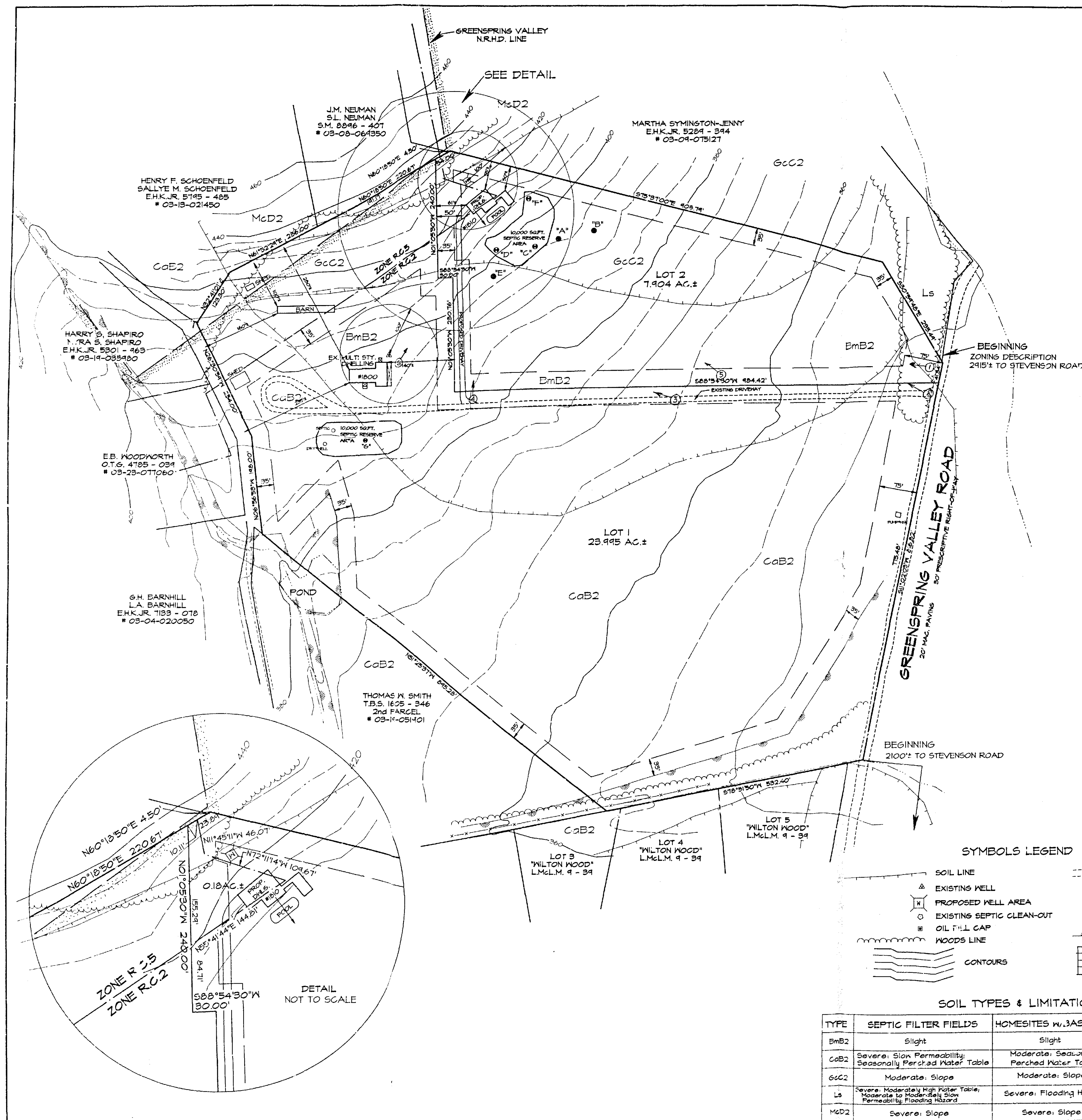
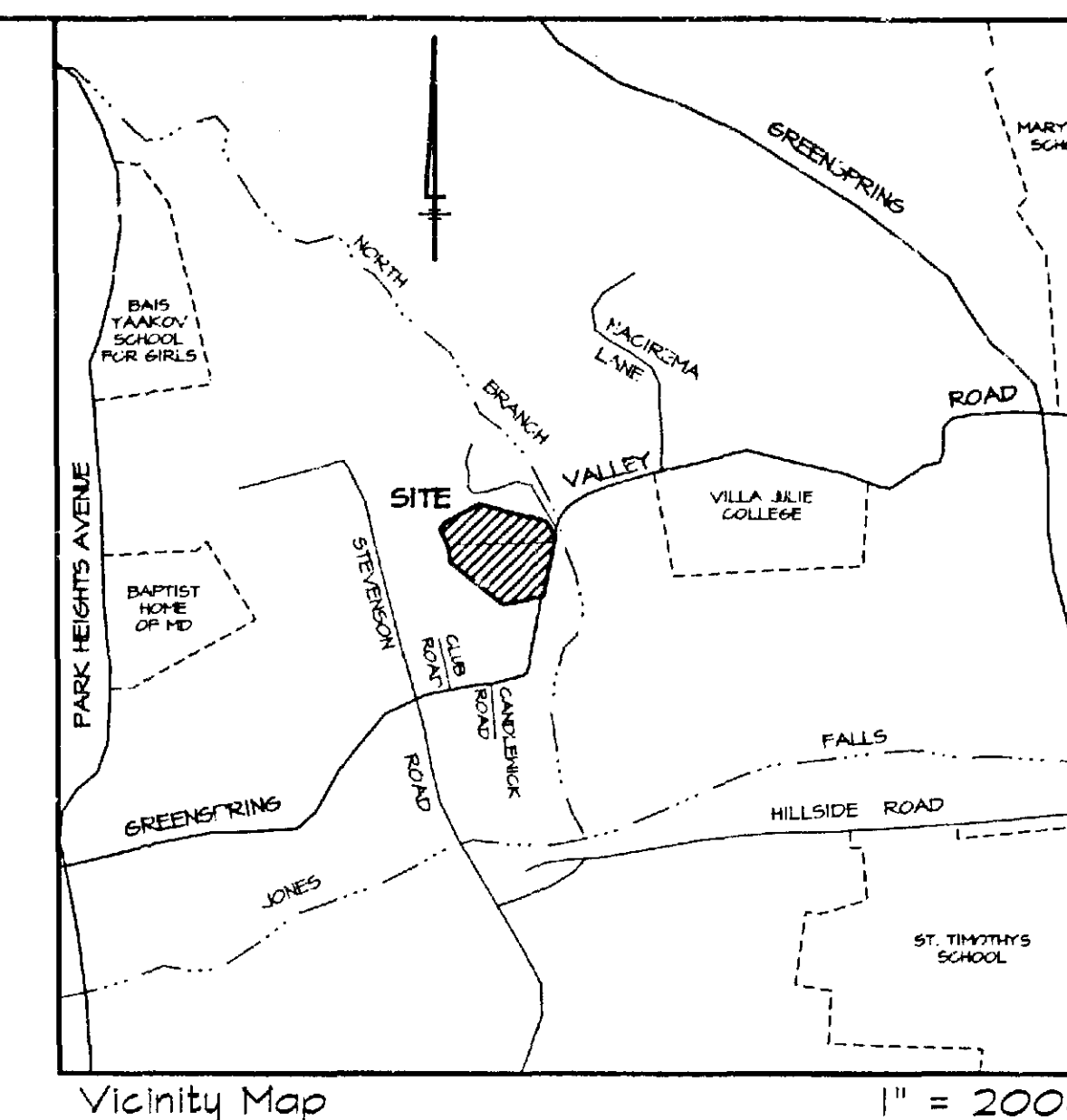




PETITION REQUESTS

1. APPROVAL OF THE CREATION OF NON DENSITY PARCEL IN R.C.5 ZONE.
2. APPROVAL OF THE CONSTRUCTION OF A DWELLING THAT STRADDLES THE R.C.2 AND R.C.5 ZONING LINE.
3. APPROVAL OF A SEPTIC AREA LOCATED IN A ZONE, R.C.2, OTHER THAN THAT WHICH THE PRINCIPLE DWELLING IS LOCATED, R.C.5.
4. APPROVAL OF UNDERSEPTIC LOT IN A R.C.5 ZONE.

AREA IN LOT 2, ZONE R.C.2 = 7.72 AC.±
AREA IN LOT 2, ZONE R.C.5 = 0.19 AC.±



OWNER/DEVELOPER
THOMAS W. SMITH (VIRGINIA SMITH, daughter)
1800 GREENSPRING VALLEY ROAD
STEVENSON, MARYLAND 21153
410-783-6624

PLAN TO ACCOMPANY PHOTOGRAPHS
PLAN TO ACCOMPANY SPECIAL
HEARING AND VARIANCE
SMITH PROPERTY
1800 GREENSPRING VALLEY ROAD
Deed Ref: T.B.S. No. 1605 folio 346
1st PARCEL
Tax Account No. 03-19-051401
Zoned R.C.-2 and R.C.-5
Tax Map 59 Grid 22 Parcel 329
3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

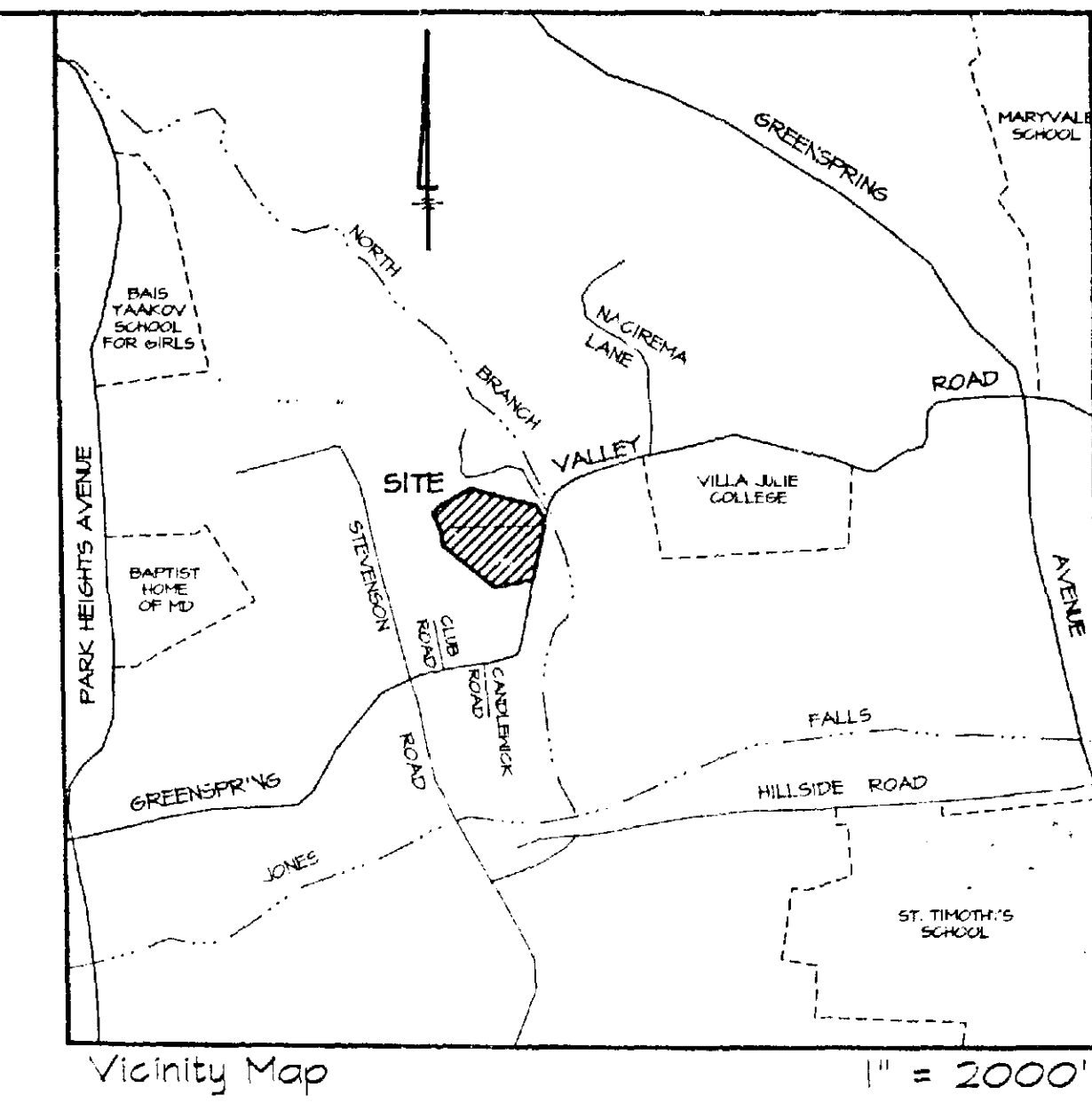
PETITIONER'S
EXHIBIT NO. 2

Scale: 1" = 100' May 15, 1994

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21206
(410) 925-4470

TYPE	SEPTIC FILTER FIELDS	HOMESITES w/ BASEMENT	STREETS & PARKING
BmB2	Slight	Slight	Moderate: Slope
CaB2	Severe: Slow Permeability; Seasonally Perched Water Table	Moderate: Seasonally Perched Water Table	Moderate: Seasonally Perched Water Table; Slope
GcC2	Moderate: Slope	Moderate: Slope	Severe: Slope
Ls	Severe: Moderately High Water Table; Moderate to Moderately Slow Permeability; Flooding Hazard	Severe: Flooding Hazard	Severe: Flooding Hazard
McD2	Severe: Slope	Severe: Slope	Severe: Slope

