

IN RE: PETITION FOR VARIANCE
S/S Dipping Pond Court, 700' S of the
c/l Broadway Road
(15 Dipping Pond Court)
8th Election District
3rd Council District

Gaylord Menzies, Inc., Owner;
Geoffrey Forbes, Ltd., Contract Purchaser *

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-467-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, Gaylord Menzies, Inc., by Thomas R. Moore, Secretary, and the Contract Purchaser, Geoffrey Forbes, Ltd., through their attorney, Edward C. Covahey, Jr., Esquire. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 45 feet each in lieu of the required 50 feet and to amend the Final Development Plan for the Menzies Property, Lot 8 thereof, for a proposed single family dwelling. The subject property and relief sought are more particularly described on a copy of a portion of the subdivision plan for the Menzies Property, which was submitted into evidence and marked as Petitioner's Exhibit 1, and Petitioner's Exhibit 2, the plat which accompanied the Petition for Variance.

Appearing at the requisite public hearing in support of the request were Geoffrey Forbes, Contract Purchaser, and his attorney, Edward C. Covahey, Jr., Esquire. Appearing as an interested person was Nancy White, a resident of the surrounding locale. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregularly shaped lot, containing 1.243 acres, more or less, zoned R.C.5 and is presently unimproved. The property is also known as Lot 8 of the Menzies Property, a community of substantial single family dwellings on large lots, located adjacent to the intersection of Kelley Avenue and Broadway Road

ORDER RECEIVED FOR FILING

Date

By

in Timonium. Mr. Forbes is a homebuilder by trade and presently lives in Carroll County. He testified that he wishes to move to Baltimore County and is under contract to purchase the subject lot from the Developer, Gaylord Menzies, Inc. Mr. Forbes proposes to construct a 4800 sq.ft. single family dwelling as his personal residence on the property. Mr. Forbes indicated that the property is unique by virtue of its narrow configuration and significant depth. These unique characteristics, factored with the requirement to provide a 10,000 sq.ft. septic area, limits the area of development on the property. Mr. Forbes indicated that the dwelling he proposes to construct will be 85 feet wide; however, the lot is approximately 175 feet wide. Thus, the proposed dwelling, while centered on the property, will have side yard setbacks of 45 feet each, which is less than the 50 feet required. Therefore, the relief requested is necessary in order to proceed with development as proposed.

Ms. White testified that she is a resident of the locale and appeared at the hearing out of concern that blanket variances were being requested for all of the proposed lots in this community. When advised that the subject Petition relates only to the subject lot, she indicated that she had no opposition to the request.

Based upon the testimony and evidence offered, I am persuaded to grant the relief requested. The Petitioner has produced sufficient testimony to meet the requirements of Section 307 of the B.C.Z.R. and the case law. It is clear that the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale. Thus, the relief requested shall be granted.

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 granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of June, 2000 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 45 feet each in lieu of the required 50 feet and to amend the Final Development Plan for the

ORDER RECEIVED FOR FILING
Date 6/30/00
By [Signature]

Menzies Property, Lot 8 thereof, for a proposed single family dwelling, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/23/00
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at LOT #8 #15 DIPPING POND CT,
which is presently zoned QC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3 to allow side

yard setbacks of 45 ft. in lieu of the required 50 ft. and to amend the Final Development Plan.

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

To be presented at the hearing.

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:

GEOFFREY FORBES, LTD.

Name - Type or Print

Signature

1944 Turnberry Court 410-517-2776

Address Telephone No.

Finksburg, MD 21048

City State Zip Code

Attorney For Petitioner:

Edward C. Covahey, Jr.

Name - Type or Print

Signature

Covahey & Boozer, P.A.

Company

614 Bosley Ave. 410-828-9441

Address Telephone No.

Towson, MD 21204

City State Zip Code

Legal Owner(s):

GAYLORD MENZIES, INC.

Name - Type or Print

Signature

Thomas R. Moore

Name - Type or Print

Signature

P.O. Box 400 410-667-0800

Address Telephone No.

Phoenix, MD 21131

City State Zip Code

Representative to be Contacted:

Thomas R. Moore

Name

P.O. Box 400 21131 410-667-0800

Address Telephone No.

