IN RE: PETITION FOR ADMIN. VARIANCE W/S Minor Jones Drive, 735' NW of Forest Buff Court (11912 Minor Jones Drive) 4th Election District 3rd Councilmanic District Ronald A. Frank, et ux Petitioners	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 96-299-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 11912 Minor Jones Drive, located in the vicinity of Hunting Tweed Drive and Parks Heights Avenue in Owings Mills. The Petition was filed by the owners of the property, Ronald A. and Melissa K. Frank, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory garage to be located in the side yard on the same plane as the front and rear of the existing residence, and to amend the final development plan for Valley Crest Farm, Lot 13, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or gener-

al welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of March, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory garage to be located in the side yard on the same plane as the front and rear of the existing residence, and to amend the final development plan for Valley Crest Farm, Lot 13, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, 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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 3/8/96
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 8, 1996

Howard L. Alderman, Esquire
Levin & Gann
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Minor Jones Drive, 735' NW of Forest Buff Court
(11912 Minor Jones Drive)
4th Election District - 3rd Councilmanic District
Ronald A. Frank, et ux - Petitioners
Case No. 96-299-A

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has 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 Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Ronald A. Frank
11912 Minor Jones Road, Owings Mills, Md. 21117

People's Counsel

File

Petition for Administrative Variance

96-279-A

to the Zoning Commissioner of Baltimore County

for the property located at 11912 Minor Jones Drive

which is presently zoned 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(s) 400.1 to permit an accessory, residential garage to be located in the side-yard in the same plane as the front and year of the existing residence, and to amend the FDP for "Valley Hill Crest Farm" Lot 13.

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

1. Irregularly shaped lot and building restriction line
2. Location of Septic Reserve Area
3. Orientation and location of existing improvements
4. Compatibility with other lots in area

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.

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

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

Howard L. Alderman, Jr.

(Type or Print Name)

Howard L. Alderman, Jr.

Signature

Levin & Gann, P.A.

305 W. Chesapeake Ave., Ste. 113

Address Phone No. 321-0600

Towson, Maryland 21204

City State Zipcode

Legal Owner(s)

Ronald A. Frank

(Type or Print Name)

Signature

Melissa K. Frank

(Type or Print Name)

Melissa K. Frank

Signature

11912 Minor Jones Road 625-0800 (w)

Address Phone No. 356-4488 (h)

Owings Mills, Maryland 21117

City State Zipcode

Name, Address and phone number of representative to be contacted

Howard L. Alderman, Jr., Esquire

Name

305 West Chesapeake Ave. Ste. 113 321-0600

Address Phone No

Towson, Maryland 21204

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19___, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Date 3/8/96

By

REVIEWED BY: JLL DATE: 2/8/96

ESTIMATED POSTING DATE: 2/18/96

Printed with Soybean Ink on Recycled Paper

ITEM #: 302

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11912 Minor Jones Drive
address

Owings Mills, Maryland 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We own an irregularly shaped lot with an associated irregularly shaped building restriction line. We desire to construct a residential garage for our cars. Based on the location of the existing drive and parking area, the home and the septic reserve field, as well as the manner in which other lots are developed in the area, the only feasible location for a garage is in the side yard as shown on the accompanying plats. These factors create real practical difficulty and an unreasonable burden on our ability to comply with the requirements of the Zoning Regulations.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature) (signature)

Ronald A. Frank
(type or print name)

Melissa K. Frank
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of February, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald A. and Melissa K. Frank

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

2/5/96
date

NOTARY PUBLIC

My Commission Expires: 10/1/99

302

96-299-A

ZONING DESCRIPTION FOR

11912 MINOR JONES DRIVE

FRANK RESIDENCE

Beginning at a point on the west side of Minor Jones Drive, a cul-de-sac having a radius of 50 feet, at a distance of 735 ± feet northwest of the centerline of Forest Buff Court, the nearest intersecting street and which is on a 40 foot wide right- of- way. Being identified as Lot No. 13 in the subdivision of "Valleys Crest Farm" as recorded among the Plat Records of Baltimore County in Plat Book No. 62, folio 127, containing 2.0 ± acres. Being also known as 11912 Minor Jones Drive and located in the 4th Election District and 3rd Councilmanic District, Owings Mills, Baltimore County, Maryland.

96-299-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 4th

Date of Posting

Posted for: Variance

Petitioner: Ronald Frank, et al

Location of property: 11912 Minor Jones Dr

Location of Signs:

Remarks:

Posted by Mark Davis
Signature

Date of return:

Number of Signs:

✓

17-A-10

Post by: 2/18/96

CASE NUMBER: 96-299-A(Item 302)
11912 Minor Jones Drive
W/S Minor Jones Drive, 735' NW of Forest Buff Court
4th Election District - 3rd Councilmanic
Legal Owner: Ronald A. Frank and Melissa K. Frank

Administrative Variance to permit an accessory, residential garage to be located in the side yard in the same plane as the front and rear of the existing residence; and to amend the FDP for "Valley Crest Farm", Lot 13.

Z-2 By JLL

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 011077

96-299-A

DATE 2/8/96 ACCOUNT R001 6150

AMOUNT $ 85.00

RECEIVED FROM: FRANK.

RES VAR FILING FEE 010 50.00
~~[illegible]~~ 3160 080 35.00

FOR: 11912 MINOR JONES DR.

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Z-2 By JLL

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 011077

96-299-A

DATE 2/8/96 ACCOUNT R001 6150

AMOUNT $ 85.00

RECEIVED FROM: FRANK.

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~~[illegible]~~ 3160 080 35.00

FOR: 11912 MINOR JONES DR.

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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.: 302 Petitioner: Mr. and Mrs. Ronald A. Frank

Location: 11912 Minor Jones Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. and Mrs. Ronald A. Frank

ADDRESS: 11912 Minor Jones Road

Owings Mills, MD 21117

PHONE NUMBER: 625-0800 (w) 356-4488 (h)

Howard L. Alderman, Jr., Esq.

Printed with Soybean Ink on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 15, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-299-A(Item 302)
11912 Minor Jones Drive
W/S Minor Jones Drive, 735' NW of Forest Buff Court
4th Election District - 3rd Councilmanic
Legal Owner: Ronald A. Frank and Melissa K. Frank

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before February 18, 1996. The closing date (March 4, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. *Failure to return the sign and post will result in a $60.00 charge.*

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Ronald and Melissa Frank
Howard L. Alderman, Jr., Esq.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 27, 1996

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Ave., Suite 113
Towson, MD 21204

RE: Item No.: 302
Case No.: 96-299-A
Petitioner: R. A. Frank, et ux

Dear Mr. Alderman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 8, 1996.

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 (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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM **DATE:** February 21, 1996

FROM: Arnold F. "Pat" Keller, III, Director, PO

SUBJECT: 11912 Minor Jones Drive

INFORMATION:

Item Number: 302

Petitioner: Frank Property

Property Size:

Zoning: RC-5

Requested Action: Administrative Variance & FDP Amendment

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of teh BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP. Staff offers no comment on the Variance request.

Prepared by: Jeffrey W. Long

Division Chief: Carl Kess

PK/JL

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

2-16-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 302 (JLL)

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 affected by any State Highway Administration projects.

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/es

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

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: Feb. 26, 1996
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 26, 1996
Items 294, 295, 296, 298, 299, 300, 301, 302, and 303

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/20/96

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 FEB. 20, 1996

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:294,295,296,298.299,300, 301,302 & 304.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

PETITION PROBLEMS

#295 --- RT

1. Notary section is incomplete.
2. What is correct zoning? Folder says D.R.-5.5, petition says R.C.-4.

#302 --- JLL

1. Receipt was not given to petitoner, still in folder.

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.

March 5, 1996

Lawrence E. Schmidt, Esquire
Zoning Commissioner for Baltimore County
400 Washington Avenue
Towson, Maryland 21204

RE. Administrative Zoning Variance Petition
Case No.: 96299-A

Dear Mr. Schmidt:

As you may be aware, we represent Mr. and Mrs. Ronald A. Frank, owners of the property located at 11912 Minor Jones Road in Owings Mills. We filed a Petition for Administrative Zoning Variance to permit a three car garage to be erected on the subject property. That Petition was assigned the item number 302 and has been docketed as case number 96-299-A.

I spoke with Ms. Gwendolyn Stephens earlier today and was advised that no requests for hearing were filed. This is no doubt a direct result of the fact that my clients met with their neighbors individually and discussed their plans with them. I have informed my clients of the fact that no request was filed, and, as could be predicted, they were overjoyed.

I would appreciate it if you would render a decision in this case as soon as your schedule permits. Obviously, if there is any information that may not be readily discernible from the file and which you deem necessary please do not hesitate to contact me.

Very truly yours,

Howard Alderman

Howard L. Alderman, Jr.

HLA/lah
cc: Mr. and Mrs. Ronald A. Frank

96 - 299 - A

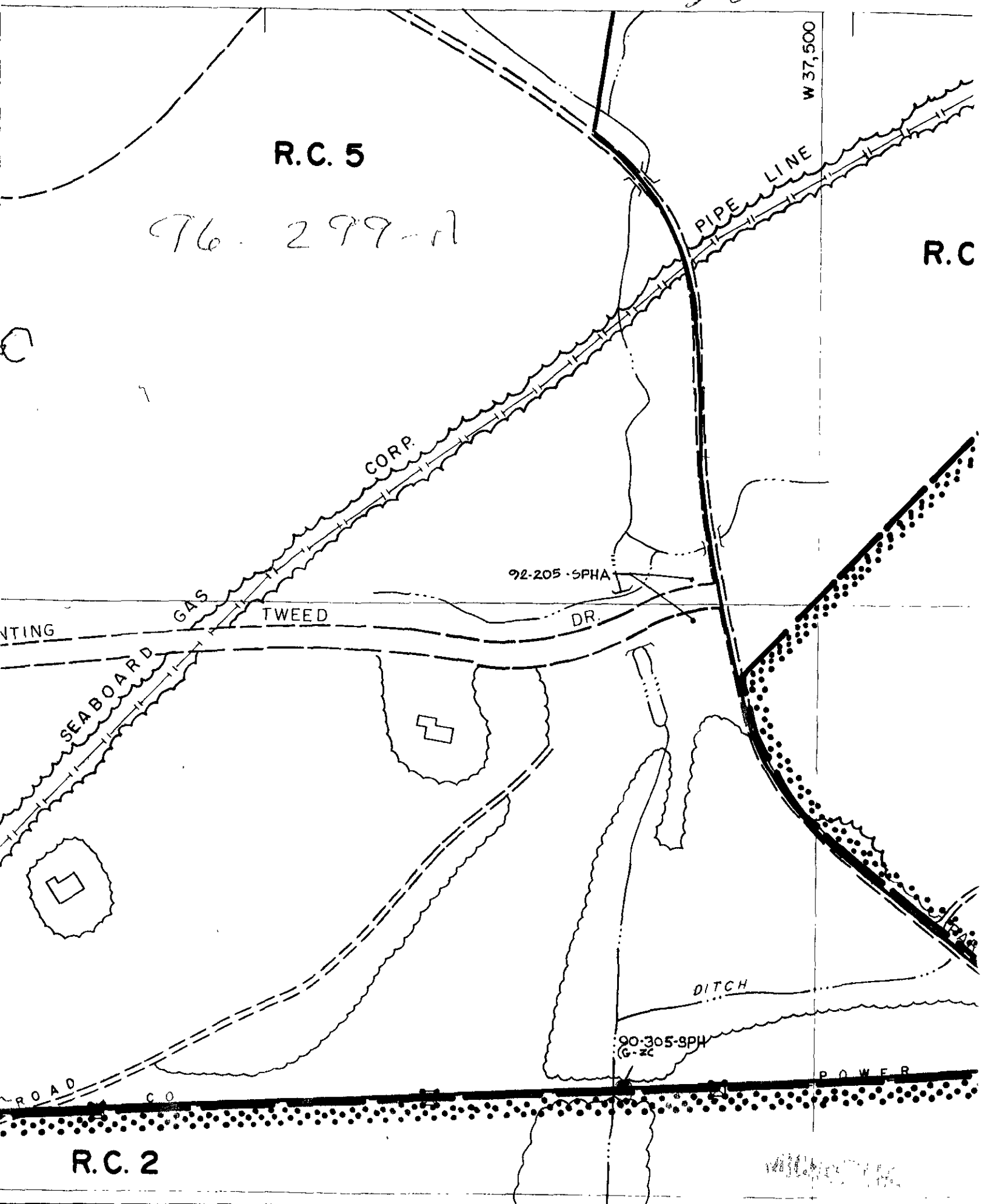
96-299-A

96-299-A

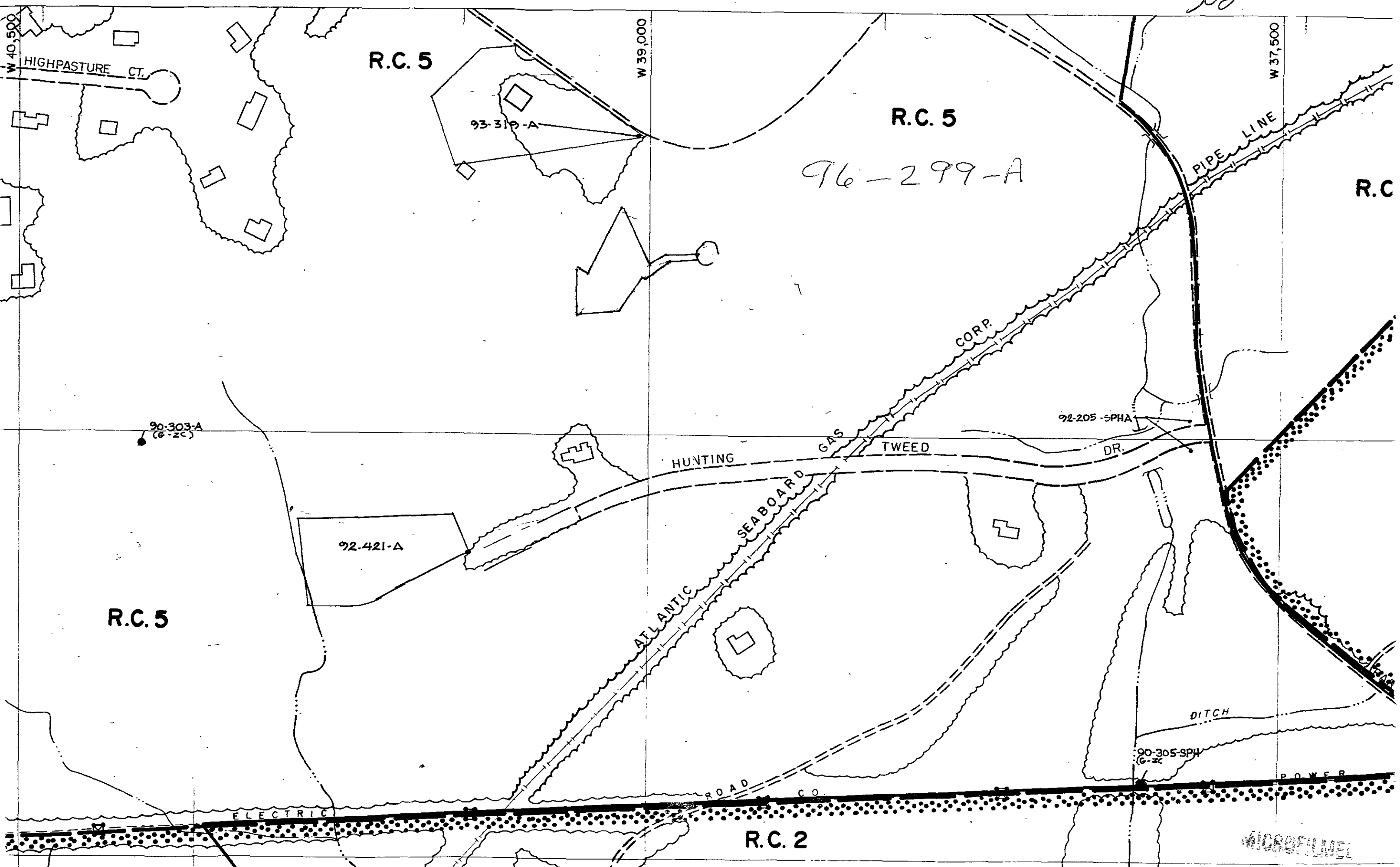
96-299-A

ZONING MAP

302



NW 14G ZONING MAP 302



IN RE: PETITION FOR ADMIN. VARIANCE
W/S Minor Jones Drive, 735' NW
of Forest Buff Court
(11912 Minor Jones Drive)
4th Election District
3rd Councilmanic District

Ronald A. Frank, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-299-A
*

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 11912 Minor Jones Drive, located in the vicinity of Hunting Tweed Drive and Parks Heights Avenue in Owings Mills. The Petition was filed by the owners of the property, Ronald A. and Melissa K. Frank, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory garage to be located in the side yard on the same plane as the front and rear of the existing residence, and to amend the final development plan for Valley Crest Farm, Lot 13, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of March, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory garage to be located in the side yard on the same plane as the front and rear of the existing residence, and to amend the final development plan for Valley Crest Farm, Lot 13, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, 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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 3/8/96
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 8, 1996

Howard L. Alderman, Esquire
Levin & Gann
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Minor Jones Drive, 735' NW of Forest Buff Court
(11912 Minor Jones Drive)
4th Election District - 3rd Councilmanic District
Ronald A. Frank, et ux - Petitioners
Case No. 96-299-A

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has 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 Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Ronald A. Frank
11912 Minor Jones Road, Owings Mills, Md. 21117

People's Counsel

File

Printed with Soybean Ink on Recycled Paper

Petition for Administrative Variance
96-299-A
to the Zoning Commissioner of Baltimore County

for the property located at 11912 Minor Jones Drive

which is presently zoned 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(s) 400.1 to permit an accessory, residential garage to be located in the side-yard in the same plane as the front and year of the existing residence, and to amend the FDP for "Valley Crest Farm" Lot 13.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Irregularly shaped lot and building restriction line
2. Location of Septic Reserve Area
3. Orientation and location of existing improvements
4. Compatibility with other lots in area

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.

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:
(Type or Print Name)
Signature
Address
City State Zipcode

Legal Owner(s):
Ronald A. Frank (Type or Print Name)
Signature
Melissa K. Frank (Type or Print Name)
Signature

Attorney for Petitioner:
Howard L. Alderman, Jr. (Type or Print Name)
Signature
Levin & Gann, P.A.
305 W. Chesapeake Ave., Ste. 113
Address Phone No. 321-0600
Towson, Maryland 21204
City State Zipcode

11912 Minor Jones Road 625-0800 (w)
Address 356-4488 (h)
Owings Mills, Maryland 21117
City State Zipcode
Name, Address and phone number of representative to be contacted.
Howard L. Alderman, Jr., Esquire
Name
305 West Chesapeake Ave. Ste. 113 321-0600
Address Phone No.
Towson, Maryland 21204

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of ____, 19__, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: DATE: 2/8/96
ESTIMATED POSTING DATE: 2/18/96

Printed with Soybean Ink on Recycled Paper

ITEM #: 302

ORDER RECEIVED FOR FILING
Date 2/8/96
By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11912 Minor Jones Drive
Address
Owings Mills, Maryland 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We own an irregularly shaped lot with an associated irregularly shaped building restriction line. We desire to construct a residential garage for our cars. Based on the location of the existing drive and parking area, the home and the septic reserve field, as well as the manner in which other lots are developed in the area, the only feasible location for a garage is in the side yard as shown on the accompanying plats.

These factors create real practical difficulty and an unreasonable burden on our ability to comply with the requirements of the Zoning Regulations.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature: Ronald A. Frank (Type or print name)
Signature: Melissa K. Frank (Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of February, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Ronald A. and Melissa K. Frank

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Date 2/5/96
NOTARY PUBLIC
My Commission Expires: 2/1/99

302
96-299-A

ZONING DESCRIPTION FOR

11912 MINOR JONES DRIVE

FRANK RESIDENCE

Beginning at a point on the west side of Minor Jones Drive, a cul-de-sac having a radius of 50 feet, at a distance of 735 ± feet northwest of the centerline of Forest Buff Court, the nearest intersecting street and which is on a 40 foot wide right- of- way. Being identified as Lot No. 13 in the subdivision of "Valleys Crest Farm" as recorded among the Plat Records of Baltimore County in Plat Book No. 62, folio 127, containing 2.0 ± acres. Being also known as 11912 Minor Jones Drive and located in the 4th Election District and 3rd Councilmanic District, Owings Mills, Baltimore County, Maryland.

CERTIFICATE OF POSTING
96-299-A
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th Date of Posting
Posted for: Variance
Petitioner: Ronald Frank et al
Location of property: 11912 Minor Jones Dr.
Location of Signs:
Remarks:
Posted by Signature Date of return:
Number of Signs:

✓
17-A-10

Post by: 2/18/96

CASE NUMBER: 96-299-A(Item 302)
11912 Minor Jones Drive
W/S Minor Jones Drive, 735' NW of Forest Buff Court
4th Election District - 3rd Councilmanic
Legal Owner: Ronald A. Frank and Melissa K. Frank

Administrative Variance to permit an accessory, residential garage to be located in the side yard in the same plane as the front and rear of the existing residence; and to amend the FDP for "Valley Crest Farm", Lot 13.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
3-2 BJ JLL
No. 011077
96-299-A
DATE 2/8/96 ACCOUNT R001 6150
AMOUNT $ 85.00
RECEIVED FROM: FRANK
RES VAR FILING 010 50.00
POST & FEE 080 35.00
FOR: 11912 MINOR JONES DR.
02A01B0027MICHRP
PA COD3:21PM02-08-96 $85.00
VALIDATION OR SIGNATURE OF CASHIER
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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.: 302 Petitioner: Mr. and Mrs. Ronald A. Frank

Location: 11912 Minor Jones Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. and Mrs. Ronald A. Frank

ADDRESS: 11912 Minor Jones Road

Owings Mills, MD 21117

PHONE NUMBER: 625-0800 (w) 356-4488 (h)

Printed with Soybean Ink on Recycled Paper

12

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 15, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-299-A(Item 302)
11912 Minor Jones Drive
W/S Minor Jones Drive, 735' NW of Forest Buff Court
4th Election District - 3rd Councilmanic
Legal Owner: Ronald A. Frank and Melissa K. Frank

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before February 18, 1996. The closing date (March 4, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a $60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Ronald and Melissa Frank
Howard L. Alderman, Jr., Esq.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 27, 1996

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Ave., Suite 113
Towson, MD 21204

RE: Item No.: 302
Case No.: 96-299-A
Petitioner: R. A. Frank, et ux

Dear Mr. Alderman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 8, 1996.

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 (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,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: February 21, 1996

FROM: Arnold F. "Pat" Keller, III, Director, PO

SUBJECT: 11912 Minor Jones Drive

INFORMATION:

Item Number: 302

Petitioner: Frank Property

Property Size:

Zoning: RC-5

Requested Action: Administrative Variance & FDP Amendment

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of teh BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP. Staff offers no comment on the Variance request.

Prepared by: Jeffrey W. Long

Division Chief: Carl Kess

PK/JL

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

2-16-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 302 (JLL)

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 affected by any State Highway Administration projects.

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/es

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
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Feb. 26, 1996
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 26, 1996
Items 294, 295, 296, 298, 299, 300, 301, 302, and 303

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 02/20/96

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 FEB. 20, 1996

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:294,295,296,298,299,300, 301,302, 303, 304.

RECEIVED FEB 2 1996

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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PETITION PROBLEMS

#295 --- RT

1. Notary section is incomplete.
2. What is correct zoning? Folder says D.R.-5.5, petition says R.C.-4.

#302 --- JLL

1. Receipt was not given to petitoner, still in folder.

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-576-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.

March 5, 1996

Lawrence E. Schmidt, Esquire
Zoning Commissioner for Baltimore County
400 Washington Avenue
Towson, Maryland 21204

RECEIVED MAR - 8 1996 ZONING COMMISSIONER

RE: Administrative Zoning Variance Petition
Case No.: 96299-A

Dear Mr. Schmidt:

As you may be aware, we represent Mr. and Mrs. Ronald A. Frank, owners of the property located at 11912 Minor Jones Road in Owings Mills. We filed a Petition for Administrative Zoning Variance to permit a three car garage to be erected on the subject property. That Petition was assigned the item number 302 and has been docketed as case number 96-299-A.

I spoke with Ms. Gwendolyn Stephens earlier today and was advised that no requests for hearing were filed. This is no doubt a direct result of the fact that my clients met with their neighbors individually and discussed their plans with them. I have informed my clients of the fact that no request was filed, and, as could be predicted, they were overjoyed.

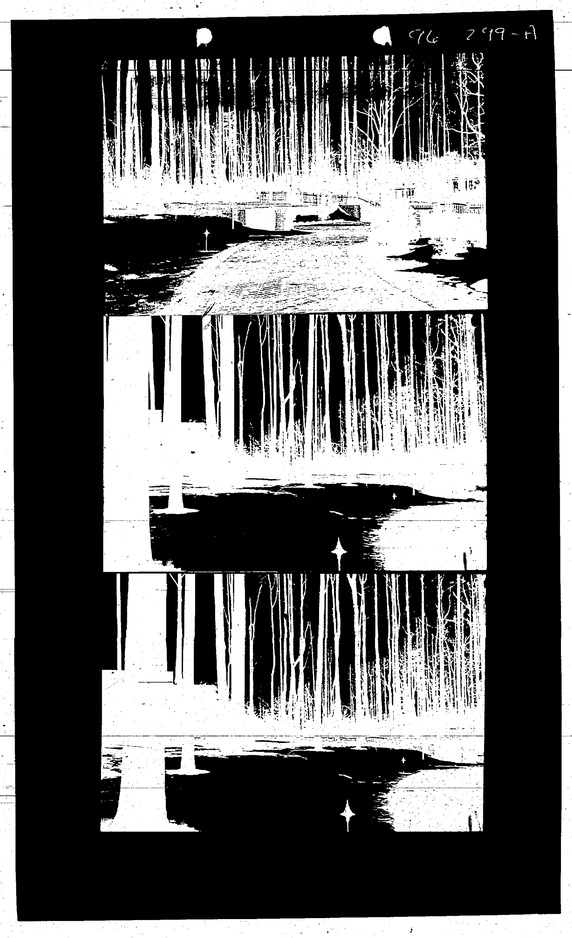
I would appreciate it if you would render a decision in this case as soon as your schedule permits. Obviously, if there is any information that may not be readily discernible from the file and which you deem necessary please do not hesitate to contact me.

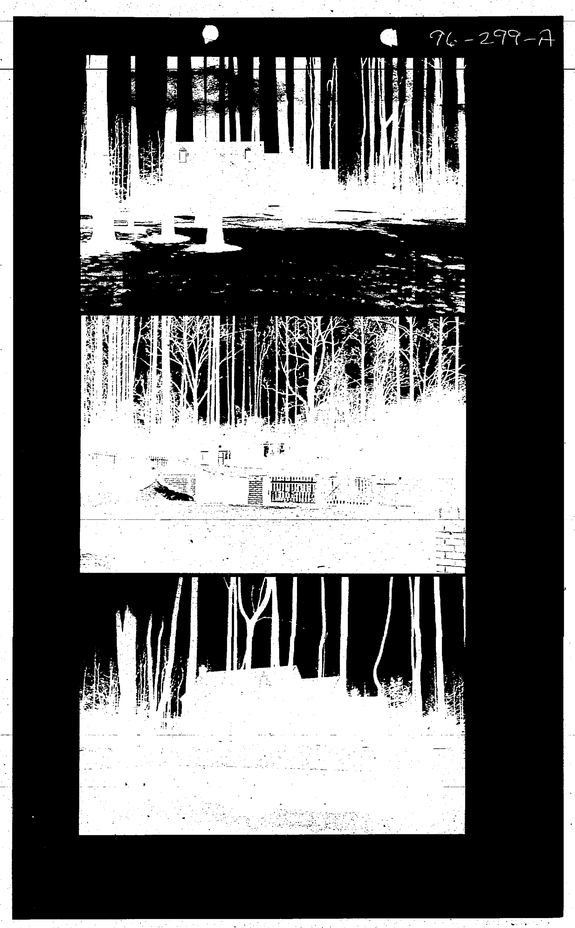
Very truly yours,

Howard L. Alderman

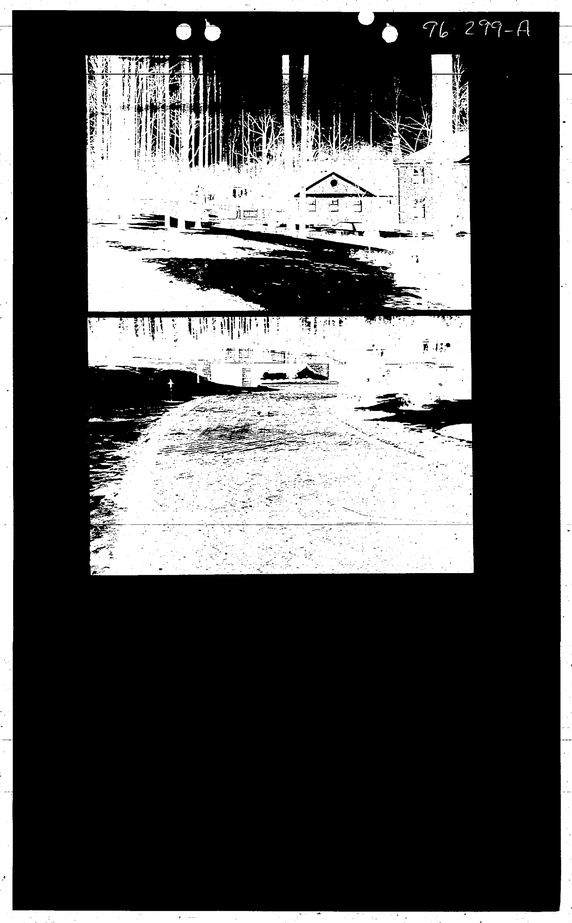
Howard L. Alderman, Jr.

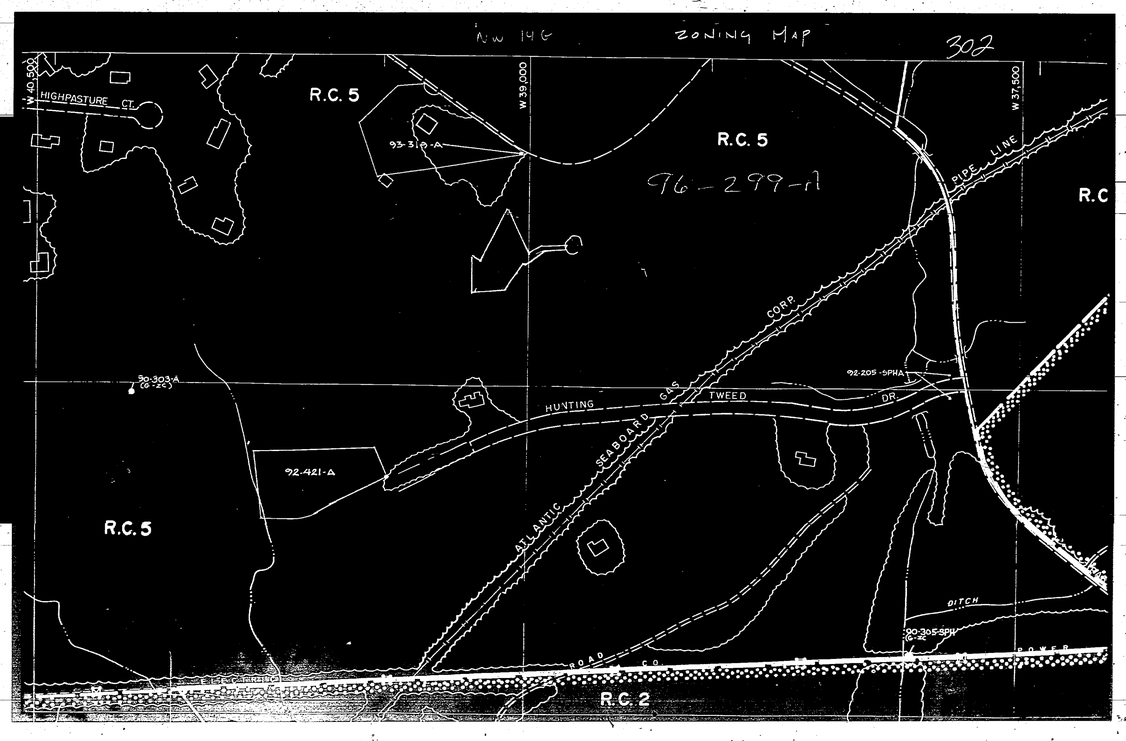
HLA/lah
cc: Mr. and Mrs. Ronald A. Frank


96-299-A


96-299-A

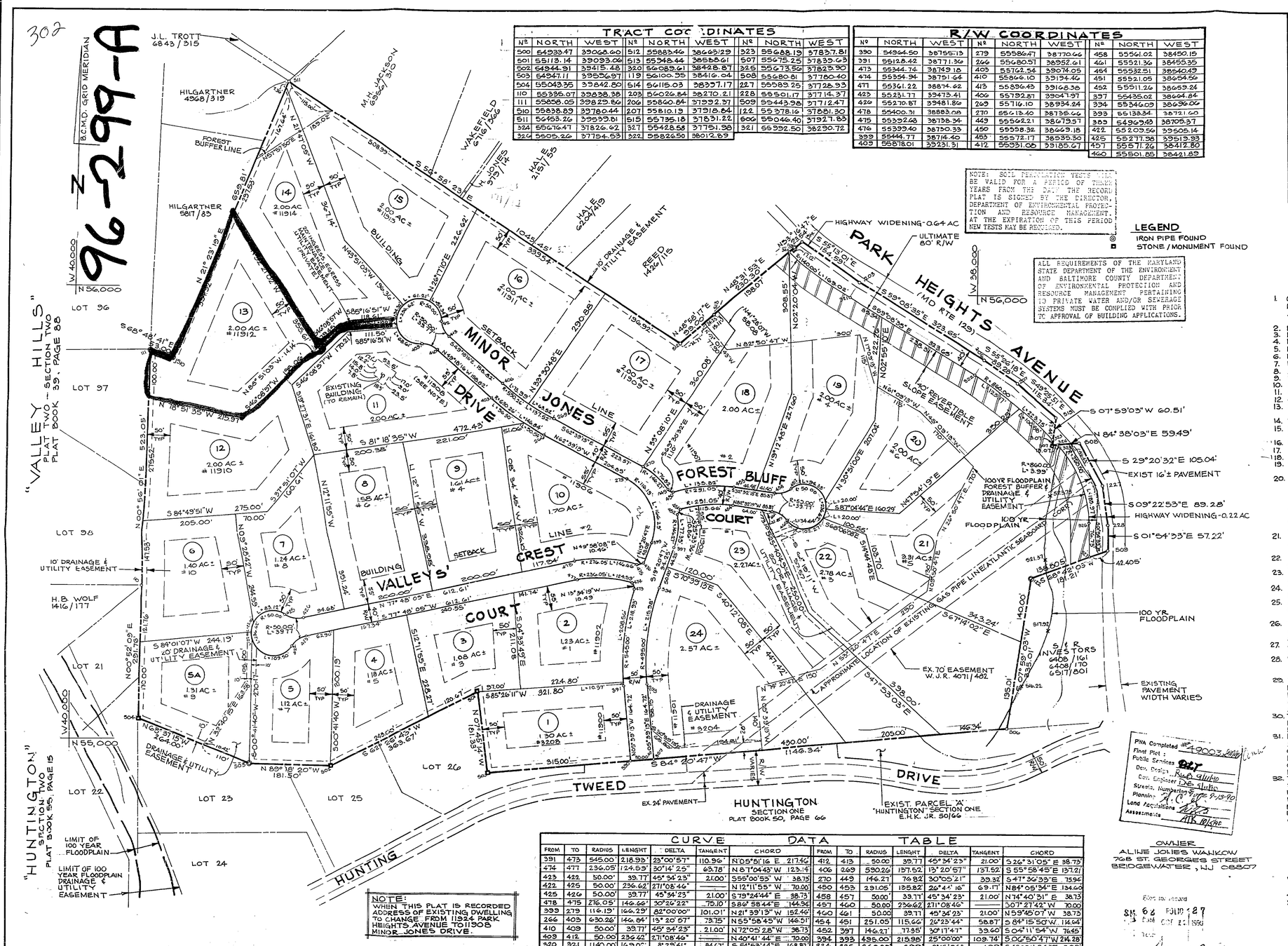

96-299-A


96-299-A


NW 14G
ZONING MAP
302
W 40,500
HIGHPASTURE CT.
R.C. 5
93-310-A
000 66 W
R.C. 5
96-299-A
W 37,500
PIPE LINE
R.C
CORP.
92-205-SPHA
HUNTING
GAS
TWEED
DR.
SEABOARD
ATLANTIC
92-421-A
R.C. 5
DITCH
ROAD
CO.
POWER
R.C. 2

302

96-299-A



TRACT COORDINATES								
Nº	NORTH	WEST	Nº	NORTH	WEST	Nº	NORTH	WEST
500	54933.47	39068.60	512	55883.46	38669.29	323	55688.19	37837.81
501	55113.14	39093.06	513	55948.44	38558.61	507	55675.25	37833.63
502	54944.91	39415.68	320	56089.61	38428.87	325	55673.56	37823.90
503	54947.11	39556.97	119	56100.55	38416.64	508	55680.61	37780.40
504	55043.35	39642.80	514	56115.03	38357.17	227	55589.25	37728.93
110	55395.07	39838.38	203	56026.84	38270.21	228	55501.17	37714.37
111	55658.05	39829.86	206	55860.84	37992.37	509	55443.98	37712.47
510	55838.89	39780.44	207	55810.13	37918.64	122	55278.16	37881.30
511	56453.26	39599.81	515	55735.18	37831.22	600	55046.40	37927.83
324	55676.47	37826.62	327	55428.58	37751.38	321	55592.50	38230.72
326	55605.26	37754.53	322	55826.50	38012.89			

R/W COORDINATES								
Nº	NORTH	WEST	Nº	NORTH	WEST	Nº	NORTH	WEST
390	54964.50	38755.13	279	55586.47	38770.66	458	55561.02	38450.15
391	55128.42	38771.36	266	55680.51	38952.61	461	55521.36	38455.35
473	55344.74	38749.18	405	55762.34	39074.05	464	55532.51	38540.49
474	55354.34	38751.64	410	55866.10	39134.46	451	55521.05	38654.50
471	55361.22	38874.42	413	55856.45	39168.38	452	55511.26	38653.24
423	55231.77	39473.41	406	55732.81	39047.97	337	55435.02	38664.84
424	55270.87	39481.86	269	55716.10	38934.24	334	55346.09	38696.06
478	55400.31	38883.06	270	55613.40	38738.66	333	55138.34	38721.60
475	55332.68	38738.34	449	55562.21	38679.57	353	54965.40	38705.37
476	55339.40	38730.33	450	55558.32	38669.18	422	55203.56	39505.14
333	55444.77	38714.40	453	55572.17	38535.30	425	55277.38	39519.93
409	55518.01	39251.31	412	55931.06	39185.67	457	55571.26	38412.80
						460	55501.85	38421.89

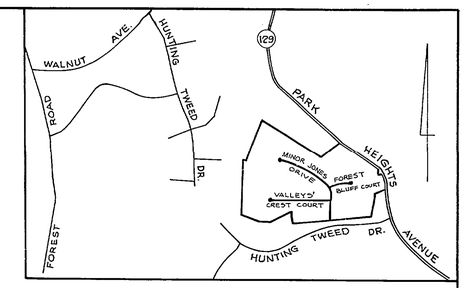
NOTE: SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.

LEGEND

◎ IRON PIPE FOUND

■ STONE / MONUMENT FOUND



LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

1. GROSS AREA OF TRACT = 49.36 ACRES.
   NET AREA OF TRACT = 45.76 ACRES.
   AREA OF ROAD DEDICATION = 2.74 INTERIOR STREETS
   + 0.86 HIGHWAY WIDENING
2. EXISTING ZONING - RC 5
3. PRESENT USE - VACANT
4. PROPOSED USE - RESIDENTIAL
5. NUMBER OF DENSITY UNITS ALLOWED - 32.92 LOTS.
6. NUMBER OF DWELLING UNITS PROPOSED - 25 LOTS.
7. MINIMUM AREA OF LOTS - 1 ACRE
8. ALL LOTS ARE TO BE SOLD.
9. PARKING SPACES REQUIRED - 50
10. PARKING SPACES PROVIDED - 50
11. OPEN SPACE REQUIRED - NONE REQUIRED.
12. OPEN SPACE PROVIDED - NONE PROVIDED.
13. PANHANDLE DRIVE WILL BE MAINTAINED BY OWNERS OF THE PROPERTIES SERVED.
14. TRASH COLLECTION BY BALTIMORE COUNTY (PUBLIC ROADS ONLY).
15. EASEMENT AGREEMENTS FOR PANHANDLES TO BE RECORDED SIMULTANEOUSLY WITH PLAT OF RECORD.
16. DEED REFERENCE - 15221/48 AND 9719/14.
17. TAX ACCOUNT NUMBERS - 0410045525, 0410045526, 0410045350.
18. C.R.G. APPROVED - FEBRUARY 6, 1990
19. THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
20. HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVE AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY AT NO COST.
21. RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
22. THE PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68 OF BALTIMORE COUNTY CODE.
23. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
24. THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
25. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPT. OF PUBLIC WORKS.
26. TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF PANHANDLE AND STREET R/W.
27. ALL LOTS TO BE SERVED BY PRIVATE WATER WELLS AND SEPTIC SYSTEMS.
28. WATER QUALITY ONLY REQUIRED FOR ONSITE ROADS.
29. THE HYDRIC SOILS, STREAM BUFFERS AND WETLANDS HAVE BEEN DETERMINED FROM FIELD INSPECTION BY THE BALTIMORE COUNTY DEPT. OF ENVIRONMENTAL PROTECTION. NO GRADING, CLEARING OR CONSTRUCTION WILL BE CONDUCTED IN THESE AREAS EXCEPT AS PERMITTED IN THE WATER QUALITY MANAGEMENT POLICY.
30. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.
31. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
32. THE W.S.E.L. FIGURES SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100 YEAR WATER SURFACE BOUNDARY ELEVATIONS. THE 100 YEAR FLOODPLAIN, FOREST BUFFER, & DRAINAGE AND UTILITY EASEMENT BOUNDARY SHOWN IS THE BOUNDARY EQUAL TO THE FREEBOARD LINE OR WIDER

PWA Completed #49003
Final Plat:
Public Services
Dev. Design
Dev. Engineer
Streets, Numbering
Planning
Land Acquisitions
Assessments

OWNER
ALINE JOLIES WANKOW
768 ST. GEORGES STREET
BRIDGEWATER, NJ 08807

CURVE DATA TABLE													
FROM	TO	RADIUS	LENGHT	DELTA	TANGENT	CHORD	FROM	TO	RADIUS	LENGHT	DELTA	TANGENT	CHORD
391	473	545.00'	218.93'	23°00'57"	110.96'	N 05°51'16" E 217.46'	412	413	50.00	39.77	45°34'23"	21.00'	S 26°31'05" E 38.73'
474	477	236.05'	124.53'	30°14'25"	63.78'	N 81°04'43" W 123.14'	406	269	530.26'	137.52	13°20'57"	137.52	S 55°58'45" E 137.21'
423	422	50.00'	39.77'	45°34'23"	21.00'	S 55°00'53" W 38.73'	270	449	146.27'	76.82	30°05'21"	39.32	S 47°39'33" E 75.94'
422	425	50.00'	236.62'	271°08'46"	—	N 12°11'55" W 70.00'	450	453	291.05'	135.82'	26°44'16"	69.17'	N 84°05'34" E 134.60
425	424	50.00'	39.77'	45°34'23"	21.00'	S 73°24'44" E 38.73'	458	457	50.00'	39.77'	45°34'23"	21.00'	N 74°40'31" E 38.73
478	475	276.05'	146.66'	30°26'22"	75.10'	S 86°58'44" E 144.94'	457	460	50.00	236.62	271°08'46"	—	S 07°27'42" W 70.00
333	279	116.13'	166.29'	82°00'00"	101.01'	N 21°39'13" W 152.46'	460	461	50.00	39.77	45°34'23"	21.00'	N 59°45'07" W 38.73
266	405	630.26'	146.64'	13°20'57"	73.75'	N 55°58'45" W 146.31'	454	451	251.05	115.66'	26°23'44"	58.87'	S 84°15'50" W 114.64'
410	409	50.00'	39.77'	45°34'23"	21.00'	N 72°05'28" W 38.73'	452	337	146.27'	77.85'	30°17'47"	39.60	S 04°11'54" W 76.95'
409	412	50.00	236.62'	271°08'46"	—	N 40°41'44" E 70.00'	394	393	495.00'	215.98'	25°00'00"	109.74'	S 06°50'47" W 214.28
320	321	1140.00	169.02'	8°25'41"	84.67'	S 54°53'44" E 168.81'	324	325	660.00'	3.33'	0°15'56"	1.33	S 43°01'26" E 3.33'
322	323	860.00	223.75	14°54'24"	112.51'	S 51°41'23" E 223.12'	325	326	260.00'	185.97'	40°58'55"	97.16'	S 22°24'00" E 182.03'

NOTE:
THE ROADS AND STORM DRAINS AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER. LICENSE # 10598.

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DATE: 10-2-90 DIRECTOR

APPROVED: BALTIMORE COUNTY DEPT. OF PUBLIC WORKS
DATE: 9/14/90 DIRECTOR

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 9-4-90 DIRECTOR

NOTE:
STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:
COORDINATES and BEARINGS shown on this plat are referred to by the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traverse stations.

16024 N55143.46 E37713.78
16026 N55838.65 E37935.55

NOTE:
WHEN THIS PLAT IS RECORDED ADDRESS OF EXISTING DWELLING TO CHANGE FROM 11924 PARK HEIGHTS AVENUE TO 11908 MINOR JONES DRIVE.

OWNERS CERTIFICATE
The undersigned, owner of the land shown on this plat hereby certifies that, to the best of his/her knowledge, the requirement of Subsection (C) of Section 3-108 of The Real Property Article Of The Annotated Code Of Maryland, has been complied with, insofar as same concerns the making of the plat and setting of the markers.
OWNER DATE 8-22-90

SURVEYORS CERTIFICATE
The undersigned a Registered Property Line Surveyor of The State of Maryland, does hereby certify that he is the surveyor who prepared this plat and that the land shown on this plat has been laid out and the plat thereof has been prepared in compliance with Subsection (D) of Section 3-108 of the Real Property Article of The Annotated Code of Maryland, particulary insofar as same concerns the making of the plat and the setting of the markers.
REGISTERED PROPERTY LINE SURVEYOR: NO. 510 DATE 5/5/90

STATE OF MARYLAND PHILLIP F. PROST REGISTERED PROPERTY LINE SURVEYOR No. 510

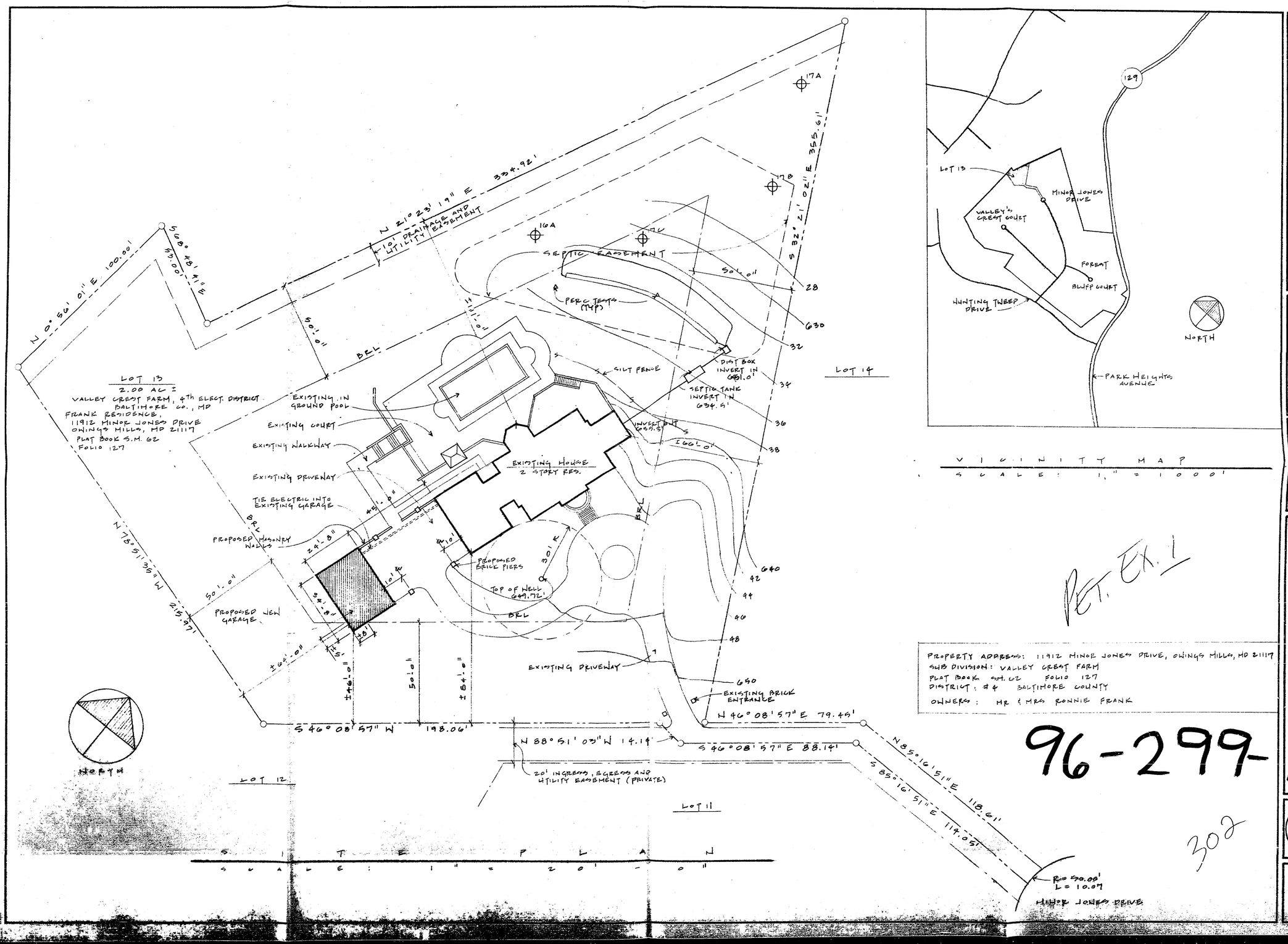
Book 7011 Page 127
Date Oct 22 1990
Clerk

