

IN THE MATTER OF THE * BEFORE THE
THE APPLICATION OF * COUNTY BOARD OF APPEALS
DENNIS MCGEE * OF
FOR A ZONING RECLASSIFICATION *
FROM R.C. 2 TO R.C. 5 ON PROPERTY *
LOCATED ON THE WEST SIDE FALLS ROAD * BALTIMORE COUNTY
(400' WEST OF CENTERLINE & APPROX- *
IMATELY 3200' SOUTH BENSON MILL RD. *
(15906 FALLS ROAD) * CASE NO. R-91-363
5th ELECTION DISTRICT * Item #5, Cycle V
3RD COUNCILMANIC DISTRICT * 1991

O P I N I O N

This case comes before this Board on Petition for Reclassification from R.C. 2 to R.C. 5 for a 4-acre parcel located in Baltimore County. A history of this 4-acre parcel is in actuality the crux of this whole hearing. Testimony from Dennis McGee who has purchased the parcel was heard, and testimony from Wallace Lippincott, Baltimore County Planner, as regarding this property was heard, and from this testimony the history of this property is documented.

Bessie Curtis, the owner of the original 12-acre parcel, passed away in 1983 and by will divided the property among her three children. On August 17, 1984, the three children filed a deed in lieu of partition in the Land Records of Baltimore County, illegally dividing the 12-acre tract into three parcels. Since 1984, there has been no construction on any of the three parcels. Parcel 1 was given to the daughter, Martha Kohler, who passed away and willed this parcel to Thomas Curtis's daughters. Parcel 2 was deeded to Thomas Curtis. Parcel 3 was deeded to Martha Kohler as trustee for her brother, Harry Curtis. Parcel 3 is the subject site in this case. Parcel 3 was subsequently sold in 1984 to a Mr.

Case No. R-91-363 Dennis McGee

Lee.

After failing to obtain a building permit for the property, Petitioner filed a Petition for Special Hearing (Case No. 90-62-SPH) which requested that the division of the tract be resolved in such a way that would enable Petitioner to get his building permit. The Zoning Commissioner denied Petitioner's request, and the Board of Appeals, after hearing in August 1990, also denied the Petitioner's request. Under Section 1A01.3B of the Baltimore County Zoning Regulations, any property zoned R.C. 2 of between 2 and 100 acres may be subdivided into only two parcels. It is the opinion of this Board, therefore, that the subdividing of the 12-acre original parcel into three sub-parcels is in fact an illegal subdivision and is a bitter fact we have to face.

There is ample evidence that the Petitioner purchased this 4-acre parcel with the full understanding from the seller that it was a buildable parcel. The Petitioner has had a well drilled and tested, has had the property perk tested for sewerage, and has obtained the right-of-way for access to the property, all of which evidence good faith on Mr. McGee's part and his desire to build his residence on this lot. The Board, however, does not have the authority to reclassify an illegal parcel that would permit the obtaining of a building permit. To attempt to reclassify this one isolated 4-acre parcel into an R.C. 5 designation, in addition to reclassifying an illegal subdivision, would also be blatant spot zoning, and would never stand the test of time. After considering all the testimony and evidence received, the Board will find as a

Case No. R-91-363 Dennis McGee

fact that this 12-acre parcel was illegally subdivided and that no building permits can be issued for any of the three parcels until the subdivision problems are resolved. Mr. McGee, however, was obviously misled by the seller of the parcel and has evidenced very good faith by his actions that he was under the impression and relied upon the seller that this was a buildable lot, and should carefully consider Code Section 26-173 to seek relief from problems not self-created.

O R D E R

IT IS THEREFORE this 14th day of November, 1991 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Reclassification of the subject from R.C. 2 to R.C. 5 be and the same is hereby **DENIED**.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Judson H. Lipowitz
Judson H. Lipowitz

S. Diane Levero
S. Diane Levero

IN RE: PETITION FOR RECLASSIFICATION * BEFORE THE
W/S Falls Road, 2500' S of the * ZONING COMMISSIONER
C/L of Benson Mill Road *
(15906 Falls Road) * OF BALTIMORE COUNTY
5th Election District *
3rd Councilmanic District * Case No.:
* * * * *

ADDENDUM TO
PETITION FOR RECLASSIFICATION

Petitioner, Dennis G. McGee, owns a tract of land located in the 5th election district, northern Baltimore County, consisting of 4.00 acres, more or less, known as 15906 Falls Road (the "Property").

The Petitioner requests a zoning reclassification to change the zoning of the Property from an R.C. 2 zone to an R.C. 5 zone.

