

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
N/S Paper Mill Road, 1600'+/-	*	
W of c/l Old York Road	*	ZONING COMMISSIONER
2820 Paper Mill Road	*	
10th Election District	*	OF BALTIMORE COUNTY
6th Councilmanic	*	
	*	Case No. 97-269-SPH
DEREK PARKER, ET UX, ET AL.	*	
Petitioners	*	

* * * * *

ZONING COMMISSIONER'S AMENDED RULING ON MOTION FOR RECONSIDERATION

The above captioned matter comes before the Zoning Commissioner on a request for reconsideration of the Finding of Fact and Conclusions and Law and Order issued on April 9, 1997. On that date, the Petition for Special Hearing filed by the Petitioners/property owners was granted. The Petition for Special Hearing sought approval of an in-law apartment in a dwelling located on the subject property. The Petitioners/property owners were identified as Derek Parker and Sharon Thomas-Parker, his wife, and Roosevelt Parker and Lucille Parker, his wife. The Petitioners, through counsel, have filed a Motion for Reconsideration seeking clarification of two issues. Those issues both relate to restrictions/conditions which were imposed upon the relief granted. The conditions were generated from a Zoning Plans Advisory Committee (ZAC) comment offered by the Department of Environmental Protection and Resource Management (DEPRM).

First, the Petitioners seek clarification of the restriction relating to internal means of access between units within the dwelling. As noted within the prior opinion, there are three internal doorways which provide access between the primary living unit and the in-law apartment within the subject dwelling. It is the intent of this Zoning Commissioner to require that those means of access, one on each floor, will remain open and are not blocked and/or closed. For so long as those doorways remain capable of

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

providing internal access, the Petitioners shall be in compliance with the restriction imposed. The Petitioners, or subsequent owners, shall not, however, be permitted to block or eliminate the internal doorways. No other internal renovation of the walls or hallways is required.

The second restriction relates to the driveway to the two-car garage which leads to the in-law apartment. As shown on the site plan, there are two driveways which serve the subject dwelling. One leads to a 3-car garage connected to the main portion of the dwelling while the other leads to a two-car garage connected to the in-law apartment. A comment from DEPRM suggested potential relocation for the driveway leading to the in-law apartment/garage. Under DEPRM's proposal, that driveway would be eliminated and an extension of the other driveway would be constructed across the front yard of the property. I do not believe that such change is appropriate. In my view, construction of a new driveway across the front of the house would detract from the appearance of the house. In this regard, I am particularly concerned about the view of the dwelling from the neighboring houses. The existing macadam driveway serving the two-car garage has, in fact, been built and is buffered on both sides by woods. DEPRM's suggested relocation of the driveway would not be so buffered and, in my view, is inappropriate.

Finally, a comment is in order to clarify the use of the in-law apartment. That apartment shall be used only by immediate members of the Parker family. Only the parents of Derek Parker and Sharon Thomas-Parker, on either side of the family, shall be allowed. The in-law apartment shall not be used by other distant family members or unrelated family members; nor shall same ever be used as a rental unit.

Other than these clarifications, the prior Findings of Fact and Conclusions of Law and Order dated April 9, 1997, shall be and is hereby readopted and incorporated herein.

This Amended Ruling on Motion for Reconsideration shall supersede the May 7, 1997 Ruling on Motion for Reconsideration.

Any appeal from this decision must be taken in accordance with the applicable provisions of law.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Date: 6/5/97

APPROVED AS TO FORM:



Newton A. Williams (Date)
Attorney for Petitioners



Peter Max Zimmerman (Date)
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 5, 1997

Newton A. Williams, Esquire
Nolan, Plumhoff and Williams, Chtd.
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

RE: Amended Ruling on Motion for Reconsideration
Property: 2820 Paper Mill Road
Petitioner: Derek Parker, et ux, et al
Case No. 97-269-SPH

Dear Mr. Williams:

Enclosed herewith is the Zoning Commissioner's Amended Ruling on Motion for Reconsideration in the above captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn

c: Joseph E. Martin
Thomas McDermott
Keith A. Rings
c: Peter M. Zimmerman, Esquire, Peoples Counsel
R. Bruce Seeley, c/o DEPRM

IN RE: PETITION FOR SPECIAL HEARING
N/S Paper Mill Road, 1600' +/-
W of c/l of Old York Road
2820 Paper Mill Road
10th Election District
6th Councilmanic District
Derek Parker, et ux, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-269-SPH

* * * * *

ZONING COMMISSIONER'S RULING ON MOTION FOR RECONSIDERATION

The above captioned matter comes before the Zoning Commissioner on a request for reconsideration of the Findings of Fact and Conclusions of Law and Order issued on April 9, 1997. On that date, the Petition for Special Hearing filed by the Petitioners/property owners was granted. The Petition for Special Hearing sought approval of an in-law apartment in a dwelling located on the subject property. The Petitioners/property owners were identified as Derek Parker and Sharon Thomas-Parker, his wife, and Roosevelt Parker and Lucille Parker, his wife. The Petitioners, through counsel, have filed a Motion for Reconsideration seeking clarification of two issues. Those issues both relate to restrictions/conditions which were imposed upon the relief granted. The conditions were generated from a Zoning Plans Advisory Committee (ZAC) comment offered by the Department of Environmental Protection and Resource Management (DEPRM).

First, the Petitioners seek clarification of the restriction relating to internal means of access between units within the dwelling. As noted within the prior opinion, there are three internal doorways which provide access between the primary living unit and the in-law apartment within the subject dwelling. It is the intent of this Zoning Commissioner to require that those means of access, one on each floor, will remain open and are not blocked and/or closed. For so long as those doorways remain capable of

ORDER RECEIVED FOR FILING
Date 5/2/97
By M. G. Park

MICROFILMED

providing internal access, the Petitioners shall be in compliance with the restriction imposed. The Petitioners, or subsequent owners, shall not, however, be permitted to block or eliminate the internal doorways. No other internal renovation of the walls or hallways is required.

The second restriction relates to the driveway to the two car garage which leads to the in-law apartment. As shown on the site plan, there are two driveways which serve the subject dwelling. One leads to a 3 car garage connected to the main portion of the dwelling while the other leads to a two car garage connected to the in-law apartment. A comment from DEPRM suggested potential relocation of the driveway leading to the in-law apartment/garage. Under DEPRM's proposal, that driveway would be eliminated and an extension of the other driveway would be constructed across the front yard of the property. I do not believe that such change is appropriate. In my view, construction of a new driveway across the front of the house would detract from the appearance of the house. In this regard, I am particularly concerned about the view of the dwelling from the neighboring houses. The existing macadam driveway serving the two car garage has, in fact, been built and is buffered on both sides by woods. DEPRM's suggested relocation of the driveway would not be so buffered and, in my view, is inappropriate.

Finally, a comment is in order to clarify the use of the in-law apartment. That apartment shall be used only by immediate members of the Parker family. Only the parents of Derek Parker and Sharon Thomas-Parker, on either side of the family, shall be allowed, or their children. The in-law apartment shall not be used by other distant family members or unrelated family members; nor shall same ever be used as a rental unit.

Other than these clarifications, the prior Findings of Fact and Conclusions of Law and Order dated April 9, 1997, shall be and is hereby readopted and incorporated herein.

ORDER RECEIVED FOR FILING

Date

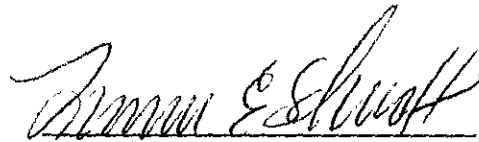
5/1/97

By

M. Parker

PROCESSED

Any appeal from this decision must be taken in accordance with the applicable provisions of law.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Date:

May 7, 1997

ORDER RECEIVED FOR FILING

Date

5/7/97

By

M. Parah



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 6, 1997

Newton A. Williams, Esquire
Nolan, Plumhoff and Williams, Chtd.
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

RE: Motion for Reconsideration
Property: 2820 Paper Mill Road
Petitioner: Derek Parker, et ux, et al
Case No. 97-269-SPH

Dear Mr. Williams:

Enclosed herewith is the Zoning Commissioner's Ruling on Motion for Reconsideration in the above captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm

c: Peter M. Zimmerman, Esquire, Peoples Counsel
R. Bruce Seeley, c/o DEPRM



IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N/S Paper Mill road, 1600 ft. +/-
W of c/l of Old York Road * ZONING COMMISSIONER
2820 Paper Mill Road * OF BALTIMORE COUNTY
10th Election District *
6th Councilmanic District *
Derek Parker, et ux, et al. * Case No. 97-269-SPH
Petitioners *
RECEIVED
APR 25 1997
ZONING COMMISSIONER

* * * * *

MOTION FOR RECONSIDERATION

Mr. and Mrs. Derek Parker and Mr. and Mrs. Roosevelt Parker, by Newton A. Williams and Nolan, Plumhoff & Williams, Chartered, their attorneys, respectfully request that the Commissioner reconsider portions of his Findings of Fact and Conclusions of Law dated April 9, 1997.

The grounds of the motion are as follows:

1. The Parkers, while educated persons, are not in the real estate business, nor are they attorneys. When they contracted to build the attractive house which is the subject of these proceedings at 2820 Paper Mill Road, they were not clearly informed, and had no actual knowledge of the need to seek approval for an in-law apartment.

2. The subject property is Lot 4 of Victoria Woods, which at 4.176 acres is a very large RC-4 parcel. There are three other lots in Victoria Woods, as shown on the site plan Petitioner's Exhibit 1. At 4.176 acres, the subject property is four times as large as now allowed in an RC4 zone, which now permits 1 acre lots under certain circumstances.

3. Viewed in the light of the size of the property, that is almost 4.2 acres, and in the light of the neighboring houses, the Parker home is not excessively large, even including the in-law apartment.

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS,
CHARTERED

MICROFILMED

4. At the public hearing on March 21, 1997, the Petitioners illustrated that it is not unusual for many large homes in today's market to have more than one garage, and more than one driveway. In fact, photographs were offered of such homes in three different sections of suburban Baltimore County.

5. Had the Woods Organization, Inc., the developer, chosen to do so, under certain circumstances the four acre lot in question could have been utilized for more than one individual lot, perhaps as many as four.

6. The Opinion and Order of April 9, 1997, incorporates by reference the attached comment dated January 8, 1997, from Mr. R. Bruce Seeley of DEPRM to Mr. Arnold Jablon, Director of Zoning Administration and Development Management. The incorporation of the DEPRM comment is extremely restrictive in the following respects, namely:

A. It would be impractical to remove the walls which create the in-law apartment; these walls are actual load bearing walls and it would be almost impossible to remove them. However, the Petitioners offered at the hearing, and again offer that the three doors, one on each level, basement, first floor and second floor level, will not be closed off to create a separate living unit.

B. It would be practical in the event of the disuse of the in-law apartment due to death, or sale of the house, to remove the kitchen fixtures, and the Petitioners are certainly ready and able to do so.

C. It would be completely impractical to remove the second driveway in the event of a sale or death, and the Petitioners respectfully ask that they be allowed to keep the second driveway and a garage on each end of this large and attractive home.

D. Finally, the Petitioners would respectfully ask that the in-law apartment could be used by the Parkers, the present proposed occupants, by Mrs. Sharon Parker Thomas' in-laws, and finally by the Parker children at such time as they would be of sufficient age to benefit from the use of the entire premises.

5. The Petitioners wish to emphasize again that they have no intention or wish to ever rent this property, but they would ask that its use be allowed to family members, and that impractical restrictions not be imposed upon the sale or estate situation.

Newton A. Williams

Newton A. Williams
Nolan, Plumhoff & Williams, Chtd.
Suite 700 - Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204
(410) 823-7800

CERTIFICATE OF SERVICE

I HEREBY CERTIFY on this 25th day of April, 1997, that a copy of the foregoing Motion for Reconsideration was mailed, postage prepaid, to Peter M. Zimmerman, Esquire, People's Counsel for Baltimore County, Old Court House, 400 Washington Avenue, Towson, MD 21204 and to J. Bruce Seeley, DEPRM, 4th Floor, Courts Building, Towson, MD 21204.

Newton A. Williams

Newton A. Williams

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS,
CHARTERED

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
N/S Paper Mill Road, 1600 ft. +/-	
W of c/l of Old York Road	* ZONING COMMISSIONER
2820 Paper Mill Road	
10th Election District	* OF BALTIMORE COUNTY
6th Councilmanic District	
Derek Parker, et ux, et al	* Case No. 97-269-SPH
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 2820 Paper Mill Road in Phoenix. The Petition is filed by Derek Parker and Sharon Thomas-Parker, his wife, and Roosevelt Parker and Lucille Parker, his wife, property owners. The Petition for Special Hearing seeks approval of an in-law apartment in a dwelling located on the subject property. The requested relief and subject property are more specifically shown on the plat to accompany the Petition for Special Hearing, marked as Petitioners' Exhibit No. 1.

The public hearing for this matter originally convened on February 7, 1997 in Room 106 of the County Office Building. When the hearing could not be completed in a single day, a second day was scheduled and conducted on March 21, 1997 in Room 118 of the Old Court House.

Appearing at all or parts of the requisite public hearing held for this case were Sharon Thomas-Parker, Derek Parker, Lucille and Roosevelt Parker, property owners. Also present was Michael A. Wood and Arthur F. Wood, builders of the dwelling on the subject property. A number of neighbors from the surrounding subdivision appeared, including Joseph E. Martin, Thomas McDermott and Keith A. Rings. The Petitioners were represented by Newton A. Williams, Esquire.

Testimony and evidence presented was that the subject property is known as lot No. 4 of the Victoria Woods subdivision. This is a five lot subdivision adjoining Paper Mill Road in the Phoenix community of Balti-

ORDER RECALL FOR FILING
Date 4/19/97
By [Signature]

100-1-1000

more County. The subdivision contains five lots, four of which are residential in character and contain vehicular access by way of a shared driveway from Paper Mill Road. The fifth lot has frontage on Paper Mill Road and contains two buildings which are utilized for commercial/office purposes. This Zoning Commissioner recently entertained a separate case about the business activities on lot No. 5. (Case No. 97-316-SPH)

The subject lot (known as lot No. 4, or 2820 Paper Mill Road) is 4.176 acres in area. As noted above, it is owned by four individuals, collectively, the Parker family. Mr. Derek Parker is the husband of Sharon Thomas-Parker and the son of Roosevelt and Lucille Parker.

Apparently, the Parkers purchased the property in 1995 and retained Michael Wood to construct a single family house thereon. Despite ongoing construction difficulties, the house is substantially completed. The house is extremely large in size and has cost nearly \$500,000.00. As shown on the site plan and in photographs submitted, the house features a garage at each end and each garage has a separate driveway. There are also attached decks to the rear of the dwelling, as well as a pool and deck in the back yard.

There was a great amount of testimony concerning the history of the construction of the house and the intended purposes and use thereof. Not all of that testimony will be summarized herein, suffice it to say that it is contained within the record of this case. According to the Petitioners, it has always been the intent of Mr. and Mrs. Parker, Sr., and Mr. and Mrs. Parker, Jr., to both reside in the house. Thus, it has always been the desire of the Petitioners to construct the house so that same has two components; that is, a separate area for the senior Mr. and Mrs. Parker and a separate area for the younger Mr. and Mrs. Parker. In this regard, I have reviewed copies of the permit applications, floor plan and photographs of the site. I have also conducted a site visit.

MICROFILMED

ORDER RECORDED FOR FILING
Date 4/19/97
By M. Wood

ments show a substantially sized building which will contain two separate kitchens and living areas. As noted above, each separate unit will contain its own garage and macadam driveway. Moreover, each component contains its own deck and will operate from its own utility meter. Nonetheless, there is an internal connection between each component. As shown on the floor plans, and by the testimony offered, there is an interior doorway on each of the three floors of the dwelling (basement, first floor and second floor) which leads from one unit to the other. Thus, each unit has both a separate exterior entrance as well as a shared interior access.

The Petition for Special Hearing has been filed to legitimize this arrangement and approve the installation of a separate kitchen within that portion of the dwelling in which the senior Mr. and Mrs. Parker will reside. Relief is requested to approve "an in-law apartment" in the subject dwelling.

In-law apartments are permitted uses by the BCZR, through the Petition for Special Hearing process. Nonetheless, what is presented in this case is not the typical in-law apartment. In most cases, a relatively small area of a dwelling, with separate rooms and facilities, is proposed for an elderly parent. Owing to the size of this dwelling, the in-law area is significantly more substantial than what is normally proposed.

Upon due consideration and the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. After having fully investigated and considered the testimony and evidence presented, I am persuaded that the use is appropriate and will not be detrimental to the surrounding properties. However, I will impose restrictions in an effort to prevent the property from ever being used as a duplex house, or to provide living facilities for more than one family. These restrictions, which are set forth within the Order which follows are designed to safe-

ORDER RECEIVED FOR FILING

Date

By

guard the neighborhood and prohibit a dwelling inconsistent with the substantially sized homes in this community.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of April 1997 that, pursuant to the Petition for Special Hearing, approval for an in-law apartment in a dwelling located on the subject property, be and is hereby GRANTED, subject, however, 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the comments (attached hereto) submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), from the Department of Environmental Protection and Resource Management (DEPRM) dated January 8, 1997 are adopted in their entirety and made a part of this Order.
3. The three internal points of access between the units shall remain and shall not be blocked or removed.
4. Prior to the issuance of any permits, the Petitioners shall record a copy of this Order in the Land Records of Baltimore County to assure notice to future purchasers of the property of the restrictions contained herein. A copy of the recorded Order shall be submitted to the Zoning Commissioner's office for inclusion in the case file.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 4/9/97
By M. G. G. G.



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 9, 1997

Newton A. Williams, Esquire
700 Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 97-269-SPH
Property: 2820 Paper Mill Road
Derek Parker, Sharon Thomas-Parker, Roosevelt Parker and
Lucille Parker, Petitioners

Dear Mr. Williams:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Mr. and Mrs. Derek Parker
Mr. and Mrs. Roosevelt Parker
2820 PaperMill Road
Phoenix, Maryland 21131

MICROFILMED



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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
January 8, 1997

FROM: R. Bruce Seeley *RBS/48*
DEPRM

SUBJECT: Zoning Item #269 - Parker Property
2820 Paper Mill Road
Zoning Advisory Committee Meeting of December 30, 1996

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

Agriculture Preservation Review

This request raises concern for the impact of additional impervious surfaces from a larger dwelling, additional driveways, and increased intensity of use by two families. The purpose of the RC-4 is to protect the water quality of the drinking reservoir and increased impervious surfaces is detrimental to the protection of the reservoir watershed.

It is recommended that if this request is approved that the petitioner agree to condition the approval so as to restrict the use of the kitchen to the mother-in-law and father-in-law only. At the time of their deaths or the sale of the property, the petitioner or assignees will remove the kitchen and will restore the interior of the dwelling so as to remove any walls that may have been erected to create a duplex. the petitioner will also agree that this portion of the house will not be used for separate rental purposes. It is recommended that at the time of the discontinuation of the use by the in-laws that the second driveway be eliminated.

Ground Water Management

An expansion of the septic system may be required at time of building permit application for the in-law apartment.

RBS:WL:sp

PARKER/DEPRM/TXTSBP



Petition for Special Hearing

97-269-SPH

to the Zoning Commissioner of Baltimore County

for the property located at 2820 Paper Mill Road Phoenix, Md 21131
which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AN IN-LAW
APARTMENT.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

NEWTON A. WILLIAMS

(Type or Print Name)

Signature

700 NOTTINGHAM AVE CENTRE

202 WASH. AVE. 823-7800

Address

Phone No

TOWSON

City

Maryland

State

21204

(410)

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

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates 1/20 Next Two Months

ALL OTHER

REVIEWED BY: J. Williams DATE 12-20-76

269

47-269-SP4

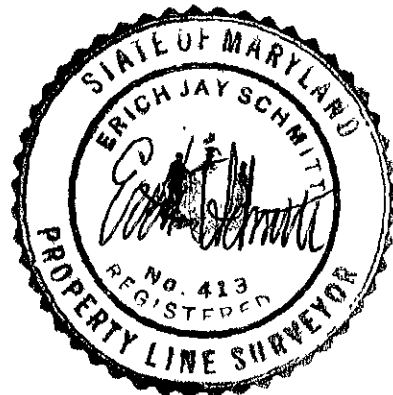
ZONING DESCRIPTION
LOT FOUR
2820 PAPER MILL ROAD

BEGINNING at a point on the northerly side of Paper Mill Road, said point lying in the proposed northerly right of way line, 40 feet northerly of the centerline of said Paper Mill Road approximately 1600 feet west of the intersection with Old York Road. Thence the following courses and distances:

1. N 27°24'03" W 188.34 feet,
2. S 70°46'16" W 69.91 feet,
3. N 07°13'47" W 122.93 feet,
4. N 03°47'54" E 240.73 feet,
5. N 05°18'45" E 290.00 feet,
6. N 76°35'50" E 304.20 feet,
7. S 10°30'05" E 325.00 feet,
8. S 85°04'55" W 247.51 feet,
9. S 10°07'08" E 505.81 feet,
10. 48.33 feet along the arc of a curve to the left having a radius of 690.00 feet,
11. S 68°16'50" W 28.60 feet to the point of beginning.

Also known as 2820 Paper Mill Road and located in the Tenth Election District. Said property being known as Lot 4 as shown on a plat entitled " Victoria Woods " recorded among the Land Records of Baltimore County Maryland in Plat Book S.M. 65 Folio 97.

269



UNRECORDED

[illegible]

SPH

Case: 269
Item: 269
Mill Road
1600 41

2820 Paper Mill Road
NS Paper Mill Road
of Old York Road
District

10th Electronic

6th Court
Legal Owner(s)
Thomas Parker
Russell

Sharon and
Parker Parker
to approve
to approve

after and hearing to

Feb. 10. Fri.

Headquarters
4901 at 3.00 per Building
Office

185 COURT
SCHMIDT

LAWRENCE
Commissioner

Zoning Commission Hearings for Baltimore County (1) possible

Handicapped
Accommodations

Special Call 887-3333

12) For critical file and/or

File # 887-2
Call 887-2

4/206 Jan. 15

6112472

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11/6, 1997

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 11/16, 1997.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

SECRET



Baltimore County
Department of Permits and
Development Management

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

97-269-SPA

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.: 269 Petitioner: SHARON PARKER

Location: 2820 PAPER MILL RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SHARON THOMAS PARKER

ADDRESS: 2820 PAPER MILL RD.

PHOENIX, MD. 21131

PHONE NUMBER: 254-0824



97-269-SPH

BALTIMORE COUNTY, MARYLAND 269 NO. 029710
OFFICE FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 12-20-96 ACCOUNT RC01-6150

RECEIVED
FROM: Sharon Parker AMOUNT \$ 50.00
2820 Apple Mill Rd

FOR: 2820 SD. Hlde. (030) - 50.00

MICROFILMED
03A91#0289NICHRC \$50.00
BA 008246PM12-20-96

DISTRIBUTION
WRITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

JS

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

97-269-SPH

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Approval of an In-Law Apartment

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUKENT PUBLISHING COMPANY
January 16, 1997 Issue - Jeffersonian

Please forward billing to:

Sharon Thomas Parker
2820 Paper Mill Road
Phoenix, MD 21131
254-0824

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: 97-269-SPH (Item 269)
2820 Paper Mill Road
N/S Paper Mill Road, 1600' +/- W of c/l Old York Road
10th Election District - 6th Councilmanic
Legal Owner(s): Sharon Thomas-Parker and Derek Parker and Rossevelt Parker and Lucille Parker

Special Hearing to approve an in-law apartment.

HEARING: FRIDAY, FEBRUARY 7, 1997 at 3:00 p.m. in Room 106, County Office Building.

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.

RECEIVED
FEB 10 1997
BALTIMORE COUNTY



Baltimore County
Department of Permits and
Development Management

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

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: 97-269-SPH (Item 269)

2820 Paper Mill Road

N/S Paper Mill Road, 1600'+/- W of c/l Old York Road

10th Election District - 6th Councilmanic

Legal Owner(s): Sharon Thomas-Parker and Derek Parker and Rossevelt Parker and Lucille Parker

Special Hearing to approve an in-law apartment.

HEARING: FRIDAY, FEBRUARY 7, 1997 at 3:00 p.m. in Room 106, County Office Building.

151
Arnold Jablon
Director

cc: Sharon Thomas Parker
Newton A. Williams, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 23, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

January 31, 1997

Newton A. Williams, Esquire
700 Nottingham Centre
502 Washington Avenue
Towson, MD 21204

RE: Item No.: 269
Case No.: 97-269-SPH
Petitioner: Derek Parker, et al

Dear Mr. Williams:

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 December 20, 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 dark ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 12-31-94
Item No. 269 (JCM)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

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

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: December 30, 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. 258, 259, 261, 263, 267, 268, and 269

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

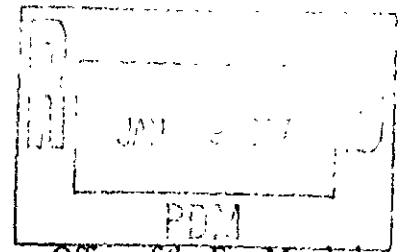
Division Chief: Gary L. Kern

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500



Office of the Fire Marshal
(410) 887-4880

DATE: 01/08/97

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 DEC. 30, 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: 258, 259, 261, 262, 263, 265, 266, 267, 268 AND 269.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

March 4, 1997

Newton A. Williams, Esquire
700 Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

RE: Case No. 97-269SPH
Sharon Thomas-Parker, et al, Petitioners
Petition for Special Hearing

Dear Mr. Williams:

This is to confirm that the above captioned case is now scheduled for hearing on March 21, 1997 at 1:00 P.M. in Room 118 of the Old Court House.

