

IN RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
S/S Paper Mill Road, 510' N
of Seven Springs Court
10th Election District
3rd Councilmanic District
(2307 Paper Mill Road)

Betty Cooke and
William O. Steinmetz
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-450-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property Betty Cooke and William Steinmetz. The Petitioners are requesting a special hearing for property they own at 2307 Paper Mill Road. The subject property is zoned RC 4. The special hearing request is to amend the Final Development Plan of "Hunt Valley Heights", to permit the conversion of the existing barn on Lot #1 into a dwelling and the conversion of the existing dwelling on Lot #1 into a storage shed. In addition, a variance is requested to permit the existing accessory structures to be located in the front and side yards in lieu of the required rear yard once the barn is converted into a dwelling.

Appearing at the hearing on behalf of the special hearing and variance requests were Betty Cooke and William Steinmetz, owners of the property. Appearing in opposition to the Petitioners' request was Kara Kreamle, a representative of National Golf Properties who owns and operates the Hunt Valley Golf Course.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 4.010 acres, and is shown as Lot #1 on the site plan submitted into evidence. The subject property has several improvements on it, including an old small dwelling, horse stable,

ORDER RECEIVED FOR FILING
Date 6/14/00
By R. Steinmetz

automobile garage and a large barn. The owners of the property are interested in converting the 100 year old barn into a residential dwelling for themselves. At that time, they would convert the small dwelling on the property into a storage shed. Ms. Cooke and Mr. Steinmetz are interior designers and have worked with architects in their plans to convert the barn structure into their new home. The subject property is located adjacent to the Hunt Valley Golf Course and is serviced by a small access road that is located off of Paper Mill Road. The Petitioners are eager to commence the renovation work and look forward to moving into the property.

Appearing in opposition to the Petitioners' request was a representative of National Golf Properties, Ms. Kara Kreafle. Ms. Kreafle was appearing at the hearing on behalf of Mr. John Davis who is the general manager of the Hunt Valley Golf Club. The golf course is concerned about the construction traffic that will be created as a result of the renovation work proposed on the property. They believe that this construction traffic and the additional traffic once the Petitioners move into the property will be detrimental to their golf course operation. They, therefore, object to the conversion of the barn into a dwelling and the Petitioners moving onto the property. After considering the testimony and evidence offered at the hearing, I find that the special hearing and variance request should be granted. It was apparent at the hearing that the Petitioners are very reputable property owners and designers. They have kept their property neat and orderly and well maintained, even though they do not live on the property at this time. The conversion of the old barn structure into a dwelling will be an asset to the entire community and a tremendous improvement to the property.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is

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Date 6/14/00
By J. P. [Signature]

the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

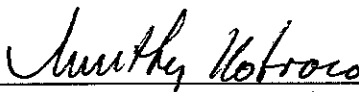
Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED this 14th day of June, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for special hearing from Section 500.7 of the Baltimore County Zoning Regulations, to amend the Final Development Plan of "Hunt Valley Heights", to permit the conversion of the existing barn on Lot #1 into a dwelling and the conversion of the existing dwelling on Lot #1 into a storage shed, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING
Date 6/14/00
By J. J. Gammeter

IT IS FURTHER ORDERED, that the variance request from Sections 400.1 & 3 of the Baltimore County Zoning Regulations, to permit the existing accessory structures to be located in the front and side yards in lieu of the required rear yard once the barn is converted into a dwelling, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be filed within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK.raj

ORDER RECEIVED FOR FILING
Date 6/14/00
By J.P. [Signature]



Baltimore County
Zoning Commissioner

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

June ¹⁴13, 2000

Ms. Betty Cooke
Mr. William O. Steinmetz
7901 Ruxwood Road
Towson, Maryland 21204

Re: *Petitions for Variance & Special Hearing*
Case No 00-450-SPHA
Property: 2307 Paper Mill Road

Dear Ms. Cooke & Mr. Steinmetz:

Enclosed please find the decision rendered in the above-captioned case. The Requests for Variance and Special Hearing have 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: Ms. Kara Kreafler
Mr. John Davis
c/o Hunt Valley Golf Club
14101 Phoenix Road
Hunt Valley, Maryland 21031

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2307 PAPER MILL RD.
which is presently zoned RC 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN OF "HUNT VALLEY HEIGHTS" AND ZONING CASE 87-171 SPAA, TO PERMIT THE CONVERSION OF THE EXISTING BARN ON LOT No. 1 INTO A DWELLING AND THE CONVERSION OF THE EXISTING DWELLING SHOWN THEREON INTO A SHED, AND TO REFLECT THE RELIEF REQUESTED IN THE COMPANION VARIANCE PETITION FILED HEREWITH.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

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

Legal Owner(s):

BETTY COOKE
Name - Type or Print _____
Signature _____
WILLIAM O. STEINMETZ
Name - Type or Print _____
Signature _____
7901 RIXWOOD RD 410 828 0439
Address _____ Telephone No. _____
BALTO MD 21204
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name SAME
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date 5-3-00

Case No. 00-450 SPAA

ORDER RECEIVED FOR FILING
Date 6/14/00
by J.R. Sp...
REV 1/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2307 PAPER MILL RD

which is presently zoned RC 4

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) 406.143 ; BCZR TO PERMIT EXISTING ACCESSORY STRUCTURES TO BE LOCATED IN THE FRONT AND SIDE YARDS IN LIEU OF THE REQUIRED REAR (WHEN BARN IS CONVERTED TO A DWELLING)

