

IN RE: PETITION FOR SPECIAL HEARING
W/S Greenspring Valley Road, 2100' N
Of the c/l Stevenson Road
(1800 Greenspring Valley Road)
3rd Election District
3rd Councilmanic District

Elizabeth C. Smith
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-325-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Special Hearing filed by the owner of the subject property, Elizabeth C. Smith, through Virginia Smith, her daughter and power of attorney. The Petitioner seeks approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of Sections 26-203(c)(8) and 26-278 thereof, to construct a one and one-half story, wood frame addition, to the rear of an existing historic dwelling, identified as Property Number BA 1610 on the National Register Historic District. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code, and a floor plan of the property depicting the existing and proposed improvements. The information submitted is persuasive that the proposed improvements are consistent with the character and historic features of the existing dwelling and will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioners' proposal at its meeting on January 21, 1999, and approved the addition as proposed, as evidenced by the Zoning Plans Advisory Committee comments submitted by the Office of

ORDER RECEIVED FOR FILING

Date

By

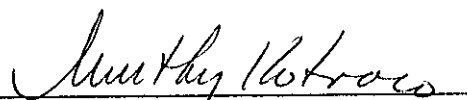
Planning, dated March 10, 1999. There is no evidence in the file to indicate that the requested waiver and variance would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of March, 1999 that the Petition for Administrative Special Hearing seeking approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of Sections 26-203(c)(8) and Section 26-278 thereof, to construct a one and one-half story addition to the rear of an existing historic dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 3/18/99
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

March 19, 1999

Mrs. Elizabeth C. Smith
c/o Ms. Virginia Smith
1800 Greenspring Valley Road
Stevenson, Maryland 21153

RE: PETITION FOR ADMINISTRATIVE SPECIAL HEARING
W/S Greenspring Valley Road, 2100' N of the c/l Stevenson Road
(1800 Greenspring Valley Road)
3rd Election District – 3rd Councilmanic District
Mrs. Thomas W. Smith (Elizabeth C. Smith) - Petitioner
Case No. 99-325-ASPH

Dear Ms. Smith:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Henry Warfield
P.O. Box 76, Butler, Md. 21023

People's Counsel; Case File



Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 1800 GREENSPRING VALLEY ROAD
which is presently zoned RC-2 / RC-5

This Petition shall be filed with the Department of Permits and 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 to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

CONSTRUCT AN ONE AND ONE-HALF STORY WOOD FRAME ADDITION ATTACHED TO THE REAR SIDE OF AN OWNER-OCCUPIED RESIDENCE LOCATED IN GREENSPRING VALLEY NATIONAL REGISTER HISTORIC DISTRICT PROPERTY NUMBER BA 1610.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MRS. THOMAS W. SMITH (Elizabeth C. Smith)

Name - Type or Print

Elizabeth C. Smith, Virginia W. Smith Powergatty

Signature

VIRGINIA SMITH (DAUGHTER/POWER OF ATTORNEY)

Name - Type or Print

Virginia W. Smith

Signature

1800 GREENSPRING VALLEY ROAD 410.783.6624

Address

Telephone No.

STEVENSON

MD

21153

City

State

Zip Code

Representative to be Contacted:

HENRY WARFIELD (ARCHITECT)

Name

P.O. BOX 76

410.472.4048 day

Address

Telephone No. evening

BUTLER

MD

21023

City

State

Zip Code

ORDER RECEIVED FOR FILING

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By SR Date 2/19/99

Estimated Posting Date 2/22/99

Date 2/19/99
By 99-325-SPH

Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1800 GREENSPRING VALLEY ROAD
Address

STEVENSON MD 21153
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Elizabeth C. Snuff, Dep. W. Smith, Power of attorney Dep. W. Smith
Signature Signature

MRS. THOMAS W. SMITH/Elizabeth C. Smith VIRGINIA SMITH (DAUGHTER /POWER OF ATTORNEY)
Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ FREDERICK, to wit:

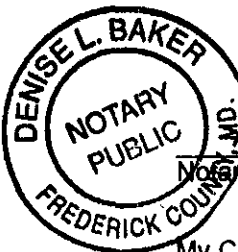
I HEREBY CERTIFY, this 9th day of February, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Virginia W. Smith

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

February 9, 1999
Date



Denise L. Baker
Notary Public

My Commission Expires 8-13-02

Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1800 GREENSPRING VALLEY ROAD
Address

STEVENSON MD 21153
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Elizabeth C. Smith, Vice W. Smith, Power of Atty Vice W. Smith
Signature Signature

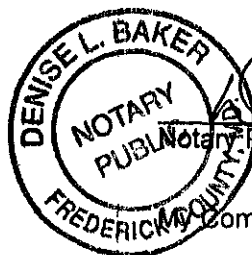
MRS. THOMAS W. SMITH (Elizabeth C. Smith) VIRGINIA SMITH (DAUGHTER / POWER OF ATTORNEY)
Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ FREDERICK, to wit:
I HEREBY CERTIFY, this 9th day of February, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Virginia W. Smith
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

February 9, 1999
Date



Denise L. Baker
Notary Public

Commission Expires 8-13-02

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 1800 GREENSPRING VALLEY ROAD
which is presently zoned RC-2 / RC-5

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CONSTRUCT AN ONE AND ONE-HALF STORY WOOD FRAME ADDITION ATTACHED TO THE REAR SIDE OF AN OWNER-OCCUPIED RESIDENCE LOCATED IN GREENSPRING VALLEY NATIONAL REGISTER HISTORIC DISTRICT PROPERTY NUMBER BA 1610.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MRS. THOMAS W. SMITH/Elizabeth C. Smith

Name - Type or Print

Elizabeth C. Smith, Virginia W. Smith Power of Attorney

Signature

VIRGINIA SMITH (DAUGHTER/POWER OF ATTORNEY)

Name - Type or Print

Virginia W. Smith

Signature

1800 GREENSPRING VALLEY ROAD 410.783.6624

Address

Telephone No.

STEVENSON

MD

21153

City

State

Zip Code

Representative to be Contacted:

HENRY WARFIELD (ARCHITECT)

Name

P.O. BOX 76

410.472.4040

Address

Telephone No.

