

IN RE: PETITION FOR RESIDENTIAL \* BEFORE THE  
 ZONING VARIANCE \* ZONING COMMISSIONER  
 E/S Quail Wood Court, 362.51 ft. \*  
 +/- W from c/l Armacost Road \* OF BALTIMORE COUNTY  
 5 Quail Wood Court \* Case No. 97-323-A  
 7th Election District \*  
 3rd Councilmanic District \*  
 Thomas M. Gill, et ux \*  
 Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Thomas M. Gill and Nancy L. Gill, his wife, property owners, for that property known as 5 Quail Wood Court in the Hamlet Farms subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached accessory structure (garage) in the side yard in lieu of the required rear yard and with a height of 21 ft., in lieu of the required 15 ft., in an R.C.5 zone. The property and relief sought are more particularly described on Petitioners' Exh. No. 1, the plat to accompany the Petition.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion

ORDER RECEIVED FOR FILING

Date 3/26/97  
 By M. Sparks

[RECEIVED]

of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26<sup>th</sup> day of March 1997, that the Petition for a Residential Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached accessory structure (garage) in the side yard in lieu of the required rear yard and with a height of 21 ft., in lieu of the required 15 ft., in an R.C.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. The Petitioners shall not allow the garage to be used for any commercial purposes or to support any business operation.
4. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management (DEPRM) as set forth in their comment dated Feb. 24, 1997, attached hereto.

ORDER RECEIVED FOR FILING

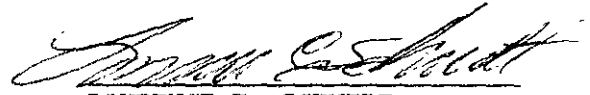
Date

3/26/97

By

*M. George*

5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

3/26/97  
M. G. G. G.

\_\_\_\_\_ Attach original petition

Due Date 2/24/97

To: Arnold L. Jablon

From: Robert A. Wirth *RAW/gp*

Subject: Zoning Item # 323

Mr. Thomas Gill, 5 Quail Wood Court, Parkton, MD 21120

Zoning Advisory Committee Meeting of 2/18/97

\_\_\_\_\_ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

\_\_\_\_\_ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

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

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

\_\_\_\_\_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

-X Ground Water Management: The proposed garage must be at least 20 ft. from any components of the septic system.





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 5 Quail Wood Ct., Parkton, Md., 21120

which is presently zoned RC 5

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Garage could not be located in back of the existing dwelling because of lot drop off.

Located on side yard because of ease of access to the house, also because of septic and drainage field location.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

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

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

Mr. Thomas M. Gill

(Type or Print Name)

Signature

Signature

Address

Mrs. Nancy L. Gill

(Type or Print Name)

City

State

Zipcode

Nancy L. Gill

Signature

Attorney for Petitioner

5 Quail Wood Ct. 410 357 4371

Address

Phone No

(Type or Print Name)

Parkton, Maryland, 21120

City

State

Zipcode

Signature

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

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

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T.

DATE: 2/5/97

ESTIMATED POSTING DATE: 2-16-97



Printed with Soybean Ink on Recycled Paper

ITEM #: 323

# Affidavit in support of Administrative Variance

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

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

That the Affiant(s) does/do presently reside at 5 Quail Wood Ct.  
address  
Parkton, Maryland, 21120  
City State Zip Code

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

Garage could not be located in back of the existing dwelling  
because of lot drop off.  
Located on side yard because of ease of access to the house,  
also because of septic, and drainage field location.

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

Thomas M. Gill  
(signature)  
Thomas M. Gill  
(type or print name)



Nancy L. Gill  
(signature)  
Nancy L. Gill  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of February, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas M. Gill and Nancy L. Gill

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

AS WITNESS my hand and Notarial Seal.

Robert N. Numbauer 2/5/97  
date

Jammy Ann Cransford  
NOTARY PUBLIC

My Commission Expires: 2/8/98

ITEM # 323

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 5 Quail Wood Ct.

Beginning at a point on the East side of Quail Wood Ct. which is 15 ft. wide at the distance of 362.51 ft. West to the North West corner of the property. Being Lot #9 Block B, in the subdivision of Hamlet Farms as recorded in Baltimore County Plat Book #39, Folio #23, containing 210394.8 sq. ft. Also known as 5 Quail Wood Ct. and located in the 7th Election District.

