

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE – NE/S Hayfields Road, * ZONING COMMISSIONER
560' SE of the c/l Hayfields Court *
(846 Hayfields Road) * OF BALTIMORE COUNTY
8th Election District *
3rd Councilmanic District * Case No. 00-120-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 Dean Gekas, 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 11/15/09

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.

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.

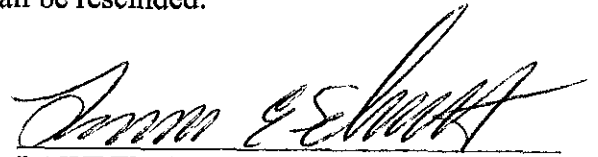
Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the special hearing and variance relief shall be granted.

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 RECEIVED FOR FILING
Date 11/24/99
24

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)
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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 846 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 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/Leasee:

Dean Gekas
Name - Type or Print
Signature
2250 Forest Hill Road 410-549-4292
Address Telephone No
Marriottsville MD 21104
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.
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 uec Date 9-17-99

Case No. 00-120-SPNA

REV 3/15/98

Drop Off

No Review

ORDER RECEIVED FOR FILING

Date 11/24/99

By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 846 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)

ZONE
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 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/Lessee:

Dean Gekas
Name - Type or Print
Signature
2250 Forest Hill Road 410-381-0505-Office
Address 410-549-4292-Home
Marriottsville MD 21104
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.
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 WCR Date 9-19-99

Drop Off

No Review

ORDER RECEIVED FOR FILING
Date _____
By _____

Case No. 00-120.SPHA

Zoning Description

2PL

PROPOSED

Being Lot #30, in the subdivision of Hayfields Manor, Plat C, to be recorded in Baltimore County Plat , containing 1.053 acres. Also known as 846 Hayfields Manor Road and located in the 8th Election District. See attached plat for Metes and Bounds.

00-120-5PHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
...SCCELLANEOUS RECEIPT

No. **072251**

DATE 9/18/20/99 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Richard Talkin

FOR: 00-120-SPHA 846 Hayfields Rd

Drop-Off --- No Review

TRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/21/1999 9/21/1999 14:25:44

REG 4803 CASHIER PUES FEW DRAWER 3

Dept 5 528 ZONING VERIFICATION

Receipt # 099095 UPLN

CR NO. 072251

Receipt Tot 100.00

100.00 OK .00 CA

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: #00-120-SPHA
846 Hayfields Road
NE/S Hayfields Road, 150' SE
of centerline Hayfields Court
8th Election District
3rd Councilmanic District
Legal Owner(s): Hayfields, Inc.
Contract Purchaser: Dean
Gekas.

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.2b, 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) 887-4386.

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

JTU/10/679 Oct. 12 CS46091

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 10/12/1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

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

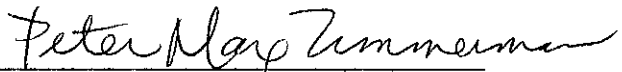
Legal Owner: Hayfields, Inc.
Contract Purchaser: Dean Gekas
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-120-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: 00-120-SPHA

846 Hayfields Road

NE/S Hayfields Road, 150' SE of centerline Hayfields Court

8th Election District - 3rd Councilmanic District

Legal Owner: Hayfields, Inc.

Contract Purchaser: Dean Gekas

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, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Hayfields, Inc.
Richard B. Talkin, P.A.
Stuart D. Kaplow, P.A.
Mr. Dean Gekas

- 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. Dean Gekas
2250 Forest Hill Road
Marriottsville, MD 21104
410-549-4292

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:

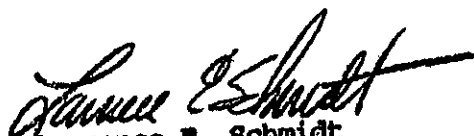
CASE NUMBER: 00-120-SPHA

846 Hayfields Road
NE/S Hayfields Road, 150' SE of centerline Hayfields Court
8th Election District - 3rd Councilmanic District
Legal Owner: Hayfields, Inc.
Contract Purchaser: Dean Gekas

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.

