

IN RE: PETITION FOR SPECIAL HEARING
W/S Corbett Road, 1144' NW
centerline of Monkton Farms Drive
10th Election District
6th Councilmanic District
(2047 Corbett Road)

Eleanor P. Bange
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-483-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Eleanor Bange. The Petitioner is requesting a special hearing for property she owns at 2047 Corbett Road, which property is zoned RC 4. The special hearing request is from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a non-density transfer of 2.097 acres of land, zoned RC 4, from her current land holdings unto her daughter.

Appearing at the hearing on behalf of the special hearing request was Eleanor Bange, owner 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 17.33 acres or land, located on the west side of Corbett Road, south of its intersection with Falls Road. Mrs. Bange is interested in conveying 2.097 acres of her 17.33 acre tract unto her daughter, who resides at and owns 0.81 acres of land, which lot is completely surrounded by her mother's property. The purpose of Mrs. Bange's request to transfer this property is to provide her daughter with additional land for her dwelling. However, in order to proceed with this transfer of land to her daughter, the special hearing request is necessary.

ORDER RECEIVED FOR FILING

Date

7/9/01

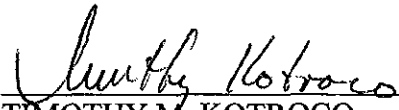
By

J. P. Johnson

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R. Therefore, permission for a non-density transfer of the 2.097 acre parcel of land zoned RC 4 is granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of July, 2001, that the Petitioner's Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a non-density transfer of 2.097 acres of land, zoned RC 4, from her current land holdings unto her daughter, be and it is hereby GRANTED.

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

ORDER RECEIVED FOR FILING
Date 7/9/01
By J.R. Jernigan



Baltimore County
Zoning Commissioner

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

July 9, 2001

Ms. Eleanor P. Bange
2047 Corbett Road
Monkton, Maryland 21111

Re: Petition for Special Hearing
Case No.: 01-483-SPH
Property: 2047 Corbett Road

Dear Ms. Bange:

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

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2047 Corbett Rd.
which is presently zoned RC-4

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

To approve a non-density transfer of 2077 Ac of RC-4 Zoned property.

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.

City State Zip Code

Legal Owner(s):

ELEANOR P. BANGE
Name - Type or Print

Eleanor P. Bange
Signature

only owner
Name - Type or Print

day 6 pop.
Signature

2047 CORBETT RD. 410-472-2519
Address Telephone No.

MONKTON MD. 21111
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 5/11/01

ORDER RECEIVED FOR FILING

Case No. 01-483-SPH

Date 7/9/01
REV 9/13/98

ZONING DESCRIPTION FOR ADDITIONAL LAND TO BE ADDED TO 2045 CORBETT ROAD

Beginning at a point in or near the center of Corbett Road which has a paving width of approximately 18 feet which is approximately 1144 feet northwesterly of the centerline of Monkton Farms Drive which has a right of way width of 40 feet, thence running with the center of Corbett Road N 02°42' E 14.99 feet, N 02°46' E 100.00 feet, then leaving the center of Corbett Road, S 73°59'51" W 142.17 feet, S 75°38'14" W 69.39 feet, S 83°07'02" W 54.40 feet, S 87°56'44" W 108.51 feet, N 02°21' W 67.69 feet, N 20°42'38" W 30.08 feet, S 68°51'14" W 58.42 feet, S 76°14'30" W 117.25 feet, S 68°09'32" W 74.73 feet, S 79°52'01" W 137.47 feet, S 30°09'42" E 181.48 feet, S 32°41'56" E 114.61 feet, N 56°44" E 145.37 feet, then running with the outlines of 2045 Corbett Road N 14°23' W 216.70 feet, N 75°37' E 129.00 feet, S 14°23' E 202.29 feet, N 80°29' E 46.83 feet, N 59°02' E 90.09 feet, N 82°22' E 229.93 feet to the point of beginning containing 2.097 acres more or less and located in the Tenth Election District, Sixth Councilmanic District, Baltimore County Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92884

DATE 5/11/01 ACCOUNT ROUT-006-6150

AMOUNT \$ 50.00

RECEIVED FROM Highland Survey

FOR Special Hearing

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

T 10m 11 453

PAID RECEIPT

PAYMENT ACTUAL TIME
5/16/2001 5/16/2001 14:20:13

REF WDC CASHIER MSN. WEB DRAWER 5
SERIAL # 212925 OFLN
Dept 5 520 ZONING VERIFICATION
CR NO. 092884

Receipt Tot 50.00
..00 OK 60.00 CA
10.00 CG

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

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

Case: #01-483-SPH
2047 Corbett Road
W/S Corbett Road, 1144'
NW centerline Monkton
Farms Drive

10th Election District
6th Councilmanic District
Legal Owner(s):

Eleanor P. Bange

Special Hearing: to approve a non-density transfer of 2.097 acres of RC-4 zoned property.

