

IN RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING

NS Greenspring Valley Road, 344' E
Golf Course Road
3rd Election District
3rd Councilmanic District
(220 Greenspring Valley Road)

William G. Pastie, Legal Owner
John P. Ward & Lea A. Craig,
Contract Purchasers
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-356-SPH

*

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by William G. Pastie, Legal Owner and John P. Ward & Lea A. Craig, Contract Purchasers, for that property known as 220 Greenspring Valley Road, located in the Owings Mills area of Baltimore County. The Petitioners herein seek a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to permit construction of a residential addition on the rear of an existing historic residence. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

Section 26-172(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 26-203 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict compliance, that a waiver would be within the scope, purpose and intent of the development regulations, and that the proposed development complies with all

ORIGINAL FILED FOR FILING
DATE 3/31/2000
BY J.P. Gmest

other County laws, ordinances, and regulations. In order to afford due process, the Director has designated the Deputy Zoning Commissioner (Hearing Officer) to consider the waiver request filed in this instance. Moreover, in order to provide public notice, the property was posted with a sign describing the request on March 10, 2000. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. Thus, the matter is eligible for review and resolution by this Hearing Officer.

The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 7.59 acres, more or less, zoned RC-2. The information submitted is persuasive to a finding that the proposed addition is consistent with the character and historic features of the existing building and will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioner's proposal and recommended a finding that the project is consistent with Section 26-278 of the Baltimore County Code on March 22, 2000. There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of March, 2000 that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections

ORDER REQUESTED FOR FILING
3/31/2000
J.R. Gannon

26-203(C)(8) and Section 26-278, to permit construction of a residential addition on the rear of an existing historic residence, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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 such time as the 30 day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
DATE 3/31/2000
BY J. L. Jones

AV
3/27

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: March 22, 2000

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

SUBJECT: No. 220 Greenspring Valley Road

MAR 22

INFORMATION

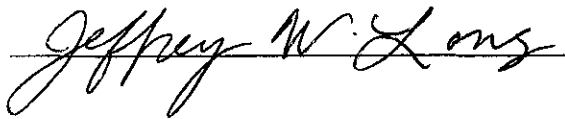
Item Number: 00-356-SPH
Petitioner: William Fastie (owner)
Zoning: RC 2
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The "Fastie House," located on 220 Greenspring Valley Road is listed on the Baltimore County Final Landmarks List as No. 157, and on the Maryland Historical Trust (MHT) Inventory as No. BA 2793.

On March 9, 2000 the LPC unanimously agreed to recommend to the hearing officer a finding that the addition as proposed is consistent with Section 26-278, "must be preserved."

Section Chief:



AFK:KA:kra



Baltimore County
Zoning Commissioner

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

March 30, 2000

Mr. William G. Pastie
220 Greenspring Valley Road
Owings Mills, Maryland 21117

Re: Petition for Administrative Special Hearing
Case No. 00-356-SPH
Property: 220 Greenspring Valley Road

Dear Mr. Pastie:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. John P. Ward
Ms. Lea A. Craig
P. O. Box 363
Owings Mills, MD 21117

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 Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 220 GREENSPRING VALLEY
which is presently zoned RC-2

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 to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to PERMIT CONSTRUCTION OF A RESIDENTIAL ADDITION ON THE REAR OF EXISTING HISTORIC RESIDENCE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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:

JOHN P. WARD & LISA A. CRAIG
Name - Type or Print
[Signature]
Signature
P.O. Box 363 410-925-6038
Address Telephone No.
OWINGS MILLS MD 21117
City State Zip Code

Legal Owner(s):

WILLIAM G. PASTIE
Name - Type or Print
[Signature]
Signature
Name - Type or Print
Signature
220 GREENSPRING VALLEY RD
Address Telephone No.
OWINGS MILLS MD 21117
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Representative to be Contacted:

Name
Address Telephone No.
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 00-356-SPA-H

Reviewed By [Signature] Date 02-27-00

REV 9/18/98

Estimated Posting Date 3-12-00

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 220 GREENSPRING VALLEY
which is presently zoned RC-2

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 to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

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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:

JOHN P. WARD & LISA A CRAIG
Name - Type or Print
[Signature]
Signature
P.O. Box 363 410-925-6038
Address Telephone No.
OWINGS MILLS MD 21117
City State Zip Code

Legal Owner(s):

WILLIAM G. PASTIE
Name - Type or Print
[Signature] [Signature]
Signature
Name - Type or Print
Signature
220 GREENSPRING VALLEY RD
Address Telephone No.
OWINGS MILLS MD 21117
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Representative to be Contacted:

Name
Address Telephone No.
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 00-356-SPH-118

Reviewed By [Signature] Date 02-29-00

Estimated Posting Date 3-12-00

ORDER RECORDED FOR FILE
Date 3/31/2000
By [Signature]

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 220 GREENSPRING VALLEY
which is presently zoned RC-2

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 to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

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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:

