

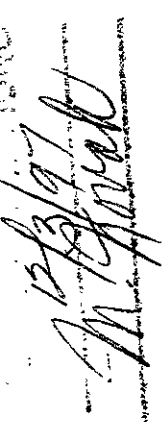
IN RE: DEV. PLAN HEARING & PETITION * BEFORE THE
FOR ZONING VARIANCE
SE/S Cooperfield Ct. & Cooper Rd * HEARING OFFICER/ZONING
Cooperfield, Lots 1, 7 and 8
Project: Cooperfield North * COMMISSIONER
10th Election District
6th Councilmanic District * FOR BALTIMORE COUNTY
Legal Owners: George A Price, et ux
Contract Purchaser: Cooperstown, * Case Nos. X-351 & 98-113-A
LLC, Developer: McKee Lawson LLC

* * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined public hearing, wherein the Applicant/Petitioner is seeking approval of a development plan and variance relief. These approvals are requested by George A. Price and Eugenia K. Price, his wife, property owners, and J. David Lawson, on behalf of Cooperstown, LLC, Developer. The property at issue is proposed for development with 11 single family dwelling lots as the residential subdivision to be known as Cooperfield North. Variance relief is requested from Section 1A03.4.B.2.d. of the Baltimore County Zoning Regulations (BCZR) to permit a 50 ft. minimum building setback to an adjacent R.C.2 zone line in lieu of the required 100 ft. minimum for the proposed dwellings on lots 1, 7 and 8. The development plan, which describes the subject property and also shows the zoning relief, was submitted at the public hearing as Developer's Exhibit No. 1.

Review of the proposed development has followed the development review process as set forth in Title 26 of the Baltimore County Code. That process was instituted with the filing of a Concept Plan by the Developer on July 21, 1997. Thereafter, on August 19, 1997, the required Community Input Meeting was conducted at the Hunt Valley Mall Community Room. The development plan was subsequently filed and a conference held

By  M. Howard

thereon on November 5, 1997. The Hearing Officer's hearing was conducted in its entirety on November 25, 1997.

Appearing at that hearing was the aforementioned J. David Lawson, on behalf of Cooperstown, LLC, Developer. Also present was George Price, property owner. Others in attendance in support of the project included Guy Ward and Jim McKee from McKee and Associates, the firm which prepared the plan. The Developer was represented by Howard L. Alderman, Jr., Esquire.

Also appearing at the hearing were representatives of the various Baltimore County agencies which evaluated the project. Among those testifying were Donald T. Rascoe, the Project Manager, Kate Milton, from the Zoning Division within the Dept. of Permits and Development Management, (PDM), Bob Bowling, Development Plans Review, (PDM), Colleen Kelly from the Bureau of Land Acquisition, R. Bruce Seeley, from the Department of Environmental Protection and Resource Management (DEPRM), and Carol McEvoy, from the Office of Planning.

A number of neighbors from the adjacent property owners also appeared. They included Greg and Elizabeth Morris, David Stack, Jane Hadley and Peter H. Barrows.

As noted above, the subject property is proposed for development with 11 single family dwellings, as more particularly shown on the development plan. The tract under consideration was originally a part of a larger parcel which was divided into 2 lots as a minor subdivision, pursuant to PDM, case file No. 96-163-M.

Prior to the subdivision, the entire parcel was approximately 115 acres in area, split zoned R.C.2 and R.C.4. The tract now known as lot No. 1 is approximately 58.617 acres in area, zoned R.C.2. It is improved with an existing single family dwelling, a detached garage and two de-

tached barns. Lot no. 2, as created by the minor subdivision, generally contains the R.C.4 portion of the overall tract with a small corner zoned R.C.2. It is this R.C.4 portion of the property which is proposed for development on the instant plan. As shown on the development plan, an internal public road will be built to provide access to the interior of the site from Cooperfield Court. Additionally, two panhandle driveways are proposed which will serve several of the proposed lots. The dwelling lots are grouped around this internal road network. Moreover, as more particularly shown on the development plan, a large area of the property (39.9 acres) will not be developed but will be dedicated as the conservancy area. This portion also contains forest conservation easement areas as well as forest buffer easement areas.

