

IN RE: PETITION FOR SPECIAL HEARING
SW/S Middletown Road, 2,121' SE of
Coopers Road
(18806 Middletown Road)
6th Election District
3rd Council District

Estate of James R. Peak
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-249-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by Catherine D. Peak, Personal Representative, for the Estate of James R. Peak, property owners. The Petitioner seeks approval of a non-density transfer of 2.860 acres of land split zoned R.C.4 and R.C.5. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of this request were Richard Allen Peak, the Petitioner's son and recipient of the non-density parcel to be transferred. Also appearing in support of the request were Henry LeBrun, the real estate broker who is coordinating the sale of this property, and Bruce Doak and Brian Dietz, Property Line Surveyors with Gerhold, Cross and Etzel, who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the Estate of James R. Peak presently owns an irregularly shaped parcel, approximately 9.2 acres in area, adjacent to Middletown Road in northern Baltimore County. The property is presently improved with a single family dwelling, known as 18806 Middletown Road. Prior to his death, James R. Peak resided therein, with his wife, Catherine D. Peak. Mrs. Peak has survived her husband and is now elderly.

Richard Allen Peak, the Petitioners' son, owns the adjacent property, known as 18900 Middletown Road. His property is improved with a single family dwelling in which he and his wife reside. In part, due to the senior Mrs. Peak's age, the family has decided to sell the dwelling known as 18806 Middletown Road to a third party. A contingent contract has been signed for this conveyance. In addition to the dwelling, the family will sell lands surrounding same which total 6.32 acres in area. The balance of the Peak property (2.86 acres) will be transferred to Richard Peak. That is, it is envisioned that the younger Mr. Peak will acquire a portion of his parents' lands to increase the size of his property. The balance of his parents' property, including the house, will be sold.

Special hearing relief is being requested to approve the non-density transfer of the 2.86 acres described above. It is to be noted that there are no rights of subdivision to be conveyed in accordance with this transfer. That is, although the younger Mr. Peak's holdings will be enlarged, there are no rights of subdivision (density units) associated with this 2.86 acre parcel. In the event Mr. Peak would ultimately decide to subdivide his property, he could not use the 2.86 acre parcel being conveyed to increase his rights of subdivision/density.

Moreover, it was agreed that no density units/rights of subdivision associated with the 2.86 acre parcel would be retained by the Contract Purchasers of 18806 Middletown Road. That is, the remaining acreage to be conveyed will consist of 6.32 acres, and any future subdivision will be based on that acreage alone, and not the 2.86 acres being conveyed herein. For all intents and purposes, the Peaks and the Contract Purchaser are surrendering any rights of subdivision which might be associated in any manner with the 2.86 acres to be conveyed.

Based upon the testimony and evidence offered, I am persuaded to grant the special hearing relief. This inner-family transfer is appropriate and will not result in any increase in residential density. To the contrary, overall density may indeed be reduced based upon the agreement of the parties hereto. In my judgment, the conveyance is appropriate and will not detrimentally impact any adjacent properties.

ORDER RECEIVED FOR FILING
Date 11/21/11
By [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of January, 2000 that the Petition for Special Hearing to approve a non-density transfer of 2.860 acres of land, split zoned R.C.4 and R.C.5, 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.
- 2) There shall be no density associated with the 2.68-acre parcel to be conveyed, nor any retained, as fully set forth herein.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/21/00
By [Signature]



Baltimore County
Zoning Commissioner

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

January 21, 2000

Mrs. Catherine D. Peak
12301 Happy Hollow Road
Cockeysville, Maryland 21030

RE: PETITION FOR SPECIAL HEARING
SW/S Middletown Road, 2,121' SE of Coopers Road
(18806 Middletown Road)
6th Election District – 3rd Councilmanic District
Estate of James R. Peak - Petitioners
Case No. 00-249-SPH

