

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND ZONING VARIANCE
S/S Old Pimlico Road, 540 ft. W * ZONING COMMISSIONER
of Rockland Mills Drive
6915 Old Pimlico Road * OF BALTIMORE COUNTY
3rd Election District
2nd Councilmanic District * Case No. 98-131-SPHA
Alice Needle, Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on both Petitions for Special Hearing and Zoning Variance for the property located at 6915 Old Pimlico Road. The Petition was filed by Alice Needle, property owner. Special hearing relief is requested to permit an accessory structure (shed) to remain on proposed lot No. 3 when same does not have a principal structure at this time. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow the aforesaid shed to be located in the front yard of proposed lot No. 3, in lieu of the required rear yard. All of the requested relief and subject property are more particularly shown on the site plan, received into evidence as Petitioner's Exhibit No. 1.

Appearing and testifying at the requisite public hearing held for this case was Alice Needle, property owner. Also appearing on her behalf was Bruce Doak, a surveyor employed with Gerhold, Cross and Etzel, Ltd. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property in its entirety is approximately 2.813 acres in area, zoned D.R.16. The tract is a rectangularly shaped property, with frontage on Old Pimlico Road, not far from Rockland Mills Drive and the Jones Falls Expressway. Presently, the property is improved with a two story frame and brick single family dwelling. The property is surrounded with more intense residential development; specifically, a townhouse community immediately abuts the eastern

ORDER RECORDED & INDEXED

Date

By

11/19/97
M. G. Gosh

property line and an apartment complex is nearby.

Ms. Needle wishes to subdivide the property and, in fact, has obtained approval therefore, pursuant to the development regulations of Baltimore County. The property is being divided into five lots, as more particularly shown on the site plan. This subdivision has undergone approval and review pursuant to the County's development regulations under case No. III-388.

Apparently, notwithstanding the projects' review during that process, the future of the subject shed was overlooked. As shown on the site plan, the property, in addition to an existing house, contains a 16 ft. x 24 ft. shed. Previously, that shed was accessory to the dwelling, however, as a result of the subdivision, the existing dwelling will be located on new lot No. 1 and the shed will be located on proposed lot No. 3. The subject Petitions were filed in order to legitimize the existence and location of the shed. Specifically, in that lot No. 3 has not, as of yet, been developed, there is no principal dwelling thereon and, the proposed dwelling envelope, as shown, will place the shed in the front yard when the dwelling is eventually constructed.

Based upon the testimony and evidence presented, all of which is uncontradicted, I am persuaded to grant the zoning relief which is requested. Photographs of the shed show that same is an attractive and well maintained structure. Moreover, testimony offered was that the shed may be incorporated into the design of the dwelling and become part thereof, or may remain as a free standing building to serve a new dwelling. In either event, it is surely the intent of the regulations not to require the razing of the shed, pending construction of the new house on lot No. 3. Once that lot is developed, the shed will then clearly become accessory to the new dwelling or possibly a part thereof. Moreover, in view of

the proposed means of internal vehicular access and driveway, the location of the shed is appropriate. For all of these reasons, I believe that the request meets the spirit and intent of Section 307 of the BCZR and should, therefore, be granted. Moreover, the continued existence of the shed in its present location will clearly cause no detrimental impact on any surrounding property or any of the lots created in this subdivision.

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

THEREFORE IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of November 1997 that, pursuant to the Petition for Special Hearing, approval to allow an accessory (shed) to remain on proposed lot No. 3 that does not have a principal structure at this time, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow the aforesaid shed to be located in the front yard of proposed lot No. 3, in lieu of the required rear yard, be and is hereby GRANTED; subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is her its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mLES:mmm



Baltimore County
Zoning Commissioner
Office of Planning

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

November 18, 1997

Mrs. Alice Needle
6915 Old Pimlico Road
Baltimore, Maryland 21209

RE: Petitions for Special Hearing and Variance
Property: 6915 Old Pimlico Road
Case No. 98-131-SPHA

Dear Mrs. Needle:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, with restriction, 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 dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. Bruce Doak, Gerhold, Cross & Etzel, Ltd.
320 E. Towsontown Boulevard, Towson, Md. 21286





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6915 Old Pimlico Road

which is presently zoned DR 16

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

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

an accessory structure (shed) to remain on a proposed lot (lot 3) that does not have a principal structure *AT THIS TIME.*

SEE

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(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):

Alice Needle

(Type or Print Name)

Signature

(Type or Print Name)

Signature

6915 Old Pimlico Road 410-486-7719

Address

Phone No.

Baltimore, Maryland 21209

City

State

Zipcode

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

Bruce E. Doak

Gerhold, Cross & Etzel, Ltd.

Name Suite 100

320 E. Towsontown Blvd. 21286

Address

Phone No.

410-823-4470

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

REVIEWED BY:

DATE

10/3/97



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6915 Old Pimlico Road

which is presently zoned DR 16

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)

400.1: to allow an accessory structure (shed) to be located in the front yard of proposed Lot 3.

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

An existing shed will be located in the front yard of a proposed lot. The shed may be considered appealing to a potential buyer as it is constructed of stone.

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:

(Type or Print Name)

Signature

Address

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):

Alice Needle

(Type or Print Name)

Signature

(Type or Print Name)

Signature

6915 Old Pimlico Road 410-486-7719

Address Phone No

Baltimore, Maryland 21209

City State Zipcode

Name, Address and phone number of representative to be contacted

Bruce E. Doak

Gerhold, Cross & Etzel, Ltd.

Name Suite 100

320 E. Towsontown Blvd. 21286

Address Phone No 410-823-4470

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE



Printed with Soybean Ink
on Recycled Paper



GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

131
98-131-SPHA
EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

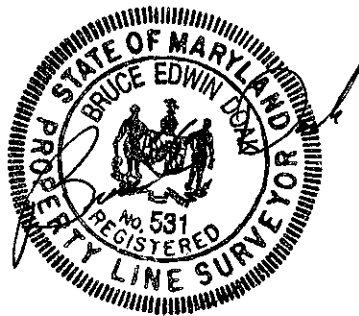
September 30, 1997

**Zoning Description
Needle Property
6915 Old Pimlico Road**

Beginning on the south side of Old Pimlico Road 540 feet, more or less, measured westerly along the south side of Old Pimlico Road from the centerline of Rockland Hills Drive, running thence along the southside of Old Pimlico Road, South 54 degrees 38 minutes 39 seconds West 30.77 feet, South 78 degrees 38 minutes 41 seconds West 115.49 feet and North 87 degrees 21 minutes 18 seconds West 132.00 feet, thence leaving said road and running South 04 degrees 52 minutes 50 seconds East 484.02 feet, North 74 degrees 34 minutes 32 seconds East 276.77 feet and North 04 degrees 52 minutes 50 seconds West 444.69 feet to the place of beginning.

