

IN RE: PETITION FOR SPECIAL HEARING
N/S Rayville Road, 800' E of the c/l
Dairy Road
(1322 Rayville Road)
6th Election District
3rd Council District

Frank Cimino, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-497-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Frank Cimino, Jr., and his wife, Michele Cimino. The Petitioners request a special hearing to approve the non-density transfer of 2.634 acres, more or less, zoned R.C.5, to an adjoining parcel. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of the request were Frank and Michele Cimino, property owners, and Brian Dietz, a Professional Land Surveyor with Gerhold, Cross & Etzel, who prepared the site plan for this property. Also appearing in support of the request was Gary Witkowski, Contract Purchaser of a portion of the subject property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property was originally part of a larger tract of land that was subdivided to create a five-lot subdivision known as Broy Hills, which was recorded among the Land Records of Baltimore County on January 12, 1993, under Liber SM 65, Folio 48. A copy of the plat for this subdivision was submitted at the hearing and marked into evidence as Petitioner's Exhibit 4. Mr. & Mrs. Cimino presently own Lots 3 and 4. Lot 3 contains 4.579 acres in area and is improved with a single family dwelling in which the Petitioners reside. Lot 4, as originally subdivided, contains 4.722 acres, and is presently unimproved. Mr. & Mrs. Cimino have contracted to sell a portion of Lot 4 (2.086 acres) to Mr. Witkowski, who intends on developing same with a single family dwelling. The Petitioners are

ORDER RECEIVED FOR FILING

Date

By

desirous of retaining the remaining area of Lot 4 (2.634 acres) for use as additional yard area and buffer between their property and the Witkowski lot. The proposed conveyance will not transfer any density rights to the Petitioners; however, the requested special hearing relief is necessary in order to proceed. The proposed conveyance to Mr. Witkowski and the area to be retained by the Petitioners are more particularly shown on Petitioner's Exhibit 1.

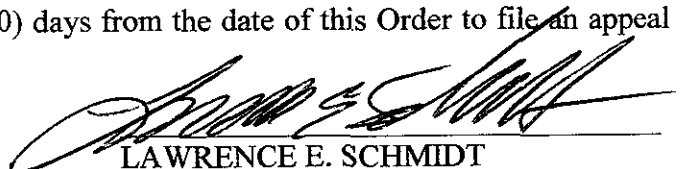
After due consideration of the testimony and evidence presented, it is clear that the proposed transfer will not in any way impact or alter the density associated with the overall tract. As noted above, five lots were originally created in the Broy Hills subdivision, and five lots will remain. The relief requested is in the nature of a lot line adjustment for the purpose of increasing the size of the Cimino lot and providing a substantial buffer between their lot and the Witkowski lot. The Petitioners understand that there are no density rights associated with the proposed transfer and accept the limitations of the conveyance. Moreover, there were no adverse Zoning Advisory Committee (ZAC) comments and no one appeared in opposition to the request. In my judgment, the relief requested will not result in any detrimental impacts on the health, safety or general welfare of the surrounding locale and should be granted.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of August, 2001 that the Petition for Special Hearing to approve the non-density transfer of 2.634 acres, more or less, zoned R.C.5, to an adjoining parcel, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that there are no density rights associated with the proposed conveyance.

The Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/13/01
By [Signature]



Baltimore County
Zoning Commissioner

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

August 13, 2001

Mr. & Mrs. Frank Cimino, Jr.
1324 Rayville Road
Parkton, Maryland 21120

RE: PETITION FOR SPECIAL HEARING
N/S Rayville Road, 800' E of the c/l Dairy Road
(1322 Rayville Road)
6th Election District – 3rd Council District
Frank Cimino, Jr., et ux - Petitioners
Case No. 01-497-SPH

Dear Mr. & Mrs. Cimino:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Brian Dietz, Gerhold, Cross & Etzel
320 E. Towsontown Blvd., #100, Towson, Md. 21286
Mr. Gary Witkowski, 1625 Parsonage Road, Parkton, Md. 21120
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Zoning Commissioner

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

October 12, 2001

Mr. Bruce E. Doak
Gerhold, Cross & Etzel
320 E. Towsontown Boulevard
Towson, Md. 21286

RE: PETITION FOR SPECIAL HEARING
(1322 Rayville Road)
Frank Cimino, Jr., et ux - Petitioners
Case No. 01-497-SPH

Dear Mr. Doak:

Reference is made to the above-captioned matter wherein the applicants came before me seeking approval of the non-density transfer of 2.634 acres to an adjoining parcel. By my Order dated August 13, 2001, the requested relief was granted.

Bruce Seeley from the Department of Environmental Protection and Resource Management (DEPRM) recently advised me that although the subject property was part of a duly recorded subdivision, the Order does not indicate approval of an amendment to the final development plan (FDP) for that subdivision. Indeed, it appears that an amendment to the FDP was not requested within the Petition for Special Hearing. In my judgment, an amendment to the FDP to allow this non-density transfer and the relocation of the property line between these two lots is appropriate. Thus, it is suggested that you submit an amended FDP to both DEPRM and the Department of Permits and Development Management (DPDM) reflecting the new property line and the elimination of the old lot line. Moreover, the deed for the conveyance of the 2.634 acres should reflect the amendment to the FDP.