The recent history of the Property is somewhat complicated. The subject Property was part of a 12.00 acre tract (the "Tract") zoned R.C. 2 located off Falls Road. The Property consists of 4.00 acres which Petitioner purchased from Michael Lee ("Lee") by deed dated November 7, 1986. At the time of the purchase, Lee represented to Petitioner that the Property was a buildable lot, and Petitioner subsequently obtained all necessary financing for the construction of a home. However, upon application for building permit approval by the Zoning Office, he was advised that the subdivision of the 12.00 acre Tract into the three lots was an illegal subdivision, as the R.C. 2 classification permits subdividing into only two lots.

In 1932, by deed dated March 15, 1932, the 12.00 acre Tract and an additional 2.00 acres, more or less, were purchased by Levy and Bessie Curtis. Subsequently, by deed dated May 6, 1971, Bessie A. Curtis, then a widow, transferred 1.451 acres of the 14.00 acres, more or less, to her son, Thomas Curtis and Dorothy R. Curtis, his wife. Thereafter, .7 acres of the remaining acreage was deeded to the Baltimore Gas and Electric Company in 1973. After this conveyance, there remained the 12.00 acre Tract. Bessie Curtis passed away in February, 1983, and by will divided the Property among her three children. On August 17, 1984, the three children filed a deed in lieu of partition in the Land Records of Baltimore County dividing the remaining 12.00 acre Tract illegally into three parcels. Since 1984, there has been no construction on any of the three parcels. Parcel One (as described on the Plan submitted with this Petition) was given to the daughter, Martha Kohler, who has since passed away. She left Parcel One to Thomas Curtis' daughters. Parcel Two was deeded to Thomas Curtis, the adjoining Property owner of Parcel A (also described on the Plan) and Parcel Three was deeded to Martha Kohler as Trustee for her brother, Harry Curtis. Parcel Three was subsequently sold in 1984 to Petitioner's predecessor in interest, Lee.

After failing to obtain a building permit for the Property, Petitioner filed a Petition for Special Hearing (case No.: 90-62-SPH) which essentially requested that the division of the Tract be resolved in such a way that would enable Petitioner to get his building permit. The Commissioner denied Petitioner's request,

primarily due to the failure of Thomas Curtis to take any action that would alleviate Petitioner's problem.

Petitioner appealed the decision of the Commissioner to the County Board of Appeals. After a hearing before the Board on August 17, 1990, the Board denied the Petitioner's request, once again finding that Thomas Curtis' action was necessary but not forthcoming.

The Board further found, as did the Commissioner, that the division of the Tract into three (3) lots was an illegal subdivision in violation of Section 1A01.3 of the B.C.Z.R. Petitioner spent considerable sums of money in relying on Lee's representations concerning the ability to build on the Property. The acquisition price of the Property was in excess of \$34,000.00, a cost clearly anticipating a buildable lot. Further, Petitioner spent thousands of dollars in legal fees, professional fees, surveying expenses and other expenses in attempting to obtain a building permit and securing financing. Without the ability to build on the Property, Petitioner will suffer a severe loss through no fault of his own.

No protestants have appeared in any of the zoning hearings concerning the Property. Experts at the hearings testified that the Petitioner's requests relating to his Property meet all of the requirements of B.C.Z.R. Section 502.1.

The Petitioner recognizes the interests of Baltimore County in creating the R.C. 2 zone in which the Property is presently located. However, granting the Petitioner's request will not infringe on the County's interests and will prevent a severe

injustice, economic and otherwise, from being suffered by the Petitioner.

Respectfully submitted,

Hurst R. Hessey
Hurst R. Hessey
Attorney for Petitioner
Hessey, Durbin, Twomey & Fowler, P.A.
36 South Charles Street
Suite 2400
Baltimore, Maryland 21201
301-539-3300

zonmcgee.228

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM R.C. 2 TO R.C. 5 ZONE : OF BALTIMORE COUNTY
W/S Falls Rd. (400' W of C/L) :
and approximately 3200' South :
Benson Mill Rd. (15906 Falls :
Rd.), 5th Election District :
3rd Councilmanic District :
DENNIS MCGEE, Petitioner : Case No. R-91-363 (Item 5, Cycle V)

ENTRY OF APPEARANCE

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

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 887-2188

I HEREBY CERTIFY that on this 16th day of October, 1991, a copy of the foregoing Entry of Appearance was mailed to Hurst R. Hessey, Esquire, 36 South Charles St., Suite 2400, Baltimore, MD 21201, Attorney for Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

6215 2140 16

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

October 17, 1991 887-4554

Hurst R. Hessey, Esquire
36 South Charles Street, Suite 2400
Baltimore, MD 21201

RE: Item No. 5
Case No. R91-46.1
Petitioner: Dennis McGee
Reclassification Petition

Dear Mr. Hessey:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle V). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before October 23, 1991. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

R91-46.1
Dennis McGee
Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-4391 or the commenting agency.

