

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
 AND VARIANCE -- NE/S Hayfields Road, \* ZONING COMMISSIONER  
 560' SE of the c/l Hayfields Court \* OF BALTIMORE COUNTY  
 (848 Hayfields Road) \*  
 8<sup>th</sup> Election District \*  
 3<sup>rd</sup> Councilmanic District \*  
 Hayfields, Inc. \* Case No. 00-121-SPHA  
 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 Roy Bond, 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

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 Date 11/20/19  
 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 setback a minimum distance of 100 feet from an R.C.2 zone to provide a reasonable buffer between the residence and active agricultural operations.

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Date 11/29/09  
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.

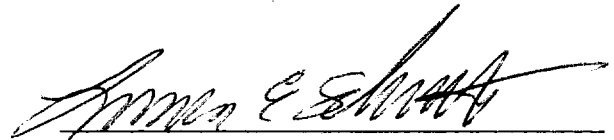
Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the special hearing and variance relief shall be granted.

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,

ORDER RECEIVED FOR FILING  
Date 11/24/99

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 11/27/99  
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,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjjs

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 848 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/Lessee:

Roy Bond  
Name - Type or Print  
Roy Bond  
Signature  
410-971-0575-Cell Phone  
410-329-3099-Home Telephone No.  
10 Studdard Court  
Address  
Sparks MD 21152  
City State Zip Code

### Attorney For Petitioner:

Richard B. Talkin, P.A.  
Name - Type or Print  
[Signature]  
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]  
Signature  
Louis Mangione  
Name - Type or Print  
[Signature]  
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 \_\_\_\_\_

Filed By 401 Date 9.17.99

Case No. 00-121-SPHA

REV 5/15/99

**Drop off N. 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 848 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 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:

Roy Bond  
Name - Type or Print  
Roy Bond  
Signature  
10 Studdard Court 410-329-3099  
Address Telephone No.  
Sparks MD 21152  
City State Zip Code

### Attorney For Petitioner:

Richard B. Talkin, P.A.  
Name - Type or Print  
[Signature]  
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]  
Signature  
Louis Mangione  
Name - Type or Print  
[Signature]  
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 [Signature] Date 9.9.99

Case No. 00-121-SPA

REV 9/15/98

**Drop Off - No Review**

ORDER RECEIVED FOR FILING

Date

**Zoning Description**

00-121-SPH-A

*Proposed*  
Being Lot #31, in the subdivision of Hayfields Manor, Plat C, to be recorded in Baltimore County Plat records, containing 1.490 acres. Also known as 848 Hayfields Manor Road and located in the 8<sup>th</sup> Election District. See attached plat for Metes and Bounds.

121



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

No. **072250**

DATE 9/20/99 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WDR)

RECEIVED FROM: Richard Talkin

FOR: 00-121-SPHA 648 Hayfields Rd

Drop-Off — No Review

**DISTRIBUTION**  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**

PROCESS      ACTUAL      TIME  
9/21/1999    9/21/1999    14:24:58

REG 0303    CASHIER PAES PEW DRAWER    3  
Dept 5    528 ZONING VERIFICATION  
Receipt #    099094    OFLN  
CR NO. 072250

Receipt Tot    100.00  
100.00    CK    .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 #: 00-121-SPHA

848 Hayfields Road

N/S Hayfields Road, corner E/S Hayfields Court

8th Election District - 3rd Councilmanic District

Legal Owner: Hayfields, Inc.