Phoenix MD 21131

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By BR Date 5/10/00

Case No. 00-467-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 4/30/00

By [Signature]

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 15 DIPPING POND - LOT #8

Beginning at a point on the south side of
Dipping Pond Court which is 40 feet
wide at the distance of 700 feet south of the
centerline of the nearest improved intersection street Broadway Road
which is 40 feet wide. *Being Lot # 8

Block — Section # 0 in the subdivision of Menzies Property
as recorded in Baltimore County Plat Book #72, Folio #18
containing 1.243 acres. Also known as 15 Dipping Pond Ct,
and located in the 8th Election District, 3rd Councilmanic District.

00-467-A

#467

No. 081526

AMOUNT \$ 100.00

RECEIVED FROM: _____

FOR: _____

YELLOW - CUSTOMER

[illegible]

00-467-A

CASHIER'S VALIDATION

品方寸

CERTIFICATE OF POSTING

RE: Case No.: 00-467-A

Petitioner/Developer: FORBES, ETAL

% EDWARD COVAHEY, ESQ

Date of Hearing/Closing: 6/20/00

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 #15 DIPPING POND CT.

The sign(s) were posted on _____

6/5/00

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, 6/6/00

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

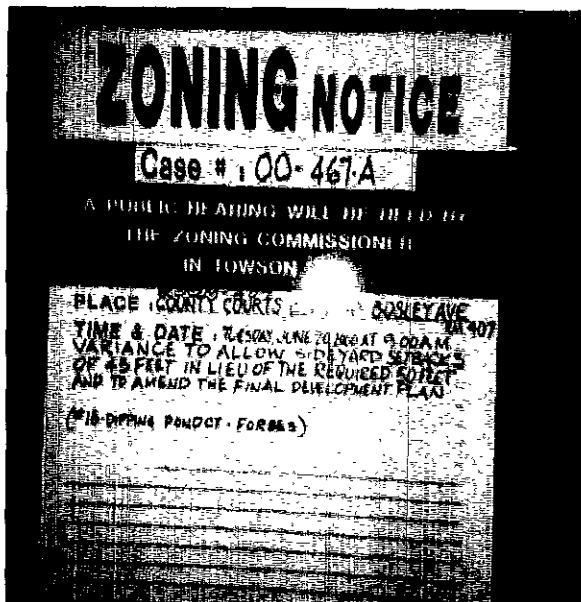
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



**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: #00-467-A
15 Dipping Pond Court
S/S Dipping Pond Court,
700' S of centerline Broad-
way Road
8th Election District
3rd Councilmanic District

Legal Owner(s):

Gaylord Menzies, Inc.

Contract Purchaser:

Geoffrey Forbes, Ltd.

Variance: to allow side yard setbacks of 5 feet in lieu of the required 50 feet and to amend the Final Development Plan.

Hearing: Tuesday, June 20, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Ave.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

6/033 June 1 C395261

CERTIFICATE OF PUBLICATION

6/1/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/1/, 2000.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

LS

CERTIFICATE OF POSTING

RE Case No

00-467-A

Petitioner/Developer

FORBES, ETAL

Date of Hearing/Closing

6/20/00

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 #15 DIPPING POND CT.

The sign(s) were posted on

6/4/00
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 6/10/00
(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)

ZONING NOTICE

Case #: 00-467-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE COUNTY COURTS BLDG. 401 BOSLEY AVE

TIME & DATE: TUESDAY, JUNE 20, 2000 AT 9:00 AM
VARIANCE TO ALLOW SIDEYARD SETBACKS
OF 45 FEET IN LIEU OF THE REQUIRED 50 FEET
AND TO AMEND THE FINAL DEVELOPMENT PLAN

15 DIPPING POND CT. - FORBES

NOTICE: IF YOU ARE NOT PRESENT AT THE HEARING, THE ZONING COMMISSIONER
WILL MAKE A DECISION FOR YOU. IF YOU ARE PRESENT, YOU WILL HAVE AN OPPORTUNITY
TO STATE YOUR POSITION AND ASK QUESTIONS. IF YOU HAVE ANY QUESTIONS, PLEASE
CALL THE ZONING COMMISSIONER AT 410-666-5366.

