

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
AND VARIANCE – NE/S Hayfields Road,  
560' SE of the c/l Hayfields Court \* ZONING COMMISSIONER  
(842 Hayfields Road)  
8<sup>th</sup> Election District \* OF BALTIMORE COUNTY  
3<sup>rd</sup> Councilmanic District \*  
Case No. 00-118-SPHA  
Hayfields, Inc.  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Hayfields, Inc., by Louis Mangione, and John and Evelyn Jay, Contract Purchasers, through Richard B. Talkin, Esquire, attorney for the Petitioners. The Petitioners request a special hearing to approve that a setback of 35 feet from the front face of a dwelling to the edge of the paving of a private road in the R.C.2 district is the correct setback, pursuant to Section 1A03.4.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the Petitioners request a variance from Section 1A03.4.B.2 to permit a setback of 70 feet in lieu of the required 100 feet from the R.C.2 district, if required. 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.

It should be noted that there were four separate properties for which similar special hearing and variance relief were sought by the Petitioners. The cases were consolidated for purpose of hearing; however, an Order will be issued to address each property separately.

Appearing at the requisite public hearing in support of the requests were Louis Mangione on behalf of Hayfields, Inc., property owner; Dean Gekas, Contract Purchaser of 846 Hayfields Road; Roy Bond, Contract Purchaser of 848 Hayfields Road; and, Melanie Moser, Landscape Architect with Daft-McCune-Walker, the consulting firm which prepared the site plan

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2/2/01  
[Signature]

for this property, and Richard B. Talkin, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

The subject requests relate to four adjacent properties, respectively known as 842 Hayfields Road (Case No. 00-118-SPHA), 844 Hayfields Road (Case No. 00-119-SPHA), 846 Hayfields Road (Case No. 00-120-SPHA), and 848 Hayfields Road (Case No. 00-121-SPHA). These four properties lie adjacent to one another in the golf course community known as Hayfields, which is located north of Shawan Road adjacent to Interstate 83 in Hunt Valley. The four lots in question are part of the residential component of the development of the former farm property known as Hayfields Farm, which was approved in 1996 following lengthy proceedings before this Hearing Officer/Zoning Commissioner.

Turning to the relief requested, all four properties are single family residential lots, between 1.05 and 1.50 acres, in area, zoned R.C.4. The lots are located on the north side of a private road which provides vehicular access to the Hayfields community from Western Run Road. That road also provides the boundary which separates the R.C.2 and R.C.4 zoned portions of the overall Hayfields tract. Each lot is presently owned by the Developer, Hayfields, Inc.; however, is under contract of sale. The contract purchasers anticipate constructing a single family dwelling on their respective lot, as more particularly shown on the development plan.

Section 1A03.4.B.2(d) of the B.C.Z.R. provides that the front face of any residential building in the R.C.4 zone shall be setback 100 feet from an adjacent R.C.2 zone line. This regulation was obviously enacted for the purpose of providing buffers from residential structures and the adjacent R.C.2 zone. That is, the purpose of the R.C.2 zone is to primarily encourage agricultural pursuits, most notably, farming. Obviously, the operation of a farm results in certain impacts on surrounding properties, including sights and smells which might be incompatible with immediately adjacent residential uses. Thus, the B.C.Z.R. requires that residential buildings be set back a minimum distance of 100 feet from an R.C.2 zone to provide a reasonable buffer between the residence and active agricultural operations.

ORDER RECEIVED FOR FILING  
Date 11/24/09  
By [Signature]

However, the rationale for this requirement is not applicable in this case. Although the single family dwellings to be constructed will only be set back 70 feet from the R.C.2 zone line/centerline of the street, the property on the other side of the street is the 7<sup>th</sup> Hole of the Hayfields Golf Course, not a farm. Clearly, the proposed dwellings should be as close to that course as is possible, to take advantage of the amenities of golf course living. Moreover, an examination of the site plan shows that the subject properties are indeed unique. In this regard, to the rear of these four lots are environmentally sensitive areas and the area of the conservancy lot required pursuant to the R.C.4 regulations. The existence of these site constraints is a unique feature which drives the need to place the proposed dwellings towards the front of the lots and closer to the road. Furthermore, I am persuaded that a practical difficulty would result if variance relief were denied. Specifically, the ambiance associated with golf course living would be lost, and the property not utilized in the best manner possible. In my view, there will be no detrimental impact to the surrounding properties if variance relief were granted. For all of these reasons the Petition for Variance should be granted.

