IN RE: PETITION FOR SPECIAL HEARING

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

2820 Paper Mill Road

10th Election District

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

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

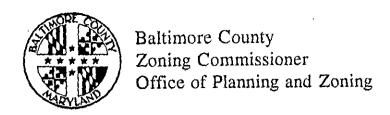
Peter Max Zimmerman

(Date)

People's Counsel for Baltimore County

ALDER RECEIVED ON PLING

of the State of the



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,

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

al \* Case No. 97-269-SPH

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

### 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).

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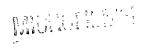
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Finally, a comment is in order to clarify the use of the in-law apartment. That apartment shall be used only by immediate members of the Parker family. Only the parents of Derek Parker and Sharon Thomas-Parker, on either side of the family, shall be 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.



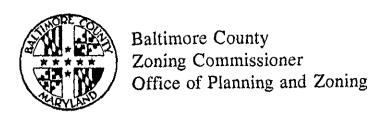
Any appeal from this decision must be taken in accordance with the applicable provisions of law.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:mmn

Date:

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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

LAWRENCE E. SCHMIDT Zoning Commissioner

LES:mmn

Peter M. Zimmerman, Esquire, Peoples Counsel C:

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

2820 Paper Mill Road

10th Election District
6th Councilmanic District
Derek Parker, et ux, et al.
Petitioners

PETITION FOR SPECIAL HEARING \* BEFORE THE

ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

Case No. 97-269-SPH

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

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- 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

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- 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

Nolan, Plumhoff & Williams, Chtd.

Newton G. Williams

Suite 700 - Nottingham Centre

502 Washington Avenue

Towson, Maryland 21204

(410) 823-7800

### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY on this 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

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS,
CHARTERED

Brieve 19

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

Derek Parker, et ux, et al

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

\* 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 /. 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-

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Ones Files Lygon Alma Date 7997 By M. South 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 with the construction of the site. I have also conducted a site visit with the construction of the site. I have also conducted a site visit with the construction of the site. I have also conducted a site visit with the construction of the site. I have also conducted a site visit with the construction of the site. I have also conducted a site visit with the construction of the site. I have also conducted a site visit with the construction of the site.

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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-

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.

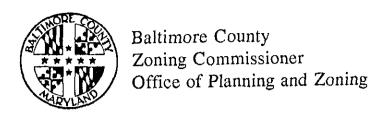
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9 May of April 1997 that, pursuant to the Petition for Special Hearing, approval for an in-law apartment in a dwelling located on the subject property, be and is hereby GRANTED, subject, however, to the following restrictions:

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

AWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES: mmn



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.

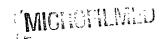
Very truly yours,

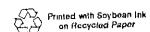
Lawrence E. Schmidt Zoning Commissioner

LES:mmn

att.

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





# BALTIMORE COUNTY, MARYLAND

# DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

### INTER-OFFICE CORRESPONDENCE

T0:

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



# Petition for Special Hearing

# to the Zoning Commissioner of Baltimore County

for the property located at 2800 Paper Mill

2820 Paper Mill Road, Phoenix, M. 21131
which is presently zoned RC-4

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

Property is to be posted and advertised as prescribed by Zoning Regulations.

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 A PARTMENT

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County i/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition Contract Purchaser/Leusee (Type or Print Name) Signature Addiess City State Zipcode Attorney for Petitioner. NEWTON Name Address Phone No TO WISOI OFFICE USE ONLY (410)ESTIMATED LENGTH OF HEARING unavailable for Hearing the following dates **Next Two Months** REVIEWED BY

492-269-564

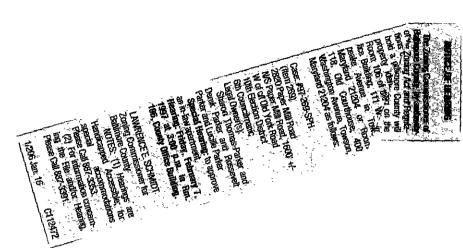
### ZONING DESCRIPTION LOT FOUR 2820 PAPER MILL ROAD

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,
- S 70°46'16" W 69.91 feet,
- N 07°13'47" W 122.93 feet, 3.
- 4. N 03"47'54" E 240.73 feet,
- N 05'18'45" E 290.00 feet, 5.
- 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.,	
16	

THE JEFFERSONIAN,

1. Henrilans



Baltimore County
Department of Permits and
Development Management

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

47-269-594

# 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.

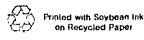
This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

### PAYMENT WILL BE MADE AS FOLLOWS:

- 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
w
For newspaper advertising:
Item No.: 269 Petitioner: SHAPON PARKER
Location: 2820 PAPER MILL RD,
PLEASE FORWARD ADVERTISING BILL TO:
NAME: SHARON THOMAS PARKER
ADDRESS: 2820 PAPER MILL RD.
PHIENIX, MD. 21/3/
PHONE NUMBER: 254-0824



97-269-SPH	* ************************************
MISCELLANEOUS CASH RECEIPT  MISCELLANEOUS CASH RECEIPT  ARCOLOUS CASH RECEIPT  ARCOLOUS CASH RECEIPT  AMOUNT \$ 50.00  RECEIVED  FOR.  FOR.  MICROFILMED  BA 5082:46PH12-20-96  VALIDATION OR SIGNATURE OF CASHIER	OR .

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Date to be Posted: A	Variation, Special Exception, or Special Hearing  nytime before but no later than	
Format for Sign Prin	iting, Black Letters on White Background:	
	ZONING NOTICE	
	Case No.:	:
	A PUBLIC HEARING WILL BEHELD BY THE ZONING COMMISSIONER IN TOWSON, MD	
PLACE:		
DATE AND TIME:_		
REQUEST:	Approval of AN IN-LAW APARTMENT	•
	OUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  TO CONFIRM HEARING CALL 887-3391.  OVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW	
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TO: PUTUXENT PUBLISHING COMPANY

January 16, 1997 Issue - Jeffersonian

Please foward 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

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

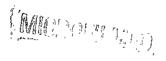
Special Hearing to approve an in-law apartment.

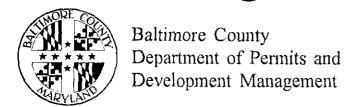
HEARING: FRIDAY, FEBRUARY 7, 1997 at 3:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.





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

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.

Arnold Jablon

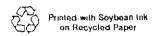
15

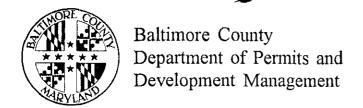
Director

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 CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





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.

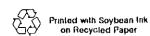
If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely

W. Carl Richards, Jr.

Zöning Supervisor

WCR/re
Attachment(s)



"MICROFILMED



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 12.31.54

Item No. ZGA (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,

f. J. Bredling

Ronald Burns, Chief

**Engineering Access Permits** 

Division

LG

My telephone number is \_\_\_\_\_\_

BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

DATE: December 30, 1996

TO:

Arnold Jablon, Director

Permits and Development

Management

FROM:

Pat Keller, Director

Office of Planning

SUBJECT:

Petitions from Zoning Advisory Committee

Jeffrey W. Long Cary L. Kerns

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:

Division Chief:

PK/JL

### Baltimore County Government Fire Department





700 East Joppa Road Towson, MD 21286-5500

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:

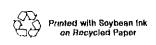
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

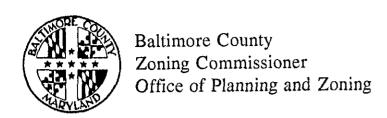
8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 258, 259, 261, 262, 263, 265, 266, 267, 268 AND/200.

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File





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 subpoened 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

Lawrence E. Schmidt Zoning Commissioner

LES:mmn

c: Mr. Thomas McDermott Mr. Joseph E. Martin RE: PETITION FOR SPECIAL HEARING \* BEFORE THE

2820 Paper Mill Road, N/S Paper Mill Rd,

1600'+/- W of c/l Old York Road \* ZONING COMMISSIONER

10th Election District, 6th Councilmanic \* OF BALTIMORE COUNTY

Sharon Thomas-Parker and Derek Parker,

Roosevelt and Lucille Parker \* CASE NO. 97-269-SPH

Petitioners

### ENTRY OF APPEARANCE

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

Peter Max Zinnenan.

People's Counsel for Baltimore County

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 3 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

tar Mary Zimmeiman

# BALTIMORE COUNTY ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

### Inter-Office Correspondance

TO: Lawrence E. Schmidt, Zoning Commissioner

DATE: April 28, 1997

FROM: Wallace S. Lippincott, Jr. WS

RE: Special Hearing Case No. 97-269-sph

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

MICHAEL WOODS

# **DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT**

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

BALTIMORE COUNTY

BALTIMORE COUNTY		vs.	MICHAEL WOODS Witness	
HEARING DATE: MARCH 21, 1997 ISSUE	DATE:	MARCH 4	<u>, 1997</u>	
RE	QUEST I	FOR SERV	ICE	
Please serve the attached process on the person sho	own.			
o	RDER FO	OR SERVI	CE	
You are hereby commanded to serve the attached pyou are unable to serve, you are to make your return following the termination of the validity of the pro-	rn on this C	d to make yo Order and re	our return promptly on turn the original proces	this Order if served, and if as no later than the last day
1	PROOF O	F SERVIC	E	
I CERTIFY				
that I served a Citation and all other papers fil	led with it	by resti	icted delivery mail, ret	urn card attached
$\sqrt{}$ that I served by personal delivery to $\underline{}$	HAE	c we	0005	(name)
that I served by personal delivery to $\frac{MZ}{\text{title}}$ on $\frac{36}{\text{date}}$	/47 at t	9.'30 ime	4m	
Description of defendant: Race				
/ Wt. 145 Age 38			_	
and left with him a copy of the citation and a	ill other pa	pers filed w	ith it.	
I posted the premises at				
I was unable to serve because				
				-
I solemnly affirm under the penalties of perjury knowledge, information and belief and do further a case.	that the	contents of a competer	the foregoing paper t person over 18 years	are true to the best of my of age and not a party to the
3/6/97 Mit Muse Days Signature	-		<u>CEC</u>	D
11:00 AN 11 W. CH = Address — 667-3373		e ave	<u>~</u>	
Telephone numi	ber			

Millian Comment

NO RECORD OF TITLE OR REGISTRATION INFORMATION.

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

MICHAEL EDWARD WOODS 4558 CLERMONT MILL RD 5-03 145 1 M 02/08/60

STREET

HA MD 21154

-END OF RECORD-

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

ROSCOMPG Format . . . :

RCSCOM

Mode . . . : File . . . :

ENTRY RCSCOM

2014 Rec'd by: KFH Date Received: 021097 Area E4 E0: 6 Map Coord: Ref: 1 Rod: Sew: Ins: Pool: H20: FB F/A: Misc: A Misc: AW. Zip: 21235

Complainant LName ANON C Addrs: No.br: 12 Apt: Strt: MONHEGAN CT.

CFName:

C Addrs: CPhone:

Elecon: Trash and Litter in front of house and in parking area.

Mason: P.U. TUESDAY

Peason:

Inspector: PWB Priority: B Status: PAPP: 1st Inspec Date:

Tetl Calls: 1 Reinspection Due: Completn Date:

Mastery: History:

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FollUp=2: FollUp#3:

FollUp#4:

Dwner/Facility:

VioDod: Survey:

F3=Exit rrainsert F5≎Refresh F10≈Entry

F6=Select format F11=Change

Rechard 2/25/97 Rental Unit Faxed to Code Enforce. 16-00-010732

Laziuck, mitchell 5

97-4203/

### **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	<u>4, 1997</u>
	REQUEST	FOR SER	VICE
	Please serve the attached process on the person shown,		
	ORDER I	FOR SERV	ICE
	You are hereby commanded to serve the attached process at you are unable to serve, you are to make your return on this following the termination of the validity of the process.		
	PROOF	OF SERVI	CE
	I CERTIFY		
	that I served a Citation and all other papers filed with		
	that I served by personal delivery to $\frac{ARTH}{on \frac{3}{date}}$ at	9:4	5
	title date	time	410 115/8"
APRO	Description of defendant: Race $\frac{W}{Wt}$ Wt. $\frac{160}{Age}$ Age $\frac{So^{c_3}}{Other}$ Other and left with him a copy of the citation and all other parts.	Sex	Ht. O
MIR	and left with him a convent the citation and all others	ner	with it
This was			
	I posted the premises at		
	I was unable to serve because		
		<del></del>	·
	I solemnly affirm under the penalties of perjury that th knowledge, information and belief and do further affirm I a case.		
	3/19/97 Africano Signature		C.E.O. Title
	, , , , , , , , , , , , , , , , , , , ,		
	Time Address		
	Telephone number		<del></del>

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

OT:

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

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

O'I'

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						
at 1:00 p.m.						
on the 21 day of March 1997 regarding the above captioned						
case, for the purpose of testifying at the request of the Zoning Commissioner						
for Baltimore County .						
James a Solvert						
[] [ [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [						

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

Property of the second

#### APPLICATION FOR PERMIT BALTIMORE COUNTY MARYLAND

DATE:

DEPARTMENT OF PURMITS & DEVELOPMENT MANAGEMENT TOWSON, MARYLAND 21204

OEA:

	LOHDOLY .	The state of the s	HISTORIC DISTRICT/BLDG.
PERMIT #:	PROPERTY ADDRESS		YES NO
RECEIPT #:	/ SUITE/SPACE/FLOOR	DI TION (LAST FIRST)	DO NOT KNOW
CONTROL #:	SUBDIV:	77	GEDICII (DDECLINOS
KREF #:	TAX ACCOUNT #:	TION (LAST, FIRST)	STRICT/PRECINCY
FEE:		TION (BADI) TADI)	
PAID:	ADDR:		
PAID BY:			iono into biog.
INSPECTOR:	APPLICANT INFO		HAVE SPRINKLERS
HAVE CAREFULLY READ THIS APPLICATION	NAME:		YES NO
AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN POING THIS WORK ALL PROVI-	Acrostrace		
STONS OF THE BALL'IMORE COUNTY CODE AND	מדר ער פון פון		
APPROPRIATE STATE REGULATIONS WILL BE	PHONE #:	MHIC LICENSE #:	
COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED	APPLICANT		
INSPECTIONS.	SIGNATURE:	TRACT: PLOT PLAT DATA	BLOCK:
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IYPE OF IMPROVEMENT	FNGNR:		
NEW BLDG CONST	SELLR:		
ADDITION			
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4REPAIR	DESCRIBE PROPOS	ED WORK:	
4. REPAIR 5. WRECKING 6. MOVING			
7. OTHER			
7. OTHER			
TYPE OF USE			
RESIDENTIAL	NON-RESIDE	NTIAL	
O1. ONE FAMILY	08AMUS	EMENT, RECREATION, PLACE OF	ASSEMBLY
3. THREE AND FOUR FAMILY	7 10. FENC	E (LENGTH HEIGHT )	1
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DS. SWIMMING POOL D6. GARAGE D7. OTHER	14. HOSP	ITAL, INSTITUTIONAL, NURSING	HOME
JVOTHER	16. PUBL	CE, BANK, PROFESSIONAL IC UTILITY OL, COLLEGE, OTHER EDUCATION E MERCANTILE RESTA	
ATMED AS MOTERALIZATE ECVE	17. SCHO	OL, COLLEGE, OTHER EDUCATION	$W_1$
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PYPE FOUNDATION BASEMENT 1. FUNCTION 2. PARTIES 3. NO.	YTIAL SP	COLLEGE, OTHER EDUCATION  E MERCANTILE RESTA  ECIFY TYPE  MING POOL	
J COMONISTES 5 HOL			
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	23. OTHE	R	
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	TYPE OF WATER SUPPL		C EXISTS PROPOSED PROPOSED
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1. Y 2. N ZONIN	G	PERMITS :	<u> </u>

Sharon Varke Newton Williams 4/28/97 (1) Only Doorways. D'Not remove brail. Vearing walls. 3) all in-lows - both sets Wally-driveway in amended Order to Neighbors

THOUSE MEDI

Markey 1: will)

Handcraft Homes and Improvements, Inc.

Custom Building, Remodeling, Windows & Painting

July 11, 1996

1120 Baldwin Mill Road Jarrettsville, MD 21084 Tel (410) 557-6509 Fax (410) 557-6546 MIHC# 27703

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
	•	

90.00 OVER ALLOWANCE

- Ceramic tile per selection sheets:

COST	\$ 1,137.00
ALLOWANCE	<u>S 819.00</u>

\$ 318.00 OVER ALLOWANCE

- Kitchen appliances per selection sheets:

- Kitchen Aid stove, Model #KERI500YAL	\$	749.00
- Kitchen Aid dishwasher, Model #KUDM24SEAL	\$	611.00
- Kitchen Aid microwave, Model #KHMS105BAL	\$_	<u>545.00</u>

\$ 1,905.00 TOTAL

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

\$ 95.00 UNDER ALLOWANCE

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

8-6-96 DATE

LAW OFFICES

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

## NOLAN. PLUMMOFF & WILLIAMS CHARTERED

SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX (410) 296-2765

JAMES D NOLAN

J EARLE PLUMHOFF

RALPH E DEITZ

WRITER 5 DIRECT DIA 883 7863

"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 <u>prior to June 6</u>, the 30 day appeal period, as discussed with you on the telephone, "Zoning Commissioner's <u>Amended Order On Motion For Reconsideration</u>, 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. Milliams

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.