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

HARDSHIP AND PRACTICAL DIFFICULTY TO BE PRESENTED AT HEARING - PLEASE SEE ENCLOSED PLAT DRAWING.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

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):

BETTY COOKE
Name - Type or Print
Signature
WILLIAM O STEINMETZ
Name - Type or Print
Signature
7901 RUXWOOD ROAD 410 828 0439
Address Telephone No.
BALTIMORE MD 21204
City State Zip Code

Representative to be Contacted:

BETTY COOKE AND WM O STEINMETZ
Name
THE STORE LTD 24 VILLAGE SQ
Address Telephone No.
BALTIMORE MD 21210 410 323 2350
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
UNAVAILABLE FOR HEARING
Reviewed By Date

Case No. 00-450SPHA

Z O N I N G D E S C R I P T I O N

ZONING DESCRIPTION FOR 2307 PAPERMILL ROAD
PHOENIX MARYLAND 21131 .

BEGINNING AT A POINT ON THE SOUTH SIDE OF PAPERMILL
ROAD WHICH IS 20 FEET WIDE AT THE DISTANCE OF 510 FEET
NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTER -
SECTING STREET , SEVEN SPRINGS CT WHICH IS 20 FEET
WIDE . BEING LOT # 1 IN THE SUBDIVISION OF HUNT VALLEY
HEIGHTS AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 57 ,
FOLIO # 132 CONTAINING 4.312 ACRES ALSO KNOWN AS
2307 PAPERMILL ROAD AND LOCATED IN THE 10TH ELECTION
DISTRICT 3RD COUNCILMANIC DISTRICT .

450

00-450-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

450
No. 081314

DATE 5.3.00 ACCOUNT F-11-615D

AMOUNT \$ 100.00

RECEIVED FROM: B. Cooke 2307 Pine Mill Rd.

FOR: (010) SPH

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
JCM

PAID RECEIPT

PAYMENT ACTION TIME
5/03/2000 5/03/2000 10:15:24
REG 4805 CASHIER LHM DRIVER
Dept 5 578 ZONING VERIFICATION
Receipt # 121204 OPEN
CR NO. 081314
Receipt of 100.00
100.00 OK .00 CR
Baltimore County, Maryland

00-450-SPHA

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-450-SPHA

Petitioner/Developer: STEINMETZ, ETAL

Date of Hearing/Closing: 6/13/00

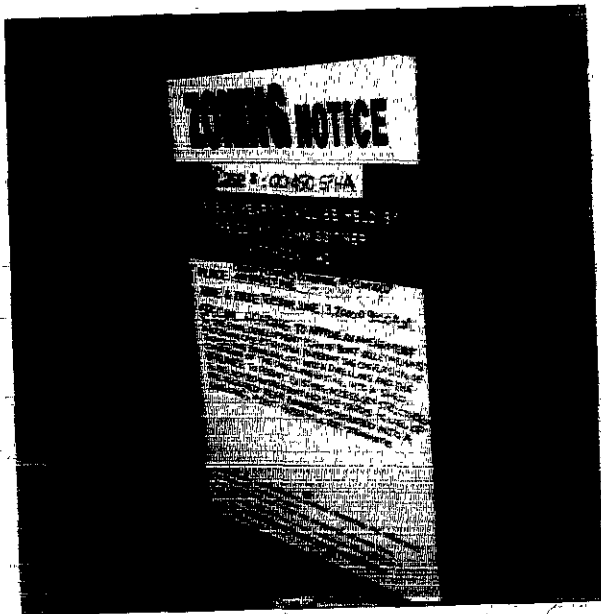
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 #2307-PAPER MILL RD.

The sign(s) were posted on 5/29/00
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 6/2/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)

00-450-SPHA
#2307-PAPER MILL ROAD (STEINMETZ)

P-5/29/00

H 6/13/00

NOTICE OF ZONING HEARING

The Zoning Commission 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: #00-45P-SPHA

2307 Paper Mill Road

S/S Paper Mill Road, 510 N or Seven Springs Court

10th Election District, 3rd Councilmatic District

Legal Owner(s): Betty Cooke & William Steinmetz

Special Hearing to approve an amendment to the Final

Development Plan of Hunt Valley Heights and zoning case

87-171-SPHA to permit the conversion of the existing barn

on Lot 1 into a dwelling and the conversion of the existing

dwelling into a shed. Variances: to permit existing accessory

structures to be located in the front and side yards in lieu of

the required rear (when barn is converted into a dwelling).

Hearing: Tuesday, June 13, 2000 at 9:00 a.m. in Room

407 County Courts Building, 401 Beesley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations, please contact the Zoning Commissioner's Office at (410) 887-4388.

(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-3391.

5/25/00 May 25 63993427

CERTIFICATE OF PUBLICATION

TOWSON, MD, 5/26/, 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 5/25/, 2000.

S. Jeffersonian
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. DO-450-SPHA

Petitioner/Developer: STEINMETZ

Date of Hearing/Closing: 6/13/00

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 # 2307 Paper Mill Rd.