As to the Petition for Special Hearing, a reading of Section 1A03.4.B.2(b) is persuasive that a 35-foot setback must be maintained from the front face of a dwelling to the edge of the paving of a private road. In that the proposed dwellings will be located 70 feet from a private road, it is clear that the proposed dwelling location meets that requirement. Thus, the special hearing relief should likewise be granted.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the special hearing and variance relief shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24<sup>th</sup> day of November, 1999 that a setback of 35 feet from the front face of a dwelling to the edge of the paving of a private road in the R.C.2 district is the correct setback, pursuant to Section 1A03.4.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), and as such, the Petition for Special Hearing be and is hereby GRANTED; and,

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11/24/99  
Date

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A03.4.B.2 to permit a setback of 70 feet in lieu of the required 100 feet from the R.C.2 district, 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.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 11/24/09  
By [Signature]



Baltimore County  
Zoning Commissioner

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

November 24, 1999

Richard B. Talkin, Esquire  
9175 Guilford Road, Suite 301  
Columbia, Maryland 21046

RE: PETITION FOR SPECIAL HEARING  
NE/S Hayfields Road, 560' SE of the c/l of Hayfields Court)  
(842, 844, 846 & 848 Hayfields Road)  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Hayfields, Inc. - Petitioners  
Cases Nos. 00-118-SPHA, 00-119-SPHA, 00-120-SPHA and 00-121-SPHA

Dear Mr. Talkin:

Enclosed please find a copy of the decisions rendered in the above-captioned matters. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Orders.

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 black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Louis B. Mangione  
1205 York Road, Lutherville, Md. 21093  
Mr. & Mrs. John Jay, 6 Sturbridge Court, Baldwin, Md. 21013  
Mr. Frank S. Hoffman, 11505 Pebble Creek Drive, Lutherville, Md. 21093  
Mr. Dean Gekas, 2250 Forest Hill Road, Marriottsville, Md. 21104  
Mr. Roy Bond, 10 Studdard Court, Sparks, Md. 21152  
Ms. Melanie Moser, Daft-McCune-Walker, Inc.  
200 E. Pennsylvania Avenue, Towson, Md. 21286  
People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 842 Hayfields Road  
which is presently zoned RC4

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 under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a 35 foot setback as the correct setback from the edge of the paving of a private road under Section 1A03.4.B.2.b of the R.C.4. zoning regulations.

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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

(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/Leasee:

John Jay *Evelyn Jay*  
Name Type or Print  
Signature  
6 Sturbridge Court 410-977-7777 (mobile)  
Address Telephone No.  
Baldwin, MD 21013  
City State Zip Code

## Attorney For Petitioner:

Richard B. Talkin, P.A.  
Name Type or Print  
Signature  
9175 Guilford Road  
Company  
Suite 301 (410) 792-8111  
Address Telephone No.  
Columbia, MD 21046  
City State Zip Code

## Legal Owner(s):

Hayfields, Inc. *Louis Mangione*  
Name Type or Print  
Signature  
Louis Mangione  
Name Type or Print  
Signature  
1205 York Road (410) 825-8400  
Address Telephone No.  
Lutherville, MD 21093  
City State Zip Code

## Representative to be Contacted:

Richard B. Talkin, P.A.  
Name  
9175 Guilford Road, Suite 301 410-792-8111  
Address Telephone No.  
Columbia, MD 21046  
City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By WER Date 9.17.99

Case No. 00-118-SPHA

**Drop-off - No Review**

ORDER RECEIVED FOR FILING

Date 11/2/99

By [Signature]



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 842 Hayfields Road

which is presently zoned R4

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 Variance from Section(s)

1A03.4.B.2 - to permit a setback from the RC2 district of 70 feet in lieu of the required 100 feet, if the 100 foot set back applies

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The unique and unusual shape and topography of the lot and the location of the septic area causes the setback provisions of the zoning regulations to impact the subject property in a way that is different from other properties and more unusable. As a result, there are practical difficulties and hardships in being unable to have a fully functional rear yard in an area of development that envisions such a use.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, 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:

John Jay

Name - Type or Print

6 Sturbridge Court (410)977-7772(mobile)

Signature

Baldwin, MD. 21013

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Richard B. Talkin, P.A.

Name - Type or Print

Signature

9175 Guilford Road

Company

Suite 301 410-792-8111

Address

Telephone No.

City

Columbia

MD

21046

State

Zip Code

## Legal Owner(s)

Hayfields, Inc.

Name - Type or Print

Signature

Louis Mangione

Name - Type or Print

Signature

205 York Road 410-825-8400

Address

Telephone No.

Lutherville

MD

21093

City

State

Zip Code

## Representative to be Contacted:

Richard B. Talkin, P.A.