Newton a. Williams

Suite 700 - Nottingham Centre

502 Washington Avenue

Towson, Maryland 21204

(410) 823-7800

```
DATE:
       02/07/97
                         AUTOMATED PERMIT TRACKING SYSTEM
                                                                              BP4 0 72M
TIME:
       17:37:07
                               FULL SCREEN INQUIRY
 SEL
                     STREET ADDRESS
                                                                PERMIT NO CONTROL NO
               PAPER MILL RD
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    PAGE SCROLL (F/B) F
                                                        CLEAR TO RETURN TO THE MENU
  ENTER THE LETTER -X- NEXT TO THE ADDRESS
                                               TO RECEIVE PERMIT DETAIL
                                                                      PANEL BP1003M
                     AUTOMATED PERMIT TRACKING SYSTEM
                                                           LAST UPDATE
TIME:
       17:38:09
                                                                          12/15/95
DATE:
                      GENERAL PERMIT APPLICATION DATA
                                                                PLD
       11/22/96
                                                                          09:47 45
           B254954
                       PROPERTY
                                  ADDRESS
PERMIT
RECEIP1 #: A272546
                        2820
                                    PAPER MILL RD
                                    VICTORIA WOODS
CONTROL #: NR
                          SUBDIV:
XREF #:
            B254954
                        TAX ACCOUNT #: 2200016395
                                                        DISTRICT/PRECINC: 10
                                                                                 04
                             OWNERS INFORMATION (LAST, FIRST)
FEE.
           519.00
                      NAME: PARKER, SHARON & ROOSEVELT, DERREK
          519.00
                       ADDR: 9514 WALTMAM WOODS RD.
                                                        21234
PAID:
         APPL.
PAID BY:
                                                                    MARCHARED
                             APPLICANT INFORMATION
          DATES
APPLIED:
         11/22/95
                        NAME: PHYLLIS WOOD
                    COMPANY: HANCRAFT HOMES & IMP., INC.
ISSUED:
          12/21/95
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\* ANNA PERMANANAN MARKAMATAN AND A LANGKARA - のえファッフ・レー・エクによりひひ

CONSTRUC FUEL SEMAGE WATER

J Z

**EODADATION BASE** 

ADDRS: JARRETTSVILLE, ND. 21084

NOLES: COGNOTSYTBYTH VODBERS CHYMCED LEB HORSE NUMBEBS DVS TRESECTOR: 10B SHORE 4: 221-9200 FICERSE 4: 51105

SELLR: WOOD ORGANIZATION 40 B80 ENCMB: I AMBRA 4 BATEDING CODE: 1 CONIB: HYNDOBYEL MOWES & INE''INC' TENANT l "let i TB 0 6760 BETWEE CONST 2 FLOT 9 FLAT 0 PERMIT # B254954 BURNET BELOOM bes - Vbbroaves PEA - 155UE PERMIT PFB - NEXT PERMIT PF10 - 1NQRY ENIEK - BEKWIL DELVIT BER - INBBECLIONR BES - DEFELE blb - SVAE : GADWSSA9

OMMERSHIE: 4 EXISTING USE: VACANT FOR UNISSUED RAZING PERMIT. ESLIMVIED COSL S 1 SE SE ENTRAL AIR 1 STIMATED COST 158'91,X48,X26'= 10,703 SF. REFER TO B253010 CENLBUT WIB 4

ON REAR, 2ND FLR. FORCH(BALCONY). 8 BEDROOMS.

MORK: CONST, A SFD W/(6) F/F (OUTSIDE PROJ, NOT TO

CARAGE, COVERED FRONT PORCH, (2) OPEN WOOD DECKS EXCEED 4,X40,), 1(3) CAR GARAGE & 1(2) CAR

BESIDENLIUT CVI: 1

#SBED: #RED: LOL BED: :ST9A TOT #EEL: #JBED:

: aromssa4 \* EVMILY BEDROOMS: 8

ara di di BRIEDING DELVIE S 12:05:08 26/20/20 DVLE: LIWE: 13:38:32 VALOWVIED BERWIL LEVOKING SASLEW FVST ABDVIE 1188888 **BUTTER BUTOOSM** bet - ceneral beta - inspections bes - next screen clear - menuente - next detail bes - arbonars beta - brea screen bes - spacente - next details.

ERONT STREET: 78.821 HLGIM FLGGR: 10703 BIXE: 4"SQIVO" TOL SIZE WAD SELBWCKS BULLDING SIZE BERMIL #: BSS4624

1697188 SELB: BULB SLOKIES: 3+BSWL BWTHROOMS: 4 1001 162 EMONT SETE: HETCHE **LOMDEK KOOM8: 3** STREET CORBOCE DISE: N aats .85 DELLH

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WALK BUAN AREA: CRIT AREA: : CHOMSSV4 ETWHING INEORWELLON

6E3 - INSEECTIONS 6E8 - NEXT SCREEN CTEAR - MENU bli - CENEB∀T BEBWII BES - VERBOAVES - BES - BREA' SCREEN BES - SVAE ENTER - NEXT DETAIL



## BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES TOWSON, MARYLAND 21204

PERMIT NO: B JEUR SINGS ENGINEER

PERMISSION IS HEREDY GRANTED TO:

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

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

PAPER MILL RD BLOCK NO. LOCATION OF PROPERTY: 2020 DIST: 10 LOT NO: ,4 SUBDIVISION: VICTORIA WOODS

DATE: 11/22/96 519.00 ISSUED BY THE BUILDINGS ENGINEER

and Resource Management Sediment Control Division 111 W. Chesapeake Avenue Towson, Maryland 21204 Permit No. Address District 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, domspouts, 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** BARDURN Builder's Signature Date Owner/Purchaser's Signature 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: TATLARETTSV ILLEMO なり mice 2064 Phone Number 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

Baltimore County

Department of Environmental Protection

254954

#### INSPECTION RECORD (INSPECTOR'S COPY)

DATE	INSPECTOR	INSPECTION	COMMENTS
3.18.96 4.4.96 4.22.96.	T. Kill T. Kill T. Kill	fT.	Crip (PORTION) FRONT WALL LEFT  OPEN AROUT 12 XE' (OK)
6.25.96	7. Kill T. Kill	FR.	(Main Nouse) Pight Wing.  (NOT: Finish )
10-29-46	T. KILL	Jusul	PRIGMET

#### 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.

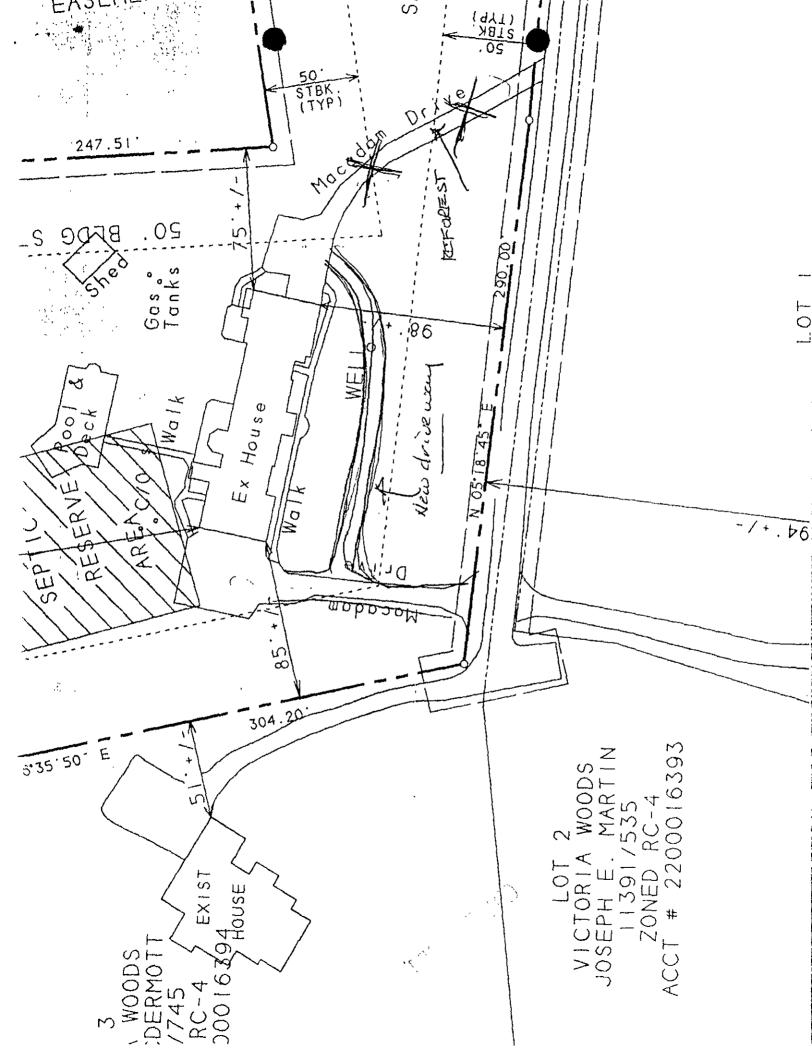
### CITIZEN SIGN-IN SHEET

NAME	ADDRESS
Lee H. Coplan	26 South Street
	Baltimore, MD 21202
MICHAEL H. MANNES	1 EAST FRANKLING STREET
	BALTIMORE, MD 21202-2239
ROOSEVELT PARKER	2820 PAPER MILL Rd PhoENIXMI
Derek Parker	1800 PAPERMILL Rd PhoenixMD
Keith H Kings	2814 raper Mill to Phining in
Joseph E. MARTIN	2816 Paper Will And Phoenie un
THOMAS M. McDERMOTT	2818 PAPER MILL RD PHOENIX MD
KICK RAY	14509 OCO YORK ROPHOENE IN 21151 1120 BARDWIN MILL RO 21084
Muhl a Word	1120 BARDWIN MILL KD 21084
HOTHUR F. WOOD	1509 BALDUNIU MILLED.

### PLEASE PRINT CLEARLY

#### PETITIONER(S) SIGN-IN SHEET

	NAME	ADDRESS
	SHARON Thomas- Janlan	2820 PARIR Mill RI
	fla. ? Mrs. Panker	2820 Paper Mill Rel. Phoenix, ms 2/13/
	Newton Williams	700 Nothingham Centre
		502 Wash ave., Towson, Md.
/ /		
	THOMAS M. M.DERMOTT	2818 PAPER MILL ROAD PAGENIX, MD 21181
	Joseph E. MARTIN	2816 Paper Mill Rd Phoenix Md 2/13/
	yahir Pundi si Misus di Misushanda ya mutu aya mutu kasabanya da magadalanya da misusa ya a hanga ya da hanga da hanga da misusa da misu	
		Applic Till and the Control of Co
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HANDCRAFT HOMES AND IMPROVEMENTS INC.

1120 BALDWIN MILL ROAD JARRETTSVILLE, MD. 21084 401-557-6509 MHIC# 27702

FAX TRANSMITTAL SHEET						
DATE:	B-2B	T	IME:	10:30		
TO:	Derent & SA	PON				
FROM:	MICHAEL					
PAGES TO	FOLLOW:					
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PLEASE F.	AX OR CALL A CON		N: NO	VEC /	*NX;	general and a state of the stat
	ABLE 24 HOURS A D		<i>,</i> ,,,40			2

2011/19 2 2011/19 2

PANEL BP1003M

01

AUTOMATED PERMIT TRACKING SYSTEM TIME: 17:40:07 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

TAX ACCOUNT #: 2200016395 XREF #: B276544 DISTRICT/PRECINCT 40

OWNERS INFORMATION (LAST, FIRST)

FEE: 10.00 NAME: PARKER, DEREK & THOMAS-PARKER, SHARON ET AL

PAID: ADDR: 2820 PAPER MILL RD PHOENIX, MD 21131 10.00

PAID BY: APP

DATES

APPLICANT INFORMATION

NAME: GEORGE SCHWEICH APPLIED: 07/09/96

ISSUED: 07/09/96 COMPANY: AGENT

OCCPNCY:

ADDR1: 2820 PAPER MILL RD

ADDR2: PHOENIX,MD 21131

INSPECTOR: 10B PHONE #: 254-1108 LICENSE #:

NOTES: KRAZJŒ

PASSWORD :

PF7 - DELETE ENTER - PERMIT DETAIL PF3 - INSPECTIONS FF9 - SAVE

PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PFIO - INGRY PANEL BP1004M

TIME: 17:40:12 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/09/96 DATE: 02/07/97 BUILDING DETAIL 4 PLS 09:30:50

TRACT: BLOCK:

PLANS: CONST PLOT 1 PERMIT # B276541 PLAT DATA EL 2 Pt. 2

TENANT

BUILDING CODE: 2 CONTR: OWNER

IMPRV 1 **ENGNR:** USE 07 FENCE SELLR:

FOUNDATION BASE WORK: ERECT 280 LF OF WOOD FENCE 4' HIGH TO SURROUND

SWIMMING POOL PER CODE IN REAR YARD, CANNOT

CONSTRUC FUEL SEWAGE WATER FENCE WALKWAY EASEMENTS. ANY FENCE ERECTED

tyllickieltsk. Diable 320.7 131  $\mathfrak{D} J J J T T$ 20 J. P.C. 32, J. FRONT SETB: NC POWDER ROOMS: HEIGHT: STORIES: BATHROOMS: SIDE SETE: NCZNC KITCHENS: SIDE SIR SETB: LOT NOS: REAR SETB: NC: CORNER LOT: ZONING INFORMATION **ASSESSMENTS** 0083530.00 DISTRICT: BLOCK: LAND: FETITION: SECTION: IMPROVEMENTS: 0000000.00 DATE: LIBER: 006 TOTAL ASS.: MAP: FOLIO: 097 CLASS: 04PLANNING INFORMATION PASSWORD: MSTR PLAN AREA: SUBSEWER: CRIT AREA: PF2 - APPROVALS ENTER - NEXT DETAIL PF7 - PREV. SCREEN FF9 · SAVE PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU PANEL BE1004M LAST UPDATE 07/09/96 TIME: 17:42:21 AUTOMATED PERMIT TRACKING SYSTEM 02/07/97 09:31:37 BUILDING DETAIL 1 DATE: PLS TRACT: BLOCK: PERMIT # B276538 PLOT 1 PLANS: CONST 0 PLAT 0 题L 有 101 0 DATA 0 TENANT BUILDING CODE: 2 CONTR: SYLVAN POOLS, INC IMPRV 1 ENGNR: USE 0.5 SELLR: WORK: CONSTRUCT REINFORCED CONCRETE INGROUND POOL W/DE FILLED IN REAR YARD, FOOL TO BE FILLED BY TRUCK, POOL LETTER ATTACHED, 38:3"X17'=650SF. FOUNDATION BASE CONSTRUC FUEL SEWAGE WATER 1 E. 3-8' DEEP, AUTOMATIC POOL COVER, REFER TO 16. B276541 FOR FENCE. CENTRAL AIR ESTIMATED COST PROPOSED USE: SFD & SWIMMING POOL 18,000.00 EXISTING USE: SFD UNDER CONST(SEE B254954) OWNERSHIP: 1 RESIDENTIAL CAT: 1 #EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS. 1 FAMILY BEDROOMS: PASSWORD: PF7 - PREV. SCREEN PF2 - APPROVALS ENTER - NEXT DETAIL PF9 - SAVE CLEAR - MENU PANEL BP1005M PF8 - NEXT SCREEN PF1 - GENERAL PERMIT PF3 - INSPECTIONS LAST UPDATE 07/09/96 TIME: 17:42:38 AUTOMATED PERMIT TRACKING SYSTEM 09:31:37 02/07/97 DATE: BUILDING DETAIL 2 14.5PERMIT 9: B276538 BUILDING SIZE LOT SIZE AND SETBACKS FLOOR: 650 SIZE: 4.260AC 38134 FRONT STREET: WIDTH: GARBAGE DISP: 171 SIDE STREET: DEPTH: FRONT SETB: POWDER ROOMS: HEIGHT: 3...8 MC. BATHROOMS: STORIES: 51DB: 1401/1001 SIDE KITCHENS: SIDE SIR SETB: LOT NOS: REAR SETE: 1201 CORNER LOT: N ZONING INFORMATION ASSESSMENTS DISTRICT: BLOCK: LAND: 0083530.00 PETITION: SECTION: IMPROVEMENTS: 0000000 00 TOTAL ASS. DATE: LIBER: 006 MAF: FOLIO: 097 CLASS: 04 PLANNING INFORMATION MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD: PF2 - APPROVALS PF7 - PREV. SCREEN ENTER - NEXT DETAIL PF9 - SAVL CLEAR - MENU PF8 - NEXT PF1 - GENERAL PERMIT PF3 - INSPECTIONS SCREEN PANEL BELOTEN

LAST UPDATE 12/21/95 TIME: 17:43:45 AUTOMATED PERMIT TRACKING SYSTEM

14:27 26 DATE: 02/07/97 APPROVALS DETAIL SCREEN TT.M

PERMIT #: B254954 PASSWORD : CODE

AGENCY DATE COMMENTS ... ... ... BLD PLAN 12/20/95 01 ALR-FIRST REVIEWED 11/27/95-2ND 05 12/11 11/29/95 SEDI CTL ANEZKRS 01 11/22/95 ZONING 01 RIZJE 11/22/95 PUB SERV 01 RTZJP ENVRMNT 11/29/95 01 ANEZGWM-11/28SFZEIR-11/29PD 12/21/95 PERMITS 01 DSZRSD

FRONT STREET: HIGIM: SINF: V'NY WORES -:800.17TOL SIXE WAD SELBWCKS BALLDING SIXE BERMIL #: BS89284 98:65:80 BAIFDING DELWIF S ન દિવ DATE: 02/07/97 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/16/96 **የፎ፣ የል፣ የ**ተ : awr i LEVIET BELOOSM BER - INSBECTIONS - BES - NEXT SCREEN CEE∀B - WEND bel - CEMENUT BERMIL BES - VERKONVER BES - EKEN, SCREEN bed - SWAE ENTER - NEXT DETAIL bice with tota with stat sale biet spiet spie stat been oben aben with wind been outh situ \* RUMIFA BEDROOMS: : CHOMSSVJ car tor #SBED: #2BED: :S14V 101 : (X 3 K 1 k 4 : 4334 FERIDENTIVE CVI: (
CMMERRHIL: 1 EXIBITING DRE: 8ED

'SAA'AA LEOLDED DRE: 8ED EBOGOSED DSE: SED & LYNK 00100611

ESLIWVIED COSL

CENTRAL AIR 38 REFER TO B257954 FOR NEW SFD 32

28 & MEG INSTRUCTIONS ATTACHED. CONSTRUCTOR SEWAGE WATER

ON REAR OF PROPERTY. WILL COMPLY WANFPA

MORK: INSIDIT 1-200 CVF & 1-1'000 CVF EBOLVIE DEL ានមន

POUNDATION

: WTTES 40 Bsn

TANK ENCHE: INEBA S CONTR: OWNER BOILDING CODE: 2

LENDUL

DVLV I EF S 6 TAJP9 5 Tel bJ"O.L ₹ ETWM8: COMBL 00 PERMIT & B283591 BTOCK: TRACT:

DVLE: 05/05/65 99:65:80 a Tal BOIFDING DELWIT ( TVST UPDATE 09716796

MUTOMATED PERMIT TRACKING SYSTEM S1:10:21 :3WIL

EMMET BELOOVE

CLEAR - MENU ьев - исхі вовеєм BEQ ~ INSEECTIONS bel - Cenebyr bebull beb - SWAE BES - VERBOAVES BES - BREAT SCREEN ENTER -- NEXT DETAIL

engemen: crit whem: WELR FLAN AREA:

PLANNING INFORMATION

b () CFV22:

2.60 LOTIO:: 404 TOTAL ASS.: TERES: : alvo 900 SECLION:

**IMPROVENTS: 0000000,00** :NOILILION: 0010222800 : @N\#\] BCOCK: DIBLETCL:

**VESESSMENTS** SONING INEORWELLON

совиев гот: и , G8 REAR SETB: SON LOT

SIDE SLU SELB: KILCHER8: 198/1211 : **81.38** BIDE SLOWIES: : SMOOAHTAA

ERONT SETB: MC . 5 HEICHL -: виоож- изатоы

SIDE SIBEEL: CVERVCE DIRE : ндааа FRONT STREET: MIDIH:

SIZE: 4°5000 : ЯООТЫ 580 TOL SIZE WAD SELBYCKS BOILDING SIZE BEBUIL #: BSSQ241

0C:09:A0 STa BOLLDING DETAIL 2 DULE:

LAST UPDATE 07/09/96 POLOMBIED PERMIT TRACKING SYSTEM LIME: 17:40:22

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CTEVE - WEND bes - inspections bes - next screen bes - bebroades bes - breat screen **BET - GENERAL PERMIT** blb - 8VAE ENTER - NEXT DETAIL

anomssya I EMMILY BEDROOMS:

tor bed: #SBED: #QBED: # CELE: #JBED: : STAA TOT RESIDENTIAL CAT: 1

OMMERSHIE: ( EXIBLING DBE: BED DNDEW CONBLORE BS24624)

LEGOLOGED AGE: SED & LEGGE -00°00G′*\* 

ESTIMATED COST

EXBENSE'IL NECESSVKA: KEFER LO BSA9238"

CENTRAL AIR MILLITH ON FURFULL WIRL BE KENDAED & DMNEKR ગા 41 30

かつみら

Custom Building Remodeling, Windows & Painting

1120 Baldwin Mill Roso Jamettavilla, MD 21084 MHIC# 27702

