

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - NW/S Wesley Chapel
Road, 3,000' SW of Gerting Road * DEPUTY ZONING COMMISSIONER
(16844 Wesley Chapel Road)
10th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 98-381-SPHA

J. Ronald Roth
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, J. Ronald Roth. The Petitioner seeks approval of an accessory building/ garage with a caretaker's apartment therein and a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit said accessory structure to have a height of 26 feet in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted with the Petitions filed which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were J. Ronald Roth, property owner, and David E. Ransone, Professional Land Surveyor who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 25.3 acres, more or less, zoned R.C.4 and is currently unimproved. The Petitioner is desirous of developing the property with a single family residence for himself; however, due to the fact that he travels extensively, the Petitioner proposes to provide living quarters for either a caretaker or an in-law within the proposed garage. At the

ORDER RECEIVED FOR FILING

Date

By

time of filing the instant requests, the Petitioner submitted plans showing the proposed garage to be an accessory structure, separate from the principle dwelling. The proposed structure was to have a height of 26 feet. The Petitioner subsequently changed his plans and he now proposes to attach the garage to the dwelling. Inasmuch as the garage will be attached to the dwelling, the variance from height regulations is no longer necessary and shall be dismissed as moot. However, a special hearing is still necessary to allow a caretaker's or in-law apartment within the garage.

As noted above, the Petitioner travels extensively and is away on business for extended periods of time. The property is located in a remote area of Monkton, adjacent to Gunpowder Falls and land owned by the Maryland State Department of Forest and Parks, and is surrounded by large tracts of land which have been placed in the Maryland Environmental Trust. Thus, in addition to its secluded location, it is evident that the surrounding properties will not be developed in the future. Mr. Roth testified that he would like someone living on the property at all times to oversee the property while he is away on business. He testified that he does not know at the present time if a family member will be living on the property, or if he will hire a caretaker to reside thereon. Thus, he is asking that the special hearing relief be granted to allow either option.

Mr. Roth further testified that he would like to place a trailer on the property during the construction phase of the proposed improvements so that he can oversee the development of his property. Mr. Roth indicated that he is considering constructing the garage with the apartment first and build the dwelling in the future.

After further discussion of this issue, I find that a trailer can be placed on the subject property to provide temporary living quarters

while the house is being constructed, pursuant to Section 415.6 of the B.C.Z.R., and that an additional hearing to amend the site plan will not be necessary. However, upon the issuance of an occupancy permit for the proposed apartment and/or dwelling, the trailer shall be removed.

Subsequent to the hearing, Mr. Ransone on behalf of the Petitioner, submitted a revised site plan reflecting the modifications set forth herein. Said plan has been marked as Petitioner's Exhibit 1A.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the Petitions for Special Hearing and Variance. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations would result in a practical difficulty and unreasonable hardship for 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 B.C.Z.R.

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 Deputy Zoning Commissioner for Baltimore County this 24th day of June, 1998 that the Petition for Special Hearing to approve a caretaker's apartment within the proposed garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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) Upon the issuance of an occupancy permit for the caretaker's/in-law apartment, the trailer shall be removed from the property.
- 3) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), due date of May 4, 1998, a copy of which is attached hereto and made a part hereof.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

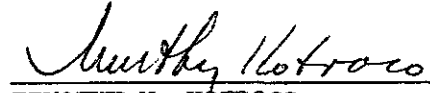
IT IS FURTHER ORDERED that the Petitioner shall be permitted to have a trailer on the subject property for use as temporary living quarters for his caretaker/family member until such time as the proposed caretaker's in-law apartment has been constructed. Upon the issuance of an occupancy permit for the subject apartment, the trailer shall be removed.

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IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 26 feet in lieu of the maximum permitted 15 feet, be and is hereby DISMISSED AS MOOT.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 6/24/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 24, 1998

Benjamin Bronstein, Esquire
George & Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW/S Wesley Chapel Road, 3,000' SW of Gerding Road
(16844 Wesley Chapel Road)
10th Election District - 3rd Councilmanic District
J. Ronald Roth - Petitioner
Case No. 98-381-SPHA

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted and the Petition for Variance dismissed as moot, 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, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. J. Ronald Roth
100 E. Pennsylvania Avenue, Towson, Md. 21204

Mr. David Ransone
P.O. Box 10007, Towson, Md. 21285-0007

DEPRM; People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

16844 Wesley Chapel Road

which is presently zoned

RC4

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 building garage with a caretaker's apartment.

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.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

J. Ronald Roth

(Type or Print Name)

Signature

Attorney for Petitioner: Benjamin Bronstein, Esq.

George & Bronstein, LLP

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Suite 205

Address (410) 296-0200 Phone No.

Towson, Maryland 21204

City

State

Zipcode

100 E. Pennsylvania Ave. 410-296-1653
Address Phone No.

Towson, Maryland 21204

City

State

Zipcode

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

Benjamin Bronstein, Esquire
George & Bronstein, LLP

Name

29 W. Susquehanna Ave., Suite 205
Towson, Maryland 21204 (410) 296-0200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING

Date

BY

**DROP OFF
NO REVIEW
4/14/98 WCR**



98-381-SPHA



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at

16844 Wesley Chapel Road

which is presently zoned RC4

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)

from Section 400.3 BCZR to permit a maximum height of 26 ft in lieu of the maximum permitted 15 ft.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

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: Benjamin Bronstein, Esquire
George & Bronstein, LLP

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Suite 205

=(410)296-0200 Phone No.

Towson, Maryland 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):

(Type or Print Name)

Signature

J. Ronald Roth

(Type or Print Name)

Signature

100 E. Pennsylvania Ave. (410)296-1653

Address

Phone No.