Name

9175 Guilford Road, Suite 301 410-792-8111

Address

Telephone No.

Columbia

MD

21046

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 9-17-99

Drop-off No Review

ORDER RECEIVED  
Date 11/24/99  
By [Signature]

Case No. 00-118-SPHA

## Zoning Description

<sup>Proposed</sup>  
Being Lot #28, in the subdivision of Hayfields Manor, Plat C, to be recorded in Baltimore County Plat, containing 1.114 acres. Also known as 842 Hayfields Road and located in the 8<sup>th</sup> Election District. See attached plat for Metes and Bounds.

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

No. **072254**

DATE 9/20/99 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Richard Talkin

FOR: CO-118-SPH 342 Hayfields Rd

Drop-Off No Review

CONTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

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

No. **072254**

DATE 9/20/99 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Richard Talkin

FOR: CO-118-SPHA 342 Hayfields Rd

Drop-Off No Review

CONTRIBUTION  
E - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT  
PROCESS ACTUAL TIME  
9/21/99 9/21/99 14:36:53  
REG 4803 CASHIER PUES PEN IMPRES  
Dept 5 ECR ZONING VERIFICATION  
Receipt # (99)97 0961  
CP 072254  
Receipt Tot 100.00  
100.00 CP 00 EA  
Baltimore County, Maryland

**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: #00-118-SPHA  
842 Hayfields Road  
NE/S Hayfields Road, 560' SE  
of centerline Hayfields Court  
8th Election District  
3rd Councilmanic District  
Legal Owner(s): Hayfields, Inc  
Contract Purchaser: John Jay  
Special Hearing: To approve  
a 35 foot setback as the cor-  
rect setback from the edge of  
the paving of a private road  
under Section 1A03.4.B.2.b,  
BCZR. Variance: To permit a  
70 foot setback from the R.C.  
2 zone in lieu of the required  
100 feet.  
Hearing: Friday, October 29,  
1999 at 10:00 a.m. in Room  
106, County Office Building,  
111 W. Chesapeake 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) 867-4386.

(2) For information concern-  
ing the File and/or Hearing,  
Contact the Zoning Review Of-  
fice at (410) 867-3391.

JTUAD/677 Oct. 12 C346072

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 10/15, 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 TUES 10/12, 1999.

**THE JEFFERSONIAN,**

*J. Wilkinson*

**LEGAL ADVERTISING**



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue  
Towson, Maryland 21286  
410-296-3333  
Fax 410-296-4705

00-118-  
SPHA

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

To: ZoningDate: 10/15/99Job No.: 93005PXAttention: QueenReference: Hayfields

We are sending you

- ☐ Shop drawings  
☐ Specifications

☐ attached

- ☐ Samples  
☐

☐ under separate cover:

- ☐ Plans

☒ viaHand Del

| Copies | Date | Number | Description                                          |
|--------|------|--------|------------------------------------------------------|
|        |      | 1/4    | Sign posting certificate pictures - one for each lot |
|        |      |        |                                                      |
|        |      |        |                                                      |
|        |      |        |                                                      |

These are transmitted as checked below:

☐ For approval☐ For your use☐ As requested☐ For review and comment☐ Approved as submitted☐ Approved as noted☐ Returned for corrections☐☐ Resubmit☐ Submit☐ Return☐ \_\_\_\_\_ copies for approval☐ \_\_\_\_\_ copies for distribution☐ \_\_\_\_\_ corrected prints

Remarks \_\_\_\_\_

cc:

Melanie Moser  
w/pux

Signed

Linder

**CERTIFICATE OF POSTING**

RE: Case No.

00-118-SPHA

00-119-SPHA

00-120-SPHA

00-121-SPHA

Petitioner/Developer

Hayfields, Inc.

Date of Hearing/Closing

October 29, 1999

10:00 a.m.

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 penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously for the property known as \_\_\_\_\_

Lot 28, 29, 30, 31 Hayfields Manor

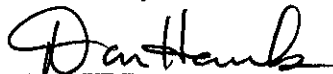
842, 844, 846, 848 Hayfields Road

The signs were posted on \_\_\_\_\_

10/14/99

(Month, Day, Year)

Sincerely,



(Signature of Sign Poster and Date)

Don Hauk

(Printed Name)

