

IN RE: PETITION FOR VARIANCE  
S/S Pond View Lane, 1161' +/- N  
centerline of Hayfields Road  
8th Election District  
3rd Councilmanic District  
(500 Pond View Lane, Lot 17)

Hayfields, Inc., Legal Owner  
And  
Tyler Anderson, Contract Purchaser  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 00-512-A

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Hayfields, Inc. and the contract purchaser, Tyler Anderson. The petition was prepared and filed by Joseph C. LaVerghetta, attorney representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1.080 acres, more or less, zoned RC 4. The subject property is unimproved at this time. The Petitioner is desirous of constructing a single-family home on the property. In order to take full advantage of the vistas and views offered by the subject property, a variance is requested to allow some flexibility in the siting of the house. Therefore, the Petitioner is requesting a variance from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a setback from the RC 2 zone line of 40 ft. in lieu of the required 100 ft.

The Petitioner has submitted a site plan into evidence which depicts the lot in question and the proposed location of the house. After considering the testimony and evidence offered at the hearing, the lack of opposition from any party and the approval of the various County reviewing agencies, I find that the Petitioner's request for variance should be granted.

ORIGINAL FILED IN

Date

By

7/24/00

J. R. Gannon

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

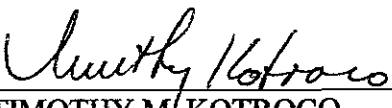
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 24<sup>th</sup> day of July, 2000, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a setback from the RC 2 zone line of 40 ft. in lieu of the required 100 ft., 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 his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

7/24/00

By





Baltimore County  
Zoning Commissioner

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

July 24, 2000

Joseph C. LaVerghetta, Esquire  
Commercial Contractors, Inc.  
1205 York Road  
Lutherville, Maryland 21093

Re: Petition for Variance  
Case No. 00-512-A  
Property: 500 Pond View Lane (Lot 17)

Dear Mr. LaVerghetta:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance 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,

A handwritten signature in cursive script, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Mr. Louis Mangione  
1205 York Road  
Lutherville, MD 21093

Mr. Tyler Anderson  
13806 Ansari Lane  
Baldwin, MD 21013

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Variance

TO AMEND THE FDP OF HAYFIELDS MANOR.

to the Zoning Commissioner of Baltimore County

for the property located at 500 Pond View Lane (Lot 17)

which is presently zoned RC4

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)

1A03.4.B.2 - to permit a setback from the R2 district of 40 feet

in lieu of the required 100 feet, if the 100 foot setback applies

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

The unique and unusual shape and topography of the lot and the location of the septic area causes the setback provisions of the zoning regulations to impact the subject property in a way that is different from other properties and more unusable. As a result, there are practical difficulties and hardships in being unable to have a fully functional rear yard in an area of development that envisions such a use.

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:

Tyler Anderson

Name - Type or Print

Signature

13806 Anjari Lane

Address

Telephone No.

Baldwin,  
City

MD  
State

21013

Zip Code

## Attorney For Petitioner:

Joseph C. LaVerghetta, Attorney

Name - Type or Print

Signature

Commercial Contractors, Inc.

Company

1205 York Road

(410) 825-8400

Address

Telephone No.

Lutherville,  
City

MD  
State

21093

Zip Code

## Legal Owner(s):

Hayfields, Inc.

Name - Type or Print

Signature

Louis Mangione

Name - Type or Print

Signature

1205 York Road

(410) 825-8400

Address

Telephone No.

Lutherville,  
City

MD  
State

21093

Zip Code

## Representative to be Contacted:

Joseph C. LaVerghetta, Attorney

Name

1205 York Road

(410) 825-8400

Address

Telephone No.

