

IN RE: PETITION FOR SPECIAL HEARING  
SE/S Irish Avenue, 1280' SW of  
Monkton Road  
(15867 and 15901 Irish Avenue)  
10th Election District  
6th Councilmanic District

Margaret J. Roberts Williams  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-175-SPH

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Margaret J. Roberts Williams. The Petitioner seeks approval of a non-density transfer of 1.988 acres, more or less, and an accessory use structure (shed) on a lot that does not have a principal use structure, and in an area to be declared non-density. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 3.

Appearing at the hearing on behalf of the Petition were Charles T. Williams, the Petitioner's representative, Scott Lindgren and Bruce Doak with Gerhold, Cross & Etzel, the consultants who prepared the site plan for this property, David Brown, adjoining property owner, and Harry Filbert and Joan McClernan, residents from the surrounding community. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the Petitioner owns two separate unimproved parcels of adjoining R.C.2 zoned land on the south side of Irish Avenue in Monkton. Presently, one parcel consists of 5.976 acres and the other, 1.988 acres, which are outlined in green and orange, respectively, on the site plan submitted into evidence as Petitioner's Exhibit 3. The Petitioner is desirous of combining these two parcels into

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Date 11/3/98

By [Signature]

one parcel for the purpose of subdividing same into two separate building lots. Upon completion of the subdivision, proposed lot 1 will contain 3.172 acres, and proposed Lot 2 will contain 4.788 acres, as shown on the site plan submitted into evidence as Petitioner's Exhibit 1A. However, prior to approval of this minor subdivision, the Department of Permits and Development Management (DPDM) requested the Petitioner combine the 1.988 acre parcel by way of a non-density transfer. Thus, the special hearing is necessary in order to proceed as proposed.

In addition, the Petitioner requests approval to retain an existing shed located in the southeast corner of proposed Lot 2, in the area previously designated as part of the 1.988-acre non-density parcel. If the shed were associated with a principal structure, the special hearing would not be necessary; however, until such time as proposed Lot 2 is developed with a single family dwelling, a special hearing to retain the shed in its present location is necessary.

As noted above, several residents from the surrounding community appeared as interested parties. Mr. David Brown is actually interested in purchasing the property and wanted the opportunity to discuss the sale of same with the Petitioner. No one appeared in opposition to the request.

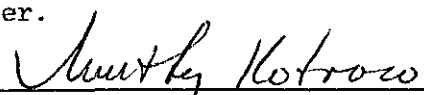
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It is clear that the combination of the 1.988 acre parcel with the larger 5.976 acre parcel will not increase the density associated with this land and will ultimately provide two building lots of equally substantial size. Furthermore, it is anticipated that proposed Lot 2 will be developed with a single family dwelling at which time the existing shed will be associat-

ed with a principal structure. Thus, it appears that strict compliance at this time with the zoning requirements would be unreasonable and create an undue hardship upon the Petitioner. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare and meets the spirit and intent of the zoning regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13<sup>th</sup> day of January, 1998 that the Petition for Special Hearing seeking approval of a non-density transfer of 1.988 acres, more or less, and an accessory use structure (shed) on a lot that does not have a principal use structure, and in an area to be declared non-density, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until 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., new deeds incorporating a reference to this case and the restrictions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and copies of same forwarded to the Department of Permits and Development Management (DPDM) for inclusion in the case file.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROW  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs



Baltimore County  
Zoning Commissioner  
Office of Planning

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

January 13, 1998

Mr. Charles T. Williams  
4225 Saint Claire Bridge Road  
Jarrettsville, Maryland 21084

RE: PETITION FOR SPECIAL HEARING  
SE/S Irish Avenue, 1280' SW of Monkton Road  
(15867 and 15901 Irish Avenue)  
10th Election District - 6th Councilmanic District  
Margaret J. Roberts Williams - Petitioner  
Case No. 98-175-SPH

Dear Mr. Williams:

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 cursive script, appearing to read "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Messrs. Bruce E. Doak & Scott Lindgren, Gerhold, Cross & Etzel  
320 E. Towsontown Blvd., Suite 100, Towson, Md. 21286