Containing 2.813 Acres, more or less.

This description only satisfies the requirements of the Baltimore County Office of Zoning and is not for conveyance purposes.



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.: 98-131-SPHA

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

PLACE: *

DATE AND TIME: *

REQUEST: A SPECIAL HEARING TO ALLOW AN EXISTING SHED TO REMAIN ON
A PROPOSED LOT THAT HAS NO PRINCIPAL STRUCTURE AT THIS TIME, AND A
VARIANCE TO PERMIT THE SHED (ACCESSORY STRUCTURE) TO BE IN
THE FRONT YARD ONCE THE DWELLING IS CONSTRUCTED (ON THE PROPOSED
LOT 3) IN LIEU OF THE REQUIRED REAR YARD.

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 Government
Office of Zoning Administration
and Development Management

98-130-SPHA



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 3/

Petitioner: Alice Needle

Location: 6915 Old Pimlico Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Alice Needle

ADDRESS: 6915 Old Pimlico Road

 Baltimore, Maryland 21209

PHONE NUMBER: 410-486-7719

AJ:ggs

(Revised 04/09/93)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

#131
BY JLL No.

044428

DATE 10/3/97 ACCOUNT R0016150

AMOUNT \$ 100.00

RECEIVED FROM: G.C+E LTD.

FOR: RES. SPHA.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

98-131-SPHA

PAID RECEIPT

PROCESS ACTUAL TIME
10/06/1997 10/03/1997 14:39:12
REG 0001 CASHIER CLERK CML DRIVER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 024593 UFLN
CR NO. 044428

100.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 060335

DATE 10/29/98 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: William Monk Inc

FOR: REVISIONS 99-131-A

718 York Road

Revised Plats. Zoning Map & Descriptions

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
11/06/1998 11/05/1998 14:21:11
REG 0001 CASHIER CLERK CML DRIVER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 076688 UFLN
CR NO. 060335

100.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

98-131-SPHA

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 16, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct. 16, 1997.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

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: #98-131-SPHA
6915 Old Pimlico Road
S/S Old Pimlico Road, 540' W
of Rockland Mills Drive
3rd Election District
2nd Councilmanic
Legal Owner(s)
Alice Needle

Special Hearing: to approve an accessory structure (shed) to remain on a proposed lot (lot 3) that does not have a principal structure at this time.
Variance: to allow an accessory structure (shed) to be located in the front yard of proposed lot 3

Hearing: Tuesday, November 4, 1997 at 2:00 p.m. in Room 407 Courts Bldg., 401 Bosley 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 concerning the File and/or Hearing, Please Call (410) 887-3391.

10/271 Oct. 16 C181872

CERTIFICATE OF POSTING

RE: Case No.: 98-131-SPHA

Petitioner/Developer: ALICE NEEDLE, ETAL
#6915 OLD PIMLICO RD.

Date of Hearing/Closing: 11/4/97

2:00 P.M.

RM-407 COURTS BLDG.

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 #6915 OLD PIMLICO RD.

The sign(s) were posted on _____

10/17/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/20/97
(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

(Telephone Number)

Page (410)

905-8571

ZONING NOTICE

98-131-SPHA

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

PLACE: RM-407 - COURTS BLDG
401 BEECH AVE - TOWSON

TIME & DATE: TUESDAY, NOVEMBER 4, 1997 AT 2:00PM

SPECIAL HEARING TO APPROVE AN ACCESSORY
STRUCTURE (SHED) TO REMAIN ON A PROPOSED LOT
(LOT 3) THAT DOES NOT HAVE A PRINCIPAL
STRUCTURE AT THIS TIME.
VARIANCE TO ALLOW AN ACCESSORY STRUCTURE
(SHED) TO BE LOCATED IN THE FRONT YARD
OF PROPOSED LOT 3
(#6915 OLD PIMLICO ROAD)

NOTICE TO PROXIMATE NEIGHBORS
THAT BE COLLECTED
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS
NECESSARY TO CONVINCE HEARING
SCHEDULED FOR THE DAY BEFORE THE SCHEDULED HEARING
CALLS, OFF-ROAD THE DAY BEFORE THE SCHEDULED HEARING
CALLS, OFF-ROAD THE DAY BEFORE THE SCHEDULED HEARING

ALICE NEEDLE # 98-131 SPHA
6915 OLD PIMLICO RD.
P-10-17-97 4-11419-0200



Baltimore County
Department of Permits and
Development Management

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

October 10, 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: 98-131-SPHA
6915 Old Pimlico Road
S/S Old Pimlico Road, 540' W of Rockland Mills Drive
3rd Election District - 2nd Councilmanic
Legal Owner(s): Alice Needle

Special Hearing to approve an accessory structure (shed) to remain on a proposed lot (lot 3) that does not have a principal structure at this time

Variance to allow an accessory structure (shed) to be located in the front yard of proposed lot 3.

HEARING: TUESDAY, NOVEMBER 4, 1997 at 2:00 p.m. in Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, sweeping "A" and "J".

Arnold Jablon
Director

cc: Alice Needle
Bruce E. Doak/Gerhold, Cross & Etzel, Ltd.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 20, 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 16, 1997 Issue - Jeffersonian

Please forward billing to:

Alice Needle
6915 Old Pimlico road
Baltimore, MD 21209
410-486-7719

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: 98-131-SPHA
6915 Old Pimlico Road
S/S Old Pimlico Road, 540' W of Rockland Mills Drive
3rd Election District - 2nd Councilmanic
Legal Owner(s): Alice Needle

Special Hearing to approve an accessory structure (shed) to remain on a proposed lot (lot 3) that does not have a principal structure at this time

Variance to allow an accessory structure (shed) to be located in the front yard of proposed lot 3.

HEARING: TUESDAY, NOVEMBER 4, 1997 at 2:00 p.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 29, 1997

Ms. Alice Needle
6915 Old Pimlico Road
Baltimore, MD 21209

RE: Item No.: 131
Case No.: 98-131-SPHA
Petitioner: Alice Needle

Dear Ms. Needle:

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 October 3, 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 dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

DATE: October 21, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *RRS/gp*
Subject: Zoning Item #131

Needle Property

Zoning Advisory Committee Meeting of October 14, 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).