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

JED:jw
Enclosures
cc:

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-4554

Your petition has been received and accepted for filing this 1st day of March, 1991.

Arnold Jablen
ARNOLD JABLEN
DIRECTOR

Received by:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Dennis McGee, et al
Petitioner's Attorney: Hurst R. Hessey

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: June 19, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Rabee J. Famlil

SUBJECT: Zoning Reclassification Cycle V

ITEM NUMBER: 5

The existing R.C.-2 zoning for this site can be expected to generate very low agriculturally related vehicle trips per day, and the proposed R.C.-5 zoning is expected to generate approximately 40 vehicle trips per day.

Rabee J. Famlil
Rabee J. Famlil
Traffic Engineer II

RJF/lvd

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

APRIL 24, 1991

APRIL, 1991 - OCTOBER, 1991 ZONING RECLASSIFICATION CYCLE V

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

RE: Property Owner: DENNIS MCGEE
Location: #15906 FALLS ROAD
Item No.: 5

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.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Kelly* Noted and Approved
Planning Group
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 17, 1991

FROM: Dennis A. Kennedy, P.E.

RE: Zoning Advisory Committee Meeting
for Zoning Reclassification Cycle V
April 1991 - October 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 5 and 7.

For Items 1, 2 and 4, County Review Group Meeting will be required.

For Items 3 and 6, revised County Review Group Meetings will be required.

Dennis A. Kennedy
Dennis A. Kennedy, P.E., Acting Chief,
Developers Engineering Division

DAR:s

Baltimore County Government
Planning Board

401 Bosley Avenue
Towson, MD 21204

887-3211

RESOLUTION
Adopting a Report
To The
COUNTY BOARD OF APPEALS

WHEREAS, in compliance with Section 2-58.1(e) of the Baltimore County Code, 1978, as amended, the Director of Planning and Zoning has published and submitted a Report dated May 31, 1991 regarding the zoning reclassification petitions in Cycle V, 1991; and

WHEREAS, the Director's Report has been reviewed and discussed in Committee meeting on July 11, 1991 and presented at the Planning Board's regular monthly meeting on July 18, 1991;

NOW, THEREFORE, BE IT RESOLVED, pursuant to County Code Section 2-58.1(f), that the Planning Board hereby adopts the Director's report, excluding Item number 3 which has been exempted under Section 2-58.1(i), to constitute the Planning Board's report and recommendations on the petitions in Cycle V; except that, in regard to Item 1 (Case number CR-91-359-XA), the Board finds that the requested variance to allow more than 2-4 times the normally permitted square footage of signs would be excessive and unjustified, and requests that the petitioner consult with Planning staff to reduce the request to a reasonable size and number consonant with the Design Principles in the Master Plan, 1989-2000; and

BE IT FURTHER RESOLVED that this Resolution and accompanying report shall be submitted to the County Board of Appeals.

DULY ADOPTED by vote of the
Planning Board this 18th day
of July, 1991
David Fields
P. David Fields
Secretary to the Planning

PDF/TD/prh
RESOLCBA/TXTRH

HESSEY, DURBIN, TWOMEY & FOWLER, P.A.
ATTORNEYS AT LAW
2400 CHARLES CENTER SOUTH
18 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3010
(301) 539-3300
FAX (301) 539-3305

November 5, 1991

Hon. William T. Hackett
Chairman
County Board of Appeals
Room 115, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hackett:

RE: Petitioner: Dennis McGee; Reclassification Petition
Case No.: R91-363

At the hearing before the Board of Appeals on October 23, 1991, in the captioned matter, the Board raised some questions as to why a building permit had not been issued for one of the two lots that are the subject of this zoning proceeding. Essentially, as was adduced at the hearing, a 12-acre tract was illegally subdivided into three lots of approximately four acres each, one of which already has an existing dwelling. The question the Board raised was why, because RC2 zone permits two lots, a building permit had not been issued for either of the two remaining lots, to the exclusion of the other.

I apologize for the delay in answering the Board's question, but I wanted to research this matter through the construction company hired by Mr. McGee to construct his home at the property. In this regard, I spoke with Sherry Woods of Woods Construction Company, who informed me that she was the person responsible for obtaining the building permit. The process went very smoothly until she checked with the zoning office, and it was then denied her, without explanation.

I followed up with the zoning office, and after several conversations, the essential problem appears to be not the granting of a building permit, but the existence of the illegally subdivided lots.

LETTER 11-NOV-91

Hon. William T. Hackett
November 5, 1991
Page 2

The zoning office focused on Section 1A01.3 B.1. in denying the building permit. This statute provides that no lot "having a gross area between 2 and 100 acres may be subdivided into more than two lots (total)." Accordingly, once the lot issue is created, the zoning office will not sign off on a building permit. In short, the process stops upon the problem arising with the existence of the lot.