BUTLER

MD

21023

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 99-325-SP4

Reviewed By BR Date 2/19/99

REV 9/18/98

Estimated Posting Date 2/28/99

ZONING DESCRIPTION
FOR
1800 GREENSPRING VALLEY ROAD

Beginning at a point on the west side of Greenspring Valley Road which is 50 feet wide at a distance of 2100 +/- feet north of Stevenson Road which is 35 feet wide.

As recorded in Deed Liber 1605 Folio 346.

S78 51'50"W 532.40 ft, N51 25'37"W 895.28 ft, N06 56'53"W 198.00 ft, N26 30'59"W 254.00 ft,
N32 41'01"E 123.30 ft, N61 52'29"E 286.00 ft, N60 18'50"E 220.67 ft, N01 05'30"W 270.76 ft,
S88 54'30"W 972.42 ft, S11 02'30"W 816.82 ft to the place of beginning.

Also known as 1800 Greenspring Valley Road and located in the 3rd Election District, 3rd Councilmanic District.

99.325-SPH

#325

CERTIFICATE OF POSTING

RE: CASE # 99-325-A
PETITIONER/DEVELOPER:
(Thomas Smith)
DATE OF Closing
(Mar 15, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 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
1800 Greenspring Valley Road Baltimore, Maryland 21093_____

The sign(s) were posted on _____ 2-26-99 _____
(Month, Day, Year)

Sincerely,

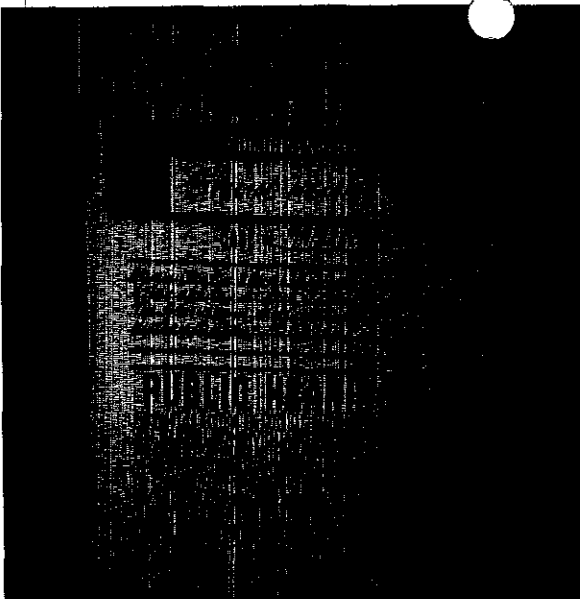

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)



BALTIMORE COUNTY, MARYL
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 062301

DATE 2/19/99 ACCOUNT R001-6150
AMOUNT \$ 50.00

RECEIVED FROM: Henry Warfield

FOR: case 030 Special Hearing

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

I turn #325

PAID RECEIPT

PROCESS ACTUAL TIME
2/22/1999 2/19/1999 14:26:41
REL W005 CASHIER LSHI LXS DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 096924
CR NO. 062301

50.00 CHECK
Baltimore County, Maryland

44.325-SPH

CASHIER'S VALIDATION

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 99- 325 -SPH Address 1800 Greenspring Valley Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/19/99 Posting Date: 2/28/99 Closing Date: 3/15/99

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 99- 325 -SPH Address 1800 Greenspring Valley Rd.

Petitioner's Name Thomas Smith Telephone 410-876-2051

Posting Date: 2/28/99 Closing Date: 3/15/99

Wording for Sign: Administrative Special Hearing to approve a 1 1/2 story addition to a residence located in the Greenspring Valley National Register Historic District # BA1610.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-325-SPH
Petitioner: MRS THOMAS W. SMITH
Address or Location: 1800 GREENSPRING VALLEY ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: HENRY WARFIELD
Address: P.O. BOX 76
BUTLER, MD 21023
Telephone Number: 410-472-4048

Revised 2/20/98 - SCJ

#325



Baltimore County
Department of Permits and
Development Management

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

March 15, 1999

Mr. Henry Warfield
P.O. Box 76
Butler, MD 21023

RE: Case No.: 99-325-SPH
Petitioner: Elizabeth C. Smith
Location: 1800 Greenpring Valley Rd

Dear Mr. Warfield:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 28, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

March 11, 1999

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 29, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

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

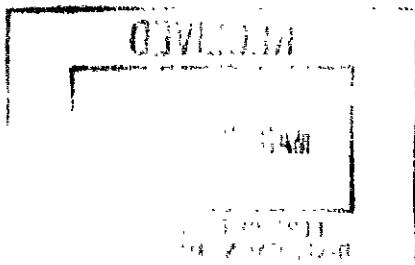
3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

315, 316, 317, 319, 321, 325, 326, 327, 328, AND 329

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-11025

cc: File



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

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: March 19, 1999

FROM: *[Signature]* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for March 1, 1999
 Item Nos. 316, 317, 319, (325) and
 326

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comment.

RWB:HJO:jrb

cc: File

ZONE0301.NOC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.26.99

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

RE: Baltimore County
Item No. 325

BZ

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

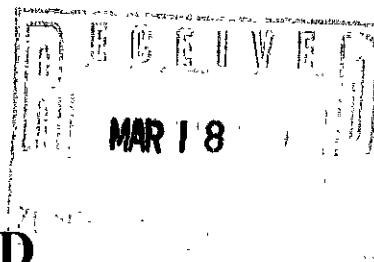
Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

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

INTER-OFFICE CORRESPONDENCE

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

DATE: March 10, 1999

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

SUBJECT: No. 1800 Greenspring Valley Road

INFORMATION

Item Number: 99-325
Petitioner: Henry Warfield (project architect)
Zoning: RC - 2/ RC - 5
Requested Action: Administrative Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

On January 21, 1999 the Landmarks Preservation Commission unanimously agreed to recommend to the hearing officer that the proposed addition for the historic house, "Willowbrook," (MHT # BA 1610) be found to be consistent with the requirement that the structure be preserved.