Section 26-206 of the Baltimore County Code sets out the Hearing Officer's responsibilities in reviewing the development plan. The Hearing Officer is first required to identify any open issues regarding the plan, as well as any unresolved County agency comments. In this regard, counsel for the Developer offered a red lined development plan as Developer's Exhibit No. 1. This plan was accepted into evidence and the Developer indicated that the plan, as it had been amended, was in compliance with all agency comments and concerns. Thus, the Developer identified no open issues. This representation was corroborated by the County employees present. Ms. Milton, Ms. McEvoy, Mr. Bowling, Mr. Seeley and Ms. Kelly all indicated that the red lined plan satisfied their agencies' concerns and comments. The neighbors who were present identified no open issues as to the development plan, per se, but did voice objection to the proposed variance relief.

Based upon the testimony and evidence offered, I am persuaded that the development plan is in full compliance with the development regula-

tions of Baltimore County and should be approved. In my judgment, the plan meets or exceeds all County regulatory requirements and represents an appropriate development for the site. Moreover, I do not believe that any conditions, restrictions or other limitations need be imposed over and above the red lined changes.

It is also to be noted that a waiver of Public Works standards is required, pursuant to Section 26-172 of the Code. In this regard, the proposed development will contain fewer street lights than required by the Public Works standards. Apparently, a compromise was reached between that department and the Developer which calls for the installation of three lights within the proposed subdivision. This appears to provide an appropriate amount of illumination to meet public safety concerns, while retaining the rural character of the area at large. Thus, in that the waiver request was recommended by Mr. Bowling on behalf of the Director of the Department of Public Works, and the request satisfies all of the requirements set out in Section 26-172, same shall, therefore, be approved.

Turning to the zoning relief, three variances are requested from the setback regulations for lots 1, 7 and 8. Testimony was received in support of this variance request from Mr. Ward. He emphasized that no increase in residential density would result due to the grant of the variances and also testified that the spirit and intent of the zoning regulations were being observed. He particularly noted that the variance requests were driven by the zone line which bifurcates the property into an R.C.2 and R.C.4 zones. That is, the variances are not being measured from any tract boundary or property line but are strictly an internal setback. Mr. Ward also extensively described the efforts which had been made to buffer the dwelling lots at issue from the active agricultural use on the R.C.2 property. Specifically, a double row of landscaping, as shown on the red

ORDER RECEIVED FOR FILING

Date

By

lined plan, will be installed. Additionally, a 10 ft. proposed Baltimore County access easement will abut this landscaping. As a result of these efforts, Mr. Ward concluded that a buffer of 110 ft. was actually being placed. This is greater than the 100 ft. required.

Testimony was received from Mr. Morris on behalf of the community in opposition to the variances. He generally objects to the density of the project and believes that the proposed lots should be larger. However, as I explained at the hearing, the R.C.4 zoning regulations encourage a clustering of development within the overall tract. This clustering concept results in a large contiguous area equal to at least 70% of the acreage to remain as undisturbed land. As a trade off to achieving this large area of open space, the residential area is clustered and the lots are smaller. In my judgment, a grant of the variance is in furtherance of this concept as same has been promulgated by the County Council within the zoning regulations.

I am persuaded to grant the Petition for Variance. In my judgment, the Developer/Petitioner has satisfied the requirements set forth in Section 307 of the BCZR. I believe that the Petitioner has adequately demonstrated that the property is unique so as to justify variance relief, that a practical difficulty would result if variance relief were denied and that relief can be granted without detriment to surrounding properties. The topography and shape of the parcel, the existence of the internal zone line, and the area of wetlands and forest are all facts which support this finding.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the develop-

ORDER RECEIVED FOR FILING

Date

By

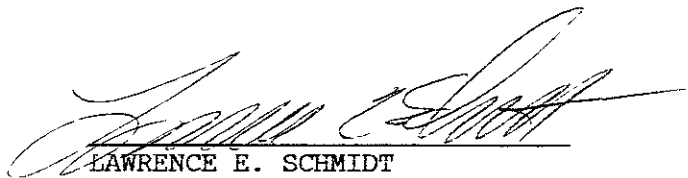
ment plan consistent with the comments set forth above and shall so order;
and the Petition for Zoning Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of December, 1997 that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that a variance from Section 1A03.4.B.2.d. of the Baltimore County Zoning Regulations (BCZR) to permit a 50 ft. minimum building setback to an adjacent R.C.2 zone line, in lieu of the required 100 ft. minimum, for the proposed dwellings on lots 1, 7 and 8, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 12/3/97
By M. Howard



Baltimore County
Zoning Commissioner
Office of Planning

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

December 2, 1997

Howard L. Alderman, Jr., Esquire
Levin and Gann, P.A.
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

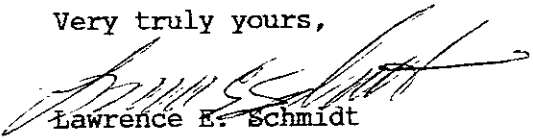
RE: Case No. X-351 & 98-113-A
Development Plan Order and Petition for Variance
Contract Purchaser: Cooperstown, LLC,
Developer/Applicant
Legal Owners: George A. and Eugenia K. Price

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Order, together with Petition for Variance have been approved.

