

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
N/S Forge Road, 1200 ft. +/-		
W of c/l Forgeview Road	*	ZONING COMMISSIONER
Kahl property		
11th Election District	*	OF BALTIMORE COUNTY
5th Councilmanic District		
Frances A. Kahl, Petitioner	*	Case No. 98-320-SPH
* * * * *		* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located adjacent to Forge Road in north-eastern Baltimore County, approximately 1200 ft. NW of the intersection of Forge Road and Forgeview Road. The Petition was filed by Frances A. Kahl, property owner. Special hearing relief is requested to approve; (1) the non-density transfer of 1.7 acres to an adjoining property owner; and (2) the non-density transfer of 4.8 acres to a second adjoining property owner. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was Frances A. Kahl, property owner/Petitioner. Also present were Frances K. Bochenek and George Kahl. Testifying in support of the Petition was Bruce Doak, the surveyor who prepared the site plan. The Petitioner was represented by Otto B. Zimmer, Jr., Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented at the hearing was that Frances A. Kahl is the wife of George A. Kahl and the owner of a tract of land which is in excess of 11 acres, zoned D.R.1-H, in northeastern Baltimore County. The property is located adjacent to Forge Road, not far from that roadway's intersection with Cross Road and Forgeview Road. The property is in the vicinity of the Gunpowder Falls State Park.

CASE RECEIVED FOR FILING
 5/20/98
 Date
 By *[Signature]*

Previously, Mrs. Kahl subdivided her property and conveyed two lots. One of these two lots was transferred to her daughter and son in-law, Charlotte Kahl Rutkowski and Louis L. Rutkowski, and the second was transferred to another daughter and son in-law, Frances K. Bochenek and Raymond J. Bochenek. Mr. and Mrs. Rutkowski and Mr. and Mrs. Bochenek now respectively reside on the lots previously conveyed to them. George A. Kahl and Frances A. Kahl, parents, retained a sizeable portion of the tract.

Apparently, the senior Mr. and Mrs. Kahl have now decided to transfer additional acreage to their daughters and sons in-law. As shown on the site plan, a tract of 1.7 acres in area will be transferred to Mr. and Mrs. Bochenek. The second tract, approximately 4.8 acres will be transferred to Mr. and Mrs. Rutkowski. These transfers will be added to the lots previously conveyed. Both of these transfers are designated as "non-density" in that no rights of subdivision are being conveyed. The proposal here is merely to modify the lot lines so as to increase the area owned by the Rutkowski and the Bocheneks. Mr. and Mrs. Kahl will retain the small lot on which their house is located, in addition to a 4.6 acre tract, all as more particularly shown on the site plan.

As noted above, there were no Protestants at the hearing and there are no adverse comments from the Zoning Plans Advisory Committee. The Office of Planning indicated that they had no comment as to the request and the Department of Environmental Protection and Resource Management (DEPRM) issued a standard comment; that development of the property must comply with the regulations for the protection of water quality, streams, wetlands and floodplains. The site plan shows no additional development proposed, only that conveyance of certain acreage to increase the holdings of Mr. and Mrs. Rutkowski and Mr. and Mrs. Bochenek.

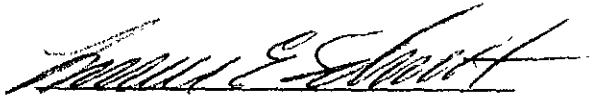
Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. The conveyances appear to be appropriate and reflect the desires of the parties. Moreover, there is no increase in residential density proposed, nor will there be any adverse impact upon the community. For these reasons, the Petition for Special Hearing shall be granted, subject to compliance with the comment from DEPRM, in the event the properties are developed in the future.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition 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 30th day of May 1998 that, pursuant to the Petition for Special Hearing, approval for a non-density transfer of 1.7 acres to an adjoining property owner, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval for a non-density transfer of 4.8 acres to another adjoining property owner, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at her 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.
2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, DEPRM, dated March 30, 1998 are adopted in their entirety and made a part of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECORDED FOR PLANS
Date 5/20/98
By Mr. Good



Baltimore County
Zoning Commissioner
Office of Planning

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

May 20, 1998

Otho B. Zimmer, Jr., Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 98-320-SPH
Frances A. Kahl, Petitioner

Dear Mr. Zimmer:

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

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mrs. Frances A. Kahl
4828 Forge Road
Perry Hall, Md. 21128





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1200 1/2 N.W. OF THE FORGEVIEW ROAD
which is presently zoned D.R. 1 H

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 1.7 ACRES +/- TO AN ADJOINING OWNER.
2. THE NON-DENSITY TRANSFER OF 9.8 ACRES +/- TO AN ADJOINING OWNER.

