

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 6<sup>th</sup> day of JUNE, 2002, by and between Kenneth Dansiker (hereinafter referred to as the Declarant") and the Department of Permits and Development Management (hereinafter referred to as "PDM").

Recitals

A. The Declarant has filed an application with PDM requesting approval for the conversion of an existing barn on the property located at 15729 Home Road, Sparks, Maryland 21152 and more particularly described by metes and bounds in Exhibit A (the "Property) and attached hereto and made a part hereof. The property is zoned RC 4, which is the particular zone in which the property is located.

B. The Declarant in Case No. 95-323 SPH was granted approval to convert an existing barn into an "in-law" apartment. Declarant now requests approval to permit the "in-law" apartment as an accessory structure to the principal use of the Property without restriction as to a particular relative. The converted barn does include a kitchen. PDM will approve the requested use provided the improvements are used solely by relatives of the owner of the Property who are in need of family assistance and supervision and, further, subject to the covenants and restrictions hereinafter described.

C. As a condition to its approval of the Declarant's request, PDM has required the filing of this Declaration amongst the Land Records of Baltimore County to provide notice to any future owners, subsequent bona fide purchasers or users of this Property that no part of any improvement or addition, including the "in-law" apartment in the converted barn, on the Property may be used except for the purposes as set forth herein, unless otherwise approved by and at the discretion of PDM.

DECLARATIONS

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and PDM hereby declare as follows:

1. Any and all improvements, accessory structures and uses now existing on the Property shall be used only as a single-family residence. No accessory structures or uses existing on the Property shall ever be leased or rented as separate living quarters distinct from the single-family dwelling existing on the Property. Nor may any accessory structure be used as a second residential unit. The accessory structure shall only be utilized by relatives to the owner for the purpose of providing and maintaining a level of independence for the relatives while they are being supervised and receiving assistance by the owner in their essential activities of daily living.

2. The kitchen in the accessory structure is solely for the use of such relatives. Included as part of the conversion and addition to the Property, it is accessory to the principal use of the Property as a single-family residence and used solely as part of the living quarters for the relatives. It shall be used only by them and not for or as an independent residential unit, and shall not be used by any other person or for any other reason.

3. There shall be only one electric meter serving both the principal dwelling and the addition.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

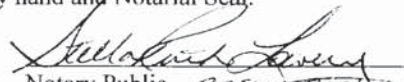
WITNESS:

  
Declarant

State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 6<sup>th</sup> day of JUNE, 2002, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Kenneth Dansicker, the declarant(s) herein, known to me (or satisfactorily proven) to be the person(s) who(se) names are subscribed to the within instrument, and (th)ey acknowledged that (th)ey executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

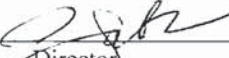
  
Notary Public STELLA RUTH LONDERY

My Commission Expires: OCTOBER 1, 2005

Department of Permits  
and Development Management  
of Baltimore County

WITNESS:

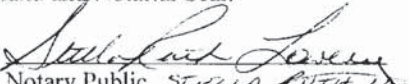
\_\_\_\_\_

By:  (seal)  
Director

State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 6<sup>th</sup> day of JUNE, 2002, before the Subscriber, a Notary Public of the State of Maryland, personally appeared ARNOLD JASLOM, the Director of the Department of Permits and Development Management herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and he acknowledged that he executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

  
Notary Public STELLA RUTH LOWERY

My Commission Expires: OCTOBER 1, 2005

Exhibit A

(The clauses below indicate where your metes and bounds description of the Property will be incorporated into this Declaration and can be obtained from your recorded deed in the County Land Records office or from a duplicate copy of the deed)

BEGINNING for the same at a point on the northwest side of Home Road, said point also being located Northerly 850' +/- from the center of Glencoe Road, thence leaving said northwest side of Home Road (1) S 88° 04'34" W - 18.88', thence running parallel to the State of Maryland R/W (2) N 26° 31' 13" W - 785.10', thence crossing said State of Maryland R/W (3) N 63° 28' 47" E - 106.00' to the east side of said State of Maryland R/W, thence binding on the east side of said R/W, five courses and distances (4) N 26° 31' 3" W 349.54', (5) By a curve to the right R=836.28', L=372.59', (6) By a curve to the right R=774.00', L=692.42', (7) By a curve to the right R=1086.43', L=141.83' and (8) N 57° 44' 37" E - 79.82', thence leaving said State of Maryland R/W, (9) S 41° 37' 36" E - 752.70', (10) S 16° 41' 37" W - 554.39', (11) S 56° 18' 05" W - 643.95' to the east side of the State of Maryland R/W, thence crossing said R/W (12) S 63° 28' 47" W 86.00', thence running parallel with said R/W (13) S 26° 31' 13" E - 720.66' thence (14) S 81° 30' 33" E - 8.67' to the northwest side of Home Road; thence binding on the northwest side of Home Road (15) By a curve to the left R=110.00', L=20.00' to the point of beginning.

Containing 20.862 acres of land more or less.

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
 NW/S Home Road, 850 ft. N of  
 c/l of Glencoe Road \* ZONING COMMISSIONER  
 15729 Home Road  
 10th Election District \* OF BALTIMORE COUNTY  
 3rd Councilmanic District  
 Kenneth Carey Dansicker \* CASE No. 95-323-SPH  
 Petitioner

\*\*\*\*\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 15729 Home Road, near Sparks, in northern Baltimore County. The Petition is filed by Kenneth Carey Dansicker, property owner. The Petitioner requests special hearing approval to permit an in-law apartment on the first floor of an existing bank barn in an R.C.4 zone. The subject property and requested relief are more particularly shown on the Petitioners' Exhibit No. 1, the site plan.