Hearing: Friday, July 6, 2001 at 11:00 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.

6/17/1 June 21 C475939

CERTIFICATE OF PUBLICATION

6/21, 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 6/21, 2001.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-483-SPH

Petitioner/Developer: BANG, ETAL

Date of Hearing/Closing: 7/6/01

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 #2047 CORBETT RD

The sign(s) were posted on

6/19/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 6/20/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

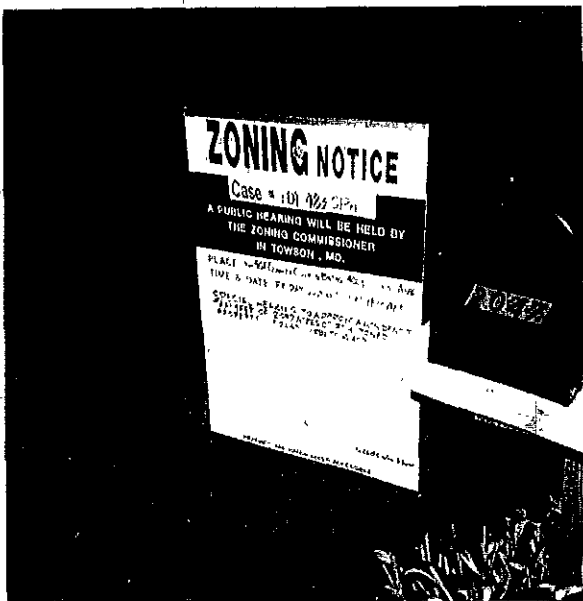
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-857

(Telephone Number)



01-483-SPH
2047 CORBETT RD
7/6/01

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: 01-483-SPH
Petitioner: Eleanor P. Bange
Address or Location: 2047 Corbett Rd Monkton MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: Eleanor P. Bange
Address: 2047 Corbett Rd
Monkton, MD 21111
Telephone Number: 410-472-2519

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 21, 2001 Issue – Jeffersonian

Please forward billing to:
Eleanor P Bange
2047 Corbett Road
Monkton MD 21111

410 472-2519

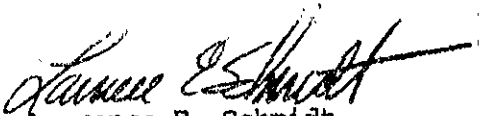
NOTICE OF ZONING HEARING

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: 01-483-SPH
2047 Corbett Road
W/S Corbett Road, 1144' NW centerline Monkton Farms Drive
10th Election District – 6th Councilmanic District
Legal Owner: Eleanor P Bange

Special Hearing to approve a non-density transfer of 2,097 acres of RC-4 zoned property.

HEARING: Friday, July 6, 2001 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G72
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

June 6, 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: 01-483-SPH
2047 Corbett Road
W/S Corbett Road, 1144' NW centerline Monkton Farms Drive
10th Election District – 6th Councilmanic District
Legal Owner: Eleanor P Bange

Special Hearing to approve a non-density transfer of 2,097 acres of RC-4 zoned property.

HEARING: Friday, July 6, 2001 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

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

Arnold Jablon 672
Director

C: Eleanor P Bange, 2047 Corbett Road, Monkton 21111

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





Baltimore County
Department of Permits and
Development Management

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

June 29, 2001

Eleanor P Bange
2047 Corbett Road
Monkton MD 21111

Dear Ms. Bange:

RE: Case Number: 01-483-SPH, 2047 Corbett Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 11, 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. GDC
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



Seni
7/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 6, 2001

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

JUN - 7

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-462 & 01-483

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 5, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For May 29, 2001
Item Nos. 461, 463, 464, 465, 466, 467,
469, 470, 472, 473, 474, 475, 478, 480,
483, and 006

