

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
260' W centerline of Corbett Village Lane
8th Election District
3rd Councilmanic District
(1615 Corbett Road)

Mary Jane Neighbours
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-496-SPHA

*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by Mary Jane Neighbours, the legal owner of the subject property. The Petitioner is requesting a special hearing for property she owns at 1615 Corbett Road, located in the Monkton area of Baltimore County. The subject 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 the bottom level of the new dwelling to be utilized as an in-law apartment for Mrs. Mary Jane Neighbours. The variance request is from Section 400.1 of the B.C.Z.R., to approve an accessory building to be located in the front yard rather than the rear yard.

Appearing at the hearing on behalf of the requests were Mary Jane Neighbours, owner of the property and her son, J. Owen Neighbours. Joe McGraw, property line surveyor also attended on behalf of the Petitioner. The Petitioner was represented by David K. Gildea, attorney at law. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing and variance request, is shown as a Residential Use Area No. 1, which is part and parcel of a larger 49.52 acre tract of land. The property is owned by Mrs. Neighbours and has been placed in the Gunpowder Conservancy Trust. The Petitioner is desirous of constructing a new single-family residence on the property. The subject house is under construction at this time. Several photographs were submitted into evidence showing the house and surrounding location

ORDER RECEIVED FOR FILING

2010

7/25/01

[Signature]

of the property. At this time, Mrs. Neighbours is desirous of constructing an in-law apartment in the bottom level of this new dwelling. Her son, J. Owen Neighbours, will reside in the second and third level of the new dwelling. Accordingly, this special hearing request is being made to approve the use of the bottom level of this house as an in-law apartment for Mrs. Neighbours.

In addition to the request for the second dwelling unit, the Petitioner is also requesting approval of a barn which will be situated in the front yard of the property. Testimony and evidence demonstrated that this area of the property is the only feasible area upon which to locate this barn. In order to proceed with constructing the barn in the front yard, the variance request is necessary.

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.

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

To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

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

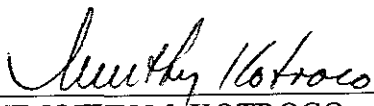
ORDER RECEIVED FOR FILING
DATE 7/25/01
J. J. G. JAMESON

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th 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 the bottom level of the new dwelling to be utilized as an in-law apartment for Ms. Mary Jane Neighbours, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petitioner's Request for Variance from Section 400.1 of the B.C.Z.R., to approve an accessory building to be located in the front yard rather than the rear yard, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner may apply for her permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The in-law apartment located on the lower level of this home shall be utilized only by Mrs. Mary Jane Neighbours, or other family members, in the event she should cease residing within the dwelling. At no time shall this in-law apartment be rented out as a second dwelling unit to non-family members.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

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

July 25, 2001

David K. Gildea, Esquire
301 N. Charles Street, Suite 800
Baltimore, Maryland 21201

Re: Petition for Special Hearing & Variance
Case No.: 01-496-SPHA
Property: 1615 Corbett Road

Dear Mr. Gildea:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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, which appears to read "Timothy M. 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 1615 Corbett Road

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

Classification of proposed house on property as a single family dwelling.

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:

Sebastian A. Cross

Name - Type or Print

Signature

Gildea, L.L.C.

Company

301 N. Charles St., Suite 800

Address

Telephone No

Baltimore, MD 21201 410-234-0071

City

State

Zip Code

Legal Owner(s):

Mary Jane Neighbours

Name - Type or Print

Signature

Name - Type or Print

Signature

1615 Corbett Road

410-329-3402

Address

Telephone No

Monkton, MD 21111

City

State

Zip Code

Representative to be Contacted:

Sebastian A. Cross

Name

301 N. Charles St., Suite 800

Address

Telephone No

Baltimore, MD 21201

410-234-0071

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SOA Date 05-18-01

Case No. 01-496-SPA#

200 9/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1615 Corbett Road

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 Variance from Section(s)

400.1 - To permit an accessory building (~~a barn~~) to be located in a front yard rather than a rear yard.

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

To be presented at the hearing.

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

Sebastian A. Cross

Name - Type or Print

Signature

Gildea, L.L.C.

Company

301 N. Charles St., Suite 800

Address Telephone No

Baltimore, MD 21201 410-234-0071

City State Zip Code

Legal Owner(s):

Mary Jane Neighbours

Name - Type or Print

Signature

Name - Type or Print

Signature

1615 Corbett Rd.

410-329-3402

Address

Telephone No

Monkton, MD 21111

City

State

Zip Code

Representative to be Contacted:

Sebastian A. Cross

Name

301 N. Charles St., Suite 800

Address

Telephone No

Baltimore, Md 21201 410-234-0071

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By SJF Date 05-18-01

Case No. 01-496-Sp4A

7/9/1998

ZONING DESCRIPTION FOR 1555 CORBETT ROAD

First beginning at a point in the center of Corbett Road which is 20 feet in wide at the distance of 260 feet west of the centerline of the nearest improved intersecting street Corbett Village Lane which is 20 feet wide and running S.57 49' 17"W. 275.06 ft., S.65 37' 17"W. 259.29 ft., S.88 09' 17"W. 84.64 ft., N.52 41' 43"W. 60.87 ft., N.40 12' 43"W. 133.42ft., S.61 19' 39"W. 32.61 ft., S.59 15' 42"W. 52.55 ft., S.60 54' 56"W. 48.99 ft., S.62 05' 36"W. 51.90 ft., S.65 51' 50"W. 50.52 ft., S.69 26' 12"W. 50.95 ft., S.72 49' 17"W. 49.56 ft., S.76 01' 17"W. 52.18 ft., S.77 44' 10"W. 44.11 ft., S.32 27' 19"E. 111.22 ft., S.53 53' 19"E. 257.75 ft., S.36 43' 48"E. 335.88 ft., curve to right R=2063.00 ft., L=235.76 ft., CHORD = S.59 04' 13"W. 235.63 ft., S.72 31' 15"W. 300.00 ft., S.62 31' 15"W. 200.00 ft., S.59 37' 15"W. 213.90 ft., N.36 00' 45"W. 171.70 ft., N.10 36' 45"W. 1028.42 ft., N.42 12' 15"E. 857.81 ft., N.60 12'15"E. 775.50 ft., S.81 53' 45"E. 132.40 ft., S.77 54' 45"E. 59.40 ft., S.70 24' 45"E. 132.00 ft., S.63 09' 45"E. 120.45 ft., S.80 39' 45"E. 178.20 ft., S.83 29' 45"E. 118.80 ft., S.82 09' 45"E. 82.50 ft., S.84 24' 45"E. 101.00 ft., S.21 46' 15"W. 112.86 ft., S.35 50' 15"W. 118.80 ft., S.40 20' 15"W. 46.86 ft., S.22 50' 15"W. 48.84 ft., S.50 50' 15"W. 436.68 ft., N.33 52' 15"E. 60.00 ft., N.84 52' 45"W. 185.26 ft., N.38 52' 45"W. 164.00 ft., S.43 52' 15"W. 187.00 ft., S.13 52' 45"E. 279.27 ft., N.65 14' 55"E. 26.14 ft., N.64 00' 39"E. 25.62 ft., N.64 15' 31"E. 41.59 ft., N.66 07' 58"E. 37.17 ft., N.73 07' 38"E. 34.65 ft., N.79 15' 41"E. 28.19 ft., S.89 24' 11"E. 38.83 ft., S.78 34' 12"E. 44.08 ft., S.69 21' 54"E. 51.38 ft., S.66 42' 39"E. 50.36 ft., S.70 03' 01"E. 39.83 ft., and S.69 27' 39"E. 41.97 ft. to the place of beginning.

Second beginning at a point S.20 58' 30" W. 207 feet southwest of a point in the center of Corbett Road which is 20 ft. wide which point is 103 feet west of the nearest improved street Corbett Village Lane which is 20 feet wide and running S.71 51' 50"E. 286.80 ft., S.60 34' 20"E. 102.30 ft., S.40 25' 00"E. 71.00 ft., S.22 32' 00"E. 511.50 ft., S.61 09' 30"W. 458.51 ft., S.58 11' 30"W. 248.00 ft., S.49 08' 30"W. 202.00 ft., S.65 13' 30"W. 202.42 ft., S.69 53' 30"E. 118.67 ft., S.53 21' 30"W. 545.00 ft., S.22 30' 30"E. 102.75 ft., S.04 10' 30"E. 169.00 ft., S.13 26' 30"W. 125.00 ft., S.27 35' 30"W. 233.00 ft., S.47 08' 30"W. 101.00 ft., N.88 26' 30"W. 115.00 ft., N.68 26' 30"W. 143.00 ft., N.43 56' 30"W. 151.00 ft., N.56 19' 30"W. 70.00 ft., N.07 17' 30"E. 50.00 ft., N.55 17' 26"W. 338.60 ft., N.70 57' 26"W. 510.00 ft., N.62 05' 26"W. 425.00 ft., N.65 15' 15"E. 998.60 ft., N.35 27' 45"W. 14.47 ft., N.72 25' 15"E. 450.32 ft., N.51 43'46"E. 261.02 ft., curve to left R=2136.00 ft., L=250.22 ft., CHORD N.58 52' 35"E. 250.08 ft., N.73 10' 15"E. 57.33 ft., N.37 00' 45"W. 5.00 ft., curve to left R=2149.00 ft., L=436.84 ft., CHORD N.48 14' 39"E. 436.09 ft., N.49 51' 47"W. 20.00 ft., S.56 16' 32"E. 71.99 ft., N.33 23' 30"E. 54.00 ft., N.52 42' 30"E. 83.33 ft., N.41 26' 30"E. 94.92 ft. and N.20 58' 30"E. 161.29 ft. to the place of beginning, as recorded in Deed Liber 6108, Folio 120, containing 105.27 acres. Also known as 1555 Corbett Road and located in the 8TH Election District, 3RD Councilmanic District.



01-496-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92896

DATE 05-18-01 ACCOUNT R-001-006-61-0

AMOUNT \$ 100.00

RECEIVED FROM: MARY JAN NEIGHTECHERS

FOR: RES. LINDA E. SPENCER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SJA

PAID RECEIPT

PAYMENT ACTUAL TIME
5/18/2001 5/18/2001 15:32:57

FLG 4502 CASHIER SMAT : WAT DRAWER 2
RECEIPT # 175040 OFLN

Den 5 520 ZIMING VERIFICATION
CP NO. 092896

Recpt Tot 100.00

100.00 CK .00 CA

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:

1618 Conant Road
250 W centerline Corbett
Village Lane
8th Election District

3rd Councilmanic District
Legal Owner(s): Mary Jane
Neighbours

Special Hearing: to permit classification of proposed 2 living unit house on property as a single family dwelling. **Variance:** to permit an accessory residential storage building (a barn style) to be located in a front yard rather than a rear yard.

Hearing: Tuesday, July 24, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Basile 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
J177/653 July 10 - C480369

CERTIFICATE OF PUBLICATION

7/12/2001

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 7/10/2001.

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

S. Williams
LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-496 SPHA

Petitioner/Developer: MARY JANE

NEIGHBOURS

Date of Hearing/Closing: JULY 24, 2001

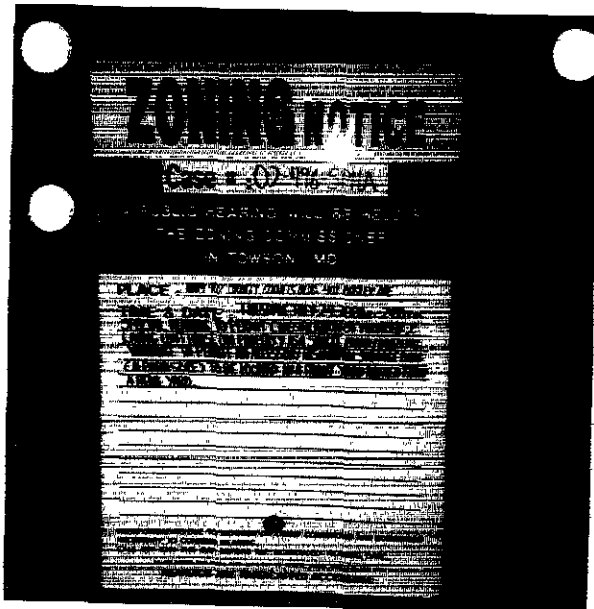
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 1615 CORBETT RD

The sign(s) were posted on JULY 9, 2001
(Month, Day, Year)



Sincerely,

[Signature] 7/9/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
1615 Corbett Road, 260' W of c/I Corbett Village Ln
8th Election District, 3rd Councilmanic

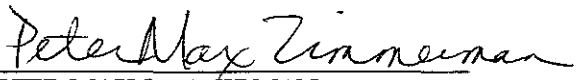
Legal Owner: Mary Jane Neighbours
Petitioner(s)

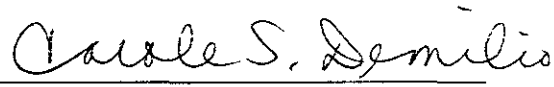
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-496-SPHA

* * * * *

ENTRY OF APPEARANCE

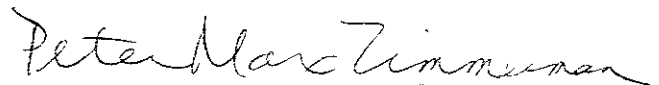
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 18th day of June, 2001 a copy of the foregoing Entry of Appearance was mailed to Sebastian A. Cross, Esq., Gildea, LLC, 301 N. Charles Street, Suite 800, Baltimore, MD 21201, attorney for Petitioner(s).


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

June 13, 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: 01-496-SPHA
1615 Corbett Road
260' W centerline Corbett Village Lane
8th Election District – 3rd Councilmanic District
Legal Owner: Mary Jane Neighbours

Special Hearing to permit classification of proposed 2 living unit house on property as a single family dwelling. Variance to permit an accessory residential storage building (a barn style) to be located in a front yard rather than a rear yard.

HEARING: Tuesday, July 24, 2001 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GJZ
Director

C: Sebastian A Cross, Gildea LLC, 301 N Charles Street, Ste 800, Baltimore 21201
Mary Jane Neighbours, 1615 Corbett Road, Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 9, 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, July 10, 2001 Issue – Jeffersonian

Please forward billing to:
Sebastian A Cross
Gildea LLC
301 N Charles Street
Suite 800
Baltimore MD 21201

410 234-0071

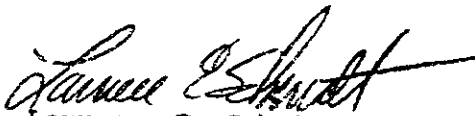
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HEARING: Tuesday, July 24, 2001 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D. Z
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

July 20, 2001

Sebastian A. Cross
Gildea LLC
301 N Charles St, Suite 800
Baltimore MD 21201

Dear Mr. Cross:

RE: Case Number: 01-496-SPHA, 1615 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 18, 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: Mary Jane Neighbours, 1615 Corbett Road, Monkton 21111
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 27, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For June 18, 2001
Item Nos. 460, 486, 488, 489, 490, 491,
492, 493, 496, 497, 499, and 501

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 12, 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 June 11, 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:

460, 484, 486, 487, 488, 489, 490, 491, 492, 493, 495,
496, 497, 498, 500, and 501

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

Simp
7/24

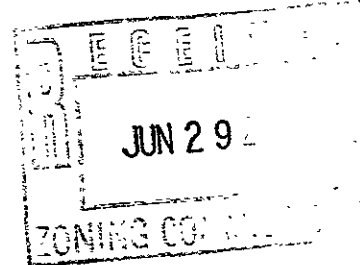
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 29, 2001

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



SUBJECT: Zoning Advisory Petition(s): Case(s) 01-496, 01-510, & 01-517

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



**Maryland Department of Transportation
State Highway Administration**

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

Date: 6.13.01

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

RE: Baltimore County
Item No. 496 JZA

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,

Ken 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
David K. Gildea
J. OWEN NEIGHBOURS

Mary Jane Neighbors
Joe McGraw

ADDRESS
301 N. Charles St. Suite 800
Baltimore, MD. 21201

→ 1555 Corbett Rd. Monkton, Md. 21111

1615 Corbett Rd, Monkton, Md 21111

6912 NORTH RIVER DR. BALT. MD 21220

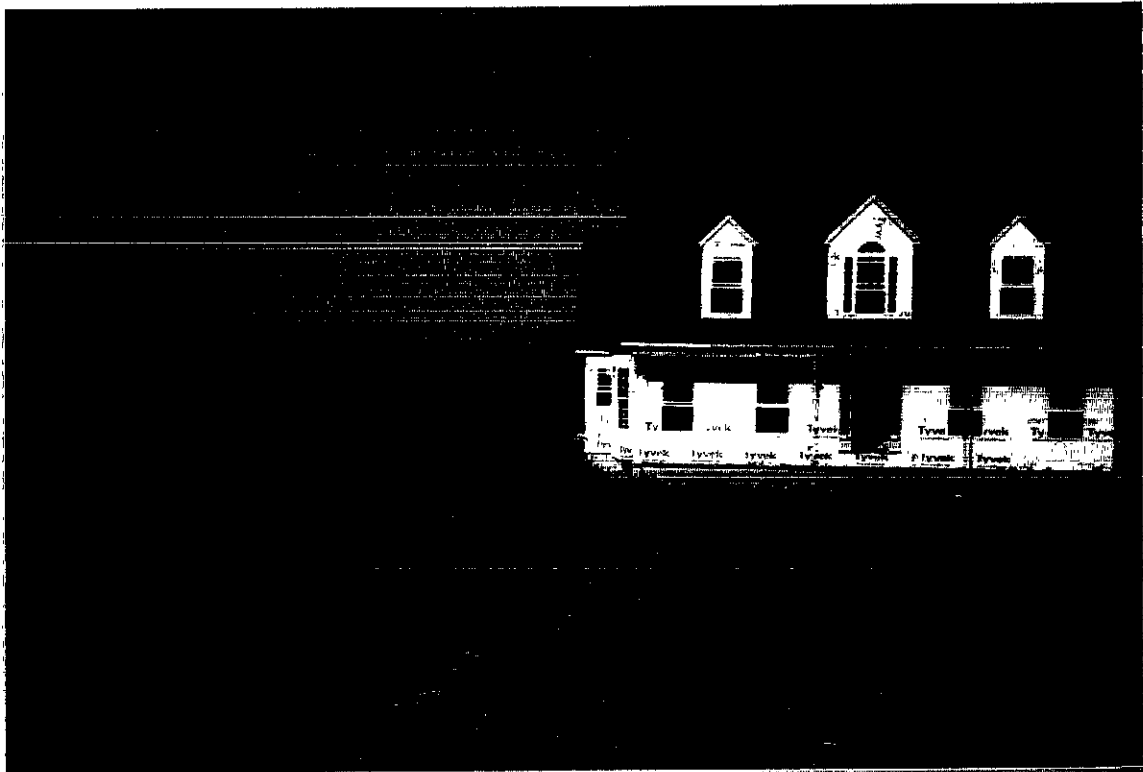




Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Photographs
#01-496-SPHA

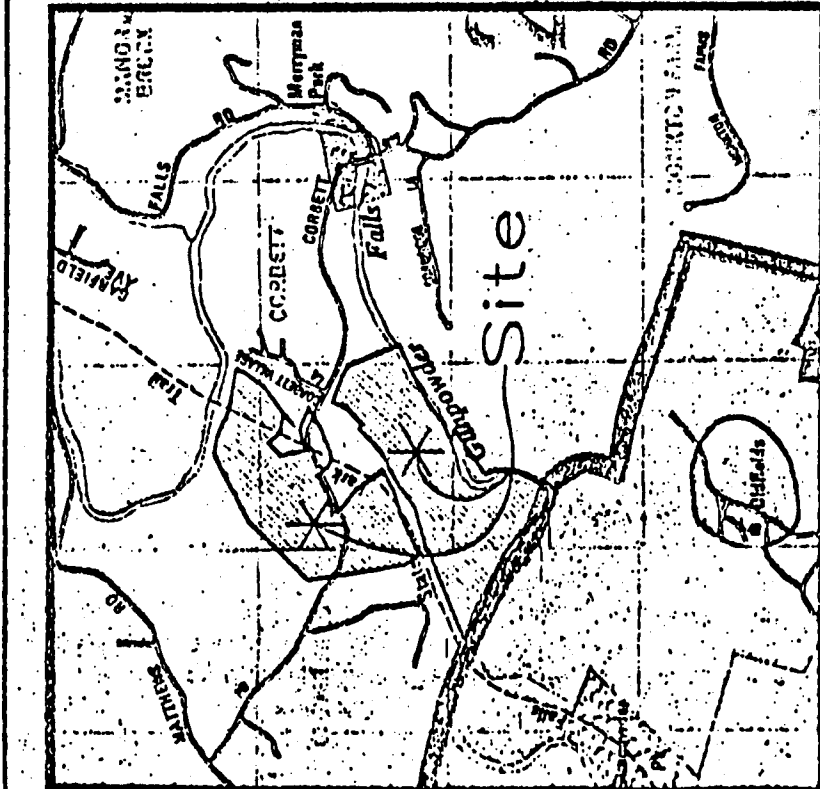












VICINITY MAP
Scale -- 1" = 200'
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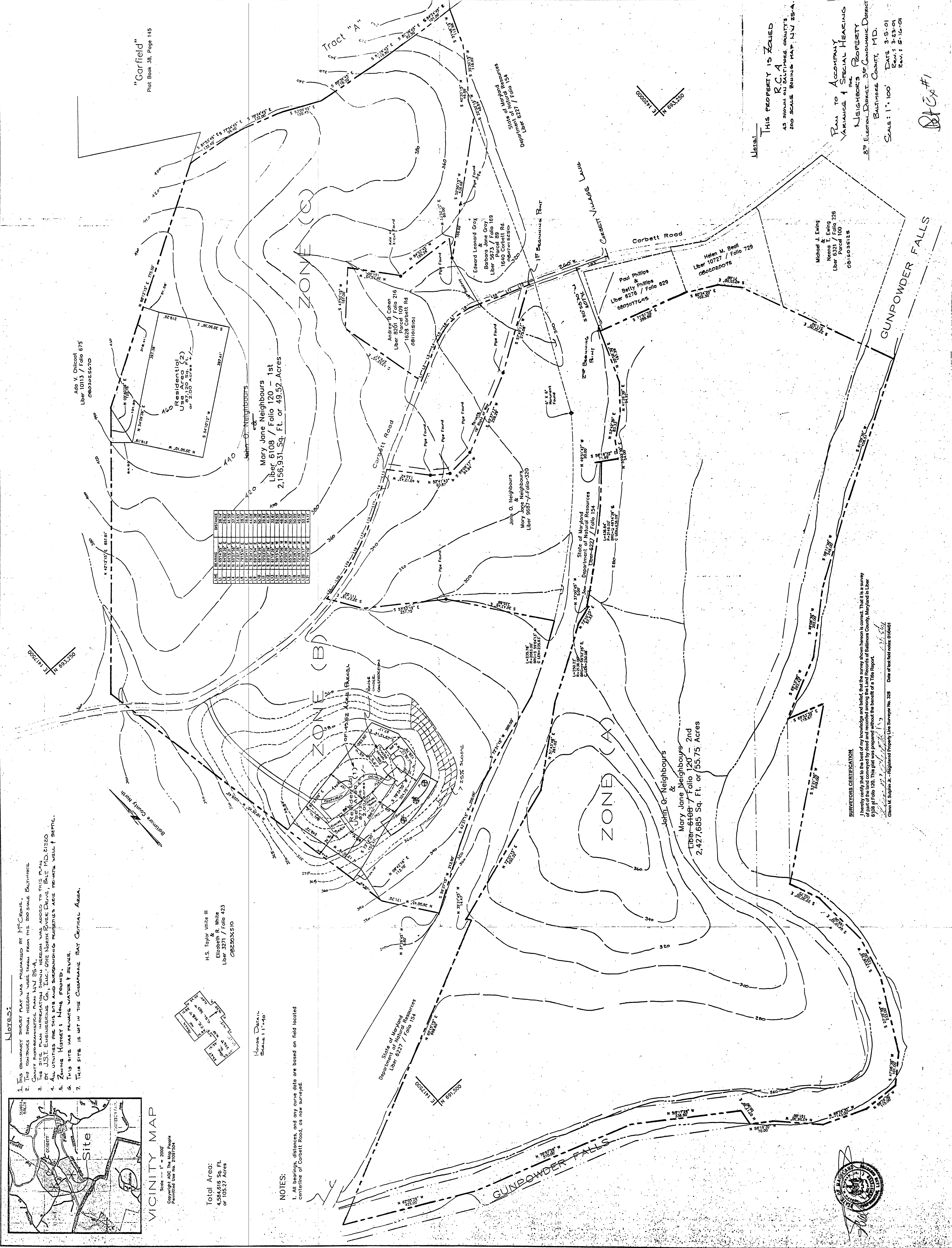
Total Area:
4,594,616 Sq. Ft.
or 105.27 Acres

- NOTES:
1. THIS BOUNDARY SURVEY PLAN WAS PREPARED BY MCCORMICK & CO., INC., A PROFESSIONAL SURVEYING FIRM, FROM THE 2005 BALTIMORE COUNTY COMMISSIONERS' MAP NW 25-A.
 2. THE SITE PLAN INFORMATION SHOWN HEREON WAS ADDED TO THIS PLAN BY JST. ENGINEERING CO., LLC, ONE NORTH RIVER DRIVE, BALT. MD. 21220.
 3. ALL UTILITIES FOR THIS SITE AND SURROUNDING PARCELS ARE PRIVATE VULF SEPTIC.
 4. Zoning History: 1. None Found.
 5. This site has private water service.
 6. This site is in the CHESTERMAN BAY CATCHMENT AREA.

H.S. Taylor White III
Elizabeth R. White
Liber 3271 / Folio 423
082302X510

House Detail
Scale: 1"=40'

- NOTES:
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LINE	BEARING	DISTANCE	AREA
1	N 47°15' E	637.81'	1.17
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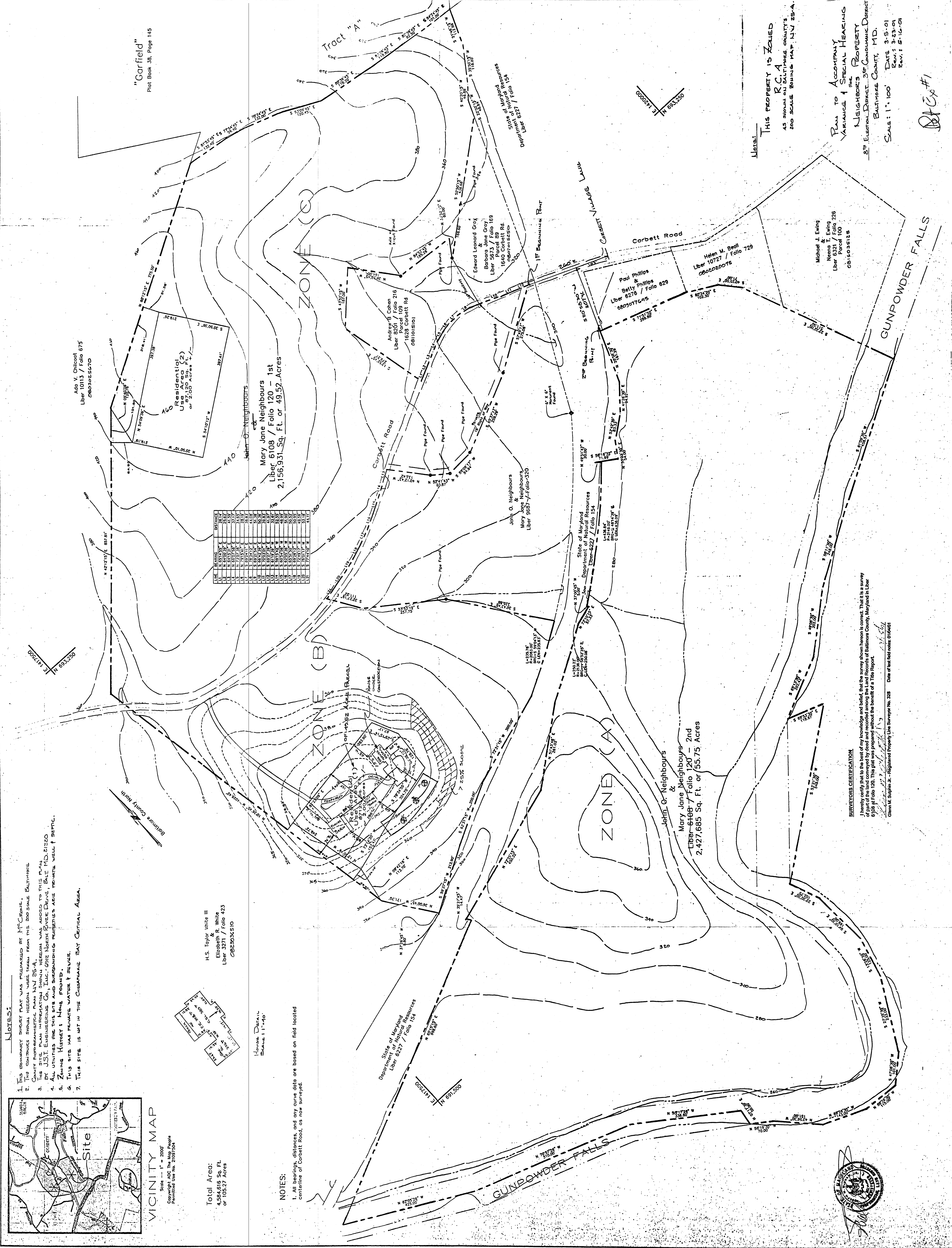
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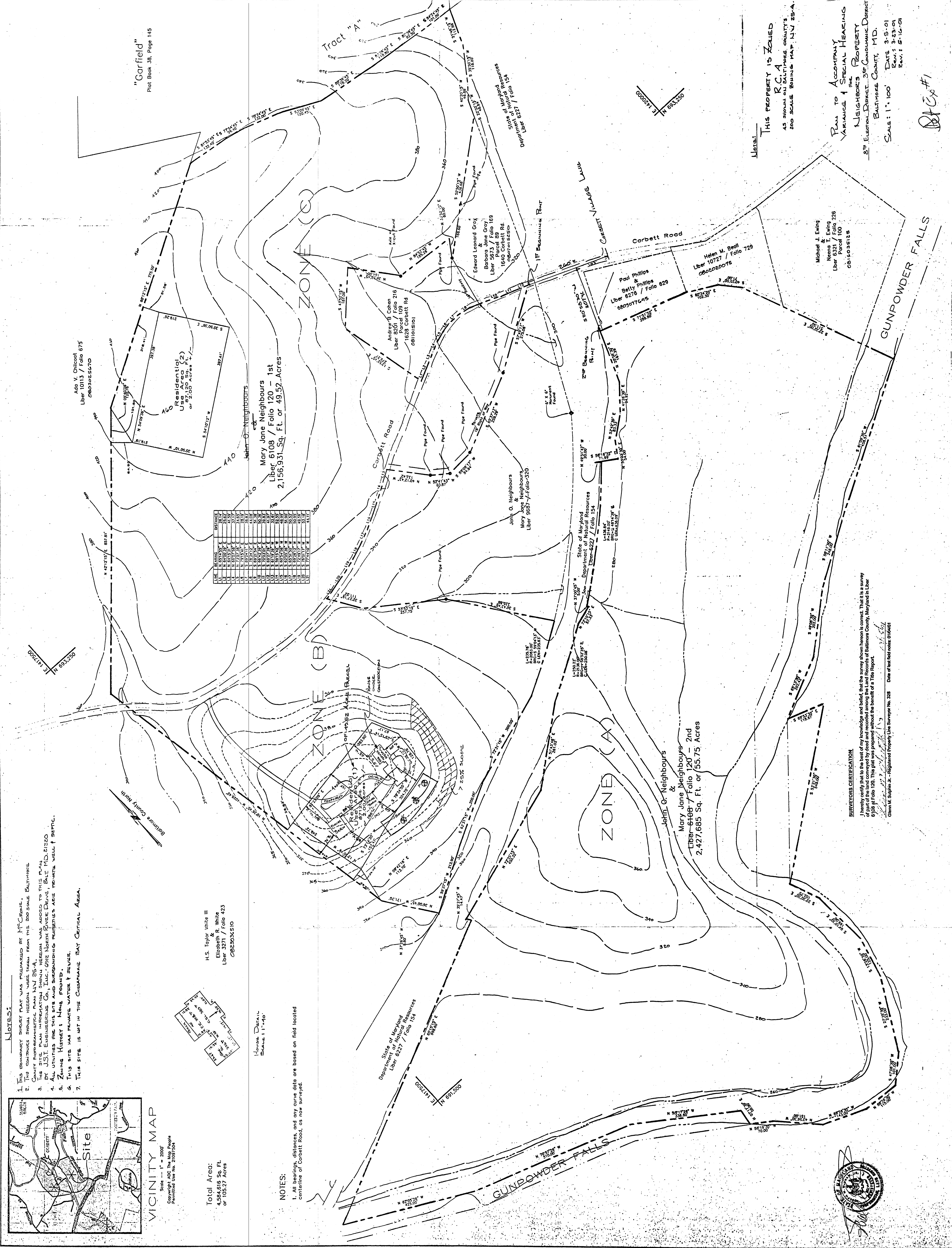
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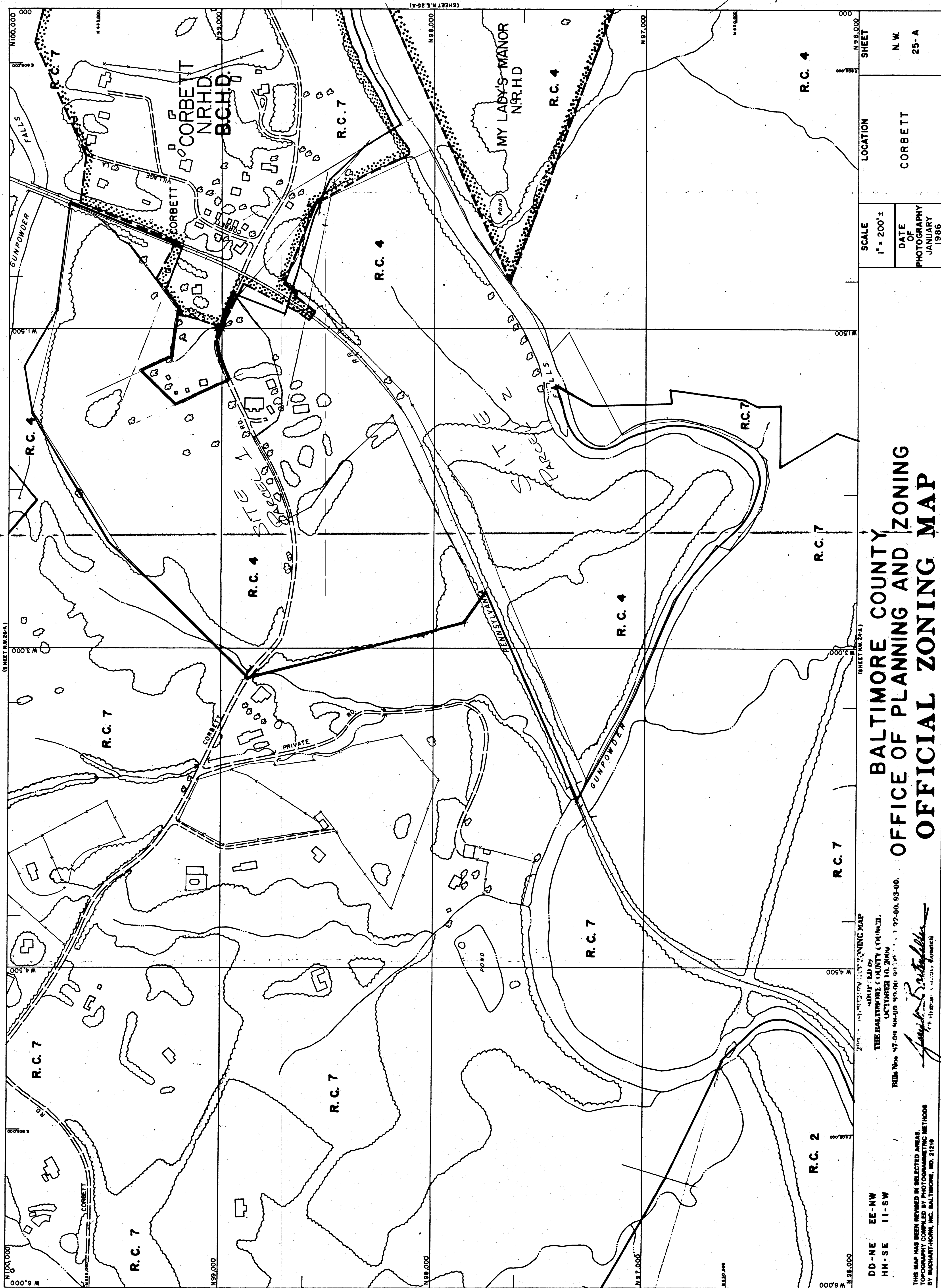
House Detail
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LINE	BEARING	DISTANCE
L1	N 5514'55" E	76.14
L2	N 4400'39" E	23.62
L3	N 8415'31" E	41.59
L4	N 6507'38" E	37.17
L5	N 7915'41" E	24.19
L6	N 7924'11" E	35.83
L7	S 7834'12" E	41.08
L8	S 6921'54" E	51.38
L9	S 6642'39" E	50.83
L10	S 7003'01" E	55.83
L11	S 6927'39" E	41.97
L12	S 5915'42" W	32.53
L13	S 6034'56" W	48.93
L14	S 6034'56" W	48.93
L15	S 6205'38" W	51.90
L16	S 6531'50" W	50.62
L17	S 6926'12" W	50.95
L18	S 7249'17" W	49.56
L19	S 7601'17" W	52.18

01-496-SP4A.



Copies to:

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1615 Corbett Road
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