This means that the building permit was not granted to Mr. McGee, and will not be granted to him or the contiguous property owner until such time as the lot matter is resolved.

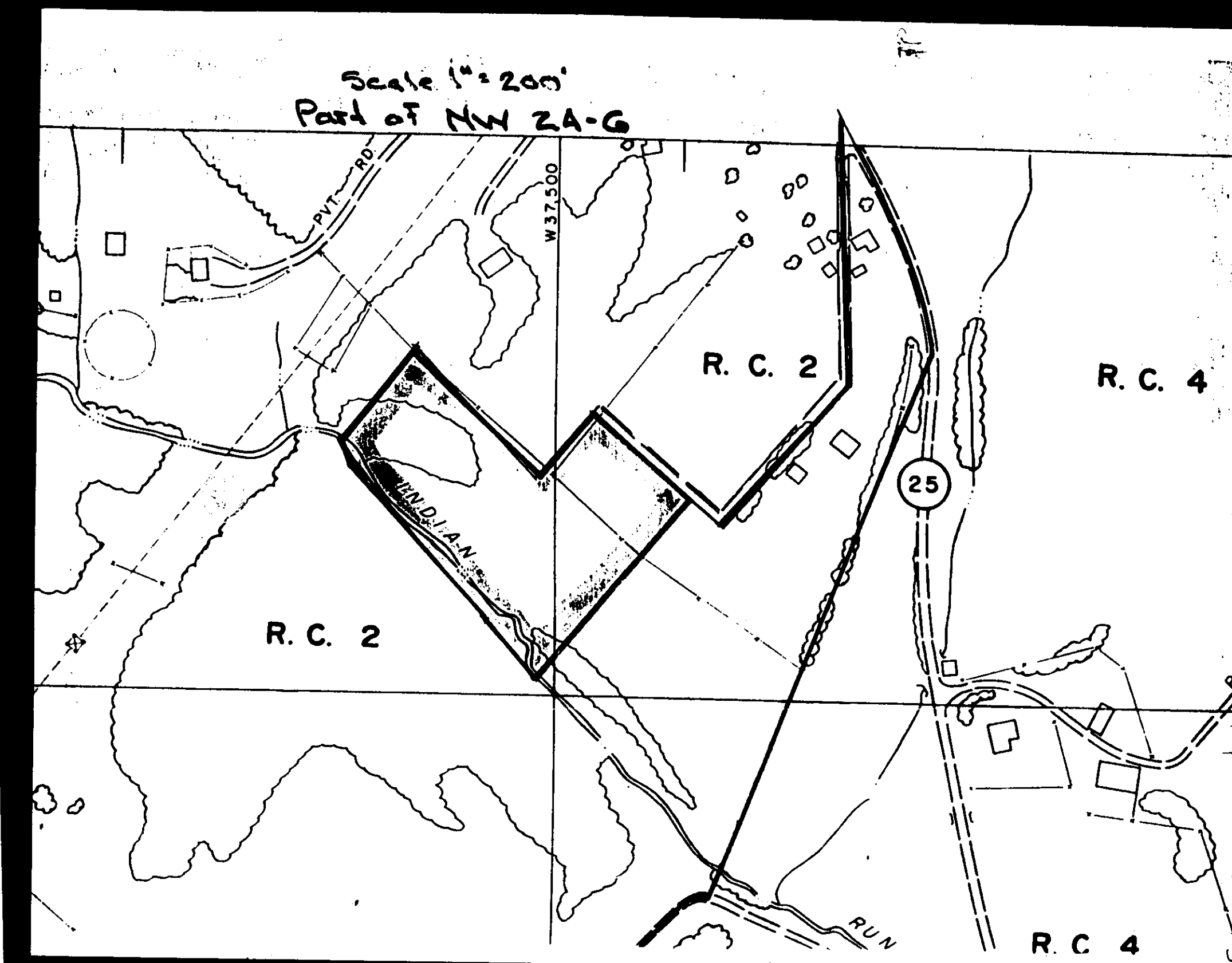