Mr. David P. Brown, 15901 Irish Avenue, Monkton, Md. 21111  
Mr. Harry Filbert, 15230 Manor Road, Monkton, Md. 21111  
Ms. Joan McClernan, 16524 J. M. Pearce Road, Monkton, Md. 21111

People's Counsel; Case Files



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #15867 & #15901 Irish Avenue

which is presently zoned

RC 2

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

- 1) The non-density transfer of 1.988 Acres, more or less
- 2) An accessory use structure (shed) on a lot that does not have a principal use structure, AND IN AN AREA to be declared NON-density.

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):

Margaret J. Roberts Williams

(Type or Print Name)

Signature

(Type or Print Name)

Signature

4225 Saint Claire Bridge Rd. 410-557-9954  
Address Phone No.

Jarrettsville MD 21084

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

Bruce E. Doak  
Gerhold, Cross & Etzel, Ltd., suite 100

Name  
320 E. Towsontown Blvd. 21286 410-823-4470  
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL ☒ OTHER

REVIEWED BY: CAM DATE 3/10/97

98-175-SPH

175

ORDER RECEIVED FOR FILING

Date

By

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

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

**October 23, 1997**

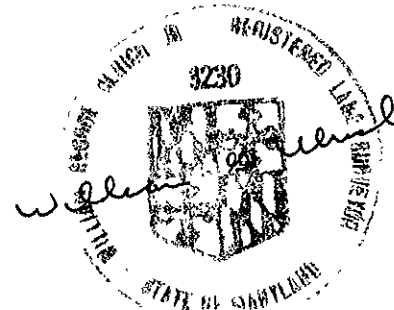
**Zoning Description**

All that piece or parcel of land situate, lying and being in the Tenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for same at a point on the southeast side of Irish Avenue as widened said point of beginning being measured southwesterly along the southeast side of Irish Avenue 1280 feet from the centerline of Monkton Road thence leaving Irish Avenue and running on the land of the herein petitioner's. The following eight lines, viz: 1) South 82 degrees 03 minutes 18 seconds East 32.39 feet, 2) South 36 degrees 57 minutes 50 seconds East 400.00 feet, 3) South 50 degrees 31 minutes 02 seconds West 15.00 feet, 4) South 22 degrees 27 minutes 39 seconds West 552.24 feet, 5) North 69 degrees 53 minutes 22 seconds West 320.66 feet, 6) North 05 degrees 37 minutes 19 seconds West 50.03 feet, 7) South 84 degrees 19 minutes 15 seconds West 99.96 feet, 8) North 02 degrees 09 minutes 00 seconds West 434.85 feet, to the southeast side of Irish Avenue as widened, thence binding on the southeast side of Irish Avenue the two following lines, viz: North 69 degrees 31 minutes 04 seconds East 54.96 feet and by line curving to the left having radius of 710 feet and an arc length of 405.73 feet to the place of beginning.

Containing 7.960 Acres of Land more or less.

Note: This description satisfies the requirements of the Baltimore County Office of Zoning and is not to be used for conveyancing purposes.



**98-175-SPH**

BALTIMORE COUNTY, MD AND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 044354

R-001-6150

DATE 3/02/97 ACCOUNT 3/02/97

175  
CAM AMOUNT \$ 50.00

RECEIVED FROM: W. Williams

FOR: SPH 15867 + 15901

Irish Ave

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL ON  
03/03/1997 10/31/1997  
151001 CASHIER TUESDAY 1997  
\$ MISCELLANEOUS CAM PAID  
RECEIPT 3 02/97  
CAM NO. 04674

Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF PUBLICATION

## 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: #98-175-SPH  
15867 & 15901 Irish Avenue  
SE/S Irish Avenue, 1280' SW  
Monkton Road  
10th Election District  
6th Councilmanic  
Legal Owner(s):

Margaret J. Roberts Williams  
Special Hearing: to approve the non-density transfer of 1.988 acres, more or less; and to approve an accessory structure (shed) on a lot that does not have a principal use structure and in an area to be declared non-density.