For Newspaper Advertising:

Item Number or Case Number: 00-120-SPHA

Petitioner: Dean Gekas

Address or Location: 846 Hayfields Manor Road, Lot #30

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dean Gekas

Address: 2250 Forest Hill Road

Marriottsville, MD 21104

Telephone Number: (410) 549-4292 - home/(410) 381-0505 - office

Revised 2/20/98 - SCJ

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: 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

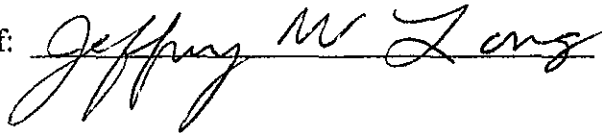
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

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 2, 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**
846 Hayfields Road, Dean Gekas

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):

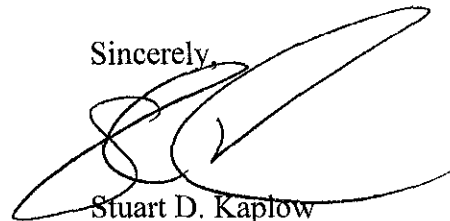
- 3 original Petitions for Special Hearing and 3 original Petitions for Variance;
- 12 copies of the Plat to accompany the petitions;
- 1 200' scale zoning map with the lot indicated;
- 3 legal descriptions for the petitions; and
- 2 checks payable to Baltimore County in the total amount of \$100 each.

