

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

Residential Processing Fee Paid
(\$50.00)
Accepted by CTM
Date 7/27/00

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

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

TODD L. MORRILL 1201 BERNOUDY ROAD, WHITE HALL 443-804-4024
Print Name of Applicant Address Telephone Number
917 QUAKER BOTTOM RD. 8 3 21161
Lot Address Election District Councilmanic District Square Feet
Lot Location: N SW side/corner of QUAKER BOTTOM, 500 feet from N EW corner of YORK
(street) (street)
Land Owner: TODD L. MORRILL Tax Account Number 08-10-047300
Address: 1201 BERNOUDY ROAD, WHITE HALL Telephone Number 410 804-4024

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	YES	NO
1. This Recommendation Form (3 copies)	<u>✓</u>	_____
2. Permit Application	_____	_____
3. Site Plan Property (3 copies)	<u>✓</u>	_____
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<u>✓</u>	_____
4. Building Elevation Drawings	<u>✓</u>	_____
5. Photographs (please label all photos clearly) Adjoining Buildings	<u>✓</u>	_____
Surrounding Neighborhood	<u>✓</u>	_____
6. Current Zoning Classification: <u>RC-5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: Jeffrey M. Long
for the Director, Office of Planning and Community Conservation

Date: 7/27/00

SCHEDULED DATE CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by LLOYD T. MOXLEY on 7/27/00
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 8/8/00 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 8/23/00 C (B-3 Work Days)

TENTATIVE DECISION DATE 8/26/00 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

.5 Acre Rear SS
Quaker Bottom Road #1

THIS DEED, Made this 13th day of December, 1995, by and between JAMES R. GIBSON, JR., Director of Finance and Collector of State Taxes for the County of Baltimore, Grantor, and ANDREW G. SHANK and TODD L. MORRILL, Grantees.

WHEREAS, Heretofore State and County taxes on the lot of ground hereinafter described, having been due and unpaid, the Director of Finance and Collector of State Taxes, after having given due notice and having complied with all other prerequisites provided by law did sell the hereinbefore referred to property on or about May 20, 1993 to ANDREW G. SHANK and TODD L. MORRILL, Grantees, in accordance with the provisions of law; and the said property has not been redeemed; and the purchase money has been paid; and

WHEREAS, By Decree of the Circuit Court for Baltimore County dated the 6th day of December, 1994, it was ordered that an absolute and indefeasible title in fee simple to the said property should vest in ANDREW G. SHANK and TODD L. MORRILL, as will more fully appear from proceedings relating thereto entitled Andrew G. Shank, et al. v. Helen Roberta Jones (a/k/a Helen R. Johnson), et al., Circuit Court for Baltimore County, Case No. 94-CV-6511, 86/195;

NOW THEREFORE, THIS DEED WITNESSETH, That for and in consideration of the premises and the sum of Six Thousand Five Hundred Ninety-Six Dollars and Sixty-Five Cents (\$6,596.65),

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

ASR 12-20-95
By _____ Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE ASR DATE 12-20-95

Ref ex #3

the receipt of which is hereby acknowledged, the said, JAMES R. GIBSON, JR., Director of Finance and Collector of State Taxes in the County of Baltimore, by virtue and in pursuance of the power and authority in him vested, doth grant and convey unto ANDREW G. SHANK and TODD L. MORRILL, as tenants in common, their respective successors, heirs and assigns, in fee simple, all that lot of ground situate, lying, and being in Baltimore County, State of Maryland aforesaid, and known as or described as follows:

BEGINNING for the same at a planted stone at the end of the North 82-1/4 degrees East 216 foot line of the Land which by Deed dated on or about April 18th A.D. 1911 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 375 Folio 531 and was conveyed to Ernest Powell and H. Rufus White Administrators and Personal Representatives of Isaac Powell deceased to Nicholas Reister and running thence with and binding on said Land North 4 degrees West 165 feet and 4 inches to a planted stone thence North 82-1/4 degrees East 132 feet to a planted stone standing on the North 5-1/4 degrees West 24-1/10 perch line of the Deed of Isaac Powell hereinafter referred to thence binding therein reversely South 4 degrees East 165 feet and 7 inches to a planted stone standing at the beginning of said line and thence binding reversely on a part of the outline of the Deed to said Isaac Powell South 82-1/4 degrees West 132 feet to the first place of beginning containing one half acre of land more or less together with a right of way along the North 4 degrees West 231 foot line over the land conveyed as aforesaid to Nicholas Reister wherein it is described inadvertently as running along the North 4 degrees West 165 feet and 7 inch line of said Deed which said right of way as correctly given runs to the County Road leading to said Chapel (Being a part of the same lands devised to the said Eliza Tuckson by the Last Will and Testament of the above Frederick Tuckson dated on or about March 22, 1918 duly executed to pass real estate proven according to law now of record in the

Office of the Register of Wills for Baltimore County in Wills Liber W.P.C. 20, Folio 414 and also being the same land which by Deed dated September 10, 1923 and recorded among the Land Records of said Baltimore County in Liber W.P.C. No. 579, Folio 525 and was conveyed by Eliza Tuckson to Cecelia Thompson.

BEING FURTHER DESCRIBED As Property No. 08-10-047300 .5 Acre Rear SS, Quaker Bottom Road #1.

The said above-described property having been vested in Helen Roberta Jones, a/k/a Helen R. Johnson, as a life tenant with a remainder over to Charles Edward Johnson, Jr. All as more particularly described in the Estate of Minnie Johnson as set forth in the Register of Wills for Baltimore County at Liber 116, Folio 207.

The said Helen Roberta Jones, a/k/a Helen R. Johnson, having departed this life on February 16, 1983 without ever opening an estate with the said Charles Edward Johnson, Jr., having departed this life on August 18, 1986 without having opened an estate.

TOGETHER With the buildings and improvements thereon, and all the rights, ways, waters, easements, privileges, advantages and appurtenances thereunto belonging, or in any way appertaining.

TO HAVE AND TO HOLD The said lot of ground and premises above described unto and to the use of the said ANDREW G. SHANK and TODD L. MORRILL, as tenants in common, their respective successors, heirs and assigns, in fee simple.

WITNESSETH, the Hand and Seal of the said Grantor.

