

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NE/S Mt. Vista Road, 2935' SE *
of the c/l of Harford Road * DEPUTY ZONING COMMISSIONER
(6524 and 6526 Mt. Vista Road) *
11th Election District * OF BALTIMORE COUNTY
5th Councilmanic District * Case No. 97-33-SPH

William E. Gibson, Jr., et ux, and
Robert E. Dalton, et ux - Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for the adjoining properties known as 6524 and 6526 Mt. Vista Road, located in the vicinity of Harford Road in Kingsville. The Petition was filed by the owners of the property at 6524 Mt. Vista Road, William E. Gibson, Jr., and his wife, Sharon D. Gibson, and the owners of the property known as 6526 Mt. Vista Road, Robert E. and Janet M. Dalton. The Petitioners seek approval of a non-density transfer of 2.670 acres from Lot 3 of the Resubdivision of the Dalton Property to be combined with the 3.681 acres which make up Parcel A and Part of Lot 3 of the Resubdivision of the Dalton Property for a total combined area of 6.351 acres. 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.

Appearing at the hearing on behalf of the Petition were William E. Gibson, Jr., and J. Scott Dallas, Registered Property Line Surveyor, who prepared the site plan for this property. There were no Protestants present.

Testimony and evidence offered revealed that the land which is the subject of this request consists of 2.670 acres, more or less, zoned R.C.2, and is located between Parcel A and Lots 2 and 3 of the Resubdivision of

ORDER RECEIVED FOR FILING
Date 9/11/96
By [Signature]

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the Dalton Property. Mr. Gibson testified that Mr. Dalton is his father-in-law and that the proposed non-density transfer is for non-density purposes to combine 2.670 acres of Lot 3, which is owned by Mr. Dalton, to the Gibson holdings, which consist of a portion of Lot 3 and Parcel A as shown on the plan. Mr. Gibson testified that the proposed transfer is for non-density purposes and will not be utilized in any manner to calculate density for a proposed building lot.

After due consideration of the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. It has been established that the relief requested is for non-density purposes and will not be used to calculate density for a proposed building lot. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

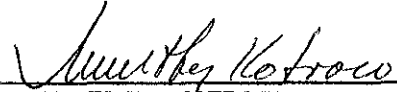
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of September, 1996 that the Petition for Special Hearing to approve a non-density transfer of 2.670 acres from Lot 3 of the Resubdivision of the Dalton Property to the 3.681 acres which make up Parcel A and Part of Lot 3 of the Resubdivision of the Dalton Property, for a combined total of 6.351 acres attributable to the Gibson holdings, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING
Date 11/16/96
By [Signature]

2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 11, 1996

Mr. & Mrs. William E. Gibson, Jr.
6524 Mt. Vista Road
Kingsville, Maryland 21087

RE: PETITION FOR SPECIAL HEARING
NE/S Mt. Vista Road, 2935' SE of the c/l of Harford Road
(6524 and 6526 Mt. Vista Road)
11th Election District - 5th Councilmanic District
William E. Gibson, Jr., et ux/Robert E. Dalton, et ux - Petitioners
Case No. 97-33-SPH

Dear Mr. & Mrs. Gibson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

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

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Robert E. Dalton
6526 Mt. Vista Road, Kingsville, Md. 21087

People's Counsel

File

MICROFILM





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at # 6524 and # 6526 Mt. Vista Road

97-33-SPH

which is presently zoned RC 2

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 a request to allow the nondensity

transfer to combine 2.670 AC. +-, zoned RC-2 of remainder of Lot No. 3

"Resubdivision of Dalton Property" with 3.681 AC.+- (consisting of Parcel "A"

and part of Lot 3 "Resubdivision of Dalton Property") for a proposed combined

total area of 6.351 AC. +-.

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.

Robert E. Dalton

Robert E. Dalton

Janet M. Dalton

(Type or Print Name)

Janet M. Dalton

Signature

6526 Mt. Vista Rd.

Address

Kingsville Md 21087

City

State

Zipcode

Attorney for Petitioner:

6526 Mt. Vista Rd. 592-2112

(Type or Print Name)

Kingsville Md. 21087

Signature

Address

Phone No.

City

State

Zipcode

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

Legal Owner(s):

Sharon Diane Gibson

(Type or Print Name)

Sharon Diane Gibson

Signature

William Ezekiel Gibson, Jr.

(Type or Print Name)

William Ezekiel Gibson Jr

Signature

6524 Mt. Vista Rd. 592-2112

Address

Phone No.

Kingsville Md. 21087

City

State

Zipcode

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

J. Scott Dallas (410) 817-4600

Name 13523 Long Green Pike

Address P.O. Box 26

Baldwin, MD 21013

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JF DATE 7/22/96

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#28

ORDER RECEIVED FOR FILING

By



J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE

P.O. BOX 26

BALDWIN, MD 21013

(410) 817-4600

FAX (410) 817-4602

77-33-SPH

July 22, 1996

DESCRIPTION OF PROPERTY TO BE CONVEYED BY ROBERT E. DALTON AND WIFE

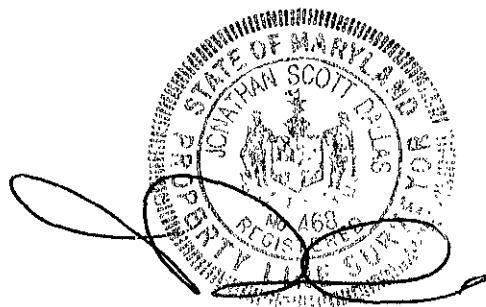
BEGINNING for the same at a point in the North 89 degrees 08 minutes 55 seconds East 414.25 foot division line between Lot 3 and Parcel "A" as shown on the Plat entitled "Resubdivision of Dalton Property" recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 54 folio 141 at a point distant 285.61 feet from the beginning thereof at the beginning of that parcel of land which by deed dated August 15, 1991 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8905 folio 159 etc. was conveyed by Robert E. Dalton and wife to Sharon Diane Gibson and William Ezekiel Gibson, Jr., her husband thence running and binding reversely on a part of the last or North 23 degrees 42 minutes 30 seconds West 415.52 foot line of said deed (1) South 23 degrees 42 minutes 31 seconds East 100.70 feet thence leaving said last line and running for new lines of division through said Lot 3 the four following courses and distances: (2) South 84 degrees 07 minutes 39 seconds West 145.37 feet (3) South 20 degrees 26 minutes 12 seconds East 205.10 feet (4) South 27 degrees 00 minutes 31 seconds West 230.58 feet and (5) South 58 degrees 35 minutes 26 seconds West 215.98 feet to the southeasternmost corner of Lot 2 as shown on said Plat thence running and binding reversely on the easternmost division line between said Lots 2 and 3 (6) North 16 degrees 17 minutes 42 seconds East 638.66 feet to the corner of Lots 2 and 3 and Parcel "A" as shown on said Plat thence running with and binding on the division line between said Lot 3 and Parcel "A" (7) North 89 degrees 08 minutes 55 seconds East 285.61 feet to the place of beginning.

CONTAINING 2.670 acres of land, more or less.

BEING a part of Lot 3 as shown on the Plat entitled "Resubdivision of Dalton Property" recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No 54 folio 141.

