

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
230' +/- SW from inters. of * ZONING COMMISSIONER
Carroll Co. & Balto. Co. Line *
3731 Grave Run Road * OF BALTIMORE COUNTY
6th Election District *
3rd Councilmanic District * Case Nos. 94-163-SPH
Joseph E. Chenowith, et al
Petitioners * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 3731 Grave Run Road near Hoffmanville. The property straddles the Baltimore County/Carroll County boundary and is located in the northwest corner of Baltimore County. The Petition is filed by Joseph E. Chenowith, the property owner and Gloria J. Chenowith, his mother. She resides at an adjacent property known as 4333 Alesia Road, Millers, Md. The Petitioners seek approval of "a non-density transfer for the property owned by Joseph E. Chenowith to the property owned by Charles J. and Gloria J. Chenowith". The subject properties and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the public hearing for this case were various members of the Chenowith family. They included Gloria Chenowith, and her sons, Joseph E. Chenowith and Thomas Chenowith. Thomas Chenowith's wife, Lynda Chenowith, also appeared. Also appearing and testifying in support of the Petition was Joseph Larson, the surveyor who prepared the site plan. There were no Protestants present.

Uncontradicted testimony and evidence presented was that Charles J. and Gloria J. Chenowith originally acquired a sizeable farm in northwest Baltimore County in 1953. At that time, the farm was approximately 50.66 acres in area and straddled the Baltimore County/Carroll County line. The

majority of the farm was situated in Baltimore County. Numerous out conveyances were made over the years. The majority of these out conveyances occurred prior to November of 1979 when the R.C. zoning designation was adopted in Baltimore County. As is well settled, the adoption date of that legislation (Nov. 27, 1979) is determinative for establishing densities for properties in an R.C. zone. The subject site is zoned entirely R.C.2.

In 1985, Mr. and Mrs. Charles J. Chenowith subdivided their property and conveyed a parcel of 4.9054 acres to their son, Joseph E. Chenowith. The acreage conveyed constituted all of the lands owned by Mr. and Mrs. Chenowith in Carroll County and a small sliver (approx. 1.635 acres) which was situated in Baltimore County. Subsequently, the younger Chenowith constructed a house on the Carroll County portion of the lot and now resides there. The 1.0635 acre portion constitutes a part of Mr. Chenowith's yard and is unimproved.

Clearly, this subdivision was permissible and constituted a transfer of one of the two density units available to the tract as it existed in 1979. Thus, there can be no further subdivision of the property owned by the elder Chenowiths in that both density units have been utilized, one by the existing farm owned by Charles and Gloria J. Chenowith and the other as part of the parcel owned by Joseph E. Chenowith.

The property owners now come before me seeking permission for another subdivision. They propose conveying a small parcel out of the remaining farm from the northeast corner of same to another son, Thomas Chenowith and his wife, Lynda. Obviously, such a subdivision would not be permissible under the density regulations for the reasons set forth above. To cure this deficiency, the Petitioners come before me requesting a non-density transfer of that portion of the property now owned by Joseph

-2-

Chenowith to Charles and Gloria Chenowith. In effect, the Petitioners seek to restore two density units to the original farm so that one can be out conveyed to Thomas and Linda Chenowith. Complicating this matter is the fact that Joseph Chenowith's dwelling is located in Carroll County and is, obviously, not affected nor governed by the Baltimore County Zoning Regulations. As noted above, the only portion of Joseph Chenowith's property located in Baltimore County is a small portion between 1 and 2 acres in size which is unimproved. The Petitioners argue that a granting of the Petition will not detrimentally affect these properties and will be consistent with the spirit and intent of the B.C.2.R. From the property which comprised this farm located in Baltimore County in 1979, only two dwellings/densities will be utilized. Obviously, this is consistent with the spirit and intent of the density regulations.

Upon consideration of the evidence and testimony presented, I am persuaded that the Petition for Special Hearing should be granted. Therefore, I shall approve the non-density transfer of the sliver of property owned by Joseph E. Chenowith in Baltimore County to the farm tract owned by Charles and Gloria J. Chenowith. The title ownership of the Joseph E. Chenowith tract will be unaffected by this ruling. However, two density units will be restored to the original tract. Thereafter, the tract may be subdivided once more for the purpose of providing an out conveyance to Thomas and Lynda Chenowith. Clearly, this does not constitute any increase in density to the lands located in Baltimore County by the Chenowith family. I believe that such relief would be consistent with the spirit and intent of the R.C.2 zoning classification and will not be detrimental to the subject, or surrounding, properties.

Moreover, at the request of the Petitioners, I shall allow Joseph Chenowith the right to ultimately place an accessory structure within the

-3-

1.635 acres which is the subject of this Petition. Obviously, a principal structure cannot be allowed thereon and any accessory structure proposed must be in compliance with the zoning regulations and building code of Baltimore County.

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 granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of November, 1993, that, pursuant to the Petition for Special Hearing, approval of a non-density transfer for the property owned by Joseph E. Chenowith to the property owned by Charles J. and Gloria J. Chenowith, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Prior to the issuance of any permits, the Petitioners shall record a copy of this Order in the Land Records of Baltimore County. A copy of the recorded Order shall be submitted to the Zoning Commissioner's office for inclusion in the case file.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/28/93

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 10/24/93

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

B. Henrichson & Co.
Zoning Administration &
Development Management
817 West Chesapeake Avenue
Towson, Maryland 21204

10-12-93

030 - SPH - \$ 50.00
080 - SEN - \$ 35.00
TOTAL - \$ 85.00

01A018015H10WMC
PA 00121137410-12-93

985.00

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 24, 1993

Mr. Joseph E. Chenowith
3731 Grave Run Road
Hoffmanville, Md. 21107

RE: Case No. 94-163-SPH
Petition for Special Hearing
Joseph E. Chenowith and Gloria J. Chenowith, Petitioners

Dear Mr. Chenowith:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered 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 the Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

cc: Mrs. Gloria J. Chenowith, 4333 Alesia Road, Millers, Md. 21107
cc: Mr. and Mrs. Thomas Chenowith, 3600 Rockdale Road, Miller, Md.
cc: Mr. Joseph L. Larson, 105 W. Chesapeake Avenue, Towson, Md. 21204

Petition for Special Hearing to the Zoning Commissioner of Baltimore County for the property located at 3731 Grave Run Road which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 800.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A non-density transfer for the property owned by Joseph E. Chenowith to the property owned by Charles J. and Gloria J. Chenowith.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Other Interested Owner