[Handwritten signature]

[Handwritten signature]

Director of Finance and Collector of State Taxes

William J. [unclear] 12/1/95

040186

State of Maryland Land Instrument Intake Sheet
Baltimore City County

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only - All Copies Must Be Legible)

RECORDING FEE
RECORDATION
TR. TAX STATE
TOTAL
BA05
EM
Dec 28, 1995
Rcpt # 18456
Blk # 1122
03:42 PM

1. Type(s) of Instruments
 Deed
 Mortgage
 Other
 Deed of Trust
 Lease
 Other

2. Conveyance Type Check Box
 Improved Sale Arms-Length [1]
 Unimproved Sale Arms-Length [2]
 Multiple Accounts Arms-Length [3]
 Not an Arms-Length Sale [9]

3. Tax Exemptions (if Applicable)
 Remarried
 State Transfer
 County Transfer T/S Foreclosure

4. City or Explain Authority

Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
	Purchase Price/Consideration	Any New Mortgage	Transfer Tax Consideration	Less Exemption Amount
	\$ 6596.65	\$ 0	\$ 6596.65	\$ 98.95
			X (1.5%) =	
			Total Transfer Tax =	98.95
			Recodation Tax Consideration	
			X () per \$300 =	
			TOTAL DUE	

Fees	Amount of Fee		Agent:
	Doc. 1	Doc. 2	
Recording Charge	\$	\$	MMA Tax Bill: Panel # 100 C.B. Credit: - Ag. Tax/Other: -
Surcharge	\$	\$	
State Recodation Tax	\$	\$	
State Transfer Tax	\$	\$	
County Transfer Tax	\$	\$	
Other	\$	\$	
Other	\$	\$	

5. Description of Property
 SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(p)(3)(i).

6. Location/Address of Property Being Conveyed (2)
 5 ACRE SACRED WOODS SS QUAKER BOTTOM ROAD

7. Residential or Non-Residential . Pay Stamp or Ground Rent Amount:

8. Partial Conveyance? Yes No Description/Amt. of Sq/Ft/Acreage Transferred: 0.5 ACRE

9. If Partial Conveyance, List Improvements Conveyed:

7. Transferred From
 Doc. 1 - Grantor(s) Name(s): BALTIMORE COUNTY DIRECTOR OF FINANCE
 Doc. 2 - Grantor(s) Name(s):

8. Transferred To
 Doc. 1 - Grantor(s) Name(s): TODD L. HORRILL ANDREW C. SHANK
 Doc. 2 - Grantor(s) Name(s):
 New Owner's (Grantor) Mailing Address: 409 WASHINGTON AVE. TOWSON MD 21284

9. Other Names to Be Indexed
 Doc. 1 - Additional Names to be Indexed (Optional):
 Doc. 2 - Additional Names to be Indexed (Optional):

10. Contact/Mail Information
 Instrument Submitted By or Contact Person
 Name: TODD HORRILL
 Firm: HORRILL & CO.
 Address: 409 WASHINGTON AVE. TOWSON
 Phone: ()
 Return to Contact Person
 Hold for Pickup
 Return Address Provided

11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information
 Yes No Will the property being conveyed be the grantee's principal residence?
 Yes No Does transfer include personal property? If yes, identify:
 Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Transfer Number	Assessment Verification	Whip	Part	Trans. Process Verification
Year	10	11	Ass.	Map
Land	Zone	Grid	Sub	Block
Buildings	Use	Panel	Plot	Lot
Total	Town Ed.	Ex. Pt.	Section	Dist. Cd.
REMARKS:				

04A9180208TL TRTY
BA C003:06PH12-20-95

978.95

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldcard - Preparer
AOC CC-800 (6/94)

DEED OF ASSIGNMENT

NO TITLE EXAMINATION REQUESTED OR PERFORMED .5 Acre Rear SS
Quaker Bottom Road #1

THIS DEED, Made this 26th day of May, 1998 by
and between ANDREW G. SHANK and TODD L. MORRILL, Grantors and TODD L. MORRILL,
Grantee.

NOW THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the sum
of Fifteen Thousand Dollars (\$15,000.00), the Grantors do grant and convey unto TODD L.
MORRILL, his successors, heirs and assigns, in fee simple, all that ground situate, lying, and being
in Baltimore County, State of Maryland aforesaid, and known as or described as follows:

BEGINNING for the same at a planted stone at the end of the North 82-1/4 degrees East 216 foot line of the Land which by Deed dated on or about April 18th A.D. 1911 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 375 Folio 531 and was conveyed to Ernest Powell and H. Rufus White Administrators and Personal Representatives of Isaac Powell deceased to Nicholas Reister and running thence with and binding on said Land North 4 degrees West 165 feet and 4 inches to a planted stone thence North 82-1/4 degrees East 132 feet to a planted stone standing on the North 5-1/4 degrees West 24-1/10 perch line of the Deed of Isaac Powell hereinafter referred to thence binding therein reversely South 4 degrees East 165 feet and 7 inches to a planted stone standing at the beginning of said line and thence binding reversely on a part of the outline of the Deed to said Isaac Powell South 82-1/4 degrees West 132 feet to the first place of beginning containing one half acre of land more or less together with a right of way along the North 4 degrees West 231 foot line over the land conveyed as aforesaid to Nicholas Reister wherein it is described inadvertently as running along the North 4 degrees West 165 feet and 7 inch line of said Deed which said right of way as correctly given runs to the County Road leading to said Chapel (Being a part of the same lands devised to the said Eliza Tuckson by the Last Will and Testament of the above Frederick Tuckson dated on or about March 22, 1918 duly executed to pass real estate proven according to law now of record in the Office of the Register of Wills for Baltimore County in Wills Liber W.P.C. 20, Folio 414 and also being the same land which by Deed dated September 10, 1923 and recorded among the Land Records of said Baltimore County in Liber W.P.C. No. 579, Folio 525 and was conveyed by Eliza Tuckson to Cecelia Thompson.

Ret Ex 4

BEING FURTHER DESCRIBED As Property No. 08-10-047300 .5 Acre Rear SS, Quaker Bottom Road #1.

BEING THE SAME PROPERTY which by Deed, December 13, 1995, from James R. Gibson, Jr., Director of Finance and Collector of State Taxes for the County of Baltimore, was conveyed to the within Grantors and recorded among the Land Records of Baltimore County Land Records in Liber 11356, Folio 665.

TOGETHER with the buildings and improvements thereon, and all the rights, ways, waters, easements, privileges, advantages and appurtenances thereunto belong, or in any way appertaining.

TO HAVE AND TO HOLD The said lot of ground and premises above described unto and to the use of the said TODD L. MORRILL, his successors, heirs and assigns, in fee simple.

WITNESSETH, the Hand and Seal of the said Grantors.

[Signature]
WITNESS
[Signature]
WITNESS

[Signature]
ANDREW G. SHANK, GRANTOR
[Signature]
TODD L. MORRILL, GRANTOR

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 21st day of May, 1998, before the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, Personally appeared TODD L. MORRILL, satisfactorily identified himself and acknowledged the foregoing Deed to be his voluntarily act.

