

IN RE: PETITION FOR VARIANCE
SE/S Millstone Road, 55' N of the c/l
Lanamer Road
(55 Millstone Road)
2nd Election District
2nd Councilmanic District

Warren Wiggins, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-299-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Warren and Patricia Wiggins. The Petitioners seek relief from Section 415.A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle to be stored in the front yard in lieu of the required rear yard, or in the side yard, 8 feet from the front foundation line of the dwelling. 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.

This matter came before me as the result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) by Mona Humfrey on behalf of the Hernwood Heights Community Association, as to the storage location of the subject recreational vehicle. An investigation of the complaint by a Zoning Inspector determined that the Petitioner had constructed a concrete parking pad in the front corner of his lot, approximately 2 feet from the curb along Lanamer Road. The Petitioners were subsequently advised to file the instant Petition.

Appearing at the requisite public hearing in support of the request were Warren and Patricia Wiggins, property owners. Appearing in opposition to the request were a number of residents of the area, including Joseph Gerstle, John and Roberta Norton, Josephine A. Utley, Kristine Utley, Dr. Sylvia Brooks-Brown and Carolyn Ross-Holmes. Additionally, several letters and a Petition signed by opponents of the request were received by this Office.

ORDER RECEIVED FOR FILING
Date 3/11/11
By [Signature]

At the hearing, testimony and evidence presented disclosed that the subject property is a corner lot, located adjacent to the intersection of Millstone Road and Lanamer Road in the Forest Hills community in Randallstown. The property contains approximately .75 acres in area, zoned R.C.5, and is improved with a single family dwelling which fronts Millstone Road. It was noted at the hearing that the subject property is sloped and Millstone Road is at a significant grade along the frontage of the property. Subsequent to the hearing, I visited the property and drove through the neighborhood. Forest Hills is located not far from Marriottsville Road and Liberty Road (Maryland Route 26) in northwestern Baltimore County. This is a community of attractively maintained single family dwellings situated on rather large lots.

As noted above, at issue in this case is a recreational vehicle which the Petitioners have owned for approximately 9 months. The RV is a camper/mobile home type vehicle, approximately 35 feet long and 12 feet tall. The vehicle was shown in a number of photographs that were submitted at the hearing and was parked in the front yard of the property at the time of my visit. Mr. & Mrs. Wiggins indicated that they acquired the vehicle in 1999 and use it for vacation and travel purposes. They noted that it is not used as a second home on the property. Mr. Wiggins indicated that when the vehicle was initially acquired, he parked it adjacent to a circular driveway which serves the Petitioners' dwelling. As the property is a corner lot, one end of the driveway accesses Lanamer Road, while the other end accesses Millstone Road. Mr. Wiggins testified that in view of the steep grade of his property, he found it difficult to park the vehicle on the existing driveway. That is, the vehicle could not climb the driveway due to its steep incline. Therefore, he constructed a concrete driveway/parking pad in the southwest corner of his property, immediately adjacent to the intersection of Millstone Road and Lanamer Road. The vehicle is presently parked literally at the corner of these two streets.

The Protestants who appeared at the hearing expressed a number of concerns. These concerns chiefly related to considerations of safety. Specifically, it was indicated that the vehicle blocks views of traffic from Lanamer Road to Millstone Road and vice versa.

The grant of variances from the requirements of the B.C.Z.R. is governed by Section 307 of the B.C.Z.R. That case has been construed by the Appellate Courts of this State, most notably in Cromwell v. Ward, 102 Md. App. 691 (1995). The Court of Special Appeals in Cromwell noted that variances cannot be granted for mere matters of convenience. Instead, the Petitioner must meet a three-part test in order for relief to be granted. First, the Petitioner must show that the property is unique and that its uniqueness drives the need for the variance. Second, the Petitioner must demonstrate that without the requested variance, the property owner would suffer a practical difficulty. Third, it must be shown that variance relief can be granted without detrimental impacts to the surrounding locale.

Turning first to the uniqueness test, the topography of the lot is unquestionably a significant factor. I had the opportunity to adjudge the credibility of the witnesses when they appeared at the hearing. Additionally, I inspected the grade of the property when I visited the site, although I did not trespass upon the Petitioners' land. That portion of the driveway which accesses the site from Lanamer Road is indeed quite steep. It does appear that it would be difficult to drive the RV up that portion of the driveway. However, the slope of that part of the driveway which accesses the site from Millstone Road is not as severe. Mr. Wiggins testified that he was unable to drive the RV up that part of the slope. Although there was no evidence presented to the contrary, my site inspection candidly raises doubts as to whether that part of the driveway is so severe as to limit access.

In any event, variance relief cannot be granted in this case because of the third factor enunciated above. That is, in my judgment, I believe that a grant of the variance in this case would result in an adverse impact on surrounding properties. The Protestants' testimony about the impact of the vehicle on sight distances was accurate. When I drove down Millstone Road and attempted to view traffic coming down Lanamer Road, my line of sight was blocked by the RV. Likewise, when proceeding in the opposite direction, the sight lines were significantly diminished. As a matter of public safety, I do not believe the variance in this case can be granted. Additionally, although I am appreciative of the expense and effort that the Petitioner has undergone in installing

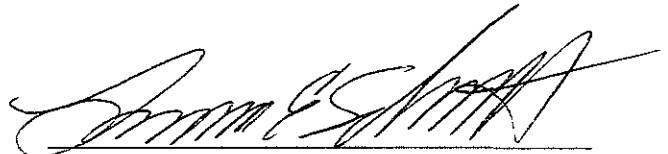
ORDER RECEIVED FOR FILING
Date 3/14/06
By [Signature]

the new concrete parking pad on which the RV is located, it does not justify a deviation from the zoning regulations. The Petitioner should have made prior inquiry as to the regulations in this regard.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of March, 2000 that the Petition for Variance seeking relief from Section 415.A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle to be stored in the front yard in lieu of the required rear yard, or in the side yard, 8 feet from the front foundation line of the dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

The Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 3/14/01
By [Signature]



Baltimore County
Zoning Commissioner

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

March 10, 2000

Mr. & Mrs. Warren Wiggins
55 Millstone Road
Randallstown, Maryland 21133

RE: PETITION FOR VARIANCE
SE/S Millstone Road, 55' N of the c/l Lanamer Road
(55 Millstone Road)
2nd Election District – 2nd Councilmanic District
Warren Wiggins, et ux - Petitioners
Case No. 00-299-A

Dear Mr. & Mrs. Wiggins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied 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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Joseph Gerstle, 58 Millstone Road, Randallstown, Md. 21133
Mr. & Mrs. John Norton, 46 Millstone Road, Randallstown, Md. 21133
Dr. Sylvia Brooks-Brown, 48 Millstone Road, Randallstown, Md. 21133
Ms. Josephine Utley & Ms. Kristine Utley, 56 Millstone Road, Randallstown, Md. 21133
Ms. Carolyn Ross-Holmes, 3710 Lanamer Road, Randallstown, Md. 21133
Code Enforcement Division, DPDM; People's Counsel; Case File



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 55 Millstone Rd

which is presently zoned ~~RC5~~ RC5

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)

415.A.1.A to permit a recreation vehicle to be stored in the front yard in lieu of 8 ft to the rear of the front foundation of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The Home is located high on a hill. Majority of the property slope up hill to the house. The only flat area is on the Lanamer side of the street. I can not get my R.V. up either driveway because it scrapes the bottom. I asked my neighborhood Association if I could put a Driveway on this location for the R.V. and they said its your property do whatever you want. P.S. I have seen a lot of R.V. parks Property is to be posted and advertised as prescribed by the zoning regulations. In front of homes in the Court 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:

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

55 Millstone Rd

410/922-9793

Address

Telephone No.

Randallstown

MD

21133

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

WARREN WIGGINS

P.O. Box 527

410-922-9793

Address

Telephone No.

Randallstown

MD

21133

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr.

UNAVAILABLE FOR HEARING

Reviewed By mta

Date 1/19/01

Case No. 00-299-A

9/15/98

ORDER RECEIVED FOR FILING

Date 3/16/01

By [Signature]

00-299-A

ZONING DESCRIPTION FOR 55 Millstone Rd
(address)

Beginning at a point on the SE side of
(north, south, east or west)
Millstone which is 50'
(name of street on which property fronts) (number of right-of-way-width)
wide at the distance of 55' N of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Lanham Rd
(name of street)
which is 50' wide. *Being Lot # 9
(number of feet of right-of-way width)
Block D, Section # 2B in the subdivision of Forest Hills
(name of subdivision)
as recorded in Baltimore County Plat Book # 29, Folio # 57,
containing 40.000. Also known as 55 Millstone Rd
(square feet or acres) (property address)
and located in the 2 Election District. 2 Councilmanic District.

299

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

No. **077935**

DATE

1/19/99

ACCOUNT

01-6150

299

AMOUNT

\$ 50.00

RECEIVED FROM:

Wm Wiggins - 55 Millstone Rd.

FOR:

OID - Res Vancie - \$50.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACB504

1/20/2000

1/19/2000

THE

FEB 4504 CASHIER JOKR JIK BRANER

Dept 5 528 ZUNING VERIFICATION

Receipt # 112827

EX MD. 077935

Receipt Tot

50.00

50.00

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-299-A
55 Millstone Road
corner of E/S Millstone Road
and N/S Lanamer Road
2nd Election District
2nd Councilmanic District
Legal Owner(s):
Patricia Wiggins &
Warren Wiggins

Variance: to permit a recreation vehicle to be stored in the front yard in lieu of 8 feet to the rear of the front foundation.

Hearing: Friday, February 25, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bealey Avenue.

LAWRENCE F. 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.

2/086 Feb. 10 C368938

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/11, 2000

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 2/10, 2000.

 THE JEFFERSONIAN,

PRINTING

CERTIFICATE OF POSTING

RE: Case No.: 00-299-A

Petitioner/Developer:

Patricia Wiggins

Date of Hearing/Closing: 2-25-00 @ 10 AM

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

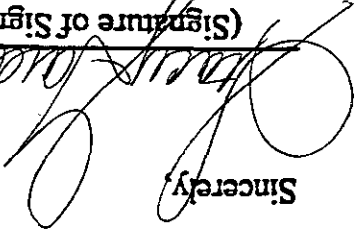
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 55 Millstone Rd.