John P. Ward & Lisa A. Craig
Name - Type or Print
[Signature]
Signature
P.O. Box 363 410-925-6038
Address Telephone No.
Owens Mills MD 21117
City State Zip Code

Legal Owner(s):

William G. Faste
Name - Type or Print
[Signature] William G. Faste
Signature
Name - Type or Print
Signature
220 GREENSPRING VALLEY RD
Address Telephone No.
Owens Mills MD 21117
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 00-356-SPH-141

Reviewed By [Signature] Date 02-29-00

REN 9/18/98

Estimated Posting Date 3-12-00

Affidavit

 in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 220 GREENSPRING VALLEY RD.
Address

OWINGS MILLS MD 21117
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature

J. Peter Ward
Name - Type or Print

Lea A. Craig Lea A. Craig
Signature

LEA A. CRAIG
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of February, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

J. Peter Ward, Lea A. Craig, William G. Fastie

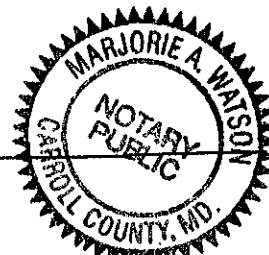
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

2/29/00
Date

Marjorie A. Watson
Notary Public

My Commission Expires 1/1/03



Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 220 GREENSPRING VILLAGE RD.
Address
OWINGS MILLS MD 21117
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature] Signature Lee A. Craig Lee A. Craig
Signature
J. Peter Ward LEE A. CRAIG
Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of February, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

J. Peter Ward, Lee A. Craig, William G. Fastie

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

2/29/00
Date

Marjorie A. Watson
Notary Public

My Commission Expires 1/1/03



EXHIBIT A
LEGAL DESCRIPTION

All that lot or parcel of ground situate and lying in the Third Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING FOR THE SAME at a point where formerly stood a marble stone planted in the first line of the second parcel of land described in a deed from Samuel S. Clayton and William A. Fisher, Trustee to William L. Stork dated October 2, 1889, recorded among the Land Records of Baltimore County, Maryland, in Liber J.W.S. No. 175, Folio 582, said point of beginning being at the southeast corner of the land which was conveyed by William L. Stork et ux to the Northern Central Railway Company by deed dated June 27, 1891, recorded among the aforesaid Land Records in Liber J.W.S. No. 185, Folio 347, and running thence South $14^{\circ} 15'$ West 467.18 feet with and along the hereinabove mentioned first line, it being the Western line of a 33 foot wide public road (Valley Road) to the end of said first line; thence North $85^{\circ} 56'$ West 644.89 feet with and along the Northern line of the 33 foot wide public road and the second line of the second parcel to the end thereof, thence North $10^{\circ} 38'$ East 540.45 feet with and along the third line of said second parcel to a cross-cut in the concrete paving where formerly stood a marble stone at the Southwest corner of the aforesaid land deeded to the Northern Central Railway Company, thence in a reversed direction with and along the 5th and 4th lines of the said Deed to the Northern Central Railway Company 189.50 feet along a curve to the South having a radius of 8386 feet and South $79^{\circ} 13'$ East 485.50 feet to the point of beginning. Containing 7.59 acres more or less.

BEING the same lot of ground which by Deed dated July 16, 1962, and recorded among the Land Records of Baltimore County in Liber 4018, page 229 was conveyed by Osborne P. Beall and Mary Dee F. Beall, his wife, unto William G. Fastie and Frances H. Fastie, his wife, as tenants by the entireties, the said Frances H. Fastie having died while domiciled in Baltimore County, Maryland on April 1, 1975.

SAVING AND EXCEPTING THEREFROM, the following:

1. First, that parcel of ground containing 0.88 of an acre, more or less, and the improvements thereon known as 222 Greenspring Valley Road or Valley Road, conveyed by William G. Fastie and Frances H. Fastie, his wife, to M. Tyler Kohler and Elizabeth A. Kohler, his wife, by Deed dated December 31, 1965, and recorded among the Land Records of Baltimore County at Liber 4567, page 373;

2. Second, that parcel of ground containing 1.35 acres, more or less, and the improvements thereon, known as 3 Moales Lane, conveyed by William G. Fastie and Frances H. Fastie, his wife, to John P. Ward and Helen Z. Ward, his wife, by Deed dated December 7, 1966, and recorded among the Land Records of Baltimore County at Liber O.T.G., page 52;

356.

8007

00-356-SPH

3. Third, that parcel of ground containing 0.93 of an acre, more or less, and the improvements thereon, known as 212 Greenspring Valley Road, a/k/a 216 Valley Road, conveyed by William G. Fastie and Frances H. Fastie, his wife, to A. Barrett Churchill and Ellen S. Churchill, his wife, by Deed dated September 8, 1967, and recorded among the Land Records of Baltimore County at Liber 4803, page 635; and

4. Fourth, that parcel of ground containing 0.99 of an acre, more or less, and the improvements thereon, known as 1 Golf Course Road, and conveyed by William G. Fastie and Frances H. Fastie, his wife, to Sackett S. Cook and Phyllis F. Cook, his wife, by Deed dated October 1, 1968, and recorded among the Land Records of Baltimore County at Liber 4924, page 714.

