

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SW/Corner Quaker Bottom Road and
Priceville Road, NE/S Thornton * ZONING COMMISSIONER
Mill Road (Parcels 11 and 13)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
* Case No. 98-15-SPH
Mercantile Safe Deposit & Trust Co., Trustee
and W. H. Holden Gibbs - Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the Mercantile Safe Deposit and Trust Company, by Joseph Ferlise, Trust Officer, and Rita Post, Vice President, owners of Parcel 11, and, W. H. Holden Gibbs, owner of Parcel 13. The Petitioners seek approval of a lot line adjustment to permit a reconfiguration of Parcels 11 and 13 of the subject property, as more particularly shown on the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Joseph Ferlise, a representative of the Mercantile Safe Deposit and Trust Company, and W. H. Holden and Ellen B. Gibbs, Co-Petitioners. Also appearing on behalf of the Petition were Robert Morelock, a representative of Daft-McCune-Walker, Inc., who prepared the site plan for this property, and Robert A. Hoffman, Esquire, attorney for the Petitioners. Appearing as interested parties were Kenneth T. Bosley and Kay Hopkins Bosley, adjacent property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the two properties at issue, Parcels 11 and 13, comprise approximately 125 acres in area, zoned R.C.2. Parcel 13 is a small rectangularly shaped lot, approximately .445 acres in area, with frontage on Thornton Mill Road. That lot is

ORDER RECEIVED FOR FILING

Date

By

unimproved, and according to information offered by Mr. Bosley, was created many years ago for agricultural purposes. Parcel 11 is a much larger lot, approximately 124 acres in area, with frontage on Quaker Bottom Road, Priceville Road, and Thornton Mill Road. Presently, the larger parcel is improved with a single family dwelling and several small outbuildings. Primarily, the property is used for agricultural purposes and is planted in crops. A portion of the site is wooded and contains a stream.

Both parcels are "Lots of Record" as defined by the Baltimore County Zoning Regulations (B.C.Z.R.). Additionally, the combined acreage of both parcels could be utilized to support three single family dwellings under the applicable R.C.2 regulations. These would include the existing single family dwelling.

As more particularly shown on the site plan, the Petitioner proposes a reconfiguration of the lot lines delineating these two parcels. Two new lots are shown towards the rear of the properties, with potential development with single family dwellings on each. As noted on the site plan, the collective properties in their entirety will be utilized only for three single family dwellings, as permitted by the regulations. Moreover, the newly created lot lines are located in an area of the property which is not in agricultural use. As Mr. Hoffman indicated at the hearing, the location and configuration of the lot lines as proposed was undertaken after consultation with the Department of Environmental Protection and Resource Management (DEPRM) and the Office of Planning (OP). Lot line adjustments were designed to minimize impact on agricultural operations and to preserve the existing character of the land. Photographs of the site were submitted at the hearing which show that the front portion of the property used for agricultural purposes abuts the public roadways and

that the proposed house sites will be towards the rear of the property and not visible from those public roadways.

It should be noted that this office received a letter from Jack Dillon, Executive Director of the Valleys Planning Council, dated July 31, 1997 indicating they have no objections to the proposed lot line adjustment as set forth on the plan.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. In my judgment, the proposal is appropriate and entirely consistent with the spirit and intent of the R.C.2 zoning regulations. Thus, relief shall be granted as requested in the Petition, incorporating the site plan. This includes the notes contained thereon which limit the location of the two new lots and potential development of same.

Pursuant to the posting of the property, advertisement, and public hearing held thereon, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of September, 1997 that the Petition for Special Hearing seeking approval of a lot line adjustment to permit a reconfiguration of Parcels 11 and 13 of the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

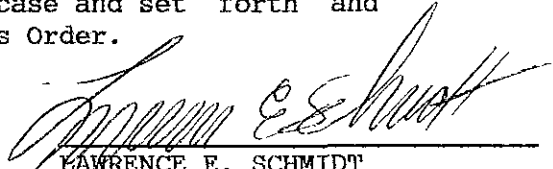
- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County

ORDER RECEIVED FOR FILING
Date 9/12/97
By [Signature]

within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.

3) Compliance with all Zoning Plans Advisory Committee comments submitted hereto and made a part of the case file.

4) 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:bjs

ORDER RECEIVED FOR FILING
Date 9/12/99
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 12, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SW/Corner Quaker Bottom Road and Priceville Road,
NE/S Thornton Mill Road (Parcels 11 and 13)
8th Election District - 3rd Councilmanic District
Mercantile Safe Deposit & Trust Co. and W. H. Holden Gibbs,
Trustees and Co-Petitioners
Case No. 98-15-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Joseph Ferlise, Trustee Officer
Ms. Rita Post, Vice President, Mercantile Bank & Trust Co.
2 Hopkins Plaza, Room 1010, Baltimore, Md. 21201

Mr. W. H. Holden Gibbs
115 Quaker Bottom Road, Sparks, Md. 21152

People's Counsel; Case Files

Mr. & Mrs. Kenneth T. Bosley, P.O. Box 585, Sparks, Md. 21152





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at SW side of Quaker Bottom Rd., NE side of Thornton Mill Rd., SE side of Priceville Rd.

which is presently zoned RC2

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 part of 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 lot line adjustment.
(a reconfiguration of parcels 11 and 13).

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 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.

