

IN RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING
W/S York Road, 15' N
centerline of Monkton Road
7th Election District
3rd Councilmanic District
(16924 York Road)

ZPG Properties, Legal Owner &
Henry W. Jenkins & Sons Co.,
Contract Purchaser
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-041-SPH

*
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by the Legal Owners of the subject property, ZPG Properties and the Contract Purchaser, Henry W. Jenkins & sons Company, for property located at 16924 York Road in the Hereford area of Baltimore County. The subject property is zoned BM-CR/RC5. The Petitioners seek approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code of Sections 26-203(c)(8) and 26-278 thereof to permit the razing of a building known as 16924 York Road, which is listed on the Maryland Historical Trust Inventory as #BA 2032 "Winemiller Bungalow". The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

As noted above, the Petitioners filed the instant request through a Petition for Administrative Special Hearing. The Administrative Special Hearing process is similar to the Administrative Variance process set out in Section 26-127 of the Baltimore County Code, whereby the Deputy Zoning Commissioner is permitted to grant variance relief without a public hearing in certain cases. Specifically, that section provides that upon request for an

ORDER RECEIVED FOR FILING

Date

8/24/00

By

J. J. Jones

administrative variance from an owner/occupant of a residential property, the property in question is posted with notice of the variance relief sought for a period of at least 15 days. The subject property was posted with a sign describing the request on August 6, 2000. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. The matter is now eligible for review and resolution by this Hearing Officer.

The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 3 acres, more or less, zoned BM-CR/RC5. The information submitted is persuasive to a finding that the proposed demolition will not be inappropriate. There were no adverse comments from any Baltimore County reviewing agency. Furthermore, the Landmarks Preservation Commission reviewed the Petitioners' proposal at their August 10, 2000 meeting and agreed not to oppose the issuance of a waiver for the demolition of this structure in a 9-2 vote. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of August, 2000 that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to permit the razing of a building known as 16924 York Road, which is listed on the Maryland Historical Trust Inventory as #BA 2032 "Winemiller

ORDER RECEIVED FOR FILING

Date

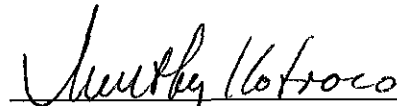
8/24/00

By

R. Jameson

Bungalow", 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 razing permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CADEN RECEIVED FOR FILING

Date

8/24/00

By





Baltimore County
Zoning Commissioner

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

August 24, 2000

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Administrative Special Hearing
Case No. 00-041-SPH
Property: 16924 York Road

Dear Mr. Hoffman:

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

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

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: ZPG Properties
c/o Thomas Graul
15300 Jarrettsville Pike
Monkton, MD 21111

Henry W. Jenkins & Sons Company
c/o Meta Joy Slade, President
4905 York Road
Baltimore, MD 21212



Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 16924 York Road
which is presently zoned BM-CR/RC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

Special Hearing to approve the razing of the existing historic dwelling (MHT #BA 2032).

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

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

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

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

Contract Purchaser/Lessee:

HENRY W. JENKINS & SONS COMPANY
By: Meta Joy Slade, President
Name - Type or Print
Meta Joy Slade
Signature
4905 York Road 410-435-0200
Address Telephone No.
Baltimore, Maryland 21212
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print
Robert A. Hoffman
Signature
Venable, Baetjer and Howard, LLP
Company
210 Allegheny Avenue 410-494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

ZPG Properties
Name - Type or Print
Thomas Gaul, General Partner
Signature
15300 Jarrettsville Pike 410-666-0482
Address Telephone No.
Monkton MD 21111
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name
210 Allegheny Avenue 410-494-6200
Address Telephone No.
Towson MD 21204
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7/26/07 day of July, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By MTK Date 7/26/07
Estimated Posting Date 8/6/07

ORDER RECEIVED FOR FILING

Case No. 61-091-SPH
Date 7/26/07

Affidavit

in Support of Administrative Special Hearing

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

That the Affiant(s) does/do presently reside at 2213 Boxmere Road
Address

Timonium MD 21093
City State Zip Code

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

Meta Joy Slade
Signature

Signature

Meta Joy Slade
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Meta Joy Slade

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

AS WITNESS my hand and Notarial Seal

7/25/00
Date

Robert R. Zembek
Notary Public

My Commission Expires 8/1/2002

Affidavit

in Support of Administrative Special Hearing

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

That the Affiant(s) does/do presently reside at 2213 Boxmere Road
Address

Timonium MD 21093
City State Zip Code

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

Meta Joy Slade
Signature

Signature

Meta Joy Slade
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Meta Joy Slade

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

AS WITNESS my hand and Notarial Seal

July 25, 2000
Date

E. R. L. L. L.
Notary Public

My Commission Expires 8/1/2002

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 16924 York Road
which is presently zoned BM-CR/RC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

Special Hearing to approve the razing of the existing historic dwelling (MHT #BA 2032).