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 10, 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. 120, 121, 122, 123, ¹²⁴126, 129, and 131

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:

Carol L. Kerns

AFK/JL



Baltimore County
Fire Department

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

October 16, 1997

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF October 14, 1997

Item No.: See Below

Zoning Agenda:

Gentlemen:

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

R. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130
and 131

REVIEWER: LT. ROBERT E. SAUERWALD
Fire Marshal Office, PHONE 887-4881. MF-1102F
cc: File



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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: October 20, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for October 20, 1997
 Item Nos. 120, 124, 127, 129, 130,
 & 131

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

RWB:HJO:jrb

cc: File

ZONE1020.NOC

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE *
6915 Old Pimlico Rd, S/S Old Pimlico Rd, * ZONING COMMISSIONER
540' W of Rockland Mills Drive *
3rd Election District, 2nd Councilmanic * OF BALTIMORE COUNTY

Alice Needle * CASE NO. 98-131-SPHA
Petitioner *
* * * * *

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 29th day of October, 1997, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioner.

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
pdmlandacq@co.ba.md.us
410-887-3391

November 20, 1998

Mr. William Monk
William Monk, Inc.
Courthouse Commons, Suite B-6
222 Bosley Avenue
Towson, Maryland 21204-4300

Dear Mr. Monk :

RE: Drop-Off Revision Review (Case #98-131-A), 718 York Road

At the request of the attorney/petitioner, the above referenced revisions were 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. 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.

Sincerely,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II,
Zoning Review

JLL:cjs

Enclosure (receipt)

c: Zoning Commissioner

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



Printed with Soybean Ink
on Recycled Paper

WILLIAM MONK, INC.**ENGINEERS • PLANNERS**

COURTHOUSE COMMONS, SUITE B-6
222 BOSLEY AVENUE, TOWSON, MD 21204-4300
410-494-8931 • FAX 410-494-9903

LETTER OF TRANSMITTAL

Date <u>11/5/98</u>	Our Job No. <u>98-101</u>
Attention _____	
Re: <u>718 YORK RD</u>	
Revised 99-131A	

TO: BALTIMORE COUNTY

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____ the following items:

☒ Prints ☐ Disk ☐ Specifications ☐ Shop drawings
☐ Plans ☐ Copy of letter ☐ Change order ☐ Other

QTY.	DESCRIPTION	ACTION
<u>12</u>	<u>PLANS</u>	
<u>3</u>	<u>DESCRIPTIONS</u>	
<u>1</u>	<u>CHECK FOR \$100.00</u>	

DROP-OFF
No Review
11/5/98
WCH

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For approval ☐ As requested ☐ Prints returned after loan to us
☐ For your use ☐ For review and comment ☐ Per _____
☐ For bids due _____ ☐ Other _____

REMARKS:

COPY TO: _____

SIGNED: Rick Richardson

If enclosures are not as noted, please notify us at once.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE DOAK - GERHOLD, CROSS & ETZEL, LTD. 320 E. TOWSONTOWN BLVD. TOWSON MD. 21286