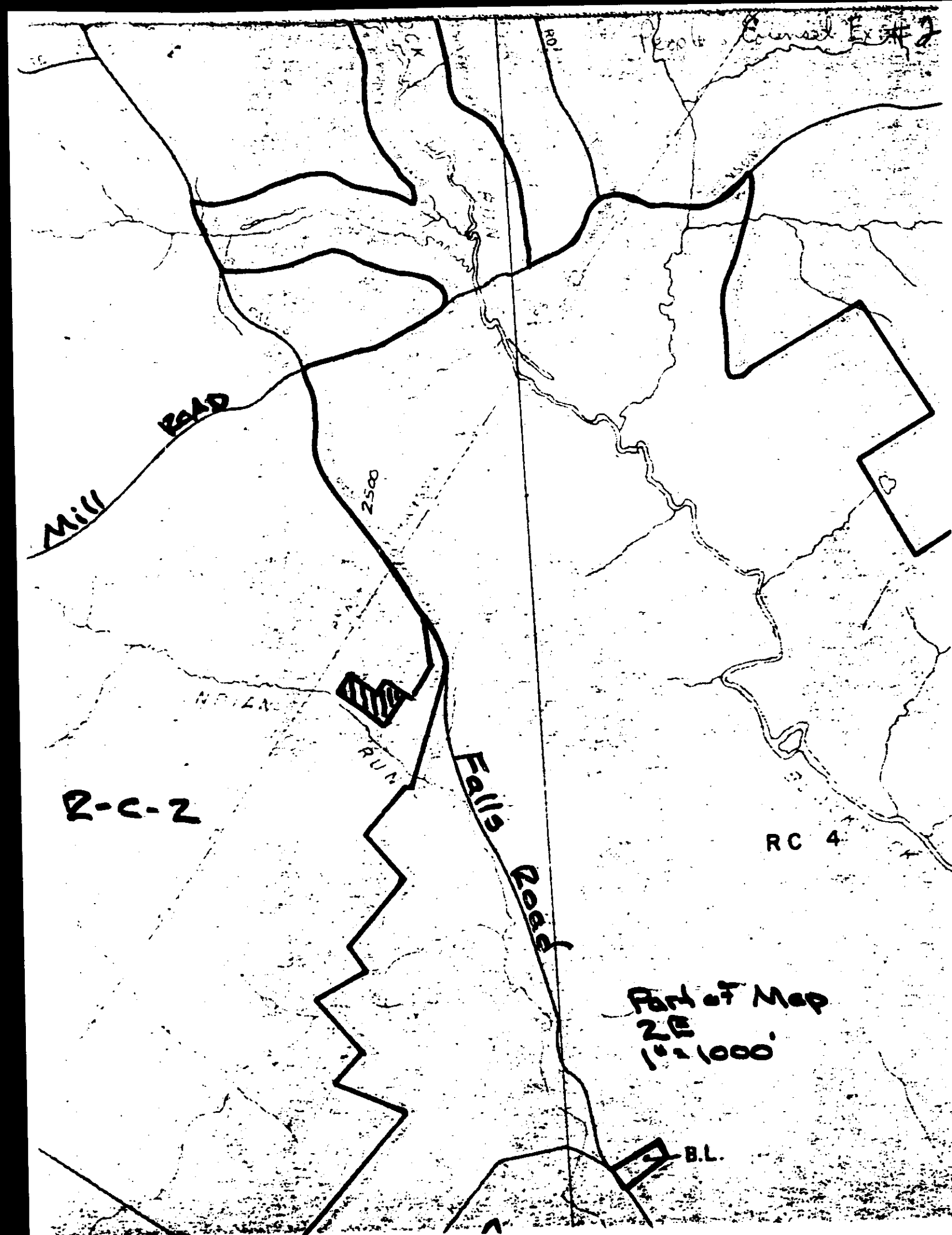
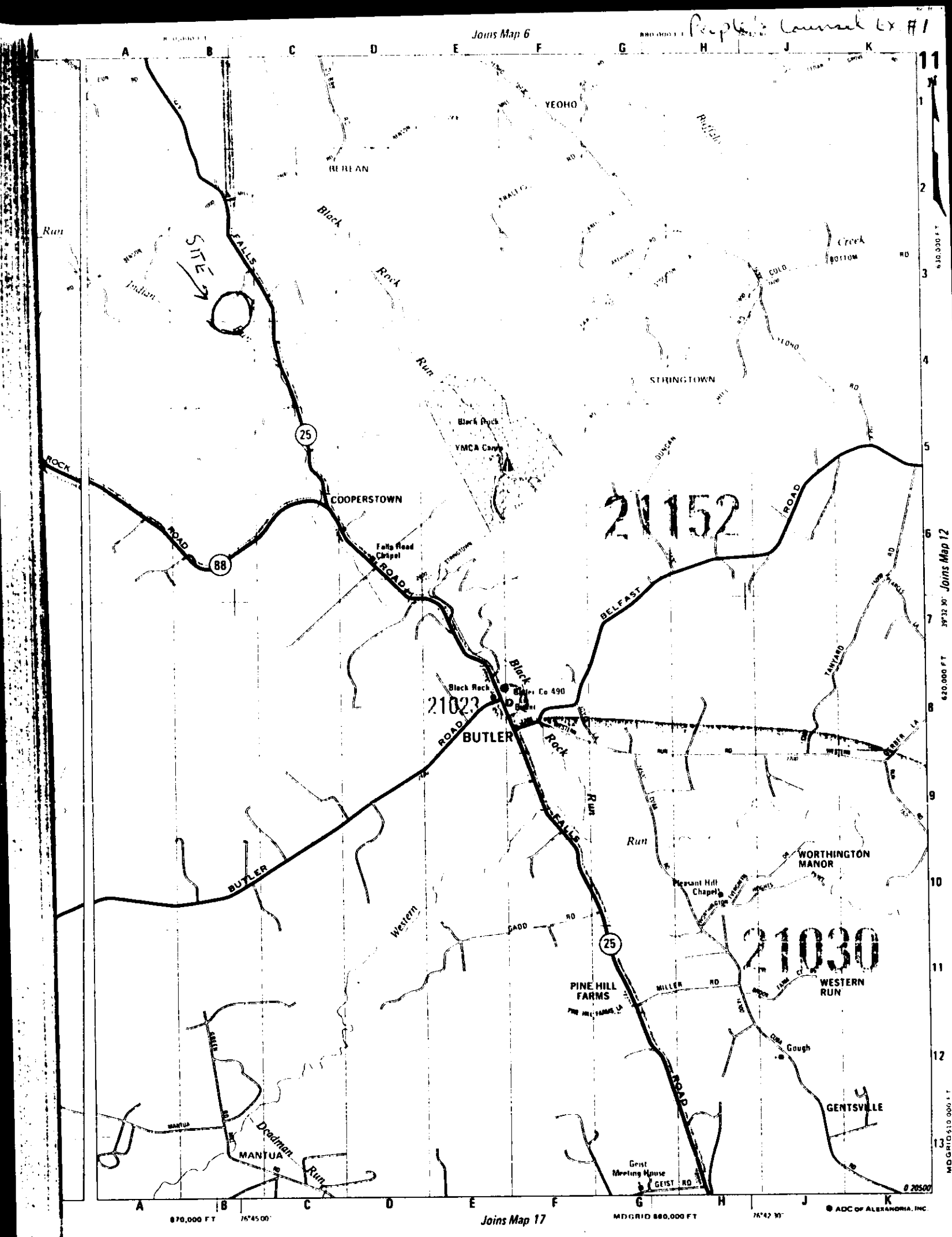
Once again, I apologize for the delay in responding to your request, and I hope that the Board will consider this matter in reaching its decision.