Towson, Maryland 21204

City State Zipcode

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

Benjamin Bronstein, Esquire

George & Bronstein, LLP

Name 29 W. Susquehanna Ave., Suite 205

Towson, Maryland 21204 (410)296-0200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING

DATE BY

DROP OFF
NO REVIEW
4/14/98 WCR

Zoning Administration

Seal of Baltimore County, Maryland

98-381-SPHA

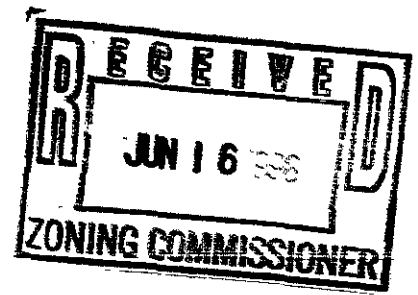
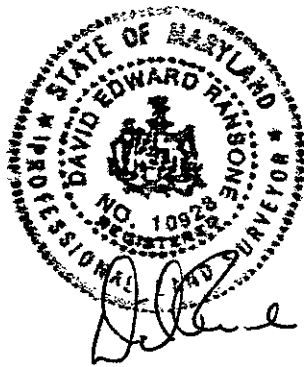
Zoning Description - 16844 Wesley Chapel Road

All that lot of ground situate, lying and being in the Tenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the Easternmost corner of the land of the petitioner herein and being distant the two following courses and distances measured from the intersection of Wesley Chapel Road and Gerting Road viz: Westerly, measured along Wesley Chapel Road 3,000 feet more or less and North 51 degrees 15 minutes West, leaving Wesley Chapel Road, 765 feet, running thence from said point of beginning and binding on the lands of the petitioner herein the Eight following courses and distances viz: South 33 degrees 30 minutes West 334.12 feet, North 87 degrees 45 minutes West 544.5 feet, South 62 degrees 45 minutes West 330 feet, North 51 degrees 45 minutes West, running along the Northern Central Railroad Trail, 815 feet, North 34 degrees 15 minutes East 549.12 feet, North 1 degree 15 minutes East 70.39 feet, North 75 degrees 15 minutes East 475.2 feet and South 51 degrees 15 minutes East 1159 feet to the place of beginning.

Containing 25.3 Acres of land, more or less.

This description is to be used for Zoning purposes and requirements only.

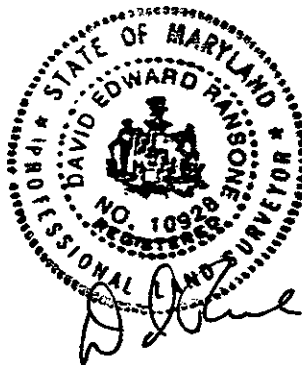


ZONING DESCRIPTION

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 the same at the Easternmost corner of the land of the petitioner herein and being distant North 51 degrees 15 minutes West 765 feet measured from the center of Wesley Chapel Road, and running thence and binding on the lands of the petitioner herein the Eight following courses and distances viz: South 33 degrees 30 minutes West 334.12 feet, North 87 degrees 45 minutes West 544.5 feet, South 62 degrees 45 minutes West 330 feet, North 51 degrees 45 minutes West, running along the Northern Central Railroad Trail, 815 feet, North 34 degrees 15 minutes East 549.12 feet, North 1 degree 15 minutes East 70.39 feet, North 75 degrees 15 minutes East 475.2 feet and South 51 degrees 15 minutes East 1159 feet to the place of beginning.

Containing 25.3 Acres of land, more or less.



98-381-SPHA

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/14/, 1998

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 5/14/, 1998

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

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: #98-381-SPHA
16844 Wesley Chapel Road
NW/S Wesley Chapel Road,
2600' +/- S of Gerting Road
10th Election District
3rd Councilmanic District
Legal Owner(s):

J. Ronald Roth
Special Hearing: to approve
an accessory building garage
with a caretaker's apartment.
Variance: to permit a maxi-
mum height of 26 feet in lieu
of the maximum permitted 15
feet.

Hearing: Monday, June 1,
1998 at 10:00 a.m. in Room
487, County Courts Bldg.,
461 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 concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

5/105 May 14 C228218

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 050859

DATE 5/19/98 ACCOUNT R0016150

AMOUNT \$ 50.00

RECEIVED FROM: ROTH

FOR: REVISED PLANS+DESC 98-381-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
5/19/1998 5/19/1998 09:53:08
REG 4803 CASHIER YNCH KOW DRAWER 6
5 MISCELLANEOUS CASH RECEIPT
Receipt # 046566 (FL)
CR NO. 050859

50.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 048725

DATE 4/14/98 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: George & Bronstein, LLP

FOR: #010 - Residential Variance
#030 - Residential Special Hearing

16844 E Wesley Chapel Road Item #381
Drop-Off — No Review Case #98-381-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
4/14/1998 4/14/1998 10:52:27
REG 4802 CASHIER JRIC JAR DRAWER 1
5 MISCELLANEOUS CASH RECEIPT
Receipt # 040807 (FL)
CR NO. 048725

100.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
16844 Wesley Chapel Road, NW/S Wesley Chapel
Rd, 2600' +/- S of Gerting Rd, 10th Election District,
3rd Councilmanic

Legal Owners: J. Ronald Roth

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-381-SPHA

* * * * *

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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

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.: 98-381-SPHA

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO APPROVE AN ACCESSORY
BUILDING GARAGE WITH A CARETAKER'S
APARTMENT. VARIANCE TO PERMIT A MAXIMUM
HEIGHT OF 26 FEET IN LIEU OF THE MAXIMUM
PERMITTED 15 FEET.

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 27, 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: 98-381-SPHA
16844 Wesley Chapel Road
NW/S Wesley Chapel Road, 2600' +/- S of Gerding Road
10th Election District - 3rd Councilmanic District
Legal Owner: J. Ronald Roth

Special Hearing to approve an accessory building garage with a caretaker's apartment.
Variance to permit a maximum height of 26 feet in lieu of the maximum permitted 15 feet.

HEARING: Monday, June 1, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon
Director

c: Benjamin Bronstein, Esquire
J. Ronald Roth

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 17, 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
May 14, 1998 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 W. Susquehanna Avenue
Suite 205
Towson, MD 21204

410-296-0200

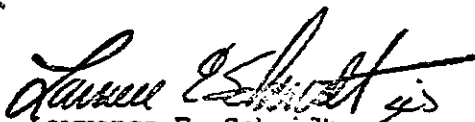
NOTICE OF ZONING HEARING

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CASE NUMBER: 98-381-SPHA
16844 Wesley Chapel Road
NW/S Wesley Chapel Road, 2600' +/- S of Gerting Road
10th Election District - 3rd Councilmanic District
Legal Owner: J. Ronald Roth

Special Hearing to approve an accessory building garage with a caretaker's apartment.
Variance to permit a maximum height of 26 feet in lieu of the maximum permitted 15 feet.

HEARING: Monday, June 1, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

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.