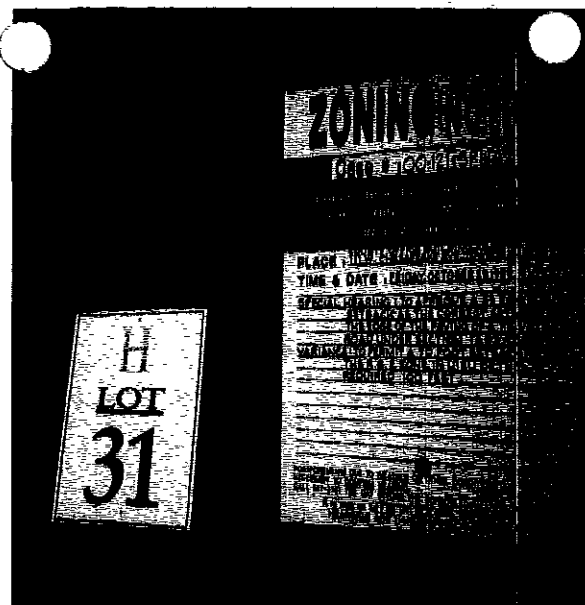
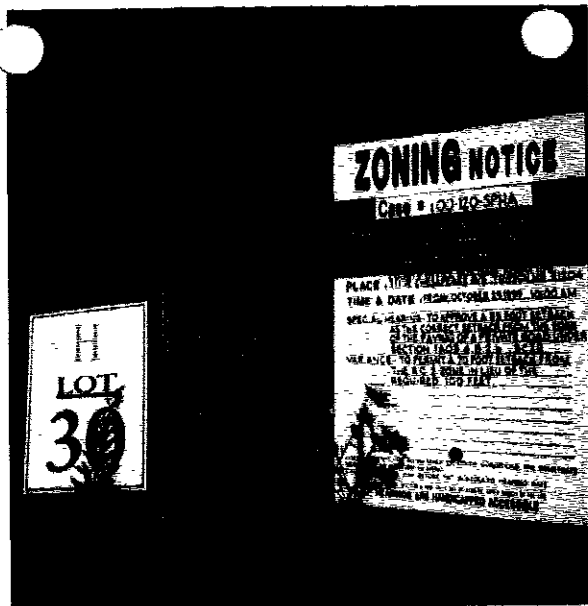
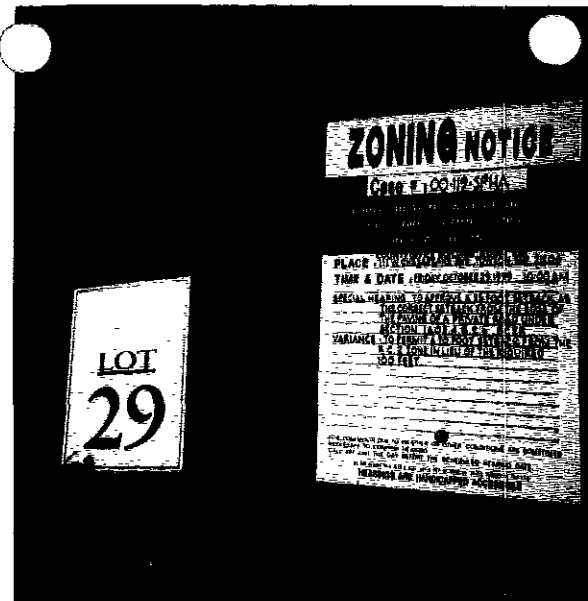
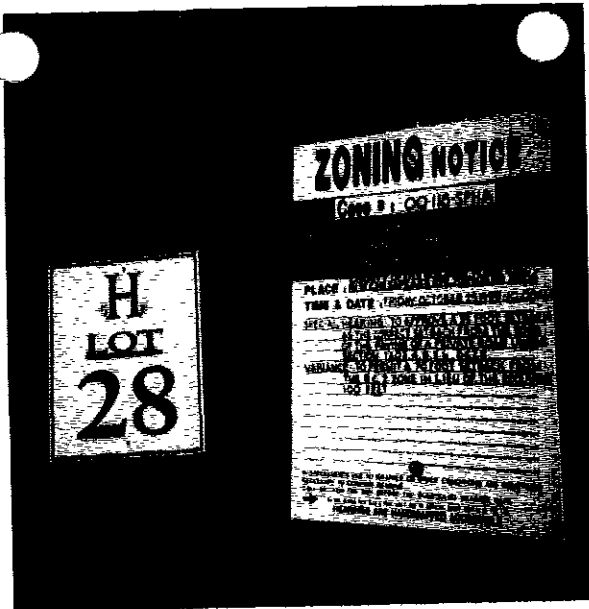
200 East Pennsylvania Avenue

Towson, MD 21286

(Address)

410-296-3333

(Telephone Number)



DEPT. OF  
DEVELOPMENT

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
842 Hayfields Road, NE/S Hayfields Rd,  
560' SE of c/1 Hayfields Ct  
8th Election District, 3rd Councilmanic

