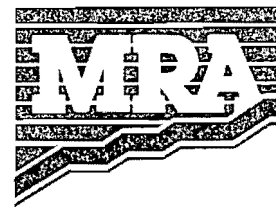


# MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



## ZONING DESCRIPTION

Description of 48.242 Acre Parcel  
Lying in the 15th Election District  
Baltimore County, Maryland

BEGINNING for the same at a point on or near the center line of Holly Neck Road, said point being at the beginning of the second line of a Deed dated June 1964, from Louise Smith to Claude S. Hogan and Alice A. Hogan, his wife, and recorded among the Land Records of Baltimore County in Liber 4577, folio 473. Thence from the POINT OF BEGINNING so fixed and binding on the second line of the aforesaid deed;

1. North 44°24' 53" East, 204.57 feet to a point in the twelfth line of the second parcel of a Confirmatory Deed between Ernest W. Vandermast, III, Trustee and Celia Vandermast, Trustee and recorded among the aforesaid Land Records in Liber 7800, folio 091, thence binding on said line;
2. North 39°19' 07" West, 22.47 feet to a point in the centerline of Goff Road, thence binding on or near the centerline of Goff Road the nine following courses and distances viz:
3. North 43°29' 05" East, 106.52 feet.
4. North 40°32' 56" East, 119.89 feet,
5. North 36°52' 12" East, 101.22 feet,
6. North 30°15' 23" East, 28.12 feet,
7. North 16°23' 22" East, 35.87 feet,
8. North 02°17' 26" West, 25.33 feet,
9. North 17°39' 00" West, 23.39 feet,
10. North 35°03' 34" West, 70.49 feet,
11. North 31°19' 43" West, 27.25 feet to intersect the centerline of Vandermast Lane, thence binding on or near the centerline of said lane the following courses and distances viz:
12. North 45°33' 50" East, 108.49 feet,

☐ 139 N. MAIN STREET, SUITE 200  
BEL AIR, MARYLAND 21014  
(410) 879-1690 (410) 836-7560  
FAX (410) 879-1820

☒ 110 WEST ROAD, SUITE 245  
TOWSON, MARYLAND 21204  
(410) 821-1690  
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9  
ANNAPOLIS JUNCTION, MARYLAND 20701  
(410) 792-9792 (301) 776-1690  
FAX (410) 792-7395

*Ref. Exhibit #2*

**CR. 99-411**



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS

☐ 139 N. MAIN ST., STE. 200  
BEL AIR, MD 21014

☒ 110 WEST RD., STE 105  
TOWSON, MD 21204

(410) 879-1690 (410) 836-7560  
FAX (410) 879-1820

(410) 821-1690  
FAX (410) 821-1748

# LETTER OF TRANSMITTAL

|           |                               |         |       |
|-----------|-------------------------------|---------|-------|
| DATE      | 6-30-99                       | JOB NO. | 10833 |
| ATTENTION | CARL RICHARDS                 |         |       |
| RE:       | THE<br>VANDERMAST<br>PROPERTY |         |       |
|           |                               |         |       |
|           |                               |         |       |
|           |                               |         |       |
|           |                               |         |       |
|           |                               |         |       |

TO BALTIMORE COUNTY ZONING  
COUNTY OFFICE BLDG, RM 109  
111 W. CHESAPEAKE AVE  
TOWSON, MD. 21204

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via DELIVERY the following items:

- ☐ Shop drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐ \_\_\_\_\_

| COPIES | DATE    | NO. | DESCRIPTION                                  |
|--------|---------|-----|----------------------------------------------|
| 2      | 6-30-99 |     | Schematic Floor Plans for Proposed residence |
|        |         |     |                                              |
|        |         |     |                                              |
|        |         |     |                                              |
|        |         |     |                                              |
|        |         |     |                                              |
|        |         |     |                                              |
|        |         |     |                                              |
|        |         |     |                                              |

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☒ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☒ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_

**CR-99-411**

COPY TO BUD Clark, Lyndon Hart

SIGNED: Tim Madden

If enclosures are not as noted, kindly notify us at once.

10-30-11  
CARL RICHARDS

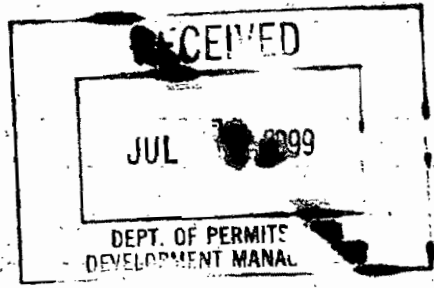
THE  
VANDERBILT  
PRIORITY

RECEIVED

6-30-11

X  
X

CR-PD-23



10-30-11

10-30-11



MORRIS & RITCHIE ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS

☐ 139 N. MAIN ST., STE. 200  
BEL AIR, MD 21014

☒ 110 WEST RD., STE 245  
TOWSON, MD 21204

☐ 9090 JUNCTION DR., STE. 9  
ANNAPOLIS JUNCTION, MD 20701

410-879-1690 • 410-836-7560  
FAX 410-879-1820

410-821-1690  
FAX 410-821-1748

410-792-9792 • 301-776-1690  
FAX 410-792-7395

TO BALT. CO. DEPT. OF ZONING

## LETTER OF TRANSMITTAL

|           |                     |         |       |
|-----------|---------------------|---------|-------|
| DATE      | 4.21.99             | JOB NO. | 10833 |
| ATTENTION | CARL RICHARDS       |         |       |
| RE:       | VANDERMAST PROPERTY |         |       |
|           |                     |         |       |
|           |                     |         |       |
|           |                     |         |       |
|           |                     |         |       |