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

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

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

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

Contract Purchaser/Lessee:

HENRY W. JENKINS & SONS COMPANY

By: Meta Joy Slade, President

Name - Type or Print

Meta Joy Slade

Signature

4905 York Road 410-435-0200

Address

Telephone No.

Baltimore, Maryland 21212

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Robert A. Hoffman

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue 410-494-6200

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

Legal Owner(s):

ZPG Properties

Name - Type or Print

Thomas Gaul, General Partner

Signature

15300 Jarrettsville Pike 410-666-0482

Address

Telephone No.

Monkton MD 21111

City

State

Zip Code

15300 Jarrettsville Pike 410-666-0482

Address

Telephone No.

Monkton MD 21111

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue 410-494-6200

Address

Telephone No.

Towson MD 21204

City

State

Zip Code

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

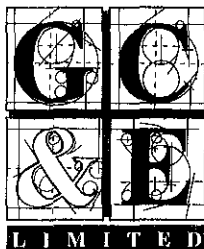
Zoning Commissioner of Baltimore County

Case No. 01-041-SPH

Reviewed By MJR Date 7/26/07

REV 9/18/98

Estimated Posting Date 8/6/07



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towson Town Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

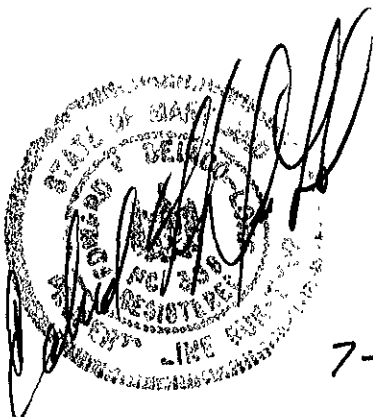
July 19, 2000

ZONING DESCRIPTION 16924 YORK ROAD

Beginning at a point on the west side of York Road, 66 feet wide, 15 feet more or less, north of the extension of the center line of Monkton Road, thence leaving York Road and running, (1) North 82 degrees 54 minutes 07 seconds West 355.10 feet, (2) North 06 degrees 36 minutes 20 seconds East 59.90 feet, (3) North 06 degrees 36 minutes 20 seconds East 40.10 feet, (4) North 83 degrees 23 minutes 40 seconds West 192.29 feet, (5) South 06 degrees 36 minutes 20 seconds West 313.07 feet, and (6) South 85 degrees 11 minutes 03 seconds East 548.11 feet to a point on the west side of York Road, running thence on the west side of York Road, (7) North 06 degrees 28 minutes 12 seconds East 192.90 feet to the point of beginning.

Containing 3.00 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for conveyance purposes.



7-19-2000

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

No. 083504

DATE 11-1-78 ACCOUNT 101-1-1

AMOUNT \$ 5.00

RECEIVED FROM: Y. J. [unclear]

FOR: [unclear]

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
DATE 11/1/78
AMOUNT \$ 5.00
ACCOUNT # 101-1-1
OFFICE OF BUDGET & FINANCE
BALTIMORE COUNTY, MARYLAND

01-041-SPH

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No. 01-141-SPH

Petitioner/Developer: JENKINS, ETAL
% R. HOFFMAN, ESQ VENABLE

Date of Hearing/Closing. 8/21/00

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 sign(s) required by law
were posted conspicuously on the property located at #16924 YORK RD.

The sign(s) were posted on

8/6/00
Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, Sr. 8/10/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 2103
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8
(Telephone Number)

ZONING

ADMINISTRATIVE

**SPECIAL
HEARING**

CASE #01-041-SPH

TO APPROVE A SPECIAL HEARING FOR
THE RAZING OF EXISTING HISTORIC
DWELLING (MHT # BA 2032)
#16924 YORK RD.