The sign(s) were posted on 5/27/00
(Month, Day, Year)

Sincerely,

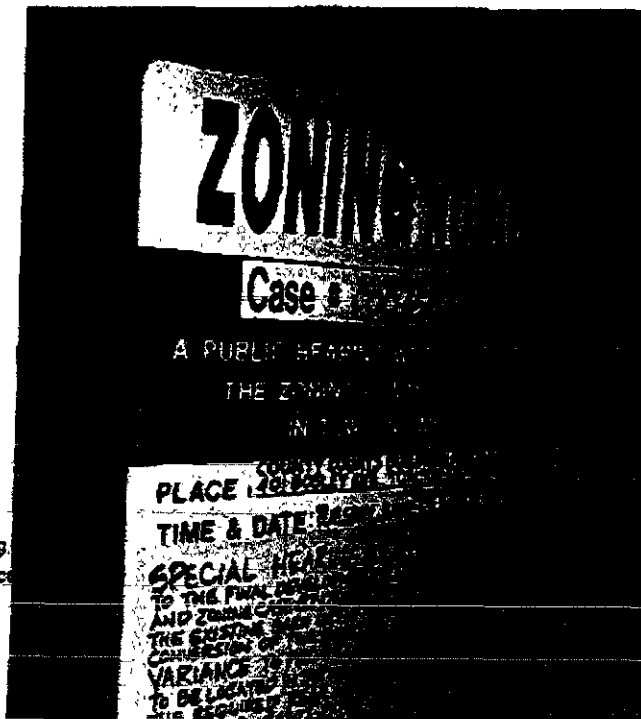
Patrick M. O'Keefe 6/1/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



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

450

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

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Pager: 410-373-9662
Work: 410-288-3284

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 11/17/99

15 DAYS.

00-450 SPHA

PETITIONER WAS ADVISED OF SIGN POSTING REQUIREMENTS:

was



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

May 17, 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: 00-450-SPHA
2307 Paper Mill Road
S/S Paper Mill Road, 510' N of Seven Springs Court
10th Election District – 3rd Councilmanic District
Legal Owner: Betty Cooke & William Steinmetz

Special Hearing to approve an amendment to the Final Development Plan of "Hunt Valley Heights" and zoning case 87-171-SPHA; to permit the conversion of the existing barn on Lot 1 into a dwelling and the conversion of the existing dwelling into a shed. Variance to permit existing accessory structures to be located in the front and side yards in lieu of the required rear (when barn is converted into a dwelling).

HEARING: Tuesday, June 13, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Betty Cooke & William Steinmetz, 7901 Ruxwood Road, Baltimore 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 29, 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.



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/neighborhood 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: 450

Petitioner: BETTY COOKE & WM. O. STEINMETZ

Address or Location: 2307 PAPER MILL RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: COOKE - STEINMETZ

Address: 7901 RUXWOOD RD

BALTO 21204. MD

Telephone Number: 410 - 323.2350

Revised 2/20/98 - SCJ

00-450-SPHA



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

June 8, 2000

Ms. Betty Cooke
7901 Ruxwood Road
Baltimore MD 21204

Dear Ms. Cooke:

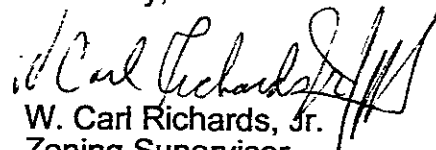
RE: Case Number 00-450-SPH , 2307 Paper Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 3, 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



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on Recycled Paper

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



Baltimore County
Fire Department

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

May 16, 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 May 15, 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:

447, 449, 450, 451, 452, 454, 455, 456, 459, 460, 461, 446

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 *RB*
DATE: June 5, 2000
SUBJECT: Zoning Item #450
2307 Paper Mill Road

Zoning Advisory Committee Meeting of May 15, 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.
- 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).

Reviewer: Dave Lykens


Date: June 5, 2000

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2000
Item Nos. 446, 447, 448, 449, 450, 451,
452, 453, 456, 457, 459, 460, 461

and

Case #99-320-SPHXA

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

RWB:HJO:jrb

cc: File

Jim
6/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 19, 2000

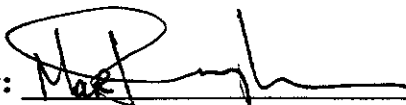
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAY 19

SUBJECT: Zoning Advisory Petition(s): Case 447, 449, 450, 452 and 453.

The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:  _____

Section Chief:  _____

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: **5.15.00**

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

RE: Baltimore County
Item No. **450**

JCM

Dear Ms. Jackson:

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,

Kenneth A. McDonald Jr.
to 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
PETITION FOR VARIANCE
23007 Paper Mill Road, S/S Paper Mill Rd,
510' N of Seven Springs Ct
10th Election District, 3rd Councilmanic

Legal Owner: Betty Cooke & William Steinmetz
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. ~~02-450-SPHA~~

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

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 22nd day of May, 2000 a copy of the foregoing Entry of Appearance was mailed to Betty Cooke & William Steinmetz, 7901 Ruxwood Road, Towson, MD 21204, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Bill She
Wm Stein Str.