WE ARE SENDING YOU

☐ Attached

☐ Under separate cover via MR. CLARK'S OFFICE the following items:

☐ Shop drawings

☐ Prints

☒ Plans (14)

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change order

☒ PETITIONS, PROP. DESCRIPTION

| COPIES             | DATE         | NO. | DESCRIPTION                                                           |
|--------------------|--------------|-----|-----------------------------------------------------------------------|
| 14 <sup>SEPS</sup> | REV. 4/27/99 |     | DOCUMENTED PLAN TO ACCOMPANY RECLASSIFICATION PETITION - 2 SHEETS EA. |
| 3                  |              |     | RECLASSIFICATION PETITIONS - REV'D FORM 9/18/98                       |
| 4                  |              |     | PROPERTY DESCRIPTION (FOR AREA OF RECLASSIFICATION ONLY)              |
|                    |              |     |                                                                       |
|                    |              |     |                                                                       |
|                    |              |     |                                                                       |
|                    |              |     |                                                                       |
|                    |              |     |                                                                       |
|                    |              |     |                                                                       |

CR-99-411

THESE ARE TRANSMITTED as checked below:

☒ For approval

☐ Approved as submitted

☐ Resubmit \_\_\_\_\_ copies for approval

☒ For your use

☐ Approved as noted

☐ Submit \_\_\_\_\_ copies for distribution

☒ As requested

☐ Returned for corrections

☐ Return \_\_\_\_\_ corrected prints

☒ For review and comment

☐ \_\_\_\_\_

☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS MR. RICHARDS - PER YOUR COMMENTS REGARDING THE VANDERMAST REZONING PETITION:

① PETITION FORM RESUBMITTED USING REV'D FORM 9/18/98

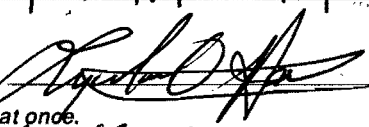
② LABEL ON SHEET 2 DESCRIBING ELEVATIONS AS "CONCEPTUAL ONLY" - IN ALL LIKELIHOOD THE FUTURE HOUSES WILL BE CUSTOM DESIGNED - PLEASE NOTE THAT THE BUILDABLE AREA IS DELINEATED ON EACH LOT.

③ THE AREA TO BE RECLASSIFIED HAS BEEN OUTLINED ON BOTH SHEETS 1 & 2.

④ THE CORRECTED COUNCILMANIC DISTRICT HAS BEEN PLACED ON THE ZONING (RECLASS.) PETITION FORM.

⑤ THE PROPERTY DESCRIPTION HAS BEEN REVISED TO REFLECT THE 15<sup>TH</sup> ELECTION DISTRICT AND ONLY THAT AREA TO BE CLASSIFIED (NOT THE ENTIRE SITE).

COPY TO MR. C. WILLIAM CLARK, ESQ.

SIGNED: 

If enclosures are not as noted, kindly notify us at once.

\* PLEASE CONTACT ME IF YOU HAVE ADDITIONAL QUESTIONS OR COMMENTS. THANKS -

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

069246

DATE 7/6/99 ACCOUNT 001-6181

AMOUNT \$ 100.00

RECEIVED FROM: Nolan, Plumhoff & Williams

FOR: Revised Plans - Reclassification

CR-99-411

Cycle V - Item #3 -- Vandermast

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME  
7/07/1999 7/07/1999 14:40:10

REG W503 CASHIER PWES PEW DRAWER 3  
Dep: 5 532 COMPRE/CYCLE ZONING FEE  
Receipt # 089574 OFLN  
CR NO. 069246

Receipt Tot 100.00

100.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION



# Petition for Reclassification

to the Board of Appeals of Baltimore County

2209-2341 Vandermast Lane/NE/S

for the property located at Goff Road & Holly Neck

which is presently zoned/districted RC-20

Election District 15 Councilmanic District 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: (1) that the zoning/district status of the herein described property be reclassified, pursuant to the zoning law of Baltimore County from a RC-20 zone/district to a RC-5 zone/district, for the reasons given in the attached and (2) for a Special Exception under the zoning regulations of Baltimore County, to use the herein described property for RESIDENTIAL DWELLINGS

and (3) for the reasons given in the attached statement, a Variance from the following sections of the zoning regulations 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 petition(s), 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:

C. WILLIAM CLARK

Name - Type or Print

Signature

Company

502 WASHINGTON AVENUE #700 (410) 823-7800

Address

Telephone No.

TOWSON

MD

21204

City

State

Zip Code

R2V 9/18/98

## Legal Owner(s):

VANDERMAST JOINT VENTURE

Name - Type or Print

Signature

ERNEST VANDERMAST, III (Managing Partner)

Name - Type or Print

*Ernest Vandermast*

Signature

47 BABBIDGE ROAD

(207) 797-5960

Address

Telephone No.

FALLMOUTH

MAINE

04105

City

State

Zip Code

## Representative to be Contacted:

MORRIS & RITCHIE ASSOC., INC. (TIM MADDEN)

Name

110 WEST ROAD, SUITE 245

(410) 821-1690

Address

Telephone No.