By copy of this letter to the case file, notice will be given that an amendment to the FDP was contemplated within the spirit and intent of my Order dated August 13, 2001. Please do not hesitate to call me should you have any questions in this regard.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Frank Cimino, Jr., 1324 Rayville Road, Parkton, Md. 21120
Mr. Brian Dietz, Gerhold, Cross & Etzel
320 E. Towsontown Blvd., #100, Towson, Md. 21286
Mr. Gary Witkowski, 1625 Parsonage Road, Parkton, Md. 21120
Mr. Bruce Seeley, DEPRM; People's Counsel; Case File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1322 Rayville Road
which is presently zoned R.C. 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 non-density transfer of 2.634 Acres, more or less, of land to an adjoining property owner.

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):

Frank Cimino, Jr.

Name - Type or Print

Signature

Michele Cimino

Name - Type or Print

Signature

1324 Rayville Road (410) 239-6333
Address Telephone No.

Parkton, MD 21120
City State Zip Code

Representative to be Contacted:

Brian Dietz

Gerhold, Cross & Etzel, Ltd.

Name

410

320 E. Towsontown Blvd. #100 823-4470
Address Telephone No.

Towson MD 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

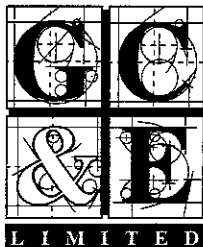
UNAVAILABLE FOR HEARING

Reviewed By JRF Date 5-21-01

ORDER RECEIVED FOR FILING

Case No. 01-497-SPH

Date 5/21/01



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

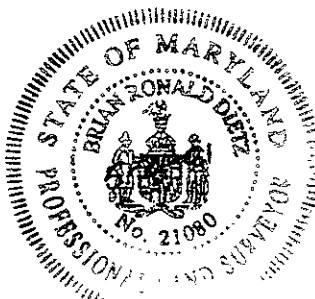
March 29, 2001

**ZONING DESCRIPTION TO ACCOMPANY
A PETITION FOR A SPECIAL HEARING
FOR THE CIMINO PROPERTY
NO. 1322 RAYVILLE ROAD
SIXTH ELECTION DISTRICT, THIRD
COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the north side of Rayville Road as widened to a proposed width of 60 feet at the distance of 800.00 feet easterly from the prolongation of the centerline of Dairy Road and being Lot 4 as shown on the Plat of Broy Hill and recorded among the Land Records of Baltimore County Plat Book S.M. No. 65 folio 40.

Containing 4.722 Acres of land, more or less.

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



Brian Dietz

497

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

92897

DATE

5-21-01

ACCOUNT

001-006-6150

AMOUNT

\$ 50.00

RECEIVED
FROM:

BRIAN DIETZ

FOR:

1322 RAYVILLE RD. ITEM # 497

SPECIAL HOOKING

TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT

ACTUAL

TIME

5/21/2001

5/21/2001

09:16:35

REC. MS04

CASHIER DDD

DND DROWER

2

RECEIPT # 141987

DELH

5

528 ZONING VERIFICATION

NO. 092897

Recpt To:

50.00

51.00 - 01

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:

322 Bayville Road,
NW/8 Bayville Road 1000' near
8,850' NE centerline Dairy Rd.,
6th Tradition District, 1st
3rd Condominium District,
Legal Owner(s) Michele &
Frank Cimino, Jr.

Special Hearing to permit
a non-conforming transfer of
2.634 acres, more or less of
land to an adjoining prop-
erty owner in accordance with
Hearing: Wednesday, July
26, 2001 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

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 con-
cerning the file and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.
JT/7/05/4 July 10, 0480372

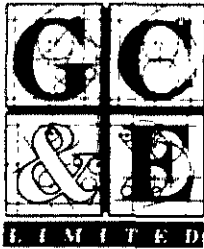
CERTIFICATE OF PUBLICATION

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



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

CERTIFICATE OF POSTING

RE: CASE # 01-497-SPH
PETITIONER/DEVELOPER
Michele & Frank Cimino, Jr.
DATE OF HEARING
July 25, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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



LOCATION

NW/S Rayville Road 1000' rear & 850' NE centerline
Dairy Road

DATE July 9, 2001

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON July 6, 2001

RE: PETITION FOR SPECIAL HEARING
1322 Rayville Road, NW/S Rayville Rd
1000' rear & 850' NE of c/1 Dairy Rd
6th Election District, 3rd Councilmanic

Legal Owner: Frank & Michele Cimino, Jr.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-497-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 18th day of June, 2001 a copy of the foregoing Entry of Appearance was mailed to Brian Dietz, Gerhold, Cross & Etzel, 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, 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

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: 01-497-SPH

1322 Rayville Road

NW/S Rayville Road 1000' rear & 850' NE centerline Dairy Road

6th Election District – 3rd Councilmanic District

Legal Owners: Michele & Frank Cimino Jr

Special Hearing to permit a non-density transfer of 2.634 acres, more or less of land to an adjoining property owner.