Dear Mrs. Peak:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Richard A. Peak
18900 Middletown Road, Parkton, Md. 21120
Messrs. Bruce Doak & Brian Dietz, Gerhold, Cross & Etzel
320 E. Towsontown Boulevard, Towson, Md. 21286
Mr. Henry LeBrun, 214 Washington Avenue, Towson, Md. 21204
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 Middletown Road

which is presently zoned R.C. 4 & R.C. 5

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 *the non density transfer of 2.860 acres of RC-4 & RC-5 zoned land,*

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/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s): James R. Peak

by Catherine D. Peak, P.R.
Name - Type or Print

Personal Representative
Signature

Name - Type or Print

Signature

12301 Happy Hollow Road

(410) 252-2098

Address

Telephone No.

Cockeysville, Maryland 21030

City

State

Zip Code

Representative to be Contacted:

(410) 823-4420
Bruce Doak/Gerhold Cross & Etzel, Ltd.

Name

320 E. Towsontown Blvd. # 100

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2.00 hr

UNAVAILABLE FOR HEARING

Reviewed By JH

Date 12-14-99

ORDER RECEIVED FOR FILING

Case No 00-249-SPH

Date 12/15/98

By

GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

November 18, 1999

ZONING DESCRIPTION

PEAK PROPERTY

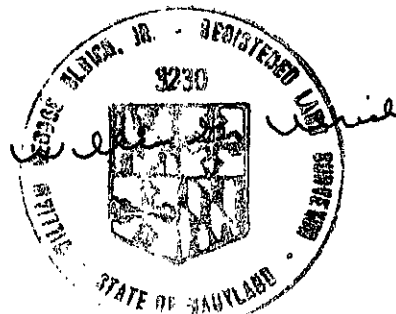
NO. 18806 MIDDLETOWN ROAD

SIXTH ELECTION DISTRICT, THIRD COUNCILMANIC DISTRICT

Beginning for the same at a point in or near the center of Middletown Road at the beginning of the last line of the parcel of land which by a deed dated August 28, 1978 and recorded among the Land Records of Baltimore County in Liber E.H. K. Jr. No. 5932 folio 402 was conveyed by Catherine D. Peak to James R. Peak at the distance of 2,121 feet measured southeasterly along the center of Middletown Road from the intersection of the center lines of Middletown and Cooper Roads, thence running in the center of Middletown Road and referring the courses of this descriptions to Baltimore County Grid Meridian, 1) South 53 degrees 23 minutes 12 seconds East 189.60 feet, thence leaving Middletown Road and running on the outlines and through the property of James R. Peak, the following six courses and distances, viz: 2) South 10 degrees 00 minutes 34 seconds West 545.28 feet, 3) North 68 degrees 29 minutes 00 seconds West 215.90 feet, 4) North 11 degrees 16 minutes 37 seconds West 63.94 feet, 5) North 03 degrees 14 minutes 14 seconds West 15.55 feet, 6) North 11 degrees 37 minutes 25 seconds East 215.26 feet, and 7) North 21 degrees 55 minutes 47 seconds East 303.78 feet to the place of beginning.

Containing 2.860 Acres of Land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purpose of conveyance.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

00-249-SPH

Case No. 076691

DATE 12-14-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Daniel H. Hoke

FOR: Residential Special Hearing Fee
2.560000, 11111111 Rd, 2121 SE Cooper Rd.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYOR: ACTUAL TIME
12/15/99 12/14/99 15:25:00
456 W506 CASHIER TRIC INR BROWER
1494 5 523 ZONTING VERIFICATION
Receipt # 099327
CR NO. 076691

Receipt Tot 50.00
50.00 CR 00 26
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12-30 1999, ~~20~~

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 12-30, ~~20~~ 1999.

J. Wilkinson
THE JEFFERSONIAN,
LEGAL ADVERTISING
Publisher

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: #00-249-SPH
18806 Middletown Road
center of Middletown Road,
2121' SE of centerline Cooper Road
6th Election District
3rd Councilmanic District
Legal Owner(s): Catherine D Peak, Personal Representative for James R. Peak
Special Hearing: to approve the non-density transfer of 2.86 acres.
Hearing: Tuesday, January 18, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; 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.
12/333 Dec. 30 C361497

CERTIFICATE OF POSTING

RE: CASE #00-249-SPH
PETITIONER/DEVELOPER
[Catherine D. Peak]
DATE OF Hearing
[Jan 18, 2000]

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
18806 Middletown Road Parkton, Maryland 21120

The sign(s) were posted on 12-30-99
(Month, Day, Year)

Sincerely,

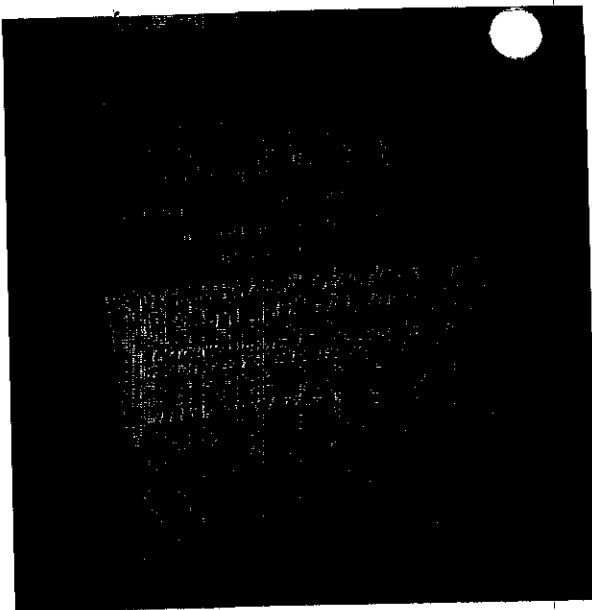

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



RE: PETITION FOR SPECIAL HEARING
18806 Middletown Road, Center of Middle-
town Rd, 2121' SE of c/l Cooper Rd
6th Election District, 3rd Councilmanic

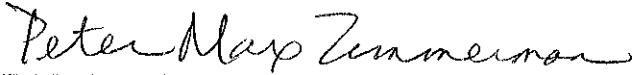
Legal Owner: James R. Peak, by Catherine D. Peak, P.R.
Petitioner(s)

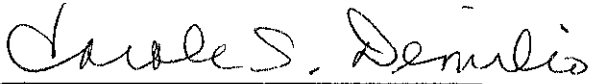
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-249-SPH

* * * * *

ENTRY OF APPEARANCE

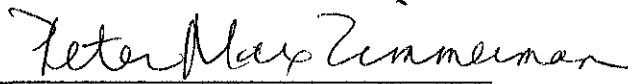
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


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 30th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative 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

December 22, 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: 00-249-SPH

18806 Middletown Road

center of Middletown Road, 2121' SE of centerline Cooper Road

6th Election District – 3rd Councilmanic District

Legal Owner: Catherine D. Peak, Personal Representative for James R. Peak

Special Hearing to approve the non-density transfer of 2.86 acres.

HEARING: Tuesday, January 18, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon
Director

c: Catherine Peak, 12301 Happy Hollow Road, Cockeysville 21030
Gerhold Cross & Etzel, 320 E. Towsontown Blvd., #10, Towson 21286

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



TO: PATUXENT PUBLISHING COMPANY
Thursday, December 30, 1999 Issue – Jeffersonian

Please forward billing to:

Catherine R. Peak
12301 Happy Hollow Road
Cockeysville, MD 21030

410-252-2098

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: 00-249-SPH

18806 Middletown Road

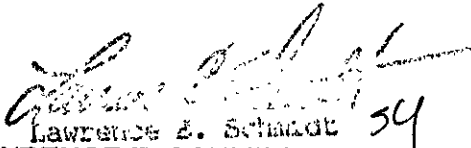
center of Middletown Road, 2121' SE of centerline Cooper Road

6th Election District – 3rd Councilmanic District

Legal Owner: Catherine D. Peak, Personal Representative for James R. Peak

Special Hearing to approve the non-density transfer of 2.86 acres.

HEARING: Tuesday, January 18, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt 34
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (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: 00-249-SPH

Petitioner: James R. Peak by Catherine Peak

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~FR~~ Sam

Address: 12301 Happy Hollow Rd.

Cockeysville, Md. 21030

Telephone Number: (410) 252-2098



Baltimore County
Department of Permits and
Development Management

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

January 13, 2000

Mr. Bruce Doak
Gerhold Cross & Etzel, Ltd.
320 E. Towsontown Blvd., #100
Towson MD 21286

Dear Mr. Doak:

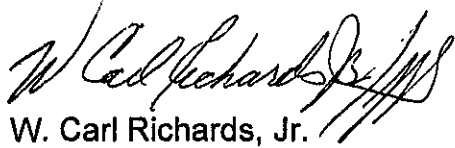
RE: Case Number 00-249-SPH , Middletown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 14, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

c:



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 6, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for January 3, 2000
Item Nos. 245, 246, 247, 248, (249),
250, 251, 252, 253, 254, 255, 256,
257, 259, and 261

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED JAN 10 2000

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: January 5, 2000

SUBJECT: Zoning Item #249
18806 Middletown Road, Peak Property

Zoning Advisory Committee Meeting of December 27, 1999

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

fs
1/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: January 3, 2000

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

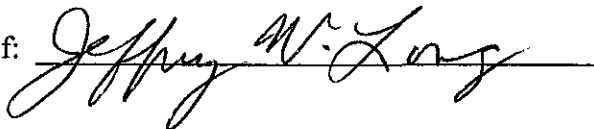
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 249, 250, and 256

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

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.5.00

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. 249 JJS
RECEIVED JAN 6 2000

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

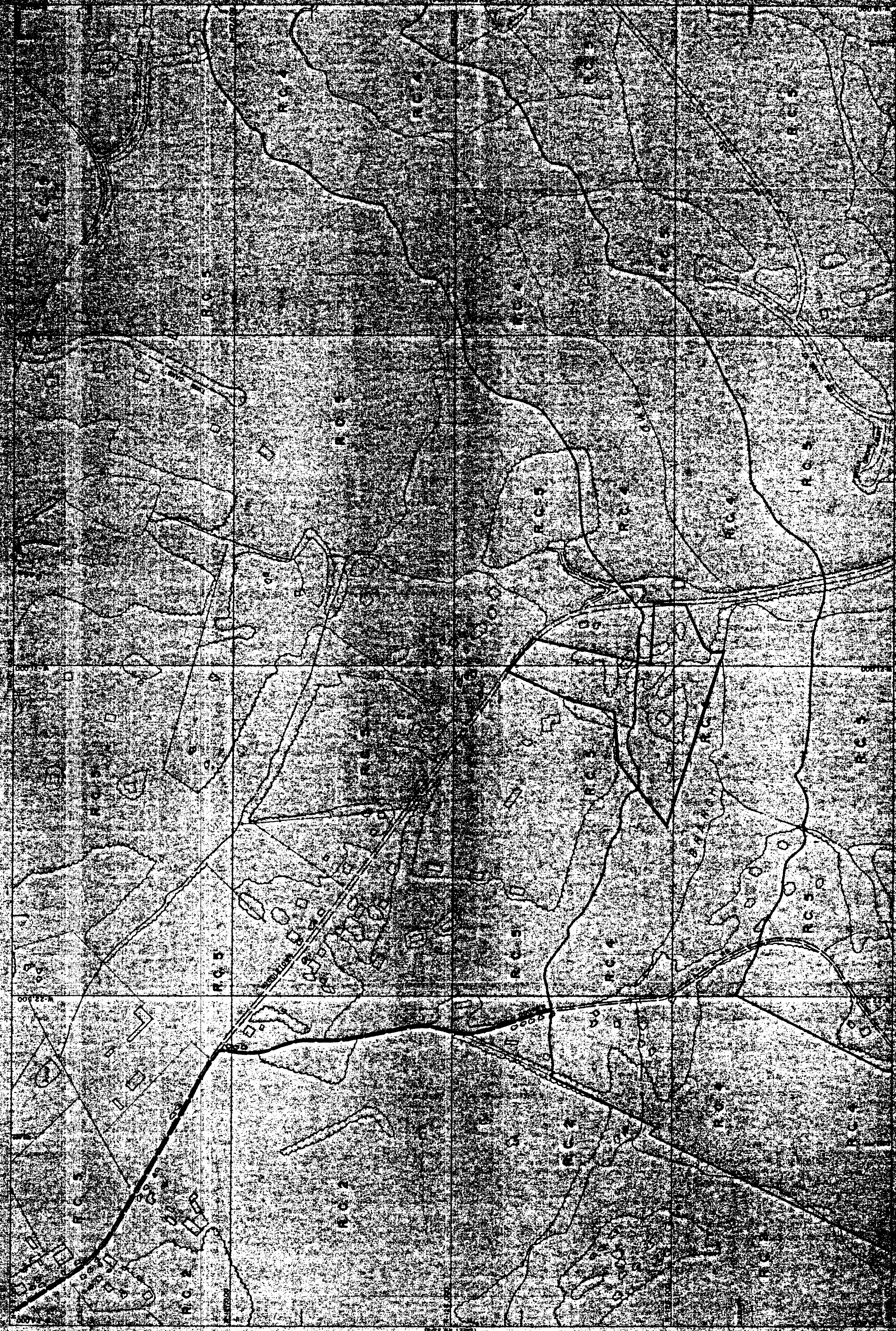
My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

00-249-SPH

249



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

BALTIMORE COUNTY GRID MERIDIAN

N 123700
W 21800

RICHARD ALLEN PEAK
EAK J. NO 5832, FOLIO 402
1880 MIDDLETOWN ROAD
TAX ACCT. NO. 160000215

2860 AC. TO BE CONVERTED TO NON-DENSITY
PROPOSED NON-DENSITY TRANSFER PARCEL
AREA 2860 ± AC.

MICHAEL J. HARRIS
EAK J. NO 5832, FOLIO 402
1880 MIDDLETOWN ROAD
TAX ACCT. NO. 160000215

MICHAEL J. HARRIS
EAK J. NO 5832, FOLIO 402
1880 MIDDLETOWN ROAD
TAX ACCT. NO. 160000215

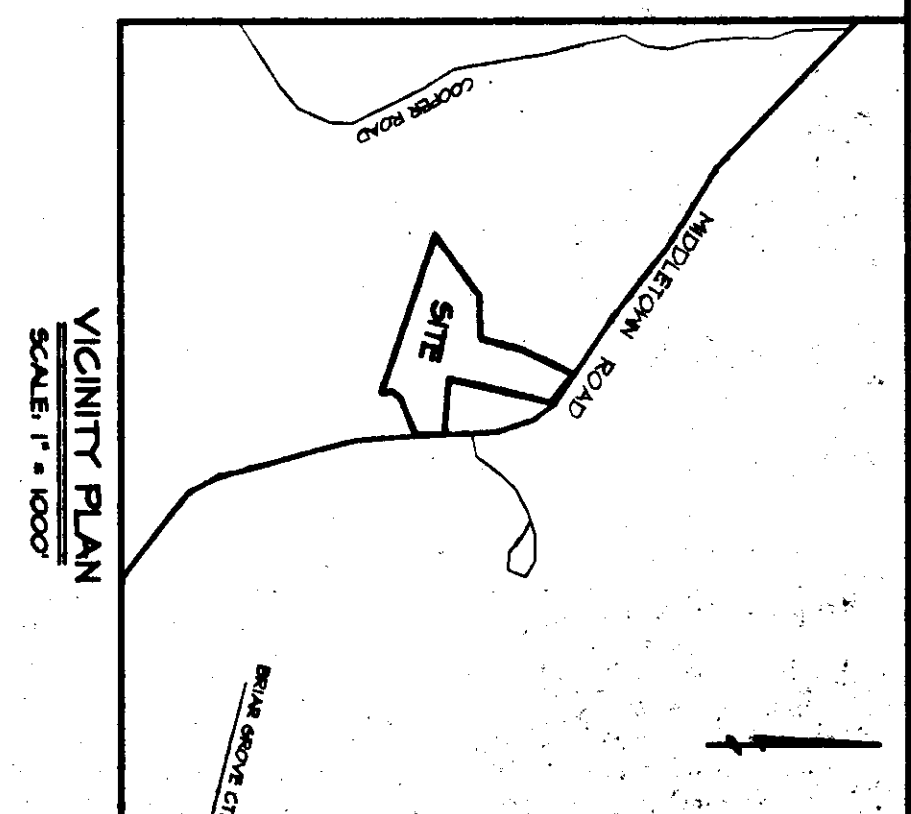
JAMES R. PEAK
EAK J. NO 5832, FOLIO 402
1880 MIDDLETOWN ROAD
TAX ACCT. NO. 160000215

CAROLINA MILLER
EAK J. NO 5832, FOLIO 402
1880 MIDDLETOWN ROAD
TAX ACCT. NO. 160000215

MIDDLETOWN ROAD

MIDDLETOWN ROAD

N 123700
W 20900



GENERAL NOTES

1. OWNER, JAMES R. PEAK, BALTIMORE MD 21220
2. TAX ACCOUNT NO. 160000215
3. TITLE DEED REEL 1882 FOLIO 402
4. THE PROPERTY IS ZONED RC-4 AND RC-5
5. 200' SCALE ZONING MAP NO. 32-D
6. CENSUS TRACT 4000
7. NO PRIOR ZONING CASES
8. THIS SITE IS SERVICED BY WELL AND SEPTIC
9. THE SUBJECT BUILDING AND EXISTING IMPROVEMENTS ON THE PROPERTY WERE FIELD LOCATED
10. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE BALTIMORE COUNTY GRID MERIDIAN
11. EXISTING DENSITY CALCULATIONS: RC-4 = 512 AC. LESS THAT 6 ACJ = 1 LOT
RC-5 = 344 AC. x 0.667 = 2 LOTS
TOTAL = 3 LOTS

PETITION FOR A NON-DENSITY TRANSFER OF 2860 ± AC.

James R. Peak

00-249-SPH

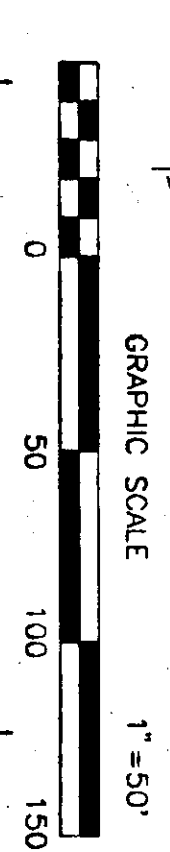
PLAT TO ACCOMPANY A
PETITION FOR A
SPECIAL HEARING
JAMES R. PEAK
PROPERTY



18806 MIDDLETOWN ROAD
Deed Ref: EAK J. NO. 5832, folio 402
Tax Account No. 160000215
Zoned: RC-4 & RC-5
Tax Map 16, Grid 5, Parcel 57

6th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DATE: NOVEMBER 22, 1999

GERHOLD, CROSS & ETZEL, LTD
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