By a copy of this letter, I have informed Mr. Thomas M. McDermott and Mr. Joseph E. Martin who were listed on the sign-in sheet when the hearing was originally set for February 7, 1997.

Be advised that I have also subpoenaed Mr. Arthur Woods and Michael Woods of Hancraft Homes and Improvements, Inc. (copy attached) to appear at the March 21, 1997 hearing.

Very truly yours

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

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

c: Mr. Thomas McDermott
Mr. Joseph E. Martin



RE: PETITION FOR SPECIAL HEARING
2820 Paper Mill Road, N/S Paper Mill Rd,
1600'+/- W of c/l Old York Road
10th Election District, 6th Councilmanic

Sharon Thomas-Parker and Derek Parker,
Roosevelt and Lucille Parker
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-269-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 31st day of February, 1997, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

BALTIMORE COUNTY
ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Inter-Office Correspondance

TO: Lawrence E. Schmidt, Zoning Commissioner
FROM: Wallace S. Lippincott, Jr. *WSL*
RE: Special Hearing Case No. 97-269-sph

DATE: April 28, 1997

I met today with Mr. Newton Williams who requested the reconsideration of the two comments made by this Department on this request. Again, the concern is that of the intensity of use of this lot that is Zoned RC 4 Watershed Protection. The RC 4 standards seek to reduce the impact of roads, dwellings and uses on properties that are adjacent to streams that flow into the public drinking water reservoirs.

The two comments were suggested as a way to minimize the long term impact by recognizing the short term need but seeking to preclude a permanent conversion to two dwellings. Mr. Williams has advised that our comment concerning prohibiting a permanent separation of the house into two units has been precluded by Restriction 3 of your order. This restriction is sufficient.

The second comment that was made requested that at the time of the discontinuation of the proposed use by the parents or at the time of sale, that the second driveway be removed. This condition is still sought. A proposed configuration is provided. The driveway to the in-law apartment should be removed and reforested as is appropriate in RC 4. This change may also have the potential to decrease the runoff impact given the grades on the site. The purpose of this condition is to provide for additional assurance that the house will ultimately be used as a single family dwelling.

MICROFILMED

CASE NO. 97-269-SPH

DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT

Located at 111 W. Chesapeake Avenue, County Office Building, Room 106,
Towson, Maryland 21204

BALTIMORE COUNTY

vs.

MICHAEL WOODS

Witness

HEARING DATE: MARCH 21, 1997 ISSUE DATE: MARCH 4, 1997

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I CERTIFY

☐ that I served a Citation and all other papers filed with it by ☐ restricted delivery mail, return card attached

☒ that I served by personal delivery to MICHAEL WOODS (name)

_____ on 3/6/97 at 9:30 AM
title date time

Description of defendant: Race W Sex M Ht. 5-3

Wt. 145 Age 38 Other _____

☒ and left with him a copy of the citation and all other papers filed with it.

_____ I posted the premises at _____

_____ I was unable to serve because _____

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information and belief and do further affirm I am a competent person over 18 years of age and not a party to the case.

3/6/97 [Signature]
Date Signature

CEO.
Title

11:00 AM 111 W. CHESAPEAKE AVE
Time Address

887-3373
Telephone number

MICHAEL WOODS

NO RECORD OF TITLE OR REGISTRATION INFORMATION.

W-320-603-189-103 SUS.REV: NO

MICHAEL EDWARD WOODS

5-03 145 1 M 02/08/60

4558 CLERMONT MILL RD

STREET

HA MD 21154

-END OF RECORD-

>>> INTERROGATION COMPLETE; W320603189103 <<<
>EX >ST >DEL

RCSCOMPG

Format . . . : RCSCOM

Mode . . . : ENTRY
File . . . : RCSCOM

ID: 2014 Rec'd by: KFH Date Received: 021097 Area: E4 EO: 6 Map Coord:
G/W Ref: 1 Rod: Sew: Ins: Pool: H2O: PB F/A: Misc: AW
Number: 12 Apt: Dir: Strt: MONHEGAN CT. Zip: 21235
Complainant LName: ANON CFName:
C Address: CPhone:
Reason: TRASH AND LITTER IN FRONT OF HOUSE AND IN PARKING AREA.
Reason: P.U. TUESDAY
Reason:
Inspector: PWB Priority: B Status: PAPP: 1st Inspec Date:
Total Calls: 1 Reinspection Due: Complet Date:
History:
History:
History:
Followup1: Followup2: Followup3: Followup4:
Owner/Facility: ViolDoc: Survey:

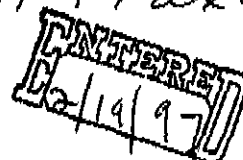
F2=Exit
F3=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Re chg to CSE

Rec'd 2/25/97 Rental unit, Faxed to Code Enforce.
16-00-010732



Laziuck, Mitchell S

97-4203✓
11th JP
2/27

CASE NO. 97-269-SPH

DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT

Located at 111 W. Chesapeake Avenue, County Office Building, Room 106,
Towson, Maryland 21204

BALTIMORE COUNTY

vs.

ARTHUR WOODS

Witness

HEARING DATE: MARCH 21, 1997 ISSUE DATE: MARCH 4, 1997

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I CERTIFY

___ that I served a Citation and all other papers filed with it by ___ restricted delivery mail, return card attached

☒ that I served by personal delivery to ARTHUR WOODS (name)

___ on 3/19 at 9:45
title date time

Description of defendant: Race W Sex MALE Ht. 5'8"

Wt. 160 Age 50's Other _____

☒ and left with him a copy of the citation and all other papers filed with it.

___ I posted the premises at _____

___ I was unable to serve because _____

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information and belief and do further affirm I am a competent person over 18 years of age and not a party to the case.

3/19/97
Date

[Signature]
Signature

C.E.O.
Title

Time

Address

Telephone number

APPROX
no MVA
info

IN RE: PETITION FOR SPECIAL HEARING
N/S Paper Mill Road, 1600 ft. +/- W
of c/l Old York Road
2820 Paper Mill Road
10th Election District
6th Councilmanic District
Sharon Thomas-Parker, Derek Parker
et al, Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-269-SPH

* * * * *

SUBPOENA

TO:

Michael Woods
Handcraft Homes and Improvements, Inc.
1120 Baldwin Mill Road
Jarrettsville, Md. 21084

You are hereby summoned and commanded to be and appear personally
before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore
County in Room 118 Old Court House, 400 Washington Avenue, Towson, Md. 21204

and to bring all written records, documents, etc., pertaining to 2820 Paper
Mill Road, Phoenix, Md. 21131

on the 21 day of March 1997 ^{at 1:00 p.m.} regarding the above captioned
case, for the purpose of testifying at the request of the Zoning Commissioner
for Baltimore County

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c).

Zoning Commissioner/Deputy
Zoning Commissioner
for Baltimore County

Issued: 3/4/97

IN RE: PETITION FOR SPECIAL HEARING
N/S Paper Mill Road, 1600 ft. +/- W
of c/l Old York Road
2820 Paper Mill Road
10th Election District
6th Councilmanic District
Sharon Thomas-Parker, Derek Parker
et al, Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-269-SPH

* * * * *

SUBPOENA

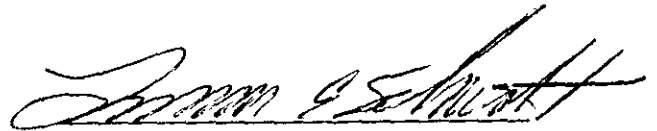
TO:

Arthur Woods
Handcraft Homes and Improvements, Inc.
1120 Baldwin Mill Road
Jarrettsville, Md. 21084

You are hereby summoned and commanded to be and appear personally
before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore
County in Room 118 Old Court House, 400 Washington Avenue, Towson, Md. 21204

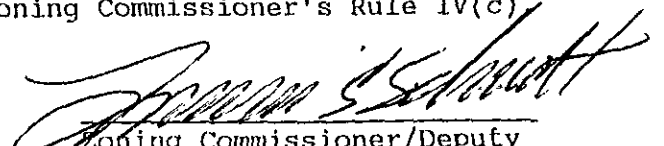
and to bring all written records, documents, etc., pertaining to 2820 Paper
Mill Road, Phoenix, Md. 21131

on the 21 day of March 1997, ^{at 1:00 p.m.} regarding the above captioned
case, for the purpose of testifying at the request of the Zoning Commissioner
for Baltimore County.



Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c)



Zoning Commissioner/Deputy
Zoning Commissioner
for Baltimore County

Issued: 3/4/97

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: _____
OEA: _____
HISTORIC DISTRICT/BLDG. _____

PERMIT #: _____
RECEIPT #: _____
CONTROL #: _____
XREF #: _____

PROPERTY ADDRESS _____
SUITE/SPACE/FLOOR _____ YES ☐ NO ☐
SUBDIV: _____ DO NOT KNOW ☐
TAX ACCOUNT #: _____ DISTRICT/PRECINCT _____

FEE: _____
PAID: _____
PAID BY: _____
INSPECTOR: _____

OWNER'S INFORMATION (LAST, FIRST) _____
NAME: _____
ADDR: _____

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☐

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM. _____

CODE CODE _____
BOCA CODE _____

TYPE OF IMPROVEMENT

1. _____ NEW BLDG CONST
2. _____ ADDITION
3. _____ ALTERATION
4. _____ REPAIR
5. _____ WRECKING
6. _____ MOVING
7. _____ OTHER _____

APPLICANT INFORMATION

NAME: _____
COMPANY: _____
STREET _____
CITY, ST, ZIP _____
PHONE #: _____ MHIC LICENSE #: _____
APPLICANT SIGNATURE: _____ TRACT: _____ BLOCK: _____
PLANS: CONST _____ PLOT _____ PLAT _____ DATA _____ EL _____ PL _____
TENANT _____
CONTR: _____
ENGR: _____
SELLR: _____

DESCRIBE PROPOSED WORK:

TYPE OF USE

RESIDENTIAL

01. _____ ONE FAMILY
02. _____ TWO FAMILY
03. _____ THREE AND FOUR FAMILY
04. _____ FIVE OR MORE FAMILY
(ENTER NO UNITS) _____
05. _____ SWIMMING POOL
06. _____ GARAGE
07. _____ OTHER _____

TYPE FOUNDATION

1. _____ SLAB
2. _____ BLOCK
3. _____ CONCRETE

BASEMENT

1. _____ FULL
2. _____ PARTIAL
3. _____ NONE

NON-RESIDENTIAL

08. _____ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. _____ CHURCH, OTHER RELIGIOUS BUILDING
10. _____ FENCE (LENGTH _____ HEIGHT _____)
11. _____ INDUSTRIAL, STORAGE BUILDING
12. _____ PARKING GARAGE
13. _____ SERVICE STATION, REPAIR GARAGE
14. _____ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. _____ OFFICE, BANK, PROFESSIONAL
16. _____ PUBLIC UTILITY
17. _____ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. _____ SIGN
19. _____ STORE _____ MERCANTILE _____ RESTAURANT
SPECIFY TYPE _____
20. _____ SWIMMING POOL _____
SPECIFY TYPE _____
21. _____ TANK, TOWER
22. _____ TRANSIENT HOTEL, MOTEL (NO. UNITS _____)
23. _____ OTHER _____

TYPE OF CONSTRUCTION

1. _____ MASONRY
2. _____ WOOD FRAME
3. _____ STRUCTURE STEEL
4. _____ REINF. CONCRETE

TYPE OF HEATING FUEL

1. _____ GAS 3. _____ ELECTRICITY
2. _____ OIL 4. _____ COAL

TYPE OF SEWAGE DISPOSAL

1. _____ PUBLIC SEWER _____ EXISTS _____ PROPOSED
2. _____ PRIVATE SYSTEM
_____ SEPTIC _____ EXISTS _____ PROPOSED
_____ PRIVY _____ EXISTS _____ PROPOSED

CENTRAL AIR: 1. _____ 2. _____
ESTIMATED COST: \$ _____
OF MATERIALS AND LABOR

1. _____ PUBLIC SYSTEM _____ EXISTS _____ PROPOSED
2. _____ PRIVATE SYSTEM _____ EXISTS _____ PROPOSED

PROPOSED USE: _____
EXISTING USE: _____

OWNERSHIP

1. _____ PRIVATELY OWNED 2. _____ PUBLICLY OWNED 3. _____ SALE 4. _____ RENTAL

RESIDENTIAL CATEGORY: 1. _____ DETACHED 2. _____ SEMI-DET. 3. _____ GROUP 4. _____ TOWNHSE 5. _____ MIDRISE
#EFF: _____ #1BED: _____ #2BED: _____ #3BED: _____ TOT BED: _____ TOT APTS/CONDOS: _____ 6. _____ MIRISE

1 FAMILY BEDROOMS _____

GARBAGE DISPOSAL 1. _____ Y 2. _____ N

POWDER ROOMS _____

BATHROOMS _____

KITCHENS _____

CLASS _____

LIBER _____

FOLIO _____

BUILDING SIZE _____ LOT SIZE AND SETBACKS _____
FLOOR _____ SIZE _____
WIDTH _____ FRONT STREET _____
DEPTH _____ SIDE STREET _____
HEIGHT _____ FRONT SETBK _____
STORIES _____ SIDE SETBK _____
LOT #'S _____ SIDE STR SETBK _____
CORNER LOT _____ REAR SETBK _____
1. _____ Y 2. _____ N ZONING _____

APPROVAL SIGNATURES

DATE

BLD INSP : _____ : _____
BLD PLAN : _____ : _____
FIRE : _____ : _____
SEDI CTL : _____ : _____
ZONING : _____ : _____
PUB SERV : _____ : _____
ENVRMNT : _____ : _____
PERMITS : _____ : _____

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Sharon Parker,
Thomas.

Newton Williams

4/28/95

① Only Doorways —

now

② Not remove load
bearing walls.

③ All in-laws - both sets

④ Alley - driveway in
front

⑤ Amended Order
to Neighbor's

NOT RECORDED

1

WILLIAMSON

RECEIVED

97-514

(MICRO: AED)

Handcraft Homes and Improvements, Inc.*Custom Building, Remodeling, Windows & Painting*

1120 Baldwin Mill Road
 Jarrettsville, MD 21084
 Tel (410) 557-6509
 Fax (410) 557-6546
 MHIC# 27702

July 11, 1996

To: Roosevelt & Lucille Parker
 2820 Paper Mill Road
 Phoenix, MD 21131

Job Location: 2820 Paper Mill Road
 Phoenix, MD 21131

JOB COSTS

- Kitchen cabinets and bathroom cabinets per drawings:

COST	\$ 2,740.00
ALLOWANCE	\$ 2,650.00
OVER ALLOWANCE	\$ 90.00

- Ceramic tile per selection sheets:

COST	\$ 1,137.00
ALLOWANCE	\$ 819.00
OVER ALLOWANCE	\$ 318.00

- Kitchen appliances per selection sheets:

- Kitchen Aid stove, Model #KERI500YAL	\$ 749.00
- Kitchen Aid dishwasher, Model #KUDM24SEAL	\$ 611.00
- Kitchen Aid microwave, Model #KHMS105BAL	\$ 545.00

TOTAL \$ 1,905.00

COST	\$ 1,905.00
ALLOWANCE	\$ 2,000.00

UNDER ALLOWANCE \$ 95.00*** NOTE: ALL PRICES INCLUDE 5% MARYLAND STATE SALES TAX.**

Roosevelt & Lucille Parker
APPROVAL

8-6-96
DATE

NEWTON A WILLIAMS
THOMAS J RENNER
WILLIAM P ENGLEHART, JR
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR
ROBERT S GLUSHAKOW
STEPHEN M SCHENNING
DOUGLAS L BURGESS
ROBERT E CAHILL, JR
C WILLIAM CLARK
E BRUCE JONES**
STUART A SCHADT

LAW OFFICES
NOLAN. PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX (410) 296-2765

JAMES D NOLAN
(RETIRED 1980)
J EARLE PLUMHOFF
(1940-1988)
RALPH E DEITZ
(1918-1990)

WRITER'S DIRECT DIA
823 7853

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

June 4, 1997

Honorable Lawrence E. Schmidt
Zoning Commissioner
Court House
Towson, Maryland 21204

Re: Derek Parker, et ux., et al.
Case No.: 97-269-SPH
Deletion of phrase "or their children" from Zoning Commissioner's
Ruling on Motion for Reconsideration (Ruling) of May 7, 1997

Dear Commissioner Schmidt:

The People's Counsel and Deputy have objected to the above phrase at page 2 of the May 7, 1997 Ruling.

To avoid an appeal on our client, the Parkers have consented to this deletion, and the People's Counsel and the Parkers respectfully ask that you make this deletion.

We enclose for your signature prior to June 6, the 30 day appeal period, as discussed with you on the telephone, "Zoning Commissioner's Amended Order On Motion For Reconsideration, retyped exactly from the May 7 Ruling, with the phrase deleted, by the People's Counsel's staff.

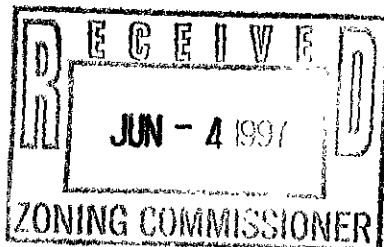
Finally, the People's Counsel asks that three or four neighbors who attended the two hearings, as shown on the sign in sheet, be copied on this Amended Ruling when signed.

Thank you and your staff for your attention to this matter prior to June 6, I am

Respectfully,

Newton A. Williams

Newton A. Williams



NAW:mao
encl.

cc: Peter J. Zimmerman, Esquire, People's Counsel
Carol S. DeMilio, Esquire, Deputy People's Counsel
Mr. and Mrs. Derek Parker
Mr. and Mrs. Roosevelt Parker
(w/enclosures)

**Requested In-Law Apartment Approval
Parker House
2820 Paper Mill Road
Case No.: 97-269-SPH**

1. The concept of an in-law quarters is not specifically covered in the Regulations.
2. This particular home is very large, and the size of the quarters must be judged against that size. All of the nearby homes are large, and some house large families. This home has five occupants.
3. The home was planned and purchased in good faith by the Parkers, they did not know of any approvals needed.
4. Only the Parker family will reside there - there will be no rentals or other tenancies.
5. The other neighbors are in a good position to monitor the Parker home, although that will not be needed.
6. The house is complete, and it would be an unfair hardship on the family, who bought in good faith, to deny the use of the second kitchen, and it would not change the size, configuration or location of the home.

We respectfully ask that it be approved.

Respectfully submitted,



Newton A. Williams
Nolan, Plumhoff & Williams, Chtd.
Suite 700 - Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204
(410) 823-7800

MAILED

DATE: 02/07/97
TIME: 17:37:07

AUTOMATED PERMIT TRACKING SYSTEM
FULL SCREEN INQUIRY

HP1072M

SEL	STREET ADDRESS	PERMIT NO	CONTROL NO
	2818 PAPER MILL RD	E225538	
	2818 PAPER MILL RD	E221636	
	2818 PAPER MILL RD	B225853	TA
	2818 PAPER MILL RD	B220013	NR
	2818 PAPER MILL RD	B213585	NR
	2820 PAPER MILL RD	P273540	273540
	2820 PAPER MILL RD	P272125	
	2820 PAPER MILL RD	E276542	276542
	2820 PAPER MILL RD	E272042	272042
	2820 PAPER MILL RD	B283591	TA
	2820 PAPER MILL RD	B276541	MR
	2820 PAPER MILL RD	B276538	RS
X	2820 PAPER MILL RD	B254954	NR
	2824 PAPER MILL RD	B263316	C-
	2825 PAPER MILL RD	E288045	288045
	2825 PAPER MILL RD	B281656	MR
	2828 PAPER MILL RD	B253010	RA
	2834 PAPER MILL RD	B253156	MR

PAGE SCROLL (F/B) F

CLEAR TO RETURN TO THE MENU

ENTER THE LETTER -X- NEXT TO THE ADDRESS TO RECEIVE PERMIT DETAIL

PANEL RP1003M

TIME: 17:38:09
DATE: 11/22/96

AUTOMATED PERMIT TRACKING SYSTEM
GENERAL PERMIT APPLICATION DATA

LAST UPDATE 12/15/95
PLD 09:47 45

PERMIT #:	B254954	PROPERTY ADDRESS	
RECEIPT #:	A272546	2820 PAPER MILL RD	
CONTROL #:	NR	SUBDIV:	VICTORIA WOODS
XREF #:	B254954	TAX ACCOUNT #:	2200016395
		DISTRICT/PRECINCT	10 04
		OWNERS INFORMATION (LAST, FIRST)	
FEE:	519.00	NAME:	PARKER, SHARON & ROOSEVELT, DERREK
PAID:	519.00	ADDR:	9514 WALTHAM WOODS RD. 21234
PAID BY:	APPL		
DATES		APPLICANT INFORMATION	
APPLIED:	11/22/95	NAME:	PHYLLIS WOOD
ISSUED:	12/21/95	COMPANY:	HANCRAFT HOMES & IMP., INC.

MICROCOM MED

OFFICE: 117-227-78
ADDRESS: JARRETTVILLE, MD. 21084
PHONE #: 557-6509
LICENSE #: 27702
NOTES: COP/DLS/JR/JF ADDRESS CHANGED PER HOUSE NUMBERS D45

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT
PF9 - SAVE PF10 - INQRY
PANEL BP1004M
TIME: 17:38:17
DATE: 02/07/97
BUILDING DETAIL 1
AUTOMATED PERMIT TRACKING SYSTEM
LAST UPDATE 11/22/95
PLD 13:02:09
TRACT: BLOCK:
FLANS: CONST 2 PLOT 9 PLAT 0 DATA 0 EL 1 FL 1
TENANT

BUILDING CODE: 1
CONTR: HANDCRAFT HOMES & IMP., INC.
ENGR: SELLR: WOOD ORGANIZATION
USE 01
FOUNDATION BASE WORK: CONST. A SPD W/(6) F/F (OUTSIDE PROJ. NOT TO EXCEED 4'X10'), 1(3) CAR GARAGE & 1(2) CAR GARAGE, COVERED FRONT PORCH, (2) OPEN WOOD DECKS
2 1 2P 2E
CENTRAL AIR 1
ESTIMATED COST 500,000.00
PROPOSED USE: SFD
OWNERSHIP: 1 EXISTING USE: VACANT
RESIDENTIAL CAT: 1
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: 8
PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF4 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1005M
TIME: 17:38:55
DATE: 02/07/97
BUILDING DETAIL 2
AUTOMATED PERMIT TRACKING SYSTEM
LAST UPDATE 11/22/95
PLD 13:02:09
LOT SIZE AND SETBACKS
SIZE: 4.261AC.
FRONT STREET:
SIDE STREET:
FRONT SETB: 100'
SIDE SETB: 88'/69'
SIDE STR SETB:
REAR SETB: 190'
CORNER LOT: N
BUILDING SIZE
FLOOR: 10703
WIDTH: 128.67
DEPTH: 48'
HEIGHT: 39'
STORIES: 3+B5MT
LOT NOS: 4
ASSESSMENTS
LAND: 0083040.00
IMPROVEMENTS: 0044960.00
TOTAL ASS: 0083040.00

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:
PLANNING INFORMATION
SUBSEWER:
CRIT AREA:
PASSWORD:
ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF4 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES

TOWSON, MARYLAND 21204

PERMIT NO: B254954
BUILDINGS ENGINEER

John R. King

PERMISSION IS HEREDY GRANTED TO:

NAME: PARKER, SHARON & ROOSEVELT, DERREK
ADDRESS: 9514 WALTHAM WOODS RD. 21234

TO USE AND OCCUPY THE LAND AND/OR BUILDINGS DESCRIBED AND LOCATED
AS FOLLOWS ON PERMIT NO. B254954

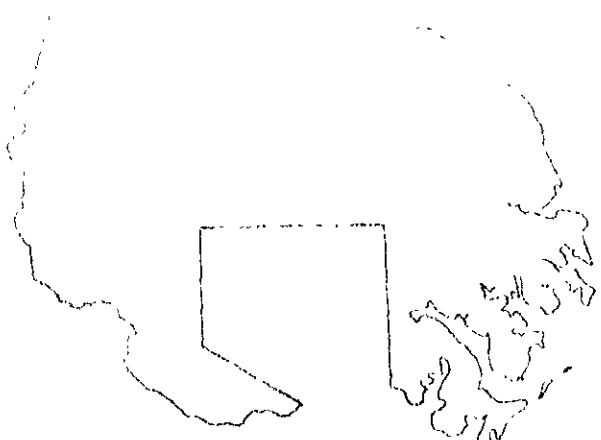
LOCATION OF PROPERTY: 2020
DIST: 10 LOT NO: 4
SUBDIVISION: VICTORIA WOODS

PAPER MILL RD
BLOCK NO.