Legal Owner:

W.H. Holden Gibbs

(Type or Print Name)

X W.H. Holden Gibbs
Signature

115 Quaker Bottom Road

Address

Sparks

City

MD

State

21152

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Robert A. Hoffman
Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

Zipcode

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

Legal Owner(s):

Mercantile-Safe Deposit & Trust Company, Trustee

(Type or Print Name)

X By: W.H. Holden Gibbs, Trustee
Signature

JOSEPH FERLISE
TRUST OFFICER

W.H. Holden Gibbs
Vice President

(Type or Print Name)

W.H. Holden Gibbs
Signature

2 Hopkins Plaza, Room 1010

Address

410-237-5601

Phone No.

Baltimore

City

MD

State

21201

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



ORDER RECEIVED OFFICE
Date 7/11/97
By uca
DROP-OFF
NO REVIEW

15

98-15-9H

Description

124.388 Acre Parcel

To Accompany Petition for Special Hearing

Southwest Side of Quaker Bottom Road

Northeast Side of Thornton Mill Road

Southeast Side of Priceville Road

Eighth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the intersection of the centerline Thornton Mill Road with the centerline of Priceville Road thence binding in Priceville Road the two following courses and distances, viz: (1) North 56 degrees 37 minutes 06 seconds East 1020.00 feet, and thence (2) North 50 degrees 35 minutes 39 seconds East 245.16 feet, thence leaving said road the two following courses and distances, viz: (3) North 16 degrees 12 minutes 38 seconds West 291.67 feet, and thence (4) North 76 degrees 38 minutes 22 seconds East 616.01 feet to Priceville Road, thence binding thereon (5) North 75 degrees 00 minutes 05 seconds East 410.00 feet, thence leaving said road the two following courses and distances, viz: (6) South 80 degrees 13 minutes 52 seconds East 229.43 feet, and thence (7) South 54 degrees 14 minutes 18 seconds East 459.25 feet to Quaker Bottom Road, thence binding thereon the two following courses and distances, viz: (8) South 19 degrees 54 minutes 18 seconds East 231.00 feet, and thence (9) South 11 degrees 40 minutes 18 seconds East 514.25 feet, thence leaving said road and running the sixteen following courses and distances, viz: (10) South 23 degrees 09 minutes 18 seconds East 139.25 feet, thence (11) South 10 degrees 39 minutes 18 seconds East 428.30 feet, thence (12) South 31 degrees 44 minutes 58 seconds East 386.49 feet, thence (13) South 32 degrees 03 minutes 40 seconds East 789.66 feet, thence (14) South 01 degree 21 minutes 10 seconds East 429.00 feet,

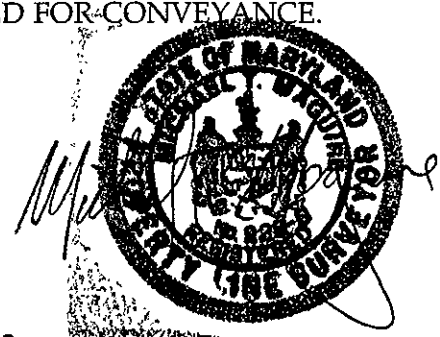
98-15-SPH

thence (15) North 76 degrees 55 minutes 06 seconds West 246.07 feet, thence (16) North 77 degrees 55 minutes 06 seconds West 141.90 feet, thence (17) North 77 degrees 29 minutes 49 seconds West 349.72 feet, thence (18) North 77 degrees 42 minutes 04 seconds West 337.92 feet, thence (19) North 16 degrees 33 minutes 44 seconds West 293.70 feet, thence (20) North 20 degrees 55 minutes 57 seconds West 179.10 feet, thence (21) North 66 degrees 44 minutes 42 seconds West 199.86 feet, thence (22) North 76 degrees 29 minutes 42 seconds West 23.43 feet, thence (23) South 68 degrees 10 minutes 22 seconds West 900.52 feet, thence (24) North 10 degrees 27 minutes 19 seconds West 332.06 feet, and thence (25) South 83 degrees 11 minutes 44 seconds West 188.42 feet to Thornton Mill Road, thence binding thereon the five following courses and distances, viz: (26) North 22 degrees 41 minutes 04 seconds West 182.67 feet, thence (27) North 30 degrees 51 minutes 10 seconds West 147.51 feet, thence (28) North 44 degrees 11 minutes 52 seconds West 267.96 feet, thence (29) North 51 degrees 04 minutes 21 seconds West 412.50 feet, and thence (30) North 52 degrees 37 minutes 44 seconds West 211.03 feet, thence leaving said road the three following courses and distances, viz: (31) North 37 degrees 22 minutes 16 seconds East 123.75 feet, thence (32) North 52 degrees 37 minutes 44 seconds West 156.75 feet, and thence (33) South 37 degrees 22 minutes 16 seconds West 123.75 feet to Thornton Mill Road, thence binding thereon (34) North 52 degrees 37 minutes 44 seconds West 87.62 feet to the point of beginning; containing 124.388 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

April 25, 1997

Project No. 94098 (L94098)