Contract Purchaser: Roy Bond

**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 a.m. in Room 106, County Office Building, 111 West 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/10/680 Oct. 12

C346074

**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,**



**LEGAL ADVERTISING**

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
848 Hayfields Road, N/S Hayfields Rd,  
corner E/S Hayfields Ct  
8th Election District, 3rd Councilmanic


Legal Owner: Hayfields, Inc.  
Contract Purchaser: Roy Bond  
Petitioner(s)

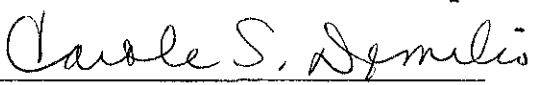
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-121-SPHA

\* \* \* \* \*

**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: 00-121-SPHA  
848 Hayfields Road  
N/S Hayfields Road, corner E/S Hayfields Court  
8th Election District - 3rd Councilmanic District  
Legal Owner: Hayfields, Inc.  
Contract Purchaser: Roy Bond

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 that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: Hayfields, Inc.  
Richard B. Talkin, P.A.  
Stuart D. Kaplow, P.A.  
Mr. Roy Bond

- 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.



**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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 121

Petitioner: Roy Bond

Address or Location: 848 Hayfields Manor Road, Lot # 31

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Roy Bond

Address: 10 Studdard Court

Sparks, MD 21152

Telephone Number: (410) 329-3099 - home/(410) 971-0575 - Cell phone

Revised 2/20/98 - SCJ

# 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

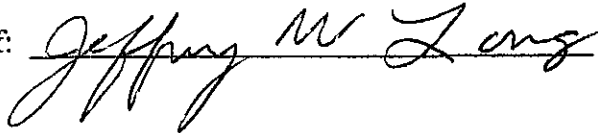
**SUBJECT:** Zoning Advisory Petitions

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 that reads "Jeffrey M. Long". The signature is 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**  
**848 Hayfields Road, Roy Bond**

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):

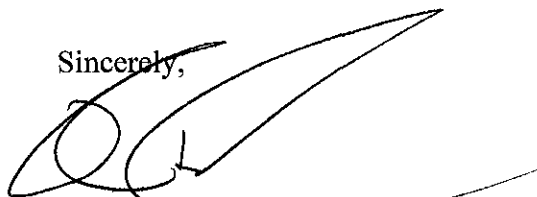
- 3 original Petitions for Special Hearing and 3 original Petitions for Variance;
- 12 copies of the Plat to accompany the petitions;
- 1 200' scale zoning map with the lot indicated;
- 3 legal descriptions for the petitions; and
- 2 checks payable to Baltimore County in the total amount of \$100 each.

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. Roy Bond

00-121-SPHA

# 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

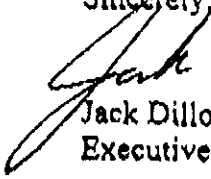
Re: Hayfields variances

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



TO: PATUXENT PUBLISHING COMPANY  
October 12, 1999 Issue - Jeffersonian

Please forward billing to:

Mr. Roy Bond  
10 Studdard Court  
Sparks, MD 21152

410-329-3099

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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: 00-121-SPHA  
848 Hayfields Road  
N/S Hayfields Road, corner E/S Hayfields Court  
8th Election District - 3rd Councilmanic District  
Legal Owner: Hayfields, Inc.  
Contract Purchaser: Roy Bond

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.