Map 16, Grid 18, Parcel 144, Block B, Group 81.

Typical metes and bounds: W 362.51, N 363.01, W 307.27, N 415.00,  
W 174.30

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

032316

No.

ITEM # 323

DATE 2-5-97 ACCOUNT R.001-6150

AMOUNT \$ 50<sup>00</sup>

RECEIVED FROM: Thomas Gill

ADM. VARIANCE

# 5 QUAIL WOOD CT

FOR: \_\_\_\_\_

OIO - VARIANCE  
CR # 91-323A

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

MICROFILMED



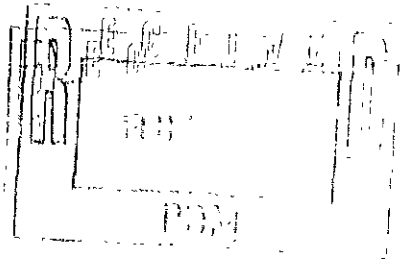
CERTIFICATE OF POSTING

RE: Case No.: 97-323A

Petitioner/Developer: THOMAS GILL

Date of Hearing/Closing: 3/3/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204



Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5 QUAIL WOOD CT,  
PARKTON, MD, 2120

The sign(s) were posted on 2/16/97  
(Month, Day, Year)

Sincerely,

*Thomas Gill* 2/16/97  
(Signature of Sign Poster and Date)

THOMAS GILL  
(Printed Name)

5 QUAIL WOOD CT.  
(Address)

PARKTON, MD, 2120  
(City, State, Zip Code)

410 3574371  
(Telephone Number)

CERTIFICATE OF POSTING

ADMIN. VAR.

RE: Case No.: 97-323-A

Petitioner/Developer: M. GILL, ETAL

Date of Hearing/Closing: 3/24/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

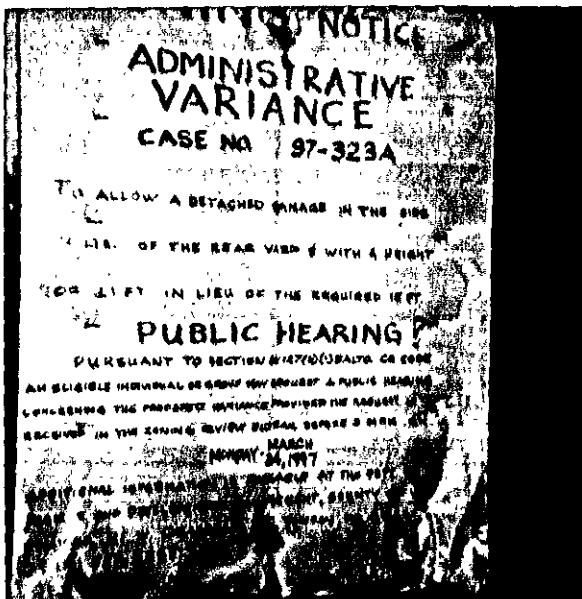
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

PLEASE SEE CARL RICHARDS OR  
REGULO REGARDING SIGN MADE  
BY THE OWNER AND SUBSEQUENT  
REVISION BY PATRICK O'KEEFE  
AS THE BEARER OF THIS CERTIFICATE.

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #5 QUAIL WOOD CT,

The sign(s) were posted on 2/16/97 BY OWNER & REMAINED, REVISED 3/8/97 (O'KEEFE)  
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 3/17/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



Baltimore County  
 Department of Permits and  
 Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor 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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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

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

\_\_\_\_\_  
 ARNOLD JABLON, DIRECTOR

-----  
 For newspaper advertising:

Item No.: 323

Petitioner: THOMAS M. GILL

Location: 5 QUAIL WOOD CT., PARKTON, MD., 21120

PLEASE FORWARD ADVERTISING BILL TO:

NAME: THOMAS M. GILL

ADDRESS: 5 QUAIL WOOD CT.

PARKTON, MD, 21120

PHONE NUMBER: 410 3574371

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 2-16-97

Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

SECT. 400.1 & 400.3 (BCZR)  
Case No.: 97-323A

To allow a detached garage in the side  
in lieu of the rear yard & with a height  
of 21 FT. in lieu of the required 15 FT.