RE: PETITION FOR VARIANCE
Lot Nos. 8 and 15 Dipping Pond Court,
S/S Dipping Pond Ct, 700' S of c/I Broadway Rd
8th Election District, 3rd Councilmanic

Legal Owner: Gaylord Menzies, Inc.
Contract Purchaser/Lessee: Geoffrey Forbes, Ltd.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-467-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.

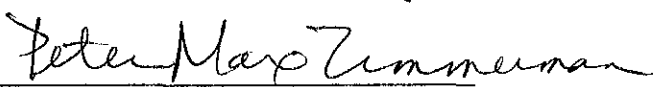
All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


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 24th day of May, 2000 a copy of the foregoing Entry of Appearance was mailed to Edward C. Covahey, Jr., Esq., Covahey & Boozer, 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioner(s).


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

May 24, 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: 00-467-A

15 Dipping Pond Court

S/S Dipping Pond Court, 700' S of centerline Broadway Road

8th Election District – 3rd Councilmanic District

Legal Owner: Gaylord Menzies, Inc.

Contract Purchaser: Geoffrey Forbes, Ltd.

Variance to allow side yard setbacks of 5 feet in lieu of the required 50 feet and to amend the Final Development Plan.

HEARING: Tuesday, June 20, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Gaylord Menzies, Inc., PO Box 400, Phoenix, MD 21131
Geoffrey Forbes, Ltd., 1944 Turnberry Court, Finksburg, MD 21048
Edward Covahey, Jr., Esquire, 614 Bosley Avenue, Towson, MD 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 5, 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, June 1, 2000 Issue – Jeffersonian

Please forward billing to:
Geoffrey Forbes
1944 Turnberry Court
Finksburg, MD 21048

410-517-2776

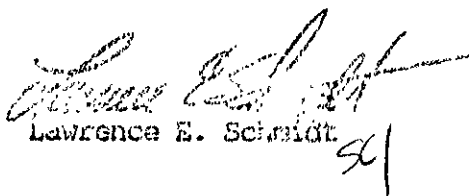
NOTICE OF ZONING HEARING

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: 00-467-A
15 Dipping Pond Court
S/S Dipping Pond Court, 700' S of centerline Broadway Road
8th Election District – 3rd Councilmanic District
Legal Owner: Gaylord Menzies, Inc.
Contract Purchaser: Geoffrey Forbes, Ltd.

Variance to allow side yard setbacks of 5 feet in lieu of the required 50 feet and to amend the Final Development Plan.

HEARING: Tuesday, June 20, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-467-A

Petitioner: Geoffrey Forbes

Address or Location: 15 DIPPING DOCK CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Geoffrey Forbes

Address: 1944 Turnberry CT. Finksburg, Md. 21048

Telephone Number: 410-517-2776

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For May 29, 2000
Item Nos. 463, 464, 466, 467, 468, 469,
470, 471, 472, 473, 474, 475, and 476

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RM5*
DATE: June 1, 2000
SUBJECT: Zoning Item #467
Dipping Pond Court

Zoning Advisory Committee Meeting of May 22, 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 Development Coordination: This property must comply with all DEPRM setback requirements for wells and septic systems.

Reviewer: Bruce Seeley

Date: May 24, 2000

hs
6/20

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

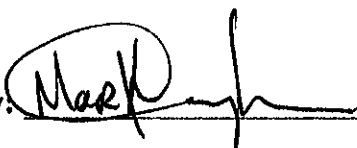
MAY 19

SUBJECT: Zoning Advisory Petition(s): Case 467, 470, 472 and 476.

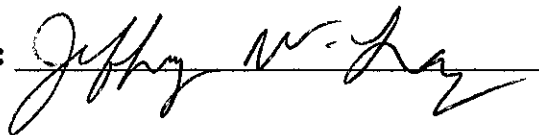
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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

LS 6/20

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

Date: 5.22.00

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

RE: Baltimore County
Item No. 467

BR

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,

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

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-467-A

Date Completed/Initials

5/24/00 SCJ

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 15 DIPPING POND COURT Lot # 8