[Signature]
NOTARY PUBLIC

My Commission Expires: 6/1/00

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 16 day of May, 1998,
before the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore,
Personally appeared ANDREW G. SHANK, satisfactorily identified himself and acknowledged the
foregoing Deed to be his voluntarily act.

Stacy L. Brown
NOTARY PUBLIC

My Commission Expires: 11/1/98

ATTORNEY'S CERTIFICATION

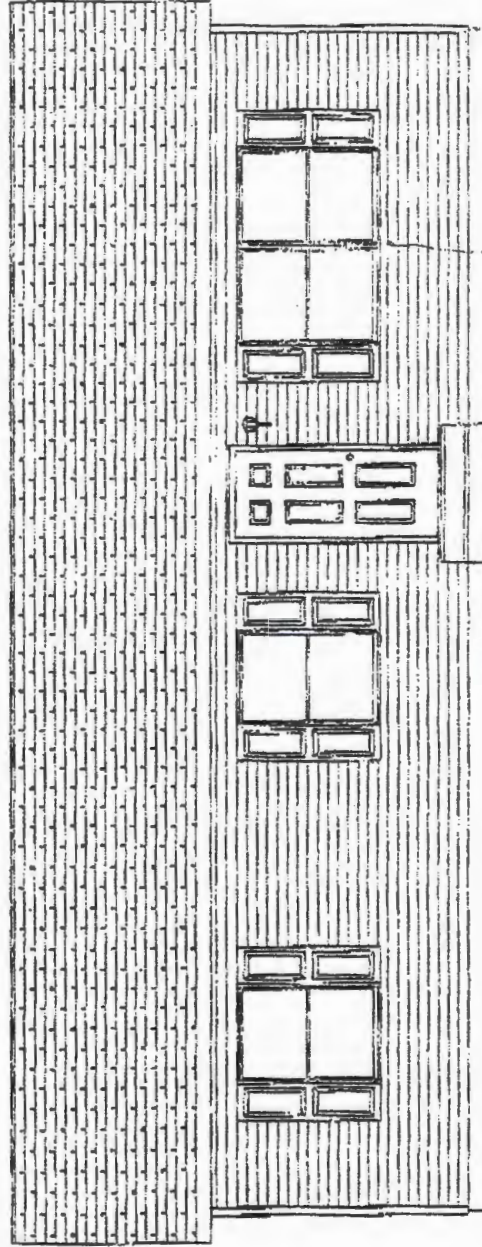
This is to certify that the within instrument was prepared by or under the supervision of the
undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Michael P. Tanczyn
MICHAEL P. TANCZYN, ESQ.

Please Return to:
Mr. Todd L. Morrill
~~409 Washington Avenue~~ 1248 Lower Glenview RD.
~~Towson, Maryland 21204~~ Glenview, MD. 21152

SN: J389/QN--7065/PA

YORK COUNTY HOMES/MODEL



NOTE -- ACTUAL HOUSE MAY VARY FROM ELEVATION

2640 LPINE 104
FRONT ELEVATION

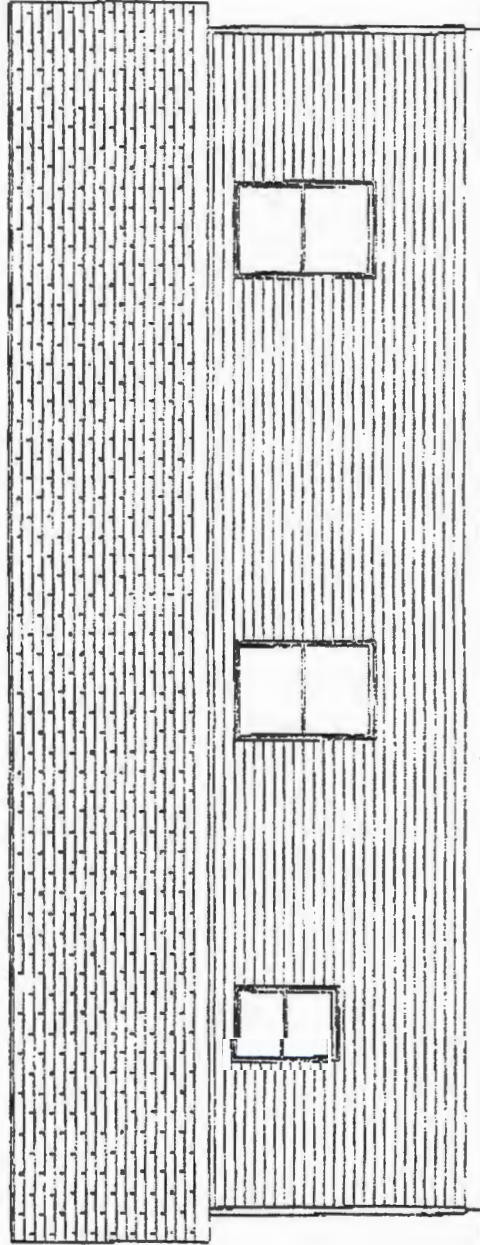


DATE	10-14-98	BY	EP/JBL
FILE NO	2280	DATE	10-14-98
		FILE NO	A786.5

Box Bx #5

YORK COUNTY HOMES/MJJEI.