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

3-3-97

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

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

February 19, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-323-A

5 Quail Wood Court

E/S Quail Wood Court, 362.51'+/- W from c/l Armacost Road

7th Election District ~ 3rd Councilmanic

Legal Owner(s): Thomas M. Gill and Nancy L. Gill

Post by Date: 2/16/97

Closing Date: 3/3/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

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

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Thomas and Nancy Gill





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

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

RE: Baltimore County 2-21-97  
Item No. 323 (RT)

Dear Ms. Eubanks:

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

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

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

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

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

NOV 1997

*John Alexander*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: February 26, 1997

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

SUBJECT: Zoning Advisory Committee Meeting  
for February 28, 1997  
Item Nos. 320, 323, 324, 325, 331,  
and 334

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: February 21, 1997

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. 320, 323 and 325

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL



\_\_\_\_\_ Attach original petition Due Date 2/24/97

To: Arnold L. Jablon

From: Robert A. Wirth *RAW/gp*

Subject: Zoning Item # 323

Mr. Thomas Gill, 5 Quail Wood Court, Parkton, MD 21120

Zoning Advisory Committee Meeting of 2/18/97

\_\_\_\_\_ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

\_\_\_\_\_ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

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

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

\_\_\_\_\_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Ground Water Management: The proposed garage must be at least 20 ft. from any components of the septic system.

# PETITION PROBLEMS

## **#319 --- JRF**

1. No address or telephone number for legal owner.
2. Need title of person signing for legal owner.
3. Sign form incomplete.

## **#320 --- JRF**

1. Notary section is incomplete.
2. Area is 9.991 +/- WHAT??? (acres, square feet, miles?).

## **#321 --- JLL**

1. Sign form incorrect.

## **#322 --- JCM**

1. Sign form not completed.

## **#323 --- RT**

1. No section number or wording on petition form.

## **#324 --- JRA**

1. Sign form incorrect.

## **#325 --- JLL**

1. Sign form incorrect.

M. D. A. T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

001307 11

OWNER INFORMATION

DISTRICT: 07 ACCT NO: 17000005523

USE: RESIDENTIAL

OWNER NAME: PAC MATTHEW CARL

PRINCIPAL  
RESIDENT  
YES

MAILING ADDRESS: 3 QUAIL WOOD CT  
PARKTON

MD 21120

TRANSFERRED

FROM: GROVER RICHARD H

DATE: 02/17/93 PRICE: \$195,000

DEED REFERENCE: 1) / 9604/ 440  
2)

POTENTIAL TAX LIABILITY  
\* NONE \*

TAX EXEMPT: NO

PRESS: (F1) LOCATION INFO (F2) VALUE INFO (F3) RETURN TO LIST SCREEN  
(F6) SELECT NEXT PROPERTY

M. D. A. T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

001307 11

LOCATION INFORMATION

DISTRICT: 07 ACCT NO: 17000005523

NAME: PAC MATTHEW CARL

USE: RESIDENTIAL

PREMISE ADDRESS

3 QUAIL WOOD CT

ZONING

LEGAL DESCRIPTION

3 QUAIL WOOD CT INC  
HAMLET FARMS

MAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP  
16 10 144 R 10 81

PLAT NO:  
PLAT REF: 302

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA  
YEAR BUILT ENCLOSED AREA  
1977 1,896 SF

PROPERTY LAND AREA  
1.54 AC

COUNTY  
USE  
00

PRESS: (F1) OWNER INFO (F2) VALUE INFO (F3) RETURN TO LIST SCREEN  
(F6) SELECT NEXT PROPERTY

ADJACENT PROPERTY  
ITEM # 323

MANAGED

M. D. A. T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

06/26/85

OWNER INFORMATION

DISTRICT: 07 ACCT NO: 1600014866

USE: RESIDENTIAL

OWNER NAME: MCKEE ROBERT E  
MCKEE ROSEMARIE I  
MAILING ADDRESS: 1109 ARMACOST RD  
PARKTON

PRINCIPAL  
RESIDENCE  
YES

MD 21120-9441

TRANSFERRED

FROM: KENDALL RUSSELL S, JR

DATE: 06/26/85 PRICE: \$25,500

DEED REFERENCE: 1) / 6948/ 211  
2)

POTENTIAL TAX LIABILITIES

M. D. A. T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

06/26/85

LOCATION INFORMATION

DISTRICT: 07 ACCT NO: 1600014866

NAME: MCKEE ROBERT E

USE: RESIDENTIAL

PREMISE ADDRESS  
1109 ARMACOST RD

ZONING

LEGAL DESCRIPTION

1.60 AC

566 SQ FT (ASAP) JUDICIAL  
HABITAT PARKS

MAP GRID PARCEL SUBDIV SECT BLDG LOT GROUP  
16 10 136 0 15 01

PLAT NO:

PLAT REF: 57/ 100

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA  
YEAR BUILT ENCLOSED AREA  
1906 2,236 SF

PROPERTY LAND AREA  
1.60 AC

COUNTY  
USE  
04

PRESS: (F1) OWNER INFO (F2) VALUE INFO

(F3) RETURN TO LIST SCREEN

(F6) SELECT NEXT PROPERTY

ADJACENT PROPERTY

ITEM # 323

M.D.A.T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

01/25/87

OWNER INFORMATION

DISTRICT: 07 ACCT NO: 1700005521

USE: RESIDENTIAL

OWNER NAME: FOSTER WILLIAM, JR  
FOSTER JOAN W  
MAILING ADDRESS: 7 QUAIL WOOD CT  
PARKTON MD 21120-9445

PRINCIPAL  
RESIDENT  
YES

TRANSFERRED

FROM: KAMPHUIS ERIC C

DATE: 03/13/80 PRICE: \$11,000

DEED REFERENCE: 1) / 6144/ 264  
2)

POTENTIAL TAX LIABILITY  
\* NONE \*

TAX EXEMPT: NO

PRESS: (F1) LOCATION INFO (F2) VALUE INFO (F5) RETURN TO LIST SCREEN  
(F6) SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

01/25/87

LOCATION INFORMATION

DISTRICT: 07 ACCT NO: 1700005521  
NAME: FOSTER WILLIAM, JR

USE: RESIDENTIAL

PREMISE ADDRESS  
7 QUAIL WOOD CT

ZONING LEGAL DESCRIPTION

677 SQ APPROX TO  
HARVEY ELMERS

MAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP  
16 18 144 B 8 81

PLAT NO:  
PLAT REF: 37

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA  
YEAR BUILT ENCLOSED AREA  
1986 1,674 SF

PROPERTY LAND AREA  
1,43 AC

COUNTY  
US  
04

PRESS: (F1) OWNER INFO (F2) VALUE INFO (F5) RETURN TO LIST SCREEN  
(F6) SELECT NEXT PROPERTY

ADJACENT PROPERTY  
ITEM # 323

M. D. A. T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

01/30/77

OWNER INFORMATION

DISTRICT: 07 ACCT NO: 1600014863

USE: RESIDENTIAL

OWNER NAME: ESKRIDGE CHARLES H  
ESKRIDGE KATHLEEN L.  
MAILING ADDRESS: 6 PHEASANT WOOD CT  
PARKTON

PRINCIPAL  
RESIDENCE  
YES

MD 21120-9436

TRANSFERRED

FROM: PARKCO INCORPORATED

DATE: 04/06/76 PRICE: 11,500

M. D. A. T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

01/30/77

LOCATION INFORMATION

DISTRICT: 07 ACCT NO: 1600014863

NAME: ESKRIDGE CHARLES H

USE: RESIDENTIAL

PREMISE ADDRESS  
6 PHEASANT WOOD CT

ZONING

LEGAL DESCRIPTION  
2.42 AC.  
377 SW ARMACOST RD  
HOMLET FARMS

MAP GRID PARCEL SUBDIV SECT BLOCK  
16 18 136 A

LOT GROUP  
12 61

PLAT NO: 377 JSA  
PLAT REF: 377 JSA

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA  
YEAR BUILT ENCLOSED AREA  
1978 3,256 SF

PROPERTY LAND AREA  
2.42 AC

COUNTY  
USE:  
04

PRESS: (F1) OWNER INFO (F2) VALUE INFO

(F5) RETURN TO LIST SCREEN  
(F6) SELECT NEXT PROPERTY

ADJACENT PROP.

ITEM #323

ENCLOSURE

# Plat to accompany Petition for Zoning Variance Special Hearing

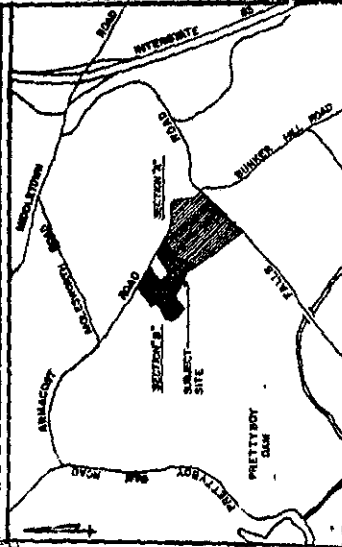
PROPERTY ADDRESS: 5 Quail Wood Ct.