5/20/94 REVISED S.R.A. PER FIELD TEST RESULTS
DATE REVISION



OWNER/DEVELOPER
THOMAS W. SMITH (VIRGINIA SMITH, daughter)
1800 GREENSPRING VALLEY ROAD
STEVENSON, MARYLAND 21153
410-763-6624

PLAN TO ACCOMPANY SPECIAL
HEARING AND VARIANCE

SMITH PROPERTY
1800 GREENSPRING VALLEY ROAD
Deed Ref: T.B.S. No. 1605 folio 346
1st PARCEL
Tax Account No. 03-19-051901
Zoned R.C.-2 and R.C.-5
Tax Map 54 Grld 22 Parcel 329
3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

**PETITIONER'S
EXHIBIT NO. 1**

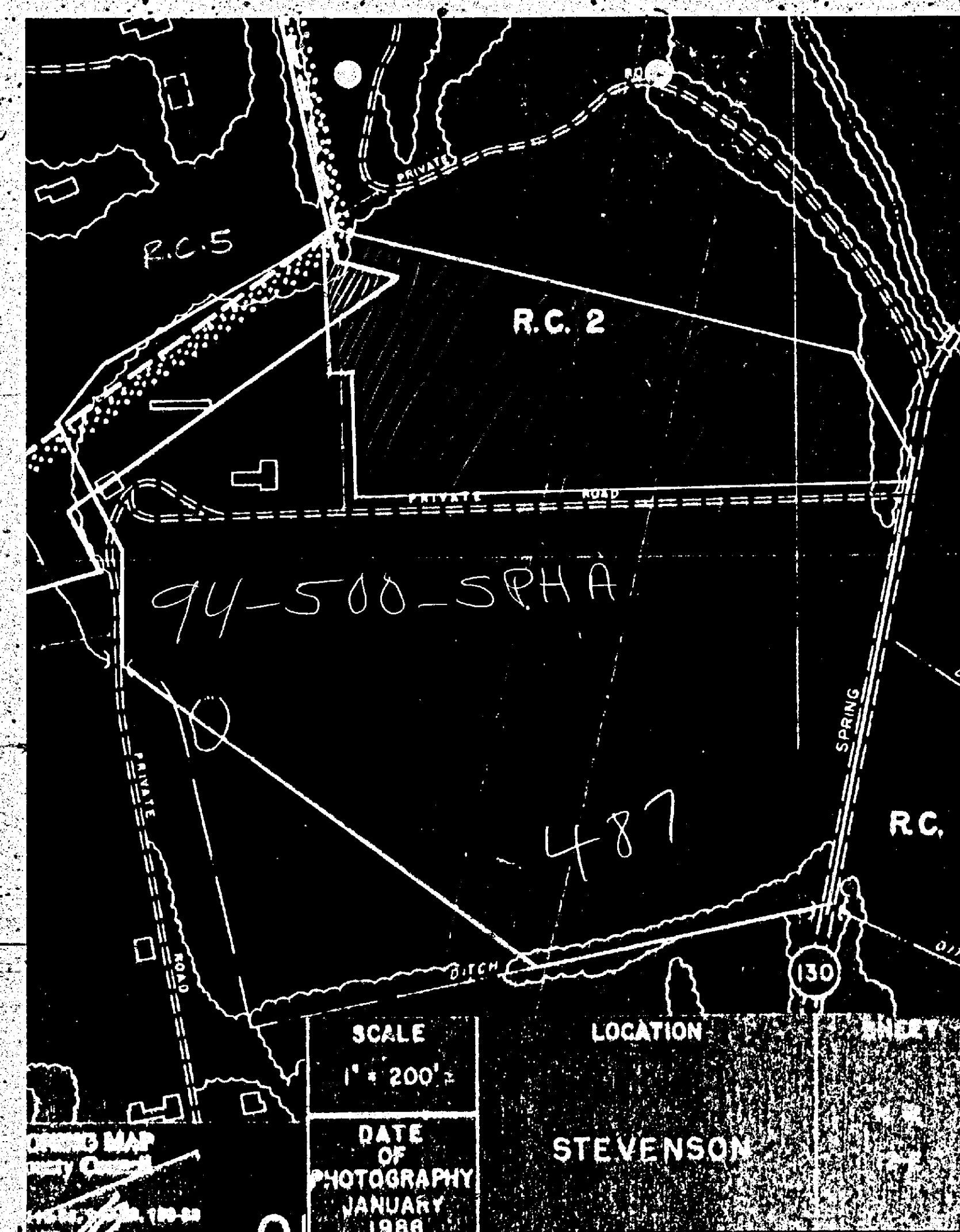
Scale: 1" = 100' May 15, 1994

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS

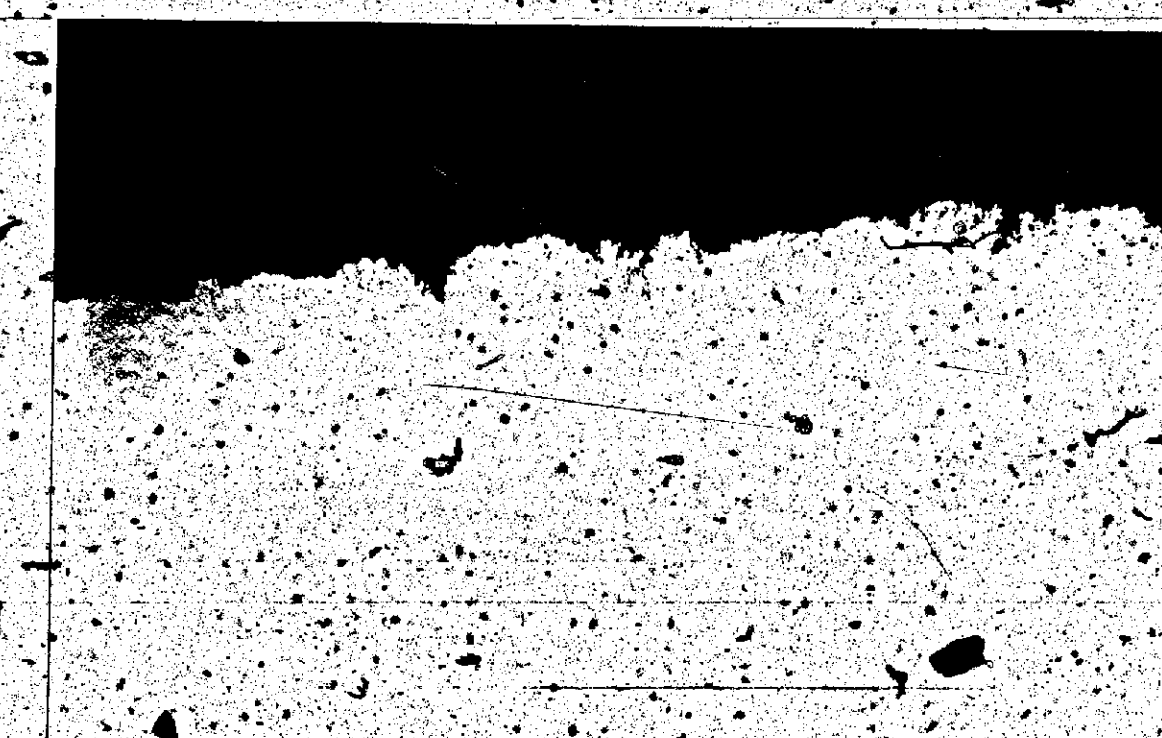
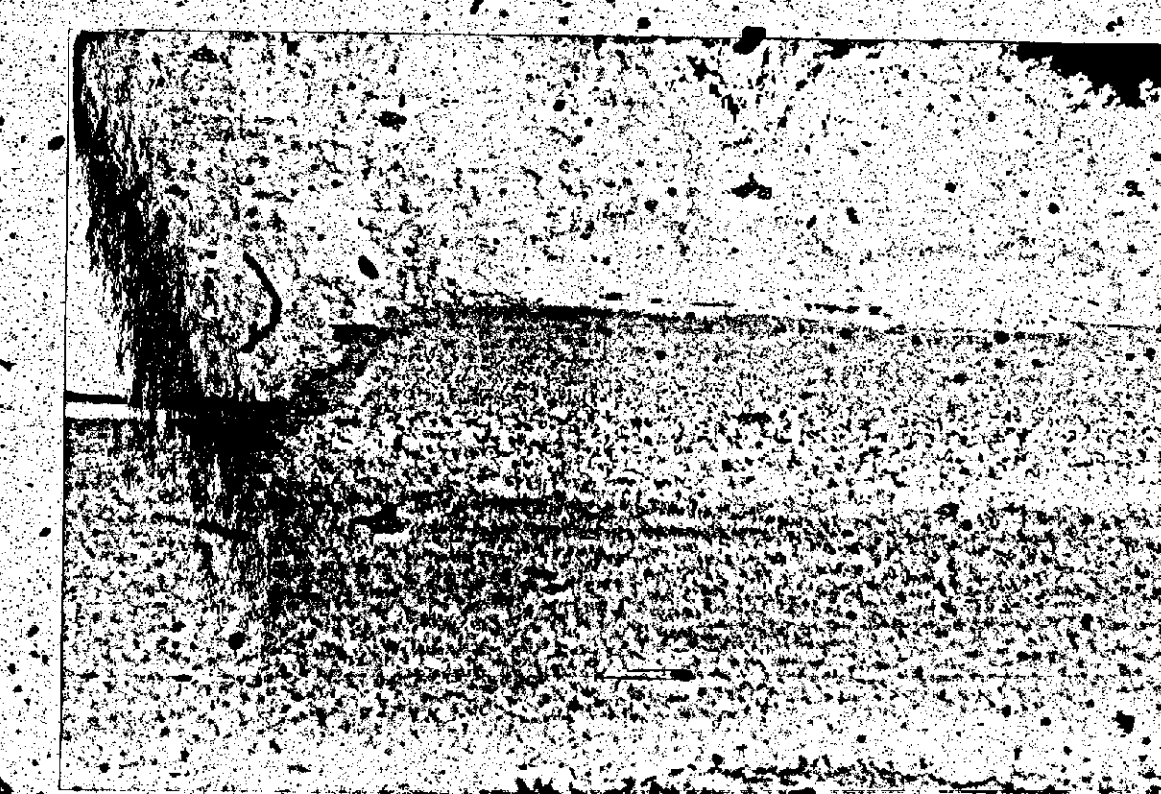
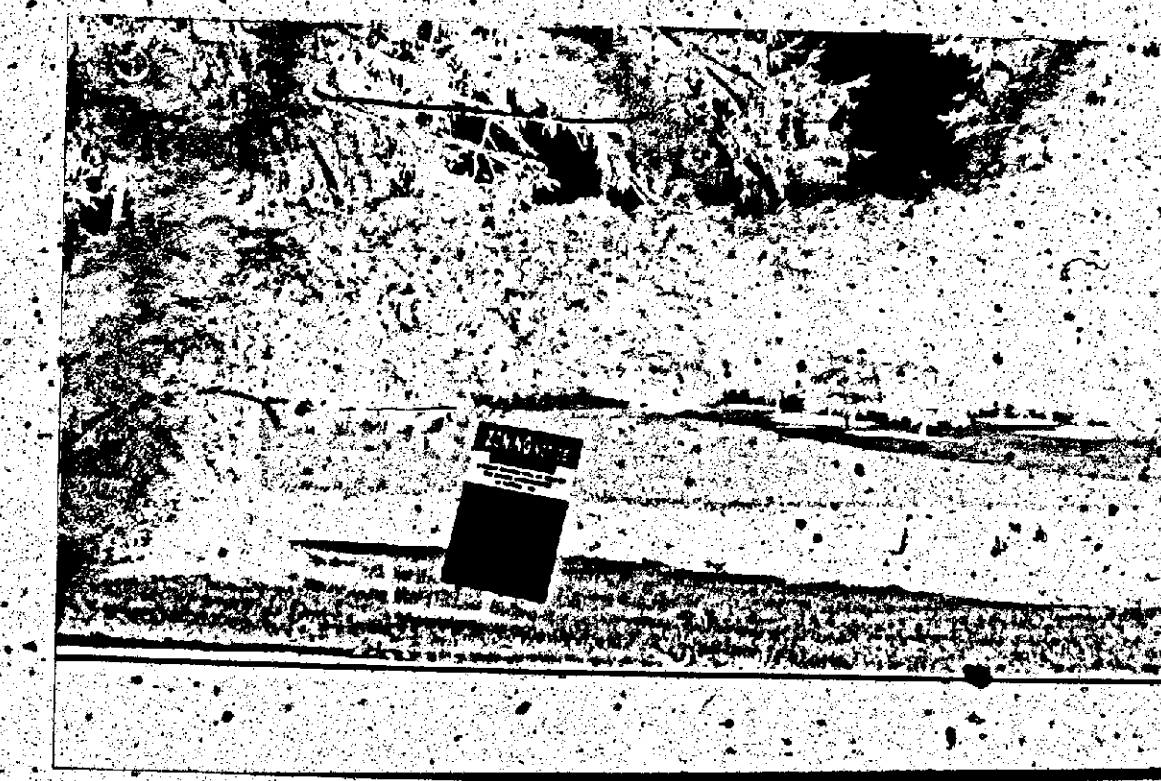
Suite 100
520 East Townsontown Boulevard
Tonsen, Maryland 21286
(410) 823-4470

