

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE - N/S Greenspring
Valley Road and Nacirema Road
(1718 Greenspring Valley Road)
3rd Election District
3rd Councilmanic District

Lee Hendler, et al
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-134-SPHA
*

* * * * *

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 1718 Greenspring Valley Road, located in the vicinity of Stevenson in northern Baltimore County. The Petitions were filed by the owners of the property, Lee M. and Nelson Hendler, and the Contract Purchasers, William J. and Deborah A. Paterakis. The Petitioners request a special hearing to approve an amendment to the previously approved site plan in Case No. 92-458-SPHA as follows: 1) to permit the reconfiguration of four lots into three lots; 2) to permit the non-density transfer of 25,102 sq.ft. of existing Lot 1 to proposed Lot 2; 3) to permit the shared use of the previously approved 16-foot driveway by Lot 1 and proposed Lot 2, and to affirm the previously approved 16-foot two-way driveway in lieu of the required 20-foot width; 4) to permit a proposed dwelling to be located in part in both the R.C.2 and R.C 5 zoned portions of proposed Lot 2; 5) to permit the removal of the previously approved existing swimming pool; 6) to modify the previously approved restriction on construction in the front yards of Lot 1 and proposed Lot 2 to permit the installation of a driveway to serve proposed Lot 2; 7) to permit the existing dwelling on proposed Lot 3 to remain until the construction of a new residence on that lot; and 8) to affirm the continuation of the other special matters, uses and variance as

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were originally approved in Case No. 92-458-SPHA, and all other previous zoning cases. In addition to the special hearing relief sought, the Petitioners seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (tennis court) to be located in the side yard in lieu of the required rear yard on proposed Lot 2. The subject property and relief sought are more particularly described on the site plan submitted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were William and Deborah Paterakis, Contract Purchasers of the property, Bruce E. Doak, Professional Engineer, and Deborah C. Dopkin, Esquire, attorney for the Petitioners. Also appearing as interested parties were Margaret Worrall, Executive Director of the Valleys Planning Council, and Howard Schloss, nearby resident of the area. There were no Protestants.

Testimony and evidence offered revealed that the subject property consists of a gross area of 18.14 acres, more or less, of which 14.11 acres are zoned R.C. 2 and the remaining 4.03 acres are zoned R.C. 5. The property is located on the north side of Greenspring Valley Road at its intersection with Nacirema Lane, across from Villa Julie College. This property has been the subject of several prior zoning cases, the most recent of which was Case No. 92-458-SPHA wherein a special hearing to approve amendments to the previously approved site plans for a three-story physicians' office building and related parking, and variances for existing residential and accessory structures were granted on August 25, 1992. At that time, the property was improved with a three-story office building which housed Dr. Hendler's clinic, known as the Mensana Clinic, a parking area to support same, several out-buildings, a swimming pool and a tennis

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Date 11/30/94
By [Signature]

court. Dr. Hendler sought relief to permit a resubdivision of the property into four (4) lots, Lot 1 of which would support the clinic and parking facilities. Except for the existing three-story office/clinic building and several small structures which might be relocated, the other outbuildings were to be razed and Lots 2, 3, and 4 would be offered for sale as residential building lots.

The Petitioners now come before me seeking approval of a resubdivision of the property to create three (3) lots in accordance with the reconfiguration depicted on Petitioner's Exhibit 2. Proposed Lot 1 will consist of 8.204 acres zoned R.C. 2 in its entirety, and will support the existing three-story office/clinic. An existing garage located elsewhere on the property is proposed to be relocated to Lot 1 in the area depicted on Petitioner's Exhibit 2 and will be used in conjunction with the operation of the clinic. Lot 2 will consist of 7.408 acres, split zoned R.C.2 and R.C.5, and is proposed to be developed with a single family dwelling. It is to be noted that the proposed dwelling on Lot 2 will straddle the two zoning lines. In addition, the existing tennis court will be located on this lot in the side yard of the proposed dwelling. The swimming pool and other outbuildings located on proposed Lot 2 will be razed. Lastly, proposed Lot 3 will consist of 2.00 acres and an existing dwelling which will remain until such time as the new dwelling on proposed Lot 2 is constructed. As noted on Petitioner's Exhibit 2, another dwelling exists on proposed Lot 3 but that dwelling is also scheduled to be razed.

Testimony indicated that Mr. & Mrs. Paterakis have contracted to buy proposed Lots 2 and 3 from Dr. Hendler. As noted above, they intend to develop proposed Lot 2 with a dwelling and utilize Lot 3 and the existing dwelling thereon as a carriage house or guest residence which will be

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used in conjunction with their personal residence. Petitioner's Exhibit 2 depicts a proposed panhandle driveway to serve Lot 3. Because the proposed panhandle driveway crosses a forest buffer easement located on this property, the Petitioners are prevented from improving same as a paved driveway. It is hoped that future access to Lot 3 can be provided via Nacirema Lane; however, at the present time, access to Lot 3 must be provided through proposed Lot 2. The Petitioners also seek a special hearing to permit the shared use of the existing 16-foot driveway by both Lots 1 and 2. The Petitioners were successful in branching off from the existing driveway which serves Lot 1, in order to limit the disturbance to Lot 2 and provide the most aesthetically pleasing access to the proposed dwelling. In addition, the Petitioners seek a modification to allow the construction of the 16-foot driveway to occur inside the building restriction line. As a result of the proposed reconfiguration and due to the location of existing improvements on the property, the requested variances are necessary.