HEARING: Wednesday, July 25, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon *C.D.Z.*
Director

C: Michele & Frank Cimino Jr, 1324 Rayville Road, Parkton 21120
Brian Dietz, Gerhold Cross & Etzel Ltd, 320 E Towsontown Blvd,
100, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 10, 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:
Frank Cimino
1324 Rayville Road
Parkton MD 21120

410 239-6333

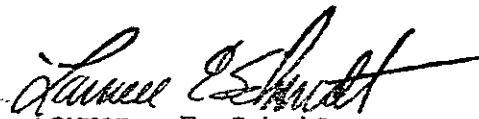
NOTICE OF ZONING HEARING

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: 01-497-SPH
1322 Rayville Road
NW/S Rayville Road 1000' rear & 850' NE centerline Dairy Road
6th Election District – 3rd Councilmanic District
Legal Owners: Michele & Frank Cimino Jr

Special Hearing to permit a non-density transfer of 2.634 acres, more or less of land to an adjoining property owner.

HEARING: Wednesday, July 25, 2001 at 10:00 a.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.

**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: 01-497-SPH

Petitioner: FRANK & MICHELE CIMINO

Address or Location: 1322 RAYVILLE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRANK CIMINO

Address: 1324 RAYVILLE ROAD
BALTO. MD 21120

Telephone Number: 410-239-6333



Baltimore County
Department of Permits and
Development Management

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

July 20, 2001

Michele & Frank Cimino Jr
1324 Rayville Road
Parkton MD 21120

Dear Mr. & Mrs. Cimino:

RE: Case Number: 01-497-SPH, 1322 Rayville Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 21, 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. G22
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Brian Dietz, Gerhold Cross & Etzel Ltd, 320 E Towsontown Blvd, #100,
Towson 21286
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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 18, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-490, 01-497, & 01-499

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. 497

JRF

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,

lw 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

PETITIONER(S) SIGN-IN SHEET

ADDRESS

320 E TOWSON TOWN BLVD BALTO. MD 21286

1324 Rayville Rd. Parkton MD 21126

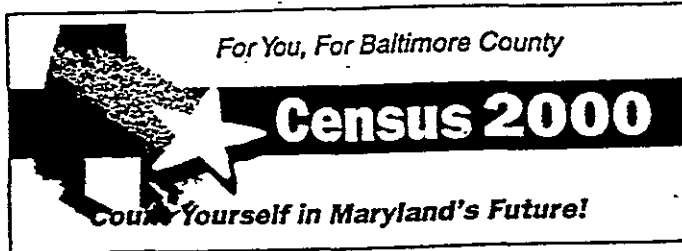
1324 RAYVILLE RD. PARKTON MD 21120

1625 PARSONAGE RD. PARKTON, MD 21120





FAX COVER SHEET



Date: 7/24/01

Number of Pages including cover sheet: 5

To:

Brian Dietz

Phone:

Fax # 410-823-4473

C:

From:

Planning Commissioners
Office

Phone:

Fax #

REMARKS:

☐ Urgent

☐ For your review

☐ Reply ASAP

☐ Please comment

#01-497-SPH
7/25/01 Hearing

See Comments
4 pages

***** ACTIVITY REPORT *****

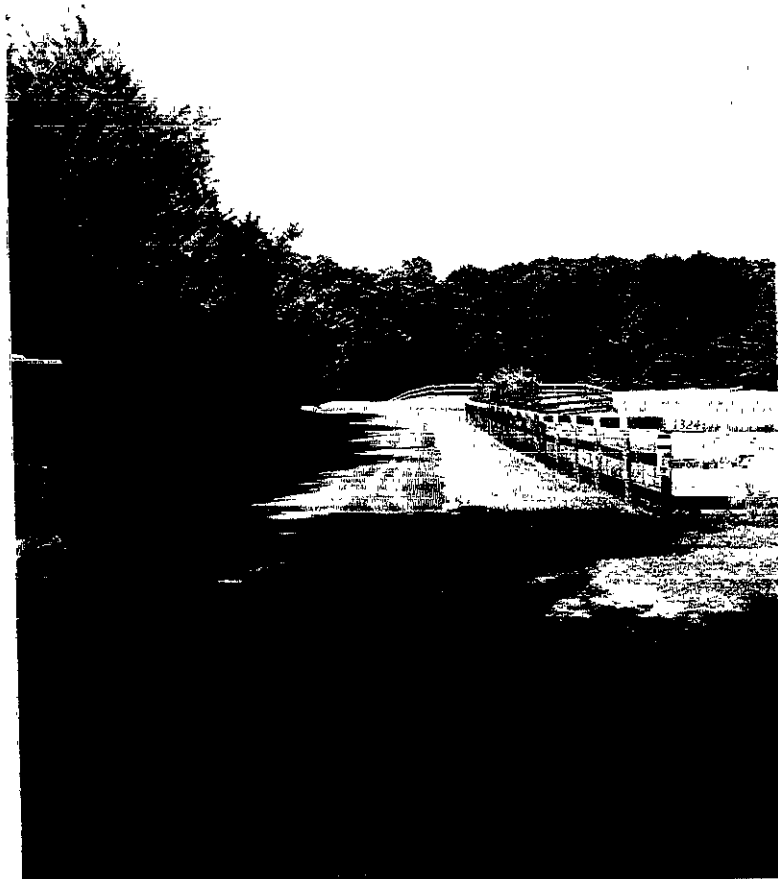
TRANSMISSION OK

TX/RX NO.	0917
CONNECTION TEL	94108234473
CONNECTION ID	
START TIME	07/24 11:46
USAGE TIME	01'44
PAGES	5
RESULT	OK

photograph

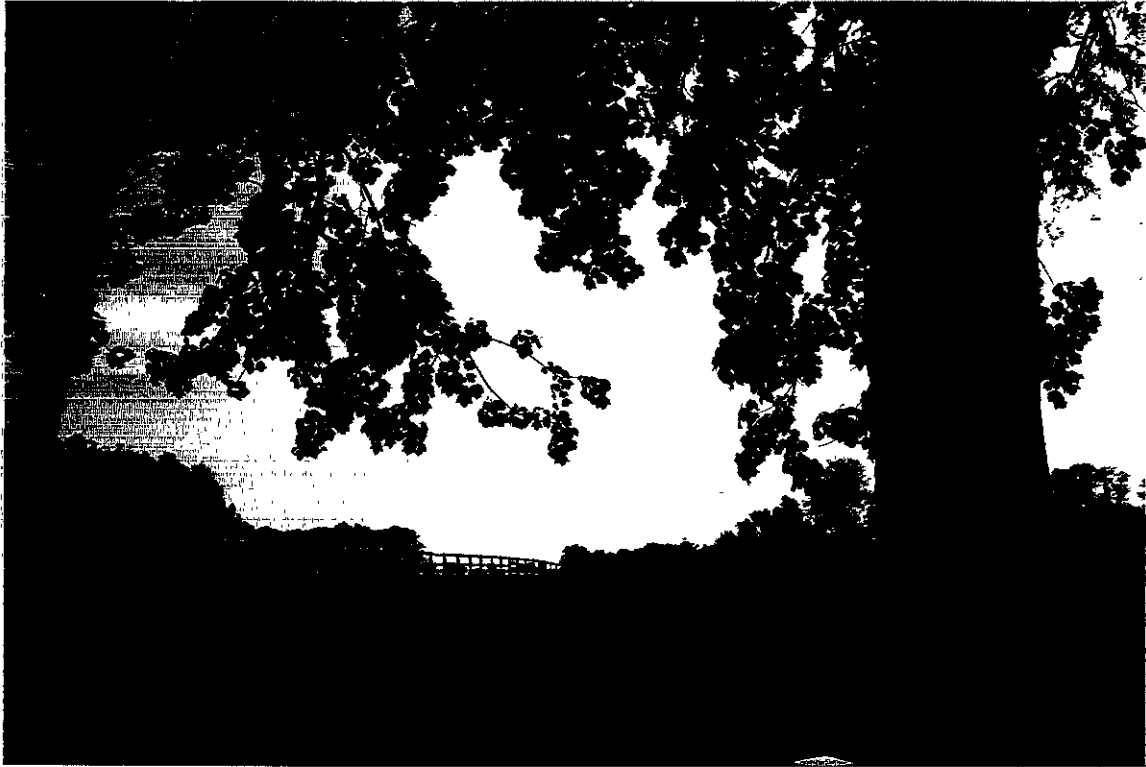
10

01-497-5PH

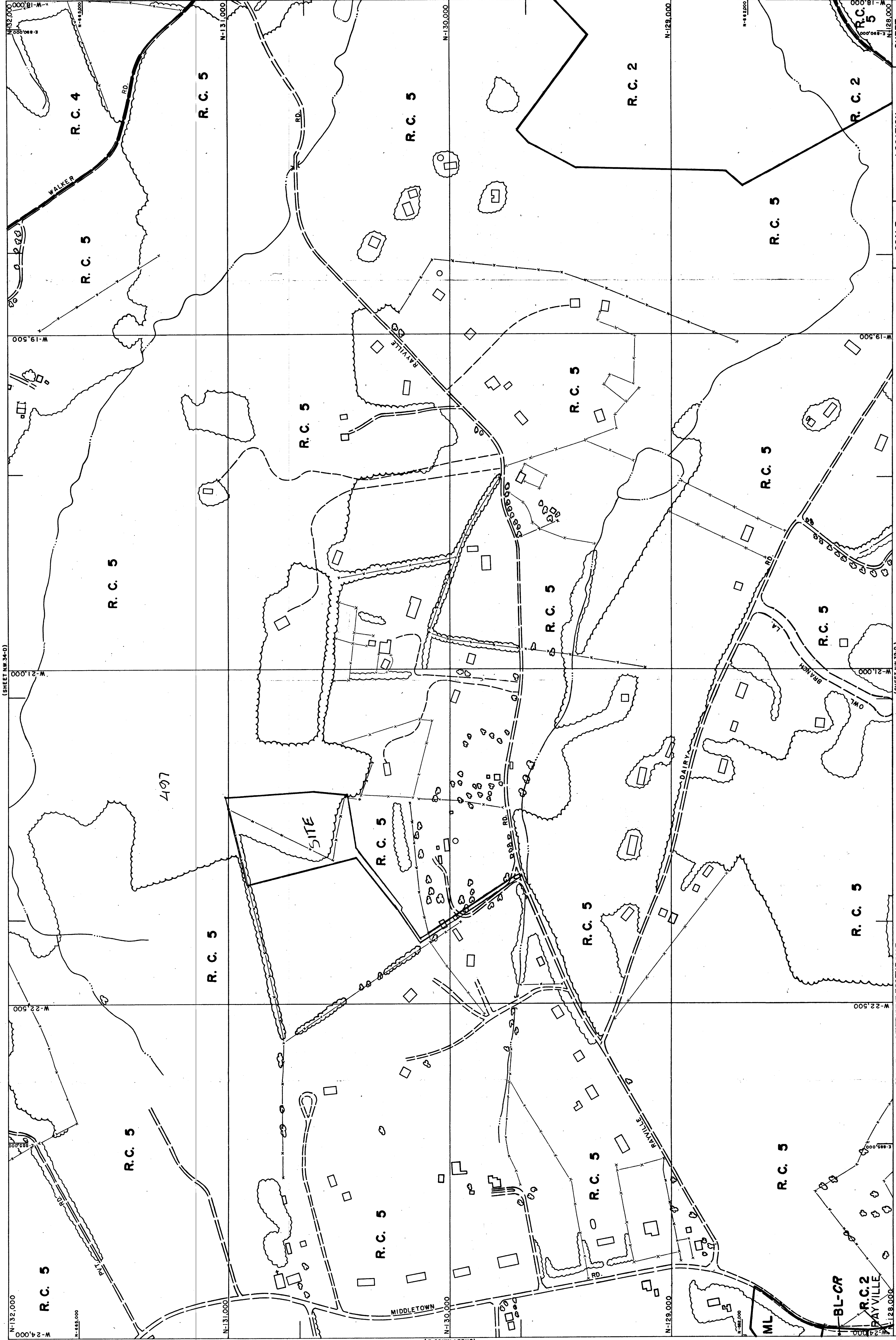










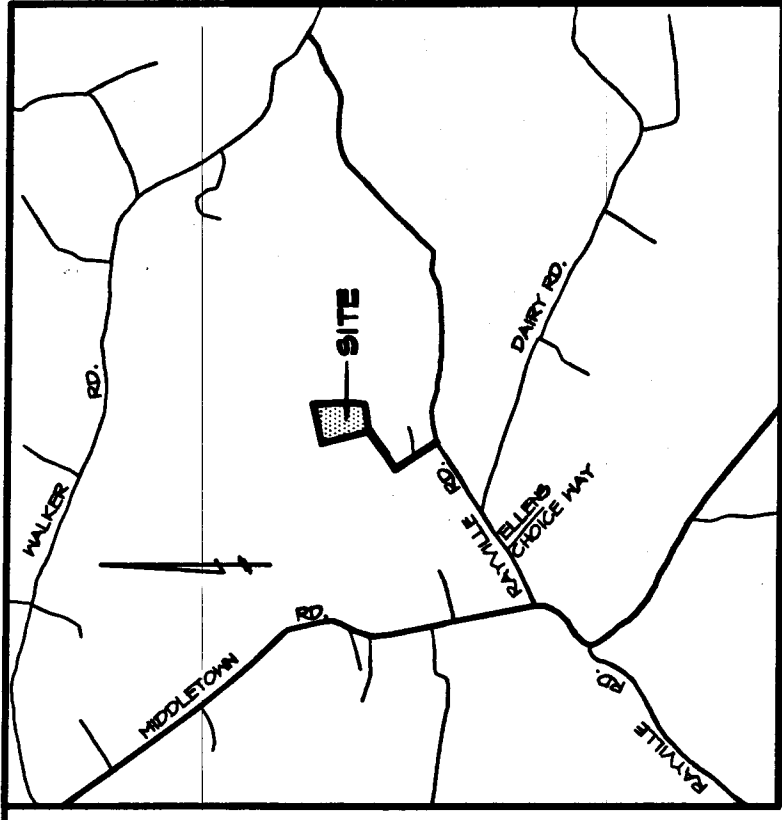


**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,
James H. Satterfield
Chairman, County Council