SN-1389/QN 7065/PA



NOTE - ACTUAL HOUSE MAY VARY FROM ELEVATION

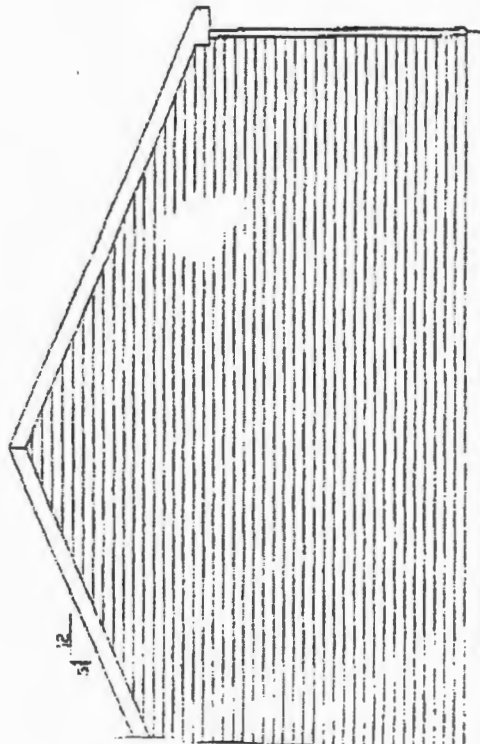


2640 LPIKE 14
REAR ELEVATION

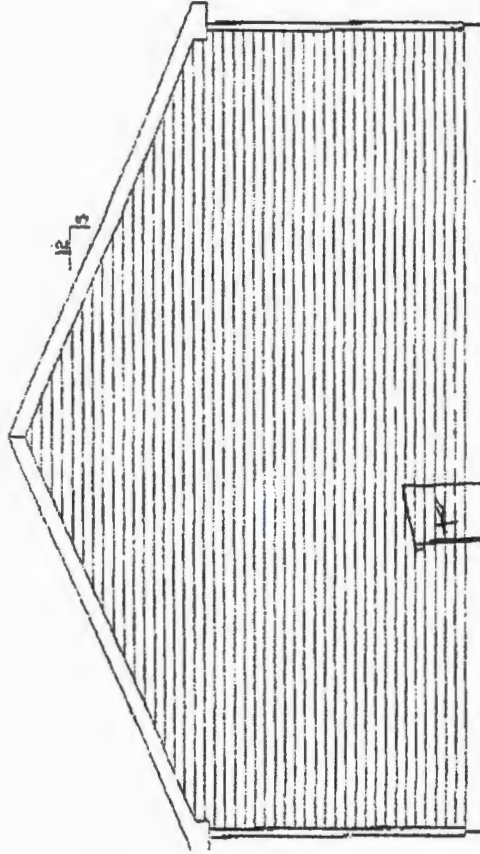
DATE	12-14-98	SCALE	1/8" = 1'-0"	FILE #	47853
DRAWN BY	JP/JDL	CHECKED BY			

SH-5389/DN-7065/PA

HOMES/MLWEL




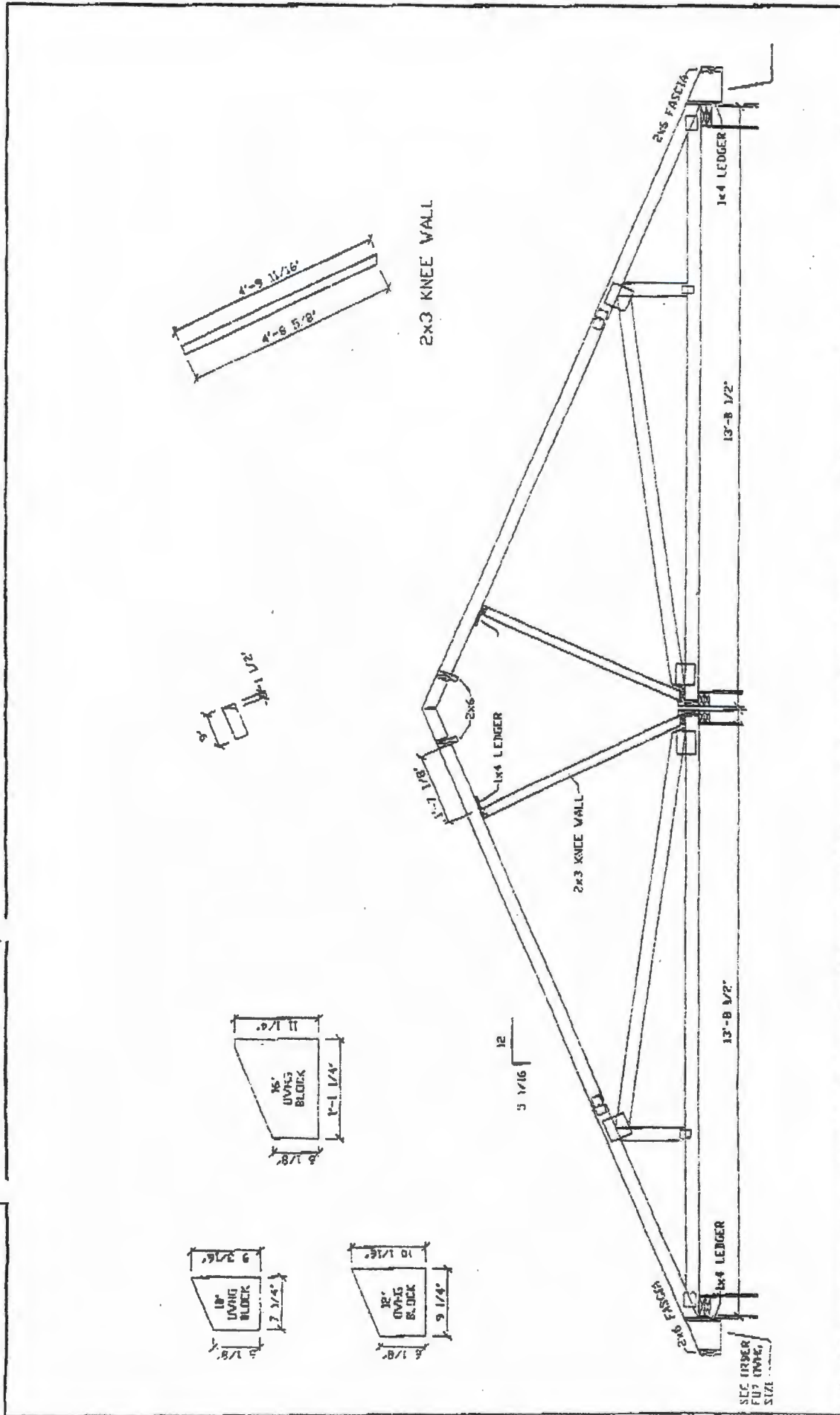
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION
 26 FT. SIDE HAS DOOR TO KITCHEN

NOTE - ACTUAL HOUSE MAY VARY FROM ELEVATION

 ALPINE HOMES, INC. <small>THE CARE OF PROTECTION</small>	2640 ALPINE 104 SIDE ELEVATIONS	DRAWN BY BP/JCL	DATE 10-14-90	SCALE 1/4"=1'-0"	TAX NO. A7065
	PROJECT NO. 10-14-90				