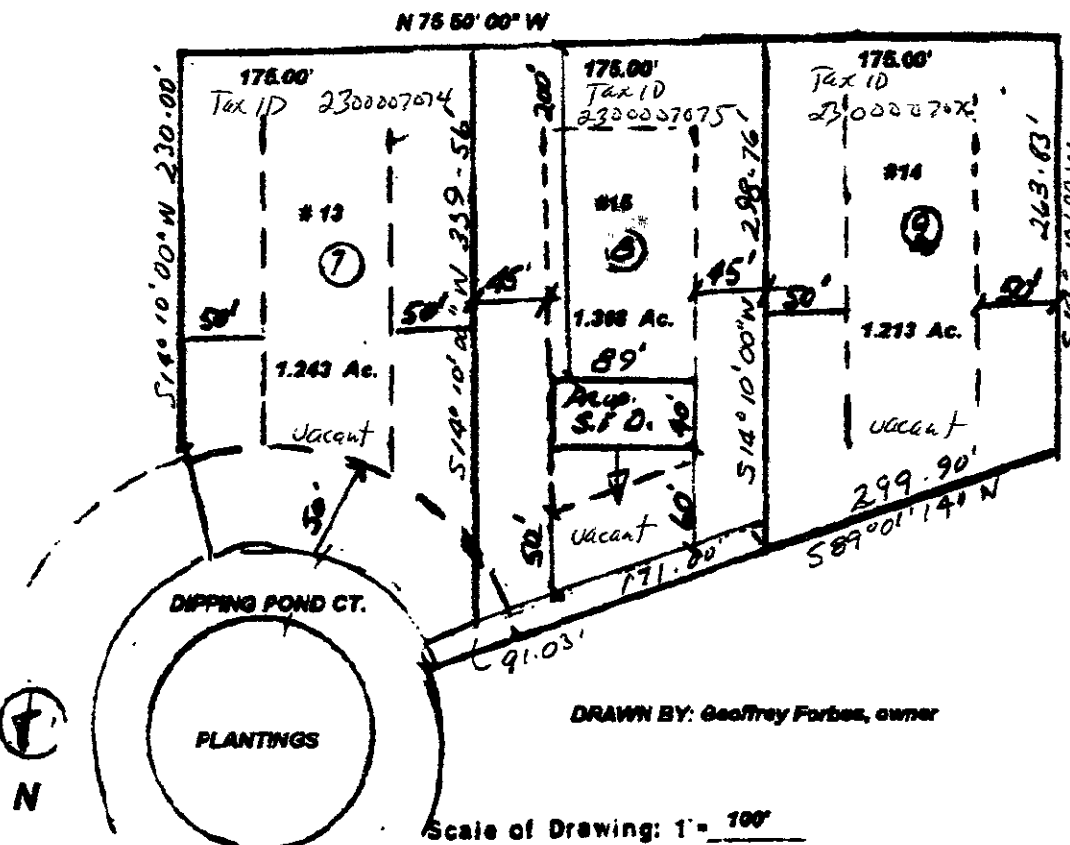
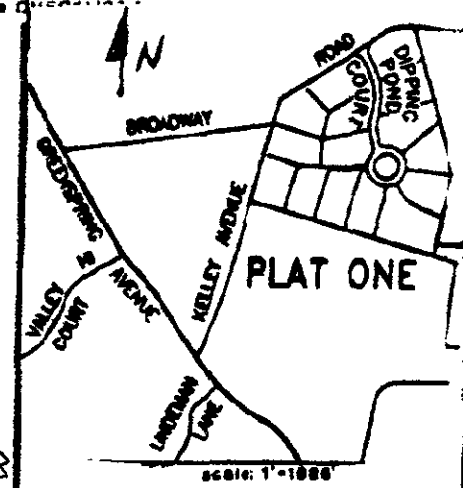
see pages 5 & 6 of the Declaration

Subdivision name: MENZIES PROPERTY - BRANDIE

plat books SM lots 72 July 18 sections PLAT 1

OWNER: Geoffrey Forbes

2012 Nov



LOCATION INFORMATION

Election District: No. 8th
Councilman's District: 3rd

1/4" = 200' scale map:

Zoning: _____
Lot size: 1.308 57,094.2
acres square feet

SEWER: ☐ ☒
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ ☒

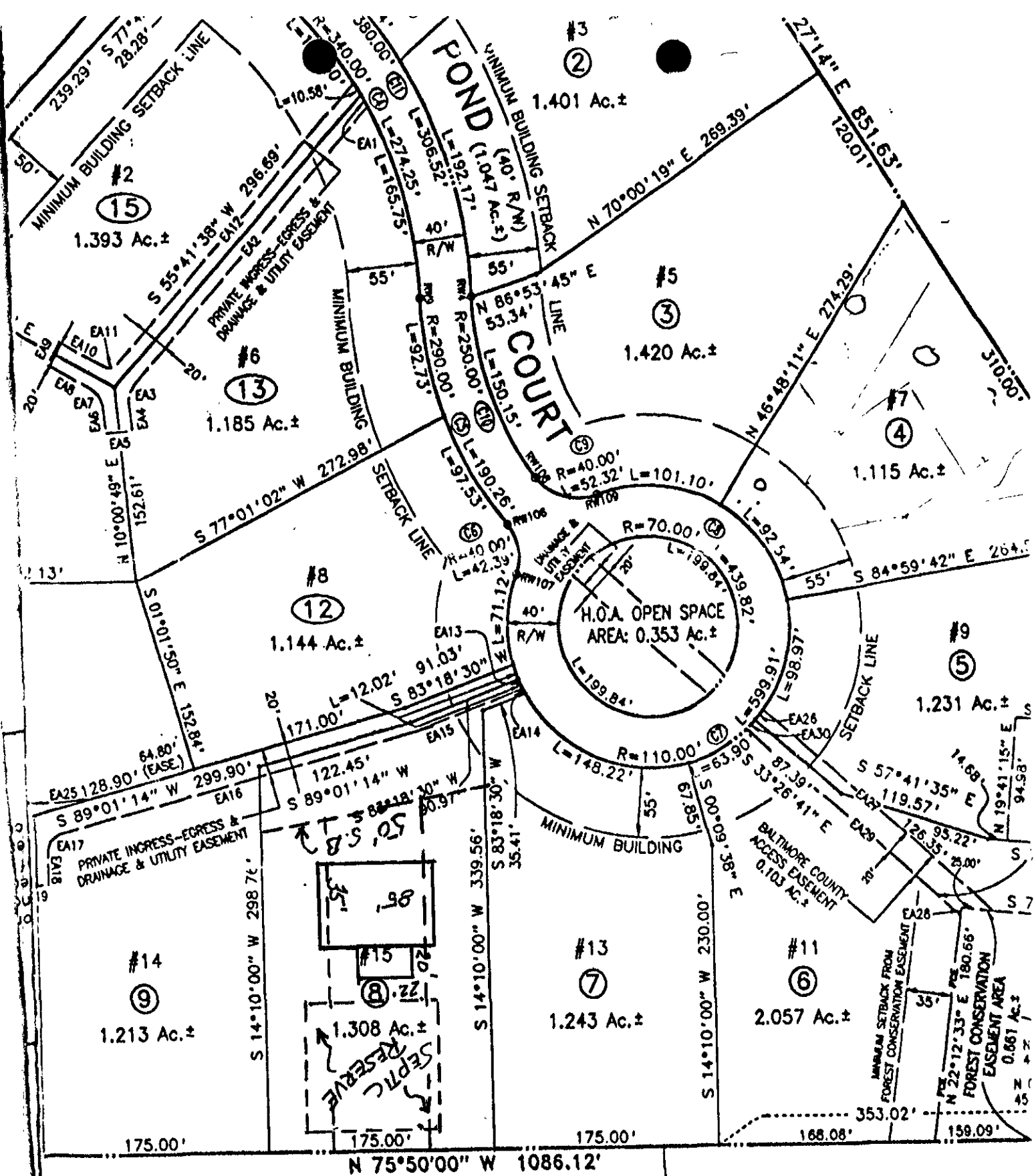
Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: 467 CASE#: 00-467-A