Appearing at the requisite public hearing held for this case was the aforementioned Petitioner, Kenneth Carey Dansicker. Also present were Stanley Dansicker, and Paul Lee, the engineer who prepared the site plan. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is 20.862 acres in area and is zoned R.C.4. The subject property is located in northern Baltimore County not far from the intersection of York Road and Belfast Road. The parcel is immediately adjacent to the bike trail which leads from the Ashland community in Hunt Valley to the Pennsylvania line. As is evidenced from the property's R.C.4 zoning classification, the site is a rural tract located in an agricultural community.

Mr. Dansicker has owned the property and resided thereon for approximately 2 years. The site is improved with a single family dwelling and Mr. Dansicker keeps horses on the property. The site also has an existing bank barn which is built on a grade behind the house. The property owner proposes converting a portion of the barn to an in-law apartment. In this regard,

ORDER RECEIVED FOR FILING

Date

By

*4/21/95*  
*M. P. Cook*

MICROFILMED

documentary evidence was submitted showing that Mr. Dansicker's mother in-law suffers from the early stages of alzheimer's disease. Based on this medical condition, her physician has recommended that she reside near a family member who is capable of assisting her with daily needs. Thus, the Petitioner proposes converting a portion of the barn into an apartment so that the appropriate care can be provided.

Based on the testimony and evidence presented at the hearing, all of which was uncontradicted, it is clear that the Petition for Special Hearing should be granted. There is no opposition to the request from any nearby property owner, nor any adverse comment from any members of the Zoning Plans Advisory Committee. Moreover, it is not clear that the proposed in-law apartment will not adversely affect the locale or detract from the agricultural character of the property. For these reasons, I am persuaded that the Petition for Special Hearing should be granted and will so order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22<sup>nd</sup> day of April, 1995 that, pursuant to the Petition for Special Hearing, approval to permit an in-law apartment on the first floor of an existing bank barn in an R.C.4 zone, be and is hereby GRANTED subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The in-law apartment shall not be considered a separate dwelling unit or an independent apartment unit. The use of the apartment is

ORDERED BY THE ZONING COMMISSIONER  
APR 22 1995  
M. H. HARRIS

restricted to the Petitioner's mother in-law, as an accessory use to the main dwelling.

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.



LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING  
DATE 4/22/95  
BY M. GORDON

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

April 20, 1995

Mr. Kenneth C. Dansicker  
15729 Home Road  
Sparks, Maryland 21152

RE: Case No. 95-323-SPH  
Petition for Special Hearing  
Location: 15729 Home Road

Dear Mr. Dansicker:

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

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn  
encl.

cc: Mr. Paul Lee, 304 W. Pennsylvania Avenue, Towson, Md. 21204

MICROFILMED







# Petition for Special Hearing

95-323-SPH

## to the Zoning Commissioner of Baltimore County

for the property located at

#15729 Home Road, Elect. Dist. 10C3  
which is presently zoned R.C. 4

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

Petitioner requesting a Special Hearing to permit a "In-law" apartment (on the 1st floor of an existing bank barn. Lower level to remain for barn use) in a R.C. 4 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.

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.

XXXXXXXXXXXX Engineer:

Paul Lee Engineering, Inc.  
(Type or Print Name)  
Paul Lee  
Signature

304 W. Pennsylvania Avenue  
Address  
Towson, Maryland 21204  
City State Zipcode  
821-5941

Attorney for Petitioner  
  
(Type or Print Name)  
  
Signature  
  
Address Phone No  
  
City State Zipcode

Legal Owner(s)  
Kenneth Carey Dansicker  
(Type or Print Name)  
Samuel Gary Tomlin  
Signature

(Type or Print Name)  
  
Signature

15729 Home Road 329-3644  
Address Phone No  
Sparks, Maryland 21152  
City State Zipcode  
Name, Address and phone number of representative to be contacted

Name  
  
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months  
ALL  \* OTHER \_\_\_\_\_

REVIEWED BY: WJK DATE 3/14/95

\* early hearing per A.J.



MICROFILMED

Paul Lee, P.E.

Paul Lee Engineering Inc.

95-323-SPH

304 W. Pennsylvania Ave.

Towson, Maryland 21204

410-821-5944

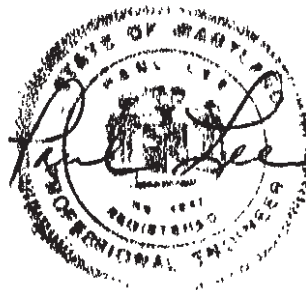
DESCRIPTION

#15729 HOME ROAD

ELECTION DISTRICT 10C3 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the northwest side of Home Road, said point also being located Northerly 850'<sup>±</sup> from the center of Glencoe Road, thence leaving said northwest side of Home Road (1) S 88°04'34" W - 18.88', thence running parallel to the State of Maryland R/W (2) N 26°31'13" W - 785.10', thence crossing said State of Maryland R/W (3) N 63°28'47" E - 106.00' to the east side of said State of Maryland R/W, thence binding on the east side of said R/W, five courses and distances (4) N 26°31'13" W 349.54', (5) By a curve to the right R= 836.28', L= 372.59', (6) By a curve to the right R= 774.00'. L= 692.42', (7) By a curve to the right R= 1086.43', L= 141.83' and (8) N 57°44'37" E - 79.82', thence leaving said State of Maryland R/W, (9) S 41°37'36" E - 752.70', (10) S 16°41'37" W - 554.39', (11) S 56°18'05" W - 643.95' to the east side of the State of Maryland R/W, thence crossing said R/W (12) S 63°28'47" W 86.00', thence running parallel with said R/W (13) S 26°31'13" E - 720.66' thence (14) S 81°30'33" E - 8.67' to the northwest side of Home Road; thence binding on the northwest side of Home Road (15) By a curve to the left R= 110.00', L=20.00' to the point of beginning.

Containing 20.862 acres of land more or less.