7901 Ruxwood RD
7901 RUXWOOD RD.
14101 Phoenix RD

Protestant = Kara Kreakle

Mr. John Davis 14101 Phoenix Rd
Hunt Valley Golf Club



450

ANCE
75
87-171-SPHA

PETITION FOR SPECIAL HEARING

75
87-171-SPHA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve To amend partial development plan

Section 1 Hunt Valley Heights (Provisory Section)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and live to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

Richard B. Edgar

(Type or Print Name)

Signature

Richard B. Edgar 3-27-1986

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner

2301 Paper Mill Road 666-0277

(Type or Print Name)

Address

Signature

Phoenix, Md. 21131

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address

John P. Etzel Rep.

Name

City and State

412 Delaware Ave. 823-4170

Address

Towson, Md 21204

ORDERED BY

Zoning Commissioner of Baltimore County, this 12th day

of September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 27th day of October, 1986, at 11 o'clock

A.M.

Carl John

Zoning Commissioner of Baltimore County

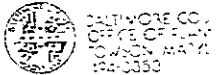
(over)

ORDER RECEIVED FOR FILING

Date *September 27, 1986*

By *Richard B. Edgar*

MICROFILMED



ANNOUNCEMENT
ZONING COMMISSIONER

October 22, 1986

Mr. Richard B.
2301 Paper Mill
Phoenix, Maryland

RE: PETITION FOR SPECIAL HEARING
N/S
10/22/86
Richard B. Edgar

Dear Mr. Edgar

00-450-SPHA

CERTIFICATE OF PUBLICATION

TOWSON, MD October 22, 1986

THIS IS TO CERTIFY that the annexed advertisement was published in THE TOWSONIAN a weekly newspaper owned and published by David B. ... Md. approved to

PROCEEDINGS FOR SPECIAL HEARING AND VARIANCE
DATE AND TIME: 10/27/86 10:15 AM
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

POSTING
BALTIMORE COUNTY

75
87-171-SPA
PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 1-A 03:4B.JJ, building setback of 20, 40, 30 and 38 feet in lieu of 50 feet from any lot line for existing buildings.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
a practical difficulty because of distance between 2 existing dwellings

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Richard S. Edgar

(Type or Print Name)

Richard S. Edgar 2-20-48

Signature

(Type or Print Name)

Signature

2301 Paper Mill Road 666-0277

Address Phone No.

Phoenix, Md. 21131

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John F. Stuel, Representative

Name

412 Delaware Ave.

823-4170

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of September 19 86 that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of October 19 86 at 10:15 o'clock

M.

Zoning Commissioner of Baltimore County

(over)

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

PETITION
TO THE ZONING COMMISSIONER

The undersigned, legal owner(s) described in the description and plat Special Hearing under Section 500.7 ther or not the Zoning Commission. To amend partial devel

Section 1 Hunt Valley

Property is to be posted and

I, or we, agree to pay expenses of this Petition, and further agree to be bound by the zoning regulations of Baltimore County adopted

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

ORDERED BY

of September 19 86 required by the Zoning Law of Baltimore County, that the Commission of Baltimore County on the 27th day of October 19 86 at 10:15 o'clock

M.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

PETITION FOR SPECIAL HEARING AND VARIANCE
1000 Chesapeake Drive
Case No. 87-171-SPA

LOCATION: North Side of Spring Road, North of Case No. 87-171-SPA

DATE AND TIME: Monday, September 29, 1986 at 10:15 a.m.

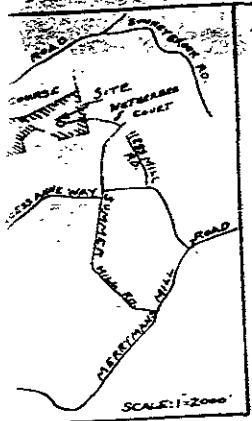
HEARING: Held in County Office Building, Towson, Maryland

By: [Signature]

