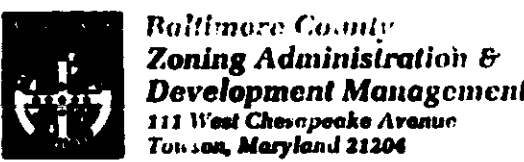


CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 93 Date of Posting: 6/1/93
Posted for: Variance
Petitioner: Gerry Brewster
Location of property: 14321 Green Rd - EB, 4100' N/Mon Tolu Rd
Location of Sign: Front of property at public road leading to property
Remarks: 10. Property is located
Posted by: M. Kelly Date of return: 6/1/93
Number of Signs: 1



Date: 5-19-93
GERRY BREWSTER - 14321 GREEN RD
GLYNDEN MD 21071
1a 1 VARIANCE (ADMIN) \$50
2002 SIGNS @ \$35 ea. \$70
TOTAL \$120

93-406-A

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: #416

Petitioner: Gerry L. Brewster

Location: 14321 Green Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ms. Barbara White

ADDRESS: Venable, Baetjer & Howard

210 Allegheny Ave., Towson, MD 21204

PHONE NUMBER: 494-6201

AJ:ggg

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 11, 1993

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Case No. 93-406-A, Item No. 420
Petitioner: Gerry Brewster
Petition for Administrative Variance

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 May 19, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lightizer
Secretary
Hal Kassoff
Administrator

HELENE KEHRING
Ms. Julia Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 93-406 (TRA)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Typewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: June 28, 1993
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 420, 435, 441, 443, 444, 445, 446, 447, 448, 457, 458, 459 and 461.
Date: 6/1/93 93-406-A
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 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Gerry L. Kern

PK/JL:lw

Clerking 4/21/93
435.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: June 10, 1993
FROM: J. Lawrence Pilson
Development Coordinator, DEPRM
SUBJECT: Zoning Item #420, Brewster Property
14321 Green Road
Zoning Advisory Committee Meeting of June 1, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

See the attached memo from W. Lippincott dated 6/10/93.

JLP:sp

Attachment

BREWSTER/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
Captain Jerry Pfeiffer
Fire Department
DATE: May 27, 1993
FROM: Fire Department
SUBJECT: Comments for 06/08/93 Meeting

Item 405	Building shall comply with applicable provisions of the 1991 Life Safety Code.
Item 416	No Comments
Item 417	No Comments
Item 418	No Comments
Item 419	No Comments
Item 420	No Comments
Item 421	No Comments
Item 422	No Comments
Item 423	No Comments
Item 424	No Comments

JP/dmc

RECEIVED
MAY 28 1993

ZADM

CPS-008

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

May 27, 1993

(410) 887-3353

Gerry Brewster
527 Allegheny Avenue
Towson, Maryland 21204

Re: CASE NUMBER: 93-406-A (Item 420)
14321 Green Road
8/8 Green Road, 4100' N of c/d Mantula Road
9th Election District - 3rd Councilmanic

Dear Petitioner(s):

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

1) Your property will be posted on or before June 6, 1993. The closing date (June 21, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

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.

Arnold Jablon
Director

cc: Robert A. Hoffman, Esq.

TO: Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Wallace Lippincott, Jr., Administrator
Baltimore County Agricultural
Land Preservation Program

SUBJECT: Review of Petition for Administrative Variance
Item 420, 14521 Green Road.

DATE: June 10, 1993

This one acre lot was excluded from a Maryland Agricultural Land Preservation Program easement for the use of the child of the seller of the easement for the construction of a home for his personal use. The lot was released in January of 1992.

Given the release has been accomplished, the only consideration with respect to this request is the effect that the setback variance will have on the agricultural capability of the easement property and adjacent properties. On this question, the request will have no significant impact.

In conclusion, there does not appear to be any adverse impact of the proposal on the agricultural resources of the area.

420

0089514 003525

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") made this 14th day of April, 1992, by and between DANIEL B. BREWSTER and JUDY LYNN BREWSTER, having an address at 14101 Green Road, Glyndon, Maryland 21071 ("Grantors") and the MARYLAND ENVIRONMENTAL TRUST, having an address at 275 West Street, Suite 322, Annapolis, Maryland 21401 ("Grantee").