Section Chief:

KA:kra

Close 3/15

RE: PETITION FOR SPECIAL HEARING
1800 Greenspring Valley Rd, W/S Greenspring
Valley Rd, 2100' N of c/I Stevenson Rd,
3rd Election District, 3rd Councilmanic

Legal Owners: Elizabeth C. & Virginia Smith

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-325-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
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 March, 1999, a copy of the foregoing Entry of Appearance was mailed to Henry Warfield, Architect, P.O. Box 76, Butler, MD 21023, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

**THE VALLEYS
PLANNING COUNCIL, INC.**

212 Washington Avenue
P.O. Box 5402
Towson, Maryland 21285-5402
410-337-6877
410-296-5409 (FAX)

File

March 1, 1999

3/8/99
To wcb
file

Mrs. Thomas W. Smith
1800 Greenspring Valley Road
Owings Mills, MD 21117

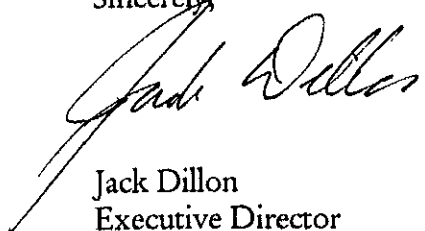
RE: Case #99-325-SPH

Dear Mrs. Smith,

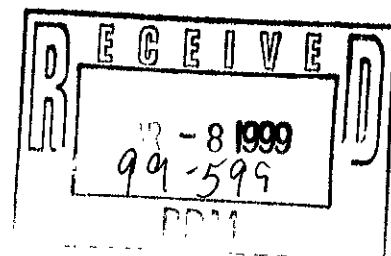
I have been in consultation with your architect Henry Warfield, regarding the proposed addition to your home. I am also aware that the Baltimore County landmark Commissions has approved the proposal and determined that it is not in conflict with the Greenspring Valley National Historical District.

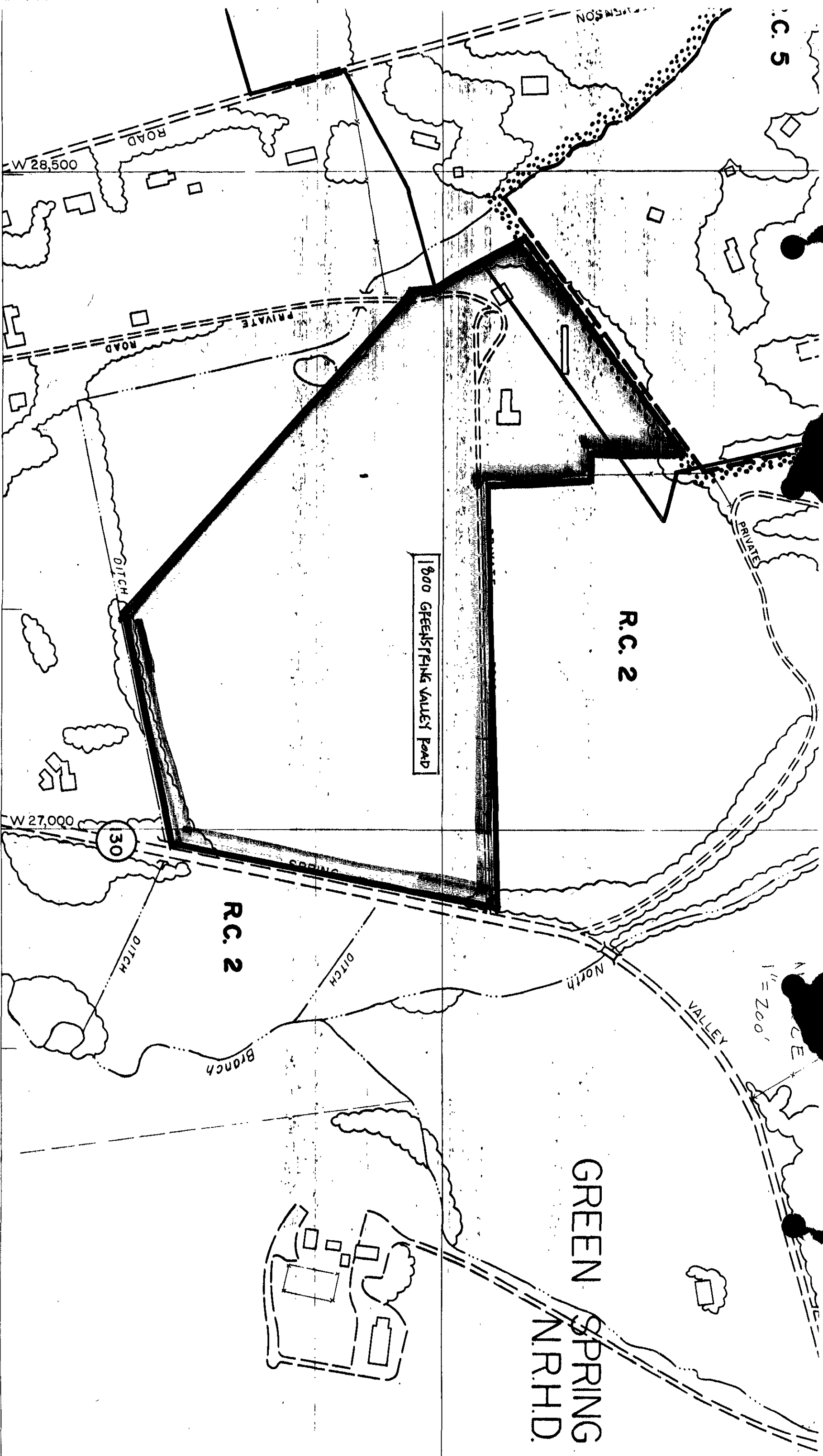
The Valleys Planning Council does not oppose to your proposal, and wishes you success with this addition.