CERTIFICATE OF POSTING

RE: Case ~~ES-34-SP1A~~
Petitioner/Developer:
(J. Ronald Roth)
Date of Hearing/Closing:
(June 5, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

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 _____

16844 Wesley Chapel Road Baltimore, Maryland 21161 _____

The sign(s) were posted on _____ May 20, 1998 _____
(Month, Day, Year)

Sincerely,

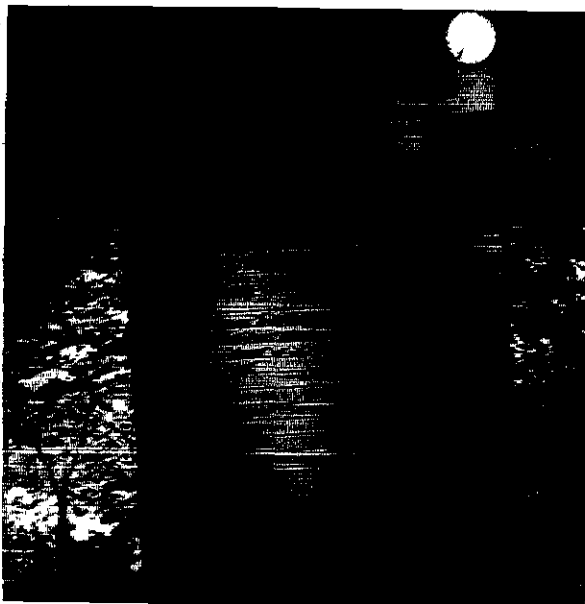

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)





Baltimore County
Department of Permits and
Development Management

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

May 27, 1998

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

RE: Item Number: 381
Case Number: 98-381-A
Petitioner: J. Ronald Roth

Dear Mr. Bronstein:

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 April 14, 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 Gwen Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:rye

Enclosures



Due Date: May 4, 1998

TO: Arnold Jablon
FROM: R. Bruce Seeley *RSJ/98*
SUBJECT: Zoning Item #381

Roth Property, 16844 Wesley Chapel Road

Zoning Advisory Committee Meeting of April 27, 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.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X 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).
- X 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).
- X A single lot exemption from the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code) may apply if clearing of forest is less than a total of 40,000 square feet.
- X Agriculture Preservation - Property under Maryland Environmental Trust (MET) easement, only one additional dwelling is permitted. This location approved by MET Board, Baltimore County Review. Location of care taker building in close proximity to area already disturbed by house, thus expect minimum impacts resources. Recommend approval if locations found not to have impact on or off-site stream resources.

ORDER RECEIVED FOR FILING

Date

By

X Ground Water Management - Soil evaluations must be conducted to provide a separate septic reserve area for the apartment. Contact 410-887-2762 for more information.

ORDER RECEIVED FOR FILING

Date 6/24/98

By [Signature]



Baltimore County
Fire Department

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

May 6, 1998

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

RE: Property Owner: J. RONALD ROTH

Location: DISTRIBUTION MEETING OF APRIL 27, 1998

Item No.: 381 Zoning Agenda:

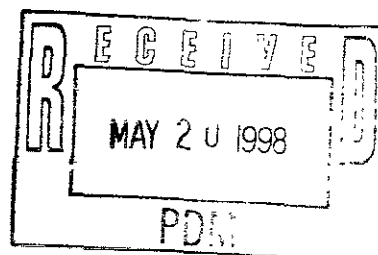
Gentlemen:

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.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

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

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 4-24-97
Item No. 381 WCR

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

Lor *L. J. Gredlein*
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

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: May 6, 1998

FROM: *sub* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 4, 1998
 Item Nos. 380, 381, 383, 384, 385,
 386, 387, 388, 389, 390, 391, and
 392

 The Development Plans Review Division has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0504.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 12, 1998

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

SUBJECT: Zoning Advisory Petitions

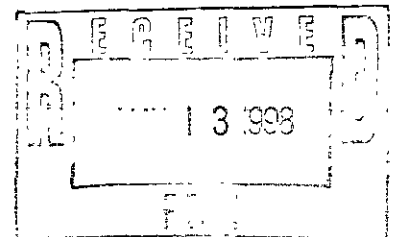
The Planning Office has no comments on the following petitions (s):

Item No. (381) 393, [REDACTED], 407, 408, 409, and 410

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

Prepared by: Jeffrey W. Long
Division Chief: Gary L. Kerns

AFK/JL





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 6-6-SV
Item No. 98-381-SPHA
16844 WESLEY CROGER RD

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

P. F. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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

DATE: 7/14/98

To: Arnold L. Jablon
From: R. Bruce Seeley *RBS/yp*
Subject: Zoning Item #98-381

Wesley Chapel Road

Zoning Advisory Committee Meeting of JUNE 8 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 (Sections 14-401 through 14-422 of the Baltimore County Code).
- ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- ☒ GROUND WATER MANAGEMENT;
- See previous comments

BS:sp

DAVID RANSONE

Land Surveyor
PO Box 10007
Baltimore, MD 21285-0007

Phone: 410.828.5354
FAX: 410.828.5158

Transmittal

*To: Mr. Timothy Kotroco
Zoning Office
Dept. Permits and Development
Management
Baltimore County Office Building*

From: David Ransone

Date: June 10, 1998

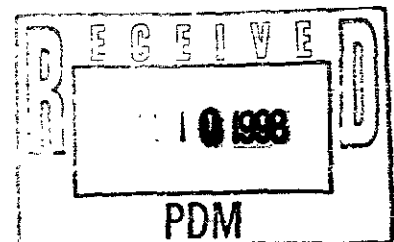
Subject: 98-381-SPHA

Mr. Kotroco:

Please find attached 5 copies of the amended Zoning Plan as per your request and indicating the changes approved at the Zoning Hearing June 5, 1998.

Yours truly,

David Ransone





Baltimore County
Department of Permits and
Development Management

*Turnk
6/5*

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

May 13, 1998

Benjamin Bronstein, Esquire
George and Bronstein, LLP
Susquehanna Building, Suite 205
29 West Susquehanna Avenue
Towson, MD 21204

RE: Case Number 98-381-SPHA
Petitioner: Roth
Location: 16844 Wesley Chapel Road

Dear Mr. Bronstein:

The above matter, previously assigned to be heard on Monday, June 1, 1998 has been **rescheduled for Friday, June 5, 1998 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.**

The new hearing date and time should be affixed to the hearing notice sign posted on the property as soon as possible.

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

Very truly yours,

Arnold Jablon
Director

AJ:scj

c: J. Ronald Roth



LAW OFFICES
GEORGE AND BRONSTEIN, LLP

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

May 29, 1998

W. Carl Richards, Jr., Supervisor
Zoning Office
Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 16844 Wesley Chapel Road
Case No.: 98-381-SPHA

Dear Mr. Richards:

Please strike my appearance on behalf of the Petitioner, J. Ronald Roth in the above matter. The Petitioner, Mr. Roth will appear at the hearing pro se.