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/ BASEMENT	STREETS & PARKING
EMB2	Slight	Slight	Moderate Slope
CAB2	Severe: Slow Permeability; Seasonally Perched Water Table	Moderate: Seasonally Perched Water Table	Moderate: Seasonally Perched Water Table; Slope
ACC2	Moderate: Slope	Moderate: Slope	Severe: Slope
L4	Severe: Moderately High Water Table; Moderate to High Permeability; Flooding Hazard	Severe: Flooding Hazard	Severe: Flooding Hazard
MC2	Severe: Slope	Severe: Slope	Severe: Slope

Bruce E. Dink - Gravel Road & Ferry 320 E Townsend Blvd, Towson, Md.
21286
F.R. Lutz C. Sr. (B. Mrs. Thomas W.) } 1800 Greenspring Valley Rd, Stevenson, MD
21153
Virginia W. Smith }
Margaret Worrell } VPC P.O. Box 5402 Towson, MD.
21286-7901



Photographs (1-6)
in Case
94-500-5PX



Zoning Plans Advisory Committee Comments
Mr. Thomas W. Smith
Date: July 5, 1994
Page 2

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.

3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:cm

**Maryland Department of Transportation
State Highway Administration**

Secretary
Hal Kassoff
Administrator

6-15-94

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.: 4487 (JCM)

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 N. RAMSEY, ACTING CHIEF*
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**Baltimore County Government
Fire Department**

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

(410) 887-4500

DATE: 06/16/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

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.

9. The Fire Marshal's Office has no comments at this time.
10. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 481, 482, 483, 484, 486, 487, 488, 489 AND 491.

RECEIVED
JUN 17 1994
ZADM

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

cc: File

Printed on Recycled Paper

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

June 29, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
FROM: J. Lawrence Pilson, DEP
Development Coordinator, DEPRM
SUBJECT: Zoning Item #487 - Smith Property
1800-10 Greenspring Valley Road
Zoning Advisory Committee Meeting of June 20, 1994

RECEIVED
JUN 30 1994
ZONING COMMISSIONER

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

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, and Forest Conservation Regulations.

Development Coordination

The attached copy of the minor subdivision comments apply to this site.

JLP:GCS:sp

Attachment

SMITH/DEPRM/TXTSBP

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
Bureau of Engineering Services**

TO: (X) ZADM

DATE: June 29, 1994

PROJECT NAME: SMITH PROPERTY
TYPE OF PLAN: Minor Subdivision
PLAN/REVISION DATE: May 15, 1994

The above-referenced plan has been reviewed by Development Coordination of the Bureau of Engineering Services and the following recommendations are made:

() APPROVED (X) DISAPPROVED

Comments:

1. Show the drilled well near the barn. What is it serving?
2. What is the 3' diameter concrete cover near the house?
3. Are there any other existing wells or septic on site or within 100' of property lines? If so, show. If not, so note on plan.
4. Are there any existing underground storage tanks? If so, show. If not, so note on plan.
5. Remove the well stake and relocate it to well area shown on plan.

REVIEWER: Letty Soun *LS* TELEPHONE: (410) 887-3980
SMITH, PR/DEPRM/TXTSBP

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 5, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

RECEIVED
JUL 8 1994
ZONING COMMISSIONER

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 487, 492, 496, 497, 500, 501, 506, 507 and 509.

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 N. Long*

Division Chief: *Carol L. Kern*

PK/JL:lw

ZAC.491/PZONE/ZAC1

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE * ZONING COMMISSIONER
1800 Greenspring Valley Road, W/S *
Greenspring Valley Road, 2500' +/- * FOR BALTIMORE COUNTY
NE of c/l Stevenson Road, 3rd * CASE NO.: 94-500-SPIA
Election Dist., 3rd Councilmanic *
Thomas W. Smith *
Petitioner *

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 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, 320 E. Townsontown Blvd., Towson, MD 21204, representative for

Peter Max Zimmerman
PETER MAX ZIMMERMAN

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719

RECEIVED
JUL 22 1994
ZONING COMMISSIONER

July 20, 1994

The Honorable Lawrence Schmidt
Zoning Commissioner for Baltimore County
Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Case No. 94-500-SPIA
Petitioner: Thomas W. Smith

Dear Commissioner Schmidt:

I understand that a hearing was held in the above referenced case on July 14, 1994. Please send me a copy of any order entered in that case.

Thank you for your courtesy and cooperation in this matter.

Very truly yours,
EVANS, GEORGE AND BRONSTEIN
Benjamin Bronstein

MJC/BB/mlg

GORDON T. LANGDON
DENNIS H. MILLER
EDWARD F. DEBAGO, JR.
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWBONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5319
410-823-4470
FAX 410-823-4473

SHERRYS
PAUL H. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP A. CROSS
OF SHERRYS
JOHN F. ETZEL
WILLIAM G. ULRICH

**Zoning Description for 1810 Greenspring Valley Road
R.C. 2 Parcel**

Third Election District

Third Councilmanic District

Beginning at a point on the west side of Greenspring Valley Road at a distance of 2915 feet, more or less, northeast of the centerline of Stevenson Road. Being part of the first parcel of a deed recorded among the Land Records of Baltimore County in Liber T.B.S. 1605 folio 346 and described as follows to wit: South 11 degrees 02 minutes 03 seconds West 41.34 feet, thence South 88 degrees 54 minutes 30 seconds West 948.42 feet, thence North 01 degree 05 minutes 30 seconds West 84.71 feet, thence South 88 degrees 54 minutes 30 seconds West 230.76 feet, thence North 01 degree 05 minutes 30 seconds West 30.00 feet, thence North 55 degrees 41 minutes 44 seconds West 144.81 feet, thence North 72 degrees 11 minutes 14 seconds West 109.67 feet, thence North 11 degrees 45 minutes 11 seconds West 46.07 feet, thence North 60 degrees 18 minutes 50 seconds East 23.89 feet, thence South 75 degrees 37 minutes 00 seconds East 908.79 feet and South 30 degrees 59 minutes 48 seconds East 235.49 feet to the place of beginning.

Containing 7.72 Acres of land, more or less.

457

GORDON T. LANGDON
DENNIS H. MILLER
EDWARD F. DEBAGO, JR.
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWBONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5319
410-823-4470
FAX 410-823-4473

SHERRYS
PAUL H. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP A. CROSS
OF SHERRYS
JOHN F. ETZEL
WILLIAM G. ULRICH

**Zoning Description for 1810 Greenspring Valley Road
R.C. 5 Parcel**

Third Election District

Third Councilmanic District

Beginning at a point at the fifth or North 01 degree 05 minutes 30 seconds West 84.71 feet, line of the R.C.2 Parcel Zoning Description for 1810 Greenspring Valley Road. Being part of the first parcel of a deed recorded among the Land Records of Baltimore County in Liber T.B.S. 1605 folio 346 and thence binding on the sixth, seventh, and eighth lines of the above referred R.C.2 Parcel the following three courses and distances viz: North 55 degrees 41 minutes 44 seconds West 144.81 feet, thence North 72 degrees 11 minutes 14 seconds West 109.67 feet, and North 11 degrees 45 minutes 11 seconds West 46.07 feet, thence South 60 degrees 18 minutes 50 seconds West 10.11 feet, thence South 01 degree 05 minutes 30 seconds East 155.29 feet, to the place of beginning.

Containing 0.18 of an Acre of land, more or less.

457

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

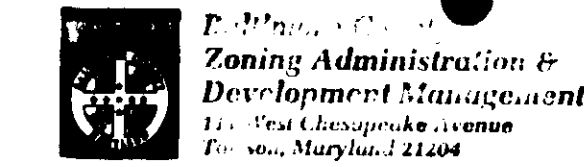
District: 3-4 Date of Posting: 6/8/94
Posted for: Special Hearing
Petitioner: Thomas W. Smith
Location of property: 1800 Greenspring Valley Rd., N/S
Location of Sign: Facing 220-4470 on property being zoned
Remarks: _____
Posted by: [Signature] Date of return: 7/1/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 6/23, 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 6/23, 1994.

G. H. Jeffersonian
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 in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 on Thursday, July 14, 1994 at 9:00 a.m. in Room 106, County Office Building.
Case Number: 94-500-SPHA (Item 487)
1800 Greenspring Valley Road
W/S Greenspring Valley Road, 2500' +/- NE of c/l Stevenson Road
3rd Election District - 3rd Councilmanic
Legal Owner: Thomas W. Smith
HEARING: THURSDAY, JULY 14, 1994 at 9:00 a.m. in Room 106, County Office Building.
Special Hearing to approve the creation of non-density parcels in R.C.-5 zone; to approve a septic area located in R.C.-2 while most of dwelling is located in R.C.-5; and to approve an undersized lot in R.C.-5 zone. Variance to approve construction of a dwelling that straddles the R.C.-2 and R.C.-5 zone line.
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 887-3353.
6/21 June 22.