**《大学》** 

Phone (410) 557-6809 Fax (410) 857-6546

Date. January 22, 1997

To

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

Michael Wood From:

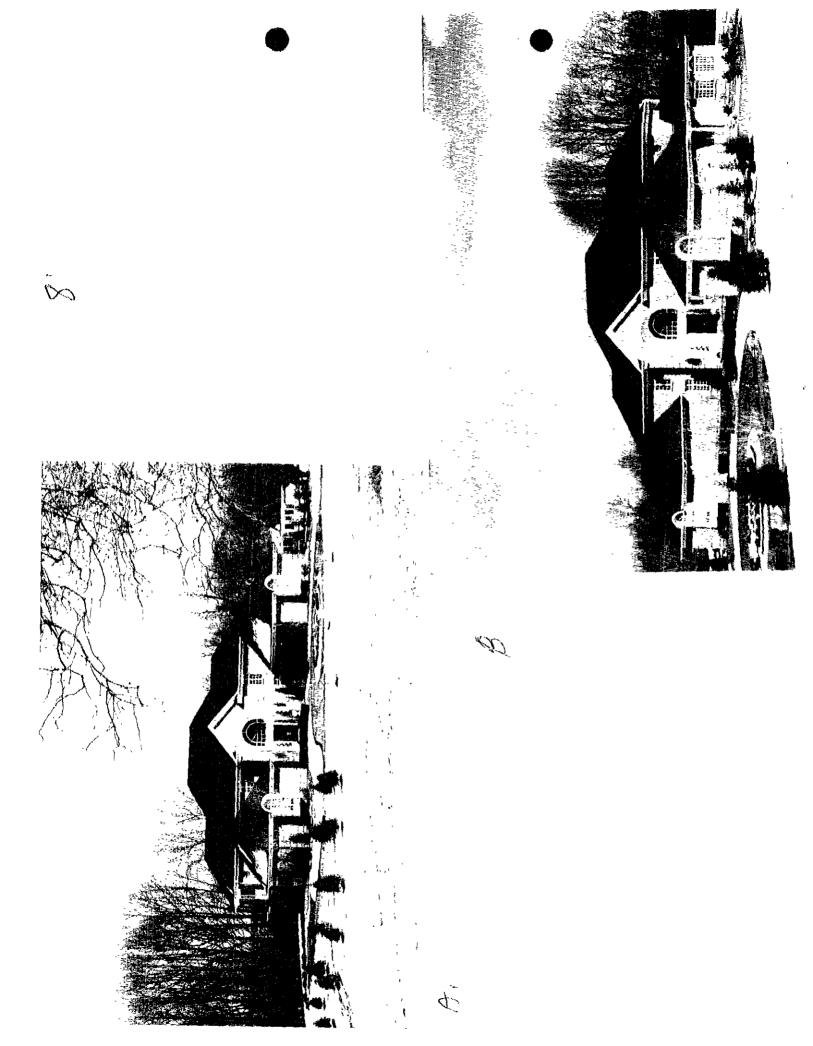
JOB NAME/LOCATION: 2820 Paper Mill Road, Phoenix, MD 21131

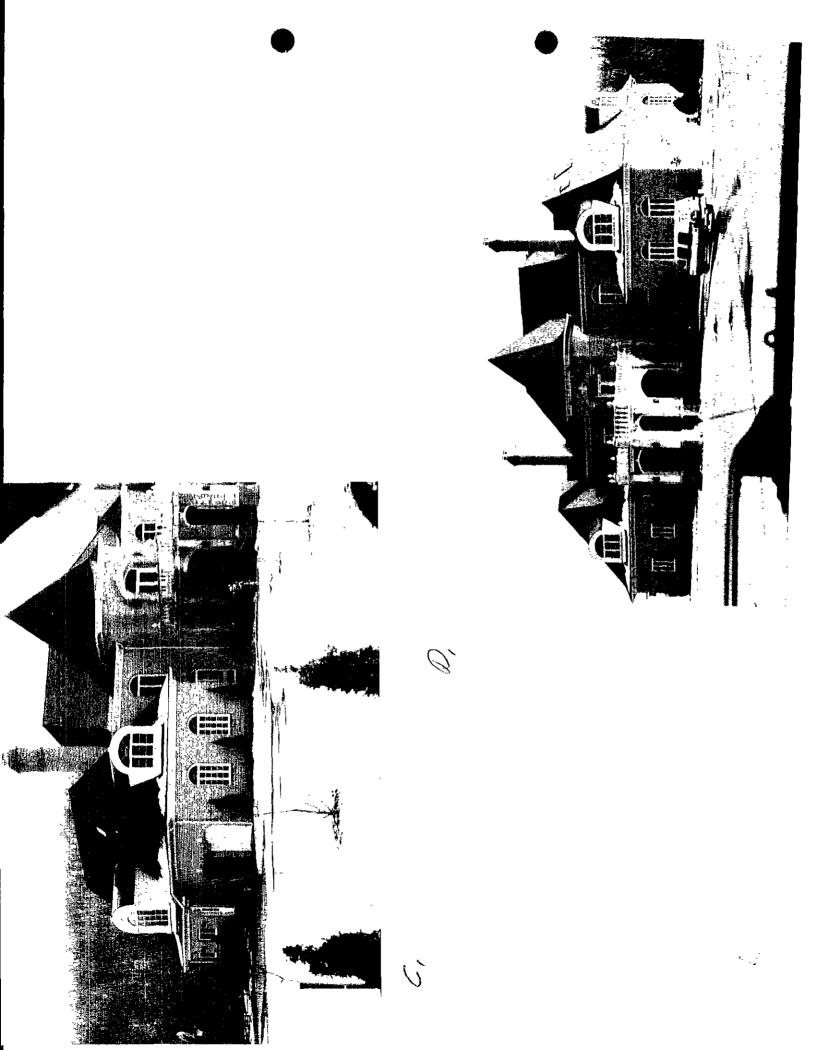
#### PUNCHLIST UPDATE

- Ţ Mason and I will be out Friday or early next week
- Tile for the countertop is due in on January 29th. We will schedule countertop repair once tile comes in, and will also fix the 2
- Therma-Tru, the manufacturer of your front door, has apparently had other problems similar to our problem. Therefore, staking in April, they are making the doors differently. In April, they will replace the center piece between the two doors were 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.
- A Nutone representative, E & E Electronics, should be contacting you soon in reference to the central vacuum system
- I finally found a screen for the basement fireplace firewood box and should have it in a few weeks
- Minor cracks in concrete are typical and often occur 6
- We have the ice machine panel which we will install when we do the countertop, along with a few other items 7

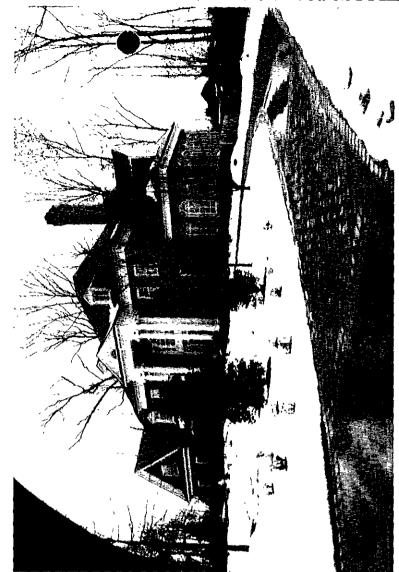
Please note that someone needs to be there on the day we come to do these repairs to explain a few items on the punchlist. Also, the final check, minus the cost of the southside kitchen installation, is to be turned over to Handcraft at that time

pt No 7

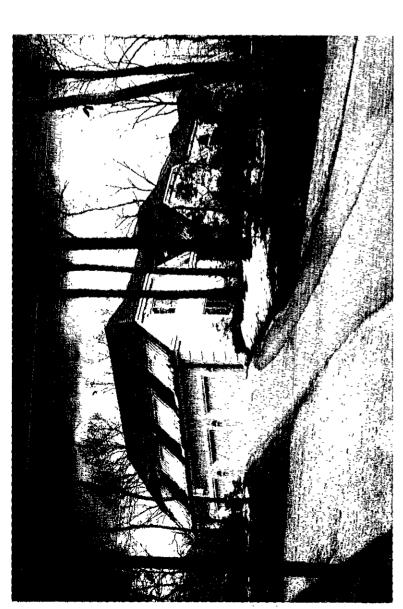








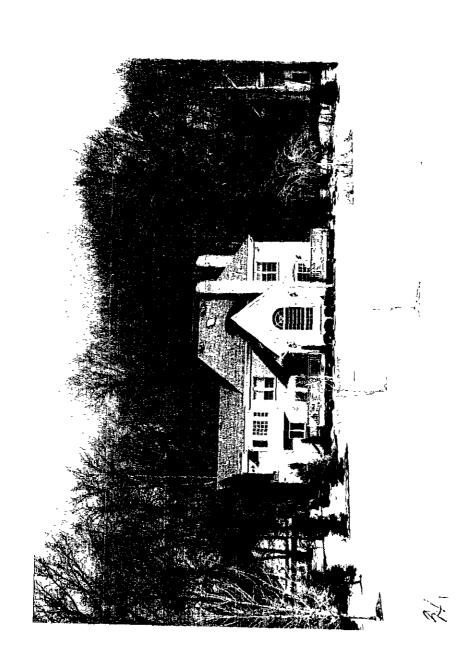
(b)

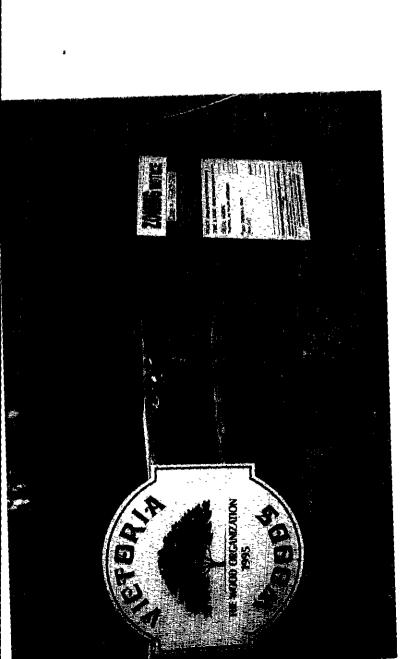




D'

11



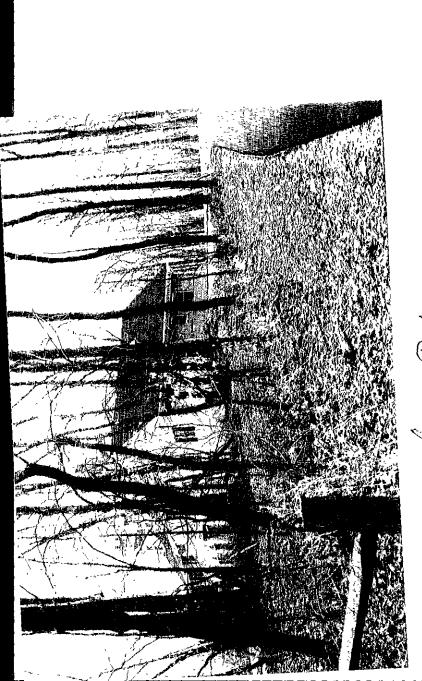


Jaming Lyn at Entience 28/4, 28/6 & 28/8

2820.

B, Losbing S on Panha Dine:

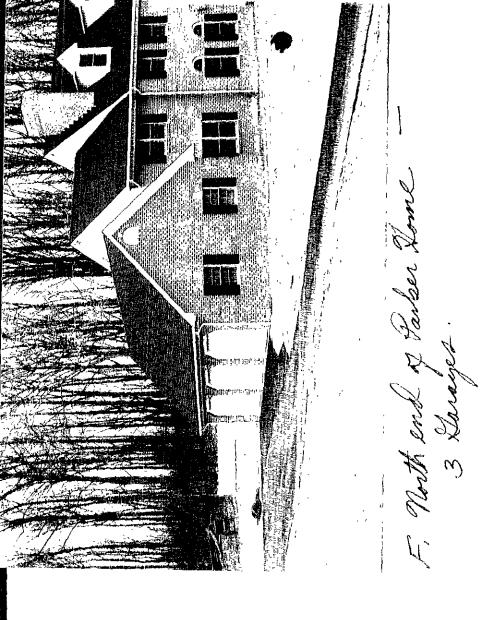
The Faller 121.



C, south end of Paker

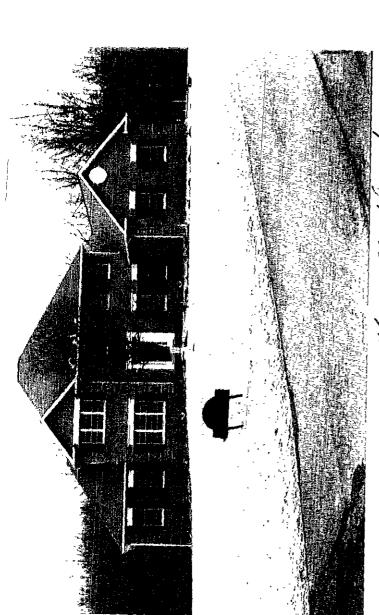


D. Dureway at 5 and of Parker Home

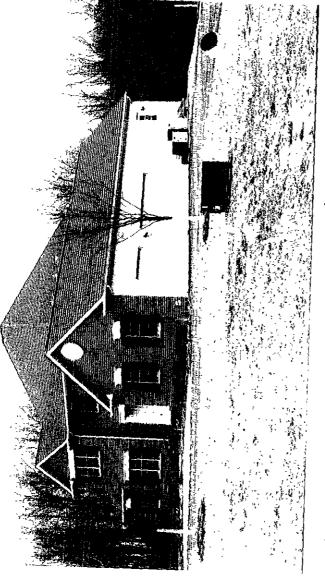


E, Parker Some -

2820 Gager Mell



2, 2818 Jake Kome Maghloir to North Jone M. Dernott Home

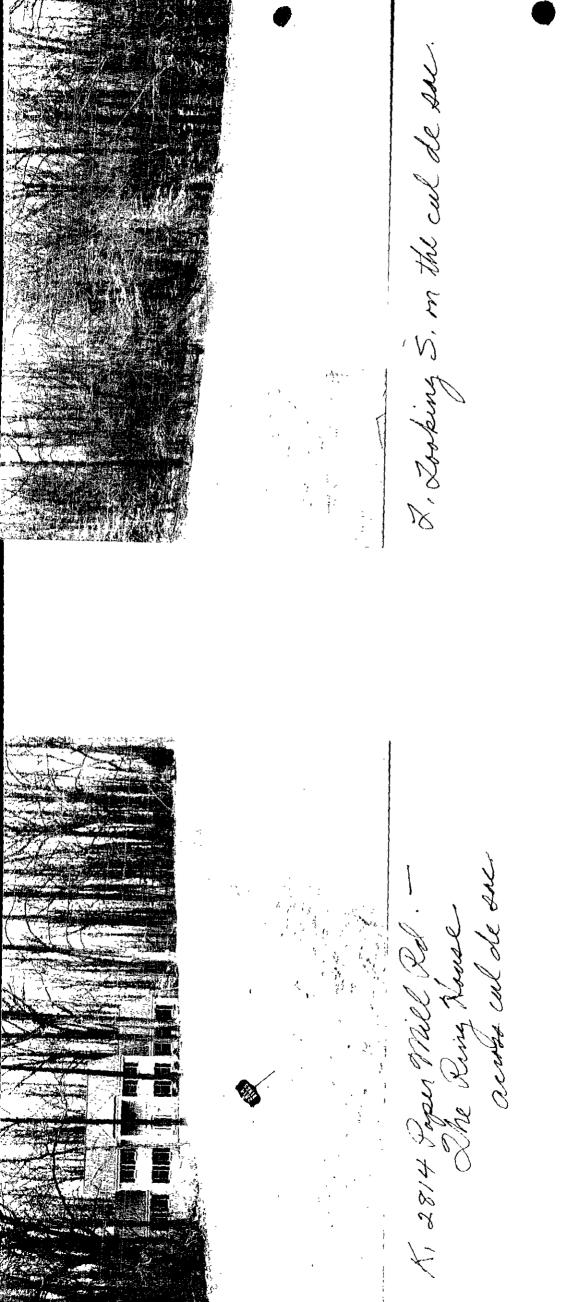


H' E and of McDeunott Soule



2, 2816, - Martin Home





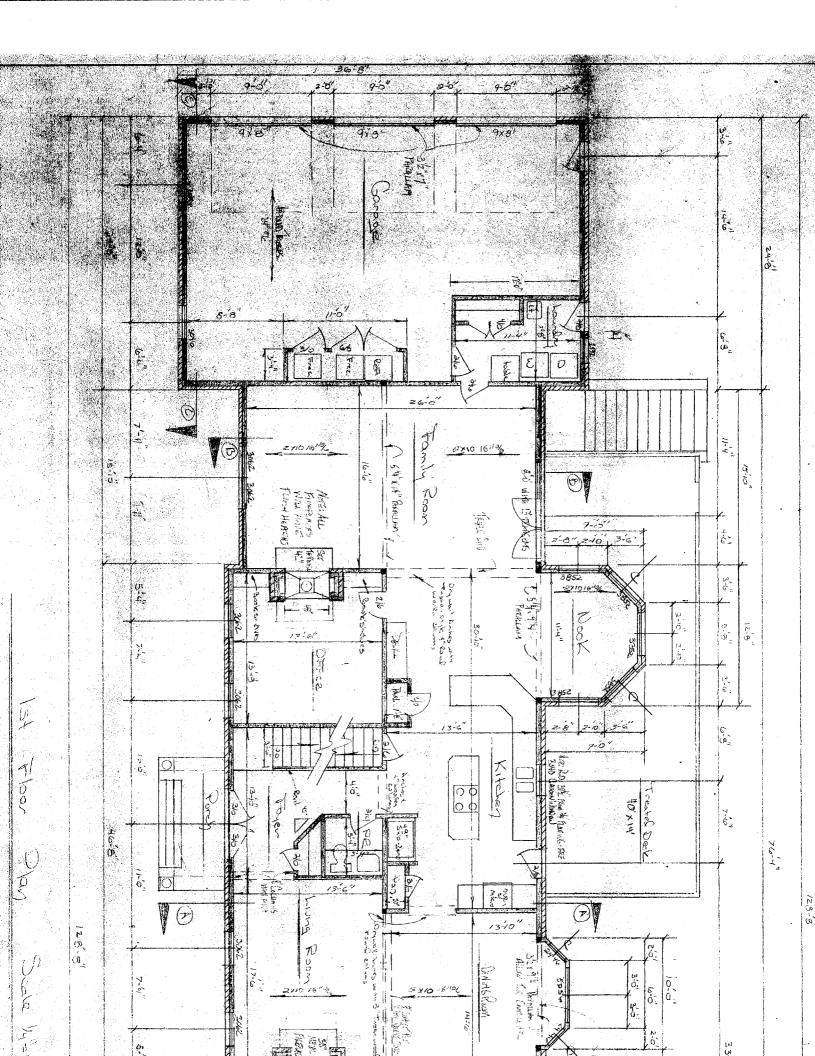




INTER-OFFICE CORRESPONDENCE Mr. Arnold Jablon, Director January 8, 1997 TO: Zoning Administration and Development Management R. Bruce Seeley (BS)4P FROM: **DEPRM** SUBJECT: Zoning Item #269 - Parker Property 2820 Paper Mill Road Zoning Advisory Committee Meeting of December 30, 1996 The Department of 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

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT



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BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: January 3, 1997

Department of Permits & Development

Management

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



## APPLICATION FOR PERMIT BALTIMORE COUNTY MARYLAND



DATE:

DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT TOWSON, MARYLAND 21204

OEA:

		HISTORIC DISTRICT/BLDG
PERMIT #:	PROPERTY ADDRESS	YESNO
RECEIPT #:	/SUITE/SPACE/FLOOR	
CONTROL #:	SIBDIV.	I I DO HOT KHOM
KREF #:	TAX ACCOUNT #:	DISTRICT/PRECINCT
	OWNER'S INFORMATION (LAST, FIRST)	
TEE:	NAME:	
PAID:	ADDR:	
PAID BY:		DOES THIS BLDG.
INSPECTOR:	APPLICANT INFORMATION	HAVE SPRINKLERS
HAVE CAREFULLY READ THIS APPLICATION	NAME:	YES NO
AND KNOW THE SAME IS CORRECT AND TRUE,	COMPANY:	
AND THAT IN DOING THIS WORK ALL PROVI-	STREET	
SIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE	CITY,ST,ZIP PHONE #: MHIC LICENSE APPLICANT	<del></del>
COMPLIED WITH WHETHER HEREIN SPECIFIED	PHONE #: MHIC LICENSE	#:
OR NOT AND WILL REQUEST ALL REQUIRED	/ MITHOUNI	
INSPECTIONS.	SIGNATURE: TRACT: DATA DATA	BLOCK:
BUILDING 1 or 2 FAM.	PLANS: CONST PLOT PLAT DATA	ELPL
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BOCA CODE	\ CONTR:	
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NEW BLDG CONST	SELLR:	
2. ADDITION		
ALTERATION	·	
REPAIR	DESCRIBE PROPOSED WORK:	
wrecking		
MOVING		
7. OTHER_	_	
RESIDENTIAL	NON-RESIDENTIAL	D. ACCEPANY V
O1. ONE FAMILY O2. TWO FAMILY O3. THREE AND FOUR FAMILY O4. FIVE OR MORE FAMILY (ENTER NO UNITS) O5. SWIMMING POOL O6. GARAGE O7. OTHER	14. HOSPITAL, INSTITUTIONAL, NURSI 15. OFFICE, BANK, PROFESSIONAL 16. PUBLIC UTILITY	NG HOME
DE CENTER	17. SCHOOL, COLLEGE, OTHER EDUCATI	ONAL
TYPE FOUNDATION BASEMEN 1. SLAB 1. FUI		TAURANT
2. BLOCK 2. PAR	RTIAL SPECIFY TYPE	
3. CONCRETE 3. NO	E 20. SWIMMING POOL SPECIFY TYPE	
	21. TANK, TOWER 22. TRANSIENT HOTEL, MOTEL (NO. UN	ITS)
	23. OTHER	
TYPE OF CONSTRUCTION	TYPE OF HEATING FUEL TYPE OF SEWAGE DIS	POSAL
		THE COMPANY OF THE CO
1. MASONRY 2. WOOD FRAME	L. GAS 3. ELECTRICITY 1. PUBLIC SEWE 2. OIL 4. COAL 2. PRIVATE SYS	*` <u> </u>
3. STRUCTURE STEEL	SEP	TIC EXISTS PROPOSED
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ESTIMATED COST:\$	2. PRIVATE SYSTEM EXISTS PROPOSE	
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PROPOSED US EXISTING US		
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

6th Councilmanic

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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).

'irst, 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 twocar 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 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.

> Zoning Commissioner for Baltimore County

Date: 6/5/97

APPROVED AS TO FORM:

Newton A. Williams Attorney for Petitioners

Pet Max Limaeru People's Counsel for Baltimore County

- 3 -

Zoning Commissioner Office of Planning and Zoning

Suite 112, Courthouse 400 Washington Avenue Towson, Maryland 21204 (410) 887-4586

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 Potitioner: 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, Zoning Commissioner

c: Joseph E. Martin Thomas McDermott Keith A. Rings

c: Peter M. Zimmerman, Enquire, Peoples Counsel

R. Bruce Seeley, c/o DEPRM

Proted with Soubean Inh

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. 97-269-52H

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 teel free to contact our Appeals Clerk at 887-3391.

> Very truly yours, LAWRENCE E. SCHMIDT Zoning Commissioner

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

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

Zoning Commissioner

for Baltimore County

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STATE OF THE STATE

ZONING COMMISSIONER'S RULING ON MOTION FOR RECONSIDERATION

BEFORE THE

ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

Case No. 37-269-SPH

IN RE: PETITION FOR SPECIAL HEARING

2820 Paper Mill Road

Petitioners

10th Election District 6th Councilmanic District

N/S Paper Mill Road, 1600' +/-

W of c/l of Old York Road

Derek Parker, et ux, et a)

Protection and Resource Management (DEPRM).

the relief granted. The conditions were generated from a Zoning Plans Advisory Committ's (ZAC) comment offered by the Department of Environmental

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 clused. For so long as those doorways remain capable of

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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 inapp. opriate.

Finally, a cumment is in order to clarify the use of the in-law apartmen". 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 .aw apartment shoul not be used by other distant family members or unrelated family members; nor shall same ever be used as a rental "rit.

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

Present with Seytman Ink

PETITION FOR SPECIAL HEARING IN RE: N/S Paper Mill road, 1600 ft. +'--ZONING COMMISSIONER W of c/l of Old York Road 2820 Paper Mill Road OF BALTIMORE COUNTY 10th Election District APR 2 5 1997 6th Councilmanic District Case No. 97-269-SPH Derek Parker, et ux, et al. Petitioners

## MOTION FOR RECONSIDERATION

Mr. and Mrs. Derek Parker and Mr. and Mrs. Roosevelt Parker, by Newton A. Williams and Nolan, Plumboff & 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:

LAW OFFICES.

NOLAN, PLUMHOFF

& WILLIAMS.

CHARTERED

- 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.
- 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 1645 under cercvin circumstances.
- 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.

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.

- 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.
- 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
- 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, PLUMHOF & WILLIAMS. CHARTERED

C. OF TICE APPAIN APPRICE PARLER NAW MOTRECON PLD.

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 Pecitioners 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.

> newter 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.

D. Finally, the Petitioners would respectfully ask that the in-law apartment could be

\* \* \* \* \* \* \* \* \* \* \* \* \*

ZONING COMMISSIONER

OF HALTIMORE COUNTY

Case No. 97-269-SPH

IN RE: PETITION FOR SPECIAL HEARING

2820 Paper Mill Road

Petitioners

10th Election District

W of c/1 of Old York Road

oth Councilmanic District

Derek Parker, et ux, et al

N/S Paper Mill Road, 1600 ft. +/-

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Loning 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 Lucilie 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

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.

subject property are more specifically shown on the plat to accompany the

Petition for Special Hearing, marked as Petitioners' Exhibit No. 1.

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 dwalling 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-

The subdivision contains five lots, four of which are resicharacter and contain vehicular access by way of a shared driveway from Paper Mill Road. The fifth lot has frontage on Paper Mill contains two buildings which are utilized for commercial/office 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 S. Jron Thomas-Parker and the son of Roosevelt and Lucille Parker.

As parently, 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 vard.

There was a great mount of testimony concerning the Listory 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 bee, 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

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 f wors 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 wafeguard the neighborhood and prohibit a dwelling inconsistent with the substantially sized homes in this community.

Pursuant to the ad ertisement, 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 Counday 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.
- 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.
- . 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 stall 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

- 4-

Zoning Commissioner for Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Director Zoning Administration and Dayelopment Management

January 8, 1997

R. Bruce Seeley F.S. 195

SUBJECT: Zoning Item #269 - Parker Property 2020 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 inconsity 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-'aw apartment.

RBS:WL:sp

PARKER/DEPRM/TXTSBP

NOLAN, PLUMHOFF

& WILLIAMS.

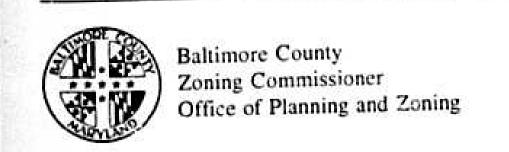
CHARTERED

photographs of the site. I have also conducted a site visit. the docu-

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LES:mmn



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-SPH Property: 2320 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 parky 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.

> Lawrence E. Schmidt Zoning Commissioner

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

Petition for Special Hearing to the Zoning Com-

for the property located at 2820 Proer Mill Read, Promise. Mil ausi which is presently zoned RC-H

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 stached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County. to determine whether or not the Zoning Commissioner should approve A PARTMENT

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.

	(We'do sciently decisie and affirm, under the penalties of perjuly, that time are legal owners) of the properly which is the subject of the Petition.
Continct Purchaser Lessee	SHARON Thomas - Porker
Type is front hame:	OLOROK PRIKER
	Alam thoughten
Signature	some to overelt PHOKEN
Address	(Type or Print Name)
	1 Sucille Parker
City State Zoxode	Signature
Attorney for Petitioner	2820 DEDERMILLED
	DYDENIX, MO. 3/13/ 254-082
REUTON A, WILLIAMS	City State Eposde Name Appropriate to the contacted
- Newton a.Williams	********
Too were months to contra	ATTORNEY
ACCOUNTY WASH, AVE 823-7800	Appress Phane No.
Chy Maryland 2/204	ESTIMATED LENGTH OF HEARING
(410)	entrollable for Hearing
	ALLOTHER
5	REVIEWED BY: 12-20 9
•	

ZONING DESCRIPTION LOT FOUR 2820 PAPER MILL ROAD

4/2-1211-71

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. N 05'18'45" E 290.00 feet. N 76'35'50" E 304.20 feet. S 10'30'05" E 325.00 feet. 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.

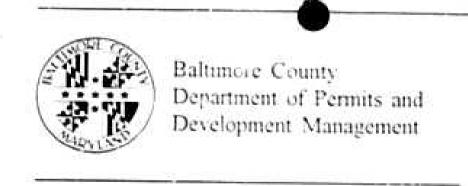


CERTIFICATE OF PUBLICATION

TOWSON, MD., THIS IS TO CERTIFY, that the annexed advertisement was published in Tile JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_ successive weeks, the first publication appearing on \_\_\_\_///\_

> THE JEFFERSONIAN. LEGAL AD. - TOWSON

	5 / 2	
17-26954	BALTIMORE COUNTY, MARYLAND OFFICE FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	02971
36	DATE 12-20-95 ACCOUNT ROOF- 6	50
17-	50.	00
7	SPACEN PACKER 2820	Agoes MATH
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- 1	Sp. 1126. (030) - 50	
	ron	
	0JA918028981CHRC DA C002:48FM12-20-98	\$50.00