Hearing: Friday, December 12, 1997 at 10:00 a.m. in Room 106, County Office Bldg., 111 West 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 concerning the File and/or Hearing, Please Call (410) 887-3391.

11/388 Nov. 27 C192414

TOWSON, MD., November 27, 19 97

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 Nov. 27, 19 97.

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: 98-175 SPH

Petitioner/Developer: MARGARET J. ROBERTS WILLIAMS  
% BRUCE DOAK

Date of Hearing/Closing: (FRIDAY) 12-12-1997

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 \_\_\_\_\_

15901 IRISH AVE

The sign(s) were posted on 11-21-97  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 11/25/97  
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

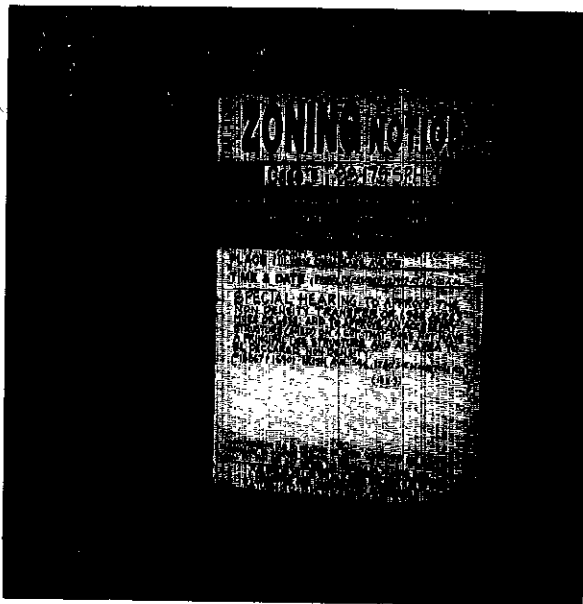
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 905-8571



# 98-175 SPH  
15901 IRISH AVE  
POSTED 11/21/97

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.: 98-175-SPH

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

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: Special Hearing to allow a ~~1.988t~~ <sup>Non density</sup> ~~area~~  
transfer of 1.988t Acres, to allow an accessory  
use on a lot that does not have a principal use structure  
and is an area to be declared non-density

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 Avenue  
Towson, Maryland 21204

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.: 175

Petitioner: MARGARET J. ROBERTS WILLIAMS

Location: #15867 & #15901 IRISH AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CHARLES T. WILLIAMS, III

ADDRESS: 375 W. PADONIA ROAD, SUITE 255

TIMONIUM, MARYLAND 21093-2129

PHONE NUMBER: 410-561-9093

AJ:ggs

(Revised 09/24/96)



Baltimore County  
Department of Permits and  
Development Management

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

November 14 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: 98-175-SPH  
15867 & 15901 Irish Avenue  
SE/S Irish Avenue, 1280' SW Monkton Road  
10th Election District - 6th Councilmanic District  
Legal Owner: Margaret J. Roberts Williams

Special Hearing to approve the non-density transfer of 1.988 acres, more or less; and to approve an accessory structure (shed) on a lot that does not have a principal use structure and in an area to be declared non-density.

HEARING: Friday, December 12, 1997 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature, the letters "scj" are written in a smaller, simpler script.

Arnold Jablon  
Director

c: Bruce E. Doak  
Margaret J. Roberts Williams

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 26, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
November 26, 1997 Issue - Jeffersonian

Please forward billing to:

Charles T. Williams, III 410-561-9093  
375 W. Padonia Road, Suite 255  
Timonium, MD 21093-2129

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**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:

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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.



Baltimore County  
Department of Permits and  
Development Management

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

December 3, 1997

Ms. Margaret J. Roberts Williams  
4225 Saint Claire Bridge Road  
Jarrettsville, MD 21084

RE: Item No.: 175  
Case No.: 98-175-SPH  
Petitioner: Margaret R. Williams

Dear Ms. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 31, 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.", is written over a printed name.