DATE: 11/22/96
FEE PAID: 519.00

ISSUED BY THE BUILDINGS ENGINEER

J. Beisinger



INSPECTOR COPY

85-7-8081-tax #
Baltimore County
Department of Environmental Protection
and Resource Management
Sediment Control Division
111 W. Chesapeake Avenue
Towson, Maryland 21204

X Re: Permit No. B254954

Address _____

District _____

X Gentlemen:

☐ This letter is to certify that the referenced property has been graded in accordance with the requirements of the Baltimore County Grading Ordinance and/or the grading study submitted in order to obtain the building permit. In addition, all stabilization and the installation of rain gutters, downspouts, splashblocks, driveway and sidewalks are complete and there is no evidence of surface water ponding on the property.

☐ The undersigned request Winter Occupancy approval for the referenced property with the understanding that the fine grading, final stabilization and/or paved areas will be completed by _____ on or before May 15, 19____. Other items required for final approval have been completed. All disturbed areas have been stabilized with mulch and tack and there is hard-surface access from the roadway to the dwelling.

If the public roadway adjacent to this lot is not completed, the Purchaser is hereby notified that the County will not assume responsibility for repairs, snow removal or cleaning until the roadway has been completed and accepted by Baltimore County.

Building Contractor Handcraft Homes Inc.

Address 1120 Broadway Mill Rd

Builder's Signature Michael Pres.

Date 11-22-96

Owner/Purchaser's Signature _____

Date _____

D If any violations of the Baltimore County Code are observed on the property due to improper grading, stabilization or other items described above within one (1) year of the issuance of the Use and Occupancy permit by Baltimore County, the responsible party to contact for corrective action is:

Name Handcraft Homes Inc.

Address 1120 Broadway Mill Rd

JARVISVILLE MD

Phone Number 557-6509

2084

FILL IN ALL OF THE INFORMATION REQUESTED ABOVE AND RETURN TO THE BUILDING INSPECTION DIVISION, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 WHEN YOU REQUEST A FINAL INSPECTION. YOUR USE & OCCUPANCY CERTIFICATE WILL NOT BE ISSUED UNTIL THIS FORM IS RECEIVED.



Printed with Soybean Ink
on Recycled Paper

254954

INSPECTION RECORD
(INSPECTOR'S COPY)

DATE	INSPECTOR	INSPECTION	COMMENTS
3.18.96	T. Kidd	KT.	Grip
4.4.96	T. Kidd	End.	(Partial) front wall left
4.22.96	T. Kidd	End. →	open about 12' x 8' (OK)
5.29.96	T. Kidd	Per FAB pipe chimneys	5 of them OK.
6.20.96	T. Kidd	FR.	
6.25.96	T. Kidd	Insul	(Main House) Right wing (NOT. Finish) ↑
6.28.96	T. Kidd	Insul	OK
10.29.96	T. Kidd	Insul	DRYING
11.21.96	T. Kidd	Final	

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

NOTE: Building permits must be conspicuously displayed and not removed from the premises for which it was issued. It is not transferable. It must be shown upon demand to any authorized representative of the Buildings Engineer. This permit is good only for the use and to the extent described above. Changes in use, any extension thereof, and changes in occupancy require a new permit.

MICROFILMED

CITIZEN SIGN-IN SHEET

ADDRESS

26 South Street

Baltimore, MD 21202

MICHAEL H. MANNES

1 EAST FRANKLIN STREET

BALTIMORE, MD 21202-2239

ROOSEVELT PARKER

2820 PAPER MILL RD PHOENIX AZ

Derek Parker

2800 Papermill Rd Phoenix ⁸⁵⁰³¹ MD

Keith A. Kincaid

2814 Paper 17.11 Rb Phinney 2151

Joseph E. MARTIN

2816 Roger Wall Rd Phoenix²¹¹³¹ AZ

THOMAS M. McDERMOTT

2818 PAPER MILL RD PHOENIX MD 21131

RICK RALPH

14509 OLD YORK RD Phoenix, AZ

Michael A Wood

1120 BROWN MILL RD 21084

ARTHUR F. WOOD

1509 BALDWIN MILC. Rd.



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

SHARON THOMAS-PARKER
Mr. & Mrs. Parker 2820 Paper Mill Rd.
Phoenix, MD 21131

Newton Williams
700 Nottingham Centre
502 Wash Ave., Towson, Md.
21204

Thomas M. McDermott

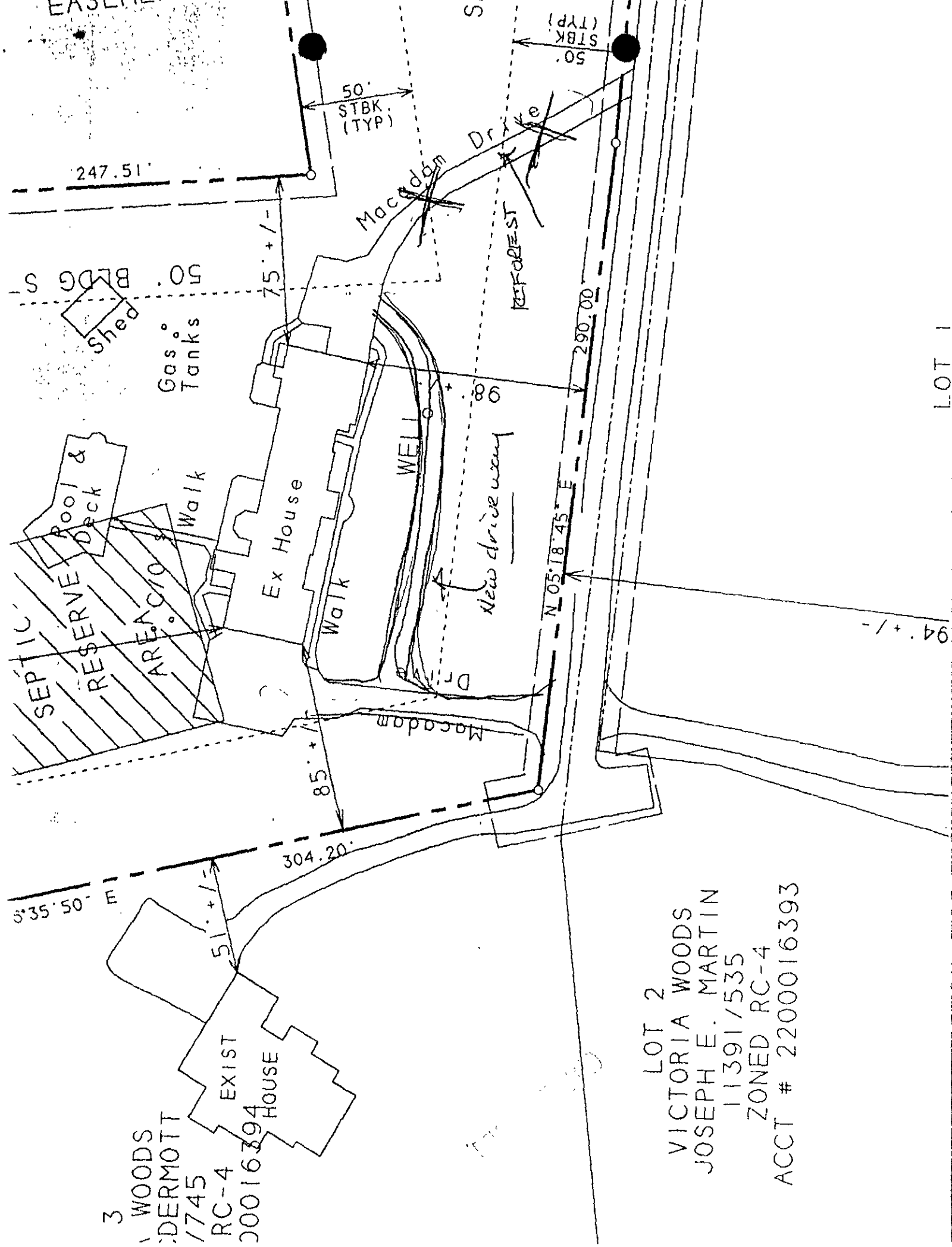
2818 PAPER MILL ROAD PHOENIX, MD 21131

Joseph E. MARTIN

2816 Paper Mill Rd Phoenix Md 21131



3 WOODS
DERMOTT
1745
RC-4
00016394
HOUSE



LOT 2
VICTORIA WOODS
JOSEPH E. MARTIN
11391/535
ZONED RC-4
ACCT # 2200016393

LOT 1

ZONING
COMMISSION
NO 1
[Signature]

HANDCRAFT HOMES AND IMPROVEMENTS INC.

1120 BALDWIN MILL ROAD
JARRETTSVILLE, MD. 21084

401-557-6509
MHIC# 27702

FAX TRANSMITTAL SHEET

DATE: B-28 TIME: 10:30

TO: Derek & Sharon

FROM: MICHAEL

PAGES TO FOLLOW: 1

COMMENTS:
** (1) WRITE IN COLOR SELECTION FOR 3RD FLOOR BATH
LAMINATE TOP, SIGN AND RETURN TOP SELECTION SHEET.
ALSO WRITE IN WHAT TYPE OF BOWLS FOR THE
CULTURED TOPS - (SHELL OR RECESSED OVAL)
(2) WHAT SIZE SHOULD THE SHEET CONCRETE SLAB BE
14x24?
** (3) HOW IS VARIANCE PROGRESSING? SHOULD WE IN
THE KITCHEN OR WAIT A WHILE LONGER.**

PLEASE FAX OR CALL A CONFIRMATION: NO YES

OUR FAX NUMBER IS: 1-410-557-6546

AVAILABLE 24 HOURS A DAY-

THANKS
[Signature]
MICROFILMED

201119
No 2
COMMISS

PERMIT TRACKING SYSTEM
GENERAL PERMIT APPLICATION DATA

TIME: 17:40:07 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/09/96
DATE: 07/09/96 GENERAL PERMIT APPLICATION DATA PLS 09:28:50

PERMIT #: B276541 PROPERTY ADDRESS
RECEIPT #: A305467 2820 PAPER MILL RD
CONTROL #: MR SUBDIV: VICTORIA WOODS
XREF #: B276541 TAX ACCOUNT #: 2200016395 DISTRICT/PRECINCT 10 01

FEE: 10.00 NAME: PARKER,DEREK & THOMAS-PARKER,SHARON ET AL
PAID: 10.00 ADDR: 2820 PAPER MILL RD PHOENIX,MD 21131
PAID BY: APP

DATES APPLICANT INFORMATION
APPLIED: 07/09/96 NAME: GEORGE SCHWEICH
ISSUED: 07/09/96 COMPANY: AGENT
OCCPNY: ADDR1: 2820 PAPER MILL RD
 ADDR2: PHOENIX,MD 21131

INSPECTOR: 108 PHONE #: 254-1108 LICENSE #:
NOTES: KRA/JB

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 17:40:12 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/09/96
DATE: 02/07/97 BUILDING DETAIL 1 PLS 09:30:50

PERMIT # B276541 PLANS: CONST PLOT 1 TRACT: BLOCK: EL 2 PL 2
 TENANT
BUILDING CODE: 2 CONTR: OWNER
IMPRV 1 ENGR: SELLR:
USE 07 FENCE

FOUNDATION BASE WORK: ERECT 280 LF OF WOOD FENCE 4' HIGH TO SURROUND
CONSTRUC FUEL SEWAGE WATER SWIMMING POOL PER CODE IN REAR YARD. CANNOT
 FENCE WALKWAY EASEMENTS. ANY FENCE ERECTED

```
GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:
HEIGHT:
STORIES:
LOT NOS: 4
CORNER LOT:

SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/NC
SIDE S/R SETB:
REAR SETB: NC

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:
BLOCK:
SECTION:
LIBER: 006
FOLIO: 097
CLASS: 04

ASSESSMENTS
LAND: 0083530.00
IMPROVEMENTS: 0000000.00
TOTAL ASS.:

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1004M
TIME: 17:42:21 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/09/96
DATE: 02/07/97 BUILDING DETAIL 1 PLS 09:31:37
TRACT: BLOCK:
PERMIT # B276538 PLANS: CONST 0 PLOT 1 PLAT 0 DATA 0 EL 1 PI 2
TENANT
BUILDING CODE: 2 CONTR: SYLVAN POOLS, INC
IMPRV 1 ENGR:
USE 05 SELLR:

FOUNDATION BASE WORK: CONSTRUCT REINFORCED CONCRETE INGROUND POOL
CONSTRUC FUEL SEWAGE WATER W/DE FILTER IN REAR YARD. POOL TO BE FILLED
4 1E 1E BY TRUCK. POOL LETTER ATTACHED. 38'3"X17'-650SF.
CENTRAL AIR 3-8' DEEP. AUTOMATIC POOL COVER. REFER TO
ESTIMATED COST B276541 FOR FENCE.
18,000.00 PROPOSED USE: SFD & SWIMMING POOL
OWNERSHIP: 1 EXISTING USE: SFD UNDER CONST(SEE B254954)
RESIDENTIAL CAT: 1
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS.
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1005M
TIME: 17:42:38 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/09/96
DATE: 02/07/97 BUILDING DETAIL 2 PLS 09:31:37

PERMIT #: B276538 BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR: 650 SIZE: 4.260AC
WIDTH: 38'3" FRONT STREET:
DEPTH: 17' SIDE STREET:
HEIGHT: 3-8' FRONT SETB: NC
STORIES: SIDE SETB: 140'/100'
SIDE S/R SETB:
REAR SETB: 120'

LOT NOS: 4
CORNER LOT: N

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:
BLOCK:
SECTION:
LIBER: 006
FOLIO: 097
CLASS: 04

ASSESSMENTS
LAND: 0083530.00
IMPROVEMENTS: 0000000.00
TOTAL ASS.:

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1018M
TIME: 17:43:43 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/21/95
DATE: 02/07/97 APPROVALS DETAIL SCREEN PLM 14:27:26

PERMIT #: B254954 PASSWORD:
AGENCY DATE CODE COMMENTS
BLD PLAN 12/20/95 01 ALR-FIRST REVIEWED 11/27/95-2ND 05 12/11
SEDI CTL 11/29/95 01 ANE/KRS
ZONING 11/22/95 01 RT/JP
PUB SERV 11/22/95 01 RT/JP
ENVRMNT 11/29/95 01 ANE/GWM-11/28SF/EIR-11/29PD
PERMITS 12/21/95 01 DS/RSD
```

Handcraft Homes & Improvements, Inc.

Custom Building Remodeling, Windows & Painting

1120 Baldwin Mill Road
Jarrettsville, MD 21084
MHIC# 27702

Phone (410) 557-6809
Fax (410) 657-6546

Date: January 22, 1997

To: Derek & Sharon Parker
2820 Paper Mill Road
Phoenix, MD 21131

From: Michael Wood

JOB NAME/LOCATION: 2820 Paper Mill Road, Phoenix, MD 21131

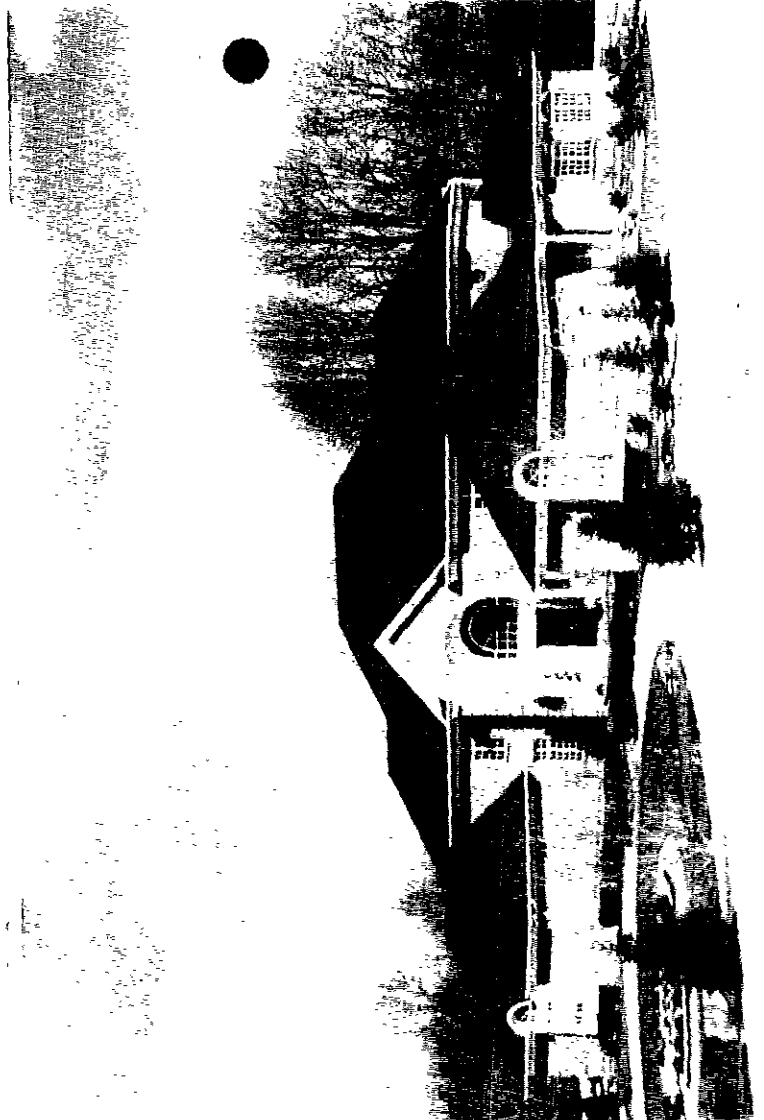
PUNCHLIST UPDATE

- 1 Mason and I will be out Friday or early next week
- 2 Tile for the countertop is due in on January 29th. We will schedule countertop repair once tile comes in, and will also fix the floor tile at that time.
- 3 Therma-Tru, the manufacturer of your front door, has apparently had other problems similar to our problem. Therefore, starting in April, they are making the doors differently. In April, they will replace the center piece between the two doors with oak and the panels will be replaced to match the door. Also, the piece which holds the glass in place will be replaced to match the door. This work will be done by Therma-Tru and they will pay Handcraft to finish the doors. I feel the best solution is to wait until this time for them to resolve this problem. The southside front door will receive the same treatment. If you need something in writing from Therma-Tru, they will accommodate.
- 4 A Nutone representative, E & E Electronics, should be contacting you soon in reference to the central vacuum system.
- 5 I finally found a screen for the basement fireplace firewood box and should have it in a few weeks.
- 6 Minor cracks in concrete are typical and often occur.
- 7 We have the ice machine panel which we will install when we do the countertop, along with a few other items.

Please note that someone needs to be there on the day we come to do these repairs to explain a few items on the punchlist. Also, the final check, minus the cost of the southside kitchen installation, is to be turned over to Handcraft at that time.

Put No 7

PAID - JAN 23 1997



B

A



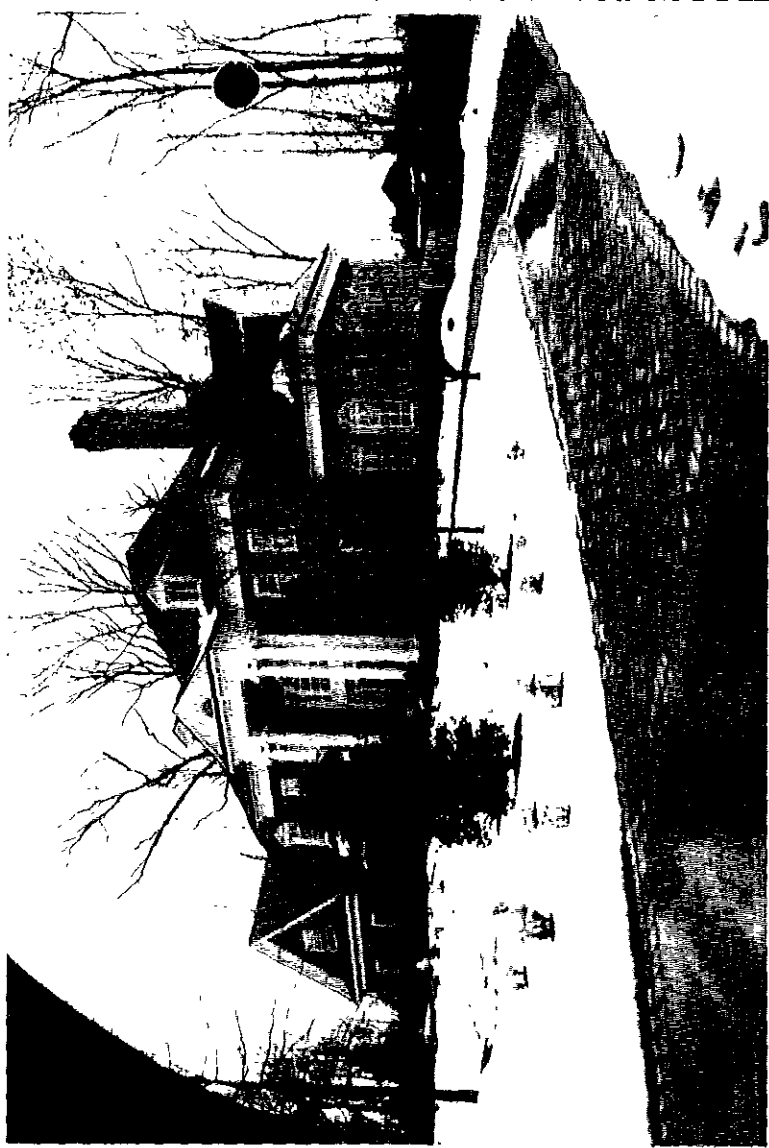
8



C,

D,





Q

Q





2.



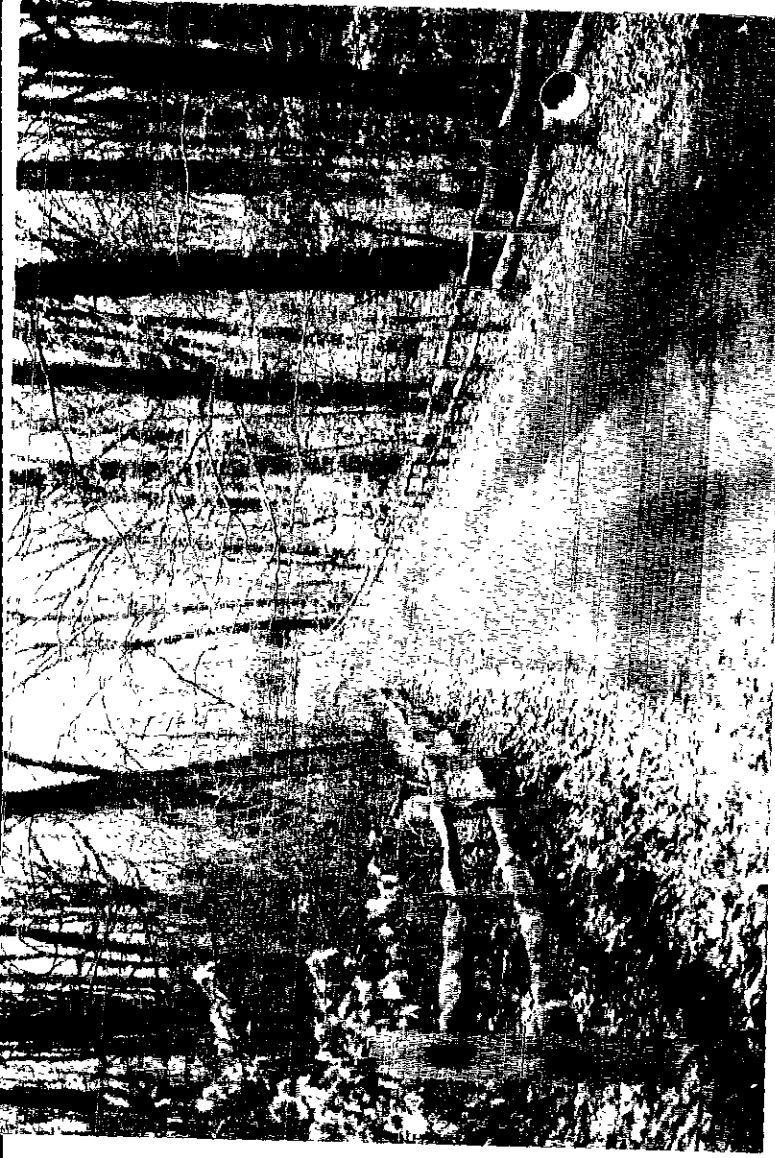
F



2/1



A,
Joining Sign at Entrance
2814, 2816 & 2818
and
2820.
Paper Mill

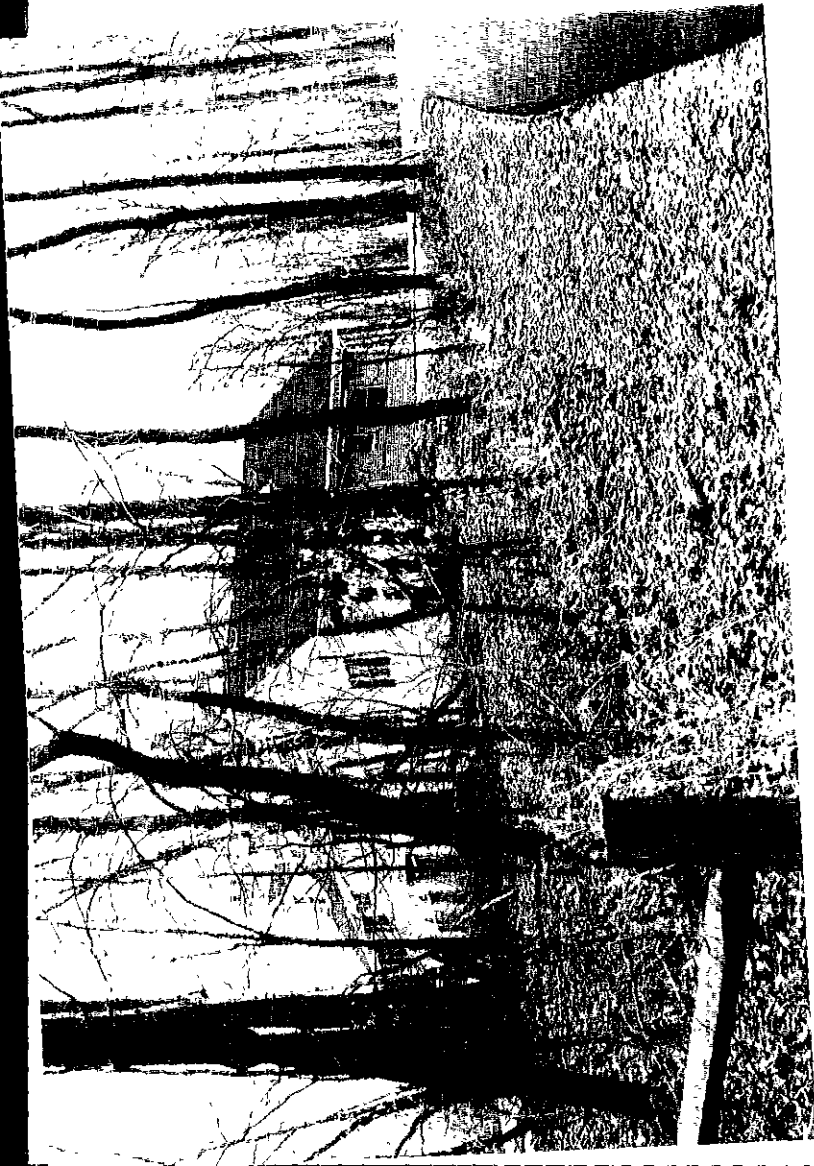


B, Looking S on Parkhurst
Drive.