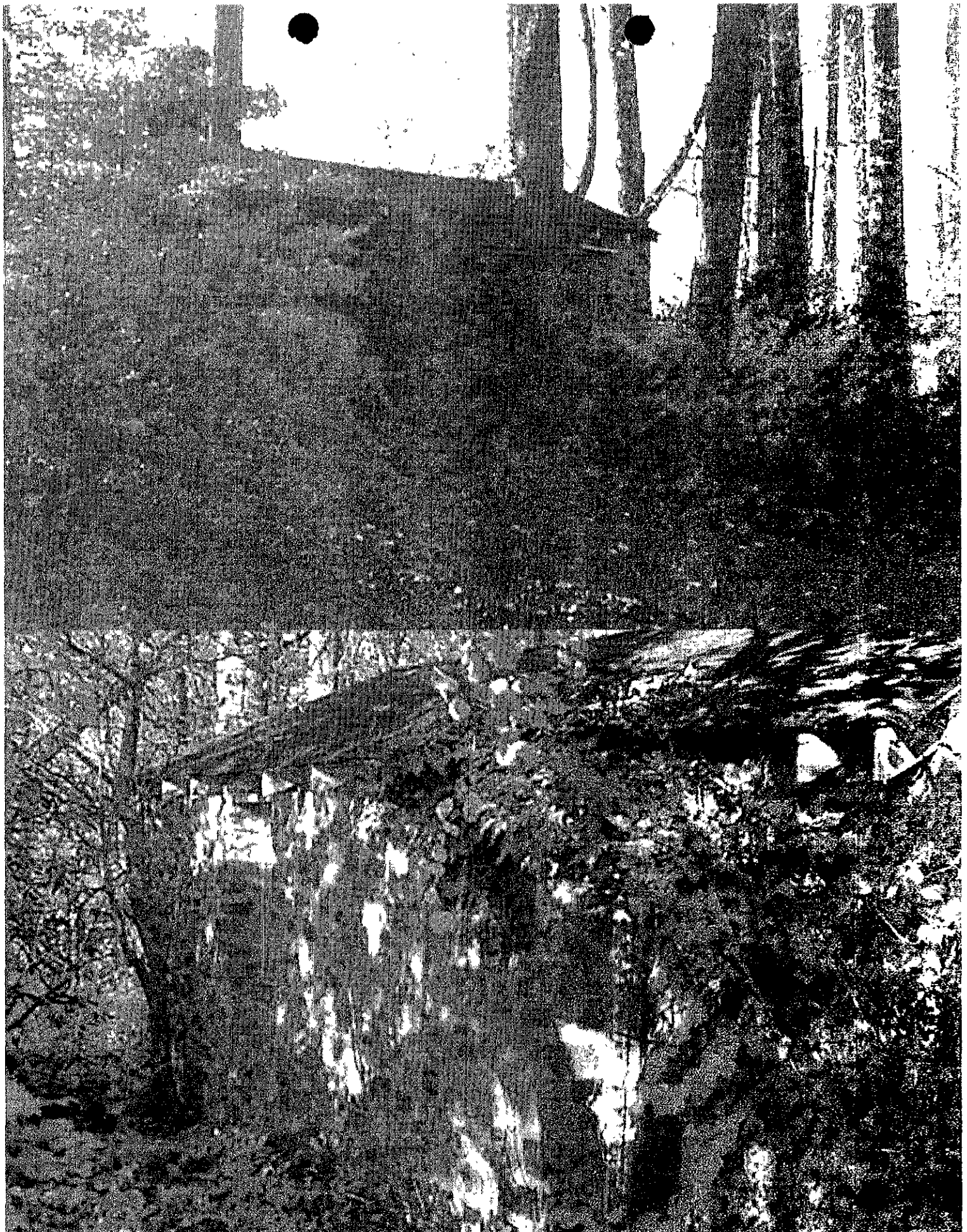
Alice Needle

6915 OLD PIMLICO RD. 21209

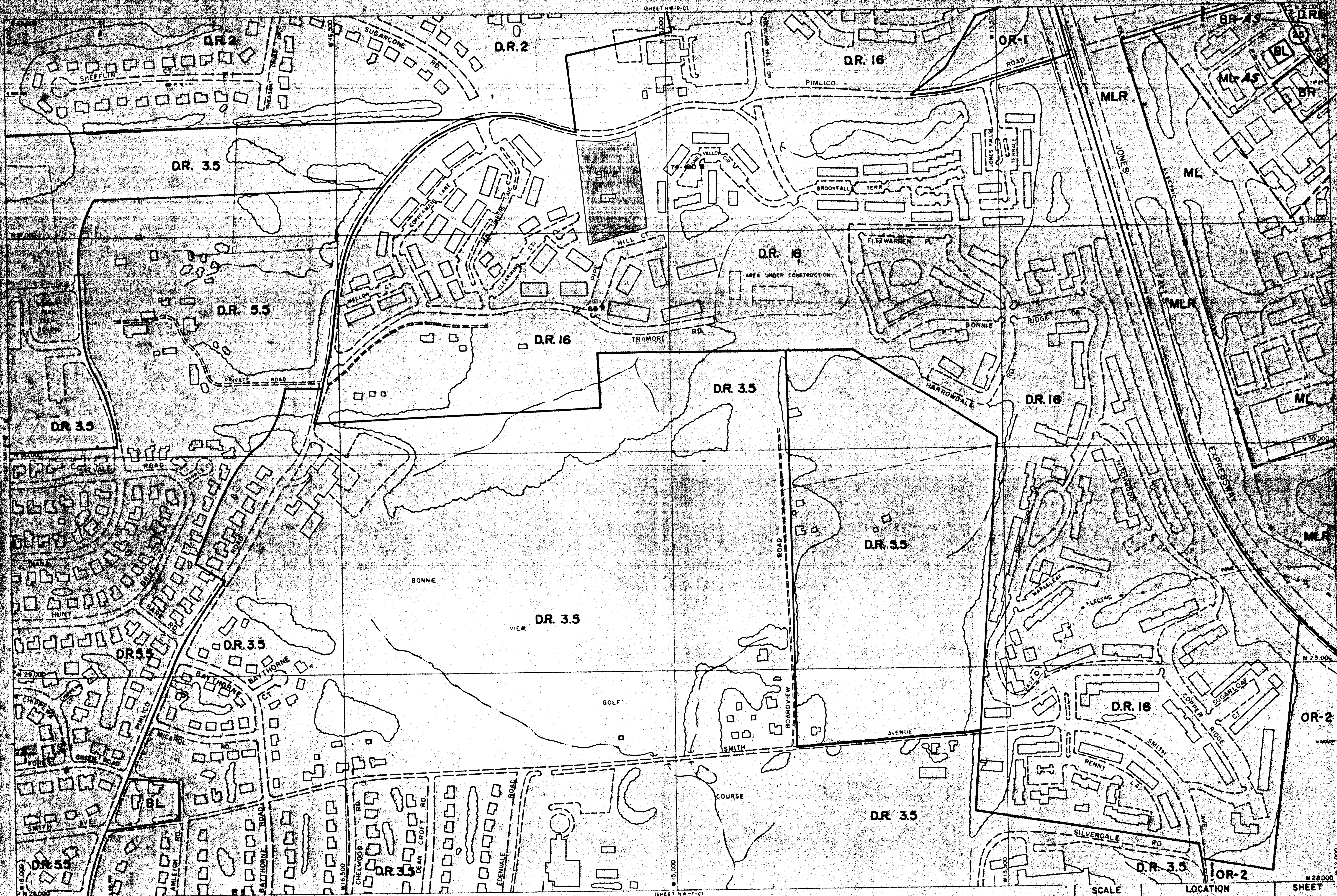




Rel 2A



Ref 2 B



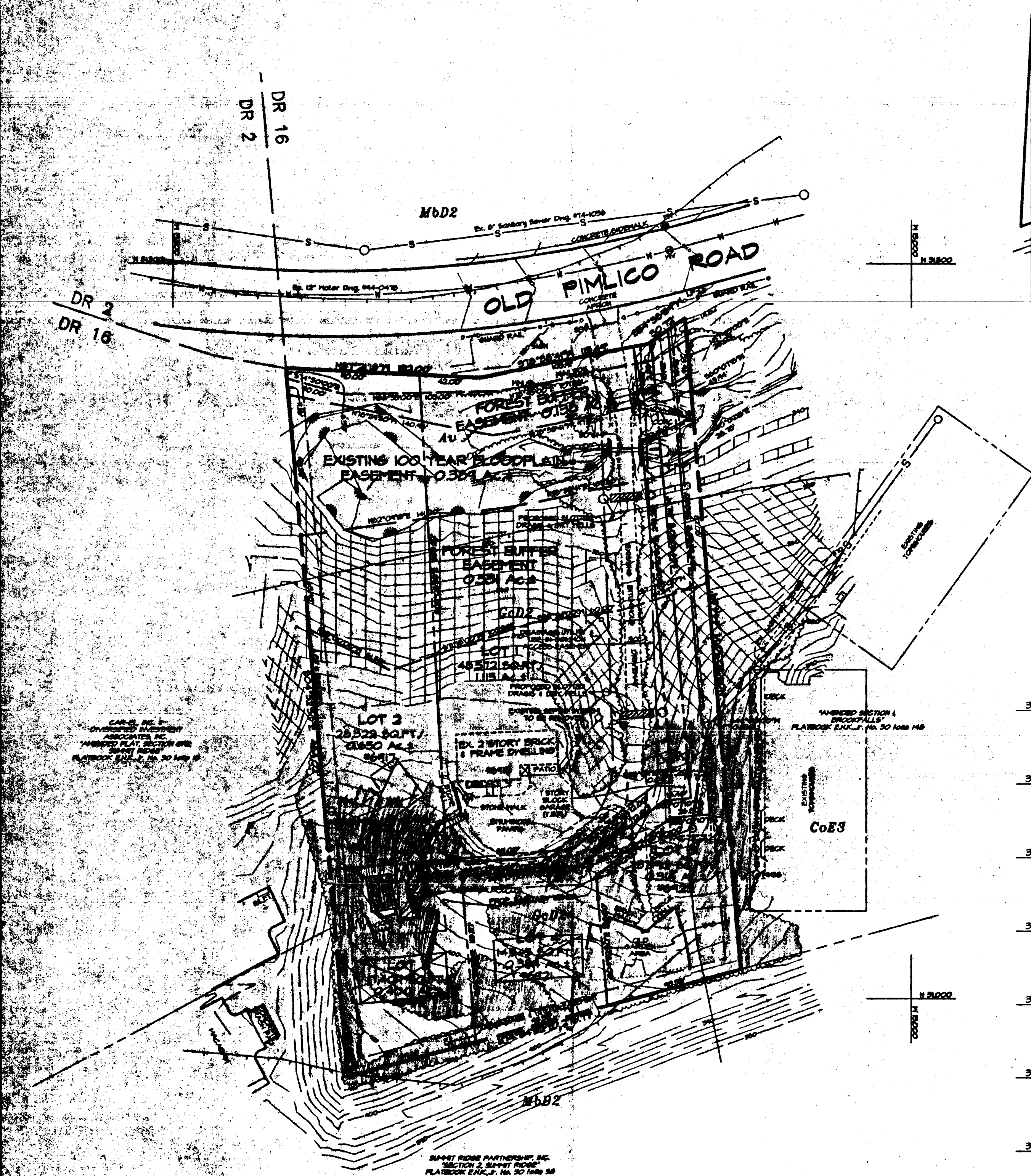
1996 COMPREHENSIVE ZONING MAP
 ADOPTED BY
 THE BALTIMORE COUNTY COUNCIL
 OCTOBER 8, 1996
 Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kevin Kamenev
 Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21218