487

receipt

94-500-SPHA

Account: R001-6150

Number

Date: 6-8-94

THOMAS SMITH
SPH HRG (030)
VAR. (010)
POSTING (080)
180 GREENSPRING VALLEY RD.
50.00
30.00
70.00
\$ 670.00

03A03W0019MICHRIC \$170.00
6A C00234P006-08-94
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 487

Petitioner: THOMAS SMITH

Location: 1800 GREENSPRING VALLEY RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: THOMAS SMITH

ADDRESS: 1800 GREENSPRING VALLEY RD
STE 100, MD. 21204

* PHONE NUMBER: 823-4470

*MUST BE SUPPLIED

TO: PUTNUTZ PUBLISHING COMPANY
June 23, 1994 Issue - Jeffersonian

Please forward billing to:

Thomas W. Smith
1800-1810 Greenspring Valley Road
Stevenson, Maryland 21153

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 on Thursday, July 14, 1994 at 9:00 a.m. in Room 106, County Office Building.

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-500-SPHA (Item 487)
1800 Greenspring Valley Road
W/S Greenspring Valley Road, 2500' +/- NE of c/l Stevenson Road
3rd Election District - 3rd Councilmanic
Legal Owner: Thomas W. Smith
HEARING: THURSDAY, JULY 14, 1994 at 9:00 a.m. in Room 106 County Off. Bldg.

Special Hearing to approve the creation of non-density parcels in R.C.-5 zone; to approve a septic area located in R.C.-2 while most of dwelling is located in R.C.-5; and to approve an undersized lot in R.C.-5 zone. Variance to approve construction of a dwelling that straddles the R.C.-2 and R.C.-5 zone line.

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.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 15, 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 on Thursday, July 14, 1994 at 9:00 a.m. in Room 106, County Office Building.

CASE NUMBER: 94-500-SPHA (Item 487)
1800 Greenspring Valley Road
W/S Greenspring Valley Road, 2500' +/- NE of c/l Stevenson Road
3rd Election District - 3rd Councilmanic
Legal Owner: Thomas W. Smith
HEARING: THURSDAY, JULY 14, 1994 at 9:00 a.m. in Room 106 County Off. Bldg.

Special Hearing to approve the creation of non-density parcels in R.C.-5 zone; to approve a septic area located in R.C.-2 while most of dwelling is located in R.C.-5; and to approve an undersized lot in R.C.-5 zone. Variance to approve construction of a dwelling that straddles the R.C.-2 and R.C.-5 zone line.

Carl Jablon
Arnold Jablon
Director

cc: Thomas W. Smith
Gerhold, Cross & Etzel

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.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 5, 1994

Mr. Thomas W. Smith
1800 Greenspring Valley Road
Stevenson, Maryland 21153

RE: Case No. 94-500-SPHA, Item No. 487
Petitions for Special Hearing and Variance
Petitioner: Thomas W. Smith

Dear Mr. Smith:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on June 8, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

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.

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - W/S Greenspring Valley Road, 2500' NE of the c/l of Stevenson Road (1800 Greenspring Valley Road) 3rd Election District 1st Councilmanic District

* BEFORE THE * DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 94-500-SPHA

Thomas W. Smith
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 1800 Greenspring Valley Road, located in the Stevenson area of northern Baltimore County. The Petitions were filed by the owner of the property, Thomas W. Smith. The Petitioner requests a special hearing to approve the creation of a non-density parcel in an R.C. 5 zone, approval of a septic area located in an R.C. 2 zone while serving a dwelling which is mostly located in an R.C. 5 zone, and approval of an undersized lot in an R.C. 5 zone. In addition to the special hearing relief sought, the Petitioner requests a variance from Section 1A00.5.b(1)a, Page 1A-3.1 of the Zoning Office Policy Manual to permit construction of a dwelling that straddles the R.C. 2 and R.C. 5 zoning lines. The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

It should be noted that at the hearing, the Petitioner amended his special hearing and variance requests. Specifically, as the result of a realignment of the proposed dwelling, the special hearing request for a septic area to be located in the R.C. 2 zone while most of the dwelling is located in the R.C. 5 zone and the variance to permit the construction of a dwelling that straddles the R.C. 2 and R.C. 5 zoning lines are no longer

needed. However, the proposed realignment of the dwelling necessitates a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed swimming pool to be located in the side yard in lieu of the required rear yard.

Appearing on behalf of the Petitions were Elizabeth C. Smith, wife of Thomas W. Smith, property owner, Virginia W. Smith, the Petitioners' daughter, and Bruce E. Doak, Registered Professional Engineer with Gerhold, Cross & Etzel. Appearing as an interested party was Margaret Worrall, Executive Director of the Valleys Planning Council. There were no Protestants present.

Testimony and evidence presented revealed that the subject property consists of approximately 31.9 acres, split zoned R.C. 2 and R.C. 5 and is located along the north side of Greenspring Valley Road, just east of Club Road in Stevenson. The property is improved with the Petitioners' residence, a barn, and a shed towards the rear of the site. The Petitioner is desirous of subdividing the property to create a building lot for his daughter, Virginia W. Smith. The proposed lot, identified as Lot 2, on Petitioner's Exhibit 1, would consist of 7.904 acres, while the remaining 23.995 acres would contain the existing improvements as shown on Petitioner's Exhibit 1. Various photographs of the property depicting the site where the proposed dwelling will be constructed on Lot 2 were submitted into evidence. Testimony indicated that the Petitioner has located this dwelling in an area on Lot 2 which will have the least effect on farming which currently takes place on the remainder of Lot 2. In addition, the Petitioner has located the proposed dwelling in a manner where it will have the least effect upon other dwellings in the area and will not impose upon the view of those individuals travelling along Greenspring Valley Road. As

a result of the location for the proposed dwelling and septic drain fields, the Petitioner's request for variance is necessary in that the proposed swimming pool must be located in the side yard of the lot in lieu of the rear yard as required. Furthermore, because the property is split zoned R.C.5 and R.C.2, the proposed subdivision will result in a small portion of R.C. 5 zoned land on Lot 2, containing 0.18 acres. This in effect constitutes the creation of an undersized lot in the R.C. 5 zone. Thus, the Petitioner's request for special hearing to approve the creation of this non-density parcel is necessary in order to proceed with the proposed subdivision. No density shall be associated with this small parcel of land and it shall be used in conjunction with the proposed use of Lot 2.

After due consideration of the testimony and evidence presented, it appears that the special hearing relief sought should be granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of July, 1994 that the Petition for Special Hearing to approve the creation of a non-density parcel in an R.C. 5 zone, and approval of an undersized lot in an R.C. 5 zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING
Date 7/29/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/29/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/29/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/29/94
By [Signature]

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed swimming pool to be located in the side yard of proposed Lot 2 in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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 relief granted herein shall be rescinded.
- 2) There shall be only one density unit associated with Lot 2 and no further subdivision of this lot shall be permitted.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking approval of a septic area located in an R.C. 2 zone while serving a dwelling which is mostly located in an R.C. 5 zone and the Petition for Variance seeking relief from Section 1A00.5.b(1)a, Page 1A-3.1 of the Zoning Office Policy Manual to permit construction of a dwelling that straddles the R.C. 2 and R.C. 5 zoning lines, be and is hereby DISMISSED AS MOOT.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 7/29/94
By [Signature]

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

July 29, 1994

(410) 887-4386

Mr. & Mrs. Thomas W. Smith
1800 Greenspring Valley Road
Stevenson, Maryland 21153

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
W/S Greenspring Valley Road, 2500' NE of the c/l of Stevenson Road
(1800 Greenspring Valley Road)
3rd Election District - 3rd Councilmanic District
Thomas W. Smith - Petitioner
Case No. 94-500-SPHA

Dear Mr. & Mrs. Smith:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Margaret Worrall
Valleys Planning Council, P.O. Box 5402, Towson, Md. 21285-5402

People's Counsel
File

Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 1800, 1810 Greenspring Valley Road
which is presently zoned RC 2 & RC 5

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:

1. Approval of the creation of non-density parcels in RC-5 zone
2. Approval of a septic area located in RC 2 while most of dwelling is located in RC 5
3. Approval of an undersize lot in RC 5 zone

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.

Contact Purchaser(s)

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

Phone No.

ESTIMATED LENGTH OF HEARING

ALL OTHERS

RECEIVED BY: JCM DATE: 6-5-94

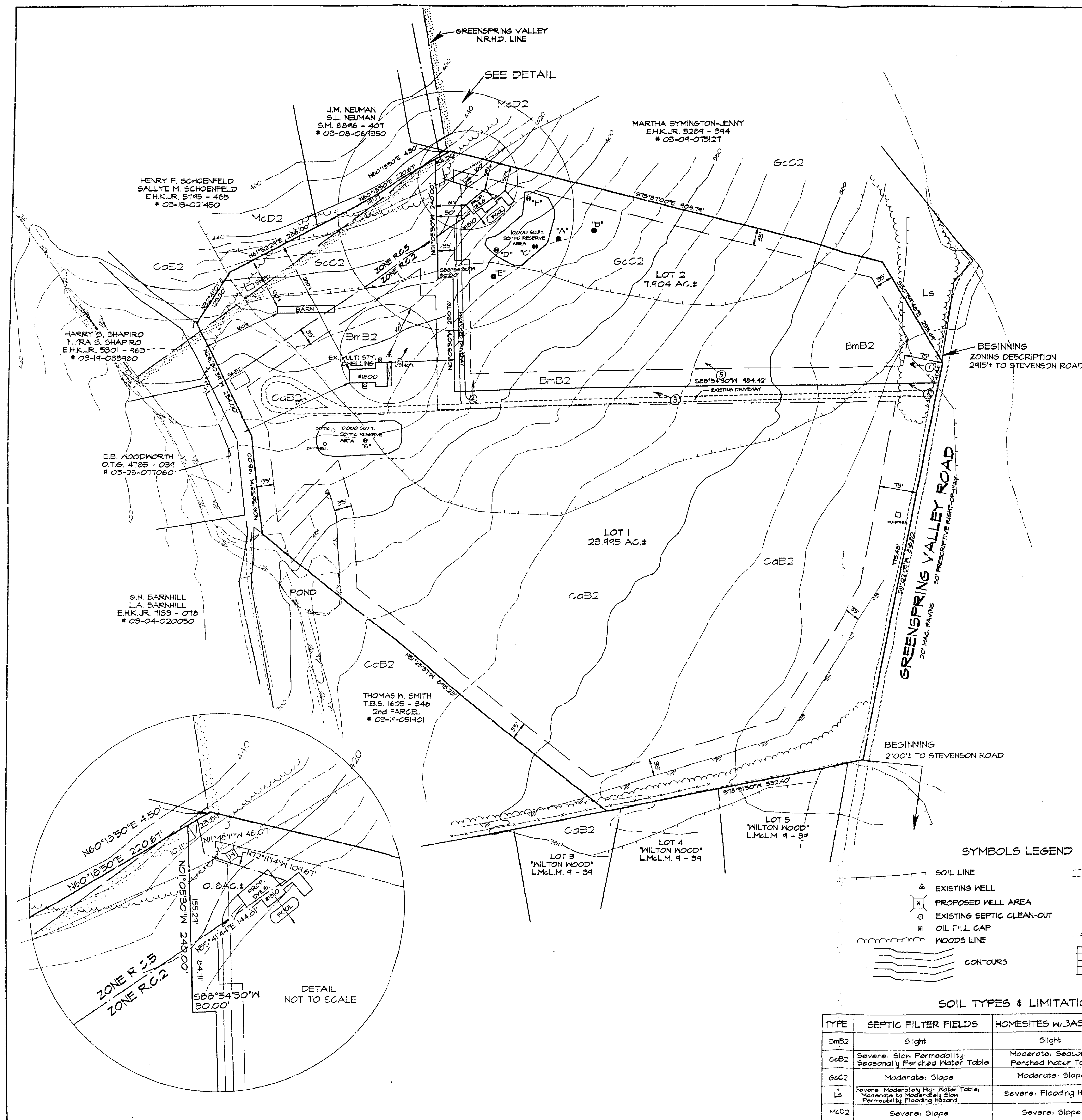
ORDER RECEIVED FOR FILING
Date 7/29/94
By [Signature]

Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 1800, 1810 GREENSPRING VALLEY ROAD
which is presently zoned RC 2 & RC 5

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 Variance from Section(s) 1, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 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PETITION REQUESTS

1. APPROVAL OF THE CREATION OF NON DENSITY PARCEL IN R.C.5 ZONE.
2. APPROVAL OF THE CONSTRUCTION OF A DWELLING THAT STRADDLES THE R.C.2 AND R.C.5 ZONING LINE.
3. APPROVAL OF A SEPTIC AREA LOCATED IN A ZONE, R.C.2, OTHER THAN THAT WHICH THE PRINCIPLE DWELLING IS LOCATED, R.C.5.
4. APPROVAL OF UNDERSEPTIC LOT IN A R.C.5 ZONE.

