

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 N/S Mt. Zion Road, 1 mi. S of * DEPUTY ZONING COMMISSIONER
 the c/l Black Rock Road * OF BALTIMORE COUNTY
 (4100 Mt. Zion Road) * Case No. 98-451-SPH
 5th Election District
 3rd Councilmanic District
 Harvey M. Meyerhoff and Eugene H.
 Schreiber, Trustees/Owners; Edward A.
 Halle, Jr., et al, Contr. Pur.
 * * * * *

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 owners of the subject property, the Meyerhoff family, by Harvey M. Meyerhoff and Eugene H. Schreiber, Trustees, and the Contract Purchasers, Edward A. Halle, Jr., et al. The Petitioners seek approval of the consolidation of Lots 2, 5 and 6 of Piney Run Farm into one lot, and the non-density transfers of Parcels B through F to adjacent landowners. 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 1.

Appearing at the hearing in support of the request were Edward A. Halle, Jr., Contract Purchaser, Dan Colhoun, another Purchaser, and John Bernstein, Director of the Maryland Environmental Trust. A Mr. O'Donovan, a nearby property owner, appeared as an interested party. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the property which is the subject of this request is part of the Piney Run Farm development which was created in 1989 as a seven-lot subdivision. Lots 2 through 6 were formerly owned by Charles M. Lott; however, Mr. Lott sold Lots 2, 5 and 6 to the Meyerhoff family. Lots 2 and 6 remain undeveloped; however, Lot 5 has been improved with a single family dwelling in which Joseph

ORDER RECEIVED FOR FILING
 Date 7/27/98
 By [Signature]

Meyerhoff resides. Testimony indicated that Lots 2, 5 and 6 could each be developed with a single family dwelling; however, the landowners adjacent to these lots approached the Meyerhoff family seeking to purchase some of the land adjacent to their respective holdings, the intent of which was to eliminate the two remaining density units associated with Lots 2 and 6. One density unit has already been utilized by virtue of the Meyerhoff dwelling. Thus, the Petition for Special Hearing was filed to consolidate Lots 2, 5, and 6 into one lot, and to reconfigure the property into six (6) parcels. Parcel A will contain the Meyerhoff dwelling and approximately 70 acres of the original tract which made up Lots 2, 5 and 6. Parcels B through F, as depicted on the site plan, will be sold to the adjoining landowners for non-density purposes. Parcel B, which contains 26 acres, will be sold to Sheila Jackson, who resides north of Lot 5; Parcel C consists of 6 acres and will be sold to Edward Halle, Jr., who also resides east of Lot 5; Parcel D contains 21 acres and will be sold to Daniel W. Colhoun, Jr., who resides west of Lot 5; Parcel E contains 9 acres and will be sold to Don B. Bruner, who resides west of Lot 5; and Parcel F, which contains 17 acres, will be sold to Frank A. Adams, who resides south of Lot 5 on Lot 1 of Piney Run Farm. It is imperative to note that all of these parcels will be sold off as non-density transfers and will in no way increase the density of those property owners who are the recipients of this additional acreage. Thus, there will be no additional houses built as a result of these transfers; however, in order to proceed as proposed, the relief requested in the Petition for Special Hearing is necessary.

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

ORDER RECEIVED FOR FILING

Date

By

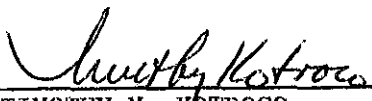
7/27/88
Jep

has been established that the proposed transfers are for non-density purposes and will not result in any increase in density for any of the recipients of these transfers. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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 27th day of July, 1998 that the Petition for Special Hearing seeking approval of the consolidation of Lots 2, 5 and 6 of Piney Run Farm into one lot, and the non-density transfers of Parcels B through F to adjacent landowners, in accordance with Petitioner's Exhibit 1 be and is hereby GRANTED, subject to the following restriction:

1) Pursuant to Section 502.2 of the B.C.Z.R., each of the property owners who are to receive additional acreage by virtue of the nondensity transfers granted herein shall have a new deed incorporating a reference to this case and the restrictions and conditions set forth herein recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order, so that any future owner of these properties will be on notice that the transfers made by way of this special hearing request are for non-density purposes only. A copy of each of the recorded deeds shall be forwarded to the Department of Permits and Development Management (DPDM) for inclusion in the case file.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 7/27/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