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 SURVEYOR

BRUCE DOAK 410-823-4470
(Type or Print Name)

GERHOLD, CROSS & ETZEL, LTD.
Signature

320 EAST TOWSONTOWN BLVD. SUITE 100
Address

TOWSON, MD 21286
City State Zipcode

Attorney for Petitioner:

OTHO B. ZIMMER, JR.
(Type or Print Name)

Otho B. Zimmer, Jr.
Signature

305 WEST CHESAPEAKE AVE. 410 296-2200
Address Phone No.

TOWSON, MD 21204
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):

FRANCES A. KAHL
(Type or Print Name)

Frances A. Kahl
Signature

(Type or Print Name)

Signature

4828 FORGE ROAD * 410-486-4862
Address Phone No.

PERRY HALL, MD 21128
City State Zipcode

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

B. DOAK
Name

SAME
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following date _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: Jim DATE 2-7-98

320

98-320-SPH

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. ULBRICH

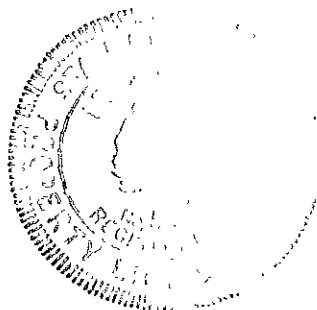
February 24, 1998

**Zoning Description
Kahl Property
11th Election District**

Beginning for the same in the centerline of Forge Road at the distance of 1200 feet measured northwesterly from the intersection of the centerline of Forgeview Road with the centerline of Forge Road. Thence binding on the centerline of Forge Road, North 76 degrees 23 minutes 30 seconds 336.1 feet, thence leaving Forge Road and running on the outlines of the herein petitioner the following ten courses and distances, viz: North 31 degrees 00 minutes 40 seconds East 337.2 feet, North 47 degrees 15 minutes West 87.3 feet, North 42 degrees 45 minutes East 966.3 feet, South 73 degrees 47 minutes East 486.5 feet, South 42 degrees 44 minutes 29 seconds West 542.0 feet, North 47 degrees 14 minutes 30 seconds West 150.0 feet, South 42 degrees 45 minutes 30 seconds West 262.4 feet, South 10 degrees 01 minutes West 326.5 feet, North 61 degrees 12 minutes 30 seconds West 122.9 feet, South 18 degrees 51 minutes 30 seconds West 264.0 feet to the place of beginning.

Containing 11.0 Acres of land more or less.

320



98-320-SPH

**NOTICE OF ZONING
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: #98-320-SPH
N/S Forge Road, 1200' +/- W
of centerline Forgeview Road
(Kahl Property)
11th Election District
5th Councilmanic District
Legal Owner(s):
Frances A. Kahl

Special Hearing: to approve
the non-density transfer of 1.7
(+/-) and 4.8 +/- acres to an
adjoining owner.

**Hearing: Monday, April 27,
1998 at 8:00 a.m. in Room
407, County Courts Bldg.,
401 Basley Avenue.**

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

(2) For information concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

4/137 April 9

C219557

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/9/, 19 98

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 4/9/, 19 98.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MA' AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

320

No. 050961

DATE 3-9-48 ACCOUNT R001-6150

AMOUNT \$ 100.00

RECEIVED FROM: F. KAHL FORGE RD.
1200' W OF FORGE

FOR: (030) SPH.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

98-320-SPH
JCM

PAID RECEIPT

PROCESS	ACTUAL	TIME
3/09/1998	3/09/1998	14:17:27
REG 4805	CASHIER BTRY EXT DRAWER	\$
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	054971	OFFIC
CF NO.	050961	

100.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

RE: PETITION FOR SPECIAL HEARING
N/S Forge Road, 1200'± W of c/l Forge-
view Road (Kahl Property)
11th Election District, 5th Councilmanic

Frances A. Kahl
Petitioner

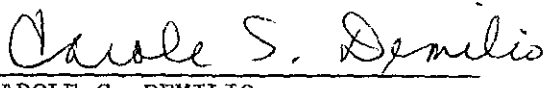
* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-320-SPH

* * * * *

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
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 2nd day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Otho B. Zimmer, Jr., Esq., 305 W. Chesapeake Avenue, Towson, MD 21204, attorney for Petitioner.