TOWSON

MD

21204

City

State

Zip Code

CR-99-411



# Petition for Reclassification

to the Board of Appeals of Baltimore County

2209-2341 Vandermast Lane/NE/S

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## Contract Purchaser/Lessee:

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Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

C. WILLIAM CLARK

Name - Type or Print

Signature

Company

502 WASHINGTON AVENUE #700 (410) 823-7800

Address

Telephone No.

TOWSON

MD

21204

City

State

Zip Code

R2V 9/18/98

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VANDERMAST JOINT VENTURE

Name - Type or Print

Signature

ERNEST VANDERMAST, III (Managing Partner)

Name - Type or Print

*Ernest Vandermast*

Signature

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(207) 797-5960

Address

Telephone No.

FALLMOUTH

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04105

City

State

Zip Code

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MORRIS & RITCHIE ASSOC., INC. (TIM MADDEN)

Name

110 WEST ROAD, SUITE 245

(410) 821-1690

Address

Telephone No.

TOWSON

MD

21204

City

State

Zip Code

CR-99-411

VANDERMAST PROPERTY  
JUSTIFICATION FOR RECLASSIFICATION

The County Council erred in the 1988 Comprehensive Map process by placing RC-20 zoning on a portion of the subject property, because the assumptions and premises relied upon by the council were invalid, and because the Council failed to take into account the following, then existing, facts:

The Vandermast property, in total, consisted of four lots of record with boundaries as recorded in the Land Records of Baltimore County. The RC-20 placed on the subject portion crossed over the boundary lines of those lots, thereby split zoning them.

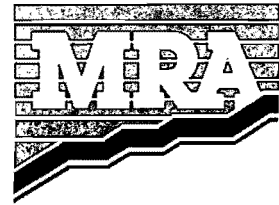
As of the time of the Comprehensive Zoning, there existed more than one principal dwelling on each of the lots, and portions thereof, re-zoned which then exceeded the number permitted by the RC-20 zone (1A05.4E) and on the remaining portions zoned RC-5. None were for bona fide tenant farmers.

CR-99-411



# MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



## ZONING DESCRIPTION

Description of 48.242 Acre Parcel  
Lying in the 15th Election District  
Baltimore County, Maryland

BEGINNING for the same at a point on or near the center line of Holly Neck Road, said point being at the beginning of the second line of a Deed dated June 1964, from Louise Smith to Claude S. Hogan and Alice A. Hogan, his wife, and recorded among the Land Records of Baltimore County in Liber 4577, folio 473. Thence from the POINT OF BEGINNING so fixed and binding on the second line of the aforesaid deed;

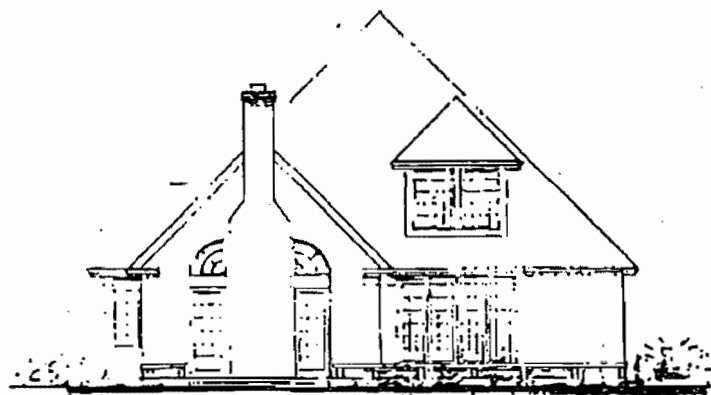
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4. North 40°32' 56" East, 119.89 feet,
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6. North 30°15' 23" East, 28.12 feet,
7. North 16°23' 22" East, 35.87 feet,
8. North 02°17' 26" West, 25.33 feet,
9. North 17°39' 00" West, 23.39 feet,
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12. North 45°33' 50" East, 108.49 feet,

☐ 139 N. MAIN STREET, SUITE 200  
BEL AIR, MARYLAND 21014  
(410) 879-1690 (410) 836-7560  
FAX (410) 879-1820

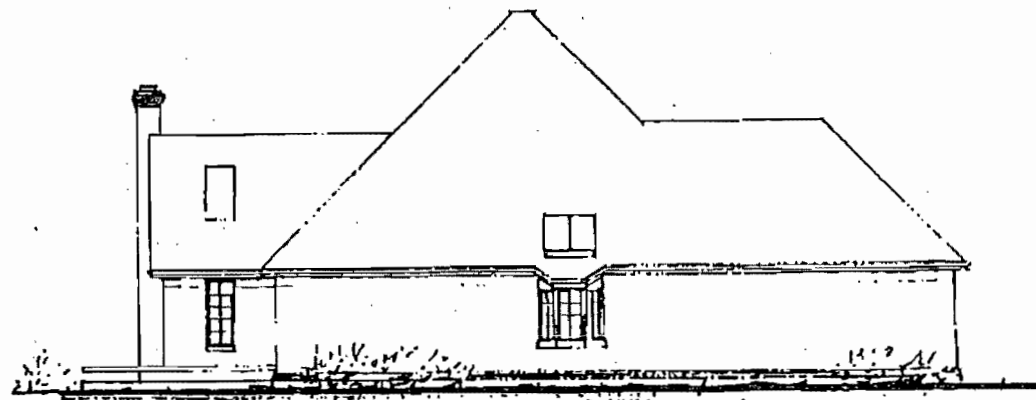
☒ 110 WEST ROAD, SUITE 245  
TOWSON, MARYLAND 21204  
(410) 821-1690  
FAX (410) 821-1748