0011958 596

EXHIBIT C
INVENTORY OF EXISTING STRUCTURES

1. One existing two-story single family residence containing approximately 2,880 square feet of gross living area, which is adjoined by a shed, approximately 9 feet by 5 feet.
2. One existing barn, approximately 60 feet by 18 feet.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 00- 356 -SPH 11 Address 220 GREENSPRING VALLEY RD

Contact Person: JOHN R ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 07-29-00 Posting Date: 3-12-00 Closing Date: 3-27-00

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 00- 356 -SPH 11 Address 220 GREENSPRING VALLEY RD

Petitioner's Name J. PETER WARD Telephone 410-925-6038

Posting Date: 3-12-00 Closing Date: 3-27-00

Wording for Sign: Administrative Special Hearing to approve A. WARD PURSUANT TO
SECT 26-171, 26-172(B), BALTIMORE CODE OF SECTS. 26-203(C)(8) & SECT 26-278
TO PERMIT CONSTRUCTION OF A RESIDENTIAL ADDITION ON THE REAR OF EXISTING
HISTORIC RESIDENCE

WCR - 7/28/99

JOHN R ALEXANDER - 356

**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 - 356. SP4 - H.
Petitioner: J. PETER WARD.
Address or Location: 220 GREENSTRAW DANCY RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: J. PETER WARD
Address: P.O. Box 363
OLOWOGS MILLS, MD. 21117
Telephone Number: 410 - 925 - 6038

Revised 2/20/98 - SCJ

501A 356.
-10-

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

~~Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286~~

Telephone: 410-296-3333
Fax: 410-296-4705

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 5/18/99

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 076755

DATE 02-29-00 ACCOUNT R 001-610

AMOUNT \$ 52.00

RECEIVED FROM: J. P. WARD

FOR: ADHUP.
KCS. SPECIAL HOME
Tax Homeless Property.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

356.

PAID RECEIPT

PAYMENT ACTUAL TIME
5/01/2000 7/29/2000 12:26:42
REG 0300 CASHIER JRIC JNR DRAWER 1
Dept 5 520 ZONING VERIFICATION
Receipt # 177746 OFLN
CR NO. 076755

Receipt Tot 50.00
50.00 OK .00 CN
Baltimore County, Maryland

00-356-SPH
CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE #00-356-SPH-H
PETITIONER/DEVELOPER
(J. Peter Ward)
DATE OF Closing
(Mar. 27, 2000)

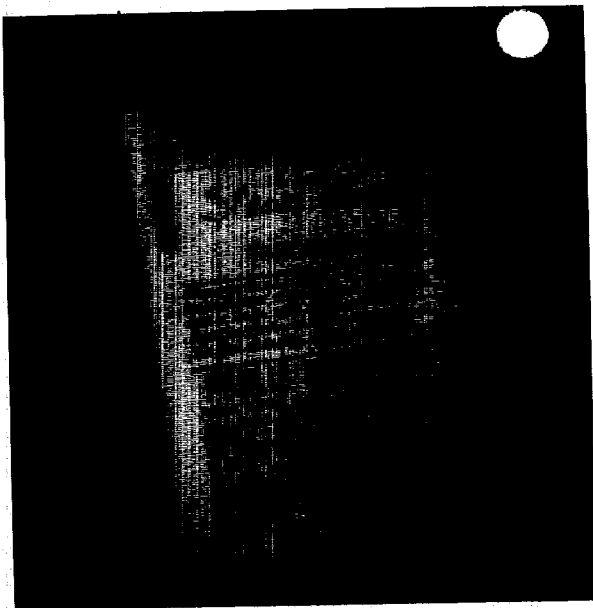
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
220 Greenspring Valley Road Baltimore, Maryland 21093_____

The sign(s) were posted on_____ 3-10-00 _____
(Month, Day, Year)



Sincerely,

Thomas P. Ogle 3/10/00
(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)



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

March 24, 2000

Mr James Peter Ward
P O Box 363
Owings Mills MD 21117

Dear Mr Ward:

RE: Case Number 00-356-SPH , 220 Greenspring Valley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 29, 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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr." followed by a stylized flourish.

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: April 21, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For March 20, 2000
*Item Nos. 353, 355, (356) 357, 359, 360
and 361*

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

March 21, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MARCH 13, 2000

Item No.: 353, 356, 357, 359, 360, AND 361

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

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 *RMB*
DATE: March 14, 2000
SUBJECT: Zoning Item #356
220 Greenspring Valley Road

Zoning Advisory Committee Meeting of March 13, 2000

- _____ 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:
- _____ 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).
- X Groundwater Management: The proposed addition must be a minimum of 20 feet from the septic system and 30 feet from the well.