82	VALIDATION OR SIGNATURE OF CASHIER	V



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regula-

tions of Baltimore Journey will

hold a public hearing on the

property identified herein in Room 106 of the County Of-

fice Building, 111 W. Chesa-peake. Avenue in Towson,

Maryland 21204 or Room 118, Old Courthouse, 400

Washington Avenue, Towson,

N/S Paper Mill Road, 1600 +/-World Did York Road 10th Election District

Legal Owner(s): Sharon Thomas-Parker and

Derri Parker and Rossmet

Special Hearing: to approve

Parker and Lucille Parker

an in-low againment. Hearing: Friday, February 7

1957 at 3:00 p.m. in Rm 106, County Office Building

LAWRENCE E SCHMICT

Zming Commissioner for Buttmore County

NOTES: (1) Hearings are

Hundicapped Accessible: To apecial accommodations Please Call 887-2353.

(2) for information concerning the File and/or Heuring.

1/206 Jan. 16 C112472

Please Call 687-3391.

Maryland 21/204 as follows:

Case: #97-269-5741

(tem 259) 2520 Paper Mili Road

Eth Councilmanic

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

NOTICE OF HEARING

The Zoning Commissioner of Caltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public bearing on the property identified herein is Soom 196 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 71204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21704 es folicies

CASE NUMBER: 97-269-SPH 'Item 209) 2820 Paper Mill Road N/S Paper Mill Road, 1600'+/- W of c/l Old York Wood 10th Election District - 6th Councilmanic Legal Owner(s): Sharon Thomas-Farker and Dervit Parker and Rossevelt Parker and Lucille Parker

Special Hearing to approve an in-law apartment.

REARING: FRIDAY, FERRUARY 7, 1997 at 3:00 p.w. in Room 106. County Office Building.

Arnold Jablon Director

oc: Sharou Thomas Parker Newton A. Williams, Evg.

MOTES: (1) YOU MUST HAVE THE ZONING MOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 23, 1997. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMPRODUTIONS PLYASE CALL 887-3353. (3) FOR INFORMATION CONCERING THE FILE AND/UR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybran Int

**Baltimore County** 

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDUPES

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.
- Billing for legal advertising, due upon receipt, will come from and should by remitted directly to the newspaper.

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

	,		ARN	OLD JABLON,	DIRECTOR
For newspa	per a vertis	ing:		-1	
	21,9 Pet	CONTRACTOR AND ADDRESS OF THE PARTY OF THE P	LAN. I	Post a	
- and a second					
Location:_	2820	PAPER.	MILL	QD.	
PLEASE FOR	WARD ADVERTI	SING BILL TO			
NAME:	SHARON	THOMAS	PARKA	ER	1040 B/S 571
ADDRESS:	2820	PAPER	MILL	RO.	
		ENIX, MO			

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 BETIELD BY
THE ZONDAG COMMISSIONEY. DATE AND TIME: AN IN-LAW ADARTMENT POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SUMETIMES NECESSARY. TAD CONFIRM HEARING CALL 887-3391. DO NO? REMOVE THIS SIGN AND POST UNTIL DAY OF EVARING UNDER PENALTY OF LAW HANDICAPPED ACCESSIBLE

Request for Zoning: Variation. Special Exception, or Special Hearing

LANSENCE E. SCHOOL ZONING COMMISSIONER FOR BALTIMORE COUNTY

CASE NUMBER: 97-269-SPH (Item 269)

10th Election District - 6th Councilmaic

Special Hearing to approve an in-law spartment.

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

2820 Paper Hill Road

TO: PUTURENT PUBLISHING COMPANY

Flease foward billing to:

Sharon Thomas Parcer

2820 Paper Mill Road Phoenix, ND 21131

254-0824

January 16, 1997 Isage - Jeffermonian

NOTES: (1) HEARINGS ARE HANDICAPPID ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALF, 887-3353 (2) FOR INFORPATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 387-3391.

NOTICE OF HEARING

Room 106 of the County Office Building, 111 W. Chesapeaks Avenue in Townen, Maryland 21204

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

HEARING: FRIDAY, FEBRUARY 7, 1997 at 5:00 p.m. in Room 106, County Office Building.

The Loning Commissioner of Baltimore County, by authority of the Loning Act and Regulations of Baltimore

County, will hold a public hearing on the property identified herein in

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

The Jud with Soycean link on Her relies Paper

1 cod with Soybean Ira

Development Processing County Office Building 111 West Chesaprake 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.: 37-269-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).

Zoning Supervisor .

Attachment(s)

Present with Southean I'm en Recycled Paper

> BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

Date: January 3, 1997 Arnold Jablon, Director

Department of Permics & Development Management

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.

cc: File

Maryland Department of Transportation State Highway Administration

David L. Winstead Secretary Parker F. Williams Administrator

RE: Baltimore County 12-31-54 Item No. 269 (JCM) Permits and Development Management County Office Building, Room 109

Dear Ms. Eubanks:

Ms. Roslyn Eubanks

Baltimore County Office of

Fowson, Maryland 21204

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.

'/ery truly yours.

1.1. Della

As Ronald Burns, Chief **Engineering Access Permits** 

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

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Director Zoning Administration and

January 8, 1997

Development Management

R. Bruce Seeley RDS/GF

SUBJECT: Zoning | em #269 - Parker Property 2820 Pa r Mill Road Zoning \_ svisory Committee Meeting of December 30, 1996

The Department of Environmental Protect'on 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 BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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.

ITEM258/PZONE/ZAC1

Baltimore County Zoning Commissioner Office of Planning and Zoning

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

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.

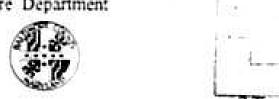
By a copy of this letter, I have informed Mr. Thomas M. McDermott and Mr. Joseph E. Martin who were listed on the sign-in sheet when the hearing was originally set for February 7, 1997.

Be advised that I have also subpoered 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 Lawrence E. Schmidt

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

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, ND 21204

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 30, 1996.

Item No.: SEE BELOW

MAIL STOP-1105

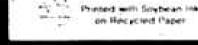
Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bareau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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 289.

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



RE: PETITION FOR SECTIAL HEARING 2820 Paper Mill Road, N/S Paper Mill Rd. lot " \* /- W of c/1 old York Road ZONING COMMISSIONER

Roosevelt and Lucille Parker

first Order.

10th Election Pistrict, 6th Councilmanic OF BALTIMORY COUNTY Sharen Thomas-Parker and Derek Parker, CASE NO. 97-260-2PH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Coursel in the abovecaptioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or

> feter Max Conneins People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy Peorle's Counsel Room 47. Courthouse 400 Washington Avenue Towson, MD 21204 (410) 887-2186

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31 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

ZONE 44D

Printed with Soybean Ind.

## **BALTIMORE COUNTY** ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Inter-Office Correspondance

TO: Lawrence E. Schmidt, Zoning Commissioner FROM: Wallace S. Lippincott, Jr. WSC 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 runoft 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.

## APPLICATION FOR PERMIT HALTIMORE COUNTY MARYLAND DATE: DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT TOWSON, MARYLAND 21204 HISTORIC DISTRICT/BLDG. PERMIT #:\_\_\_\_\_ — YES NO PROPERTY ADDRESS RECEIPT #:\_\_\_\_\_ DO NOT KNOW CONTROL #:\_\_\_\_ DISTRICT/PRECINCT XREF #: \_\_\_\_\_ TAX ACCOUNT #: OWNER'S INFORMATION (LAST, FIRST) PAID:\_\_\_\_ DOES THIS BLDG. PAID BY: HAVE SPRINKLERS INSPECTOR: APPLICANT INFORMATION YES -- NO --I MAKE CAMEPULLY READ THIS APPLICATION CONTLIED WITH WHETHER HEREIN SPECIFIED APPLICANT OR NOT AND WILL RECUEST ALL REQUIRED BIGNATURE: INSPACTIONS. BUILDING 1 or 2 FAM. CODE CODE BOCA CODE TYPE OF IMPROVEMENT NEW BLDG CONST 2. ADDITION 3. 7LTERATION 4. REPAIR 5. WRECKING 6. MOVING WRECKING OTHER TYPE OF USE NON-RESIDENTIAL RESIDENTIAL AMUSEMENT, RECREATION, PLACE OF ASSEMBLY CHURCH, OTHER RELIGIOUS BUILDING FENCE (LENGTH HEIGHT ) INDUSTRIAL, STORAGE BUILDING PARKING GARAGE O1. ONE FAMILY O2. TWO FAMILY O3. THREE AND FOUR FAMILY O4. FIVE OR MOR\* FAMILY (ENTER NO UNITS) O5. SWIMMING POOL O6. GARAGE O7. OTHER SERVICE STATION, REPAIR GARAGE HOSPITAL, INSTITUTIONAL, NURSING HOME OFFICE, BANK, PROFESSIONAL PUBLIC UTILITY SCHOOL, COLLEGE, OTHER EDUCATIONAL TYPE FOUNDATION 1. SLAB 2." BLOCK 3." CONCRETE MERCANTILE \_\_\_ RESTAURUNT TYPE OF CONSTRUCTION 1: MASONAY WOOD FRAME 4. REINF. CONCRETE TYPE OF WATER SUPPLY PRIVY \_\_EXISTS\_PROPOSED CENTRAL AIR: 1. 2. 1. PUBLIC SYSTEM EXISTS ESTIMATED COST: 7 2. PRIVATE SYSTEM EXISTS OF MATERIALS AND LABOR PROPOSED USE: EXISTING USE: OWNERSHIP 1. PR'/ATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL RESIDENTIAL CATEGORY: 1. DETACPED 2. SENI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE 1 FAMTAT BEDROOMS CLASS CLASS FOWDER ROOMS KITCHENS LIBER POLIC BUILDING SIZE LOT SIZE AND LETBACKS FRONT STREET SIDE STREET FRONT SETBK LOT 3'S SIDE STR SETEK MAKE CHECKS PAYABLE TO A ALTIMORE COUNTY WARYLAND -- NO PERSIT PERS RESTRICT

### CASE NO. 97-269-SPH

## DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT

SALTIMORE COUNTY		· VS.	MICHAEL W Witness	00DS
HEARING DATE: MARCH 21, 1997	ISSUE DATE:	MARCH	4, 1997	
	REQUEST	FOR SER	VICE	
Please serve the attached process on the p	erson shown.			
	ORDER I	FOR SERV	ICE	
You are hereby commanded to serve the a you are unable to serve, you are to make y following the termination of the validity of	our return on this	nd to make Order and	your return promp return the original	tly on this Order if served, and if process no later than the last day
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that I served a Citation and all other than I served by personal delivery to	papers filed with  MZC#A-E  n 3/6/47 at dat  Race W	11 by re	stricted delivery m 10005 04m 11 Ht 5	
that I served a Citation and all other that I served by personal delivery to title  Description of defendant WtAge and left with him a copy of the cita	papers filed with  MZ(#/4/7 at dat  Race W  38 Out	it by re	stricted delivery m 10005 04m 11 Ht. 5	
than I served by personal delivery to title  Description of defendant  Wt Age	papers filed with  MZ(#/4/7 at dat  Race W  38 Out	it by re	stricted delivery m 10005 04m 11 Ht. 5	

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

3/6/97 ALT Ruse C.E.D.

Signature Title

11:00 AN 111 W. C.H. Pettle AVC

Address

Telephone number

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(Damended Order) to Neighbors	
W Hughbons	
	€.

CASE NO. 97-269-SPH

## DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT Located at 111 W. Chesapeake Avenue, County Office Building, Room 106,

			Witness	
HEARING DATE: MARCH 21, 1997	ISSUE DATE:	MARCH-	<u>. 1997</u>	
	REQUEST	FOR SERV	TCE	
Please serve the attached process on the p	crson shown.			
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I solemnly affirm under the penalties of knowledge, information and belief and de case.	of perjury that the further affirm la	e cornents o m a compete	of the foregoing paper are true to the best nt person over 18 years of age and not a part	of to
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/ Day / Class	Paners.		Title	

Telephone number

N/S Paper Mill Road, 1600 ft. +/- W	20	INCOPPACION			
of c/1 Old York Road 2820 Paper Mill Road		ZONI	NG C	OMM)	ISSION
10th Election District 6th Councilmanic District		OF B	ALTI	MORE	E COUN'
Sharon Thomas-Parker, Derek Parker et al, Petitioners	000	Case	No.	97-	-269-SF

SUBPOENA

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

before	the 2	oning	Commi	ssione	r/Deputy	Zonin	g Com	nissi	oner o	f Balt
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	bring _				, documen				ng to 2	820 Pag
Mill R	oad, Pho	enix,	Md. 21	131	, document	at 1:	oup.m			

Mr. Sheriff/Private Process Server:

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

Zoning Commissioner for Baltimore County

Property and white Transports on the large

Date:	Nednesday, February 02, entry	Time:	Pages emercement
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## **BALTIMORE COUNTY** ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Inter-Office Correspondance

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

DATE: April 28, 1997

MISTORIC DISTRICT/BLDG.

DOES THIS BLDG.

HAVE SPRINCLERS

YES \_\_ NO \_\_

- YES - NO

DO NOT KNOW

DISTRICT/PRECINCT

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

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 apertment should be removed and reforested as is appropriate in RC 4. This change may also have the potential to decrease the ranoff 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.

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

OWNER'S INFORMATION (LAST, FIRST)

APPLICANT INFORMATION

DESCRIBE PROPOSED WORK:

PROPERTY ADDRESS SUITE/SPACE/FLOOR

TAX ACCOUNT #:

APPLICANT

RECEIPT #: CONTROL #:

PAID BY:

INGERCITIONS.

TYPE OF USE

I HAVE CAMEFILLY READ THIS APPLICATION

CONTLIED WITH WICHER HEIGH SPECIFIED

BOCA CODE

OR NOT AND WILL NEGLEST ALL REQUIRED

BUILDING 1 or 2 FAM.

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ADDITION
3. FLITERATION
4. REPAIR
5. WRECKING
6. NOVING
7. OTHER

### CASE NO. 97-269-SPH

DEPARTMENT OF P		oue, Cer	only Office Building	
PAATIMORE COUNTY		W.	Mines	
HEARING DATE: MARCH 21, 1997	HOUE DATE:	MARK	HA1997	
	REQUEST	POR SI	ERVICE.	
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	CONT.	Links		

Description of defendance Race W Sex M Hr. 5-3

WL 145 Apr 38 Other

I solomely 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

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Bill in-lows-both uts

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

# **DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT**

CASE NO. 97-269-SPH

Please serve the attacked process on the person shown.  OBMER POR SERVICE  You are hereby commanded to serve the attacked 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 land day following the termination of the validity of the process.  PROOF OF SERVICE  I CERTIFY  than I served a Cingion and all other papers filed with it by restricted delivery mail, return card attacked.  than I served by personal delivery to Atthor woods (name)  tide on 3//y at / 1/5 time  Description of detendant: Race w sex Hr 5' 8'  Wr 160 Age So's			Toron, 3	loryland 21	24	
Please serve the attached process on the person shows.  OBSER POR 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 ARTHOR WOODS (name)  on	BALTIMOR	E COUNTY	-	*	ARTHUR WOODS Witness	
Please serve the attached process on the person shows.  OMBGE 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 seturn the original process no later than the last day following the termination of the validity of the process.  FROOF 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)  time	MEARING B	ATE: MARCHEL 189	MOUE DATE:	MARCH	L1922	
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.  FROOF 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 ARTHOR   WOODS   (name)  on 3//y   at 9/95   title   time    Description of defendant: Race   W   Sex   MHOR   Ht.   5/8    Wt.   160   Age   So'2   Other    and left with him a copy of the citation and all other papers filed with it.  I was unable to serve because    I solemnly affirm under the penalties of perjusy that the curvents of the foregoing paper are true to the best of a 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.			BEQUEST	POR SERV	ACE.	
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.  FROOF OF SERVICE  I CERTIFY	Please serve ti	he attached process on the	person shows.			
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			ORDER S	OR SERVI	CE	
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that I served a Citation and all other papers filed with it by			FR00F	OF SERVI	æ	
that I served by personal delivery to	ICERTIFY		Service Control			
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Description of detendant: Race W Sex MHC Ht. 5'8"  Wt. 160 Age So'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 cornests of the foregoing paper are true to the best of a knowledge, information and belief and do further affirm I am a competent person over 18 years of age and not a party to a case.	L that I ser	ved by personal delivery t	ARTH	OR 1	v0005	(name)
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I was unable to serve because  I solemnly affirm under the penalties of perjury that the currents of the foregoing paper are true to the best of a knowledge, information and belief and do further affirm i am a competent person over 18 years of age and not a party to trease.			ation and all other p	opers filed	with it.	
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knowledge, information and belief and do further affirm i am a competent person over 18 years of age and not a party to to case.	I solemely at	firm under the nember	of parises that the	CUTAMINE A	the formula name	see true to the heat of -
	knowledge, in	formation and belief and	to further affirm i a	n a compet	nt person over 18 years	of age and not a party to t
3/19/97 AST Title Title			10			
Det	3/19/4	7 141	Muse		CEC	>
	Day	Sign	nature	1	Title	of legal trests.

IN RE: PETITION FOR SPECIAL HEARING M/S Paper Hill Road, 1600 ft. +/- W of c/1 Old York Road 2820 Peper Mill Road 10th Mlection District

Sheron Thomas-Packer, Derek Perker

6th Councilmenic District

et al, Petitioners

. BEFORE THE . ZONING COMMISSIONER

. OF BALTIMORE COUNTY \* Case No. 97-269-3PH

Henderaft Homes and Improvements, Inc. 1120 Baldein Mill Bond Jerrettsville, Rd. 21084

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

and to bring all written records, documents, etc., pertaining to 2820 Paper Mill Road, Phoenix, Md. 21131 at 1:00 p.m. on the 21 day of March 1997, regarding the above captioned case, for the purpose of testifying at the request of the Zoning Commissioner

Mr. Sheriff/Private Process Server:

for Beltimore County

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

for Baltimore County

Principle decrease, representation of the party

In Reterence to case of gousting

Pages

To: Garage Stevens Fax: 867-2824 Voice:

FAX Dato: Wednesday, February 05, 1997 Time: 23209 PM From: Campo M. Rings Fax: 4107855059 Voice: Comments: ATTENTION CASE 97-269-SPH-to be included for the

could be done without excess stress and held feelings, Furtherm . Fain concerned that the building style used two create these duel homes will be seen. In dupley by now surveys in the advent is ell 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 meety-sites the addition of said protect-mine a knelled

I am very concerned with the coming request that her been made by the Patkers to modulated their simple family divelling a second known i have found the Parkers to be:

neighborhood and a leel mat the bonden that will accompany this coming change will put undo sinuso on in already tragile columenship in this group of horous I majorsted 14 a positive ages that this charge be dwelf with and the sample request was removed for a very

form time, I also question the design that was read in this so-called single family dwelling.

as it lends its sell to resemble two separate dyes at that happen to occupy the same space. The dwellings as it stands has two sepyrals parages on each coal of the house two

separate commees to the front and back of the no use as well as the separate decks each

with their cover separate doors. I . in looking at the house, have toward that I has every instances of total and segurate working parts from what Lunderstand is normally found in a dweiling that is altered to melinde a mother-mlass you. In the was is for frepu a sun and is much cover as design to a seperate house. My higher covern sies to the reforms of the changes once the suit is no longer needed for the grandparents. I do not want to be forced to police sectionse class property, and on othe history of the Parkers I am not so one that

very unsinterested and unserneested with the day-to-slay working of this small



Pagos Date: Wednesday, February 05, 1997 From: Cathyn M Rings Fax: Voice: Voice:

Comments:

Fitter Companie went Pan and State

2 Pages Time: 2 35 00 PM Date: Wednesday, Rebrusry 05, 1997 From: Camon M Rings To: Gwan Starens Fax: 387-2824 Voice: Voice:

Comments:

Requested In-Law Apartment Approval Parker House 2829 Paper Mill Road Case No.: 97-269-8PH

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

The home was planned and purchased in good faith by the Parkers, they did not know of any

Only the Parker family will reside there - there will be no rentals or other tenancies.

The other neighbors are in a good position to monitor the Perker home, although that will not be needed.

The house is complete, and it would be an unlike hardship on the family, who bought in good faith, to deay the use of the second kitchen, and it would not change the size, configuration or location of the home.

We respectfully eak that it be opposed

Handcraft Homes and Improvements, Inc.

Custom Bulliling, Remodeling, Windows & Painting

1128 Bolowin Mill Road Jarrettwille, MD 21084 Tel (410) 557-6509 Fax (410) \$57-6546 MJHC# 27702

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

HANDCRAFT HOMES & IMPROV 557 6589

Job Location: 2830 Paper Mill Road Phoenis, MD 21131

July 11, 1996

Page 1 of a liver wider, February Design Table 2 20 70 PM

97-514

JOB COSTS

- Kitchen cabinets and bothroom cabinets per drawlegs:

5 2,740.00 COST \$ 2,650.00 ALLOWANCE OVER ALLOWANCE

\$ 1,137.00 5 819.00 ALLOWANCE OVER ALLOWANCE S 318.00

Kitchen appliances per selection sheets:

- Eltchen Ald stove, Model SEER2500YAL - Kitchen Aid dichwasher, Model #KUDM248EAL - Kitchen Ald microwave, Model #KED65105BAL

\$ 749.00 5 611.00 5 505.00 \$ 1,905.00

COST ALLOWANCE

TOTAL

UNDER ALLOWANCE \$ 95.00

5 1,995.60

\$ 2,000,00

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

8-6-96

NEWTON A WILLIAMS THOMAS J RENNER WILLIAM P ENGLEHART JR STEPHEN J. NOLAN' ROBERT L. HANLEY, JR ROBERT & GLUSHANOW STEPHENM SCHENNING DOUGLAS L BURGESS ROBERT C CAMILL JA C. WILLIAM CLARK

E BRUCE JONES"

STUART A SCHADT

"ALSO ADMITTED IN D.C.

"ALSO ADMITTED IN HEW JERSE!

LAW OFFICES NOLAN, PLUMNOFF & WILLIAMS CHARTMAND

BETHER IBAG

J EARLE PLUMHOFF

MALPH E DEITZ

ARTER'S DIRECT DIAL

##3 PRS3

SUITE 700. NOTTINGHAM CENTRE TOZ WASHINGTON AVENUE TOWSON, MARYLAND 21204-4528 14101 823-7800 TELEFAX: (410) 296-2765

June 4, 1997

Honorable Lawrence E. Schmidt Zoning Commissioner Court House

> 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 Johnidt:

Towson, Maryland 21204

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

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 <u>prior to June 6</u>, the 30 day appeal period, as discussed with you on the telephone, "Zoning Commissioner's <u>Amended</u> Order On Motion For Reconsideration, retyped exactly from

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

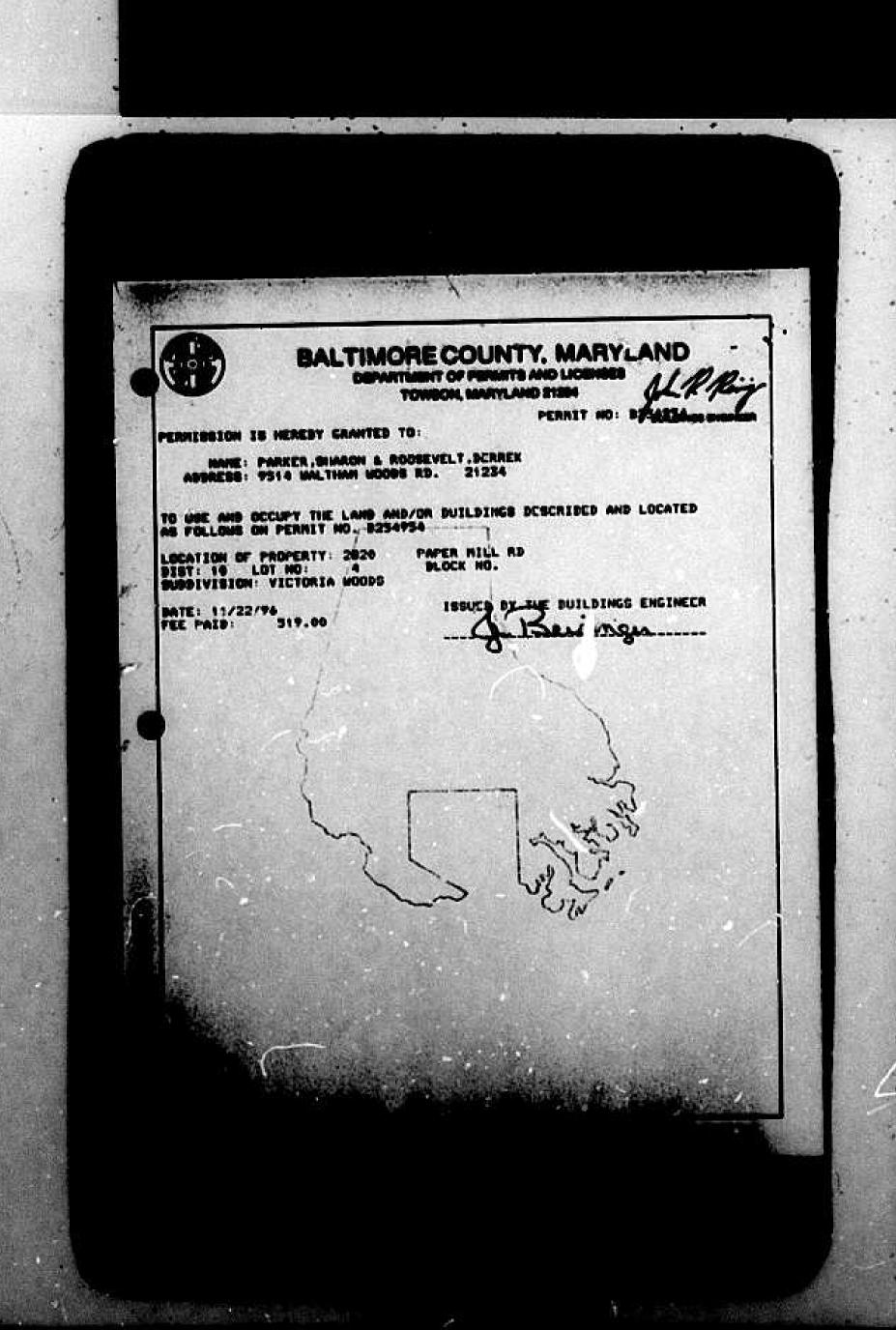


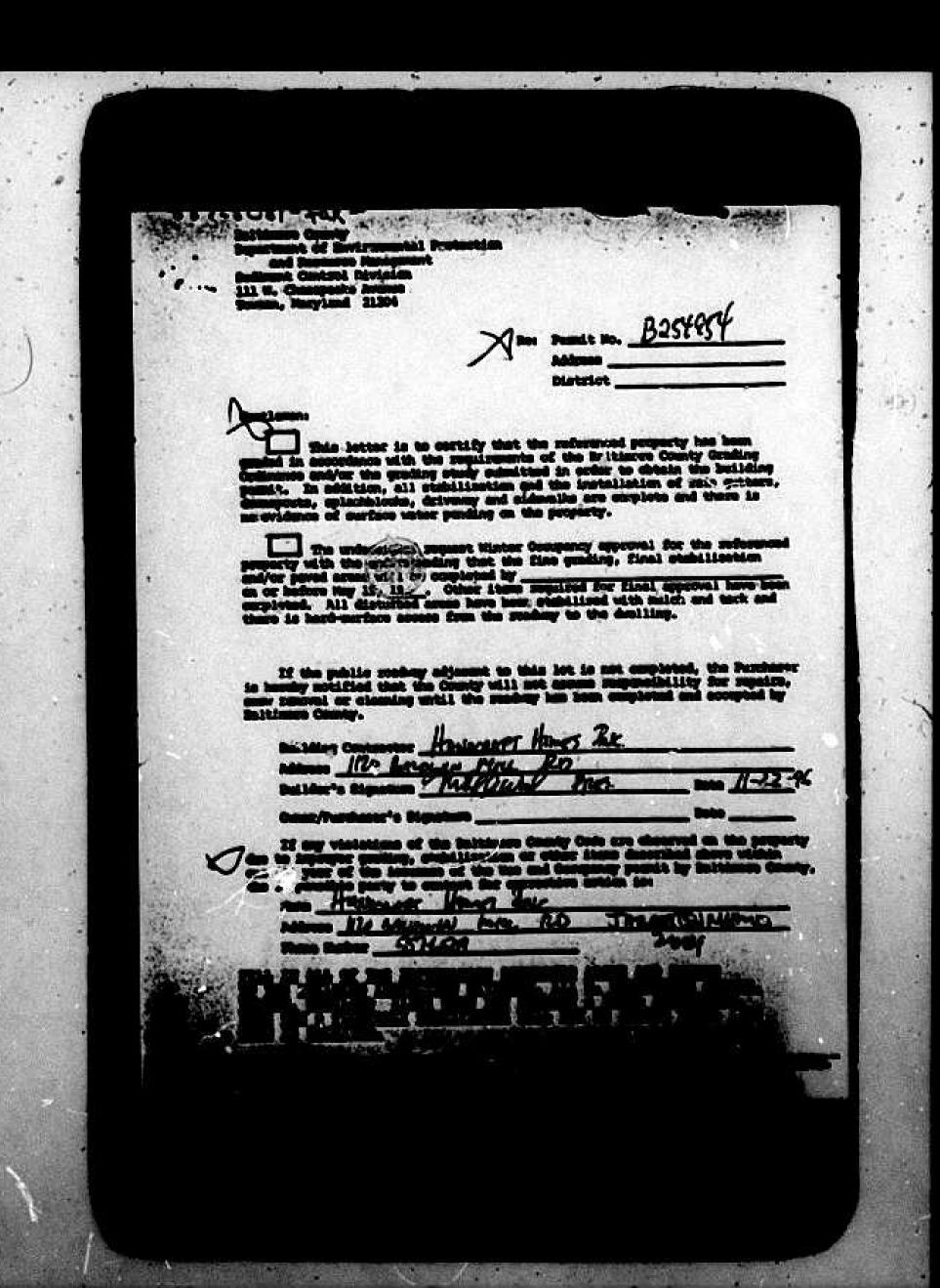
the May 7 Ruling, with the phrase deleted, by the People's Counsel's staff.

Respectfully, Newton a. Williams Newton A. Williams

NAW:mao

Peter J. Ziramerman, Esquire, People's Counsel Carol S. BeMilio, Esquire, Deputy People's Counsel Mr. and Mrs. Derek Parker Mr. and Mrs. Roosevelt Parker (w/enclosures)





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AUTOMATED PERMIT TRACKING SYSTEM
       02/07/97
 TIME: 17:37:07
                                                                      BP1072M
                             FULL SCREEN INQUIRY
                    STREET ADDRESS
                                                         PERMIT NO CONTROL NO
              PAPER HILL RD
                                                         E225538
              PAPER MILL RI
                                                         E221636
              PAPER MILL RE
                                                         B225853
               PAPER MILL RD
                                                         B220013
              PAPER MILL RD
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                                                                  273540
              PAPER MILL RD
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              PAPER MILL RD
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              PAPER MILL RD
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              PAPER HILL RD
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      2834
              PAPER HILL RD
                                                         B253156
    PAGE SCROLL (F/B) F
                                                  CLEAR TO RETURN TO THE MENU
  ENTER THE LETTER -X- NEXT TO THE ADDRESS TO RECEIVE PERMIT DETAIL
                                                              PANEL BP1003M
                   AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/15/95
DATE: 11/22/96
                   GENERAL PERMIT APPLICATION DATA
                                                                09:47:45
 PERHIT #: B254954
                     PROPERTY ADDRESS
                               PAPER MILL RD
 CONTROL : NR
                       SUBDIV: VICTORIA WOODS
                     TAX ACCOUNT $: 2200016395
          B254954
                                                  DISTRICT/PRECINCT 10 04
                          OWNERS INFORMATION (LAST, FIRST)
                    NAME: PARKER SHARON & RODSEVELT DERREK
                   ADDR: 9514 WALTHAM WOODS RD. 21234
PAID BY: APPL
                          APPLICANT INFORMATION
APPLIED: 11/22/95
                     NAME: PHYLLIS WOOD
ISSUED: 12/21/95 COMPANY: HANCRAFT HOMES & IMP., INC.
OCCPNCY: 11/22/96
                   ADDR1: 1120 BALDWIN HILL RD.
                    ADDR2: JARRETTSVILLE, MJ. 21084
IMSPECTOR: 16E
                  PHONE 0: 557-6509
                                            LICENSE #: 27702
NOTES: COP/DIS/JB/./P ADDRESS CHANGED PER HOUSE NUMBERS DAS
                            _____
ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE
                                                            PF9 - SAVE
PF2 - APPROVALS
                     PF4 - ISSUE PERMIT PF8 - NEXT PERMIT
                  AUTOMATED PERMIT FRACKING SYSTEM LAST UPDATE 11/22/95
TIME: 17:38:17
DATE: 02/07/97
                        BUILDING DETAIL 1
                                                        PLD
PERMIT # B254954
                  PLANS: CONST 2 PLOT 9 PLAT 0 DATA 0 EL 1 FL 1
                      TENANT
```