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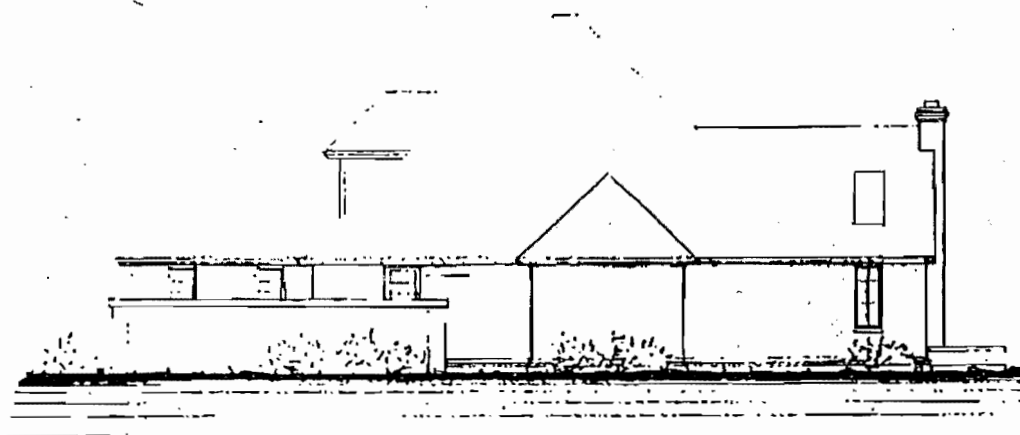
**CR-99-411**



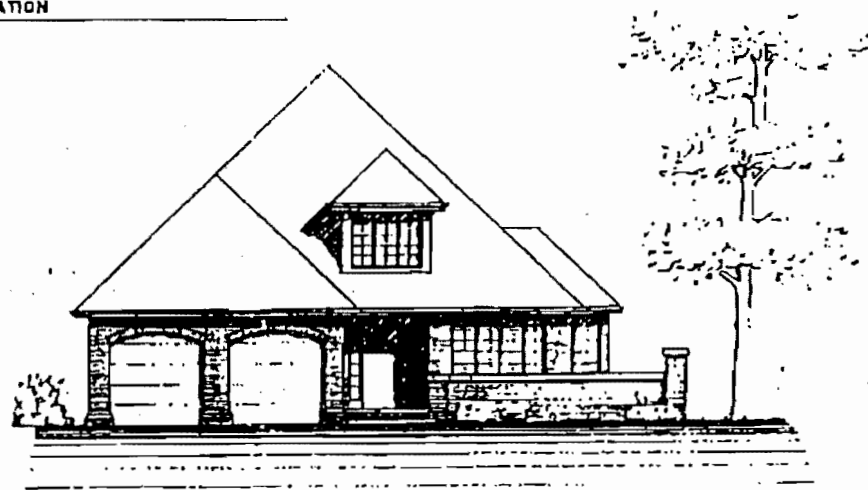
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

Noted: All dimensions are not indicated at a previous

CR-99-411

# NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602 (e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: CR-99-411

2209-2341 Vandermast Lane

NW/S Holly Neck Road, 500' W of Fantat Road

15th Election District ; 5th Councilmanic District

Legal Owner: Vandermast Joint Venture

**Reclassification** of the property from R.C.-20 to R.C.-5.

**HEARING: Wednesday, September 29, 1999** at 10:00 a.m. in Room 48 of the Old Courthouse, 400 Washington Avenue.

CHARLES L. MARKS, CHAIRMAN

NOTES: (1) Hearings are handicapped accessible; for special accommodations, please call 410-887-3180.

(2) For information concerning the file and/or hearing, contact this office at 410-887-3180.

9/19 Sept. 9

C338265

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

9/9/, 1999

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 9/9/, 1999.