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. Dean Gekas

00-120-SPHA

COMMERCIAL CONTRACTORS TEL: 410-825-8407 Aug 23 '99 14:10 No. 012 P. 02

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

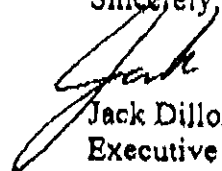
Re: Hayfields variances

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

00-120-SPHA

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-120-5PHA

Date Completed/Initials

10/8 MS

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder) ✓

10/8 MS

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing) ✓

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place) ✓

10/8 MS

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office) ✓

10/8 MS

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office) ✓

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file) ✓

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

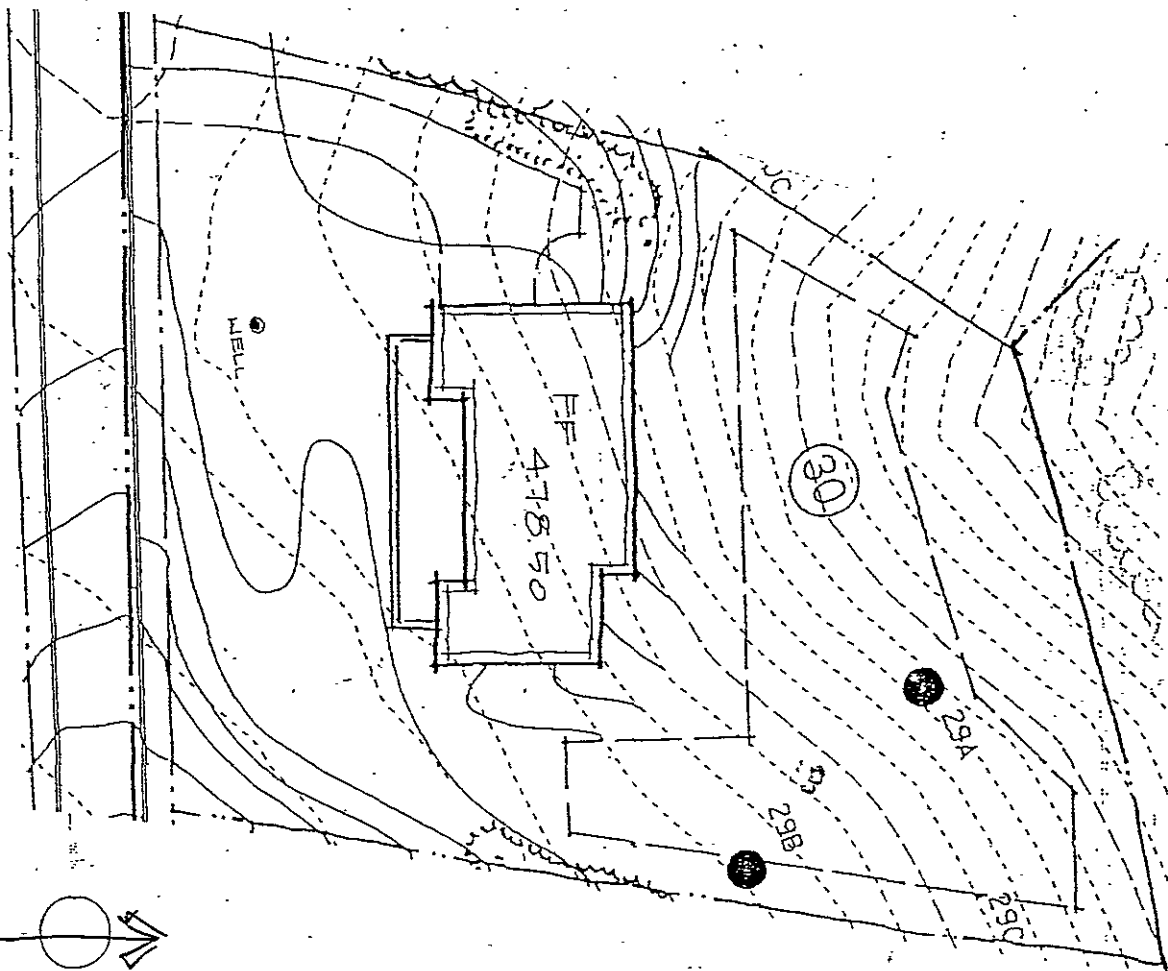
PROPERTY ADDRESS: 846 Hayfields Rd.

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

Subdivision name: Hayfields Manor

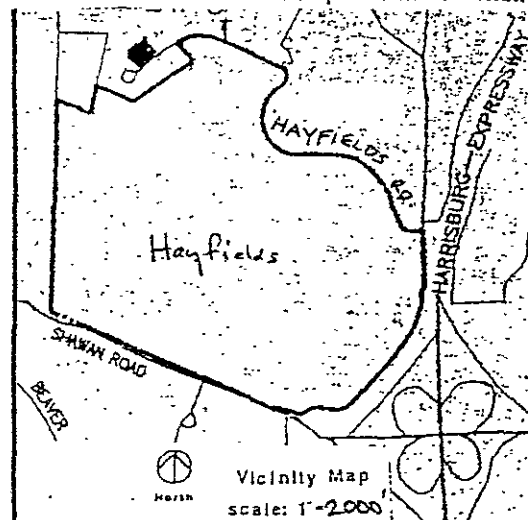
plat book# _____, folio# _____, lot# 30, section# _____