Subdivision name: HAMLET FARMS  
 plat book # 9, lot # 9, section # B

OWNER: THOMAS & NANCY GILL

see pages 5 & 6 of the CHECKLIST for additional required information

NOTE:  
 REFUSE COLLECTION, SNOW REMOVAL  
 TO THE JUNCTION OF THE STREET  
 ONLY AND NOT ONTO THE PAVEMENT



## LOCATION PLAN

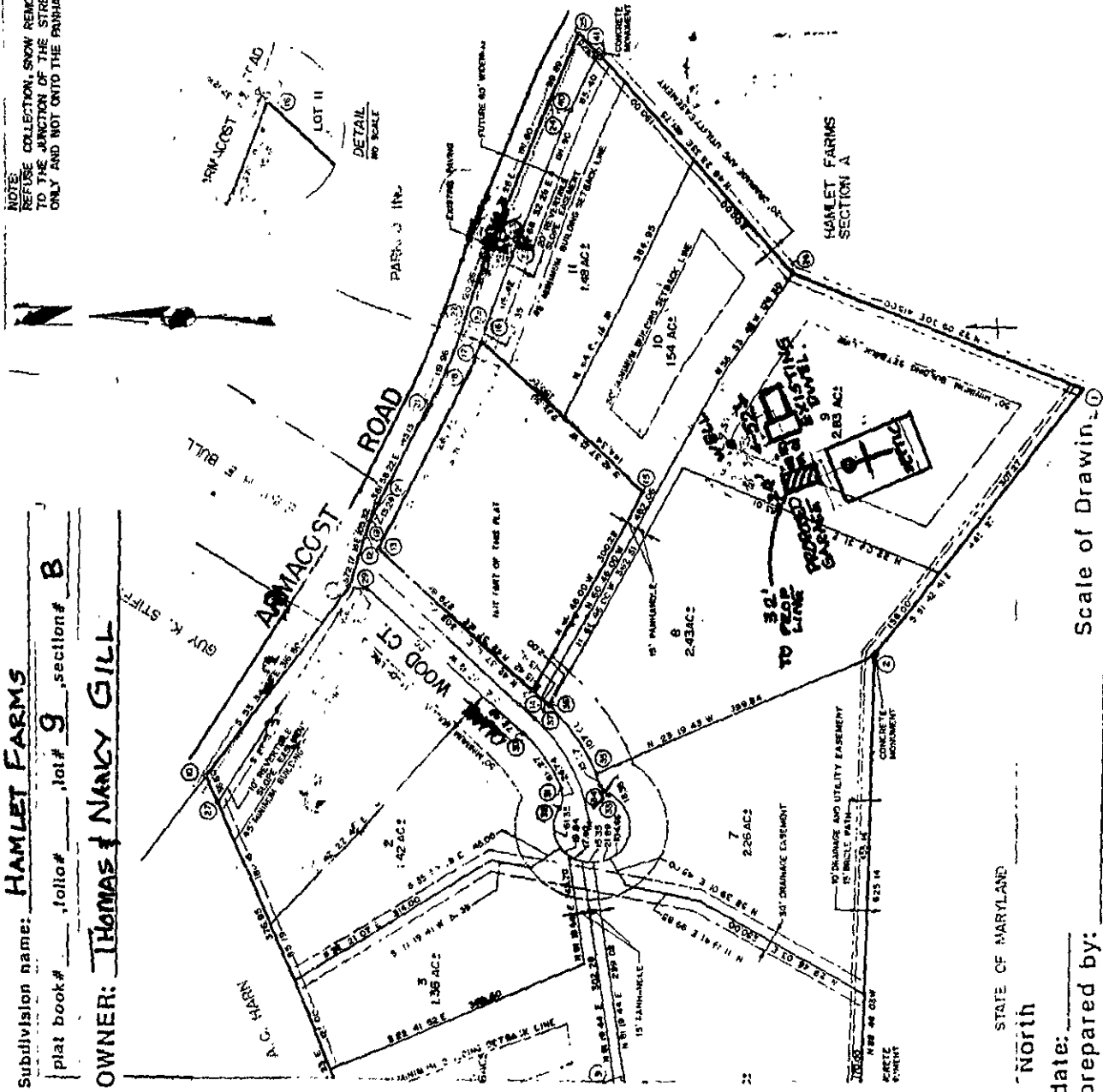
North  
 scale: 1"=1000'