THE JEFFERSONIAN,

*J. Wilkinson*

LEGAL ADVERTISING

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/19/, 1999

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 8/19/, 1999

*Cycle V*  
*April 1999 - Oct. 1999*

*R 99-409*

*R 99-410*

*~~CR 99-411~~*

THE JEFFERSONIAN,

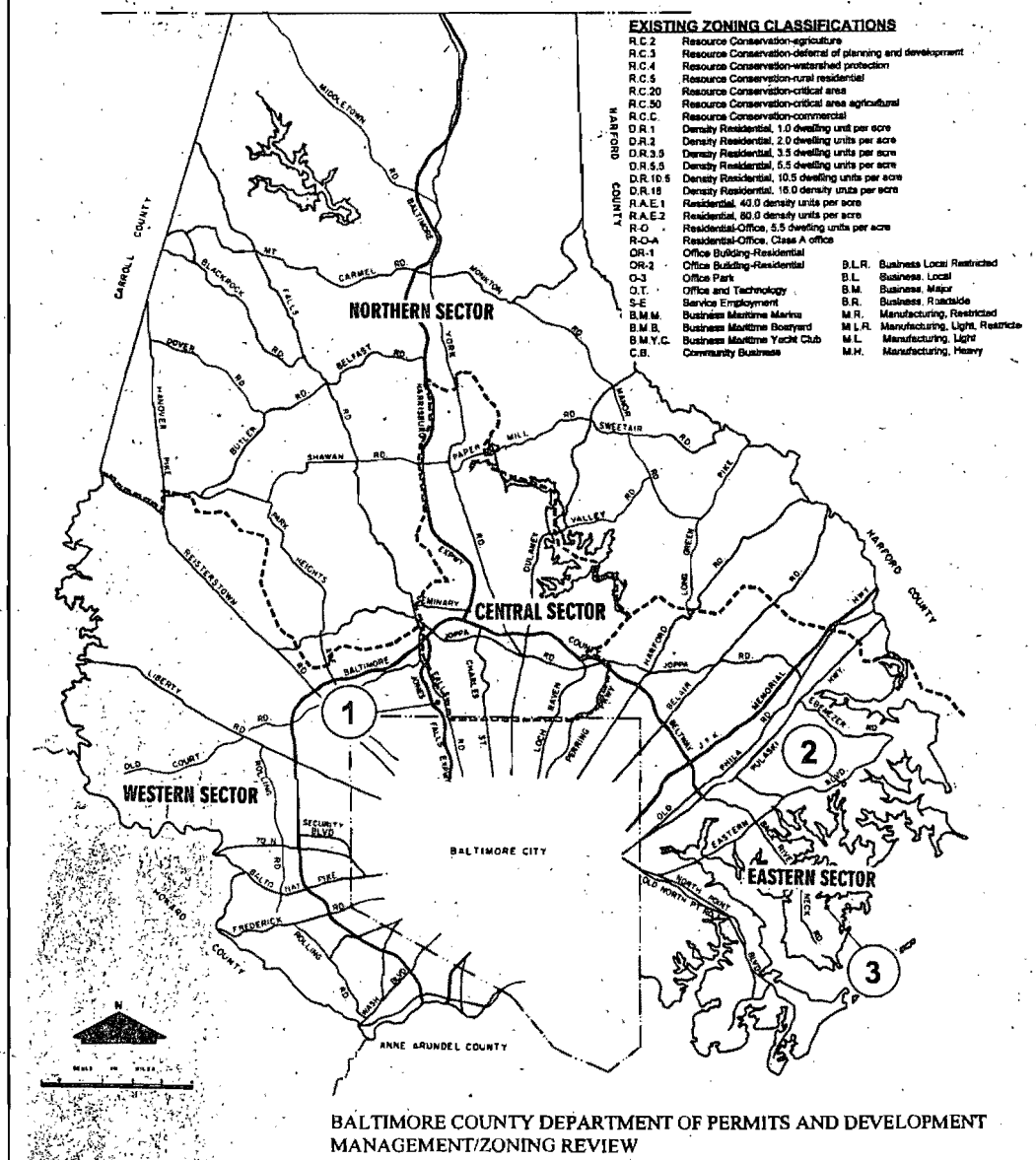
*J. Wilkinson*

LEGAL ADVERTISING

# BALTIMORE COUNTY, MARYLAND PUBLIC NOTICE

Reclassification & Redistricting Petitions Accepted for  
Filing by Baltimore County Board of Appeals for the  
Zoning Reclassification Cycle V --- April 1999 - October 1999

## LOCATIONS OF PROPERTIES UNDER PETITION CYCLE V --- APRIL 1999 - OCTOBER 1999



LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

### WESTERN SECTOR

#### ITEM #1

Property Owner:

Bare Hills Associates & Callahan Investors, Inc. & Callahan Family Limited Partnership

Case No./Hearing Date:

R-99-409, Wednesday, September 8, 1999 at 10:00 a.m.

Contract Purchaser:

MIE Acquisition, Inc.

Location:

S/nd Clarkview Road, approximately 1250' S of Falls Road; also W/S Falls Road, 600' S of Hollins Lane

Existing Zoning:

M.L.R. & D.R. -3.5

Election District:

3rd

Councilmanic District:

2nd

Acres:

M.L.R. -3.67; M.L. -17.4

Proposed Zoning:

M.L.R. & M.L.

Attorney:

Robert A. Hoffman

Misc.:

Open Plan

### NORTHERN SECTOR

No Petitions Were Filed in This Sector

### CENTRAL SECTOR

No Petitions Were Filed in This Sector

### EASTERN SECTOR

#### ITEM #2

Property Owner:

Greg Lee Canatella & Paul Lee Canatella

Case No./Hearing Date:

R-99-410; Thursday, September 23, 1999 at 10:00 a.m.

Contract Purchaser:

N/A

Location:

NWC Carroll Island Road & Bowleys Quarters Road (123 Carroll Island Road)

Existing Zoning:

C.B.

Election District:

15th

Councilmanic District:

5th

Acres:

1.733

Proposed Zoning:

B.L. or M.L.

Attorney:

N/A

Misc.:

Open Plan; Critical Area

#### ITEM #3

Property Owner:

Vandermaast Joint Venture

Case No./Hearing Date:

CR-99-411; Wednesday, September 29, 1999 at 10:00 a.m.