#28

MICROFILMED



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
97-33-SPH

District 11th Date of Posting 8/9/96

Posted for: Special Meeting

Petitioner: Sharon + Wm. Gibson - Robert + Janet Dalton

Location of property: 60574 + 6536 Mt. View Rd

Location of Sign: Sign on property being zoned

Remarks: _____

Posted by M. Kelly Date of return: 8/14/96

Number of Signs: 4

MICROFILMED

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 21204-2500.

Case #97-38-SFH
(Item 2B)

6524 and 6526 Mt. Vista Road
NE/S Mt. Vista Road, 2935 +/-
from SE of Harford Road
11th Election District
5th Councilmanic

Legal Owner(s):

Sharon Diane Gibson, and
William Ezekiel Gibson, Jr.
Contract Purchaser(s):

Robert E. Dalton and Janet
M. Dalton

Special Hearing: to approve
a request to allow the non-
density transfer to combine
2.6704/- acres of remainder of
Lot #3 (Resubdivision of Dat-
ton Property) with 3.681 +/-
acres (consisting of Parcel "A"
and part of Lot #3) for a pro-
posed combined total area of
6.351 +/- acres.

Hearing: Tuesday, September
3, 1996 at 9:00 a.m. in Rm.
118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County.

NOTES: (1) Hearings are
Handicapped Accessible, for
Special accommodations
Please Call 887-3353.

(2) For information concern-
ing the File and/or Hearing,
Please Call 887-3391.

39147 August 8

072804

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/8, 1996

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 8/8, 1996.

THE JEFFERSONIAN,

A. H. Harrison
LEGAL AD. - TOWSON

MICROFILMED

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE

P.O. BOX 26

BALDWIN, MD 21013

(410) 817-4600

FAX (410) 817-4602

97-33-SPH

Date: 7-22-96

To: Baltimore County
Zoning Office

Re: Gibson/Dalton Properties
Special Hearing

Attention: _____

Gentlemen:

- ☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request

☒ Herewith

☐ Under separate cover

No.	Description
12	Zoning Plat Copies
3	Petitions (original)
3	Descriptions (original)
3	Forest Buffer Plat Copies

1 Check for Filing & Posting (285⁰⁰)
Remarks: _____

- ☐ In accordance with your request
☐ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

- ☐ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office.

Very truly yours,

MICROFILMED

J. Scott Dallas P.L.S.
Pres.

Enclosures



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 assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 28 Petitioner: GIBSON

Location: 6524 & 6526 Mt. Vista Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ezekiel Gibson

ADDRESS: 6524 Mt Vista Rd. Kingsville Md. 21087

PHONE NUMBER: 592-2112

TO: PUTUXENT PUBLISHING COMPANY
August 8, 1996 Issue - Jeffersonian

Please forward billing to:

Ezekiel Gibson
6524 Mt. Vista Road
Kingsville, Maryland 21087
592-2112

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: 97-33-SPH (Item 28)
6524 and 6526 Mt. Vista Road
NE/S Mt. Vista Road, 2935' +/- from SE c/l Harford Road
11th Election District - 5th Councilmanic
Legal Owner(s): Sharon Diane Gibson and William Ezekiel Gibson, Jr.
Contract Purchaser(s): Robert E. Dalton and Janet M. Dalton

Special Hearing to approve a request to allow the non-density transfer to combine 2.670 +/- acres of remainder of Lot 3# (Resubdivision of Dalton Property) with 3.681 +/- acres (consisting of Parcel "A" and part of Lot #3) for a proposed combined total area of 6.351 +/- acres.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

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.

MICROFILMED



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

C. J. Jabb
DIRECTOR

John R. King
BUILDINGS ENGINEER

TO: PUTUXENT PUBLISHING COMPANY
August 8, 1996 Issue - Jeffersonian

Please forward billing to:

Ezekiel Gibson
6524 Mt. Vista Road
Kingsville, Maryland 21087
592-2112

NOTICE OF HEARING

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Special Hearing to approve a request to allow the non-density transfer to combine 2.670 +/- acres of remainder of Lot 3# (Resubdivision of Dalton Property) with 3.681 +/- acres (consisting of Parcel "A" and part of Lot #3) for a proposed combined total area of 6.351 +/- acres.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

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.

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BALTIMORE COUNTY LIQUOR BOARD

January 24, 1994
Page 9 of 9

HEARINGS

Court Reporter:

Other:

<u>Name and Address</u>	<u>Time</u>	<u>Class</u>
Paul Richard Lengrand, Sr. Laura Lengrand LENNY'S SPIRITS, INC. t/a The Old Mill 7 Maryland Avenue Baltimore, MD 21222	4:00 p.m.	B(BWL) SHOW CAUSE
DISTRICT (12) Chesnik		

Remarks

Hearing to Show Cause Why License
Should Not be Suspended or Revoked
Due to Alleged Violations.

ARTICLE 2B - Annotated Code of Md.

Section 69. Causes
Section 70. Procedure
Section 118. Sales to Minors and
Intoxicated Persons
Prohibited.

RULES AND REGULATIONS OF THE BOARD
OF LIQUOR LICENSE COMMISSIONERS FOR
BALTIMORE COUNTY.

RULE 28 - NO SALES TO MINORS

Attorney:



Baltimore County
Department of Permits and
Development Management

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

August 2, 1996

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: 97-33-SPH (Item 28)
6524 and 6526 Mt. Vista Road
NE/S Mt. Vista Road, 2935'± from SE c/l Harford Road
11th Election District - 5th Councilmanic
Legal Owner(s): Sharon Diane Gibson and William Ezekiel Gibson, Jr.
Contract Purchaser(s): Robert E. Dalton and Janet M. Dalton

Special Hearing to approve a request to allow the non-density transfer to combine 2.670± acres of remainder of Lot 3# (Resubdivision of Dalton Property) with 3.681± acres (consisting of Parcel "A" and part of Lot #3) for a proposed combined total area of 6.351± acres.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

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

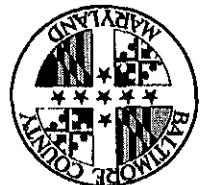
Arnold Jablon
Director

cc: Sharon and William Gibson
J. Scott Dallas
Robert and Janet Dalton

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

MICROFILMED





[Signature]
DIRECTOR

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

[Signature]
BUILDINGS ENGINEER



Baltimore County
Department of Permits and
Development Management

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

August 29, 1996

Mr. and Mrs. William Gibson, Jr.
6524 Mt. Vista Road
Kingsville, MD 21087

RE: Item No.: 28
Case No.: 97-33-SPH
Petitioner: William Gibson, et ux

Dear Mr. and Mrs. Gibson:

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 July 22, 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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

FROM: Robert A. Wirth *RAW/YD*
DEPRM

SUBJECT: Zoning Item #28 - Gibson Property
Stoney Batter Road
Zoning Advisory Committee Meeting of August 5, 1996

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: August 7, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 28 and 38

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 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Garry L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 9, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 12, 1996
Item Nos. 026, 027, 028, 031, 032,
034, 035, 036, 037, 040, 041, and
042