If the Board requires any additional or supplemental information, please do not hesitate to contact me.

Sincerely,

Hurst R. Hessey

HRH/dh
cc: Mr. Dennis McGee
Peter Max Zimmerman, Esquire
Peoples' Counsel
letwth.n05



People's Counsel Ex. #4

William Donald Schaefer
Governor

May 9, 1991

Ronald M. Kreitner
Director

Mr. Harold Reid
Chairman
Baltimore County Planning Board
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Reid:

Thank you for the opportunity to examine your Cycle V zoning reclassification petitions to the Board of Appeals.

We have several comments concerning Case Number R-91-363, which concerns Mr. Dennis McGee's request for reclassification of his 4-acre property from RC-2 to RC-5.

This property lies in an area now zoned entirely RC-2 and RC-4 for agriculture and watershed protection. There is no RC-5 land anywhere nearby. For this reason this appears to be a "spot" rezoning which would allow residential densities far greater than any allowed nearby.

We are concerned that a rezoning action allowing potential residential densities inappropriate to this rural area of Baltimore County sets a precedent for future reclassification petitions of this type which would endanger nearby agricultural and watershed lands if they are approved.

Please enter this letter into the hearing record for this case.

Thank you again for the opportunity to reply.

Sincerely,

Ronald M. Kreitner

RMK:MN:bet

cc: William T. Hackett, Chairman, Baltimore County
Board of Appeals
P. David Fields, Baltimore County Director of
Planning

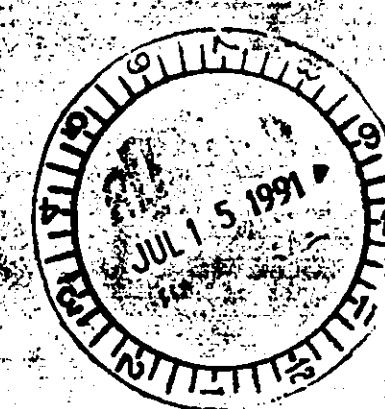
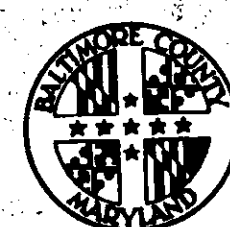
301 West Preston Street • Baltimore, Maryland 21201-2261
Office of the Director: (301) 225-4500 Fax: 225-4680 TTY: 383-7555

Report by the
Director of Planning and Zoning
to the
Baltimore County Planning Board