OWNER: Constantine and Katrina Gekas



North
date: 7/2/99
prepared by: _____

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 8TH

Councilmanic District: 3RD

1"=200' scale map#: 19-C, 20-C

Zoning: R4

Lot size: 1.053 45,868
acreage square feet

SEWER: ☐ public ☒ private

WATER: ☐ yes ☒ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

CR-95-138

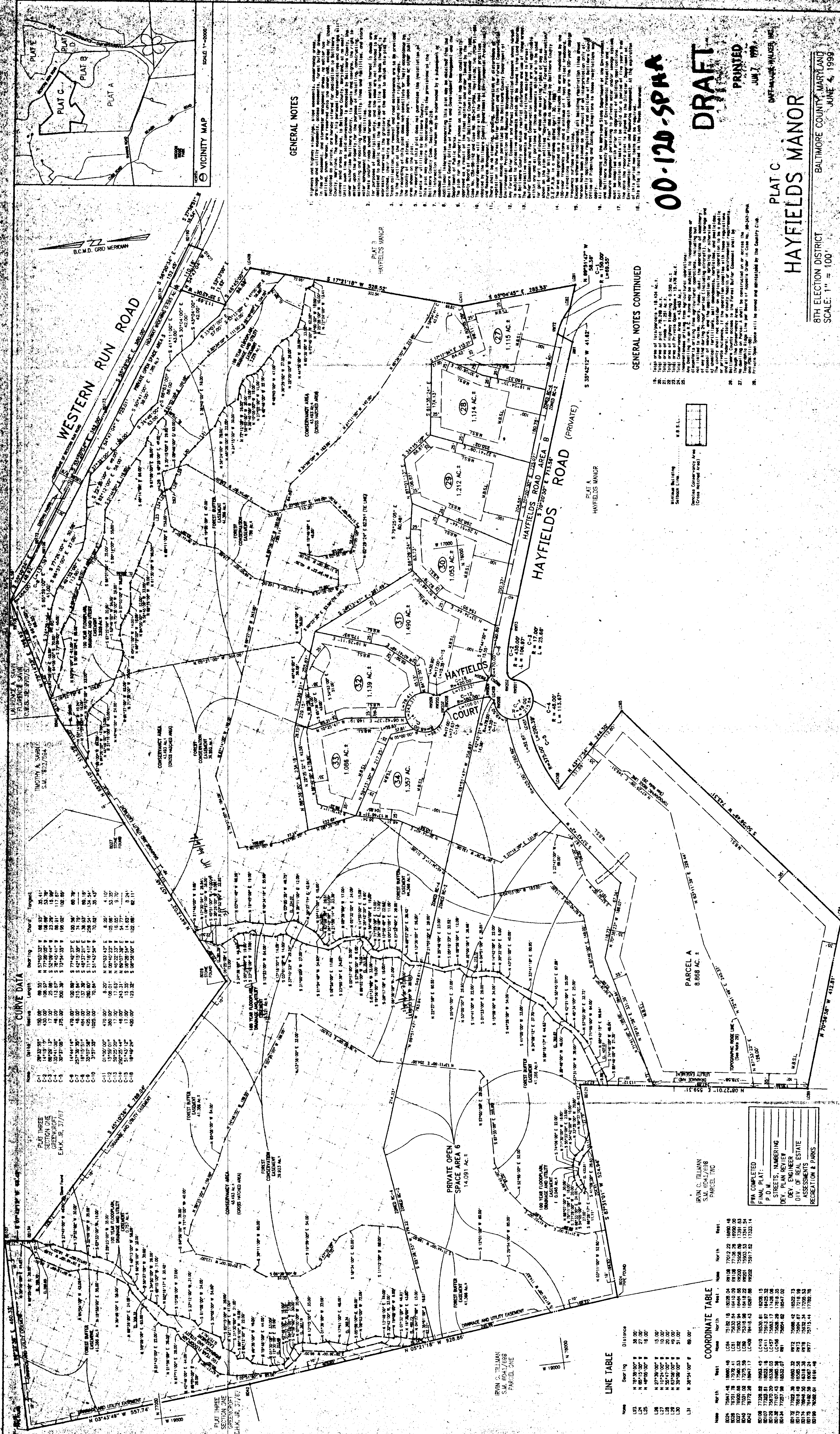
95-308-X

Zoning Office USE ONLY!