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

RWB:HJO:jrb

cc: File

ZONE21

MICROFILMED

(" 7000) 40,000 000 000

Date: 04/25/1996
JOB# 88MO-UNIT 45-REMOTE AREA #1 OUTRIGGER PROOF
IC:\HASS60\GBM451.SDF

(Q) PIPE TAG IN) LENGTH PRESS: Q(GPM) DIA(IN) LENGTH PRESS: VIB/PD END(M) C ELEVE(FT) NOZ. PLUM. DISC. VEL(RPS) HM(C) P(FT) : ATTN:SUMNOX. NODES / FT(FT) : ((PST))-(GPM) : ((F.L./FT NODES : ((PST))((N) (PST)

Line	Code	Value	Unit	Code	Value	Unit	Code	Value	Unit
13.9	Pipe: 11	7.50	PL	120	429.7	5.2	BE	7.00	PL
		0.4						13.9	
		13.9						14.3	
		0.055	TL	120	429.7	5.2	BE	7.00	PL
		0.055						14.3	
38.2	Pipe: 12	6.33	PL	120	429.7	5.2	BE	7.00	PL
		0.4						14.3	
		14.3						14.6	
		0.055	TL	120	429.7	5.2	BE	7.00	PL
		0.055						14.6	
42.3	Pipe: 13	0.67	PL	120	429.7	5.2	BE	7.00	PL
		0.9						14.6	
		14.6						14.9	
		0.055	TL	120	429.7	5.2	BE	7.00	PL
		0.055						14.9	
29.3	Pipe: 14	6.50	PL	120	429.7	5.2	BE	7.00	PL
		10.8						14.9	
		14.9						15.2	
		0.055	TL	120	429.7	5.2	BE	7.00	PL
		0.055						15.2	
14.4	Pipe: 15	8.00	PL	120	429.7	5.2	BE	7.00	PL
		0.5						15.2	
		15.2						15.5	
		0.055	TL	120	429.7	5.2	BE	7.00	PL
		0.055						15.5	
6.0	Pipe: 16	8.00	PL	120	429.7	5.2	BE	7.00	PL
		0.5						15.5	
		15.5						15.8	
		0.055	TL	120	429.7	5.2	BE	7.00	PL
		0.055						15.8	
7	Pipe: 17	8.00	PL	120	429.7	5.2	BE	7.00	PL
		0.5						15.8	
		15.8						16.1	
		0.055	TL	120	429.7	5.2	BE	7.00	PL
		0.055						16.1	
4	Pipe: 18	8.00	PL	120	429.7	5.2	BE	7.00	PL
		0.5						16.1	
		16.1						16.4	
		0.055	TL	120	429.7	5.2	BE	7.00	PL
		0.055						16.4	
3.7	Pipe: 19	8.00	PL	120	429.7	5.2	BE	7.00	PL
		0.5						16.4	
		16.4						16.7	
		0.055	TL	120	429.7	5.2	BE	7.00	PL
		0.055						16.7	
22.2	Pipe: 20	8.00	PL	120	429.7	5.2	BE	7.00	PL
		0.5						16.7	
		16.7						17.0	
		0.055	TL	120	429.7	5.2	BE	7.00	PL
		0.055						17.0	
22.2	Pipe: 21	8.00	PL	120	429.7	5.2	BE	7.00	PL
		0.5							

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/07/96

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 AUGUST 05, 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: 26, 27, 28, 29, 30, 31, 32, 34,
35, 36, 37, 38, 39 AND 41.

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

cc: File



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on Recycled Paper

MICROFILMED



[Signature]
DIRECTOR

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

[Signature]
BUILDINGS ENGINEER



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-5-96

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

RE: Baltimore Coun.,
Item No. 028 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for *Bob Small*
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 21202-0717

MICROFILM

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
6524 and 6526 Mt. Vista Road, NE/S Mt.
Vista Rd, 2935'+/- from SE c/l Harford Rd * ZONING COMMISSIONER
11th Election District, 5th Councilmanic * OF BALTIMORE COUNTY
Legal Owners: Sharon and William Gibson, Jr.
Contract Purchasers: Robert and Janet Dalton
Petitioners * CASE NO. 97-33-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 29th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, 13523 Long Green Pike, Baldwin, MD 21013, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