AREA IN LOT 2, ZONE R.C.2 = 7.72 AC.±
AREA IN LOT 2, ZONE R.C.5 = 0.19 AC.±

OWNER/DEVELOPER
THOMAS W. SMITH (VIRGINIA SMITH, daughter)
1800 GREENSPRING VALLEY ROAD
STEVENSON, MARYLAND 21153
410-783-6624

PLAN TO ACCOMPANY PHOTOGRAPHS
PLAN TO ACCOMPANY SPECIAL
HEARING AND VARIANCE
SMITH PROPERTY
1800 GREENSPRING VALLEY ROAD
Deed Ref: T.B.S. No. 1605 folio 346
1st PARCEL
Tax Account No. 03-19-051401
Zoned R.C.-2 and R.C.-5
Tax Map 59 Grid 22 Parcel 329
3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SYMBOLS LEGEND

SOIL LINE	EXISTING PAVING
EXISTING WELL	PROPOSED PERC TEST
PROPOSED WELL AREA	PASSED PERC TEST
EXISTING SEPTIC CLEAN-OUT	FAILED PERC TEST
OIL TILL CAP	WETLANDS
WOODS LINE	SLOPES > 25%
CONTOURS	

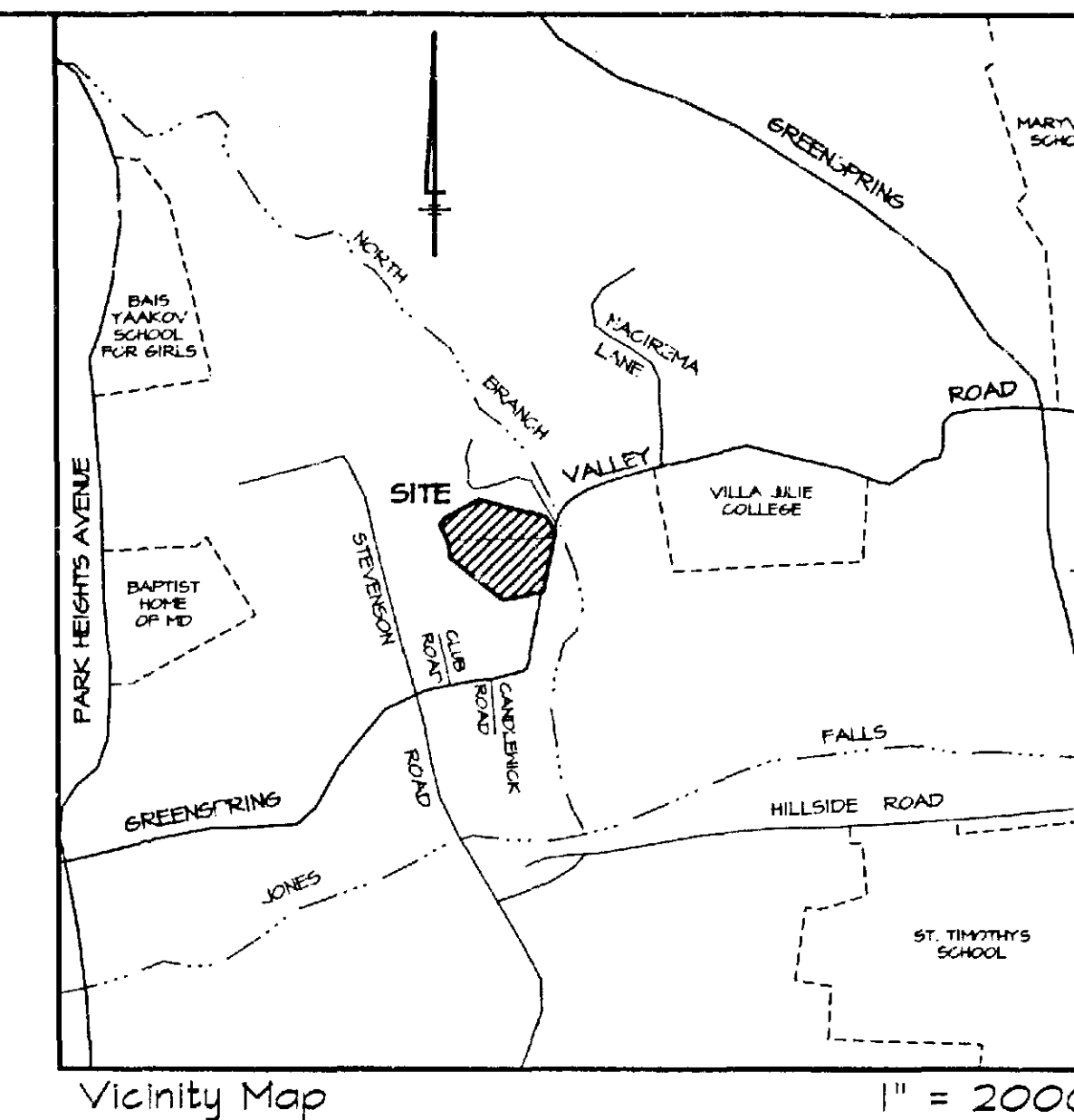
SOIL TYPES & LIMITATIONS

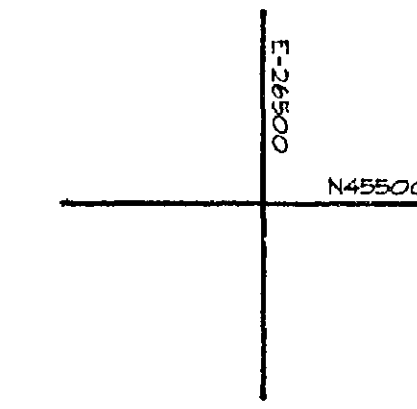
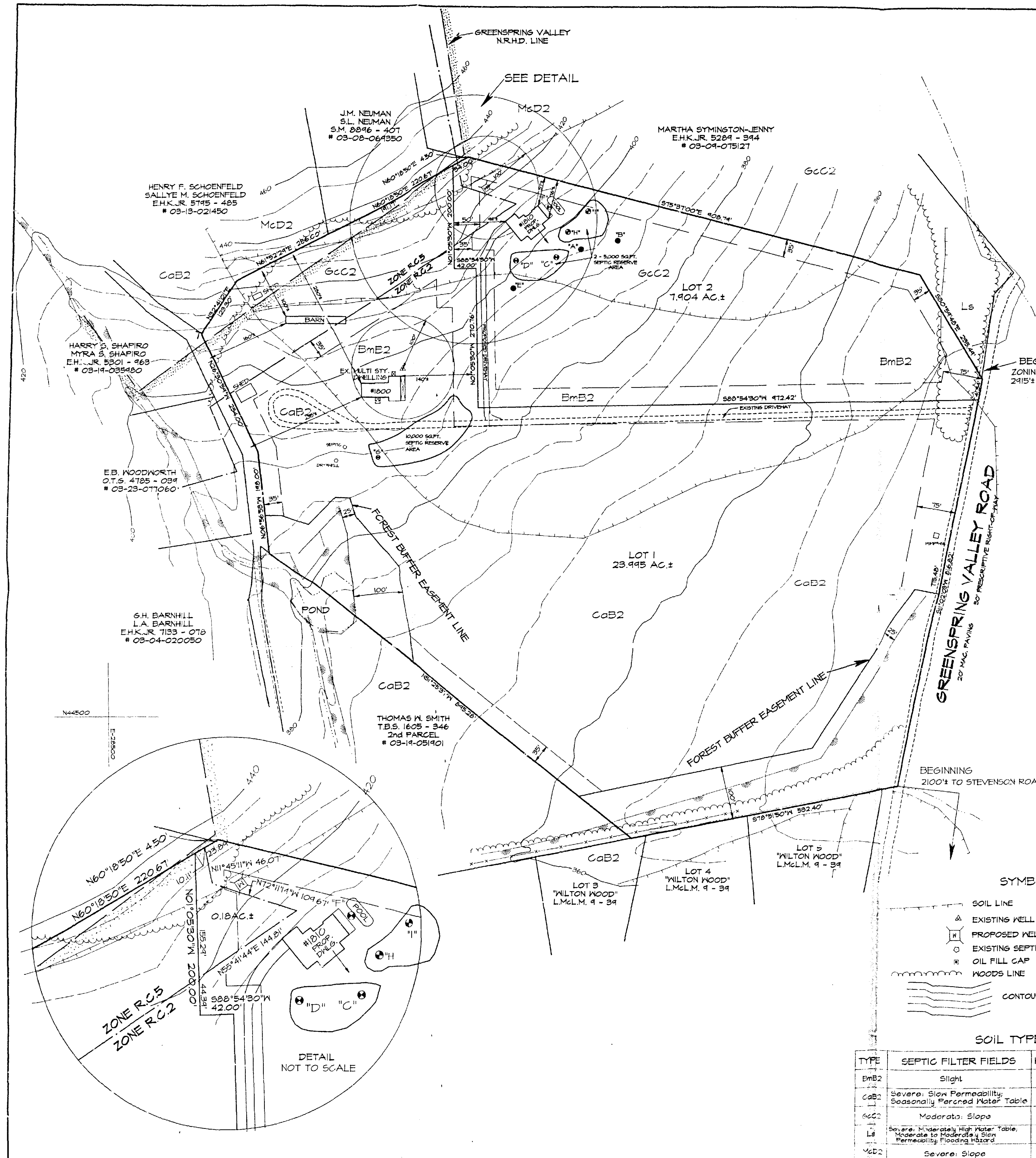
TYPE	SEPTIC FILTER FIELDS	HOME SITES w/ BASEMENT	STREETS & PARKING
BmB2	Slight	Slight	Moderate: Slope
CaB2	Severe: Slow Permeability; Seasonally Perched Water Table	Moderate: Seasonally Perched Water Table	Moderate: Seasonally Perched Water Table; Slope
GcC2	Moderate: Slope	Moderate: Slope	Severe: Slope
Ls	Severe: Moderately High Water Table; Moderate to Moderately Slow Permeability; Flooding Hazard	Severe: Flooding Hazard	Severe: Flooding Hazard
McD2	Severe: Slope	Severe: Slope	Severe: Slope

PETITIONER'S EXHIBIT NO. 2

Scale: 1" = 100' May 15, 1994

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21206
(410) 925-4470





PETITION REQUESTS

1. APPROVAL OF THE CREATION OF NON DENSITY PARCEL IN R.C.5 ZONE.
2. APPROVAL OF UNDERSIZE LOT IN A R.C.5 ZONE.
3. VARIANCE TO ALLOW AN ACCESSORY STRUCTURE (POOL) TO BE LOCATED IN THE SIDE YARD.