Thank you for your assistance.

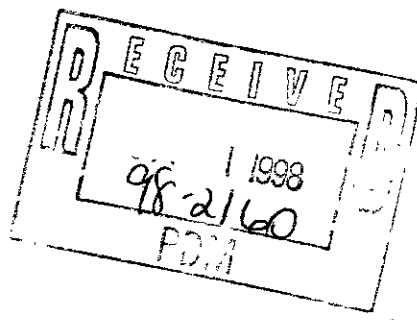
Very truly yours,

GEORGE AND BRONSTEIN, LLP

Benjamin Bronstein

BB/mlh

cc: Mr. J. Ronald Roth
Mr. David Ransone





Baltimore County
Department of Permits and
Development Management

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

May 6, 1998

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

RE: Drop-Off Petition Review (Item #381)
16844 Wesley Chapel Road
10th Election District

Dear Mr. Bronstein:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. The description fails to note the distance along Wesley Chapel Road from the nearest intersecting public road, without which the property cannot be located for zoning office purposes. The same information must also be identified on the plans.
2. Show the 100 year floodplain limits on the plan or note that the proposed dwelling and other improvements and structures are at least 20 feet from same.

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 dark ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II, Zoning Review

JLL:rye

Enclosure (receipt)

c: Zoning Commissioner





Baltimore County
Department of Permits and
Development Management

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

May 5, 1998

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 W. Susquehanna Avenue
Suite 205
Towson, MD 21204

RE: Case Number 98-381-SPHA
Petitioner: J. Ronald Roth
Location: 16844 Wesley Chapel
Road

Dear Mr. Bronstein:

The above matter, previously assigned to be heard on Monday, June 1, 1998 has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a small "93" written below it.

Arnold Jablon
Director

AJ:scj

c: J. Ronald Roth



LAW OFFICES
GEORGE AND BRONSTEIN, LLPSUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719HARRIS JAMES GEORGE
BENJAMIN BRONSTEINCONSTANCE K. PUTZEL
OF COUNSEL**MULTIPLE FAX TRANSMITTAL**

TO: Sophie/Carl Richards Zoning Office	FAX NO.: 410-887-5708
TO: J. Ronald Roth	FAX NO.: 410-296-1658
TO: David Ransone	FAX NO.: 410-828-5158

FROM: Benjamin Bronstein	PHONE NO.: 410-296-0200
DATE: April 30, 1998	Pages (including cover): 2
Reference: Case No.: 98-381-SPHA - 16844 Wesley Chapel Road	

Message:

ORIGINAL WILL NOT FOLLOW ☒

ORIGINAL WILL FOLLOW BY

REGULAR MAIL

COURIER

OTHER

PRIVILEGED AND CONFIDENTIAL

THE INFORMATION SUPPLIED IN THIS FACSIMILE MESSAGE IS CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE AND MAY BE LEGALLY PRIVILEGED. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS MESSAGE IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS REFERENCED ABOVE VIA THE UNITED STATES POSTAL SERVICE. THANK YOU.

IF YOU WISH TO SPEAK TO
THE FAX OPERATOR, PLEASE
CALL 410-296-0200DATE SENT: April 30, 1998
TIME SENT: 3:30 p.m.
OPERATOR: Michelle

LAW OFFICES
GEORGE AND BRONSTEIN, LLPSUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719HARRIS JAMES GEORGE
BENJAMIN BRONSTEINCONSTANCE K. PUTZEL
OF COUNSEL

April 30, 1998

VIA FAX 410-887-5708W. Carl Richards, Jr., Supervisor
Zoning Office
Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Sophie

RE: **16844 Wesley Chapel Road**
Case No.: 98-381-SPHA

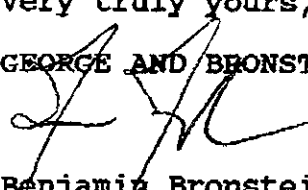
Dear Mr. Richards:

I received a notice of the hearing in the above entitled case scheduled on June 1, 1998 at 10:00 a.m. My client is unable to attend on that date. I am requesting that the case be set in for any time on June 3, 4, or 5 or at any time after June 17, 1998.

Thank you for your kind cooperation.

Very truly yours,

GEORGE AND BRONSTEIN, LLP


Benjamin Bronstein

BB/mlh

cc: Mr. J. Ronald Roth (via fax)
Mr. David Ransone (via fax)



Baltimore County
Department of Permits and
Development Management

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

April 14, 1998

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 W. Susquehanna Avenue
Suite 205
Towson, MD 21204

RE: Drop-Off Petition (Item #381)
16844 Wesley Chapel Road
10th Election District

Dear Mr. Bronstein:

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

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

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

Very truly yours,

WCR/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

98-381-SPHA



4/1/98
John Lewis

LAW OFFICES
GEORGE AND BRONSTEIN, LLP

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719

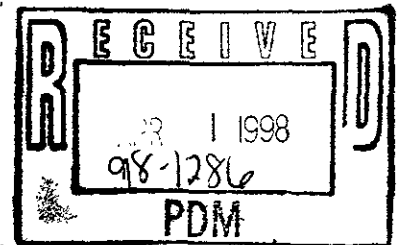
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

April 1, 1998

HAND DELIVERED

Arnold Jablon, Director
Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204



RE: Wesley Chapel Road

Dear Mr. Jablon:

In reference to the above entitled property I am hereby enclosing the following:

1. Petition for Special Hearing and Variance in triplicate.
2. Twelve (12) copies of the Plat to Accompany Zoning Petition.
3. Three (3) copies of the description under seal.
4. Copy of the 200 Scale Zoning Map.
5. My check to cover costs.

Please enter my appearance on behalf of the Petitioner and advise me as to the hearing date.

**DROP-OFF
NO REVIEW
4/14/98 WCR**

Very truly yours,

GEORGE AND BRONSTEIN, LLP

Benjamin Bronstein
Benjamin Bronstein

BB/mlh
Enclosures

**JLL Reviewed
No Violations**

98-381-SPHA

11/10/1997
PAGE 573

silviculture on the Property, or (3) for the construction and/or maintenance of permitted structures, homesites, means of access and wildlife habitat.