FOR UNISSUED RAZING PERMIT. OWNERSHIP: 1 EXISTING USE: VACANT TOT BED: TOT APTS: PASSWORD . ----

LOT SIZE AND SETBACKS

SIZE: 4.261AC.

FRONT STREET:

SIDE STREET:

FRONT SETR:

SIDE SETR:

ASSESSMENTS

LAND:

SIDE STR SETD:

REAR SETB: 190'

IMPROVEMENTS: 0044960.00

0083040.00

WORK: CONST. A SFD W/(6) F/P (OUTSIDE PROJ. NOT TO

EXCEED 4'X10'). 1(3) CAR GARAGE & 1(2) CAR

GARAGE, COVERED FRONT PORCH, (2) OPEN WOOD DECKS OH REAR, 2HD FLR. FORCH (BALCONY). 8 BEDROOMS.

128.67'X48'X39'= 10.703 SF. REFER TO B253010

ENTER - NEXT DETAIL PF2 - APPROVALS PF1 - GENERAL TERMIT TIME: 17:38:55 02/07/97

CONSTRUC FUEL SEWAGE WATER

BUILDING CODE: 1

IMPRV 1

USE 01

FOUNDATION .

CENTRAL AIR

ESTIMATED COST

RESIDENTIAL CAT: 1

PERMIT #: B254954

PLANNING INFORMATION

MSTR PLAN AREA

BATHROOMS: 4

KITCHENS: 1

DISTRICT:

PETITION:

1 FAMILY BEDROOMS: 8

PF7 - FREV. SCREEN PF9 - SAVE PF3 - INSPECTIONS PF9 - HEXT SCREEN CLEAR - MENU PANEL BP1005M AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/22/95 BUILDING DETAIL 2 PLD 13:02:09

CONTR: HANDCRAFT Hones & IMP., INC.

SELLR: WOOD ORGANIZATION

WIDTH: 128.67 GARBAGE DISP: M DEPTH: POWDER ROOMS: 2 HEIGHT: 39' STORIES: 3+BSMT LOT NOS: CORNER LOT: N ZONING INFORMATION

FLOOR:

ENGNR:

PROPOSED USE: SFD

BLOCK: SECTION: LIBER:

BUILDING SIZE

TOTAL ASS.: FOLIO: 097 CLASS: PASSWORD

\_\_\_\_\_ ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. JCREEN PF9 - SAVE PF3 - INSPECTIONS PFB - NEXT SCREEN CLEAR - MENU

25495\$	INSPECTION RECORD		
DATE INSPECTOR	INSPECTION	COMMENTS	•
3.18.96 T. Kill	KT.	Gzip	
4496 J. Kill	ful.	(letties) FEAT VOLL	Letr
4.2296 T.Kiss	ful	gen over inc' C	oK)_
4:29.41 ( Kidd	Chimany Chi	5 OF THOM OK.	
	ça.		
6.25.96 T. Kel	Treal	(Main Nouse ) Pight W	<del>1-5</del>
		CNOT. Fraish J	
628.96 T.Kil	<u>mml</u>	COK -	•
10-29-46 T.Kill	וייות	Desame	
11:21.96 7.824	final		
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4			
a <u>aaya</u> va		NUMBER WHEN MAKING INQUIRIES.	1
PLEAS MOTE: Building possible must be or R may a be shown upon don	is repen to remain anglement deployed and a and to any authorised repre-	of cathered from the pressures for which it was bound.  articular of the Buildings Engineer. This permit is gone action thereof, and absorbe in company retains &	il is not branchestric. only for the use and one permit.
And the second	Southwest sea	NUMBER OF STREET	en protection
79.5			

CITIZEN SIGN-IN SHEET PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET CHARLESINT CLEANS 26 South Street Bellimore, MD 21202 I EAST FRANKLIN STREET MICHAEL H. MANNES 2820 PAPER MILL Rd Phoenisms ROOSEVELT PARKER 2830 PARORMILIRA PhoeniKME Dekek Parker 2818 PAREL MILL ROAS PADONIX MD 21111 Thomas m. and ELANOTT Togeth E. MARTI 2816 Paper M. 11 Rd Proprix Md 2131 Joseph E. MARTIN 2818 PAPER MILL RO PASSUX MD THOMAS M. MCDERMOT RICK RAY 14509 OCO YORK ROPhoenent 1120 BARDWA ALLE RD 21084 1504 BALDININ MILLER . Printed with Corbean h on Recycles Paper

HANDCRAFT HOMES AND IMPROVEMENTS INC.

1120 BALDWIN MILL ROAD JARRETTSVILLE, MD. 21084

401-557-6509 MHIC# 27702

FAX TRANSMITTAL SHEET

COMMENTS: D WRITE IN COUR SELECTION FOR 3 RD FLOW BATH

LANIMATE TOP, SIGN AND PETURE TOP SELECTION SELECT. ALSO WELLE IN WHAT TYPE OF BOOKS FIRE THE 14124

THE KHICHEN OR WHIT A WHILE LONGER.

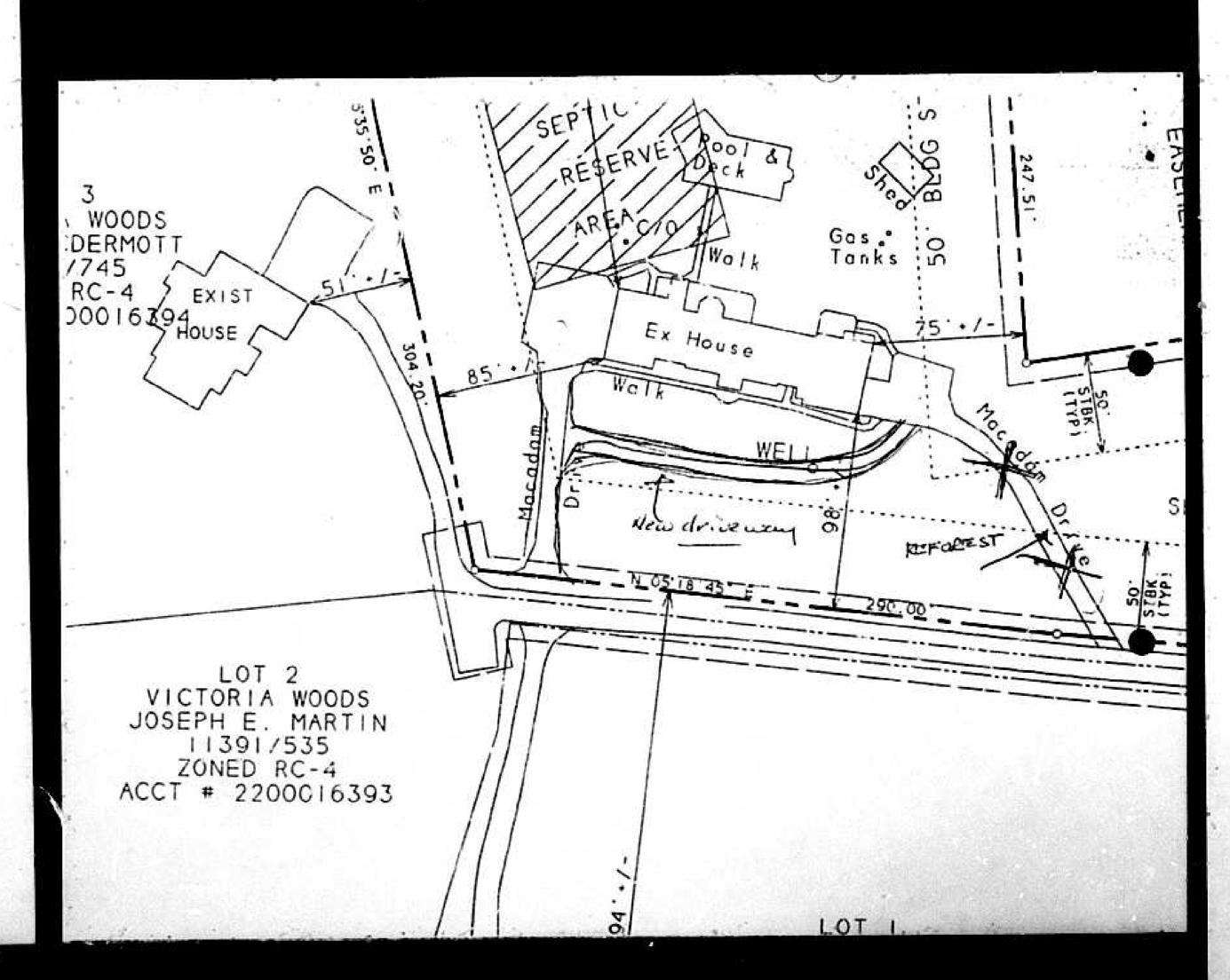
OUR FAX NUMBER IS: 1-410-557-6546

PLEASE FAX OR CALL A CONFIRMATION: AVAILABLE 24 HOURS A DAY-

Jerosteville MD 21084 M-HC# 27702 Phone (410) 557-8509 Fax (410) 657-8500 Date: January 22, 1997 To Derek & Sharon Parker 2820 Paper Mill Road Phoenix, MD 21131 JOB NAME/LOCATION: 2820 Paper Mill Road, Phoenix, MD 21131 PLNCHLIST! DATE Mason and I will be out Friday or early next week 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 Therma-Tru, the manufacturer of your front door, has apparently had other problems similar to our problem. Therefore, stiffing in April, they are making the doors differently. In April, they will replace the center piece between the two doors will calc and the peacle 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 Therms-Fru and they will pay Handcraft to finish the doors. I feel the best solution is to wait until this time for them so resolve this problem. The southaide front door will receive the same treatment. If you need something in writing from Thomas-Tru, they will accommodate. 4. A Natone representative, E & E Electronics, should be contesting 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 to 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 code to be there on the day we come to do these repairs to explain a few stems on the punchiss. Also the Brail check, minus the post of the southeide kitchen installation, as to be turned over to Henderaft at that time