#317

3/14/95

Engineers — Surveyors — Site Planners



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 accessed 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.: 317

Petitioner: Kenneth Dansicker

Location: 15729 Home Road

**PLEASE FORWARD ADVERTISING BILL TO:**

NAME: Kenneth Dansicker

ADDRESS: 15729 Home Road

Sparks, MD 21152

PHONE NUMBER: 329-3644

AJ:ggs

(Revised 04/09/93)



MICROFILMED

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Townson, Maryland

95-323-SPH

District.....

Date of Posting 3/31/95

Posted for: .....

Petitioner: .....

Location of property: 15729 Homero Rd, NW/S

Location of Signs: Facing roadway on property being zoned  
lots & near mail boxes on Homero Rd, at begining of Homero rd looking to site

Remarks: .....

Posted by M. Stealy

Signature

Date of return: 4/7/95

Number of Signs: 1



**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: #95-323-SPH  
(Item 317)  
15729 Home Road  
NW/S Home Road, 850' N  
of c/l Glencoe Road  
10th Election District  
3rd Councilmanic  
Legal Owner(s):  
Kenneth Carey  
Dansicker  
Hearing: Tuesday,  
April 18, 1995 at 11:00  
a.m. in Rm. 118, Old  
Courthouse.

Special Hearing to permit an  
"in-law" apartment (on the 1st  
floor of an existing bank barn;  
lower level to remain for barn  
use).

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible; for special ac-  
commodations Please Call  
887-3353.  
(2) For information concern-  
ing the File and/or Hearing, Please  
Call 887-3397.  
3/366 - March 30.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., March 31, 1995

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 March 30, 1995.

**THE JEFFERSONIAN,**

*A. Henickson*  
**LEGAL AD. - TOWSON**

**Publisher**



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

receipt  
 95-323-3PH

Account: R-001-6150

Number

Item: 317

Taken By: MFL

Date 3/14/95

Dansicker, Kenneth —

030 - Special Heavy (IRL) — \$50.00

030 - 1 sign — \$35.00

Total — \$85.00

PAID TO ORDER (3)

USA03N07A/MICR

\$85.00

BA CODE: 18PM03-14-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

TO: PPTOXENT PUBLISHING COMPANY  
March 30, 1995 Issue - Jeffersonian

Please forward billing to:

Kenneth Dansicker  
15729 Home Road  
Sparks, MD 21152  
410-329-3644

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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: 95-323-SPH (Item 317)  
15729 Home Road  
NW/S Home Road, 850' N of c/l Glencoe Road  
10th Election District - 3rd Councilmanic  
Legal Owner(s): Kenneth Carey Dansicker  
HEARING: TUESDAY, APRIL 18, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to permit an "in-law" apartment (on the 1st floor of an existing bank barn; lower level to remain for barn use).

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

March 23, 1995

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: 95-323-SPH (Item 317)

15729 Home Road

NW/S Home Road, 850' N of c/l Glencoe Road

10th Election District - 3rd Councilmanic

Legal Owner(s): Kenneth Carey Dansicker

HEARING: TUESDAY, APRIL 18, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to permit an "in-law" apartment (on the 1st floor of an existing bank barn; lower level to remain for barn use).

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: Kenneth Carey Dansicker  
Paul Lee Engineering, Inc.

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.

11/11/95





Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 10, 1995

Paul Lee Engineering, Inc.  
304 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item No.: 317  
Case No.: 95-323-SPH  
Petitioner: K. C. Dansicker

Dear Mr. Lee:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 14, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



Baltimore County Government  
Fire Department



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

(410) 887-4500

DATE: 03/22/95

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 MAR. 27, 1995

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.

B. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 314, 315, 316, 317,  
318, 319 AND 220. *S*

RECEIVED

MAR 24 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4681, MS-1102F

MICROFILMED

cc: File





**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

3-24-95

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

Re: Baltimore County  
Item No.: \$ 317 (MJK)

Dear Ms. Watson:

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* Ronald Burns, 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: March 23, 1995

FROM: Pat Keller, 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 No. 317

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: William Hyfong

Division Chief: Carol Keller

PK/JL:lw

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: *pub* Arnold Jablon, Director      DATE: April 3, 1995  
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting  
for April 3, 1995  
Items 314, 315, 316, (317) 318, 319, and 320

The Developers Engineering Section has reviewed  
the subject zoning item and we have no comments.

RWB:sw

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

TO: ZADM

DATE: 4/3/95

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 3/27/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 314  
315  
316  
317  
318

LS:sp

LETTY2/DEPRM/TXTSBP

APR 10 1995

RE: PETITION FOR SPECIAL HEARING  
15729 Home Road, NW/S Home Road, 850' N  
of c/l Glencoe Road, 10th Election  
District, 3rd Councilmanic

Kenneth C. Dansicker  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 95-323-SPH

\* \* \* \* \*

ENTRY OF APPEARANCE

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

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10<sup>th</sup> day of April, 1995, a copy of the foregoing Entry of Appearance was mailed to Kenneth C. Dansicker, 15729 Home Road, Sparks, MD 21152, Petitioner.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

RECEIVED  
APR 11 1995

ZADM





***The Sheppard and Enoch Pratt Hospital***

6501 N. Charles Street  
P.O. Box 6815  
Baltimore, MD 21285-6815  
(410) 938-3000  
FAX: (410) 938-4532

TO WHOM IT MAY CONCERN:

Ms. Barbara Duncan has been under my care since late fall 1994. She is diagnosed with primary degenerative dementia of the Alzheimer's type. Unfortunately, this is a condition which gradually and progressively worsens over time, requiring increasing assistance to complete daily activities such as food preparation, hygiene and medication administration. Ms. Duncan is extremely fortunate to have a tremendously supportive daughter, Mrs. Jay Dansicker, who has consistently given greatly of her time to help her mother since the onset of her illness. This includes recent efforts to build and design an appropriate living area for Ms. Duncan on the property of the Dansickers'. This is an effort I support, as having Ms. Duncan live in close proximity to her family will greatly assist all involved parties in continuing to assist Ms. Duncan on a daily basis. The move to this new living environment will also, hopefully, have a very positive effect on the general spirits and emotional well being of Ms. Duncan. I offer this letter in support of expediting completion of the new living quarters for Ms. Duncan. If further information is needed or I can be of further assistance in some manner, please do not hesitate to contact me.