Joseph E. Chenowith
4333 Alesia Rd 374-2801
Millers MD 21107

City State Zip

City State Zip

City State Zip

City State Zip

City State Zip

City State Zip

When do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)
Joseph E. Chenowith

City State Zip

City State Zip

City State Zip

City State Zip

City State Zip

City State Zip

City State Zip



SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 109 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 823-5215

ROBERT E. SPELLMAN, P.L.C.
JOSEPH E. LARSON
JOHN W. WOOD

94-163-SPH

DESCRIPTION FOR A SPECIAL HEARING, GRAVE RUN ROAD, NEAR
ALESIA ROAD, 6TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the County line
dividing Carroll County, Maryland and Baltimore County,
Maryland at the distance of 230 feet, more or less, measured
southwesterly along said County line from the center line of
ALESIA Road and running thence and binding on said County
line southwesterly 685 feet, more or less, thence leaving
said County line and running north 78 Degrees 47 Minutes 30
Seconds east 210 feet, more or less, north 15 Degrees 28
Minutes 11 Seconds east 626.53 feet and south 72 Degrees 30
Minutes 46 Seconds west 85 feet, more or less, to the place
of beginning.

Containing 1.9 acres of land, more or less.

09/27/93



ITEM #162

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
SHADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

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
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 162
Petitioner: _____
Location: _____
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Joseph E. Chenoweth
ADDRESS: 3731 Grave Run Road
Hoffmanville, MD 2107
PHONE NUMBER: 239-4359

AJ:ggg (Revised 04/09/93)

TO: PUYOENT PUBLISHING COMPANY
October 28, 1993 Issue - Jeffersonian

Please forward billing to:
Joseph Chenoweth
3731 Grave Run Road
Hoffmanville, Maryland 2107
410-823-3535

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-163-SPH (Item 162)
3731 Grave Run Road
230' x 75' SW from intersection of Carroll County and Baltimore County Line
6th Election District - 3rd Councilmanic
Petitioner(s): Joseph E. Chenoweth and Gloria J. Chenoweth
HEARING: WEDNESDAY, NOVEMBER 17, 1993 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve a non-density transfer.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

OCTOBER 22, 1993

NOTICE OF HEARING

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Special Hearing to approve a non-density transfer.

Arnold Jablon
Arnold Jablon
Director

cc: Joseph E. Chenoweth
Gloria J. Chenoweth
Joseph L. Laron
William R. Lenhard, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

November 16, 1993

William R. Lenhard, Esquire
10 E. Padonia Road
Timonium, Maryland 21093

RE: Case No. 94-163-A, Item No. 162
Petitioner: Joseph E. Chenoweth, et al.
Petition for Special Hearing

Dear Mr. Lenhard:

The Zoning Planning 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 October 12, 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 Lighthizer
Secretary
Hal Kassoff
Administrator

10-26-93

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: BALCO CC.
Item No.: 162 (RT)

Dear Ms. Minton:

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 project.

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,
Bob Small
for DAVID RAYHEE, ACTING CHIEF
John Constable, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2288 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: October 27, 1993

FROM: Pat Kellar, 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 148, Howard & Linda Miller
Item 162, 3731 Grave Run Road (Joseph E. Chenoweth)
Item 166, 1315 Denby Road (Michael E. Krompholz)

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 Long*
Division Chief: *David L. Kellar*

PK/JL:lw

ZAC.148/PZCNS/ZAC1

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

November 3, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #162 - Chenoweth Property
3731 Graves Run Road
Zoning Advisory Committee Meeting of October 25, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.
Development of the property is subject to Regulations for Forest Conservation.

JLP:VK:sp

CHENOW/DEPRM/TXTSBP

Baltimore County Government
Department of Permits and Licenses

OCTOBER 25, 1993

(410) 887-3410

111 West Chesapeake Avenue
Towson, MD 21204
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

ZONING AGENDA: MEETING OF OCTOBER 25, 1993

Owner: John L. Gross, Sr. and Helen Gross
Location: #926 Wampler Road
Item No.: 158 (JRF/JCM)

Owner: Joseph E. Chenoweth & Gloria J. Chenoweth
Location: #3731 Grave Run Road
Item No.: 162 (RT)

Owner: Cedarside Farm Joint Venture
Location: Lot 39, Cedarside Farm
Item No.: 163 (RT)

Owner: Edward A. Klingenstein, Jr. & Irene E. Klingenstein
Location: Lot 1, Middleborough
Item No.: 164 (JLL)

Owner: Thomas J. Lasek
Location: #2240 Vailthorn Road
Item No.: # 165 (JRF)

Owner: Michael E. Krompholz & Brigita M. Krompholz
Location: #1315 Denby Road
Item No.: 166 (JJS)

Owner: Anthony Scott Braglio, Sr.
Location: #5310 Dogwood Road
Item No.: #167 (JRA)

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.

Approved: *Robert D. Smith*
Fire Prevention Bureau
8/3/93

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 23, 1993

Ms. Gloria J. Chenoweth
4333 Alesia Road
Millers, MD 21107

RE: Chenoweth Property
Hoffmanville Road
5th Election District

Dear Ms. Chenoweth:

Your 50 acre parcel is currently zoned R.C.-2. Enclosed please find the Baltimore County Zoning Regulations entitled "Height and Area Regulations" for R.C.-2 zoned property. As you can see, any property between 2 and 100 acres may only be subdivided once after the effective date of the regulations (November 25, 1979). As indicated by your letter in 1985 you subdivided a 4.9054 acre parcel off for your son. 1.635 acres of that parcel is located in Baltimore County and would be considered the buildable lot allowed.

The only way it would be possible to subdivide another lot would be to have your son, Joseph, apply for a special hearing to allow the 1.635 acre area within Baltimore County declared non-buildable for principle as well as accessory structures. This action if approved would allow a second lot to be taken off.

Should you have any questions, please do not hesitate to contact me at 887-3391.

Sincerely,

Catherine A. Milton
Catherine A. Milton
Planner I

CAM/jaw

cc: LTB & Associates

Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, Maryland 21204

May 26, 1993

Re: Chenoweth Property

Dear Mr. Jablon,

I am the owner of a 50.66 acre farm purchased in 1953 and located on Hoffmanville Road in northern Baltimore County, adjacent to the Baltimore - Carroll County Line. The property is zoned RC-2.