## LOCATION INFORMATION

Election District: #7  
 Councilmanic District: **3**  
 1"-200' scale map #: **NW 31-D**  
 Zoning: **R.C.5**  
 Lot size: **2.83AC** **210394.8**  
 acreage square feet

public private  
 SEWER:    
 WATER:    
 Chesapeake Bay Critical Area:    
 Prior Zoning Hearings: **NONE**

Zoning Office USE ONLY!  
 reviewed by: **R.T.** ITEM #: **97-323 A** CASE #:



Scale of Drawin. 0

**HAMLET FARMS**  
**SECTION "B"**  
 BALTIMORE CO. MD. ELECTION DIST. # 7

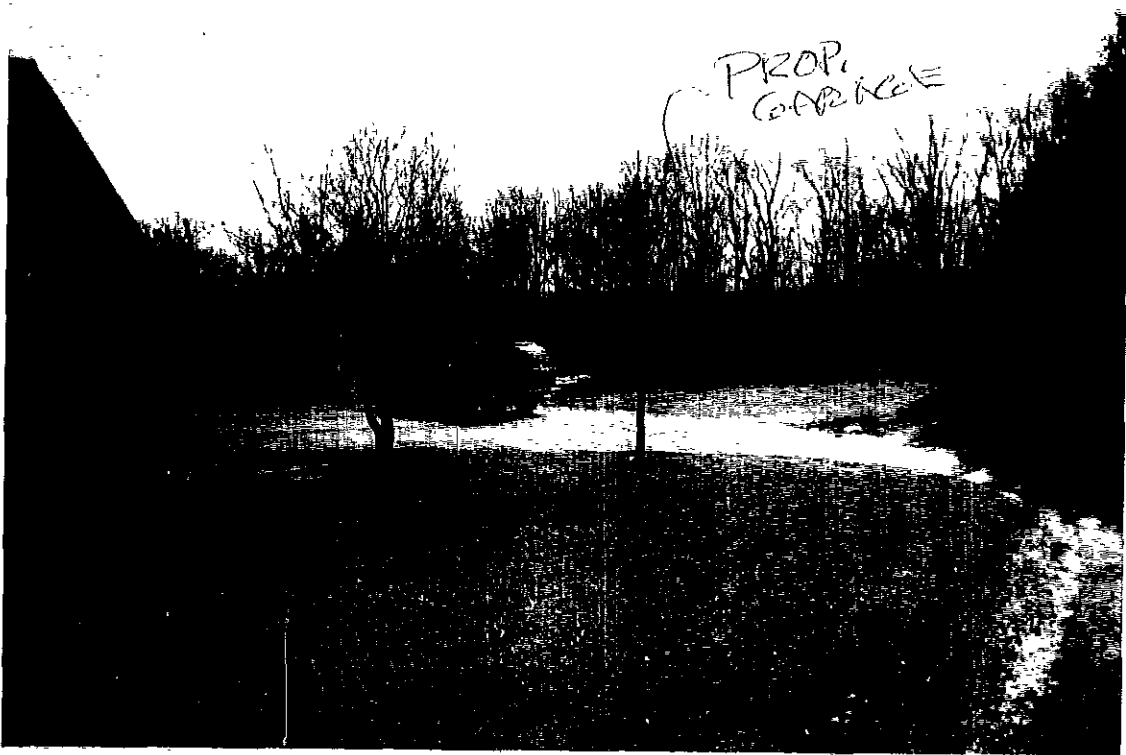
STATE OF MARYLAND  
 North  
 date: \_\_\_\_\_  
 prepared by: \_\_\_\_\_

FR











Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

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

March 26, 1997

Mr. and Mrs. Thomas M. Gill  
5 Quail Wood Court  
Parkton, Maryland 21120

RE: Petition for Administrative Variance  
Case No. 97-323-A  
Property: 5 Quail Wood Court

