

IN RE: DEVELOPMENT PLAN HEARING	*	BEFORE THE
& PETITION FOR VARIANCE		
E/S Pot Spring Road	*	HEARING OFFICER
S Old Bosley Road		
8th Election District	*	OF BALTIMORE COUNTY
4th Councilmanic District		
(Isaac Jones, Jr., et al. Property)	*	Case No. VIII-658 & 01-421-A
Isaac A. Jones, Jr., et al	*	
Petitioner/Developer		

* * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for Baltimore County as a requested approval of a Development Plan and a Petition for Variance involving property located on the east side of Pot Spring Road, south of its intersection with Old Bosley Road, located in the Cockeysville area of Baltimore County. The property owner is seeking approval of a Development Plan prepared by Daft, McCune & Walker, Inc., depicting the development of the subject property which contains 52.746 acres, more or less, split-zoned RC 4 and RC 5 into 13 single-family residential lots. In addition, the property owner is requesting variances for Lots 1-6 of that subdivision.

Appearing at the hearing on behalf of the Variance and Development Plan approval request were, Charles Main, Mitch Kellman, Eric Hadaway and Tony Vitti, all appearing on behalf of Daft, McCune & Walker, Inc., the engineering firm who prepared the site plan and development plans for the subject property. Steven Smith appeared on behalf of the contract purchaser. Rob Hoffman, attorney at law, represented the Petitioner/Developer. As is usual and customary, representatives of the various Baltimore County reviewing agencies also attended the hearing; namely, John Alexander (Zoning Review), Christine Rorke (Development Project Manager) and Ron Goodwin (Land Acquisition), all from the Office of Permits & Development Management; R. Bruce Seeley, Paul Dennis and Todd Taylor from the Department of Environmental Protection and Resource Management (DEPRM); Mark Cunningham from the Office of Planning; and Jan Cook from the Department of Recreation & Parks. Finally, two

OFFICE OF PLANNING

Date 8/1/01
By R. Jones

citizens, Don McWilliams and Kim Mercaldo also attended the hearing.

As stated previously, the property which is the subject of this request consists of 52.746 acres, more or less. It is located near the intersection of Pot Spring Road and Old Bosley Road in Cockeysville. The Developer proposes to subdivide the subject property into 13 single-family residential lots. The property itself is split-zoned RC 4 and RC 5. Lots 1-6 will be located on the RC 5 portion of the property. The remaining lots will be situated on property zoned RC 4. It should be noted that the entire center of the subject property contains a 100-Year Floodplain, as well as associated wetlands, conservancy areas and buffers. The remaining portions of the property outside of these environmentally protected areas are proposed to be developed with the 13 single-family lots.

The Developer is requesting approval of a Development Plan which was submitted into evidence as Developer's Exhibit No. 1. At the onset of the hearing held on the 7th day of June, 2001, a continuance was requested by the Department of Environmental Protection and Resource Management (DEPRM). The purpose of the continuance was for DEPRM to review preliminary hydrology reports for the proposed storm water management facility for the property. Those reports have been reviewed by DEPRM who has indicated that there are no problems with the proposal as submitted. Therefore, it is appropriate at this time to entertain the Development Plan that was submitted at the hearing before me, as well as the variance request.

As to the history of the Development Plan approval request, a Concept Plan Conference was held on November 27, 2000 and thereafter a Community Input Meeting was held at the Cockeysville Library on January 2, 2001. A second Community Input Meeting was held at the Cockeysville Library on January 30, 2001. A Development Plan Conference followed on May 16, 2001 and the Hearing Officer's Hearing was held on June 7, 2001.

At the Hearing Officer's hearing, I attempt to determine what, if any, issues or comments remain unresolved at the time of the hearing. Other than the request for continuance made by DEPRM, there were no other issues raised by any Baltimore County reviewing agency.

RECEIVED FOR FILING
JUN 11 2001
J. P. Spenser

Furthermore, no citizen had any issue concerning the project. The continuance requested by DEPRM has been resolved and, therefore, the Development Plan submitted into evidence as Developer's Exhibit No. 1 shall be approved.