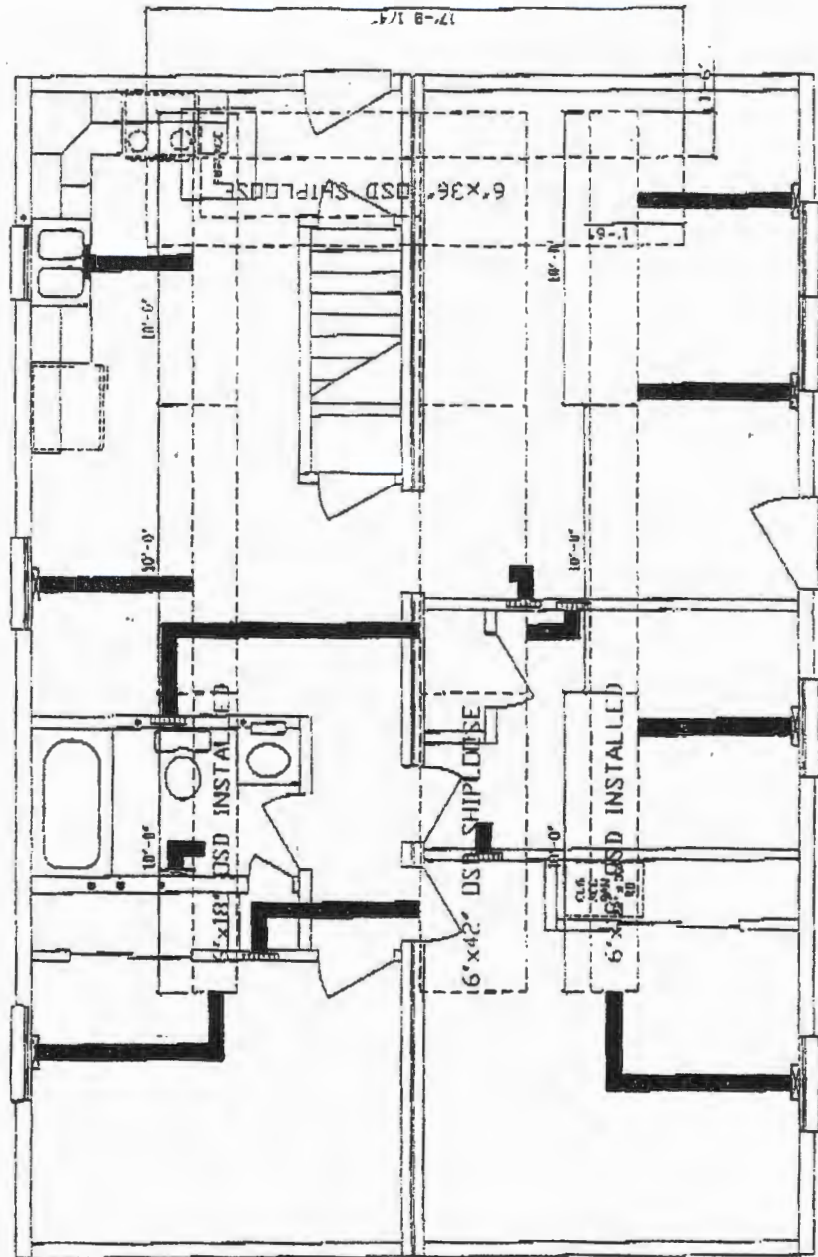
UNIVERSAL	FILE NO.	1522011
27'-6" WIDE SIDE TRUSS	DATE	12/23/94
	SCALE	3/4" = 1'-0"
	BY	EM/PL
	CHECKED	



- NOTES:
- 1.
 - 2.
 - 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.

COUNTY HOMES/MODEL

SN-5389/GN-7065/PA



2640 ALPINE 104



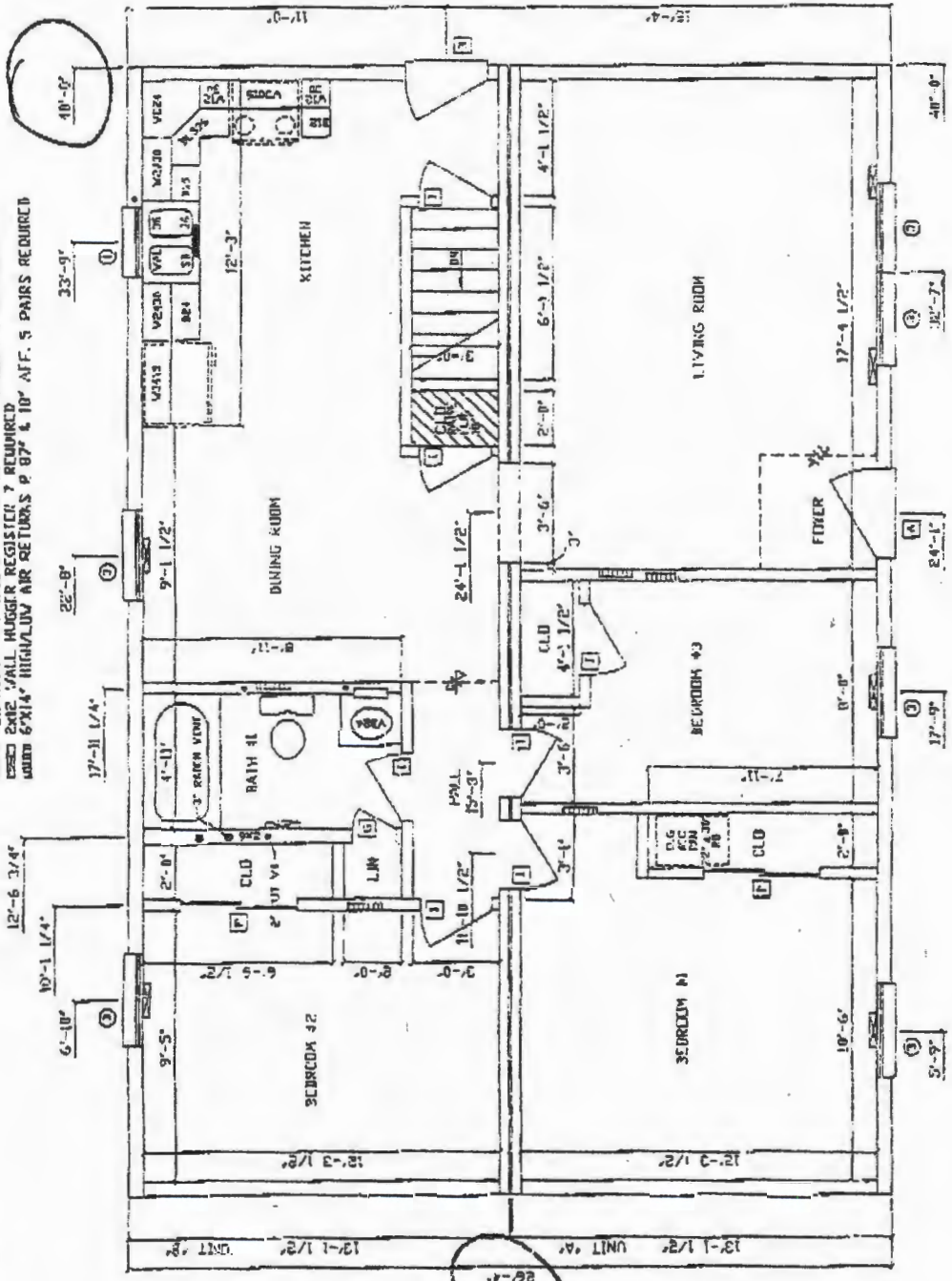
DRAWN BY	DATE	REVISION	SCALE
DP-7-10L	10-14-98	1/2"=1'-0"	1/8"=1'-0"

PROJECT NO.	DATE	SCALE	REVISION
A7065	10-14-98	1/2"=1'-0"	1/8"=1'-0"

YORK COUNTY HOMES/KUMJEL

SM-5389/QN-7065/PA

■ 10L-KICK HEAT GRILLE (LOCATED IN VET AREAS) 1 REQUIRED
 ■ 2x12 WALL HUGGER REGISTER 7 REQUIRED
 ■ 6"x14" HIGH/LOW AIR RETURNS P 87 & 10" AFF. 5 PAIRS REQUIRED



NOTES: HEAT LOSS WAS CALCULATED W/ R-39 INSULATION OR HEATED BSMT
 2. BUILDER IS RESPONSIBLE FOR PROVIDING A PROPERLY
 SIZED HEATING SYSTEM TO COVER A 30,066 BTU LOSS
 3.
 4.
 5.

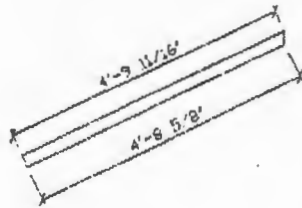
SIDING=14 1/2 SQ
 SHINGLES=20 SQ



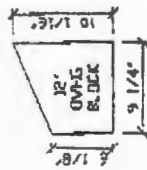
THE ART OF
APEX
 HOMES, INC.

2640 ALPINE 104
 FLOOR PLAN

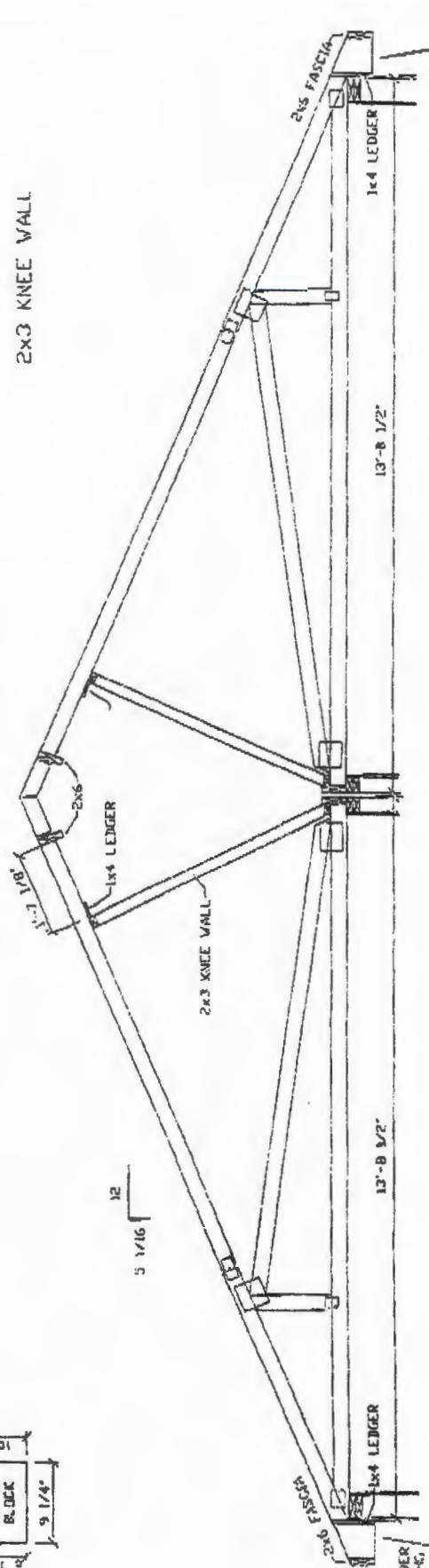
DATE	30-14-98	SCALE	1/8"=1'-0"	FILE NO.	A7065
DRAWN BY	BP/JDL				



2x3 KNEE WALL



5 1/16



SEE ORDER FOR OVAG SIZE

		UNIVERSAL 27'-5" WIDE SIDE TRUSS		FILE NO. TS12/W1
		DATE 12/23/94	SCALE 1/2" = 12'-0"	DRAWN BY J. W. H.
NOTES: 1. ... 2. ... 3. ... 4. ...				





Baltimore County
 Department of Permits and
 Development Management

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

September 22, 2000

Todd L. Morrill
 1201 Bernoudy Road
 White Hall, MD 21161

Dear Mr. Morrill:

RE: 917 Quaker Bottom Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 23, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

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

Very truly yours,

W. Carl Richards, Jr.
 GDZ

W. Carl Richards, Jr.
 Supervisor, Zoning Review

WCR: gdz

C: Kenneth T. Bosley, 14611 York Road, Box 585, Sparks 21152
 People's Counsel



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 24, 2000

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: Quaker Bottom Road
917 Quaker Bottom Road
S/S corner of Quaker Bottom Road, 500 feet from W of York Road
Legal Owner: Todd L. Morrill

Special Hearing to permit construction of a single family dwelling on undersize lot.

HEARING: Tuesday, September 26, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Todd L. Morrill, 1201 Bernoudy Road, White Hall 21161
Kenneth T. Bosley, 14611 York Road, Box 585, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 11, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 12, 2000 Issue – Jeffersonian

Please forward billing to:

Todd L. Morrill
1201 Bernoudy Road
White Hall, MD 21161

443-804-4024

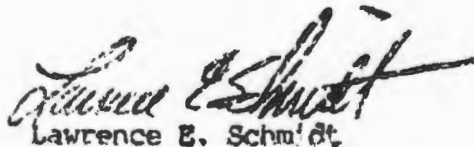
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Lawrence E. Schmidt

GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
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Baltimore County
Department of Permits and
Development Management

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

August 23, 2000

Todd L. Morrill
1201 Bernoudy Road
White Hall, MD 21161

Dear Mr. Morrill:

RE: Demand for Public Hearing, Undersized Lot Approval, Quaker Bottom Road.

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on August 22, 2000 for a public hearing concerning your proposed undersized lot. I regret to inform you that we are withholding approval of your use permit because it has been superseded by a demand for a public hearing, pursuant to Section 304.4. of the Baltimore County Zoning Regulations (BCZR).

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR: gdz

C: Kenneth T. Bosley, 14611 York Road, Sparks 21152



**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 #: Quaker Bottom Road
917 Quaker Bottom Road
S/S corner of Quaker Bottom Road, 500 feet from W of York Road
Legal Owner(s): Todd L. Morrill

Special Hearing: to permit construction of a single family dwelling on under-size lot.

Hearing: Tuesday, September 26, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/9/660 Sept. 12 C418780

CERTIFICATE OF PUBLICATION

9/14/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/12/, 2000.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

**RE: CASE # Bldg. Permit
PETITIONER/DEVELOPER
(Todd L. Morrill)
DATE OF Closing
(8-23-00)**

**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
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

Posted on Quaker Bottom Road Baltimore , Maryland 21152 _____

THE SIGN(S) WERE POSTED ON _____ 8-8-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)

8-17-00



ZONING NOTICE
NOTICE OF
BUILDING PERMIT
APPLICATION

*To Construct A Single Family Dwelling on
An Undeveloped Lot.*

PUBLIC HEARING ?

PURSUANT TO SECTION 204.9, BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED *BLDG. PERM.* PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 p.m. ON *WED. AUGUST 23, 2000*
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
311 N. CHESAPEAKE AVE. TEL: 887-3391
STUNTON, MD 21154
MEETING IS BIDDING ACCESSIBLE

Posted on Quaker Botton Road

August 20, 2000

Baltimore County Zoning Office
111 West Chesapeake Avenue
Towson, Maryland 21204

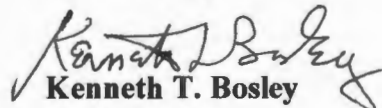
Re: NOTICE OF BUILDING PERMIT APPLICATION
Quaker Bottom Road No. 1, Sparks, Maryland
3rd Councilmanic District

Dear Sir or Madam:

Please be advised that I respectfully request a hearing on the above property that is posted with a sign to request to build a single-family home on an undersized lot. The sign does not list an address and or a file number but states that a request for a hearing must be filed before 5 P.M. on August 23, 2000. Further, no information is cited as to who owns the lot and or which developer or builder has requested the zoning change.

Thank you for processing this request and scheduling a hearing.

Yours truly,


Kenneth T. Bosley
PO Box 585
Sparks, Maryland 21152
1 800 497-0880

Received by: *CTM*
Date: *8/23/00*
3:22 PM

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

KENNETH T. BOSLEY

Box 585, SPARKS, Md-21152





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

September 27, 2000

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
502 Washington Avenue, 8th Floor
Towson, Maryland 21204

Re: Undersized Lot Approval
917 Quaker bottom Road
8th Election District, 3rd Councilmanic District
Thomas L. Morrill, Petitioner

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The Application for Building Permit for Undersized Lot has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Thomas Morrill
1201 Bernoudy Road
White Hall, MD 21161

Mr. Kenneth Bosley
14611 York Road
Sparks, MD 21152

Census 2000

For You, For Baltimore County

Census 2000

IN RE: APPLICATION FOR BUILDING PERMIT
FOR UNDERSIZED LOT
S/S Quaker Bottom Road,
500' W corner of York Road
8th Election District
3rd Councilmanic District
(917 Quaker Bottom Road)

Todd L. Morrill
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Permit No.:

*
*
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a requested approval of a building permit to construct a home on an undersized lot. The owner of the property, Todd Morrill, applied for a building permit to construct a single-family residential dwelling at 917 Quaker Bottom Road. The building permit application was filed pursuant to Section 304 of Baltimore County Zoning Regulations. Pursuant to the aforesaid regulations, the property was conspicuously posted with a sign indicating the application for said building permit. Within fifteen (15) days of the posting of the sign a request for hearing was made by Mr. Kenneth Bosley, nearby property owner.

Appearing at the hearing on behalf of this matter were Todd Morrill and his attorney, Howard L. Alderman, Jr. Appearing in opposition to the Petitioner's request was Kenneth Bosley, nearby property owner.

Testimony and evidence indicated that the property, which is the subject of this hearing request, consists of approximately 0.5 acres, more or less, zoned RC 5. The subject property is unimproved at this time. However, it did contain a single family residential dwelling as was shown on Petitioner's Exhibit 6A, the photograph submitted into evidence. The house which had been situated on the property for many decades was in an extreme state of disrepair and has been razed

ORDER RECEIVED FOR FILING

Date 9/28/00

By R. J. J. J. J.

by the property owner. The subject property is unimproved at this time. The Petitioner is requesting a building permit to construct a new single-family residential dwelling on the subject property as shown on Petitioner's Exhibit No. 2, the site plan of the property. Mr. Morrill testified that he is constructing this dwelling for his uncle who is a disabled Vietnam veteran. He further testified that his mother lives on the adjacent lot in a home which Mr. Morrill recently constructed for her. Mr. Morrill applied for a building permit pursuant to Section 304 of the Baltimore County Zoning Regulations. However, because of the hearing demanded by Mr. Bosley, the matter was set in before me.

Mr. Bosley, who appeared in opposition to the Petitioner's request, testified that he was concerned that the property was not suitable for a septic system. He indicated that many properties in this particular area, due to its low elevation and closeness to a nearby stream, are not capable of passing percolation standards. Furthermore, he believes the ½ acre size of the lot in question is not consistent with the property's RC 5 zoning classification. He asked that the hearing and building permit be denied.

The testimony and evidence offered at the hearing clearly demonstrated that the property, which is the subject of this request, has been a lot of record since at least 1924. This fact was corroborated by Mr. Bosley himself. Further, after the close of the hearing, I reviewed the records of the Department of Environmental Protection and Resource Management as to the percolation tests that were performed on the property. The records of that department indicated that all percolation tests were in fact valid and the property is suitable for construction with a new single-family residential dwelling. The evidence further indicated that the property was once improved with a dwelling in the past.

ORDER RECEIVED FOR FILING

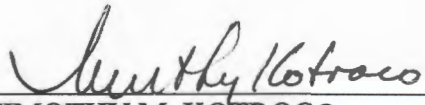
Date 9/28/00

By J.P. Johnson

The standard of review applied by this Deputy Zoning Commissioner, pursuant to Section 304.4 of the Baltimore County Zoning Regulations, is whether the proposal to construct this single-family dwelling is appropriate. After considering the testimony and evidence offered at the hearing, I find that the Petitioner's request to construct a 40 ft. x 26 ft. single-family residential dwelling on the property is in fact appropriate and shall be granted. It should also be noted that the Planning Office has reviewed this particular request and also recommends approval of the building permit.

THEREFORE, IT IS ORDERED this 28th day of September, 2000, by this Deputy Zoning Commissioner for Baltimore County, that the Petitioner's request for a building permit to construct a single family residential dwelling on the subject property, in accordance with Section 304 of the Baltimore County Zoning Regulations, be and is hereby APPROVED.

IT IS FURTHER ORDRED that any party has the right to file an appeal within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 9/28/00

By R. J. Jenson



FORMAL DEMAND FOR HEARING

CASE NUMBER: _____

Address: 14611 YORK ROAD, SPARKS, MD. ²¹¹⁵²

Petitioner(s): KENNETH T. BOSLEY

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

~~NAME~~ KENNETH T. BOSLEY
Name - Type or Print

Legal Owner OR Resident of

14611 YORK ROAD, BOX 585
Address

SPARKS Md. 21152
City State Zip Code

410-771-4316 (4316)
Telephone Number

which is located approximately 800 FEET feet from the property, which is the subject of the above petition, do hereby formally demand that a public hearing be set in this matter.

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Kenneth T. Bosley 8/22/00
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

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

No. 083505

DATE 7/27/00 ACCOUNT RO01 6150

AMOUNT \$ 50.00

RECEIVED FROM: TODD MCKILL

FOR: UNIDENTIFIED LOT #12

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
7/27/2000	7/27/2000	11:02:07
REG 4502	CASHIER BOOL DRD	DRWER
Dept	5 528 ZONING VERIFICATION	
Receipt #	145604	0FL
CR NO.	083505	
Receipt Tot	50.00	50.00
50.00	CK	.00

Baltimore County, Maryland

CASHIER'S VALIDATION

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

No. 083759

DATE 8/23/00 ACCOUNT RO01 6150

AMOUNT \$ 40.00

RECEIVED FROM: KENNETH BOSLEY

FOR: REQUEST FOR HEARING

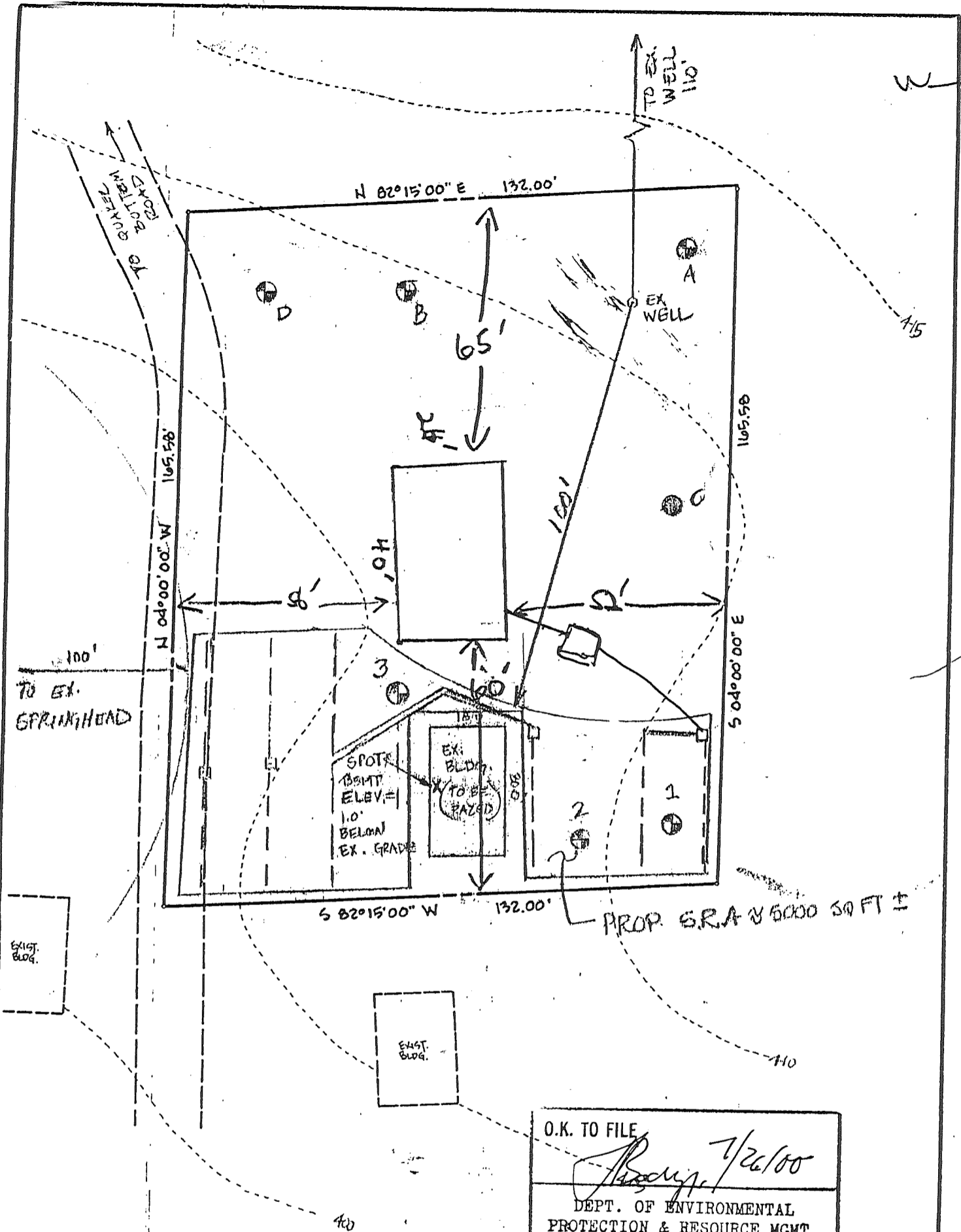
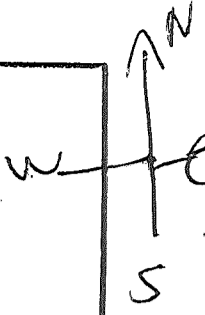
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
8/24/2000	8/23/2000	15:18:43
REG 4301	CASHIER JRIC JNR	DRWER
Dept	5 528 ZONING VERIFICATION	
Receipt #	159538	0FL
CR NO.	083759	
Receipt Tot	40.00	40.00
.00	CK	40.00

Baltimore County, Maryland

CASHIER'S VALIDATION



O.K. TO FILE
[Signature] 1/26/00
 DEPT. OF ENVIRONMENTAL
 PROTECTION & RESOURCE MGMT.
 FINAL APPROVED PLAN

Per Ex #2

PERC PLAN

"JOHNSON PROPERTY"

James W. McKee, MD Reg. No.9012 Date

MCKEE & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 Shawan Place • 5 Shawan Road
 Hunt Valley, MD 21030
 (301) 527-1555

BY: *[Signature]* DATE: 12-02-94
 REV: 2-9-95
 REV: 8-14-98