ITEM NUMBER IS 487
SPECIAL HEARING NUMBER IS 94-500-SPHA

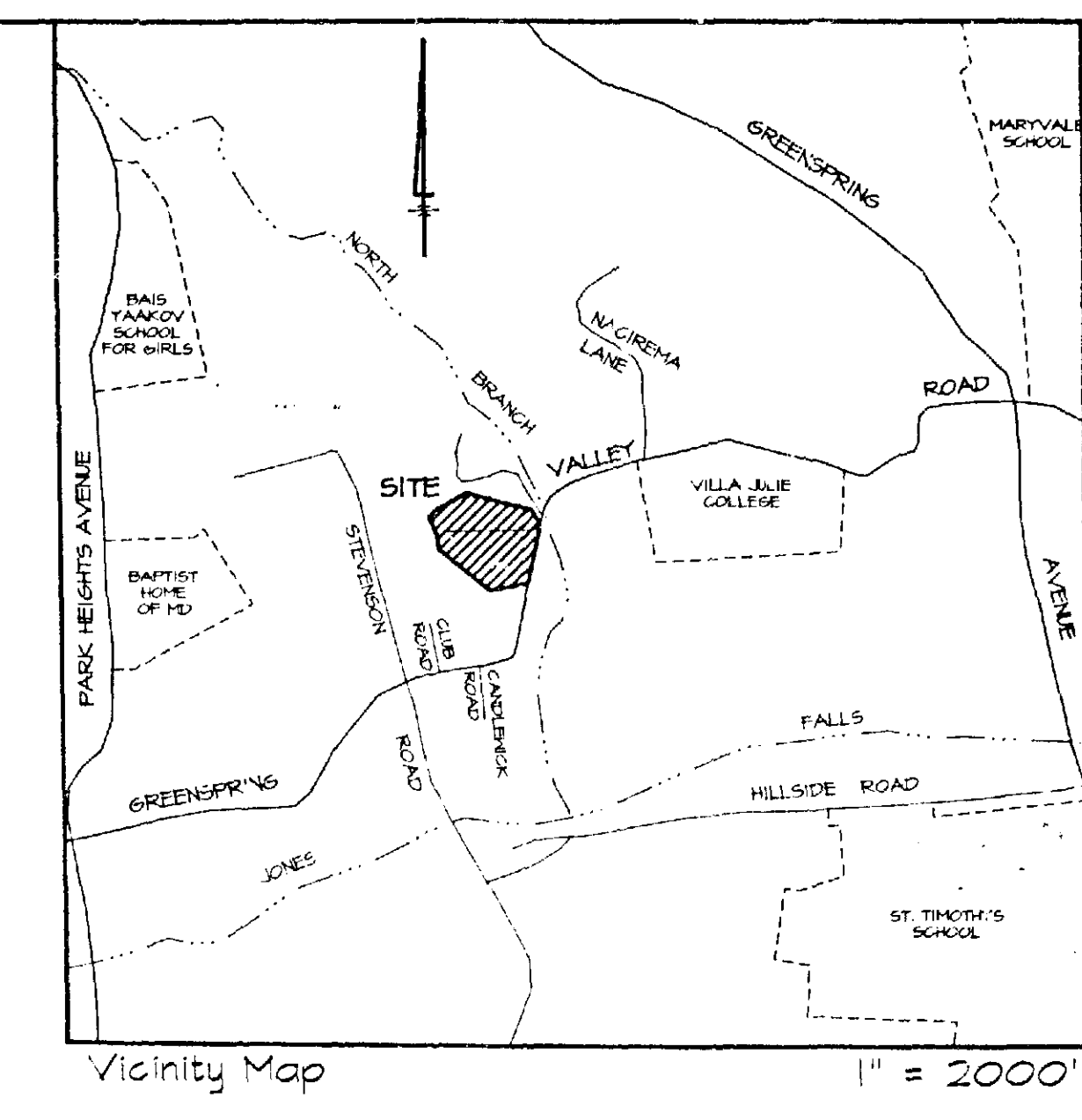
SYMBOLS LEGEND

SOIL LINE	EXISTING PAVING
EXISTING WELL	PROPOSED PERC TEST
PROPOSED WELL AREA	PASSED PERC TEST
EXISTING SEPTIC CLEAN-OUT	FAILED PERC TEST
OIL FILL CAP	WETLANDS
WOODS LINE	SLOPES > 25%
CONTOURS	

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES w/BASEMENT	STREETS & PARKINGS
BmB2	Slight	Slight	Moderate: Slope
CoB2	Severe: Slow Permeability; Seasonally Perched Water Table	Moderate: Seasonally Perched Water Table	Moderate: Seasonally Perched Water Table; Slope
GcC2	Moderate: Slope	Moderate: Slope	Severe: Slope
Ls	Severe: Moderately High Water Table; Moderate to Moderately Slow Permeability Flooding Hazard	Severe: Flooding Hazard	Severe: Flooding Hazard
McD2	Severe: Slope	Severe: Slope	Severe: Slope

AREA OF LOT 1 IN R.C.5 = 22.5 AC.±
AREA OF LOT 1 IN R.C.5 = 1.95 AC.±
AREA OF LOT 2 IN R.C.2 = 1.62 AC.±
AREA OF LOT 2 IN R.C.5 = 0.8 AC.±



OWNER/DEVELOPER
THOMAS W. SMITH (VIRGINIA SMITH, daughter)
1800 GREENSPRING VALLEY ROAD
STEVENSON, MARYLAND 21153
410-783-6624

PLAN TO ACCOMPANY SPECIAL HEARING AND VARIANCE

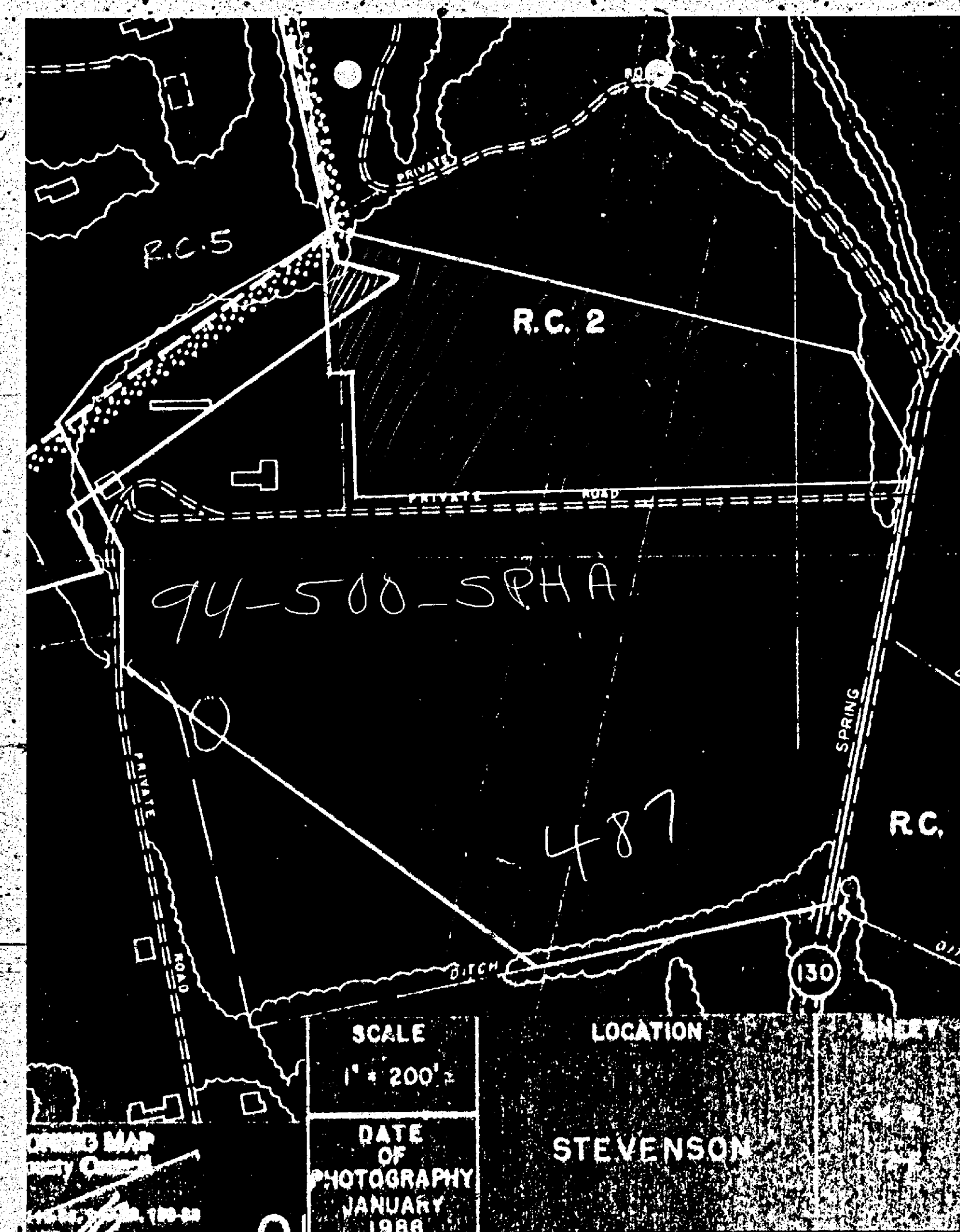
SMITH PROPERTY
1800 GREENSPRING VALLEY ROAD
Deed Ref: T.B.S. No. 1605 folio 346
1st PARCEL
Tax Account No. 03-19-051901
Zoned R.C.-2 and R.C.-5
Tax Map 59 Grid 22 Parcel 329
3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PETITIONER'S EXHIBIT NO. 1