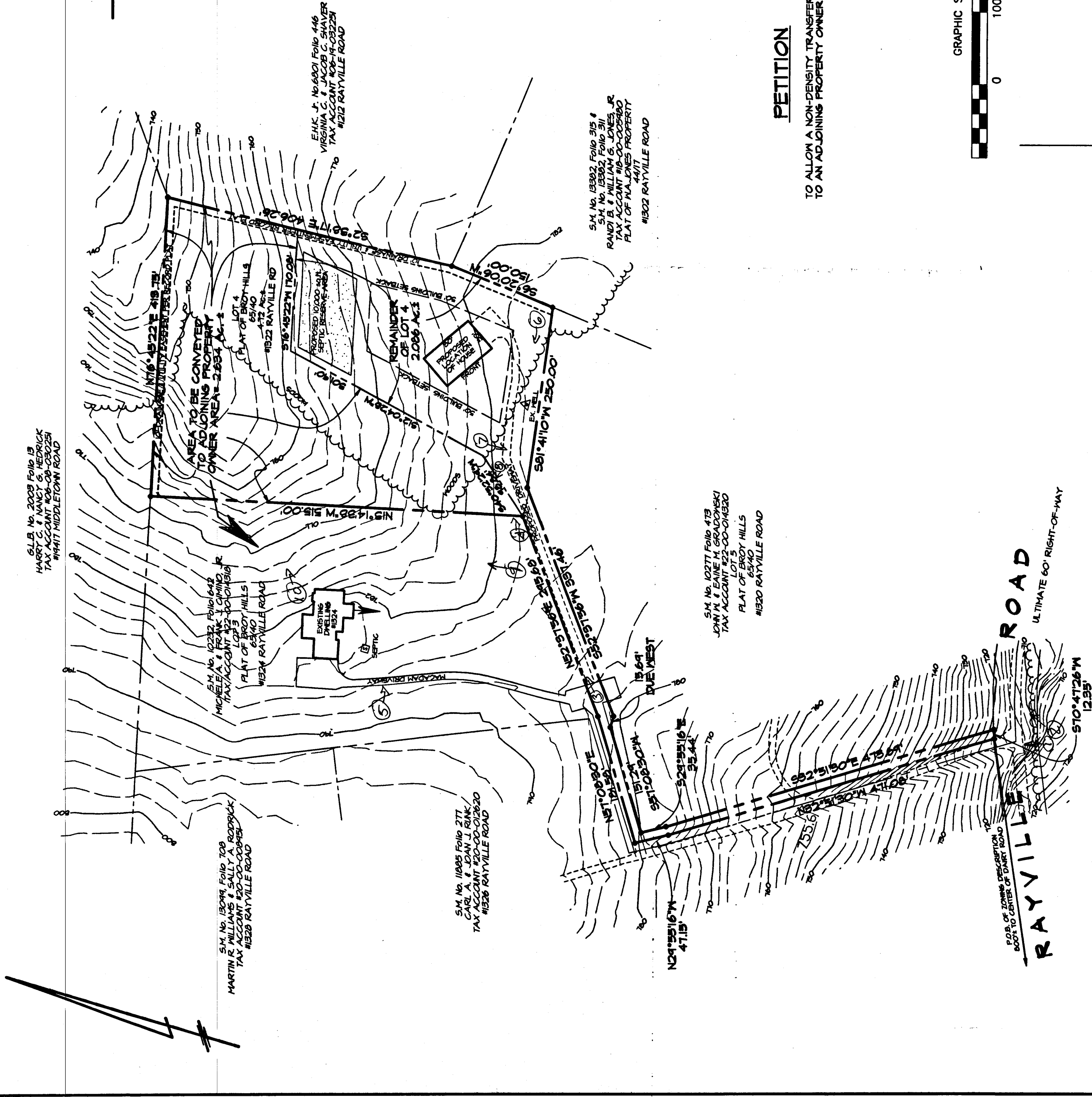
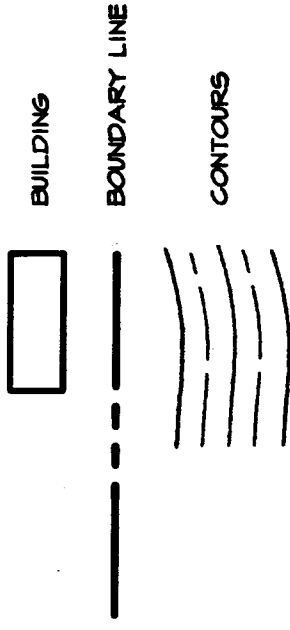
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE	LOCATION	SHEET
1" = 200' ±	RAYVILLE	NW
DATE OF PHOTOGRAPHY		33-D
JANUARY 1986		



VICINITY PLAN
SCALE: 1" = 2000'

LEGEND



GENERAL NOTES

1. OWNER: FRANK CIMINO JR. & MICHELE CIMINO
1324 RAYVILLE ROAD
PARKTON, MD 21120
2. TAX ACCOUNT No. 22-00-014319
3. TITLE DEED LIBER S.M. 10749 Folio 253
LOT 4
PLAT OF BROOK HILLS
PLAT BOOK 65, FOLIO 40
TOTAL AREA = 4.722 AC.±
4. THE PROPERTY IS ZONED R.C. 5
5. 200' SCALE ZONING MAP No. N.Y. 99-D.
6. THE BOUNDARY SHOWN HEREON IS FROM THE PLAT ENTITLED 'BROOK HILLS',
PLAT BOOK S.M. No. 65 Folio 40.
7. CENSUS TRACT 4060
WATERSHED 14
SCHOOL DISTRICT 55
REGIONAL PLANNING DISTRICT 501B
2-K-12
8. A.D.C. MAP & GRID
SUBDIVISION
SCHOOL DISTRICT 55
REGIONAL PLANNING DISTRICT 501B
9. THIS SITE IS SERVICED BY PRIVATE SEPTIC SYSTEM AND WELL.
10. THERE ARE NO PRIOR ZONING CASES REGARDING THIS SITE.
11. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA
OR A RIVERINE FLOOD PLAIN.
12. TOPOGRAPHY, MOODS LINES, AND OFFSITE BUILDINGS AND DRIVEWAYS
WERE TAKEN FROM THE BALTIMORE COUNTY GIS TILE 5-B-1.