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

120

00-120-SPHA



CURVE DATA

Station	Length	Bearing	Chord
1+00.00	100.00	N 89° 52' 30" E	100.00
2+00.00	100.00	S 89° 52' 30" W	100.00
3+00.00	100.00	N 89° 52' 30" E	100.00
4+00.00	100.00	S 89° 52' 30" W	100.00
5+00.00	100.00	N 89° 52' 30" E	100.00
6+00.00	100.00	S 89° 52' 30" W	100.00
7+00.00	100.00	N 89° 52' 30" E	100.00
8+00.00	100.00	S 89° 52' 30" W	100.00
9+00.00	100.00	N 89° 52' 30" E	100.00
10+00.00	100.00	S 89° 52' 30" W	100.00

LINE TABLE

Station	Bearing	Distance
1+00.00	N 89° 52' 30" E	100.00
2+00.00	S 89° 52' 30" W	100.00
3+00.00	N 89° 52' 30" E	100.00
4+00.00	S 89° 52' 30" W	100.00
5+00.00	N 89° 52' 30" E	100.00
6+00.00	S 89° 52' 30" W	100.00
7+00.00	N 89° 52' 30" E	100.00
8+00.00	S 89° 52' 30" W	100.00
9+00.00	N 89° 52' 30" E	100.00
10+00.00	S 89° 52' 30" W	100.00

COORDINATE TABLE

Station	North	East
1+00.00	7310.00	100.00
2+00.00	7310.00	0.00
3+00.00	7310.00	-100.00
4+00.00	7310.00	-0.00
5+00.00	7310.00	100.00
6+00.00	7310.00	0.00
7+00.00	7310.00	-100.00
8+00.00	7310.00	-0.00
9+00.00	7310.00	100.00
10+00.00	7310.00	0.00

GENERAL NOTES CONTINUED

1. The survey was conducted in accordance with the Maryland Surveying and Mapping Act of 1996.
2. The survey was conducted in accordance with the Maryland Surveying and Mapping Act of 1996.
3. The survey was conducted in accordance with the Maryland Surveying and Mapping Act of 1996.
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29. The survey was conducted in accordance with the Maryland Surveying and Mapping Act of 1996.
30. The survey was conducted in accordance with the Maryland Surveying and Mapping Act of 1996.

DRAFT

PRINTED

JUN 7 1999

PLAT C
HAYFIELDS MANOR
BALTIMORE COUNTY, MARYLAND
8TH ELECTION DISTRICT
SCALE: 1" = 100'

DMW
Daft McCune Walker, Inc.
A Firm of Land Planners
Engineers, Architects, and Environmental Professionals
1100 North Washington Street
Baltimore, Maryland 21201
Tel: 410.224.1100
Fax: 410.224.1101

SURVEYOR'S CERTIFICATE
The undersigned, a Professional Land Surveyor of the State of Maryland, hereby certifies that he is the surveyor of the above described land and that the survey was conducted in accordance with the Maryland Surveying and Mapping Act of 1996.

OWNER'S CERTIFICATE
The undersigned, owner of the land shown on this plat, hereby certifies that he is the owner of the land shown on this plat and that the survey was conducted in accordance with the Maryland Surveying and Mapping Act of 1996.

NOTE:
COORDINATES AND BEARINGS shown on this plat are referred to the system of the National Tied to the North American Datum of 1983 (NAD 83) and are based on the following traverse stations:

OWNER
Hayfield, Inc.
1205 York Road
Lutherville, Maryland 21093
Dated Ref. S.M. 7362/289
TAX ACCT. No.: 08-18-00-02444

NOTE:
Roads and utilities shown on this plat are shown as they exist and are not to be construed as a warranty of the accuracy of the survey.

Director of Department of Environmental Protection and Resource Management
APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT
PERMIT NO. SECTION 40-21-0101, BALTIMORE COUNTY CODE