Description

0.445 Acre Parcel

To Accompany Petition for Special Hearing

Northeast Side of Thornton Mill Road

Southeast Side of Priceville Road

Eighth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

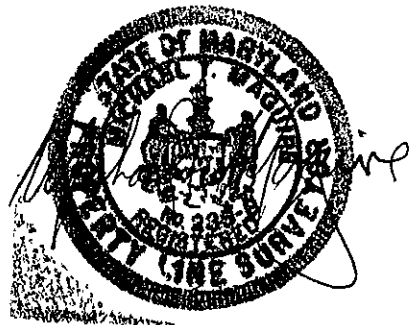
Environmental Professionals

Beginning for the same in Thornton Mill Road, at a point distant Southeasterly 88 feet, more or less, from the intersection of the centerline of Thornton Mill Road with the centerline of Priceville Road, thence leaving Thornton Mill Road the three following courses and distances, viz: (1) North 37 degrees 22 minutes 16 seconds East 123.75 feet, thence (2) South 52 degrees 37 minutes 44 seconds East 156.75 feet, and thence (3) South 37 degrees 22 minutes 16 seconds West 123.75 feet to intersect Thornton Mill Road, thence binding thereon (4) North 52 degrees 37 minutes 44 seconds West 156.75 feet to the point of beginning; containing 0.4453 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

April 23, 1997

Project No. 94098 (L94098.1)



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 in Towson, Maryland on the property identified herein as follows:

Case: #98-15-SPH
S/WC Priceville Road and
Quaker Bottom Road, NEAS
Thornton Mill Road
8th Election District
3rd Councilmanic
Legal Owner(s), Mercantile-
Safe Deposit & Trust Com-
pany, Trustee
Contract Purchaser W. H.
Holden Gibbs

Special Hearing: to approve
a lot-line adjustment (a recon-
figuration of parcels 11 and
13).

Hearing: Friday, August 29,
1997 at 9:00 a.m., in Room
106 County Office Building,
111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations
Please Call (410) 887-3353

(2) For information concern-
ing the File and/or Hearing,
Please Call (410) 887-3391
7/456 July 31 C162263

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/31, 1997

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 7/31, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035904

DATE 7/11/97 ACCOUNT 001-6150

AMOUNT \$ 250.00 (WCR)

RECEIVED FROM: Venable, Baetjer and Howard

FOR: #040 - SPECIAL HEARING ITEM #15

SWC Priceville Rd & Quaker Bottom Rd; NE/S
Thornton Mill Road

DROP-OFF PETITION — NO REVIEW
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/11/1997 7/11/1997 14:19:47

REG 4803 CASHIER UNIT VLM DRAWER 3

5 MISCELLANEOUS CASH RECEIPT

Receipt # 008970 OFLN

CR NO. 035904

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

TO: PUTUXENT PUBLISHING COMPANY
July 31, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara Ormord
210 Allegheny Avenue
Towson, MD 21204
410-494-6200

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-15-SPH

SWC Priceville Road and Quaker Bottom Road, NE/S Thornton Mill Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Mercantile-Safe Deposit & Trust Company, Trustee

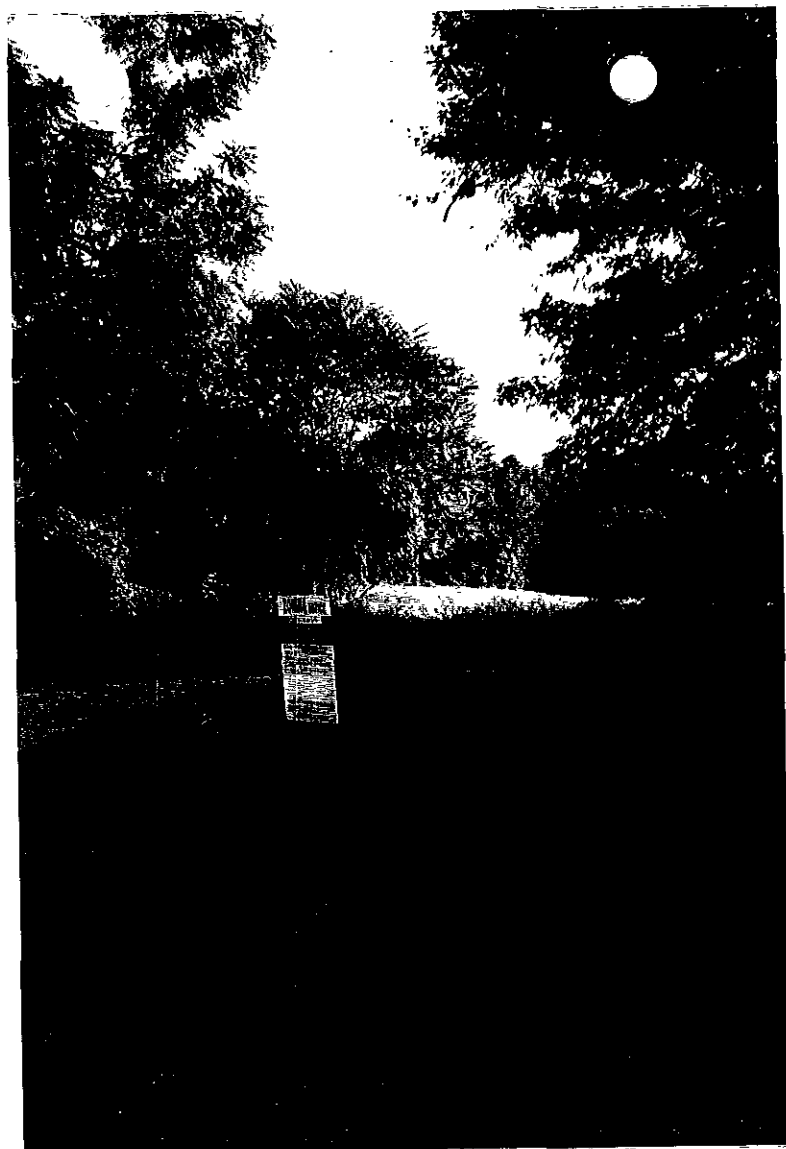
Contract Purchaser: W. H. Holden Gibbs

Special Hearing to approve a lot line adjustment (a reconfiguration of parcels 11 and 13).

