

DENSITY CALCULATIONS SECTION 3

1. Total Acreage Section 3	52.64 AC
2. Existing Zoning	DR 3.5
3. Number of units permitted	240
4. Number of gross dwelling units	CO
5. Number of Apartments 138, No. TH's 138	= 276 Units
6. Required L.O.S (3.0% of 276)	253 AC
7. Proposed L.O.S	433 AC
8. Req. Parking (2.2 per Lot @ 2 per apt)	272 SP
9. Prop. Parking	672 SP



DR 3.5
Blucher
6/24/45

PETITIONER'S
EXHIBIT 1C

RE-SUBDIVISION OF LOT 15
THIRD AMENDMENT
SHEET 3 OF 3
SECTION 2
SUPPLEMENT TO FINAL DEVELOPMENT PLAN
PERRY HALL GARDENS
11TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1"=100'
DEVELOPER
CHAPEL HALL LAND CO INC
1085 YORK ROAD
COCKEYVILLE, MD 21220

PURPOSE: FOR FIRST AMENDMENT
TRANSITION LIMIT, CREATED BY SALE OF
HOUSES IN LOTS 3 THRU 15, MILLNER RD
NEW APARTMENTS, ALL LAYOUT E, W, OF G
SEPT. 10, 1974

SEPT. 10, 1973
OCT. 26, 1973
APR. 22, 1974
SEPT. 17, 1974
MAR. 31, 1975

MCA
MATA, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1000 Grand Bridge Rd., Baltimore, Md.

MICROFILM

Private Land
Bureau of Reclamation

Palmire Gate Electric

Dept. of Forest & Parks

Transmission Line

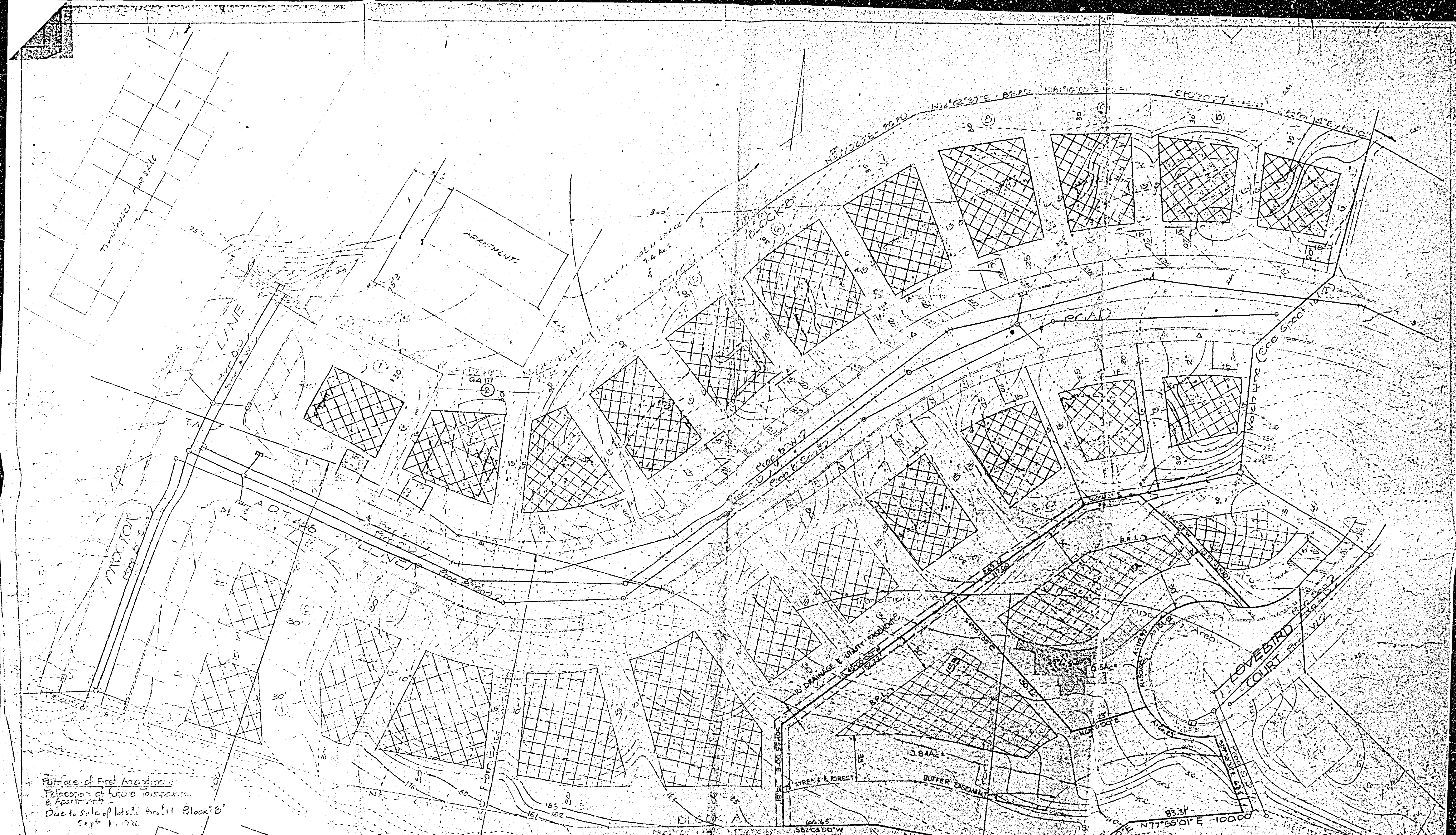
DR 3.5
Walter Klausmier
RRC 1008-780

DR 3.5
E.M. Kretzel
WJK 2165-203

DR 3.5
D. Dunbar
4433-01

DR 3.5
Blucher
1/24/45

DR 2
Jasper Scamier
1003-16



Purpose of First Amendment
 Relocation of future transmission
 & apartment
 Due to sale of lots in this Block B
 Sept 1, 1976

Cherry Hall Gardens
 Section 1

RE-SUBDIVISION OF LOT 16
 THIRD AMENDMENT
 Sheet 2 of 3
 FINAL DEVELOPMENT PLAN

CHERRY HALL GARDENS
 Section 1
 Baltimore County, Md.
 K.L.S. CONSULTANTS, INC.
 102 N. MAIN STREET
 BEL AIR, MD. 21014
 410.872.1441

MCA
 MAY, CHILDS, ANDERSON
 CONSULTING
 ENGINEERS

PETITIONER'S
 EXHIBIT

DEVELOPER
 CHAPEL HALL LAND CO INC
 10552 YORK ROAD
 COCKEYSVILLE MD 21220

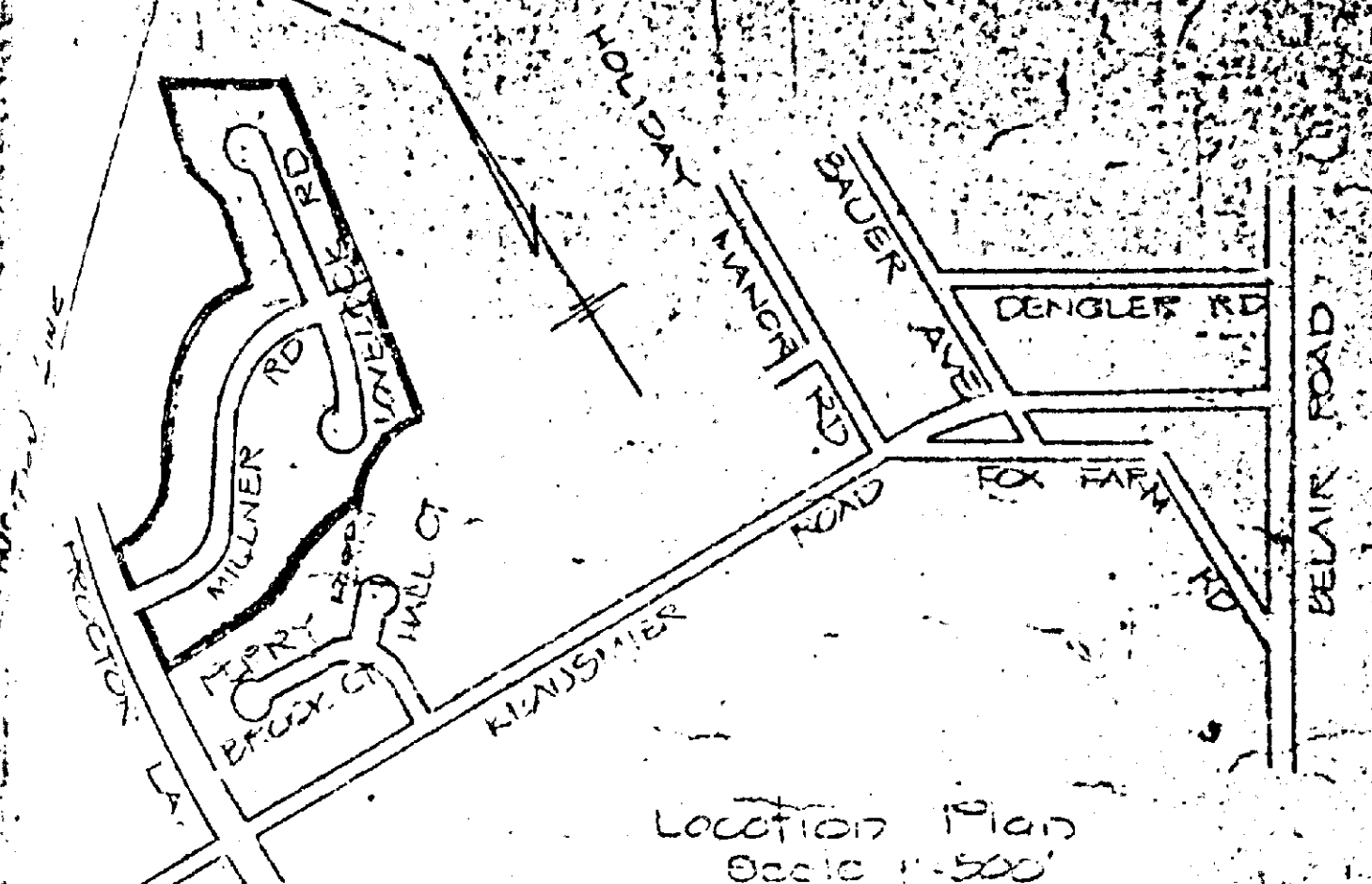
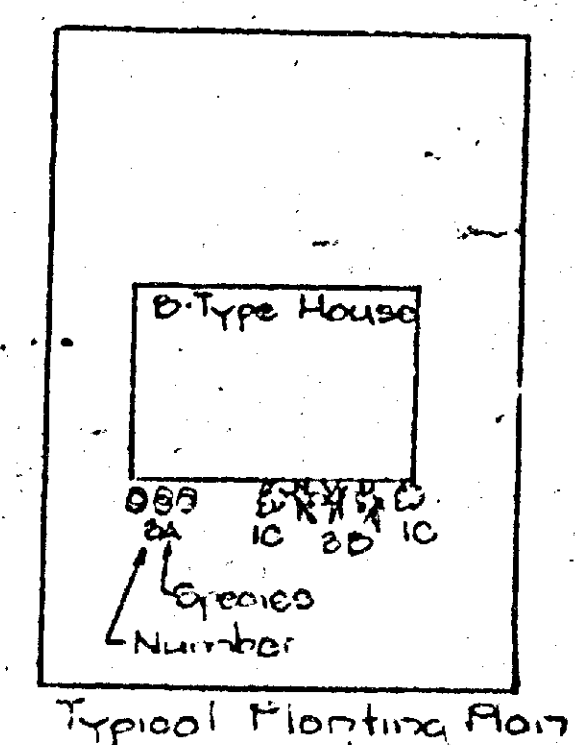
GENERAL NOTES & DENSITY CALCULATIONS

- Existing Zoning: DR 2.5
- Grassy Acreage: 122,892 Ac
- Total Number of units permitted: 425.47
- Total Number of units proposed: 425.47
 - A. Number of existing dwelling units (Sect 2): 125 (144,111 Ac)
 - B. Number of proposed dwelling units (Sect 2): 125 (144,111 Ac)
 - C. Number of proposed dwelling units (Sect 2): 125 (144,111 Ac)
 - D. Number of proposed dwelling units (Sect 2): 125 (144,111 Ac)
- Required Local Open Space (20% 12.14 Ac) = 2.43 Ac
- Proposed Local Open Space: 2.43 Ac
- Public Water & Sewer
- For each acre, road (2% Density) = 852 (2 per lot) + 2 ADDITIONAL PARKING SPACES = 854
- For each acre, proposed = 852 + 2 ADDITIONAL PARKING SPACES = 854
- A.D.T. 6.5 cars per lot
- A.D.T. 10 cars per lot
- Height of all dwellings to be 20' max
- All windows to be 15' from property and 25' from tract boundary
- All houses to be 15' from property and 25' from tract boundary
- Public Water & Sewer
- Private Parking Space to be paved with durable surface
- Single Lots
- Typical Lighting Standard Location A (Max 2' High)
- Trash and refuse shall be collected by County Collector
- ZONING SPECIAL HEARING TO AMEND CASE NO. 85-235-SPH

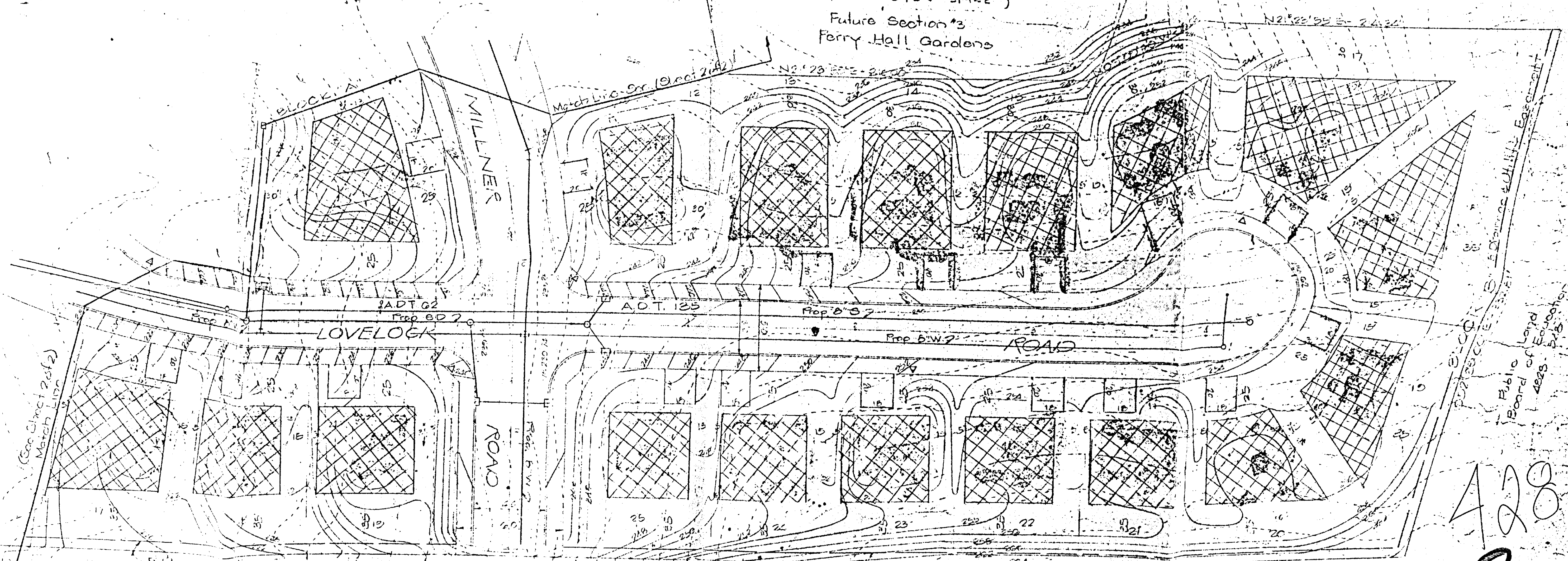
ADDITIONS - DWELLING UNITS
TO THIRD AMENDED PLAN
SECTION 2
5-4-94