Sincerely,


Jack Dillon
Executive Director

CC: Arnold Jablon
Richard B. Buck
Katherine Pontone
Henry Warfield





36 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

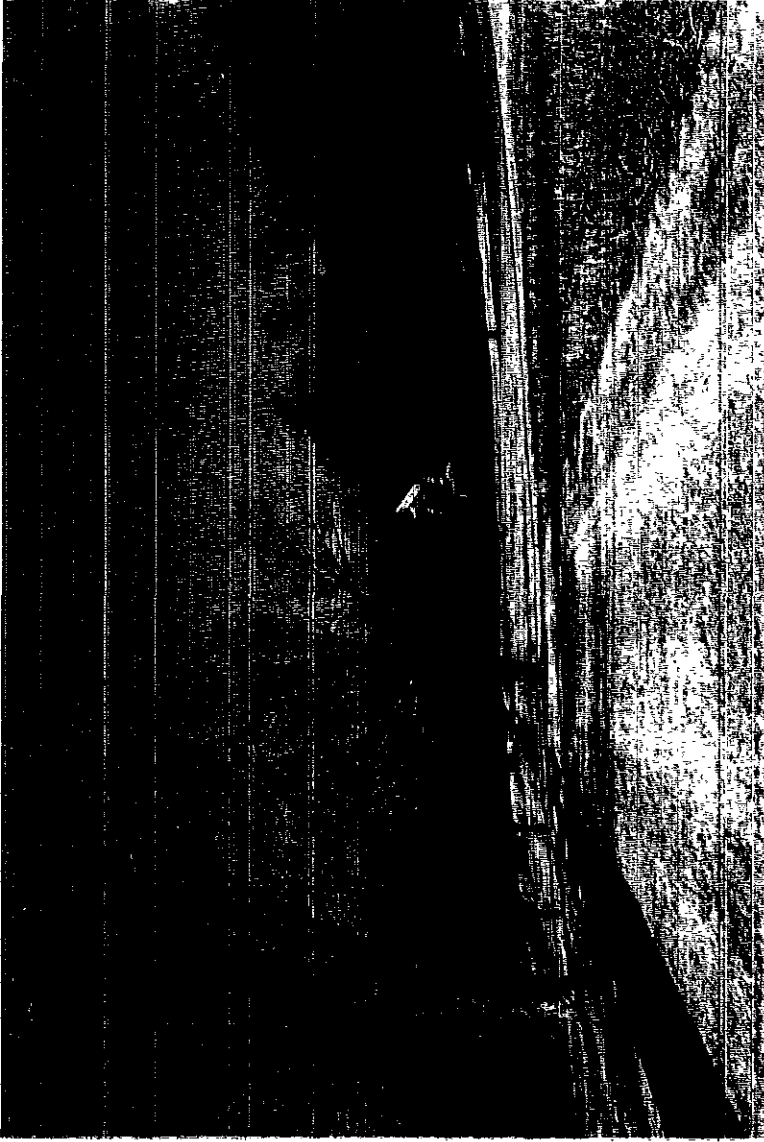
99.325.SPH

(SHEET NW-11-E)

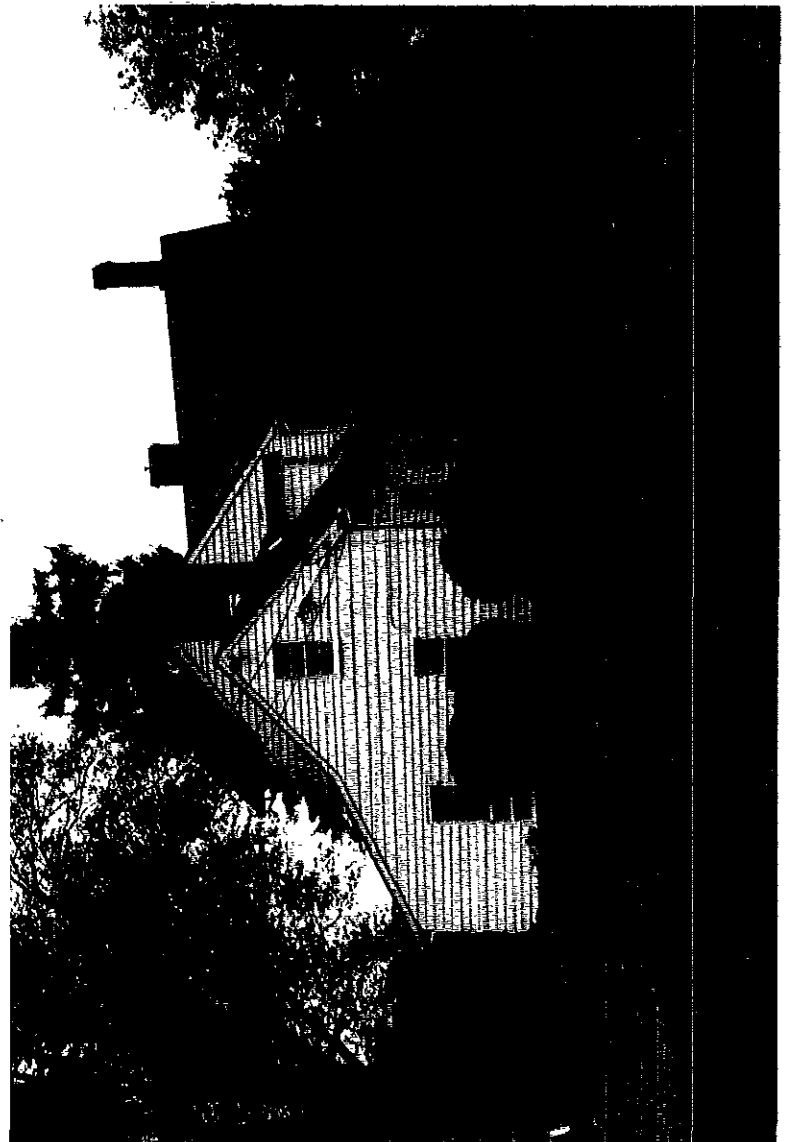
**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING**

GREEN SPRING
N.R.H.D.

1" = 200'



VIEW OF FRONT



VIEW OF REAR
(SITE OF PROPOSED ADDITION)