HEARING: FRIDAY, AUGUST 29, 1997 at 9:00 a.m., in Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



98-15-SPH



Baltimore County
Department of Permits and
Development Management

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

July 11, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition (Item #15)
SWC Priceville Road & Quaker
Bottom Road; NE/S Thornton Mill
Road
8th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

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

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosure



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

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

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-15-SPH

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

PLACE: *

DATE AND TIME: *

REQUEST: SPECIAL HEARING TO APPROVE A
LOT LINE ADJUSTMENT FOR A
RECONFIGURATION OF PARCELS 11 AND 13.

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

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

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
July 31, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara Ormord
210 Allegheny Avenue
Towson, MD 21204
410-494-6200

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-15-SPH
SWC Priceville Road and Quaker Bottom Road, NE/S Thornton Mill Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Mercantile-Safe Deposit & Trust Company, Trustee
Contract Purchaser: W. H. Holden Gibbs

Special Hearing to approve a lot line adjustment (a reconfiguration of parcels 11 and 13).

HEARING: FRIDAY, AUGUST 29, 1997 at 9:00 a.m., in Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

July 25, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-15-SPH

SWC Priceville Road and Quaker Bottom Road, NE/S Thornton Mill Road
8th Election District - 3rd Councilmanic

Legal Owner(s): Mercantile-Safe Deposit & Trust Company, Trustee

Contract Purchaser: W. H. Holden Gibbs

Special Hearing to approve a lot line adjustment (a reconfiguration of parcels 11 and 13).

HEARING: FRIDAY, AUGUST 29, 1997 at 9:00 a.m., in Room 106 County Office Building, 111 W. Chesapeake Avenue.

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

Arnold Jablon
Director

cc: Joseph Ferlise/Mercantile-Safe Deposit & Trust Company, Inc.
W. H. Holden Gibbs
Robert A. Hoffman, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 14, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

August 22, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 15
Case No.: 97-15-SPH
Petitioner: Mercantile-Safe Deposit

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 11, 1997.

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 (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a dark rectangular stamp.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 7-25-97
Item No. 015 WCR

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

INTEROFFICE CORRESPONDENCE

Date: August 4, 1997

STANLEY ROBERT W. HOWLING

ZONE804.015

Attach original petition

Date: August 6, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *RS/gp*
Subject: Zoning Item #15

Mercantile Safe Deposit & Trust Co.

Zoning Advisory Committee Meeting of: July 28, 1997

- ☐ 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.
- ☒ 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).
- ☒ Ground Water Management
- Soil evaluations were conducted on 2/12/97. Revised plans were requested 2/14/97. Contact GWM at 887-2762 for more information.

GP:VK:sp

jablon.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

August 6, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP--1103

RE: Property Owner: Mercantile-Safe Deposit & Trust Company,
Trustee

Location: DISTRIBUTION MEETING OF July 23, 1998

Item No.: 015 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.

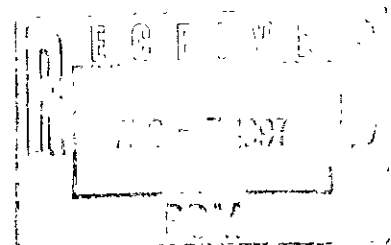
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

The proposed driveway shall be a minimum of 16 feet and have a t-turnaround or cul-de-sac at the end.

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



Long 8/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 30, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

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

Item No. 15

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Kerns*

AFK/JL

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
SWC Priceville Rd and Quaker Bottom Rd,	*	ZONING COMMISSIONER
NE/S Thornton Mill Road, 8th	*	OF BALTIMORE COUNTY
Election District, 3rd Councilmanic	*	
Legal Owner(s): Mercantile-Safe Deposit	*	CASE NO. 98-15-SPH
& Trust Company, Trustee	*	
Contract Purchaser: W.H. Holden Gibbs	*	
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 Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

July 29, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition Review (Item #15)
Legal Owner: Mercantile-Safe Deposit &
Trust Company, Trustee
8th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mitchell J. Kellman".

Mitchell J. Kellman
Planner II
Zoning Review

MJK:scj

Enclosure (receipt)

c: Zoning Commissioner



VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Writer's Direct Number:
410-494-6201

July 8, 1997

Mr. Carl Richards
Department of Permits and Development Management
County Courts Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Property Owners: Mercantile-Safe Deposit & Trust Company, Trustee
W. H. Holden Gibbs, Trustee
Location: SW side of Quaker Bottom Rd., NE side of Thornton Mill Rd.,
SE side of Priceville Road
Petition for Special Hearing

Dear Mr. Richards:

I am hereby drop filing the enclosed Petitions for Special Hearing with regard to the above captioned property. The petitioner proposes a line lot adjustment for the reconfiguration of parcels 11 and 13. This request has been previously reviewed by Mitch Kellman of your office. Pursuant to Jim Thompson of Zoning Enforcement, this property is not in violation of any zoning laws. Enclosed are the following documents:

1. Petition for Special Hearing (3);
2. Zoning Confirmation (Speed Letter) dated May 9, 1994 (1);
3. Zoning Description (3);
4. Site Plans (12);
5. 200' Scale Zoning Map (1); and
4. Check in the amount of \$250.00

If you have any questions, please give me a call.