ZONING RECLASSIFICATION PETITIONS

Cycle V, 1991

May 31, 1991



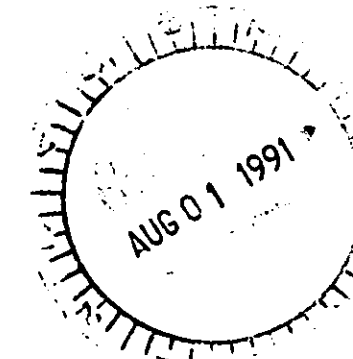
People's Counsel Ex. #5

Report by the
Baltimore County Planning Board
to the
Baltimore County Board of Appeals

ZONING RECLASSIFICATION PETITIONS

Cycle V, 1991

July 31, 1991



People's Counsel Ex. #6

IN THE MATTER OF THE * BEFORE THE
APPLICATION OF DENNIS G. MCGEE * COUNTY BOARD OF APPEALS
FOR A SPECIAL HEARING ON *
PROPERTY LOCATED ON THE WEST * OF
SIDE OF FALLS ROAD, 2500' *
SOUTH OF THE CENTERLINE OF * BALTIMORE COUNTY
BENSON MILL ROAD (15906 FALLS *
ROAD) * CASE NO. 90-62-SPH
5TH ELECTION DISTRICT *
3RD COUNCILMANIC DISTRICT * * *

OPINION

This is an appeal from the decision of the Deputy Zoning Commissioner's Order dated January 11, 1990 wherein Petitioner's Special Hearing request was denied. Specifically, the Petitioner is requesting non-density transfer of 4.00 acres to an adjoining property owner and to establish not more than two (2) lots from a 12.00 acre parcel in an RC-2 zone. The appeal to this Board is de novo. This decision is based upon the evidence and testimony presented to this Board including the stipulation of facts, proffers of testimony made by the Appellant and exhibits filed herein.

The Appellant appeared and testified in these proceedings represented by Counsel, Hurst R. Hessey, Esquire. Petitioner also produced the testimony of Michael B. Dallas, a registered surveyor, who offered the plat of the subject property into evidence as Petitioner's Exhibit No. 1. Deputy People's Counsel, Peter Max Zimmerman, Esquire, also participated in these proceedings and offered the testimony of Wallace S. Lippincott, Jr., Community Planner with the Office of Planning and Zoning.

The subject property is known as 15906 Falls Road and consists of part of a 12-acre tract presently zoned RC-2 located off of

People's Counsel Ex. #7



3rd Councilmanic District

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP REVISIONS

Date: 10/27/88
Sheet: 9

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING AND ACRES	REQUESTED ZONING AND ACRES	PLANNED ZONING AND ACRES	COMMENTS
3-061	Barnard Lockman by DE Thaler & Assoc's	SE of Belairtown Rd SE of Walston Rd	2.00	RC 2	RC 2	RC 2	See Issues 3-011, 3-031, 3-130, 3-367
3-062	Line 6 Reurick	SW Cor of York Rd & Roosevelt St (2418 York Rd)	0.11	RC 2	RC 2	RC 2	
3-063	John Maryann/Clover Hill Farm	SE cor of Walker & Eagle Hill Rd NW Side of Eagle Hill Rd	91.00	RC 4	RC 5	RC 4	
3-064	Marie J Chianotini et al by Nolan, Plimhoff & Williams	W Side of Dobbs Rd N of Benaco Hill Rd	36.71	RC 2	RC 4	RC 2	See Issue 3-332
3-065	Sabina D Beale	W Side of Green Rd 1320' E of Kirkwood Shop Rd	16.92	RC 2	RC 5	RC 2	
3-066	Charles Travers et al	SW Cor Middletown & Green Hill Rd	90.80	RC 5	RC 2 or RC 4	RC 5	See Issues 3-057, 3-213, 3-234, 3-328
3-067	Steve Wilson	SW Side of Central Ave N of Road Ave	2.50	DR 3.5	DR 5.5	DR 3.5	
3-068	Joe Allen & Wilma J Thompson	W Side of York Rd 600' S of 1-43 (1522 York Rd)	5.00	RC 5	RC-CR	RC 5	OVERLAY adopted

Petitioner's Ex. #2

IN RE: PETITION FOR SPECIAL HEARING
W/S Falls Road, 2500' S of the
c/l of Benson Mill Road
(15906 Falls Road)
5th Election District
3rd Councilmanic District

Dennis G. McGee
Petitioner

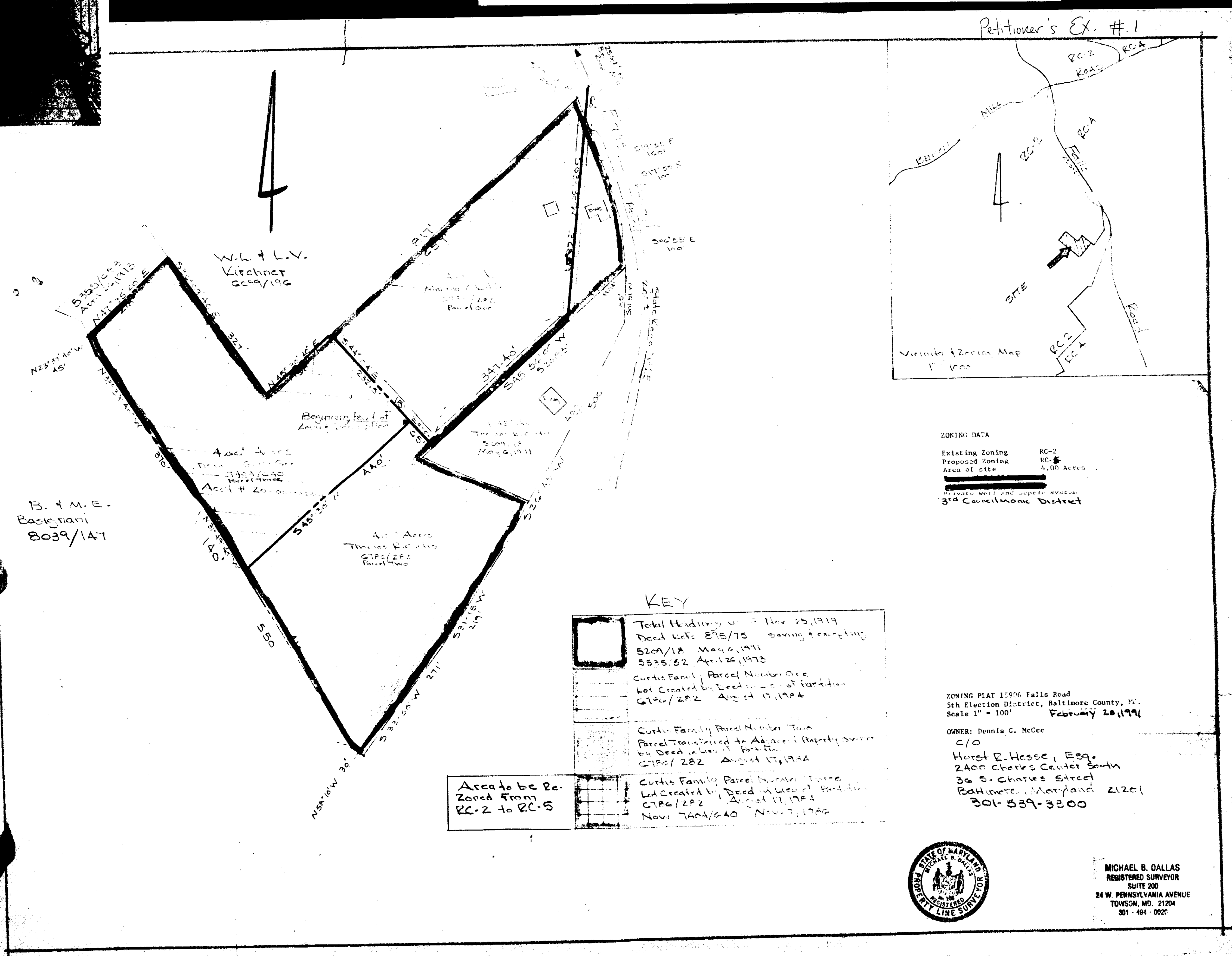
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 90-62-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve the non-density transfer of 4.00 acres to an adjoining property owner and to establish not more than two lots from a 12.00 acre parcel in an R.C. 2 zone, as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by J. Melville Townsend, Esquire. Also appearing on behalf of the Petition was Michael B. Dallas, Registered Property Line Surveyor. There were no Pro-estants.

Testimony indicated that the subject property, known as 15906 Falls Road, was part of a 12.00 acre tract zoned R.C. 2 located off of Falls Road, and is designated as Parcel 3 on Petitioner's Exhibit 1. Said property consists of 4.00 acres which Petitioner purchased by deed dated November 7, 1986. Mr. McGee testified that at the time of purchase, he understood the property was a buildable lot and he subsequently obtained all necessary financing for the construction of a home. However, upon application, for building permit approval by the Zoning Office, he was advised that the subdivision of the 12.00 acres into the three lots was an illegal subdivision as the R.C. 2 classification permits subdividing into only two lots. Through his Counsel, Mr. McGee argued that the spirit and intent of the zoning regulations can be met as one of the two parcels will



NOV 13 1988
S.I. 103-88
104-1-7-BA

Baltimore County, Maryland

BALTIMORE COUNTY BASE MAP SERIES -

REVISED RATE JUNE 63 FEB '68 MAY '70 SEPT '74 JAN '77	
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