July 27, 1998

Messrs. Harvey M. Meyerhoff and
Eugene H. Schreiber
20 S. Charles Street, Suite 1100
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL HEARING
N/S Mt. Zion Road, 1 mi. S of the c/l Black Rock Road
(4100 Mt. Zion Road)
5th Election District - 3rd Councilmanic District
Harvey M. Meyerhoff and Eugene H. Schreiber, Trustees/Owners;
Edward A. Halle, Jr., et al, Contract Purchasers
Case No. 98-451-SPH

Dear Messrs. Meyerhoff & Schreiber:

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,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Joseph Meyerhoff, II
25 S. Charles Street, Suite 2100, Baltimore, Md. 21201

Mr. Edward A. Halle, Jr.
11 E. Lexington Street, 4th Floor, Baltimore, Md. 21202

People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

4100 Mt. Zion Road, Upperco

which is presently zoned

RC-2

This Petition shall be filed with the Department of Permits & 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

Consolidation of lots 2, 5, and 6 of Piney Run Farm (Baltimore County Plat Book SM No. 60, Folio 104) into one lot and non-density transfers of parcels B through F to adjacent landowners.

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:

Edward A. Halle, Jr., et al

(Type or Print Name)

[Signature]
Signature

4081 Mt. Zion Road

Address

Upperco MD 21155
City State Zipcode

Legal Owner(s):

Harvey M. Meyerhoff

(Type or Print Name)

[Signature]
Signature

Eugene H. Schreiber

(Type or Print Name)

[Signature]
Signature

Trustees

20 S. Charles St., Ste. 1100 (410-539-7558)

Address

Phone No

Baltimore MD 21201
City State Zipcode

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

Attorney for Petitioner

Edward A. Halle, Jr.

(Type or Print Name)

[Signature]
Signature

11 E. Lexington St., Fourth Floor

Address

410 547 1919 ext 106

Phone No

Baltimore MD 21202
City State Zipcode

Joseph Meyerhoff, II

Name

25 S. Charles St., Ste. 2100 (410-727-3200)

Address

Phone No

Baltimore MD 21201
City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: RT DATE 5-21-98

98-451-SPH

#451

ORDER RECEIVED FOR FILING

Date

Revised 9/5/95

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 4100 Mt. Zion Road

Beginning at a point on the North side of Mt. Zion Road which is 40 feet wide at the distance of 1 mile south of the centerline of the nearest improved intersecting street, Black Rock Road which is 50 feet wide. Being Lots #2, 5, and 6 in the subdivision of Piney Run Farm as recorded in Baltimore County Plat Book SM No. 60, Folio #104, containing 148.921 acres. Also known as 4100 Mt. Zion Road and located in the 5th Election District, 3rd Councilmanic District.

451

98.451-SPH

ITEM# 451

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 050685

DATE 5-21-78 ACCOUNT Recd - 6150
046-SPH AMOUNT \$ 250.00

RECEIVED FROM: Edward A. Halle Jr.

FOR: Special Hearing
Reg. T.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL THE
5/21/78 541198 11:21:17
BY MISS CASHIER REC JMR WHEAT
5 MISCELLANEOUS RECEIPT (M)
Receipt # 04624
DEPT. 04685
250.00 CHECK
BALTIMORE COUNTY, MARYLAND

98-451-SPH

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/18/, 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 6/18/, 1998

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

NOTICE OF ZONING HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 487, County Courts' Bldg., 401 Borsley Avenue, on the property identified herein as follows:

Case: #98-451-SPH
4100 Mt. Zion Road,
NS Mt. Zion Road (1 mile),
S256' +/- S from centerline
Black Rock Road,
5th Election District
3rd Councilmanic District
Legal Owners:
Hervey M. Meyerhoff &
Eugene H. Schreiber
Special Hearing: to approve consolidation of lots 2, 5 and 6 of Piney Run Farm into one lot and non-density transfers of parcels B through F to adjacent landowners.
Hearing: Tuesday, July 7, 1998 at 9:00 a.m., in Room 487, County Courts' Bldg., 401 Borsley 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.

X

RE. Case No. 98-451-SPH

Petitioner/Developer HARVEY MEYERHOFF, ETAL
NED HALLE, ESQ.

Date of Hearing/Closing: 7/7/98
2 9 AM
RM. 407 C.C.B.

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 # 4100 MT. ZION RD.