97-33-SPH

R.C. 2

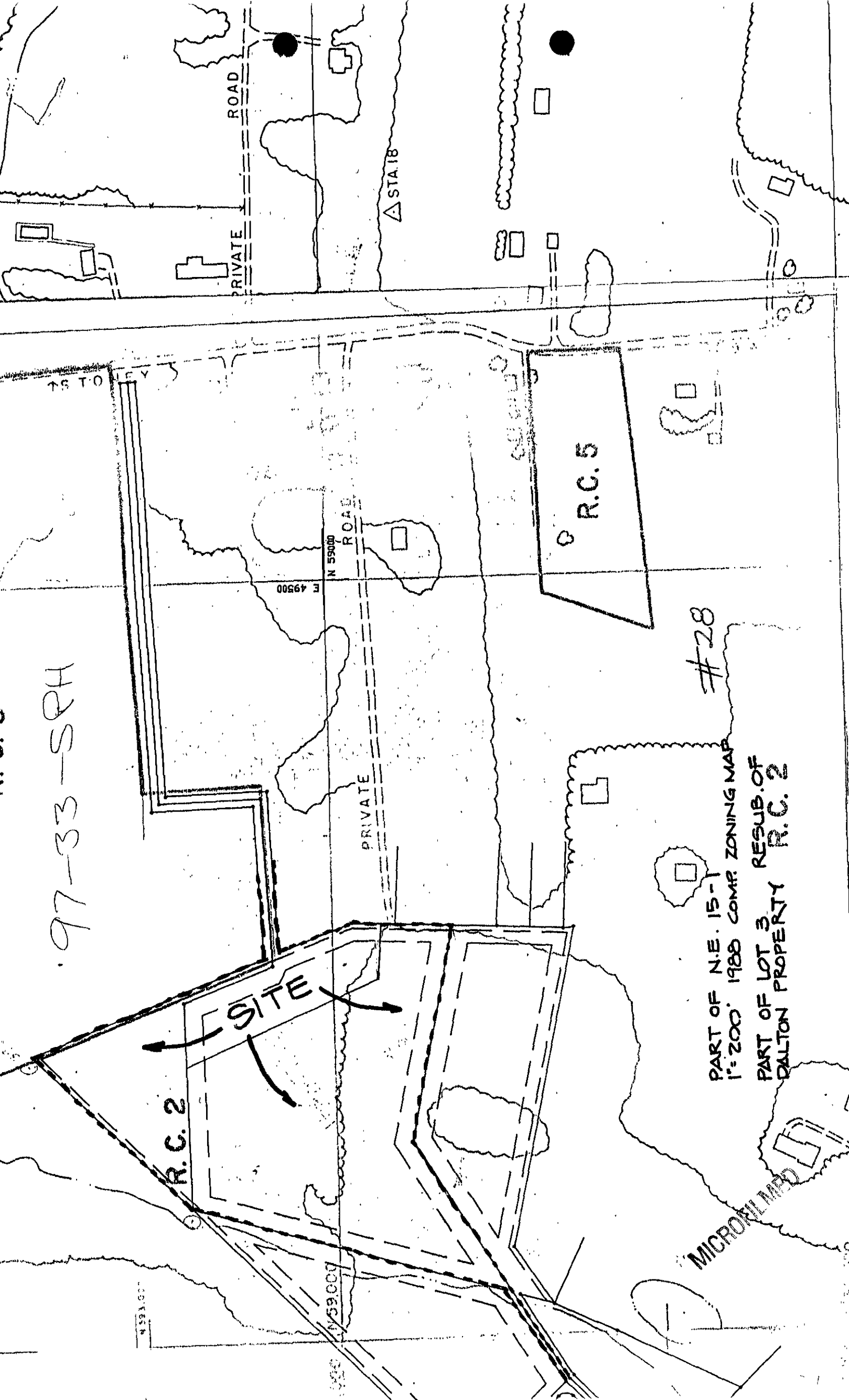
SITE

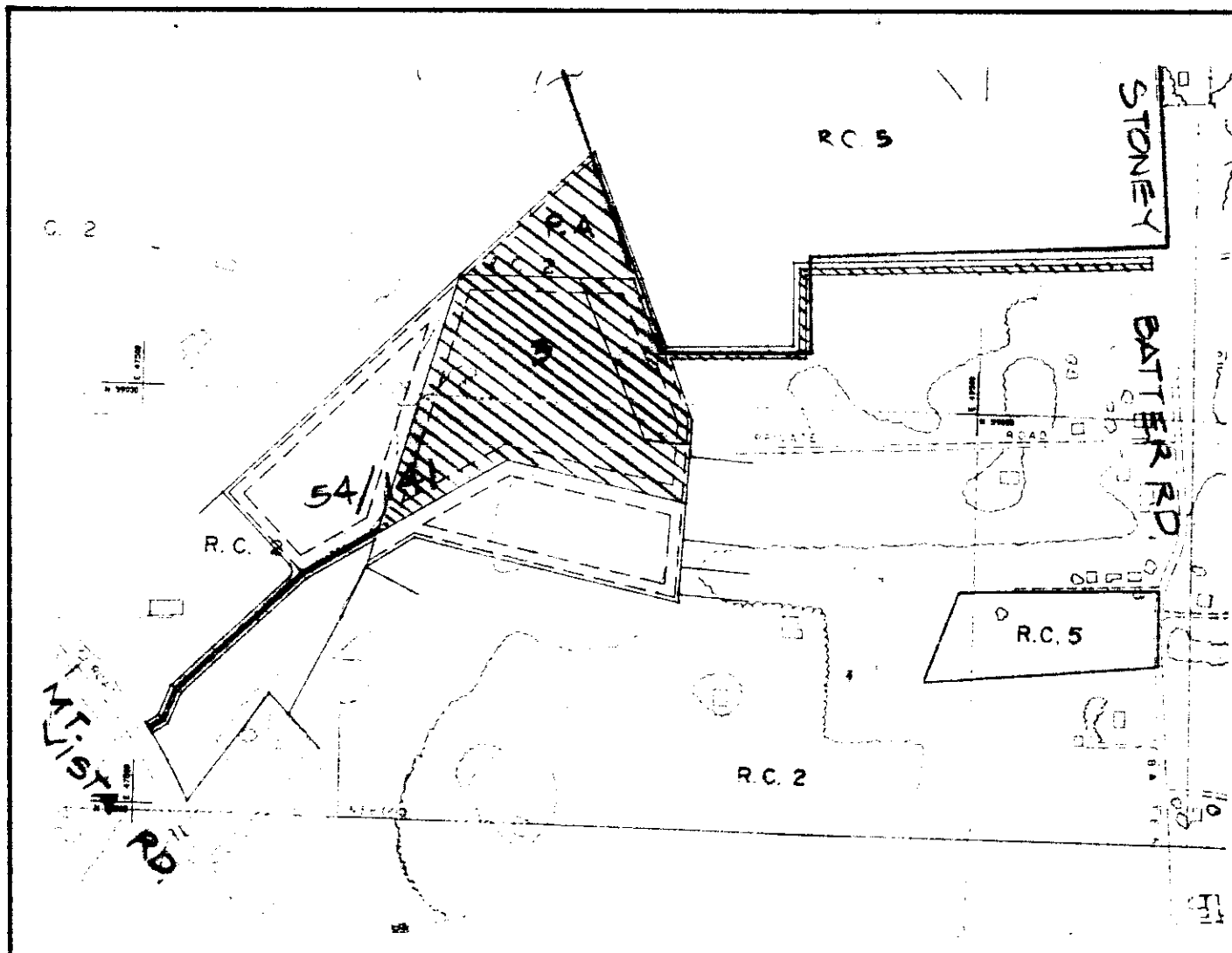
R.C. 5

#28

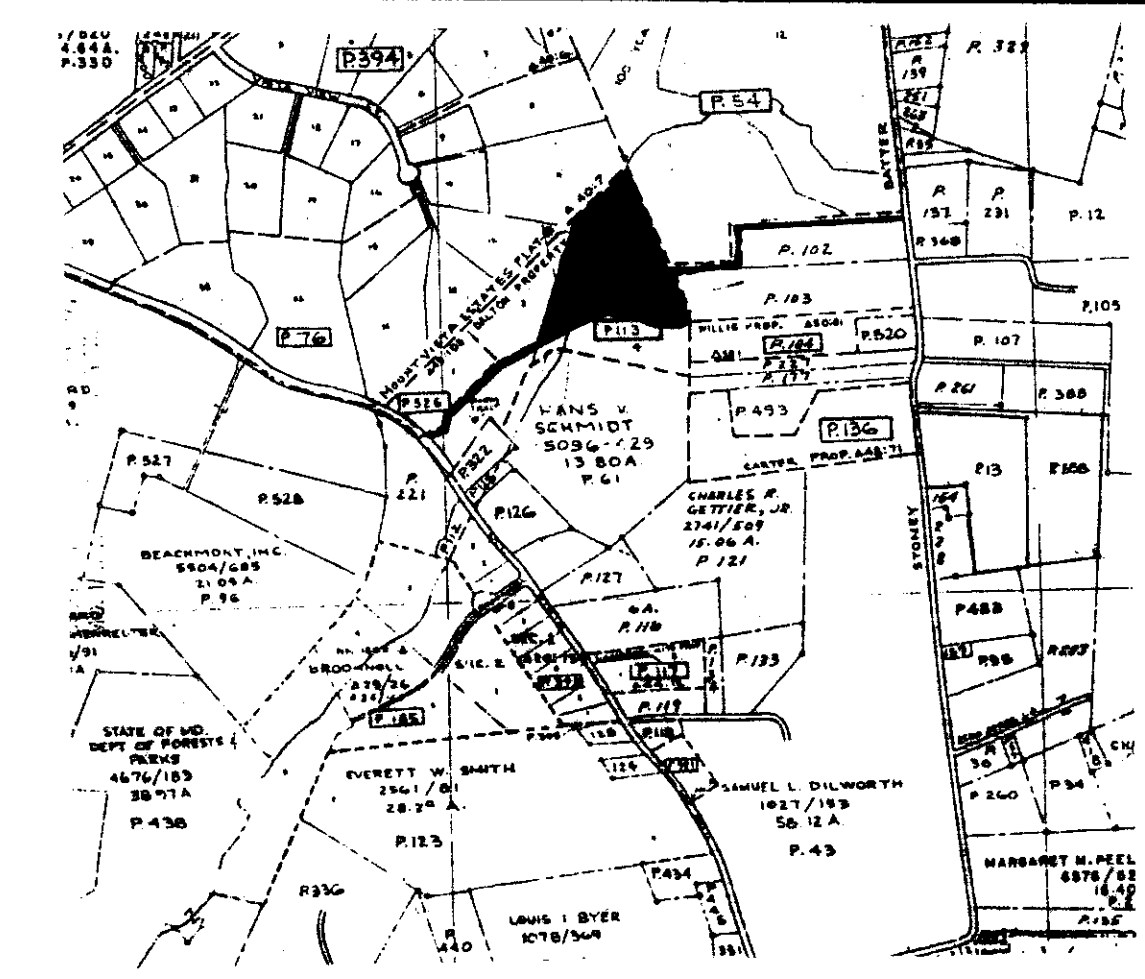
PART OF N.E. 15-1
1"=200' 1988 COMR. ZONING MAP
PART OF LOT 3 RESUB. OF
DALTON PROPERTY R.C. 2