Reviewer: Sue Farinetti

Date: March 14, 2000

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: March 22, 2000

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

SUBJECT: No. 220 Greenspring Valley Road

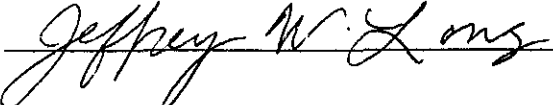
INFORMATION

Item Number: 00-356-SPH
Petitioner: William Fastie (owner)
Zoning: RC 2
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The "Fastie House," located on 220 Greenspring Valley Road is listed on the Baltimore County Final Landmarks List as No. 157, and on the Maryland Historical Trust (MHT) Inventory as No. BA 2793.

On March 9, 2000 the LPC unanimously agreed to recommend to the hearing officer a finding that the addition as proposed is consistent with Section 26-278, "must be preserved."

Section Chief: 
AFK:KA:kra



**Maryland Department of Transportation
State Highway Administration**

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

Date: 3.13.00

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

RE: Baltimore County
Item No. 356 JRA

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 130 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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

RE: PETITION FOR SPECIAL HEARING
220 Greenspring Valley Road, NS Greenspring
Valley Rd, 344' E of Golf Course Rd
3rd Election District, 3rd Councilmanic

Legal Owner: William G. Pastie
Contract Purchaser: John P. Ward & Lea A. Craig
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-356-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 14th day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to William G. Pastie, 220 Greenspring Valley Road, Owings Mills, MD 21117, Petitioner.


PETER MAX ZIMMERMAN

Timothy T. Daniels to Brooks R. and Susan Q. Amiot,
212 Greenspring Valley Road, Owings Mill 21117-
4119, Map 67/Grid 12/Group 81, \$435,500.
Martino M. Almogela to Douglas K. and Susan M.

Nelson L. Matthews

3/24/99

Ruxton Design Corporation

8422 Bellona Lane

Suite 300

Towson, Maryland 21204

410-823-5000

410-823-0115 fax

rdc@ruxtondesign.com

www.ruxtondesign.com

ANDREWS—ANDRZEJEWSKI
32161 c Bell Atlantic

ANDREWS Clyde E 774 W Daisey Dr
Baltimore 410 727-2459
Craig L 3025 Nicodemus Rd Westminster
Reisterstown Tel No --- 410 876-1819
Curtis 478 Inworth Ct
Severna Park 410 544-3988
D 4998 Dorsey Hall Dr
Ellicott City 410 992-9426
D 222 Greenspring Valley Rd 410 581-0816