I wish to cut out a building lot for a family member and need verification that this can be accomplished and the process by which this would be achieved. It is understood that passing percolation tests would be required to do this. Also, would the creation of the new lot be exempt from the Forest Bill requirements?

Included herewith is information compiled by the surveyor, Leonard Bohager of LTB & Associates, showing the original outline of the property, the parcels that have been sold out, and the remaining farm parcel. All conveyances out of this farm were done prior to 1979 except for a 4.9054 acre parcel created in 1985 which lies mostly in Carroll County. Mr. Bohager has previously contacted Kate Milton of your office concerning this.

Thank you in advance for your cooperation in this matter and we will be looking forward to your response in the very near future. A check in the amount of \$10 has been enclosed for processing.

Very Truly Yours,

Gloria J. Chenoweth
374-280

P.S. Please copy all correspondence to:
LTB & Associates
2741 Ebbvale Road
Manchester, Maryland 21102

RECEIVED
JUN 17 1993
4333 Alesia Rd
MD
MILLERS 21107
ZADM

1A01.3---HEIGHT AND AREA REGULATIONS [Bill No. 98-75]

A. Height regulation. No structure hereafter erected in an R.C. 2 zone shall exceed a height of 35 feet, except as otherwise provided under Section 300. [Bill No. 98-75]

B. Area regulations. [Bill No. 178-79]

1. Subdivision Lot Density. No lot of record lying within an R.C. 2 zone and having a gross area of less than 2 acres may be subdivided. No such lot having a gross area between 2 and 100 acres may be subdivided into more than 2 lots (total), and such a lot having a gross area of more than 100 acres may be subdivided only at the rate of 1 lot for each 50 acres of gross area. In cases where land in single ownership is crossed by existing or proposed roads, rights-of-way, or easements, the portions of land on either side of the road, right-of-way, or easement shall not be considered separate parcels for the purpose of calculating the number of lots of record with the exception that any zoning petition site plan, subdivision plan or record plat filed with or approved by the county between November 27, 1979 and October 1, 1990 shall not be so affected and be considered valid, provided as to any zoning petition pending on appeal, that it be upheld on appeal. [Bill No. 178-79; Bill No. 199-1990]

2. Lot size. A lot having an area less than 1 acre may not be created in an R.C. 2 zone. [Bill No. 178-79]

3. Setback requirements. No principal structure or dwelling (whether or not it is a principal structure) in an R.C. 2 zone may be situated within 75 feet of the centerline of any street or within 35 feet of any lot line other than a street line. [Bill No. 178-79]

4. Principal dwellings per lot. No more than 1 principal dwelling is permitted on any lot in an R.C. 2 zone. [Bill No. 178-79]

1A01.4---MARYLAND AGRICULTURAL LAND PRESERVATION PROGRAM

The use or development of land in an agricultural district established in accordance with Section 2-509 of the Agricultural article of the Annotated Code of Maryland, 1974, 1979 Cumulative Supplement, shall be governed by agricultural land preservation provisions