The sign(s) were posted on 6/19/98
(Month, Day, Year)

Sincerely,

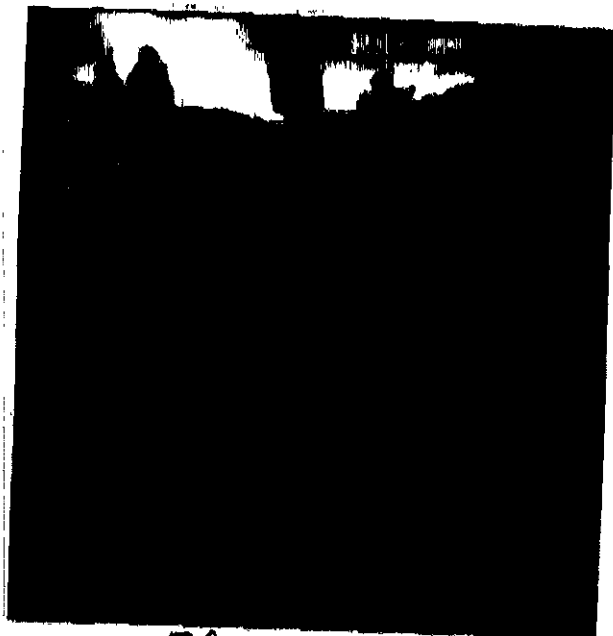
Patrick M. O'Keefe 6/26/98
(Signature of Sign Poster and Date)

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)



98-451-SPH
4100 MT. ZION ROAD
NED HALLE, MEYERHOFF, ETAL
P-6/19/98 H-7/7/98





Baltimore County
Department of Permits and
Development Management

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

June 8, 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 98-451-SPH

4100 Mt. Zion Road

N/S Mt. Zion Road (1 mile), 5256' +/- S from centerline Black Rock Road

5th Election District - 3rd Councilmanic District

Legal Owner: Harvey M. Meyerhoff & Eugene H. Schreiber

Contract Purchaser: Edward A. Halle, Jr., et al

Special Hearing to approve consolidation of lots 2, 5, and 6 of Piney Run Farm into one lot and non-density transfers of parcels B through F to adjacent landowners.

HEARING: Tuesday, July 7, 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" with a flourish at the end.

Arnold Jablon
Director

c: Edward A. Halle, Jr., Esquire
Harvey Meyerhoff & Eugene Schreiber
Edward A. Halle, Jr., et al
Joseph Meyerhoff, II

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 22, 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
June 18, 1998 Issue - Jeffersonian

Please forward billing to:

Edward A. Halle, Jr. 410-547-1919, ext. 106
11 E. Lexington Street
4th Floor
Baltimore, MD 21202

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 98-451-SPH

4100 Mt. Zion Road

N/S Mt. Zion Road (1 mile), 5256' +/- S from centerline Black Rock Road

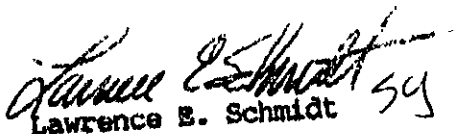
5th Election District - 3rd Councilmanic District

Legal Owner: Harvey M. Meyerhoff & Eugene H. Schreiber

Contract Purchaser: Edward A. Halle, Jr., et al

Special Hearing to approve consolidation of lots 2, 5, and 6 of Piney Run Farm into one lot and non-density transfers of parcels B through F to adjacent landowners.

HEARING: Tuesday, July 7, 1998 at 9:00 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.



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.: 451
 Petitioner: Edward A Halle Jr.
 Location: 4100 Mt Zion Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Edward A Halle Jr
 ADDRESS: 11 E. Lexington St - 4th Fl.
Baltimore, MD 21202
 PHONE NUMBER: 410-547-1919 ext 106

AJ: ggs

(Revised 09/24/96)

98-451-SPA

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:

ITEM # 451

ZONING NOTICE

Case No.: 98-451 SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: PETITION FOR SPECIAL HEARING FOR
CONSOLIDATION OF LOTS 2, 5 AND 6 OF PINEY RUN
FARM (BALTO. CO. PLAT BOOK SM No. 60, FOLIO 104)
INTO ONE LOT AND NON-DENSITY TRANSFERS
OF PARCELS B THROUGH F TO ADJACENT LANDOWNERS.

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

June 29, 1998

Edward A. Halle, Jr., Esq.
11 E. Lexington Street, Fourth Floor
Baltimore, MD 21202

RE: Item No.: 451
Case No.: 98-451-SPH
Petitioner: Harvey M.
Meyerhoff, et al
Location: 4100 Mt. Zion Road

Dear Mr. Halle:

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 May 21, 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, appearing to read "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)





Baltimore County
Fire Department

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

June 12, 1998

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

RE: Property Owner: BETH ISRAEL MIKRO KODESH CONG., INC.
G-H REISTERSTOWN PROPERTIES, LLC
HARVEY M. MEYERHOFF AND EUGENE H. SCHREIBER

Location: DISTRIBUTION MEETING OF June 8, 1998

Item No.: 451, 457 & 459 Zoning Agenda:

Gentlemen:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File





**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 6.6.94
Item No. 451 RT

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,

R. F. Williams
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

INTEROFFICE CORRESPONDENCE

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

Date: June 23, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for June 15, 1998
Item Nos. 442, 443, 444, 445, 450,
451, 452, 453, 454, 455, 457, 458,
459, 462, 463, 464, 465

Use Permit for Farmer's Roadside Stand
John D. Barone & Beverlae Barone
E/S York Road, 260' S of Sparks Road
(14943 York Road)

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

1820 Clearwood Road
Case No. 98-438-SPHA

Hereford Plaza
Case No. 97-308-SPHA

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

RWB:HJO:jrb

cc: File

*See
7/7*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 22, 1998

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

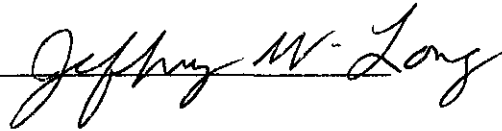
SUBJECT: Zoning Advisory Petitions

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

Item No. 451, 459, 466, 470, and 471

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.

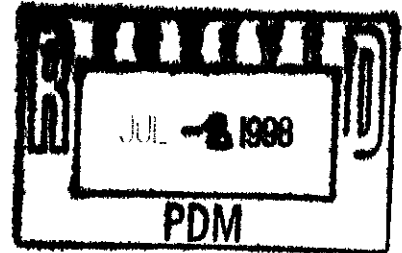
Division Chief:



AFK/JL

Due Date: June 15, 1998

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS/JP*
SUBJECT: Zoning Item #451

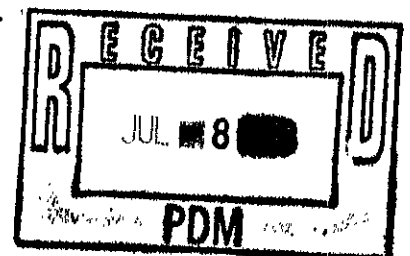


HEARING 7-7-98

Meyerhoff Property

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.
- X 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).
- X Any resubdivision or redevelopment of this property is subject to the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code), and the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- X Agriculture Preservation: Approval is recommended, contingent upon the donation of development rights. The parcels are to be added to the adjacent farm parcels, and the remainder exceeds 50 acres.

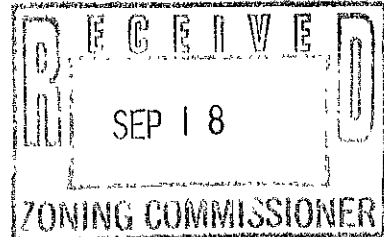


FOWLEY & BECKLEY, P.A.
ATTORNEYS-AT-LAW
11 EAST LEXINGTON STREET
FOURTH FLOOR
BALTIMORE, MARYLAND 21202-1759

EDWARD A. HALLE, JR.
TELEPHONE EXTENSION 106

(410) 547-1919
FAX: (410) 547-1928

September 17, 1998



Commissioner Timothy M. Kotroco,
Deputy Zoning Commissioner
for Baltimore County
Suite 405
County Courts Building
401 Bosley Avenue
Towson, MD 21204

VIA FACSIMILE TO (410) 887-3468
AND BY REGULAR FIRST CLASS MAIL

Re: Case No. 98-451-SPH
Harvey M. Meyerhoff and Eugene H. Schreiber, Trustees/Owners;
Edward A. Halle, Jr., et al, Contract Purchasers

REQUEST FOR EXTENSION OF DEADLINE

Dear Commissioner Kotroco:

In your Order of July 27, 1998 in the above reference matter you very kindly granted the Petitioner's request and imposed a requirement that a new Deed be recorded within sixty (60) days of the date of your Order (July 27, 1998). The transaction involves preparation of six new legal descriptions based on surveys and we are having a hard time completing the preparation of the legal descriptions within the sixty day time limit. I am therefore writing to request that you consider giving us an extension of thirty (30) days to complete the necessary actions and record the Deeds.

As you may recall, there was no opposition to Petitioner's request for approval.

As always, I am appreciative of your consideration of this request for an extension.

Very truly yours,

Edward A. Halle, Jr.

EAH:rl

RE: PETITION FOR SPECIAL HEARING
4100 Mt. Zion Road, N/S Mt. Zion Rd (1 mile), 5256'
+/- S from c/l Black Rock Rd, 5th Election District,
3rd Councilmanic

Legal Owners: Harvey Meyerhoff &
Eugene Schreiber
Contract Purchaser: Edward A. Halle, Jr., et al.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 98-451-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 of other proceedings in this matter and of the passage of any preliminary or final Order.