E. Diking, draining, filling or removal of wetlands is prohibited.

F. Management and harvesting of all forests on the Property shall be in accordance with the Guide to Forest Harvest Operations and Best Management Practices or comparable provisions of any guidelines or regulations which may replace the Guide in the future or as they may be amended from time to time. Any forest harvesting plan shall conserve a contiguous forest canopy.

G. No building, facility, or other structure shall be constructed on the Property after the date of this Conservation Easement, except:

(1) To construct accessory structures designed, constructed and utilized for the purpose of serving the two permitted single family residences (for example, garage, well house, and swimming pool);

(2) To construct accessory structures designed, constructed and utilized in connection with the agricultural, horticultural, forestry, and naturalistic uses of the Property;

(3) To replace all existing structures and other structures permitted under this Conservation Easement with structures of similar size and purpose;

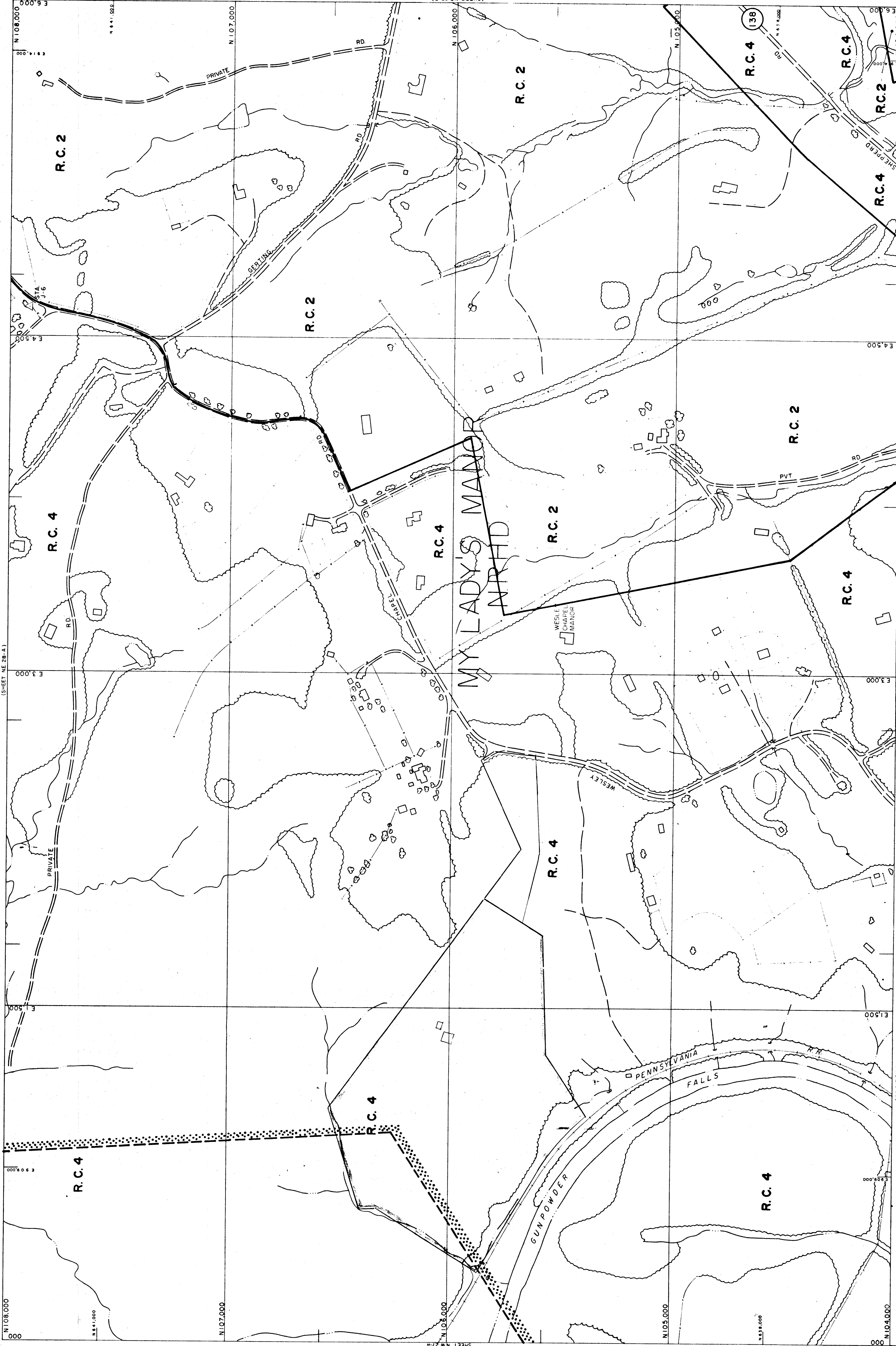
(4) To improve, repair, restore, alter, remodel, and maintain all existing structures and other structures permitted under this Conservation Easement in this Article;

(5) To construct and maintain reasonable means of access to all permitted uses and structures.

(6) To construct two (2) single family residences on the Property, one of which may include a guest apartment as part of the structure. Said guest apartment shall not be located in a structure which is detached from the single family residence it serves. Grantor shall notify Grantees at least forty five (45) days in advance of any work whether for construction or preparatory to construction regarding the location of any new residential structure, the location of any replacement residential structure if different from the location of the replaced structure, and the location of a new means of access to a residential structure, and any such change shall be subject to the prior written approval of Grantees.