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
encl.

c: Mr. J. David Lawson, Partner, Cooperstown LLC
214 Mt. Carmel Road, Parkton, Md. 21120
Mr. and Mrs. George A. Price, 14601 Cooper Road, Phoenix, Md. 21131
Ms. Jane Hadley, 11 Lochwynd Court, Phoenix, Md. 21131
Mr. Peter H. Barrows, 36 Silver Fox Court, Cockeysville, Md. 21030
Mr. and Mrs. G. Morris, 19 Cooperfield Court, Phoenix, Md. 21131
Mr. David Stack, 7 Cooperfield Court, Phoenix, Md. 21131
c: Mr. Donald Rascoe, Project Manager, Office of Permits and Dev. Mge.
c: Other County agencies



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

Proposed Lots 1, 7, and 8 "Cooperfield North"

which is presently zoned RC-4 ~~RC-1~~ # ~~X-3~~

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)

1A03.4 (B)(2)(D) - which requires a minimum building setback of 100 feet between a building face and an adjacent RC-2 zone line to be reduced to a 50 foot minimum building setback to an adjacent RC-2 zone line.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

see attached

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.

Contract Purchaser/Lessee:

J. David Lawson, Pthr., Cooperstown L.L.C.

(Type or Print Name)

Signature

214 Mt. Carmel Road

Address

Parkton Maryland 21120

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

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):

George A. Price

(Type or Print Name)

Signature

Eugenia K. Price

(Type or Print Name)

Signature

14601 Cooper Road (410) 771-4514

Address

Phone No.

Pheonix Maryland 21131

City

State

Zipcode

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

McKee & Assoc. Inc.

Name

5 Shawan Road Hunt Valley MD 21030

Address

Phone No.

410-527-1555

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

9/25/97



Printed with Soybean Ink
on Recycled Paper



Reasons to Accompany Zoning Variance Petition

- 1) The subject property is, in part, bisected by the zone line from which the setback is applied.
- 2) The application of the minimum required setback would restrict the buildable area of the proposed lots to the extent that compatible residences could not be constructed on the three lots.
- 3) Other good and sufficient testimony to be offered at the zoning hearing.

98-113-A

ZONING DESCRIPTION
FOR PROPOSED LOTS 1, 7 AND 8
OF
COOPERFIELD NORTH.

#113

BEGINNING AT A POINT ON THE NORTH SIDE OF COOPERFIELD RD.,
AN EXISTING 50 FT. R/W. SAID POINT BEING 100 FT NORTH OF SAID R/W
CENTERLINE AND 800 FT. EAST OF THE CENTERLINE OF COOPER RD.
THENCE ALONG A PROPOSED PUBLIC RD IN AN NORTH EASTERLY DIRECTION
TO PROPOSED LOTS 1, 7 AND 8 AS FURTHER SHOWN ON THE PROPOSED
DEVELOPMENT PLAN. CD. 6 ED. 10 AC ± 1 AC, 1.2 AC AND 1.5 AC.
RESPECTIVELY.

98-113-A

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.: 98-113-A

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

PLACE: *

DATE AND TIME: *

REQUEST: A VARIANCE FOR PROPOSED LOTS 1, 7 AND 8 OF COOPERFIELD NORTH
TO ALLOW A 50 FT. BUILDING FACE SETBACK TO AN RC-2 ZONE LINE
IN LIEU OF THE REQUIRED 100 FT.

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



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake
Towson, Maryland 212

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 (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.: 113

Petitioner: George A Price

Location: 14601 Cooper Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mc Kee and Associates

ADDRESS: 5 Shawan Rd

Hunt Valley, MD 21030

PHONE NUMBER: 410-343-1443

AJ:ggs

(Revised 09/24/96)

98-113-A

MISCELLANEOUS RECEIPT

1

PINK - AGENCY YELLOW - CUSTOMER

98-113-A



Baltimore County
Department of Permits and
Development Management

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

October 27, 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:

DEVELOPMENT PLAN HEARING

Project Name: Cooperfield North

Project Number: X-351

Location: NEC Cooperfield Court and Cooper Road

Acres: 113.3

Developer: McKee Lawson, LLC

Proposal 11 single family lots.

and

CASE NUMBER: 98-113-A

Cooperfield North, Lots 1, 7, and 8

SE/S Cooper/Stockton Road and NE/S Cooperfield Court

10th Election District - 6th Councilmanic

Legal Owner(s): George A. Price and Eugenia K. Price

Contract Purchaser: Cooprtown, LLC

Variance to permit a 50 foot building setback to an adjacent R.C.-2 zone line in lieu of the minimum required 100 feet.