Sincerely,

*Paul Brettschneider MD* 3/29/95  
Dr. Paul Brettschneider, M.D.

*Paul Noz*

4/10/95

April 5, 1992

Ms. Jaye Dansicker  
15729 Home Road  
Sparks, Md. 21152

Dear Jaye:

I know I have not met you and your husband yet, but my family and I will be your neighbors next week. My husband and I bought the surrounding 77 acres to your property, nine and a half years ago, and our new house will be completed next week.

Why is a zoning hearing necessary to have your mother live next to you? How can anyone find this disagreeable? My husband and I feel that finishing off an apartment for your mother to live in is a wonderful idea.

I hope you have no difficulties with the zoning hearing, if so, please give me a call. As our property surrounds yours, and my family has no problem with it, I can't imagine why anyone else would?

My best to you under these circumstances. I can only imagine what you are going through. If I can be of any help, please don't hesitate to call. Our telephone number is and will be 771-4770. I look forward to meeting you, your husband and your mother.

Sincerely yours,

*Beth Lang*

Beth Lang  
15701 Home Road  
Sparks, Md 21151

*Pat No 3*

*15701 Home Road*

TO THE PETITION FOR SPECIAL HEARING BEFORE THE ZONING COMMISSIONER

1579 New Road, near Sparks, in northern Baltimore County. The Petition is filed by Kenneth Curry, property owner. The Petitioner requests special hearing approval to permit an in-law apartment on the first floor of an existing bank barn on an R.C.4 zone. The subject property and requested relief are more particularly shown on the Petitioner's Exhibit No. 1, the site plan.

Appearing at the requisite public hearing held for this case was the aforementioned Petitioner, Kenneth Curry, and Paul Lee, the engineer who prepared the site plan. There were no Protestants or other interested persons present.

testimony and evidence presented was that the subject property is 10.80 acres in area and is zoned R.C.4. The subject property is located in northern Baltimore County and is for the intersection of New Road and ...

Mr. Donahue has used the property and received thereon for approximately 2 years. The site is improved with a single family dwelling and ...

documentary evidence was admitted showing that Mr. Donahue's mother in-law suffers from the early stages of Alzheimer's disease. Based on this medical condition, her physician has recommended that she reside near a family member who is capable of assisting her with daily needs. Thus, the Petitioner proposes converting a portion of the barn into an apartment so that the appropriate care can be provided.

1. The Petitioner is hereby made aware that proceeding at this time in an in-law apartment will not affect the R.C.4 zone. This order has expired. If, for whatever reason, this order is not renewed, the Petitioner will be required to re-apply for a separate, said property to the original condition.

restricted to the Petitioner's mother in-law, as an accessory use to the main dwelling. When applying for a building permit, the site plan filed must address this case and not forth and address the restrictions of this Order.

2. The in-law apartment shall not be considered a separate dwelling unit or an independent apartment unit. The use of the apartment is

Baltimore County Commission on Zoning Enforcement

Mr. Kenneth C. Donahue 1579 New Road Sparks, Maryland 21152

Petition for Special Hearing to the Zoning Commissioner of Baltimore County. For the property located at 1579 New Road, Sparks, MD, which is presently zoned R.C.4.

Paul Lee Engineering Inc 95-323-5PH 300 W. Chesapeake Ave. Suite 4000 Baltimore, MD 21201

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION TOWNSHIP NO. 14

receipt 95-323-5PH



STATE OF MARYLAND  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES  
 SUBDIVISIONS BRANCH

TO: ZONING  
 FROM: Subdivision Application  
 SUBJECT: Zoning Application for the  
 Name: XXXXXX

The Department of Environmental Protection & Resource Management has no comments for the following zoning application (see form 1000)

Date: 3/4  
 3/5  
 3/6  
 3/7  
 3/8

LETTER/COMMUNICATION

NO. PROCEED FOR SPECIAL HEARING

12129 Home Road, 1913 Home Road, 1914 N  
 of 12129 Home Road, 12129 Eastman  
 District, 1913 District

NAME OF APPLICANT: XXXXXXXX  
 ADDRESS: XXXXXXXX  
 PHONE NO.: XXXXXXXX

DATE OF HEARING: XXXXXX  
 TIME: XXXXXX

PLEASE BRING THE APPEARANCE OF THE PEOPLE'S COUNCIL IN THE ABOVE  
 INDICATED MATTER. NOTICE SHOULD BE SENT BY AIR MAILING DATE IN OTHER  
 PROCEEDINGS IN THIS MATTER AND OF THE PASSAGE OF ANY PRELIMINARY OR  
 FINAL ORDER.

John M. ZADM  
 PETIT NAZ LINDENBERG  
 People's Council for Baltimore County  
 410 Washington Avenue  
 Towson, MD 21286  
 (410) 967-1100

CERTIFICATE OF HEARING  
 I HEREBY CERTIFY that on this 12th day of April, 1992, a copy of  
 the Receipt Entry of Appearance was mailed to Kenneth G. Davidson,  
 12129 Home Road, Sparks, MD 21154, Baltimore.