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 11/14/97  
Item No. 175 CAM

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,

*Cindy M. Webb*  
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  
Fire Department

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

NOVEMBER 19, 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 NOVEMBER 17, 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.

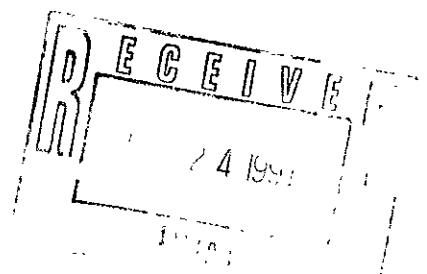
8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

175, 177, 179, 180 182, 183, AND 184

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-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:   November 24, 1997

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

SUBJECT:   Zoning Advisory Committee Meeting  
              for November 24, 1997  
              Item Nos. 175, 179, 180, 181, 183,  
              and 184

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

RWB:HJO:jrb

cc:   File

ZONE1124.NOC

Seni  
12/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** November 1, 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. 175, 187, 188, and 189

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  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

DATE: December 4, 1997

To: Arnold L. Jablon

From: R. Bruce Seeley *RB/SP*

Subject: Zoning Item #175

Williams Property, Irish Avenue

Zoning Advisory Committee Meeting of November 17, 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).

BS:sp

Williams.Doc

RE: PETITION FOR SPECIAL HEARING  
15867 & 15901 Irish Avenue, SE/S Irish  
Avenue, 1280' SW Monkton Road  
10th Election District, 6th Councilmanic

Margaret J. Roberts Williams  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 98-175-SPH

\* \* \* \* \*

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 1st day of December, 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