Sincerely,

Barbara Ormord

Barbara W. Ormord
Legal Assistant

cc: Robert A. Hoffman, Esquire

7/14/97
OK
WCR
DROP-OFF
NO REVIEW

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Writer's Direct Number:
410-494-6262

March 10, 1998

Hand Delivery

Lawrence E. Schmidt,
Zoning Commissioner
New Courts Building
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: Zoning Case No. 98-15-SPH
Petitioner: Mercantile Safe Deposit & Trust Company
and W.H. Holden Gibbs
Petition for Special Hearing for Lot Line Adjustment

Dear Mr. Schmidt:

On behalf of the Petitioners, I am requesting an additional extension in order to comply with Restriction No. 2 of the Findings of Facts and Conclusions of Law dated September 12, 1997. Restriction 2 requires a new deed incorporating a reference to this case to be recorded among the Land Records of Baltimore County within sixty days of the date of the Order. On October 21, 1997, you granted an extension of 180 days which is due to expire on March 20, 1998. We respectfully request an additional 180 day extension in order to comply with Restriction No. 2.

Thank you for your consideration.

Yours truly,



Robert A. Hoffman

BWO:pmp

TO1DOCS1/BAW01/0053765.01

*Granted
3/16/98*

VENABLE, BAETJER AND HOWARD, LLP
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210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Writer's Direct Number:
410-494-6262

October 21, 1997

Hand Delivery

Lawrence E. Schmidt,
Zoning Commissioner
New Courts Building
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

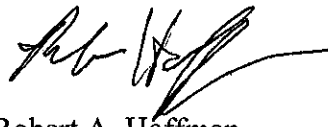
Re: Zoning Case No. 98-15-SPH
Petitioner: Mercantile Safe Deposit & Trust Company
and W.H. Holden Gibbs
Petition for Special Hearing for Lot Line Adjustment

Dear Mr. Schmidt:

On behalf of the Petitioners, I am requesting an extension in order to comply with Restriction No. 2 of the Findings of Facts and Conclusions of Law dated September 12, 1997. Restriction 2 requires a new deed incorporating a reference to this case to be recorded among the Land Records of Baltimore County within sixty days of the date of the Order. Since the property is part of a Trust it will take extra time to work with the trustees to prepare these new deeds.

Thank you for your consideration.

Sincerely,



Robert A. Hoffman

BWO:pmp

TO1DOCS1/BAW01/0053765.01

OK, file
no later than
150 days (6 mos)
after date of
Order
Lawrence Schmidt
10/21/97

CERTIFIED MAIL No: P 055 030 288

August 22, 1997

8/28/97
CR
TO GS

Arnold Jablon
DPDM - Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: 98.15 SPA; Hearing Date: Friday, August 29, 9am
Lot Line Adjustment, Gibb's Property, Mercantile Trust
S.W.C. Priceville & Quaker Bottom & Thornton Mill Roads

Dear Mr. Jablon:

Request is herein made that the above hearing be postponed and rescheduled for a time other than a vacation month, end of month day before a 3-day holiday.

I am fed up with V.B.H. scheduling their public hearings at the worst possible times. It may serve their clients' interests but it is detrimental to the affected publics' interests.

Furthermore, the file has not been reviewed by the county agencies so this hearing is premature.

In the event this public hearing is held as scheduled, I request that a court reporter be present so that a transcript will be available for public review.

Sincerely,


Kenneth T. Bosley
PO Box 585
Sparks, Maryland 21152
410-771-4316

28

**THE VALLEYS
PLANNING COUNCIL, INC.**

212 Washington Avenue
P.O. Box 5402
Towson, Maryland 21285-5402
410-337-6877
410-296-5409 (FAX)

July 31,1997

Mr. Robert Hoffman
Venable, Baetjer And Howard
210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-0147

Re: Property of W. H. Holden Gibbs
Petition for Special Hearing
Case No: 98-15-SPH

Dear Rob

I have reviewed the site plan for the W. H. Holden Gibbs property and discussed the proposal with John Bernstein and Walley Lippincott. I am satisfied that the plat as submitted dated, June 24,1997 is in keeping with the agreed upon lot layout. The Valleys Planning Council offers no objection to the plan as submitted.

Sincerely,



Jack Dillon
Executive Director

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
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VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
(410) 494-6262

September 11, 1998

VIA HAND DELIVERY

Lawrence E. Schmidt,
Zoning Commissioner
New Courts Building
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: Zoning Case No. 98-15-SPH
Petitioner: Mercantile Safe Deposit & Trust Company
and W.H. Holden Gibbs
Petition for Special Hearing for Lot Line Adjustment

Dear Mr. Schmidt:

On behalf of the Petitioners, I am requesting an extension in order to comply with Restriction No. 2 of the Findings of Facts and Conclusions of Law dated September 12, 1997. Restriction No. 2 requires that a new deed incorporating a reference to this case to be recorded among the Land Records of Baltimore County within sixty days of the date of the Order. On October 21, 1997, you granted a 180 day extension, and then again on March 10, 1998 you granted an additional 180 day extension to comply with the Order. Accordingly, the extension is due to expire on September 16, 1998.

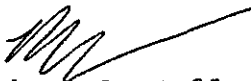
As you may know, the Development Review Committee granted a limited exemption from Division 2 of the Development Regulations pursuant to §26-171(a)(4), in connection with this matter. The decision of the Development Review Committee (the "DRC") was based, in part, upon certain provisions of the Last Will and Testament of W.H. Holden Gibbs (the "Will"). We have recently been informed that certain provisions of the Will upon which the DRC based its decision are ineffective and as such have been declared void. Accordingly, the limited exemption is ineffective. In light of these developments, we respectfully request a 120 day extension (until January 14, 1999) in order to process a minor Development Plan and comply with Restriction No. 2.