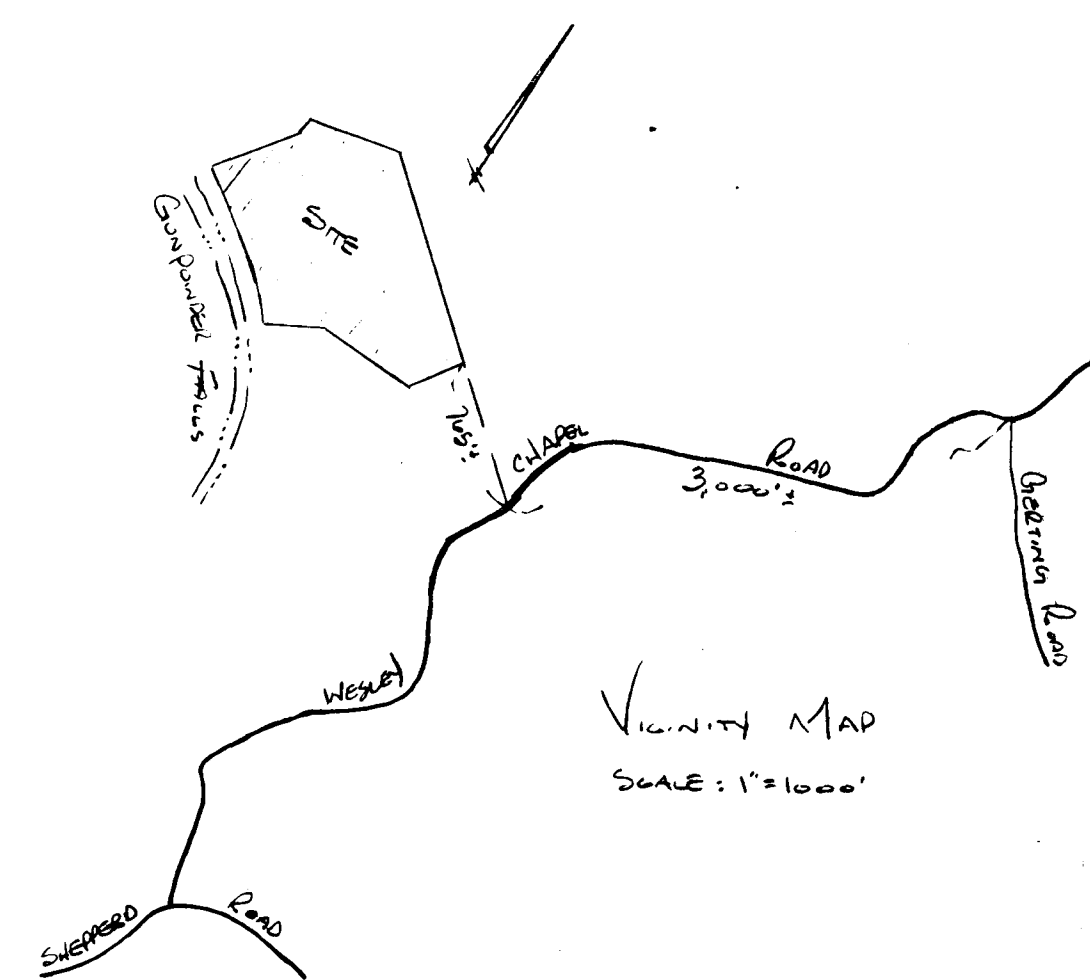
H. The total number of residential structures (including for example, but not limited to, principal residences, guest houses, tenant houses, farm manager houses, condominiums, apartments, mobile homes, seasonal cabins) on the Property shall never exceed two (2); specifically, two single family residences, one of which may include a guest apartment as part of the structure. Said guest apartment shall not be located in a structure which is detached from the single family residence it serves.

I. Grantor shall maintain a vegetative buffer strip along the tributaries of Gunpowder Falls. The minimum width of the buffer strip along the tributaries of



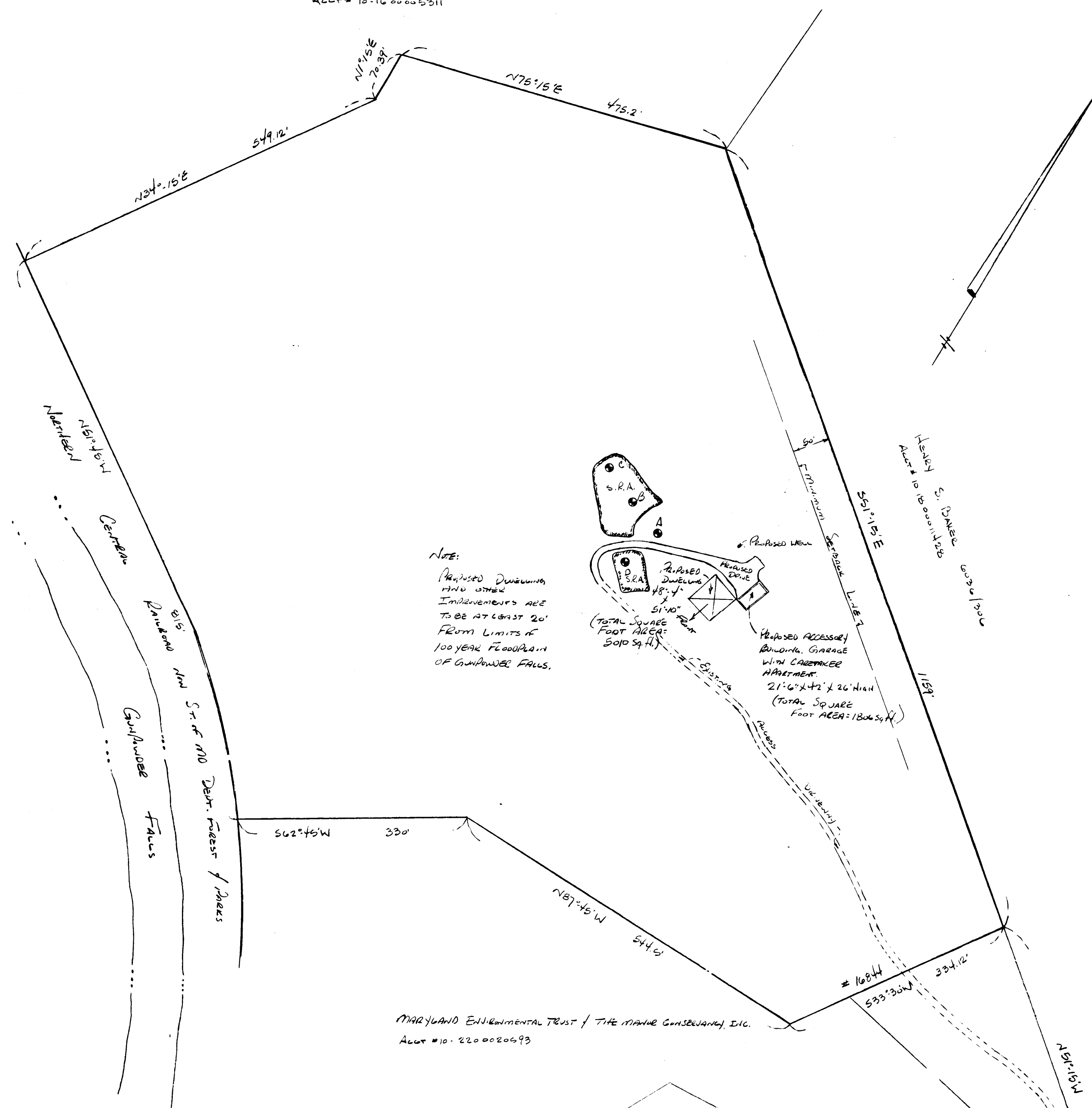
19% COMPREHENSIVE ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL ON OCTOBER 8, 1996 Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96 <i>Kevin Kamanev</i> Chairman, County Council	HH-SE 11-SW	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP	SCALE 1" = 200' ± DATE OF PHOTOGRAPHY JANUARY 1986	LOCATION NORTHEAST OF MONKTON	SHEET N.E. 27-A

98-381-SPHA



ENLARGEMENT 1"=50'

DOUGLAS G. CARROLL 3RD
ACCT# 10-16 00005311



NOTE:
Proposed Ditching
and other
improvements are
to be at least 20'
from limits of
100 year floodplain
of Gumpwee Falls.