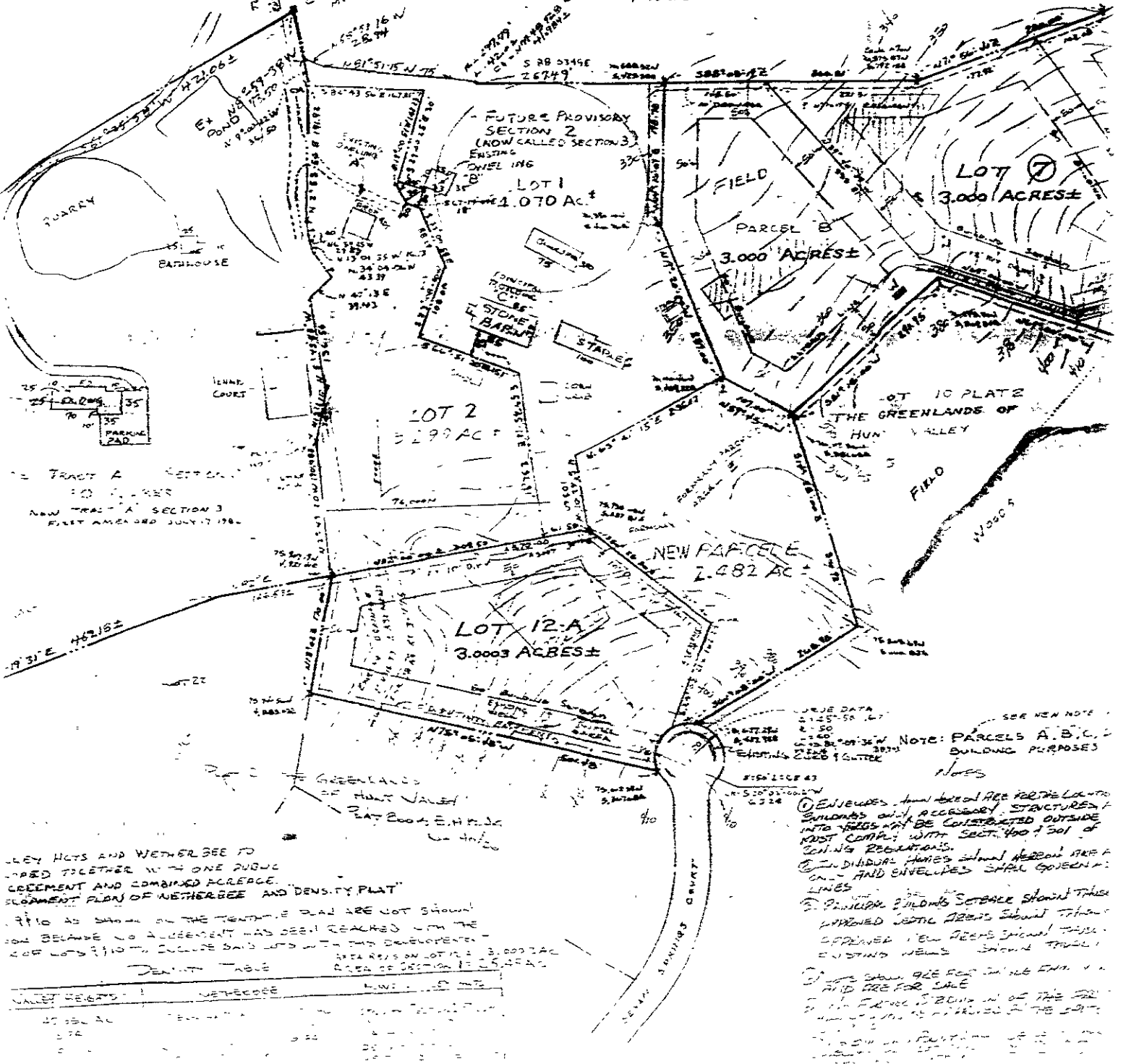
REASON FOR FIRST AMENDED DEVELOPMENT PLAN JULY 17, 1980

- ① DUE TO THE LACK OF DENSITY PARCELS A, B AND E ARE NOT APPROVED HEREON AS BUILDING LOTS. THEY WERE RETAINED WITH THE IDEA OF SELLING THEM TO ONE OF THE ADJOINING LOTS OWNERS. TO PREVENT AT THE PRESENT TIME PARCEL A HAS BEEN SOLD TO OWNER OF LOT 2 SECTION ONE. IN THE EVENT THAT DENSITY DOES BECOME AVAILABLE BY RAZING EXISTING HOUSES ON LOTS 1 AND 2 SECTION 3, IT SHOULD BE NOTED THAT PARCEL E IS UNDERSIZED AND WILL NOT QUALIFY FOR A BUILDING LOT.
- ② PROVISORY SECTION 2 IS NOW CHANGED TO SECTION 3 HUNT VALLEY HEIGHTS.
- ③ REALIGNMENT OF LOT LINES IN SECTION 3 (FORMERLY PROVISORY SECTION 2) OF LOTS 1 AND 2 AND PARCEL E (PARCEL D IS MERGED INTO LOTS 1 AND 2 AND PARCEL E.)

HUNT VALLEY



NOTE ACCESS TO PARCELS 12 FOR LOTS IN FUTURE SECTION 2, HUNT VALLEY HEIGHTS VIA EASEMENT OVER HUNT VALLEY GOLF COURSE IS GUARANTEED BY TITLE COMPANY OVER EXISTING BUTANE GAS MAIN