As to the special hearing relief sought, the Petitioners seek approval of an amendment to the previously approved site plan in Case No. 92-458-SPHA to permit the proposed reconfiguration of the subject property into three (3) lots, a non-density transfer of a portion of Lot 1 to Lot 2, and numerous modifications to the previously approved site plans to permit development of proposed Lots 2 and 3 as set forth on Petitioner's Exhibit 2. The Petitioners further request a special hearing to permit the proposed dwelling to be located in both the R.C. 2 and R.C. 5 zones which bifurcate Lot 2. The proposed dwelling is located in the center of the lot and therefore straddles the zoning line. In addition, the Petitioners request approval of the removal of the existing swimming pool, which has been abandoned for some time. The Petitioners seek to fill that

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area in and regrade the property to blend with the remainder of the lot. The Petitioners also request approval to maintain the existing dwelling on Lot 3 until such time as their new dwelling on Lot 2 is constructed. Finally, the special hearing relief requests that any and all other conditions and restrictions imposed in the previous case and all other uses and variances approved continue in full force and effect to the extent that they have not been amended or modified by the hearing in the instant case. In the opinion of this Deputy Zoning Commissioner, the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding locale and meets the spirit and intent of the zoning regulations.

As noted earlier, Mr. Howard Schloss and Ms. Margaret Worrall, who appeared on behalf of the Valleys Planning Council, appeared as interested parties in this matter. They raised no objections to the plans submitted into evidence as Petitioner's Exhibit 2.

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.

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

After due consideration of the testimony and evidence presented, it appears that the relief requested in the special hearing and variances should be granted. It has been established that special circumstances or conditions exist that are peculiar to the land and structures which are the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and 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 sought in the special hearing and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of November, 1994 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 92-458-SPHA as follows: 1) to permit the reconfiguration of four lots into three lots; 2) to permit the non-density transfer of 25,102 sq.ft. of existing Lot 1 to proposed Lot 2; 3) to permit the shared use by Lot 1 and proposed Lot 2 of the previously approved 16-foot driveway and to affirm the previously approved 16-foot two-way driveway in lieu of the required 20-foot width; 4) to permit a dwelling to be located in part in the R.C.2 zoned portion of the property and in part in the R.C. 5 zoned portion of proposed Lot 2; 5) to permit the removal of the previously approved existing swimming pool; 6) to modify the previously approved

ORDER RECEIVED FOR FILING

Date

By

WILLIAM

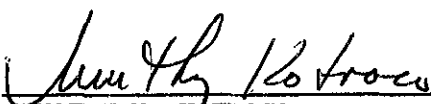
restriction on construction in the front yards of Lot 1 and proposed Lot 2 to permit the installation of a driveway to serve proposed Lot 2; 7) to permit the existing dwelling on proposed Lot 3 to remain until the construction of a new residence on that lot; and 8) to affirm the continuation of the other special matters, uses and variance as were originally approved in Case No. 92-458-SPHA, and all other previous zoning cases, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

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 an accessory structure (tennis court) to be located in the side yard in lieu of the required rear yard on proposed Lot 2, 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.

IT IS FURTHER ORDERED that the existing garage on proposed Lot 2 shall be relocated to Lot 1 and used in conjunction with the Mensana Clinic for storage purposes, only. The garage shall not be converted for residential use. In the event the owner of Lot 1 finds it necessary to use the garage for residential purposes, then he/she shall petition this office for a special hearing to approve the use of that garage for a residence.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

2000 MAR 28 PM 1:11

ORDER RECEIVED FOR FILING
Date 11/30/94
By TMK

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

November 30, 1994

(410) 887-4386

Deborah C. Dopkin, Esquire
502 Washington Avenue, Suite 220
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
N/S Greenspring Valley Road and Nacarema Road
(1718 Greenspring Valley Road)
3rd Election District - 3rd Councilmanic District
Lee Hendler, et al - Petitioners
Case No. 95-134-SPHA

Dear Ms. Dopkin:

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,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. William J. Paterakis
3922 Dance Mill Road, Phoenix, Md. 21131

Mr. Howard Schloss
P.O. Box 215, Stevenson, Md. 21153

Ms. Margaret Worrall
Valleys Planning Council, 212 Washington Avenue, Towson, Md. 21204

People's Counsel; File



131



Petition for Special Hearing

95-134-S PHA

to the Zoning Commissioner of Baltimore County

for the property located at 1718 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 situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

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.

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

Contract Purchaser/Lessee:

William J. & Deborah A. Paterakis

(Type or Print Name)

William Paterakis Deborah Paterakis

Signature

3922 Dance Mill Road

Address

Phoenix, MD 21131

City

State

Zipcode

Legal Owner(s):

Lee Hendler

(Type or Print Name)

Lee M Hendler

Signature

Nelson Hendler

(Type or Print Name)

[Signature]

Signature

1718 Greenspring Valley Road 653-2403

Address

Phone No.

Attorney for Petitioner.

Deborah C. Dopkin

(Type or Print Name)

Deborah C Dopkin

Signature

502 Washington Avenue, Suite 220

Address

Phone No. 339-7100

Towson MD 21204

City

State

Zipcode

Stevenson MD 21153

City

State

Zipcode

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

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1 hr.