Pandallstown, MD 21133

The sign(s) were posted on

February 9, 2000 (Month, Day, Year)

Sincerely,



(Signature of Sign Poster and Date)

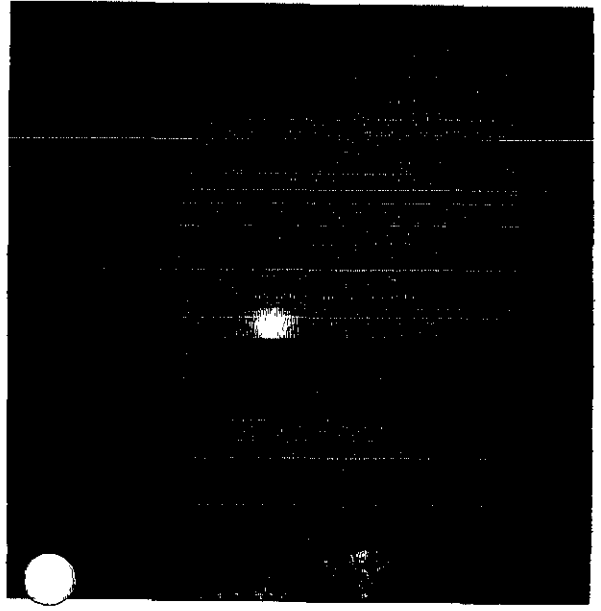
Stacy Gardner

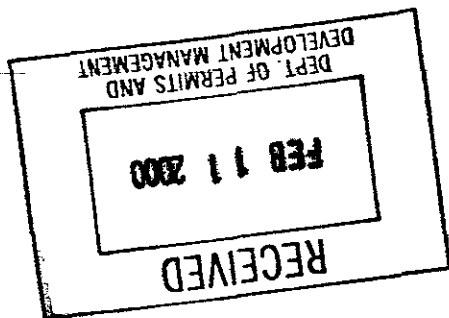
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

(Telephone Number)





RECEIVED
FEB 11 2000
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

RE: PETITION FOR VARIANCE
55 Millstone Road, Corner E/S Millstone Rd
and N/S Lanamer Rd
2nd Election District, 2nd Councilmanic
Legal Owner: Warren & Patricia Wiggins
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-299-A

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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 7th day of February, 2000 a copy of the foregoing Entry of Appearance was mailed to Warren & Patricia Wiggins, 55 Millstone Road, Randallstown, MD 21133.
Petitioners.

Peter Max Zimmerman
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

January 31, 2000

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: 00-299-A

55 Millstone Road
corner of E/S Millstone Road and N/S Lanamer Road
2nd Election District - 2nd Councilmanic District
Legal Owner: Patricia Wiggins & Warren Wiggins

Variance to permit a recreation vehicle to be stored in the front yard in lieu of 8 feet to the rear of the front foundation.

HEARING: Friday, February 25, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
59

Arnold Jablon
Director

c: Patricia & Warren Wiggins, 55 Millstone Road, Randallstown 21133

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 10, 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, February 10, 2000 Issue - Jeffersonian

Please forward billing to:

Warren Wiggins

P.O. Box 527

Randallstown, MD 21133

NOTICE OF ZONING HEARING

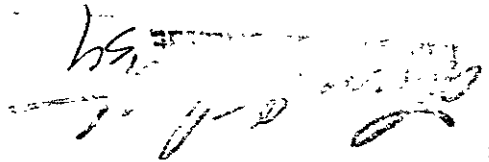
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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55 Millstone Road
corner of E/S Millstone Road and N/S Lanamer Road
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Legal Owner: Patricia Wiggins & Warren Wiggins

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HEARING: Friday, February 25, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



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:

Petitioner: WALTER WIGGINS

Address or Location: 55 Millstone Rd., Randallstown, Mo., 21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: WALTER WIGGINS

Address: P.O. Box 527

Randallstown, Mo., 21133

Telephone Number: 410-922-9793

PROPERTY ADDRESS: 55 MILLSTONE RD

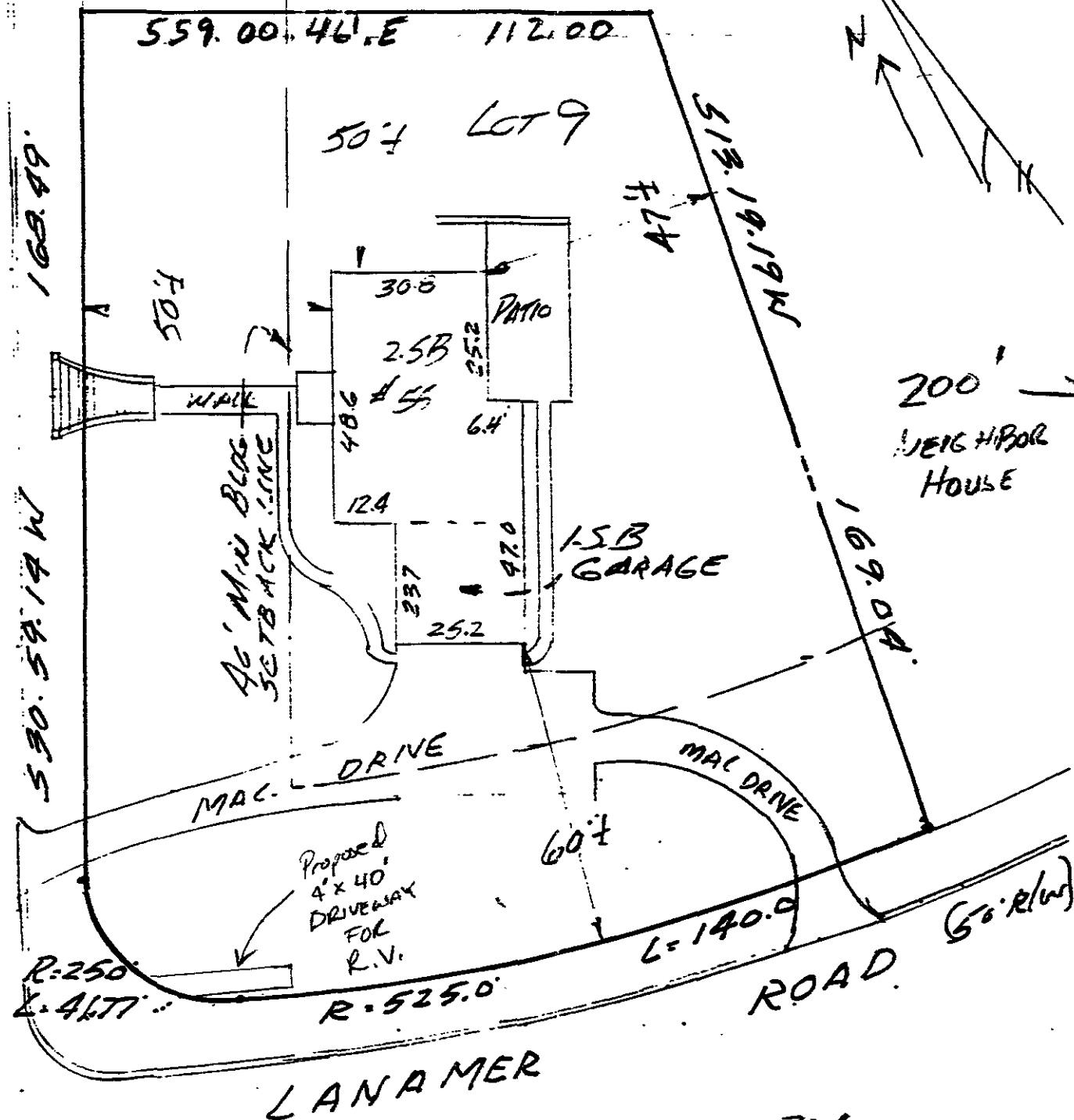
Subdivision name: FOREST HILLS

plat book# 29, folio# 57, lot# 9, section# 2B

OWNER: WARREN J. WIGGINS

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

MILLSTONE 50' R/W ROAD (50)



North

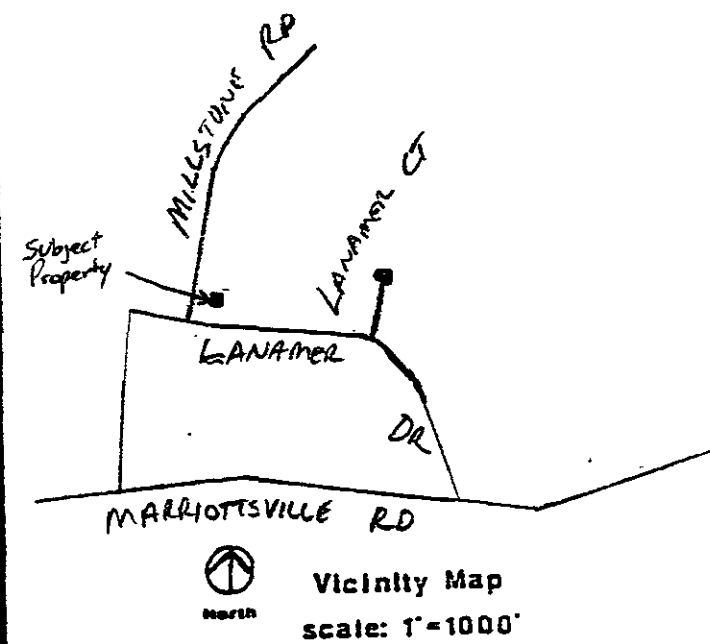
date: _____
prepared by: WTW

LANAMER

Scale of Drawing: 1" = 30'