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	LAKE ROLAND	N. W.
DATE OF PHOTOGRAPHY JANUARY 1986	131	8-C

98-131-SP1A



- SETBACK REQUIREMENTS**
 DR 16, 10.5 & 16 ZONES
- From front building face to:
 Public street right of way, or property line, or adjacent lot line
 25'
- From side building face to:
 Side building face
 5'
- From rear building face to:
 Rear property line, or adjacent lot line, or public street right of way
 20'
- FOREST BUFFER EASEMENT NOTES**
1. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 2. ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

SYMBOLS LEGEND

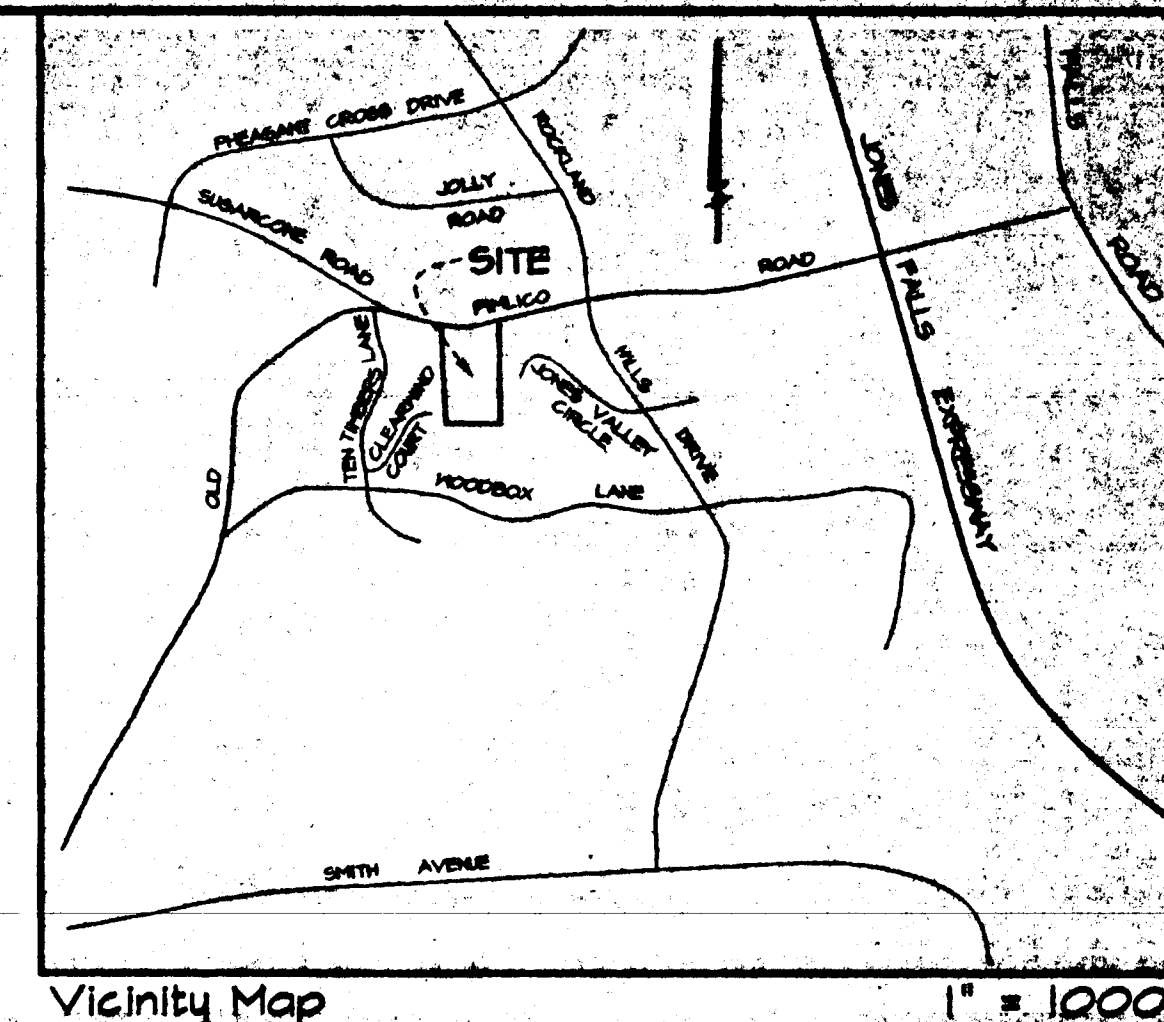
- ⊙ EXISTING WATER METER
 ⊕ EXISTING WATER VALVE
 ○ EXISTING CLEANOUT
 ⊕ EXISTING UTILITY POLE
 * SPISOT
 * LIGHT POLE
 □ EXISTING DWELLING
- SOIL LINE
 --- HOODS LINE
 --- LIMIT OF WETLANDS
 --- EXISTING PAVING
 --- ZONING LINE
- CONTOURS
 --- SLOPES 1:250

DRIVEWAY PROFILE
 H₁ 1" = 50'
 V₁ 1" = 10'

THIS PROFILE IS CONCEPTUAL ONLY.
 FOR FINAL PROFILE SEE GRADING AND
 SEDIMENT CONTROL PLAN.