Proctor

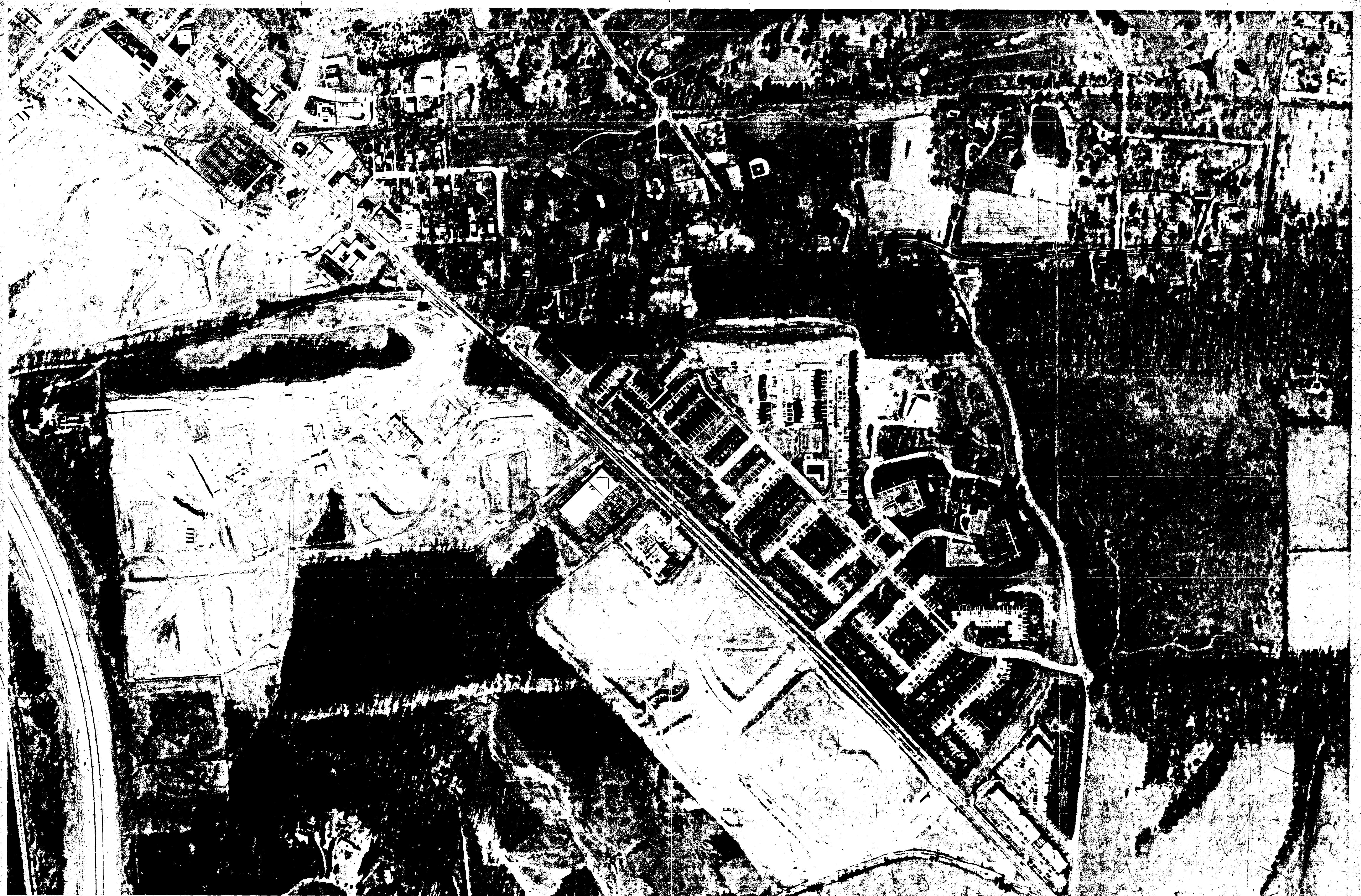


Proctor



1 ADDITIONAL
Proctor

00-356-SPH



386
8m

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

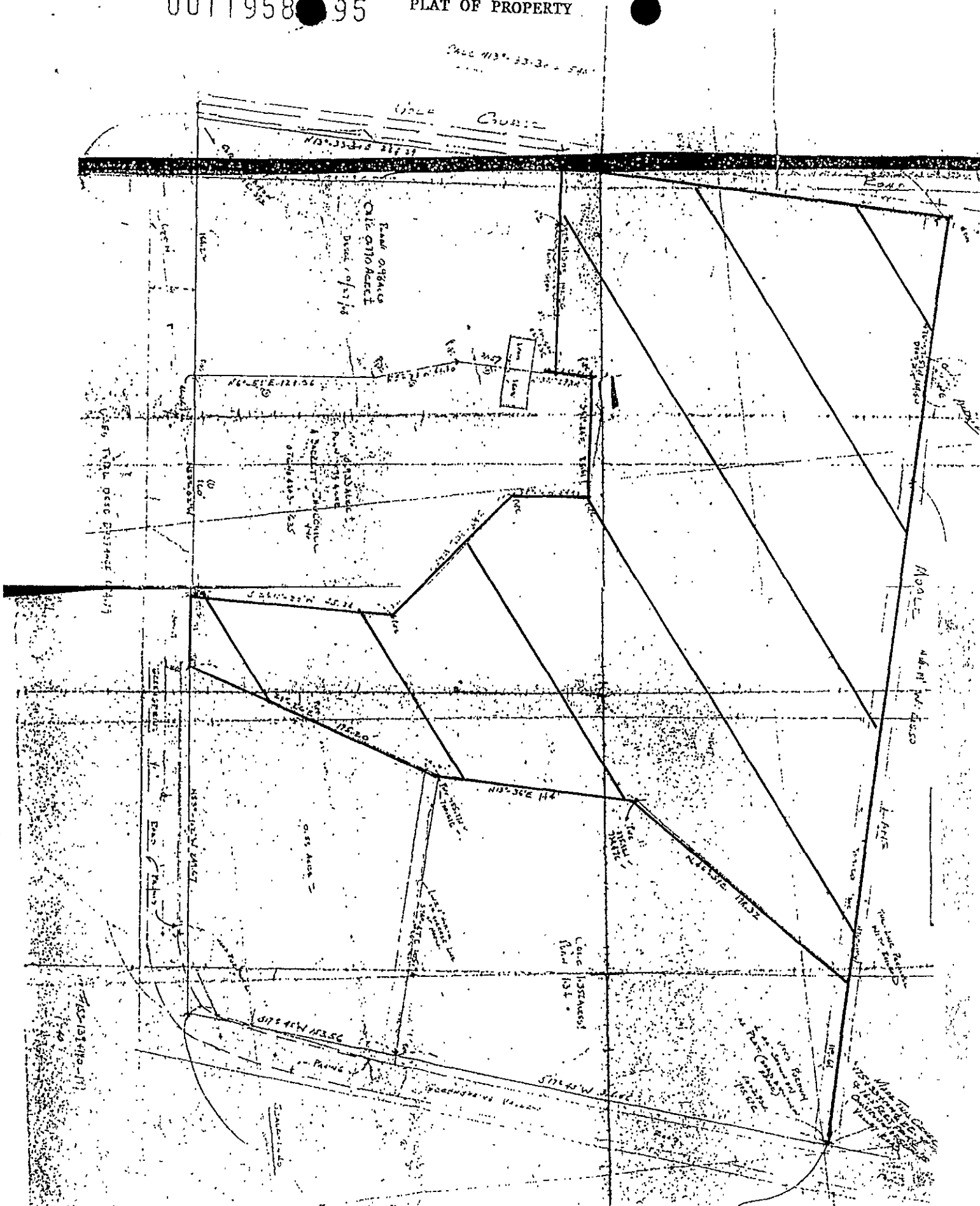
SCALE	LOCATION	SHEET
1" = 200' ±	GARRISON CHATTOLANEE	N.W. 10-G
DATE OF PHOTOGRAPHY JANUARY 1986		