Lutherville,  
City

MD  
State

21093

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 6-1-00

Case No. 00-512A

RECEIVED  
JUN 1 1998  
BY [Signature]

ZONING DESCRIPTION for 500 Pond View Lane

Beginning at a point on the South side of Pond View Lane which is 40 feet wide at the distance of 1161 feet North of the centerline of the nearest improved intersecting street Hayfields Road which is 50 feet wide. Being Lot No. 17, in the subdivision of Hayfields Manor as recorded in Baltimore County Plat Book No. 72, Folio No. 4, containing 1.080 acres. Also known as 500 Pond View Lane and located in the 8<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District.

512

00-512-A

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

No. 083227

DATE 6.1.10 ACCOUNT 111 6150

AMOUNT \$ 100.00

RECEIVED FROM: 1. Provisions

FOR: (100) Provisions

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

*J.M.*

**PAID RECEIPT**

FORM NO. 100-100  
6/01/2006 12/01/2006 14/05/13  
RECEIVED BY: 528 20006 100100  
RECEIVED BY: 10363  
REF NO. 083227

RECEIVED BY: 100100  
100100  
BALTIMORE COUNTY, MD 21201

**CASHER'S VALIDATION**

**NOTICE OF ZONING HEARING**

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

Case: #00-512-A

500 Pond View Lane (lot 17)

S/S Pond View Lane, 1161' +/- N of CA of Hayfields Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Hayfields, Inc.

Contract Purchaser(s): Tyler Anderson

Variance: to permit a setback from the R.C.2 district of 40 feet in lieu of the required 100 foot setback, if the 100 foot setback applies and to amend the FDP of Hayfields Manor.

Hearing: Friday, July 21, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204.

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.

7/003 July 6

C402181

**CERTIFICATE OF PUBLICATION**

TOWSON, MD, 7/6, 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 7/6, 2000.

**THE JEFFERSONIAN,**

*S. Wilkins*

LEGAL ADVERTISING

## CERTIFICATE OF POSTING

RE Case No. 00-512-APetitioner/Developer: MANGIONE, ETALDate of Hearing/Closing: 7/21/00

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 signs required by law  
were posted conspicuously on the property located at #500 FORD EW LA.

The sign(s) were posted on

7/4/00

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/12/00  
(Signature of Sign Poster and Date)PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

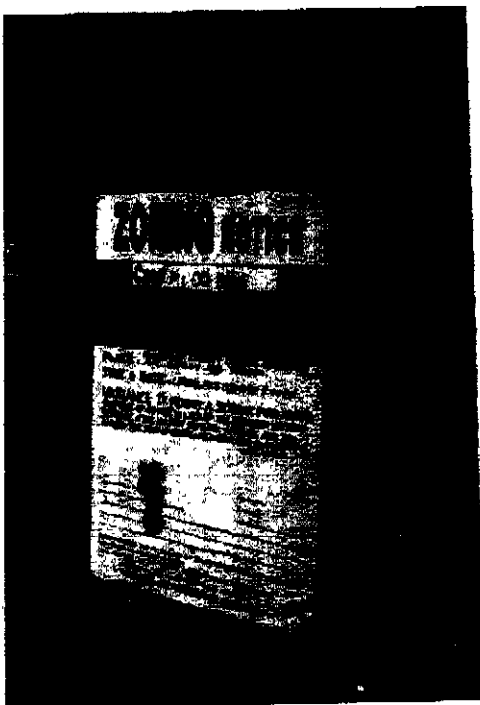
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



RE: PETITION FOR VARIANCE  
500 Pond View Lane (Lot 17), S/S Pond View Ln,  
1161' +/- N of c/l Hayfields Rd  
8th Election District, 3rd Councilmanic

Legal Owner: Hayfields, Inc.  
Contract Purchaser: Tyler Anderson  
Petitioner(s)

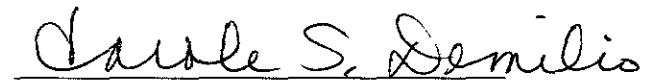
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-512-A

\* \* \* \* \*

**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 23<sup>rd</sup> day of June, 2000 a copy of the foregoing Entry of Appearance was mailed to Joseph C. LaVerghetta, Esq., 1205 York Road, Suite 39C, Lutherville, MD 21093, attorney for Petitioner(s).