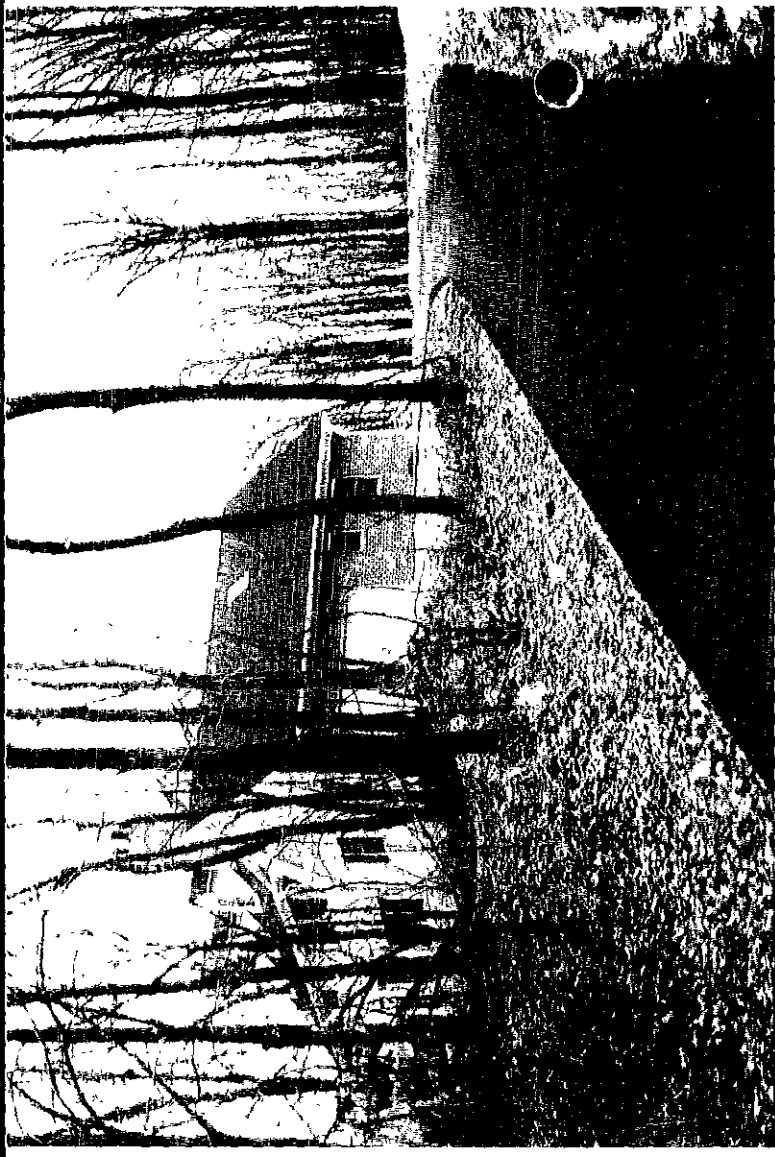
2814

The Parker

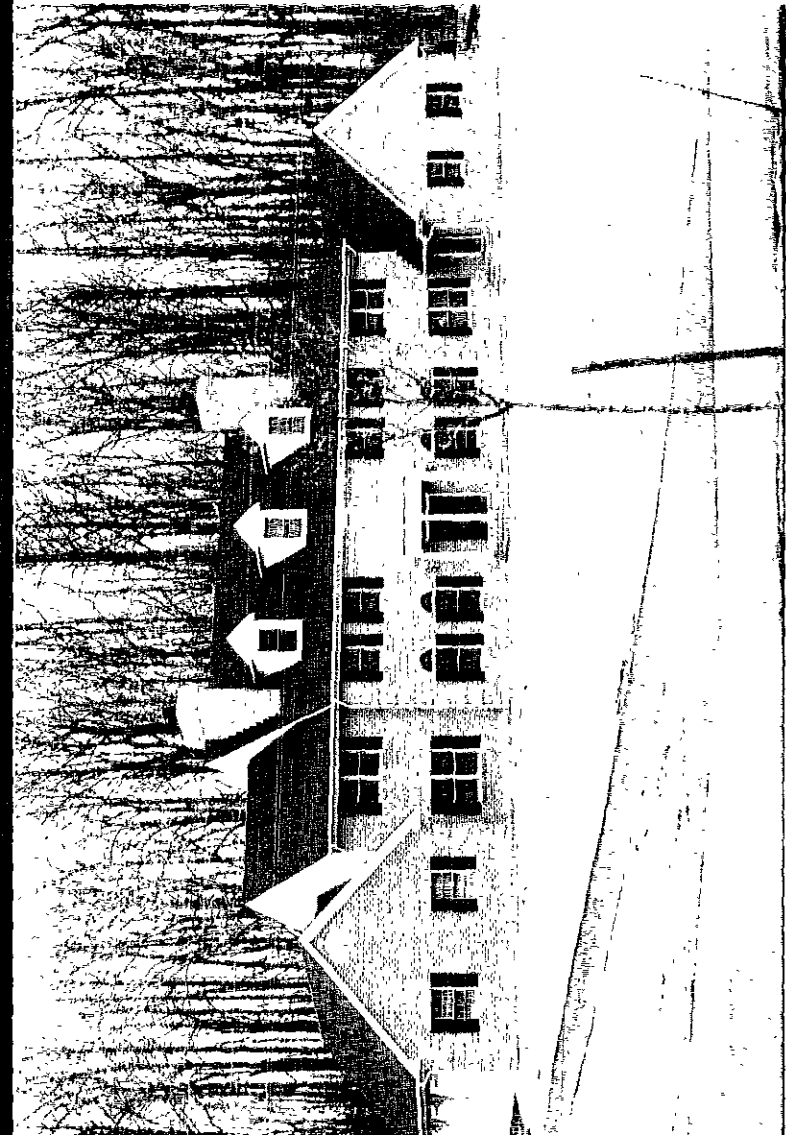
Case No. 97-207-8PH



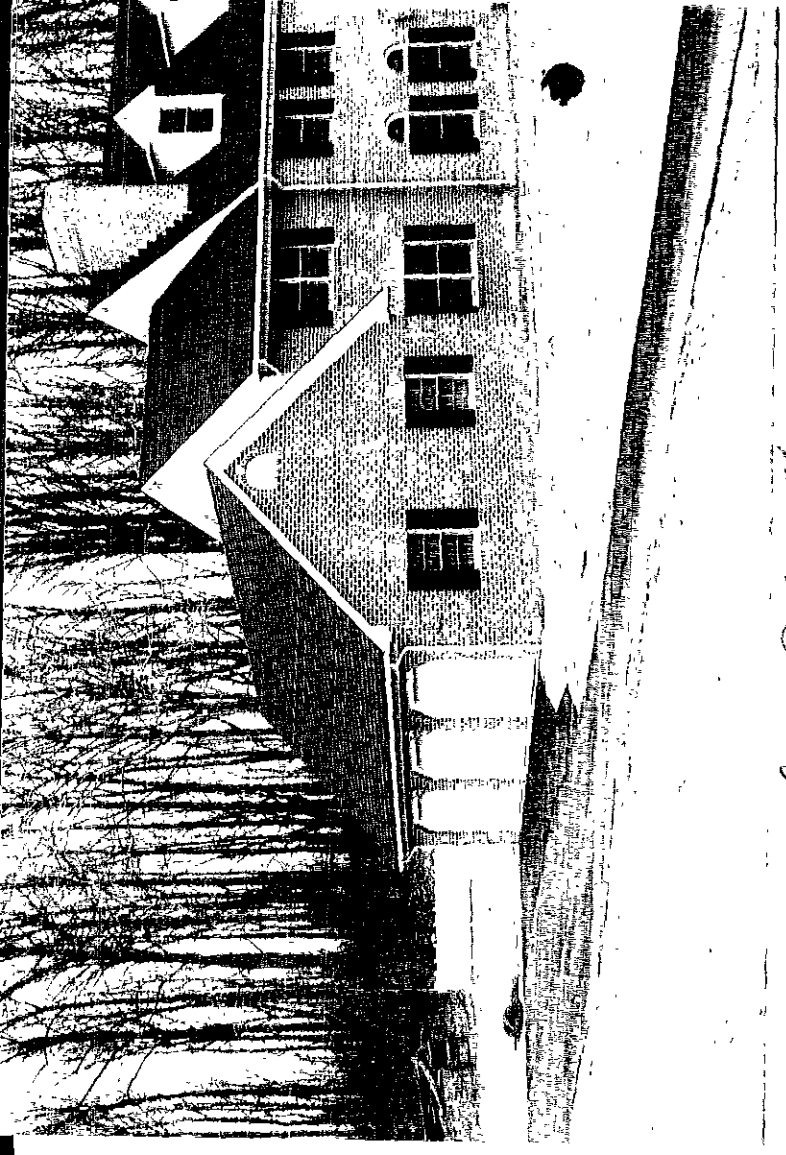
*C. South end of Parker
Home*



D. Drive way at S end of Parker Home



E. Parker Home - 2820 Paper Mill
Road.



F. North end of Parker Home -
3 Garages.



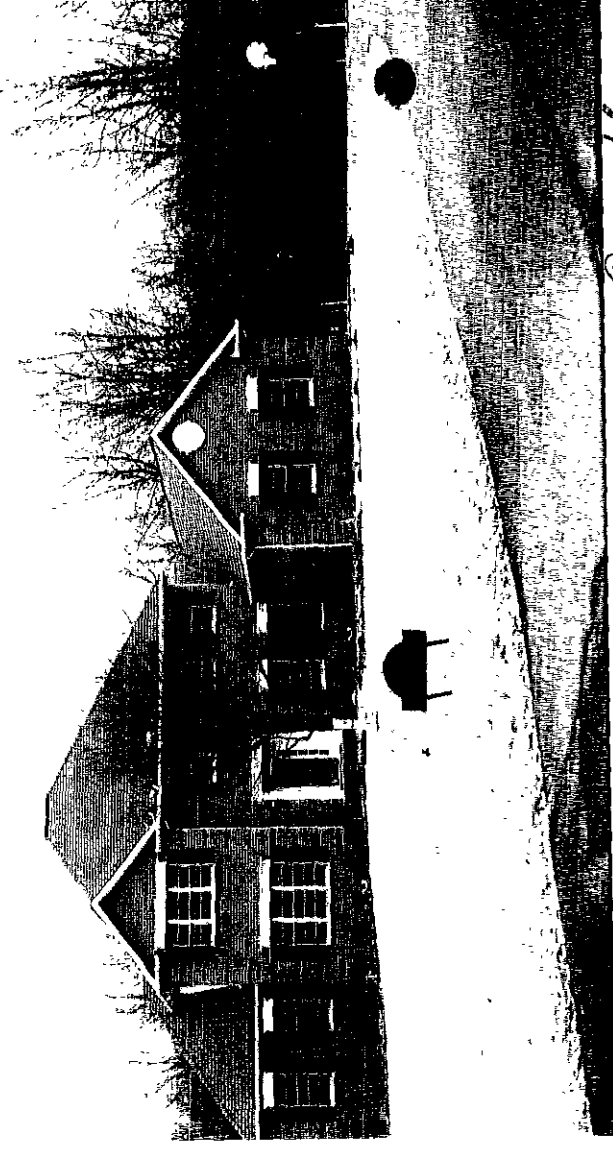
21. 2818 Parker Home Naylor to
North.
McDermott Home



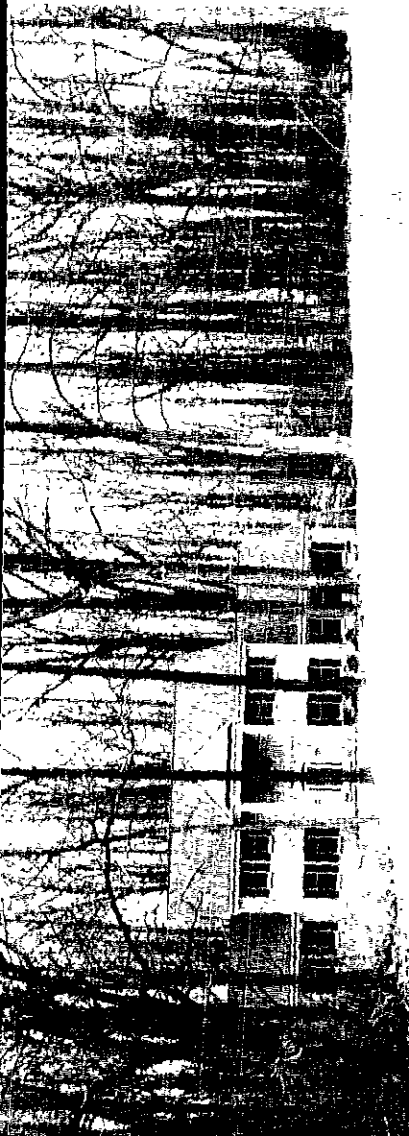
22. E end of McDermott House



L. 2816 - Martin's Home



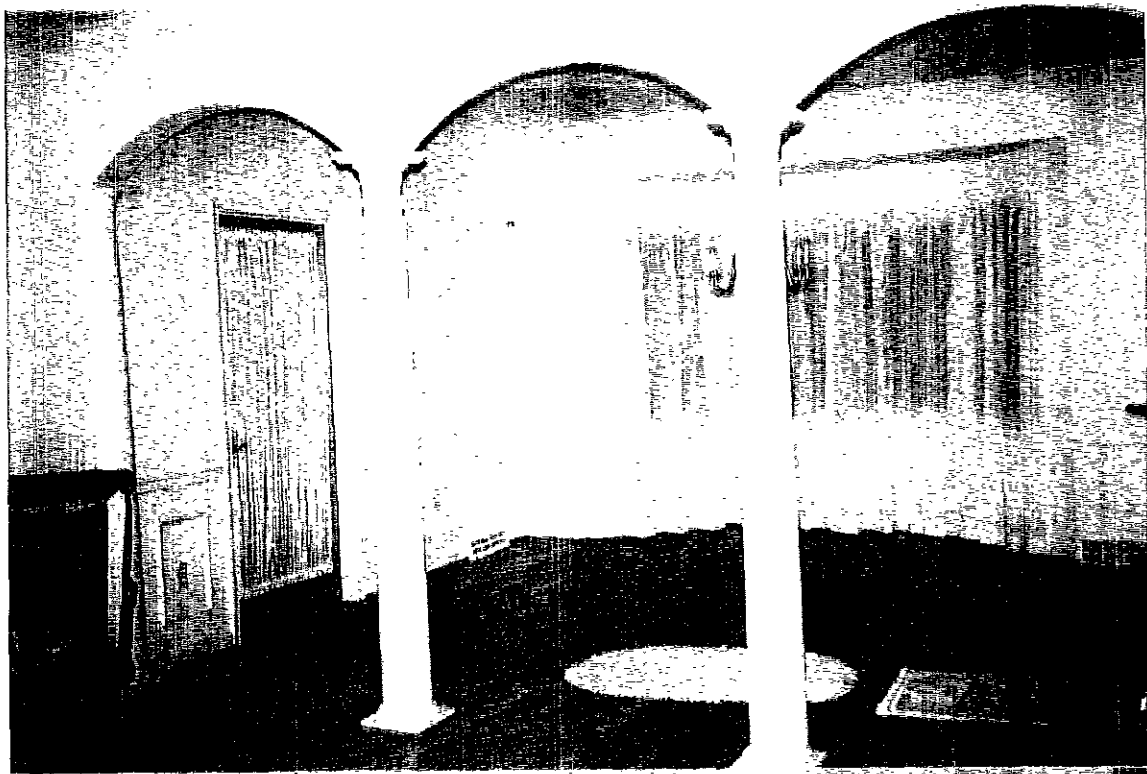
L. 2818 Paper Mill Rd. - McDermott
Home.

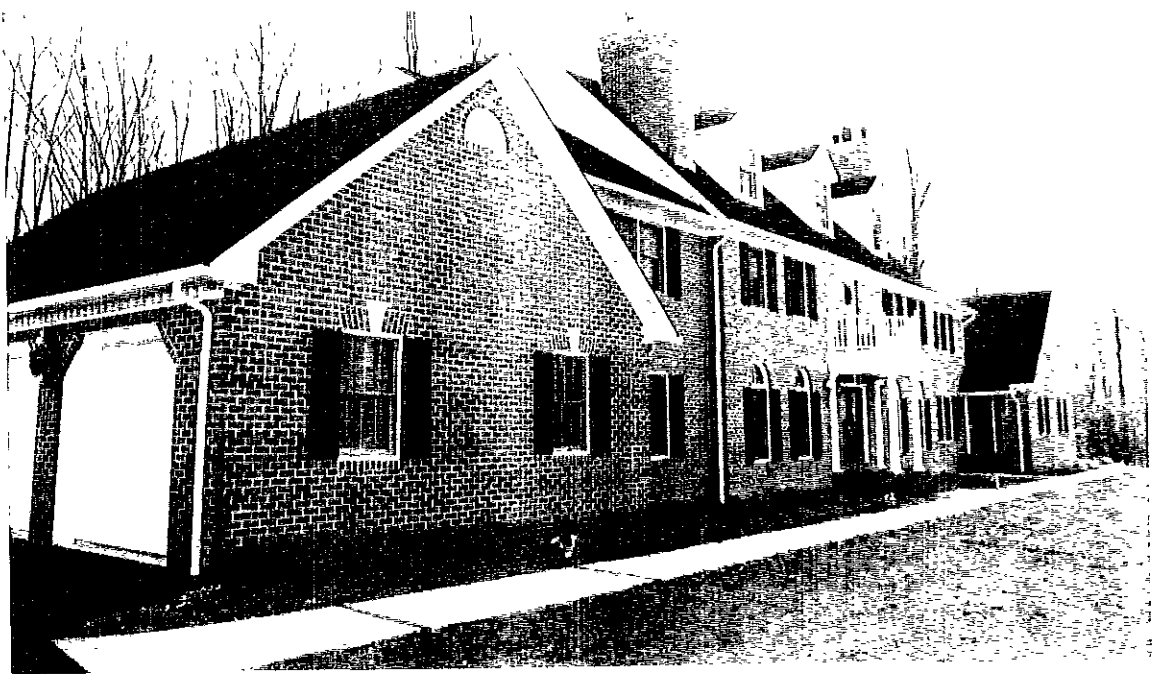


X, 2814 Paper Mill Rd. —
The Ring House
across cul de sac



Z, Looking S. on the cul de sac.





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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
January 8, 1997

FROM: R. Bruce Seeley *RBS/4P*
DEPRM

SUBJECT: Zoning Item #269 - Parker Property
2820 Paper Mill Road
Zoning Advisory Committee Meeting of December 30, 1996

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

Agriculture Preservation Review

This request raises concern for the impact of additional impervious surfaces from a larger dwelling, additional driveways, and increased intensity of use by two families. The purpose of the RC-4 is to protect the water quality of the drinking reservoir and increased impervious surfaces is detrimental to the protection of the reservoir watershed.

It is recommended that if this request is approved that the petitioner agree to condition the approval so as to restrict the use of the kitchen to the mother-in-law and father-in-law only. At the time of their deaths or the sale of the property, the petitioner or assignees will remove the kitchen and will restore the interior of the dwelling so as to remove any walls that may have been erected to create a duplex. the petitioner will also agree that this portion of the house will not be used for separate rental purposes. It is recommended that at the time of the discontinuation of the use by the in-laws that the second driveway be eliminated.

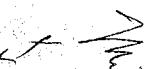
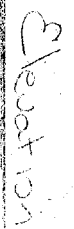
Ground Water Management

An expansion of the septic system may be required at time of building permit application for the in-law apartment.