September 11, 1998

Page 2

Thank you for your consideration.

Yours truly,


Robert A. Hoffman

TO1DOCS1/BAW01/0053765.02

*To file:
Granted
J. E. Schmitt
9/14/98
cc to Robert A.
Hoffman*

VENABLE, BAETJER AND HOWARD, LLP
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210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
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ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
(410) 494-6262

rahoffman@venable.com

August 16, 1999

HAND DELIVERED

Lawrence E. Schmidt, Zoning
Commissioner for Baltimore County
County Courts Buildnig
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: Zoning Case No. 98-15-SPH
Petitioner: Mercantile-Safe Deposit and Trust Company
and W. H. Holden Gibbs
Petition for Special Hearing for Lot Line Adjustment

Dear Mr. Schmidt:

On behalf of the Petitioners, I am requesting an additional extension in order to comply with Restriction No. 2 of the Findings of Facts and Conclusions of Law dated September 12, 1997. Restriction No. 2 requires a new deed incorporating reference to this case to be recorded among the Land Records of Baltimore County within sixty (60) days of the date of the Order.

As you know from our prior requests for extensions, this property is part of a Trust, and, as a result, it has taken us extra time to work with the Trustees in order to get deeds prepared. Additionally, prior to recording of the deeds, we had to obtain development plan approval. According to the responsible engineers at Daft-McCune-Walker, the development plan has been submitted and should be approved within the next month or so. Once the development plan has been approved, the engineers will prepare the appropriate property description, which will allow us to prepare the deed.

We apologize for the ongoing delay and respectfully request an additional one hundred and eighty (180) day extension from today's date in order to comply with Restriction No. 2.

File
Extension OK!
Lawrence E. Schmidt
8/16/99

Lawrence E. Schmidt
August 16, 1999
Page 2

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink that reads "Robert A. Hoffman /am". The signature is written in a cursive, flowing style.

Robert A. Hoffman

RAH/e



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 9, 1999

Mr. Anthony J. Vitti
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286

Dear Mr. Vitti:

RE: Zoning Verification, Gibbs Property (Minor Subdivision 99-050-M), Case
#98-15-SPH

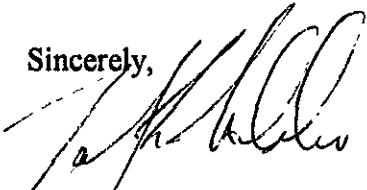
The Gibbs Property was the subject of a Special Hearing (98-15-SPH) to approve a lot line adjustment to permit a reconfiguration of parcels 11 and 13 of the subject property.

The Special Hearing was granted subject to condition that the limit of disturbance on each lot be less than 40,000 square feet and that zoning advisory comments be addressed.

Subsequent review by county agencies of the Minor Subdivision Plan dated November 29, 1999. Shows the limit of disturbance on the plan and other advisory comments have been addressed. The further lot line adjustments as shown on the minor subdivision plan are within the spirit and intent of the above special hearing.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,



John R. Alexander
Planner II

JRA:kew



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

October 28, 1999

Mr. Arnold E. Jablon, Director
Baltimore County
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Re: Gibbs Property (Minor Subdivision #99050 M)
Project No. 94098.A

Dear Arnold:

Enclosed are two prints of previously submitted minor subdivision plans. The original site plan entitled "Merchantile Safe Deposit and Trust Co. & W.H. Gibbs, Individually" accompanied the Special Hearing petition in Zoning Case 98-15-SPH. The petitioners sought an approval of a lot line adjustment to permit a reconfiguration of Parcels 11 and 13 of the subject property. The combined acreage of both parcels could be utilized to support three single-family dwellings under the applicable R.C. 2 regulations. In a letter from Jack Dillon, Executive Director of the Valleys Planning Council, to Baltimore County's Zoning Office, it was indicated that they have no objections to this petition, and the requested relief was granted in an Order dated July 31, 1997, subject to several minor restrictions (see attached zoning order). The plan currently being used in the development process is entitled "Gibbs Property".

The combined subject site is approximately 125 acres. Parcel 13 is a vacant lot approximately 0.445 acres in size and fronts on Thornton Mill Road. Parcel 11, is the existing farm parcel which consists of a single-family dwelling, is approximately 124 acres in size, and fronts on Quaker Bottom Road, Priceville Road and Thornton Mill Road. Parcel 11 is primarily used for agricultural purposes.

The proposed development creates a three lot minor subdivision. Two new building lots, located towards the southeastern portion of Parcel 11, would have potential development for single-family dwellings. The third lot would include the existing dwelling. The owner desires to extend the lot lines of the two proposed building lots to the northeast property line, as seen on the revised plan known as "Gibbs Property", in lieu of the having the lot lines extend to the southwest property line, as seen on the original site plan. The revised lot lines remain in areas which are still not of agricultural use.

LAARV SEATMONT IS
OK W/ 17 SUBJECT TO
DEPT. COMMENTS.
PASSED INFO TO BRUCE
SEALY 11-1-99-TEAN
REVIEW BY DAVE
LYKENS & WALKER
LIPPINCOTT TEN
LAARV'S REQUEST
2904.



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

Mr. Arnold Jablon
Page 2
October 28, 1999

We believe that the revised plan falls within the spirit and intent of the originally granted relief.