A hand-drawn map of the 'Pond' area. The map includes several labeled features and measurements:

- Top Left:** A small irregular shape labeled 'S.K.A.' with two small circles inside.
- Top Right:** A line labeled 'TODAY'S LINE' and a point labeled 'S.S. 151 E'.
- Center:** A large area labeled 'Pond' with a 'Pond' label and a 'Pond' label. Below this is a 'Pond' label and a 'Pond' label.
- Bottom Left:** A 'Pond' label and a 'Pond' label. Below this is a 'Pond' label and a 'Pond' label.
- Bottom Right:** A 'Pond' label and a 'Pond' label. Below this is a 'Pond' label and a 'Pond' label.
- Measurements:** '51' 0" and '51' 0" are written near the bottom left. '51' 0" is written near the bottom right.
- Other Labels:** 'Pond' is written near the top right. 'Pond' is written near the bottom right.

Existing Zoning - R.C.4
Area of Lot - 25.3 Acres

- A = Existing Percolation Test

NOTE: LOCATION OF HOUSE, GARAGE & WELL AS SHOWN HEREON ARE FOR SCHEMATIC PURPOSES ONLY. FINAL LOCATION MAY VARY FROM THAT SHOWN HEREON BUT WILL CONFORM WITH ALL REQUIREMENTS OF BARTMORE CUNNY FOR ISSUANCE OF BUILDING PERMIT, AND MUST BE APPROVED BY PDM BY BEING IN SPIRIT AND INTENT OF BARTMORE CUNNY ZONING REGULATIONS.

PET. EX. 1A

JUNE 5, 1998

* REVISIONS PER ZONING HEARING OFFICER:

1. GARAGE & APARTMENT ARE TO BE ATTACHED TO PROPOSED FUTURE DWELLING

2. SITE MAY HAVE A TRAILER PURSUANT TO SECTION 415.6 AND BCR COMPLIANCE WITHOUT AN ADDITIONAL HEARING TO AMEND THIS PLAN.

CASE No. 98-381 SPHA (JUNE 5, 1998)

PLAT TO ACCOMPANY ZONING PETITION

PROPERTY LOCATED IN -

10TH ELECTION DISTRICT

3RD COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

OWNER/RETIENER: J. RONALD RYD
100 E. PENNSYLVANIA AVE. #302
TOWSON, MD 21286
410-296-1653

DEED REF: S. M. No. 9628 folio 361

Aut. # : 10-2200015428

Address : 16844 Wesley Chapel Road
Markon, MD 21111

NOTE: PLAT PREPARED FOR ZONING PURPOSES ONLY.
 COURSES + DISTANCES COMPILED FROM DEEDS

REVISED JUNE 5, 1998 PER HEARING

May 12, 1998

APRIL 6, 1998
MARCH 26, 1998

MARCH 20, 1998
MARCH 17, 1998
MARCH 13, 1998

December 5, 1997

NE

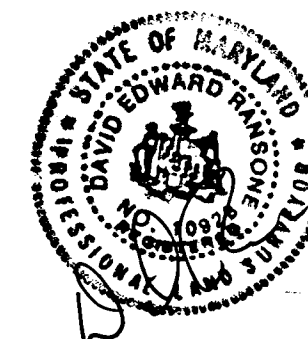
SCALE: 1"=100'