#325

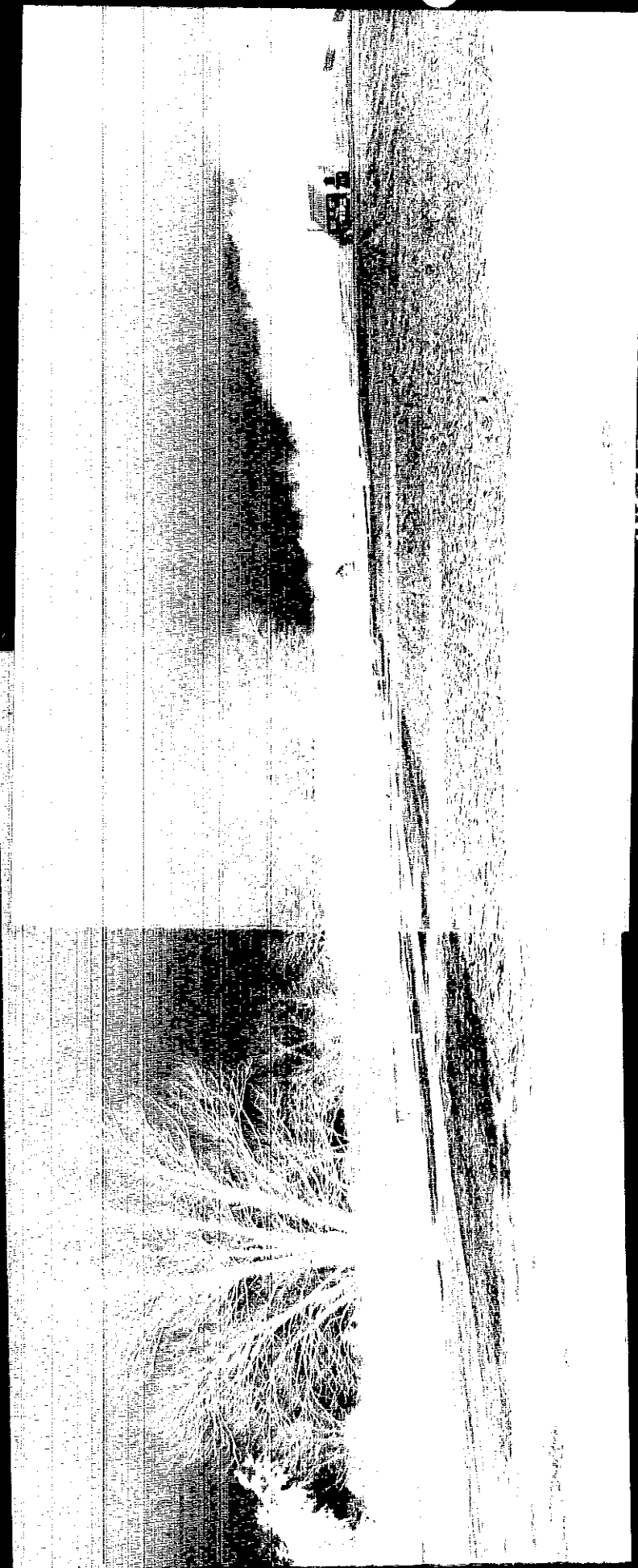
99-325-SPH

VIEW OF SIDE
(PROPOSED ADDITION TO LEFT)

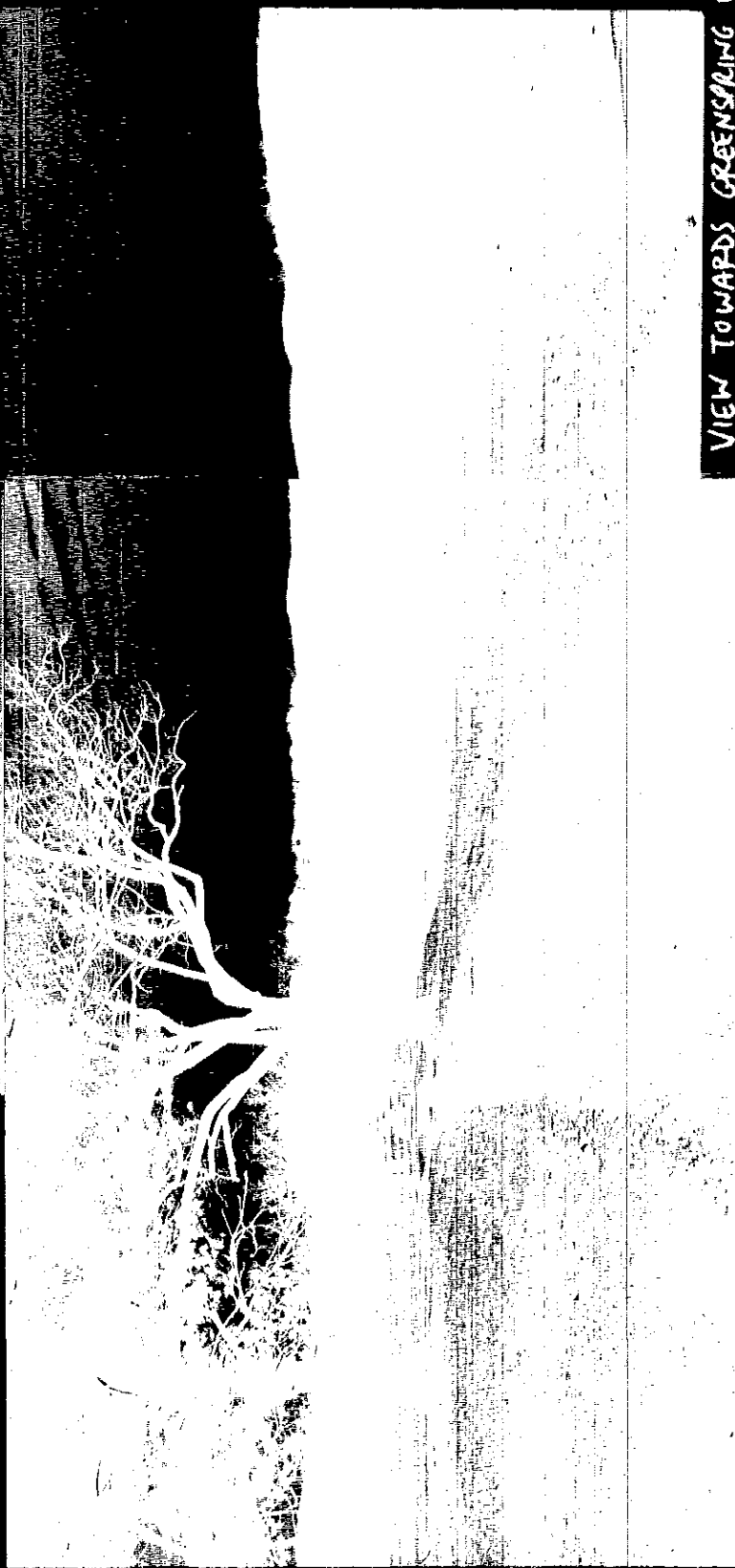
#325

VIEW OF SIDE
(PROPOSED ADDITION TO RIGHT)