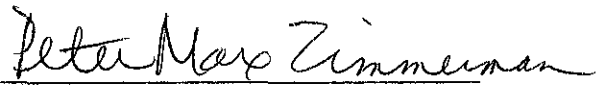
Legal Owner: Hayfields, Inc.  
Contract Purchaser: John Jay  
Petitioner(s)

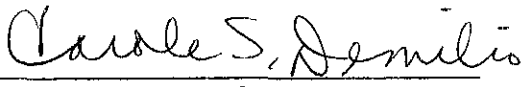
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-118-SPHA

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
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 18<sup>th</sup> day of October, 1999 a copy of the foregoing Entry of Appearance was mailed to Richard B. Talkin, Esq., 9175 Guilford Road, Suite 301, Columbia, MD 21046, attorney for Petitioners.

  
PETER MAX ZIMMERMAN



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

October 7, 1999

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: 00-118-SPHA  
842 Hayfields Road  
NE/S Hayfields Road, 560' SE of centerline Hayfields Court  
8th Election District - 3rd Councilmanic District  
Legal Owner: Hayfields, Inc.  
Contract Purchaser: John Jay

SPECIAL HEARING: To approve a 35 foot setback as the correct setback from the edge of the paving of a private road under Section 1A03.4.B.2.b, BCZR.

VARIANCE: To permit a 70 foot setback from the R.C. 2 zone in lieu of the required 100 feet.

HEARING: FRIDAY, OCTOBER 29, 1999 AT 10:00 IN ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE.

A handwritten signature in black ink, reading "Arnold Jablon". The signature is written in a cursive style with a large, stylized "A" and "J".

Arnold Jablon  
Director

cc: Hayfields, Inc.  
Richard B. Talkin, P.A.  
Stuart D. Kaplow, P.A.  
Mr. John Jay

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 14, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT 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

October 12, 1999 Issue - Jeffersonian

Please forward billing to:

Mr. John Jay  
6 Sturbridge Court  
Baldwin, MD 21013  
410-977-7772

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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: 00-118-SPHA

842 Hayfields Road

NE/S Hayfields Road, 560' SE of centerline Hayfields Court

8th Election District - 3rd Councilmanic District

Legal Owner: Hayfields, Inc.

Contract Purchaser: John Jay

SPECIAL HEARING: To approve a 35 foot setback as the correct setback from the edge of the paving of a private road under Section 1A03.4.B.2.b, BCZR.

VARIANCE: To permit a 70 foot setback from the R.C. 2 zone in lieu of the required 100 feet.

HEARING: FRIDAY, OCTOBER 29, 1999 AT 10:00 IN ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE.



Lawrence E. Schmidt

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.

**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/neighboring 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 118

Petitioner: John Jay

Address or Location: 842 Hayfields Road, Lot 28

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: John Jay

Address: 6 Sturbridge Court

Baldwin, MD 21013

Telephone Number: (410)977-7772 (mobile)

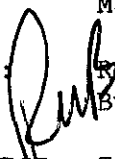
Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: October 19, 1999

FROM:  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for October 18, 1999  
Item Nos. 101, 102, 103, 104, 105,  
108, 110, 111, 113, 114, 116, 117,  
118, 119, 120, 121, 122, 123, 127,  
128, and 129

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

RWB:HJO:jrb

cc: File

11/29

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

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

**Date:** October 12, 1999

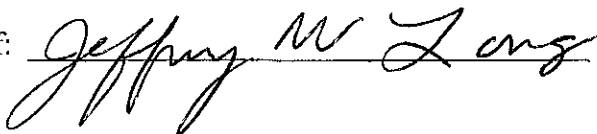
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):  
Item No(s): 118, 119, 120, and 121

If there should be any questions or this office can provide additional information, please  
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

January 7, 2000

Richard B. Talkin, Esquire  
9175 Guilford Road, Suite 301  
Columbia, MD 21046

Dear Mr. Talkin:

RE: Drop-Off Petition Review, Case Nos. 00-118-SPHA through 00-121-SPHA, Hayfields Rd.

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

On the petition forms, the contract purchaser as printed does not appear to be the same as the person who is signing the forms.

Mr. Mangione's title as a (corporate officer?) is not indicated for the owning corporation.

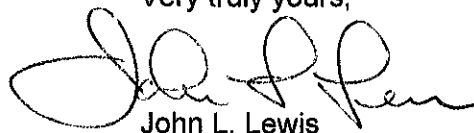
Petition forms for numbers 119 and 120 incorrectly indicate R4 rather than R.C.4 zoning.