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: MSK DATE 10/7/99

ORDER RECEIVED FOR FILING

Date

By



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GORDON T. LANGDON
DENNIS M. MILLER
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

95-134-SPHA

Petition for Special Hearing

to approve modifications to Case No. 92-458 SPHA in connection with the proposed reconfiguration of four previously approved lots into three lots and to

1. Permit the non-density transfer of a 25,102 sq. foot portion of existing Lot 1 to proposed Lot 2;
2. Permit the shared use by Lot 1 and proposed Lot 2 of the previously approved 16' driveway, and to affirm the previously approved 16 ft. 2-way drive way in lieu of the required 20 ft.;
3. Permit a dwelling to be located in part in the RC-2 zone and in part in the RC-5 zone on proposed Lot 2;
4. Permit the removal of the previously approved existing swimming pool;
5. Modify the previously approved restriction on construction in the front yards of Lots 1 and Lot 2 to permit the installation of a driveway to serve proposed Lot 2;
6. Permit the existing dwelling on proposed Lot 3 to remain until the construction of a new residence on that Lot; and
7. Affirm the continuation of the other special matters, uses and variance as were originally approved in Case No. 92-458 SPHA. ^{ALL} ~~AND OTHER PREVIOUS ZONING CASES.~~
8. To amend previously approved final development plan to reflect new lot configuration.

WILSON



Petition for Variance

95-134-SPHA

to the Zoning Commissioner of Baltimore County

for the property located at 1718 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 situate 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(e)

400.1 of the Baltimore County Zoning Regulations to permit an accessory structure (tennis court) to be located in the side yard rather than the rear yard as required.

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

Practical difficulty and for such reasons as will be set forth at the public hearing.

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.

Contract Purchaser/Lessee:

William J. & Deborah A. Paterakis

(Type or Print Name)

William Paterakis *Deborah Paterakis*

Signature

3922 Dance Mill Road

Address

Phoenix

MD

21131

City

State

Zipcode

Attorney for Petitioner:

Deborah C. Dopkin

(Type or Print Name)

Signature

502 Washington Ave., Suite 220 339-7100

Address

Phone No.

Towson

MD

21204

City

State

Zipcode

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

Legal Owner(s):

Lee Hendler

(Type or Print Name)

Signature

Nelson Hendler

(Type or Print Name)

Signature

1718 Greenspring Valley Road 653-2403

Address

Phone No.

Stevenson

MD

21153

City

State

Zipcode

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

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

10/7/94

Printed with Soybean Ink
on Recycled Paper

ORDER RECEIVED FOR FILING

Date

By

GORDON T. LANGDON
DENNIS M. MILLER
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

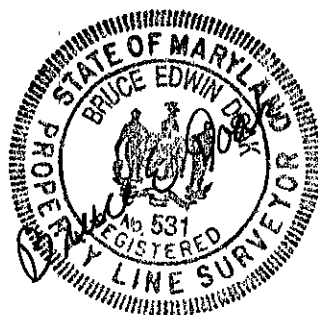
October 7, 1994

Zoning Description Mensana Property

95-134-SPHA

Beginning for the same at the intersection of the centerline of Green Spring Valley Road and the west side of Nacirema Lane, thence binding on the centerline of Green Spring Valley Road, South 75 degrees 04 minutes 30 seconds West 564.88 feet, thence leaving said road and binding, North 32 degrees 19 minutes 55 seconds West 257.98 feet, North 09 degrees 46 minutes 27 seconds West 212.50 feet, North 12 degrees 33 minutes 36 seconds West 255.74 feet, North 78 degrees 44 minutes 46 seconds West 61.39 feet, North 25 degrees 46 minutes 53 seconds West 140.19 feet, North 69 degrees 22 minutes 35 seconds East 367.17 feet and North 44 degrees 13 minutes 57 seconds East 580.59 feet to the west side of Nacirema Lane, thence binding on the west side of Nacirema Lane by a curve to the right having a radius of 700.00 feet and a length of 100.33 feet (the chord of said arc bearing South 43 degrees 50 minutes 03 seconds East 100.24 feet) by a curve to the right having a radius of 400.00 feet and a length of 272.65 feet (the chord of said arc bearing South 20 degrees 12 minutes 06 seconds East 267.40 feet) South 00 degrees 40 minutes 30 seconds East 834.90 feet, South 37 degrees 17 minutes 58 seconds West 47.30 feet and South 14 degrees 43 minutes 30 seconds East 20.00 feet to the place of beginning.

Containing 18.14 Acres, more or less.



131

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

93-134-SP111

District: _____

Date of Posting: 10/25/94

Posted for: Special Hearing & Variances

Petitioner: Hindler & Boterakis

Location of property: 1718 Greenspring Valley Rd., N/S

Location of Signs: Facing road way on property, being zoned

Remarks: _____

Posted by _____

Signature

Date of return: 10/28/94

Number of Signs: 2

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NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 08 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:
85-134-SPHA (Item 131)
1718 Greenspring Valley Road corner N/S Greenspring Valley Road and W/S Nagarema 3rd Election District 3rd Councilmanic District
Legal Owner(s):
Lee Hendler & Nelson Hendler
Contract Purchaser(s):
William J. Paterakis & Deborah A. Paterakis
HEARING, TUESDAY, NOVEMBER 15, 1994 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing: to approve modifications to case #82-458-SPHA in connection with the proposed reconfiguration of 4 previously approved lots into 3 lots to permit the non-density transfer of a 25,102-square foot portion of existing lot 1 to proposed lot 2; to permit the shared use by lot 1 and proposed lot 2 of the previously approved 16-foot driveway and to affirm the previously approved 16-foot 2-way drive in lieu of the required 20 feet; to permit a dwelling to be located in part in the R.O.-2 zone and in part in the R.O.-5 zone on proposed lot 2; to permit the removal of the previously approved existing swimming pool; to modify the previously approved restriction on construction in the front yards of lot 1 and lot 2 to permit the installation of a driveway to serve proposed lot 2; to permit the existing dwelling on proposed lot 3 to remain until the construction of a new residence; to amend the current conditional use permit and special use permit and variance as well as the approved in case #82-458-SPHA and all other previously approved cases; and to amend previously approved final development plan to reflect new lot configuration. Variance: to permit an accessory structure (tennis court) to be located in the side yard rather than the rear yard as required.