99.325.SPH



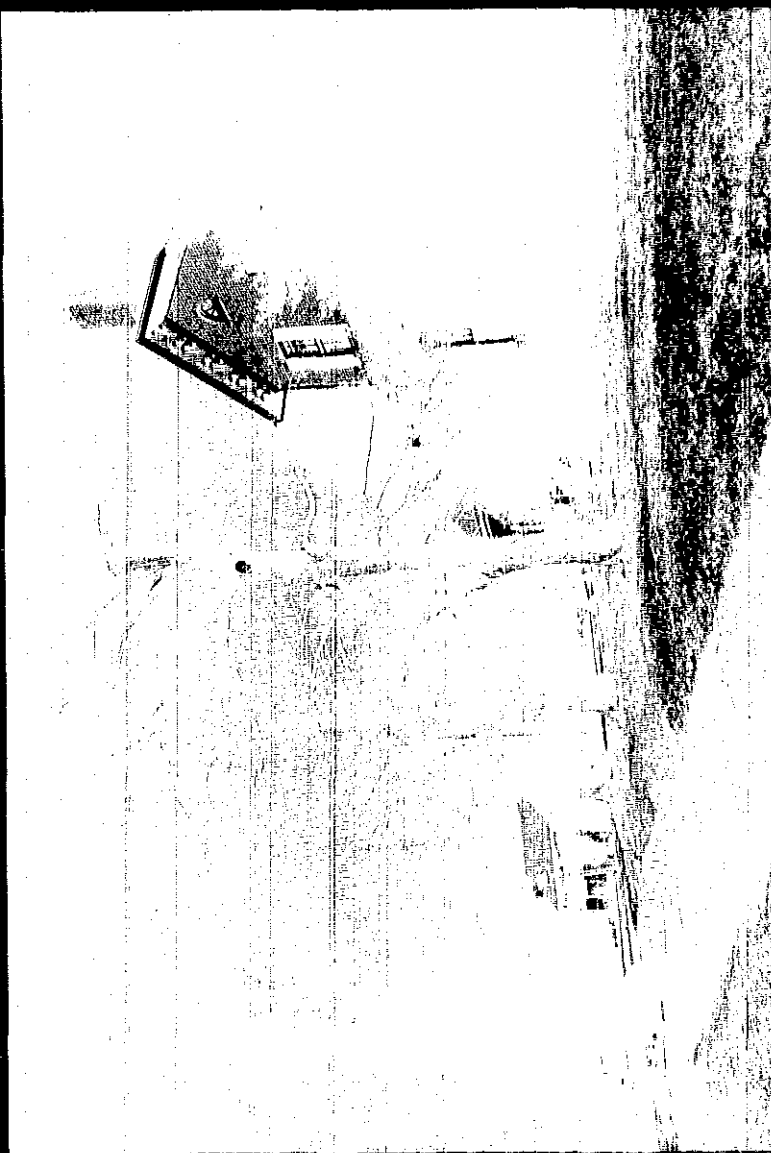
VIEW TOWARDS HOUSE (BLACK)



VIEW TOWARDS GREENSPRING VALLEY ROAD

#325

99.325-SPH



#325

VIEW OF SIDE OF HOUSE
TO BACK YARD



VIEW FROM REAR OF HOUSE

99-325-SPH

ELIZABETH SMITH

GENERAL POWER OF ATTORNEY

AND

DESIGNATION OF GUARDIAN

OF THE PROPERTY

STEWART, PLANT & BLUMENTHAL

7 St. Paul Street

Suite 910

Baltimore, Maryland 21202

(410) 347-0506

99-325-SPH

GENERAL POWER OF ATTORNEY**AND****DESIGNATION OF GUARDIAN****OF THE PROPERTY**

KNOW ALL MEN BY THESE PRESENTS, that I, ELIZABETH SMITH, of Baltimore County, State of Maryland, hereby constitute and appoint my daughter, VIRGINIA WRENN SMITH, my true and lawful attorney-in-fact.

SECTION I - AUTHORIZATION TO ACT FOR PRINCIPAL

I empower and authorize my attorney-in-fact hereunder (hereinafter referred to as my "Attorney") from time to time to do any and all of the following acts for me, as fully as I could do if personally acting:

1.1. **ACQUISITION, MANAGEMENT AND DISPOSITION OF PROPERTY.**
To deal in every way with all property now owned or hereafter acquired by me or on my behalf (all such property being hereinafter referred to as "my Property") upon any terms which my attorney-in-fact may determine such as (by way of example and not in limitation):

A. To buy, acquire, invest in, take possession of, lease, exchange, sell (at public or private sale), assign, convey, pledge, mortgage, hypothecate or otherwise dispose of any and all property, real (freehold or leasehold), personal or mixed, tangible or intangible, business or non-business, or any interest or interests therein, wheresoever located and whether or not now owned or hereafter acquired by me or on my behalf, including without limitation any and all stocks, bonds and debentures (including obligations of the United States commonly known as "flower bonds"), stock rights, warrants or options and any other securities or other types of investments or investment property of whatsoever kind and nature, all such property being hereinafter designated as "my Property"; and to partition, subdivide or enter upon any such real property.

B. To improve and develop any and all interests in any such real property (freehold or leasehold); to manage, repair, rebuild, reconstruct or replace any improvements on such real property and any and all personal and household articles, furnishings and effects or other tangible personal property; to obtain insurance of any kind on or in connection with any of my Property; and to make, execute and file proofs of loss sustained or claimable under such insurance policies or under any other insurance policies owned by me or obtained on my behalf.

C. To appear and vote and otherwise act as my proxy in respect to any such shares of stock, bonds, debentures or other securities or investments having voting rights (all such

securities and investments being hereinafter designated "my Securities") at any meeting or meetings of security holders, and for such purposes to sign and execute any proxies or other instruments; to make, execute and deliver stock powers or assignments of any of my Securities and to exercise or otherwise deal with any stock rights, options, warrants or fractional shares issued in respect of any of my Securities.

D. To invest and reinvest the proceeds of any such sales, assignments, mortgages, hypothecations, transfers or other dispositions in other types of property or investments, or, in the alternative, to deposit such proceeds in my name or in the name of my said Attorney in any one or more banks, banking institutions, savings and loan associations or other financial institutions.