150' NEIGHBOR HOUSE

200' NEIGHBOR HOUSE



LOCATION INFORMATION

Election District: 2

Councilmanic District: 2

1"=200' scale map#: DARWIN NW 8K

Zoning: RC5

Lot size: .75 acreage 40,000 square feet

SEWER: ☐ public ☒ private

WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

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

MTK

299

00-299-A

00-299-A

PROPERTY ADDRESS: 55 MILLSTONE RD

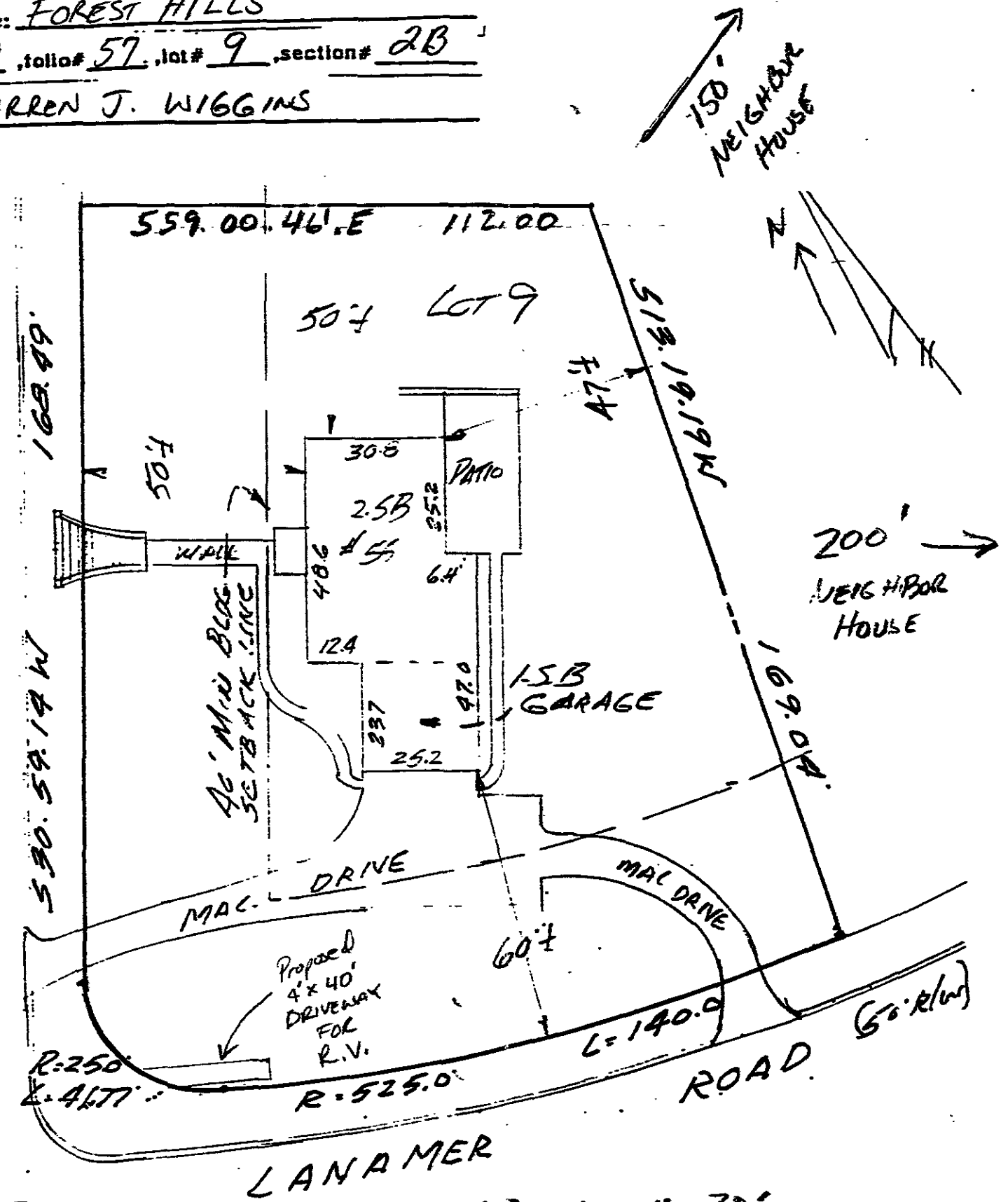
Subdivision name: FOREST HILLS

plat book# 29, folio# 57, lot# 9, section# 2B

OWNER: WARREN J. WIGGINS

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

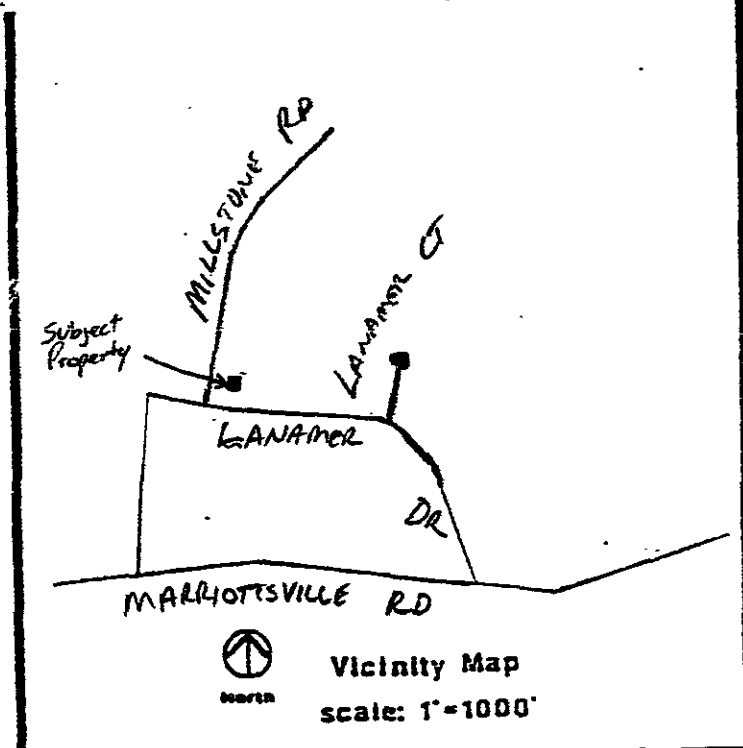
MILLSTONE 50' R/W ROAD (50



North

date: _____
prepared by: WTW

Scale of Drawing: 1" = 30'



LOCATION INFORMATION

Election District: 2
Councilmanic District: 2
1"=200' scale map#: TRANS NW 8K
Zoning: RC5
Lot size: .75 acreage 40,000 square feet

	public	private
SEWER:	☐	☒
WATER:	☐	☒
Chesapeake Bay Critical Area:	☐	☒
Prior Zoning Hearings:	<u>NONE</u>	

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
<u>mjk</u>	<u>299</u>	<u>60-299-A</u>

00-299-A



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

February 17, 2000

Mr. Warren Wiggins
P.O. Box 527
Randallstown MD 21133

Dear Mr. Wiggins:

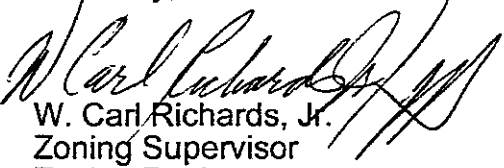
RE: Case Number 00-299-A , 55 Millstone Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 19, 2000.

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



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 4, 2000

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for February 7, 2000
Item Nos. 296, 297, 299, 302, and
304

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 15, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED FEB 25 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JANUARY 31, 2000

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

296, 297, 298, 299, 300, 302, AND 304

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *WBS*

DATE: February 9, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 31, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
296	10519 Marriottsville Road
297	8 Shad Court
298	4103 Southwestern Boulevard
299	55 Millstone Road
301	2010-2044 York Road
302	107 Forest Drive
304	Belfast Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: February 1, 2000

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - GH
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 299
PETITIONER: Warren Wiggins and Patricia Wiggins

VIOLATION CASE NO.: 99-8117

LOCATION OF VIOLATION: Corner of E/S of Millstone Rd. and N/S of Lanamer Rd. (55 Millstone Rd.)

DEFENDANT (S): Warren Wiggins and Patricia Wiggins

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Mona Humprey
Herwood Height Comm. Assoc.

27 Sheraton Road
Randallstown, MD 21133

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/gh/lmh

H
2/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: February 8, 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):

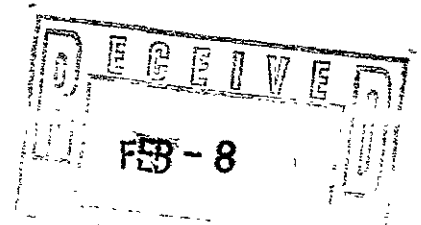
Item No(s): 291, 293, 299, 304, 306, 308, 310, and 312

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:

Jeffrey W Long

AFK/JL





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1-31-00

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

RE: Baltimore County
Item No. 299 MJK

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

Steven J. and Rosemary L. Bardzik
53 Millstone Road
Randallstown MD 21133

February 20, 2000

Baltimore County Department of Zoning
Towson Maryland 21204

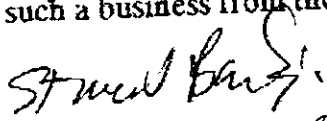
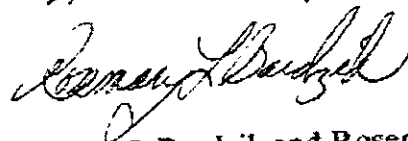
Dear Sir or Madam:

It has come to our attention that there will be a zoning variance hearing on February 25, 2000, concerning the property at 55 Millstone Road, Randallstown MD 21133. We expect that this hearing will be for a variance for a large concrete parking pad that has been installed for a large recreational vehicle stored adjacent to the street at that address.

This letter is to express strong objection to the possible granting of any variance that would allow this pad to remain installed. This pad has been installed contrary to the legally recorded covenants and restrictions of this subdivision and without proper hearing in advance. The pad and the vehicle present a public nuisance inasmuch as the pad blocks necessary sight lines for safe travel on Millstone and Lanamer Roads, and children are often playing in the streets, on bicycles, etc.

Furthermore, the pad and the vehicle present an ongoing eyesore to the neighborhood which is objectionable to all residents and depresses the value of the homes in the area, especially adjacent homes. Thirdly, to grant a variance would present a precedent for further flaunting of our covenants which would not fail to adversely impact our neighborhood.

Finally, as nearby residents, it is very obvious that the residents of 55 Millstone Road seem to be operating an extensive business from that location, as numerous deliveries are made throughout the day from large trucks to the premises, and there appear to be numerous comings-and-goings of persons well in excess and at times of day other than what might be expected for a simple residence. Inasmuch as the operation of a business from such a residence is contrary to the covenants of this subdivision, we would also request that the residents be enjoined from operating such a business from the premises.

Steven J. Bardzik and Rosemary L. Bardzik

February 23, 2000

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

Ref: Case # 00299A

Dear Mr. Schmidt:

A couple of months ago my neighbors directly across the street from me, the Wiggins, installed a car pad and began parking their over-sized camping recreational vehicle on it. The Wiggins live at the corner of Millstone Road and Lanamer Road. Their camper obstructs the vision of any driver coming down the hill (Millstone) and turning right onto Lanamer as well as the vision of any driver coming across Lanamer and making a right onto Millstone.

Elementary school children wait for the school bus in the morning at the corner of Millstone and Lanamer and I fear for their safety. I fear for the safety of my family members and friends who, when trying to come down Millstone, crossing Lanamer to drive up onto my driveway, risk being hit by an on-coming car on Lanamer. You cannot see around the camper until you get to the intersection of these two streets. This situation will surely result in a terrible accident.

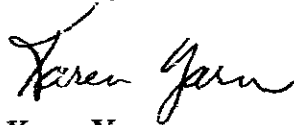
The inevitable accident can be avoided, with your help.

Please consider not granting a variance to the Wiggins.

I thank you for your time and ask that if you have any questions please call me at 410-655-6734.

Thank you.

Sincerely,



Karen Yarn
3714 Lanamer Road
Randallstown, MD 21133

HERNWOOD HEIGHTS COMMUNITY ASSOCIATION, INC
P.O. BOX 649 RANDALLSTOWN, MD 21133.