WITNESSETH

WHEREAS the Maryland Environmental Trust is charitable in nature and is created and exists pursuant to Subtitle 2 of Title 3 of the Natural Resources Article, Annotated Code of Maryland (1989 Replacement Volume as amended), to conserve the natural and scenic qualities of the environment;

WHEREAS Grantors own in fee simple 4.12 acres of certain real property ("Property") situate, lying and being in the Eighth Election District of Baltimore County, Maryland, and more particularly described in Exhibit A attached hereto, which was conveyed to the Grantors by Crompton Smith and Frances Cochran Smith, his wife by deed dated June 15, 1972 and recorded among the land records of Baltimore County, Maryland in Liber 5275, Folio 326;

WHEREAS Grantors are willing to grant a perpetual Conservation Easement over the Property, thereby restricting and limiting the use of the land and contiguous water areas of the Property, on the terms and conditions and for the purposes hereinafter set forth, and Grantee is willing to accept such Conservation Easement;

WHEREAS Grantors and Grantee recognize the open-space conservation value of the Property in its present state, as a natural and rural area that has not been subject to development, and have identified significant conservation features in Exhibit B attached hereto;

WHEREAS Grantors and Grantee have a common purpose in conserving the dominant scenic, cultural, rural, agricultural, woodland and wetland character of the Property, and, except as hereinafter provided, preventing the use or development of the Property for any purpose or in any manner that would conflict with the maintenance of the Property in its open-space condition;

WHEREAS Grantee is authorized by the laws of Maryland to accept, hold and administer conservation easements, and possesses the authority to accept and is willing to accept

CULTURAL TRANSFER TAX 1
APPLICABLE
DATE 12/1/92
FOR TRANSFER
Baltimore Department of
Assessments & Taxation
for Baltimore County
12/1/92



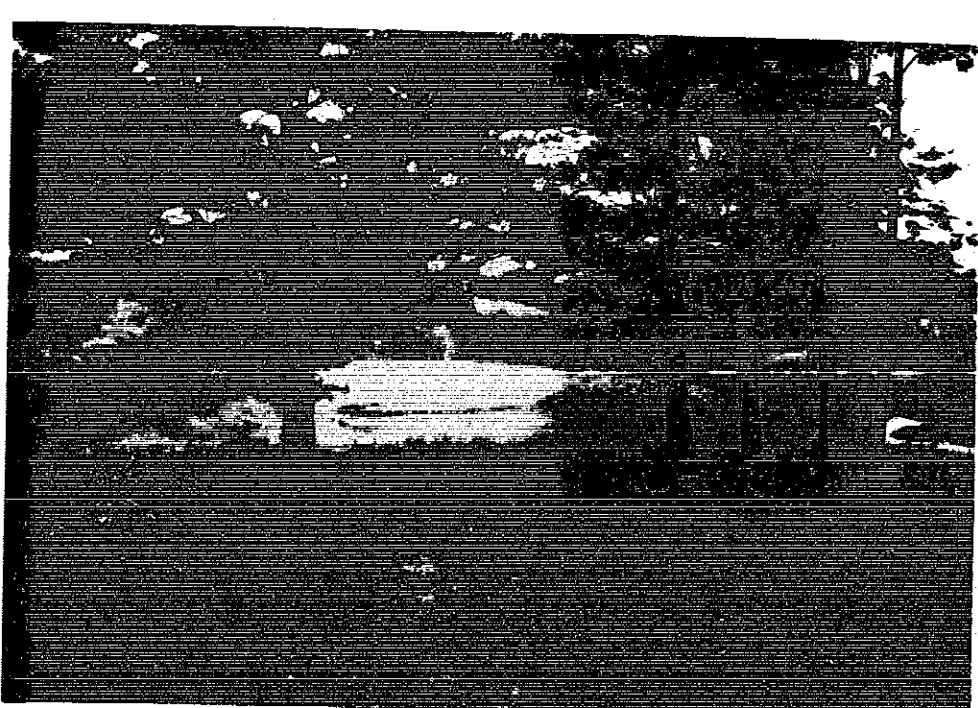
1. Wood pile marks site of proposed house. Fence in distance marks property line to the east and south.