PETER MAX ZIMMERMAN

CERTIFICATE OF POSTING

RE: Case No.

98-320 SPH

Petitioner/Developer:

KAHL, ETAL
BRUCE DOAK, GC&E

Date of Hearing/Closing:

4/27/98

@ 9 AM

RM-407 CCB

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 VIC. #4828 FORGE ROAD
KAHL PROP.

The sign(s) were posted on

4/1/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/1/98
(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 ; CELL 410-905-8571
(Telephone Number)

ZONING NOTICE

Case #: 98-320-SPH

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

PLACE: ROOM 407, COUNTY COURTS BUILDING

TIME & DATE: MONDAY, APRIL 27, 1998 AT 9:00 AM

SPECIAL HEARING TO APPROVE THE
NON DENSITY TRANSFER OF 1.7 AND 4.8 ACRES
TO AN ADJOINING OWNER. (OWNERS)
#4828 FORGE ROAD (N/S) 27 J 4 (KAHL).

FEES WILL BE COLLECTED BY PH O'KEEFE 410-666-5366

RECOMMENDATION DUE TO WEATHER OR OTHER CIRCUMSTANCES AND SCHEDULING
NECESSARY FOR CONSIDERING HEARINGS
CALL 410-666-5366 THE DAY BEFORE THE SCHEDULED HEARING DATE
IF ANY OWNER HAS QUESTIONS OR NEEDS MORE INFORMATION
HEARINGS ARE HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

March 23, 1998

NOTICE OF ZONING 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: 98-320-SPH
N/S Forge Road, 1200' +/- W of centerline Forgeview Road (Kahl Property)
11th Election District - 5th Councilmanic District
Legal Owner: Frances A. Kahl

Special Hearing to approve the non-density transfer of 1.7 (+/-) and 4.8 (+/-) acres to an adjoining owner.

HEARING: Monday, April 27, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Otho B. Zimmer, Jr., Esquire
Gerhold, Cross & Etzel, Ltd.
Frances A. Kahl

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 12, 1998.**
- (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
April 9, 1998 Issue - Jeffersonian

Please forward billing to:

Otho B. Zimmer, Jr., Esquire 410-296-2200
Chesapeake Building
Suite 107
305 West Chesapeake Avenue
Towson, MD 21204

NOTICE OF ZONING 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: 98-320-SPH
N/S Forge Road, 1200' +/- W of centerline Forgeview Road (Kahl Property)
11th Election District - 5th Councilmanic District
Legal Owner: Frances A. Kahl

Special Hearing to approve the non-density transfer of 1.7 (+/-) and 4.8 (+/-) acres to an adjoining owner.

HEARING: Monday, April 27, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt *ecs*

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood 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.: 320

Petitioner: FRANCES A. KAHL

Location: 1200'± NORTHWESTERLY OF THE INTERSECTION OF FORGEVIEW RD AND FORGE ROAD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: OTHO B. ZIMMER JR.

ADDRESS: CHESAPEAKE BUILDING, SUITE 107

306 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

PHONE NUMBER: 410 296-2200

AJ:ggs

(Revised 09/24/96)

98-320-5PH

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.: 98-320-SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A SPECIAL HEARING TO APPROVE A
NON-DENSITY TRANSFER OF A 1.7 ACRE
PARCEL AND A 4.8 ACRE PARCEL TO
ADJOINING OWNERS.

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

April 22, 1998

Otho B. Zimmer, Jr., Esq.
305 W. Chesapeake Avenue
Towson, MD 21204

RE:

Item No.: 320
Case No.: 98-320-SPH
Petitioner: Frances A. Kahl
Location: 1200'+/- NW Forgeview Rd

Dear Mr. Zimmer:

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 March 9, 1998.

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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: March 30, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for March 30, 1998
Item Nos. 320, 323, 324, 325, 329,
330, 331, 332, 333, and 335

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

RWB:HJO:jrb

cc: File

Due Date: March 30, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *Q AS/JP*

SUBJECT: Zoning Item #320

Kahl Property, Forgeview Road

Zoning Advisory Committee Meeting of March 23, 1998

- ☐ 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 (Section 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).