MICROFILMED

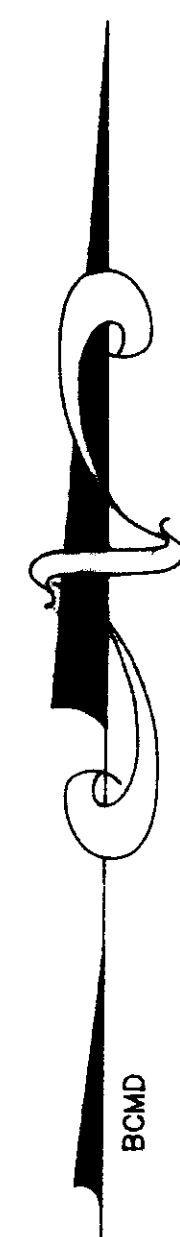




LOCATION / ZONING MAP
1" = 400'



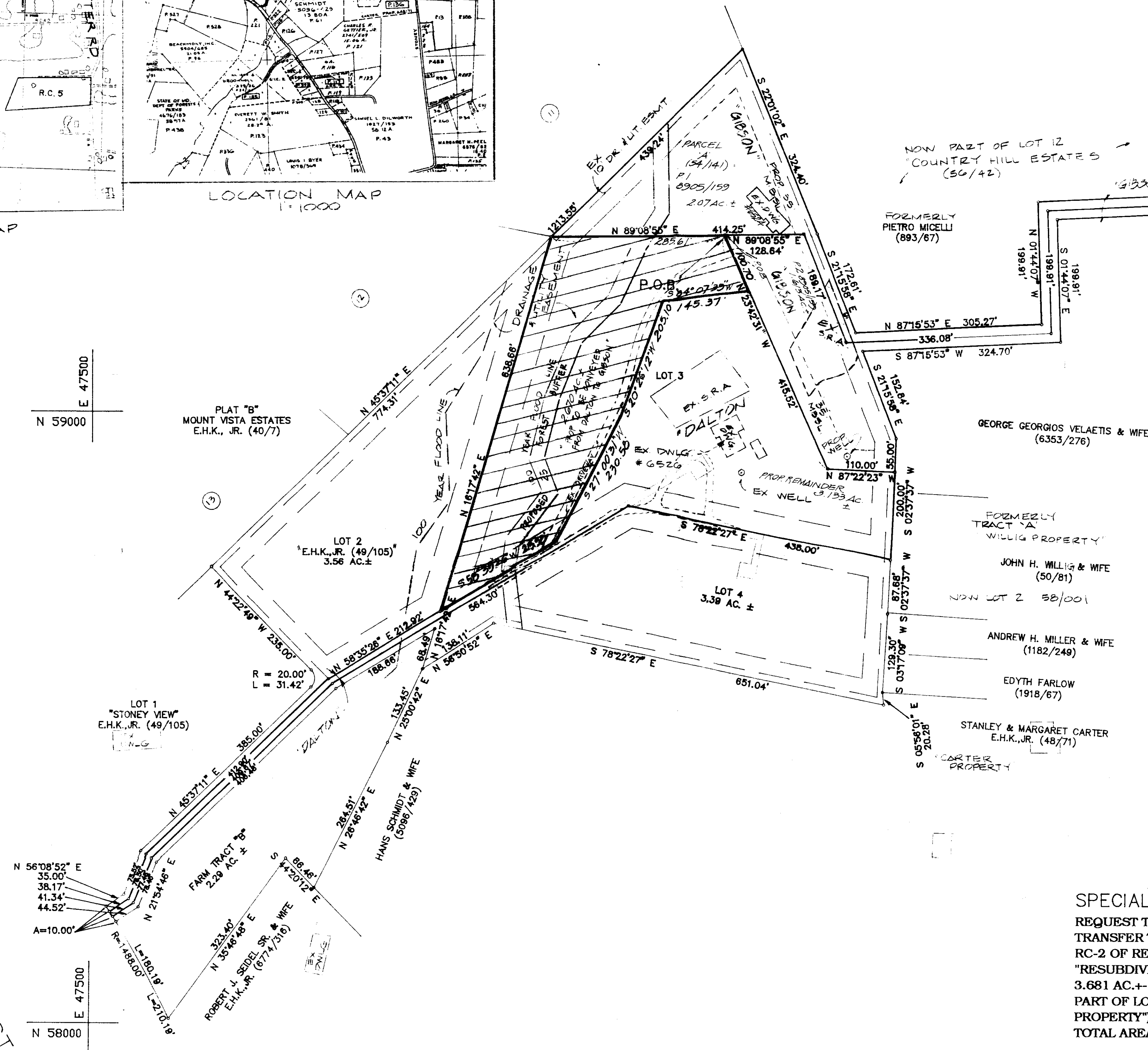
LOCATION MAP
1" = 1000'



MOUNT VISTA ROAD
(60' WIDE)

E 47500
N 59000

E 49500
N 59000



97-33-SPH

- NOTES:
1. PARCEL A & LOT 3 ZONED RC 2 PER (54/141) "DALTON PROPERTY"
 2. 1980 ZONING ORDINANCE HEREON WFE 1987 1" = 2" ZONING MAP
 3. EXISTING/PROPOSED USE OF PROPERTIES SINGLE FAMILY DWGS (NO NEW CONSTRUCTION PROPOSED)
 4. INNER PARCEL A & 1/2 LOT 3 SHARON VIANE GIBSON & WILLIAM EZEKIEL GIBSON, JR. 5903/159
INNER REM LOT 3 ROBERT E DALTON & WIFE 5394/341

SPECIAL HEARING REQUEST
REQUEST TO ALLOW THE NONDENSITY
TRANSFER TO COMBINE 2.670 AC.±, ZONED
RC-2 OF REMAINDER OF LOT NO. 3
"RESUBDIVISION OF DALTON PROPERTY" WITH
3.681 AC.± (CONSISTING OF PARCEL 'A' AND
PART OF LOT 3 "RESUBDIVISION OF DALTON
PROPERTY") FOR A PROPOSED COMBINED
TOTAL AREA OF 6.351 AC.±.