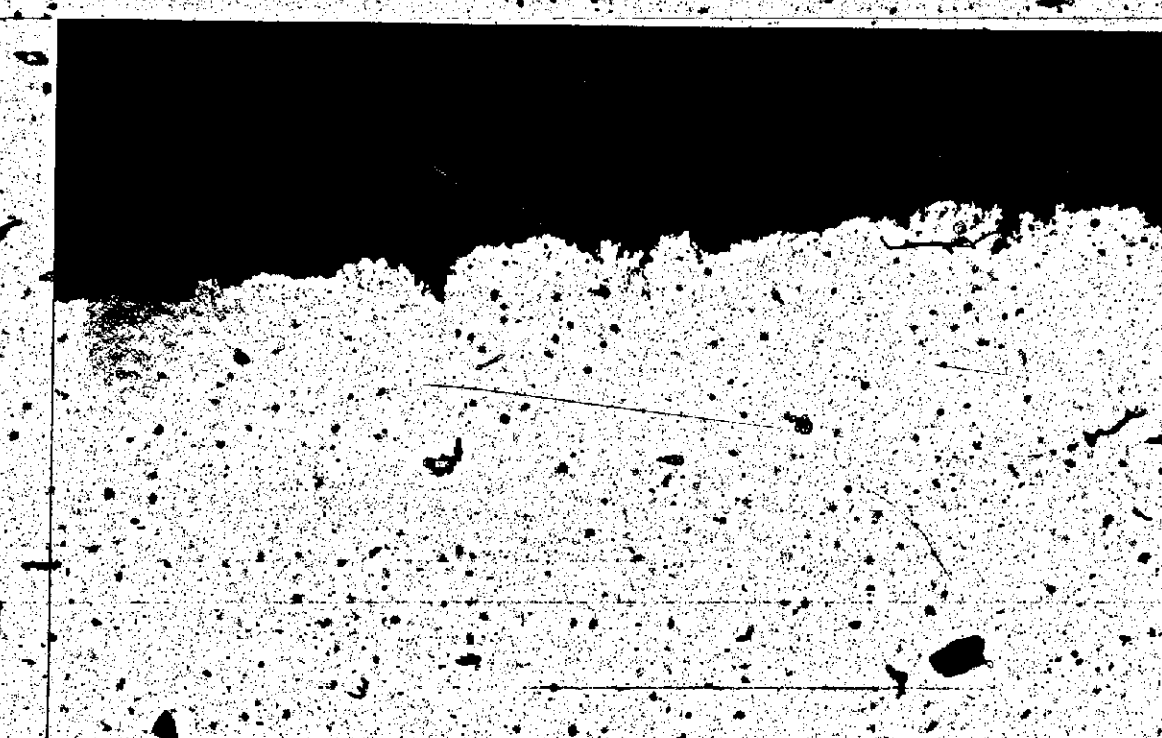
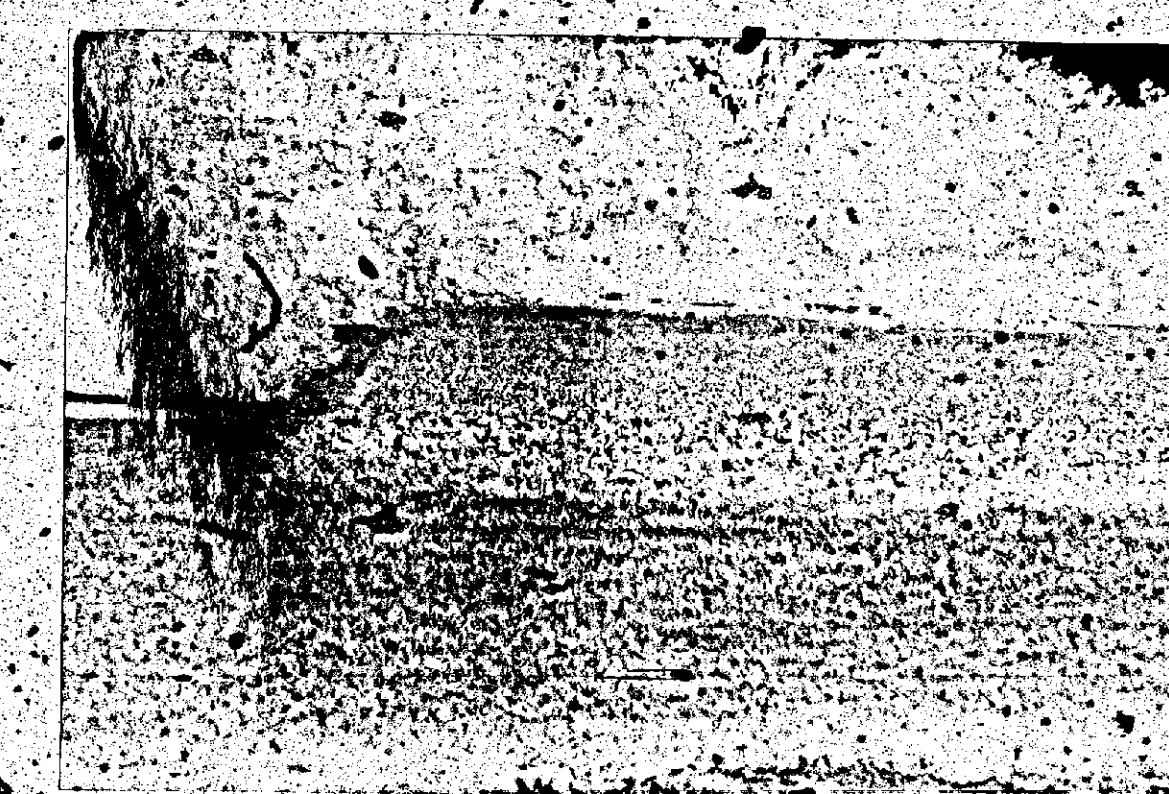
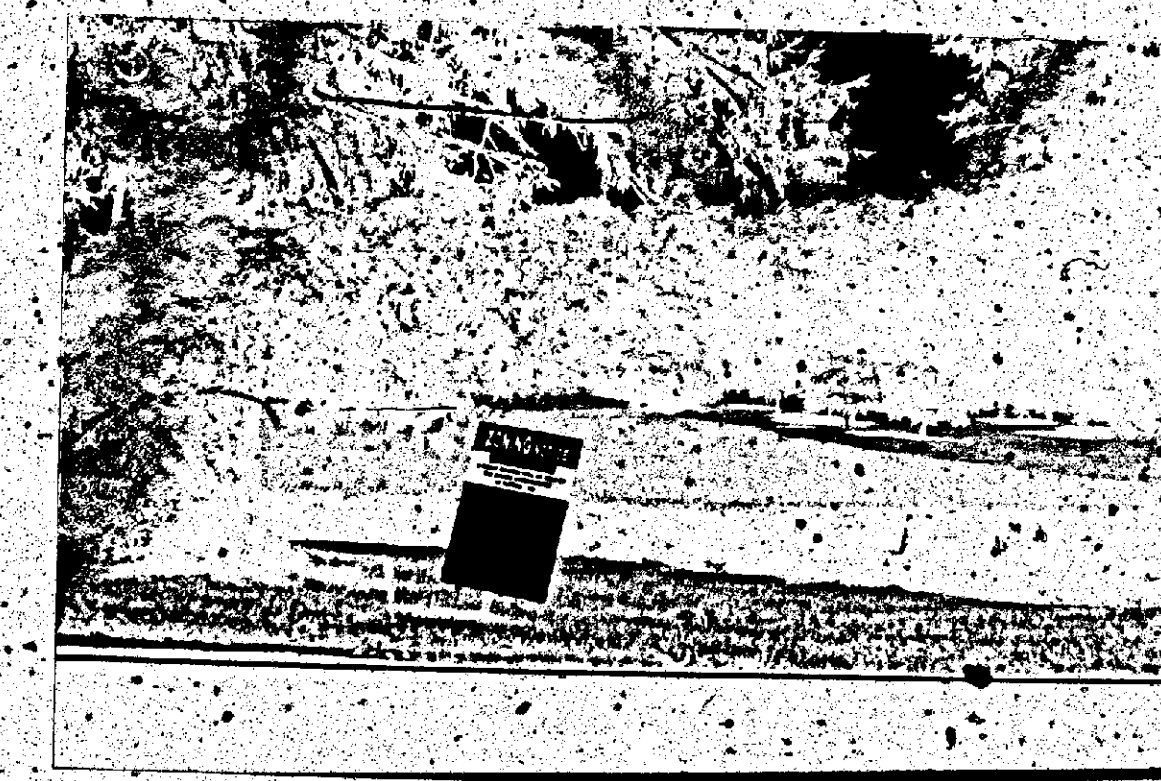
Scale: 1" = 100' May 15, 1994

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
520 East Townsend Boulevard
Towson, Maryland 21286
(410) 825-4470

Bruce E. Dine - Gravel Creek & Elroy
320 E Townsend Blvd, Towson, MD 21286
Erling C. Smith (Mrs. Thomas W.)
1800 Greening Valley Rd, Stevenson, MD 21153
Virginia W. Smith
Margaret Worrell
VPC P.O. Box 5402 Towson, MD.
21284-7901



Photographs (1-6)
in Case
94-500-5PH



Zoning Plans Advisory Committee Comments
Mr. Thomas W. Smith
Date: July 5, 1994
Page 2

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.

3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:cm

 Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

6-15-94

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.: 4487 (JCM)

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 N. RAMSEY, ACTING CHIEF*
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 06/16/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agency:

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.

9. The Fire Marshal's Office has no comments at this time.
10. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 481, 482, 483, 484, 486, 487, 488, 489 AND 491.

RECEIVED
JUN 17 1994
ZADM

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

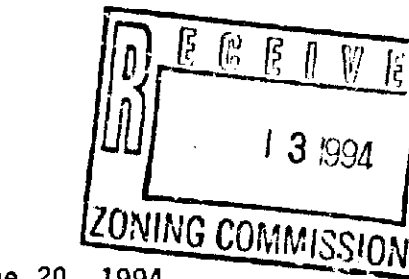
cc: File

 Printed on Recycled Paper

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

June 29, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
FROM: J. Lawrence Pilson, DEP
Development Coordinator, DEPRM
SUBJECT: Zoning Item #487 - Smith Property
1800-10 Greenspring Valley Road
Zoning Advisory Committee Meeting of June 20, 1994



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

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, and Forest Conservation Regulations.

Development Coordination

The attached copy of the minor subdivision comments apply to this site.

JLP:GCS:sp

Attachment

SMITH/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
Bureau of Engineering Services

TO: (X) ZADM

DATE: June 29, 1994

PROJECT NAME: SMITH PROPERTY
TYPE OF PLAN: Minor Subdivision
PLAN/REVISION DATE: May 15, 1994

The above-referenced plan has been reviewed by Development Coordination of the Bureau of Engineering Services and the following recommendations are made:

() APPROVED (X) DISAPPROVED

Comments:

1. Show the drilled well near the barn. What is it serving?
2. What is the 3' diameter concrete cover near the house?
3. Are there any other existing wells or septic on site or within 100' of property lines? If so, show. If not, so note on plan.
4. Are there any existing underground storage tanks? If so, show. If not, so note on plan.
5. Remove the well stake and relocate it to well area shown on plan.

REVIEWER: Letty Soun *LS* TELEPHONE: (410) 887-3980
SMITH, PR/DEPRM/TXTSBP

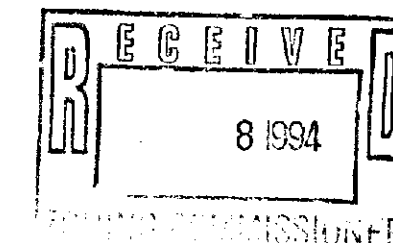
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 5, 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. 487, 492, 496, 497, 500, 501, 506, 507 and 509.

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 N. Long*

Division Chief: *Carol L. Kern*

PK/JL:lw

ZAC.497/PZONE/ZAC1

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE * ZONING COMMISSIONER
1800 Greenspring Valley Road, W/S *
Greenspring Valley Road, 2500' +/- * FOR BALTIMORE COUNTY
NE of c/l Stevenson Road, 3rd * CASE NO.: 94-500-SPIA
Election Dist., 3rd Councilmanic *
Thomas W. Smith *
Petitioner *

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

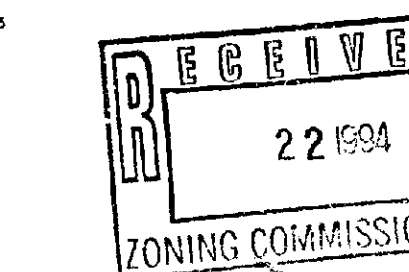
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, 320 E. Townsontown Blvd., Towson, MD 21204, representative for

Peter Max Zimmerman
PETER MAX ZIMMERMAN

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719



July 20, 1994

The Honorable Lawrence Schmidt
Zoning Commissioner for Baltimore County
Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Case No. 94-500-SPIA
Petitioner: Thomas W. Smith

Dear Commissioner Schmidt:

I understand that a hearing was held in the above referenced case on July 14, 1994. Please send me a copy of any order entered in that case.

Thank you for your courtesy and cooperation in this matter.

Very truly yours,
EVANS, GEORGE AND BRONSTEIN
Benjamin Bronstein

MJC/BB/mlg

GORDON T. LANGDON
DENNIS H. MILLER
EDWARD F. DEBAGO, JR.
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWBONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5319
410-823-4470
FAX 410-823-4473

SHERRY W.
PAUL H. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP A. CROSS
OF SHERRY
JOHN F. ETZEL
WILLIAM G. ULRICH

**Zoning Description for 1810 Greenspring Valley Road
R.C. 2 Parcel**

Third Election District

Third Councilmanic District

Beginning at a point on the west side of Greenspring Valley Road at a distance of 2915 feet, more or less, northeast of the centerline of Stevenson Road. Being part of the first parcel of a deed recorded among the Land Records of Baltimore County in Liber T.B.S. 1605 folio 346 and described as follows to wit: South 11 degrees 02 minutes 03 seconds West 41.34 feet, thence South 88 degrees 54 minutes 30 seconds West 948.42 feet, thence North 01 degree 05 minutes 30 seconds West 84.71 feet, thence South 88 degrees 54 minutes 30 seconds West 230.76 feet, thence North 01 degree 05 minutes 30 seconds West 30.00 feet, thence North 55 degrees 41 minutes 44 seconds West 144.81 feet, thence North 72 degrees 11 minutes 14 seconds West 109.67 feet, thence North 11 degrees 45 minutes 11 seconds West 46.07 feet, thence North 60 degrees 18 minutes 50 seconds East 23.89 feet, thence South 75 degrees 37 minutes 00 seconds East 908.79 feet and South 30 degrees 59 minutes 48 seconds East 235.49 feet to the place of beginning.

Containing 7.72 Acres of land, more or less.