TYPICAL LANDSCAPING

KEY	SPECIES	QUANTITY						
		A	B	C	D	E	F	G
A	JAPANESE HOLLY	2	2	2	2	2	2	2
B	BROWNS YEW	2	2	2	2	2	2	2
C	PYRAMIDAL YEW	2	2	2	2	2	2	2
D	PYRANTHIA	2	2	2	2	2	2	2

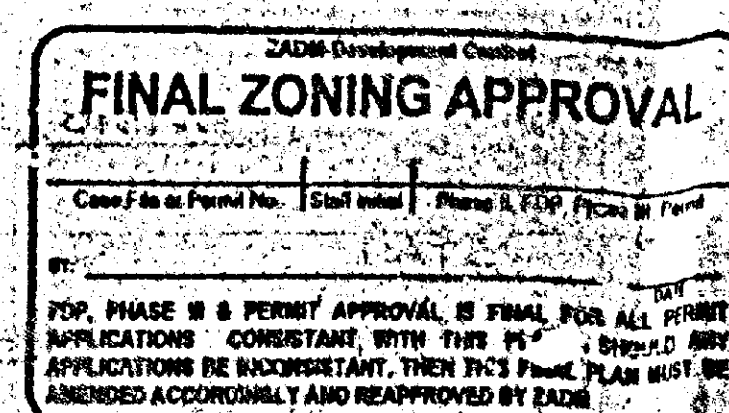


7.4 Ac[±]
(LOCAL OPEN SPACE)
Future Section #3
Ferry Hall Gardens



Purchase of First American
Relocation of Ferry Apartments
due to sale of Lots #12 thru #15 Block 'B'
Sept 1, 1976

DR 3.5
Walter W. Klausmmer
P.O. Box 1468 2072



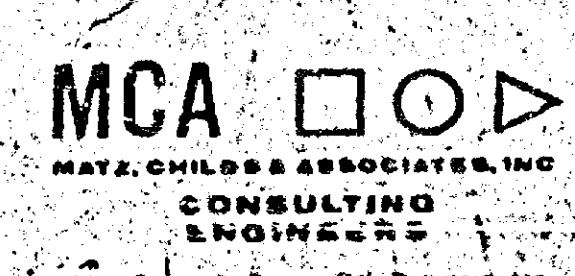
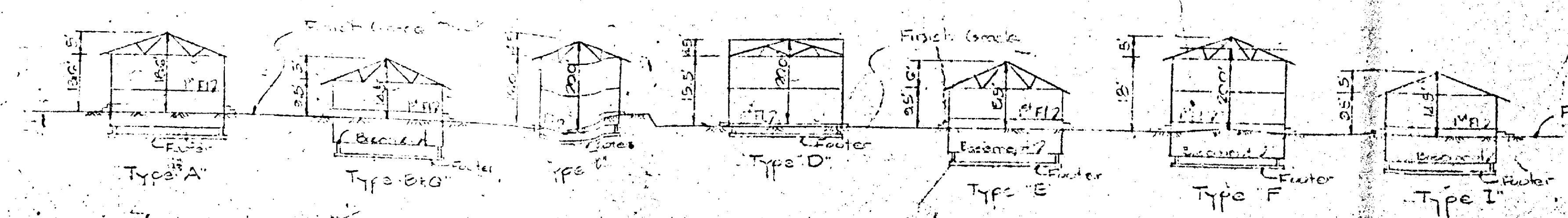
DEVELOPER
CHAPEL HALL LAND CO. INC.
10634 YORK ROAD
COCKEYSVILLE MD 21230

RE-SUBDIVISION OF LOT 15

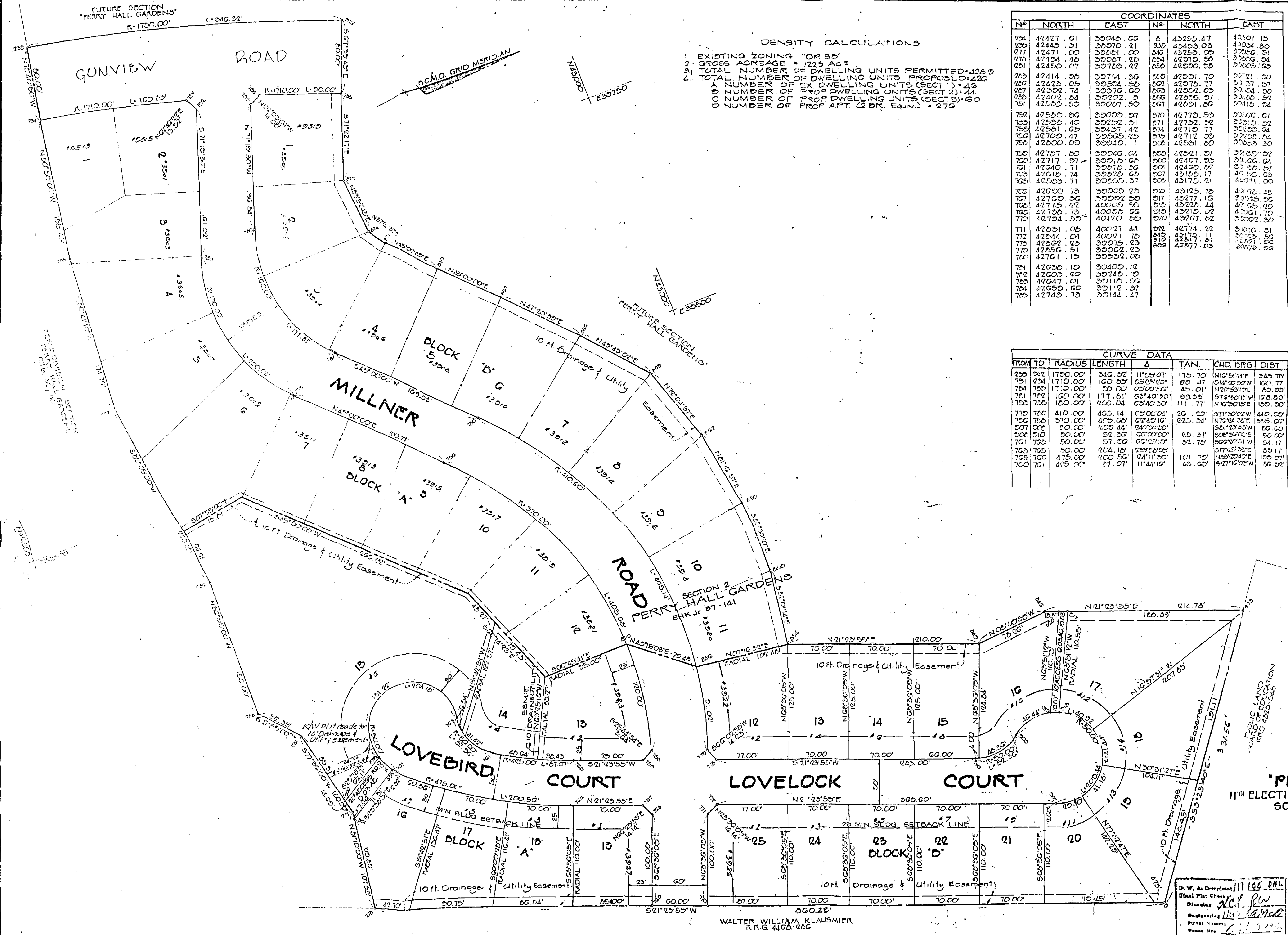


THIRD AMENDMENT
Street Map
FINAL DEVELOPMENT PLAN
SECTION 2

PERRY HALL GARDENS PETITIONER'S EXHIBIT
K.L.S. CONSULTANTS, INC.
102 N. MAIN STREET
BEL AIR, MD. 21014
(410) 875-1441



944505-SP

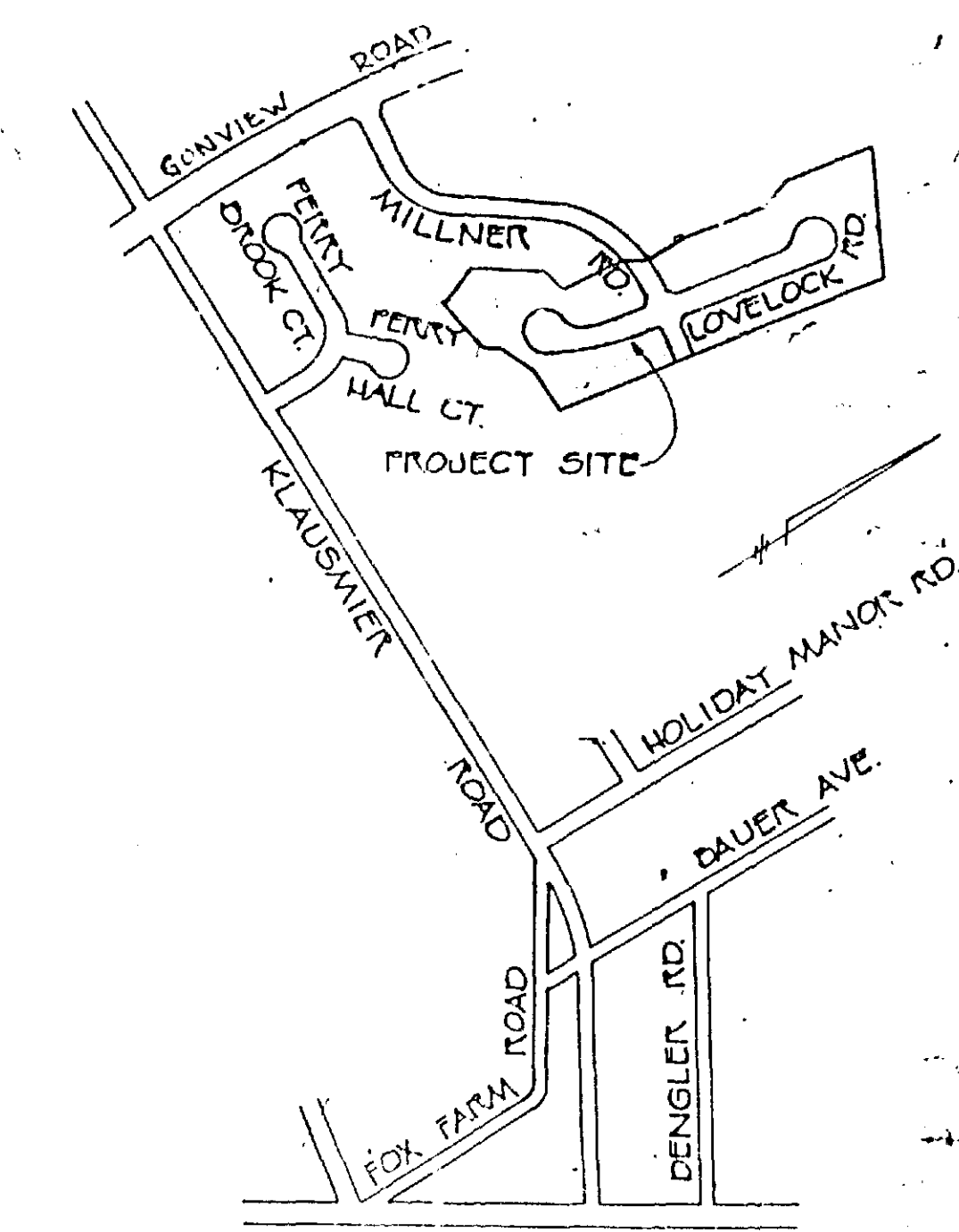


DENSITY CALCULATIONS

1. EXISTING ZONING "OR 35"
 2. GROSS ACREAGE = 122.5 AC.
 3. TOTAL NUMBER OF DWELLING UNITS PROPOSED = 428
 4. TOTAL NUMBER OF DWELLING UNITS PERMITTED = 428
 5. DENSITY = 3.5 UNITS PER ACRE

NUMBER OF DWELLING UNITS (SECT 1) = 21
NUMBER OF DWELLING UNITS (SECT 2) = 21
NUMBER OF DWELLING UNITS (SECT 3) = 60
NUMBER OF DWELLING UNITS (SECT 4) = 60
TOTAL DWELLING UNITS = 270

COORDINATES					
N ^o	NORTH	EAST	N ^o	NORTH	EAST
224	42427.61	30048.66	6	42555.47	42001.15
226	42445.91	30070.21	8	42523.03	42034.66
277	42471.00	30021.00	625	42525.05	30056.51
278	42454.48	30007.48	624	42570.58	30056.51
228	42450.07	30029.07	626	42520.05	30029.05
229	42414.96	30074.96	650	42521.70	30071.30
229	42423.09	30054.56	627	42570.77	30071.57
227	42392.74	30020.60	623	42552.09	30074.36
226	42402.84	30020.18	623	42505.92	30074.36
251	42525.53	30007.53	627	42521.86	30071.30
752	42500.06	30000.07	670	42770.53	30066.61
753	42500.40	30025.51	671	42722.32	30066.61
755	42501.05	30043.42	674	42710.77	30066.61
756	42709.41	30065.05	675	42712.33	30066.61
756	42600.00	30040.11	606	42521.00	30066.61
750	42707.00	30046.04	600	42521.01	30066.61
760	42717.97	30016.06	600	42467.95	30066.61
761	42640.71	30020.46	601	42409.82	30066.61
763	42618.74	30025.04	607	42426.17	40066.61
765	42553.71	30055.57	608	42475.21	40071.00
766	42600.73	30065.23	610	42425.76	42070.46
767	42702.56	30022.53	617	42527.16	42066.61
768	42719.02	40005.90	620	42520.42	42066.61
769	42735.75	40000.66	619	42510.32	42066.61
770	42704.55	40120.55	620	42527.82	30066.61
771	42621.06	40027.41	622	42774.92	30070.81
772	42614.04	40021.78	623	42715.11	30066.61
776	42602.65	30025.73	618	42519.81	30066.61
770	42556.51	30062.23	608	42671.03	20066.61
764	42761.18	30022.08			
751	42636.18	30040.12			
752	42620.00	30040.15			
760	42647.01	30112.02			
764	42650.06	30112.37			
42743	75	30144.47			



CURVE DATA						
FROM TO	RADIUS	LENGTH	Δ	TAN	CHD STRG	DIST.
226	1700.00	346.32	11°09'01"	175.70	N10°51'17"E	845.78
751	1710.00	160.59	05°28'00"	80.47	S14°02'17"W	160.59
764	170.00	17.00	02°00'56"	45.01	N20°30'40"E	80.50
761	100.00	177.81	63°40'30"	89.55	S76°40'16"W	168.80
753	120.00	120.00	90°00'00"	111.77	N76°50'18"E	168.80
770	410.00	465.14	67°00'04"	221.23	S77°30'37"W	410.50
750	570.00	475.00	62°43'10"	225.04	N76°24'00"E	505.00
507	50.00	50.00	02°00'00"	25.00	S81°23'58"W	66.00
508	50.00	50.00	02°00'00"	25.00	S81°30'12"E	50.00
761	50.00	57.50	66°29'10"	28.78	S66°29'10"E	54.77
763	50.00	60.15	22°38'05"	28.78	S17°58'20"E	80.11
765	766	475.00	90°00'00"	24.11	N24°11'50"E	100.07
760	761	445.00	27.07	11°44'15"	62.00	62719.00

E.H.K., JR. 39 FOLIO 58
 Filed for 1970
 Date MAP 20 1970
 Test:
 Clerk

AMENDED PLAT OF
LOTS 13 TO 19 BLK "A" & LOTS 12 TO 25 BLK "B"
PART OF
SECTION 2
"PERRY HALL GARDENS"
11TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1"=50'

DEVELOPER
 CHAPEL HALL LAND CO., INC.
 10854 YORK ROAD
 COCKEYSVILLE, MD. 21230

NOTE: This subdivision is in the Gunpowder Falls Sanitary Sewer Area.
 Amendment: Lots 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 changed to 25' Blg. setback lines.