PETITIONER'S
EXHIBIT 1

MICROFILMED

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
"DALTON PROPERTY" (E.H.K., JR. 54/141)
11th ELECTION DISTRICT BALTO. CO. MD.
SCALE: 1" = 100' DATE: 7/1/96



J.S.DALLAS, INC.

Surveying & Engineering
13523 Long Green Pike
Baldwin, MD. 21013
(410) 817-4600



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/neighborhood 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.: 28 Petitioner: GIBSON

Location: 6524 56526 Mt. Vista Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ezekiel Gibson

ADDRESS: 6524 Mt. Vista Rd. Kingsville Md. 21087

PHONE NUMBER: 592-2112

TO: PETERSON PUBLISHING COMPANY
August 6, 1996 Issue - Jeffersonian

Please forward billing to:

Ezekiel Gibson
6524 Mt. Vista Road
Kingsville, Maryland 21087
592-2112

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: 97-33-SPH (Item 28)

6524 and 6526 Mt. Vista Road
W/AS Mt. Vista Road, 2035 +/- from SE c/l Harford Road
11th Election District - 5th Councilmanic
Legal Owner(s): Sharon Diane Gibson and William Ezekiel Gibson, Jr.
Contract Purchaser(s): Robert E. Dalton and Janet M. Dalton

Special Hearing to approve a request to allow the non-density transfer to combine 2.670 +/- acres of remainder of Lot 34 (Remainder of Dalton Property) with 3.681 +/- acres (consisting of Parcel "A" and part of Lot 83) for a proposed combined total area of 6.351 +/- acres.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

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
Department of Permits and
Development Management

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

August 2, 1996

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: 97-33-SPH (Item 28)

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Special Hearing to approve a request to allow the non-density transfer to combine 2.670 +/- acres of remainder of Lot 34 (Remainder of Dalton Property) with 3.681 +/- acres (consisting of Parcel "A" and part of Lot 83) for a proposed combined total area of 6.351 +/- acres.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Bel Jahn
Arnold Jablon
Director

cc: Sharon and William Gibson
J. Scott Ballas
Robert and Janet Dalton

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

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

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

August 29, 1996

Mr. and Mrs. William Gibson, Jr.
6524 Mt. Vista Road
Kingsville, MD 21087

RE: Item No.: 28
Case No.: 97-33-SPH
Petitioner: William Gibson, et ux

Dear Mr. and Mrs. Gibson:

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 July 22, 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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

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

WCR/re
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
August 15, 1996

FROM: Robert A. Wirth *R. Wirth*
DEPRM

SUBJECT: Zoning Item #28 - Gibson Property
Stoney Batter Road
Zoning Advisory Committee Meeting of August 5, 1996

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

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

RAW:DL:sp
GIBSON/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: August 7, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 28 and 38

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 887-3495.

Prepared by: *Jeffrey Long*

Division Chief: *Caryl Kenna*

PK/JL

ITEM28/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: August 9, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 12, 1996
Item Nos. 026, 027, 028, 031, 032,
034, 035, 036, 037, 040, 041, and
042

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

RWB:HJO:jrb

cc: File

ZONE21

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 08/07/96

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 AUGUST 05, 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.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 26, 27, 28, 29, 30, 31, 32, 34,
35, 36, 37, 38, 39 AND 41.

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

cc: File

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SHA Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

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

RE: Baltimore County
Item No. 026 (SRF)

8-5-96

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

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 177, Baltimore, MD 21203-0177

RE: PETITION FOR SPECIAL HEARING *
6524 and 6526 Mt. Vista Road, NE/S Mt.
Vista Rd, 2935 +/- from SE c/l Harford Rd *
11th Election District, 5th Councilmanic *
Legal Owners: Sharon and William Gibson, Jr.
Contract Purchasers: Robert and Janet Dalton
Petitioners *
* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 97-33-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