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.

10/23/94 October 20,

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Oct 20, 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 Oct 20, 1994

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

MICROFILMED



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

receipt

Account: R-001-6150

Number

Item Number: 131

Taken In By: MDIC

Date 10/7/94

Owner: Handler

Contract Purchaser: Paterakis - 1718 Greenspring Valley Rd.

010- Zoning Variance - \$50.00

040- Special Hcong - \$250.00

080- 2 signs (\$35.00 each) - \$70.00

Total - \$370.00

MICROFILMED

07A02#0509MTJRC

RA 0012#04PM10-07-94

\$370.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

131
MJK
10-7-94

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

✓

The following information is missing.

_____ Descriptions, including accurate beginning point
_____ Actual address of property
_____ Zoning
_____ Acreage
_____ Plats (need 12, only _____ submitted)
_____ 200 scale zoning map with property outlined
_____ Election district
_____ Councilmanic district
_____ BCZR section information and/or wording
_____ Hardship/practical difficulty information
_____ Owner's signature (need minimum 1 original signature) and/or
_____ printed name and/or address and/or telephone number
_____ Contract purchaser's signature (need minimum 1 original
_____ signature) and/or printed name and/or address
_____ Signature (need minimum 1 original signature) and/or
_____ printed name and/or title of person signing for legal
_____ owner/contract purchaser
_____ Power of attorney or authorization for person signing for
_____ legal owner and/or contract purchaser
✓ _____ Attorney's signature (need minimum 1 original signature) **ON S**
_____ ~~and/or printed name and/or address and/or telephone number~~ **DET**
_____ Notary Public's section is incomplete and/or incorrect
_____ and/or commission has expired

MICROFILMED

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.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 131

Petitioner: William and Deborah Paterakis

Location: 1718 Greenspring Valley Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Deborah C. Dopkin

ADDRESS: 502 Washington Ave, Suite 220
Towson, MD 21204

PHONE NUMBER: _____

AJ:ggs

(Revised 04/09/93)

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 14, 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: 95-134-SPHA (Item 131)
1718 Greenspring Valley Road
corner N/S Greenspring Valley Road and W/S Macarena
3rd Election District - 3rd Councilmanic District
Legal Owner: Lee Hendler & Nelson Hendler
Contract Purchaser: William J. Paterakis & Deborah A. Paterakis
HEARING: TUESDAY, NOVEMBER 15, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve modifications to case #92-458-SPHA in connection with the proposed reconfiguration of 4 previously approved lots into 3 lots; to permit the non-density transfer of a 25,102-square foot portion of existing lot 1 to proposed lot 2; to permit the shared use by lot 1 and proposed lot 2 of the previously approved 16-foot driveway and to affirm the previously approved 16-foot 2-way drive in lieu of the required 20 feet; to permit a dwelling to be located in part in the R.C.-2 zone and in part in the R.C.-5 zone on proposed lot 2; to permit the removal of the previously approved existing swimming pool; to modify the previously approved restriction on construction in the front yards of lot 1 and lot 2 to permit the installation of a driveway to serve proposed lot 2; to permit the existing dwelling on proposed lot 3 to remain until the construction of a new residence on that lot; to affirm the continuation of the other special matters, uses, and variance as were originally approved in case #92-458-SPHA and all other previous zoning cases; and to amend previously approved final development plan to reflect new lot configuration.

Variance to permit an accessory structure (tennis court) to be located in the side yard rather than the rear yard as required.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Lee and Nelson Hendler
William and Deborah Paterakis
Deborah C. Dopkin, Esq.

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

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Deborah C. Dopkin
502 Washington Avenue, Suite 220
Towson, Maryland 21204

NOV. 7 1994

RE: Case No. 95-134SPHA, Item No. 131
Petitioner: Lee Hendler

Dear Ms. Dopkin:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on October 07, 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 is 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 the Office of Zoning Administration and Development Management has instituted a system whereby 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.
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 the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals 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 Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,

A handwritten signature in dark ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)

MICROFILMED



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

October 31, 1994

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

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #131 - Mensana Property
1718 Greenspring Valley Road
Zoning Advisory Committee Meeting of October 17, 1994

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

Environmental Impact Review

As per CRG Refinement comments dated 10/28/94 from David Lykens the following still apply:

1. Please be aware that no Grading or Sediment Control will be allowed in the Forest Buffer Easement adjacent to the proposed parking pad on the east side of the proposed dwelling on Lot #2.
2. In addition, access for Lot #3 will not be allowed to impact the Forest Buffer Easement.

Development Coordination

1. Show 30' from well to proposed house.
2. A new well must be drilled on Lot #3 or provide in-free strip to existing well before approval.

JLP:GCS:BS:sp

Handwritten signature

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 24, 1994
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for Oct. 24, 1994
Item No. 131

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the minor development requirements for subdivisions of three lots or less, i.e., no Public Works Agreement is required.

Also, Nacirema Lane is a private road; therefore, access to the subdivision must come from Greenspring Valley Road.