John M. ZADM  
 PETIT NAZ LINDENBERG  
 RECEIVED  
 APR 11 1992  
 ZADM

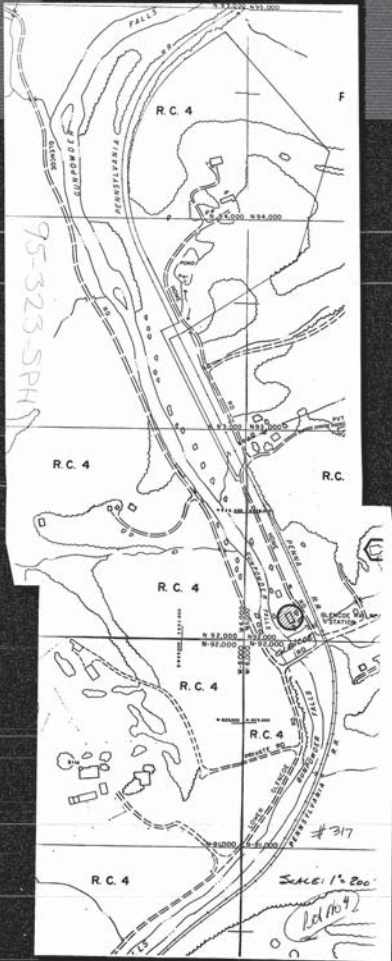
PLEASE PRINT CLEARLY

NAME: Barclay Davidson  
Harley Davidson

ADDRESS: 304 W. Pennsylvania Ave. #200  
5119 Main St  
124 A Hough Ave. #100, W. Covington

DATE: XXXXXX

TIME: XXXXXX



**Sheppard Pratt**  
 The Sheppard and Enoch Pratt Hospital

TO WHOM IT MAY CONCERN:

Mr. Barclay Davidson has been under my care since late Fall 1990. He is diagnosed with primary degenerative dementia of the Alzheimer's type. Unfortunately, due to a condition which probably will progressively worsen over time, resulting in increasing assistance to complete daily activities such as food preparation, hygiene and medication administration. Mr. Davidson is extremely fortunate to have a tremendously supportive daughter, Mrs. Jay Davidson, who has consistently given priority of her time to help her mother since the onset of her illness. This includes driving her to his home and making an appropriate living area for Mr. Davidson on the property of the hospital. This is an effort I support as having Mr. Davidson live in close proximity to her family will greatly assist all involved parties in continuing to assist Mr. Davidson on a daily basis. The move to this new living environment will also, hopefully, have a very positive effect on the general spirit and emotional well being of the Davidson. I offer this letter in support of expediting completion of the new living quarters for Mr. Davidson. If further information is needed, you can be of further assistance in some matter, please do not hesitate to contact me.

Sincerely,  
Paul Bostackholder, M.D.  
 Dr. Paul Bostackholder, M.D.

Ad/MS

April 3, 1992

Mr. Jay Davidson  
 12129 Home Road  
 Sparks, MD 21152

Dear Jay:

I know I have not met you and your husband yet, but my family and I will be your neighbors soon. My husband and I bought the adjoining 17 acres to your property, one and a half years ago, and our new house will be completed next week.

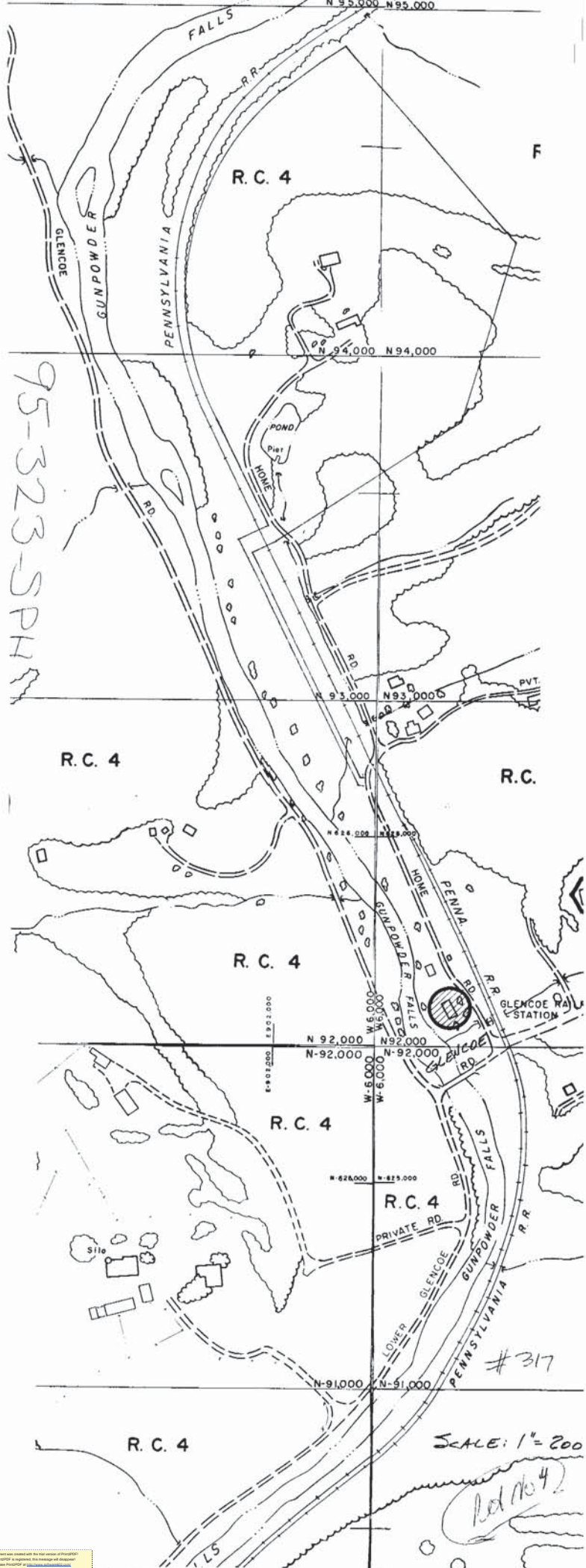
Why is a zoning hearing necessary to have your mother live next to you? How can anyone that you understand? My husband and I feel that finding off an apartment for your mother to live in is a wonderful idea.