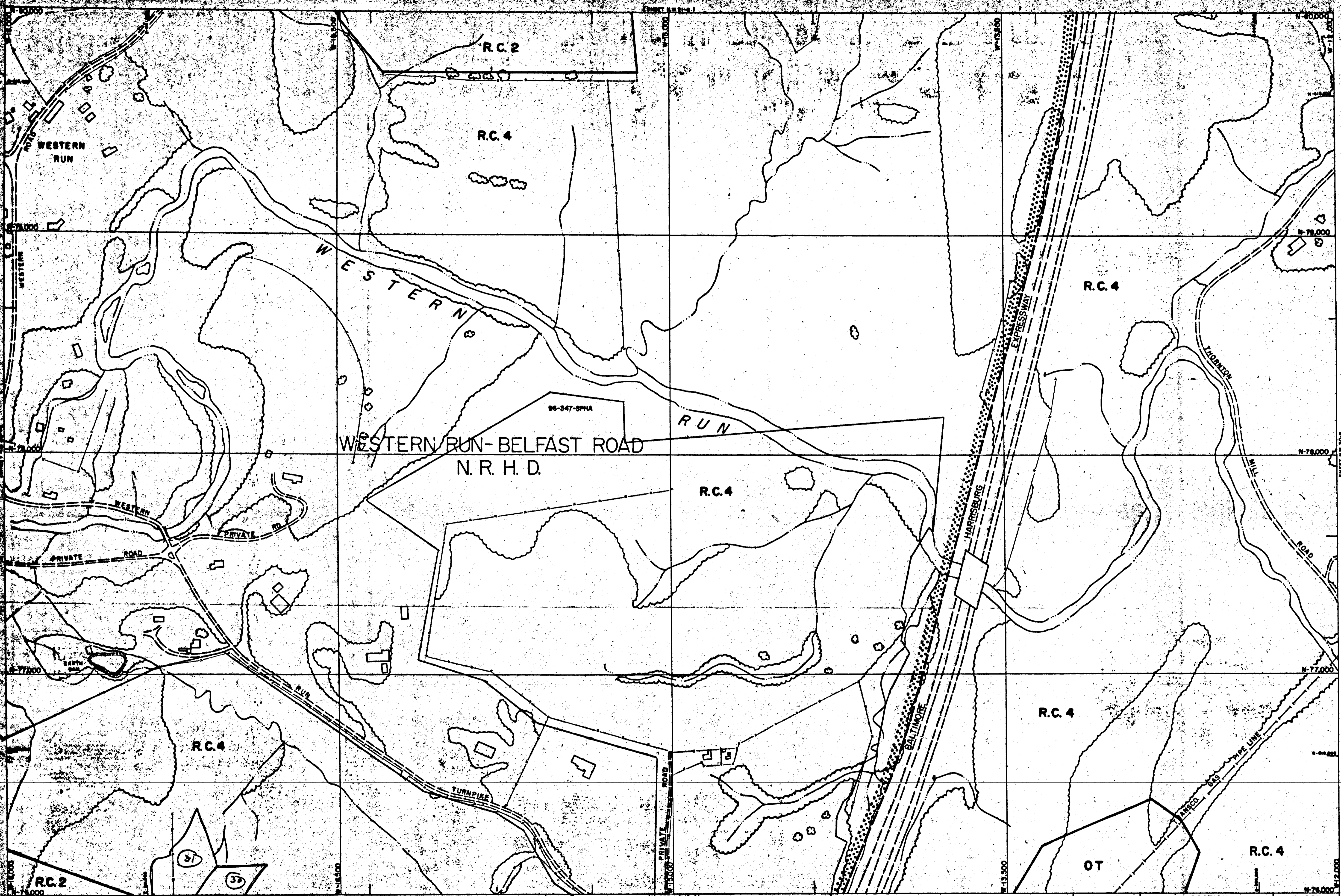
VARIANCE: To permit a 70 foot setback from the R.C. 2 zone in lieu of the required 100 feet.

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.



V-NW V-NE  
 DD-SW DD-SE  
**00-121-SPHA**  
 THIS MAP HAS BEEN REVISIONED BY SELECTED AREAS  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHARTY-BOHR, INC. BALTIMORE, MD. 21210

1996 COMPREHENSIVE ZONING MAP  
 ADOPTED BY  
 THE BALTIMORE COUNTY COUNCIL  
 OCTOBER 8, 1996  
 Ord. Nos. 120-96, 121-96, 122-96, 123-96, 124-96, 125-96  
*Kevin Kamenech*  
 Chairman, County Council

BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 OFFICIAL ZONING MAP

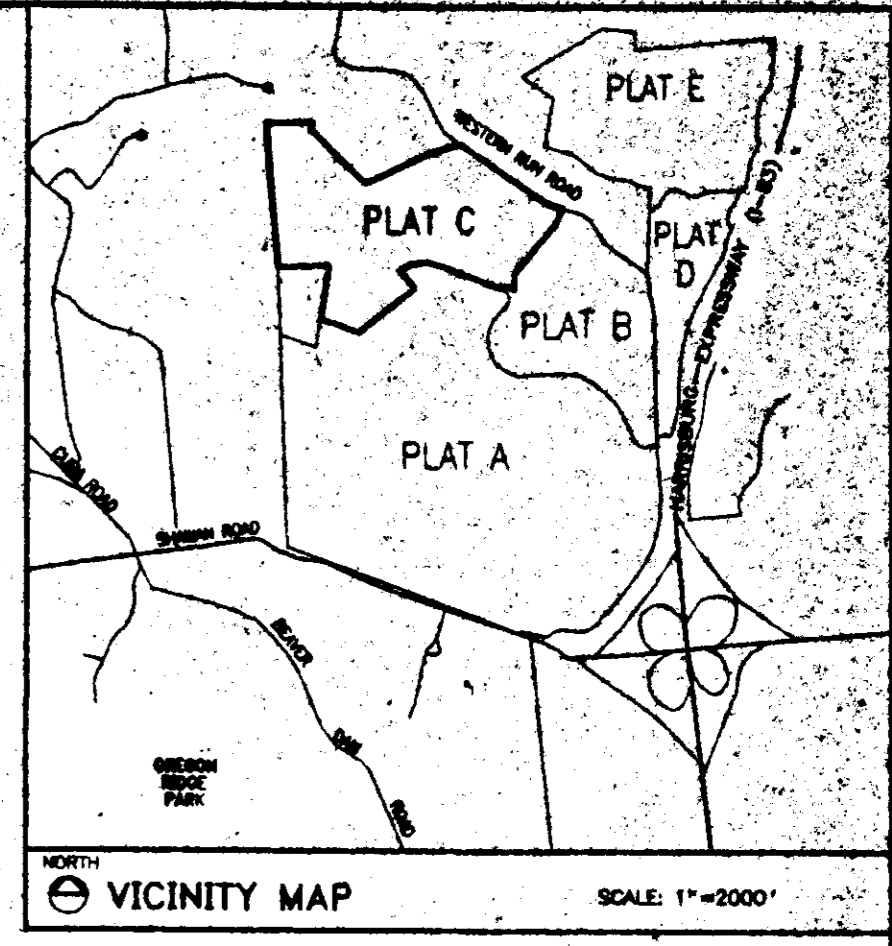
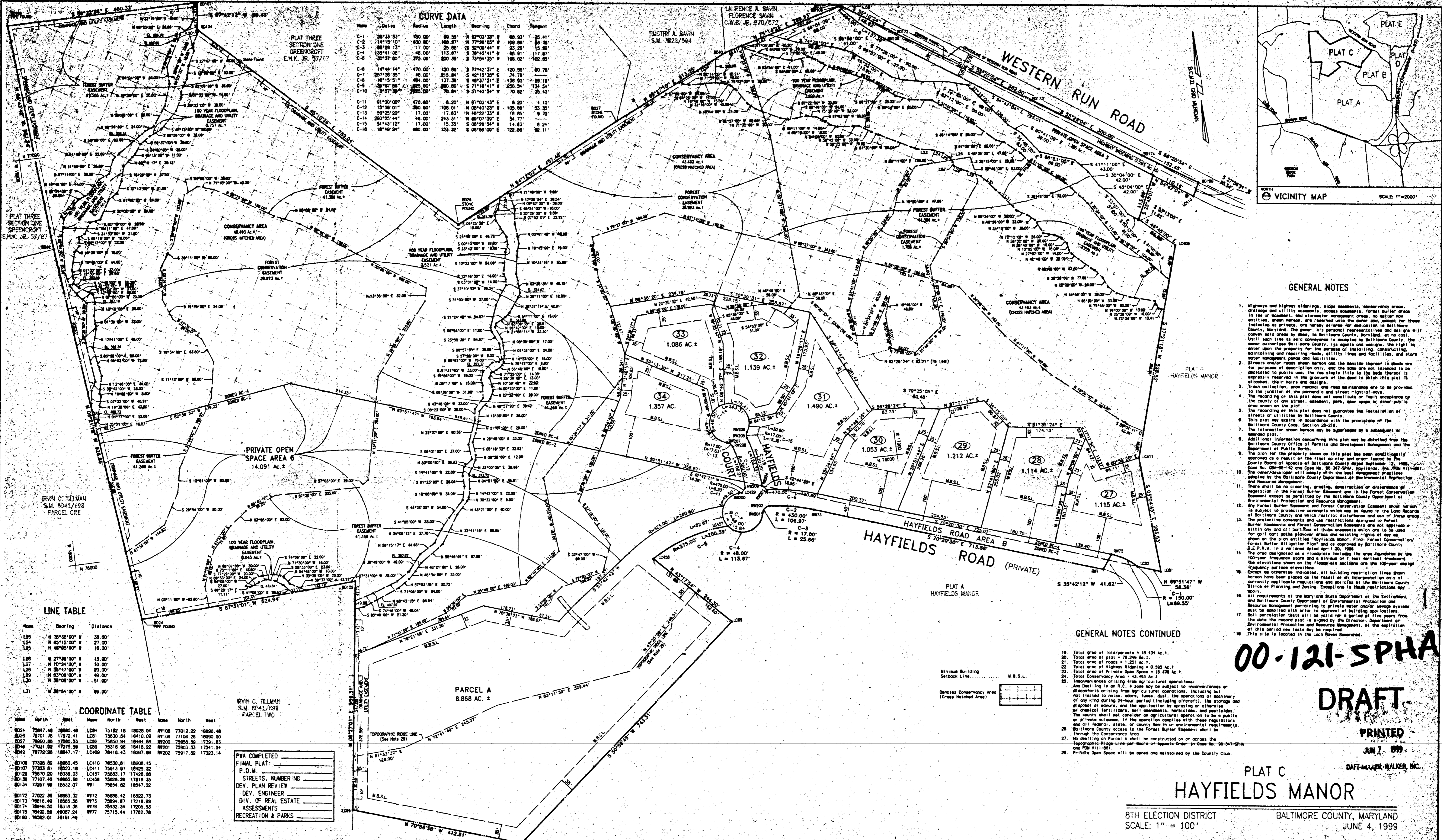
SCALE 1" = 200'	LOCATION WESTERN RUN	SHEET N.W. 20-C
DATE OF PHOTOGRAPHY JANUARY 1986		