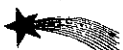
For all case numbers – Though not indicated in the incomplete filing information, these petitions appear to involve lots in the subdivision of Hayfields Manor, for which a Final Development Plan (FDP) has been approved. Be aware that a FDP amendment is required for any changes to the FDP.

For all case numbers – The plans lack most of the basic general information required for zoning hearing filing application review. See the accompanying checklist and revise plans accordingly.

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

Very truly yours,

  
John L. Lewis  
Planner II, Zoning Review



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For You, For Baltimore County



Census 2000



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on Recycled Paper

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

STUART D. KAPLOW, P.A.

ATTORNEYS AT LAW

15 EAST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21286-5306  
TELEPHONE 410-339-3910  
FACSIMILE 410-339-3912  
E-MAIL STUKAPLOW@AOL.COM

STUART D. KAPLOW

September 9, 1999

Via Hand Delivery

Department of Permits and Development Management  
Attn: Mr. W. Carl Richards, Jr.  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: **Petitions for Residential Special Hearing and Variance  
842 Hayfields Road, John Jay**

Dear Carl:

Please accept for drop off (expedited) filing the following related petitions for a contract purchaser of a residential lot seeking to locate a house in accordance with the approved plans, (be aware that the special hearing petition should likely be logged in 1<sup>st</sup> as the variance is only relevant if the alternate relief in the special hearing petition is necessary):

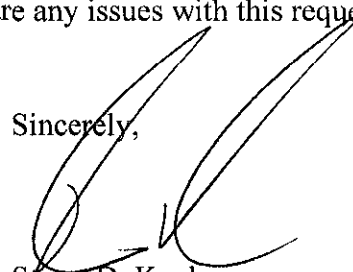
- 3 original Petitions for Special Hearing and 3 original Petitions for Variance;
- 12 copies of the Plat to accompany the petitions;
- 1 200' scale zoning map (2 pieces) with the lot indicated;
- 3 legal descriptions for the petitions; and
- 1 check payable to Baltimore County in the total amount of \$100 each.

There are no violations on this property. And be aware that while no one in your office has seen these lots, this development project has obviously been reviewed.

Please enter my appearance as co-counsel, with Dick Talkin, in these petitions.

Thank you in advance for your courtesies. If there are any issues with this request, please have Sophie give me a call.

Sincerely,

  
Stuart D. Kaplow

SDK:tbm

cc: Mr. John Jay

00-118-SPNA

1842 Hwy.

RC-4

8c 3

LOT 28

1.114 AC

NE/S Hayfields Rd

560' SE of Hayfields Ct.

96-347-SPHA

CR-95-138  
95-308-X

118  
9/17

## *The Valleys Planning Council, Inc.*

207 Courtland Avenue, Towson, Maryland 21204  
Mailing Address: P.O. Box 5402, Towson, Maryland 21285-5402  
Phone: 410 337-6877, Fax: 410 296-5409

August 12, 1999

Mr. Edmund Haile  
DMW  
200 East Pennsylvania Ave.  
Towson, Maryland 12186

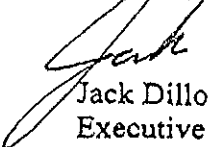
Re: Hayfields variances

Dear Ed,

The Executive Committee of the Valleys Planning Council has reviewed the proposed request for variances as shown on the plan you left with me. The committee has no objection to the requested variances and you may include this statement in your presentation before the Zoning Commissioner

I trust this satisfies your request but if I can be of any further service on this matter please do not hesitate to contact me.