457

GORDON T. LANGDON
DENNIS H. MILLER
EDWARD F. DEBAGO, JR.
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWBONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5319
410-823-4470
FAX 410-823-4473

SHERRY W.
PAUL H. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP A. CROSS
OF SHERRY
JOHN F. ETZEL
WILLIAM G. ULRICH

**Zoning Description for 1810 Greenspring Valley Road
R.C. 5 Parcel**

Third Election District

Third Councilmanic District

Beginning at a point at the fifth or North 01 degree 05 minutes 30 seconds West 84.71 feet, line of the R.C.2 Parcel Zoning Description for 1810 Greenspring Valley Road. Being part of the first parcel of a deed recorded among the Land Records of Baltimore County in Liber T.B.S. 1605 folio 346 and thence binding on the sixth, seventh, and eighth lines of the above referred R.C.2 Parcel the following three courses and distances viz: North 55 degrees 41 minutes 44 seconds West 144.81 feet, thence North 72 degrees 11 minutes 14 seconds West 109.67 feet, and North 11 degrees 45 minutes 11 seconds West 46.07 feet, thence South 60 degrees 18 minutes 50 seconds West 10.11 feet, thence South 01 degree 05 minutes 30 seconds East 155.29 feet, to the place of beginning.

Containing 0.18 of an Acre of land, more or less.

457

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3-4 Date of Posting: 6/8/94
Posted for: Special Hearing
Petitioner: Thomas W. Smith
Location of property: 1800 Greenspring Valley Rd., N/S
Location of Sign: Facing 220-4470 on property being zoned
Remarks: _____
Posted by: [Signature] Date of return: 7/1/94
Number of Signs: 1

NOTICE OF HEARING
The Zoning Commission 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 on Thursday, July 14, 1994 at 9:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 94-500-SPHA (Item 487)
1800 Greenspring Valley Road
W/S Greenspring Valley Road, 2500' +/- NE of c/l Stevenson Road
3rd Election District - 3rd Councilmanic
Legal Owner: Thomas W. Smith
HEARING: THURSDAY, JULY 14, 1994 at 9:00 a.m. in Room 106 County Off. Bldg.
Special Hearing to approve the creation of non-density parcels in R.C.-5 zone; to approve a septic area located in R.C.-2 while most of dwelling is located in R.C.-5; and to approve an undersized lot in R.C.-5 zone. Variance to approve construction of a dwelling that straddles the R.C.-2 and R.C.-5 zone line.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 6/23, 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 6/23, 1994.

G. H. JEFFERSONIAN,
A. H. Henshaw
LEGAL AD. - TOWSON

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/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.

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 487

Petitioner: THOMAS W. SMITH

Location: 1800 Greenspring Valley Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: THOMAS W. SMITH

ADDRESS: 1800 Greenspring Valley Rd.

STEVENSON, MD. 21153

* PHONE NUMBER: 823-4470

*MUST BE SUPPLIED

TO: PUTNUTZ PUBLISHING COMPANY
June 23, 1994 Issue - Jeffersonian

Please forward billing to:

Thomas W. Smith
1800-1810 Greenspring Valley Road
Stevenson, Maryland 21153

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 on Thursday, July 14, 1994 at 9:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-500-SPHA (Item 487)

1800 Greenspring Valley Road
W/S Greenspring Valley Road, 2500' +/- NE of c/l Stevenson Road
3rd Election District - 3rd Councilmanic
Legal Owner: Thomas W. Smith

HEARING: THURSDAY, JULY 14, 1994 at 9:00 a.m. in Room 106 County Off. Bldg.

Special Hearing to approve the creation of non-density parcels in R.C.-5 zone; to approve a septic area located in R.C.-2 while most of dwelling is located in R.C.-5; and to approve an undersized lot in R.C.-5 zone. Variance to approve construction of a dwelling that straddles the R.C.-2 and R.C.-5 zone line.

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.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

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 on Thursday, July 14, 1994 at 9:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-500-SPHA (Item 487)

1800 Greenspring Valley Road
W/S Greenspring Valley Road, 2500' +/- NE of c/l Stevenson Road
3rd Election District - 3rd Councilmanic
Legal Owner: Thomas W. Smith

HEARING: THURSDAY, JULY 14, 1994 at 9:00 a.m. in Room 106 County Off. Bldg.

Special Hearing to approve the creation of non-density parcels in R.C.-5 zone; to approve a septic area located in R.C.-2 while most of dwelling is located in R.C.-5; and to approve an undersized lot in R.C.-5 zone. Variance to approve construction of a dwelling that straddles the R.C.-2 and R.C.-5 zone line.

Carl Jablon
Arnold Jablon
Director

cc: Thomas W. Smith
Gerhold, Cross & Etzel

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.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 5, 1994

Mr. Thomas W. Smith
1800 Greenspring Valley Road
Stevenson, Maryland 21153

RE: Case No. 94-500-SPHA, Item No. 487
Petitions for Special Hearing and Variance
Petitioner: Thomas W. Smith

Dear Mr. Smith:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on June 8, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

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.

Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R001-6150
Number

Date: 6-8-94

THOMAS SMITH
SPH HRG (030)
VAR. (010)
POSTING (080)
1800 Greenspring Valley Rd.
50.00
30.00
70.00
\$ 670.00

03A03W0019MICHRIC \$170.00
6A C00234P006-08-94
Please Make Checks Payable To: Baltimore County

Cashier Validation

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - W/S Greenspring Valley Road, 2500' NE of the c/l of Stevenson Road (1800 Greenspring Valley Road) 3rd Election District 1st Councilmanic District

* BEFORE THE * DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 94-500-SPHA

Thomas W. Smith
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 1800 Greenspring Valley Road, located in the Stevenson area of northern Baltimore County. The Petitions were filed by the owner of the property, Thomas W. Smith. The Petitioner requests a special hearing to approve the creation of a non-density parcel in an R.C. 5 zone, approval of a septic area located in an R.C. 2 zone while serving a dwelling which is mostly located in an R.C. 5 zone, and approval of an undersized lot in an R.C. 5 zone. In addition to the special hearing relief sought, the Petitioner requests a variance from Section 1A00.5.b(1)a, Page 1A-3.1 of the Zoning Office Policy Manual to permit construction of a dwelling that straddles the R.C. 2 and R.C. 5 zoning lines. The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

It should be noted that at the hearing, the Petitioner amended his special hearing and variance requests. Specifically, as the result of a realignment of the proposed dwelling, the special hearing request for a septic area to be located in the R.C. 2 zone while most of the dwelling is located in the R.C. 5 zone and the variance to permit the construction of a dwelling that straddles the R.C. 2 and R.C. 5 zoning lines are no longer

needed. However, the proposed realignment of the dwelling necessitates a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed swimming pool to be located in the side yard in lieu of the required rear yard.

Appearing on behalf of the Petitions were Elizabeth C. Smith, wife of Thomas W. Smith, property owner, Virginia W. Smith, the Petitioners' daughter, and Bruce E. Doak, Registered Professional Engineer with Gerhold, Cross & Etzel. Appearing as an interested party was Margaret Worrall, Executive Director of the Valleys Planning Council. There were no Protestants present.

Testimony and evidence presented revealed that the subject property consists of approximately 31.9 acres, split zoned R.C. 2 and R.C. 5 and is located along the north side of Greenspring Valley Road, just east of Club Road in Stevenson. The property is improved with the Petitioners' residence, a barn, and a shed towards the rear of the site. The Petitioner is desirous of subdividing the property to create a building lot for his daughter, Virginia W. Smith. The proposed lot, identified as Lot 2, on Petitioner's Exhibit 1, would consist of 7.904 acres, while the remaining 23.995 acres would contain the existing improvements as shown on Petitioner's Exhibit 1. Various photographs of the property depicting the site where the proposed dwelling will be constructed on Lot 2 were submitted into evidence. Testimony indicated that the Petitioner has located this dwelling in an area on Lot 2 which will have the least effect on farming which currently takes place on the remainder of Lot 2. In addition, the Petitioner has located the proposed dwelling in a manner where it will have the least effect upon other dwellings in the area and will not impose upon the view of those individuals travelling along Greenspring Valley Road. As

a result of the location for the proposed dwelling and septic drain fields, the Petitioner's request for variance is necessary in that the proposed swimming pool must be located in the side yard of the lot in lieu of the rear yard as required. Furthermore, because the property is split zoned R.C.5 and R.C.2, the proposed subdivision will result in a small portion of R.C. 5 zoned land on Lot 2, containing 0.18 acres. This in effect constitutes the creation of an undersized lot in the R.C. 5 zone. Thus, the Petitioner's request for special hearing to approve the creation of this non-density parcel is necessary in order to proceed with the proposed subdivision. No density shall be associated with this small parcel of land and it shall be used in conjunction with the proposed use of Lot 2.

After due consideration of the testimony and evidence presented, it appears that the special hearing relief sought should be granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of July, 1994 that the Petition for Special Hearing to approve the creation of a non-density parcel in an R.C. 5 zone, and approval of an undersized lot in an R.C. 5 zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING
Date 7/29/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/29/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/29/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/29/94
By [Signature]

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed swimming pool to be located in the side yard of proposed Lot 2 in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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 relief granted herein shall be rescinded.
- 2) There shall be only one density unit associated with Lot 2 and no further subdivision of this lot shall be permitted.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking approval of a septic area located in an R.C. 2 zone while serving a dwelling which is mostly located in an R.C. 5 zone and the Petition for Variance seeking relief from Section 1A00.5.b(1)a, Page 1A-3.1 of the Zoning Office Policy Manual to permit construction of a dwelling that straddles the R.C. 2 and R.C. 5 zoning lines, be and is hereby DISMISSED AS MOOT.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

July 29, 1994

(410) 887-4386

Mr. & Mrs. Thomas W. Smith
1800 Greenspring Valley Road
Stevenson, Maryland 21153

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
W/S Greenspring Valley Road, 2500' NE of the c/l of Stevenson Road (1800 Greenspring Valley Road)
3rd Election District - 3rd Councilmanic District
Thomas W. Smith - Petitioner
Case No. 94-500-SPHA

Dear Mr. & Mrs. Smith:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Margaret Worrall
Valleys Planning Council, P.O. Box 5402, Towson, Md. 21285-5402

People's Counsel
File

ORDER RECEIVED FOR FILING
Date 7/29/94
By [Signature]

Printed on Recycled Paper



Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 1800, 1810 Greenspring Valley Road
which is presently zoned RC 2 & RC 5

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:

1. Approval of the creation of non-density parcels in RC-5 zone
2. Approval of a septic area located in RC 2 while most of dwelling is located in RC 5
3. Approval of an undersize lot in RC 5 zone

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.

Contact Purchaser(s) Name

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

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

Legal Owner(s)

Thomas W. Smith

Signature

(Type or Print Name)

Address

City

State

Zipcode

1800 Greenspring Valley Rd. 783-6 4

Stevenson MD 21153

City Name, Address and phone number of representative to be contacted

Gerhold, Cross & Etzel

320 E. Towsontown Blvd. 823-4470

Address

City

State

Zipcode

ESTIMATED LENGTH OF HEARING

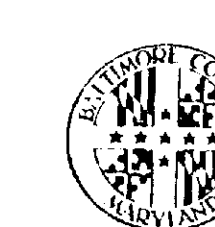
unavailable for hearing

Next Two Months

All OTHER

RECEIVED BY: JCM DATE: 6-5-94

ORDER RECEIVED FOR FILING
Date 7/29/94
By [Signature]



Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 1800, 1810 GREENSPRING VALLEY ROAD
which is presently zoned RC 2 & RC 5

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 Variance from Section(s) 1 A 00.5, b(1)a, RC 1A-3.1 ZSRM.

1. Approval of construction of a dwelling that straddles the RC2 and RC 5 zoning line.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

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

I, or we, agree to pay expenses of above Variance 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.

Contact Purchaser(s) Name

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

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

Legal Owner(s)

Thomas W. Smith

Signature

(Type or Print Name)

Address

City

State

Zipcode

1800 Greenspring Valley Rd. 783-6624

Stevenson MD 21153

City Name, Address and phone number of representative to be contacted

Gerhold, Cross & Etzel

320 E. Towsontown Blvd. 823-4470

Address

City

State

Zipcode

ESTIMATED LENGTH OF HEARING

unavailable for hearing

Next Two Months

All OTHER

RECEIVED BY: JCM DATE: 6-5-94

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