GP:sp



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 3-20-58
Item No. 320 JCM

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

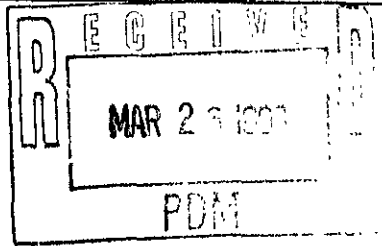
My telephone number is _____

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
Fire Department



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

March 23, 1998

Aaron J. Baker, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
410-337-4000

RE: Property Owner: ONE BELOW

Location: DISTRIBUTION MEETING OF MARCH 23, 1998

From: Mr. JIM BELOW

Topic: Agenda:

Dear Sir:

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 plan for the property.

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

310, 322, 312, 324, 325, 326, 329, 330, 332, 335
AND THE PERMIT FOR FARMER'S ROADSIDE STAND (COUNCIL
ORDER).

RESPECTFULLY,
LT. ROBERT P. JOSEPH

March 23, 1998 PHONE 307-1041

BT



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 3, 1998

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

SUBJECT: Zoning Advisory Petitions

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

Item No. 320, 347, 356, 357, 358, and 360

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

Prepared by:

Jeffrey M. Long

Division Chief:

Gary L. Kerns

AFK/JL

4/27, 5/15

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

FRANCES A. KAHL

4828 Forge Rd

Perry Hall, MD 21128

Frances K Bochenek

4830 Forge Rd.

Perry Hall, MD 21128

GEORGE KAHL

17419 YORK ROAD

PARKTON, MD 21120-9707

OTHO B. ZIMMER, JR., ESQ

305 W. CHESAPEAKE AVE

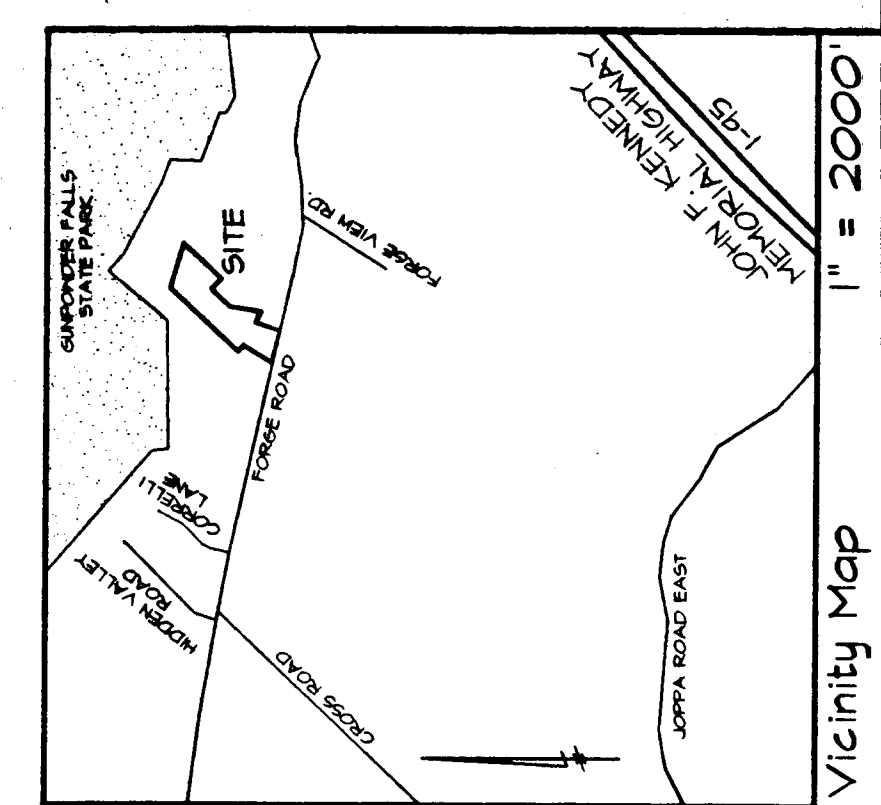
TOWSON, MD. 21204

BRUCE DOAK - GERNARD, CROSS & ETEFL

320 E. TOWSONTOWN BVD.