E. To negotiate, make, execute and deliver any and all contracts, leases, deeds, mortgages, assignments, bills of sale, receipts, releases or other discharges and any and all other written instruments in my name which may be necessary or desirable in connection with the foregoing powers and all of those hereinafter set forth.

F. To execute and deliver title documents and papers necessary to register any motor vehicle, airplane or boat or to register the sale thereof and the transfer of legal title thereto.

1.2. COLLECTION OF DEBTS. To ask, demand, sue for, collect, recover and receive all sums of money, rents, debts, accounts, chooses in action, legacies, bequests, interests, dividends and demands whatsoever as are now or shall hereafter become due, owing, payable or belonging to me, including the proceeds of sale of any of my Property, interest on bonds, interest on savings accounts or certificates of deposit, cash or stock dividends, fractional shares, and warrants, options or rights to subscribe to or issued with respect to any shares of stock or other investments which I now own or which may hereafter be acquired by me or on my behalf; to make, execute and deliver receipts, releases or other discharges and bills of sale therefor; to endorse generally or specially, collect and deposit in my name or in the name of my Attorney in any one or more banks, banking institutions, savings and loan associations or other financial institutions any and all monies and any and all checks, notes or other instruments for the payment of money, payable to my order, collected and received by me or by my Attorney; to commence, prosecute, or enforce or to defend, answer or oppose all actions, suits, legal proceedings and tax claims in which I am now or may become engaged or interested, and to compromise,

refer to arbitration, or submit to judgment in any such action or proceedings.

1.3. **BORROWING AND LENDING.** To borrow or lend from time to time such sums of money or other property on such terms as my Attorney may think advisable or expedient for or in relation to any of the powers herein set forth, with or without security, and for such purposes to give, execute, acknowledge, deliver or receive such notes, bonds, mortgages and agreements as my Attorney may deem necessary or proper in connection therewith.

1.4. **DEPOSITS, WITHDRAWALS AND PAYMENTS.** To draw checks or drafts upon any and all savings and checking accounts or deposits with any bank, banking institution, savings and loan association or other financial institution belonging to me and to sign such checks or drafts in my name, whether such checks or drafts are to be drawn to the individual order or be tendered in payment of individual obligations of my Attorney or otherwise; to pay any and all accounts, bills, taxes, claims and demands, now or hereafter payable by me including, but not limited to, hospital and nursing home bills, doctors' bills, nursing bills, household expenses and all bills for incidental expenses incurred for my maintenance or support or the maintenance or support of members of my family who, from time to time, in my Attorney's judgment, may be or become dependent upon me for financial assistance.

1.5. **SAFE-DEPOSIT BOXES.** To have access to any and all safe-deposit boxes or other receptacles of safekeeping and security leased by me at any bank or other banking or financial institution, or other place, and to take and remove or add to the contents and have full control over such safe-deposit boxes or other receptacles of safekeeping and security, including the right to surrender the same and release the lessor or lessors, and lease in lieu thereof, or in addition thereto, and from time to time, such other safe-deposit boxes or other receptacles of safekeeping and security as my Attorney may deem appropriate.

1.6. **LIFE INSURANCE.** To exercise any and all rights, options, or privileges available to me under any life insurance policy, including the rights to surrender the policy, make a policy loan, and change the beneficiary; but, my Attorney shall have no right to exercise any incident of ownership that I may have with respect to any insurance policy on the life of my Attorney.

1.7. **BUSINESS INTERESTS.** To carry on, engage in, reorganize and in any other way, to participate fully in any business or businesses (whether corporate or otherwise) which I may own or in which I may have an interest at any time.

1.8. LITIGATION. To institute, prosecute, defend, compromise, arbitrate, settle or dispose of any legal, equitable or administrative actions, suits, or other proceedings, to which I am or become a party or in which I have an interest; and to assert or waive any and all rights, privileges and defenses available to me.

1.9. EMPLOYMENT OF OTHERS. To engage, employ, supervise, dismiss and discharge such investment counsel, attorneys-at-law, accountants, physicians, nurses, home companions, aides, agents, servants, employees or other persons in connection with any of my personal or business affairs, or in connection with and for the maintenance or support of those of my family who, in my Attorney's judgment, may be or become financially dependent upon me, or otherwise with respect to the performance of any and all of the powers herein conferred as my Attorney shall deem necessary or advisable; and with respect to the employment of any such investment counsel, to delegate to such counsel full discretionary powers concerning investment recommendations and changes.

1.10. FIDUCIARY POSITIONS. To exercise any powers and any duties conferred or imposed upon me, whether solely or jointly with any other or others, either as executor, personal representative, or trustee, or in any other fiduciary capacity, to the extent that any such powers or duties are capable of being validly delegated; provided, however, that under no circumstances shall my Attorney, in the exercise of any powers conferred upon me as a fiduciary, have or participate in the exercise of any discretionary power with respect to income or principal in favor of my Attorney, my Attorney's spouse or any person whom my Attorney is legally obligated to support, unless such power is restricted to payments for maintenance, support, health or education.

1.11. GIFTS. To transfer, assign, grant and convey any or all of my Property to any bank or trust company or responsible adult person IN TRUST, NEVERTHELESS, upon such compensation and for such uses and purposes as my said Attorney shall agree upon in writing, provided that such uses and purposes shall be for my sole benefit during my lifetime, and provided further that such trust shall be revocable in whole or in part at any time and, unless otherwise directed in writing by me, shall terminate upon my death and the principal and undistributed income of the trust shall be distributed to my estate. During any period of time in which I am incapacitated, to make such charitable contributions and such gratuitous transfers to or for the benefit of any members of my family, whether by blood or marriage, including any individual serving hereunder, whether individually or jointly, as my Attorney, of such type and kind and in such amounts as, in the judgment of my Attorney, shall be consistent with a pattern of

giving or an intention established or evidenced by me prior to the time of my incapacity, or that qualify for gift tax annual exclusions provided for by Section 2503 of the Internal Revenue Code of 1986, as amended from time to time; provided, however, this paragraph 1.11 shall not be construed as conferring upon any individual or charitable organization any right or claim to any such gift or contribution; and, provided, further that my Attorney shall not have any power hereunder to make in any calendar year any gifts to himself or herself having a total value in the aggregate in excess of the greater of (a) Five Thousand Dollars (\$5,000.00), or (b) five percent (5%) of the value of all property of mine from which such gifts otherwise could be made; nor shall my Attorney make any gift or payment that satisfies a legal obligation of support of my Attorney except to the extent my Attorney does not have sufficient funds to satisfy such obligation.