Custon Building Remodeling, Windows & Pairting

1120 Baldwin Mill Ross



AUTOMATED PERMIT TRACKING SYSTEM 17:40:07 GENERAL PERMIT APPLICATION DATA 97/09/96 PROPERTY ADDRESS PERMIT 4: B276541 PAPER MILL RD RECEIPT \* A305467 SUBDIV: VICTORIA WOODS CONTROL : TAX ACCOUNT : 2200016395 DISTRICT/PRECINCT 10 01 OWNERS INFORMATION (LAST, FIRST) NAME PARKER DEREK & THUMAS-PARKER SHARON ET AL ADDR: 2820 PAPER MILL RD PHOENIX.MD 21131 10.00 PAID PAID BY APP APPLICANT INFORMATION APPLIED: 07/09/96 NAME: GEORGE SCHWEICH 1SSUED: 07/09/96 APDR1: 2820 PAPER MILL RD ADDR2: PHOEN1X.MD 21131 PHONE : 254-1108 INSPECTOR: 10E NOTES: KRA/JB PASSWORD \_\_\_\_ ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF2 - APPROVALS LAST UPDATE 07/09/96 AUTOMATED PERMIT TRACKING SYSTEM TIME 17:40:12 DATE 02/07/97 BUILDING DETAIL 1 BLOCK: PLOT 1 PLAT PLANS CONST PERMIT # B276541 TENANT CONTR OWNER BUILDING CODE: 2 ENGNR: IMPRV 1 USE 07 FENCE SELLR WORK ERECT 280 LF OF WOOD FENCE 4' HIGH TO SURROUND FOUNDATION PASE CONSTRUCTUEL SEWAGE WATER WITHIN AN EASEMENT MUST BE REMOVED & OWNERS EXPENSE IF NECESSARY. REFER TO B276539. CENTRAL AIR ESTIMATED COST PROPUSED USE SED & FENCE 1,500,00 EXISTING USE: SFD UNDER CONST(SEE B254954) OWNERSHIP RESIDENTIAL CAL TOT APTS: TOT RED #3BED: 1 FAMILY BEDROOMS ----PF2 - APPROVALS NEXT SCREEN CLEAR - MENU PANEL BP1003N LAST UPDATE 07/09/96 AUTOMATED PERMIT TRACKING SYSTEM 09:30:50 BUZI DING DETAIL 2 DATE 02/07/97 LOT SIZE AND SETBACKS BUILDING SIZE PERMIT : B276541 SIZE: 4.260AC FLCOR: FRONT STREET WIDTH SIDE STREET DEPTH: GARBAGE DISP FRONT SETB: HEIGHT. POWDER ROOMS SIDE STORIES BATHROOMS SIDE SITE SETB KITCHENS REAR SETB: LOT NOS CORNER LOT: N ASSESSMENTS ZONING INFORMATION 0083530.00 BLOCK DISTRICT IMPROVEMENTS: 0000000.00 SECTION: PETITION TOTAL ASS. LIBER DATE 997 FOL 10 CLASS PLANNING INFORMATION PASSWORD HSTR PLAN AREA GENERAL PERMIT LAST UPDATE 09/16/96 DATE: 02/07/97 PLAT 0 MATA 1 EL 2 PL 2 PLANS: CONST PERMIT : B283591 TENANT CONTR: OWNER BUILDING CODE: IMPRY 7 TANK ENGNR SELLR: USE 01 INSTALL 1-509 GAL & 1-1,000 GAL PROPANE UST FOUNDATION ON REAR OF PROPERTY. WILL COMPLY W/NFPA 58 & MFG INSTRUCTIONS ATTACHED. CONSTRUC FUEL SEWAGE WATER REFER TO B257954 FOR NEW SFD 2E CENTRAL AIR ESTIMATED COST PROPOSED USE: SFD & TANK EXISTING USE: SFD OWNERSHIP: 1 RESIDENTIAL CAT: 1 TOT APTS: \$3BED: CIBED: **♦EFF**: PASSWOKD: 1 FANILY BEDROOMS: PF7 - PREV. SCREEN SCREEN CLEAR - MENU AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 19/16/96 BUILDING DETAIL 2 DATE: 02/07/97 SIZE: 4.261 ACRES UILDING SIZE PERMIT #: B283591 FRONT STREET WIDTH: SIDE STREET DEPTH: GARBAGE DISP NC/NS FRONT SETS: HEIGHT POWDER ROOMS SIDE SETE BATHROOMS SIDE STR SETB: KITCHENS: REAR SETB: LOT NOS: CORNER LOT ASSESSMENTS ZONING INFORMATION 0063530.00 BLOCK : DISTRICT IMPROVEMENTS: 0000000.00 SECTION: PETITION: TOTAL ASS. LIBER: FOLIO: CLASS: PLANNING INFORMATION HSTR PLAN AREA ----PF7 - PREV. SCREEN PF9 - SAVE ENTER - NEXT DETAIL PF1 - GENERAL PERMIT AUTOMATED PERMIT TRACKING STSTEM LAST UPDATE 07/09/96 TION: 17.42:21 FLS 09:31:37 BUILDING DETAIL 1 02/07/97 BLOCK : PLAT 0 DATA 0 EL 1 PL 2 PLANS: CONST 6 PLOT 1 PERMIT . B276538 TENANT

CONTR: SYLVAN POOLS, INC

B276541 FOR FENCE.

WORK: CONSTRUCT REINFORCED CONCRETE INGRIUND POOL

3-8' DEEP. AUTOMATIC POGL COVER. REFER TO

W/DE FILTER IN PEAR YAPD POOL TO BE FILLED BY TRUCK . POOL LETTER ATTACHED . 38'3"217'=650SF .

ENGHR

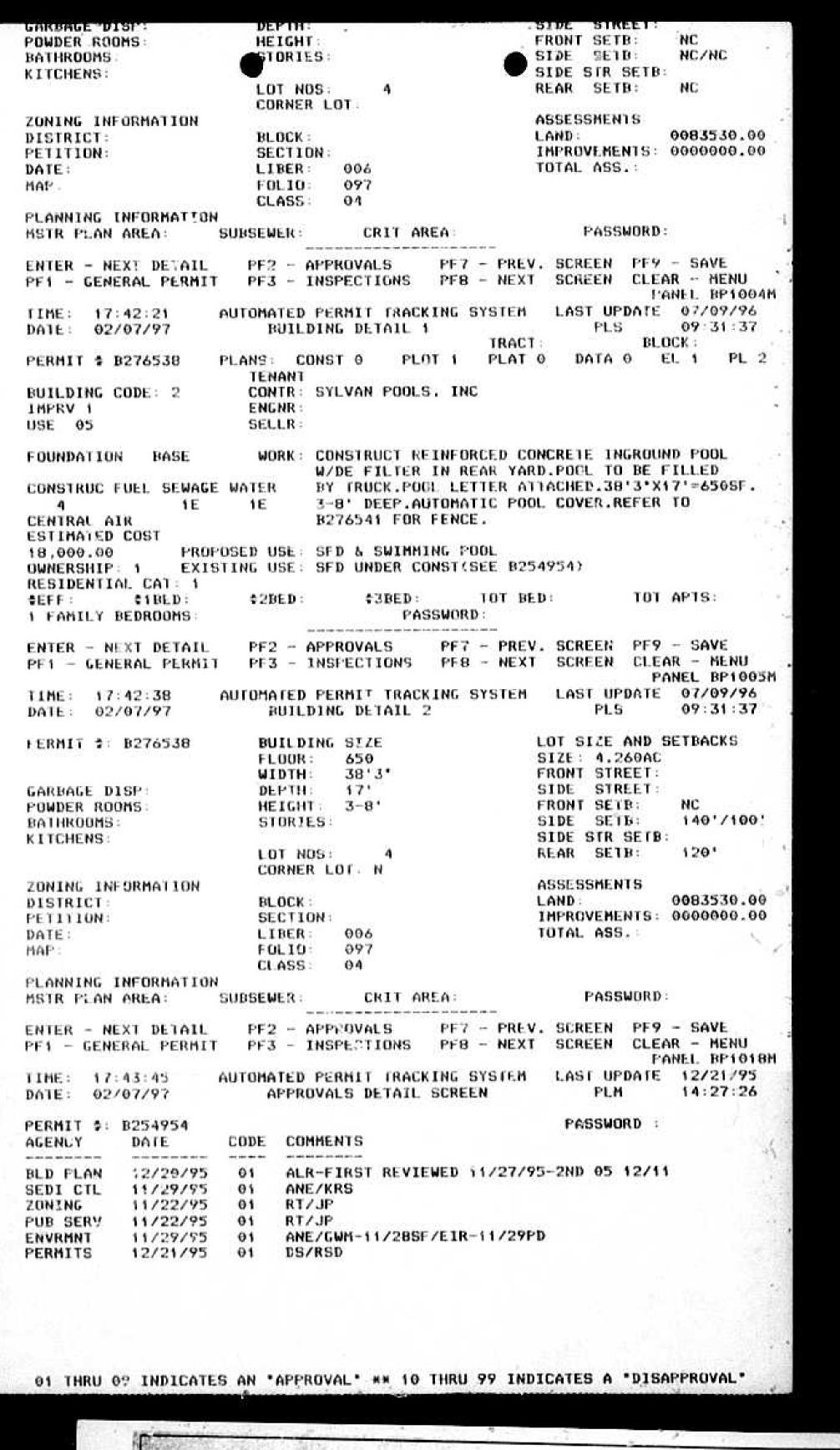
SELLR:

BUILDING CODE: 2

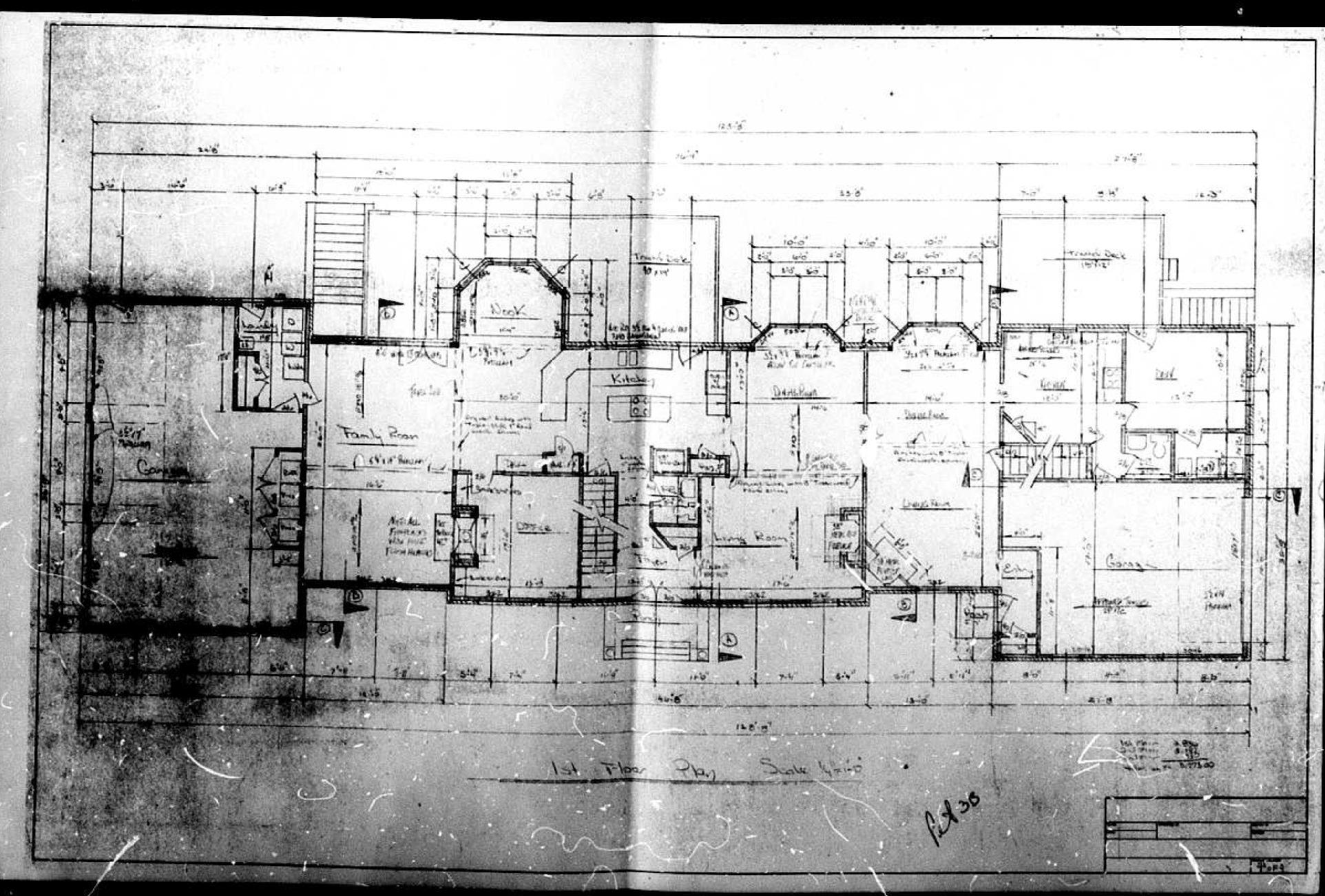
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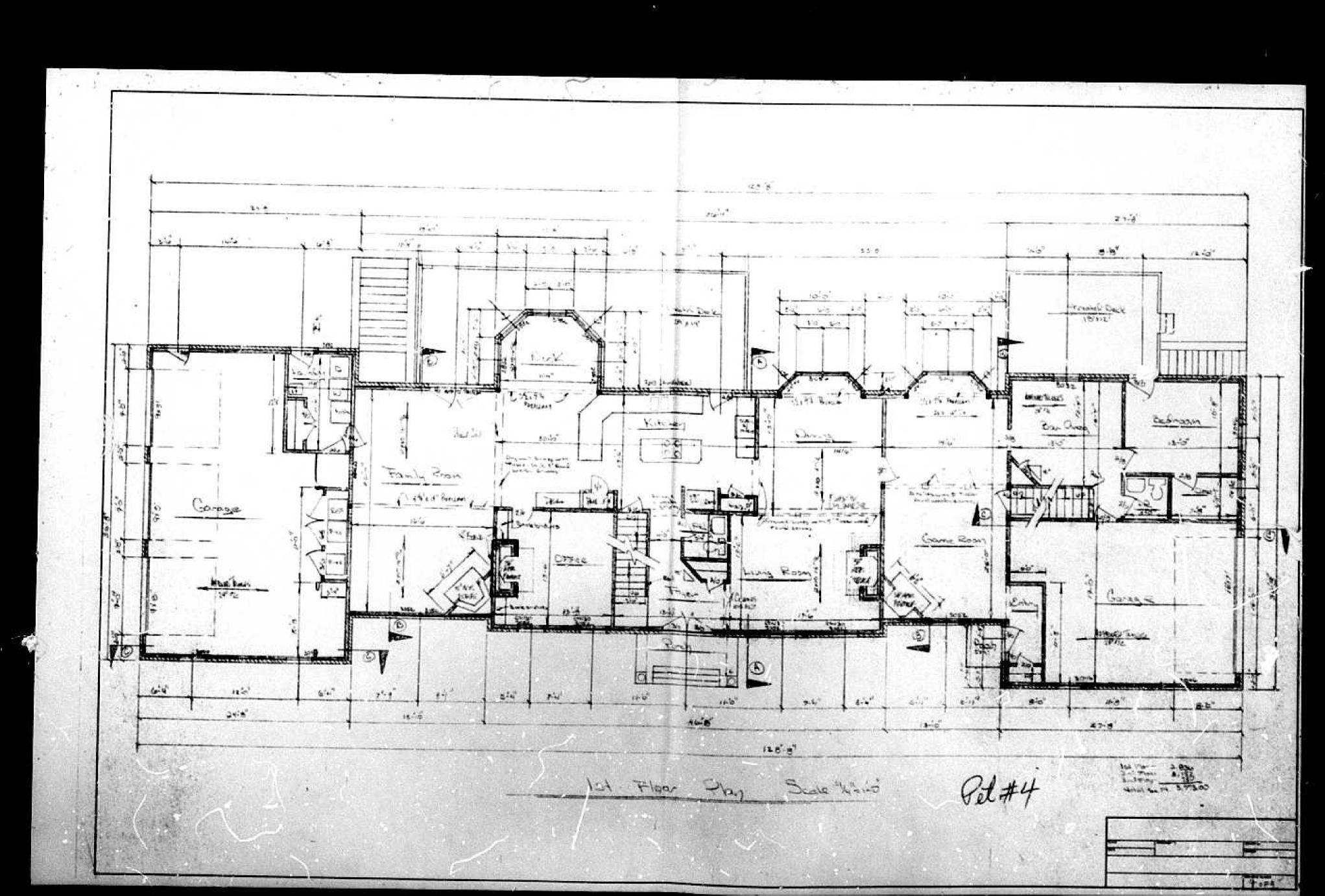
USE 05