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESTES W/SEWERS	STREETS & PARKING
Av	Severe: High water table; flooding hazard.	Severe: High water table; flooding hazard.	Severe: High water table; flooding hazard.
CoE3	Severe: 120" to bedrock; slope.	Severe: 120" to bedrock; slope.	Severe: 120" to bedrock; slope.
GcD2	Severe: slope	Severe: slope	Severe: slope
HbD2	Slight	Slight	Moderate: Slope



GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS, & ETZEL, LTD.
2. THE TOPOGRAPHY SHOWN HEREON WAS FIELD TAKEN.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 54.
4. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
5. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
6. ALL APPARENT SEPTIC SYSTEMS, WELLS, AND SOIL PERCOLATION TESTS WITHIN 100' OF THE PROPERTY LINES WERE FIELD LOCATED.
7. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
8. ADJUTS 3' x 10' x 50'
9. A HATCH OF OPEN SPACE HAS BEEN GRANTED.
10. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDROLOGIC SOILS.
11. HIGHWAY, SLOPE EASEMENTS, DRAINAGE AND UTILITIES EASEMENTS, ACCESS EASEMENTS AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED INTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
12. BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAT TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TV.
13. THIS PROPERTY, AS SHOWN HEREON, HAS BEEN HELD INTACT SINCE 1974. THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
14. THERE ARE NO KNOWN HISTORIC BUILDINGS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES OR HAZARDOUS MATERIALS ON THE SITE.
15. A HATCH OF LOCAL OPEN SPACE HAS BEEN GRANTED NOVEMBER 12, 1992.
16. A VARIANCE OF STORM WATER MANAGEMENT QUANTITY CONTROL WAS GRANTED ON FEBRUARY 4, 1995.
17. WATER QUALITY WILL BE ADDRESSED BY PLACING DRY WELLS ALONG THE DRIVEWAY, (SHOWN AS CONCEPTUAL HEREON FOR DETAIL AND SOIL PERCOLATION TESTS) AND SEDIMENT CONTROL PLANS.
18. THE DEVELOPMENT PLAN FOR THIS PROJECT HAS BEEN APPROVED BY THE HEARING OFFICER OF FEBRUARY 12, 1995.
19. THE EXISTING LINE ON LOT 1 (RMS OLD PIMLICO ROAD) WILL CONNECT TO THE PUBLIC SEWER WHEN IT IS AVAILABLE AND THE EXISTING SEPTIC SYSTEM WILL BE PUMPED AND REMOVED OR BACKFILLED.

DENSITY CALCULATIONS

- ALLOWABLE = DR-16 @ 2.815 A₆ ±
 48 density units
- PROPOSED = 1 existing single family dwelling
 (1 x 1.5 density units = 1.5 d/u's)
 4 single family dwellings
 (4 x 1.5 density units = 6 d/u's)
 Total 5 single family dwellings
 (7.5 density units)

OWNER/DEVELOPER
 ALICE NEEDLE
 6915 OLD PIMLICO ROAD
 BALTIMORE, MARYLAND 21204
 410-486-7714

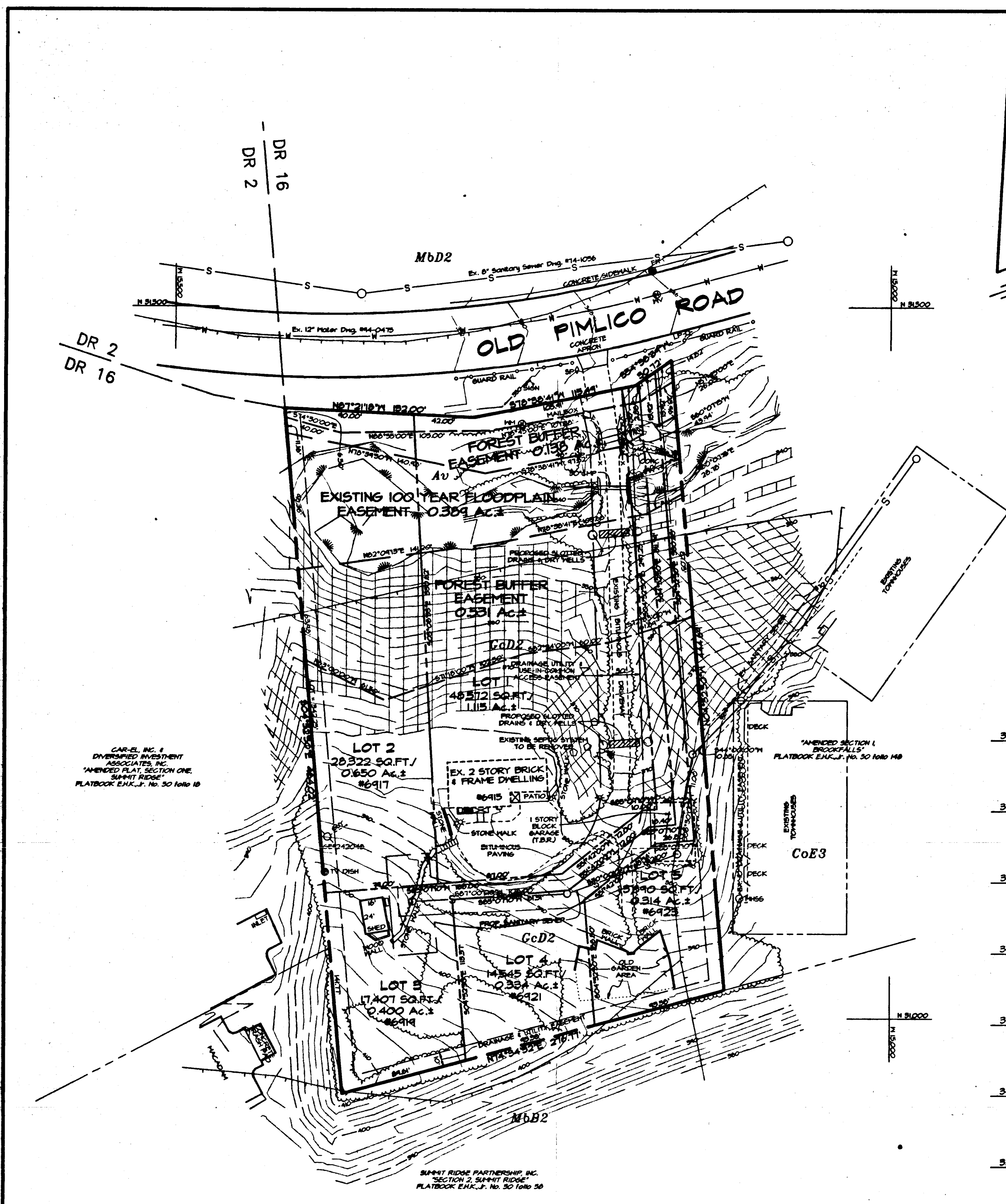
SPECIAL HEARING BEING REQUESTED.
 TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT YARD ON LOT 3.

VARIANCE BEING REQUESTED.
 SECTION 4001. TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT YARD ON LOT 3.