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER  
**NW 20-C**



### CURVE DATA

Curve	Station	Radius	Length	Bearing	Chord	Tangent
C-1	30+33.53	150.00	88.35	N 87°03'33" E	108.93	35.41
C-2	14+11.17	450.00	88.37	N 77°52'12" E	108.92	35.38
C-3	88°28'13"	17.00	25.88	S 32°08'44" E	23.29	15.89
C-4	30+41.00	450.00	113.87	S 78°43'11" E	188.81	117.87
C-5	30+31.82	300.00	80.29	S 73°54'33" E	116.32	102.88
C-6	14+48.14	470.00	120.89	S 77°42'37" E	130.91	40.78
C-7	30+38.35	450.00	215.84	S 42°15'32" E	138.83	108.18
C-8	10+15.51	450.00	127.39	S 48°37'21" E	128.83	68.18
C-9	30+41.00	450.00	200.00	S 71°18'41" E	250.54	154.64
C-10	30+31.82	300.00	70.84	S 51°43'54" E	70.82	35.43
C-11	61+00.00	470.00	8.20	N 87°03'43" E	8.20	4.10
C-12	15+28.01	300.00	108.01	N 02°40'23" E	105.88	33.25
C-13	59+25.00	17.00	17.63	N 48°22'33" E	18.25	9.70
C-14	30+41.00	450.00	243.51	N 60°07'30" E	54.77	—
C-15	51+43.12	17.00	15.35	S 02°29'54" E	14.83	8.24
C-16	18+49.24	450.00	123.32	S 08°58'00" E	122.88	12.11