TOWSON MD 21286





- GENERAL NOTES
1. THE PROPERTY LINES SHOWN HEREIN WERE TAKEN FROM THE TITLE DEEDS.
 2. THE TOPOGRAPHIC SURVEY HEREIN WAS TAKEN FROM BALTIMORE COUNTY 200 SCALE.
 3. THE 100' WIDE STRIP SHOWN HEREIN WAS TAKEN FROM BALTIMORE COUNTY SURVEY MAP NO. 3.
 4. THE 100' WIDE STRIP SHOWN HEREIN WAS TAKEN FROM BALTIMORE COUNTY SURVEY MAP NO. 3.
 5. THE 100' WIDE STRIP SHOWN HEREIN WAS TAKEN FROM BALTIMORE COUNTY SURVEY MAP NO. 3.
 6. THE 100' WIDE STRIP SHOWN HEREIN WAS TAKEN FROM BALTIMORE COUNTY SURVEY MAP NO. 3.
 7. THE 100' WIDE STRIP SHOWN HEREIN WAS TAKEN FROM BALTIMORE COUNTY SURVEY MAP NO. 3.
 8. THE 100' WIDE STRIP SHOWN HEREIN WAS TAKEN FROM BALTIMORE COUNTY SURVEY MAP NO. 3.
 9. THE 100' WIDE STRIP SHOWN HEREIN WAS TAKEN FROM BALTIMORE COUNTY SURVEY MAP NO. 3.
 10. THE 100' WIDE STRIP SHOWN HEREIN WAS TAKEN FROM BALTIMORE COUNTY SURVEY MAP NO. 3.

SPECIAL HEARING REQUESTED TO APPROVE:

1. THE NON-DENSITY TRANSFER OF 1.7 ACRES TO AN ADJOINING OWNER.
2. THE NON-DENSITY TRANSFER OF 4.5 ACRES TO AN ADJOINING OWNER.

320



PLAT TO ACCOMPANY A PETITION
FOR A SPECIAL HEARING
KAHL PROPERTY

FORGE ROAD
Deed Ref. G.L.B. No. 2088 folio 14
Tax Account No. 11-11-000451
Zoned D.R.-1H
Tax Map 69; Grid 24; Parcel 30
11th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	NOISE/INTERFERENCE	STREETS & PARKING
A022 B02	Severe, slope moderate	Moderate, slope	Moderate, slope
C022 C022	Slight to moderate	Slight	Moderate, slope
C023 C023	Slight to moderate	Slight	Moderate, slope
C022	Moderate, slope moderate	Moderate, slope	Moderate, slope
L022 L02	Severe, slope moderate	Severe, slope	Severe, slope
N022	Moderate, moderate permeability	Slight	Moderate, slope