Contract Purchaser:

N/A

Location:

NW/S Holly Neck Road, 500' W of Fantat Road (2209-2341 Vandermaast Lane)

Existing Zoning:

R.C. -20

Election District:

15th

Councilmanic District:

5th

Acres:

48.42

Proposed Zoning:

R.C. -5

Attorney:

C. William Clark

Misc.:

Documented Plan; Critical Area; Floodplain; Prior Zoning Cases #97-567-SPH, 95-412-SPH

By Order of Charles L. Marks, Chairman, Baltimore County Board of Appeals  
Arnold F. Keller, III, Director, Office of Planning and Community Conservation

# CERTIFICATE OF POSTING

RE: Case No.: CR-99-411

Petitioner/Developer: \_\_\_\_\_

VANDERMAST PROP.

Date of Hearing/Closing: \_\_\_\_\_

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 HOLLY NECK RD &  
GOFF RD.

The sign(s) were posted on 9/14/99  
(Month, Day, Year)

Sincerely,

Gary C. Freund 9/14/99  
(Signature of Sign Poster and Date)

GARY C. FREUND  
(Printed Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City, State, Zip Code)

\_\_\_\_\_  
(Telephone Number)

KATHI - BOA

**REVISED PETITIONS,  
DESCRIPTIONS,  
JUSTIFICATIONS, PLANS,  
AND FLOOR PLANS WERE  
DROPPED-OFF, WITH NO  
REVIEW, FOR VANDERMAST  
JOINT VENTURE (CR-99-411)  
ON 6/30/99.**

RECEIVED  
COUNTY BOARD OF APPEALS  
99 JUL -8 AM 10:06

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No.

**069246**

DATE 7/6/99 ACCOUNT 001-6181

AMOUNT \$ 100.00

RECEIVED FROM: Nolan, Plumhoff & Williams

FOR: Revised Plans - Reclassification

CR-99-411

Cycle V - Item #3 -- Vandermast

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**PAID RECEIPT**

PROCESS ACTUAL TIME  
7/07/1999 7/07/1999 14:40:10

REG 4003 CASHIER PWES PEW DRAWER 3

Dep 5 532 COMPRE/CYCLE ZONING FEE

Receipt # 089574 OFLN

CR NO. 069246

Receipt Tot 100.00

100.00 CK .00 CA

Baltimore County, Maryland

**CASHIER'S VALIDATION**





# Petition for Reclassification

to the Board of Appeals of Baltimore County

2209-2341 Vandermast Lane/NE/S  
for the property located at Goff Road & Holly Neck

which is presently zoned/districted RC-20

Election District 15 Councilmanic District 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: (1) that the zoning/district status of the herein described property be reclassified, pursuant to the zoning law of Baltimore County from a RC-20 zone/district to a RC-5 zone/district, for the reasons given in the attached and (2) for a Special Exception under the zoning regulations of Baltimore County, to use the herein described property for RESIDENTIAL DWELLINGS

and (3) for the reasons given in the attached statement, a Variance from the following sections of the zoning regulations 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 petition(s), 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:

C. WILLIAM CLARK

Name - Type or Print

Signature

Company

502 WASHINGTON AVENUE #700 (410) 823-7800

Address

Telephone No.

TOWSON

MD

21204

City

State

Zip Code

RE 9/18/98

## Legal Owner(s):

VANDERMAST JOINT VENTURE

Name - Type or Print

Signature

ERNEST VANDERMAST, III (Managing Partner)

Name - Type or Print

Signature

47 BABIDGE ROAD

(207) 797-5960

Address

Telephone No.

FALLMOUTH

MAINE

04105

City

State

Zip Code

## Representative to be Contacted:

MORRIS & RITCHIE ASSOC., INC. (TIM MADDEN)

Name

110 WEST ROAD, SUITE 245

(410) 821-1690

Address

Telephone No.

TOWSON

MD

21204

City

State

Zip Code

CR-99-411

VANDERMAST PROPERTY  
JUSTIFICATION FOR RECLASSIFICATION

The County Council erred in the 1988 Comprehensive Map process by placing RC-20 zoning on a portion of the subject property, because the assumptions and premises relied upon by the council were invalid, and because the Council failed to take into account the following, then existing, facts:

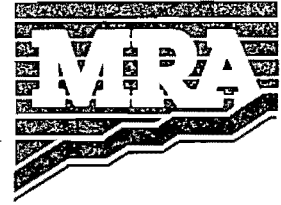
The Vandermast property, in total, consisted of four lots of record with boundaries as recorded in the Land Records of Baltimore County. The RC-20 placed on the subject portion crossed over the boundary lines of those lots, thereby split zoning them.

As of the time of the Comprehensive Zoning, there existed more than one principal dwelling on each of the lots, and portions thereof, re-zoned which then exceeded the number permitted by the RC-20 zone (1A05.4E) and on the remaining portions zoned RC-5. None were for bona fide tenant farmers.