### LINE TABLE

Line	Bearing	Distance
L23	N 28°30'00" E	38.00'
L24	N 85°15'00" E	27.00'
L25	N 48°45'00" E	16.00'
L26	N 27°30'00" E	13.00'
L27	N 02°34'00" E	12.00'
L28	N 28°47'00" E	20.00'
L29	N 83°08'00" E	49.00'
L30	N 32°08'00" E	51.00'
L31	N 28°54'00" E	66.00'

### COORDINATE TABLE

Name	North	West	Name	North	West
8024	72847.48	18880.48	LC24	75182.18	18028.04
8026	78701.76	17872.41	LC81	75630.84	18410.09
8027	78000.88	17980.53	LC82	75650.84	18494.88
8048	77031.82	17275.36	LC89	75318.98	18418.22
8042	78732.36	18847.17	LC409	78418.43	18287.88
80106	77328.82	18885.45	LC410	78330.81	18208.15
80107	77223.81	18223.18	LC411	77913.97	18425.32
80129	78870.20	18338.03	LC457	75883.17	17428.88
80138	77107.45	18885.56	LC458	75928.59	17819.35
80134	77257.98	18532.07	RV1	75654.82	18547.02
80172	77022.36	18885.32	RV2	75886.42	18222.73
80173	76816.48	18526.58	RV3	75994.87	17218.99
80174	78846.50	18318.38	RV4	75932.34	17255.53
80175	78482.38	18007.24	RV7	75715.44	17782.78
80180	78582.01	18181.48			

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

NOTE:  
 Roads and utilities, for which easements are laid out, shown hereon, have been designed by Edmund F. Hallie under his Maryland Registered Professional Engineer License No. 2880.

**OWNER**  
 Hayfield, Inc.  
 Lutherville, Maryland 21093  
 Deed Ref.: S.M. 7362/289  
 TAX ACCT. No.: 08-18-00-002444

**NOTE:**  
 COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traverse stations:

Name	North	West
12822	72675.46	17738.43
12823	72320.57	16955.88

By: John D. Mangione, President Date

**OWNER'S CERTIFICATE**  
 The undersigned, owner of the land shown on this plat, hereby certifies that, to the best of its knowledge, the requirements of Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland have been complied with, insofar as same concern the making of this plat and setting of the markers.  
 HAYFIELD, INC.

**SURVEYOR'S CERTIFICATE**  
 The undersigned, a Professional Land Surveyor of the State of Maryland, does hereby certify that he is the surveyor who prepared this plat and that the land shown on this plat has been laid out, and the plat thereon has been prepared, in compliance with Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concern the setting of the plat and setting of the markers.

By: Edmund F. Hallie, Professional Land Surveyor No. 9010 Date

### GENERAL NOTES

- Signage and higher standards, slope easements, easement areas, drainage and utility easements, easement areas, forest buffer areas in fee or easement, and stormwater management areas, no matter how entitled, when shown, are reserved to the owner, subject to those indicated as private, or hereby offered for dedication to Baltimore County, Maryland. The owner, his personal representatives and assigns will convey said areas as shown, to Baltimore County, Maryland, at no cost, until such time as said easements are accepted by Baltimore County, the owner authorizes Baltimore County, its agents and assigns, the right to enter upon the property for the purpose of installing, constructing, maintaining and repairing roads, utility lines and facilities, and stormwater management areas and facilities.
- Street frontage shown hereon and the location thereof is made on the recording of this plat, and the same are not intended to be dedicated to public use, the fee simple title to the beds thereof is expressly reserved in the grant of the deed to which this plat is attached, their heirs and assigns.
- Year collection, sewer removal and road maintenance are to be provided to the junction of the parcels and street right-of-ways.
- The recording of this plat does not constitute or imply acceptance by the county of street, easement, part, open space or other public area shown on the plat.
- This plat does not guarantee the installation of streets or utilities by Baltimore County.
- This plat was made in accordance with the provisions of the Baltimore County Code, Section 28-218.
- The information shown hereon may be superseded by a subsequent recorded plat.
- Additional information concerning this plat may be obtained from the Baltimore County Office of Permits and Development Management and the Department of Public Works.
- The plan for the property shown on this plat has been conditionally approved as a result of the final opinion and order issued by the County Board of Appeals of Baltimore County dated 12/12/98, Case No. CB-98-142 and Case No. 98-247-SPW, Maryland, (No. 70M VIL-98). The owner hereby certifies that the final management practices shown on this plat are in compliance with the final management practices approved by the Baltimore County Board of Appeals.
- There shall be no clearing, grading, excavation or disturbance of vegetation in the Forest Buffer Easement and in the Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- Protective measures and restrictions designed to Forest Buffer Easements and Forest Conservation Easements are not applicable within the plan area of this plat, which are to be used for golf or path purposes, areas and existing rights of way as shown on the plan entitled "Hayfields Manor, Final Forest Conservation/Utility Plan" dated 04/30/98.
- The area shown on the plan includes the area designated by the 100-year frequency storm and a minimum of 1 foot vertical freestream. The elevations shown on the plan include the elevations of the 100-year design frequency surface elevations.
- Except as otherwise indicated, all building restriction lines shown hereon have been placed as the result of an interpretation only of currently applicable regulations and policies of the Baltimore County Office of Planning and Zoning. Exceptions to these restrictions apply only.
- Requirements of the Maryland State Department of the Environment and Baltimore County Department of Environmental Protection and Resource Management pertaining to private water and/or sewage systems must be complied with prior to approval of building applications.
- All pollution tests will be valid for a period of five years from the date the record plat is signed by the Director, Department of Environmental Protection and Resource Management. At the expiration of this period new tests may be required.
- This site is located in the Loch Raven Sewerage.

**00-121-SPHA**  
**DRAFT**  
 PRINTED  
 JUN 7 1999  
 DAFT-McCUNE-WALKER, INC.

**PLAT C**  
**HAYFIELDS MANOR**  
 8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 JUNE 4, 1999

**DMW**  
 Daft · McCune · Walker, Inc.  
 A Firm of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals  
 200 East Patuxent Avenue, P.O. Box 21286, Baltimore, Maryland 21286  
 410 298 3333 Fax 296 4725  
 Compiled by: CDR Down by: CDR Checked by: CDR  
 08-18-00-002444