As stated previously, the Developer is also requesting variance relief for Lots 1-6 as shown on Developer's Exhibit No. 1, the site plan submitted along with the petition for variance. Specifically, the Developer is requesting side yard setbacks of 25 ft. for Lots 1-6 and rear yard setbacks of 25 ft. for Lots 1-4. In addition, rear yard setbacks of 35 ft. are being requested for Lots 5 and 6, all of which are in lieu of the required 50 ft. setback. Testimony and evidence indicated that due to the environmental features which run through the center of the property, Lots 1-6 are unable to afford the required rear yard setback. Many of the setback requests are from the conservancy area, as shown on the site plan. Furthermore, the Developer is desirous of constructing homes on Lots 1-6 which are consistent with the homes on the remainder of the property which are governed by the RC 4 setbacks. Therefore, in order to accomplish a continuity in the scheme of development of the property, the variance requests are necessary.

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

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

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

CHESAPEAKE BEACH
8/1/01
H. J. J. J.

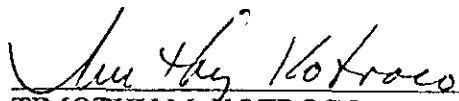
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the Petition for Variance and Development Plan submitted as Developer's Exhibit No. 1 for the Jones property should be approved.

THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 15th day of August, 2001, that the Development Plan submitted into evidence at the hearing before me as Developer's Exhibit No. 1, be and is hereby APPROVED.

IT IS FURTHER ORDERED, that the variance relief, to allow a front and side yard setback of 25 ft. for Lots 1-6 and a rear yard setback of 25 ft. for Lots 1-4 with rear yard setbacks of 35 ft. for Lots 5 and 6, all in lieu of the required 50 ft., be and is hereby GRANTED.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

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

August 1, 2001

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

RE: Hearing Officer's Hearing No. VIII-658 &
Petition for Variance No. 01-421-A
Property: E/S Pot Spring Road, S Old Bosley Road
8th Election District, 4th Councilmanic District
Developer: Isaac A. Jones, Jr., et al

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned cases. The Development Plan and Petition for Variance have 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 & 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

Copies to:



Mr. Isaac A. Jones, Jr.
2415 Old Bosley Road
Lutherville, MD 21093

Mr. Steve Smith
P. O. Box 400
Phoenix, MD 21131

Charles Main, II, P.E.
Mitch Kellman, P.E.
Eric Hadaway, P.E.
Tony Vitti, P.E.
Daft, McCune & Walker, Inc.
200 E. Pennsylvania Avenue
Towson, MD 21286

Mr. Don McWilliams
2426 Old Bosley Road
Lutherville, MD 21093

Ms. Kim Mercaldo
2008 Dumont Road
Lutherville, MD 21093



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at East side of Pot Spring Road,
Southwest side of Old Bosley Road
which is presently zoned RC 5

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

SEE ATTACHED

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

TO BE DETERMINED AT HEARING.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue (410) 494-6200

Address Telephone No.

Towson, MD 21204

City State Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BRK Date 4/12/01

Please schedule with HOH

ORDER RECEIVED FOR FILING

Date 4/11/01
By 115198

Case No. 01-421-A

**Attachment to Petition for Variance
Jones Property
East side of Pot Spring Road, Southwest side of Old Bosley Road**

Variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations to allow front and side yard setbacks of 25 feet for lots 1,2,3,4,5 & 6, and to allow rear yard setbacks of 25 feet for lots 1,2,3 & 4, and rear yard setbacks of 35 feet for lots 5& 6 in the RC5 zone in lieu of the required 50 feet,

Signature Page

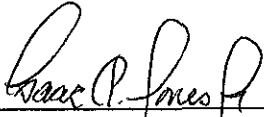
Legal Owner- Issac A. Jones, Jr., Dorothy A. Jones, Margaret N. Jones

Tax Account No. 20-00-014-683

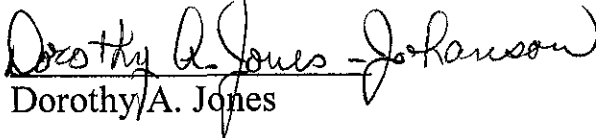
2415 Old Bosley Road

Lutherville, Maryland 21093

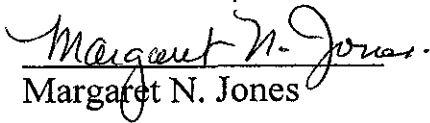
(410) 666-1680



Issac A. Jones, Jr.



Dorothy A. Jones



Margaret N. Jones

Description to Accompany

Petition for Zoning Variance

52.75 Acre Parcel

East side of Pot Spring Road

Southwest side of Old Bosley Road



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

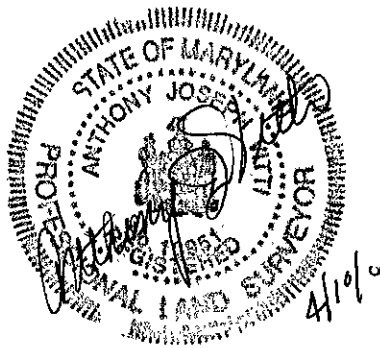
Beginning for the same at the end of the following course and distance measured from the intersection of the centerline of Old Bosley Road and the centerline of Pot Spring Road, (1) Southwesterly, along the centerline of Pot Spring Road, 370 feet, more or less, thence leaving said Pot Spring Road and running the three following courses and distances, viz: (1) South 68 degrees 14 minutes 50 seconds East 991.47 feet, thence (2) South 46 degrees 25 minutes 06 seconds East 284.24 feet, and thence (3) North 65 degrees 27 minutes 02 seconds East 339.01 feet to the centerline of Old Bosley Road, thence running in and along the centerline of Old Bosely Road the six following courses and distances, viz: (4) South 26 degrees 32 minutes 30 seconds East 8.59 feet, thence (5) South 36 degrees 18 minutes 30 seconds East 99.98 feet, thence (6) South 46 degrees 01 minute 11 seconds East 91.60 feet, thence (7) South 50 degrees 28 minutes 38 seconds East 107.48 feet, thence (8) South 34 degrees 30 minutes 00 seconds East 128.66 feet, and thence (9) South 30 degrees 00 minutes 56 seconds East 158.96 feet, thence leaving Old Bosely Road and running the six following courses and distances, viz: (10) South 07 degrees 48 minutes 33 seconds West 833.31 feet, thence (11) South 76 degrees 54 minutes 33 seconds West 119.74 feet, thence (12) North 12 degrees 35 minutes 27 seconds West 163.02 feet, thence (13) North 66 degrees 04 minutes 07 seconds West 907.29 feet,

thence (14) South 63 degrees 31 minutes 26 seconds West 470.98 feet, and thence (15) South 63 degrees 31 minutes 26 seconds West 525.13 feet to the centerline of Pot Spring Road, thence running in or along the centerline of Pot Spring Road the four following courses and distances, viz: (16) North 11 degrees 48 minutes 34 seconds West 410.05 feet, thence (17) North 11 degrees 48 minutes 34 seconds West 84.95 feet, thence (18) North 08 degrees 23 minutes 08 seconds West 561.00 feet, and thence (19) North 30 degrees 58 minutes 10 seconds East 719.13 feet to the point of beginning; containing 52.75 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

January 23, 2001

Project No. 00014 (L00014)



**NOTICE OF ZONING HEARING
CHANGE OF HEARING DATE**

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: #01-421-A

2415 Old Bosley Road

E/S Pot Spring Road, SW/S Old Bosley Road Lots 1-6

8th Election District - 3rd Councilmanic District

Legal Owner(s): Issac, Dorothy & Margaret Jones

Variance: to allow front & side yard setbacks of 25 feet for lots 1, 2, 3, 4, 5 & 6; to allow rear yard setbacks of 25 feet for lots 1, 2, 3 & 4, and rear yard setbacks of 35 feet for lots 5 & 6 in the RC5 zone in lieu of the required 50 feet.

Hearing: Thursday, June 7, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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) 887-4386.

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

JT/5/57 May 22

C470513

CERTIFICATE OF PUBLICATION

5/24/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/22/, 2001.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92944

DATE 4/12/01 ACCOUNT R 001-006-6150
AMOUNT \$ 300.00

RECEIVED
FROM:

FOR: Zoning Variance for 6 lots

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 421

PAID RECEIPT

PAYMENT ACTUAL TIME
4/13/2001 4/12/2001 12:19:52
REG MS01 CASHIER JRIC JMR DRAWER 1
RECEIPT # 041008 OFLN
Dep 5 528 ZONING VERIFICATION
CR 01. 092944

Receipt Tot 300.00
300.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Jim
6/7/01

RE: Case No

H.O.H.
01-421-A

Petitioner/Developer: JONES, ETAL

VENABLE

Date of Hearing/Closing

6/7/01

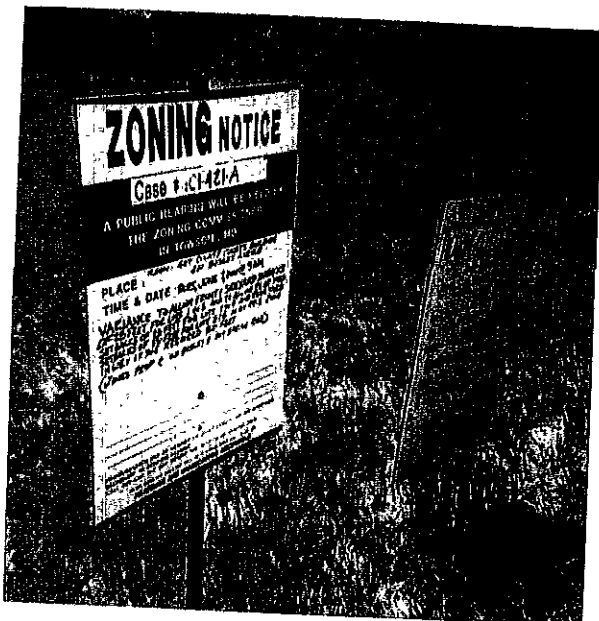
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 SEC - OLD BOSLEY & POT SPRING
ROADS - 2 LOCATIONS

The sign(s) were posted on 5/7/01 & FIXED 5/15/01
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 5/24/01
(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 410-905-857
(Telephone Number)

JONES
01-421-A

6/7/01

Betty

or

Robin

RM 405

ZON. COMM.

Inch 6/7

CERTIFICATE OF POSTING

RE: Case No.: 01-421-APetitioner/Developer: JONES/BROOKS, ET AL
96 VENABLE/AMY DONTTELLDate of Hearing/Closing: 6/7/01Baltimore 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 SE/S POT SPRING RD.@ OLD BOSLEY RD.2-SIGNS W/ 2 H.O.H. signs.

The sign(s) were posted on

5/17/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, 5/24/01
(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)



Post-It® Fax Note	7671	Date	# of pages <u>3</u>
To	<u>BETTY/ROBIN</u>	From	<u>OK</u>
Co./Dept.	<u>ZONING</u>	Co.	
Phone #		Phone #	
Fax #	<u>887-3468</u>	Fax #	

Post-It® Fax Note	7671	Date	# of pages <u>3</u>
To	<u>AMY DONTTELL</u>	From	<u>OK</u>
Co./Dept.	<u>VBA</u>	Co.	
Phone #		Phone #	
Fax #	<u>821-0147</u>	Fax #	

01-421-A
Jones

6/7

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: 01-421-A

Petitioner: Gaylord Brooks

Address or Location: East side of Pot Spring Rd., Southwest side of Old Bosley Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Donte

Address: 210 Allegheny Avenue
Towson, Maryland 21204

Telephone Number: 410-494-6200

Revised 2/20/98 - SCJ



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

April 30, 2001

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: 01-421-A
2415 Old Bosley Road
E/S Pot Spring Road, SW/S Old Bosley Road Lots 1-6
8th Election District – 3rd Councilmanic District
Legal Owners: Issac, Dorothy & Margaret Jones

Variance to allow front & side yard setbacks of 25 feet for lots 1,2,3,4,5 &6, to allow rear yard setbacks of 25 feet for lots 1,2,3 &4, and rear yard setbacks of 35 feet for lots 5 & 6 in the RC5 zone in lieu of the required 50 feet.

HEARING: Tuesday, June 5, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon GJZ
Director

C: Issac, Dorothy & Margaret Jones, 2415 Old Bosley Road, Lutherville 21093
Robert A Hoffman, Venable Baetjer & Howard LLP, 210 Allegheny Avenue,
Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 21, 2001.**
(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, May 22, 2001 Issue – Jeffersonian

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson MD 21204

410 494-6200

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:

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HEARING: Tuesday, June 5, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 602
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.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

May 7, 2001

**NOTICE OF ZONING HEARING
CHANGE OF HEARING DATE ONLY**

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: 01-421-A
2415 Old Bosley Road
E/S Pot Spring Road, SW/S Old Bosley Road Lots 1-6
8th Election District – 3rd Councilmanic District
Legal Owners: Issac, Dorothy & Margaret Jones

Variance to allow front & side yard setbacks of 25 feet for lots 1,2,3,4,5 &6, to allow rear yard setbacks of 25 feet for lots 1,2,3 &4, and rear yard setbacks of 35 feet for lots 5 & 6 in the RC5 zone in lieu of the required 50 feet.

HEARING: Thursday, June 7, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon 672
Director

C: Issac, Dorothy & Margaret Jones, 2415 Old Bosley Road, Lutherville 21093
Robert A Hoffman, Venable Baetjer & Howard LLP, 210 Allegheny Avenue,
Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 21, 2001.**
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(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 22, 2001 Issue – Jeffersonian

NOTE CHANGE
OF HEARING DATE
ONLY
GZ

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson MD 21204

410 494-6200

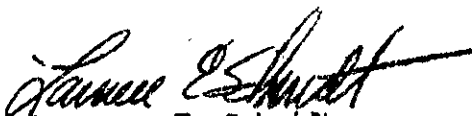
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HEARING: Thursday, June 7, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GZ
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.



Baltimore County
Department of Permits and
Development Management

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

June 1, 2001

Dorothy A, Margaret N. & Issac A Jones Jr.
2415 Old Bosley Road
Lutherville MD 21093

Dear Dorothy, Margaret & Issac:

RE: Case Number: 01-421-A, 2415 Old Bosley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 12, 2001.

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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Robert A Hoffman, Venable Baetjer & Howard LLP, 210 Allegheny Ave,
Towson 21204
People's Counsel



sign
6/7

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 4, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2001
Item Nos. 412, 413, 414, 415, 416, 417,
418, 419, 420, 421, 422, 424, and 426

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

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 25, 2001

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 APRIL 23, 2001

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:

412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, AND 426

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

cc: File

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





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.25.01

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

RE: Baltimore County
Item No. 421 BR

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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

Very truly yours,

for

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

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: April 30, 2001
SUBJECT: Zoning Item # 421
2415 Old Bosley Road

Zoning Advisory Committee Meeting of

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☒ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - ☒ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - ☒ Proposed houses must be at least thirty feet (30') from water wells.

Reviewers : Mike Kulis, Sue Farinetti

RE: PETITION FOR VARIANCE
2415 Old Bosley Road, E/S Pot Spring Rd,
SW/S Old Bosley Rd, Lots 1-6
8th Election District, 3rd Councilmanic

Legal Owner: Isaac, Dorothy, & Margaret Jones
Petitioner(s)

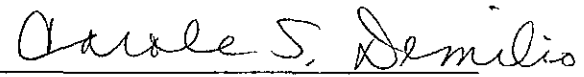
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-421-A

* * * * *

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 26th day of April, 2001 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

4/12/01

Case # 01-421-A

Talked to Mitch today and he will
bring in week of 4/16 copies of
going descriptions for the six individual
lots. He can't process the work this
week.

BK

D.R. 2

CT.

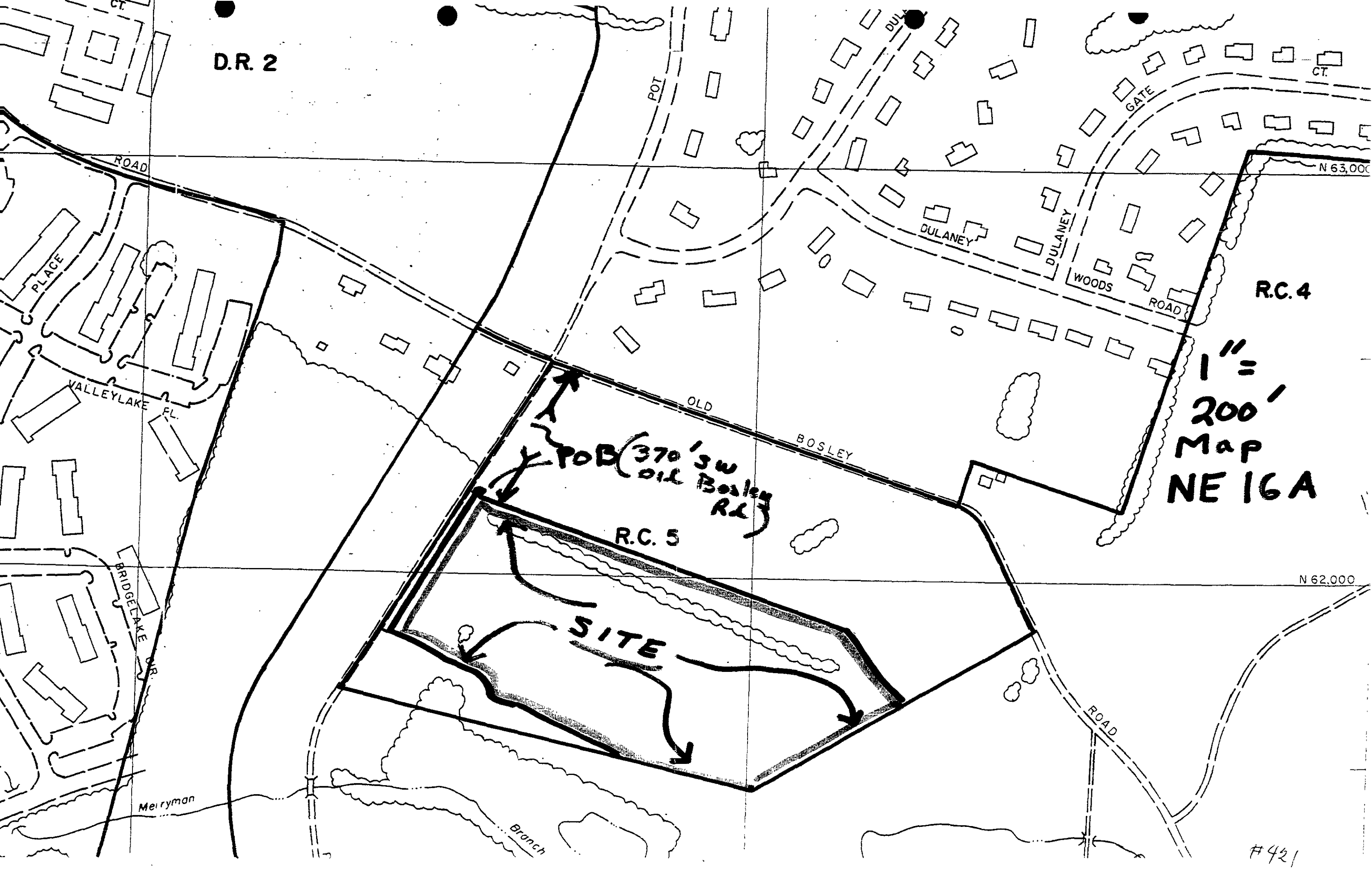
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1" =
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Map
NE 16A

N 62,000

#421





V-SE U-SW
S-NE R-NW

2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
BILL Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	LOCH RAVEN RESERVOIR AREA	N.E. 16-A
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

[Signature]
Chairman, County Council

NE 16 A

[illegible]

ENGINE RUNNING AND MAXIMUM DENSITY REQUIRED				
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FC-5	1-20-4	5		6
FC-6	50-20-5 *	15		14

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222

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99	В. А. ПИДКО	АДН
100	В. А. ПИДКО	АДН

Legend: $\bullet$ = 100' Δ = 150' $\square$ = 200'

PROPOSED LANDCOVERING
PROPOSED CONCRETE AREA
PROPOSED ROAD PAVT. OR WAY

[illegible]

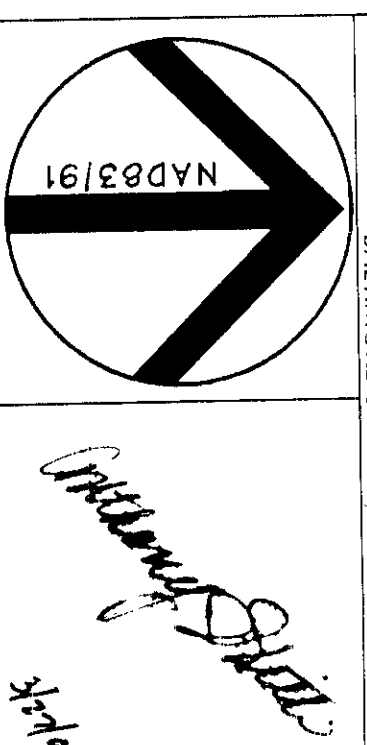
Existing topography shown herein is taken from Baltimore County OTCS aerial topography dated March 1996.
Property boundary based on a field survey by Duff McNamee-Wallace, Inc. dated December 2000.
Existing soils shown herein are taken from Baltimore County's Soils Map.
Existing 100 year floodplain information is taken from Baltimore County Existing 100 year Floodplain Map (TRM) Community Panel No. 2400010 0225 B, dated March 2, 1991.

DMW

Draft-McCune-Walkers, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
410/296-3333
Fax 296-4705

*A Team of Land Planners,
Landscape Architects,
Golf Course Architects,
Engineers, Surveyors &
Environmental Professionals*

8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD



DATE	BY	REVISIONS
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