PLAT OF VALLEYS' CREST FARM

4TH ELECTION DISTRICT
BALTIMORE CO., MARYLAND
SCALE: 1" = 100'
DATE: APRIL 18, 1990

KIDDE CONSULTANTS, INC.
ENGINEERS • PLANNERS • SURVEYORS
1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21204

COMPUTED: P.F.P DRAWN: AJP, NZ CHECKED: GJT, PFP J.O.#01-89183



VICINITY MAP
SCALE: 1" = 1000'

PET. EX. 1

PROPERTY ADDRESS: 11912 MINOR JONES DRIVE, OWINGS MILLS, MD 21117
SUB DIVISION: VALLEY CREST FARM
PLAT BOOK SM. 62 FOLIO 127
DISTRICT: #4 BALTIMORE COUNTY
OWNERS: MR & MRS RONNIE FRANK

96-299-A

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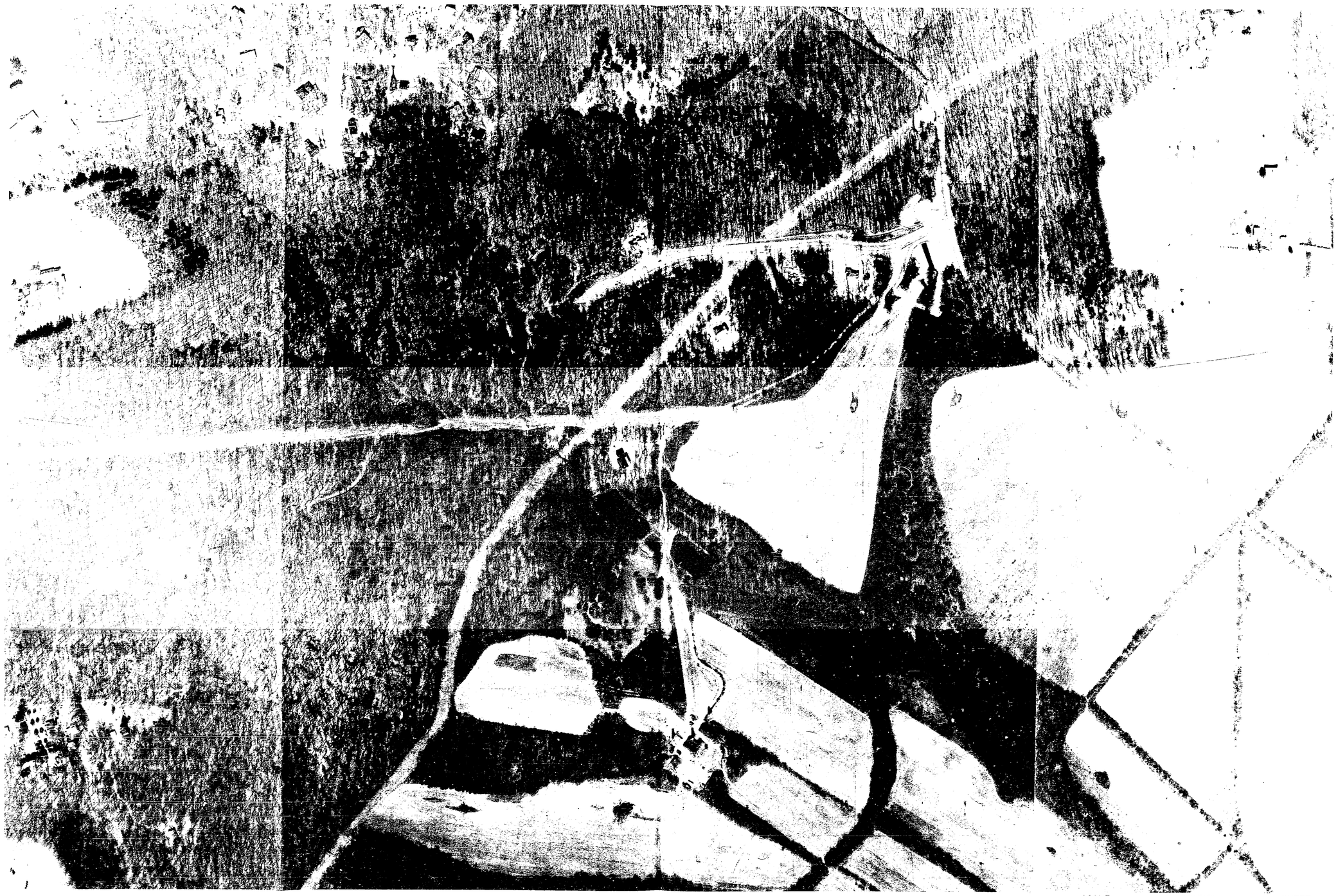
KAPLAN·SUTTON & ASSOCIATES ARCHITECTS
N.8 WEST MADISON STREET, BALTIMORE, MARYLAND 21201 (410) 783-1500

DATE	REVISIONS

JOB NUMBER: 7601
DATE: 11/25/96
DRAWN BY: HJG
CHECKED BY: RGS
SCALE: NOTED

Frank Residence
Owings Mills, Maryland



96-299-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200'±	THE CAVES	N.W. 14-G
DATE OF PHOTOGRAPHY JANUARY 1986		

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MICROFILMED