PLAT TO ACCOMPANY PHOTOS

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING OF THE

CIMINO PROPERTY

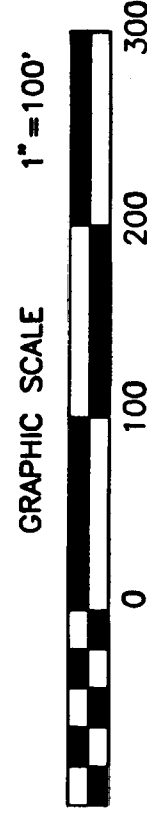
1322 Rayville Road
Deed Ref: S.M. 10749 Folio 253
Tax Account No.: 22-00-014319
Zoned: R.C. 5
Tax Map 11; Grid 17; Parcel 243

6th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
SCALE: 1"=100' DATE: APRIL 28, 2001

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

PETITION

TO ALLOW A NON-DENSITY TRANSFER OF 2.634 AC.±
TO AN ADJOINING PROPERTY OWNER



COPYRIGHT 2001 BY GERHOLD, CROSS & ETZEL LTD.
THIS PLAT IS PROTECTED BY COPYRIGHT. THE USE OF THIS
PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN
PERMISSION OF GERHOLD, CROSS & ETZEL LTD.

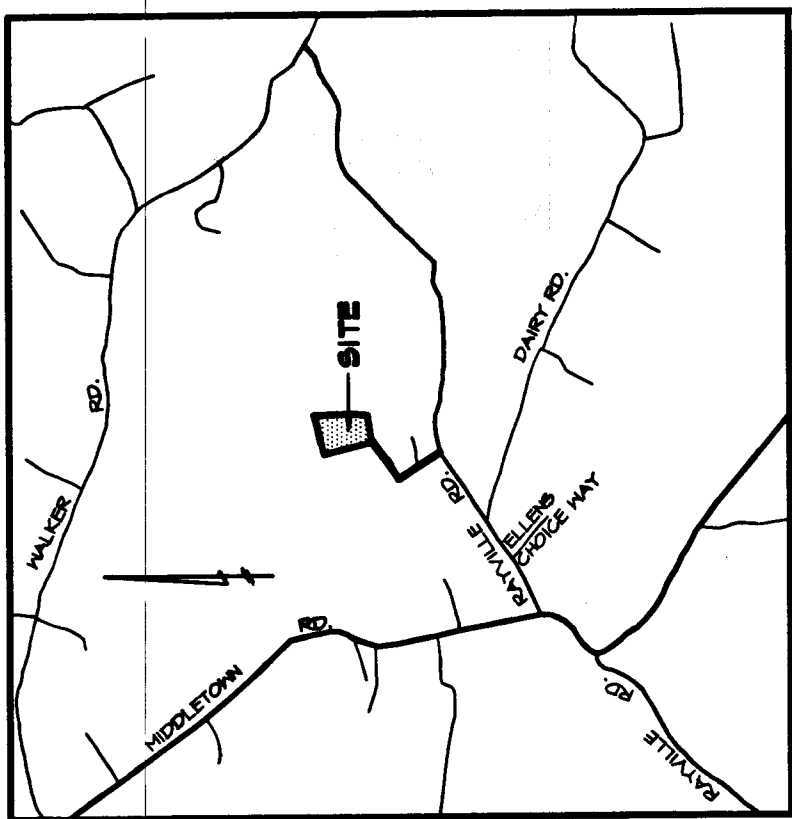
REVISION

DATE

PLAT DATE: 5/2/2001

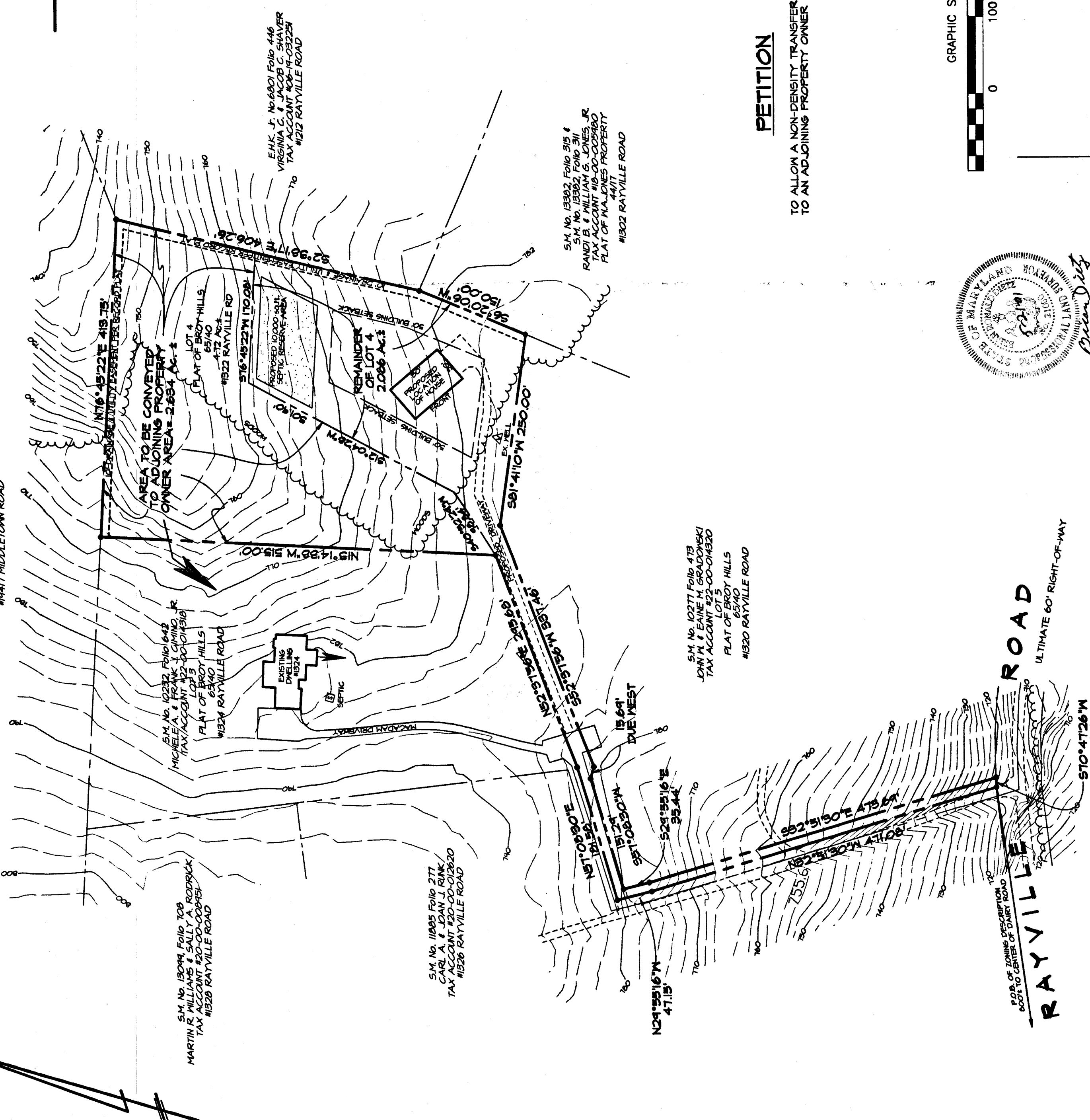
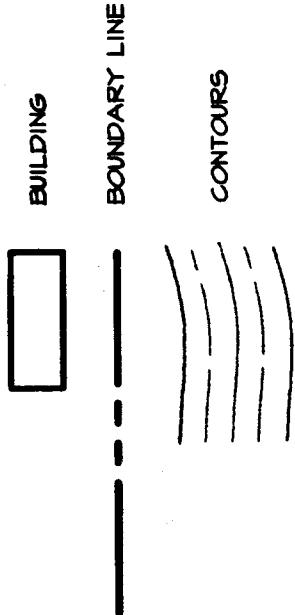
TECHNICIAN: BDETZCRN

FILE NAME: X:\CINIMO\Zone.pro



VICINITY PLAN
SCALE: 1" = 2000'

LEGEND



GENERAL NOTES

1. OWNER: FRANK CIMINO JR. & MICHELE CIMINO
1524 RAYVILLE ROAD
PARKTON, MD 21120
2. TAX ACCOUNT No. 22-00-014319
3. TITLE DEED LIBER S.M. 10799 Folio 253
LOT 4
PLAT OF BROY HILLS
PLAT BOOK 65, FOLIO 40
TOTAL AREA = 4.122 AC. ±
4. THE PROPERTY IS ZONED R.C. 5
5. 200' SCALE ZONING MAP No. N.M. 93-D.
6. THE BOUNDARY SHOWN HEREON IS FROM THE PLAT ENTITLED 'BROY HILLS',
PLAT BOOK S.M. No. 65 Folio 40.
7. CENSUS TRACT 4060 A.D.C. MAP & GRID 2-K-12
SUBWATERSHED 14 91
SCHOOL DISTRICT 55 REGIONAL PLANNING DISTRICT 9019
8. THIS SITE IS SERVICED BY PRIVATE SEPTIC SYSTEM AND WELL.
9. THERE ARE NO PRIOR ZONING CASES REGARDING THIS SITE.
10. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA OR A RIVERINE FLOOD PLAIN.
11. TOPOGRAPHY, WOODS LINES, AND OFFSITE BUILDINGS AND DRIVEWAYS WERE TAKEN FROM THE BALTIMORE COUNTY GIS TILE 9-B-1.

PETITION

TO ALLOW A NON-DENSITY TRANSFER OF 2.634 AC. ±
TO AN ADJOINING PROPERTY OWNER

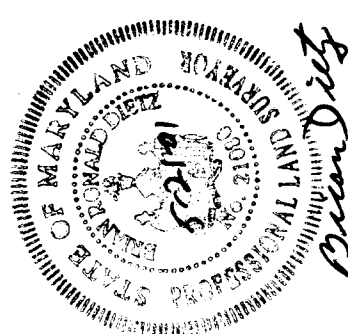
PLAT TO ACCOMPANY
A PETITION FOR A
SPECIAL HEARING
OF THE

CIMINO PROPERTY

1322 Rayville Road
Deed Ref: S.M. 10799 Folio 253
Tax Account No.: 22-00-014319
Zoned: R.C. 5
Tax Map 11; Grid 17; Parcel 243

6th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
SCALE: 1"=100' DATE: APRIL 28, 2001

497



COPYRIGHT 2001 BY GERHOLD, CROSS & ETZEL LTD.
THIS PLAT IS PROTECTED BY COPYRIGHT. THE USE OF THIS
PRODUCT IS STRICTLY LIMITED TO THE INTENT
PERMISSION OF GERHOLD, CROSS & ETZEL LTD.

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

DATE	REVISION	FILE NAME: X:\CIMINO\Zones.pro