Please review the enclosed plans and the zoning map and confirm that the revised proposal is within the spirit and intent of the Special Hearing granted in Zoning Case 98-15-SPH. We appreciate your kind consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony J. Vitti". The signature is fluid and cursive, with the first name "Anthony" being more prominent than the last name "Vitti".

Anthony J. Vitti
Vice President

AJV/BTK/lcz

Enclosures



Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 410-296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: PDM / Zoning Date: 10/28/99
Job No.: 94098.A
Attention: JOHN ALEXANDER
Reference: GIBBS PROPERTY

We are sending you
☐ Shop drawings
☐ Specifications

☒ attached
☐ Samples

☐ under separate cover:
☒ Plans

☒ via DELIVER

Copies	Date	Number	Description
1			SITE PLAN ^{which} was ACCOMPANIED SPECIAL HEARING (7/97)
1			MINOR SUBDIVISION SITE PLAN
1			ZONING ORDER (CASE # 98-15-SPH)
1			SPIRIT & INTENT LETTER

CHECK: S & I REVIEW FEE

These are transmitted as checked below:

☒ For approval

☐ For your use

☒ As requested

☐ For review and comment

☐ Approved as submitted

☐ Approved as noted

☐ Returned for corrections

☐

☐ Resubmit

☐ Submit

☐ Return

_____ copies for approval

_____ copies for distribution

_____ corrected prints

Remarks

JOHN,

PLEASE FORWARD THE SPIRIT & INTENT LETTER w/ ATTACHMENTS
TO ARNOLD JABLON FOR APPROVAL. ANY OTHER
QUESTIONS PLEASE CONTACT US.

THANKS

cc:

TONY VITTI

Signed

[Signature] KAWALSKI

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

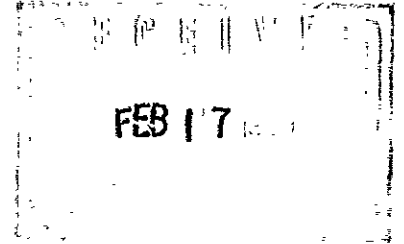
MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
410-494-6262

February 17, 1999

HAND DELIVERED

Lawrence E. Schmidt,
Zoning Commissioner
New Courts Building
401 Bosley Avenue
4th Floor
Towson, MD 21204



Re: Zoning Case No. 98-15-SPH
Petitioner: Mercantile-Safe Deposit and Trust Company
and W. H. Holden Gibbs
Petition for Special Hearing for Lot Line Adjustment

Dear Mr. Schmidt:

On behalf of the Petitioners, I am requesting an additional extension in order to comply with Restriction No. 2 of the Findings of Facts and Conclusions of Law dated September 12, 1997. Restriction No. 2 requires a new deed incorporating reference to this case to be recorded among the Land Records of Baltimore County within sixty (60) days of the date of the Order. Since this property is part of a Trust, it has taken us extra time to work with the Trustees in order to get deeds prepared. Additionally, prior to recording of the deeds, we must first obtain development plan approval. We anticipate submitting the development plan to Baltimore County in the next few days.

We apologize for the ongoing delay and respectfully request an additional one hundred and eighty (180) day extension from today's date in order to comply with Restriction No. 2.

Thank you for your consideration.