SYMBOLS LEGEND

- SOIL LINE
- MOODS LINE
- ZONING LINE
- EXISTING DWELLING
- EXISTING PAVING

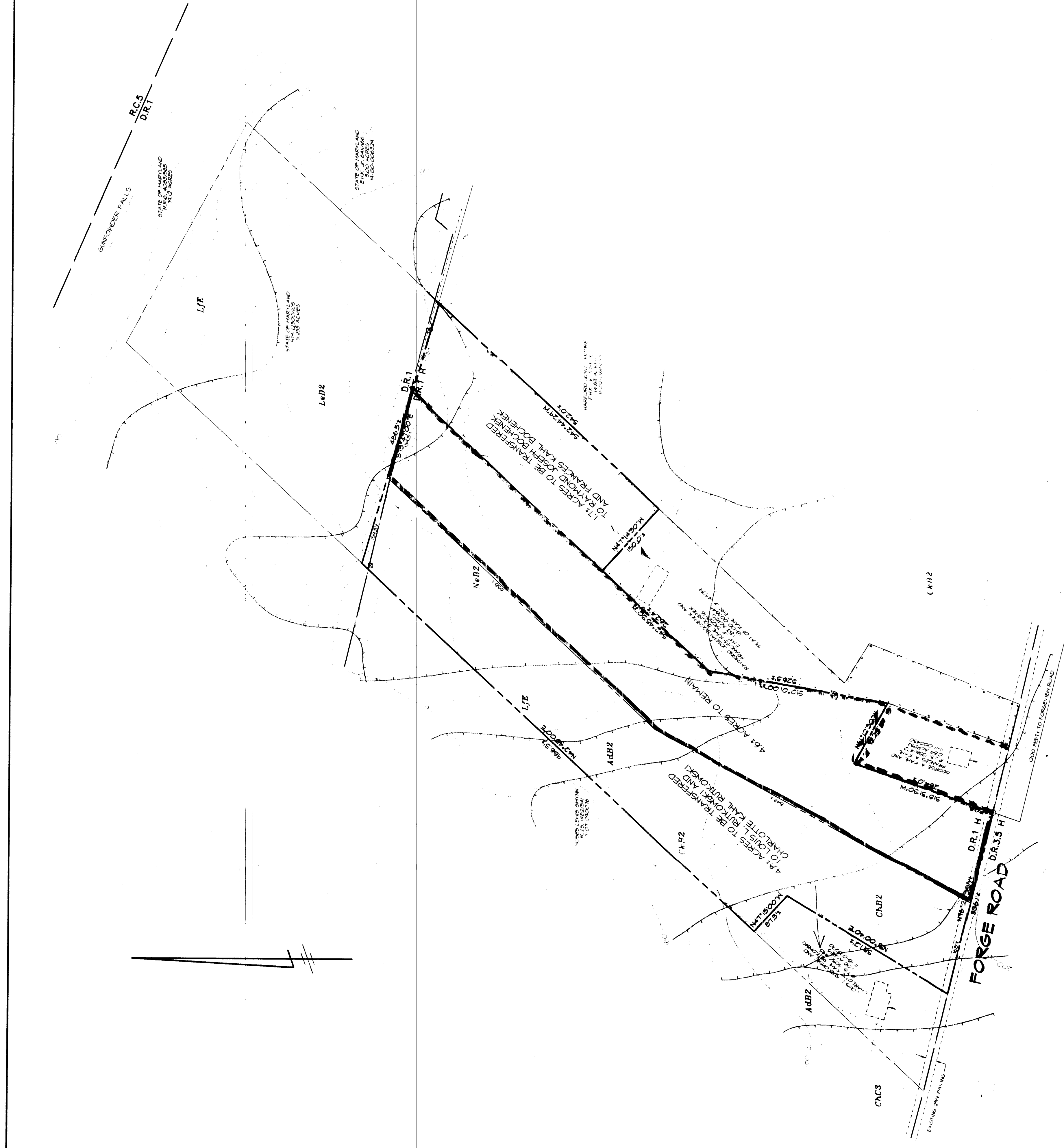
OWNER
PERRY HALL
4000 PERRY HALL ROAD
PERRY HALL, MARYLAND 21229

Scale: 1" = 100'

MARCH 4, 1988
GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towson Boulevard
Towson, Maryland 21286
(410) 923-4470

TECHNICIAN, D.J.

98-320-SPH



SYMBOLS LEGEND

SOIL TYPES & LIMITATIONS			
TYPE	SERPIC FLOW FIELDS	MOISTURE MOVEMENT	STREETS & PARKING
AD30 Btp	Severe low permeability	Moderate moisture	Moderate slope
GD2 1/2	Slight to moderate	Slight	Moderate slope
GD3 1/2	Slight to moderate	Slight	Severe slope
GD2	Moderate, moderate permeability	Moderate slope	Severe slope
LeD2 1/2	Severe slope	Severe slope	Severe slope
HD2	Moderate moisture permeability	Slight	Moderate slope

PLAT TO ACCOMPANY A PETITION
FOR A SPECIAL HEARING
KAHL PROPERTY
FORCE ROAD
Deed Ref: G-1, G-2, 20280, 101g 14
Tax Assessor's Parcel ID: 0000451
Tax Assessment Zoned DR-1H
Tax Map 63, Grid 24; Parcel 30
11th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

GENERAL NOTES

1. THE PROPERTY LINES SHOWN ON THIS MAP WERE OBTAINED FROM THE TITLE RECORDS.
2. THE TOPOGRAPHIC SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY SOO SCALE SURVEY MAP NO. 30.
3. THE COORDINATE SYSTEM HEREON WAS TAKEN FROM BALTIMORE COUNTY SOO SCALE SURVEY MAP NO. 30.
4. SECTION 34
5. TOWNSHIP 34 N. R. 10 E. GRID
6. 410.04 AC. ±
7. CUMULATIVE TRACT
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100. CUMULATIVE TRACT

SPECIAL HEARING REQUESTED TO APPROVE:

1. THE NON-DENSITY TRANSFER OF 1.7 ACRES± TO AN ADJOINING OWNER.
2. THE NON-DENSITY TRANSFER OF 4.0 ACRES± TO AN ADJOINING OWNER.