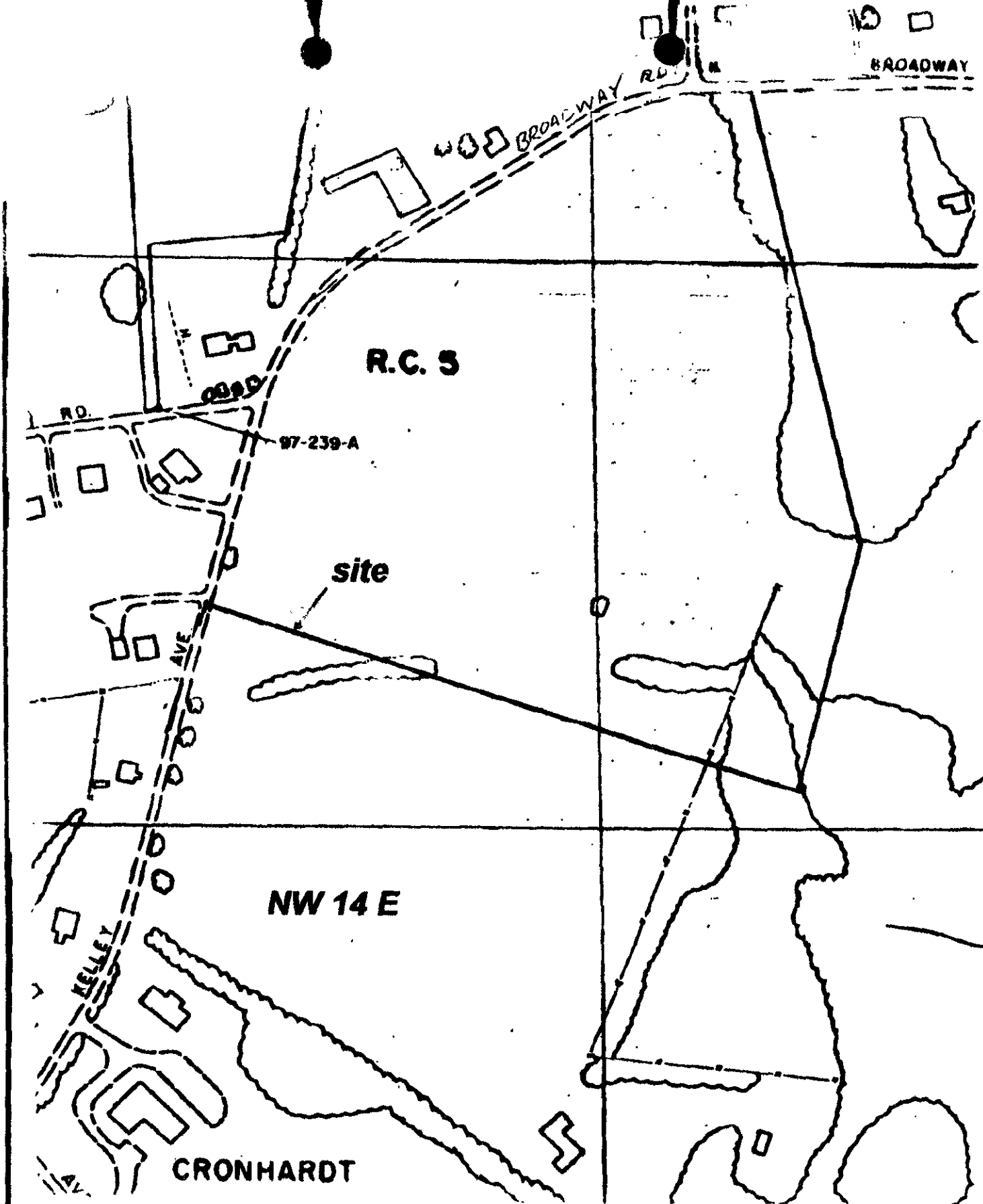
DRAWN BY: Geoffrey Forbes, owner

Scale of Drawing: 1" = 100'



Plat No 1

JOSEPH S. &



00-467-A

467



Baltimore County
Zoning Commissioner

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

June 30, 2000

Edward C. Covahey, Jr., Esquire
Covahey & Boozer
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
S/S Dipping Pond Court, 700' S of the c/l Broadway Road
(15 Dipping Pond Court)
8th Election District - 3rd Councilmanic District
Gaylord Menzies, Inc., Owners; Geoffrey Forbes, Ltd., Contract Purchaser - Petitioners
Case No. 00-467-A

Dear Mr. Covahey:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Thomas R. Moore, Secretary, Gaylord Menzies, Inc.
P.O. Box 400, Phoenix, Md. 21131
Mr. Geoffrey Forbes, 1944 Turnberry Court, Finksburg, Md. 21048
Ms. Nancy White, 1816 Broadway Road, Timonium, Md. 21093
People's Counsel; Case File