HEARING: TUESDAY, NOVEMBER 25, 1997 at 9:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: J. David Lawson/Coopertown LLC
George and Eugenia K. Price
McKee and Associates, Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 26, 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.



TO: PUTUXENT PUBLISHING COMPANY
October 30, 1997 Issue - Jeffersonian

Please forward billing to:

McKee and Associates
5 Shawan Road
Hunt Valley, MD 21030
410-343-1443

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: 98-113-A
Cooperfield North, Lots 1, 7, and 8
SE/S Cooper/Stockton Road and NE/S Cooperfield Court
10th Election District - 6th Councilmanic
Legal Owner(s): George A. Price and Eugenia K. Price
Contract Purchaser: Cooprstown, LLC

Variance to permit a 50 foot building setback to an adjacent R.C.-2 zone line in lieu of the minimum required 100 feet.

HEARING: TUESDAY, NOVEMBER 25, 1997 at 9:00 a.m. in Room 407 Courts Building, 401 Bosley 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

October 22, 1997

Mr. and Mrs. George Price
14601 Cooper Road
Pheonix, MD 21131

RE: Item No.: 113
Case No.: 98-113-A
Petitioner: George Price, et ux

Dear Mr. and Mrs. Price:

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 September 25, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

DATE: October 17, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *RSJ/ep*
Subject: Zoning Item #113

Cooperfield North

Zoning Advisory Committee Meeting of October 6, 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.
- ☒ 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).

Agricultural Preservations

Recommend approval subject to submittal of details on the proposed vegetative screening that will buffer lot 1 from adjacent agricultural field. Screening should be at least 50' in width and recommend that it ultimately adds to the adjacent woods area.



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 10-3-91
Item No. 113 JLL

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: October 8, 1997

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

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 109, 110, 111, 113, 114, 116, 117, 118, and 119

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: October 15, 1997

FROM: *RWB* Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for October 14, 1997
Item Nos. 108, 109, 111, 112, 113,
114, 115, 118, and 119

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1014.NOC



Baltimore County
Fire Department

20

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

October 14, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: George A. Price & Eugenia K. Price

Location: DISTRIBUTION MEETING OF October 6, 1997

Item No.: 113 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.

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

cc: File



RE: PETITION FOR VARIANCE

Cooperfield North, Lots 1, 7, 8, SE/S Cooper/
Stockton Road and NE/S Cooperfield Court
10th Election District, 6th Councilmanic

Legal Owner(s): George and Eugenia Price
Contract Purchaser: Cooperstown, LLC
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 98-113-A

* * * * *

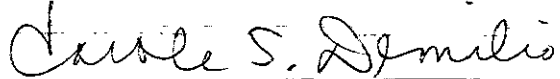
ENTRY OF APPEARANCE

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

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 12th day of November, 1997, a copy of the foregoing Entry of Appearance was mailed to McKee & Associates, Inc., 5 Shawan Road, Hunt Valley, MD 21030, representative for Petitioners.



PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

✓ JANE HADLEY

11 CLOFFWYND CT 21131

✓ ~~Peter H Barrows~~

~~Avenue 14131 Gap Rd~~

Peter H Barrows

36 Silver Fox Ct

Cockeysville 21030

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

✓ GREGG & ELIZABETH MORRIS
DAVID & TREVA STACK

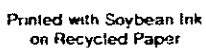
19 COOPERFIELD CT. PHOENIX MD 21131
#7 COOPERFIELD CT. PHOENIX MD 21131



PETITIONER(S) SIGN-IN SHEET

ADDRESS

3203 Rockledge Rd Fredandmel 21053
15920 Carroll Rd Monkton 21111
14601 Cooper Rd Phoenix 21131
5 Shawan Rd 21030
5 Shawan Rd 21030
Levin & Gann Pl 305 W. Chesapeake Ave #113
Towson 21204
2515 Stoketa Rd Phoenix 7nd 21131



PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME

ADDRESS

KATE H. ~~STON~~

Robert Bowling

Carol McEvoy

Colleen Kelly

Don Rascoe

Bruce Seely

PDM-ZR

" DPR

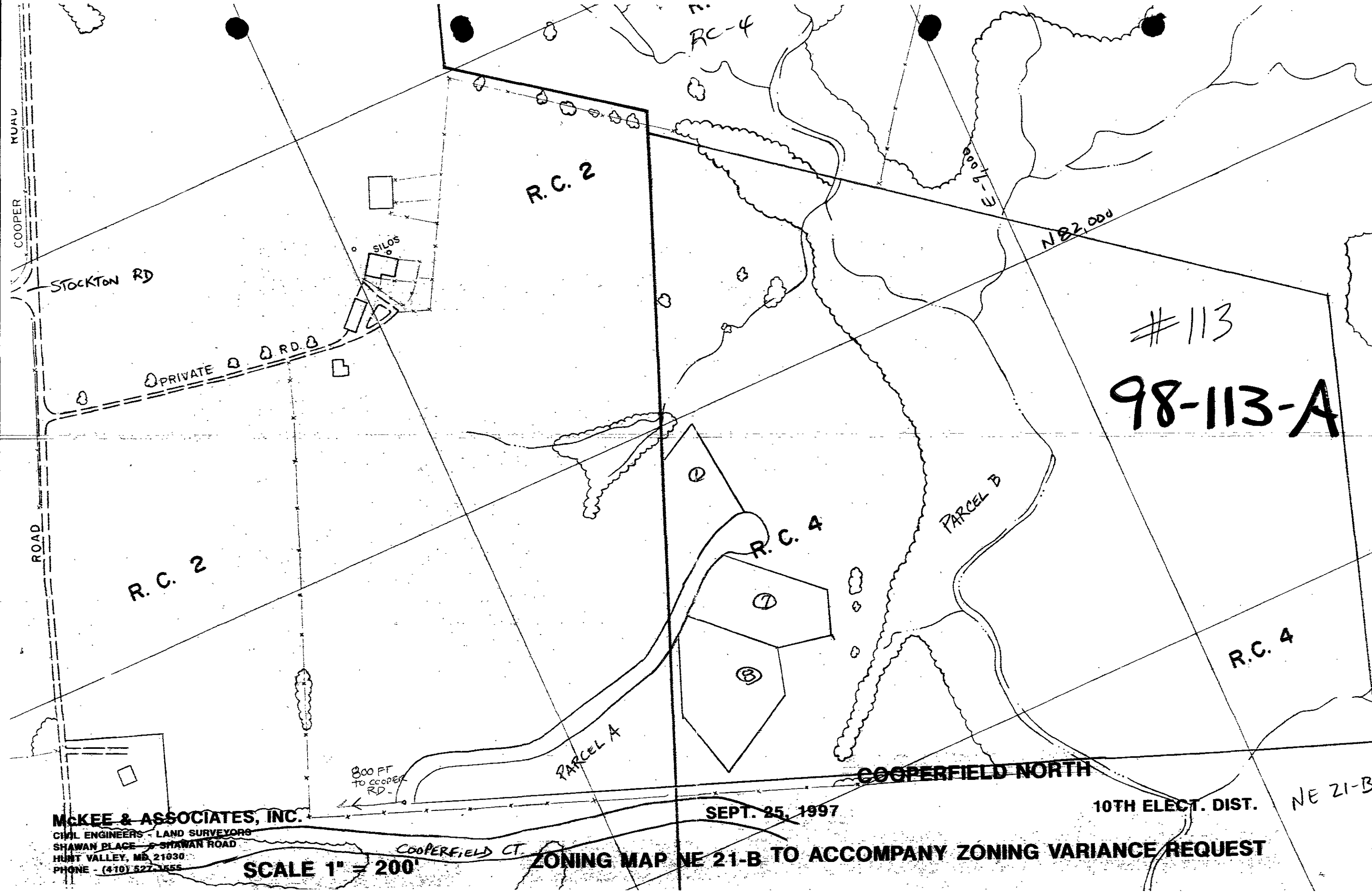
Planning

PDM-Land Acquisition

DDM

NEPPM





R.C. 2

#113

98-113-A

R.C. 2

R.C. 4

R.C. 4

PARCEL B

PARCEL A

COOPERFIELD NORTH

NE 21-B

MCKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE - SHAWAN ROAD
HUNT VALLEY, MD 21030
PHONE - (410) 527-1555

SCALE 1" = 200'

SEPT. 25, 1997

10TH ELECT. DIST.

ZONING MAP NE 21-B TO ACCOMPANY ZONING VARIANCE REQUEST