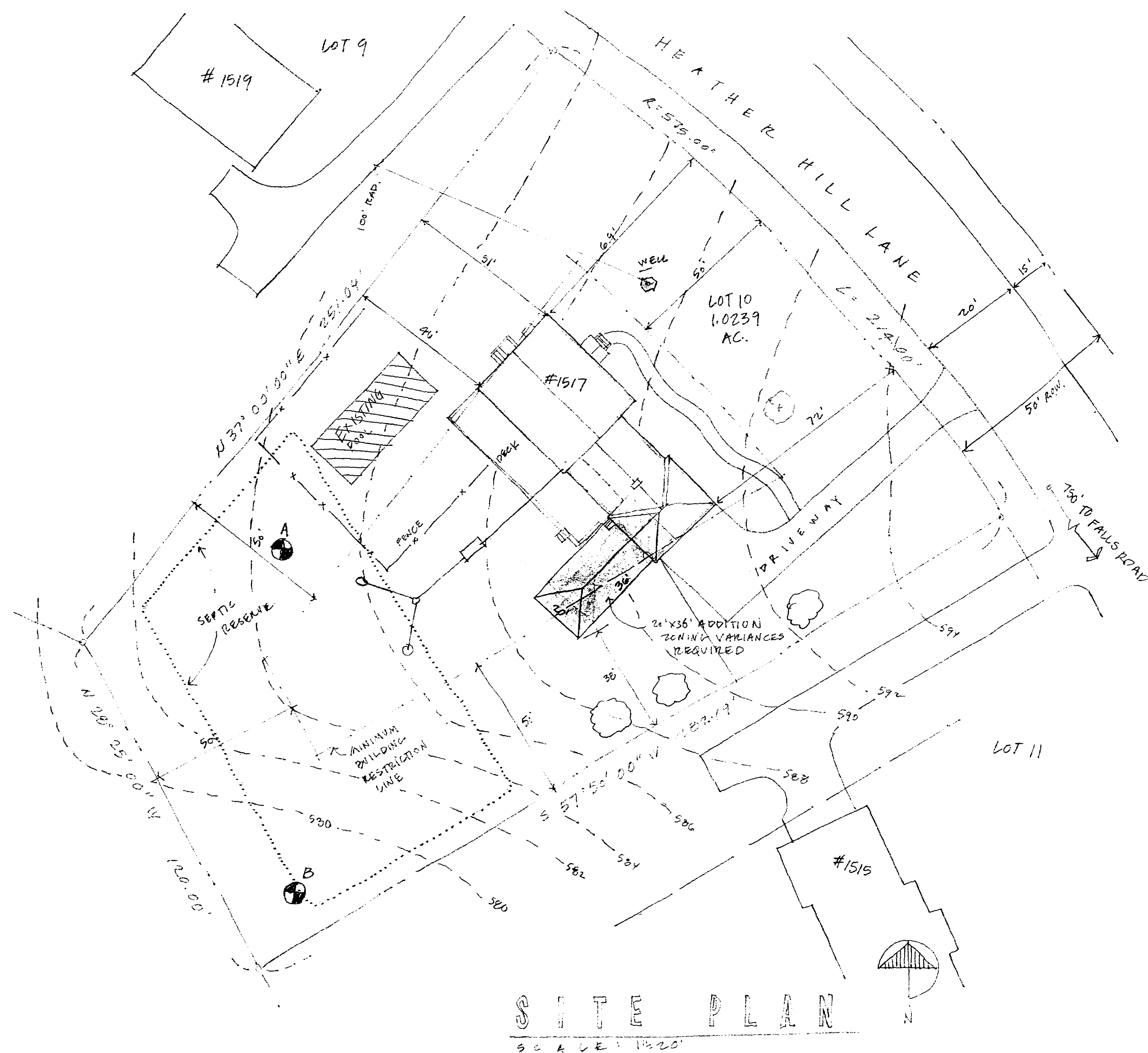
HIGDON RESIDENCE
1517 HEATHER HILL LANE
VARIANCE REQUEST