Plat to accompany Petition for Zoning  Variance  Special Hearing

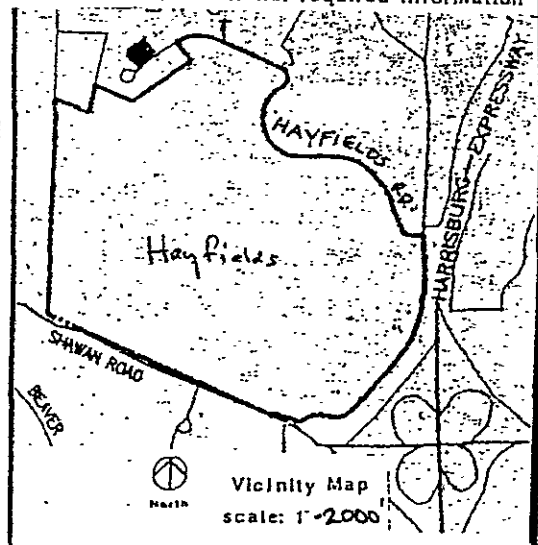
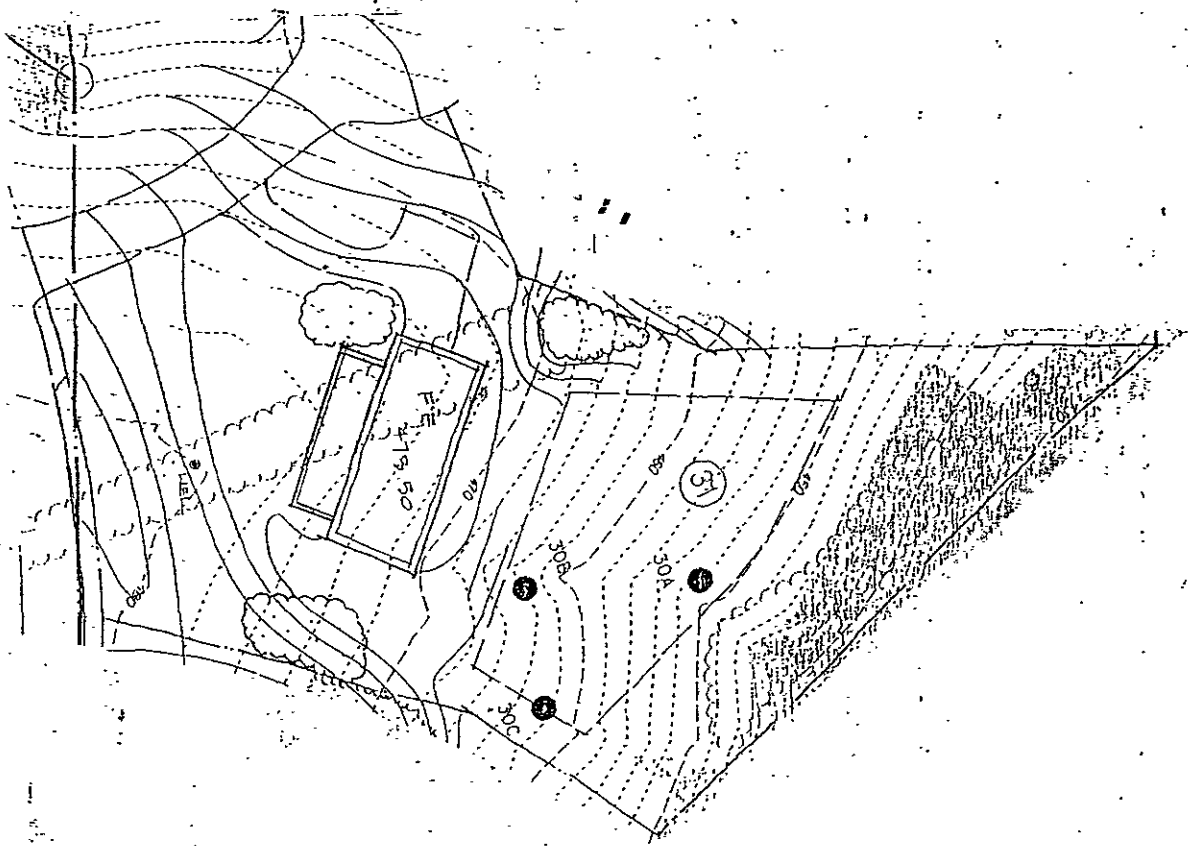
PROPERTY ADDRESS: 848 Hayfields Rd.

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

Subdivision name: Hayfields Manor

plat book# \_\_\_\_\_, folio# \_\_\_\_\_, lot # 31, section# \_\_\_\_\_

OWNER: Roy and Pari Bond



LOCATION INFORMATION

Election District: 8<sup>TH</sup>

Councilmanic District: 3<sup>RD</sup>

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

Zoning: R4

Lot size: 1.490 64,904  
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  no

Prior Zoning Hearings:  
CR-95-138  
95-308-X

Zoning Office USE ONLY!

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

121

North  
date: 1/2/99  
prepared by: \_\_\_\_\_

00-121-SPHA

Scale of Drawing: 1"= 75'