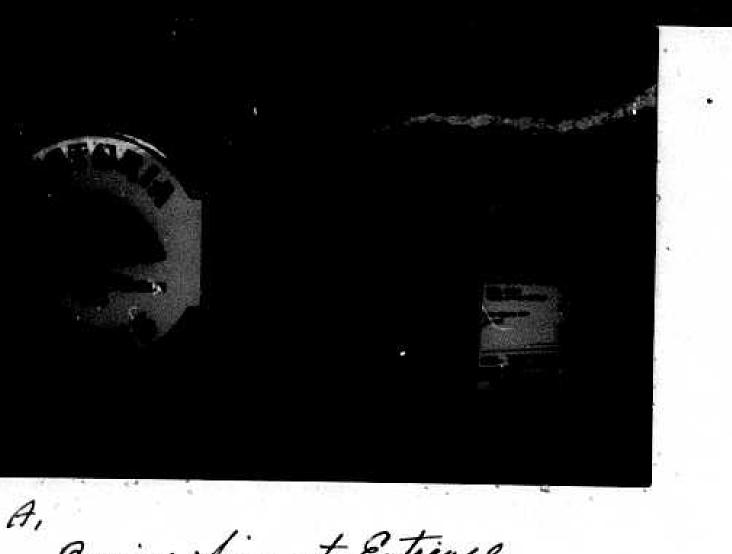
CUNTRAL AIR ESTIMATED COST







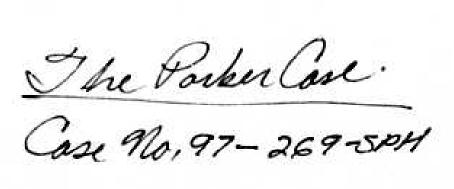




Zoning Sign at Entrance 28/4,28/6,428/8 2820. Paper Mill



B. Looking 5 on Panhandle





E, Parker Home - 2820 Paper Mill



C. South end of Parker



F. North end of Parker Nome -



Q. 2816 - Martin Home.



D. Quevivay at 5 and of Parker Home.

J. 2818 Paper Mill Rd. - Millermett



St. 2818 Parker Home Mighlior to Morth. Mc Devinott Home



H. E end of McDernott House

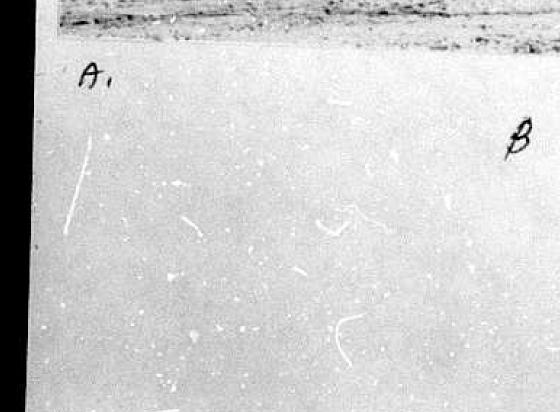


K, 2814 Paper Mill Rd. -The Ring Nouse austr cal de su

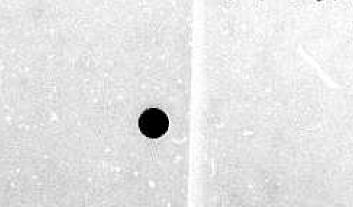


2. Looking 5. m the cul de sac.

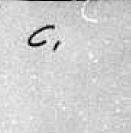








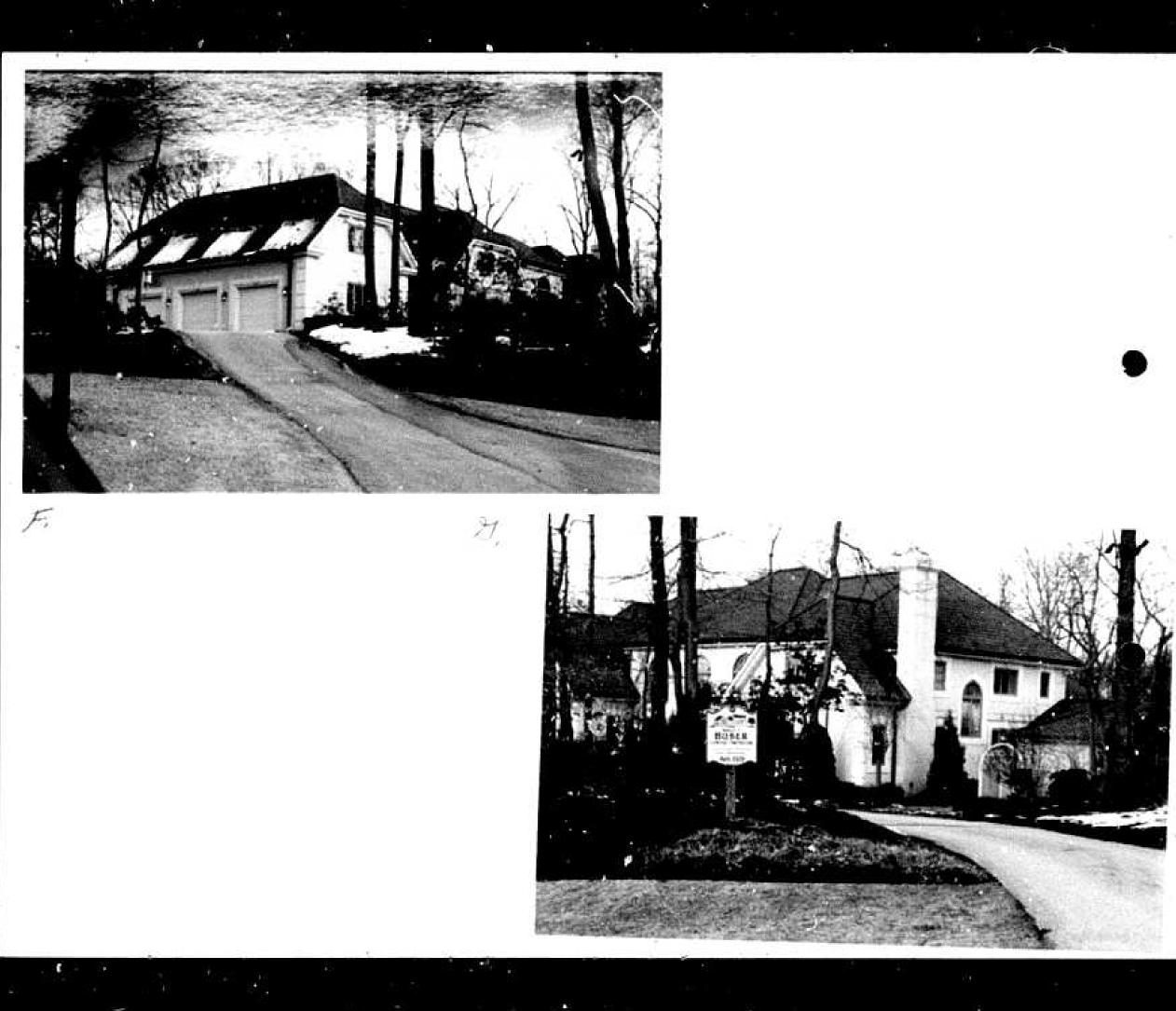




















PETITION FOR VARIANCES
AND SPECIAL HEARING
N/S Paper Mill Road
1600' R of Old York Road
12824 - 2828 Paper Mill Road)
10th Election District 3rd Councilingsic District The Wood Organization, Inc. Paritioner of the Parcel No. 5. particular parcel.

Findings of FACT AND Conclusions of Law

This matter comes before the Deputy Zosing Concissioner pursuant to a Patition 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 tublect property for use as a septic reserve area to support an adjoining, existing BL use and to permit an existing entrance providing lagrans and agrees through the RC-4 zone to support the existing buses and agrees through the RC-4 zone to support the existing buses and pursuant to a Patition for Zoning Variances from Balliner's County Zoning Regulations (BCZR) SINO3-4.B 4 to permit existing buildings to be located twenty-two feet and forty-eight feet respectively from a located twenty-two feet and forty-eight feet respectively from a located twenty-two feet required, from BCZR SISIO2 to peralt an existing building to be located four feet from a property ine in lieu of the fifty feet required, and from BCZR SISIO2 to peralt an existing building to be located four feet from a property ine in lieu of the continued use of the existing, gravel porking surfaces, all as more particularly described on the plats authorited and narked Patitioner is Exhibit.

The Patitioner the mood Organization, inc., a Maryland coperation, was represented by the plats authorited and narked Patitioner is Exhibit.

The Patitioner the mood Organization, inc., a Maryland coperation, was represented by the subject property, known as 2824 and 2828 Poper Mill Road, contains of approximately 3.37 acres, more or less, currently located that the subject property, known as 2824 and 2828 Poper Mill Road, contains of approximately 4.9 acres, rosed RC-4. The BL portion of the lie is currently improved with an existing block building used or restall purposes and as existing block is forage building. As well as existing ingress and as existing to serve the commercial size for feet was formed for use as the septic reserve area for the existing commercial use focated on the BL zone portion of the

of the Parcel No. 5.

The proposed Lot No. 4. at those as Petitioner's Exhibit No. 1. is currently improved with an existing two story frace dwelling. This portion of the RC-4 zoned portion of subject property consists of 4.76 acres, more or less.

Testimony indicated that the seshack variances requested from the BCZR were to bring the existing two-story frame deelling, located on Lot No. 4 as shorn on Petitioner's Exhibit No. 1. and the black 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 SCZR was suggested by the Builtimore County Office of Planning and Zoning and the neighborhood. Testimony indicated that suiting residential character of the heighborhood. Testimony indicated that anigh are indicated that installing a macadam driveway and parking are availed tend to create a more connected appearance, thereby losing the existing residential character.

Character.

Gased on the testimony and evidence presented at the hearing, all of shich as uncontradicted, is 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. There is an evidence in the record that the subject variance would adversely affect the health, safety and/or general religions of the public. Furthernore, 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. A and that the setback variances requested are unique to this and that the setback variances requested are unique to this

and that the setback variances requested are unique to this parficular parcel.

Further itstimony indicated that the RC-4 portion of proposed Parcel No. 5 as shown on Petitioner's Exhibit I is to be created as a non-density parcel. The creation of this parcel would serve a dual purpose for the Petitioner. First, the Petitioner seeks the approval of continued commercial ingress and agress through the residentially zoned portion of his proposed parcel for the benefit of the existing commercial use. Secondly, the Petitioner seeks approved for the use of the popular non-density parcel as a septic reserve area to provide for the state adequate disposal of seeding from the existing commercial see. Inter-Office Correspondence from the Balt more Courty Department of Environmental Protection and Resource Management clearly indicated that the existing BL zoned portion of the proposed Force No. 5 is too small for the existing seel and septic reserve areas and that the septic reserve area and that the septic reserve dream should be located as the RC-4 ranel nortion of the parcel to permit and promote safe and adequate seeds disposel.

Petitioner presented further sessionary that continuation of the existing drive for the commercial use transfer the percel to permit on a fix proposed lot var required by the Baltimore County Office of Planning and Zoning in lieu of relocating a new entronce off Paper Mill Road on arriginally proposed by the Petitioner subject to service approved of all relief sought by Petitioner subject to service approved of all relief sought by Petitioner subject to service approved of all relief sought by Petitioner subject to service approved of all relief requested in the special hearing sure of the land due to the special conditions in the petition of the fire requested in the sequirement of the land due to the special count and your of the sequirement of the land due to the special count of the firefer requested will not be detrimental to the special count of the property. Only the period of the prop

has be detrimental to the public health, eafery and general vollers.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions beld, and for the reasons given above, the relief requested in th Patition for Darianess and the Petition for Spea at Hearing, should be granted, subject to the restrictions set forth hereinafter.

THERFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Beitingre County this 29th day of May, 1992 that the Petition for Special Hearing to approve the creation of a non-desistry RC-4 zaned acress comprised of approximetally 0.745 acress andly for the use of tagress and egress to the adjoining examercial title and for use at a septic receive area for the adjoining commercial use in acceptance, a verience from BCZ BIAOS.

IT FUNTHER ORDERED that you want to the Petition for Zoning Variance, a verience from BCZ BIAOS. 4. B. 4 to persit the existing to story from a fit line in located teenty two feet and the existing block storage building to be located four feet from SCZ BIAOS. 4. B. 4 to persit the existing to be located four feet from a report the existing block storage building to be located four feet from a graphity line in line of the fifty feet required and from BCZ BIAOS.

The Petitioner as property line in line of the fifty day inpetitude and carried are from BCZ BIAOS.

The Petitioner as property line in line of the required denable and dusting result graphs that proceeding at this time is at 150 cm in the line of the required denable and dusting result for its Building permit and be granted some pon received this Order: housewer.

Fatitioner as hereby and property to its original condition.

The Petitioner accepts the servers of the fatitioner acceptance of the petitioner acceptance of the petitioner acceptance of the petitioner acceptance of the petitioner acceptance and the petitioner acceptance and the petitioner acceptance and the petitioner acceptance and the petitioner acceptance acceptance to the petitioner acceptance acceptance and t

the Sallinare County De Protection Resource Hai included as part of the comments.

DEPUTY ZONING COMMISSIONER OF DALTIMORE COUNTY

LOT 3

VICTORIA WOODS

THOMAS MCDERMOT

10881/745

ZONED RC-4

VICTORIA WOODS

ZONED RC-4

ACCT # 2200016393

CASE NO. : 92-393-5PHA

LANDS OF BALTO. COUNTY MARYLAND 10909/737 ZONED RC-4 ACCT # 100800055

LANDS OF

ALEC HAJIMIHALIS

8911.1395

ZONED RC-4 & RC-2

ACCT # 2200008934

Ges."

LOT

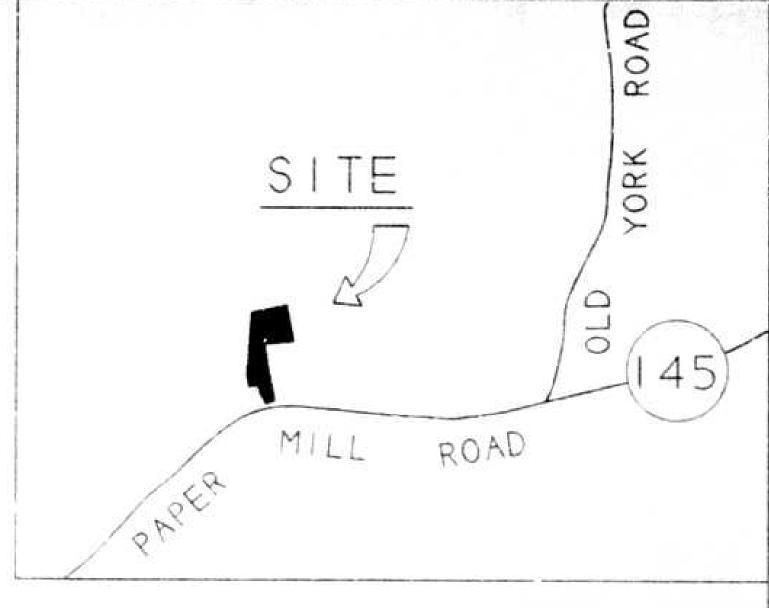
VICTORIA WOODS

CATHERINE RINGS

11294/378

ZONED RC-4 ACCT. # 2200016392

Tanks w



SCALE: 17 - 1000

ZONED--RC-4 & RC-2

PRIOR ZONING HEARING: MAY 29.1992 CASE # 92-393-SPHA

GRANTED WAS THE FOLLOWING . INGRESS AND EGRESSTO 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 2820 PAPER MILL ROAD PHOENIX, MD. 21131 TENTH ELECTION DISTRICT COUNCILMANIC DISTRICT THREE HIGHLAND SURVEY ASSOCIATES. INC

> Land Surveyors 4501 Fawn Grove Road Street. Maryland 21154

BALTIMORE COUNTY MARYLAND 410-836-1238

Drawn MOR/CADD Checked

Scale 1" . 50' Date 12/13/96 Job 91/50242

97.769.594

97.269-5PH

BEFORE THE  $\circ$ DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. : 92-393-SPHA  $\propto$  $\bigcirc$ T AND CONCLUSIONS OF LAW
the Deputy Zoning Commissioner
cial Hearing in which the Petitioner
ion of a non-density parcel within
subject property for use as a septic
bining, existing BL use and to permit
ingress and egress through the RC-4
use: and pursuant to a Petition for
e County Zoning Regulations (RCZR) buildings to be located twenty two scrively from a lot line in lieu of BCZR \$232.2 to permit an existing LANDS OF BALTO, COUNTY MARYLAND 10909/737 or from a property line in lieu of rom BCZR 55409.8.A.2 and .6 to permit ing, gravel parking surfaces, all as the plats submitted and marked MILL ROAD ZONED RC-4 ACCT # 1008000551 Drganization, Inc., a Maryland Mr. Arthur Wood, President, and There were no protestants. the subject property, known as 2824 lists of approximately .337 acres.
BL and approximately 4.9 acres. zaned it is currently improved with an or retail purposes and an existing if as existing gravel parking areas to existing ingress and egress for the dithrough the RC-4 portion of the RC-4. it Road. The remainder of the RC-4 cel No. 5. as shown on Petitioner a oposed for use as the septic reserve LAMBS OF At 七台 (おたま) 141 (日本) 115 ( a shown on Petitioner's Exhibit No on existing two-story frame dwelling portion of subject property consists 2 HVED BT 4 & HCH2 the setback variances requested from the setback variances requested from aling two-story trame deciling. On Petitioner's Exhibit No. 1 one 1 shown on Proposed Parcel Lot No. 5 o compliance with the BCZR. Further ariance requested from the parking ZR was suggested by the Baltimore Koning and the neighbors in the area por indicated that installing a few would tend to create a more rea would tend to create a more losing the existing residential d evidence presented at the intradicted, in the opinion of the in relief requested sufficiently of \$307 of the BCZR and, therefore, VICTORIA WOODS be evidence in the record that the ly affect the health, safety and/or Furthermore, strict compliance with ical difficulty and/or unreasonable. The evidence presented was equally now relief will not result in THOMAS MCDERMOTT Tanks in 10881/745 ZONED RC-4 EXIST ACCT # 22000163/94 beyond that permitted by the BCZR Ex House requested are unique to this ed that the RC-4 portion of proposed loner's Exhibit I is to be created as coner's Exhibit I is to be created as ution of this parcel would serve a referst, the Petitioner seeks the ingress and egress through the this proposed parcel for the benefit. Secondly, the Petitioner seeks oposed non-density parcel as a septic safe, adequate disposal of sewage se. inter-Office Correspondence from of Environmental Protection and dicated that the existing BL zoned No. 5 is too small for the existing and that the septic reserve area TO INTERSECTION \
WITH DED YORK ROAD\ .B.SM 65/97 DEREK E. PARKER & THOMAS-PARKER ET AL and that the septic reserve area zoned portion of the parcel to permit proped portion of the parcel to permit courage disposal.

Ther testimony that continuation of mercial use through the RC-4 zone a required by the Baltimore County in lieu of relocating a new entrance lly proposed by the Petitioner periodence a Memorandum from the nating and Zoning wherein that office lief sought by Petitioner subject to 11542/165 ACCT # 2200016395 the restimony and evidence actical difficulty and unreasonable lef requested in the special hearing. 30-4 & B 22000.63**9**6 established that the requirement RESTOREA WOODS JOSEPH E. MARTIN ic health safety and general 11391/535 nent, posting of the property, and pay held, and for the reasons given ZONED RC-4 th Petition for Variances and the should be granted, subject to the ACCT # 2200016393 of May, 1992 that the Petition for creation of a non-density RC-4 zoned ining commercial site and for use of adjoining commercial use in a. I be and is hereby GRANIED pursuant to the Perition for Zoning \$1A03.4.B.4 to permit the existing located twenty two feet and the g to be located forty-eight feet lieu of the fifty feet required the existing block storage building VICTORIA WOODS CATHERINE RINGS property line in lieu of the fifty 409.8.A.2 and .6 to permit the 11294/378 grovel parking surfaces, in lieu of this surfaces required, in accordance is be and are hereby GRANTED. ZONED PC-4 ACCT # 2200016392 pply for its 8u ld ag permit and de-ipt of this Order: however, ade aware that proceeding at this PRIOR ZONING HEARING, MAY 29 1992 from this Order has expended if CASE # 92-393-SPHA this Order is reversed the quired to return and be GRANTED WAS THE FOLLOWING INGRESS AND EGRESSIC pare and submit to the Deputy ore County Office of Planning and thin sixty days of the date of e plan for the subject property. uld provide specifically for THE ADJOINING COMMERCIAL SITE AND FOR SEPTICE RESERVE AREA FOR THE SAME SITE. ALSO A VARIANCE LOT SIZE: 4.176 ACRES OR 181906.56 sq.ft. TO PERMIT EXISTING BUILDINGS A LESSER SETBACK THAN REQUIRED ONE OF SUCH BUILDINGS NO LONGER ing parking areas from public. rilled to serve the existing retail he Inter-Office Correspondence of epartment of Environmental nagement, dated April 15 1992 and a Zoning Advisory Committee 200 SCALE ZONE MAP NE-21B MICROFILMED EXISTS ZONING - RC-4 & RC-2 MOTHY M. KOTROCO Public Services Plan # 91317 aputy Zoning Commissioner for Boltimora County Current Plans ng # X-295 "PLAN TO ACCOMPANY HIGHLAND SURVEY ZONING HEARING" ASSOCIATES. INC. SHARON THOMAS-PARKER 2820 PAPER MILL ROAD PHOENIX, MD. 21131 Land Surveyors TENTH ELECTION DISTRICT 4501 Fawh Grove Road Street: Musyland 21154 COUNCILMANIC DISTRICT THREE BALTIMORE COUNTY MARYLAND

4-0-836-1238

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

sws MOR/CADD Checked