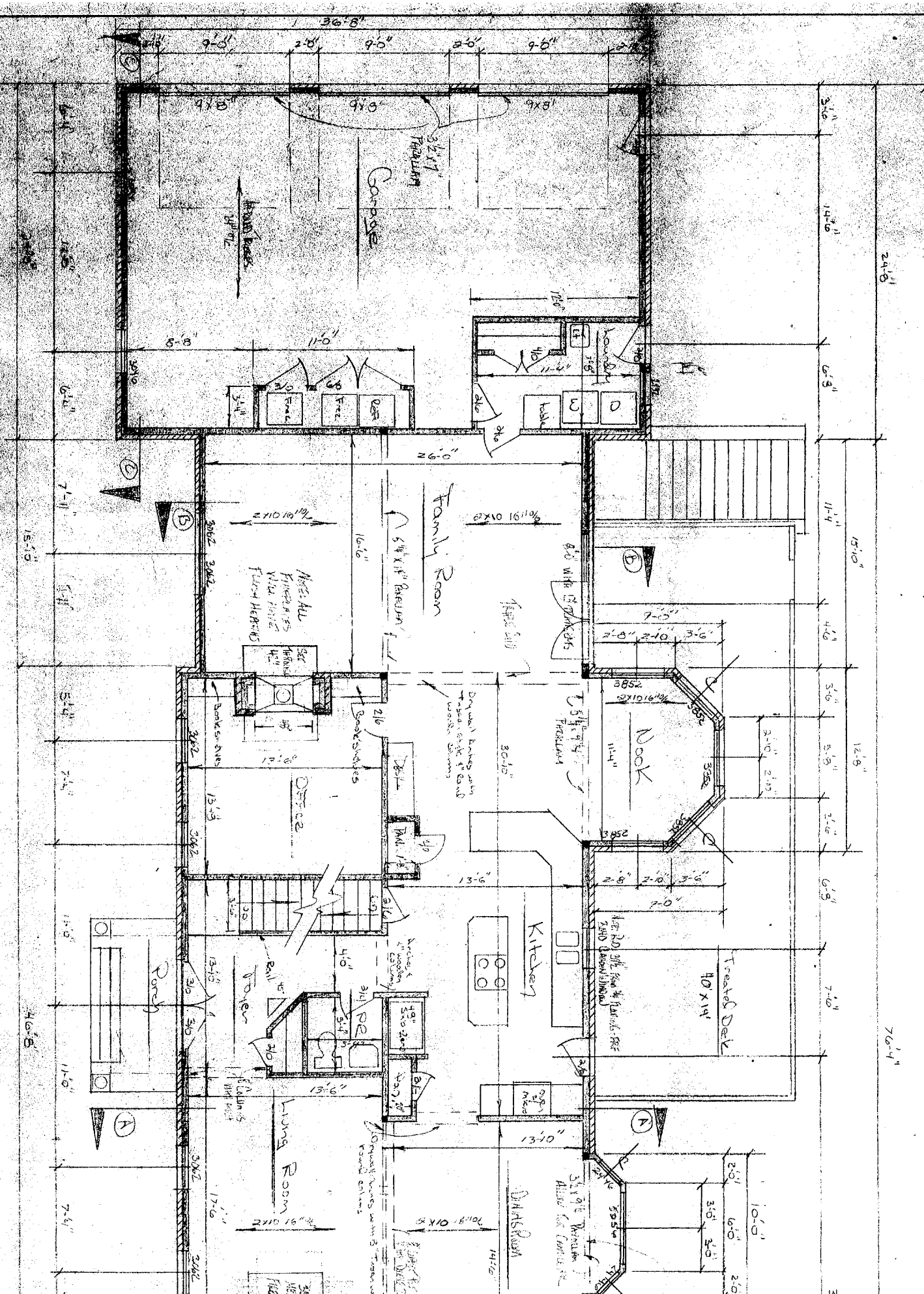
RBS:WL:sp

PARKER/DEPRM/TXTSBP

MICROFILMED

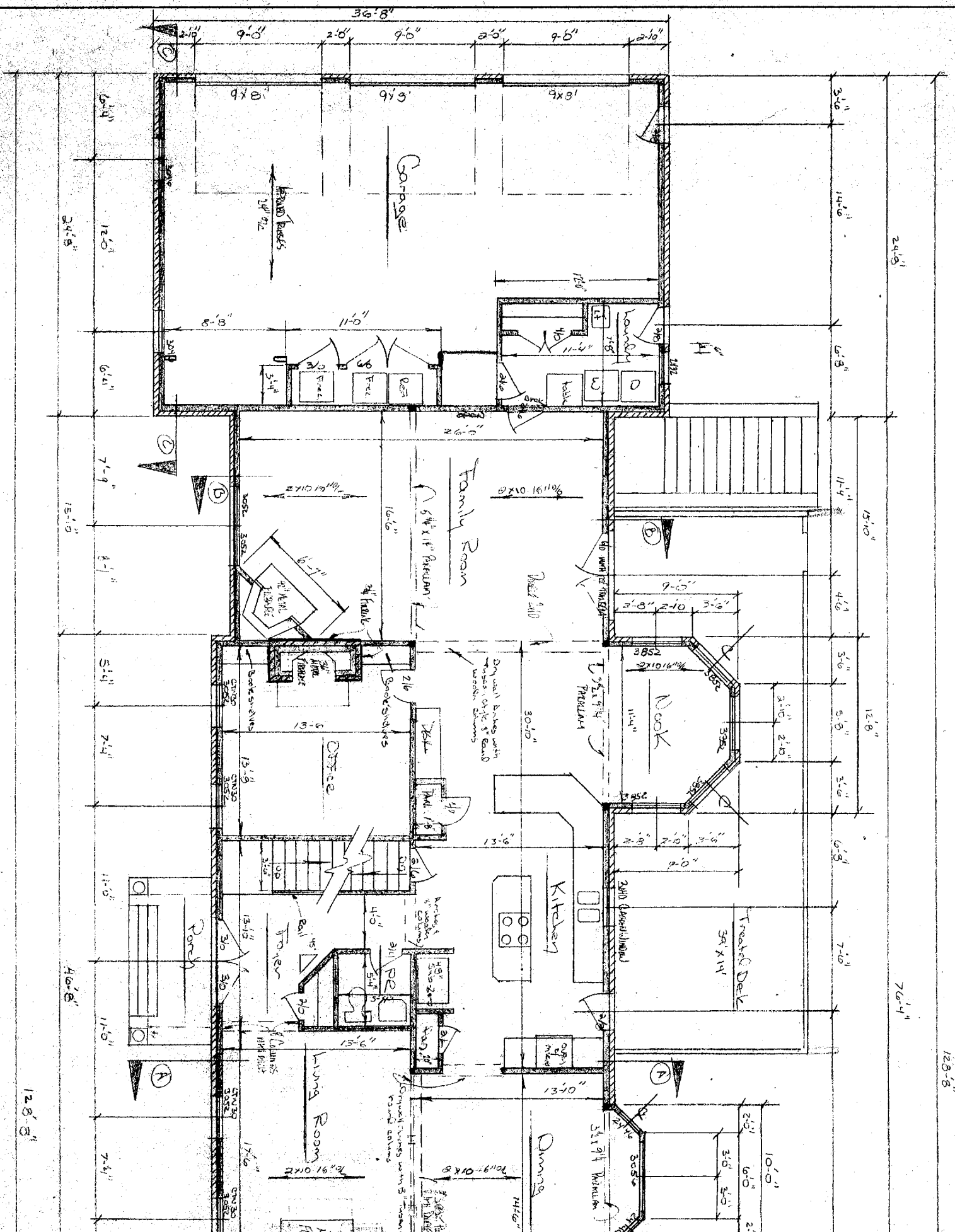


1st Floor Plan Scale 1/4" = 1'-0"



1st Floor Plan

Scale 1/4"



128'-8"

76'-4"

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

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
 Department of Permits & Development
 Management

Date: January 3, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for January 6, 1997
 Item No. 269

 The Development Plans Review Division did not receive a plan for
subject zoning item.

RWB:jrb

cc: File

ZONE44D

MICROFILMED

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE:

OEAL
HISTORIC DISTRICT/BLDG.

PERMIT #: _____
RECEIPT #: _____
CONTROL #: _____
XREF #: _____

PROPERTY ADDRESS _____
SUITE/SPACE/FLOOR _____
SUBDIV: _____
TAX ACCOUNT #: _____ DISTRICT/PRECINCT _____
OWNER'S INFORMATION (LAST, FIRST) _____

FEE: _____
PAID: _____
PAID BY: _____
INSPECTOR: _____

NAME: _____
ADDR: _____

DOES THIS BLDG.
HAVE SPRINKLERS
YES _____ NO _____

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.

APPLICANT INFORMATION

NAME: _____
COMPANY: _____
STREET _____
CITY, ST, ZIP _____
PHONE #: _____ MHIC LICENSE #: _____
APPLICANT SIGNATURE: _____ TRACT: _____ BLOCK: _____
PLANS: CONST _____ PLOT _____ PLAT _____ DATA _____ EL _____ PL _____
TENANT _____
CONTR: _____
ENGR: _____
SELLR: _____

CODE CODE _____
BOCA CODE _____

TYPE OF IMPROVEMENT

1. _____ NEW BLDG CONST
2. _____ ADDITION
3. _____ ALTERATION
4. _____ REPAIR
5. _____ WRECKING
6. _____ MOVING
7. _____ OTHER _____

DESCRIBE PROPOSED WORK:

TYPE OF USE

RESIDENTIAL

01. _____ ONE FAMILY
02. _____ TWO FAMILY
03. _____ THREE AND FOUR FAMILY
04. _____ FIVE OR MORE FAMILY
(ENTER NO UNITS) _____
05. _____ SWIMMING POOL
06. _____ GARAGE
07. _____ OTHER _____

NON-RESIDENTIAL

08. _____ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. _____ CHURCH, OTHER RELIGIOUS BUILDING
10. _____ FENCE (LENGTH _____ HEIGHT _____)
11. _____ INDUSTRIAL, STORAGE BUILDING
12. _____ PARKING GARAGE
13. _____ SERVICE STATION, REPAIR GARAGE
14. _____ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. _____ OFFICE, BANK, PROFESSIONAL
16. _____ PUBLIC UTILITY
17. _____ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. _____ SIGN
19. _____ STORE _____ MERCANTILE _____ RESTAURANT
SPECIFY TYPE _____
20. _____ SWIMMING POOL _____
SPECIFY TYPE _____
21. _____ TANK, TOWER
22. _____ TRANSIENT HOTEL, MOTEL (NO. UNITS _____)
23. _____ OTHER _____

TYPE FOUNDATION

- | | |
|-------------------|------------------|
| 1. _____ SLAB | 1. _____ FULL |
| 2. _____ BLOCK | 2. _____ PARTIAL |
| 3. _____ CONCRETE | 3. _____ NONE |

TYPE OF CONSTRUCTION

1. _____ MASONRY
2. _____ WOOD FRAME
3. _____ STRUCTURE STEEL
4. _____ REINF. CONCRETE

TYPE OF HEATING FUEL

- | | |
|--------------|----------------------|
| 1. _____ GAS | 3. _____ ELECTRICITY |
| 2. _____ OIL | 4. _____ COAL |

TYPE OF SEWAGE DISPOSAL

- | | |
|-------------------------|-----------------------------|
| 1. _____ PUBLIC SEWER | _____ EXISTS _____ PROPOSED |
| 2. _____ PRIVATE SYSTEM | _____ EXISTS _____ PROPOSED |
| _____ SEPTIC | _____ EXISTS _____ PROPOSED |
| _____ PRIVY | _____ EXISTS _____ PROPOSED |

CENTRAL AIR: 1. _____ 2. _____ 1. _____ PUBLIC SYSTEM _____ EXISTS _____ PROPOSED
ESTIMATED COST: \$ _____ 2. _____ PRIVATE SYSTEM _____ EXISTS _____ PROPOSED
OF MATERIALS AND LABOR

PROPOSED USE: _____
EXISTING USE: _____

OWNERSHIP

- | | | | |
|--------------------------|-------------------------|---------------|-----------------|
| 1. _____ PRIVATELY OWNED | 2. _____ PUBLICLY OWNED | 3. _____ SALE | 4. _____ RENTAL |
|--------------------------|-------------------------|---------------|-----------------|

RESIDENTIAL CATEGORY: 1. _____ DETACHED 2. _____ SEMI-DET. 3. _____ GROUP 4. _____ TOWNHSE 5. _____ MIDRISE
#EFF: #1BED: _____ #2BED: _____ #3BED: _____ TOT BED: _____ TOT APTS/CONDOS: _____ 6. _____ HIRISE

IN RE: PETITION FOR SPECIAL HEARING
4/S Paper Mill Road, 1600' +/-
W of c/l of Old York Road
2820 Paper Mill Road
10th Election District
6th Councilmanic
DEREK PARKER, ET UX, ET AL.
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 97-269-SPH

ZONING COMMISSIONER'S AMENDED RULING ON MOTION FOR RECONSIDERATION

The above captioned matter comes before the Zoning Commissioner on a request for reconsideration of the Finding of Fact and Conclusions and Law and Order issued on April 9, 1997. On that date, the Petition for Special Hearing filed by the Petitioners/property owners was granted. The Petition for Special Hearing sought approval of an in-law apartment in a dwelling located on the subject property. The Petitioners/property owners were identified as Derek Parker and Sharon Thomas-Parker, his wife, and Roosevelt Parker and Lucille Parker, his wife. The Petitioners, through counsel, have filed a Motion for Reconsideration seeking clarification of two issues. Those issues both relate to restrictions/conditions which were imposed upon the relief granted. The conditions were generated from a Zoning Plans Advisory Committee (ZAC) comment offered by the Department of Environmental Protection and Resource Management (DEPRM).

First, the Petitioners seek clarification of the restriction relating to internal means of access between units within the dwelling. As noted within the prior opinion, there are three internal doorways which provide access between the primary living unit and the in-law apartment within the subject dwelling. It is the intent of this Zoning Commissioner to require that those means of access, one on each floor, will remain open and are not blocked and/or closed. For so long as those doorways remain capable of

providing internal access, the Petitioners shall be in compliance with the restriction imposed. The Petitioners, or subsequent owners, shall not, however, be permitted to block or eliminate the internal doorways. No other internal renovation of the walls or hallways is required.

The second restriction relates to the driveway to the two-car garage which leads to the in-law apartment. As shown on the site plan, there are two driveways which serve the subject dwelling. One leads to a 3-car garage connected to the main portion of the dwelling while the other leads to a two-car garage connected to the in-law apartment. A comment from DEPRM suggested potential relocation for the driveway leading to the in-law apartment/garage. Under DEPRM's proposal, that driveway would be eliminated and an extension of the other driveway would be constructed across the front yard of the property. I do not believe that such change is appropriate. In my view, construction of a new driveway across the front of the house would detract from the appearance of the house. In this regard, I am particularly concerned about the view of the dwelling from the neighboring houses. The existing macadam driveway serving the two-car garage has, in fact, been built and is buffered on both sides by woods. DEPRM's suggested relocation of the driveway would not be so buffered and, in my view, is inappropriate.

Finally, a comment is in order to clarify the use of the in-law apartment. That apartment shall be used only by immediate members of the Parker family. Only the parents of Derek Parker and Sharon Thomas-Parker, on either side of the family, shall be allowed. The in-law apartment shall not be used by other distant family members or unrelated family members; nor shall same ever be used as a rental unit.

Other than these clarifications, the prior Findings of Fact and Conclusions of Law and Order dated April 9, 1997, shall be and is hereby readopted and incorporated herein.

- 2 -

This Amended Ruling on Motion for Reconsideration shall supersede the May 7, 1997 Ruling on Motion for Reconsideration.

Any appeal from this decision must be taken in accordance with the applicable provisions of law.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Date: 6/5/97

APPROVED AS TO FORM:

Newton A. Williams
Newton A. Williams (Date)
Attorney for Petitioners

Peter Max Zimmerman
Peter Max Zimmerman (Date)
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/5/97
By M. Gork

- 3 -



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 5, 1997

Newton A. Williams, Esquire
Nolan, Plunhoff and Williams, Chtd.
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

RE: Amended Ruling on Motion for Reconsideration
Property: 2820 Paper Mill Road
Petitioner: Derek Parker, et ux, et al
Case No. 97-269-SPH

Dear Mr. Williams:

Enclosed herewith is the Zoning Commissioner's Amended Ruling on Motion for Reconsideration in the above captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
cc: Joseph E. Martin
Thomas McDermott
Keith A. Rings
cc: Peter M. Zimmerman, Esquire, Peoples Counsel
R. Bruce Seeley, c/o DEPRM

IN RE: PETITION FOR SPECIAL HEARING
W/S Paper Mill Road, 1600' +/-
W of c/l of Old York Road
2820 Paper Mill Road
10th Election District
6th Councilmanic District
Derek Parker, et ux, et al
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 97-269-SPH

ZONING COMMISSIONER'S RULING ON MOTION FOR RECONSIDERATION

The above captioned matter comes before the Zoning Commissioner on a request for reconsideration of the Findings of Fact and Conclusions of Law and Order issued on April 9, 1997. On that date, the Petition for Special Hearing filed by the Petitioners/property owners was granted. The Petition for Special Hearing sought approval of an in-law apartment in a dwelling located on the subject property. The Petitioners/property owners were identified as Derek Parker and Sharon Thomas-Parker, his wife, and Roosevelt Parker and Lucille Parker, his wife. The Petitioners, through counsel, have filed a Motion for Reconsideration seeking clarification of two issues. Those issues both relate to restrictions/conditions which were imposed upon the relief granted. The conditions were generated from a Zoning Plans Advisory Committee (ZAC) comment offered by the Department of Environmental Protection and Resource Management (DEPRM).

First, the Petitioners seek clarification of the restriction relating to internal means of access between units within the dwelling. As noted within the prior opinion, there are three internal doorways which provide access between the primary living unit and the in-law apartment within the subject dwelling. It is the intent of this Zoning Commissioner to require that those means of access, one on each floor, will remain open and are not blocked and/or closed. For so long as those doorways remain capable of

providing internal access, the Petitioners shall be in compliance with the restriction imposed. The Petitioners, or subsequent owners, shall not, however, be permitted to block or eliminate the internal doorways. No other internal renovation of the walls or hallways is required.

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Finally, a comment is in order to clarify the use of the in-law apartment. That apartment shall be used only by immediate members of the Parker family. Only the parents of Derek Parker and Sharon Thomas-Parker, on either side of the family, shall be allowed, or their children. The in-law apartment shall not be used by other distant family members or unrelated family members; nor shall same ever be used as a rental unit.

Other than these clarifications, the prior Findings of Fact and Conclusions of Law and Order dated April 9, 1997, shall be and is hereby readopted and incorporated herein.

- 2 -

Any appeal from this decision must be taken in accordance with the applicable provisions of law.

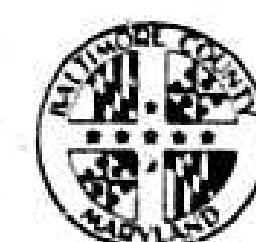
Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Date: May 7, 1997

ORDER RECEIVED FOR FILING
Date 5/7/97
By M. Gork

- 3 -



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 6, 1997

Newton A. Williams, Esquire
Nolan, Plunhoff and Williams, Chtd.
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

RE: Motion for Reconsideration
Property: 2820 Paper Mill Road
Petitioner: Derek Parker, et ux, et al
Case No. 97-269-SPH

Dear Mr. Williams:

Enclosed herewith is the Zoning Commissioner's Ruling on Motion for Reconsideration in the above captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
cc: Peter M. Zimmerman, Esquire, Peoples Counsel
R. Bruce Seeley, c/o DEPRM

IN RE: PETITION FOR SPECIAL HEARING • BEFORE THE
N/S Paper Mill Road, 1600 ft. +/- ZONING COMMISSIONER
W of e/1 of Old York Road
2820 Paper Mill Road
10th Election District
6th Councilmanic District
Derek Parker, et ux, et al
Petitioners
APR 25 1997
Case No. 97-269-SPH

MOTION FOR RECONSIDERATION

Mr. and Mrs. Derek Parker and Mr. and Mrs. Roosevelt Parker, by Newton A. Williams and Nolan, Plumhoff & Williams, Chartered, their attorneys, respectfully request that the Commissioner reconsider portions of his Findings of Fact and Conclusions of Law dated April 9, 1997.

The grounds of the motion are as follows:

1. The Parkers, while educated persons, are not in the real estate business, nor are they attorneys. When they contracted to build the attractive house which is the subject of these proceedings at 2820 Paper Mill Road, they were not clearly informed, and had no actual knowledge of the need to seek approval for an in-law apartment.
2. The subject property is Lot 4 of Victoria Woods, which at 4.176 acres is a very large RC-4 parcel. There are three other lots in Victoria Woods, as shown on the site plan Petitioner's Exhibit 1. At 4.176 acres, the subject property is four times as large as now allowed in an RC4 zone, which now permits 1 acre lots under certain circumstances.
3. Viewed in the light of the size of the property, that is almost 4.2 acres, and in the light of the neighboring houses, the Parker home is not excessively large, even including the in-law apartment.

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS,
CHARTERED

4. At the public hearing on March 21, 1997, the Petitioners illustrated that it is not unusual for many large homes in today's market to have more than one garage, and more than one driveway. In fact, photographs were offered of such homes in three different sections of suburban Baltimore County.

5. Had the Woods Organization, Inc., the developer, chosen to do so, under certain circumstances the four acre lot in question could have been utilized for more than one individual lot, perhaps as many as four.

6. The Opinion and Order of April 9, 1997, incorporates by reference the attached comment dated January 8, 1997, from Mr. R. Bruce Seeley of DEPRM to Mr. Arnold Jablon, Director of Zoning Administration and Development Management. The incorporation of the DEPRM comment is extremely restrictive in the following respects, namely:

A. It would be impractical to remove the walls which create the in-law apartment; these walls are actual load bearing walls and it would be almost impossible to remove them. However, the Petitioners offered at the hearing, and again offer that the three doors, one on each level, basement, first floor and second floor level, will not be closed off to create a separate living unit.

B. It would be practical in the event of the disuse of the in-law apartment due to death, or sale of the house, to remove the kitchen fixtures, and the Petitioners are certainly ready and able to do so.

C. It would be completely impractical to remove the second driveway in the event of a sale or death, and the Petitioners respectfully ask that they be allowed to keep the second driveway and a garage on each end of this large and attractive home.

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS,
CHARTERED

2

D. Finally, the Petitioners would respectfully ask that the in-law apartment could be used by the Parkers, the present proposed occupants, by Mrs. Sharon Parker Thomas' in-laws, and finally by the Parker children at such time as they would be of sufficient age to benefit from the use of the entire premises.

5. The Petitioners wish to emphasize again that they have no intention or wish to ever rent this property, but they would ask that its use be allowed to family members, and that impractical restrictions not be imposed upon the sale or estate situation.

Newton A. Williams
Newton A. Williams
Nolan, Plumhoff & Williams, Chd.
Suite 700 - Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204
(410) 823-7800

CERTIFICATE OF SERVICE

I HEREBY CERTIFY on this 25th day of April, 1997, that a copy of the foregoing Motion for Reconsideration was mailed, postage prepaid, to Peter M. Zimmerman, Esquire, People's Counsel for Baltimore County, Old Court House, 400 Washington Avenue, Towson, MD 21204 and to J. Bruce Seeley, DEPRM, 4th Floor, Courts Building, Towson, MD 21204.

Newton A. Williams
Newton A. Williams

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS,
CHARTERED

C. OF THE DEPT. OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

3

IN RE: PETITION FOR SPECIAL HEARING • BEFORE THE
N/S Paper Mill Road, 1600 ft. +/- ZONING COMMISSIONER
W of e/1 of Old York Road
2820 Paper Mill Road
10th Election District
6th Councilmanic District
Derek Parker, et ux, et al
Petitioners
APR 25 1997
Case No. 97-269-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 2820 Paper Mill Road in Phoenix. The Petition is filed by Derek Parker and Sharon Thomas-Parker, his wife, and Roosevelt Parker and Lucille Parker, his wife, property owners. The Petition for Special Hearing seeks approval of an in-law apartment in a dwelling located on the subject property. The requested relief and subject property are more specifically shown on the plat to accompany the Petition for Special Hearing, marked as Petitioners' Exhibit No. 1.

The public hearing for this matter originally convened on February 7, 1997 in Room 106 of the County Office Building. When the hearing could not be completed in a single day, a second day was scheduled and conducted on March 21, 1997 in Room 118 of the Old Court House.

Appearing at all or parts of the requisite public hearing held for this case were Sharon Thomas-Parker, Derek Parker, Lucille and Roosevelt Parker, property owners. Also present was Michael A. Wood and Arthur F. Wood, builders of the dwelling on the subject property. A number of neighbors from the surrounding subdivision appeared, including Joseph E. Martin, Thomas Melbermott and Keith A. Rings. The Petitioners were represented by Newton A. Williams, Esquire.

Testimony and evidence presented was that the subject property is known as lot No. 4 of the Victoria Woods subdivision. This is a five lot subdivision adjoining Paper Mill Road in the Phoenix community of Baltimore County.

ORDER RECEIVED FOR FILING
Date 4/25/97
By Sharon Thomas-Parker

more County. The subdivision contains five lots, four of which are residential in character and contain vehicular access by way of a shared driveway from Paper Mill Road. The fifth lot has frontage on Paper Mill Road and contains two buildings which are utilized for commercial/office purposes. This Zoning Commissioner recently entertained a separate case about the business activities on lot No. 5. (Case No. 97-316-SPH)

The subject lot (known as lot No. 4, or 2820 Paper Mill Road) is 4.176 acres in area. As noted above, it is owned by four individuals, collectively, the Parker family. Mr. Derek Parker is the husband of Sharon Thomas-Parker and the son of Roosevelt and Lucille Parker.

Apparently, the Parkers purchased the property in 1995 and retained Michael Wood to construct a single family house thereon. Despite ongoing construction difficulties, the house is substantially completed. The house is extremely large in size and has cost nearly \$500,000.00. As shown on the site plan and in photographs submitted, the house features a garage at each end and each garage has a separate driveway. There are also attached decks to the rear of the dwelling, as well as a pool and deck in the back yard.

There was a great amount of testimony concerning the history of the construction of the house and the intended purposes and use thereof. Not all of that testimony will be summarized herein, suffice it to say that it is contained within the record of this case. According to the Petitioners, it has always been the intent of Mr. and Mrs. Parker, Sr., and Mr. and Mrs. Parker, Jr., to both reside in the house. Thus, it has always been the desire of the Petitioners to construct the house so that same has two components; that is, a separate area for the senior Mr. and Mrs. Parker and a separate area for the younger Mr. and Mrs. Parker. In this regard, I have reviewed copies of the permit applications, floor plan and photographs of the site. I have also conducted a site visit. The documents

ments show a substantially sized building which will contain two separate kitchens and living areas. As noted above, each separate unit will contain its own garage and macadam driveway. Moreover, each component contains its own deck and will operate from its own utility meter. Nonetheless, there is an internal connection between each component. As shown on the floor plans, and by the testimony offered, there is an interior doorway on each of the three floors of the dwelling (basement, first floor and second floor) which leads from one unit to the other. Thus, each unit has both a separate exterior entrance as well as a shared interior access.

The Petition for Special Hearing has been filed to legitimize this arrangement and approve the installation of a separate kitchen within that portion of the dwelling in which the senior Mr. and Mrs. Parker will reside. Relief is requested to approve "an in-law apartment" in the subject dwelling.

In-law apartments are permitted uses by the BCZR, through the Petition for Special Hearing process. Nonetheless, what is presented in this case is not the typical in-law apartment. In most cases, a relatively small area of a dwelling, with separate rooms and facilities, is proposed for an elderly parent. Owing to the size of this dwelling, the in-law area is significantly more substantial than what is normally proposed.

Upon due consideration and the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. After having fully investigated and considered the testimony and evidence presented, I am persuaded that the use is appropriate and will not be detrimental to the surrounding properties. However, I will impose restrictions in an effort to prevent the property from ever being used as a duplex house, or to provide living facilities for more than one family. These restrictions, which are set forth within the Order which follows are designed to safeguard

ORDER RECEIVED FOR FILING
Date 4/25/97
By Sharon Thomas-Parker

- 3 -

guard the neighborhood and prohibit a dwelling inconsistent with the substantially sized homes in this community.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of April 1997 that, pursuant to the Petition for Special Hearing, approval for an in-law apartment in a dwelling located on the subject property, be and is hereby GRANTED, subject, however, 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments (attached hereto) submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), from the Department of Environmental Protection and Resource Management (DEPRM) dated January 8, 1997 are adopted in their entirety and made a part of this Order.