PLEASE PRINT CLEARLY

PETITIONERS

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

SCOTT LINDGREN

SHUTE 100 320 E. TOWSON TOWN BLVD

GERHOLD, CROSS & ETZEL, LTD

TOWSON, MD 21286

BRUCE DOAK - GCE

CHARLES T. LUKHAMS JR

4225 St Clair Bldg Rd <sup>Emmitsville</sup> 21087

Daniel P. Brown

15901 IRISH AVE. MONKTON, MD. 21111

HARRY F. ILBERT

15230 MARION RD. MONKTON MD

JOHN MCCLEMAN

16524 Jm Pearce Rd. Monkton 21111



Petitioner's  
Exhibit  
4A

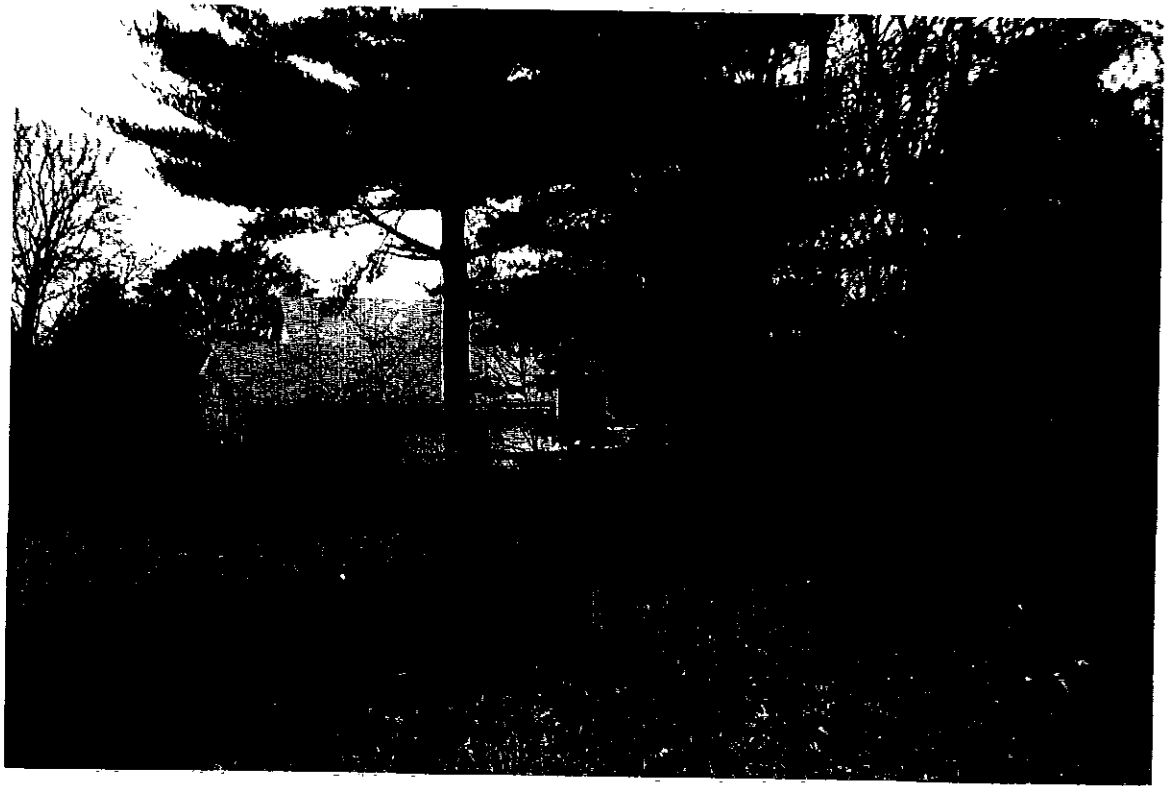
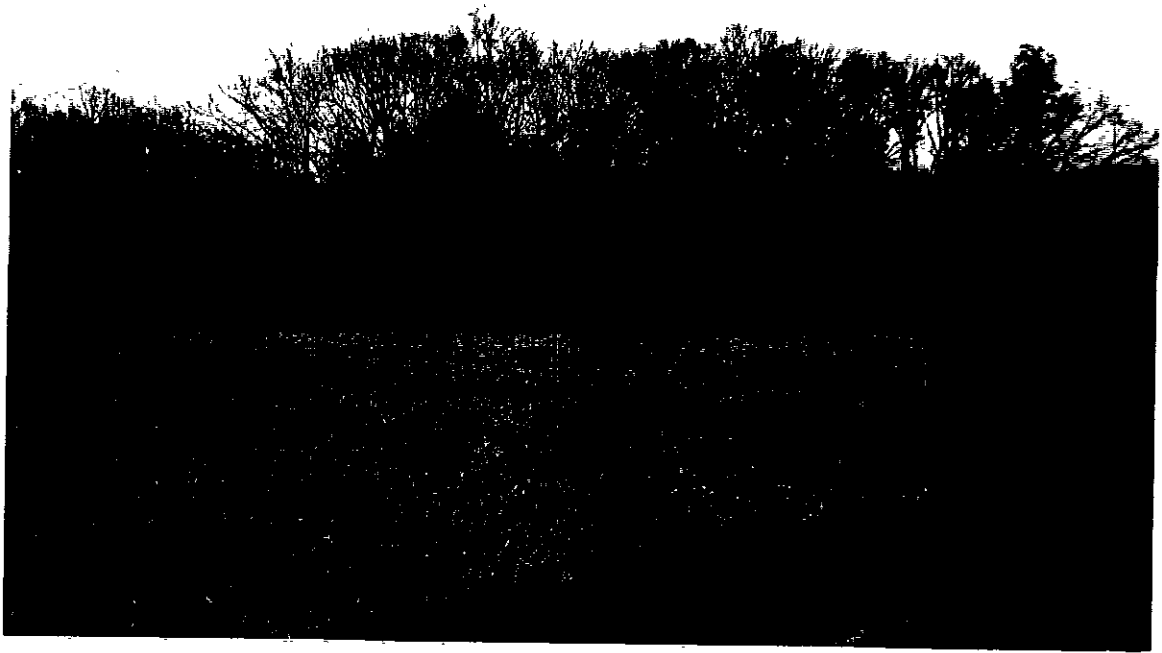
98-175-SPH