RWB:sw

RECEIVED
OCT 27 1994

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: October 27, 1994

SUBJECT: 1718 Greenspring Valley Road

INFORMATION:

Item Number: 131
Petitioner: Hendler/Paterakis
Property Size: 18.14 acres
Zoning: R.C.-2 & R.C.-5
Requested Action: Variance and Special Hearing
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff offers no comment regarding the applicant's request at this time; however, since the subject property lies within the Greenspring Valley National Register Historic District, we may be providing comments after staff presents this request to the Landmarks Preservation Commission on November 10, 1994.

Prepared by: Jeffrey W. Long

Division Chief: [Signature]

PK/JL:lw

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/19/94

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF 10/17/94.

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 125, 126, 127, 128, 129,
130, 131, 133 AND 135.

RECEIVED
OCT 20 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4681, MS-110EF

cc: File

MICROFILMED





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

10-14-94

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

Re: Baltimore County
Item No.: +131 (MJK)

Dear Ms. Winiarski:

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
1718 Greenspring Valley Road, cor N/S	*	ZONING COMMISSIONER
Greenspring Valley Rd and W/S Nacarema	*	
3rd Election Dist., 3rd Councilmanic	*	OF BALTIMORE COUNTY
Lee & Nelson Hendler	*	CASE NO. 95-134-SPHA
Petitioners		
* * * * *		

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

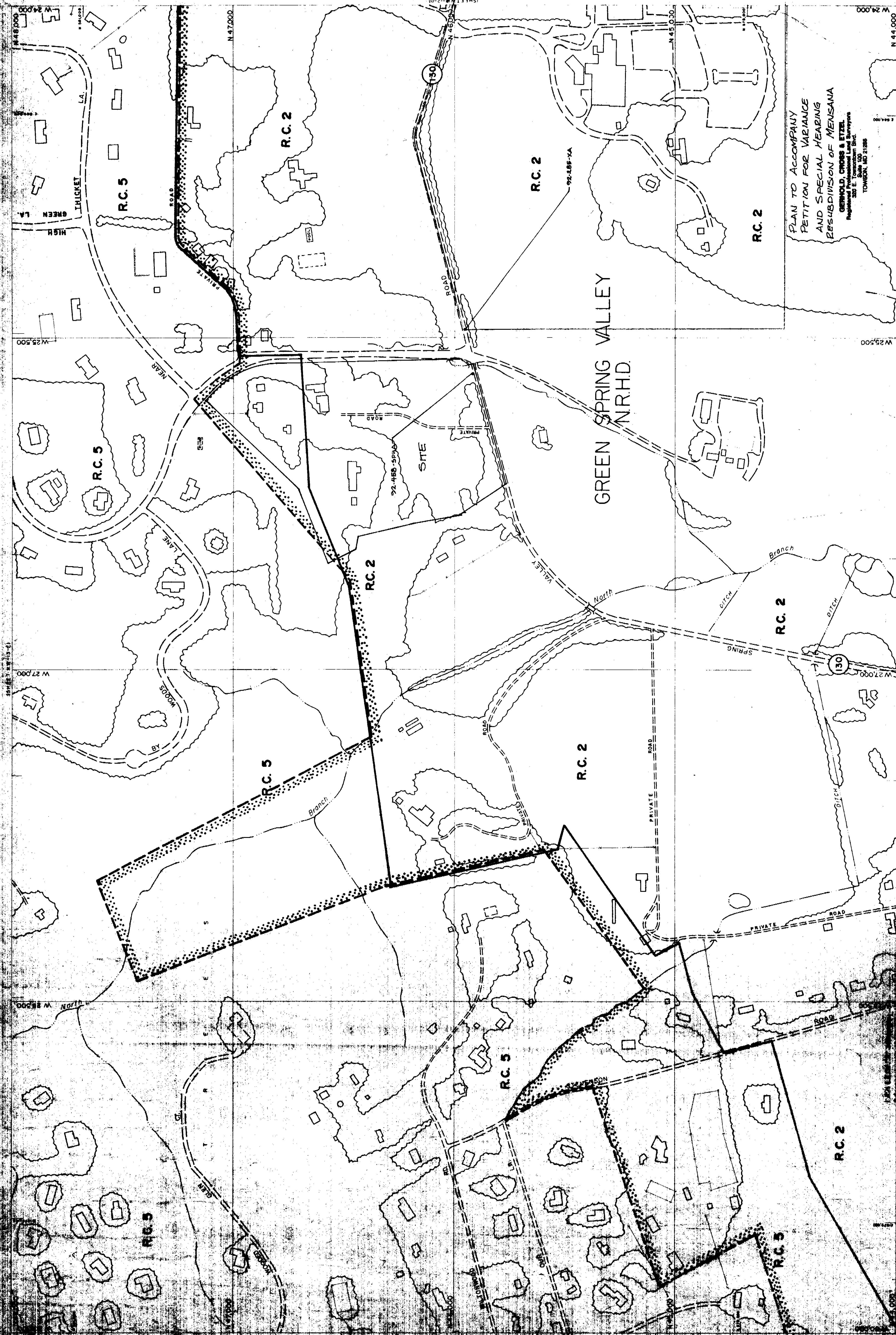
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, 502 Washington Avenue, Suite 220, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

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

PLAN TO ACCOMPANY
PETITION FOR VARIANCE
AND SPECIAL HEARING
RESUBDIVISION OF MENSANA
GERMOLD, CROSS & ETZEL
Registered Professional Surveyors
300 E. Towson Road
TOWSON, MD 21204

SCALE
1" = 200' ±

DATE
OF PHOTOGRAPHY
JANUARY 1986

LOCATION
STEVENSON
MICROFILMED

SHEET
N.W.
12-E

92-134-SPHA

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE ZONING MAP ACT, BALTIMORE, MD, § 2-101

#131



ORDER #70-116-X
BALTIMORE COUNTY, MARYLAND
OFFICE OF THE COMMISSIONER OF PLANNING
JAMES W. HARRIS, Commissioner
By: JAMES W. HARRIS, Commissioner
Date: 11/15/1970
SUBJECT: Petition for Special Hearing
Re: Petition for Special Hearing for the proposed rezoning of a portion of Lot 1, located in the M&E-1 Zone, from M&E-1 to M&E-2. The petition was filed on 10/15/70.