3. The three internal points of access between the units shall remain and shall not be blocked or removed.

4. Prior to the issuance of any permits, the Petitioners shall record a copy of this Order in the Land Records of Baltimore County to assure notice to future purchasers of the property of the restrictions contained herein. A copy of the recorded Order shall be submitted to the Zoning Commissioner's office for inclusion in the case file.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 4/25/97
By Sharon Thomas-Parker

- 4 -

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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management January 8, 1997

FROM: R. Bruce Seeley RBS/JS
DEPRM

SUBJECT: Zoning Item #269 - Parker Property
2820 Paper Mill Road
Zoning Advisory Committee Meeting of December 30, 1996

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

Agriculture Preservation Review

This request raises concern for the impact of additional impervious surfaces from a larger dwelling, additional driveways, and increased intensity of use by two families. The purpose of the RC-4 is to protect the water quality of the drinking reservoir and increase impervious surfaces is detrimental to the protection of the reservoir watershed.

It is recommended that if this request is approved that the petitioner agree to condition the approval so as to restrict the use of the kitchen to the mother-in-law and father-in-law only. At the time of their deaths or the sale of the property, the petitioner or assignees will remove the kitchen and will restore the interior of the dwelling so as to remove any walls that may have been erected to create a duplex. The petitioner will also agree that this portion of the house will not be used for separate rental purposes. It is recommended that at the time of the discontinuation of the use by the in-laws that the second driveway be eliminated.

Ground Water Management

An expansion of the septic system may be required at time of building permit application for the in-law apartment.

RBS:ML:sp
PARKER/DEPRM/TXTSHP



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
409 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 9, 1997

Newton A. Williams, Esquire
700 Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 97-269-GPH
Property: 2820 Paper Mill Road
Derek Parker, Sharon Thomas-Parker, Roosevelt Parker and
Lucille Parker, Petitioners

Dear Mr. Williams:

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

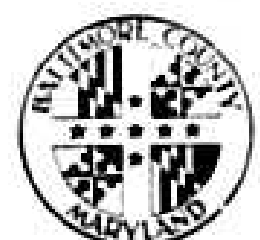
In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att: Mr. and Mrs. Derek Parker
cc: Mr. and Mrs. Roosevelt Parker
2820 Paper Mill Road
Phoenix, Maryland 21131



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2820 PAPER MILL ROAD, PHOENIX, MD 21131
which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve:

AN IN-LAW APARTMENT

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.

Control Purchaser/Lessee

Type of Petition:

Signature

Address

City State Zipcode

Attorney for Petitioner

Name

Address

City State Zipcode

Phone No.

On Maryland

(410)

Use to determine whether or not the property is the subject of the Petition.

Legal Owner(s)

Type of Petition

Signature

Type of Petition

Signature

Address

City State Zipcode

Name

Address

City State Zipcode

Phone No.

On Maryland

(410)

ZONING DESCRIPTION
LOT FOUR
2820 PAPER MILL ROAD

BEGINNING at a point on the northerly side of Paper Mill Road, said point lying in the proposed northerly right of way line, 40 feet northerly of the centerline of said Paper Mill Road approximately 1600 feet west of the intersection with Old York Road. Thence the following courses and distances:

1. N 27°24'03" W 188.34 feet.
2. S 70°46'16" W 69.91 feet.
3. N 07°13'47" W 122.93 feet.
4. N 03°47'54" E 240.75 feet.
5. N 05°18'45" E 280.00 feet.
6. N 76°35'50" E 304.20 feet.
7. S 10°30'05" E 325.00 feet.
8. S 85°04'55" W 247.51 feet.
9. S 10°07'08" E 505.81 feet.
10. 48.33 feet along the arc of a curve to the left having a radius of 690.00 feet.
11. S 68°16'50" W 28.60 feet to the point of beginning.

Also known as 2820 Paper Mill Road and located in the Tenth Election District. Said property being known as Lot 4 as shown on a plat entitled "Victoria Woods" recorded among the Land Records of Baltimore County Maryland in Plat Book S.M. 65 Folio 97.



CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/16, 1997

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 11/16, 1997.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

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

DATE 12-20-94 ACCOUNT RC01-6150

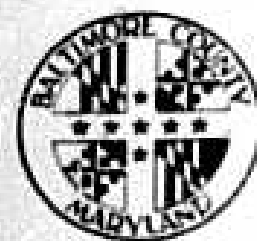
AMOUNT \$ 50.00

RECEIVED FROM Sharon Parker

FOR 2820 PAPER MILL RD

6349180239M1CHRC \$50.00
BA 000146PM12-20-94

VALIDATION OR SIGNATURE OF CASHIER



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 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.: 269 Petitioner: SHARON PARKER

Location: 2820 PAPER MILL RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SHARON THOMAS PARKER

ADDRESS: 2820 PAPER MILL RD.

PHOENIX, MD 21131

PHONE NUMBER: 254-0824

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE:

DATE AND TIME:

REQUEST: approval of an IN-LAW APARTMENT

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTNEY PUBLISHING COMPANY

January 16, 1997 Issue - Jeffersonian

Please forward billing to:

Sharon Thomas Parker
2820 Paper Mill Road
Phoenix, MD 21131
254-0824

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: 97-269-GPH (Item 269)

2820 Paper Mill Road

N/S Paper Mill Road, 1600' +/- W of c/l Old York Road

10th Election District - 6th Councilmanic

Legal Owner(s): Sharon Thomas-Parker and Derek Parker and Roosevelt Parker and Lucille Parker

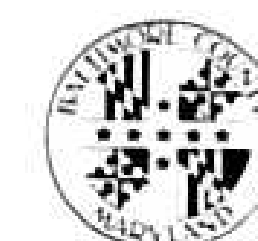
Special Hearing to approve an in-law apartment.

HEARING: FRIDAY, FEBRUARY 7, 1997 at 3:00 p.m. in Room 106, County Office Building.

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

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: 97-269-GPH (Item 269)

2820 Paper Mill Road

N/S Paper Mill Road, 1600' +/- W of c/l Old York Road

10th Election District - 6th Councilmanic

Legal Owner(s): Sharon Thomas-Parker and Derek Parker and Roosevelt Parker and Lucille Parker

Special Hearing to approve an in-law apartment.

HEARING: FRIDAY, FEBRUARY 7, 1997 at 3:00 p.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Sharon Thomas Parker
Newton A. Williams, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 23, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

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

January 31, 1997

Newton A. Williams, Esquire
700 Nottingham Centre
502 Washington Avenue
Towson, MD 21204

RE: Item No. 269
Case No.: 97-269-SPH
Petitioner: Derek Parker, et al

Dear Mr. Williams:

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 December 20, 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)



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 12-31-96
Item No. 269 (JCM)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: December 30, 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. 258, 259, 261, 263, 267, 268, and 269

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 V. Long*

Division Chief: *Carol L. Keller*

PK/JL

ITEM258/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 01/08/97

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 DEC. 30, 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: 258, 259, 261, 262, 263, 265, 266, 267, 268 AND 269.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 3, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for January 6, 1997
Item No. 269

The Development Plans Review Division did not receive a plan for subject zoning item.

RWB:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

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

January 8, 1997

FROM: R. Bruce Seeley *RBS/jrp*
DEPRM

SUBJECT: Zoning Item #269 - Parker Property
2820 Park Mill Road
Zoning Advisory Committee Meeting of December 30, 1996

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

Agriculture Preservation Review

This request raises concern for the impact of additional impervious surfaces from a larger dwelling, additional driveways, and increased intensity of use by two families. The purpose of the RC-4 is to protect the water quality of the drinking reservoir and increased impervious surfaces is detrimental to the protection of the reservoir watershed.

It is recommended that if this request is approved that the petitioner agree to condition the approval so as to restrict the use of the kitchen to the mother-in-law and father-in-law only. At the time of their deaths or the sale of the property, the petitioner or assignees will remove the kitchen and will restore the interior of the dwelling so as to remove any walls that may have been erected to create a duplex. The petitioner will also agree that this portion of the house will not be used for separate rental purposes. It is recommended that at the time of the discontinuation of the use by the in-laws that the second driveway be eliminated.

Ground Water Management

An expansion of the septic system may be required at time of building permit application for the in-law apartment.

RBS:WL:sp

PARKER/DEPRM/TXTSpP



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

March 4, 1997

Newton A. Williams, Esquire
700 Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

RE: Case No. 97-269SPH
Sharon Thomas-Parker, et al, Petitioners
Petition for Special Hearing

Dear Mr. Williams:

This is to confirm that the above captioned case is now scheduled for hearing on March 21, 1997 at 1:00 P.M. in Room 118 of the Old Court House.

By a copy of this letter, I have informed Mr. Thomas M. McDermott and Mr. Joseph E. Martin who were listed on the sign-in sheet when the hearing was originally set for February 7, 1997.

Be advised that I have also subpoenaed Mr. Arthur Woods and Michael Woods of Hancock Homes and Improvements, Inc. (copy attached) to appear at the March 21, 1997 hearing.

Very truly yours,
Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mn
cc: Mr. Thomas McDermott
Mr. Joseph E. Martin

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
2820 Park Mill Road, N.E. Paper Mill Rd, * ZONING COMMISSIONER
Towson, MD 21204 * OF BALTIMORE COUNTY
10th Election District, 6th Councilmanic *
Sharon Thomas-Parker and Derek Parker, * CASE NO. 97-269-SPH
Roosevelt and Lucille Parker *
Petitioners * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing date 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) 887-2186

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of February, 1997, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

BALTIMORE COUNTY
ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Inter-Office Correspondence

TO: Lawrence E. Schmidt, Zoning Commissioner
FROM: Wallace S. Lippincott, Jr. (WLS)
RE: Special Hearing Case No. 97-269-sph

DATE: April 28, 1997

I met today with Mr. Newton Williams who requested the reconsideration of the two comments made by this Department on this request. Again, the concern is that of the intensity of use of this lot that is Zoned RC 4 Watershed Protection. The RC 4 standards seek to reduce the impact of roads, dwellings and uses on properties that are adjacent to streams that flow into the public drinking water reservoirs.

The two comments were suggested as a way to minimize the long term impact by recognizing the short term need but seeking to preclude a permanent conversion to two dwellings. Mr. Williams has advised that our comment concerning prohibiting a permanent separation of the house into two units has been precluded by Restriction 3 of your order. This restriction is sufficient.

The second comment that was made requested that at the time of the discontinuation of the proposed use by the parents or at the time of sale, that the second driveway be removed. This condition is still sought. A proposed configuration is provided. The driveway to the in-law apartment should be removed and reforested as is appropriate in RC 4. This change may also have the potential to decrease the runoff impact given the grades on the site. The purpose of this condition is to provide for additional assurance that the house will ultimately be used as a single family dwelling.

CASE NO. 97-269-SPH

DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT

Located at 111 W. Chesapeake Avenue, County Office Building, Room 106,
Towson, Maryland 21204

BALTIMORE COUNTY vs. MICHAEL WOODS
Witness

HEARING DATE: MARCH 21, 1997 ISSUE DATE: MARCH 4, 1997

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I CERTIFY

that I served a Citation and all other papers filed with it by restricted delivery mail, return card attached

✓ that I served by personal delivery to MICHAEL WOODS (NAME)

on 3/4/97 at 9:30 AM
time

Description of defendant: Race W Sex M Ht 5-3
Wt 145 Age 38 Other

✓ and left with him a copy of the citation and all other papers filed with it.

I posted the premises at

I was unable to serve because

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information and belief and do further affirm I am a competent person over 18 years of age and not a party to the case.

3/4/97 [Signature] CEO
Date Signature Title
11:00 AM 111 W. Chesapeake Ave
Time Address
887-3373
Telephone number

CASE NO. 97-269-SPH

DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT

Located at 111 W. Chesapeake Avenue, County Office Building, Room 106,
Towson, Maryland 21204

BALTIMORE COUNTY vs. ARTHUR WOODS
Witness

HEARING DATE: MARCH 21, 1997 ISSUE DATE: MARCH 4, 1997

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I CERTIFY

that I served a Citation and all other papers filed with it by restricted delivery mail, return card attached

✓ that I served by personal delivery to ARTHUR WOODS (NAME)

on 3/4/97 at 9:45
time

Description of defendant: Race W Sex M Ht 5'5"
Wt 160 Age 50's Other

✓ and left with him a copy of the citation and all other papers filed with it.

I posted the premises at

I was unable to serve because

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information and belief and do further affirm I am a competent person over 18 years of age and not a party to the case.

3/4/97 [Signature] CEO
Date Signature Title
Time Address
Telephone number

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N/S Paper Mill Road, 1600 ft. +/- W * ZONING COMMISSIONER
of c/l Old York Road
2820 Paper Mill Road
10th Election District
6th Councilmanic District
Sharon Thomas-Parker, Derek Packer
et al, Petitioners * Case No. 97-269-SPH

TO: SUBPOENA

Arthur Woods
Handcraft Homes and Improvements, Inc.
1120 Baldwin Mill Road
Jarrettsville, Md. 21084

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County in Room 118 Old Court House, 400 Washington Avenue, Towson, Md. 21204

and to bring all written records, documents, etc., pertaining to 2820 Paper Mill Road, Phoenix, Md. 21131

on the 11 day of March 1997, regarding the above captioned case, for the purpose of testifying at the request of the Zoning Commissioner for Baltimore County.

[Signature]

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c)

[Signature]
Zoning Commissioner/Deputy
Zoning Commissioner
for Baltimore County

Issued: 3/4/97

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE:

DEA:

HISTORIC DISTRICT/BLDG.

PERMIT #: _____
RECEIPT #: _____
CONTROL #: _____
XREF #: _____

FEE: _____
PAID: _____
PAID BY: _____
INSPECTOR: _____

I HAVE CAREFULLY READ THIS APPLICATION AND HAVE THE COPY OF THE SAME AND THAT IN THIS CASE THIS MAY BE A PRELIMINARY OF THE BALTIMORE COUNTY CODE AND ANY OTHER STATE REGULATIONS WILL BE COMPLETED WITHIN THE NEXT 30 DAYS OF THE DATE OF THE PERMITTING AGENCY'S REVIEW OF THE APPLICATION.

BUILDING 1 or 2 FAM. CODE CODE
BOCA CODE

TYPE OF IMPROVEMENT
1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE
RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO. UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

TYPE FOUNDATION
1. SLAB
2. BLOCK
3. CONCRETE

TYPE OF HEATING FUEL
1. GAS
2. OIL
3. COAL
4. ELECTRICITY
5. OTHER

TYPE OF SEWAGE DISPOSAL
1. PUBLIC SEWER
2. PRIVATE SEWER
3. SEPTIC
4. OTHER

CENTRAL AIR: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

ESTIMATED COST OF MATERIALS AND LABOR
PROPOSED USE:
EXISTING USE:

OWNERSHIP
1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHOUSE 5. MIDRISE
6. HIGHRISE
7. FANTASY BEDROOMS
8. GARDEN & DISPOSAL 1. Y 2. N
9. BATHROOMS
10. KITCHENS
11. CLABS
12. FOLIO

BUILDING SIZE LOT SIZE AND LETBACKS
FLOOR SIZE
FRONT STREET
WIDTH SIDE STREET
DEPTH FRONT SETBK
HEIGHT SIDE SETBK
STORIES SIDE SETBK
LOT # 3 SIDE STR SETBK
CORNER LOT KVAR SETBK
1. Y 2. N ZONING

Newton Williams
① Only Downways -
② Not remove back bearing walls.
③ Kill in-laws - both sets
④ Wally - driveway in front
⑤ Amended Order to Neighbor's

FAX

Date: Wednesday, February 19, 1997 Time: 1:00 PM Pages: 1

To: Mr. Schmidt From: Mr. Schmidt

Fax: 857-2004 Fax: 857-2004
Voice: Voice:

Comments:
ATTENTION CASE 97-269-SPH-to be included for the deposit in set for 12/87

Handwritten notes and signatures.

BALTIMORE COUNTY
ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Inter-Office Correspondence

TO: Lawrence E. Schmidt, Zoning Commissioner
FROM: Wallace S. Lippincott, Jr., JSL
RE: Special Hearing Case No. 97-269-SPH
DATE: April 28, 1997

I met today with Mr. Newton Williams who requested the reconsideration of the two comments made by this Department on this request. Again, the concern is that of the intensity of use of this lot that is Zoned RC 4 Waterbed Protection. The RC 4 standards seek to reduce the impact of roads, dwellings and uses on properties that are adjacent to streams that flow into the public drinking water reservoirs.

The two comments were suggested as a way to minimize the long term impact by recognizing the short term need but seeking to preclude a permanent conversion to two dwellings. Mr. Williams has advised that our comment concerning prohibiting a permanent separation of the house into two units has been precluded by Restriction 3 of your order. This restriction is sufficient.

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CASE NO. 97-269-SPH

DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT

Located at 111 W. Chapsqua Avenue, County Office Building, Room 106,
Towson, Maryland 21204

BALTIMORE COUNTY vs. MICHAEL WOODS
Witness

HEARING DATE: MARCH 21, 1997 ISSUE DATE: MARCH 6, 1997

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I CERTIFY

that I served a Citation and all other papers filed with it by restricted delivery mail, return card attached

✓ that I served by personal delivery to MICHAEL WOODS (name)

on 3/4/97 at 9:30 AM

at 145 W. 38th St. M. H. 5-3

✓ and left with him a copy of the citation and all other papers filed with it.

I posted the premises at

I was unable to serve because

CASE NO. 97-269-SPH

DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT

Located at 111 W. Chapsqua Avenue, County Office Building, Room 106,
Towson, Maryland 21204

BALTIMORE COUNTY vs. ARTHUR WOODS
Witness

HEARING DATE: MARCH 21, 1997 ISSUE DATE: MARCH 6, 1997

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PROOF OF SERVICE

I CERTIFY

that I served a Citation and all other papers filed with it by restricted delivery mail, return card attached

✓ that I served by personal delivery to ARTHUR WOODS (name)

on 3/4/97 at 9:45

at 160 W. 50th St. M. H. 5-5

✓ and left with him a copy of the citation and all other papers filed with it.

I posted the premises at

I was unable to serve because

IN RE: PETITION FOR SPECIAL HEARING
N/S Paper Mill Road, 1600 ft. +/- W
of c/1 Old York Road
2820 Paper Mill Road
10th Election District
6th Councilmanic District
Sharon Thomas-Parker, Derek Parker
et al, Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 97-269-SPH

SUBPOENA
TO:
Arthur Woods
Sharon Thomas and Improvements, Inc.
1130 Baldwin Mill Road
Jarrattville, Md. 21084

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County in Room 118 Old Court House, 400 Washington Avenue, Towson, Md. 21204

and to bring all written records, documents, etc., pertaining to 2820 Paper Mill Road, Phoenix, Md. 21131
on the 11 day of March, 1997, regarding the above captioned case, for the purpose of testifying at the request of the Zoning Commissioner for Baltimore County.

Mr. Sheriff/Private Process Server:
Please process in accordance with Zoning Commissioner's Rule IV(c)
Issued: 3/4/97
Zoning Commissioner/Deputy
Zoning Commissioner
for Baltimore County

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE:
OEA:
HISTORIC DISTRICT/BLDG.

PERMIT #:
RECEIPT #:
CONTROL #:
XREF #:

PROPERTY ADDRESS
SUITE/SPACE/FLOOR
SUBDIV:
TAX ACCOUNT #:
OWNER'S INFORMATION (LAST, FIRST)
NAME:
ADDR:

APPLICANT INFORMATION
COMPANY:
STREET:
CITY, ST, ZIP:
PHONE #:
APPLICANT SIGNATURE:
PLANS: CONST PLOT PLAT DATA BLOCK: EL PL

TERMINAL
CONTR:
ENGINE:
SHELL:

DESCRIBE PROPOSED WORK:
1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE
RESIDENTIAL
01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE UNITS
05. SWIMMING POOL
06. GAZEBO
07. OTHER

TYPE OF FOUNDATION
1. SLAB
2. BLOCK
3. CONCRETE

TYPE OF CONSTRUCTION
1. MAJOR
2. MOD
3. MINOR
4. REPAIR

OWNER'S INFORMATION
1. NAME
2. ADDRESS
3. CITY, ST, ZIP
4. PHONE #

BUILDING SIZE
FLOOR
WIDTH
DEPTH
HEIGHT
DOOR/DOOR
LOT #/S
CORNER LOT

LOT #/S
CORNER LOT

LOT #/S
CORNER LOT

LOT #/S
CORNER LOT

LOT #/S
CORNER LOT

LOT #/S
CORNER LOT

LOT #/S
CORNER LOT

Newton Williams
4/28/97
New

Only Downings

Not remove back bearing walls

Fill in - laws - both sets

Welly - driveway in front

Amended Order to Neighbors

FAX

Date: Wednesday, February 05, 1997 Time: 2:32:03 PM 2 Pages

To: Gwen Stevens From: Cathy M. Rings

Fax: 887-2024 Fax: 410-755-0339

Voice: Voice:

Comments:

ATTENTION CASE 97-269-SPH-to be included for the department set for 2:00

In Reference to case 97-269-SPH
I am very concerned with the zoning request that has been made by the Parkers to include in their single family dwelling a second kitchen. I have found the Parkers to be very uninterested and uncooperative with the day-to-day working of this small neighborhood and I feel that the burden that will accompany this zoning change will put undue stress on an already fragile relationship in this group of homes. I requested 14 months ago that this change be dealt with and this simple request was ignored for a very long time. I also question the design that was used in this so-called single family dwelling as it tends to recall to resemble two separate dwellings that happen to occupy the same space. Two dwellings is it would be two separate dwellings as well as two separate dwellings with their own separate doors, i.e. in is home at 1130 Baldwin Mill Road and that has two instances of total and separate working parts from what I understand is normally found in a dwelling that is shared to include a mother-in-law unit. In this case it is far from a unit and is much closer in design to a separate house. My biggest concern lies in the way the changes once the unit is in place needed for the grandparents. I do not want to be forced to police someone else's property and give the history of the Parkers. I am not sure that could be done without excess stress and bad feelings. Furthermore, I am concerned that the building style used to create these dual homes will be seen as a duplex by any owners in the advent I sell my home thus reducing my property value and any interest there may be if my house is to go onto the market. Therefore I must stand up and oppose any zoning that incorporates the addition of another-in-law's space.

Cathy M. Rings
2814 Paper Mill Rd

FAX

Date: Wednesday, February 05, 1997 Time: 4:12:00 PM 1 Pages

To: Gwen Stevens From: Carolyn M. Rings

Fax: 887-2624 Voice: 4107856059

FAX

Date: Wednesday, February 06, 1997 Time: 2:35:00 PM 2 Pages

To: Gwen Stevens From: Carolyn M. Rings

Fax: 887-2624 Voice: 4107856059

Requested In-Law Apartment Approval
Parker Home
2830 Paper Mill Road
Case No.: 97-369-SPH

- The concept of an in-law quarters is not specifically covered in the Regulations.
- This particular home is very large, and the size of the quarters must be judged against that size. All of the nearby homes are large, and some house large families. This home has five occupants.
- The home was planned and purchased in good faith by the Parkers, they did not know of any approvals needed.
- Only the Parker family will reside there - there will be no rentals or other tenants.
- The other neighbors are in a good position to monitor the Parker home, although that will not be needed.
- The house is complete, and it would be an unfair hardship on the family, who bought in good faith, to deny the use of the second kitchen, and it would not change the size, configuration or location of the home.

We respectfully ask that it be approved.

Respectfully submitted,

Newton A. Williams
 Newton A. Williams, Esquire
 1120 Baldwin Hill Road
 Jarrettsville, MD 21084
 Tel (410) 957-6999
 Fax (410) 957-6544
 MHC# 27762

Handcraft Homes and Improvements, Inc.
Custom Building, Remodeling, Windows & Painting

July 11, 1996

To: Roosevelt & Lucille Parker
2830 Paper Mill Road
Phoenix, MD 21131Job Location: 2830 Paper Mill Road
Phoenix, MD 21131

JOB COSTS

Kitchen cabinets and bathroom cabinets per drawings:

COST ALLOWANCE	\$ 2,740.00
OVER ALLOWANCE	\$ 2,650.00
OVER ALLOWANCE	\$ 90.00

Ceramic tile per selection sheets:

COST ALLOWANCE	\$ 1,137.00
OVER ALLOWANCE	\$ 819.00
OVER ALLOWANCE	\$ 318.00

Kitchen appliances per selection sheets:

- Kitchen A/D stove, Model OKER200VAL	\$ 749.00
- Kitchen A/D dishwasher, Model OKUDM300VAL	\$ 611.00
- Kitchen A/D microwave, Model OKUDM300VAL	\$ 348.00

TOTAL \$ 1,905.00

COST ALLOWANCE	\$ 1,905.00
OVER ALLOWANCE	\$ 1,289.00

UNDER ALLOWANCE \$ 95.00

* NOTE: ALL PRICES INCLUDE 5% MARYLAND STATE SALES TAX.