4A





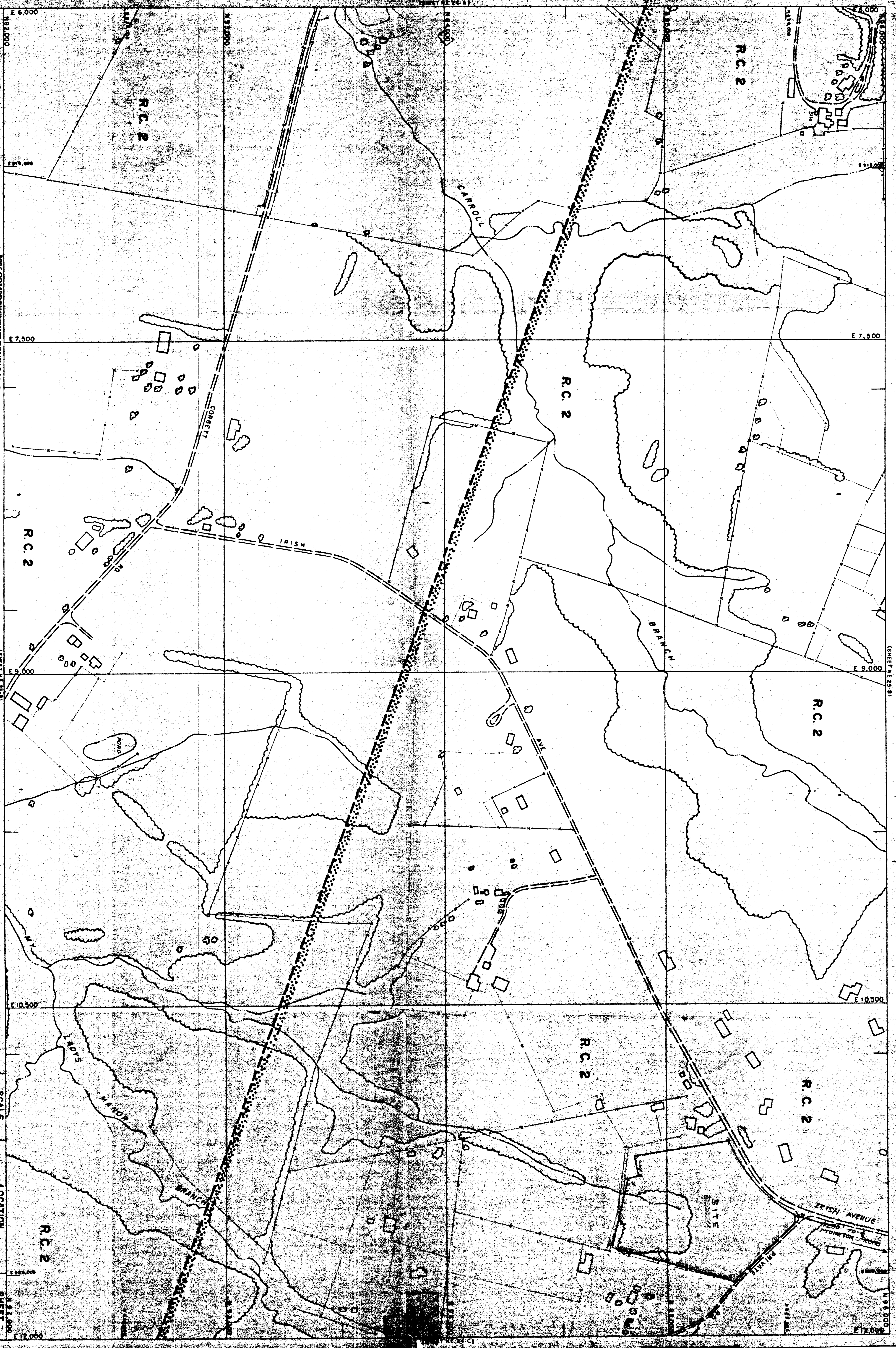












THIS MAP HAS BEEN REVIEWED IN SELECTED AREAS BY  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY RICHARD NORM, INC. BALTIMORE, MD. 21110

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 Kennedy*  
Chairman, County Council