Director of Permits and Development Management

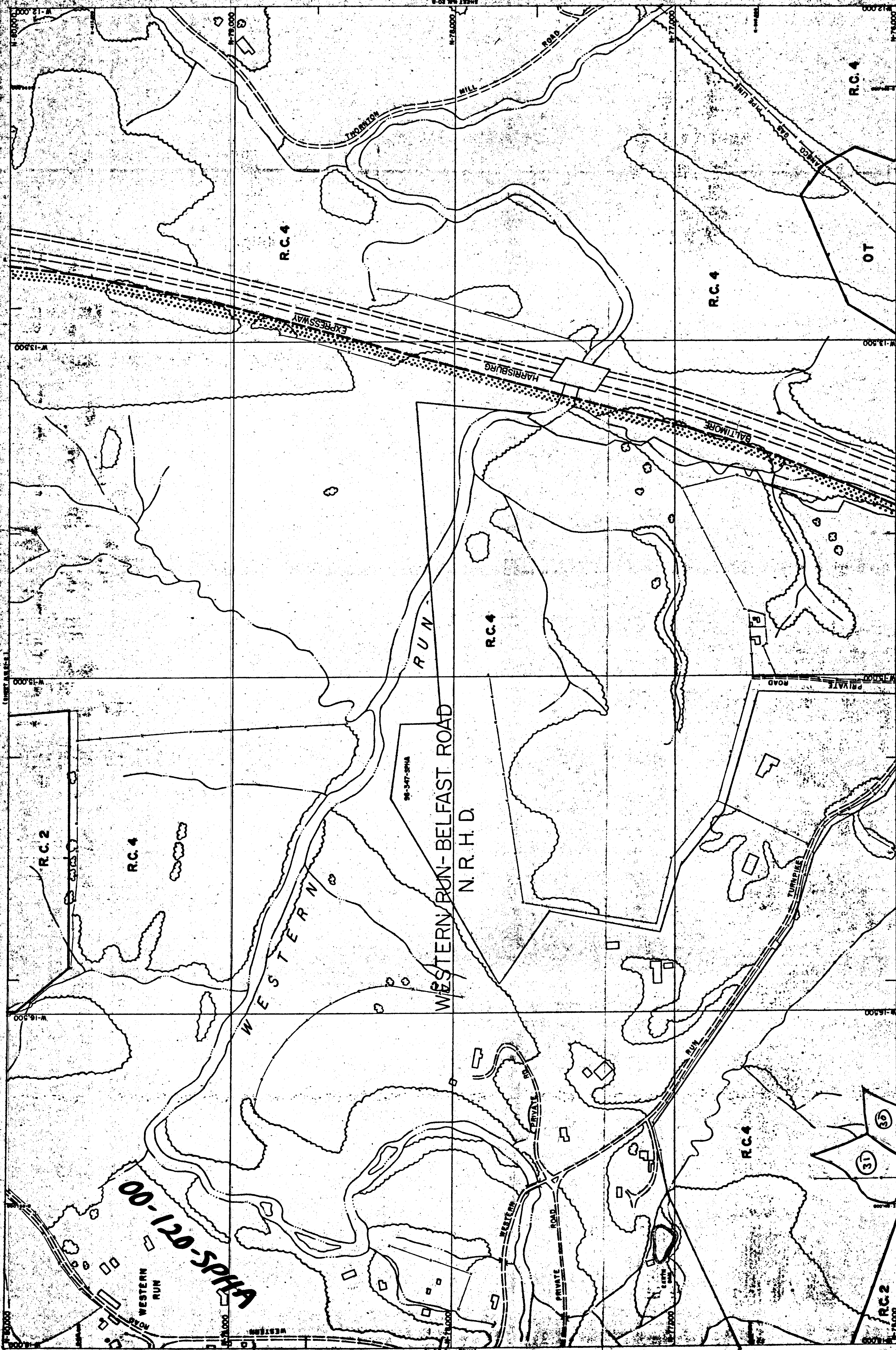
DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

NW 20-C



SCALE		1" = 200'
DATE OF PHOTOGRAPHY		JANUARY 1986
LOCATION		WESTERN RUN
SHEET		NW 20-C

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1976
Ord. Nos. 129-74, 130-74, 131-74, 132-74, 133-74, 134-74, 135-74

Kevin Kanerney
Chairman, County Council

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

THIS MAP HAS BEEN REVIEWED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHOD
BY MCGRAW-HILL, INC. BALTIMORE, MD. 21116