Newton A. Williams 8-6-96
 APPROVAL DATE

DATE

NEWTON A. WILLIAMS
 THOMAS J. KENNER
 WILLIAM F. KENNER
 STEPHEN J. ANDERSON
 ROBERT L. HANLEY JR.
 ROBERT S. OLSEN
 STEPHEN M. SCHENCK
 DOUGLAS L. BURGESS
 ROBERT C. CANNON JR.
 C. WILLIAM CLARK
 E. BRUCE JONES
 STUART A. SCHATZ

LAW OFFICES
 NOLAN, PLUMHOFF & WILLIAMS
 CHARTERED
 SUITE 700, NOTTINGHAM CENTRE
 702 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204-4528
 (410) 823-7600
 TELEFAX (410) 296-2765

June 4, 1997

Honorable Lawrence E. Schmidt
Zoning Commissioner
Court House
Towson, Maryland 21204

Re: Derek Parker, et al., et al.
 Case No.: 97-369-SPH
 Deletion of phrase "or their children" from Zoning Commissioner's
 Ruling on Motion for Reconsideration (Ruling) of May 7, 1997

Dear Commissioner Schmidt:

The People's Counsel and Deputy have objected to the above phrase at page 2 of the May 7, 1997 Ruling.

To avoid an appeal on our client, the Parkers have consented to this deletion, and the People's Counsel and the Parkers respectfully ask that you make this deletion.

We enclose for your signature prior to June 6, the 30 day appeal period, as discussed with you on the telephone, "Zoning Commissioner's Amended Order On Motion For Reconsideration, retyped exactly from the May 7 Ruling, with the phrase deleted, by the People's Counsel's staff.

Finally, the People's Counsel asks that three or four neighbors who attended the two hearings, as shown on the sign in sheet, be copied on this Amended Ruling when signed.

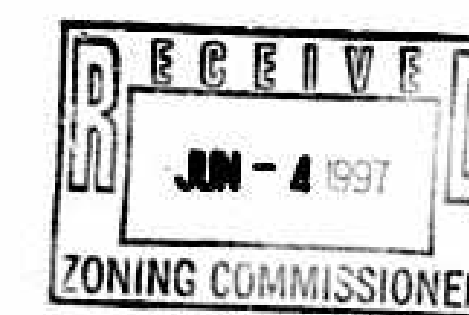
Thank you and your staff for your attention to this matter prior to June 6, I am

Respectfully,

Newton A. Williams
 Newton A. Williams

NAW:maw
encl.

cc: Peter J. Zimmerman, Esquire, People's Counsel
 Carol S. DeMilio, Esquire, Deputy People's Counsel
 Mr. and Mrs. Derek Parker
 Mr. and Mrs. Roosevelt Parker
 (w/enclosures)



DATE: 02/07/97 TIME: 17:37:07 AUTOMATED PERMIT TRACKING SYSTEM FULL SCREEN INQUIRY BP1072M

SEL	STREET ADDRESS	PERMIT NO	CONTROL NO
2818	PAPER MILL RD	E225538	
2818	PAPER MILL RD	E221636	
2818	PAPER MILL RD	B225853	TA
2818	PAPER MILL RD	B220013	NR
2820	PAPER MILL RD	B213585	NR
2820	PAPER MILL RD	P273540	273540
2820	PAPER MILL RD	P272125	
2820	PAPER MILL RD	E276542	276542
2820	PAPER MILL RD	E272642	272642
2820	PAPER MILL RD	B283591	TA
2820	PAPER MILL RD	B276541	NR
2820	PAPER MILL RD	B276538	RS
2820	PAPER MILL RD	B254954	NR
2820	PAPER MILL RD	B263316	C-
2820	PAPER MILL RD	E288045	288045
2820	PAPER MILL RD	B281656	NR
2820	PAPER MILL RD	B253010	RA
2820	PAPER MILL RD	B253156	NR

PAGE SCROLL (F/B) F CLEAR TO RETURN TO THE MENU
 ENTER THE LETTER -X- NEXT TO THE ADDRESS TO RECEIVE PERMIT DETAIL
 TIME: 17:38:09 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/15/95
 DATE: 11/22/96 GENERAL PERMIT APPLICATION DATA PLD 09:47:45

PERMIT #: B254954 PROPERTY ADDRESS: 2820 PAPER MILL RD
 RECEIPT #: A272546 SUBDIV: VICTORIA WOODS
 CONTROL #: NR TAX ACCOUNT #: 2200016395 DISTRICT/PRECINCT 10 04
 NAME: PARKER, SHARON & ROOSEVELT, DEREK
 ADDR: 9514 WALTHAM WOODS RD. 21234
 NAME: PHYLLIS WOOD
 COMPANY: HANDCRAFT HOMES & IMP., INC.
 ADDR1: 1120 BALDWIN HILL RD.
 ADDR2: JARRETTVILLE, MD. 21084
 PHONE #: 557-6509 LICENSE #: 27702
 NOTES: COP/D/S/JB/P ADDRESS CHANGED PER HOUSE NUMBERS DAS

PASSWORD:

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
 PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQUIRY
 TIME: 17:38:17 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/22/95
 DATE: 02/07/97 BUILDING DETAIL 1 TRACT: PLD 13:02:09
 PERMIT #: B254954 PLANS: CONST 2 PLOT 9 FLAT 0 DATA 0 EL 1 FL 1
 TENANT:
 CONTR: HANDCRAFT HOMES & IMP., INC.
 ENGR:
 SELLR: WOOD ORGANIZATION

FOUNDATION BASE WORK: CONST. A SFD W/(6) F/F (OUTSIDE PROJ. NOT TO EXCEED 4'X10'). (3) CAR GARAGE & (2) CAR GARAGE COVERED FRONT PORCH, (2) OPEN WOOD DECKS ON REAR, 2ND FLR. PORCH (BALCONY). 8 BEDROOMS. REFER TO B253010 FOR UNISSUED RAZING PERMIT.
 ESTIMATED COST 500,000.00 PROPOSED USE: SFD
 OWNERSHIP: 1 EXISTING USE: VACANT
 RESIDENTIAL CAT: 1
 EFF: 1 BED: 8 2 BED: 3 3 BED: 1 TOT BED: 12 TOT APTS: 12
 1 FAMILY BEDROOMS: 8

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
 PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
 TIME: 17:38:55 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/22/95
 DATE: 02/07/97 BUILDING DETAIL 2 PLD 13:02:09

PERMIT #: B254954 BUILDING SIZE: 10703
 FLOOR: 128.67
 WIDTH: 48'
 DEPTH: 39'
 HEIGHT: 34'SMT
 STORIES: 34'SMT
 LOT NOS: 1
 CORNER LOT: N

ZONING INFORMATION
 DISTRICT: BLOCK: 0083040.00
 PETITION: SECTION: IMPROVEMENTS: 0044960.00
 DATE: LIBR: 097
 MAP: FOLIO: 097
 CLASS: 04

PLANNING INFORMATION
 HSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWD:
 ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
 PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

BALTIMORE COUNTY, MARYLAND
 DEPARTMENT OF PERMITS AND LICENSES
 TOWSON, MARYLAND 21204
 PERMIT NO: 17-22-96
 PERMISSION IS HEREBY GRANTED TO:
 NAME: PARKER, SHARON & ROOSEVELT, DEREK
 ADDRESS: 9514 WALTHAM WOODS RD. 21234
 TO ONE AND OCCUPY THE LAND AND/OR BUILDING DESCRIBED AND LOCATED AS FOLLOWS ON PERMIT NO. B254954
 LOCATION OF PROPERTY: 2820 PAPER MILL RD
 DIST: 10 LOT NO: 4 BLOCK NO.
 SUBDIVISION: VICTORIA WOODS
 DATE: 11/22/96 FEE PAID: \$19.00
 ISSUED BY THE BUILDINGS ENGINEER
[Signature]

Baltimore County
 Department of Environmental Protection
 and Natural Resources
 Baltimore County, Maryland
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Permit No. B254954
 Address
 District

This letter is to certify that the referenced property has been used in accordance with the requirements of the Baltimore County Zoning Ordinance and/or the zoning map in order to obtain the building permit. In addition, all regulations and the installation of such permits, equipment, appliances, driveway and sidewalks are complete and there is no evidence of surface water ponding on the property.

The undersigned request Master Company approval for the referenced property with the understanding that the time pending, final subdivision and/or final street will be completed by or before May 15, 1997. Other items required for final approval have been completed. All disturbed areas have been stabilized with native and non-native plants and trees to match the existing landscape.

If the public roadway adjacent to this lot is not completed, the Purchaser is hereby notified that the County will not assume responsibility for repairs, maintenance or cleaning until the roadway has been completed and accepted by Baltimore County.

Signature: *Handcraft Homes Inc.*
 Address: *1120 Baldwin Hill Rd*
 Baltimore's Signature: *Handcraft Homes Inc.* Date: 11-22-96
 Owner/Purchaser's Signature: _____ Date: _____

If any violations of the Baltimore County Code are observed on the property or on any adjacent property, the County will not assume responsibility for repairs, maintenance or cleaning until the roadway has been completed and accepted by Baltimore County.

Signature: *Handcraft Homes Inc.*
 Address: *1120 Baldwin Hill Rd*
 Baltimore's Signature: *Handcraft Homes Inc.* Date: 11-22-96
 Owner/Purchaser's Signature: _____ Date: _____

GARAGE DISP: DEPTH: SIDE STREET: NC
POWDER ROOMS: HEIGHT: SIDE SETB: NC/NC
BATHROOMS: STORIES: SIDE STR SETB:
KITCHENS: LOT NOS: 4 REAR SETB: NC
CORNER LOT:
ZONING INFORMATION
DISTRICT: BLOCK: 0083530.00
PETITION: SECTION: IMPROVEMENTS: 0000000.00
DATE: LIBER: 006 TOTAL ASS.:
MAP: FOLIO: 097
CLASS: 04

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
TIME: 17:42:21 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/09/96
DATE: 02/07/97 BUILDING DETAIL 1 PLS 09:31:37

PERMIT # B276538 PLANS: CONST 0 PLOT 1 PLAT 0 DATA 0 EL 1 PL 2
TENANT
BUILDING CODE: 2 CONTR: SYLVAN POOLS, INC
IMPRV 1 ENGR: SELLR:
USE 05

FOUNDATION BASE WORK: CONSTRUCT REINFORCED CONCRETE INGROUND POOL
CONSTRUCT FUEL SEWAGE WATER W/DE FILTER IN REAR YARD. POOL TO BE FILLED
BY TRUCK. POOL LETTER ATTACHED. 38'3"X17'6"56SF.
3-8' DEEP. AUTOMATIC POOL COVER. REFER TO
B276541 FOR FENCE.

CENTRAL AIR ESTIMATED COST 18,000.00
PROPOSED USE: SFD & SWIMMING POOL
OWNERSHIP: 1 EXISTING USE: SFD UNDER CONST (SEE B254954)

RESIDENTIAL CAT: 1
\$EFF: \$1BLD: \$2BED: \$3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
TIME: 17:42:38 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/09/96
DATE: 02/07/97 BUILDING DETAIL 2 PLS 09:31:37

PERMIT #: B276538 BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR: 650 SIZE: 4,260AC
WIDTH: 38'3" FRONT STREET:
DEPTH: 17' SIDE STREET:
HEIGHT: 3-8' FRONT SETB: NC
STORIES: SIDE SETB: 140'/100'
SIDE STR SETB:
REAR SETB: 120'

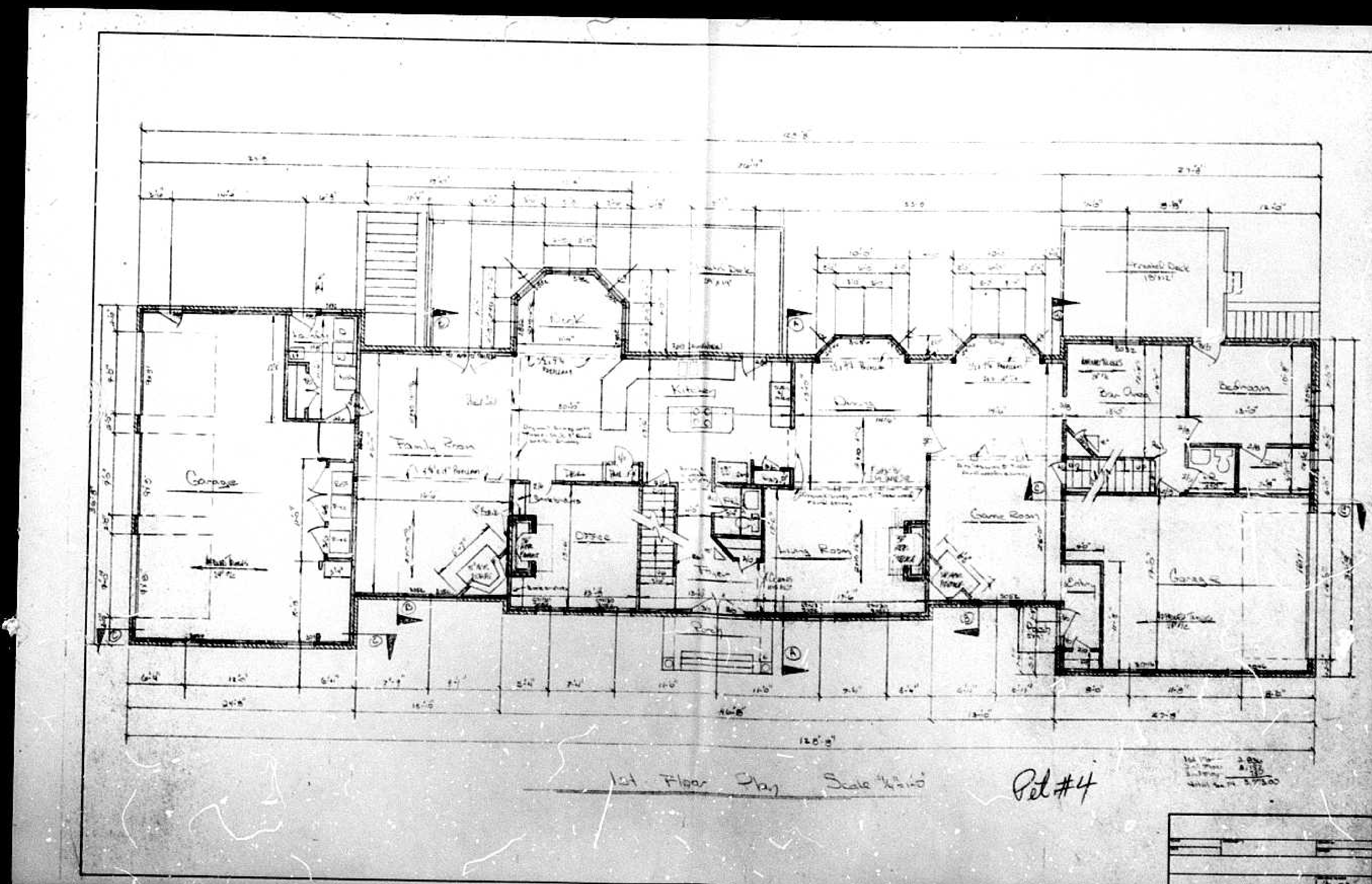
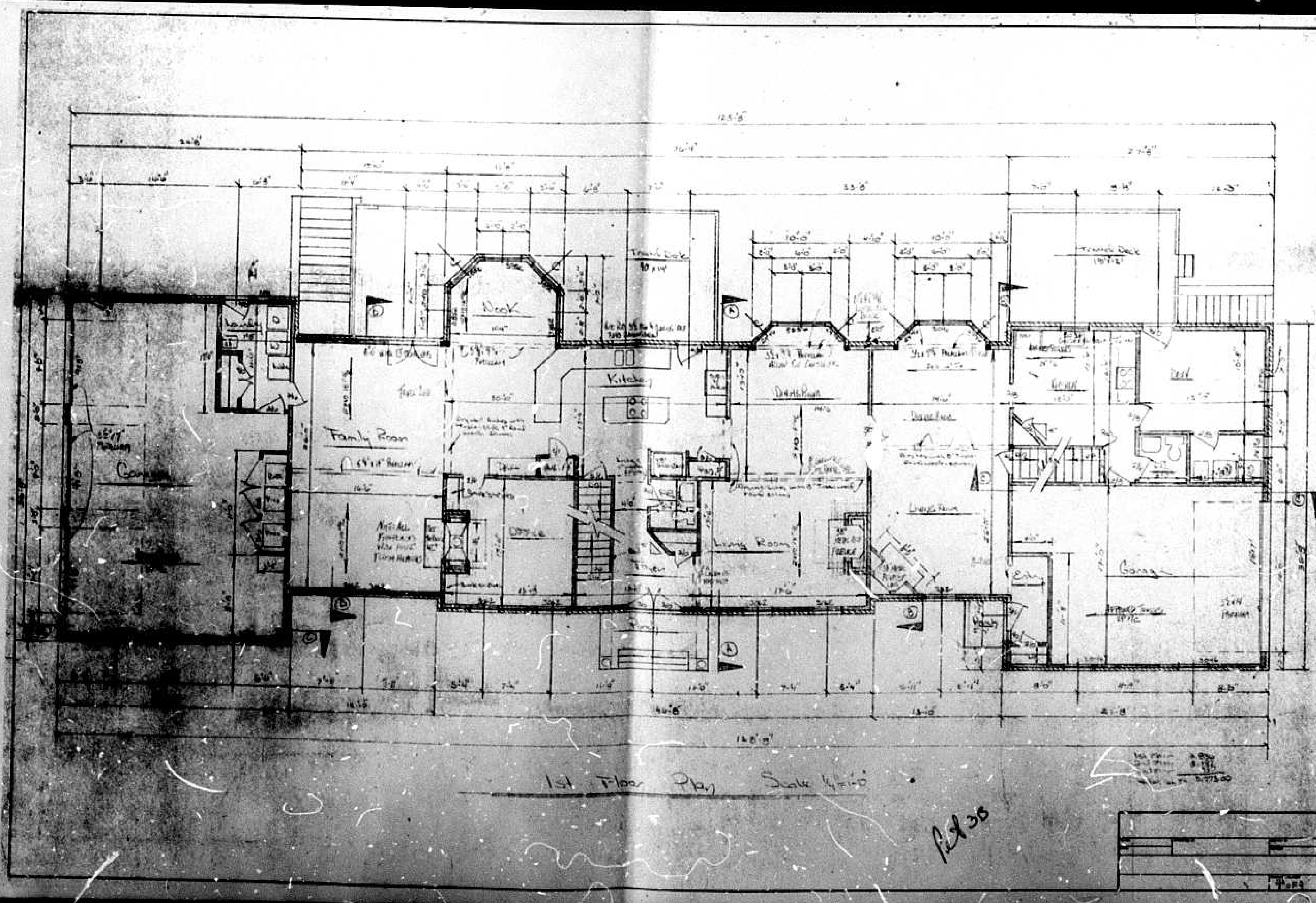
ZONING INFORMATION
DISTRICT: BLOCK: 0083530.00
PETITION: SECTION: IMPROVEMENTS: 0000000.00
DATE: LIBER: 006 TOTAL ASS.:
MAP: FOLIO: 097
CLASS: 04

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
TIME: 17:43:45 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/21/95
DATE: 02/07/97 APPROVALS DETAIL SCREEN PLM 14:27:26

PERMIT #: B254954
AGENCY DATE CODE COMMENTS
BLD PLAN 12/20/95 01 ALR-FIRST REVIEWED 11/27/95-2ND 05 12/11
SEDI CTL 11/29/95 01 ANE/KRS
ZONING 11/22/95 01 RT/JP
PUB SERV 11/22/95 01 RT/JP
ENVRHNT 11/29/95 01 ANE/GWH-11/28SF/EIR-11/29PD
PERMITS 12/21/95 01 DS/RSD

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"





A. Zoning Sign at Entrance
2814, 2816 & 2818
and
2820
Paper Mill



B. Looking S on Parkhandle
Drive.



C. South end of Parker
Home



D. Driveway at S end of Parker Home.

The Parker Case.
Case No. 97-269-SPH

Pet No 2



E. Parker Home - 2820 Paper Mill
Road.



F. North end of Parker Home -
3 Garages.

Pet 2



H. 2818 Parker Home Neighbor to
North.
McDevitt Home



I. E end of McDevitt House



J. 2816 - Martin Home



K. 2818 Paper Mill Rd. - McDevitt
Home.



L. 2814 Paper Mill Rd. -
The Ring House
across cul de sac



M. Looking S. on the cul de sac.

Pet 2



C.



D.



A.



B.

8

Pet 2



D.



E.



F.

G.

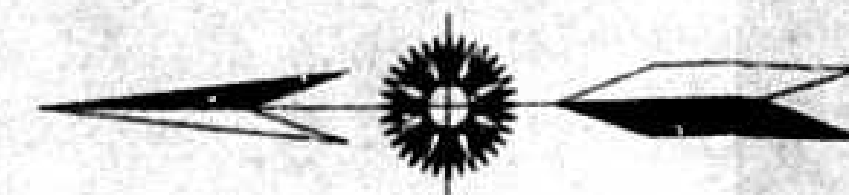


H.

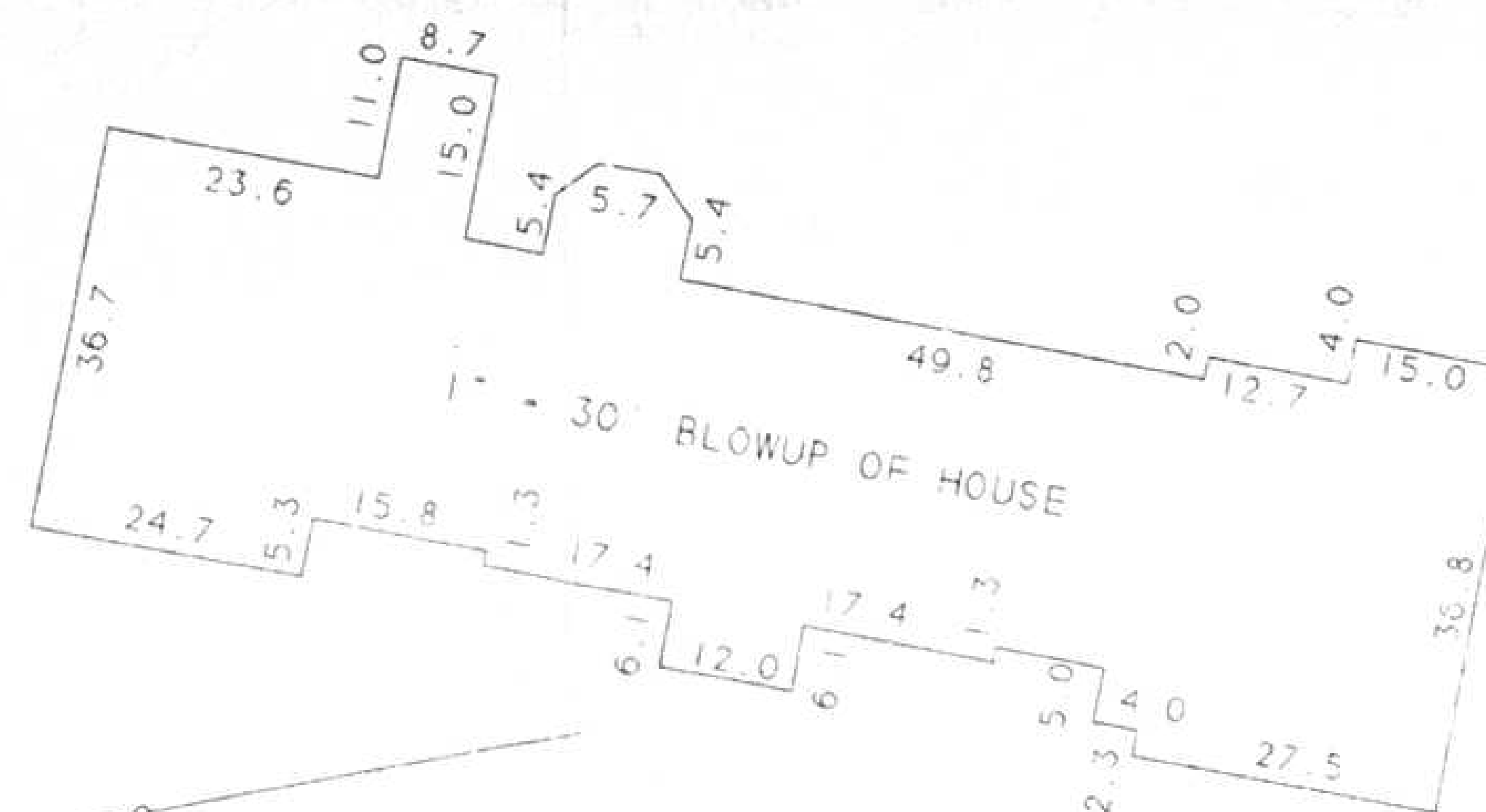


PETITION FOR VARIANCES
AND SPECIAL HEARING
N/S Paper Mill Road
1600' W of Old York Road
2824 - 2828 Paper Mill Road
10th Election District
3rd Councilmanic District
The Wood Organization, Inc.
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 92-393-SPHA



LANDS OF
BALTO. COUNTY MARYLAND
10909/737
ZONED RC-4
ACCT # 1008000551



LANDS OF
ALEC HAJIMIALIS
8911/395
ZONED RC-4 & RC-2
ACCT # 2200008934

LOT 3
VICTORIA WOODS
THOMAS MCDERMOTT
10881/745
ZONED RC-4
ACCT # 2200016394

LOT 4
VICTORIA WOODS
P.B. SM 65/97
DEREK E. PARKER &
SHARON A. THOMAS-PARKER ET AL.
11542/165
ZONED RC-4 & RC-2
ACCT # 2200016395

LOT 2
VICTORIA WOODS
JOSEPH E. MARTIN
11391/535
ZONED RC-4
ACCT # 2200016393

LOT 1
VICTORIA WOODS
CATHERINE RINGS
11294/378
ZONED RC-4
ACCT # 2200016392

FINDINGS OF FACT AND CONCLUSIONS OF LAW
This matter comes before the Deputy Zoning Commissioner pursuant to a Petition for Special Hearing in which the Petitioner requests approval of the creation of a non-density parcel within the RC-4 zoned portion of the subject property for use as a septic reserve area to support an existing BL use and to permit an existing entrance providing ingress and egress through the RC-4 zone to support the existing BL use; and pursuant to a Petition for Zoning Variance from Baltimore County Zoning Regulations (BCZR) 51A03.4.B.4 to permit existing buildings to be located twenty-two feet and forty-eight feet respectively from a lot line in lieu of the fifty feet required; from BCZR 5232.2 to permit an existing building to be located four feet from a property line in lieu of the fifty feet required; and from BCZR 55409.6.A.2 and 6 to permit the continued use of the existing gravel parking surfaces; all as more particularly described on the plans submitted and marked Petitioner's Exhibit 1.