I hope you have no difficulties with the zoning hearing, if so, please give me a call. As our property surrounds yours, and my family has no problem with it, I can't imagine why anyone else would?

My best to you under these circumstances. I can only imagine what you are going through. If I can be of any help, please don't hesitate to call. Our telephone number is and will be 751-8775. I look forward to meeting you, your husband and your mother.

Sincerely yours,  
Barclay Davidson  
 Barclay Davidson  
 12129 Home Road  
 Sparks, MD 21151

Ad/MS

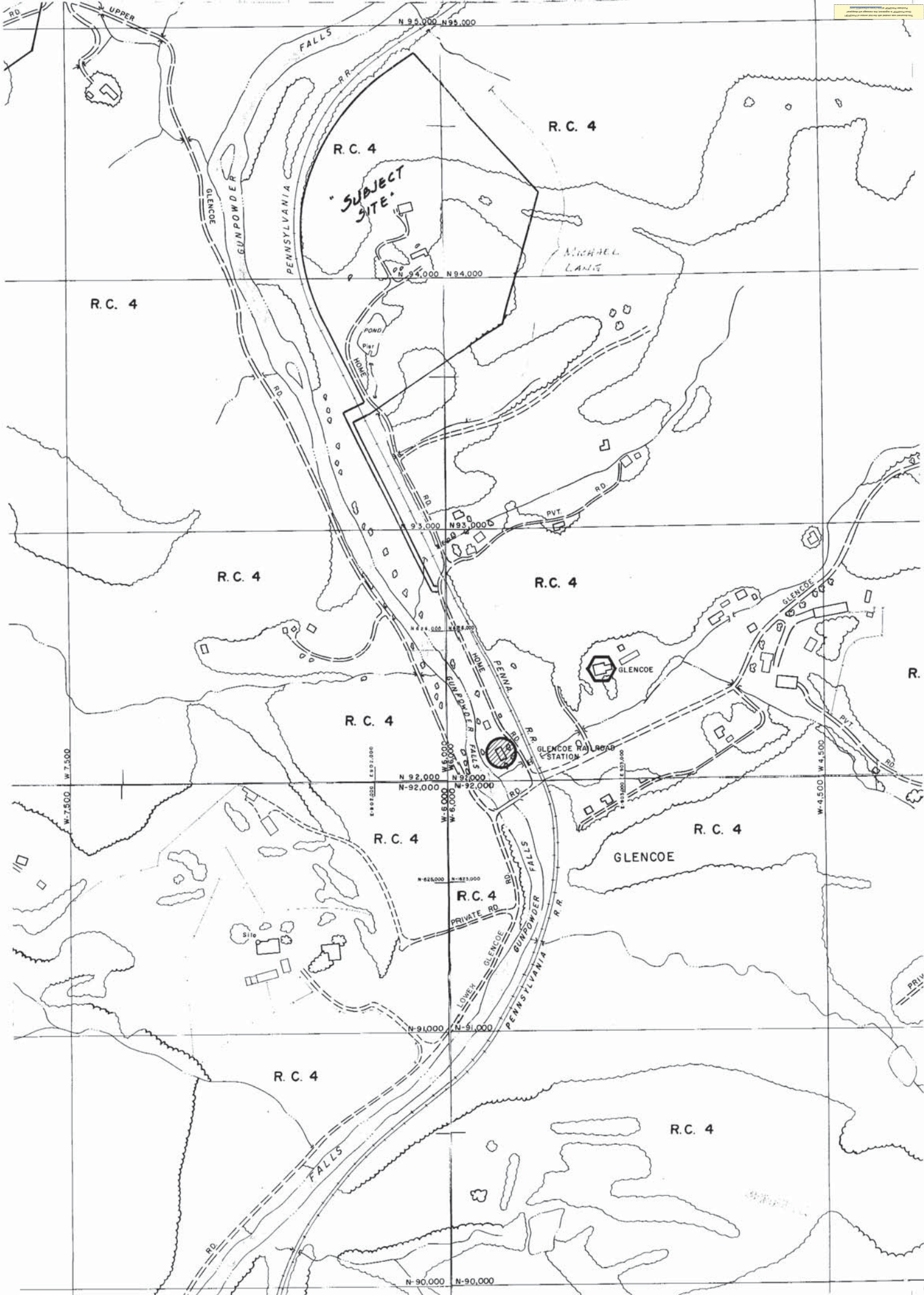


95-323-SP4

SCALE: 1"=200

Red No 4

This document contains information that is the property of the State of Michigan. It is to be used only for the purposes for which it was prepared and is not to be distributed or used for any other purpose without the express written permission of the State of Michigan.