Yours truly,


Robert A. Hoffman

RAH/e

OK to Grant,
approved
for 180 day
from 2/17/99
JES
3/10/99

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffner

JOSEPH FERLISE

Ellen B. Gibbs

WILLIAMED GIBBS

BOB MORELOCK

210 Allegheny Ave 21204

MONASTICE
P.O. BOX 2257, BALTIMORE, MD 21203

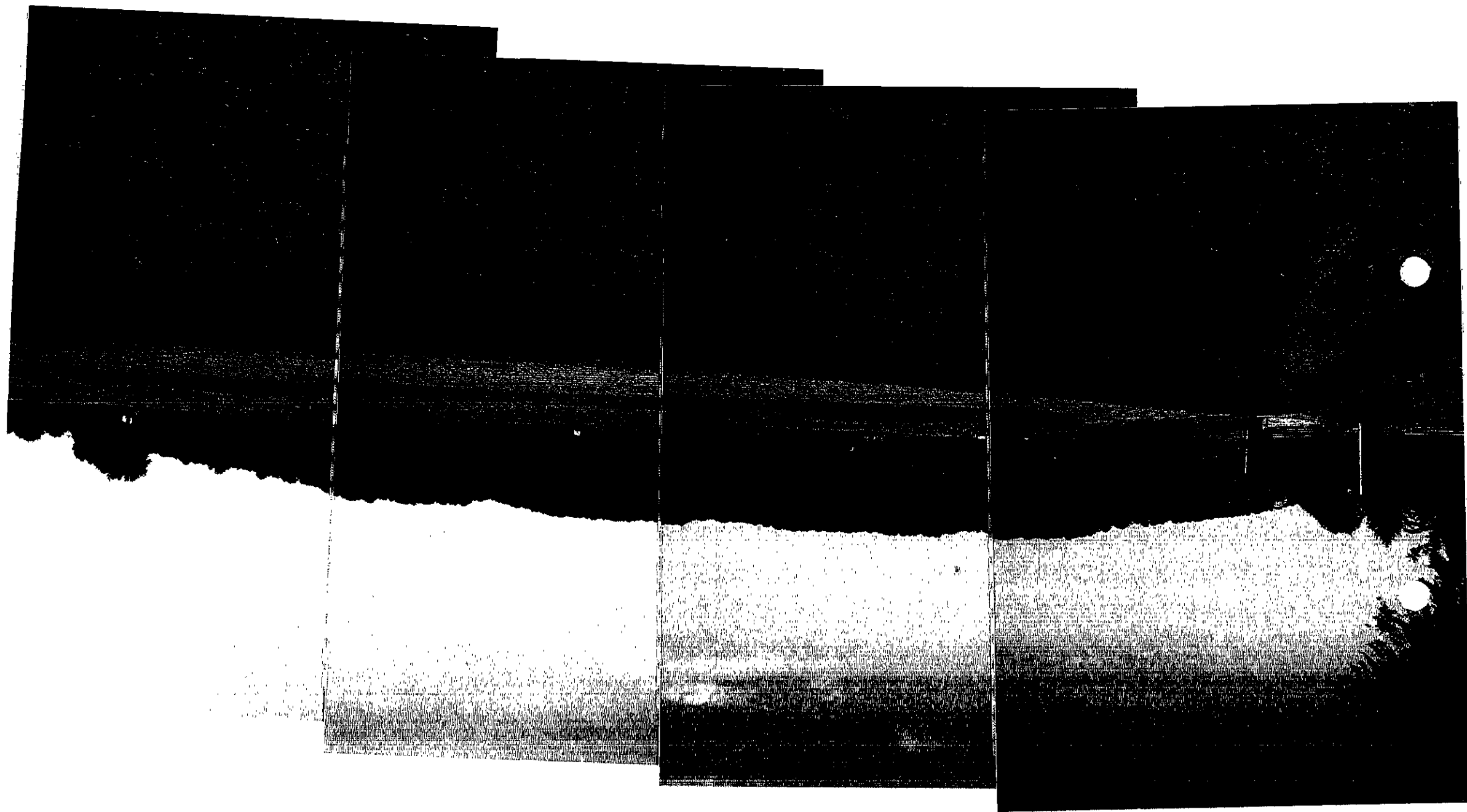
115 Quaker Bottom Rd - Sparks 21152

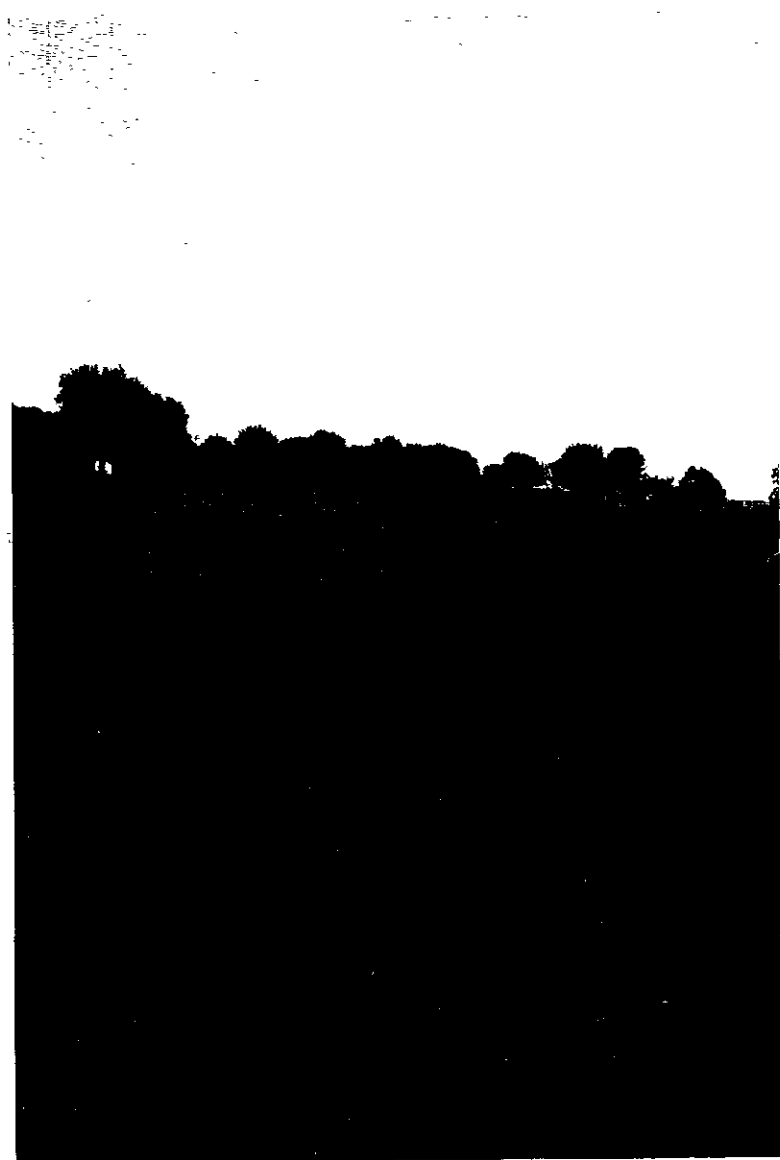
115 QUAKER BOTTOM RD - SPARKS 21152
DMW
200 E. PENNSYLVANIA AVE, TOWSON, MD 21286













THE MAP HAS BEEN REVIEWED IN SELECTED AREAS
TO CORRELATE WITH PHOTOGRAPHIC METHODS
BY MICHAEL J. KIM, P.E., BALTIMORE, MD. 21210

ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 5, 1988
JANUARY 1989

Kevin Kennedy
County Executive

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE	1"=300'
DATE	WEST OF PHILIPPS
PHOTOGRAPHY	JANUARY 1988
SHEET	21-C

24