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

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

June 5, 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 May 21, 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:

461, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474,
477, 478, 479, 482, 483,

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



Printed with Soybean Ink
on Recycled Paper

RECEIVED

JUN 8 2001

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

RE: PETITION FOR SPECIAL HEARING
2047 Corbett Road, W/S Corbett Rd,
1144' NW of c/I Monkton Farms Dr
10th Election District, 6th Councilmanic

Legal Owner: Eleanor P. Bange
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-483-SPH

* * * * *

ENTRY OF APPEARANCE

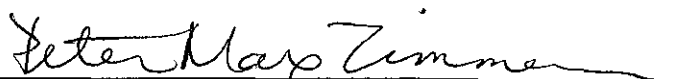
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

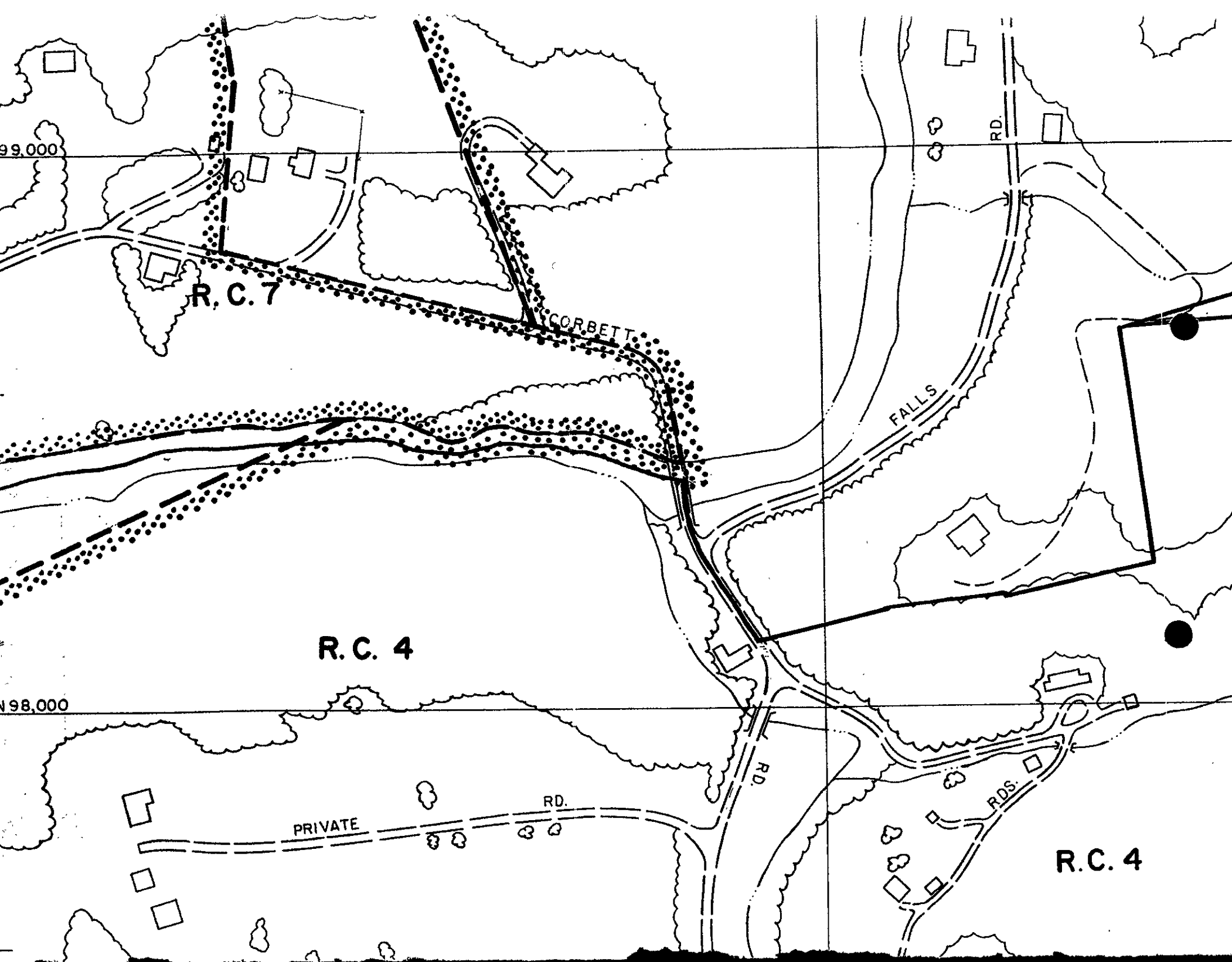

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 4th day of June, 2001 a copy of the foregoing Entry of Appearance was mailed to Eleanor P. Bange, 2047 Corbett Road, Monkton, MD 21111, Petitioners.