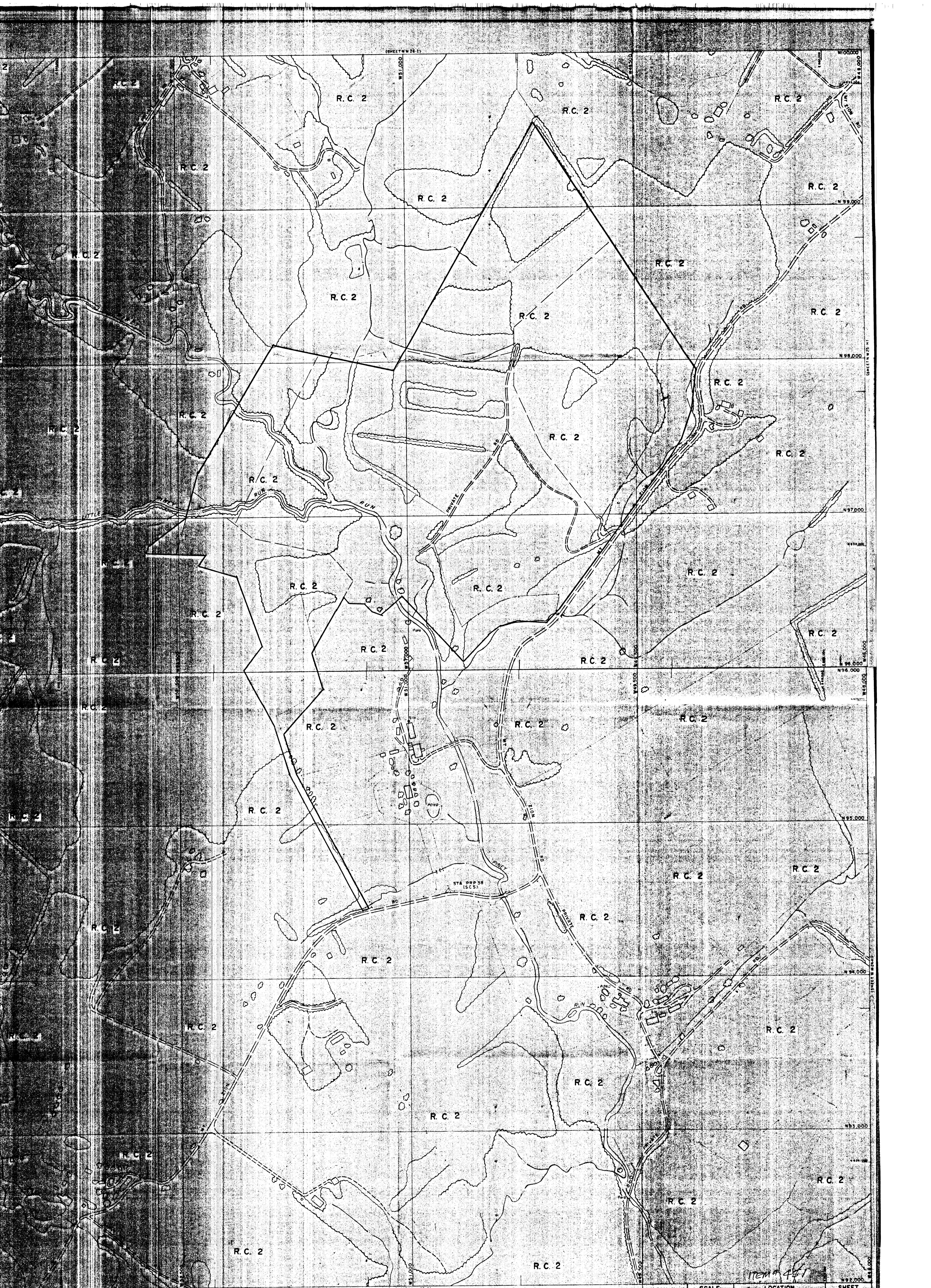
Peter Max Zimmerman
PETER MAX ZIMMERMAN
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Edward A. Halle Jr. Esq., , 11 E. Lexington Street, 4th Floor, Baltimore, MD 21202, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



1996 COMPREHENSIVE ZONING MAP
 ADOPTED BY
 THE BALTIMORE COUNTY COUNCIL
 1996
 125-96, 126-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kenn Kamoney
 Chairman, County Council

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION NORTH OF PLEASANT GROVE	SHEET NW 24-1
DATE OF PHOTOGRAPHY JANUARY 1986		

ITEM # 451
98-451-SPH