PUBLIC HEARING

PURSUANT TO SECTION 12-1201 OF THE BALTIMORE COUNTY ZONING ORDINANCE,
AN ELIGIBLE INDIVIDUAL OR CORPORATION
REQUEST A PUBLIC HEARING CONCERNING
THE SUBMITTAL OF A ZONING APPLICATION.
IS DONE IN THE BALTIMORE COUNTY ZONING BOARD.
5:00 PM ON MONDAY, SEPTEMBER 11, 2000.
ADDITIONAL INFORMATION IS AVAILABLE AT THE BALTIMORE COUNTY ZONING BOARD.

RE: PETITION FOR SPECIAL HEARING
16924, 16924 York Road
7th Election District, 3rd Councilmanic

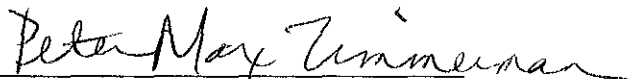
Legal Owner: ZPG Properties
Contract Purchaser: Henry W. Jenkins & Sons Co.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-41-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. 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 9th day of August, 2000 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

01-041-SPH

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number ⁰¹ ~~00~~- 041 -SPH Address 16924 York Rd.
Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/26/01 Posting Date: 8/6/01 Closing Date: 8/21/01

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

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

(Detach Along Dotted Line)

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

USE THE SPECIAL HEARING SIGN FORMAT

Case Number ⁰¹ ~~00~~- 041 -SPH Address 16924 York Rd.
Petitioner's Name Henry W. Jenkins + Sons Co. Telephone 410-435-0201
Posting Date: 8/6/01 Closing Date: _____
Wording for Sign: Administrative Special Hearing to approve the razing of
the existing historic dwelling (MHT #BA 2032)

01-041-SPH

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: 01-041-SPH
Petitioner: HENRY W. JENKINS & SONS COMPANY
Address or Location: 16924 YORK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARBARA ORMOROD
Address: 210 ALLEGHENY AVENUE
BALTIMORE, MARYLAND 21204
Telephone Number: (410) 9694-6200

Revised 2/20/98 - SCJ

01-041-SPH



Baltimore County
Department of Permits and
Development Management

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

August 18, 2000

Venable, Baetjer & Howard, LLP
Robert A. Hoffman
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number: 01-041-SPH, 16924 York Road

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

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: ZPG Properties, Thomas Gaul, General Partner, 15300 Jarrettsville Pike, Monkton
21111
Henry W. Jenkins & Sons Company, Meta Joy Slade, President, 4905 York Road,
Baltimore 21212
People's Counsel



Baltimore County
Fire Department

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

August 23, 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 AUGUST 7, 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:

037, 038, 039, 041, 042, 043, 044,

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: August 22, 2000

SUBJECT: Zoning Item #041
16924 York Road

Zoning Advisory Committee Meeting of August 7, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Groundwater Management: Prior to razing, the well must be properly abandoned and backfilled, and the septic system must be pumped and backfilled or removed. Contact Groundwater Management (410-887-2762) for more information.

Reviewer: Sue Farinetti

Date: August 11, 2000

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: August 23, 2000

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

SUBJECT: No. 16924 York Road

INFORMATION

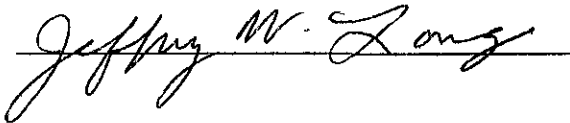
Item Number: 01-041-SPH
Petitioner: Henry W. Jenkins (contract-purchaser)
Zoning: BM-CR/ RC -5
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

This property is listed as the "Winemiller Bungalow" (BA # 2032) on the Maryland Historic Trust Inventory of Historic Properties.

At their meeting on August 10, 2000 the LPC, in a 9-2 vote, agreed not to oppose the request for demolition of the historic structure conditioned on submittal of National Register-level photographic documentation, as approved by the County Historian.