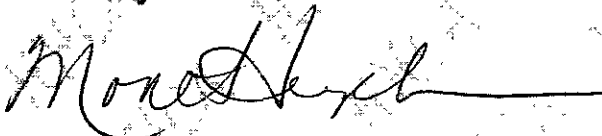
February 25, 2000

**Baltimore County Zoning Commission
401 Bosley Avenue
Towson, MD 21204**

Dear Sir:

The Board of Directors of the Hernwood Heights Community Association agrees to accept the decision of the Zoning Commission hoping that safety issues that may pertain to pedestrians as well as motorists have been given thoughtful consideration.

Sincerely



**Monet Humphries
President**

A community that cares about its neighbors and its neighborhood

NOTICE: THIS LOAN IS NOT A...
THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.
The attached RIDER is made a part of this instrument.

THIS DEED, made this 30TH day of JULY, 19 93, by and between

WARREN JEREMIAH WIGGINS and PATRICIA E. WIGGINS
party of the first part, and DARLENE A. BULL AND GARY L. HART, Trustee,
as hereinafter set forth, party of the second part:

WHEREAS, the party of the first part is justly indebted unto HARVARD HOME MORTGAGE, INC.,
under the laws of THE STATE OF MARYLAND, a corporation organized and existing
in the principal sum of

ONE HUNDRED EIGHTY FOUR THOUSAND AND 00/100
of SIX AND ONE HALF Dollars (\$ 184000.00), with interest from date at the rate
unpaid balance until paid, for which amount the said party has signed and delivered a certain promissory note bearing
even date herewith and payable in monthly installments of
ONE THOUSAND ONE HUNDRED SIXTY THREE AND 01/100 Dollars (\$ 1163.01),

commencing on the first day of OCTOBER, 19 93, and continuing on the first day of each month
thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not
sooner paid, shall be due and payable on the first day of SEPTEMBER, 2023

AND WHEREAS, the party of the first part desires to secure the prompt payment of said debt, and interest thereon,
when and as the same shall become due and payable, and all costs and expenses incurred in respect thereto, including
reasonable counsel fees incurred or paid by the said party of the second part or substituted Trustee, or by any person
hereby secured, on account of any litigation at law or in equity which may arise in respect to this trust or the property
hereinafter mentioned, and of all money which may be advanced as provided herein, with interest on all such costs
and advances from the date thereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that the party of the first part, in consideration of the premises,
and of one dollar, lawful money of the United States of America, to

WARREN JEREMIAH WIGGINS and PATRICIA E. WIGGINS in hand paid by the party of the second part, the
receipt of which, before the sealing and delivery of these presents, is hereby acknowledged, has granted and conveyed,
and does hereby grant and convey unto the party of the second part, as Trustee, its successors and assigns, the following
described land and premises, situate in the County of BALTIMORE
and State of Maryland, to wit:

00-299-A

299

together with all the improvements in anywise appertaining, and all the estate, right, title, interest, and claim, either
at law or in equity, or otherwise however, of the party of the first part, of, in, to, or out of the said land and premises;
and all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition
thereto the following described household appliances, which are, and shall be deemed to be, fixtures and a part of
the realty, and are a portion of the security for the indebtedness herein mentioned;

299

00-299-A

V.A. ASSUMPTION POLICY RIDER

NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.

THIS ASSUMPTION POLICY RIDER is made this 30 day of July, 1993 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt ("Instrument") of the same date herewith, given by the undersigned ("Mortgagor") to secure the Mortgagor's Note ("Note") of the same date to

HARVARD HOME MORTGAGE, INC.

("Mortgagee") and covering the property described in the Instrument and located at: its successors and assigns

**55 MILLSTONE ROAD
RANDALLSTOWN MD**

(Property Address)

Notwithstanding anything to the contrary set forth in the Instrument, Mortgagee and Mortgagor hereby acknowledge and agree to the following:

GUARANTY: Should the Department of Veterans Affairs fail or refuse to issue its guaranty in full amount within 60 days from the date that this loan would normally become eligible for such guaranty committed upon by the Department of Veterans Affairs under the provisions of Title 38 of the U.S. Code "Veterans Benefits," the Mortgagee may declare the indebtedness hereby secured at once due and payable and may foreclose immediately or may exercise any other rights hereunder or take any other proper action as by law provided.

TRANSFER OF THE PROPERTY: If all or any part of the Property or any interest in it is sold or transferred, this loan may be declared immediately due and payable upon transfer ("assumption") of the property securing such loan to any transferee ("assumer"), unless the acceptability of the assumption and transfer of this loan is established by the Department of Veterans Affairs or its authorized agent pursuant to Section 3714 of Chapter 37, Title 38, United States Code.

An authorized transfer ("assumption") of the property shall also be subject to additional covenants and agreements as set forth below:

(a) **ASSUMPTION FUNDING FEE:** A fee equal to one-half of 1 percent (.50%) of the unpaid principal balance of this loan as of the date of transfer of the property shall be payable at the time of transfer to the mortgagee or its authorized agent, as trustee for the Department of Veterans Affairs. If the assumer fails to pay this fee at the time of transfer, the fee shall constitute an additional debt to that already secured by this instrument, shall bear interest at the rate herein provided, and, at the option of the mortgagee of the indebtedness hereby secured or any transferee thereof, shall be immediately due and payable. This fee is automatically waived if the assumer is exempt under the provisions of 38 U.S.C. 1829 (b).

(b) **ASSUMPTION PROCESSING CHARGE:** Upon application for approval to allow assumption and transfer of this loan, a processing fee may be charged by the mortgagee or its authorized agent for determining the creditworthiness of the assumer and subsequently revising the holder's ownership records when an approved transfer is completed. The amount of this charge shall not exceed the lesser of the maximum established by the Department of Veterans Affairs for a loan to which Section 3714 of Chapter 37, Title 38, United States Code applies or any maximum prescribed by applicable State law.

(c) **ASSUMPTION INDEMNITY LIABILITY:** If this obligation is assumed, then the assumer hereby agrees to assume all of the obligations of the veteran under the terms of the instruments creating and securing the loan, including the obligation of the veteran to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness created by this instrument.

IN WITNESS WHEREOF, Mortgagor(s) has executed this Assumption Policy Rider.

WARREN JEREMIAH WIGGINS (Seal)
Mortgagor

PATRICIA E. WIGGINS (Seal)
Mortgagor

(Seal)
Mortgagor

(Seal)
Mortgagor



Veterans Affairs

AND CERTIFICATION OF LOAN DISBURSEMENT

☐ AUTOMATIC PROCEDURE ☐ PRIOR APPROVAL PROCEDURE

INSTRUCTIONS TO LENDERS: For use by lenders closing V.A. loans under 38 U.S.C. 1810. After closing of the loan and completion of the form, the original is to be forwarded to the V.A.; the duplicate retained by the lender; the triplicate is to be provided to the veteran. With this report, unless previously submitted to V.A., please submit the following: (a) copy of the borrower's loan application showing income, assets, and obligations; (b) the ORIGINAL verification(s) of employment and earnings; (c) ORIGINAL credit report on the borrower and co-borrower, if any; (d) ORIGINAL V.A. Form 26-8937, Verification of V.A. Benefit Related Indebtedness; (e) ORIGINAL V.A. Form 26-0503, Federal Collection Policy Notice; (f) V.A. Form 26-0551, Debt Questionnaire; (g) Veteran's Certificate of Eligibility; (h) a copy of the veteran's executed sales or construction contract, as appropriate; (i) ORIGINAL verification of bank deposit; (j) a true copy of the HUD Form 1 or, if a refinancing loan, statement of the loan disbursement and costs, showing the fees and costs charged to the borrower and seller (HUD Form 1 may be used); (k) if the home is of new construction, an executed copy of the builder's warranty, V.A. Form 26-1859; a copy of the Master Certificate of Reasonable Value, V.A. Form 26-1843a and any related endorsements, and a V.A. or FHA final compliance inspection report. In special cases, such as loans wherein some of the proceeds are to be escrowed to cover the completion of postponed exterior improvements, etc., other attachments to the report may be necessary. Lenders should consult with the V.A. regional office in this regard. For refinancing loans under 38 U.S.C. 1810 (a) (5), provide evidence of the lien of record on the property and of the veteran's ownership of the property. For all loans, submit V.A. Form 26-8998, Acknowledgment of Receipt of Funding Fee From Mortgagee, if required.

RESPONDENT BURDEN: Public reporting burden for this collection of information is estimated to average 1/2 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other suggestions for reducing this burden to Director, Paperwork Management and Regulations Services (732), V.A. Central Office, Washington, DC 20420; and to the Office of Management and Budget, Paperwork Reduction Project (2900-0032), Washington, DC 20503.

V.A. LOAN NUMBER	2A. LENDER'S LOAN NUMBER	2B. LENDER'S V.A. IDENTIFICATION NUMBER 65608500005	3. DATE OF REPORT 07/30/93
4. FIRST NAME - MIDDLE NAME - LAST NAME OF VETERAN WARREN JEREMIAH WIGGINS			4B. VETERAN'S SOCIAL SECURITY NO.
PRESENT ADDRESS OF VETERAN (Include ZIP Code) 55 MILLSTONE ROAD RANDALLSTOWN, MD 21133		6. NAME AND ADDRESS OF RELATIVE NOT LIVING WITH VETERAN (Include ZIP Code and complete telephone number if available) MARIE L. KALISH 2507 W 10TH PHILA Pa 19132	

This report of the undersigned lender is made pursuant to Section 1802(c), Title 38, United States Code. The undersigned lender and veteran each agree that the Regulations issued under Chapter 37, Title 38, United States Code, and in effect on the date of the loan shall govern the rights, duties, and liabilities of the parties and that any provisions of the loan instruments inconsistent with such Regulations are hereby amended and supplemented to conform thereto and request issuance of evidence of the loan to the full extent permitted by the veteran's available entitlement.