REV 05/91

1A-10

DATE 06/18/93
TIME 15:35:45
PROPERTY NO. DIST. GROUP CLASS OCC. HISTORIC
20 00 004476 06 2-1 04-00 N NO
CHENOWETH 305 FM

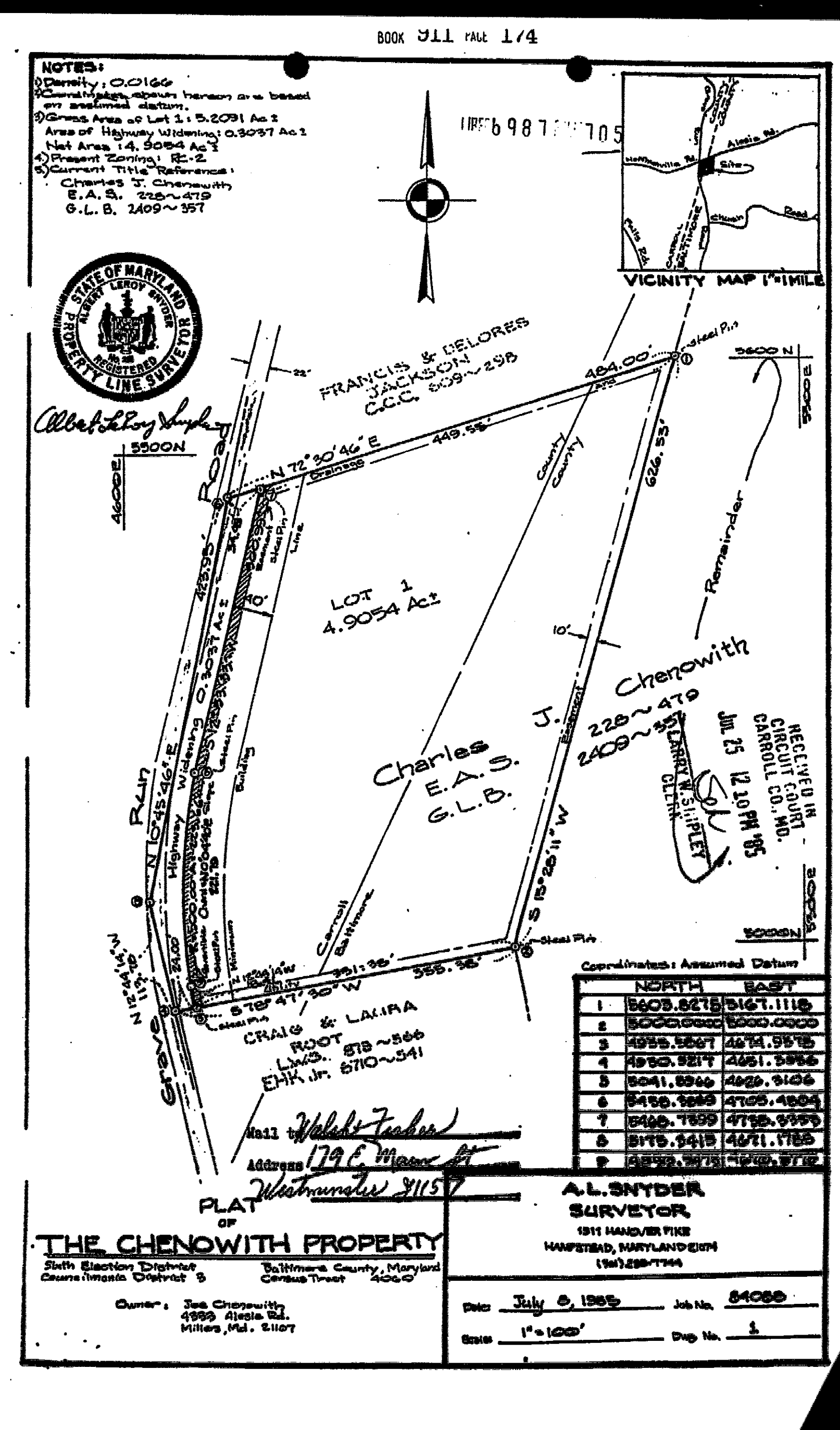
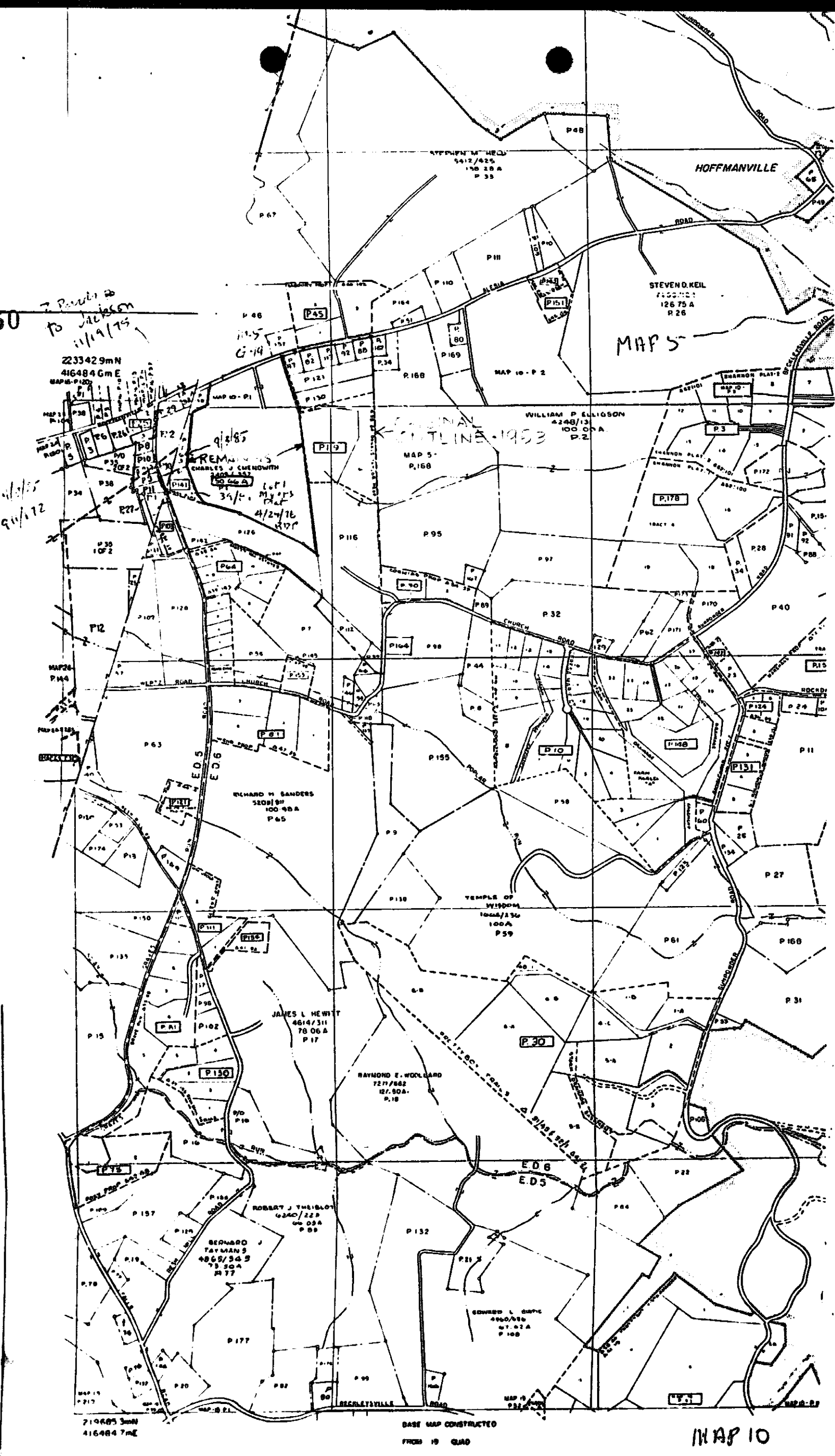
4333 ALESIA RD
MILLERS MD 21107 1500 FORMER GROUP CHENOWETH 305 FM
MILLERS
FLV PROPOSED
LAND 35.390 32.220
IMPV 0 0
TOTAL 35.390 32.220
PREP 0 0
CURT 0 0
DATE 09/89 10/92
TAXABLE BASIS FM DATE
93/94 ASSESS 12.800 09/00/00
92/93 ASSESS 14.150 09/00/00
00/00 ASSESS 0 09/00/00
ENTER-INQUIRY2 PA1-PRINT PF4 MENU PF5 QUIT

DATE 06/18/93
TIME 15:35:45
PROPERTY NO. DIST. GROUP CLASS OCC. HISTORIC
20 00 004476 06 2-1 04-00 N NO
LOT... BOOK... 0609 MAP... 0016 LOT WIDTH...
BLOCK... FOLIO... 0000 GRID... 0001 LOT DEPTH...
SECTION... PARCEL... 0163 LAND AREA...
PLAT... YEAR BUILT...