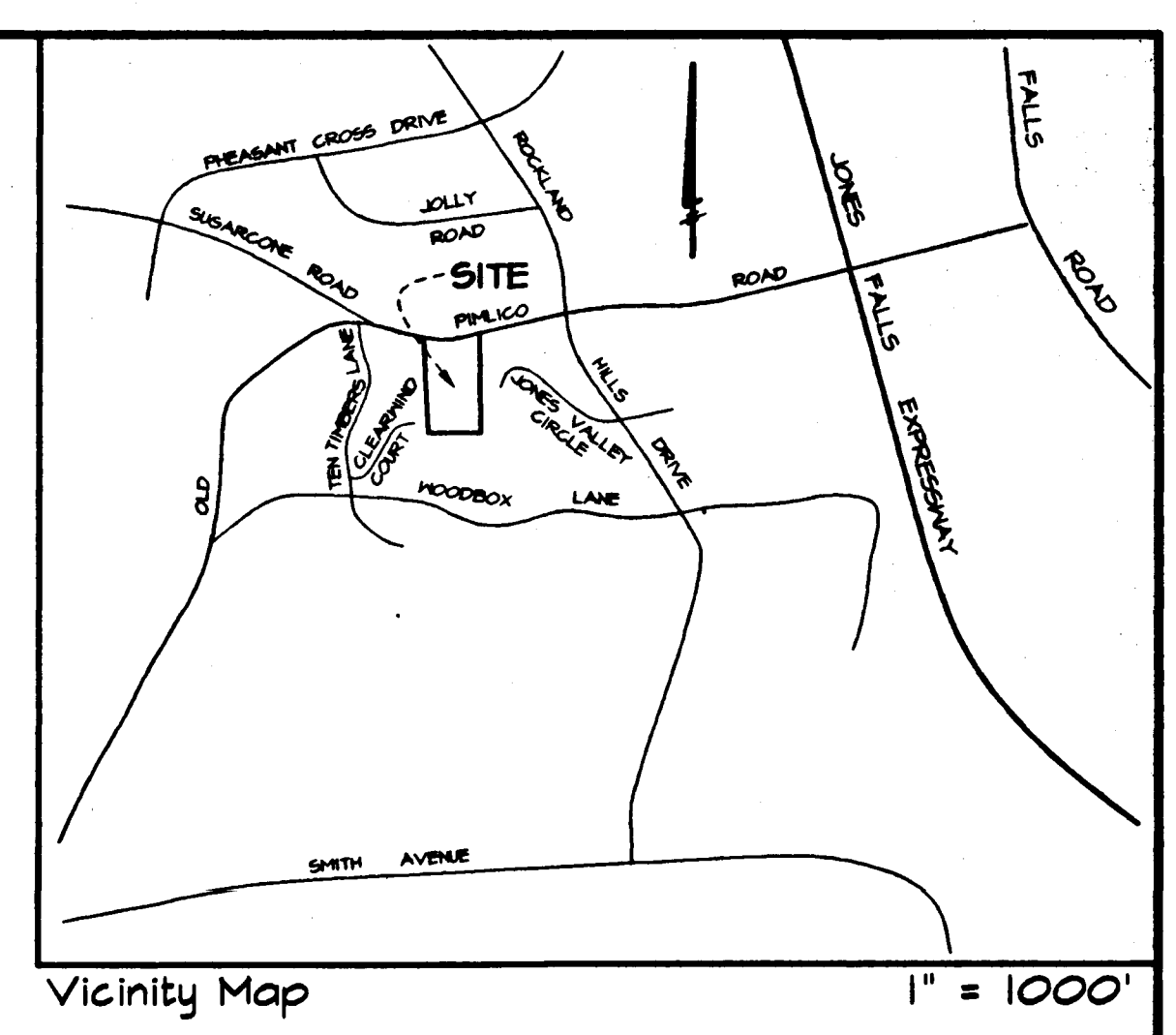
PDM No. III-388
 DPN No. 922912
**PLAT TO ACCOMPANY A PETITION FOR
 SPECIAL HEARING AND VARIANCE
 NEEDLE PROPERTY**
 6915 OLD PIMLICO ROAD
 Deed Ref: E.H.K., Jr. No: 6018 folio 720
 Tax Account No. 18-00-004687
 Zoned D.R. 16
 Tax Map 69; Grid 20; Parcel 1154; Section No. 1; Lot 44
 3rd ELECTION DISTRICT
 2nd COUNCILMANIC DISTRICT
 BALTIMORE COUNTY, MARYLAND

Scale: 1" = 50' Date: September 24, 1997

GERHOLD, CROSS & ETZEL, LTD.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 Suite 100
 320 East Tonsontown Boulevard
 Towson, Maryland 21286
 (410) 823-4470



Baltimore County Grid Meridian



- GENERAL NOTES**
- THE BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS, & ETZEL, LTD.
 - THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN.
 - THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 54.
 - CENSUS TRACT 4036.01 A.D.C. MAP # GRID 26 D-4
 - MATHESS 24 SUBDIVISION 4036.02
 - SCHOOL DISTRICT 21 REGIONAL PLANNING DISTRICT 4036.02
 - THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
 - ALL APPARENT SEPTIC SYSTEMS, WELLS, AND SOIL PERCOLATION TESTS WITHIN 100' OF THE PROPERTY LINES WERE FIELD LOCATED.
 - ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
 - A.D.T. 5 x 10 = 30
 - A MAJOR OF OPEN SPACE WAS GRANTED.
 - ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.
 - HIGHWAY, SLOPE EASEMENTS, DRAINAGE AND UTILITIES EASEMENTS, ACCESS EASEMENTS AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED TO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
 - BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAN TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSES OF INGRESS, EGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TV.
 - THIS PROPERTY, AS SHOWN HEREON, HAS BEEN HELD INTACT SINCE 1878. THE DEVELOPERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
 - THERE ARE NO KNOWN HISTORIC BUILDINGS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES OR HAZARDOUS MATERIALS ON THE SITE.
 - A MAJOR OF LOCAL OPEN SPACE WAS GRANTED NOVEMBER 12, 1992.
 - A VARIANCE OF STORM WATER MANAGEMENT QUANTITY CONTROL WAS GRANTED ON FEBRUARY 4, 1993. WATER QUALITY WILL BE ADDRESSED BY PLACING DRY WELLS ALONG THE DRIVEWAY (SHOWN AS CONCEPTUAL HEREON FOR DETAIL AND EXACT PLACEMENT SEE GRADING AND SEDIMENT CONTROL PLAN).
 - THE DEVELOPMENT PLAN FOR THIS PROJECT WAS APPROVED BY THE HEARING OFFICER ON FEBRUARY 12, 1993.
 - THE EXISTING DWELLING ON LOT 1 (6915 OLD PIMLICO ROAD) WILL CONNECT TO THE PUBLIC SEWER WHEN IT IS AVAILABLE AND THE EXISTING SEPTIC SYSTEM WILL PUMPED AND REMOVED OR BACKFILLED.