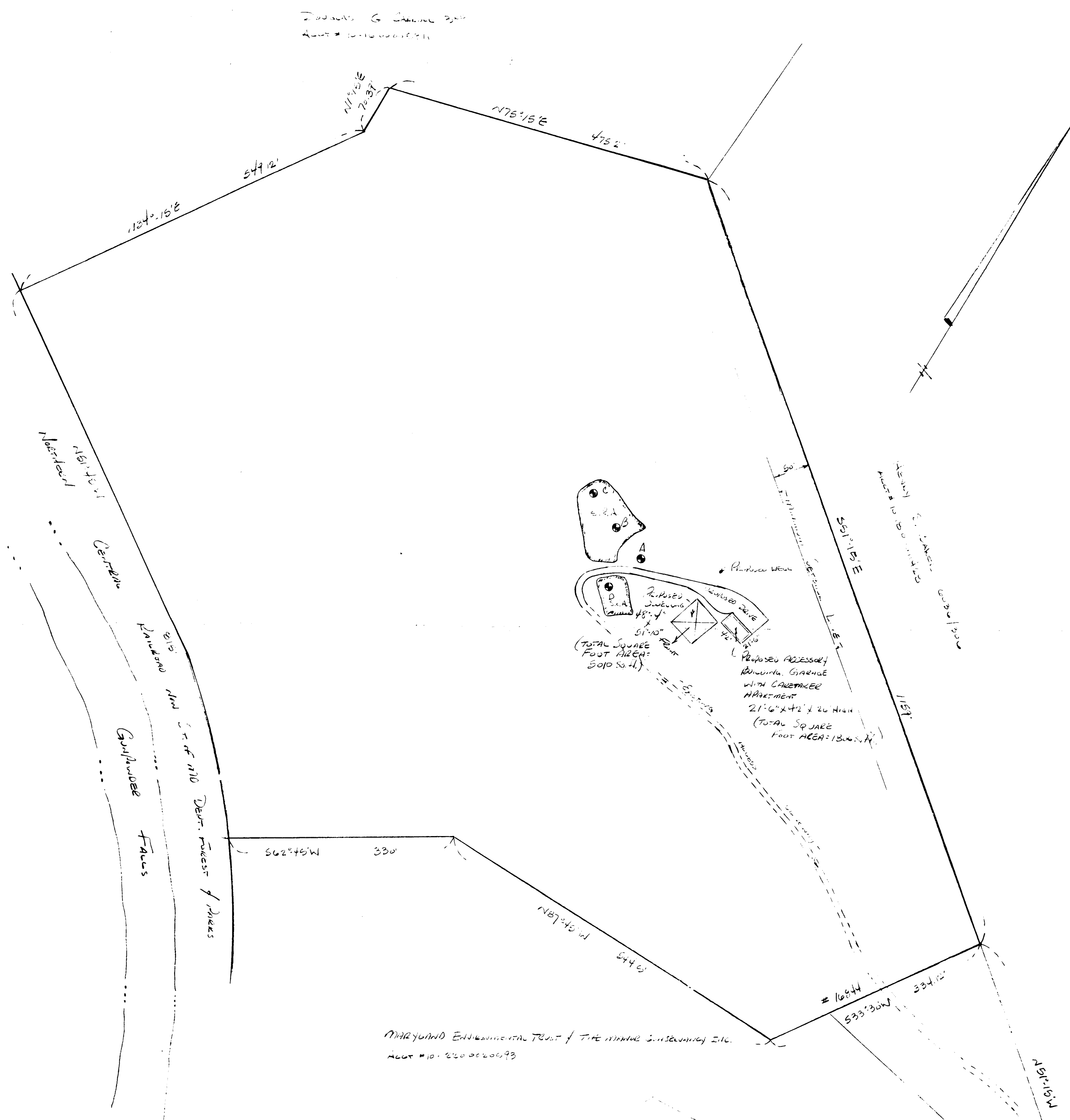
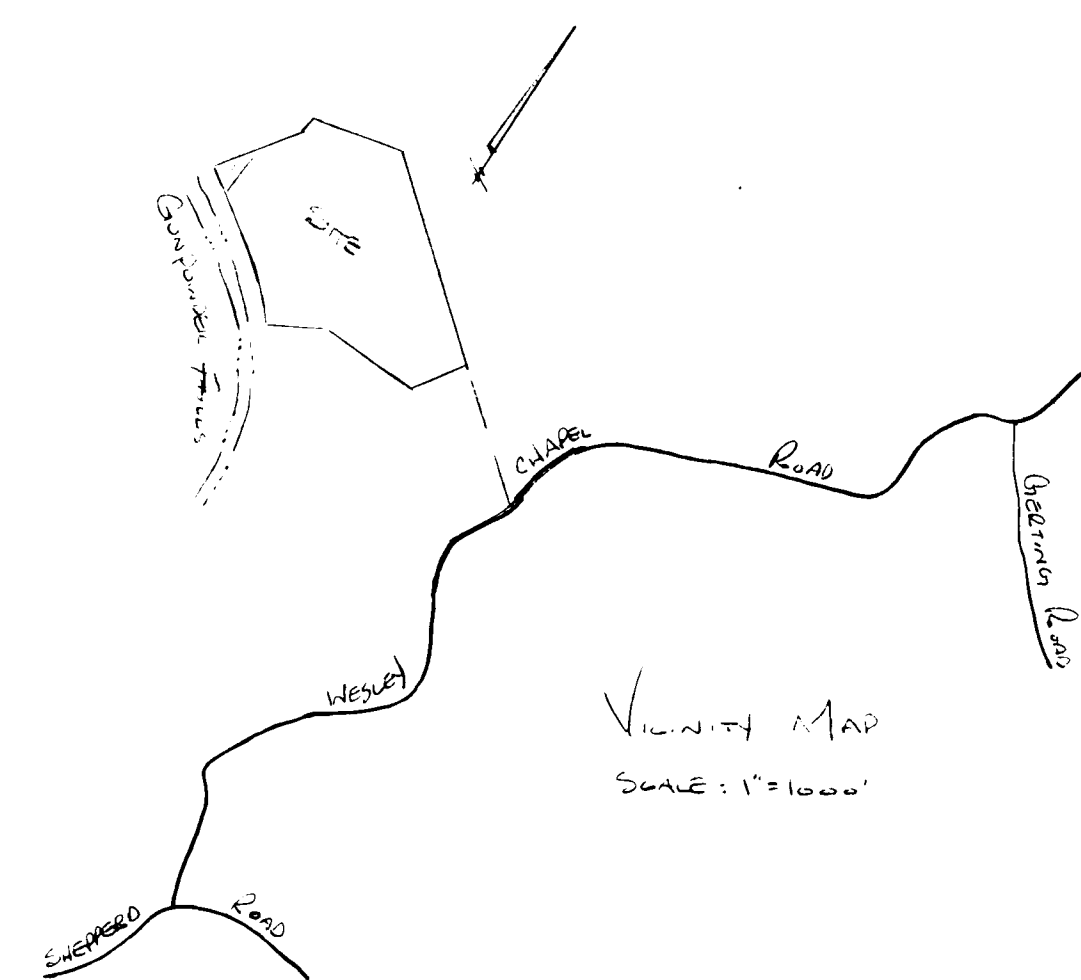
DAVID RANSONE

LAND SURVEY

Pe Bot 10007

TOWSON, MD 21285-0001
410-828-5354





EXISTING ZONING - R-1
 AREA OF LOT - 653 ACRES.
 • 1. EXISTING RECREATION TRAIL
 NAME: LOCATION OF HOUSE, GARAGE & WALK AS
 SHOWN HEREON ARE FOR GENERAL INFORMATION
 ONLY. FINAL LOCATION MAY CHANGE FROM
 THAT SHOWN HEREON FOR MORE CONFORMANCE WITH
 ALL REQUIREMENTS OF BATHMORE COUNCIL FOR
 THE ISSUANCE OF BUILDING PERMIT, AND MUST BE
 AGREED UPON BY BEING IN WRITING AND IN THE
 OF BATHMORE COUNCIL ZONING DEPARTMENT.

Project Located in -
10th Electoral District
3rd Congressional District
BALTIMORE COUNTY MARYLAND
CITY OF BALTIMORE
100 E PENNSYLVANIA AVE. #302
TOWSON, MD 21204
410-766-1653
TDD: 800 S. M. No. 7025 Baltimore
Area # : 10-220-1145
Number : 1024 HESLEY CUMBER CREEK
TOWSON, MD 21204

98-381-SPHA

NOTE: Funt Received For Various Purposes, entit.
Contract Discharge, Contract Funt Debit.

APRIL 6, 1973
MAY 26, 1978
JULY 17, 1978
MAY 12, 1979

SCALE: 1"=100' DECEMBER 3, 1977

DANIEL R. LARSON
LARRY S. LARSON
20 Box 10007
Toulson, MO 64681-0007
417-822-8254