  
PETER MAX ZIMMERMAN



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 20, 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: 00-512-A  
500 Pond View Lane (Lot 17)  
S/S Pond View Lane, 1161' +/- N of c/l of Hayfields Road  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner(s): Hayfields, Inc.  
Contract Purchaser(s): Tyler Anderson

HEARING: FRIDAY, JULY 21, 2000 at 2:00 p.m. in Room 407 County Courts Building, 401 Bosley Avenue, Towson MD 21204.

Variance to permit a setback from the R.C.2 district of 40 feet in lieu of the required 100 foot setback, if the 100 foot setback applies and to amend the FDP of Hayfields Manor

Arnold Jablon  
Director

C: Tyler Anderson, 13806 Ahsari Lane, Baldwin MD 21013  
Joseph C. LaVerghetta, Esq., Commercial Contractors, Inc., 1205 York Road,  
Lutherville MD 21093.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 6, 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.**



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](http://www.co.ba.md.us)

TO: PATUXENT PUBLISHING COMPANY  
June 26, 2000 Issue – Jeffersonian

Please forward billing to:  
Joseph LaVerghetta, Esq.  
1205 York Road  
Lutherville MD 21093  
410-825-8400

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## **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: 00-512-A  
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S/S Pond View Lane, 1161' +/- N of c/l of Hayfields Road  
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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: 512  
Petitioner: TYLER ANDERSON  
Address or Location: 500 POND VIEW LN. (LOT 17)

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH LAVERGHETTA, Atty  
Address: 1205 YORK RD.  
CUTHERVILLE, Md. - 21093  
Telephone Number: (410) 825-8400

Revised 2/20/98 - SCJ

00-512-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 11, 2000

Mr. Joseph Laverghetta  
Commercial Contractors, Inc.  
1205 York Road  
Lutherville MD 21093

Dear Mr. Laverghetta:

RE: Case Number 00-512-A , 500 Pond View Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 6/01/00.

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. /rsj*  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:rsj

Enclosures

c: Tyler Anderson  
Louis Mangione



**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 June 19, 2000  
Item Nos. 512 and 513

The Bureau of Development Plans Review has reviewed the subject zoning items, and we did not receive plans for these items.

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

June 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: HAYFIELDS, INC. - 512  
HAYFIELDS, INC. - 513

Location: DISTRIBUTION MEETING OF June 12, 2000

Item No.: 512 and 513

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.

NO PLAN PROVIDED - NO REVIEW

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

cc: File



Date: June 22, 2000

To: Arnold L. Jablon, PDM

From: Bruce Seeley, DEPRM */ms*

Subject: Zoning Item # 512 A  
500 Pond View Lane

Zoning Advisory Committee Meeting of June 12, 2000

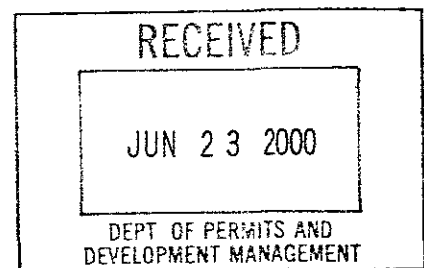
- \_\_\_\_\_ The Department of Environmental Protection and Resource Management has no comments on the above referenced zoning item.
- \_\_\_\_\_ The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine the 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 (Section 14-331 through 14-422 of the Baltimore County Code.)
  - \_\_\_\_\_ Development of this property must comply with the Forest Conservation Regulations (Sections 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.)

**AGRICULTURAL PRESERVATION**

The Department of Environmental Protection and Resource Management has no issue with this zoning item. The RC 2 is in golf course use and thus the 100 feet is not necessary to protect agricultural uses.

