

IN RE: PETITION FOR SPECIAL HEARING
N/S White Marsh Road, 125' W
of Timberbrooke Road
14th Election District
6th Councilmanic District
(4506 White Marsh Road)

Louis and Tana Taylor
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-083-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing for a waiver of Public Works standards relative to curbs, gutters and sidewalks. The Petition for Special Hearing was filed by Louis and Tana Taylor, owners of the property located at 4506 White Marsh Road in the Fullerton area of Baltimore County.

Appearing at the hearing on behalf of the special hearing request were Mr. & Mrs. Taylor, owners of the property and Alex Ratych, professional engineer who prepared the site plan of the property. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 0.7031 acres, more or less, zoned DR 5.5. The subject property is improved with a single-family residential dwelling wherein the Taylor's have resided for the past 22 years. The Taylor's recently sought to subdivide their property by and through the minor subdivision process. They are proposing to create a second lot to the rear of their property as shown on Petitioners' Exhibit No. 1, the plat to accompany the petition for special hearing. Through the course of the minor subdivision process, the Taylor's were advised by representatives of Baltimore County that it would be necessary for them to pay for and install curb, gutter and sidewalk along the entire frontage of their property, along White Marsh Road. The Taylor's indicated that the cost of doing such improvements would run close to \$20,000. They argue that they should not be made to have to make these improvements, given that they

ORDER RECEIVED FOR FILING

Date 10/23/00

By R. J. [Signature]

are only creating one additional lot from their property. Furthermore, the Taylor's testified that there is no sidewalk on the west side of their property along White Marsh Road, and they, therefore, feel that having to make these improvements would be overly burdensome upon them.

After considering the testimony and evidence offered at the hearing, I find that the Petitioners' request for special hearing should be granted. It is clear from the testimony and evidence offered that the size, scope and nature of the proposed minor subdivision does not justify strict compliance with the development regulations contained within the Baltimore County Code. Given that this is simply a one lot subdivision, the burdens imposed upon the Taylor's to install these improvements would cause unnecessary hardship. However, I shall require that they must convey to Baltimore County the necessary easements and rights-of-way so that the County may make these improvements in the future.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23rd day of October, 2000, that the Petitioners' Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations, for a waiver of Public Works standards, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petitioners shall be required to convey to Baltimore County all rights-of-way and easements necessary for these improvements to be made at some point in the future.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CLERK OF BALTIMORE COUNTY
Date 10/23/00
By [Handwritten Signature]
FILED



Baltimore County
Zoning Commissioner

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

October ²³19, 2000

Mr. & Mrs. Louis R. Taylor
4506 White Marsh Road
Baltimore, Maryland 21237

Re: Petition for Special Hearing
Case No 01-083-SPH
Property: 4506 White Marsh Road

Dear Mr. & Mrs. Taylor:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been approved 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: Alex Ratych
APR Associates, Inc.
7427 Harford Road
Baltimore, MD 21234

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 4506 White Marsh Rd.
which is presently zoned DC 3.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A waiver of Public Works Standards relative to curbs, gutters, ~~and~~ sidewalks, and escrow issues.

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.

State

Zip Code

Legal Owner(s):

Louis R. Taylor

Name - Type or Print

Signature

Tana R. Taylor

Name - Type or Print

Signature

4506 White Marsh Rd.

Address

Balto.

City

Md.

State

Telephone No.

21237

Zip Code

Representative to be Contacted:

Alex Patych APR Associates, Inc

Name

7427 Harford Rd.

Address

Balto.

City

Md.

State

410-444-4312

Telephone No.

21234

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By *JNP/um*

Date

8/21/00

Case No. *01-083-SPH*

ORDER RECEIVED FOR FILING

2000/11/15/98



ZONING DESCRIPTION FOR 4506 WHITE MARSH ROAD

BEGINNING AT A POINT in the centerline of White Marsh Road which is 40 feet wide at the distance of 125 feet West from the centerline of Timberbrooke Road, 50 feet wide; thence running in the centerline of White Marsh Road South 75 degrees 17 minutes 28 seconds West 181.31 feet; thence leaving White Marsh Road and running North 01 degrees 45 minutes 15 seconds East 210.91 feet, North 75 degrees 17 minutes 44 seconds East 121.54 feet and South 14 degrees 42 minutes 32 seconds East 202.25 feet to the point of beginning; containing 0.7031 acres more or less.

ALSO BEING KNOWN as 4506 White Marsh Road and located in the 14th ELECTION DISTRICT, 6th Councilmanic District.



7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4312
Fax: (410) 444-1647

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

083

No.

85274

DATE 8-21-00

ACCOUNT

8001-6150

AMOUNT \$

RECEIVED

FROM: L. Taylor 4506 White Marsh Rd.

FOR:

SPH: waiver of P.W. standards,

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JNF

~~SPH~~

CASHIER'S VALIDATION

See Attached
DRC filing fee.

THE TRUE MERIDIAN AS ESTABLISHED FOR THE
BALTIMORE COUNTY METROPOLITAN DISTRICT
LIMITS AND TOTAL AREAS OF LAND DISTURBANCE ARE NOTED ON THE PLAN

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

072814

DATE 12-8-99

ACCOUNT R-006-6150

AMOUNT \$250.00

RECEIVED

FROM: Sarah Taylor

FOR:

White Road Rd.

ORC 12259M

OK

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

12/09/1999 12/09/1999 07:40:52

REC 4002

CASHIER IDOL DMD DRINKER

DEPT 5

2203 ZIMING VERIFICATION

RECEIPT #

118147

CR N. 072814

Amount Int

250.00

EX

Baltimore County, Maryland

CASHIER'S VALIDATION

380

**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 #01-083-SPH
4506 White Marsh Road
N/S White Marsh Road, 125
feet +/- W of Timelbrooke Rd,
14th Election District
6th Councilmanic District
Legal Owner(s) Jana R. &
Louis R. Taylor
Special Hearing to ap-
prove a waiver of Public
Works standards relative to
curbs, gutters, sidewalks
and escrow issues.
Hearing Friday, October 6,
2000 at 10:00 a.m. in
Room 106, Baltimore
County Building, 111 West
Chesapeake 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 con-
cerning the file and/or
Hearing, contact the Zoning
Review Office at (410) 887-
3381
J7/9/752 Sept. 19 C420601

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/21, 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 9/19, 2000.

S. Wilkinson
THE JEFFERSONIAN,
LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-083-SPH

Petitioner/Developer: _____

LOUIS & TANA TAYLOR
40 APR ASSOCIATES, INC.

Date of Hearing/Closing: OCT. 6, 2000

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 _____

4506 WHITE MARSH ROAD

BALTIMORE, MD. 21237

The sign(s) were posted on _____

SEPT. 20, 2000

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

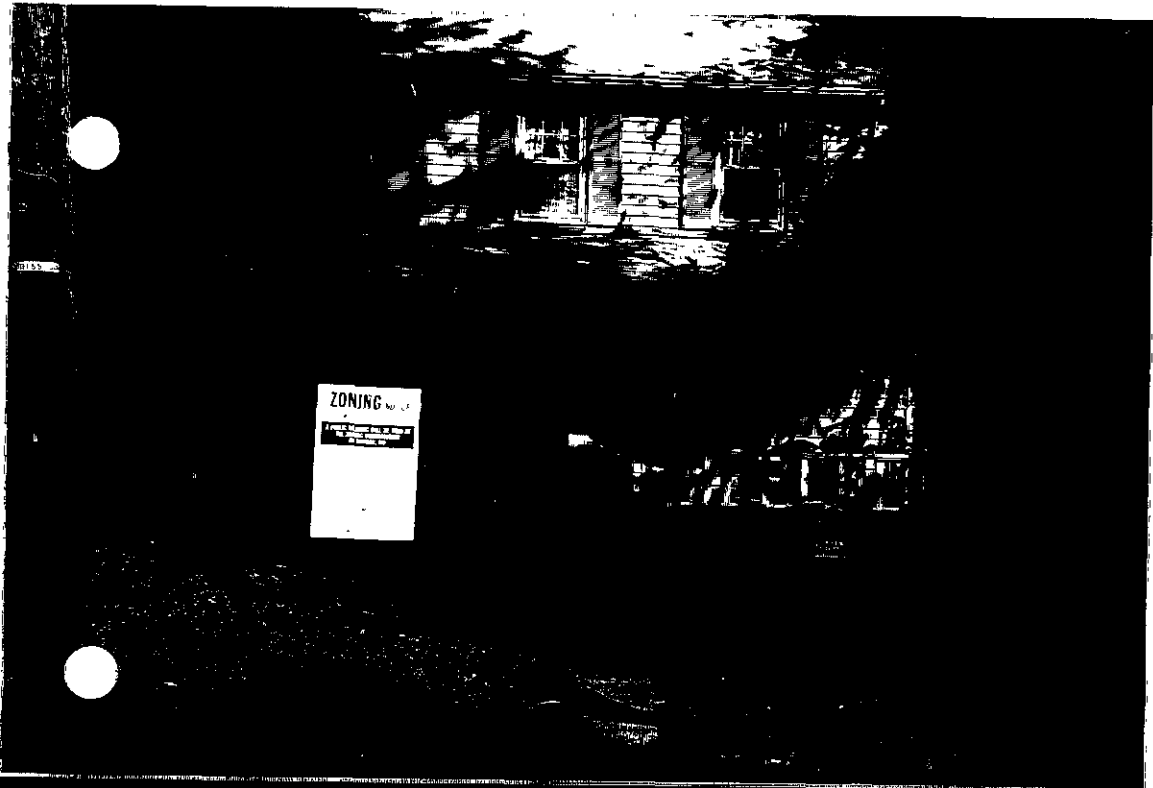
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



ZONING NO. 12
1. The Zoning Ordinance of the
Town of Towson, Maryland
is hereby amended to read as follows:

ZONING NOTICE

CASE # 01-083-SPH

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

ROOM 106 BALTIMORE COUNTY BLDG.

PLACE: 111 WEST CHESAPEAKE AVENUE

DATE AND TIME: FRIDAY, OCTOBER 6TH 2000 AT 10:00 A.M.

REQUEST: SPECIAL HEARING- TO

APPROVE A WAIVER OF PUBLIC WORKS

STANDARDS RELATIVE TO CURBS

GUTTERS, SIDEWALKS AND ESCROW

ISSUES

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONTINUE HEARING CALL 410-380-1301

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RE: PETITION FOR SPECIAL HEARING
4506 White Marsh Road, N/S White Marsh Rd,
125' +/- W of Timberbrooke Rd
14th Election District, 6th Councilmanic

Legal Owner: Louis R. & Tana R. Taylor
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-83-SPH

* * * * *

ENTRY OF APPEARANCE

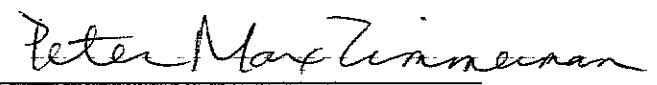
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 13th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Alexander P. Ratych, APR Associates, Inc., 7427 Harford Road, Baltimore, MD 21234, representative for Petitioners.


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

September 8, 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: 01-083-SPH
4506 White Marsh Road
N/S White Marsh Road, 125 feet +/- W of Timberbrooke Road
14th Election District – 6th Councilmanic District
Legal Owners: Tana R. & Louis R. Taylor

Special Hearing to approve a waiver of Public Works standards relative to curbs, gutters, sidewalks and escrow issues.

HEARING: Friday, October 6, 2000, at 10:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature is the text "C.D.Z." in a small, stylized font.

Arnold Jablon
Director

C: Louis R. & Tana R. Taylor, 4506 White Marsh Road, Baltimore 21237
Alex Ratych APR Associates, Inc., 7427 Harford Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 20, 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
Tuesday, September 19, 2000 Issue – Jeffersonian

Please forward billing to:

Louis & Tana Taylor
4506 White Marsh Road
Baltimore, MD 21237

410 661-3027

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: 01-083-SPH

4506 White Marsh Road

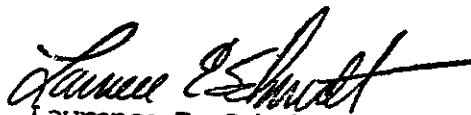
N/S White Marsh Road, 125 feet +/- W of Timerbrooke Road

14th Election District – 6th Councilmanic District

Legal Owners: Tana R. & Louis R. Taylor

Special Hearing to approve a waiver of Public Works standards relative to curbs, gutters, sidewalks and escrow issues.

HEARING: Friday, October 6, 200, at 10:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue


Lawrence E. Schmidt 6172

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: 083

Petitioner: LOUIS R AND TRINA R. TAYLOR

Address or Location: 4506 WHITE HIRSH ROAD, BALTIMORE, MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAME AS ABOVE

Address: _____

Telephone Number: 410 - 661-3027



Baltimore County
Department of Permits and
Development Management

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

September 29, 2000

Alex Ratych
APR Associates, Inc.
7427 Harford Road
Baltimore, MD 21234

Dear Mr. Ratych:

RE: Case Number: 01-083-SPH, 4506 White Marsh Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 21, 2000.

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,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G.D.Z.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Louis R & Tana R. Taylor, 4506 White Marsh Road, Baltimore 21237
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 3, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item No. 083

The Bureau of Development Plans Review has reviewed the subject-zoning item. Enclosed is a copy of the letter dated February 15, 2000 from Charles Olsen, former Director of the Department of Public Works, addressing the exemption request as follows:

"Recognizing that the Taylor Property was a minor subdivision, we reduced the road improvement requirements by offering to defer any road improvements and requesting the posting of funds instead. This eliminated the necessity for hiring an engineer to prepare design drawings and eliminated the need to relocate a utility pole that would have been expensive. If the developers of the property, and the Taylor's are developers, did not pay toward these future road improvements, the remainder of Baltimore County's citizens will have to bear that cost."

RWB:HJO:jrb

Attachment

cc: File



September 19, 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 September 11, 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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS REGARDING THE FOLLOWING:

ITEM #'S 070, 071, 072, 073, 074, 075, 079, 080, 081, 082, 083,
084, 085, 086, 087, 088, 089, 092, 093, 094, 095, 097,
098, 099, 100, 101, 102, 103, AND 104

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

INTER-OFFICE CORRESPONDENCE



TO: Robert J. Barrett
Special Assistant

FROM: Joseph Bartenfelder
Councilman, Sixth District

DATE: January 28, 2000

SUBJECT: Taylor Property
4506 White Marsh Road
Telephone: 410-661-3037

Tana Taylor called me in November seeking assistance in her efforts to subdivide her property.

Bob Bowling has reviewed her plans and made her aware of public improvements required for minor subdivisions. Due to the expense of these public improvements, Ms. Taylor is asking for other solutions. The compromise offered would not require that she pay for the cost of relocating utility poles, however, she is being asked to post funds to cover the cost of future improvements. Considering the development going on near her property, I would like to see her get some relief from this expense.

In the meantime, she has applied for a waiver and is waiting for a hearing date.

Sim
10/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 20, 2000

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

SEP 21

SUBJECT: 4506 White Marsh Road

INFORMATION:

Item Number: 01-083

Petitioner: Louis R. Taylor

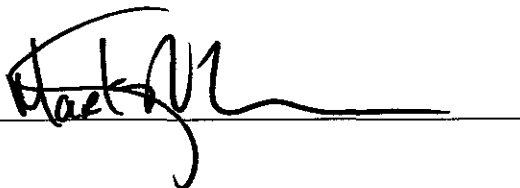
Zoning: DR 3.5

Requested Action: Special Hearing

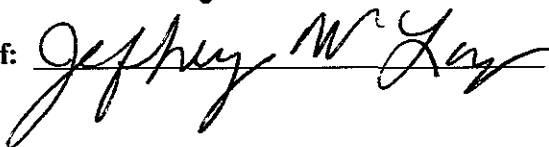
SUMMARY OF RECOMMENDATIONS:

The Office of Planning opposes the requested waiver of Public Work standards relative to curbs, gutter, sidewalks and escrow issues due to the fact that the subject property is located within the Perry Hall/White Marsh Growth Area. This office has determined that as the Growth Area is developed, the impervious surface area and population density will increase proportionally. It is therefore essential that all curbs, gutters, and other pedestrian amenities such as sidewalks be provided.

Prepared by:



Section Chief:



AFK:MAC:

Jmk
10/6/00



Maryland Department of Transportation
State Highway Administration

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

Date: *10-2-00*

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

RE: Baltimore County
Item No. *083*

JNP/JL

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

RWB/KD
ZAC
Item #083

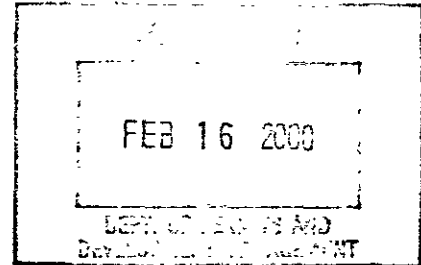
**Inter-Office Memo
Baltimore County, Maryland**

DATE: February 15, 2000

TO: Robert J. Barrett
Special Assistant to the County Executive
Executive Office

FROM: Charles R. Olsen, Director
Department of Public Works

SUBJECT: Taylor Property
4506 White Marsh Road



Bob Bowling and Tom Hamer have been working together on the Taylor property issue and it is appropriate that Public Works address the concerns in Councilman Bartenfelder's memo to you of January 28, 2000.

The Councilman, in the past, has expressed strong concerns about the ability of White Marsh Road to handle the amount of development being proposed. He has sought constant reassurance that "developers" will be making road improvements. We have advised him that Nottingham Properties was required as their first roadway obligation to obtain the necessary right-of-way and work with Public Works to widen existing White Marsh Road which in some places is only 15'-16' wide to 18 feet. This was an unusual stipulation on our part to require off-site improvements but was done so because of the narrow width of White Marsh Road in some areas and the fact that Nottingham will be adding 100 homes and the resultant traffic to this roadway.

Nottingham's second obligation for roadway improvements is the typical County requirement of widening the roadway along their frontage for an ultimate 40-foot roadway with curb, gutter and sidewalk. Adjacent to the Nottingham Property are two other properties proceeding through the development process known as the Dorn Property and the Wolfe Property. These developments would also be required to widen White Marsh Road along their frontage to accommodate a 40-foot road with curb, gutter and sidewalk. There is also an undersized culvert at this location which would be replaced as part of the road improvements and for which the developers would pay half the cost.

All three of these developments are beyond any of the existing developments on White Marsh Road. The Taylor Property is a Minor Subdivision as defined in the Development Regulations which is one of three lots or less. The Taylors who are County employees are creating one new lot of only 30 feet of road frontage and 0.32 acres out of the existing 0.7 acres with 180 feet of frontage. Their property is immediately adjacent to the Timberbrooke subdivision which was

previously required to make significant road improvements along their frontage and is very close to Bucks Schoolhouse Road.

Recognizing that the Taylor Property was a minor subdivision we reduced the road improvement requirements by offering to defer any road improvements and requesting the posting of funds instead. This eliminated the necessity for hiring an engineer to prepare design drawings and eliminated the need to relocate a utility pole that would have been expensive. If the developers of the property, and the Taylors' are developers, did not pay toward these future road improvements the remainder of Baltimore County's citizens will have to bear that cost.

In reviewing Minor Subdivisions with Mr. Bowling we try to examine the infrastructure needs (road, water, sewer) relative to where the property is located. We do not impose requirements that are not consistent with the existing or evolving neighborhood. For the Taylor Property, White Marsh Road is developing at a rapid pace and will soon change completely from majority rural to totally suburban and we believe the requested contribution toward those required road improvements is appropriate.

CRO/THH/tmm

c: Arnold Jablon
Robert W. Bowling



SEP 11

County Council of Baltimore County

Court House, Towson, Maryland 21204

410-887-3196

Fax 410-887-5791

S. G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Wayne M. Skinner
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

September 11, 2000

Mr. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 71-00 concerning the public disclosure of Tana Renee Taylor, an employee of the Department of Aging and Louis Robert Taylor, Sr., an employee of the Department of Public Works, Bureau of Utilities. Mr. and Mrs. Taylor have applied for permission to subdivide their property located at 406 White Marsh Road, Baltimore, Maryland, 21237.

This Resolution was unanimously approved by the County Council at its September 5, 2000 meeting and is being forwarded to you for appropriate action.

Sincerely,

A handwritten signature in cursive script, reading "Thomas J. Peddicord, Jr.", written in black ink.