ORDER #82-488-SPHA
BALTIMORE COUNTY, MARYLAND
OFFICE OF THE COMMISSIONER OF PLANNING
JAMES W. HARRIS, Commissioner
By: JAMES W. HARRIS, Commissioner
Date: 11/15/1970
SUBJECT: Petition for Special Hearing
Re: Petition for Special Hearing for the proposed rezoning of a portion of Lot 1, located in the M&E-1 Zone, from M&E-1 to M&E-2. The petition was filed on 10/15/70.

ORDER #85-268-SPH
BALTIMORE COUNTY, MARYLAND
OFFICE OF THE COMMISSIONER OF PLANNING
JAMES W. HARRIS, Commissioner
By: JAMES W. HARRIS, Commissioner
Date: 11/15/1970
SUBJECT: Petition for Special Hearing
Re: Petition for Special Hearing for the proposed rezoning of a portion of Lot 1, located in the M&E-1 Zone, from M&E-1 to M&E-2. The petition was filed on 10/15/70.

ORDER #82-488-SPHA
BALTIMORE COUNTY, MARYLAND
OFFICE OF THE COMMISSIONER OF PLANNING
JAMES W. HARRIS, Commissioner
By: JAMES W. HARRIS, Commissioner
Date: 11/15/1970
SUBJECT: Petition for Special Hearing
Re: Petition for Special Hearing for the proposed rezoning of a portion of Lot 1, located in the M&E-1 Zone, from M&E-1 to M&E-2. The petition was filed on 10/15/70.

- Petition for Special Hearing
- To approve modifications to Case No. 92-458 SPHA in connection with the proposed rezoning of four previously approved lots into three lots and to:
1. Permit the non-dense transfer of a 25,102 sq. foot portion of existing Lot 1 to proposed Lot 2.
 2. Permit the shared use by Lot 1 and proposed Lot 2 of the previously approved 10' driveway, and to alter the previously approved 10' 2-way drive way in lot of the approved 10' ft.
 3. Permit a dwelling to be located in part in the RC-2 zone and in part in the RC-3 zone on proposed Lot 2.
 4. Permit the removal of the previously approved existing swimming pool.
 5. Modify the previously approved restriction on construction in the front yards of Lots 1 and Lot 2 to permit the installation of a driveway to serve proposed Lot 2.
 6. Permit the existing dwelling on proposed Lot 3 to remain until the construction of a new residence on that lot; and
 7. Affirm the continuation of the other special matters, uses and variances as were originally approved in Case No. 92-458 SPHA.
 8. To amend previously approved final development plan to reflect new lot configuration.

Petition for Variance

Section 400.1 of the Baltimore County Zoning Regulations to permit an accessory structure (tennis court) to be located in the side yard rather than the rear yard

reasons: practical difficulty, and for such reasons as will be set forth at the public hearing

SYMBOLS LEGEND

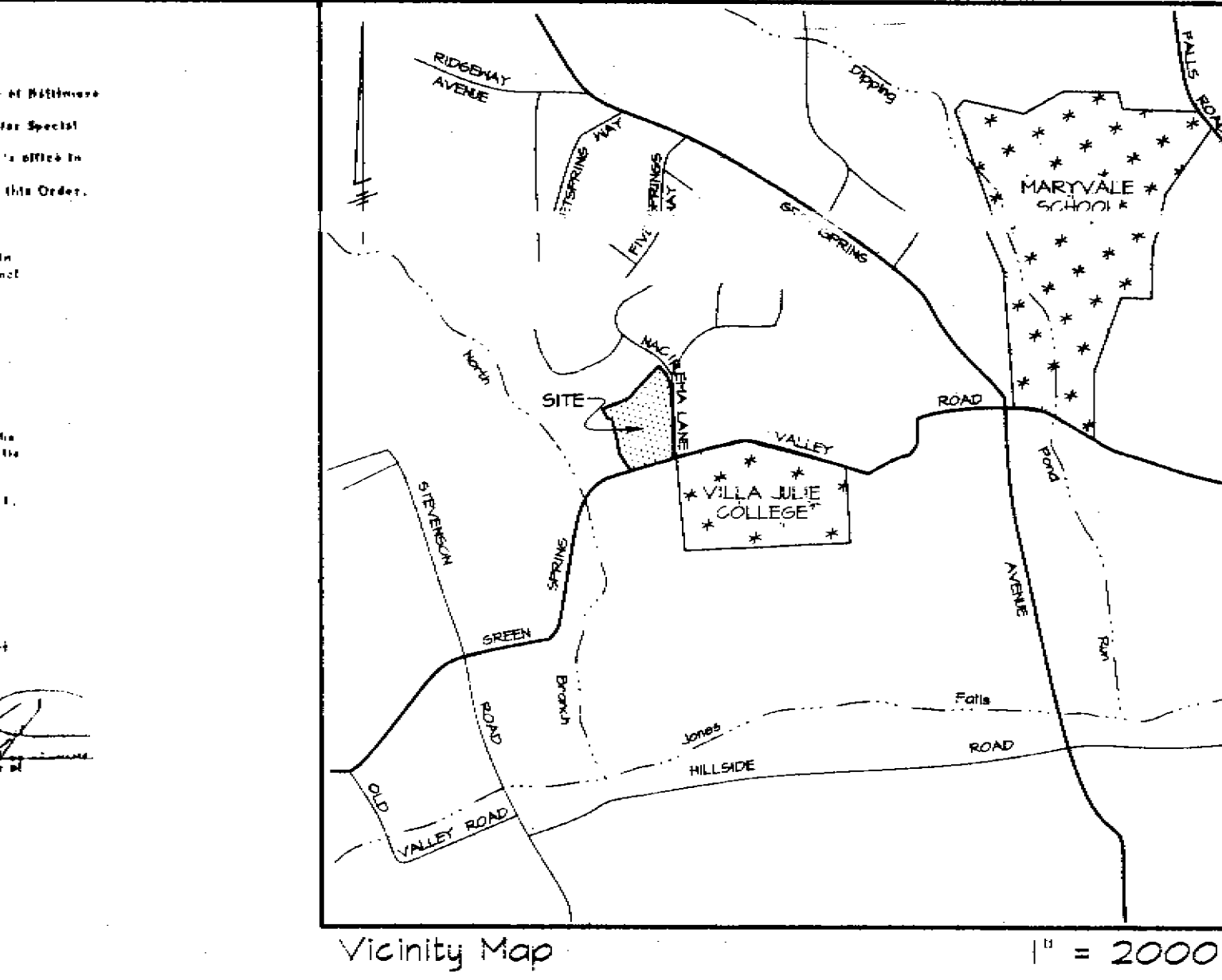
- SOIL LINE
EXISTING WELL
PROPOSED WELL AREA
EXISTING SEPTIC CLEAN-OUT
OIL FILL CAP
- EXISTING PAVING
PROPOSED PERC TEST
PASSED PERC TEST
FAILED PERC TEST
EDGE OF WOODS
- CONTOURS
SLOPES > 25%