**Reviewers:** Wally Lippencott

**Date:** June 22, 2000



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

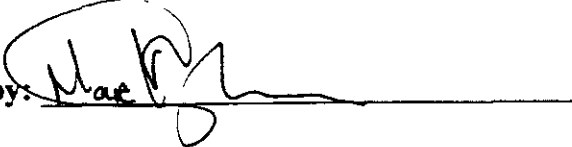
**DATE:** June 14, 2000

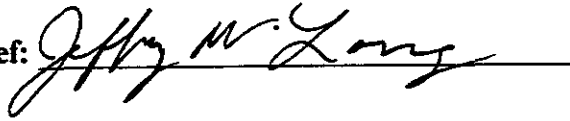
**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Zoning Advisory Petition(s): Case 504, 511, 512 & 513

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: 6.12.00

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

RE: Baltimore County  
Item No. 512

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,

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

## STUART D. KAPLOW, P.A.

ATTORNEYS AT LAW  
15 EAST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21286-3906  
TELEPHONE 410 339-3910  
FACSIMILE 410 339-3912  
E-MAIL: STUKAPLOW@AOL.COM

STUART D. KAPLOW

September 13, 1999

Via Facsimile 410 792 4694

Richard B. Talkin, Esquire  
9175 Guilford Road, Suite 301  
Columbia, MD 21046-1851

Re: Hayfields lot variances

Dear Mr. Talkin:

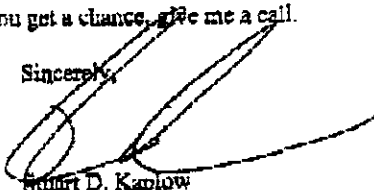
As we discussed, the second two petitions for variance for the residential lots at Hayfields were filed, utilizing the County's expedited filing process, on September 9<sup>th</sup>. All four petitions and the requisite submittals have now been received by the Department of Permits and Development Management.

I anticipate receiving notice of a hearing date in very short order. The young lady who schedules hearings of these types was out the end of last week and did not return to the office today. Given the "informality" of our submittals, she may have some comments that need to be addressed prior to the zoning commissioner hearing.

I think it necessary and proper that we discuss the issue of the Development Plan and the Final Development Plan (FDP). The Development Plan is the development approval that was subject to the hearing officer's hearing. And the FDP is a zoning document that depicts compliance with the zoning regulations. Obviously I was not involved with the earlier approvals for this project, but upon a cursory review it appears that both the building envelopes and house locations were described on both of those documents. Variances from the zoning regulations, as we have sought, do not in and of themselves alter or amend either a previously approved Development Plan or FDP. As I understand the posture of the approvals (i.e., an amended FDP was approved on August 30<sup>th</sup>), we should seek relief from the Development Review Committee, approving a minor amendment to the Development Plan and FDP.

A healthy and happy new year and when you get a chance, give me a call.