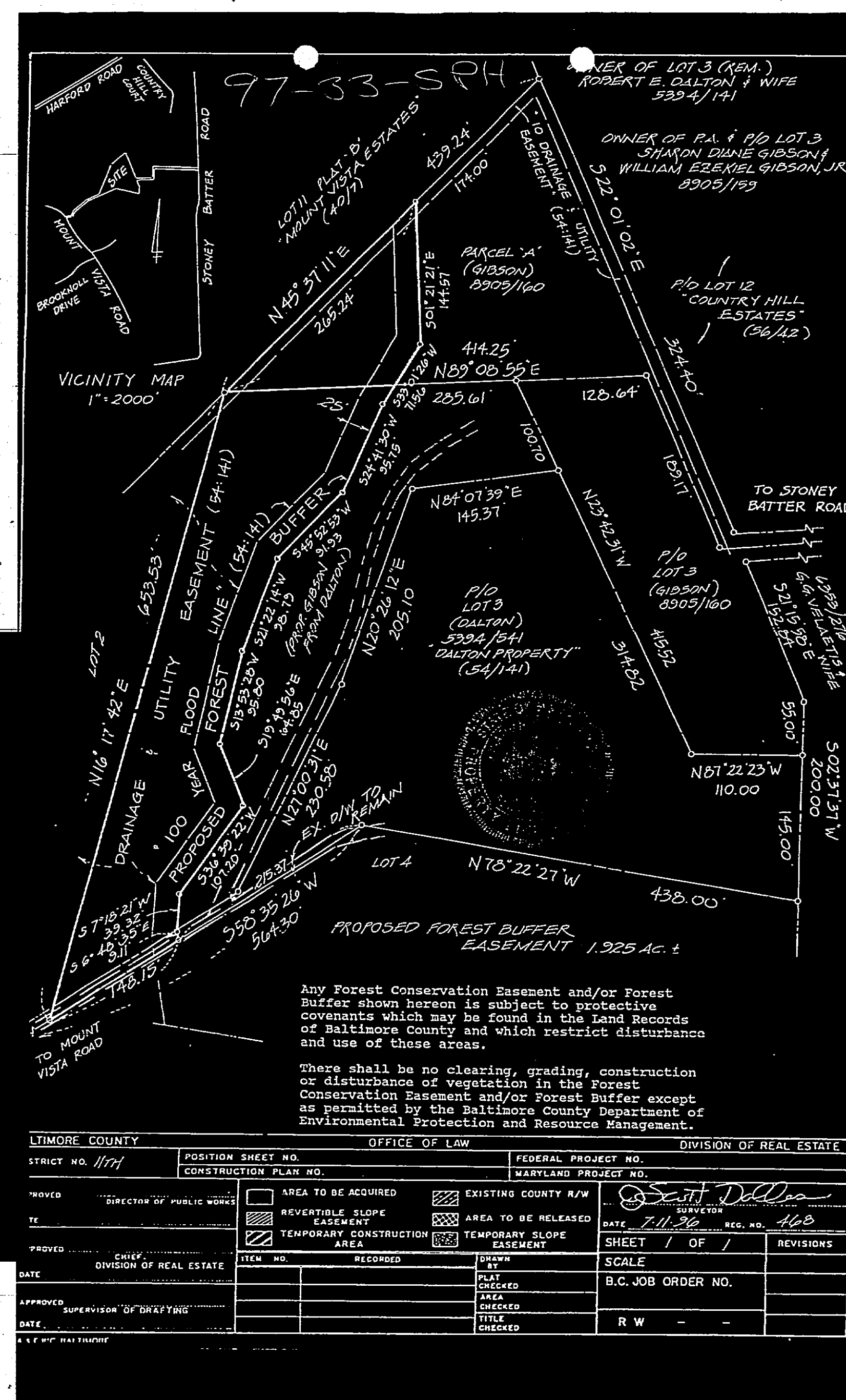
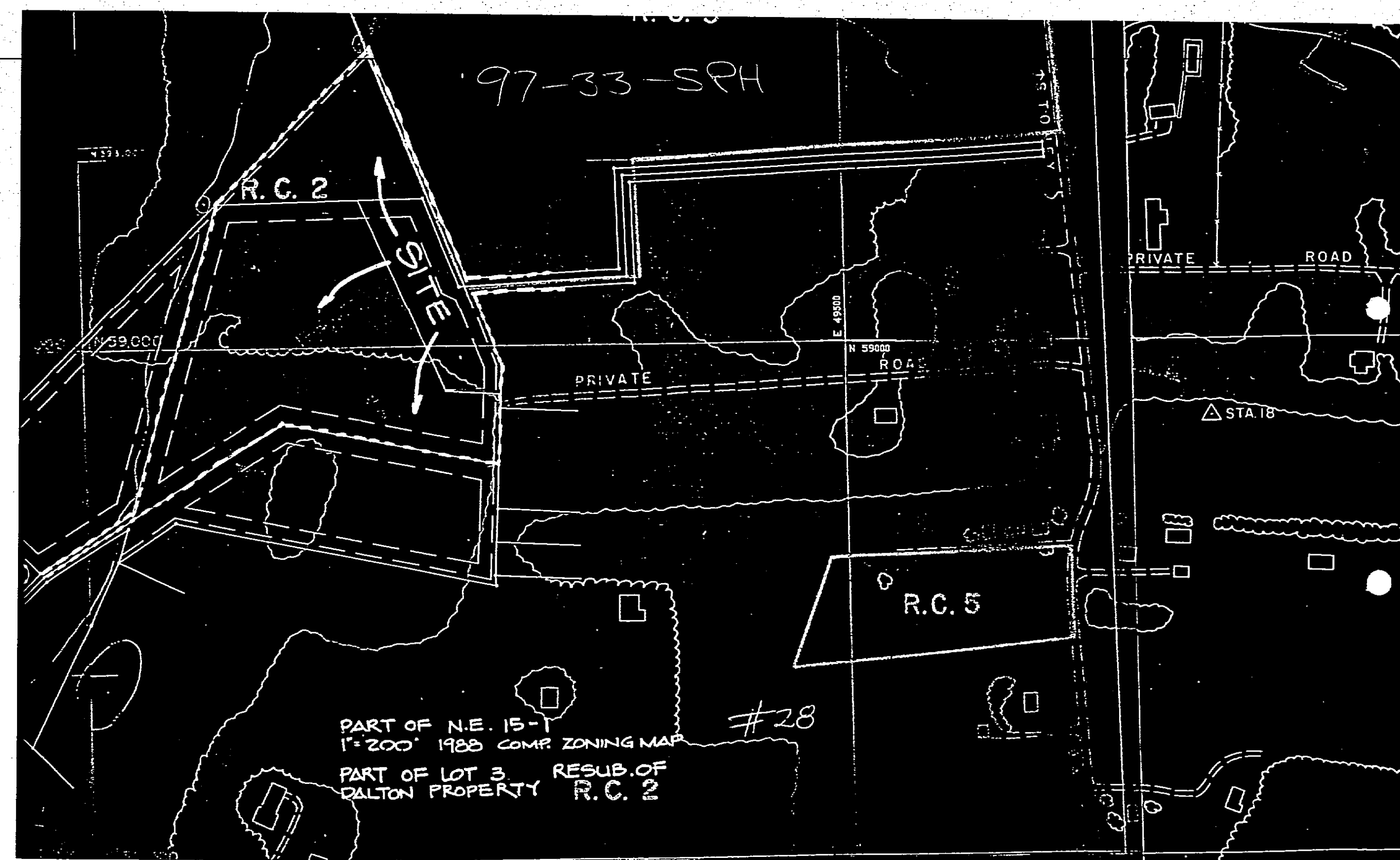
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel

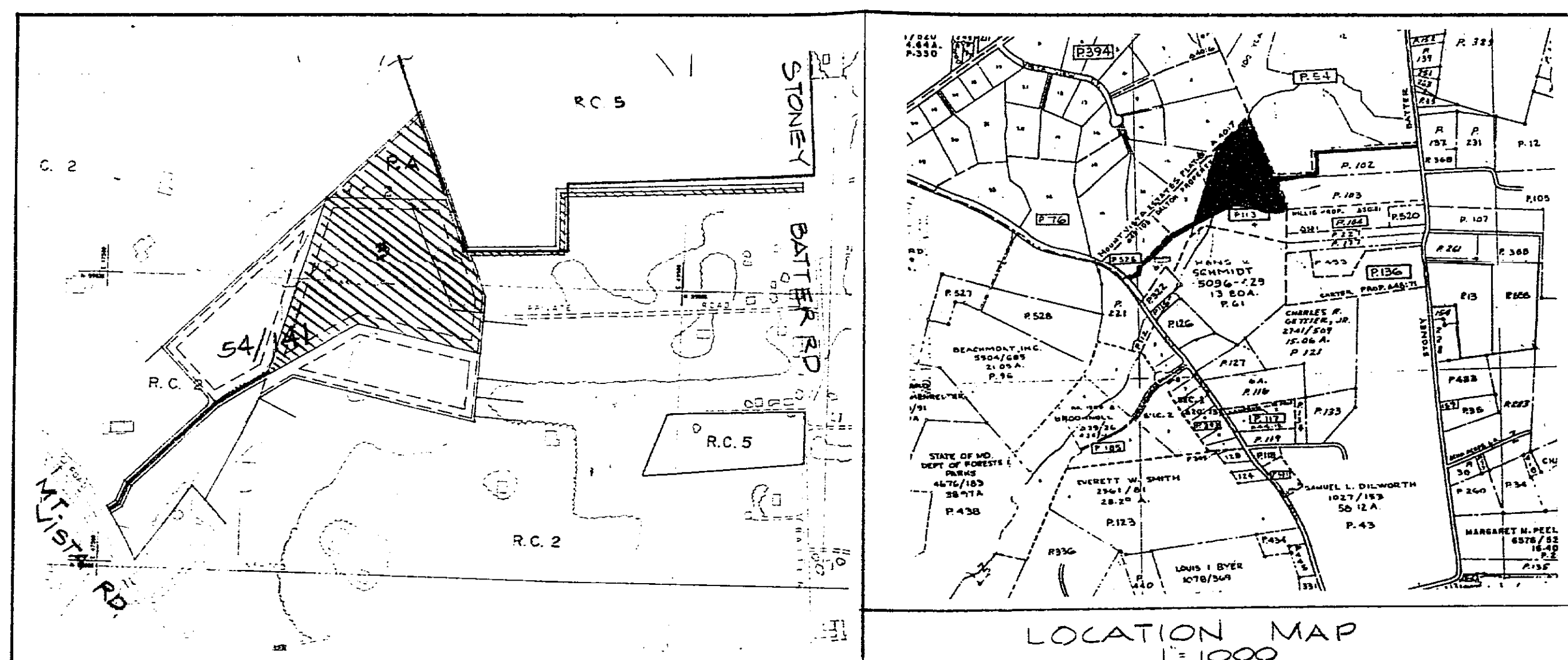
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