1.12. TAX RETURNS. To prepare, execute and file on my behalf any and all federal, state, local and foreign income, gift and other tax returns or reports, whether on a joint or individual basis; to represent me in connection with any and all federal, state, local or foreign tax matters and with respect thereto to make and execute protests, agreements, waivers, compromises, claims for refund, overassessment and the like relating to any such taxes; and to exercise, in the discretion of my Attorney, any election, option or other power, right or privilege which I myself could have exercised under, or arising with respect to the United States Internal Revenue Code and revenue laws of any country, state, territory or locality, as any such laws are from time to time amended or altered.

1.13. RESIGNATION. My Attorney may resign by execution of a written resignation delivered to me or, if I am mentally incapacitated, to any successor attorney-in-fact named herein or designated pursuant to Section 1.14, and, absent such successor attorney-in-fact, to any person with whom I am residing or who has the care and custody of me. Any individual designated as a successor attorney-in-fact may resign prior to becoming an acting attorney-in-fact hereunder by the execution of a written resignation delivered to me or, if I am mentally incapacitated, to the attorney-in-fact then serving hereunder.

1.14. SUCCESSION. By written instrument signed by my Attorney, to substitute and appoint in my Attorney's place and stead (on such terms and at such salary or compensation as my Attorney shall deem proper) one or more person or persons including any person who may then be serving jointly with any other person hereunder as my Attorney, to exercise for and on my behalf as my attorney or attorneys for such period of time as may be specified in such written instrument any or all of the powers

heraby conferred upon my Attorney, including this power of substitution, and my Attorney shall have the power to revoke any such appointment (including any appointee's appointment of a substitute) and substitute and appoint any other or others to act in their place and stead as my Attorney shall from time to time deem advisable; provided, however, that no such appointment made by an acting attorney-in-fact shall take effect unless, upon the occurrence of such event, there shall not have been appointed herein to succeed the attorney-in-fact making such an appointment an attorney-in-fact who is then able and willing to serve.

1.15. GENERAL POWERS. Without limiting or restricting any of the provisions hereinabove set forth, to make, execute and acknowledge all instruments, contracts, leases, deeds, assignments, bills of sale, orders, writings, notes, warranties, assurances and papers which may be requisite or proper to carry out, perform and effectuate any of the foregoing powers; to do, execute and perform any other acts that my Attorney shall deem necessary or expedient to carry out such powers; and generally to act for me and do whatsoever other thing that is necessary or proper in all matters affecting my personal and business affairs or property until this instrument is revoked. To do any act which either a Maryland trustee or a Maryland guardian may do; and without limiting any of the provisions set forth above, generally to act for me and to do whatsoever thing that in the discretion of my attorney-in-fact may be necessary or advisable in all matters affecting my personal and business affairs or my Property until this General Power of Attorney and Designation of Guardian of the Property (hereinafter referred to as "this Power of Attorney") is terminated.

SECTION II - SUPPLEMENTAL PROVISIONS AND GUARDIANSHIP

2.1. This Power of Attorney shall not be affected by my disability or incapacity, but shall remain in full force and effect from time to time and at all times until expressly revoked in writing and until my Attorney shall be notified in writing of such revocation thereof. Any person may deal with my Attorney, or a duly appointed substitute or substitutes, in full reliance that this Power of Attorney has not been revoked and that the appointment of any such substitute or substitutes shall be valid and effective, upon the submission of a written statement to that effect by my Attorney, or the duly appointed substitute or substitutes, accompanied by a signed counterpart hereof or by a facsimile of a signed counterpart hereof, and accompanied by a copy of the written instrument designating any substitute attorney or attorneys who may then be acting pursuant hereto. For the purpose of inducing any bank, broker, insurer, or other party to deal with my attorney-in-fact, I agree that if this Power of

Attorney is terminated for any reason, I and my heirs, personal representatives and assigns will save any such party harmless from any loss suffered or liability incurred by dealing with my attorney-in-fact prior to such party's receipt of written notice of termination.

2.2. No attorney-in-fact acting hereunder shall incur any liability to me for acting or refraining from acting hereunder, except for such attorney-in-fact's own willful misconduct or gross negligence.

2.3. I revoke any and all powers of attorney and designations of guardian heretofore made by me other than a power of attorney for health care.

2.4. I request that no guardianship proceeding for my property be commenced in the event of my disability. If any court appoints a guardian of my property, I direct that my Attorney shall serve as guardian of my property and if more than one attorney-in-fact is serving under this Power of Attorney, the attorney first named shall serve as such guardian. I direct that any guardian of my property shall be excused from giving bond.

2.5. The section headings of this document are to be given no effect in interpreting the provisions hereof and are inserted solely for convenience. This Power of Attorney shall be governed by the laws of the State of Maryland in all respects, including its validity, interpretation, and termination. If any provision hereof be held invalid, such invalidity shall not affect the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, I have duly executed this Power of Attorney this 23rd day of October, 1992.

WITNESS:

Alex A. Wright

Elizabeth Smith
Elizabeth Smith

STATE OF MARYLAND)

OF)

TO WIT:

I HEREBY CERTIFY that on this 23 day of OCTOBER, 1992, before me, the subscriber, a Notary Public of the State of Maryland aforesaid, personally appeared ELIZABETH SMITH and

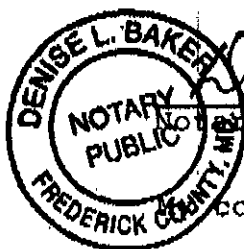
acknowledged the foregoing General Power of Attorney and Designation of Guardian of the Property to be her act and deed.

AS WITNESS my hand and Notarial Seal.

Lisa Halbert
Notary Public LISA HALBERT

My Commission Expires: 2-1-93

I certify that this is a copy of the original and I have viewed the seal



Denise L. Baker
Notary Public

commission expires: 8-13-02



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 26001

99.325-SPH

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

385

SCALE	LOCATION	SHEET
1" = 200'	STEVENSON	N. W. 1-2-E
DATE OF PHOTOGRAPHY JANUARY 1986		

W/CRUISE