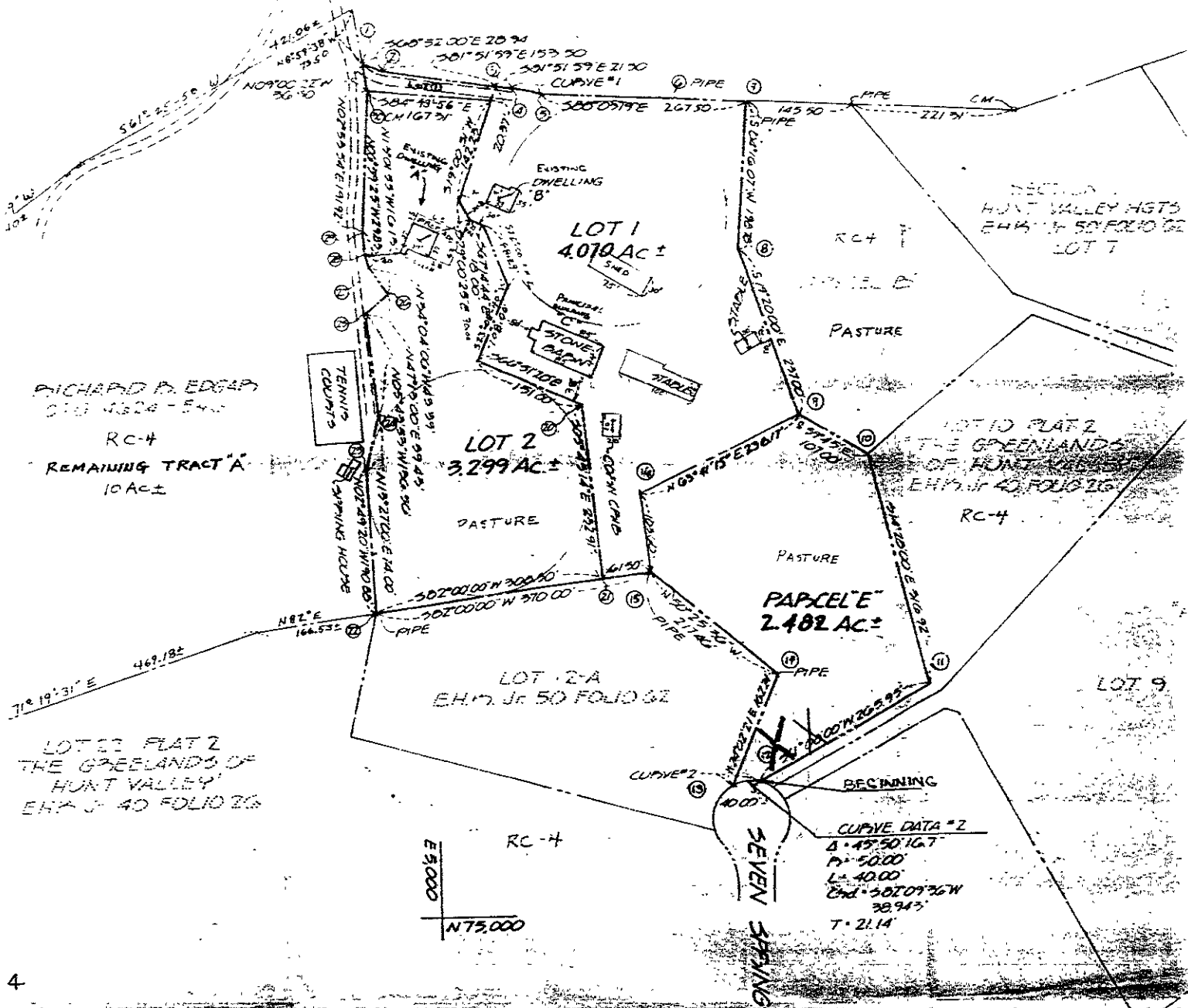
TRACT A SECTION 3
10 ACRES
NEW TRACT A SECTION 3
FIRST AMENDED JULY 17 1980

THEY HOTS AND WETHERBEE TO
BUNDLED TOGETHER WITH ONE PUBLIC
EASEMENT AND COMBINED PARCELS
EASEMENT PLAN OF WETHERBEE AND DENSITY PLAT
... AS SHOWN ON THE TENTATIVE PLAN ARE NOT SHOWN
... BECAUSE NO AGREEMENT HAS BEEN REACHED WITH THE
... TO INCLUDE SAID LOTS WITH THE DEVELOPMENT
... AREA REFS ON LOT 12-A 3.003 AC
... AREA OF SECTION 12-A 2.482 AC

- NOTE: PARCELS A, B, C, D
BUILDING PURPOSES
- ① ENVIRONMENTAL IMPACT STATEMENT FOR THE LOTS TO BE BUILT AND ACCESSORY STRUCTURES & INTO THESE MAY BE CONSIDERED OUTSIDE THE CITY LIMITS WITH SECT. 400 & 301 OF THE ZONING REGULATIONS.
 - ② INDIVIDUAL HOMES SHALL BE OPEN TO ALL AND ENVELOPED SHALL GOVERN THE LINES.
 - ③ PRINCIPAL BUILDINGS SHOULD SHOW THEIR OWNED LOT LINE DEEDS SHOULD THEIR APPEAR ON DEEDS SHOULD THEIR EXISTING LOTS BE SHOWN THERE.
 - ④ THE PLAN IS FOR THE LOTS AND ARE FOR SALE.
 - ⑤ THE PLAN IS SUBJECT TO THE CITY OF HUNTSVILLE AND THE STATE OF ALABAMA.

VALLEY HEIGHTS	WETHERBEE	HUNT VALLEY HEIGHTS
47 156 AC	100 AC	100 AC
100 AC	100 AC	100 AC
100 AC	100 AC	100 AC

AT HUNTER CREEK CO., INC.
P.O. BOX 100
HUNTER CREEK, TEXAS 75743-0100
RC-4



RICHARD P. EDGAR
213-2324-544
RC-4
REMAINING TRACT A
10 AC±

LOT 22 PLAT 2
THE GREENLANDS OF
HUNT VALLEY
E.H.M. 40 FOLIO 26

SECTION 1
HUNT VALLEY HGTS
E.H.M. 50 FOLIO 26
LOT 7

LOT 10 PLAT 2
THE GREENLANDS
OF HUNT VALLEY
E.H.M. 40 FOLIO 26
RC-4

LOT 9

CURVE DATA #2
 $\Delta = 45^{\circ}50'16''$
 $R = 50.00'$
 $L = 40.00'$
 $Chd = 50.00' \sin 38.94^{\circ}$
 $T = 21.14'$

4

② SPECIAL HEARING TO AMEND PARTIAL
DEVELOPMENT PLAN "SECTION 1 HUNT VALLEY
HEIGHTS" (PROVISORY SECTION)

FIG. 1-A 03.48.4

* BACK AS SHOWN BELOW

* ANY LOT LINES.