TRANSFER DATA
NUMBER... 038673 STATUS...
DATE... 09/03/92 CLASS CODE...
PURCHASE PRICE... 0 STATE EXEMPT CODE...
GROUND RENT... 0 COUNTY EXEMPT CODE...
DEED REF LIBER... 6987 CURR STATE EX ASMT...
DEED REF FOLIO... 0703 PRIOR STATE EX ASMT...
CONVEYED IND... 7 CURR COUNTY EX ASMT...
101 PART TRANS... 1 PRIOR COUNTY EX ASMT...
GRANOR ACCT NO... 20 00-004476
CRITICAL NEW CONST CARD
AREAS CODE YEAR NO CODE SQ. FEET
00098

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4 MENU PF5 QUIT
DATE 06/18/93
TIME 15:35:45
PROPERTY NO. DIST. GROUP CLASS OCC. HISTORIC
20 00 004476 06 2-1 04-00 N NO
REC CREATE DATE... 10/23/92 COUNTY...
DELETE CODE... 10/30/92
DATE DELETED... 09/00/00 09/00/00
LAST FM DATE... 03/08/93 03/19/93
LAST FM TYPE... C C
PREV FM DATE... 01/04/93
PREV FM TYPE... R

TAXABLE ASSESS
93/94 ASSESS 12.800
92/93 ASSESS 14.150
00/01 ASSESS 0
ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4 MENU PF5 QUIT



SPELLMAN LARSON & ASSOCIATES, P.A.
105 West Chesapeake Avenue
TOWSON, MARYLAND 21204
Phone 301-823-3635

LETTER OF TRANSMITTAL

DATE 10/11/93 JOB NO. 93054
ATTENTION Mr. Reg Tangulig
RE 3731 Grave Run Road

TO Mr. Arnold Jablon, Director
Office of Zoning Administration & Dev Mgmt
Baltimore County
County Office Bldg
Towson MD 21204

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☒ Documents

COPIES	DATE	NO.	DESCRIPTION
3 Orig	Undated	--	Petition for Special Hearing
3	09/27/93	--	Legal Description
12	09/27/93	--	Plat to Accompany Petition for Special Hearing
1	10/08/93	--	Amended partial copy of Zoning Map 35-1 N.W.
1	06/23/93	--	Balto. Co. Letter of Approval for Special Hearing
1	09/30/93	--	Overall Property Plat and Title Review
1	10/11/93	--	Application Fee - \$85.00

THESE ARE TRANSMITTED AS CHECKED BELOW:
☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐
☐ FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

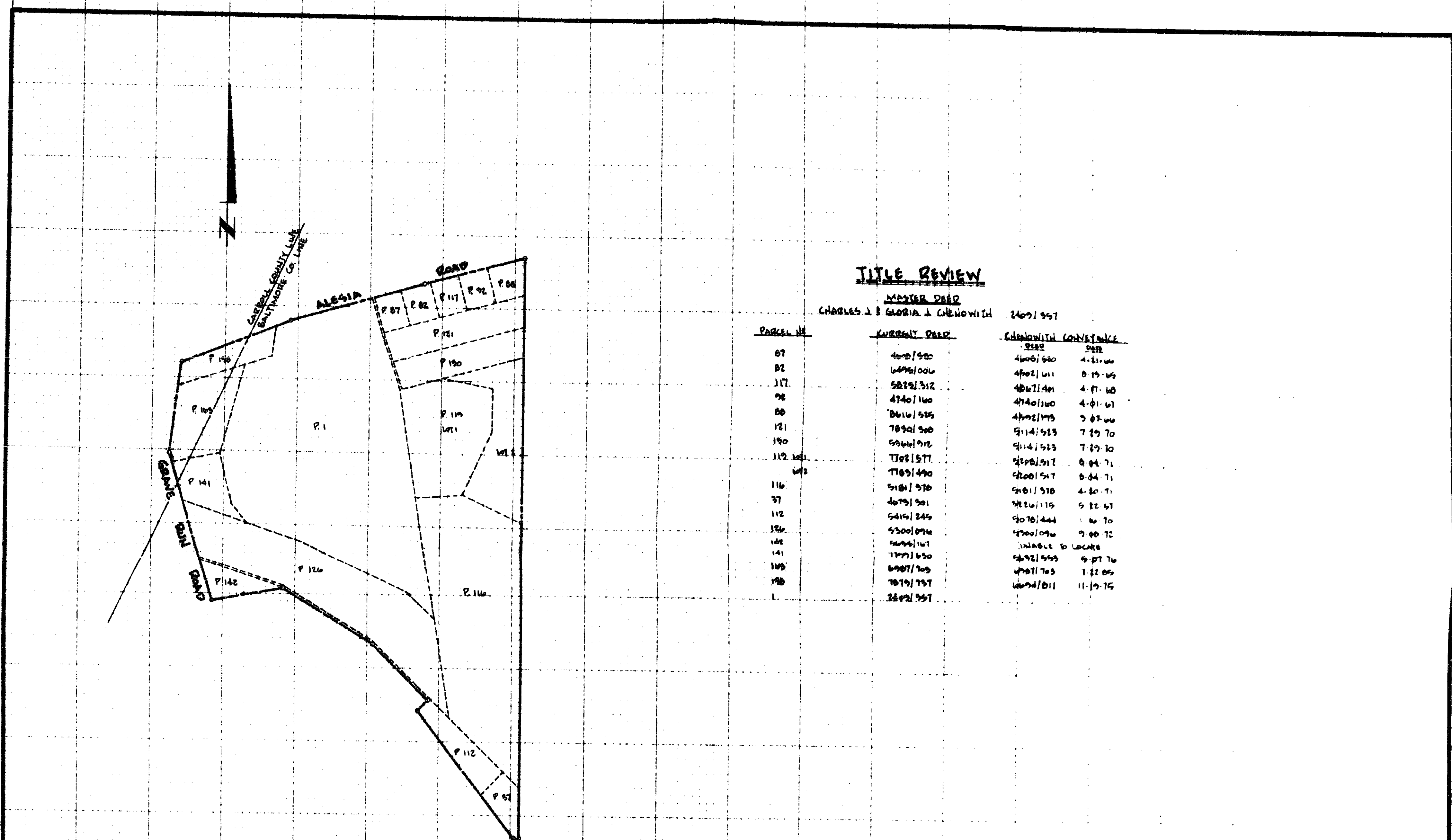
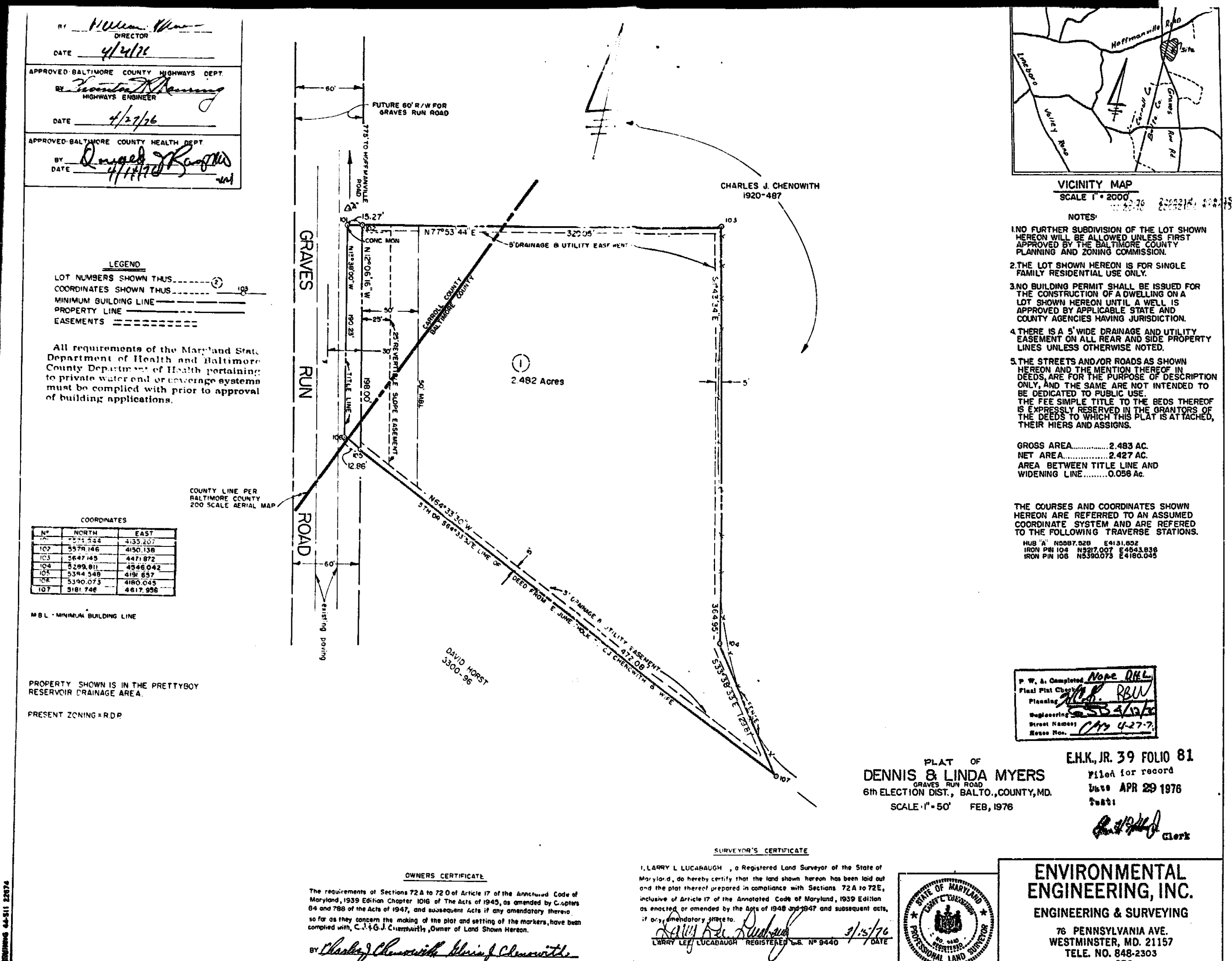
REMARKS:

COPY TO: Mr. R. Lashard
Mr. & Mrs. Thomas Chenoweth
105 W. Chesapeake Ave.
Towson, MD 21204

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
JOSEPH LARSON	105 W. CHESAPEAKE AVE TOWSON, MD. 21204
Joseph Chenoweth	4333 Alesia Rd. Millers, MD 21107
Thomas Chenoweth	3731 Grave Run Rd Millers, MD 21107
Linda Chenoweth	4333 Alesia Rd Millers, MD 21107
Gloria Chenoweth	4333 Alesia Rd Millers, MD 21107



TITLE REVIEW

MAYSTAD PRD

CHARLES J. & GLORIA A. CHENOWETH

2409/357

Parcel No.

Parcel Area

Chenoweth Contingence

87

4.00/500

4.00/500

4.00/500

88

4.00/500

4.00/500

4.00/500

89

4.00/500

4.00/500

4.00/500

90

4.00/500

4.00/500

4.00/500

91

4.00/500

4.00/500

4.00/500

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101

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4.00/500

102

4.00/500

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103

4.00/500

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4.00/500

4.00/500

109

4.00/500

4.00/500

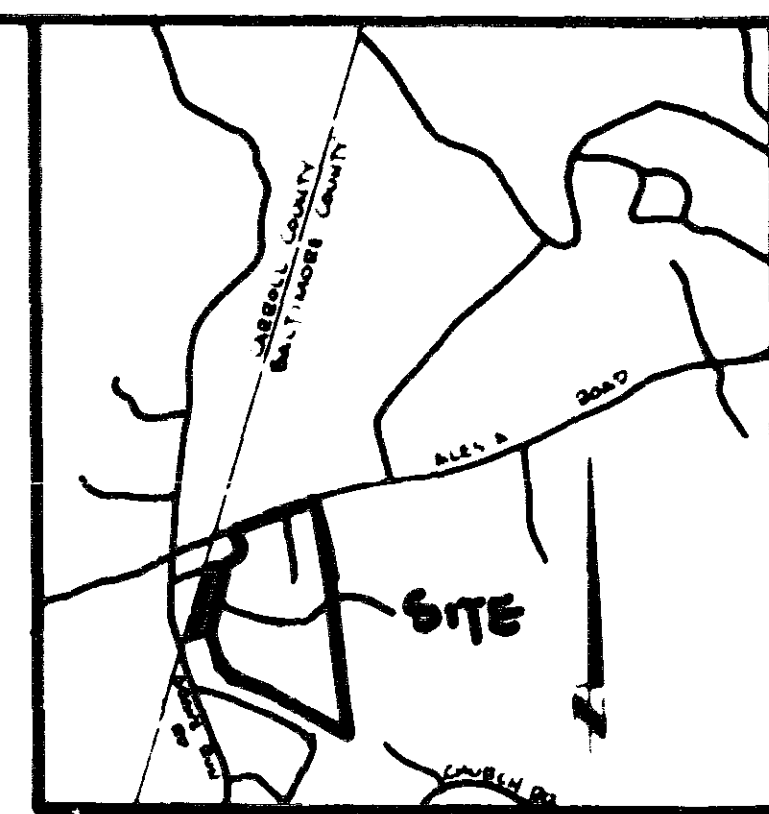
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110

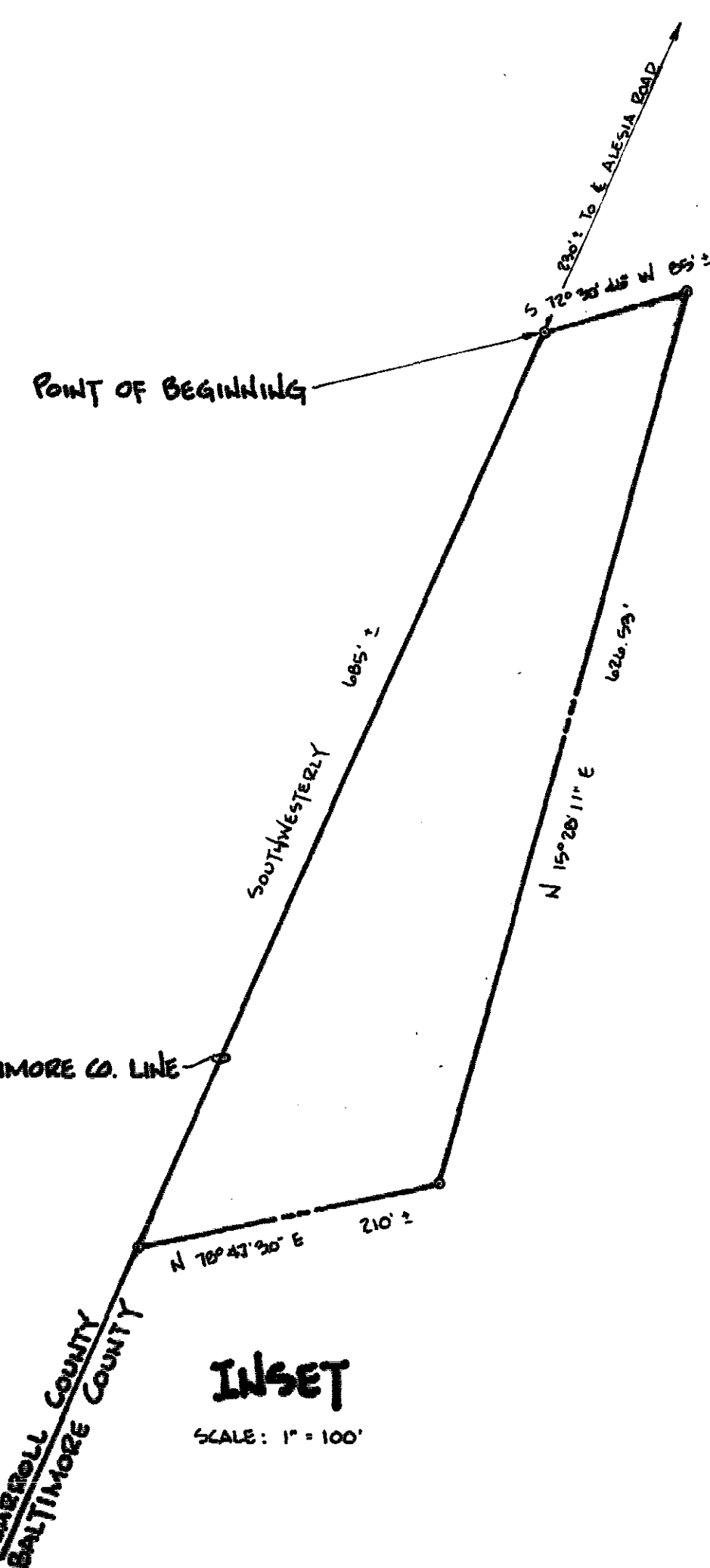
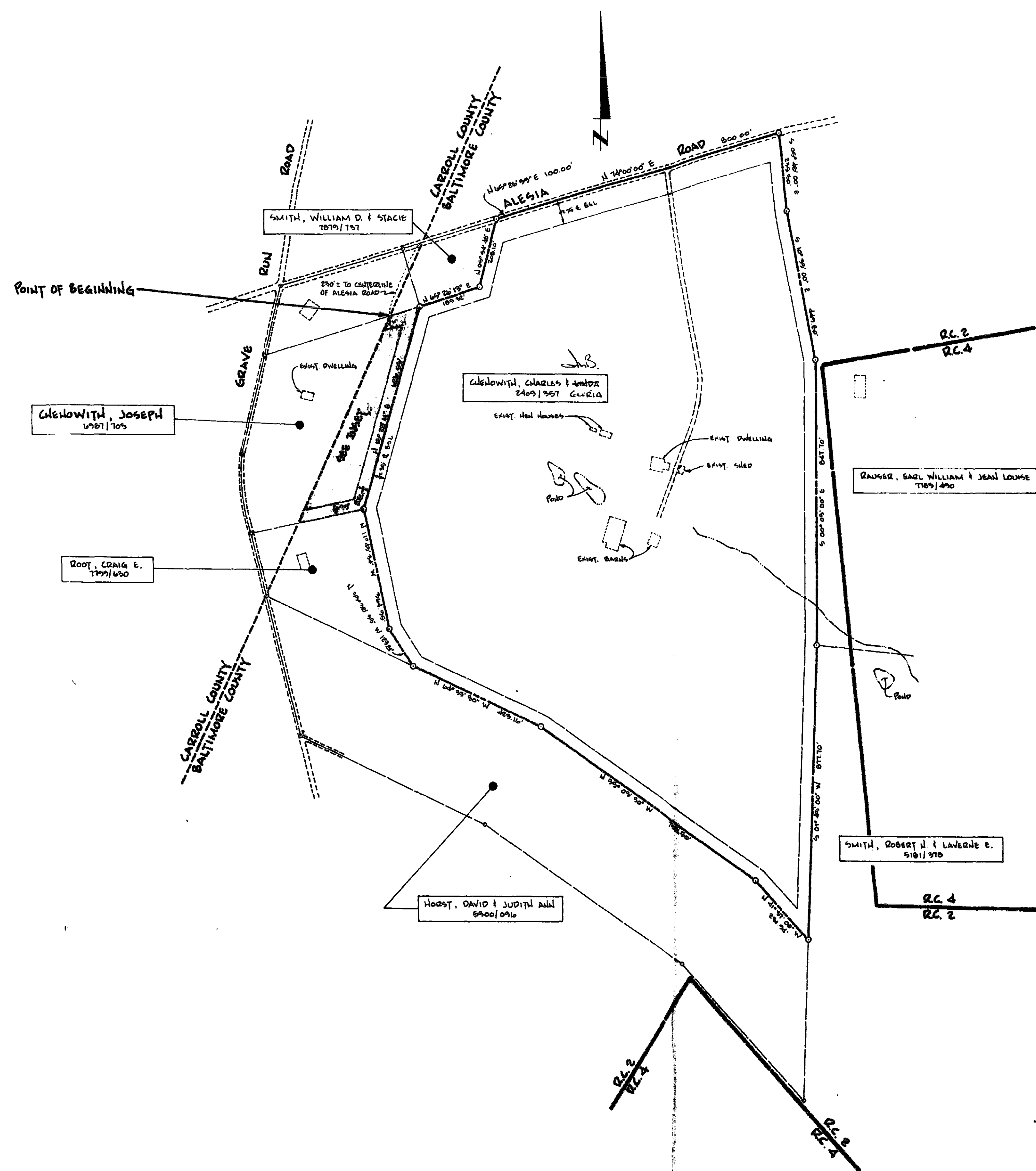
4.00/500

4.00/500

4.00/500



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

1. COUNCILMANIC DISTRICT 5
2. CENSUS TRACT 4040
3. PRIOR ZONING HEADING NONE
4. ZONING RC 2
5. OWNED CHENOWETH, JOSEPH
6. DEED REFERENCE: 4987/1989
7. TAX ACCOUNT NUMBER: 20 00 004474
8. 220 ± TO THE INTERSECTION OF GRAVE RUN RD. & ALEXIA RD.
9. ZONING MAP: JUNE 1, 1990
10. AREA OF CHARLES & ANNE CHENOWETH TRACT: 590.00 AC ±
11. AREA OF JOSEPH CHENOWETH TRACT: 4.000 AC ± (TOTAL)
12. AREA OF PARCEL UNDER PETITION: 1.90 AC ±

PETITIONER'S EXHIBIT 1



ITEM # 162

REVISIONS	
NO.	DATE DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 109, JEFFERSON BLDG., TOWSON, MD. 21204
PHONE 823-3535

OWNER
JOSEPH CHENOWETH
#3731 GRAVE RUN ROAD
HOFFMANVILLE, MARYLAND 21107

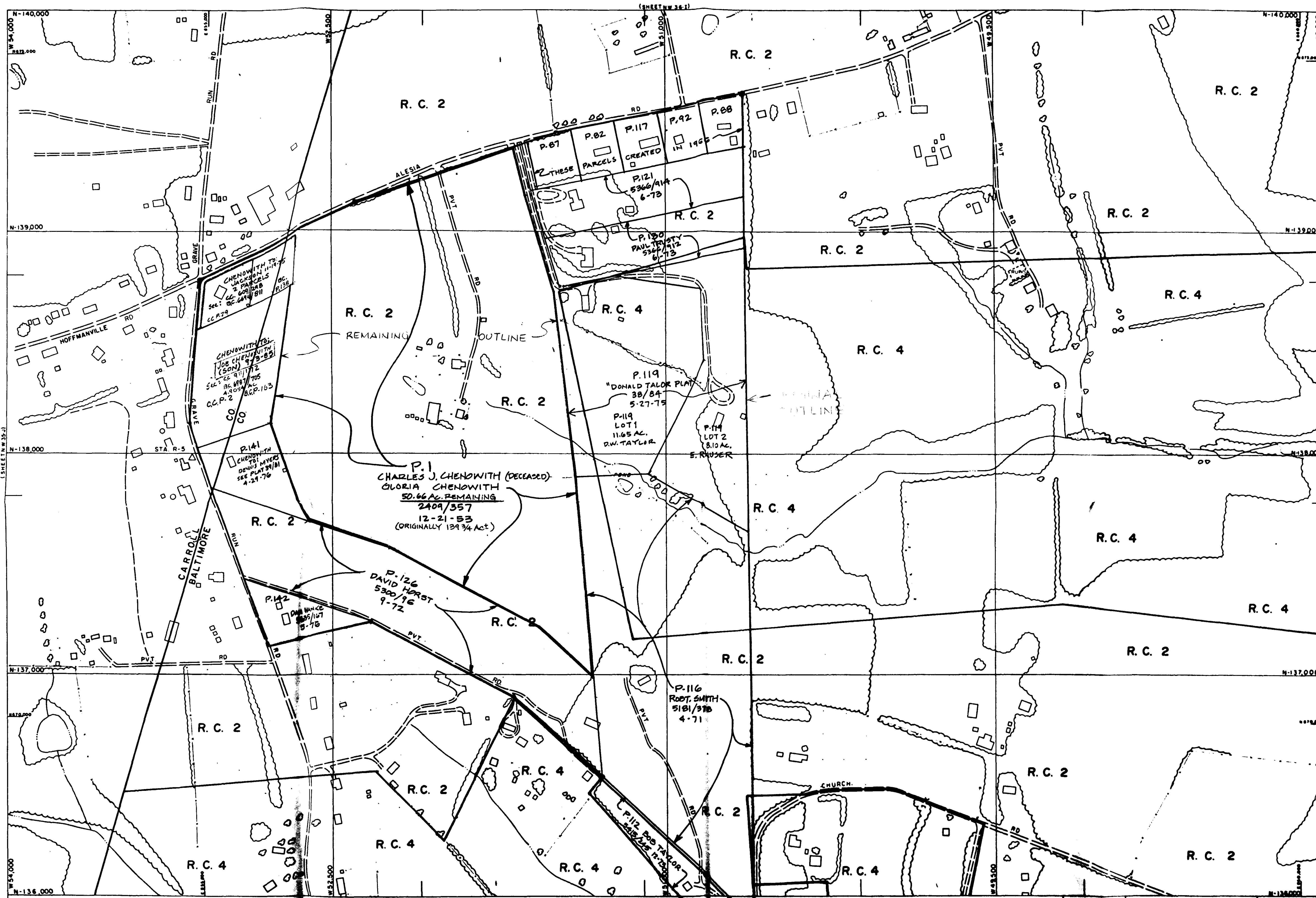
FILE TO ACCOMPANY PETITION FOR SPECIAL HEARING
#3731 GRAVE RUN ROAD

SECTION DISTRICT 5 BALTIMORE COUNTY, MD.
SCALE: 1" = 100' DATE: 9-27-90 SHEET: 1 OF 1

ZONING NOTE

REFER TO LETTER OF APPROVAL FROM THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT DATED JUNE 28, 1990.

94-163-SPH



00-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21218

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992

SCALE
 1" = 200'

LOCATION
 SOUTH WEST
 OF HOFFMANVILLE

SHEET
 N.W.
 35-1

DATE OF PHOTOGRAPHY
 JANUARY 1986

William A. Harrel
 Chairman, County Council