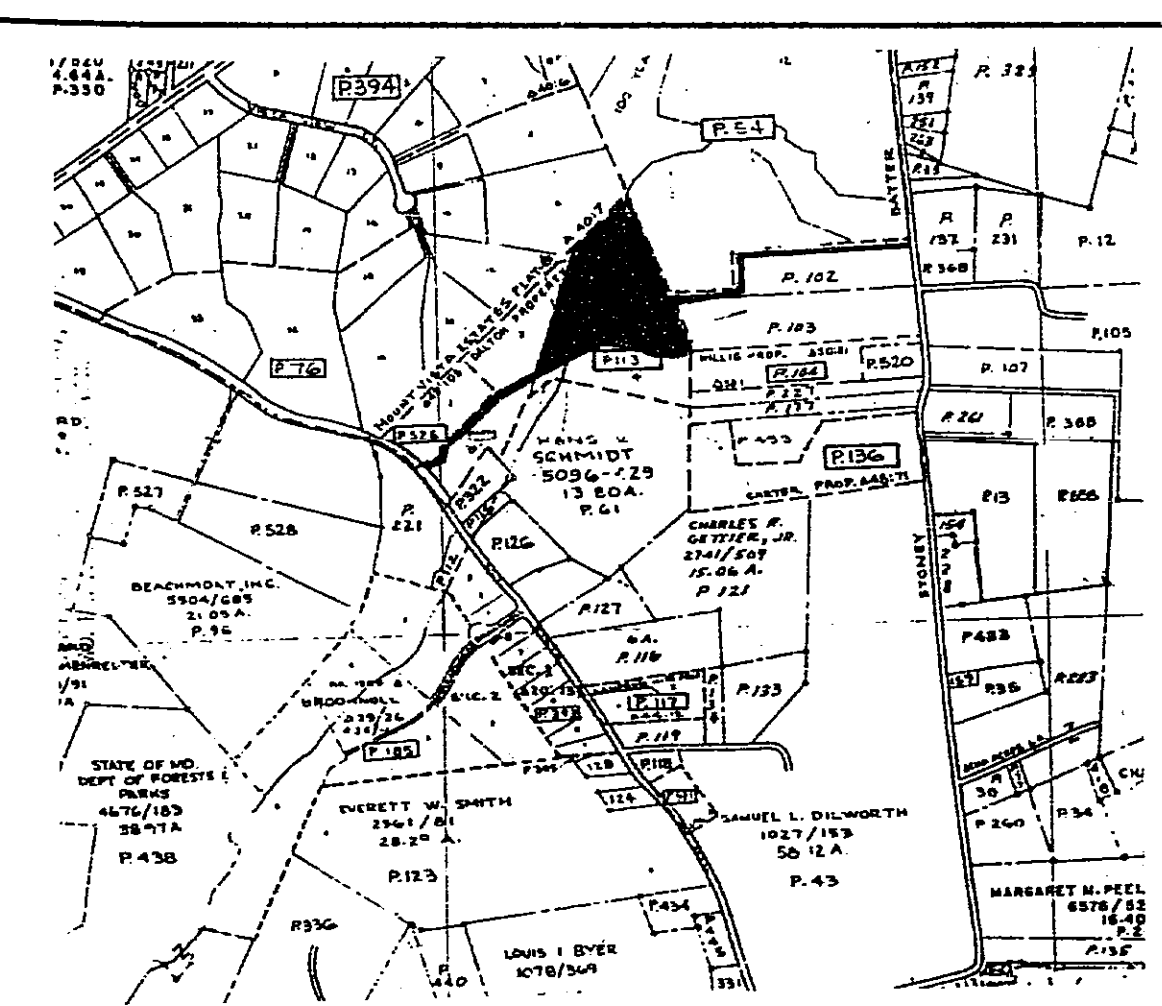
I HEREBY CERTIFY that on this 29th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, 13523 Long Green Pike, Baldwin, MD 21013, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN





LOCATION / ZONING MAP
1" = 400'



LOCATION MAP
1" = 1000'



MOUNT VISTA ROAD
(60' WIDE)

E 47500
N 59000

E 47500
N 58000

E 49500
N 59000

LOT 1
"STONE VIEW"
E.H.K., JR. (49/105)
3.56 AC. ±

PLAT "B"
MOUNT VISTA ESTATES
E.H.K., JR. (40/7)

LOT 2
"E.H.K., JR. (49/105)"
3.56 AC. ±

LOT 3
3.39 AC. ±

LOT 4
3.39 AC. ±

STANLEY & MARGARET CARTER
E.H.K., JR. (48/71)

ANDREW H. MILLER & WIFE
(1182/249)

JOHN H. WILLIS & WIFE
(50/81)

GEORGE GEORGIOS VELAETIS & WIFE
(6353/276)

FORMERLY
CARMELLA MICELLI
(6210/139)

FORMERLY
PIETRO MICELLI
(893/67)

NOW PART OF LOT 12
"COUNTRY HILL ESTATES"
(56/42)

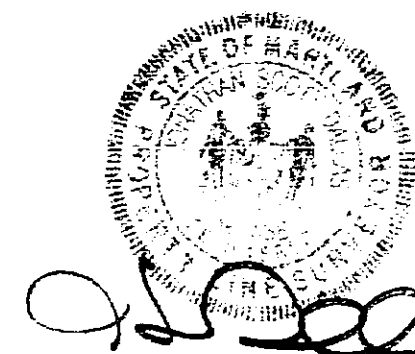
97-33-SPH

- NOTES:
1. PARCELS A & B ZONED R.C. 2 PER (54/141) "DALTON PROPERTY"
 2. NEW 22' DRAINAGE DITCHES PER 1982 1" ZONING MAP
 3. EASTING/PROPOSED USE OF PROPERTIES SINGLE FAMILY DWGS (NO NEW CONSTRUCTION PROPOSED)
 4. OWNER, PARCEL A & 1/2 LOT 3 "STANLEY & MARGARET CARTER" E.H.K., JR. (48/71)
 5. OWNER REM LOT 3 ROBERT E. DALTON & WIFE 5994/541

SPECIAL HEARING REQUEST
REQUEST TO ALLOW THE NONDENSITY
TRANSFER TO COMBINE 2.670 AC. ±, ZONED
RC-2 OF REMAINDER OF LOT NO. 3
"RESUBDIVISION OF DALTON PROPERTY" WITH
3.681 AC. ± (CONSISTING OF PARCEL 'A' AND
PART OF LOT 3 "RESUBDIVISION OF DALTON
PROPERTY") FOR A PROPOSED COMBINED
TOTAL AREA OF 6.351 AC. ±.

PETITIONER'S
EXHIBIT 1

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
"DALTON PROPERTY" (E.H.K., JR. 54/141)
11th ELECTION DISTRICT
SCALE: 1" = 100'
BALTO. CO. MD.
DATE: 7-11-96



J.S. DALLAS, INC.
Surveying & Engineering
13523 Long Green Pike
Baldwin, MD. 21013
(410) 817-4600