The Petitioner, The Wood Organization, Inc., Maryland corporation, is represented by Mr. Arthur Wood, President, and testimony indicated that the subject property, known as 2824 and 2828 Paper Mill Road, consists of approximately 337 acres, more or less, currently zoned BL and approximately 4.9 acres, zoned RC-4. The BL portion of the site is currently improved with an existing block building used for retail purposes, and an existing block storage building, as well as existing gravel parking areas to serve the commercial use. The existing ingress and egress for the retail use is currently located through the RC-4 portion of the proposed lot 5 just to Paper Mill Road. The remainder of the RC-4 zoned land of the Proposed Parcel No. 5, as shown on Petitioner's Exhibit 1, is vacant and is proposed for use as the septic reserve area for the existing commercial use located on the BL zone portion of the Parcel No. 5.

The proposed Lot No. 4, as shown on Petitioner's Exhibit No. 1, is currently improved with an existing two-story frame dwelling. This portion of the RC-4 zoned portion of subject property consists of 4.176 acres, more or less. Testimony indicated that the setback variance requested from the BCZR was to bring the existing two-story frame dwelling, located on Lot No. 4, as shown on Petitioner's Exhibit No. 1, and the block storage building, as shown on Proposed Parcel, Lot No. 5, on Petitioner's Exhibit 1, into compliance with the BCZR. Further testimony indicated that the variance requested from the parking surface requirements of the BCZR was suggested by the Baltimore County Office of Planning and Zoning and the neighbors in the area to maintain the existing residential character of the neighborhood. Testimony indicated that the variance requested for installing a macadam driveway and parking area would tend to create a more commercial appearance, thereby losing the existing residential character.

Based on the testimony and evidence presented at the hearing, all of which, all of which, is in the opinion of the Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of §307 of the BCZR and, therefore, should be granted. In evidence is the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. The evidence presented was equally clear that the requested variance relief will not result in additional residential density beyond that permitted by the BCZR and that the setback variances requested are unique to this particular parcel.

Further testimony indicated that the RC-4 portion of proposed Parcel No. 5 as shown on Petitioner's Exhibit 1 is to be created as a non-density parcel. This parcel would serve a dual purpose for the Petitioner. First, the Petitioner seeks the approval of continued commercial ingress and egress through the RC-4 zoned portion of this proposed parcel for the use of the existing commercial use. Secondly, the Petitioner seeks approval for the use of the proposed non-density parcel as a septic reserve area to provide for the safe, adequate disposal of sewage from the existing commercial use. Inter-Office Correspondence from the Baltimore County Department of Environmental Protection and Resource Management clearly indicated that the existing BL zoned portion of the proposed Parcel No. 5 is too small for the existing well and septic area and that the septic reserve area should be located on the RC-4 zoned portion of the parcel in permit and promote safe and adequate sewage disposal.

Petitioner presented further testimony that continuation of the existing drive for the commercial use through the RC-4 zone portion of a proposed lot was required by the Baltimore County Office of Planning and Zoning in lieu of relocating a new entrance off Paper Mill Road as originally proposed by the Petitioner. Petitioner also introduced into evidence a Memorandum from the Baltimore County Office of Planning and Zoning wherein that office recommended approval of all relief sought by Petitioner subject to certain stipulations and conditions.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty and unreasonable hardship will result if the relief requested in the special hearing is not granted. It has been established that the relief requested from which the Petitioner seeks relief would not unduly restrict the use of the land due to the special conditions unique to this particular proposed parcel. 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 as these petitions had, and for the reasons given above, the relief requested in this petition for variances and the Petition for Special Hearing, should be granted, subject to the restrictions set forth hereinafter.

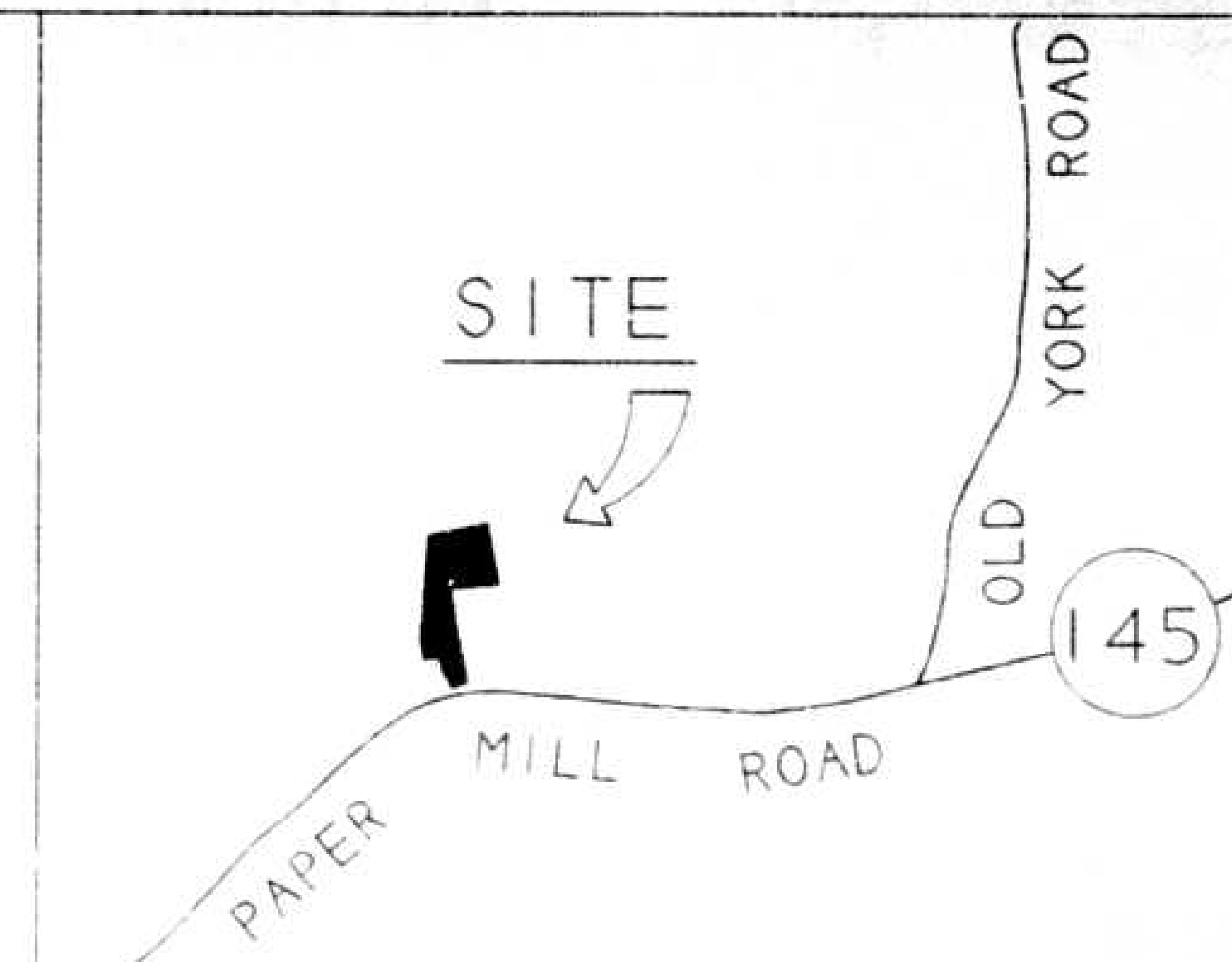
THAT, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of May, 1992 that the Petition for Special Hearing to approve the creation of a non-density RC-4 zoned parcel comprised of approximately 0.745 acres only for the use as ingress and egress to the adjoining commercial site and for use as a septic reserve area for the adjoining commercial use in accordance with Petitioner's No. 1, be and is hereby GRANTED, subject to the restrictions below.

1. IF FURTHER ORDERED, that pursuant to the Petition for Zoning Variance, a variance from BCZR 51A03.4.B.4 to permit the existing entrance from dwelling to be located twenty-two feet and the existing block storage building to be located forty-eight feet respectively from a lot line in lieu of the fifty feet required; and from BCZR 5232.2 to permit the existing block storage building to be located four feet from a property line in lieu of the fifty feet required; and from BCZR 55409.6.A.2 and 6 to permit the continued use of the existing gravel parking surfaces; in lieu of the required setback and distance surfaces; required in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, however, to the following restrictions:

The Petitioner may only use its Building permit and be granted some upon receipt of this Order; however, this Order is hereby granted as such time as the thirty day appeal period from this Order has expired. If, for whatever cause, the Order is reversed, the Petitioner shall be required to return, and be responsible for returning, said property to its original condition.

2. Petitioner shall prepare and submit to the Deputy Director of the Baltimore County Office of Planning and Zoning for approval, within thirty days of the date of this Order, a landscape plan for the subject property; the landscape plan shall include a site plan showing the screening of the existing building area from public rights of way.

3. A new well shall be drilled to serve the existing retail store as required by the Baltimore County Department of Environmental Protection Resource No. 1, dated July 15, 1992 and included as part of the Petitioner's Petition for Variance.



VICINITY MAP
SCALE 1" = 1000'

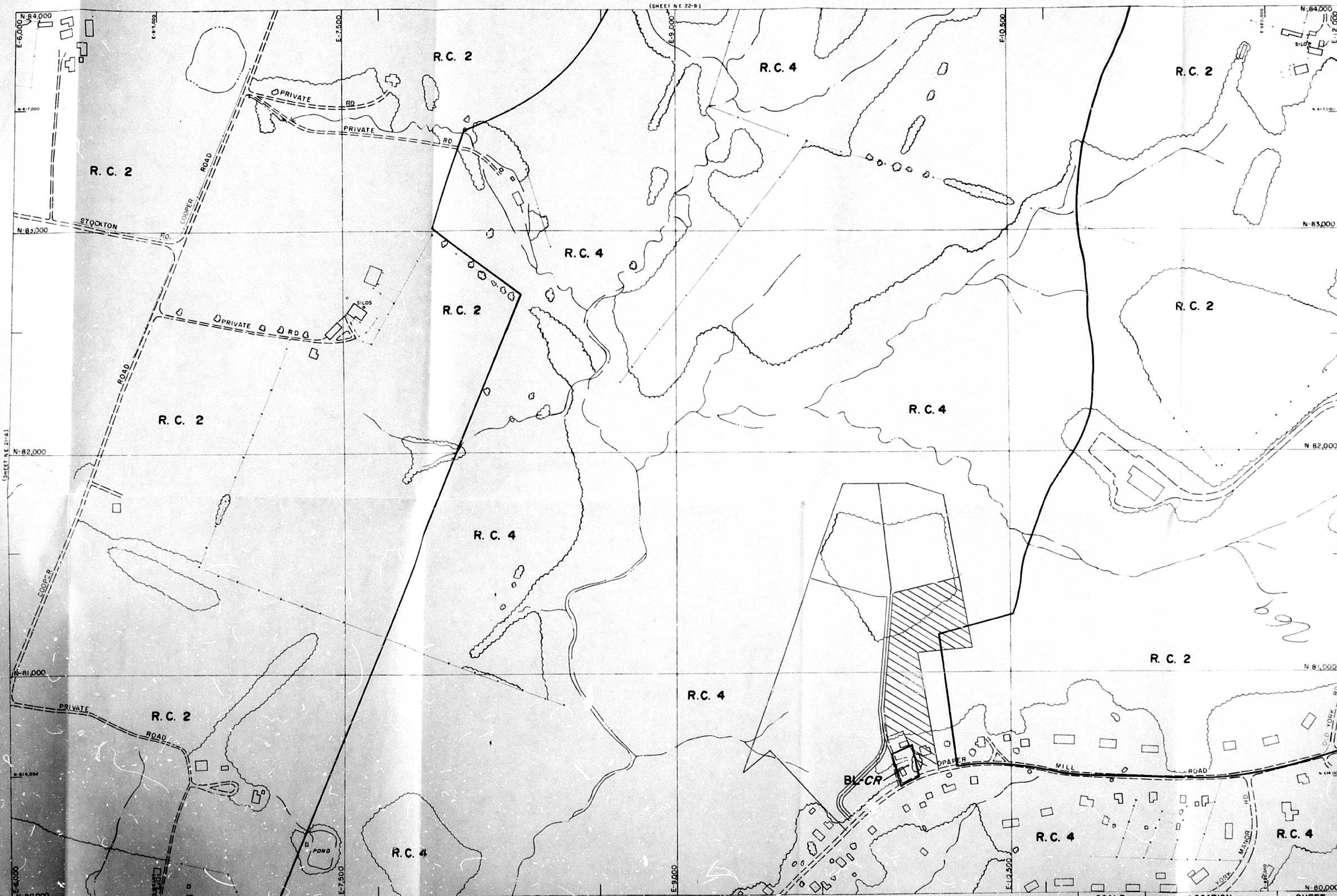


PRIOR ZONING HEARING: MAY 29, 1992
CASE # 92-393-SPHA
GRANTED WAS THE FOLLOWING INGRESS AND EGRESSES TO THE ADJOINING COMMERCIAL SITE AND FOR SEPTIC RESERVE AREA FOR THE SAME SITE. ALSO A VARIANCE TO PERMIT EXISTING BUILDINGS A LESSER SETBACK THAN REQUIRED. ONE OF SUCH BUILDINGS NO LONGER EXISTS.

LOT SIZE: 4.176 ACRES
OR 181906.56 sq. ft.
200 SCALE ZONE MAP NE-21B
ZONING - RC-4 & RC-2

Public Services Plan # 91317
Current Planning # X-295

"PLAN TO ACCOMPANY ZONING HEARING" SHARON THOMAS-PARKER 2824 PAPER MILL ROAD PHOENIX, MD. 21131 13TH ELECTION DISTRICT COUNCILMANIC DISTRICT THREE BALTIMORE COUNTY MARYLAND	HIGHLAND SURVEY ASSOCIATES, INC. Lead Surveyors 4501 Fawn Grove Road Street, Maryland 21154 410-836-1234
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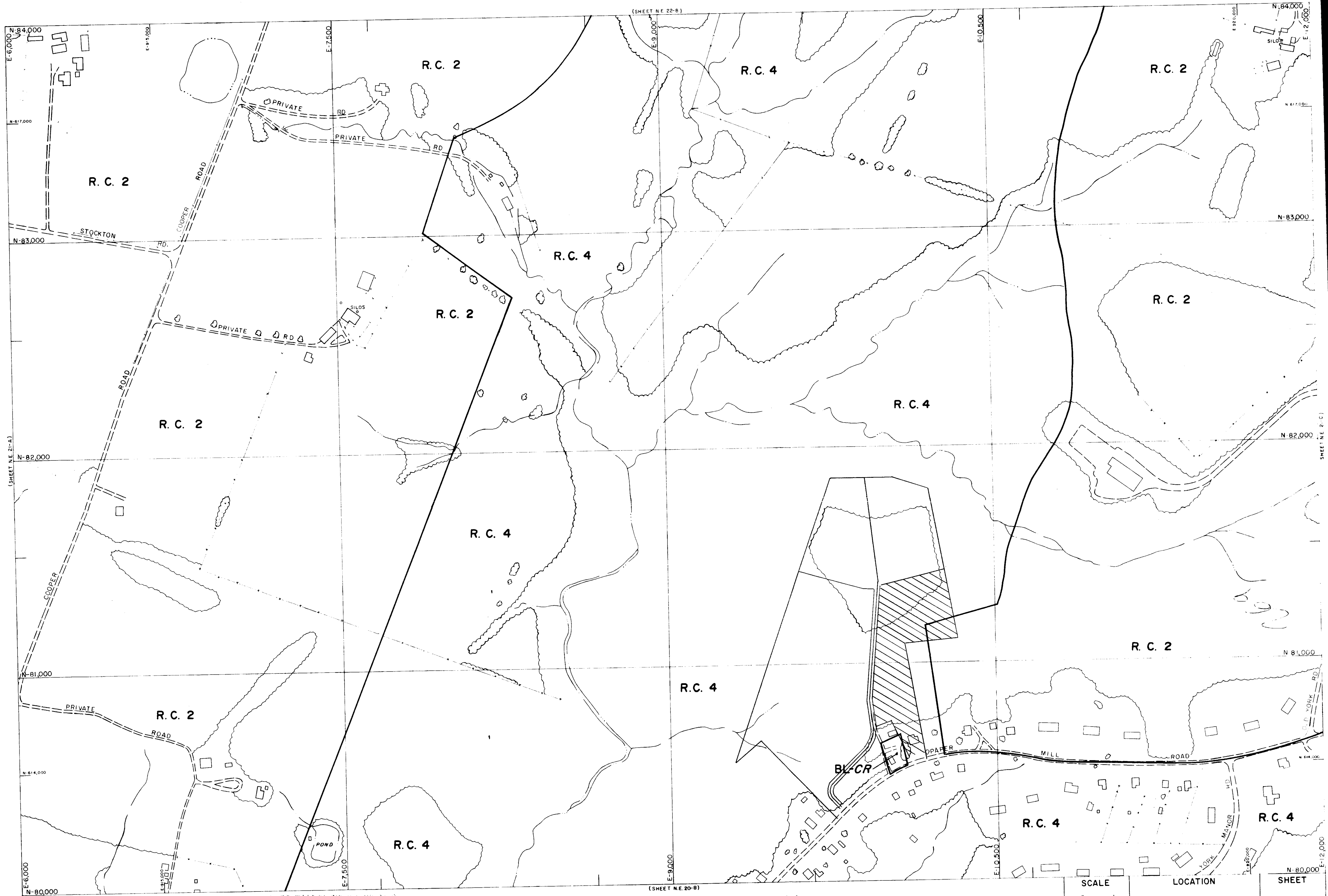


1996 COMPREHENSIVE ZONING MAP
 ADOPTED BY
 THE BALTIMORE COUNTY COUNCIL
 OCTOBER 3, 1996
 BICs Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
 EE-SW
 U-NW
 THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY DUCHART-MORN, INC. BALTIMORE, MD. 21113
Kevin Kamenev
 Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION WEST OF JACKSONVILLE	SHEET N.E. 21-B
DATE OF PHOTOGRAPHY JANUARY 1986		

97-269-SPH



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

EE - SW
U - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE 1" = 200' ±	LOCATION WEST OF JACKSONVILLE	SHEET N.E. 21-B
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED

97-269-SPH

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

CASE NO. : 92-393-SPHA

AND CONCLUSIONS OF LAW
the Deputy Zoning Commissioner
did hearing in which the Petitioner
of a sub-density parcel within
subject property for use as a septic
piling, existing BL use and to permit
ingress and egress through the RC-4
use; and pursuant to a Petition for
County Zoning Regulations (BCZR) to
buildings to be located twenty-two
feet from a lot line in lieu of
BCZR S232.2 to permit on existing
from BCZR S5409.8 A.2 and 6 to permit
ing gravel parking surfaces, all as
the plans submitted and marked

Organization, Inc. a Maryland
Mr. Arthur Wood, President and
There were no protestants.
The subject property, known as 2824
lots of approximately 337 acres, zoned
BL and approximately 4.9 acres, zoned
RC-4 is currently approved with an
for retail purposes and an existing
as existing gravel parking great to
existing ingress and egress for the
d through the RC-4 portion of the
Road, the remainder of the RC-4
lot No. 5, as shown on Petitioner's
opposed for use as the septic reserve
all use located on the BL zone portion

as shown on Petitioner's Exhibit No.
an existing two-story frame dwelling
portion of subject property consists
the setback variances requested from
along two-story frame dwelling
Petitioner's Exhibit No. 1 and 2
shown on Proposed Parcel Lot No. 5
a compliance with the BCZR. Further
variance requested from the parking
was suggested by the Baltimore
Zoning and the neighbors in the area
indicated that installing a
red would tend to create a more
losing the existing residential

d evidence presented at the
arbitrated, in the opinion of the
relief requested sufficiently
of 5307 of the BCZR and therefore,
evidence in the record that the
ly affect the health, safety and/or
Furthermore, strict compliance with
local difficulty and/or unreasonable
The evidence presented was equally
the relief would result in
beyond that permitted by the BCZR
requested are unique to this

ed that the RC-4 portion of proposed
Petitioner's Exhibit No. 1 is to be created as
prior of this parcel could serve as a
First, the Petitioner seeks the
of ingress and egress through the
this proposed parcel for the benefit
Secondly, the Petitioner seeks
opposed non-density parcel as a septic
a safe, adequate disposal of sewage
Inter-Office Correspondence from
for Environmental Protection and
indicated that the existing BL zone
No. 5 is too small for the existing
and that the septic reserve area
located portion of the parcel to permit
sewage disposal.

her testimony that continuation of
mercial use through the RC-4 zone
is required by the Baltimore County
in lieu of relocating a new entrance
ly proposed by the Petitioner
is evidence a Memorandum from the
ing and Zoning shows that office
relief sought by Petitioner subject to
the testimony and evidence
local difficulty and unreasonable
relief requested in the special hearing
established that the requirements
relief would unduly restrict the
local conditions or to the public
In addition the relief requested with
ic health, safety and general

least, portion of the property, and
not held, and for the reasons given
to Petitioner for variances and the
should be granted, subject to the
to the Deputy Zoning Commissioner for
of May, 1992 that the Petition for
creation of a non-density RC-4 zone
only 0.245 acres only for the non-d
existing commercial site and for using
adjoining commercial use in
to be and are hereby GRANTED.

ing
pursuant to the Petition for Zoning
S1003.4-B.4 to permit the existing
located twenty-two feet and the
to be located forty-eight feet
lieu of the fifty feet required
in the existing block storage building
property line in lieu of the fifty
subpart A.2 and 6 to permit the
gravel parking surfaces, in lieu of
the variances requested, standards
to be and are hereby GRANTED.

visions
apply for its Building permit and be
cept of this Order. However,
ade aware that proceeding on this
k until at such time as the reply
from this Order has expired. If
this Order is reversed, the
quired to return and be
ing said property to its original
pare and submit to the Deputy
are County Office of Planning and
their sixty days of the date of
e plan for the subject property,
and provide specifically for
ing parking areas from public

itled to serve the existing retail
the Inter-Office Correspondence of
Department of Environmental
agement, dated April 15, 1992 and
Zoning Advisory Committee

MATTHEW M. KOTROCU
Deputy Zoning Commissioner for
Baltimore County

LANDS OF
BALTO. COUNTY MARYLAND
10909/737
ZONED RC-4
ACCT # 1008000551

LANDS OF
ALICE HAZEL HALL'S
P.B. SM 65/97
ZONED RC-4 & RC-2
ACCT # 2200016395

LOT 4
VICTORIA WOODS
P.B. SM 65/97

DEREK E. PARKER &
SHARON A. THOMAS-PARKER ET AL.
11342/165
ZONED-RC-4 & RC-2
ACCT # 2200016395

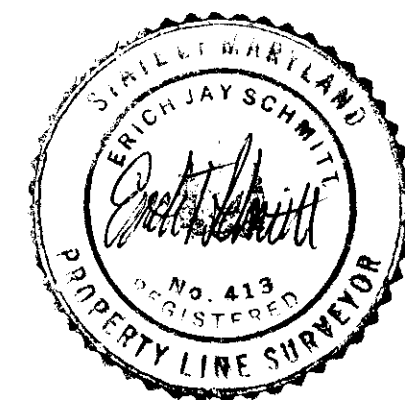
LOT 2
VICTORIA WOODS
JOSEPH E. MARTIN
11391/535
ZONED RC-4
ACCT # 2200016393

LOT 1
VICTORIA WOODS
CATHERINE RINGS
11294/578
ZONED RC-4
ACCT # 2200016392

PRIOR ZONING HEARING, MAY 29, 1992
CASE # 92-393-SPHA

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THAN REQUIRED, ONE OF SUCH BUILDINGS NO LONGER
EXISTS

Pet No 1



"PLAN TO ACCOMPANY
ZONING HEARING"
SHARON THOMAS-PARKER
2820 PAPER MILL ROAD
PHOENIX, MD. 21131
TENTH ELECTION DISTRICT
COUNCILMANIC DISTRICT THREE
BALTIMORE COUNTY MARYLAND

HIGHLAND SURVEY
ASSOCIATES, INC.
Land Surveyors
4501 Park Grove Road
Street, Maryland 21154
410-636-1038

Scale 1" = 50' Date 12/13/96 Job 91050L4Z