Sincerely,

  
Stuart D. Kaplow

SDK:tbm

512

00-512-A

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

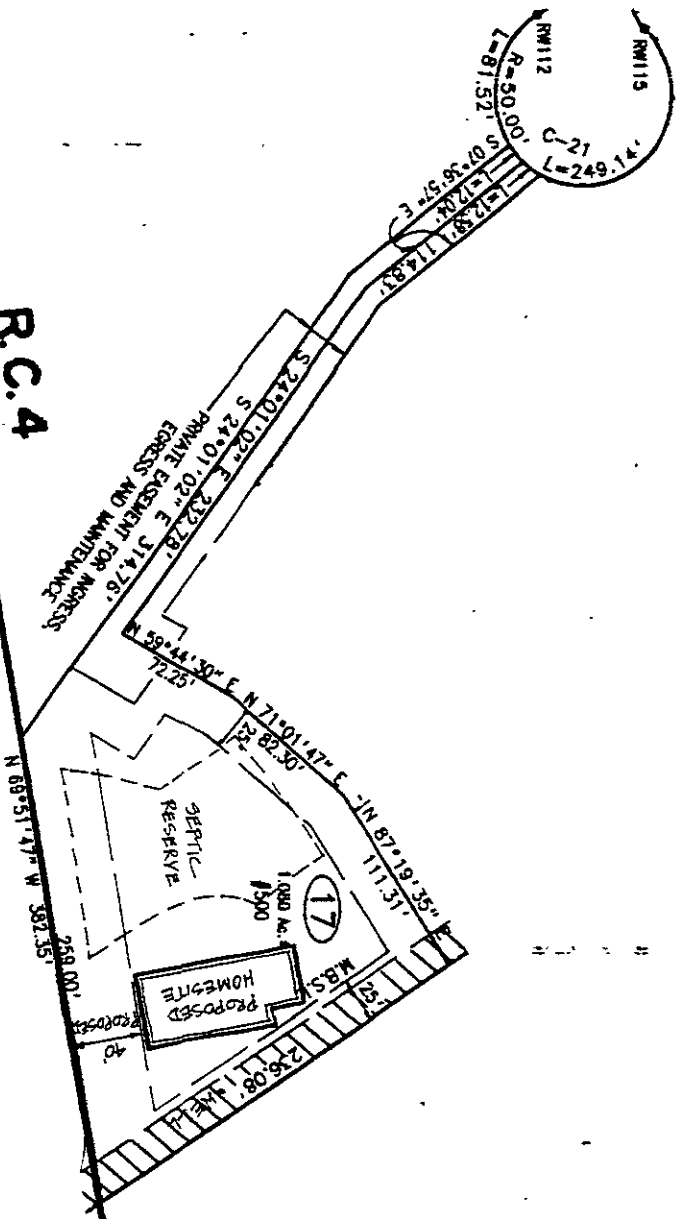
PROPERTY ADDRESS: 500 ROND VIEW LANE

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

Subdivision name: HAYFIELD'S MANOR

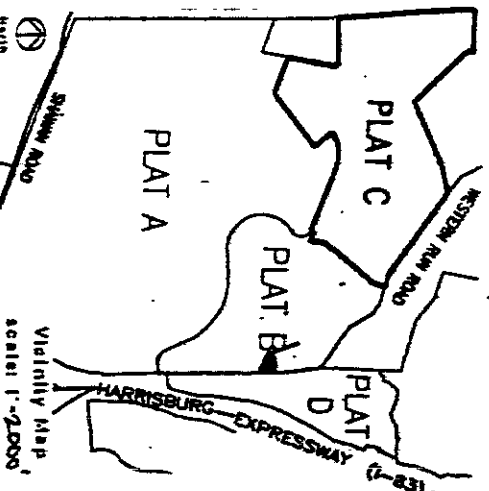
plat book #       , folio # 17, section #       

OWNER: HAYFIELD, INC.



North  
date: 5/18/00  
prepared by:       

Scale of Drawing: 1" = 100'