DENSITY CALCULATIONS

ALLOWABLE = DR-16 @ 2.015 AC. ± = 45 density units

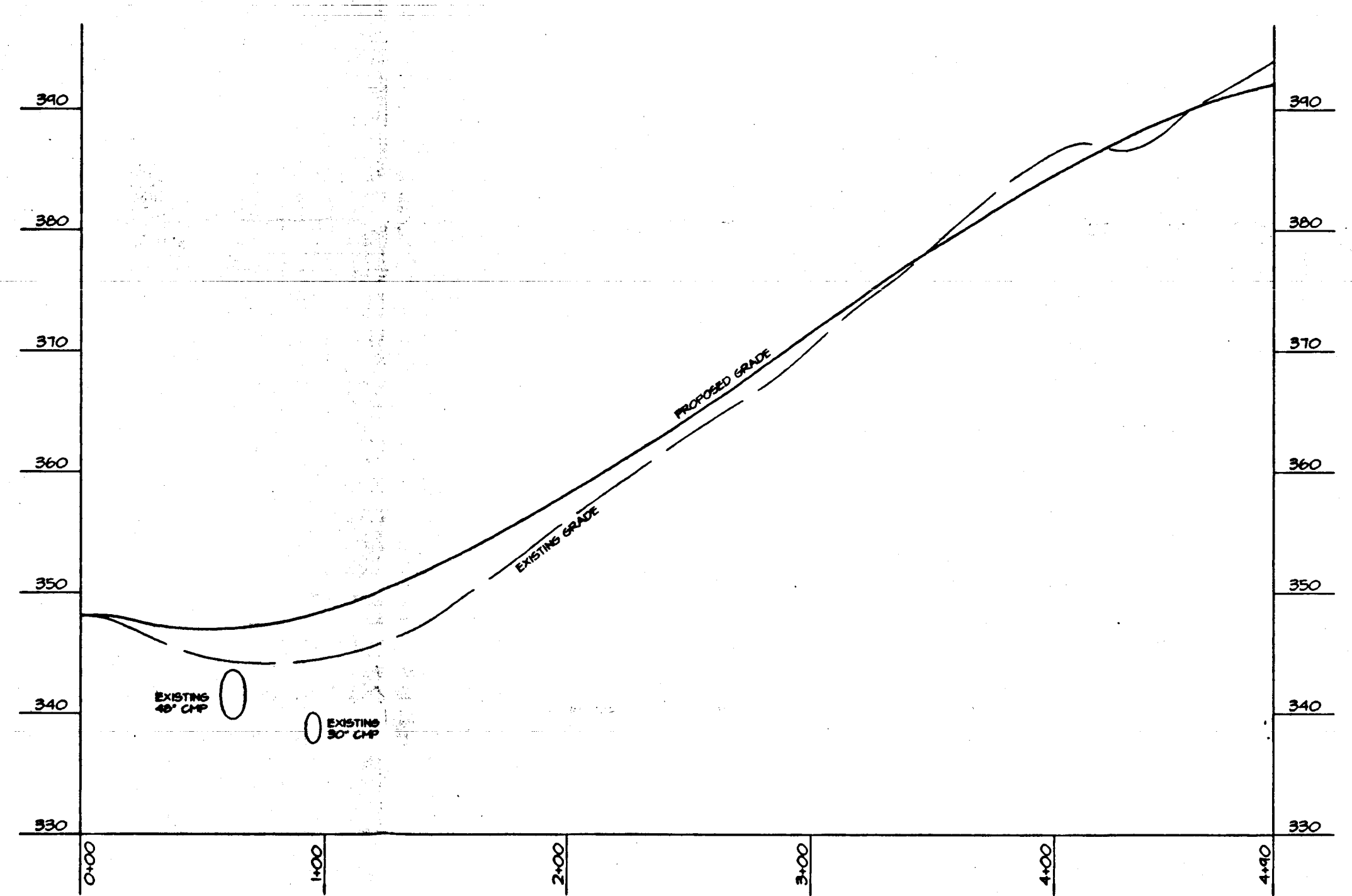
PROPOSED = 1 existing single family dwelling (1 x 1.5 density units = 1.5 du's)
4 single family dwellings (4 x 1.5 density units = 6 du's)
Total 5 single family dwellings (7.5 density units)

OWNER/DEVELOPER
ALICE NEEDLE
6915 OLD PIMLICO ROAD
BALTIMORE, MARYLAND 21209
410-486-7719

98-131-SPHA

SPECIAL HEARING BEING REQUESTED:
TO ALLOW AN ACCESSORY STRUCTURE (SHED) TO REMAIN ON A LOT (LOT 5) THAT DOES NOT HAVE A PRINCIPAL STRUCTURE.

VARIANCE BEING REQUESTED:
SECTION 4001: TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT YARD ON LOT 3.



DRIVEWAY PROFILE
H: 1" = 50' V: 1" = 10'
THIS PROFILE IS CONCEPTUAL ONLY. FOR FINAL PROFILE SEE GRADING AND SEDIMENT CONTROL PLAN.

FOREST BUFFER EASEMENT NOTES

- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

SETBACK REQUIREMENTS
DR 3.5, 5.5, 10.5 & 16 ZONES

- From front building face to:
 - Public street right of way, or property line: 25'
 - Antenna or Collector: 25'
- From side building face to:
 - Side building face: 16' & 20' High
 - Public street right of way: 20' & 20' High
 - Paving of a private road: 25'
 - Tract boundary: 25'
- From rear building face to:
 - Rear property line: 50'
 - Public street right of way: 50'
- Additional Setbacks:
 - Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.

SYMBOLS LEGEND

- ⊙ EXISTING WATER METER
- ⊞ EXISTING WATER VALVE
- EXISTING CLEANOUT
- ⊕ EXISTING UTILITY POLE
- ⊖ SPICOT
- ⊗ LIGHT POLE
- ⊠ EXISTING DWELLING
- SOIL LINE
- MOODS LINE
- LIMIT OF WETLANDS
- EXISTING PAVING
- ZONING LINE
- CONTOURS
- SLOPES ≥ 25%

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESTES W/BASEMENT	STREETS & PARKING
Av	Severe: high water table; flooding hazard.	Severe: high water table; flooding hazard.	Severe: high water table; flooding hazard.
CoE3	Severe: 120" to bedrock; slope.	Severe: 120" to bedrock; slope.	Severe: 120" to bedrock; slope.
GcD2	Severe: slope.	Severe: slope.	Severe: slope.
MbB2	Slight	Slight	Moderate: Slope

Scale: 1" = 50' Date: September 29, 1997

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Tonsontown Boulevard
Towson, Maryland 21286
(410) 823-4470