N 95,000 N95,000

R.C. 4

R.C. 4

SUBJECT SITE

MICHAEL LANG

R.C. 4

N 94,000 N94,000

N 93,000 N93,000

R.C. 4

R.C. 4

R.C. 4

N 92,000 N92,000

W-7,500 W7,500

W-4,500 W4,500

R.C. 4

R.C. 4

GLENCOE

R.C. 4

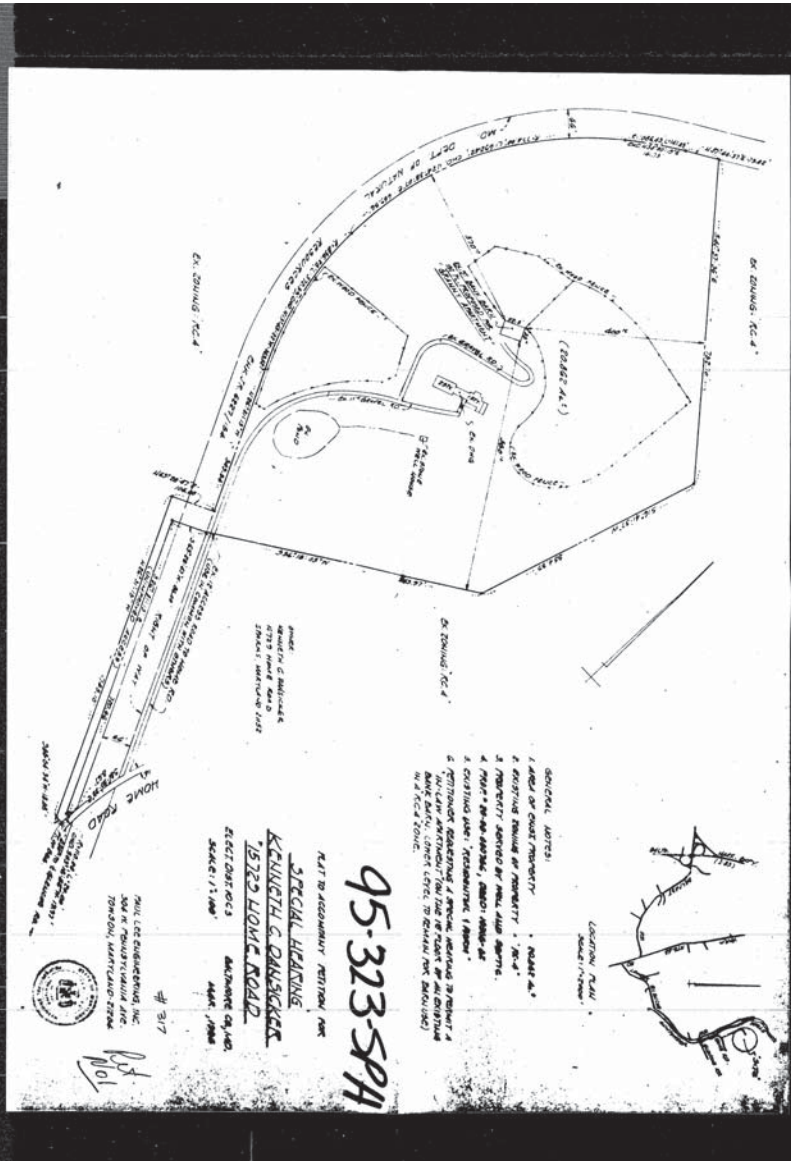
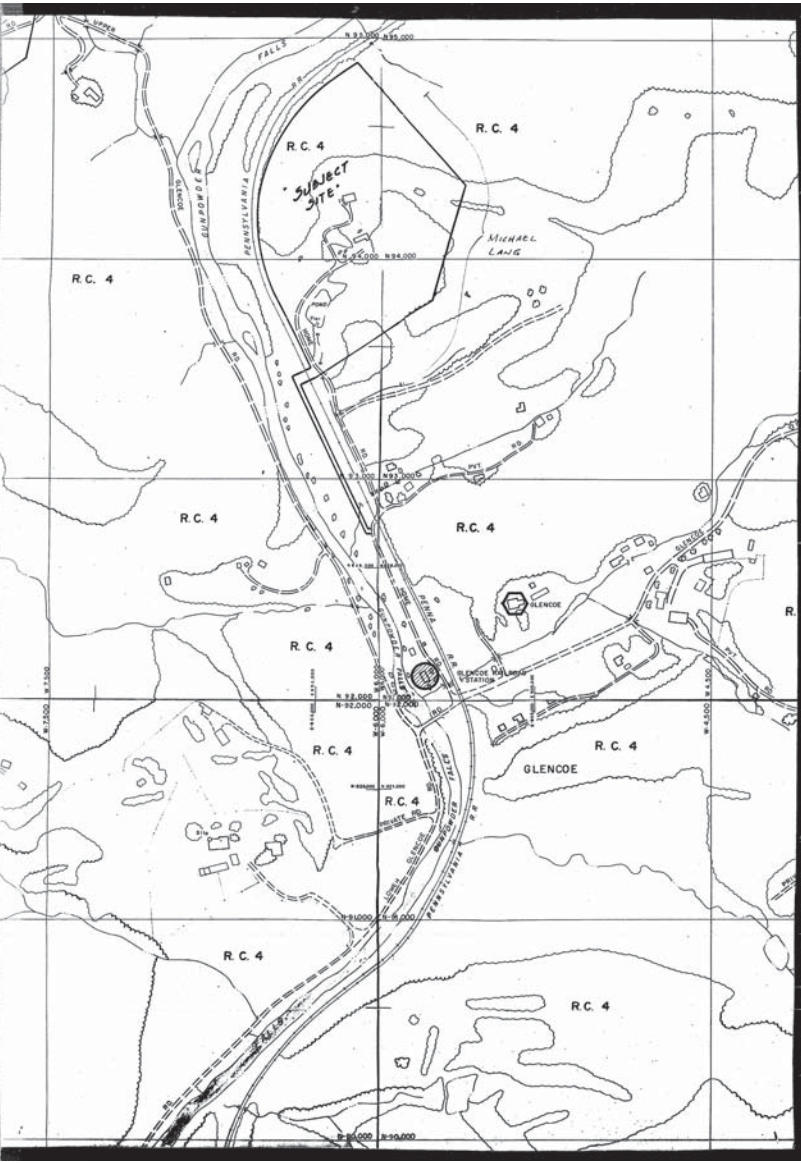
N 92,000 N92,000

N 91,000 N91,000

R.C. 4

R.C. 4

N 90,000 N90,000



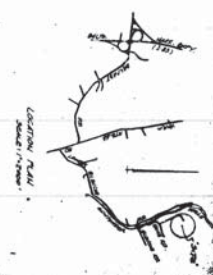
95-323-5PA

PLAT TO ACCOMPANY PETITION FOR  
SPECIAL HEARING  
KENNETH S. QUINN  
15322 HOMC ROAD  
BALTIMORE, MD  
SCALE: 1"=100'