PETER MAX ZIMMERMAN



99,000

R.C. 7

CORBETT

FALLS

R.C. 4

98,000

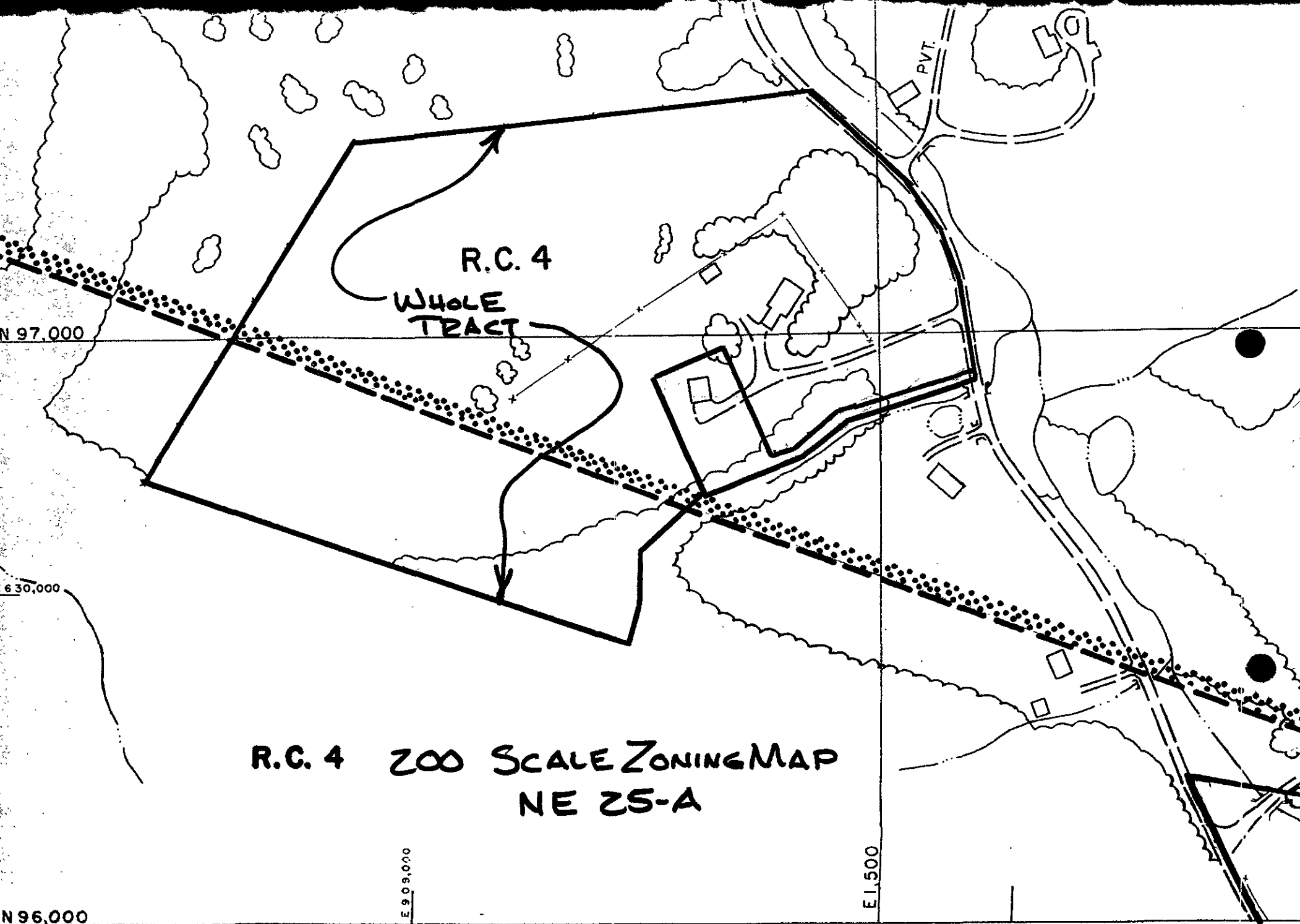
PRIVATE

RD.