Sincerely,

  
Jack Dillon,  
Executive Director

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Richard Talkin

MELANIE MOSER, DMW

DEAN GOKOS MS

Roy Bong

Louis Mangione

9175 Guilford Rd Columbia

200 E PENNSYLVANIA TOWSON  
21286

2250 Forest Hill Rd MARBETTUSE  
21104

10 STODDARD CT. SPARKS, Md.  
21152

1205 York Rd. Lutherville  
21093



# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

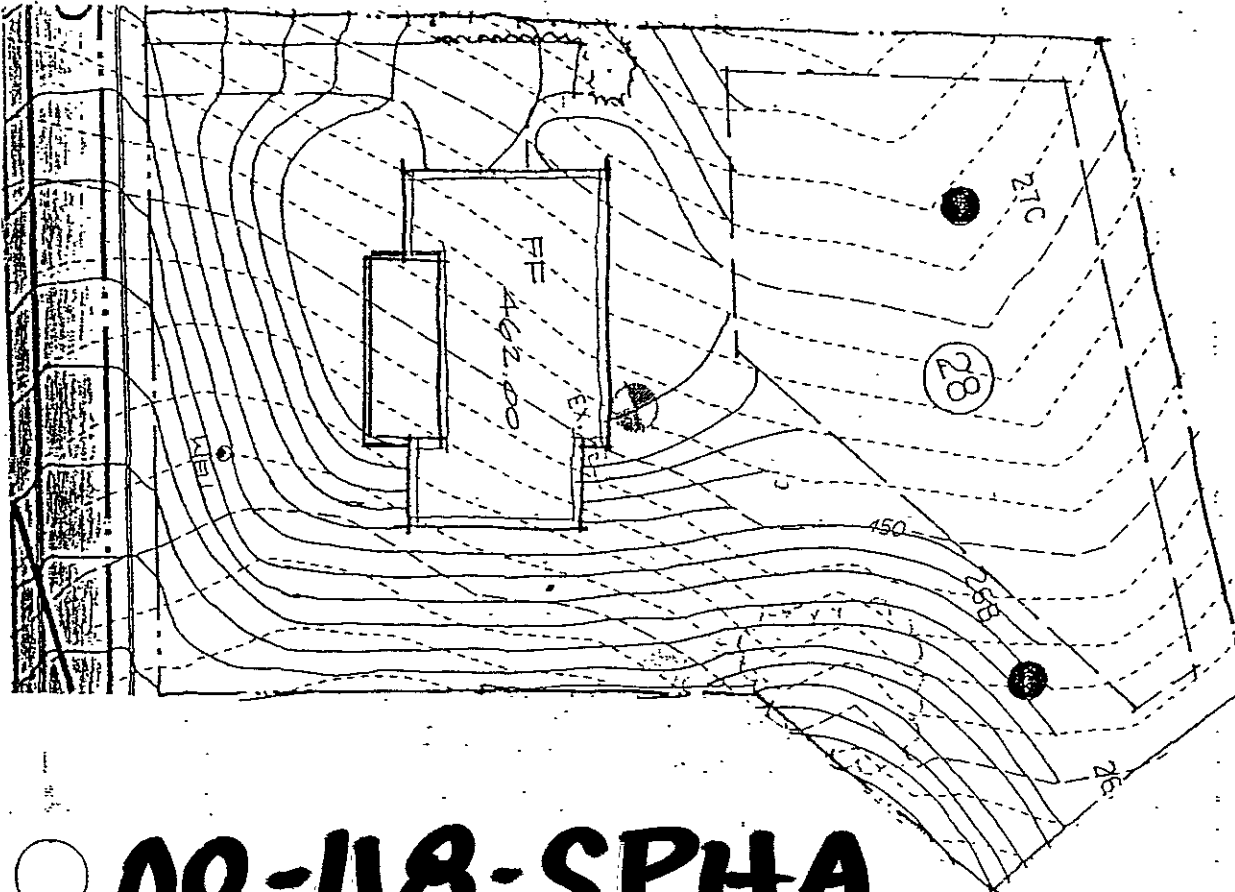
PROPERTY ADDRESS: \_\_\_\_\_

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_

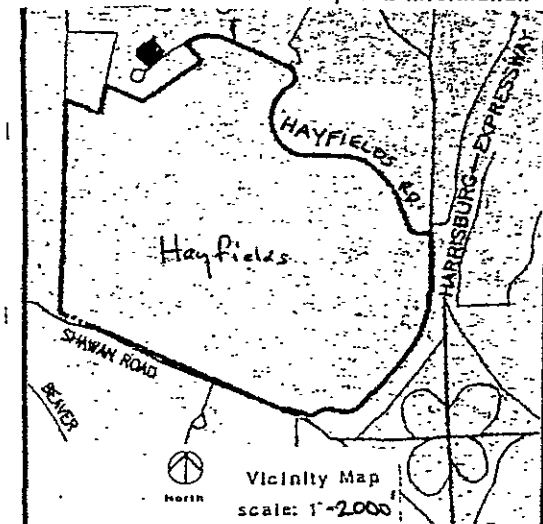


North

date: \_\_\_\_\_

prepared by: \_\_\_\_\_

Scale of Drawing: 1" = 50'



## LOCATION INFORMATION

Election District: 8<sup>TH</sup>  
 Councilmanic District: 3<sup>RD</sup>

1"=200' scale map#:

Zoning:

Lot size: \_\_\_\_\_ acreage \_\_\_\_\_ square feet

|                               |                              |                                        |
|-------------------------------|------------------------------|----------------------------------------|
|                               | public                       | private                                |
| SEWER:                        | <input type="checkbox"/>     | <input checked="" type="checkbox"/>    |
| WATER:                        | <input type="checkbox"/>     | <input checked="" type="checkbox"/>    |
| Chesapeake Bay Critical Area: | yes <input type="checkbox"/> | no <input checked="" type="checkbox"/> |