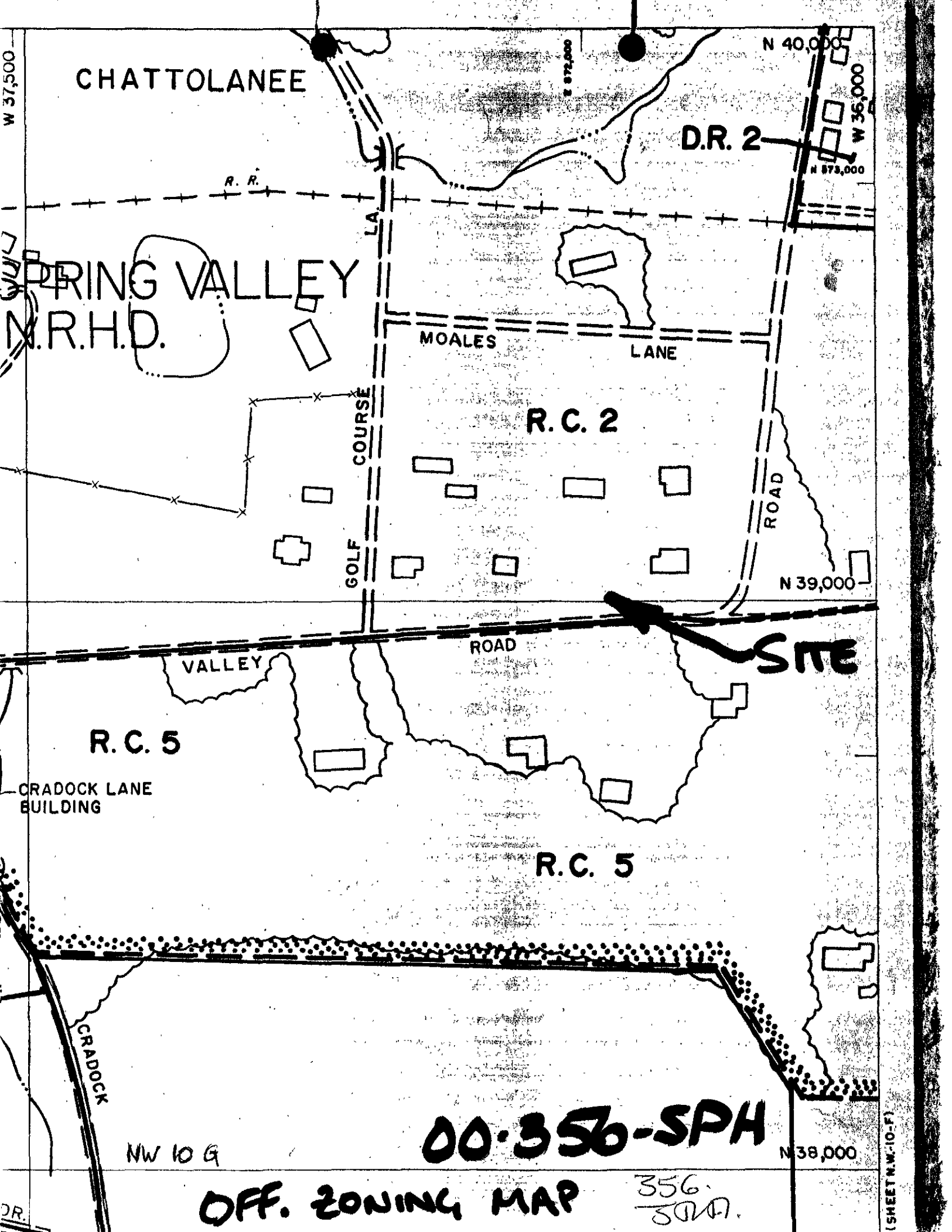
00-356-SPH MICROFILMED

0011958 95

EXHIBIT B
PLAT OF PROPERTY

Scale 1/32" = 33.3' = 54m





CHATTOLANEE

N 40,000

D.R. 2

N 39,500

W 36,000

SPRING VALLEY
N.R.H.D.