**CR-99-411**

# MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



## ZONING DESCRIPTION

Description of 48.242 Acre Parcel  
Lying in the 15th Election District  
Baltimore County, Maryland

BEGINNING for the same at a point on or near the center line of Holly Neck Road, said point being at the beginning of the second line of a Deed dated June 1964, from Louise Smith to Claude S. Hogan and Alice A. Hogan, his wife, and recorded among the Land Records of Baltimore County in Liber 4577, folio 473. Thence from the POINT OF BEGINNING so fixed and binding on the second line of the aforesaid deed;

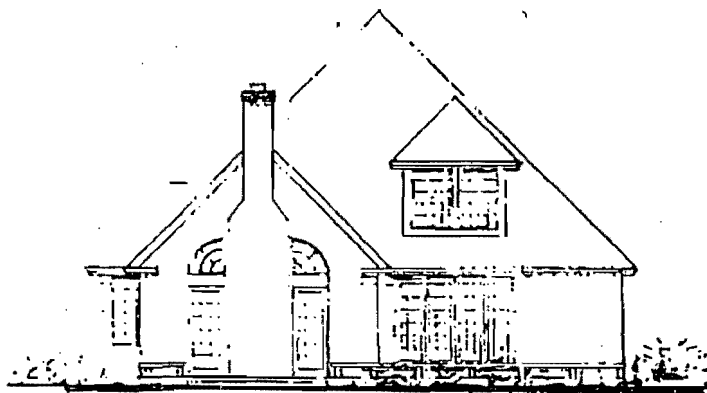
1. North  $44^{\circ}24'53''$  East, 204.57 feet to a point in the twelfth line of the second parcel of a Confirmatory Deed between Ernest W. Vandermast, III, Trustee and Celia Vandermast, Trustee and recorded among the aforesaid Land Records in Liber 7800, folio 091, thence binding on said line;
2. North  $39^{\circ}19'07''$  West, 22.47 feet to a point in the centerline of Goff Road, thence binding on or near the centerline of Goff Road the nine following courses and distances viz:
3. North  $43^{\circ}29'05''$  East, 106.52 feet.
4. North  $40^{\circ}32'56''$  East, 119.89 feet,
5. North  $36^{\circ}52'12''$  East, 101.22 feet,
6. North  $30^{\circ}15'23''$  East, 28.12 feet,
7. North  $16^{\circ}23'22''$  East, 35.87 feet,
8. North  $02^{\circ}17'26''$  West, 25.33 feet,
9. North  $17^{\circ}39'00''$  West, 23.39 feet,
10. North  $35^{\circ}03'34''$  West, 70.49 feet,
11. North  $31^{\circ}19'43''$  West, 27.25 feet to intersect the centerline of Vandermast Lane, thence binding on or near the centerline of said lane the following courses and distances viz:
12. North  $45^{\circ}33'50''$  East, 108.49 feet,

☐ 139 N. MAIN STREET, SUITE 200  
BEL AIR, MARYLAND 21014  
(410) 879-1690 (410) 836-7560  
FAX (410) 879-1820

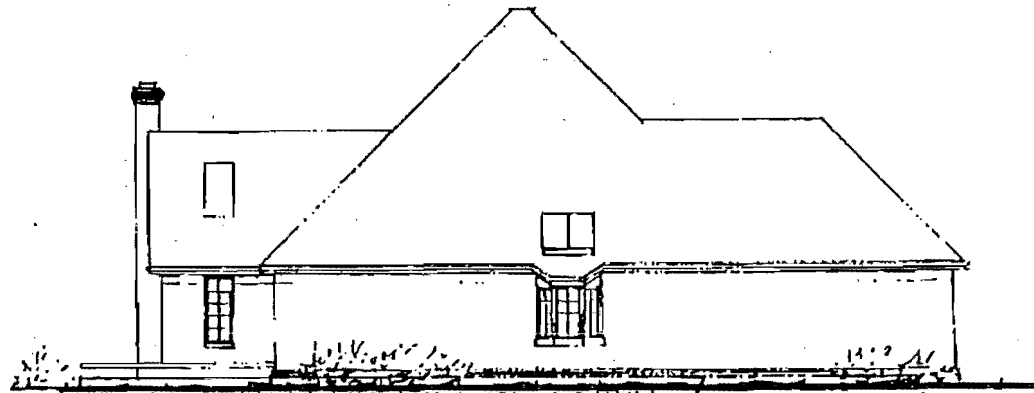
☒ 110 WEST ROAD, SUITE 245  
TOWSON, MARYLAND 21204  
(410) 821-1690  
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9  
ANNAPOLIS JUNCTION, MARYLAND 20701  
(410) 792-9792 (301) 776-1690  
FAX (410) 792-7395