Dear Mr. and Mrs. Gill

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

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

Very truly yours,

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

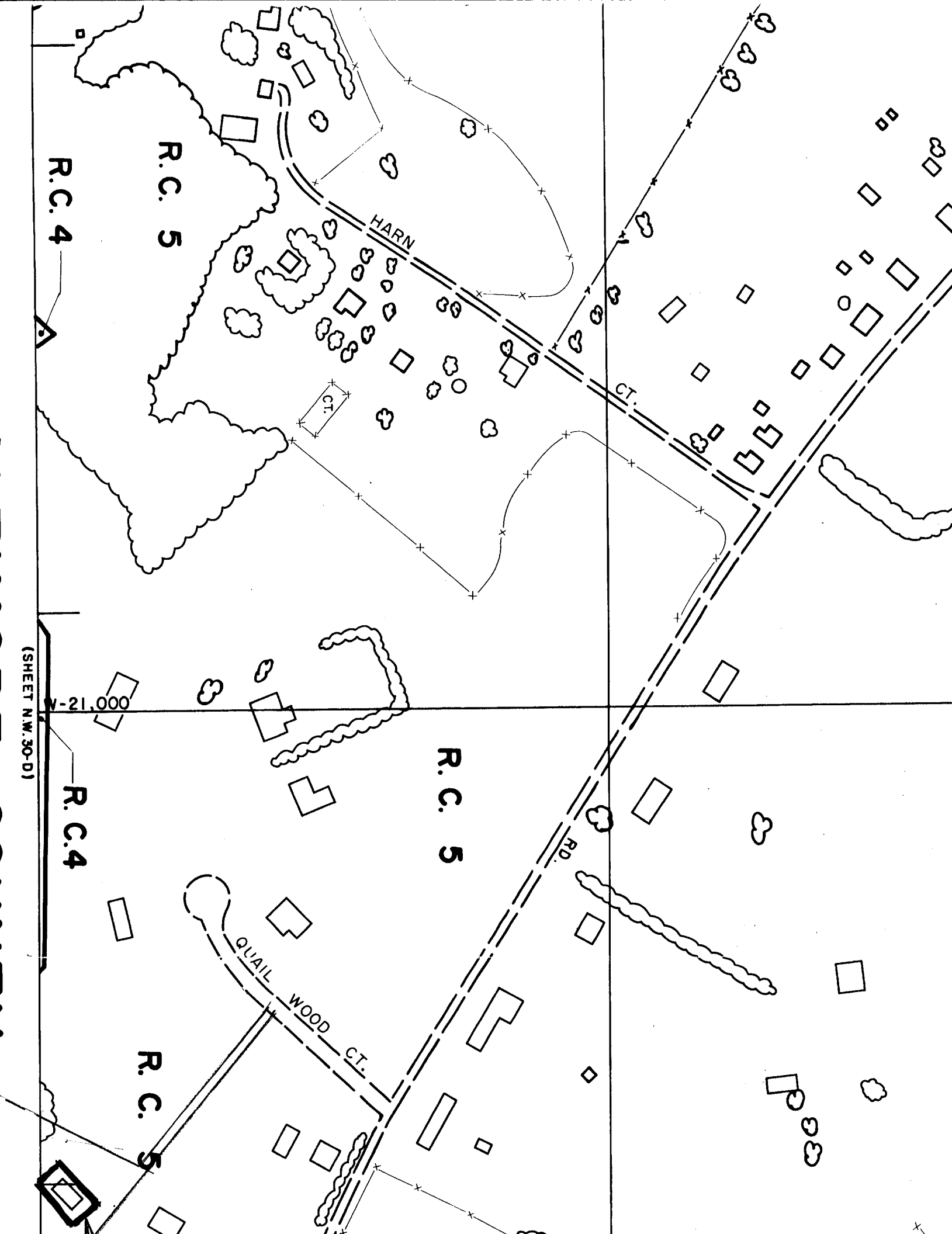
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

MICROFILMED

Note:

ONE ORIGINAL COPY  
OF AFFIDAVIT 4  
2 ~~REX~~ COMES -



R.C. 4

R.C. 5

HARN

CT.

RD.

1" = 21,000'

R.C. 5

R.C. 4

QUAIL WOOD CT.

R.C. 5

(SHEET N.W. 30-D)



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

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

ITEM # 323

SCALE	1" = 200'	LOCATION	SOUTHWEST OF PARKTON	SHEET	N.W. 31-D
DATE OF PHOTOGRAPHY	JANUARY 1986				

11-20711M-2