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

cc: Mr. and Mrs. Louis R. Taylor, Sr.

r07100.wpd

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2000, Legislative Day No. 16

Resolution No. 71-00

Mr. Joseph Bartenfelder, Chairman

By the County Council, September 5, 2000

A RESOLUTION concerning the public disclosure of Tana Renee Taylor, an employee of the Baltimore County Department of Aging and Louis Robert Taylor, Sr., an employee of the Department of Public Works, Bureau of Utilities.

WHEREAS, Tana Renee Taylor and Louis Robert Taylor, Sr., employees of Baltimore County, have applied for permission to subdivide their property located at 406 White Marsh Road, Baltimore, Maryland, 21237; and

WHEREAS, this Resolution is intended to provide full public disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a subdivision filed by Tana Renee Taylor and Louis Robert Taylor, Sr., does not contravene the public welfare and is hereby authorized.

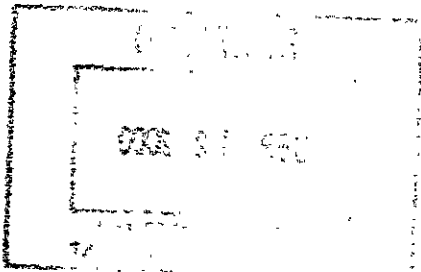
READ AND PASSED this *5th* day of *September*, 2000.

BY ORDER



Thomas J. Peddicord, Jr.
Secretary

ITEM: Res. 71-00



RECEIVED

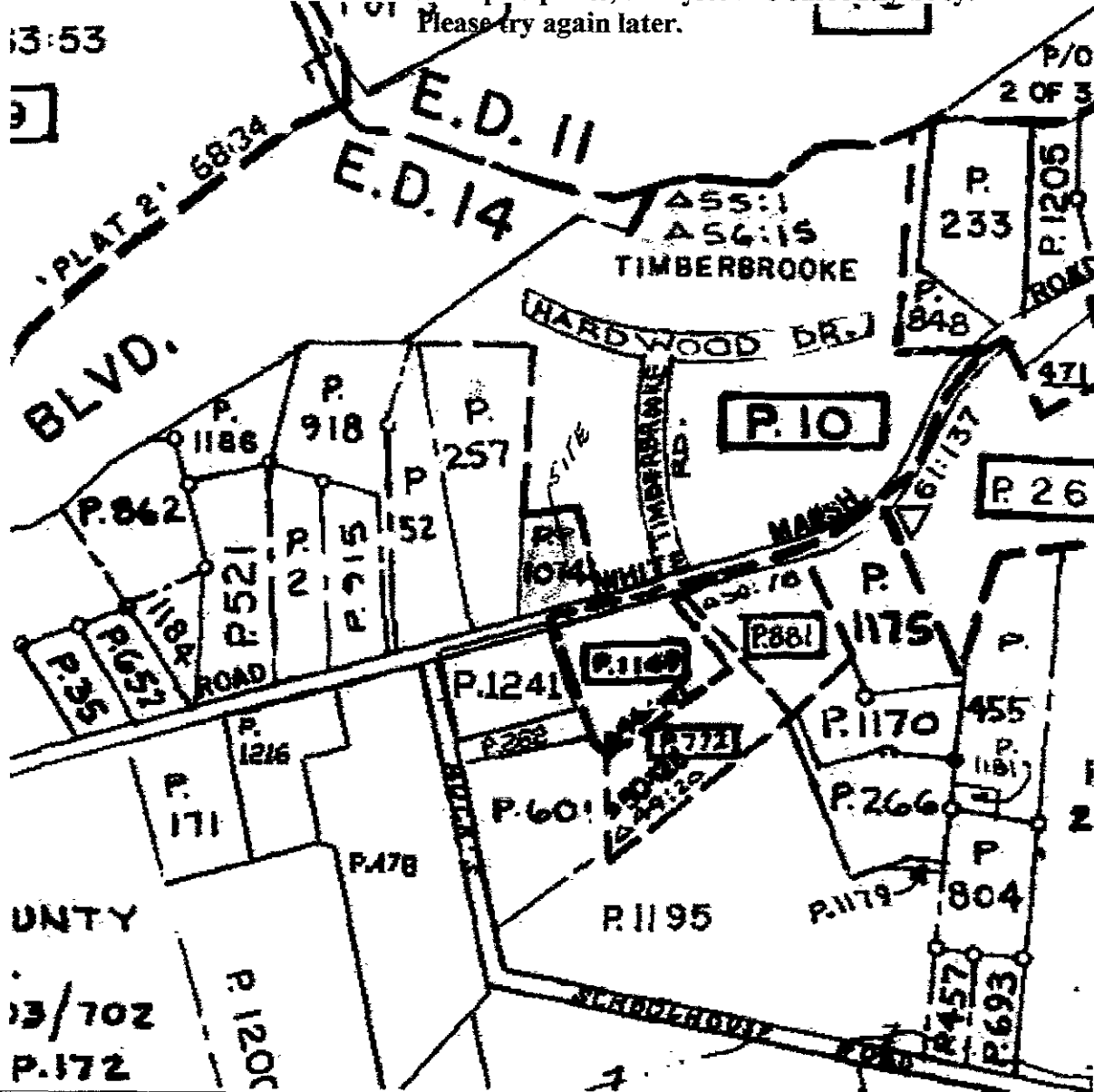
SEP 12 2000

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



Maryland Department of Assessments and Taxation
Real Property System

Due to excess demand for map requests, the system is currently busy.
Please try again later.



Map 81

Property maps provided courtesy of the Maryland Office of Planning © 1998.
For more information on electronic mapping applications, visit the Maryland Office of Planning web site at

083

Whitemarsh

D.R. 3.5

SITE

THOMAS BEADLE RD

WHITE

ROAD

HOUSE

SCHOOL

BUCKS

SCHOOL

HOUSE

ROAD

D.R. 3.5

E 33000

N 28000

N 24500

(SHEET N.E. 7-F)

083

NE 8 F



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Photographs
#01-053-SPH

Census 2000

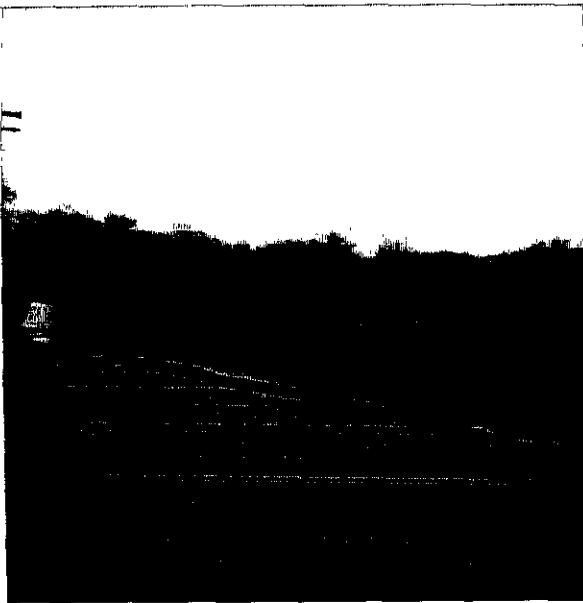




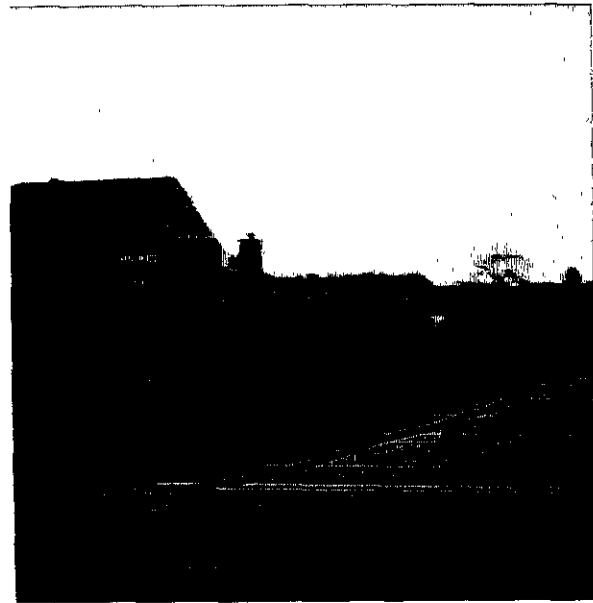
Fullerton Complex



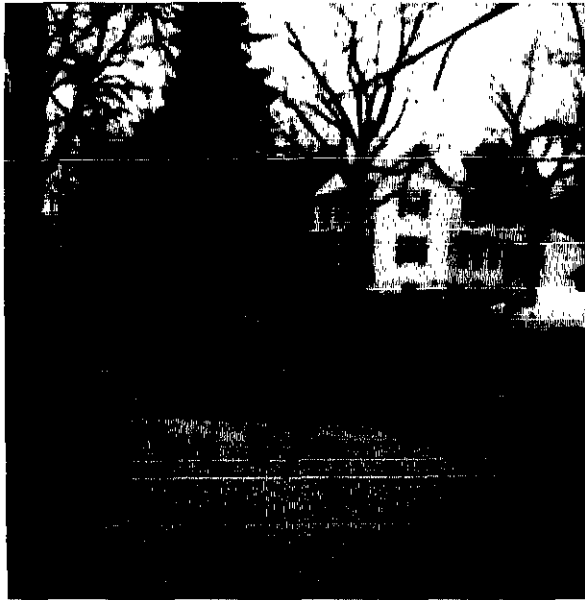
Fullerton complex



Beaschbol House AT white marsh
rd & lots on this property



Bus stop Beaschbol House rd
this home is only 2 yrs old
Bus stop here 204PS No 5/11/11MS



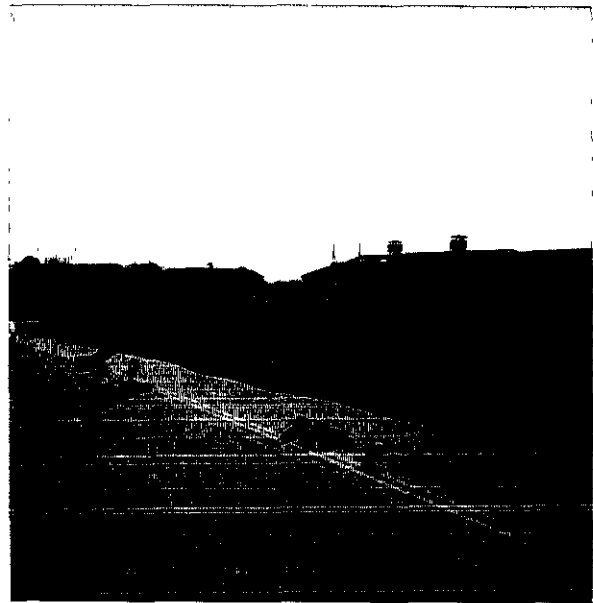
4506 WHITE MARSH RD CURB
UP TO ~~ARROW~~ ARROW



SIDEWALK TERMINATED AT
MY PROPERTY 3' ABOVE MY GRADE



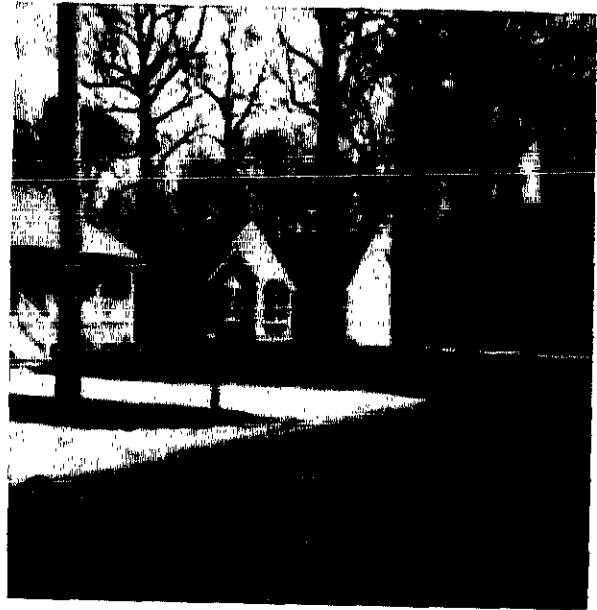
ACROSS FARM TIMBER BRIDGE



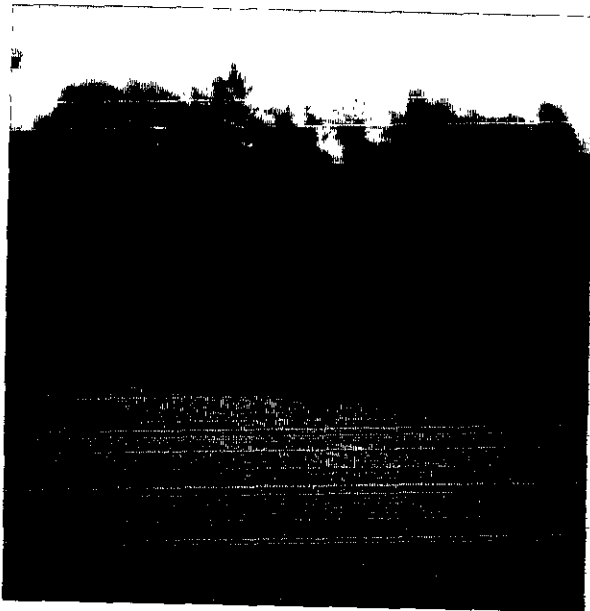
FULLERTON COMPLEX NO CURBS
OR SIDEWALKS



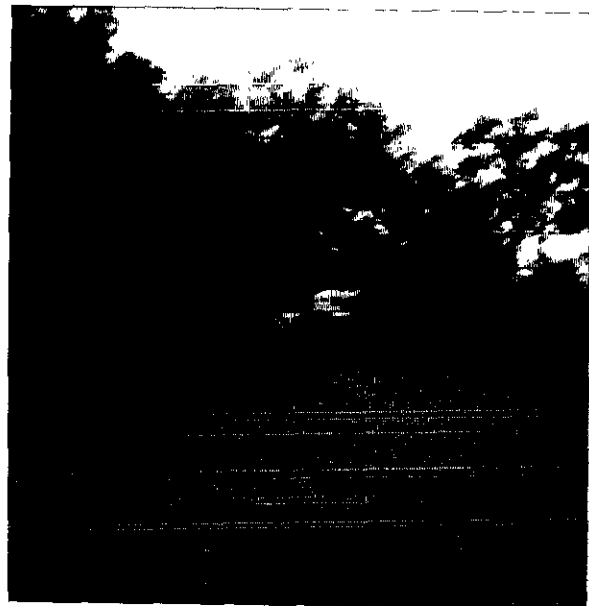
1906 Sue Ave & Sue
New Construction Creek
OR



1910 Sue Ave & Sue Creek
908 Sue Ave DR



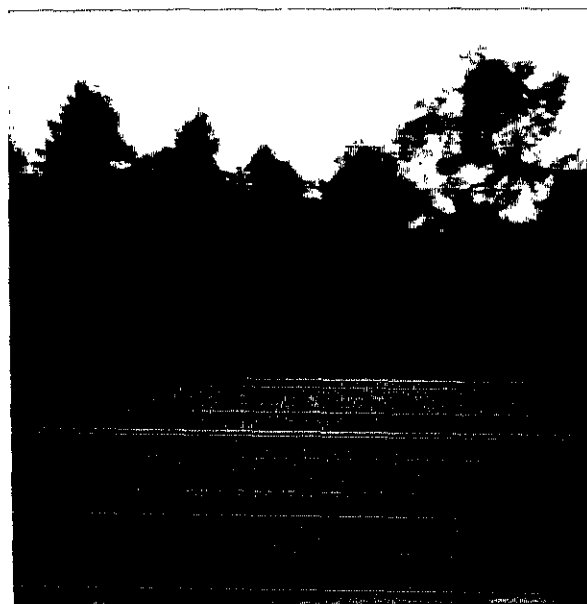
Looking West



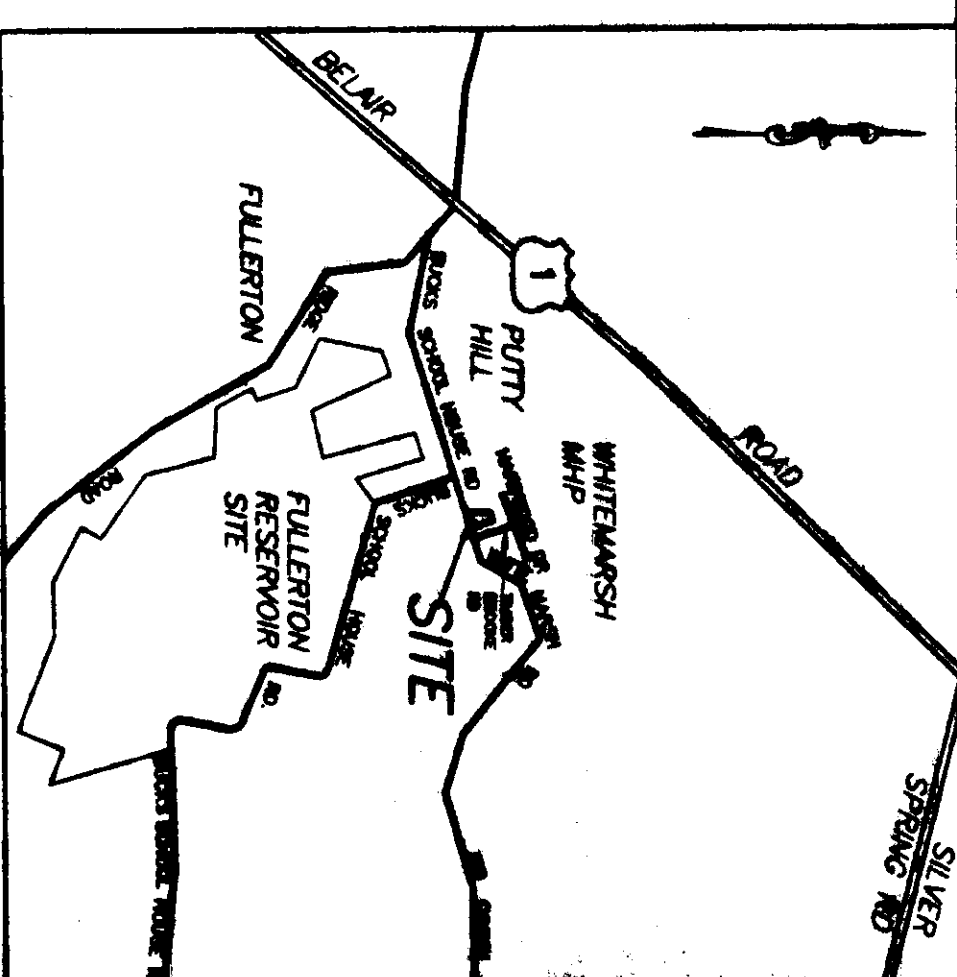
Looking East
TO WHITE MARSH Rd.
ENTRANCE TO LOT



LOOKING N.E.



LOOKING S.W.



SCALE : 1" = 2,000

1. TOTAL AREA OF TRACT = 30,626 SQ.FT. OR 0.7031 AC±
LOT 1 = 11,443 SQ.FT. OR 0.2627 AC±

32. ADDITIONAL SUBMISSION ON THESE LOTS WILL REQUIRE SWM CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBMISSION.



100

SIGNATURE OF PROFESSIONAL DATE

1. EXEMPT FROM CONSTRUCTION OF A NEW CLING, GUTTER, CURB AND SIDEWALK IN FRONT OF THE SUBJECT PROPERTY CURED AND WALKS DO NOT EXIST ON EITHER SIDE OF ROAD AT THIS LOCATION. THE DESIGN WOULD REQUIRE ESTABLISHING NEW GRADE FOR THE ROAD AND MAY INVOLVE ADJACENT PROPERTIES.
2. NO PREVIOUS ZONING MEASURES TOOK PLACE.

2. NO PREVIOUS ZONING MEASURES TOOK PLACE

TAX MAP

SCALE : 1" = 600'

DRC No. 03028

DATE: SEPT. 07, 1999

SCALE: 1"=20'

APR ASSOCIATES, INC.
SURVEYORS • ENGINEERS
1427 Maryland Road • Baltimore, Maryland 21234-7606
(410) 444-4382 FAX: (410) 444-1847
E-mail: apr444@earthlink.com

99111-M

PLAT TO ACCOMPANY PETITION
FOR ~~VARIANCE~~ *Special Hearing*

Det. #1

RECEIVED : AUG. 16, 2000

MINOR SUBDIVISION

4506 WHILMARSH ROAD
14TH ELECTION DISTRICT

BALTIMORE COU

99126