MOALES

LANE

R.C. 2

GOLF COURSE
ROAD

N 39,000

SITE

VALLEY
ROAD

R.C. 5

CRADDOCK LANE
BUILDING

R.C. 5

CRADDOCK

NW 10 G

00-356-SPH

N 38,000

OFF. ZONING MAP

356-SPH

(SHEET N.W. 10-F)

78689

Location Drawing

Scale: 1" = 120'

The plat is of benefit is to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, dwellings or other existing or future improvements nor does the plat purport to reflect setbacks or other distances with any specific level of accuracy. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. The approximate location of the dwelling is shown in relation to the apparent property lines for the property known as

220 Greenspring Valley Road
Baltimore County, Maryland

William T. Matthews

3/24/99

Ruxton Design Corporation

8422 Bellona Lane

Suite 300

Towson, Maryland 21204

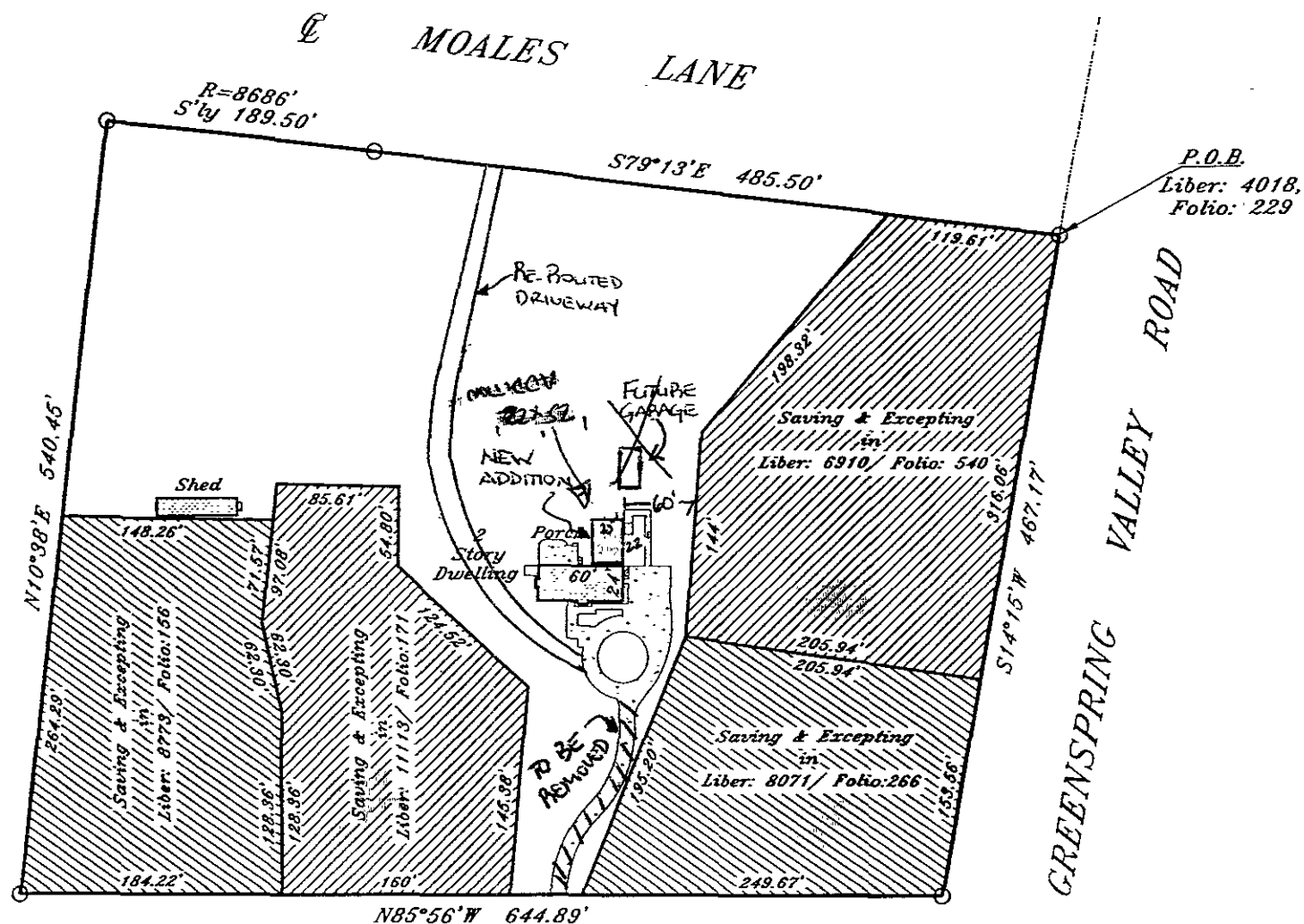
410-823-5000

410-823-0115fax

rdc@ruxtondesign.com

www.ruxtondesign.com

GOLF COURSE ROAD



220 - GREENSPRING VALLEY ROAD

00-356-SPH

Dwelling lies in Flood Zone
C

356-J07

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: 220 GREENSPRING VALLEY RD.