Section Chief:



AFK:KA:kra



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.4.00

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

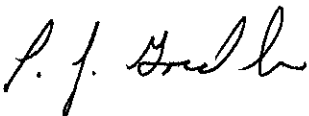
RE: Baltimore County
Item No. 041 MJK

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



01-041-SPH



01-041-SPH



01-041-SPH



01-041-SPH

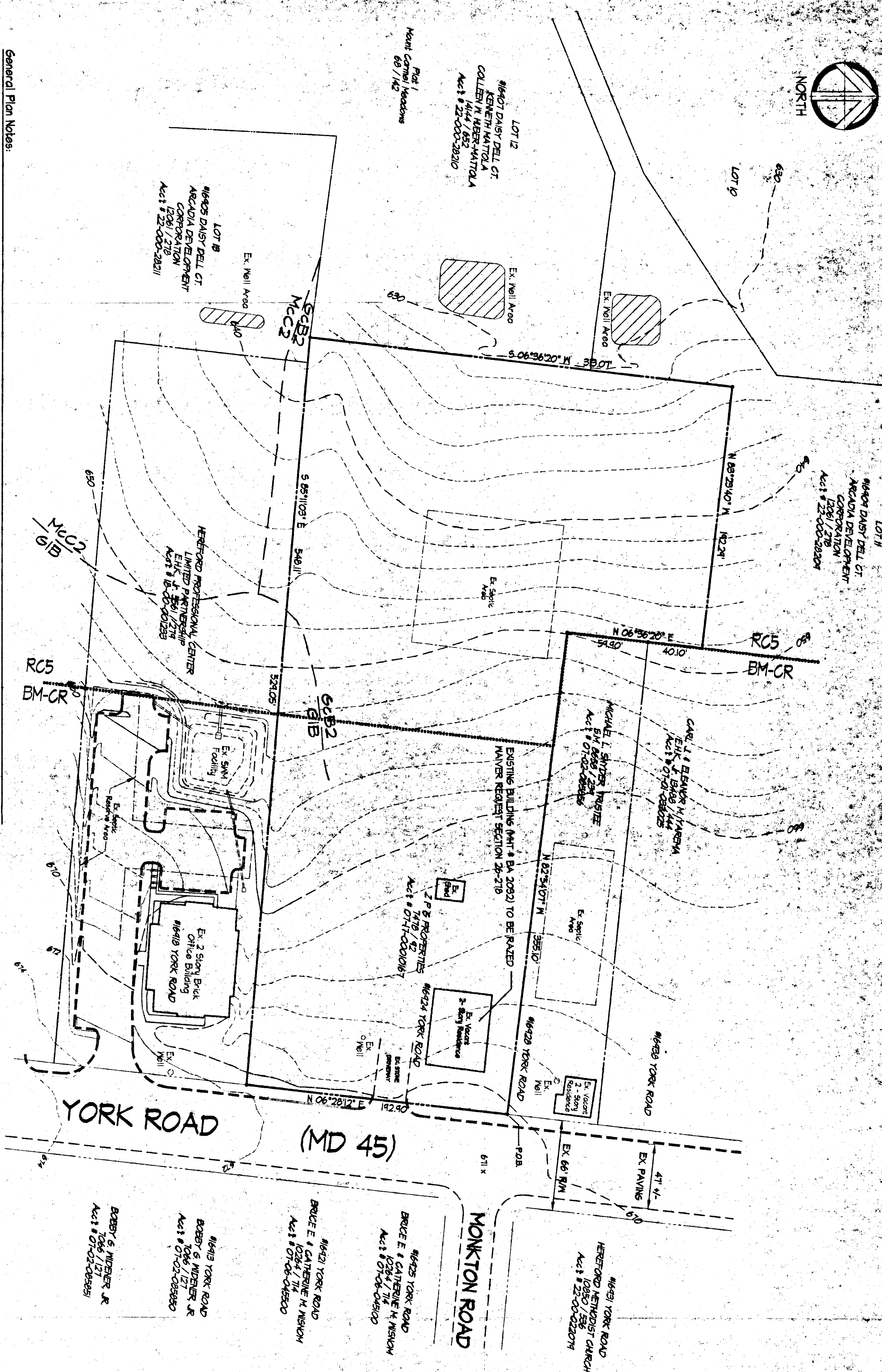


PREPARED BY AER PHOTOGRAPHICS, INC.
BARTHOLOMEW, N. Y. 12541

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	HEREFORD	N.W. 27-C
DATE OF PHOTOGRAPHY JANUARY 1986		