* BACK REQUESTED

1/4" = 40'

PLAT TO
PETITION FOR 2
SECTION
HUNT VALLEY
10001 ELECTION DISTRICT

87-171-SPHA
75

N/S of Seven Springs Ct., N of Cripple Gate Rd.

10th Elec. Dist.

9/12/86

Special Hearing and Variance - filing fee \$200.00 - Richard B. Edgar

9/12/86

Hearing set for 10/27/86, at 10:15 a.m.

10/27/86

Advertising and Posting - \$100.00

10/28/86

Ordered by the Zoning Commissioner that the amendment to the provisory section of the Partial Development Plan of Hunt Valley Heights, Section 1, is approved and the Petition for Special Hearing is GRANTED.

10/28/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit building setbacks of 20', 40', 30', and 38' in lieu of the required 50' from any lot line for existing buildings is GRANTED.

87-172-A
77

W/S of Glenwood Ave., 80' S of Lavonia Place (24 Glenwood Ave.)

1st Elec. Dist.

9/12/86

Variance - filing fee \$35.00 - George W. Miller, Jr., et ux

9/12/86

Hearing set for 10/27/86, at 10:30 a.m.

10/27/86

Advertising and Posting - \$58.65

10/28/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a rear yard setback of 24.5' in lieu of the required 30' is GRANTED with conditions.

NE 20A

LOCATION #7

145

450

ROAD

N-77,000

BRANCH

PRIVATE

00-450-SPAA

N-610,000

POND

R.C. 4

E-76,000
N-76,000

NE 19A

E-4,500

E-914,000

E-6,000

R.C. 4

TRAIL

N-609,000

PEAK
SW TERR.

SEVEN SPRINGS CT.