☐ GUARANTY ☐ INSURANCE

SECTION I - PURPOSE, AMOUNT, TERMS AND SECURITY FOR LOAN

7. PURPOSE OF LOAN		9. ADDRESS OF PROPERTY SECURING LOAN (Include lot and block numbers, subdivision name and ZIP Code.)		9. AMOUNT OF LOAN
☐ PURCHASE EXISTING HOME PREVIOUSLY OCCUPIED	☐ PURCHASE NEW CONDOMINIUM UNIT	55 MILLSTONE ROAD RANDALLSTOWN, MD 21133		184000.00
☐ FINANCE IMPROVEMENTS TO EXISTING PROPERTY	☒ PURCHASE EXISTING CONDOMINIUM UNIT			
	☐ PURCHASE EXISTING HOME NOT PREVIOUSLY OCCUPIED			
	☐ PURCHASE PERMANENTLY SITED MANUFACTURED HOME			
	☐ CONSTRUCT HOME-PROCEEDS TO BE PAID OUT DURING CONSTRUCTION			
	☐ PURCHASE PERMANENTLY SITED MANUFACTURED HOME AND LOT			
	☐ REFINANCE PERMANENTLY SITED MANUFACTURED HOME TO BUY LOT			
	☐ REFINANCE PERMANENTLY SITED MANUFACTURED HOMER/LOT LOAN			

10. TERMS OF LOAN

A. PRINCIPAL AND INTEREST PAYABLE EACH PERIOD 1163.01	B. RATE OF INTEREST PER ANNUM 6.500 PERCENT	C. DATE OF NOTE 07/30/93	D. DATE OF FIRST PAYMENT 10/01/93
E. DATE LOAN WAS CLOSED 07/30/93	F. DATE LOAN PROCEEDS FULLY PAID OUT 08/04/93	G. TERM OF LOAN 30 YEARS 360 MONTHS	H. DATE OF MATURITY 09/01/23

11. TYPE OF LIEN (38 CFR 36.4351)				
☒ FIRST REALTY MORTGAGE	☐ SECOND REALTY MORTGAGE	☐ FIRST CHATTEL MORTGAGE	☐ UNSECURED	☐ OTHER (Specify)

12. TITLE OF PROPERTY IS VESTED IN THE FOLLOWING PERSON(S)		
☐ VETERAN	☒ VETERAN AND SPOUSE	☐ OTHER (Specify)

13. ESTATE IN PROPERTY IS (38 CFR 36.4350)		
☒ FEE SIMPLE	☐ LEASEHOLD (Give expiration date)	☐ Other (Specify)

14. APPROXIMATE ANNUAL REAL ESTATE TAXES	15. INSURANCE	A. HAZARD	B. FLOOD (Where applicable)	16. APPROXIMATE ANNUAL SPECIAL ASSESSMENT PAYMENT	17. TOTAL UNPAID SPECIAL ASSESSMENTS
	FACE AMOUNT OF POLICY	\$			
	ANNUAL PREMIUM	\$			

18. ANNUAL MAINTENANCE ASSESSMENT	19. DESCRIBE NONREALTY, IF ANY, ACQUIRED WITH PROCEEDS OF LOAN (Attach separate sheet if necessary)

20. DESCRIBE ADDITIONAL SECURITY TAKEN AND LIST OF OTHERS (Including Spouse) LIABLE ON INDEBTEDNESS, IF ANY (Attach separate sheet, if necessary)

21. DATE ACQUIRED	22. PURCHASE PRICE (If acquired other than by purchase, state "None")	23. AMOUNT WITHHELD FROM LOAN PROCEEDS AND DEPOSITED IN
		☐ ESCROW ☐ EARMARKED ACCOUNT \$

SECTION II - LENDER'S CERTIFICATION

24. I, THE UNDERSIGNED LENDER, CERTIFY THAT:	
A.	If this loan was closed under the automatic procedure, no default exists which has continued for more than 30 days.
B.	The lender has not imposed and will not impose any charges or fees against the veteran borrower in excess of those permissible under the schedule set forth in paragraph (d) of 38 CFR 36.4312.
C.	The information furnished in Section I is true, accurate and complete.
D.	The information contained in the loan application was obtained directly from the veteran by an employee of the undersigned lender or the lender's duly authorized agent and is true to the best of the lender's knowledge and belief.
E.	The credit report submitted on the subject veteran (and co-borrower, if any) was ordered by the undersigned lender or the lender's duly authorized agent directly from the credit bureau which prepared the report and was received directly from said credit bureau.

My name is Carolyn Ross-Holmes, I reside at 3710 Lanamer Road, Randallstown, Maryland 21133 along with my husband Donald and 2 daughters, Ashley age 12 and Erica age 10.

It is with regret that I must take a position regarding this matter, for this is my neighbor. This is a family that I have come to care about. Our children are friends and play together.

Unfortunately, it is due to that same caring that compels me to come before you today to state my opposition to the zoning variance request to allow the parking of a recreation vehicle at the corner residence of Lanamer and Millstone Roads known as 55 Millstone Road.

My opposition is based on the safety concerns of our children as well as the adverse curb appeal to our community.

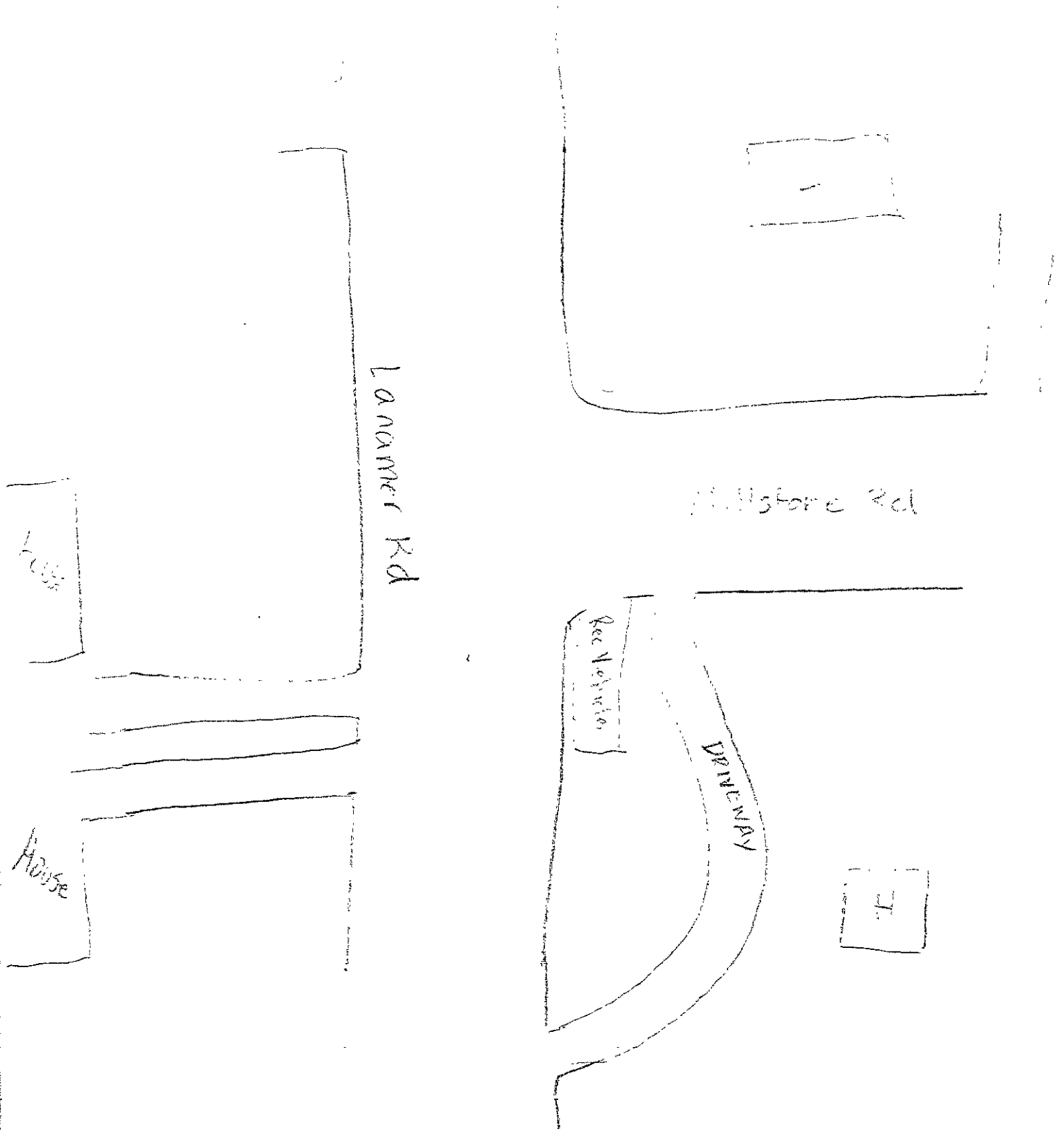
As indicated on the attached diagram cars approaching the intersection of Lanamer and Millstone Roads will have an obstructed view as they approach and enter this intersection.

The children play and use as a walkway and even sleigh ride down the Millstone driveway of this same residence, that is along side the parking pad. A child could very easily come down that driveway into the street when an oncoming car is approaching the intersection and makes a right turn up Millstone without stopping and most drastically not foresee the child because the drivers view, as well as the child's view, is obstructed by parked ³⁵40 feet recreational vehicle resulting in accident with injuries to that child.
mobile Home

The school bus customarily stops at the corner of Millstone and Lanamer Roads in front of the ^{house opposite} stop sign on Millstone Road. Due to the obstructed view of the corner the bus now stops at the intersection, than proceeds to the right corner on Lanamer Road to pick up children in the mornings. This further validates the issue of

safety at this corner.

As a former realtor, it is also my opinion that the location of the pad and the vehicle detracts from the curb appeal of this home and impacts the appeal of adjacent properties.



Petition

To: The Baltimore County Department of Zoning
Re: Zoning Variance for 55 Millstone Road, Randallstown, MD
21133

A zoning variance has been requested for 55 Millstone Road, Randallstown, Maryland 21133 "to permit a recreational vehicle (RV) to park in the front yard in lieu of eight feet (8 ft.) to the rear of the front foundation."

We, the undersigned, strongly oppose the granting of the variance, and our objections are as follows:

1. The RV is an ever-present safety hazard because it obstructs the view of traffic, pedestrians and children playing on Millstone and Lanamer Roads. It should be noted that there is no stop sign at this intersection.
2. The RV is in violation of the Hernwood Heights Community's by-laws and restrictions, which prevent any *"fence, wall, hedge, or shrub planting which obstructs view from 2' to 6' feet high on any corner lot within 25 feet from intersection."* Driver and pedestrian "common sense" (safety) is provided as the rationale for this by-law.
3. The RV compromises the property-value of adjacent homes, and adversely impacts re-sale potential.
4. The RV is an eyesore, unpleasant, and offensive to view.

To grant a variance for 55 Millstone Road would set a precedent in our community, with far-reaching implications and consequences.

Thus, we, the undersigned, urge the Zoning Board to deny the request for this zoning variance.