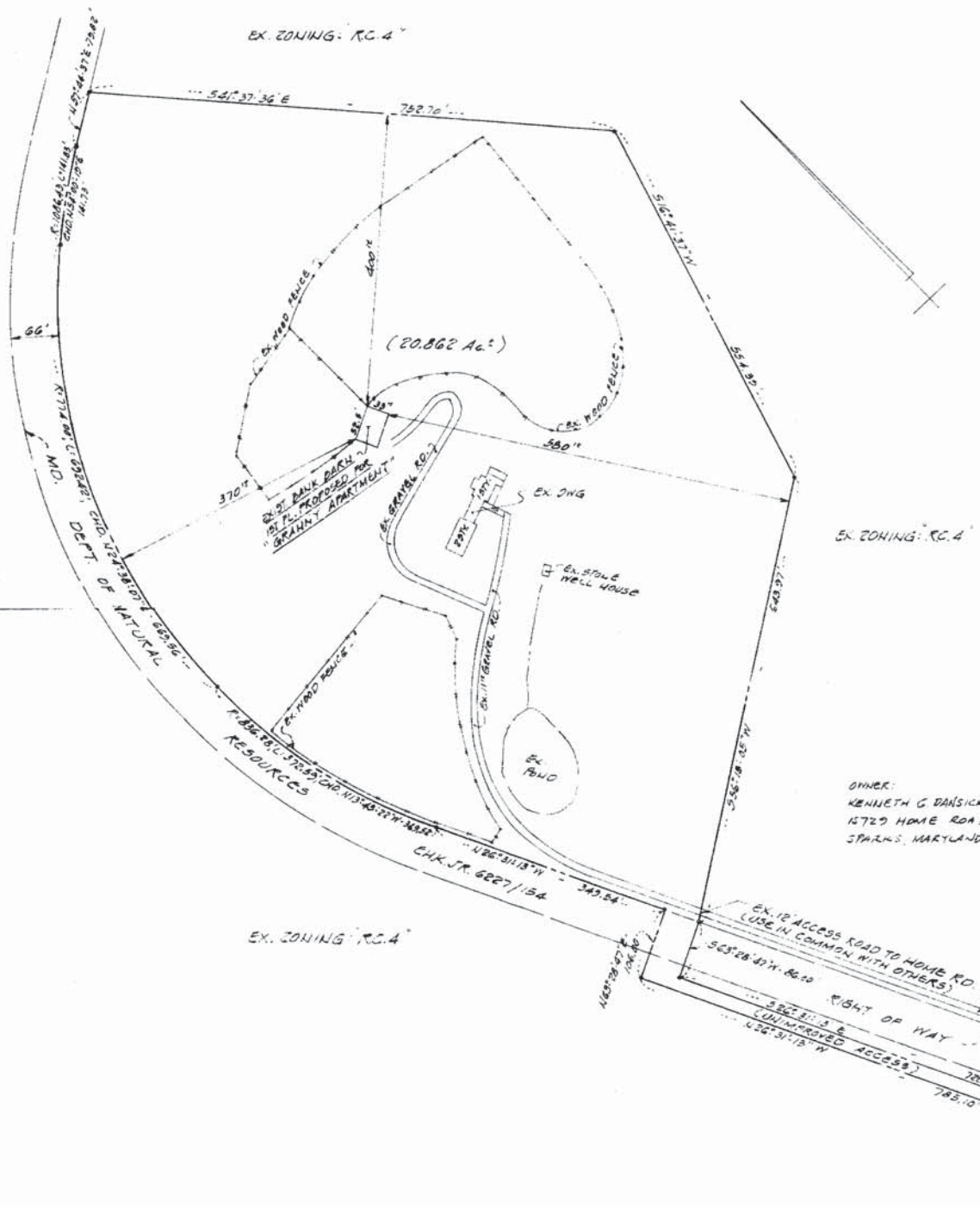


# 317

- 1. AREA OF COURT JURISDICTION
- 2. EXISTING RECORD OF PROPERTY
- 3. PROPERTY IDENTIFIED BY REAL PROPERTY
- 4. PROPERTY IDENTIFIED BY REAL PROPERTY
- 5. PROPERTY IDENTIFIED BY REAL PROPERTY
- 6. PROPERTY IDENTIFIED BY REAL PROPERTY
- 7. PROPERTY IDENTIFIED BY REAL PROPERTY
- 8. PROPERTY IDENTIFIED BY REAL PROPERTY
- 9. PROPERTY IDENTIFIED BY REAL PROPERTY
- 10. PROPERTY IDENTIFIED BY REAL PROPERTY







LOCATION PLAN  
SCALE: 1"=2000'

GENERAL NOTES:

1. AREA OF EXIST. PROPERTY = 20.862 Ac.±
2. EXISTING ZONING OF PROPERTY = "RC-4"
3. PROPERTY SERVED BY WELL AND SEPTIC.
4. PROP. # 20-00-000786, DEED: 10368-82
5. EXISTING USE: "RESIDENTIAL & FARM"
6. PETITIONER REQUESTING A SPECIAL HEARING TO PERMIT A "IN-LAW APARTMENT" (ON THE 1ST FLOOR OF AN EXISTING BANK BARN. LOWER LEVEL TO REMAIN FOR BARN USE) IN A R.C.6 ZONE.

# 95-323-SPA

PLAT TO ACCOMPANY PETITION FOR  
SPECIAL HEARING  
KENNETH C. DANSICKER  
15729 HOME ROAD

ELECT. DIST. 10C3 BALTIMORE CO., MD.  
SCALE: 1"=100' MAR., 1995

OWNER:  
KENNETH C. DANSICKER  
15729 HOME ROAD  
SPARKS, MARYLAND 21152

# 317

PAUL LEE ENGINEERING, INC.  
304 W. PENNSYLVANIA AVE.  
TOWSON, MARYLAND 21284



*Ret. No. 1*  
APPROVED

R-110.80 L-20.00  
C-10.503 L-25.00 N. 1995  
38910 SILENCE RD  
10' OF DEG