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
GcB2	Slight	Slight	Moderate: Slope
GnB	Severe: High Water Table	Severe: High Water Table	Severe: Slope
M&C2	Moderate: Slope	Moderate: Slope	Severe: Slope
M&D2	Severe: Slope	Severe: Slope	Severe: Slope
M&D3	Severe: Slope	Severe: Slope	Severe: Slope
M&E	Severe: Slope	Severe: Slope	Severe: Slope

DENSITY CALCULATIONS

AREA:	GROSS = 18.4 AC.	NET = 17.1 AC.
ZONING:	RC-2 = 11.1 A-1	RC-3 = 4.3 A-1
UNITS PERMITTED:	RC-2 = 2,141 A-1 = 2 LOTS	RC-3 = 5,402 A-1 x 0.167 = 2.1 LOTS
UNITS PROPOSED:	(ONE OF THE UNITS LISTED UNDER RC-2 = 1 LOT)	RC-3 WILL HAVE A PORTION IN RC-3 & A PORTION IN RC-2
PARKING REQUIRED & PROVIDED:	EXISTING MEDICAL OFFICE @ 2,175 sq. ft. x 4.5 SPACES PER 1,000 sq. ft. = 9 SPACES	RELOCATED OFFICE @ 1,000 sq. ft. x 4.5 SPACES PER 1,000 sq. ft. = 4 SPACES
BOARDING ROOMS @ 2 ROOMS	x 4.5 SPACES PER ROOM = 21 SPACES	TOTAL PARKING REQUIRED = 24 SPACES
PARKING PROVIDED FOR THESE USES:	(SEE VARIANCES 92-458)	1" SPACES = 4 SPACES
RESIDENTIAL 1/2 PER DWG. x 2 DWG.	= 4 SPACES	PARKING PROVIDED: 2 PER DWG. = 4 SPACES