N-75,000

CRIPPLEGATE

SCALE
1" = 200' ±

WAY

00-450-SPHA

Pt. 2, #1

Plat to accompany Petition for Zoning Variance Special Hearing

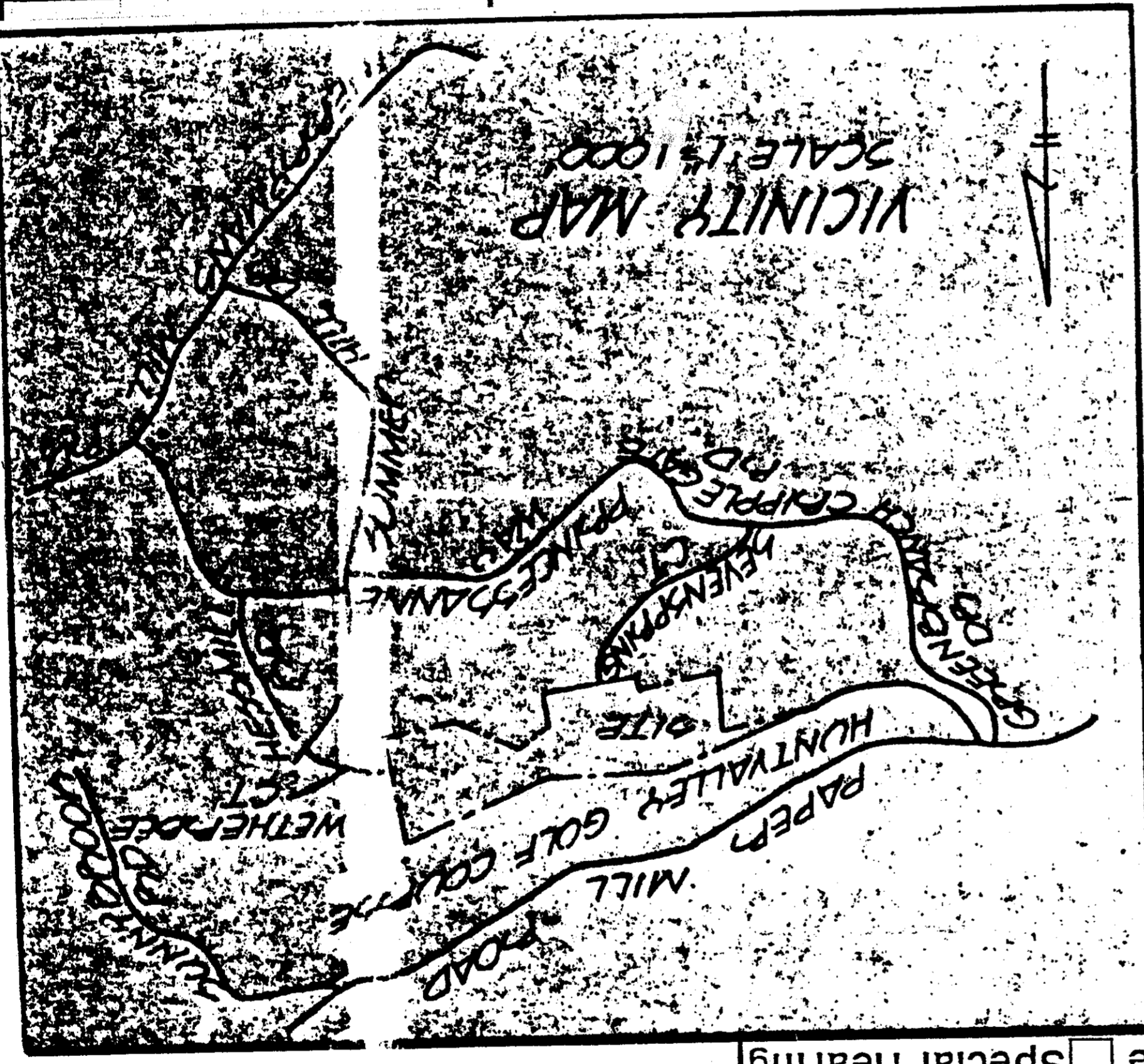
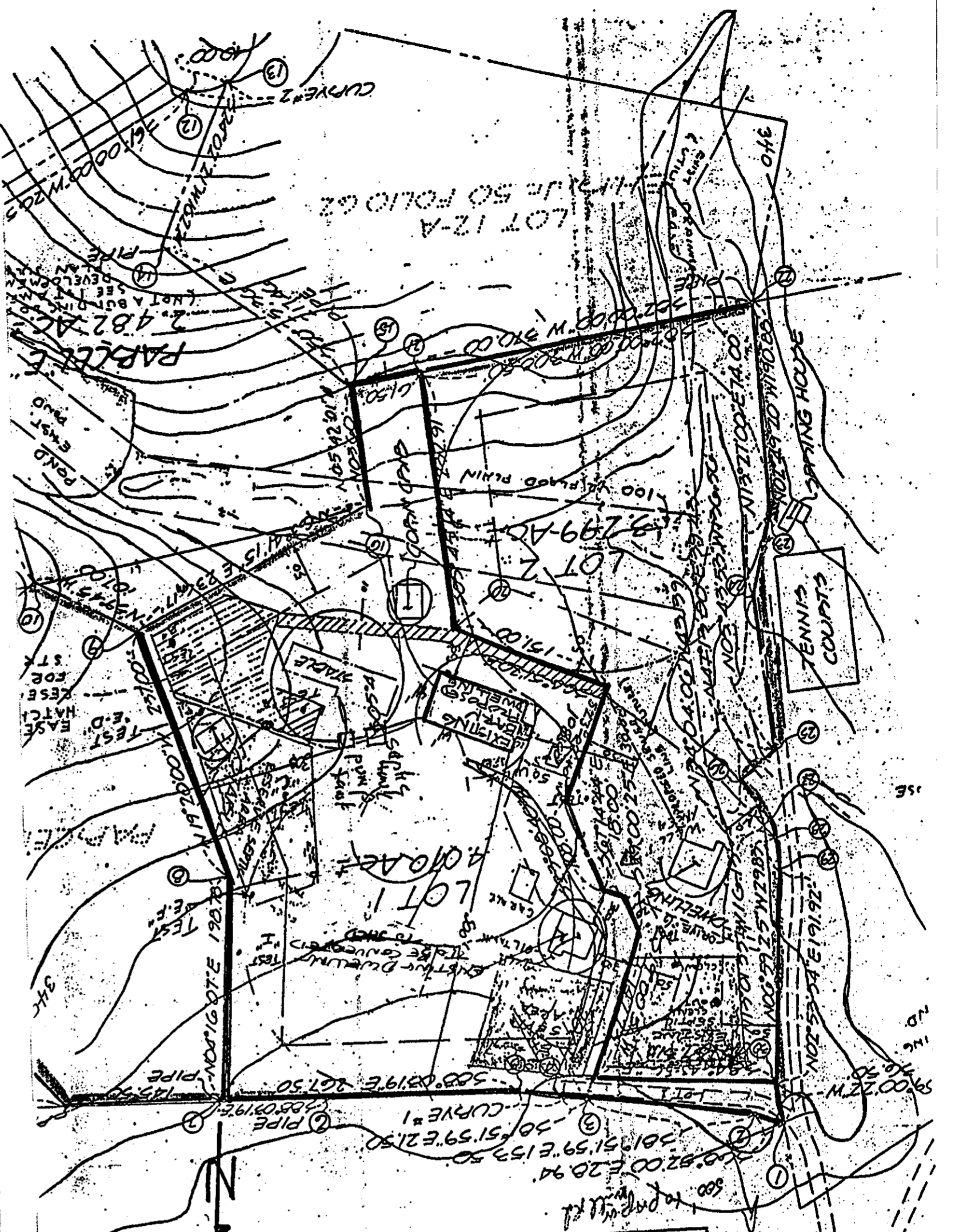
PROPERTY ADDRESS: 2307 PAPERMILL ROAD, PHOENIX MD 21131
Subdivision name: HUNT VALLEY HEIGHTS
plat book # 57, folio # 132, lot # 1, section #

OWNER: BETTY COOKE AND WILLIAM O STEINMETZ

DATE: 4-18-00
BY: [Signature]
DEPT. OF ENVIRONMENTAL PROTECTION & RESOURCE MGMT.
FINAL APPROVED PLAN

HUNT VALLEY GOLF CLUB
DAVID G. PRICE
PHOENIX MD 21131

R C 4



LOCATION INFORMATION

Election District: 10TH
Councilmanic District: 3RD
1"=200' scale map: NE 20 A
Zoning: RC4
Lot size: 4.312 acreage
square feet

SEWER: public private
WATER:

Chesapeake Bay Critical Area:

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: [Signature]
ITEM #: 450
CASE#: