

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE – NE/S Hayfields Road,
560' SE of the c/l Hayfields Court * ZONING COMMISSIONER
(844 Hayfields Road)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 00-119-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 Frank S. Hoffman, Contract Purchaser, 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

ORDER RECEIVED FOR FILING
Date 11/24/99
By [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 11/10/11
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 7th 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 24th 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,

ORDER RECORDED FOR FILING
Date 11/24/99
By [Signature]



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 844 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.

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/Leasee:

Frank Stephan Hoffman
Name - Type or Print
Signature
11505 Pebble Creek Drive
Address
Lutherville, MD 21093
City State Zip Code
Telephone No.

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.
Name - Type or Print
Signature
Louis Mangione
Name - Type or Print
Signature
215 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

by UCR Date 9.18.99

Case No. 00-119.SPHA

Drop off No Review

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 844 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:

Frank Stephan Hoffman

Name - Type or Print

Signature

11505 Pebble Creek Drive

Address

Lutherville, MD 21093

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

Columbia

MD

21046

City

State

Zip Code

Legal Owner(s):

Hayfields, Inc.

Name - Type or Print

Signature

Louis Mangione

Name - Type or Print

Signature

1205 York Road 410-825-8400

Address

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

Columbia

MD

21046

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

LEE

Date 9-15-91

Case No. **00-119-SPHA**

Drop off

No Review

ORDER RECEIVED FOR FILING

Date

By

9/15/91

Zoning Description

00-119-SPHA

Being ^{Proposed} Lot #29, in the subdivision of Hayfields Manor, Plat C, to be recorded in Baltimore County Plat, containing 1.212 acres. Also known as 844 Hayfields Road and located in the 8th Election District. See attached plat for Metes and Bounds.

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 072252

DATE 9/20/99 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Richard Talkin

FOR: 00-119-SPHA 844 Hayfields Rd

Drop-Off ---- No Review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/21/1999 9/21/1999 14:06:25

REG 0003 CASHIER PUES FEW DRAWER

Dept 5 528 ZONING VERIFICATION

Receipt # 099096 ORLN

CR NO. 072252

Receipt Tot 100.00

100.00 OK 100.00

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 072252

DATE 9/20/99 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Richard Talkin

FOR: 00-119-SPHA 844 Hayfields Rd

Drop-Off ---- No Review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/21/1999 9/21/1999 14:06:25

REG 0003 CASHIER PUES FEW DRAWER 3

Dept 5 528 ZONING VERIFICATION

Receipt # 099096 ORLN

CR NO. 072252

Receipt Tot 100.00

100.00 OK 100.00

Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #00-119-SPHA
844 Hayfields Road
NE/S Hayfields Road, 350' SE
of centerline Hayfields Court
8th Election District
3rd Councilmanic District
Legal Owner(s): Hayfields, Inc.
Contract Purchaser: Frank
Stephan Hoffman

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 P.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) 887-4386.

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

JTL/10/6/78 Oct. 12 C346080

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/15/, 19 99

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/, 19 99.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

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

Legal Owner: Hayfields, Inc.
Contract Purchaser: Frank S. Hoffman
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-119-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 18th 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: 00-119-SPHA

844 Hayfields Road

NE/S Hayfields Road, 350' SE of centerline Hayfields Court

8th Election District - 3rd Councilmanic District

Legal Owner: Hayfields, Inc.

Contract Purchaser: Frank Stephan Hoffman

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 cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Hayfields, Inc.
Richard B. Talkin, P.A.
Stuart D. Kaplow, P.A.
Mr. Frank Stephan Hoffman

- 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. Frank Stephan Hoffman
11505 Pebble Creek Drive
Lutherville, MD 21093

410-792-8111

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:

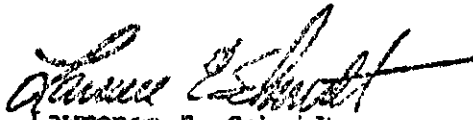
CASE NUMBER: 00-119-SPHA

844 Hayfields Road
NE/S Hayfields Road, 350' SE of centerline Hayfields Court
8th Election District - 3rd Councilmanic District
Legal Owner: Hayfields, Inc.
Contract Purchaser: Frank Stephan Hoffman

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/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number: 00-119-SPHA

Petitioner: Frank Stephan Hoffman

Address or Location: 844 Hayfields Road, Lot #29

PLEASE FORWARD ADVERTISING BILL TO:

Name: Frank Stephan Hoffman

Address: 11505 Pebble Creek Drive

Lutherville, MD 21093

Telephone Number: _____

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

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

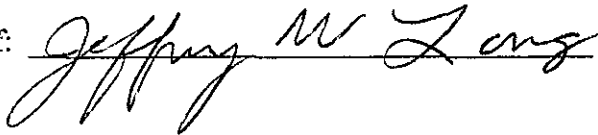
SUBJECT: Zoning Advisory Petitions

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:

A handwritten signature in cursive script, reading "Jeffrey M. Long", written over a horizontal line.

AFK/JL

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
844 Hayfields Road, Frank Stephan Hoffman**

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 1st as the variance is only relevant if the alternate relief in the special hearing petition is necessary):

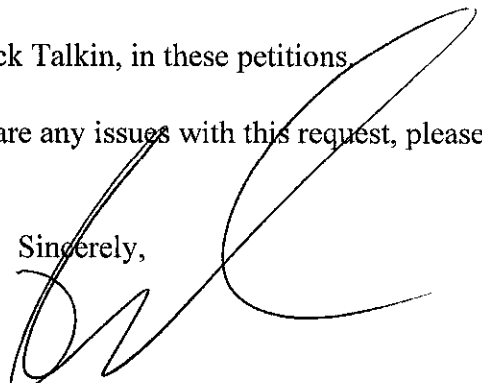
- 3 original Petitions for Special Hearing and 3 original Petitions for Variance;
- 12 copies of the Plat to accompany the petitions;
- 1 200' scale zoning map (2 pieces) with the lot indicated;
- 3 legal descriptions for the petitions; and
- 1 check payable to Baltimore County in the total amount of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

00-119-SPHA

lot 29

RC-4

1.212 AC

8c3

1844 H.

(119)
9/17

NE/S Hayfields Rd

350' SE of Hayfields Ct

CR-95-138

95-308-X

96-347-SPHA

10.01
4102965409
AUG-23-1999 15:09

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

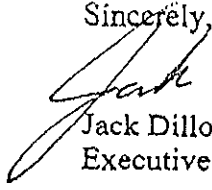
Re: Hayfields variances

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

00-119-SPHA

119

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

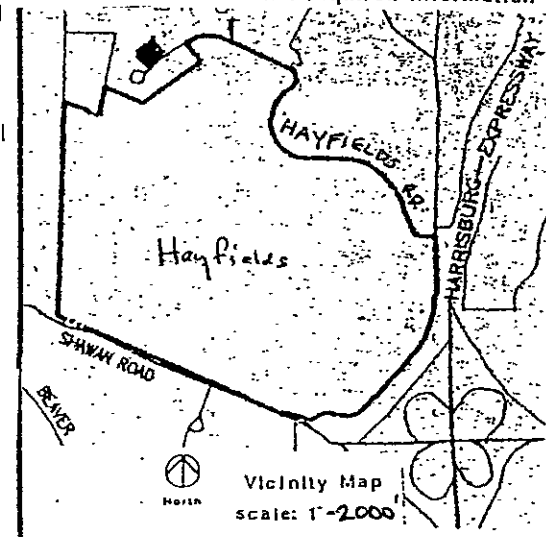
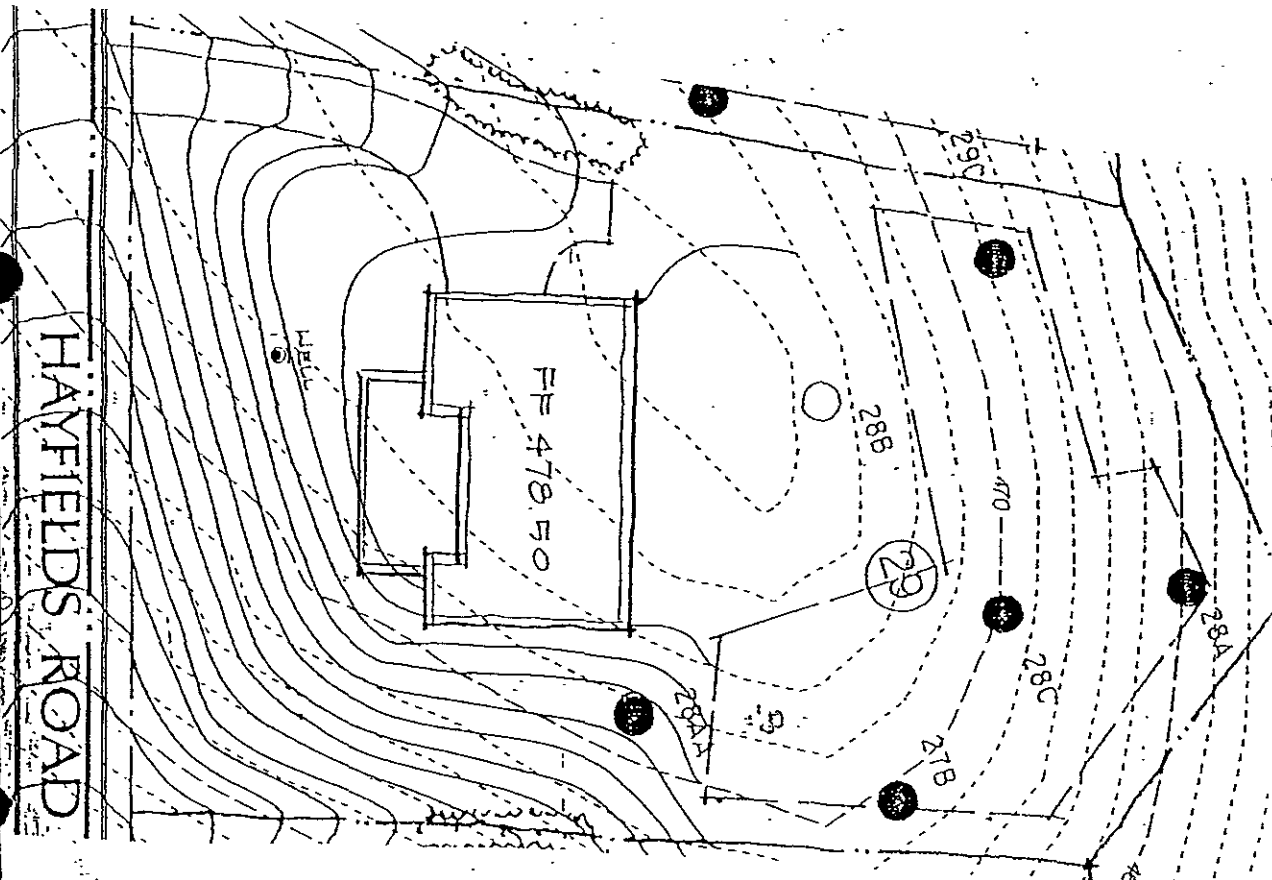
PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



LOCATION INFORMATION

Election District: 8TH

Councilmanic District: 3RD

1"=200' scale map#:

Zoning:

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☒ private

WATER: ☐ yes ☒ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

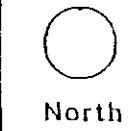
Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

119

00 - 119 - SPHA



date: _____

prepared by: _____

Scale of Drawing: 1"= 50'

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

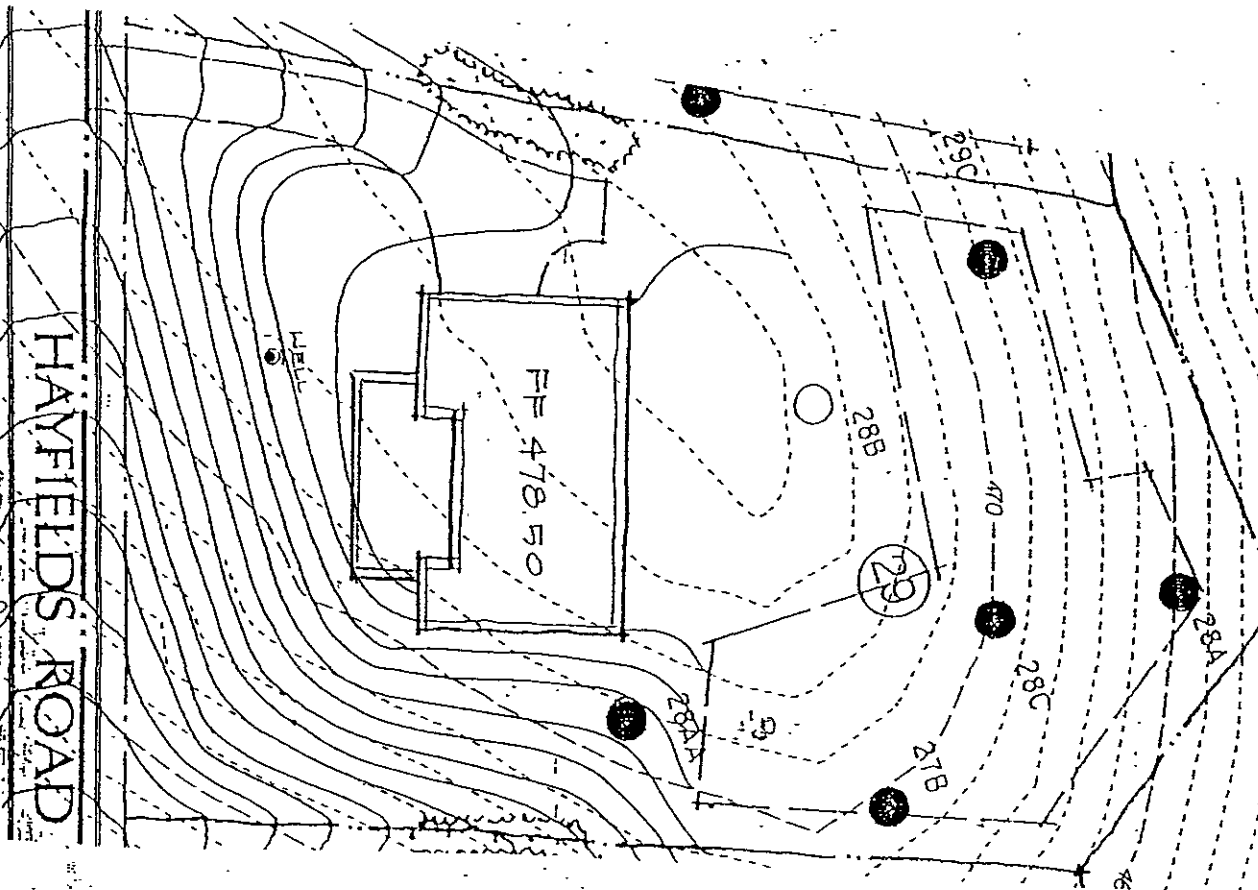
PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



A vicinity map of Hayfields, Alaska. The map shows the Hayfields area, Hayfields Rd., Harrisburg Expressway, Shawan Road, and Beaver. A north arrow is located at the bottom left, and a scale of 1 inch = 2000 feet is provided at the bottom right.

LOCATION INFORMATION

Election District: 8TH

Councilmanic District: 3RD

1"-200' scale map#:

Zoning:

Lot size: _____
 acres square feet

SEWER: ☐ public ☒ private

WATER: ☐ ☒

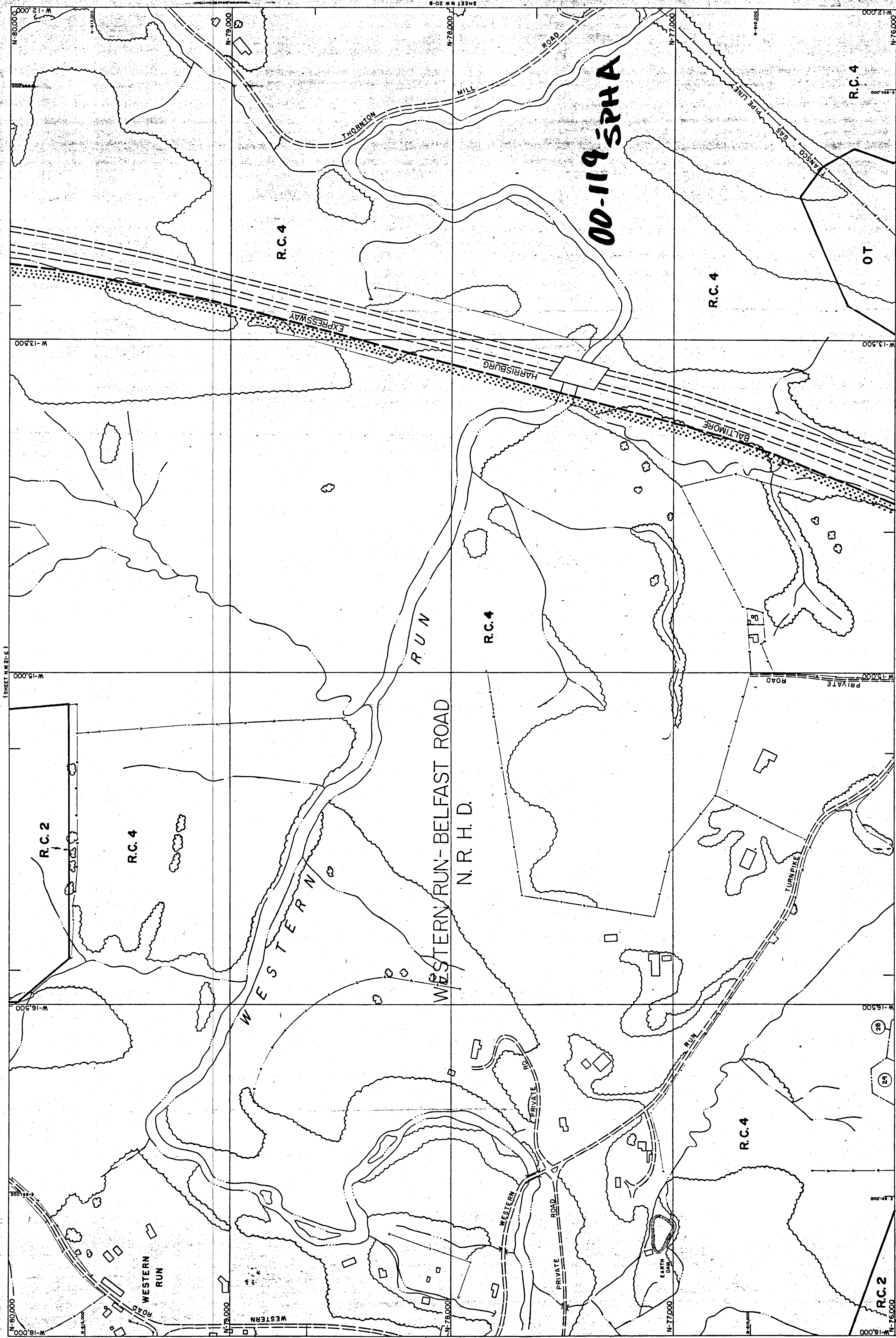
Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

119



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

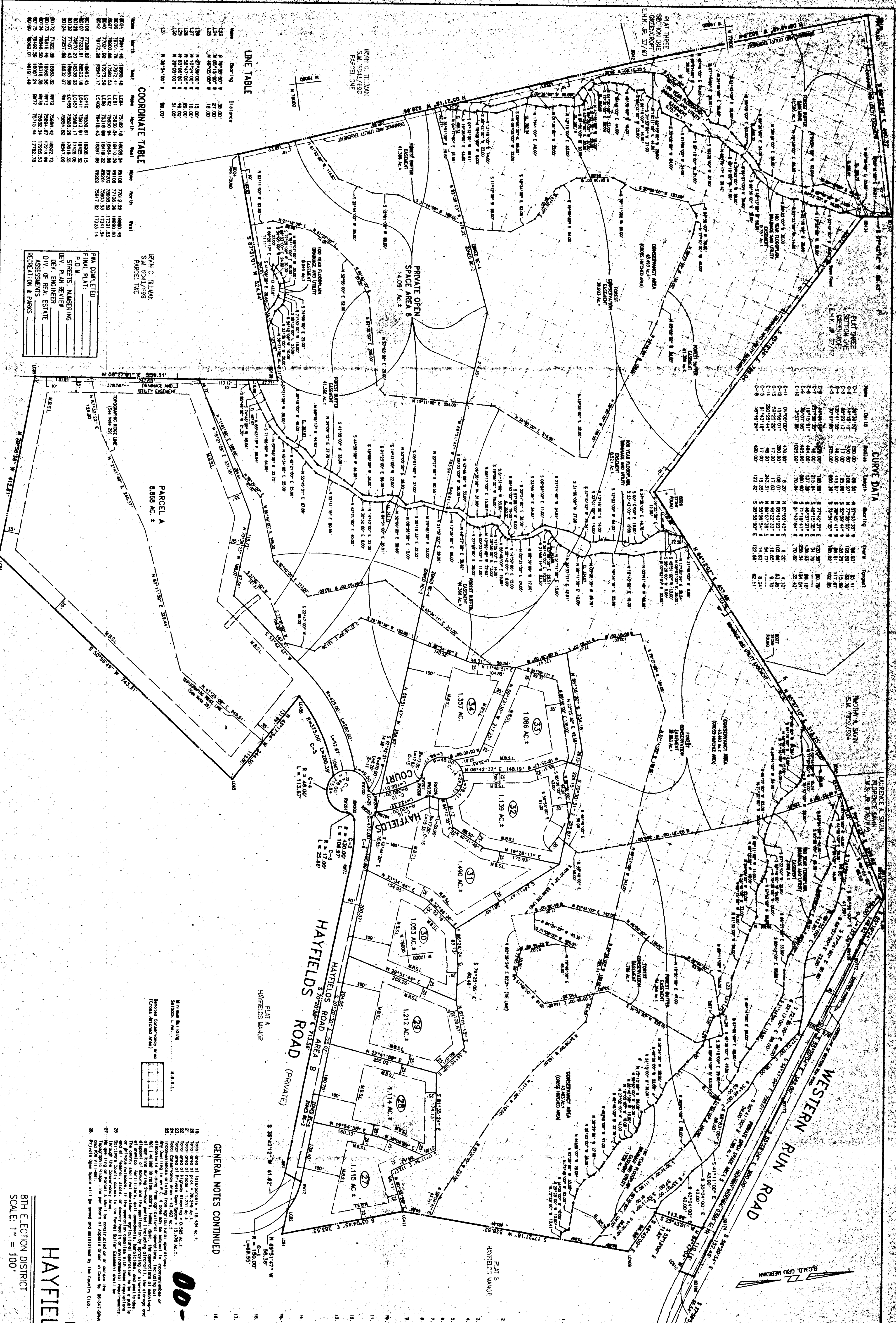
Kevin Kaneney
Chairman, County Council

V- NW V- NE
QD- SW DD- SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TO CORRELATE WITH THE 1996 ZONING MAP
BY PUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE	LOCATION	SHEET
1" = 200' ±	WESTERN RUN	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		20-C

1996
Zoning
100 200

[illegible]LINE TABLE

COORDINATE TABLE
Phone North Box:

PWA COMPLETED _____
FINAL PLAT: _____
P.O.M. _____
STREETS, NUMBERING _____
DEV. PLAN REVIEW _____
DEV. ENGINEER _____
DIV. OF REAL ESTATE _____
ASSESSMENTS _____
RECREATION & PARKS _____

APPROVED	Director at Department of Environmental Protection	Date
	Director at Department of Natural Resources	Date
	APPROVED BY THE DIRECTOR OF RESULTS AND DEVELOPMENT MANAGEMENT	Date
	ASSIGNED TO SECTION 29-315(c), BUT MORE CARRY CODE	Date
	Director of Results and Development Management	Date

NOTE:
Roads and utilities for which assessments are laid out and shown hereon, have been designed by Edmund F. Hollie under his Registered Professional Engineer License No. 3550.

OWNER

Howfield Inc.
1205 York Road
Lutherville, Maryland 21093
Dated Ref.: 8. M. 7362/288
TAX ACCT. No. 1-08-18-00-002444

COORDINATES and READINGS shown on this plot are referred to the system of Continental Stationing in the Baltimore and Annapolis District, and are based on the following traverse stations:

Name	North	East
18832	7739.46	17739.35
18833	72385.37	16835.40

OWNER'S CERTIFICATE

This undersigned, owner of the land shown on this plat, hereby certifies that, to the best of its knowledge and belief, the facts stated on the plat are true and correct. The total area of the land so designated is 3.00 of the Real Property Act of 1908.

Undersigned: **Coastal Development, Inc.**, a corporation organized under the laws of the State of California, the making of this plat and selling of the same.

WATFIELD, INC.

SURETOR'S CERTIFICATE

The undersigned, a Professional Land Surveyor of the State of Maryland, does hereby certify that he is the author of the plat herein submitted for recording. This plat has been laid out and the plat thereon is hereby approved. In compliance with Section (C) of Section 1-103 of the Professional Land Surveyors and Engineers Code of Maryland, the undersigned is submitting this certificate as a condition of the recording of the plat and attesting the accuracy of the plat.

J. William E. Smith, Jr.
Professional Land Surveyor
No. 1000

DMW
Daff • McCune • Walker, Inc.
Division of Joint Products,
Inc.
Engineering, Sintering &
Environmental Technologies
10000 Littleton Ave., Littleton, CO 80120
Tel. 303/761-1000

GENERAL NOTES CONTINUED

00-119-SPHA

PRINTED

DAF-MAGNET-WALKER INC

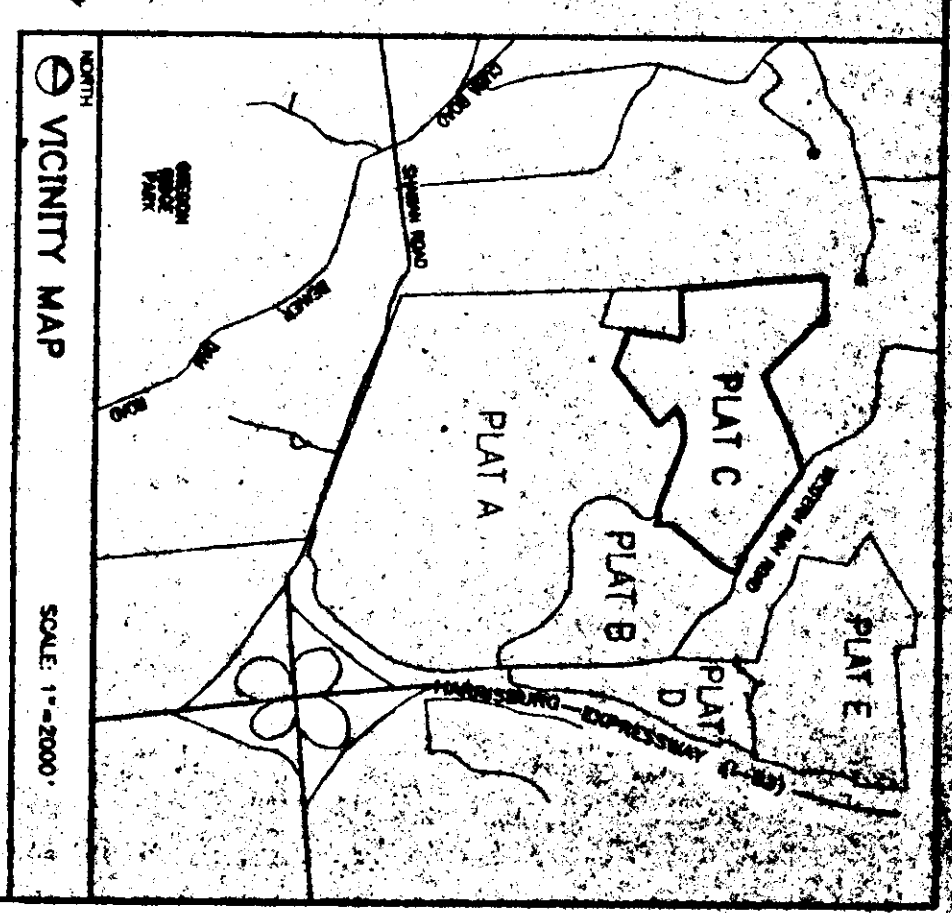
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100'
JUNE 4, 1999

DNA

Dart, McCune, Walker, Inc.
A team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals
260 East Thompson Avenue
Ipswich, Maryland 21206
410 298-1100
Fax: 410 298-1101

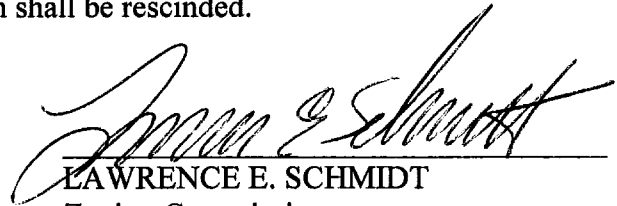
508 No. 1000A5

GENERAL NOTES

[illegible]

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 11/24/99
By Bjs



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)
8th Election District - 3rd 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,

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