## LOCATION INFORMATION

Election District: 8TH

Councilmanic District: 3RD

1" = 200' scale map: NM 19-C

Zoning: R.C.4

Lot size: 1,000 47,045  
acreage square foot

SEWER: ☐ public ☒ private  
WATER: ☐ ☒

Shesapeake Bay Critical Area: ☐ ☒

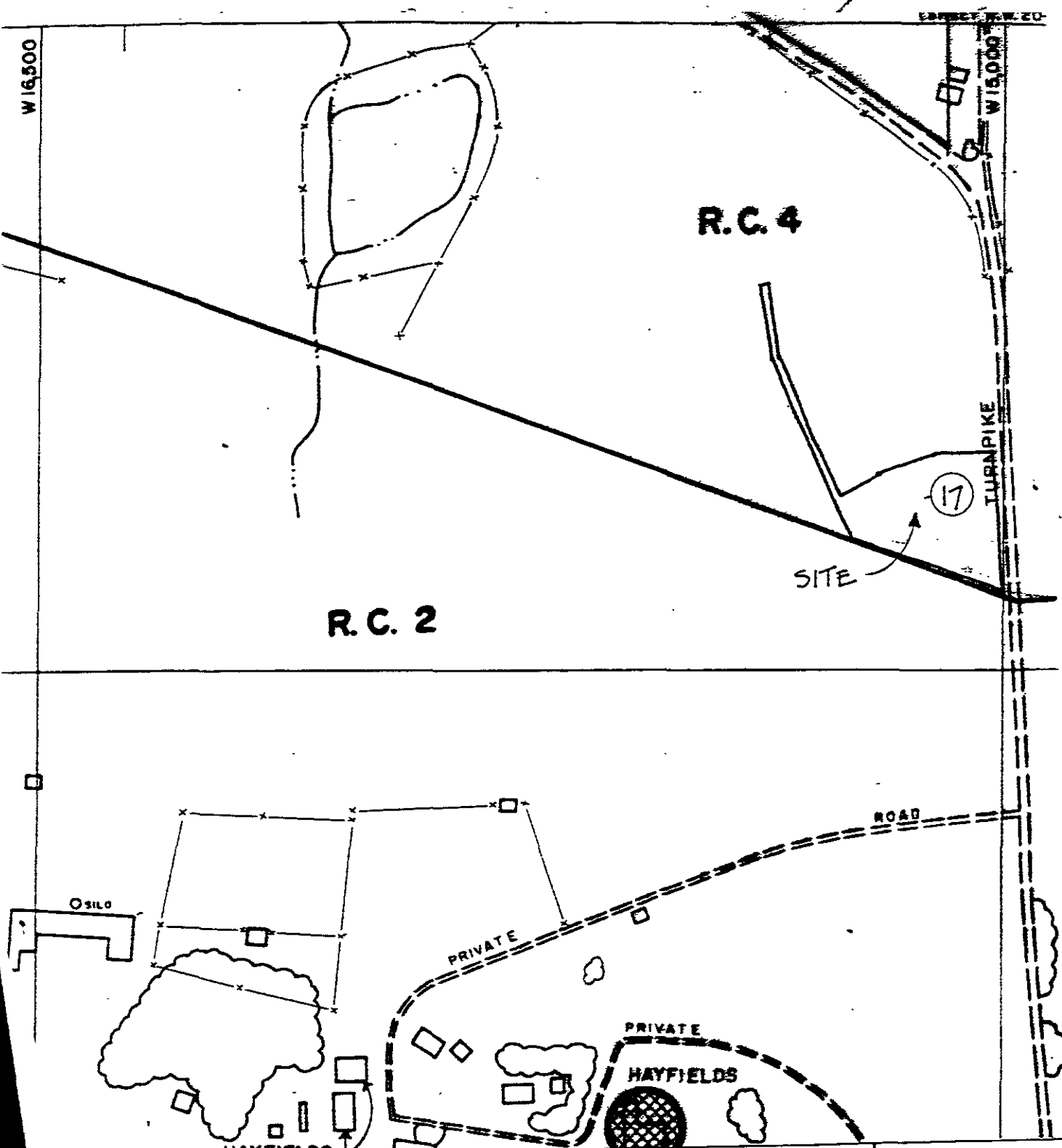
Prior Zoning Hearings:  
CR-93-138  
95-308-X

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

SM 5124

00-512-A



|                                                   |                                                                        |                                                 |
|---------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------|
| <b>SCALE</b><br>1" = 200' ±                       | <b>LOCATION</b><br><i>52</i><br><b>COCKEYSVILLE</b><br><b>00.512-A</b> | <b>SHEET</b><br><br><b>N. W.</b><br><b>19-C</b> |
| <b>DATE OF PHOTOGRAPHY</b><br><b>JANUARY 1986</b> |                                                                        |                                                 |