<u>NAME</u>	<u>ADDRESS</u>
1) LISA SIMON Jaelen	3717 Lanamer Rd 21133
2) Janet Chang	3716 Lanamer Rd 21133
3) Susan F. Chang	3716 Lanamer Rd 21133
4) Caroline Chang	3716 Lanamer Rd. 21133
5) Karen Yam	3714 Lanamer Rd 21133
6) Barry Gower/B. Gower	3712 Lanamer Rd 21133
7) Elizabeth Ross	3710 Lanamer Rd
8) Cynthia Williams	3708 Lanamer Rd
9) Brian F. Williams	3708 Lanamer Rd.
10) R. DEPESTRE	3704 Lanamer Rd -
11) C. DEPESTRE	3704 Lanamer Rd -
12) M. Stewart & N. Stewart	4 Lanamer Ct
13) James Ryan	5 Lanamer Ct
14) Peter Ryan	5 Lanamer Ct
15) Terraine Carey	3707 Lanamer Rd 21133
16) Beth Cassidy	3709 Lanamer Rd 21133
17) Joe Gerette	58 millstone Rd.
18) Donald + Carolyn Holmes	3710 Lanamer Rd.
19) Keresia Gerette	58 Millstone Rd
20) Joseph Gerette	58 Millstone Rd
21) Josephine A. Utley	56 Millstone Rd
22) David F. Utley	56 Millstone Rd
23) Joshua Utley	56 Millstone Road
24) Sylvia Brooks Brown	48 Millstone Road
25) Ethel Brooks	48 Millstone Rd

Thus we, the undersigned, urge the Zoning Board to deny the request for this zoning variance.

NAME

ADDRESS

1) Margaret Shaw	54 Millstone Rd. 21133
2) Orator Shaw, Jr.	54 Millstone Rd. 21133
3) Jennifer Rittenell	52 MILLSTONE RD
4) Karen Rojas	51 Millstone Rd. 21133
5) Don J. Rojas	51 Millstone Rd 21133
6) Males Rojas	51 Millstone Rd. 21133
7) Maria Street	49 Millstone Rd 21133
8) Roberto Norton	46 Millstone Rd
9) John J. Norton	46 Millstone Rd
10) Michael Norton	46 Millstone Rd
11) Anna Loewenthal	44 Millstone Rd
12) Monica Kwon	42 Millstone Rd
13) Ed A	42 Millstone Rd
14) Kathleen Colley	43 Millstone Rd
15) Joseph G. Colley	43 Millstone Rd
16)	
17)	
18)	
19)	
20)	
21)	
22)	
23)	
24)	
25)	

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

WARREN WIGGINS

PATRICIA WIGGINS

ADDRESS

P.O. Box 527, Randallstown, Md 21133



PROTESTANT(S) SIGN-IN SHEET

ADDRESS

NAME
Mentha

ADDRESS
58 Milstone Rd

Robert Norton

46 Millstone Rd

Josephine A. Wiley

56 Millstone Road

JOHN NORTON

46 MILLSTONE RD.

(Dr.) Sylvia Brooks-Brown

48 Millstone Road (21133)

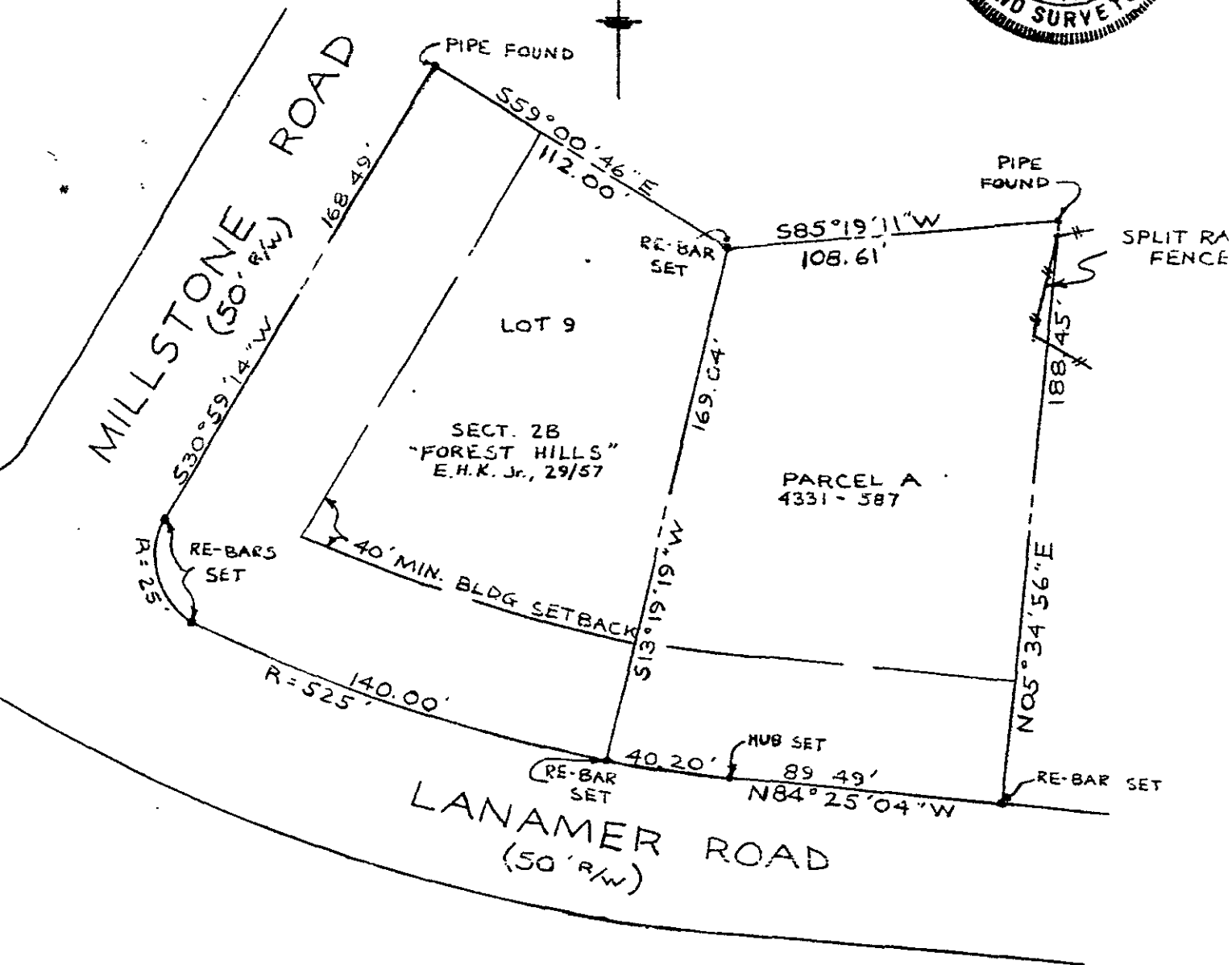
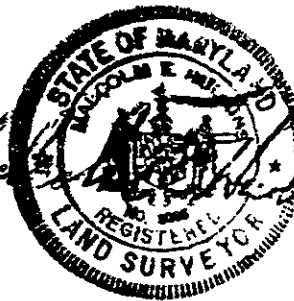
Kristine Utley

56 Millstone Road
Randallstown MD 21133

Carolyn Ross-Holmes

3710 Lanamer Rd Randallstown
MD 21133





BOUNDARY SURVEY
LOT 9 & PARCEL A - FOREST HILLS
2ND ELECTION DISTRICT
BALTIMORE COUNTY, MD
SCALE: 1" = 50' 12/20/85

#299

HUDKINS ASSOCIATES, INC.
2100 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

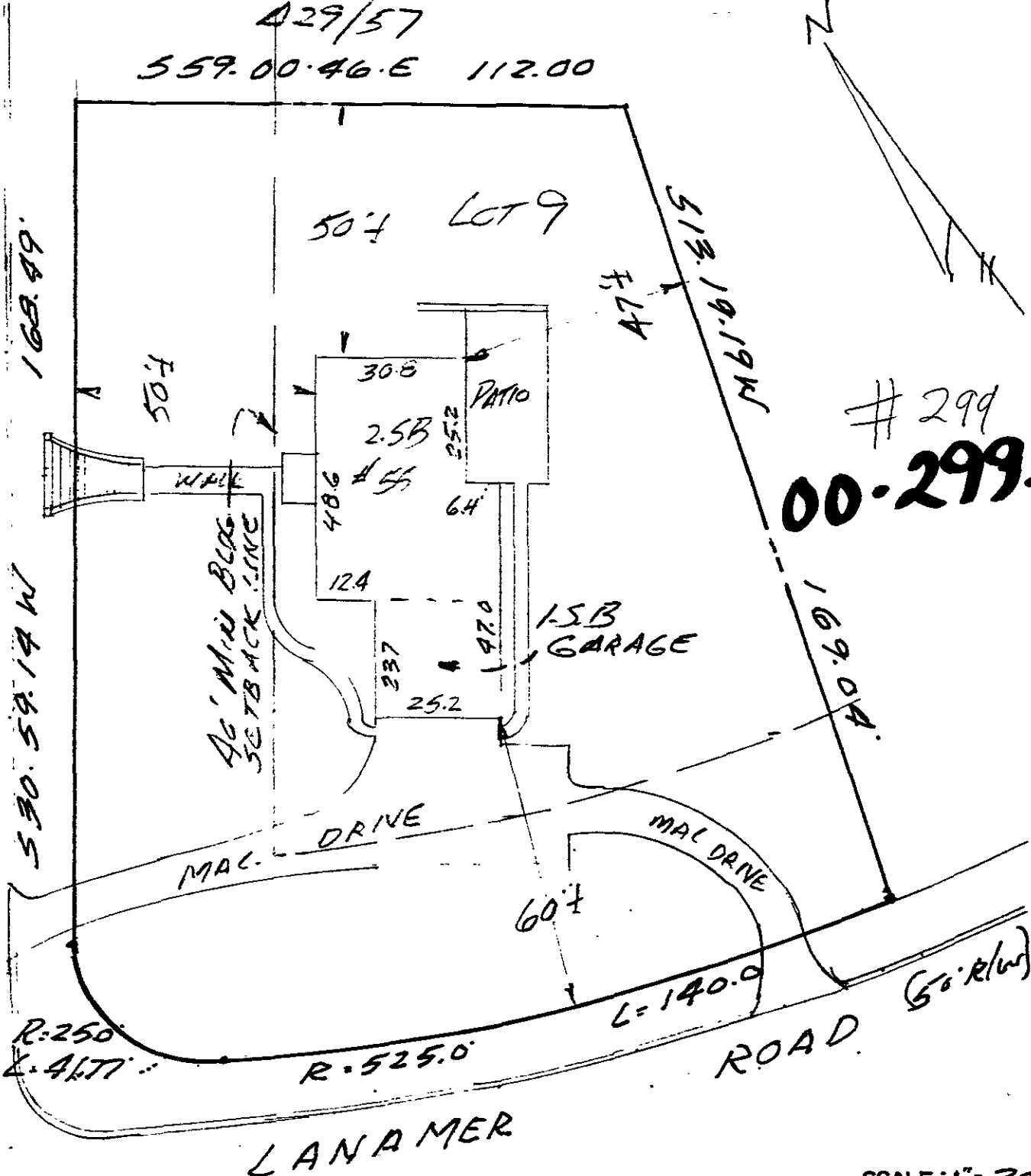
LOT 9 BLOCK "D"
SECTION No 2B
"FOREST HILLS"
A29/57

THIS PLAT IS NOT TO BE USED FOR THE PHYSICAL
LOCATION OF PROPERTY LINES.