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

Subdivision name: N/A

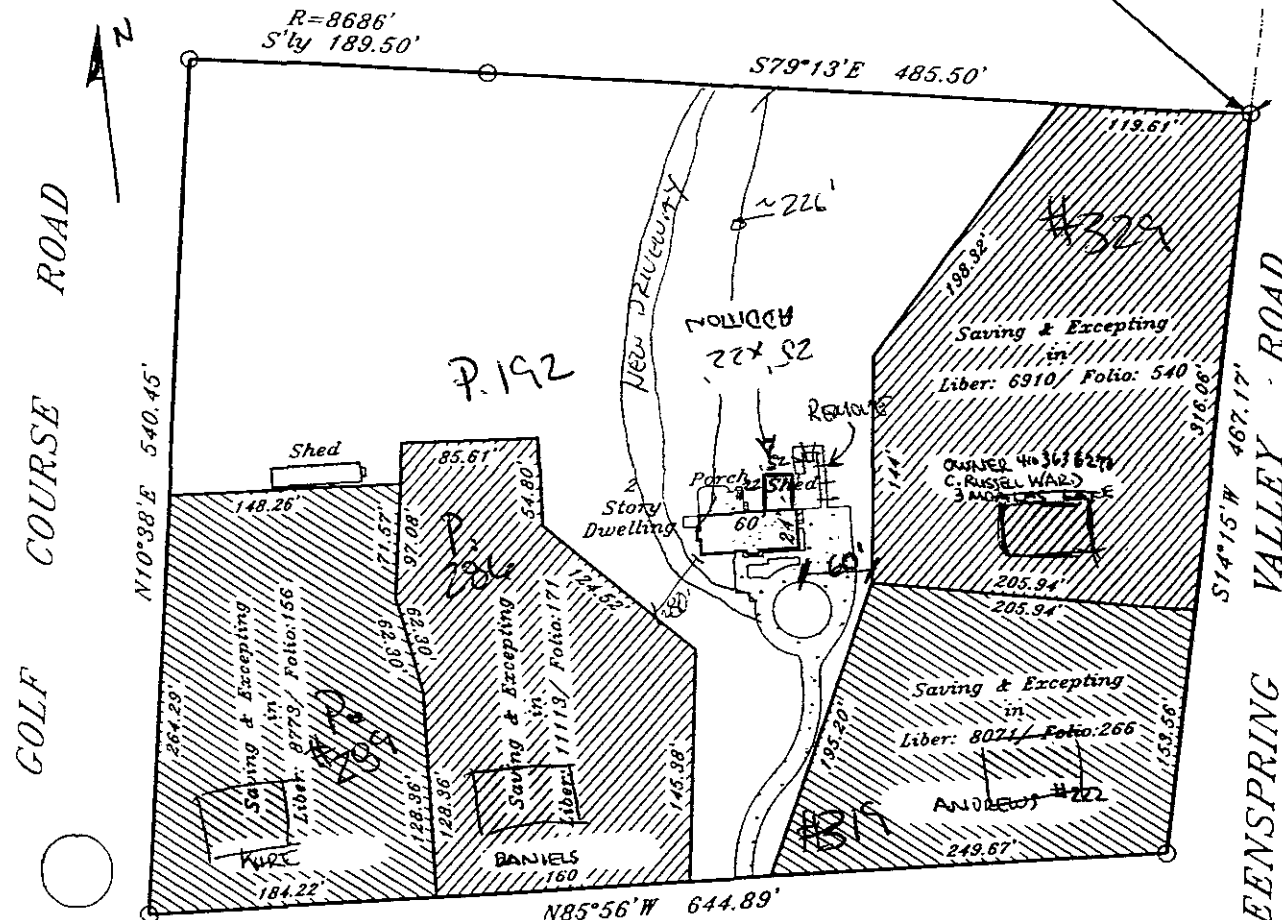
plat book # N/A folio # N/A lot # N/A section # N/A

OWNER: JOHN P. WARD & LISA C. CRAW

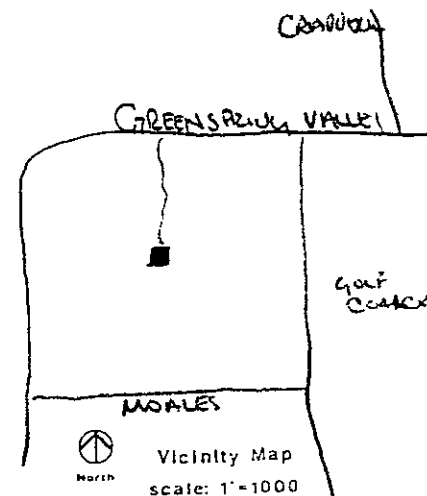
NO PART
MEETS & BOUND
001958/517
OLD LEGAL
DESCRIPTION

P.O.B.
Liber: 4018,
Folio: 229.

MOALES LANE



North
date: 2/23/00
prepared by: 2/23/00 jn
Scale of Drawing: 1" = 120'



LOCATION INFORMATION

Election District: 3
Councilmanic District: 3
1"=200 scale map #: NW10-G
Zoning: RC2
Lot size: 3.44 acreage 59000 square feet

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

Zoning Office USE ONLY!

reviewed by: SPH ITEM #: 356 CASE #: 00356 SPA