BALTIMORE COUNTY
ZONING MAP

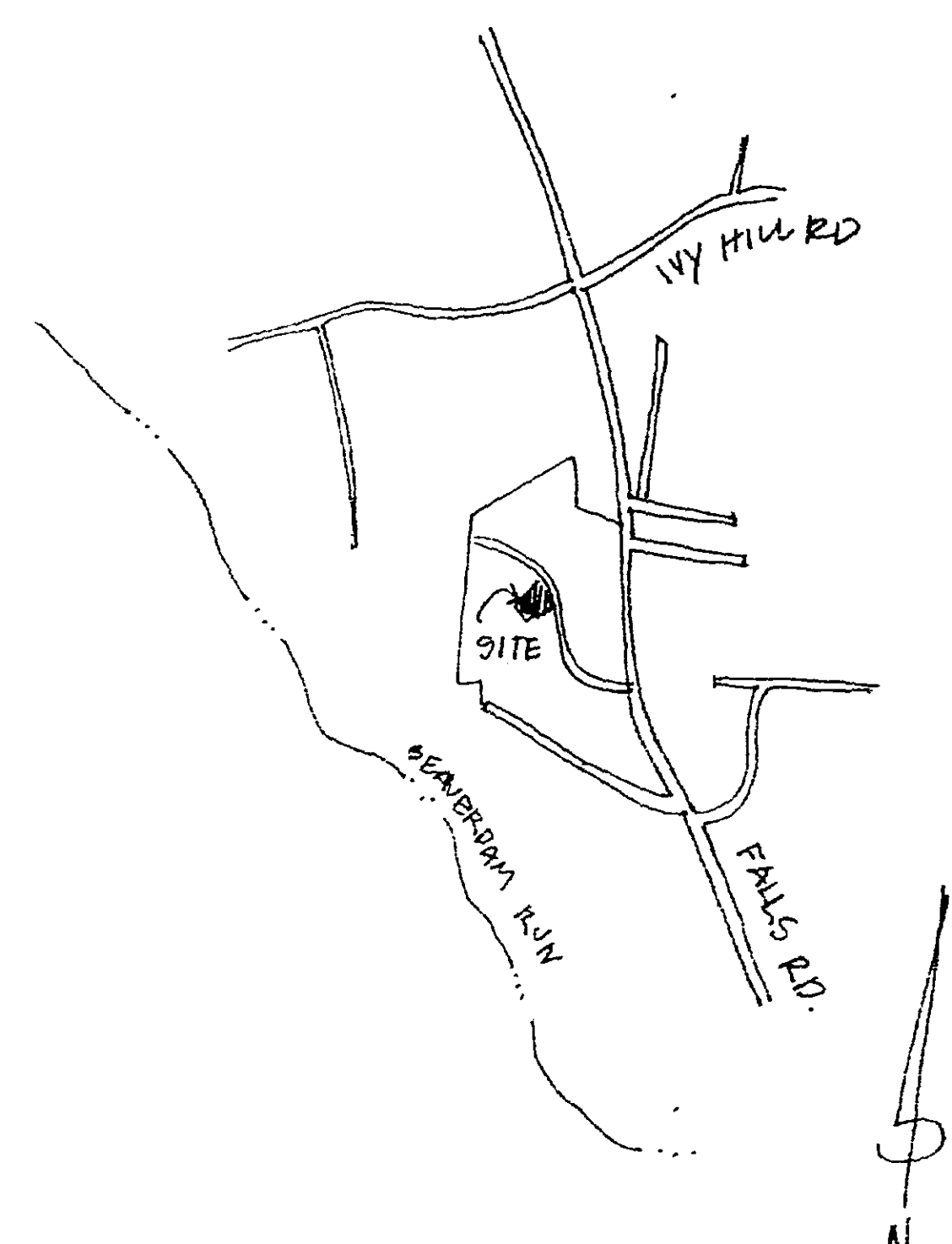
SCALE: 1"=200'
OBTAINED 9/12/90



Paul J. Gorman, AIA
P. O. Box 16213
Baltimore, Md. 21210



SITE PLAN
SCALE: 1"=20'



VICINITY MAP 1"=1000'

91-214-A

ZONE RC 5

PROPERTY OWNER:
TRUSTEES: TERRELL R. JOHNSON
WILLIAM J. ANDERSON
Trustees under declaration of trust, 6/1/65

CONTRACT PURCHASER:
MR. & MRS. JEFFERY HIGDON
1 PLEASANT TWIN COURT
TIMONIMM, MD 21093

LOT NO. 10 HEATHER HILL
8th ELECTION DISTRICT
BALTIMORE COUNTY, MD.
COUNCILMANIC DISTRICT - 3

'PLAN TO ACCOMPANY VARIANCE HEARING'

SCHEMATIC DRAWINGS SCALE: AS NOTED DATE: 8/9/90	PAUL J. GORMAN, AIA 306 UNDERWOOD CT. BALTIMORE, MD 21212	PROPOSED ADDITION TO: 1517 HEATHER HILL LANE, BALTO. COUNTY, MD. FOR: HIGDON RESIDENCE	ARCHITECT	A-1
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