THIS PROPERTY IS NOT LOCATED WITHIN ANY
PREVIOUSLY DETERMINED FLOOD PLAIN AREA,
UNLESS OTHERWISE INDICATED.

559.00.46.E 112.00

50' LOT 9



#299

00-299-A

THIS IS TO CERTIFY THAT ON DEC 12, 1990
I PERFORMED A LOCATION SURVEY ON THE
PROPERTY KNOWN AS

NO 55 MILLSTONE RD

FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS
THEREON AND SAID IMPROVEMENTS ARE LOCATED
WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY.

Thomas M. Hoffman
THOMAS M. HOFFMAN
L.S. #6138

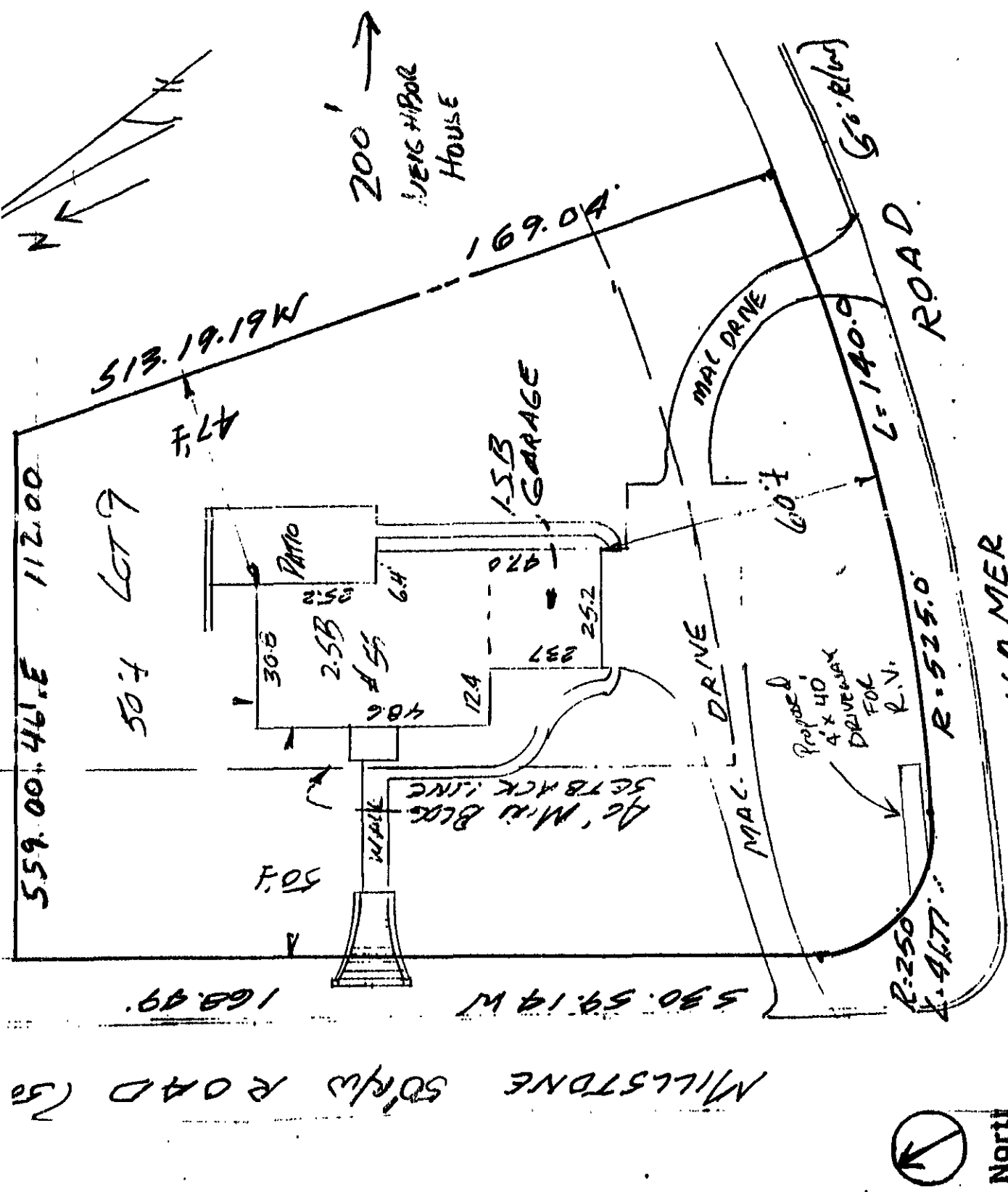
SCALE: 1" = 30'



HOFFMAN and HOFFMAN
SURVEYORS • LAND PLANNERS

5502 STONINGTON AVENUE • BALTIMORE, MARYLAND 21207

PROPERTY ADDRESS: 55 MILLSTONE RD
Subdivision name: FOREST HILLS
plat book# 29, folio# 57, lot# 9, section# 2B
OWNER: WARREN J. WIGGINS



LOCATION INFORMATION

Election District: 2
Councilmanic District: 2
1"-200' scale map#: DARWIN NW 8K
Zoning: RC5
Lot size: 75 40,000 square feet
acreage

SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private
Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: MTK ITEM #: 299 CASE#: 00-299-A

00-299-A

NW 8-K

#299

00299.7

R.C. 5

OAK

GLE

BURR OAK CT

site

LANAMER

LANAMER CT

R.C. 5

PRIVATE RD.

DR.

ROAD

R.C. 5

NW 8-K

W 61,500

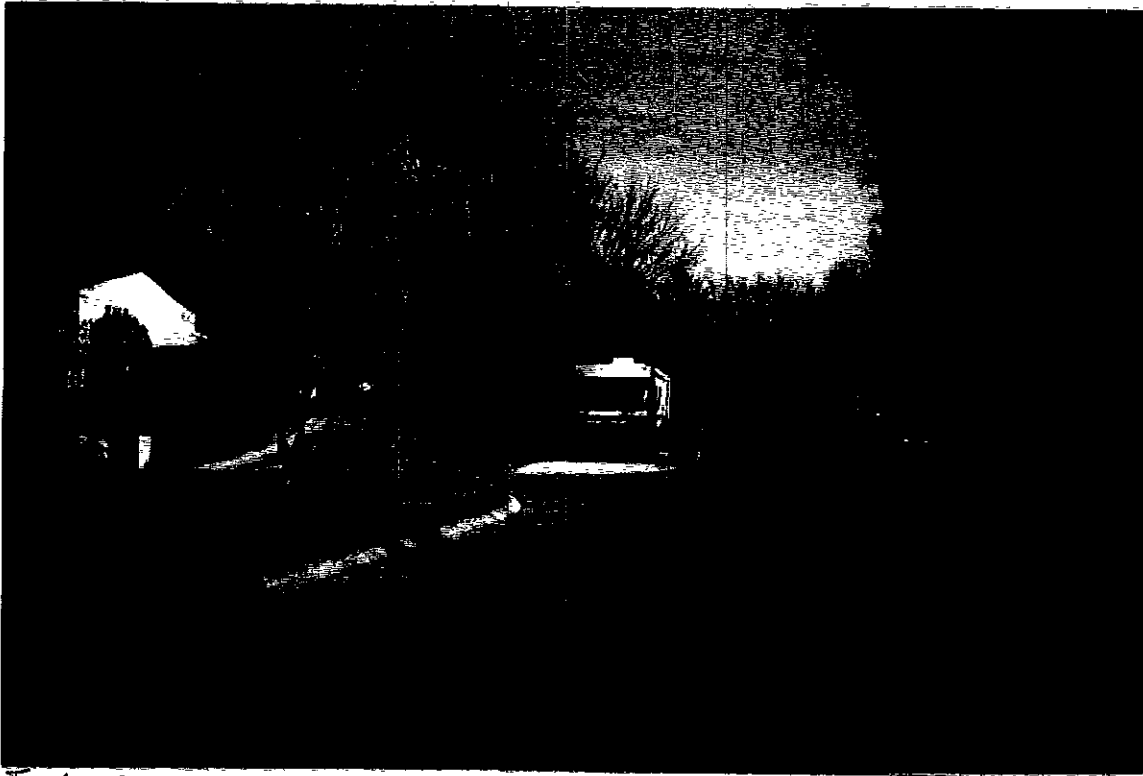
HERNWOOD
ELEMENTARY
SCHOOL

D.R. 3.5

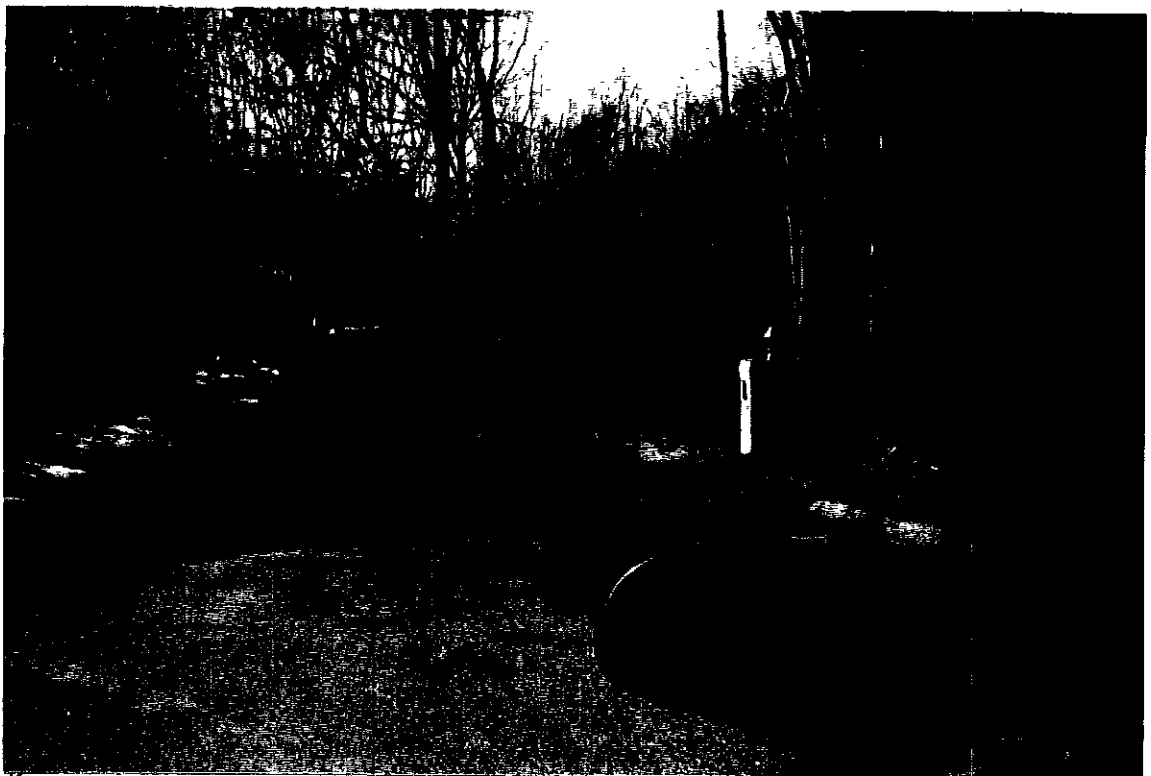
E PARLOO

photograph

00-299-A



J. The RV sits on 55 Millstone Road at corner of Millstone and Lanamer Roads. The RV's long axis is along Lanamer Road.



M. Hernwood Heights is a lovely neighborhood of older homes. Its beauty is currently attracting gorgeous new estates — complete with RVs! over



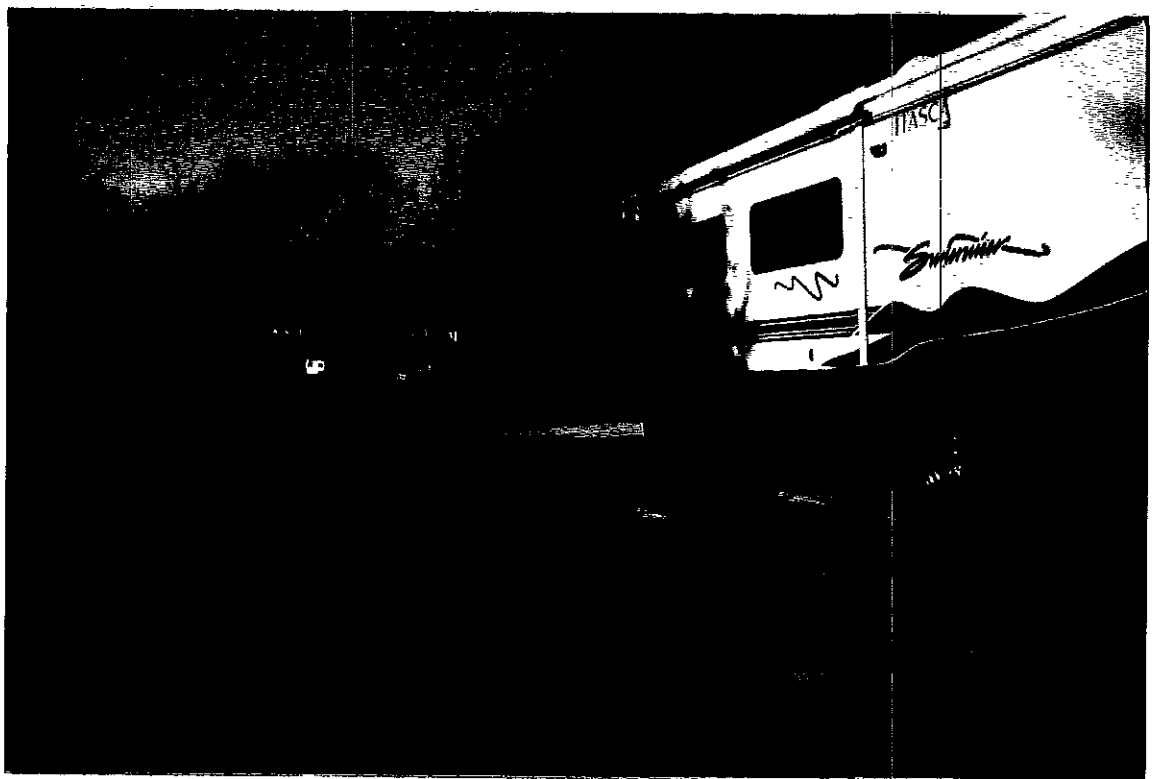
B. On Millstone Rd. approaching Lanamer Rd. * Notice the neighbor's van backing out of driveway!



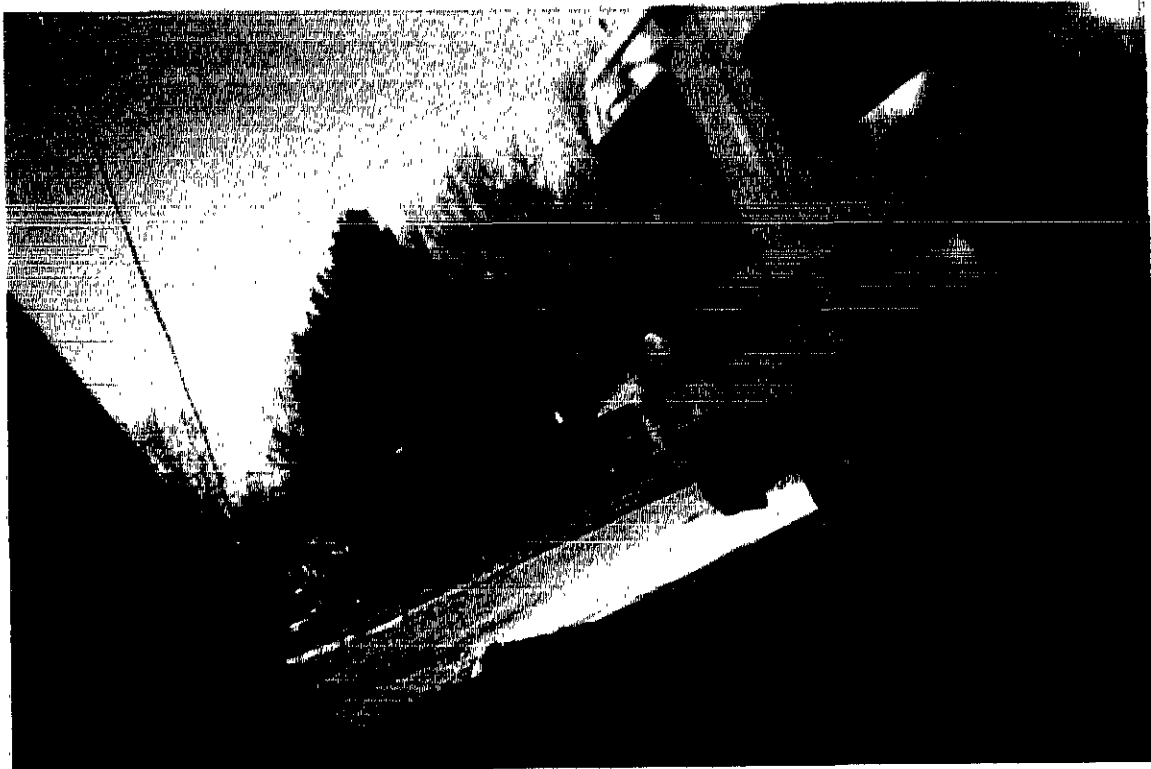
A: On Millstone Road approaching Lanamer Road
Photo taken between 56 & 58 Millstone Road.



G. On Lanamar Rd. ~2 car lengths behind trailer. Portion of Millstone Rd nearing intersection is obscured.



H. On Lanamar Road approaching intersection with Millstone. Vehicles on Millstone Road are obscured.



I Unable to see vehicles on Millstone Road (incl. bicycles) as they approach intersection with Lanamer Rd.



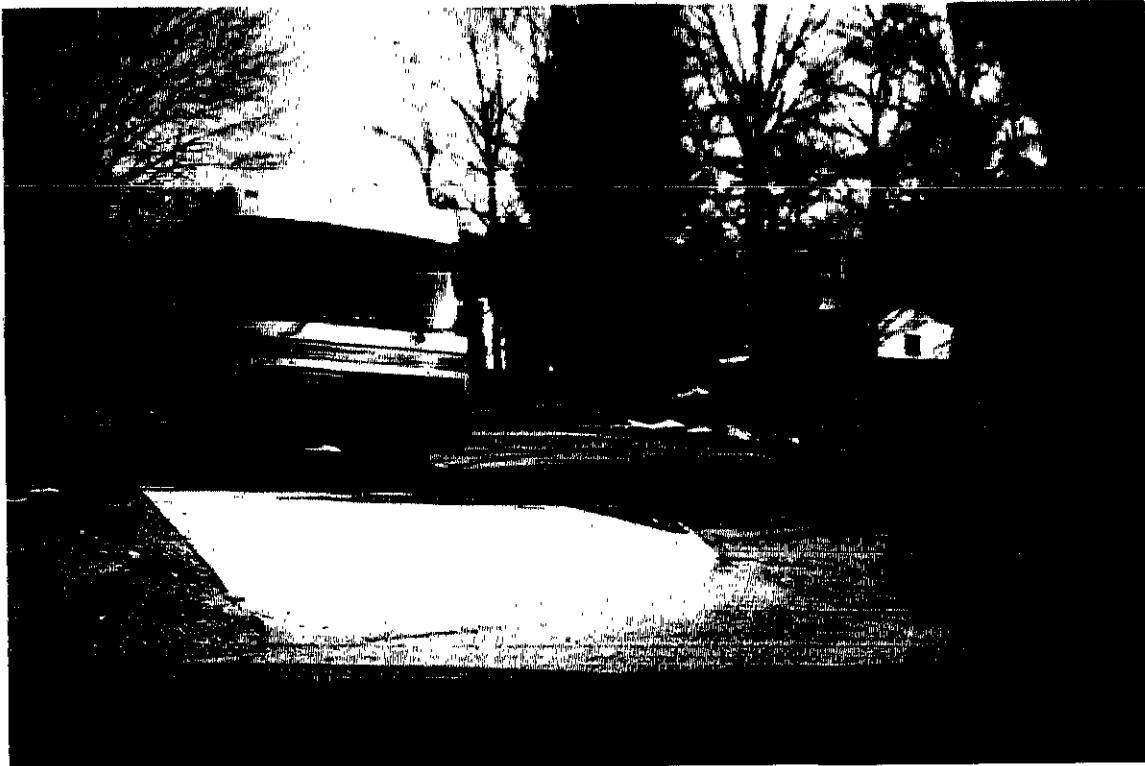
K. The RV is the size of a standard school bus. The school bus was fully obscured as it passed the RV.



L The RV is about the size of a regular school bus.
School children board and exit buses at this corner.



C. On Millstone Rd approaching Laramie Rd. Notice
neighbor's van continuing to back out of driveway.



D. Stopped on Millstone Road at intersection with Lanamer Road.



E. "Inching" out into intersection of Millstone and Lanamer Roads: attempting to visualize Lanamer for oncoming traffic.



F. "Inching" out even further into intersection of Milkstone and
Laramie Aids to visualize Laramie for oncoming traffic.