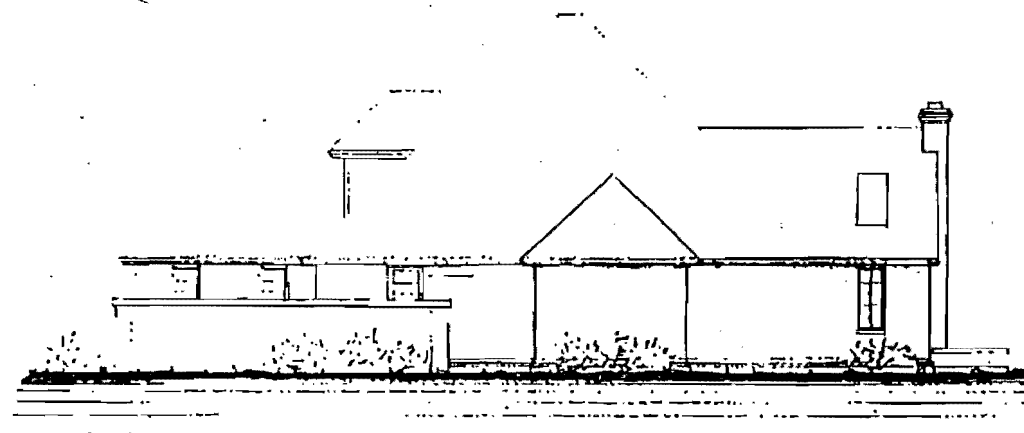
**CR-99-411**



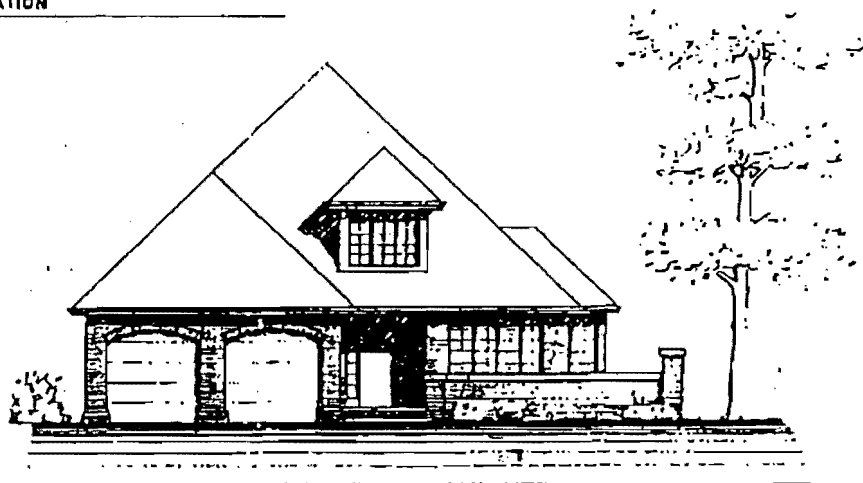
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

CR-99-411



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS

☐ 139 N. MAIN ST., STE. 200  
BEL AIR, MD 21014

☒ 110 WEST RD., STE 105  
TOWSON, MD 21204

(410) 879-1690 (410) 836-7560  
FAX (410) 879-1820

(410) 821-1690  
FAX (410) 821-1748

# LETTER OF TRANSMITTAL

|           |                               |         |       |
|-----------|-------------------------------|---------|-------|
| DATE      | 6-30-99                       | JOB NO. | 10833 |
| ATTENTION | CARL RICHARDS                 |         |       |
| RE:       | THE<br>VANDERMAST<br>PROPERTY |         |       |
|           |                               |         |       |
|           |                               |         |       |
|           |                               |         |       |
|           |                               |         |       |
|           |                               |         |       |

TO BALTIMORE COUNTY ZONING  
COUNTY OFFICE BLDG, RM 109  
111 W. CHESAPEAKE AVE  
TOWSON, MD. 21204

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via DELIVERY the following items:

☐ Shop drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ \_\_\_\_\_

| COPIES | DATE    | NO. | DESCRIPTION                                  |
|--------|---------|-----|----------------------------------------------|
| 2      | 6-30-99 |     | Schematic Floor Plans for Proposed Residency |
|        |         |     |                                              |
|        |         |     |                                              |
|        |         |     |                                              |
|        |         |     |                                              |
|        |         |     |                                              |
|        |         |     |                                              |
|        |         |     |                                              |

THESE ARE TRANSMITTED as checked below:

- |                                                      |                                                           |                                                               |
|------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> For approval                | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input checked="" type="checkbox"/> For your use     | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> As requested     | <input type="checkbox"/> Returned for corrections         | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment      | <input type="checkbox"/> _____                            |                                                               |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |                                                               |

REMARKS \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Petitioner's Exhibit*  
**#3**

COPY TO BUD Clark, Lyndon Hart

SIGNED: Tim Madden



## People's Council Exhibit List

- ① People's Council Exhibit #1  
sign-in sheet 9/29/99

DATE:

PEOPLE'S COUNSEL'S SIGN IN SHEET

CASE:

The Office of People's Counsel was created by County Charter to participate in zoning matters on behalf of the public interest. While it does not actually represent community groups or protestants, it will assist in the presentation of their concerns if they do not have their own attorney. If you wish to be assisted by People's Counsel, please sign below.

[illegible]

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO : Arnold Jablon, Director  
Permits & Development Management  
Attn: Sophie Jennings

DATE: December 10, 1999

FROM: Kathleen C. Bianco, *KCB*  
Administrator, Board of Appeals

SUBJECT: Revised Amendment to Petition for Reclassification /Case  
No. CR-99-411 /Vandermast Joint Venture -Petitioner

Pursuant to the appropriate sections of the Baltimore County Code, the Revised Amended Plan for the subject reclassification petition was submitted to the County Board of Appeals on the record and at a public hearing on December 7, 1999. Five copies of this amended plan are attached herewith and forwarded to your office for processing and reflects a second revision date of December 3, 1999.

This case is scheduled for hearing before the Board on the merits of the request on February 15, 2000 at 10:00 a.m. A Notice of Assignment is attached for your information. Should you require any additional information regarding this matter, please contact this office.

Attachment

cc: C. William Clark, Esquire  
J. Carroll Holzer, Esquire  
People's Counsel for Baltimore County  
Pat Keller, Planning Director  
Jeffrey Long /Planning