GENERAL NOTES

1. BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY D.S. THALER & ASSOC. MAP NO. 101-2-1.
2. TOPOGRAPHY SHOWN IS FROM BALTIMORE COUNTY 200 SCALE PHOTOGRAMMETRIC MAP NO. 101-2-1.
3. ALL LOTS SHOWN HEREON TO BE SERVED BY PRIVATE WELL AND SEPTIC.
4. SOIL TYPES TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 27.
5. ENVIRONMENTAL SHOWN HEREON ARE FOR THE LOCATION OF PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVIRONMENT, BUT MUST COMPLY WITH SECTIONS 301 & 400 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
6. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN FIELD INTACT BY THE OWNERSHIP OR HIS ESTATE SINCE DECEMBER 30, 1971. THE DEVELOPERS ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
7. A DASHED LINE DESIGNATES 300' SIGHT LINE. THE AREA BETWEEN THE SIGHT LINE AND THE EDGE OF THE ROAD MUST BE CLEARED, GRADED, AND KEPT FREE OF ALL OBSTRUCTIONS.
8. ALL EXISTING SEPTIC SYSTEMS, WELLS, AND PERCOLATION TESTS WERE FIELD LOCATED. SITE IS NOT LOCATED IN THE OVERSIGHT AREA CRITICAL AREA.
9. NO GRADING IS TO BE DONE IN THE SEPTIC RESERVE AREA.
10. ACCESS TO EXISTING DWELLINGS MUST BE MAINTAINED AT ALL TIMES.
11. THIS PROPOSED DEVELOPMENT IS IN CLOSE PROXIMITY TO ACTIVE AGRICULTURAL OPERATIONS. IT IS THE DEVELOPERS RESPONSIBILITY TO ADVISE FUTURE HOMEOWNERS THAT AGRICULTURE HAS A PREFERRED USE STATUS AND THAT ODORS, NOISE, DUST, FARM EQUIPMENT, LIVESTOCK, AND THE USE OF AGRICULTURAL CHEMICALS (PESTICIDES, FERTILIZERS, HERBICIDES, AND OTHER CONTROL AGENTS) ARE IN ACTIVE USE.
12. SCHOOL DISTRICT SUBDIVISIONS: THERE ARE NO KNOWN ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, HISTORIC BUILDINGS OR HAZARDOUS MATERIALS ON SITE.
13. THE SITE IS APPROXIMATELY 50% WOODED WITH MAJOR DECIDUOUS TREES AND 50% LAWN.
14. OPEN SPACE IS NOT REQUIRED IN RC ZONES.
15. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY NOT BE LOCATED IN FLOOD PLAIN AREAS OR WETLANDS.
16. PARKING AREAS AND DRIVEWAYS SHALL HAVE A DURABLE AND DUSTLESS SURFACE AND BE PROPERLY DRAINED.
17. A LANDSCAPE OR PLANTING PLAN IS NOT REQUIRED.
18. NO MORE THAN 10% OF ANY LOT IN AN RC ZONE MAY BE COVERED BY IMPERVIOUS SURFACE. NO MORE THAN 25% OF THE NATURAL VEGETATION MAY BE REMOVED FROM ANY LOT IN AN RC 4 ZONE. (B.C.Z.R. Sec. 160.4.2)
19. NO STRUCTURE HEREON ERECTED IN AN RC ZONE SHALL EXCEED A HEIGHT OF 35 FEET, EXCEPT AS PROVIDED UNDER SECTION 500 OF THE B.C.Z.R.
20. A LOT HAVING AN AREA OF LESS THAN 1 ACRE MAY NOT BE CREATED IN AN RC 5 ZONE. THE MAXIMUM GROSS RESIDENTIAL DENSITY OF A LOT OF RECORD IS 0.667 DWELLINGS PER ACRE.
21. ANY PRINCIPAL BUILDING HEREON CONSTRUCTED IN AN RC 5 ZONE SHALL BE SITUATED AT LEAST 15 FEET FROM THE CENTERLINE OF ANY STREET AND AT LEAST 50 FEET FROM ANY LOT LINE OTHER THAN A STREET LINE EXCEPT AS OTHERWISE PROVIDED.
22. NO MORE THAN 10% OF ANY LOT IN AN RC 5 ZONE MAY BE COVERED BY BUILDINGS, EXCEPT AS OTHERWISE PROVIDED. (BILL NO. 16-45)
23. NO LOT OF RECORDED LOTS WITHIN AN RC 2 ZONE AND HAVING A GROSS AREA OF LESS THAN 2 ACRES MAY BE SUBDIVIDED. NO SUCH LOT HAVING A GROSS AREA BETWEEN 2 AND 100 ACRES MAY BE SUBDIVIDED INTO MORE THAN 2 LOTS, AND SUCH A LOT HAVING A GROSS AREA OF MORE THAN 100 ACRES MAY BE SUBDIVIDED ONLY AT A RATE OF 1 LOT FOR EACH 50 ACRES OF GROSS AREA. (BILL NO. 17-70)
24. A LOT HAVING AN AREA OF LESS THAN 1 ACRE MAY NOT BE CREATED IN AN RC 2 ZONE.
25. NO PRINCIPAL STRUCTURE OR DWELLING (WHETHER OR NOT IT IS A PRINCIPAL STRUCTURE) IN AN RC 2 ZONE MAY BE SITUATED WITHIN 15 FEET OF THE CENTERLINE OF ANY STREET AND WITHIN 35 FEET OF ANY LOT LINE OTHER THAN A STREET LINE. (BILL NO. 17-70)
26. NO MORE THAN 1 PRINCIPAL DWELLING IS PERMITTED ON ANY LOT IN AN RC 2 ZONE.
27. ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH MAY RESTRICT DISTURBANCE AND USE OF THESE AREAS.
28. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

PETITIONER'S EXHIBIT 1

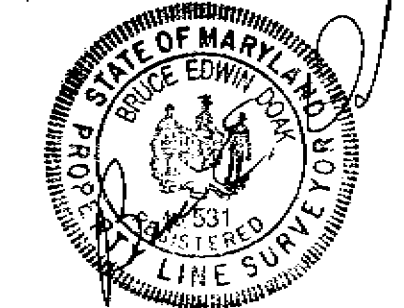
CONTRACT PURCHASER/DEVELOPER
WILLIAM J. & DEBORAH A. PATERAKIS
3422 DANCE MILL ROAD
PHOENIX, MARYLAND 21131

OWNER
LEE & NELSON HENDLER
1710 GREENSPRING VALLEY ROAD
STEVENSON, MARYLAND 21153
410-653-2403

PLAN TO ACCOMPANY PETITIONS FOR SPECIAL HEARINGS & VARIANCE
RESUBDIVISION OF

MENSANA PROPERTY
1718 GREENSPRING VALLEY ROAD
Deed Ref: S.M. No. 8014 folio 281
Tax Account No. 22-00-016374,
22-00-016375, 22-00-016376
& 22-00-016377

Zoned R.C. 2 & R.C. 5
Tax Map 59; Grid 16; Parcel 456
3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



95-134-
SPHA

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21206
(410) 825-4470

NOT LINES REVISED
SPLITTING PETITION
DRIVEWAY REVISED

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Tonsen, Maryland 21286
(410) 838-4470