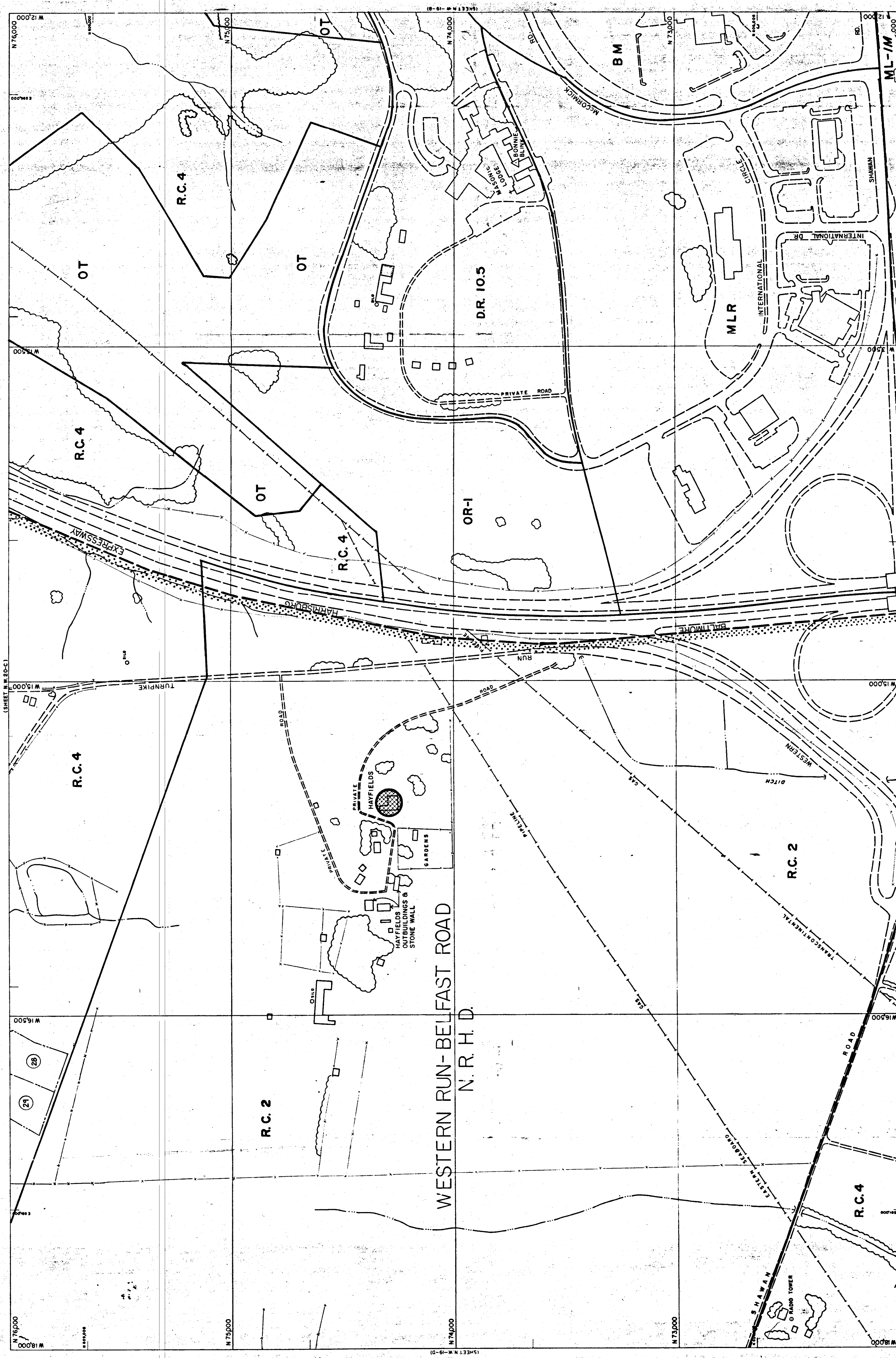
Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE #: \_\_\_\_\_

118





# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1996 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996  
Ord. Nos. 128-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

*Kevin Kameney*  
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

|                                              |                          |                |
|----------------------------------------------|--------------------------|----------------|
| SCALE<br>1" = 200' ±                         | LOCATION<br>COCKEYSVILLE | SHEET<br>ML-1M |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 | N. W.<br>19-C            |                |

00-118-SPHA 18

1961  
1961

50.1140  
1961