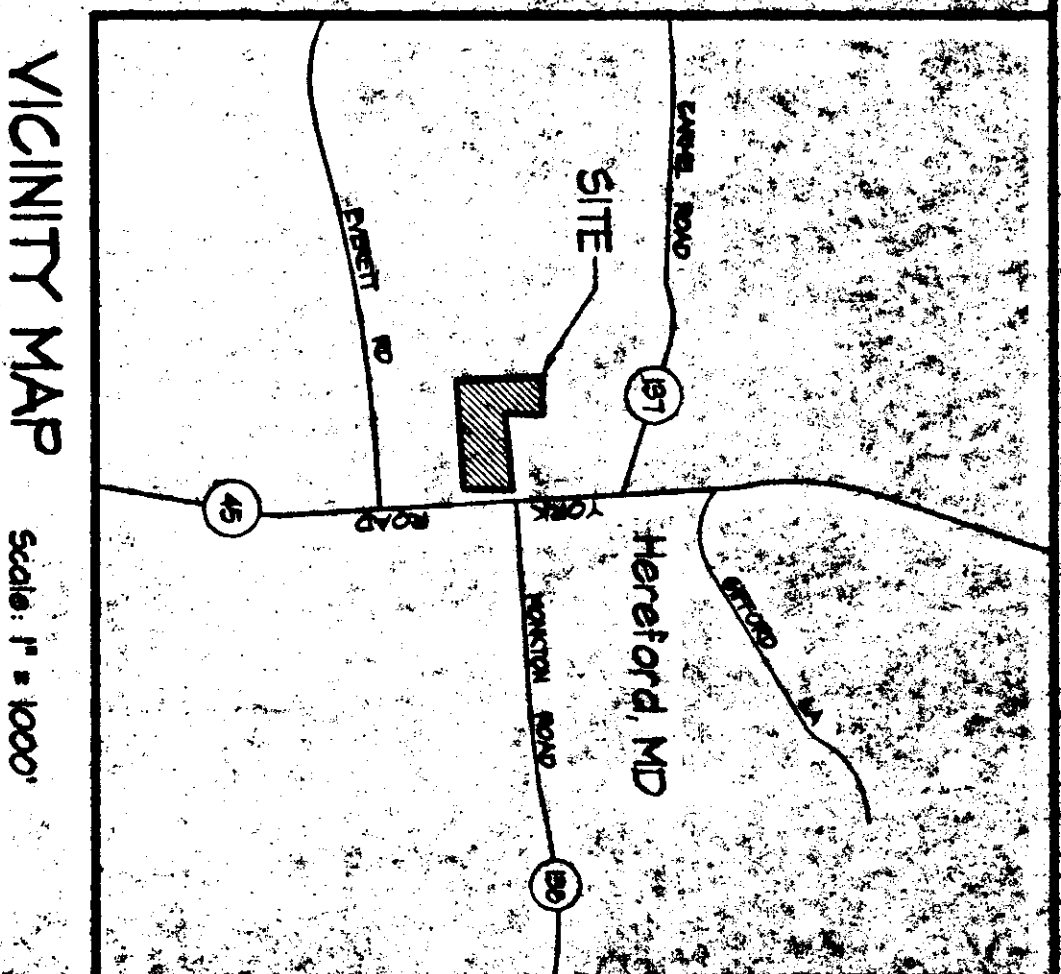
Microfilm
041
01-041-SPH



1. **Proposed Action:**
 - a. **Remove the existing on-site structure.**

Size (demonstrated by existing on-site structure).
 - b. **Proposed Action:**
 - i. There have been no prior zoning hearings for the property.
 - ii. Location of known stream, spring, and notified wetlands on and within 200 feet of the property have been shown on the zoning.
 - iii. There are no known stream, notified wetlands, floodplain, or threatened or endangered species on the subject property.
 - iv. Location of known well, and septic reserve areas on and within 100 feet of the property have been shown on the zoning.
 - v. Existing well and septic areas on the property have been shown.
 - vi. Location of proposed well areas shown on Lots II, D and E of the West Cornell Meadows subdivision were taken from the Development Plan prepared by George H. Stephens, Jr. and Associates, Inc. as revised (1/28/85).

PROPERTY LINE
EXISTING CONTOURS
PROPOSED CONTOUR
SOILS
ZONING LINE



VICINITY MAP
Scale: 1" = 1000'

Det. C. #1

#641

Plan To Accompany Petition
For an
Administrative Special Hearing

REVISIONS

3 SITE RESOURCE

Complete Land Planning & Site Design Services

1887 Kentucky Pike • P.O. Box 1, Highland, KY
(416) 685-2300 • Fax (416) 685-2900

DRAWN BY: MAS	CONTRACT NO.:
DESIGNED BY: SAM	SCALE: 1" = 50'
CHECKED BY:	SIN PROJECT NO.: 0004
DATE: JULY 25, 2000	SHEET: 02

01-041-SPH