MATZ, CHILDS & ASSOCIATES
 1020 CROMWELL BRIDGE ROAD
 BALTIMORE, MARYLAND 21204

COMPUTED: C.C. DRAWN: C.L.E. CHECKED: P.R. DATE: 6/27/70

APPROVED: DEPUTY STATE & COUNTY HEALTH OFFICER DATE: 3/16/70	NOTE: STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved by the grantors of the deed to which this plat is attached, their heirs and assigns.	NOTE: COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations: X-4560 N 441 GO. 00 B 30414 . 24 X-4560 N 441 GO. 10 B 30150 . 77	OWNERS CERTIFICATE: The requirements of Section 9-105A, Article 21 of the Annotated Code of Maryland, as far as they relate to the preparation of this plat have been complied with. CHAPEL HALL LAND CO., INC. OWNER DATE: 3/16/70	SURVEYORS CERTIFICATE: I, Arnold W. Boyles , Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 106 of the Act of 1945 and subsequent amendatory acts. REGISTERED LAND SURVEYOR DATE: 3/16/70
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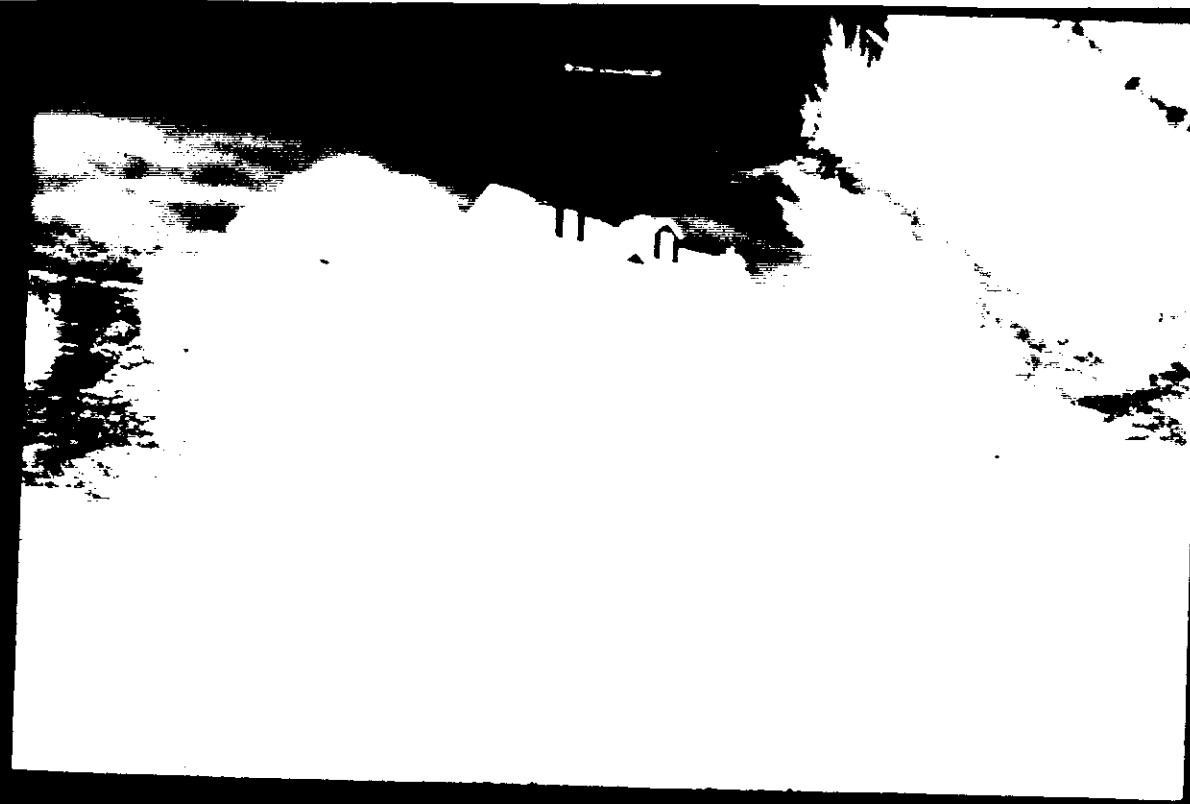
APPROVED, BALTIMORE COUNTY PLANNING BOARD

 DIRECTOR
 DATE: 3/16/70



A. Cook Home at 6 Lovelind Ct.

- The Cook Property -
Case No. 94-450-SPH



Pat 2/2



C. Looking NE/4 from Lot 15B toward Lot 15A.



D. Looking W/4 from Lovelind Ct. at Proposed Lot 15B.

Pat 2/2



E. Looking E/4 from Lot 15B toward end of Lovelind Court.

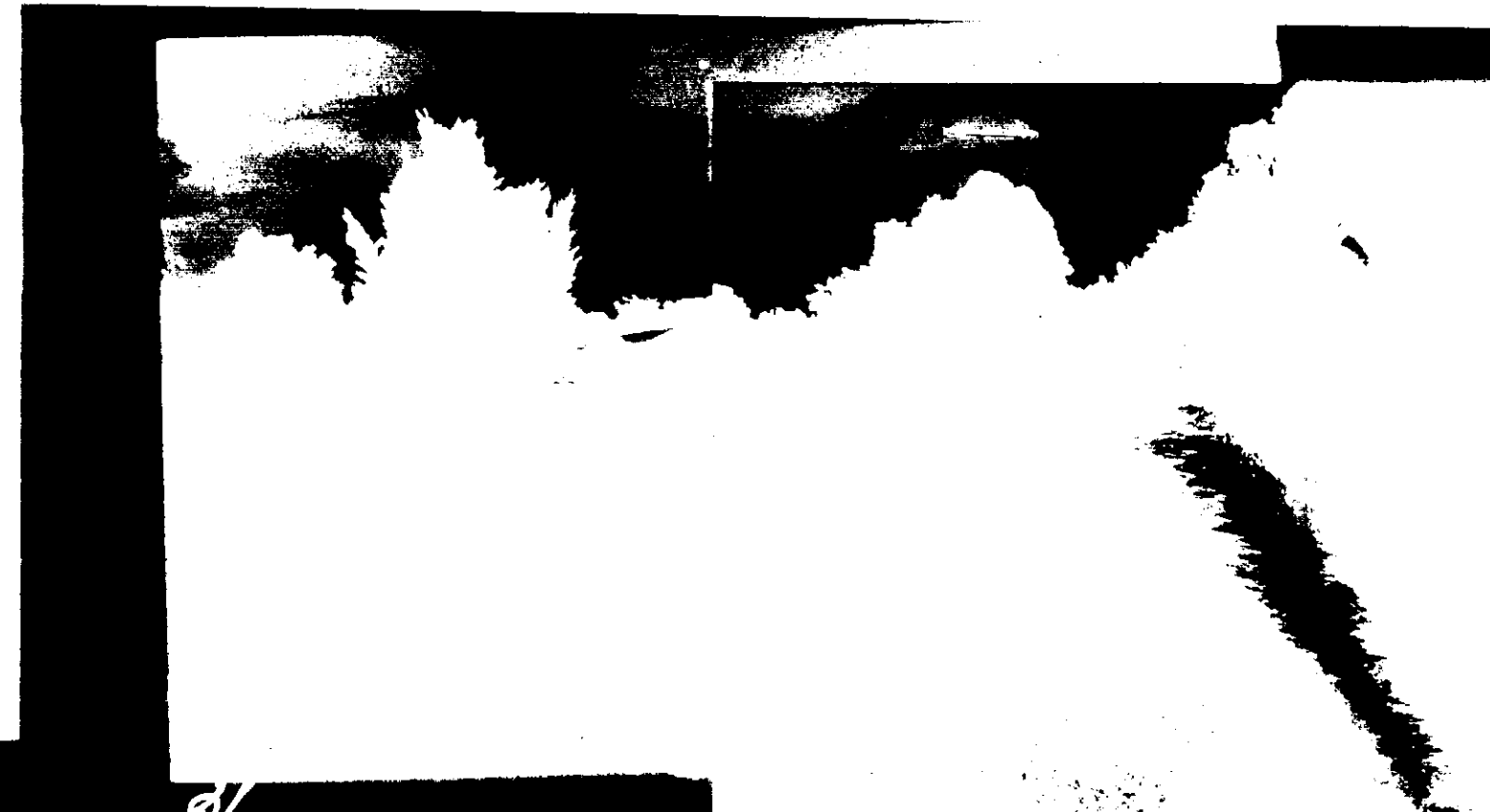


F. Looking N/4 from Lot 15B at Lot 15A and Cook Home - note screening + landscaping.

Pat 2

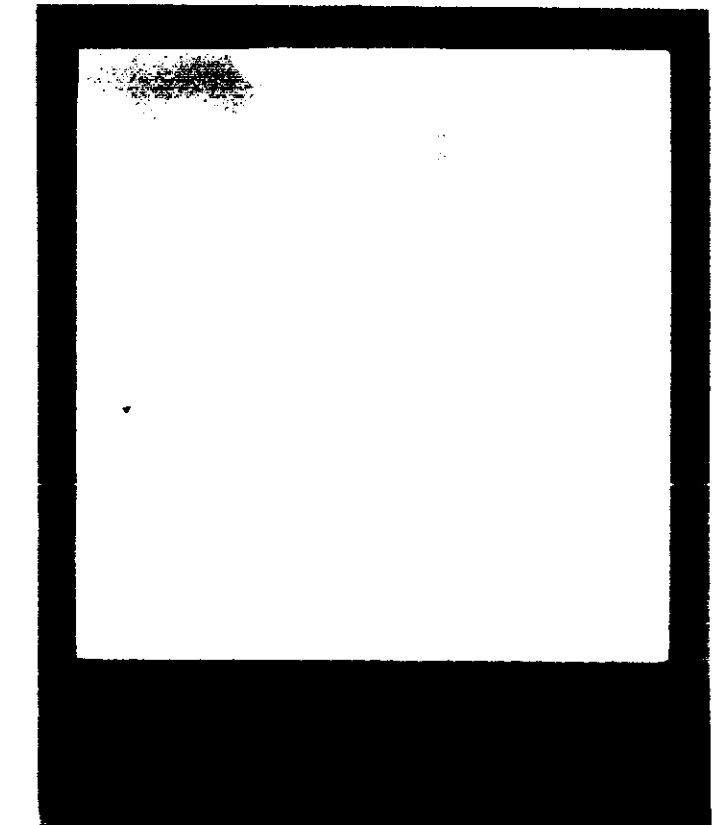


G. W & N/5 of Proposed Lot 15B.



H. Looking E/4 from far end (W) of Lot 15B.

Pat 2



Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21284

(410) 887-3353

July 8, 1994

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21284

RE: Case No. 94-450-A, Item No. 428
Petition for Special Hearing

Dear Mr. Williams:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on July 8, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,
Charlotte Minton
Charlotte Minton

Enclosure

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

July 7, 1994

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

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #428
Cook Property, 6 Lovebird Court
Zoning Advisory Committee Meeting of May 23, 1994

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

1. This subdivision must comply with the forest conservation regulations.

JLP:DL:jbm
COOK.6LO/DEPRM/TXTSBP

RE: PETITION FOR SPECIAL HEARING
6 Lovebird Court
W/S Lovebird Court, 243' S of c/1
Milliner Road, 11th Election Dist.,
5th Councilmanic Dist.
Donald C. Cook and Victoria L. Cook
Petitioners

BEFORE THE
ZONING COMMISSIONER
FOR BALTIMORE COUNTY
CASE NO: 94-450-SPH

4-1-150-SPH

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 41, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Suite 700 Court Towers, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

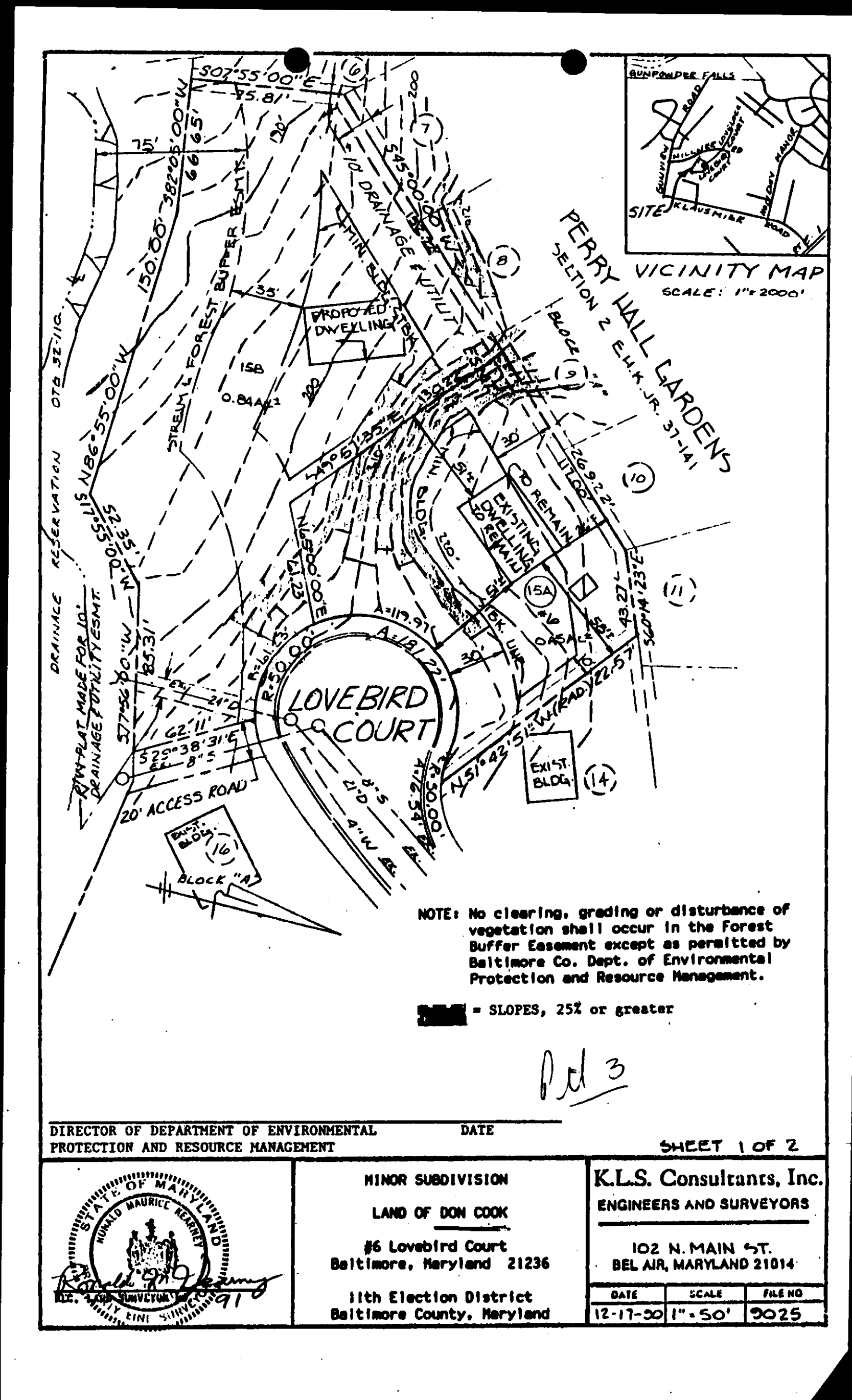
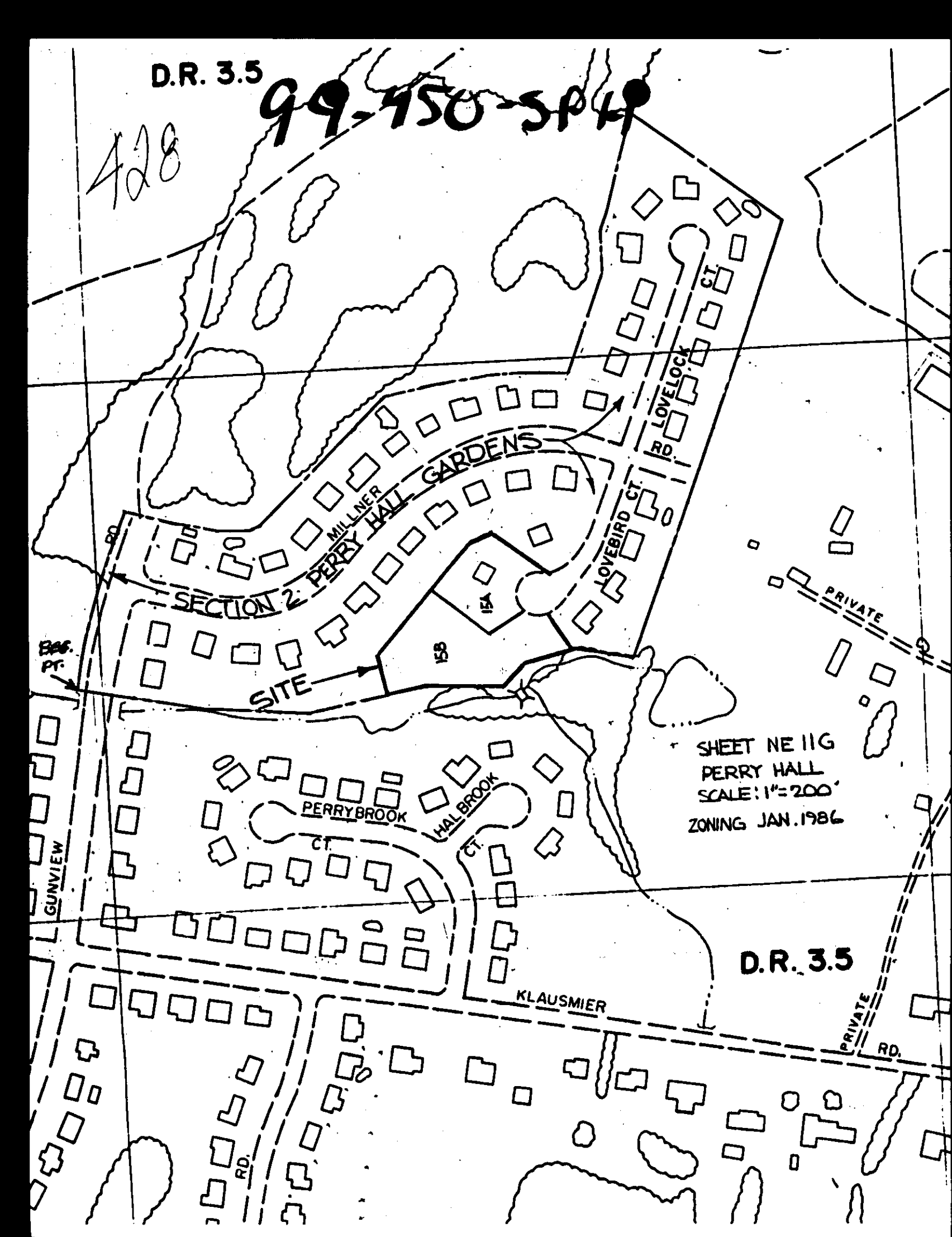
RECEIVED
JUN 2 1994
ZADM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME: *Newton A. Williams*
ADDRESS: *700 Court Towers, 21204*

NAME: *Ron Kenney, KLS*
ADDRESS: *102 N. Main St. 21014*



GENERAL NOTES

- Deed Reference: 6101/709
- Tax Account No.: 1700002096
- Tax Map: 63 Block: 20 Parcel: 459
- Zoning: D.R.3.5
- Election District: 11
- Councilmanic District: 5
- Census Tract: 4114.03
- Watershed: 4
- Subwatershed: 25
- Existing use: Residential
- Proposed use: Residential
- Boundary information from deeds of record and as now surveyed.
- Topography taken from 200' scale Baltimore County Photogrammetric Maps.
- Soils type is taken from Baltimore County Soil Survey Map No. 30. Soils are MB03 (Manor loam).
- There are no Chesapeake Bay Critical Areas, archeological sites, endangered species or habitat, hazardous materials, wells, septic, nor underground fuel tanks on or within 100 feet of the property.
- There are wetlands and a stream on the southern portion of the parcel.
- All lots are served by public water and sewer.
- Trash to be collected at each lot by Baltimore County.
- Open space is required (0.03 Acre). Waiver (fee in lieu) is requested due to the small amount of open space required.
- Site not subject to RTA requirements.
- Average daily traffic: 10,422 lots/day = 20.8 ADT total.
- Envelopes shown hereon are for the location of all principle buildings only. Accessory structures, fences, and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).
- Individual lot grading will be accomplished by the Home Building Contractor.
- Any lot grading and/or clearing for new home construction shall be kept to the minimum required for such construction.
- No major change is proposed to existing grade except that required to install localized house and driveway grades.
- Parking areas and driveways shall have a durable and dustless surface and be properly drained. Standard drive entrances to road right-of-way required.
- Landscaping to be done in accordance with Section V, Paragraph A of the Baltimore County Landscape Manual which requires one major tree per lot. Any trees which are removed must be replaced on a 1 to 1 basis.

SITE DATA
Total enclosed area: 1.29 Ac.
Area Lot 15A: 0.45 Ac.
Area Lot 15B: 0.84 Ac.

DENSITY:
Allowed: 1.29 Ac. x 3.5 = 4.51 Lots
Proposed: 2 lots, single family residential.
(1 existing, 1 proposed)
Two remaining density rights (one to remain with Lot 15A, one to remain with Lot 15B).
Gross density: 2 lots - 1.29 Ac. = 1.55 units/ac.

SHEET 2 OF 2

	MINOR SUBDIVISION	K.L.S. Consultants, Inc.
	LAND OF DON COOK	ENGINEERS AND SURVEYORS
	66 Lovebird Court Baltimore, Maryland 21236	102 N. MAIN ST. BEL AIR, MARYLAND 21014
	11th Election District Baltimore County, Maryland	DATE: 12-17-90 SCALE: 1"=50' FILE NO: 9025

111 West Chesapeake Avenue
Towson, MD 21204

94-450-SPH

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring 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.: 428

Petitioner: DONALD C. COOK

Location: #6 LOVEBIRD COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DONALD C. COOK

ADDRESS: #6 LOVEBIRD COURT BALTIMORE, MD 21206

PHONE NUMBER: 529-2371

*MUST BE SUPPLIED

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MAY 20, 1994

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: 94-450-SPH (Item 428)

6 Lovebird Court

W/S Lovebird Court, 241' S of c/l Millner Road

11th Election District - 5th Councilmanic

Legal Owner(s): Donald C. Cook and Victoria L. Cook

HEARING: TUESDAY, JUNE 21, 1994 at 10:00 a.m. Rm. 118 Old Courthouse.

Special Hearing to approve an amendment to the Perry Hall Gardens Second Amended Partial Development Plan, Section 2 and supplement, First Amended Partial Development Plan, Section 3, and the First Amended Partial Development Plan, Section 4, and Zoning Case 85-235-SPH for the subdivision of Lot 15 of Perry Hall Gardens Section 2 into 2 lots.

Arnold Jablon
Arnold Jablon
Director

cc: Donald and Victoria Cook

Newton A. Williams, Esq.

Ronald H. Kearney

- NOTES: (1) ZONING SIGN AND 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 THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

TO: PITTMENT PUBLISHING COMPANY
May 26, 1994 Issue - Jeffersonian

Please forward billing to:

Donald C. Cook
6 Lovebird Court
Baltimore, Maryland 21206
529-2371

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

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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 THIS FILE AND/OR HEARING, PLEASE CALL 887-3391.

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 10, 1994

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams, Chtd
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-450-A, Item No. 428
Petitioner: Donald C. Cook, et ux.
Petition for Special Hearing

Dear Mr. Williams:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 9, 1994 and scheduled for a hearing accordingly. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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.

Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

505-94

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

Re: Baltimore County
Item No.: + 428 (JLL)

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
BOB SMALL, ACTING CHIEF
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2259 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: June 2, 1994

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. 428, 439, 446, 457, 458, 461, 466, 467 and 469.

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: *Pat Keller*

PK/JLL:lw

ZAC.426/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 27, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 31, 1994
Item No. 428

The Developers Engineering Section has reviewed the subject zoning item. If this amendment is approved creating a minor subdivision of two lots, the site will be subject to the Baltimore County Development Regulations. Also, per our records a 10-foot drainage and utility easement exists along the east property line of the proposed Lot 15B for a 2'-inch storm pipe. Please show this easement on the Plan.

RWB:ew

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/20/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1102

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEEBELOW

Zoning Agendas

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.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 428, 430, AND 439.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4801, MS-1102F

cc: File

Printed on Recycled Paper

RECEIVED
MAY 20 1994
ZADM

IN RE: PETITION FOR SPECIAL HEARING BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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 6 Lovebird Court in Perry Hall section of Baltimore County.

Appearing at the remissite public hearing held for this case were the property owners, Donald C. Cook and Victoria L. Cook, his wife. Also present were Ronald M. Kearney of K.L.S. Consultants, Inc., the surveyor who prepared the site plan.

Testimony and evidence presented was that the Petitioner and his wife have owned the subject property since the mid 1970s. Their property is a large lot (1.3 acres) which contains a single family dwelling. This dwelling is a stone structure which apparently was the centerpiece of the sur-

rounding tract before same was developed. Specifically, the site plan indicates that the surrounding locale, which encompassed approximately 120 acres, was developed by the Stefanowicz Corporation.

Additional testimony offered was that the Petitioners propose subdividing their property so as to create a second lot. The existing lot will, thereafter, be designated as lot 15A and the new lot as lot 15B.

Further testimony offered was that the resultant lots 15A and 15B will still be larger than the average lots in the area. Moreover, the proposed dwelling on lot 15B will be in keeping with the character of the community.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded that the relief should be granted. There is no evidence that the proposed subdivision will be harmful to the

health, safety and general welfare of the locale in any fashion. It is clear that a grant of the special hearing will not be inconsistent with the property's zoning classification or the character of the surrounding locale.

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 27th day of June, that, pursuant to the Petition for Special Hearing, approval to amend the Perry Hall Gardens 2nd Amended Partial Dev. Plan Section 2 and supplement, 1st Amended Partial Development Plan Section 3, and 1st Amended Partial Development Plan Section 4, and zoning case 85-235-SPH for the subdivision of lot 15 of Perry Hall Gardens Section 2, into 2 lots, pursuant to Section 1B01.3.A.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED, subject, however, to the following restriction 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.

Signature of Lawrence E. Schmidt, Zoning Commissioner for Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21284

(410) 887-4386

June 28, 1994

Newton A. Williams, Esquire Suite 700, Court Towers 210 W. Pennsylvania Avenue Towson, Maryland 21284

RE: Petition for Special Hearing Case No. 94-450-SPH Donald C. Cook, et ux, Petitioners

Dear Mr. Williams:

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 the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours, Lawrence E. Schmidt Zoning Commissioner

cc: Mr. and Mrs. Donald C. Cook, 6 Lovebird Court, Baltimore, Md. 21236 cc: Mr. Ronald M. Kearney, K.L.S. Consultants, Inc. 102 N. Main St., Bel Air

ORDER RECEIVED FOR FILING Date 6/29/94 By [Signature]

ORDER RECEIVED FOR FILING Date 6/29/94 By [Signature]

ORDER RECEIVED FOR FILING Date 6/29/94 By [Signature]

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: Special Hearing Date of Posting: 6/29/94
Petitioner: Donald C. & Victoria L. Cook
Location of property: 6 Lovebird Ct., 4th, 3rd, 5th, Millers Rd.
Location of Signs: Perry Hall, on property being zoned
Remarks:
Posted by: [Signature] Date of return: 6/29/94
Number of Signs: 1

Petition for Special Hearing to the Zoning Commissioner of Baltimore County for the property located at 6 LOVEBIRD COURT

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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 500.7 of the Zoning Regulations of Baltimore County.

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.

Legal Owner(s): Donald C. Cook, Victoria L. Cook
Address: 6 Lovebird Court 529-2371
Attorney for Petitioner: Newton A. Williams
Address: Suite 700, Court Towers 210 W. Pennsylvania Ave., 823-7800

ZONING DESCRIPTION LOT 15, SECTION 2 PERRY HALL GARDENS

ELECTION DISTRICT 11 COUNCILMANIC DIST. 5

Beginning at a point on the west side of Gunview Road which is 80 feet wide at the southwest corner of Section 2, Perry Hall Gardens, said point being 214 feet south of the centerline of Hillner Road. Being Section 2, Perry Hall Gardens as recorded in Baltimore County Plat Book #37 folio 141.

Lot 15, which is being subdivided into 2 lots is furthermore described as:

Beginning at a point on the west side of Lovebird Court which is 50 feet wide at a distance of 243 feet south of the centerline of Hillner Road, the nearest improved intersecting street, which is 60 feet wide. Being Lot #15, Block B, Section #2 in the subdivision of Perry Hall Gardens, as recorded in Baltimore County Plat Book #39, Folio #58, containing 56014 square feet and 1.29 acres.



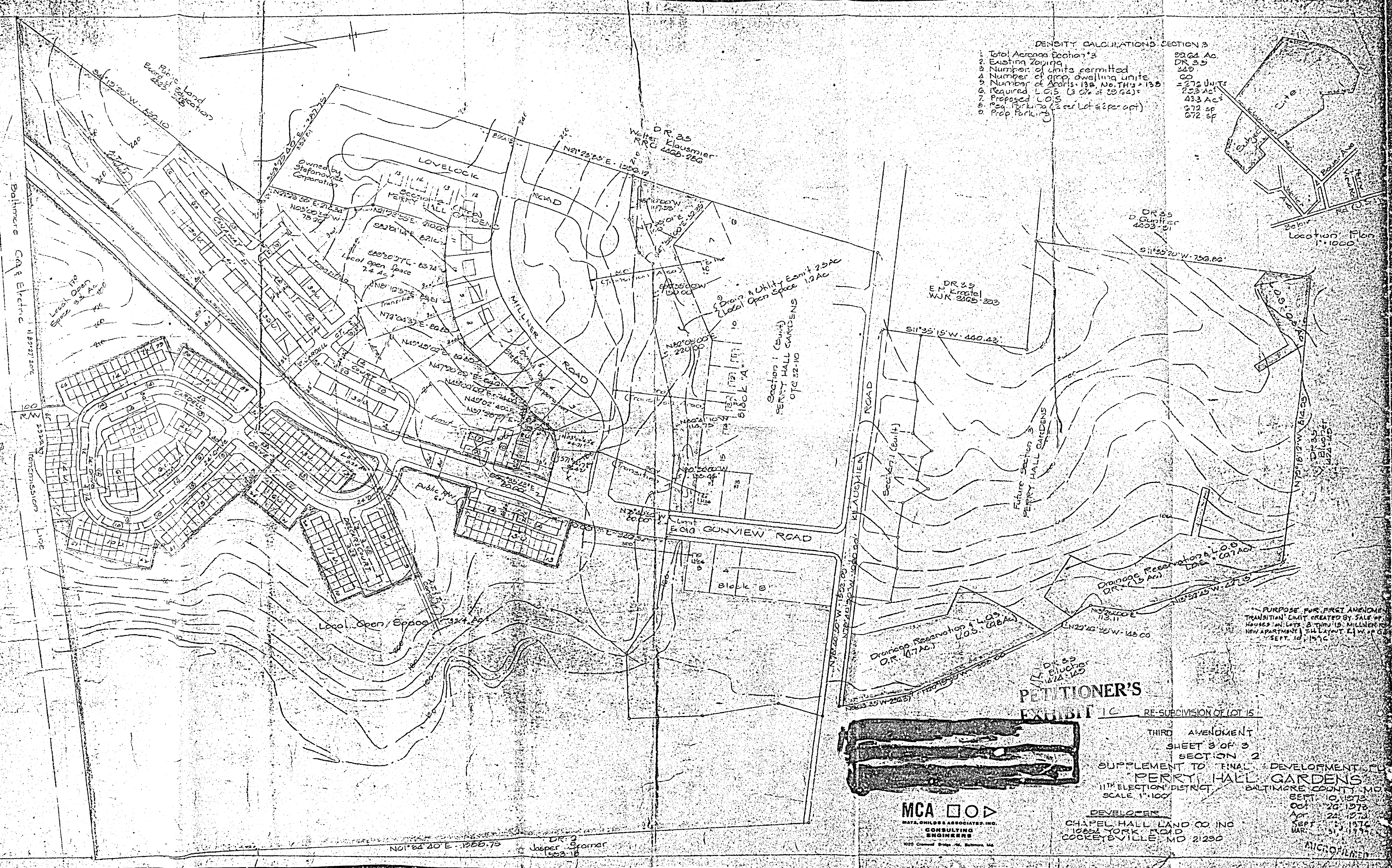
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 27, 1994
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 May 26, 1994.

THE JEFFERSONIAN, A. H. HANIBAN LEGAL AD. - TOWSON

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...

receipt
Date 5/9/94
Number 428
1 HOUR SPH 040 250.00
1 SIGN POSTING 080 35.00
TOTAL \$285.00
OWNER: COOK
LOC: 6 LOVEBIRD CT.



DENSITY CALCULATIONS SECTION 3

1. Total Acreage Section 3	52.64 AC
2. Existing Zoning	DR 3.5
3. Number of units permitted	240
4. Number of gross dwelling units	CO
5. Number of Apartments 138, No. TH's = 138	= 272 Units
6. Required L.O.S (3.0% of 23,645)	253 AC
7. Proposed L.O.S	433 AC
8. Req. Parking (2.2 per Lot @ 2 per apt)	272 SP
9. Prop. Parking	672 SP



PURPOSE: FOR FIRST AMENDMENT TRANSITION LIMIT, CREATED BY SALE OF HOUSES IN LOTS 3 THRU 15, MILLNER RD. NEW APARTMENTS, ALL LAYOUT E, W, OF G... SEPT. 10, 1974

PETITIONER'S EXHIBIT 1C

RE-SUBDIVISION OF LOT 15
THIRD AMENDMENT
SHEET 3 OF 3
SECTION 2
SUPPLEMENT TO FINAL DEVELOPMENT PLAN
PERRY HALL GARDENS
11TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1"=100'

MCA **CONSULTING ENGINEERS**
MATA, CHILDS & ASSOCIATES, INC.
1000 Grand Bridge Rd., Baltimore, Md.

DEVELOPER
CHAPEL HALL LAND CO INC
1085 YORK ROAD
COCKEYVILLE, MD 21220

MICROFILM

Private Land
Bureau of Reclamation

Palmire Gate Electric

Dept. of Forest & Parks

Commissioner

DR 3.5
Walter Klausmier
RRC 208-788

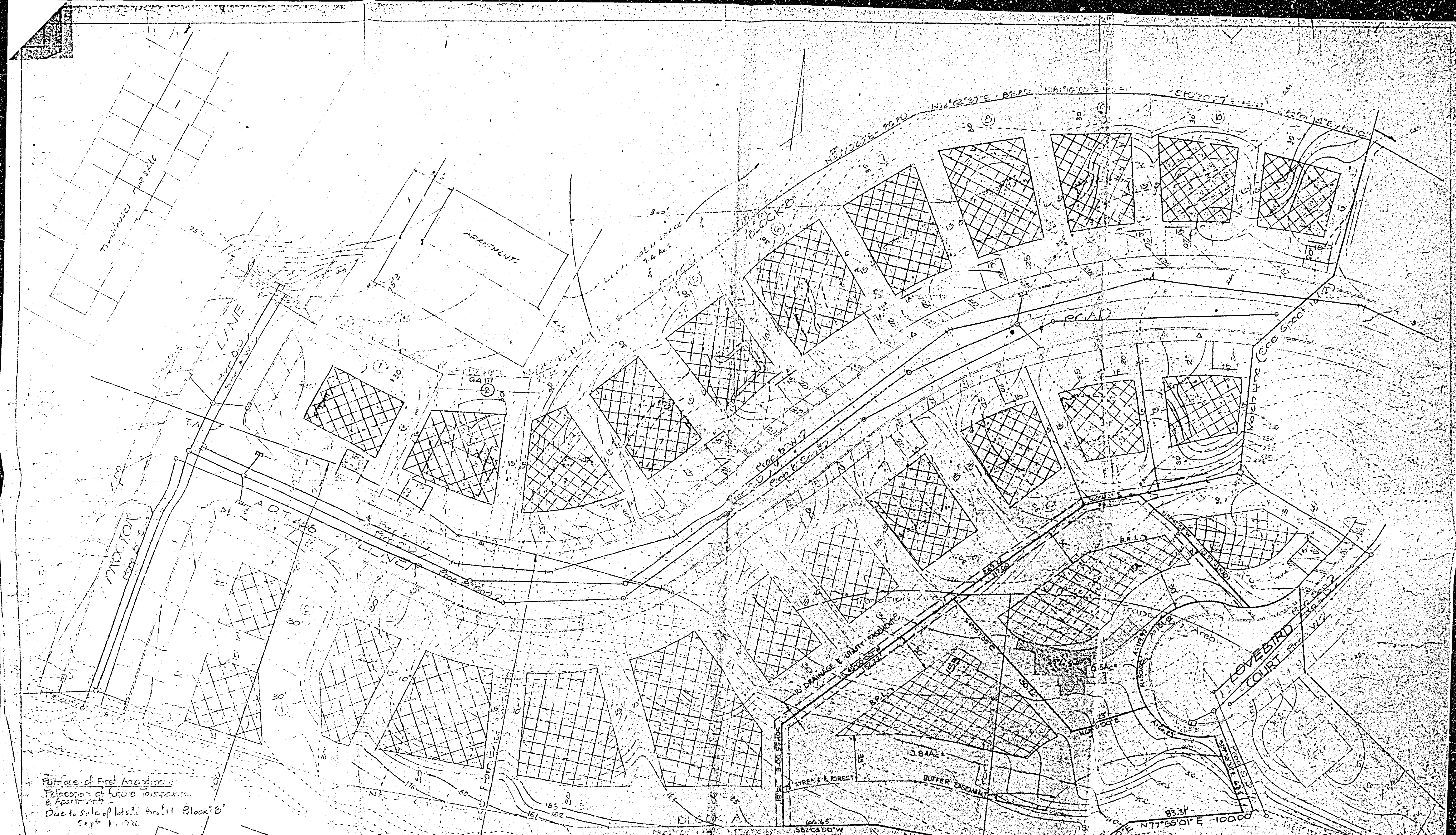
Owned by
Stefanowicz
Corporation

DR 3.5
E.M. Kretzel
WJK 2165-223

DR 3.5
D. Dunbar
4433-21

DR 3.5
Blucher
1472-45

DR 2
Jasper Scamier
1623-16



Purpose of First Amendment
 Relocation of future transmission
 & apartment
 Due to sale of lots in this Block B
 Sept 1, 1976

Cherry Hall Gardens
 Section 1

RE-SUBDIVISION OF LOT 16
 THIRD AMENDMENT
 Sheet 2 of 3
 FINAL DEVELOPMENT PLAN

CHERRY HALL GARDENS
 Section 1, Baltimore County, Md.
 K.L.S. CONSULTANTS, INC.
 102 N. MAIN STREET
 BEL AIR, MD. 21014
 410.872.1441

MCA
 MAY, CHILDS, ANDERSON
 CONSULTING
 ENGINEERS

PETITIONER'S
 EXHIBIT

DEVELOPER
 CHAPEL HALL LAND CO INC
 10552 YORK ROAD
 COCKEYSVILLE MD 21220

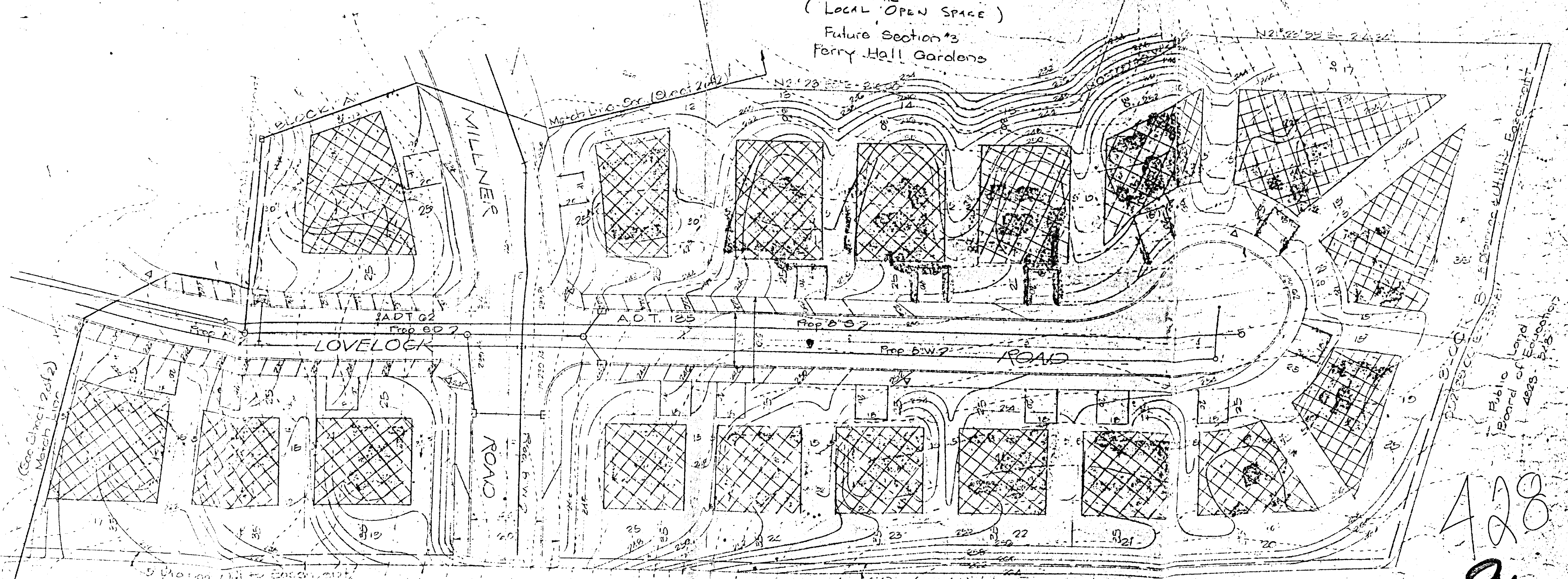
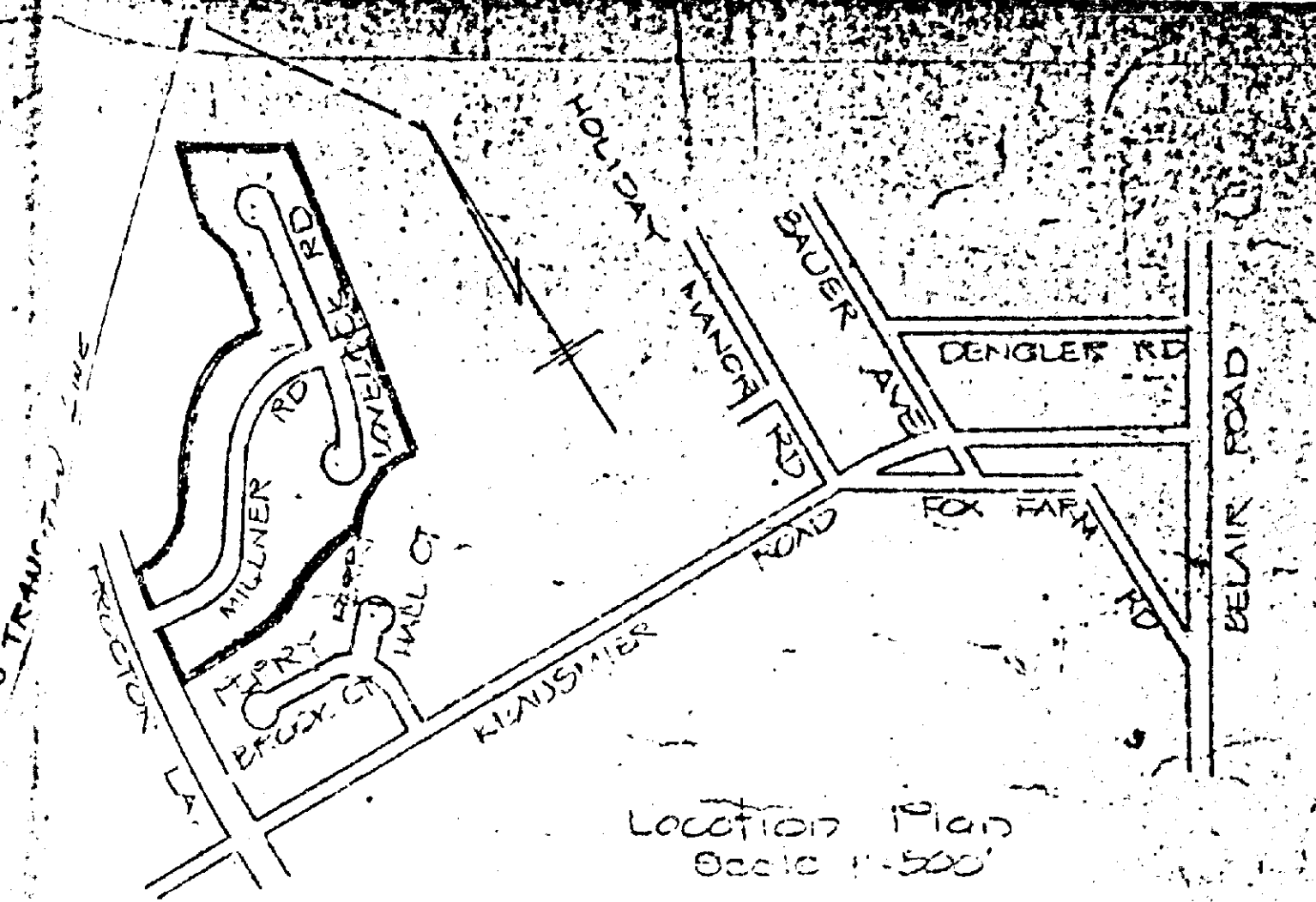
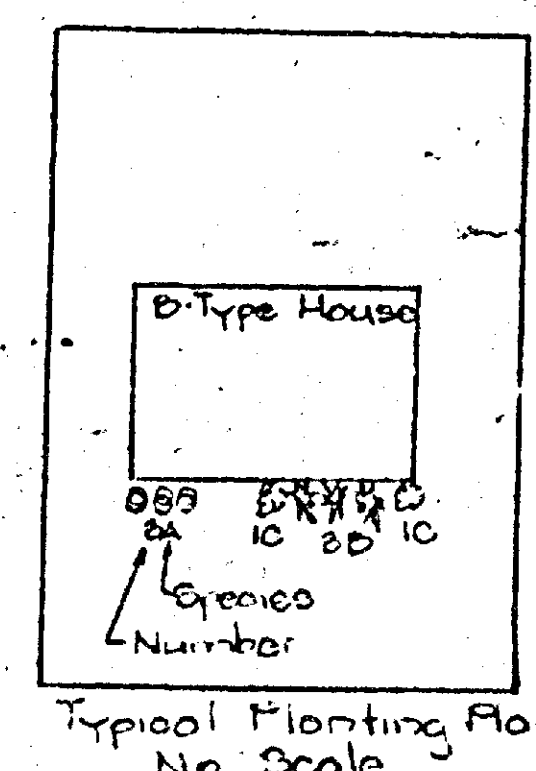
GENERAL NOTES & DENSITY CALCULATIONS

1. Existing Zoning: DR 25
2. Gross Acreage: 122,802 Ac
3. Total Number of units permitted: 425-427
4. A. Number of existing dwelling units (Sect 2): 125 (144,100 Ac) + (11) PROPOSED DWELLING UNIT = 45 (22,000 Ac)
5. B. Number of proposed dwelling units (Sect 2): 125 (144,100 Ac)
6. C. Number of proposed dwelling units (Sect 2): 125 (144,100 Ac)
7. D. Number of proposed dwelling units (Sect 2): 125 (144,100 Ac)
8. Required Local Open Space (20% 121,140) = 24,228
9. Proposed Local Open Space: 25,000 (Titled to be maintained by the building owner)
10. Public Water & Sewer
11. Parking Spaces reqd. (2x Density) = 852 (2 per 12 per apt) + 2 ADDITIONAL PARKING SPACES = 854
12. Permitted Density: 352 + 2 ADDITIONAL PARKING SPACES = 854
13. A.D.T. 10 cars per Apt
14. A.D.T. 10 cars per Lot (70 width) & 24 ft high
15. Height of all dwellings to be 20' max incl 10'
16. All windows to be 15' from property and 25' from tract boundary
17. All Houses for sale
18. Public Water & Sewer
19. Private Parking Space to be paved with durable surface
20. Single Lots
21. Typical Lighting Standard Location A (Max 2' High)
22. Trash and refuse shall be collected by County Collector
23. ZONING SPECIAL HEARING TO AMEND CASE NO. 85-235-SPH

ADDITIONS - DWELLING UNITS
TO THIRD AMENDED PLAN
SECTION 2
5-4-94

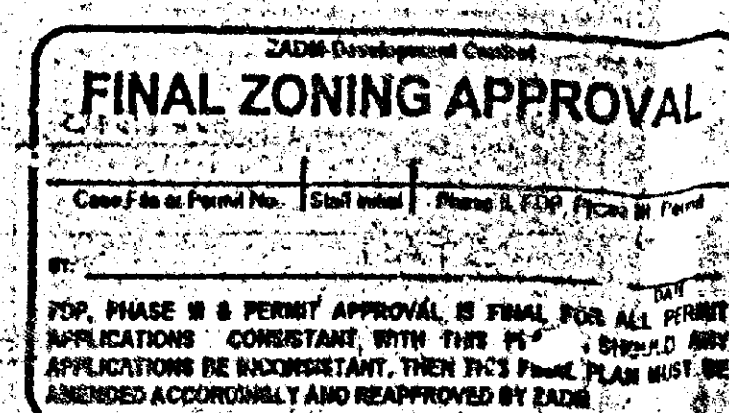
TYPICAL LANDSCAPING

KEY	SPECIES	QUANTITY						
		A	B	C	D	E	F	G
A	JAPANESE HOLLY	8	3	7	4	9		9
B	BROWNS YEW							
C	PYRAMIDAL YEW	2	2	1	1		2	2
D	PIRACANTHIA							



Purchase of First American
Relocation of Future Apartments
due to sale of Lots #12 thru #15 Block 'B'
Sept 1, 1976

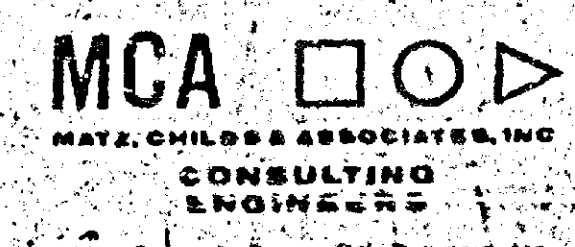
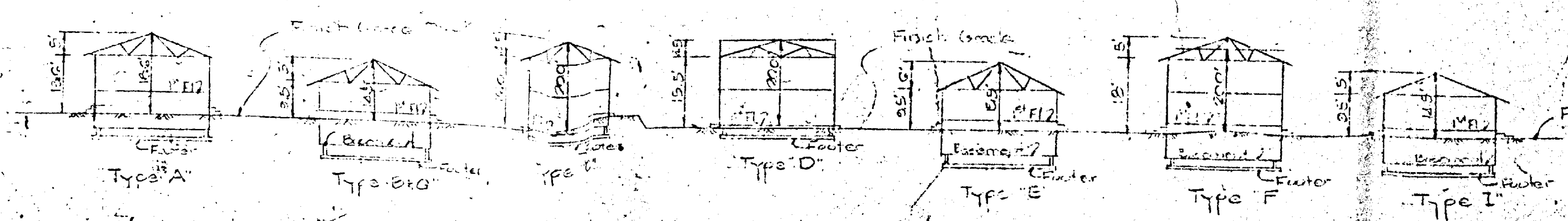
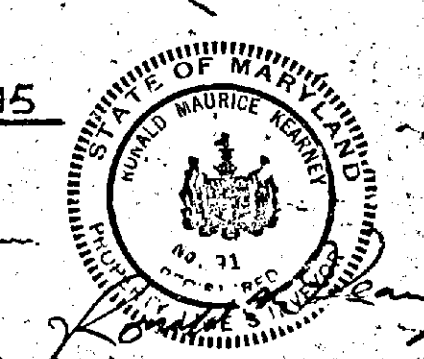
DR 35
Walter W. Klausner
P.O. Box 4468 2072

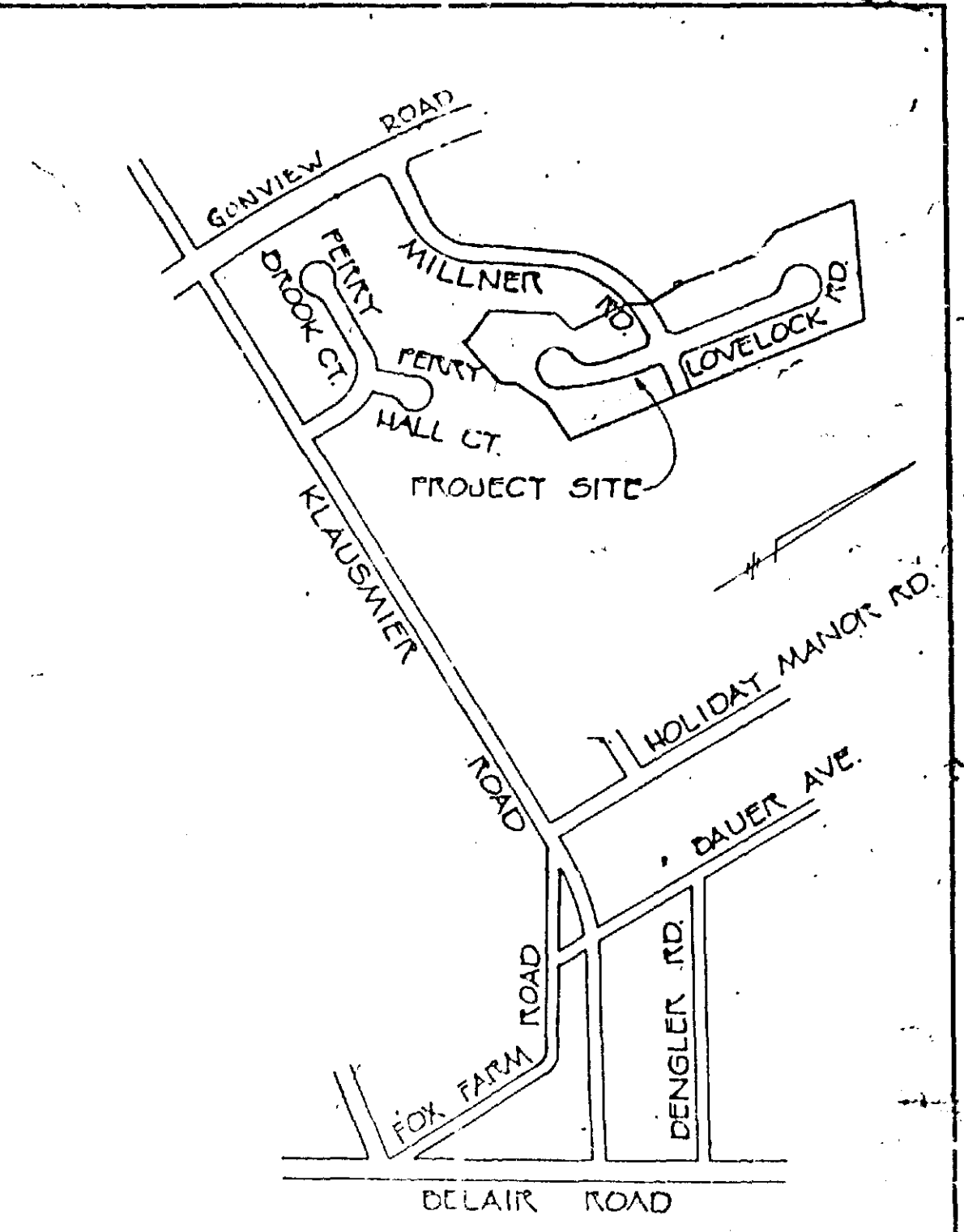
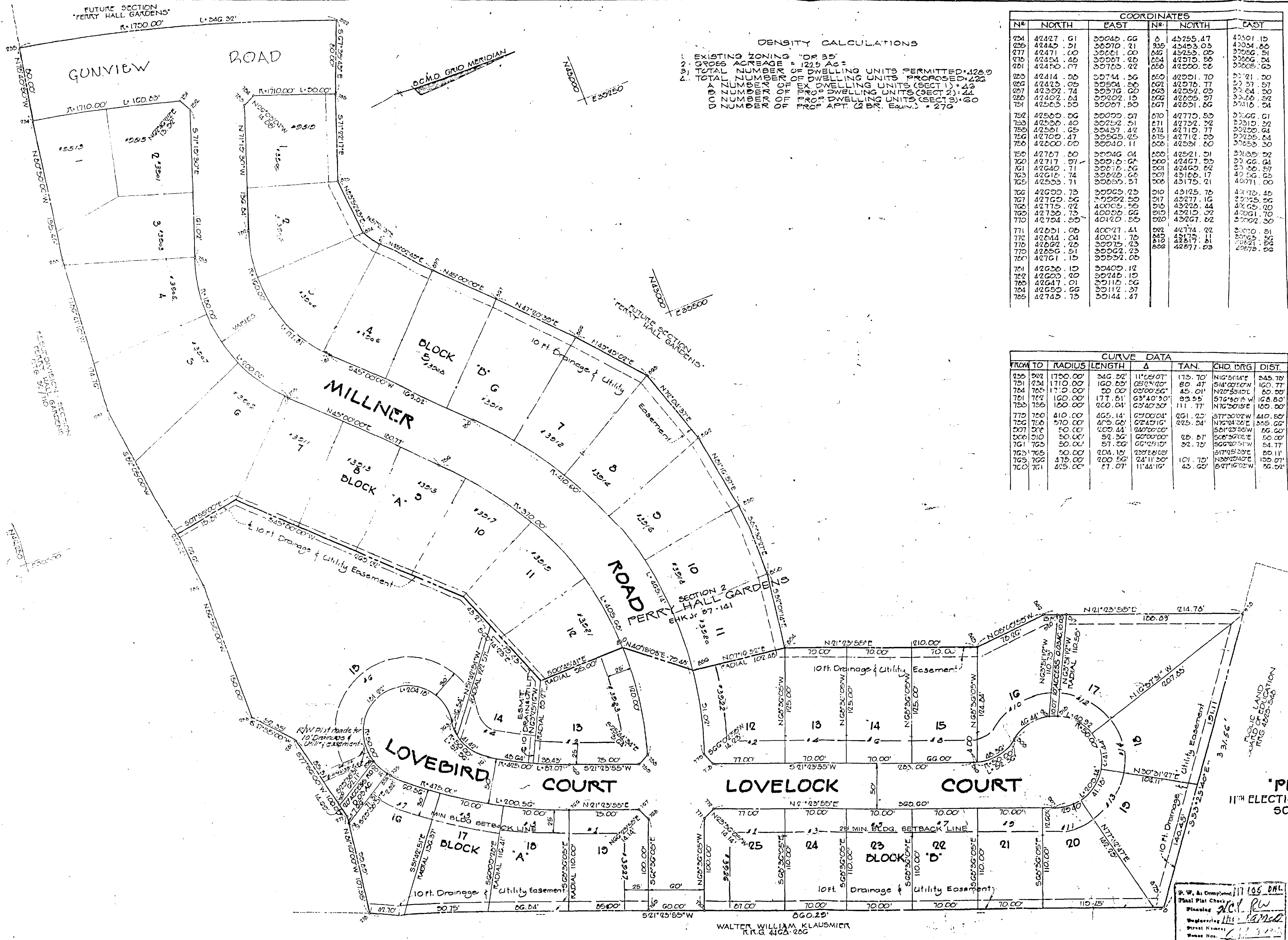


DEVELOPER
CHAPEL HALL LAND CO. INC.
10634 YORK ROAD
COCKEYSVILLE MD 21230

A28
944505-SP

RE-SUBDIVISION OF LOT 15
THIRD AMENDMENT
Street Map
FINAL DEVELOPMENT PLAN
SECTION 2
PERRY HALL GARDENS PETITIONER'S
K.L.S. CONSULTANTS, INC.
102 N. MAIN STREET
BEL AIR, MD. 21014
(410) 875-1441
APR 11, 2006
EXHIBIT 1A





CURVE DATA

FROM TO	RADIUS	LENGTH	A	TAN	CHD STRG	DIST.
226	1700.00'	346.32'	11°09'01"	175.70'	N10°51'17"E	345.78'
751	1710.00'	160.89'	05°28'00"	80.47'	S14°02'17"W	160.89'
764	170.00'	00.00'	00°00'00"	45.01'	N00°30'40"E	80.00'
761	100.00'	177.81'	63°40'30"	89.55'	S76°40'16"W	100.00'
753	120.00'	400.04'	60°40'30"	111.77'	N76°50'18"E	100.00'
770	410.00'	465.14'	67°00'04"	221.23'	S77°30'17"W	410.00'
752	570.00'	475.00'	62°43'10"	225.04'	N76°24'00"E	505.00'
507	50.00'	100.44'	00°00'00"	00.00'	S01°02'58"W	60.00'
508	50.00'	52.32'	00°00'00"	00.00'	S01°02'58"W	50.00'
761	50.00'	57.50'	00°00'00"	00.00'	S00°00'00"W	54.77'
763	50.00'	60.15'	22°58'05"	00.00'	S17°58'20"E	60.11'
765	175.00'	100.50'	24°11'50"	10.70'	N00°24'00"E	100.07'
760	445.00'	27.07'	11°44'15"	60.00'	S77°10'00"W	90.00'

E.H.K., JR. 39 FOLIO 58
 Filed for 1999
 Date MAP 30 1999
 Text:
 Clerk

AMENDED PLAT OF
 LOTS 13 TO 19 BLK "A" & LOTS 12 TO 25 BLK "B"
 PART OF
 SECTION 2
 'PERRY HALL GARDENS'
 11TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE: 1"=50'

DEVELOPER
 CHAPEL HALL LAND CO., INC.
 10854 YORK ROAD
 COCKEYSVILLE, MD. 21230

NOTE: This subdivision is in the Gunpowder Falls Sanitary Sewer Area.
 Amendment: Lots 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 changed to 25' Blkg. setback lines.

APPROVED: DEPUTY STATE & COUNTY HEALTH OFFICER	NOTE: STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved by the grantors of the deed to which this plat is attached, their heirs and assigns.	NOTE: COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations: X-4560 N 441 GO. 00 B 30414 . 24 X-4560 N 441 GO. 10 B 50150. 77	OWNERS CERTIFICATE: The requirements of Section 9-105A, Article 21 of the Annotated Code of Maryland, as far as they relate to the preparation of this plat have been complied with. CHAPEL HALL LAND CO., INC. OWNER	SURVEYORS CERTIFICATE: I, the undersigned, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 106 of the Act of 1945 and subsequent amendatory acts. REGISTERED LAND SURVEYOR	APPROVED, BALTIMORE COUNTY PLANNING BOARD DIRECTOR	MATZ, CHILDS & ASSOCIATES 1020 CROMWELL BRIDGE ROAD BALTIMORE, MARYLAND 21204 COMPUTED: C.C. DRAWN: C.E. CHECKED: P.D. 3/10/00
DATE: 3/16/00	DATE: 3/16/00		DATE: 3/16/00	DATE: 3/16/00		

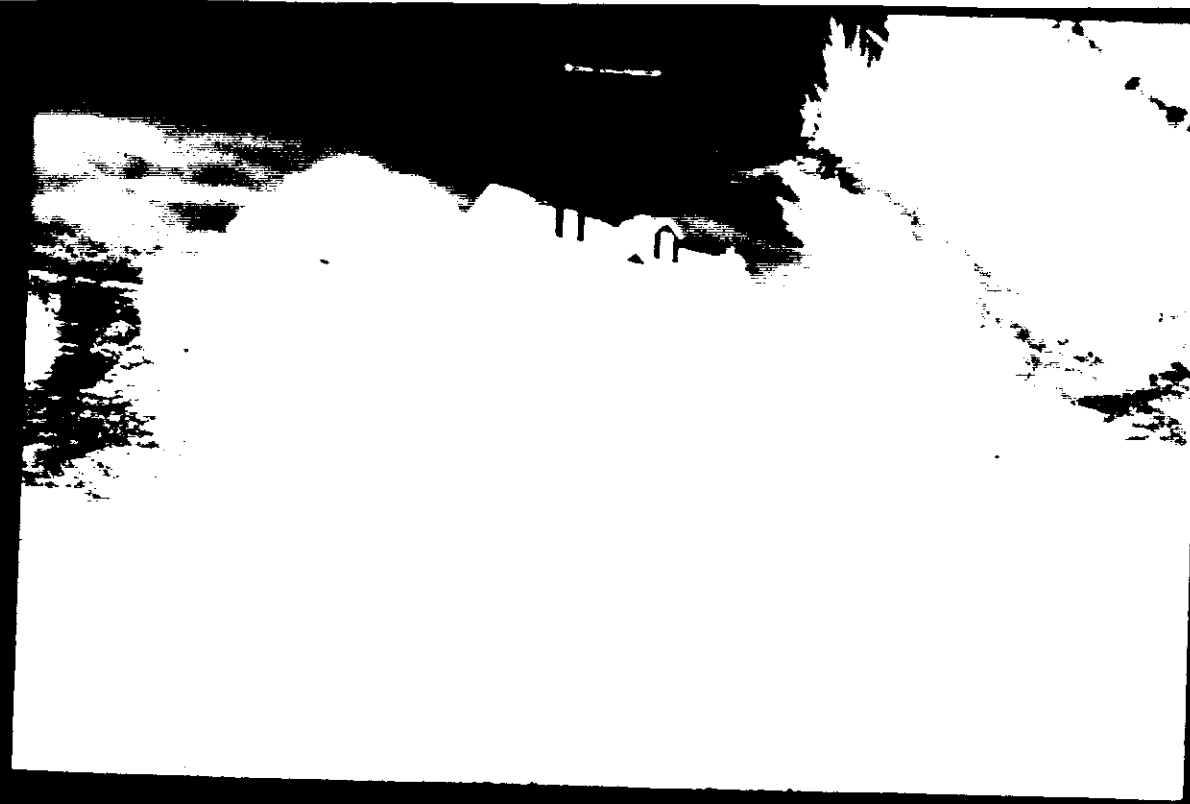


A. Cook Home at 6 Lovelind Ct.

- The Cook Property - B. Looking NE/4 from Proposed New Lot at existing Cook Home.

Case No. 94-450-SPH

Pet 2/2



C. Looking NE/4 from Lot 15B toward Lot 15A.

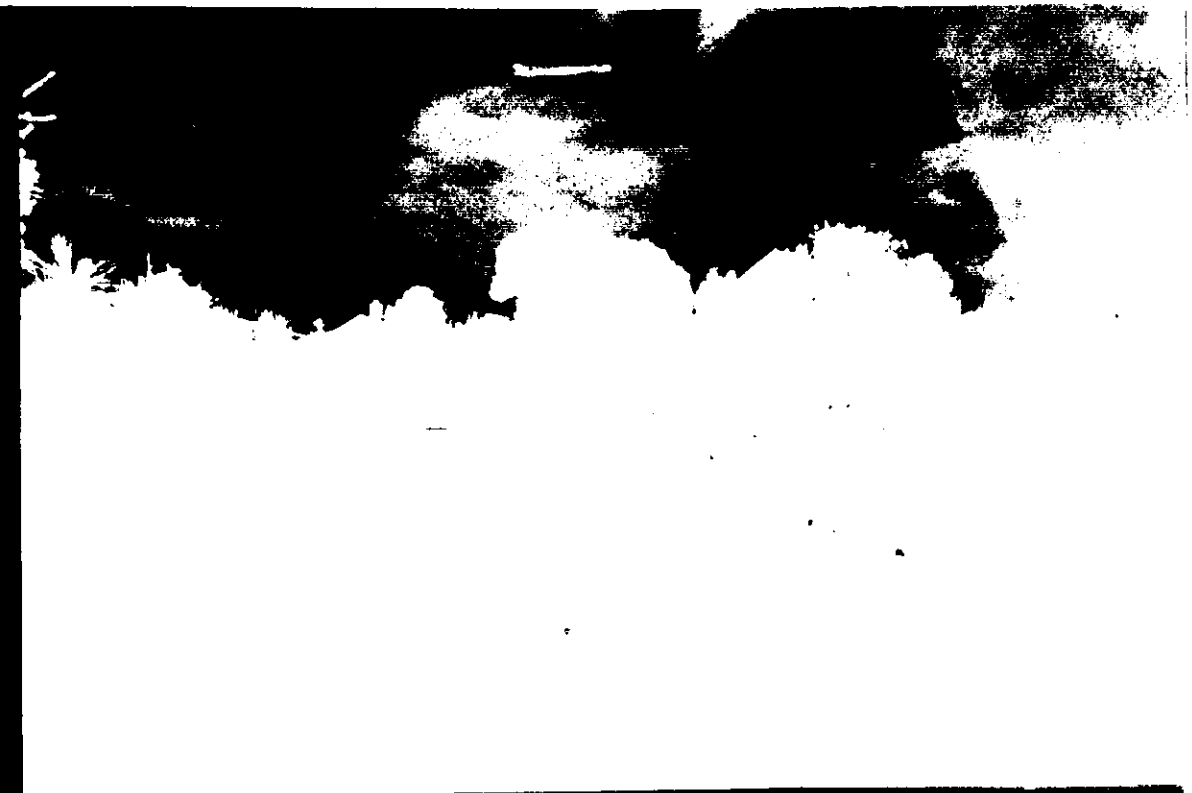


D. Looking W/4 from Lovelind Ct. at Proposed Lot 15B.

Pet 2/2



E. Looking E/4 from Lot 15B toward end of Lovelind Court



F. Looking N/4 from Lot 15B at Lot 15A and Cook Home - note screening + landscaping

Pet 2

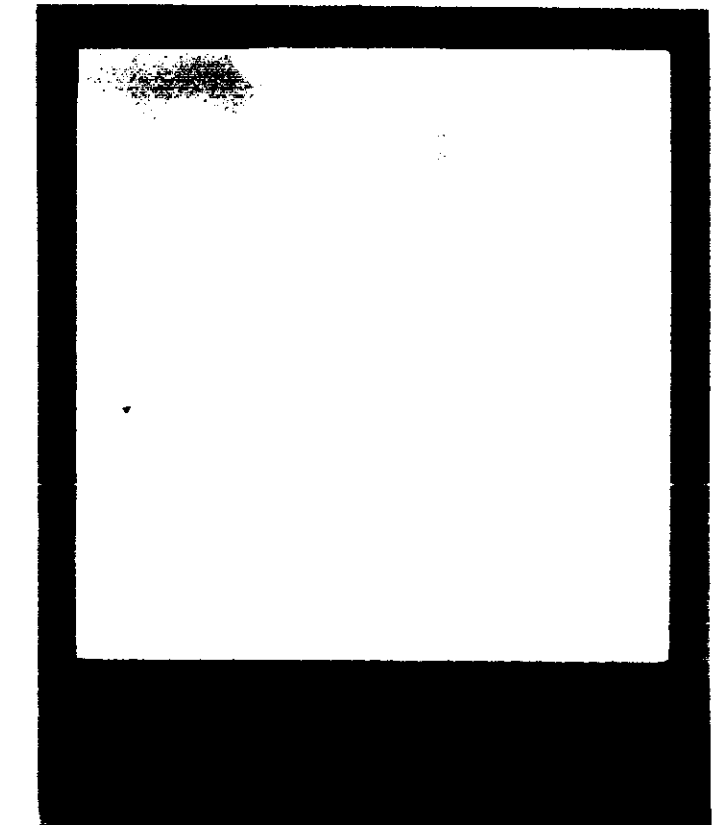


G. W & N/5 of Proposed Lot 15B



H. Looking E/4 from far end (W) of Lot 15B

Pet 2



Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21284

(410) 887-3353

July 8, 1994

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21284

RE: Case No. 94-450-A, Item No. 428
Petition for Special Hearing

Dear Mr. Williams:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on July 8, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,
Charlotte Minton
Charlotte Minton

Enclosure

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

July 7, 1994

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

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #428
Cook Property, 6 Lovebird Court
Zoning Advisory Committee Meeting of May 23, 1994

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

1. This subdivision must comply with the forest conservation regulations.

JLP:DL:jbm
COOK.6LO/DEPRM/TXTSBP

RE: PETITION FOR SPECIAL HEARING
6 Lovebird Court
W/S Lovebird Court, 243' S of c/1
Milliner Road, 11th Election Dist.,
5th Councilmanic Dist.
Donald C. Cook and Victoria L. Cook
Petitioners

BEFORE THE
ZONING COMMISSIONER
FOR BALTIMORE COUNTY
CASE NO: 94-450-SPH

4-1-150-SPH

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 41, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Suite 700 Court Towers, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

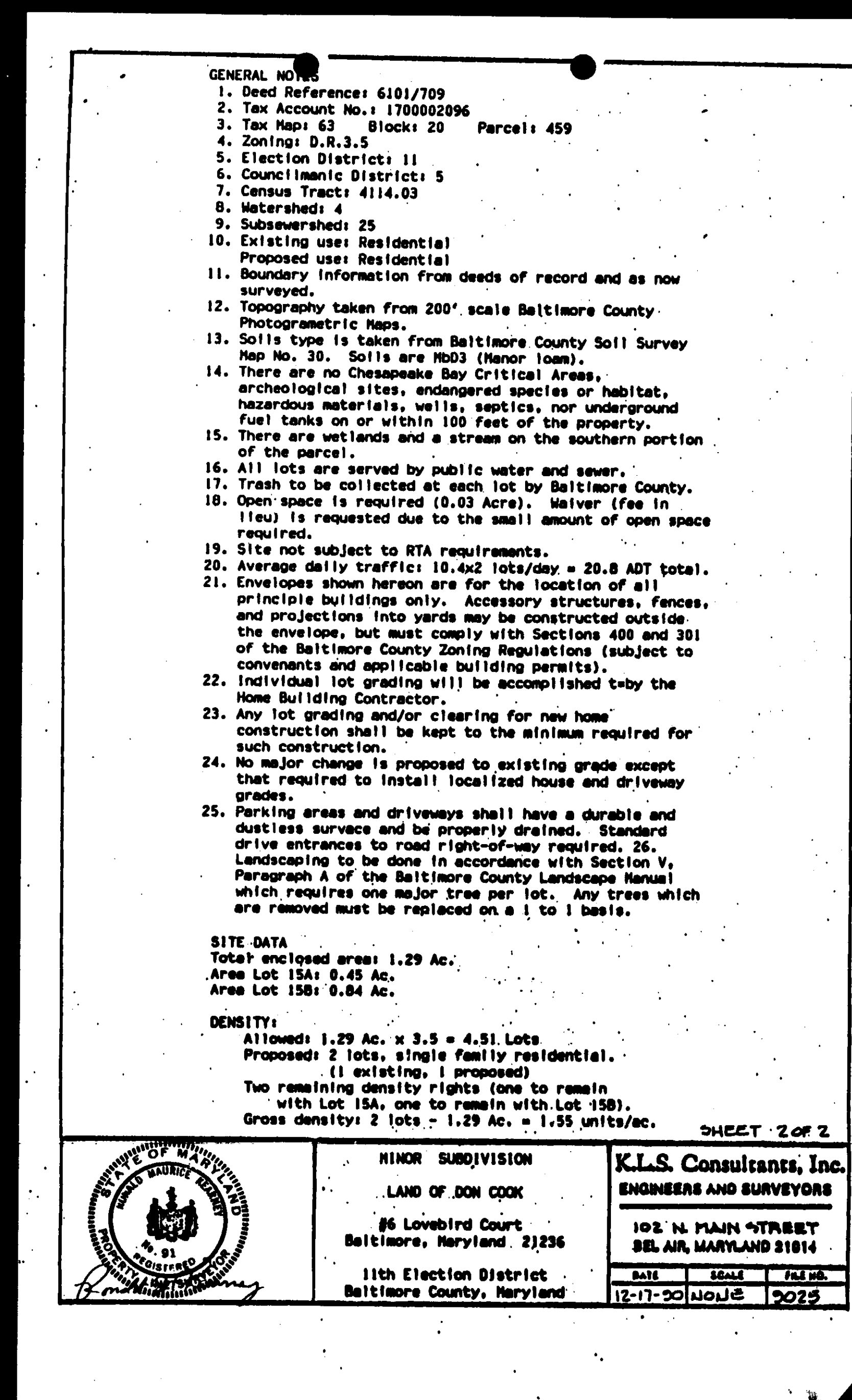
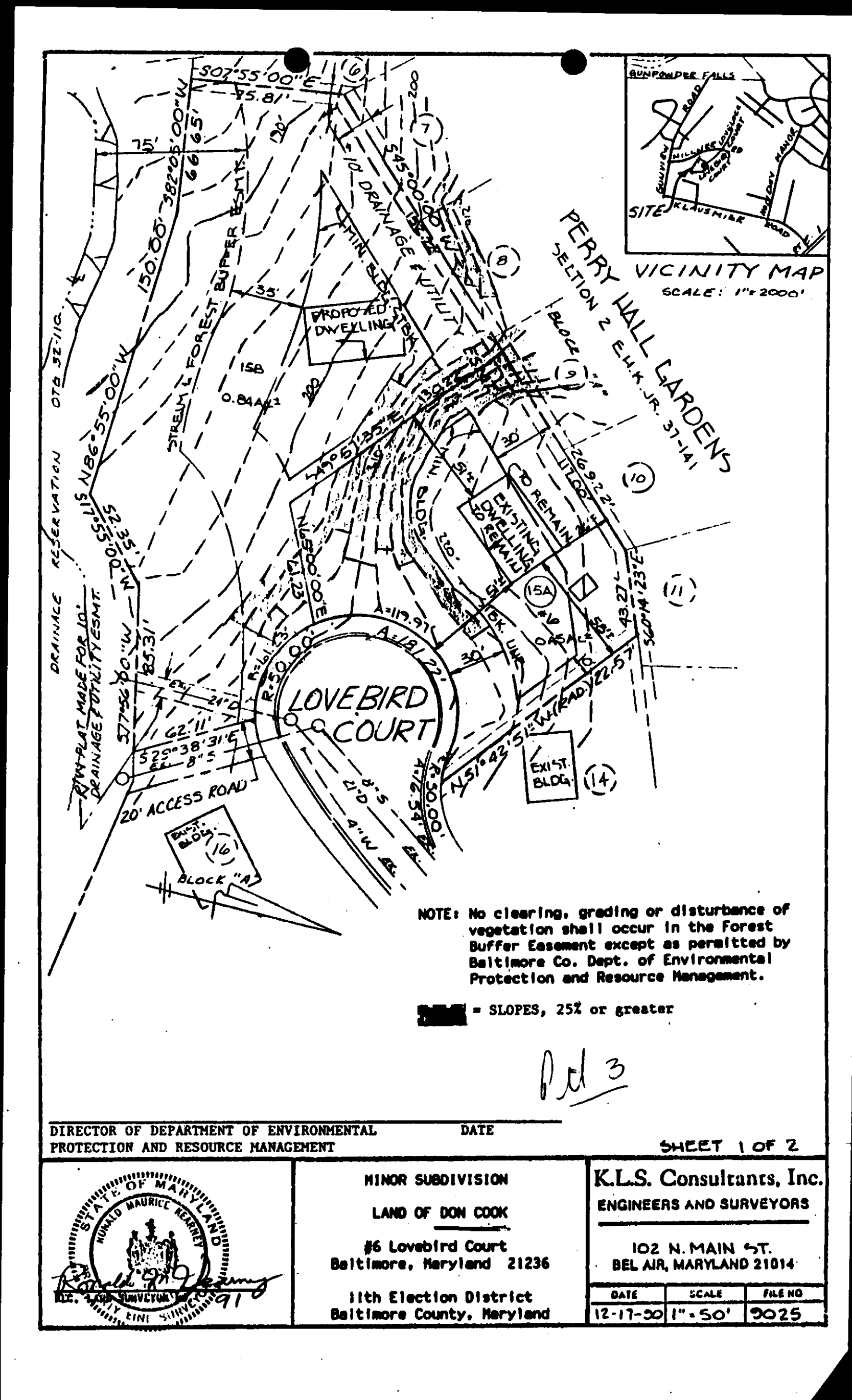
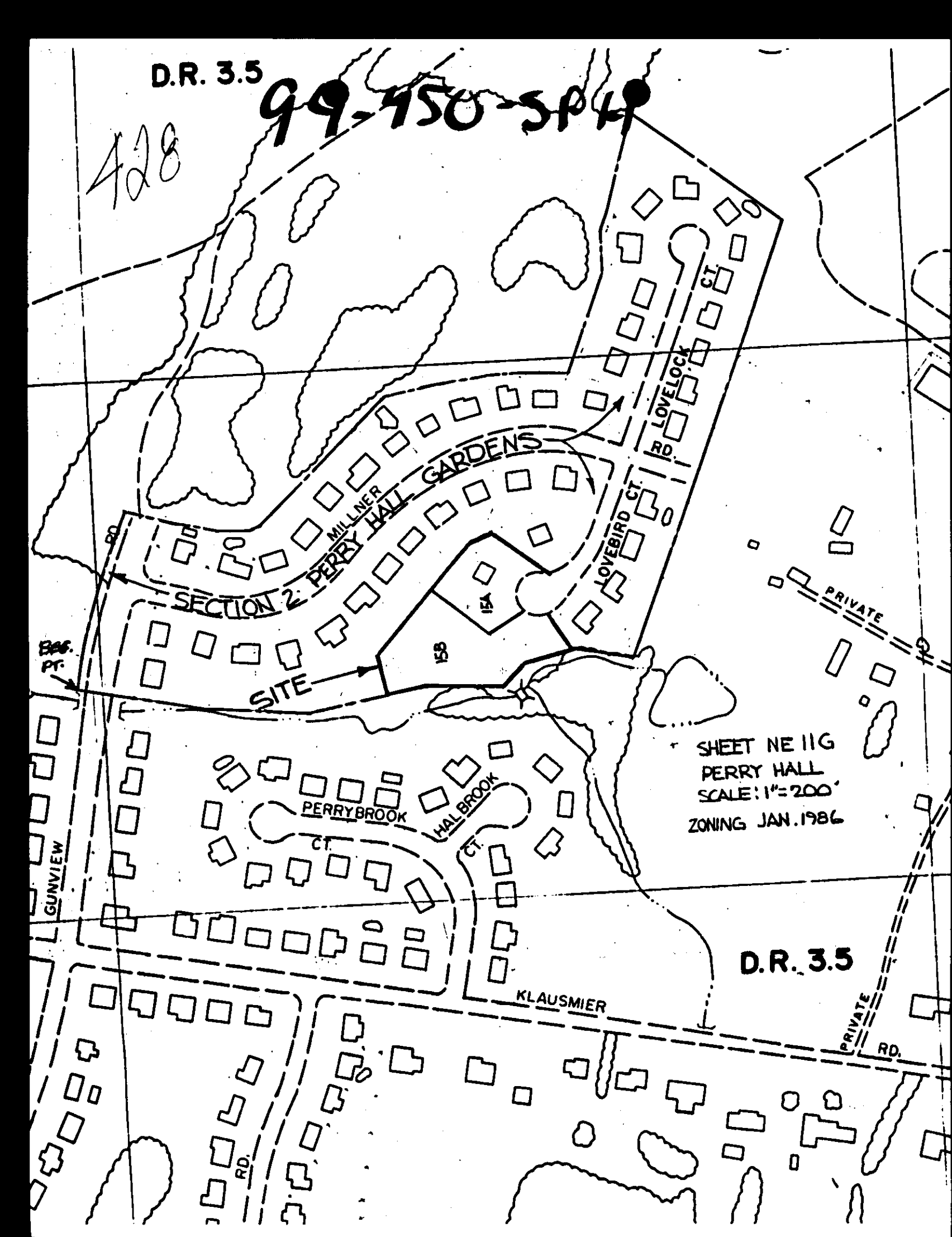
RECEIVED
JUN 2 1994
ZADM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME: *Newton A. Williams*
ADDRESS: *700 Court Towers, 21204*

NAME: *Ron Kenney, KLS*
ADDRESS: *102 N. Main St. 21014*



111 West Chesapeake Avenue
Towson, MD 21204

94-450-SPH

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring 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.: 428

Petitioner: DONALD C. COOK

Location: #6 LOVEBIRD COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DONALD C. COOK

ADDRESS: #6 LOVEBIRD COURT BALTIMORE, MD 21206

PHONE NUMBER: 529-2371

*MUST BE SUPPLIED

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MAY 20, 1994

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: 94-450-SPH (Item 428)
6 Lovebird Court

W/S Lovebird Court, 241' S of c/l Millner Road

11th Election District - 5th Councilmanic

Legal Owner(s): Donald C. Cook and Victoria L. Cook

HEARING: TUESDAY, JUNE 21, 1994 at 10:00 a.m. Rm. 118 Old Courthouse.

Special Hearing to approve an amendment to the Perry Hall Gardens Second Amended Partial Development Plan, Section 2 and supplement, First Amended Partial Development Plan, Section 3, and the First Amended Partial Development Plan, Section 4, and Zoning Case 85-235-SPH for the subdivision of Lot 15 of Perry Hall Gardens Section 2 into 2 lots.

Arnold Jablon
Arnold Jablon
Director

cc: Donald and Victoria Cook
Newton A. Williams, Esq.
Ronald H. Kearney

- NOTES: (1) ZONING SIGN AND 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 THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper

TO: PITTMENT PUBLISHING COMPANY
May 26, 1994 Issue - Jeffersonian

Please forward billing to:

Donald C. Cook
6 Lovebird Court
Baltimore, Maryland 21206
529-2371

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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 THIS FILE AND/OR HEARING, PLEASE CALL 887-3391.

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 10, 1994

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams, Chtd
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-450-A, Item No. 428
Petitioner: Donald C. Cook, et ux.
Petition for Special Hearing

Dear Mr. Williams:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 9, 1994 and scheduled for a hearing accordingly. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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.

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 27, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief RWB/DAF
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 31, 1994
Item No. 428

The Developers Engineering Section has reviewed the subject zoning item. If this amendment is approved creating a minor subdivision of two lots, the site will be subject to the Baltimore County Development Regulations. Also, per our records a 10-foot drainage and utility easement exists along the east property line of the proposed Lot 15B for a 2'-inch storm pipe. Please show this easement on the Plan.

RWB:ew



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

505-94

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

Re: Baltimore County
Item No.: + 428 (JLL)

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
BOB SMALL, ACTING CHIEF
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2259 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 94-450

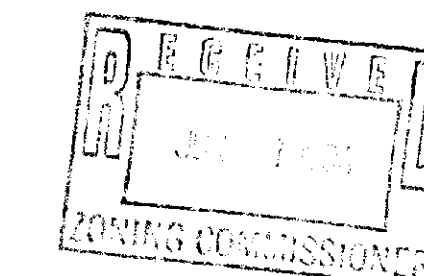
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 2, 1994

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. 428, 439, 446, 457, 458, 461, 466, 467 and 469.

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: *Pat Keller*

PK/JLL:lw

ZAC.426/PZONE/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-9500

(410) 887-4500

DATE: 05/20/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1102

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEEBELOW

Zoning Agendas

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.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 428, 430, AND 439.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4801, MS-1102F

cc: File

Printed on Recycled Paper

RECEIVED
MAY 20 1994
ZADM

IN RE: PETITION FOR SPECIAL HEARING BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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 6 Lovebird Court in Perry Hall section of Baltimore County.

Appearing at the remissite public hearing held for this case were the property owners, Donald C. Cook and Victoria L. Cook, his wife. Also present were Ronald M. Kearney of K.L.S. Consultants, Inc., the surveyor who prepared the site plan.

Testimony and evidence presented was that the Petitioner and his wife have owned the subject property since the mid 1970s. Their property is a large lot (1.3 acres) which contains a single family dwelling. This dwelling is a stone structure which apparently was the centerpiece of the sur-

rounding tract before same was developed. Specifically, the site plan indicates that the surrounding locale, which encompassed approximately 120 acres, was developed by the Stefanowicz Corporation.

Additional testimony offered was that the Petitioners propose subdividing their property so as to create a second lot. The existing lot will, thereafter, be designated as lot 15A and the new lot as lot 15B.

Further testimony offered was that the resultant lots 15A and 15B will still be larger than the average lots in the area. Moreover, the proposed dwelling on lot 15B will be in keeping with the character of the community.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded that the relief should be granted. There is no evidence that the proposed subdivision will be harmful to the

health, safety and general welfare of the locale in any fashion. It is clear that a grant of the special hearing will not be inconsistent with the property's zoning classification or the character of the surrounding locale.

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 27th day of June, that, pursuant to the Petition for Special Hearing, approval to amend the Perry Hall Gardens 2nd Amended Partial Dev. Plan Section 2 and supplement, 1st Amended Partial Development Plan Section 3, and 1st Amended Partial Development Plan Section 4, and zoning case 85-235-SPH for the subdivision of lot 15 of Perry Hall Gardens Section 2, into 2 lots, pursuant to Section 1B01.3.A.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED, subject, however, to the following restriction 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.

Signature of Lawrence E. Schmidt, Zoning Commissioner for Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21284

(410) 887-4386

June 28, 1994

Newton A. Williams, Esquire Suite 700, Court Towers 210 W. Pennsylvania Avenue Towson, Maryland 21284

RE: Petition for Special Hearing Case No. 94-450-SPH Donald C. Cook, et ux, Petitioners

Dear Mr. Williams:

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 the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours, Lawrence E. Schmidt Zoning Commissioner

cc: Mr. and Mrs. Donald C. Cook, 6 Lovebird Court, Baltimore, Md. 21236 cc: Mr. Ronald M. Kearney, K.L.S. Consultants, Inc. 102 N. Main St., Bel Air

ORDER RECEIVED FOR FILING Date 6/29/94 By [Signature]

ORDER RECEIVED FOR FILING Date 6/29/94 By [Signature]

ORDER RECEIVED FOR FILING Date 6/29/94 By [Signature]

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: Special Hearing Date of Posting: 6/29/94
Petitioner: Donald C. & Victoria L. Cook
Location of property: 6 Lovebird Ct., 4th, 3rd, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 27, 1994
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 May 26, 1994.

THE JEFFERSONIAN, A. H. HANIBAN, LEGAL AD. - TOWSON

Petition for Special Hearing to the Zoning Commissioner of Baltimore County

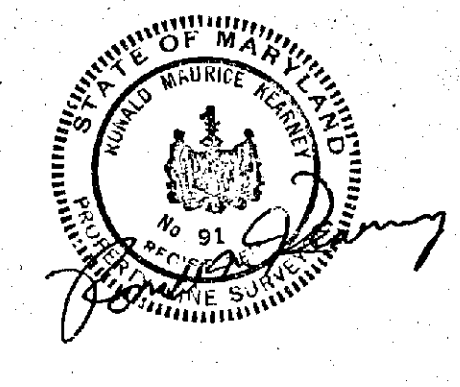
This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the Perry Hall Gardens 2nd Amended Partial Dev. Plan Section 2 and supplement, 1st Amended Partial Development Plan Section 3, and 1st Amended Partial Development Plan Section 4, and Zoning Case 85-235-SPH for the subdivision of Lot 15 of Perry Hall Gardens Section 2 into 2 lots pursuant to Section 1 B01.3.A.7.b. of the Zoning Regulations of Baltimore County.

Form with fields for Petitioner Name, Address, Signature, and Attorney Name. Includes signature of Donald C. Cook and Victoria L. Cook.

ZONING DESCRIPTION LOT 15, SECTION 2 PERRY HALL GARDENS

Beginning at a point on the west side of Gunview Road which is 80 feet wide at the southwest corner of Section 2, Perry Hall Gardens, said point being 214 feet south of the centerline of Hillner Road. Being Section 2, Perry Hall Gardens as recorded in Baltimore County Plat Book #37 folio 141.

Lot 15, which is being subdivided into 2 lots is furthermore described as: Beginning at a point on the west side of Lovebird Court which is 80 feet wide at a distance of 243 feet south of the centerline of Hillner Road, the nearest improved intersecting street, which is 60 feet wide. Being Lot #15, Block B, Section #2 in the subdivision of Perry Hall Gardens, as recorded in Baltimore County Plat Book #39, Folio #58, containing 56014 square feet and 1.29 acres.



receipt form with handwritten entries: 1 HOUSE SPH. 040 250.00, 1 SIGN POSTING 080 35.00, TOTAL \$285.00. Includes date 5/9/94 and signature of owner.