RD.

RDS.

R.C. 4



R.C. 4 ZOO SCALE ZONING MAP
NE 25-A

2000 COMPREHENSIVE ZONING MAP

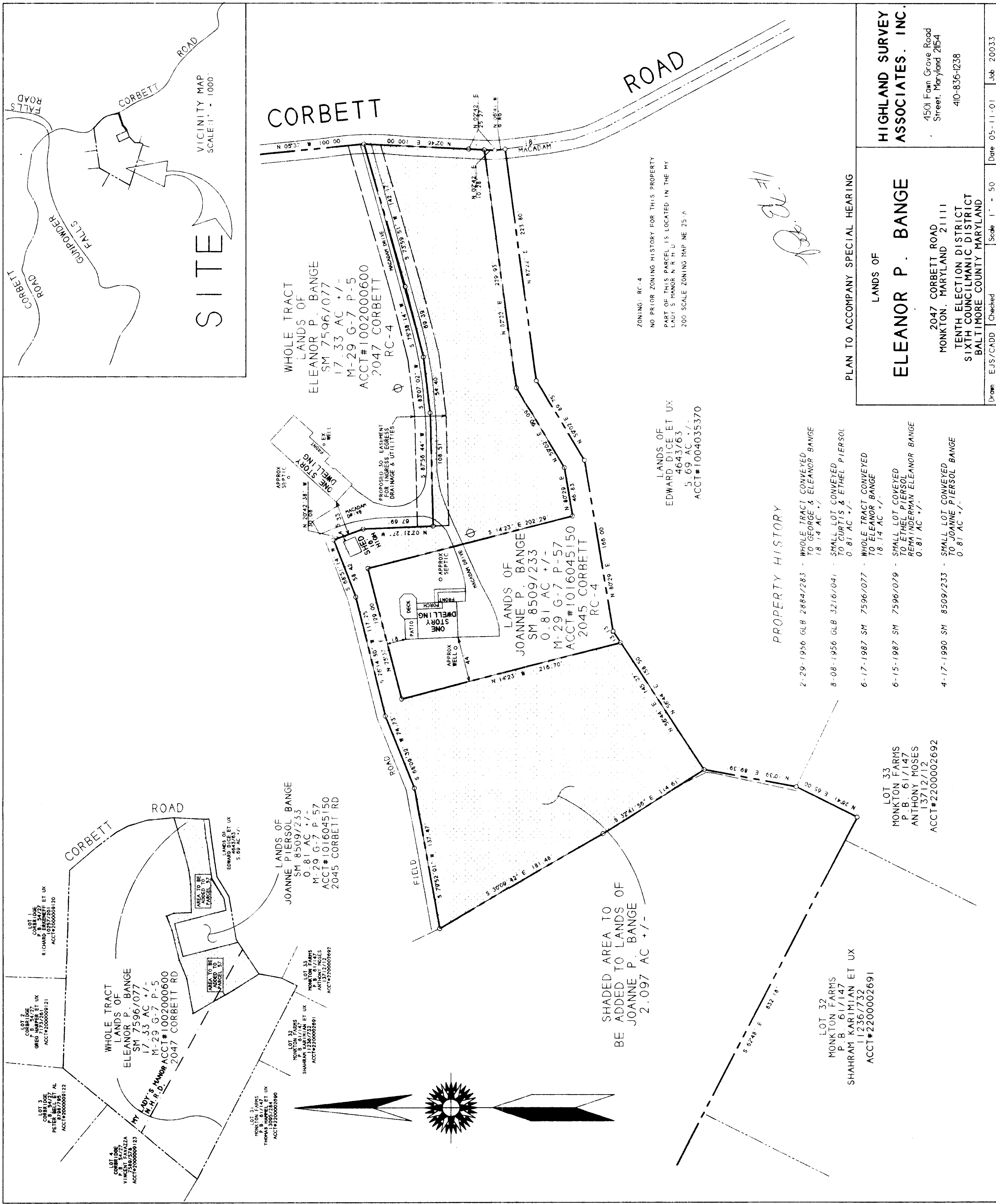
ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 10, 2000

DD-NE EE-NW
HH-SE II-SW

#483



Job 20033
#483