3. View from Green Road looking east including site of proposed house and gravel pad.



2. View of site from Green Road which borders lot on the west side.



4. View looking south of property.



5. View south of property. Fence beyond trees marks southern lot line.



7. View of site looking south including gravel pad.



6. Fence marks approximate location of southern lot line.



8. Northwest corner of lot.



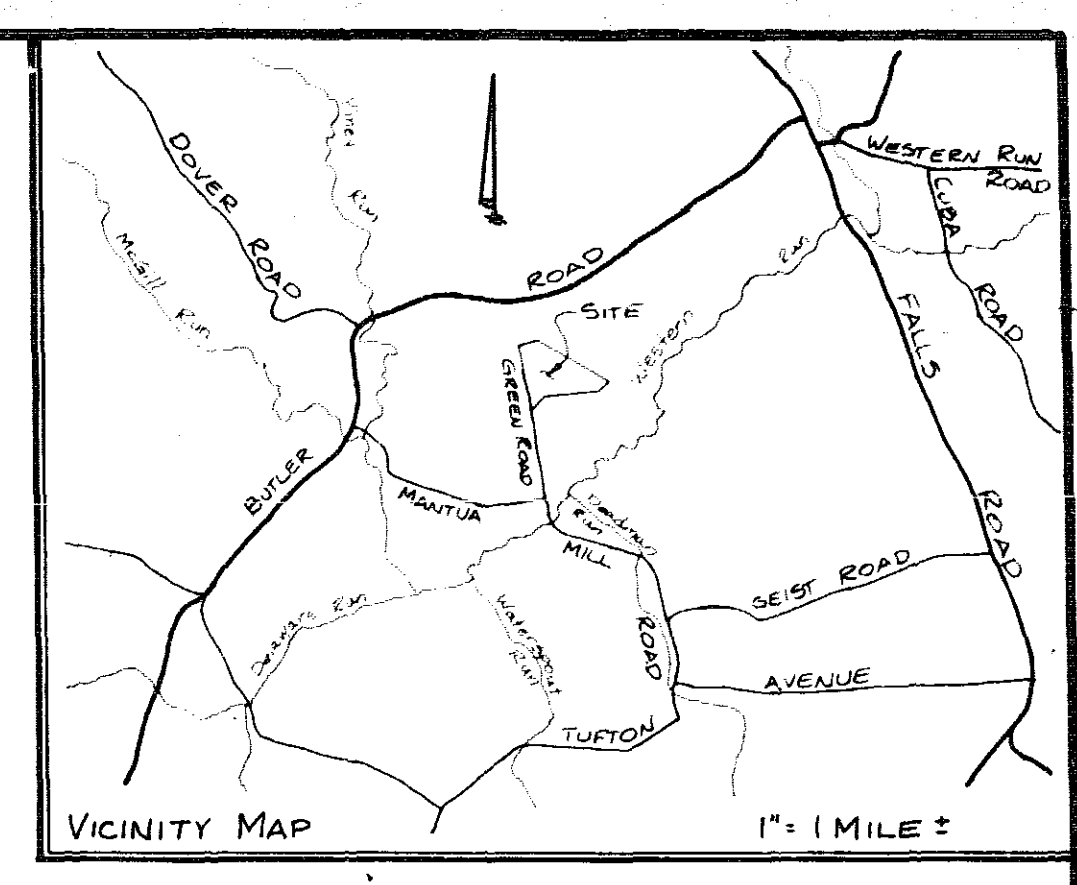
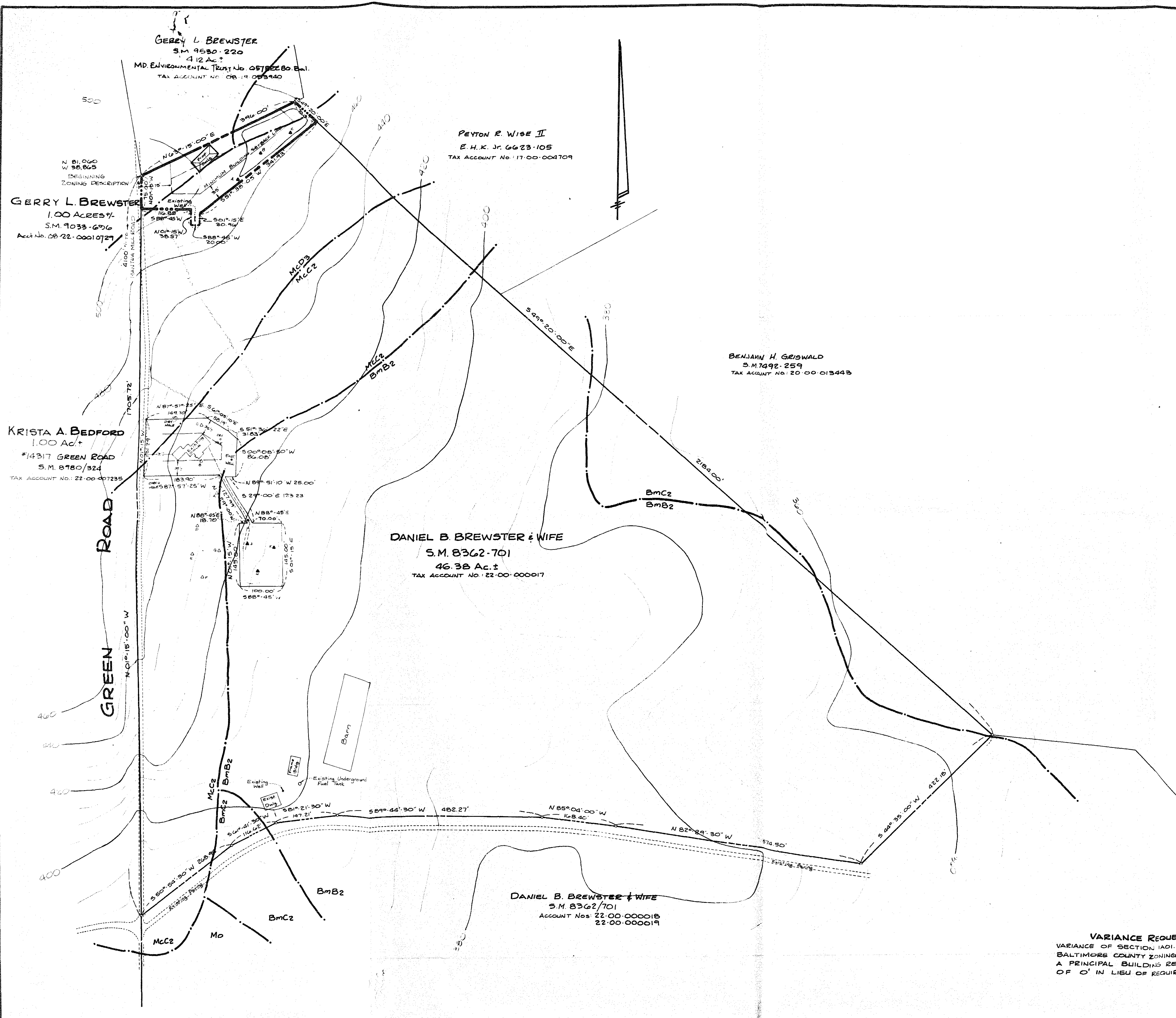
9. Approximate location of northern lot line looking east from Green Road. (Northern lot line abutting 4.12 ac. parcel in Maryland Environmental Trust)



11. Property line to the west abutting Green Road (View looking south on Green Road).



10. Southwest corner of lot abutting Green Road.



PLAT TO ACCOMPANY A PETITION
FOR AN ADMINISTRATIVE VARIANCE
PROPERTY OF
GERRY L. BREWSTER
#14321 GREEN ROAD

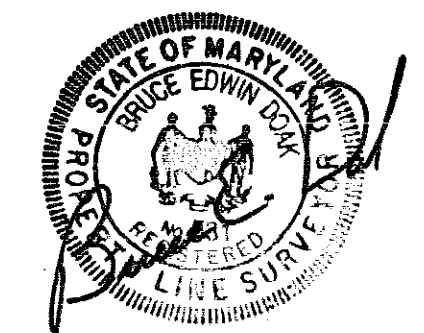
LOCATED IN
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DEED REF: S.M. 9033 folio 696
CONTAINING: 1.00 Ac. ±
TAX NO.: 22-00-010729
ZONED: RC-2
WAIVER NO.: 90-477
3RD COUNCILMANIC DISTRICT
CENSUS TRACT: 40B2
WATERSHED: 12
SUBSEWERSHED: 81

SEE MINOR SUBDIVISION APPROVED 10-30-91

420
93-406-A

VARIANCE REQUESTED
VARIANCE OF SECTION 101.3.B.3 OF THE
BALTIMORE COUNTY ZONING REGULATIONS.
A PRINCIPAL BUILDING REAR SETBACK
OF 0' IN LIEU OF REQUIRED 35'.

*Petition
attached*



SCALE: 1"=100'
MAY 14, 1993
GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towson Town Boulevard
Towson, Maryland 21204
(410) 825-4470



CC - SE

~~1988 COMPREHENSIVE ZONING MAP~~
~~Adopted by the Baltimore County Council~~
~~Oct. 1, 1988~~
Deborah A. Voss
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
William A. Howard
Chairman, County Council

SCALE
1" = 200'

LOCATION
EAST OF
DOVER

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SHEET
N.W.
21-G

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Bill Nos. 163-92, 164-92, 165-92, 166-92, 167-92, 168-92, 169-92

93-406-A