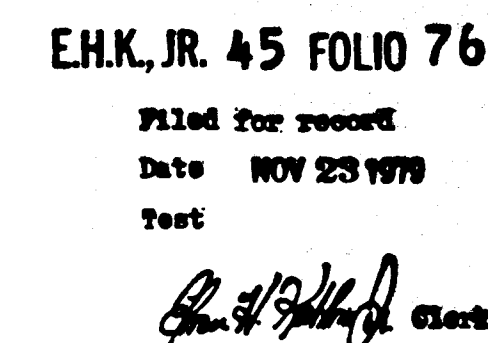
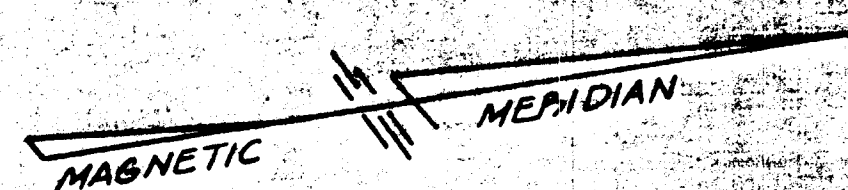
BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

|                                              |                              |                       |
|----------------------------------------------|------------------------------|-----------------------|
| SCALE<br>1" = 200'                           | LOCATION<br>WEST OF<br>MANOR | SHEET<br>N.E.<br>24-B |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1985 |                              |                       |

98-175-SPH







**GERHOLD, CROSS & ETZEL**  
REGISTERED LAND SURVEYORS  
412 DELAWARE AVE.  
TOWSON, MD. 21204

HIGHWAY'S DEPARTMENT OF BALTO. CO.  
APPROVED FOR STREET ALIGNMENT LOCATION  
*John L. Nash* 11/10/72  
ROADS ENGINEER DATE  
APPROVED FOR BALTO. CO. HEALTH DEPT.  
*Joseph A. Brown* 11/11/72  
DEPUTY STATE CO. HEALTH OFFICER DATE  
APPROVED FOR BALTO. CO. PLANNING DD  
*John L. Nash* 11-16-72  
DIRECTOR DATE

SURVEYOR'S CERTIFICATE:  
I, CARL GEPHOLD, A REGISTERED  
PROFESSIONAL LAND SURVEYOR OF THE STATE  
OF MARYLAND, DO HEREBY CERTIFY THAT THE  
LAND SHOWN HEREON HAS BEEN LAID OUT AND  
THE PLAT THEREOF PREPARED IN ACCORDANCE  
WITH THE PROVISIONS OF THE LAW RELATING TO  
THE SUBDIVISION OF LAND KNOWN AS HOUSE  
BILL NO. 459, CH. 101G, OF THE ACTS OF 1945 AND  
SUBSEQUENT ACTS AMENDATORY THERE TO.

*Carl G. Gephold*  
REG. PROF. LAND SURVEYOR # 2880

OWNER'S CERTIFICATE:  
THE REQUIREMENTS OF SECTION 59  
TO 62, ARTICLE 17 OF THE ANNOTATED CODE  
OF MARYLAND, 1957 EDITION (TITLE: CLEAMS  
OF THE COURT, 308-TITLE: CLEAMS OF  
CIRCUIT COURTS) AS FAR AS THEY RELATE  
TO THE MAKING OF THIS PLAT AND THE  
SETTING OF MARKERS HAVE BEEN  
COMPLIED WITH.

*John W. Roberts* *John W. Roberts*  
\_\_\_\_\_  
OWNED  
ADDRESS 15901 1215th AVENUE  
MONKTON MD

NOTES:  
STREETS AND/OR ROADS SHOWN HEREON  
AND MENTION THEREOF IN DEEDS ARE FOR  
PURPOSES OF DESCRIPTION ONLY AND THE  
SAME ARE NOT INTENDED TO BE DEDICATED  
TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE  
DEEDS THEREOF IS EXPRESSLY RESERVED IN  
THE GRANTORS OF THE DEED TO WHICH THIS  
PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS  
THE COORDINATES SHOWN ON THIS PLAT ARE  
BASED ON AN ASSUMED SYSTEM.

