

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
NE/S Falls Road, 57' NE/S		
centerline Gardman Avenue	*	DEPUTY ZONING COMMISSIONER
9th Election District		
4th Councilmanic District	*	OF BALTIMORE COUNTY
(6205 Falls Road)		
	*	CASE NO. 01-505-SPH
Rebecca Reeves & Christopher Hampson		
Petitioners	*	
	* * * * *	* * * * *

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 owners of the subject property, Rebecca Reeves and Christopher Hampson. The Petitioners are requesting a special hearing for property they own located at 6205 Falls Road. The subject property is zoned DR.1. The special hearing request is to approve a non-density transfer of 0.011 acres of land, more or less, to an adjacent property.

Appearing at the hearing on behalf of the special hearing request were Rebecca Reeves, owner of the property and Bruce Doak, the land surveyor who prepared the site plan of the property. The Petitioners are requesting approval to relocate a lot line, due to the fact that the property line bisects an existing garage. The properties, which are the subject of this request, are located on the north side of Falls Road across from its intersection with Gardman Avenue. The properties in question have a street address of 6205 and 6207 Falls Road. They are under common ownership, that being Rebecca Reeves and Christopher Hampson, the Petitioners herein. The Petitioners are now desirous of selling these two properties and have found, in the course of placing the properties for sale, that the garage actually encroaches onto the property located at 6205 Falls Road. The relocation of this property line is a simple housekeeping matter in order to clear title to the house and garage that is situated on 6207 Falls Road. They therefore request that a non-density transfer occur for this small sliver of land which, once completed, will cause the entire garage to be on the same property with the existing dwelling located at 6207

ORDER RECEIVED FOR FILING

Date 9/10/01
By R. Hampton

Falls Road. It should be noted that this transfer of 0.011 acres will cause the property at 6205 Falls Road to become an undersized lot. That property, at this time, just does meet the lot size requirements for the DR.1 zoning designation.

Appearing in opposition to the Petitioners' request were many residents from the surrounding community. Those residents all signed in on the Protestants' Sign-In Sheet. These protestants are opposed to the shifting of this lot line which would cause the existing property at 6205 Falls Road to become an undersized lot. Furthermore, they do not wish this special hearing request to assist in any way with the construction of a new home on property located at 6209 Falls Road owned by these same Petitioners. The request to place a home at 6209 Falls Road is the subject of the companion case heard herewith, that being Case No. 01-519-SPH.

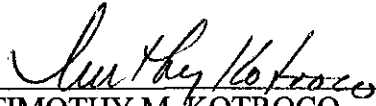
After considering the testimony and evidence offered at the hearing regarding the relocation of this lot line, to allow the garage to be situated entirely on the property known as 6207 Falls Road, I find that the special hearing request should in fact be granted. Shifting this lot line is the only feasible way to clear title to the subject property. The only other alternative would be to tear down the existing garage, which is not a practical solution. However, so as not to cause the existing property at 6205 to become an undersized lot, I shall require that the Petitioners readjust the lot line on their property so as to, in essence, provide the same 0.011 acre of land back to the property located at 6205 Falls Road. This can be accomplished towards the rear property line, where the subject properties abut Robert E. Lee Park. In essence, what will transpire is that the property line will be shifted so as to cause the garage to be situated entirely on the property at 6207 Falls Road. This is already shown on the site plan submitted into evidence as Petitioners' Exhibit No. 2A. Further, towards the rear of the property, the Petitioners shall cause the property line to be adjusted to convey back to the property at 6205 Falls Road the same amount of land which was transferred to allow the garage to be on one property. The end

result will be that 6205 Falls Road will continue to have 0.923 acres of land and will meet the minimum lot size requirement for the DR.1 zoning classification. The property at 6207 Falls Road will continue to have 0.8857 acres of land as it always has had. Therefore, the granting of this special hearing will in no way cause any property to become an undersized lot.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of September, 2001, that the Petitioners' Request for Special Hearing, to allow the relocation of a lot line so as to cause an existing garage to be situated on the same property as the single-family dwelling, shall be APPROVED.

IT IS FURTHER ORDERED, that the Petitioners shall readjust their lot line towards the rear of the property so as to cause the same amount of land which was used to eliminate the encroachment of the garage to be conveyed back to the property at 6205 Falls Road. This will cause both properties, after the lot line is adjusted, to maintain the same amount of acreage as they had prior to this special hearing request. At the same time, it will accomplish the goal of causing the garage to be situated on the same property as the single-family residential dwelling. The title defect will have been corrected.

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

9/10/01

By





Baltimore County
Zoning Commissioner

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

September 10, 2001

Ms. Rebecca Reeves
Mr. Christopher Hampson
6207 Falls Road
Baltimore, MD 21209

Re: Petition for Special Hearing
Case Nos.: 01-505-SPH
Property: 6205 Falls Road

Dear Ms. Reeves & Mr. Hampson:

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 cursive script, 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

Copies to:

Bruce Doak
Gerhold, Cross & Etzel, Ltd.
320 E. Towsontown Blvd., #100
Towson, MD 21286

Peggy Squitteri
RRLRAIA
P. O. Box 204
Riderwood, MD 21139

Adelaide Rackemann
1301 Copper Hill Road
Baltimore, MD 21209

Sarah Lord
6134 Barrell Road
Baltimore, MD 21209

Ed & Aviva Hord
1220 Copper Hill Road
Baltimore, MD 21209

Helga Morrow
1203 Hollins Avenue
Baltimore, MD 21209

Natalie Bunday
6500 Pleasant View Avenue
Baltimore, MD 21209

Peter Maloney
6219 Falls Road
Baltimore, MD 21209

Richard Jamison
6215 Falls Road
Baltimore, MD 21209

Gail Stetten
6219 Falls Road
Baltimore, MD 21209

Bruce Boswell
6201 Falls Road
Baltimore, MD 21209

Christopher Croft
Lynn Davidson
6211 Falls Road
Baltimore, MD 21209



FLOODPLAIN Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6205 Falls Road
which is presently zoned D.R.-1

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 0.011, more or less, acre of land to an adjoiner.

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):

Rebecca Reeves
Name - Type or Print _____
Signature _____
Christopher Hampson
Name - Type or Print _____
Signature _____
410
6207 Falls Road 583-8935
Address Telephone No.
Baltimore MD 21209
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 1/2 HR

UNAVAILABLE FOR HEARING -

Reviewed By JL Date 5/24/01

5 RT ~~HEAR~~ WITH 519.

ORDER RECEIVED FOR FILING
Date 9/10/01
By R.P. Johnson

Case No. 01-505-SPH

220 9/15/98



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6205 Falls Road
which is presently zoned D.R.-1

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

(479.16 sq. ft.)
A Non-density transfer of 0.011, more or less, acre of land to an adjoiner.
leaving a remainder of 39,726.72 sq. ft. in lieu of the required 40,000 sq. ft.

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):

Rebecca Reeves
Name - Type or Print

Signature

Christopher Hampson
Name - Type or Print

Signature

6207 Falls Road

583-8935

Address

Telephone No.

Baltimore

MD

21209

City

State

Zip Code

Representative to be Contacted:

Brian Dietz

Gerhold, Cross & Etzel, Ltd.

Name

320 E. Towsontown Blvd. #100

410

823-4470

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1/2 HR

UNAVAILABLE FOR HEARING

Case No. 01-505-SPH

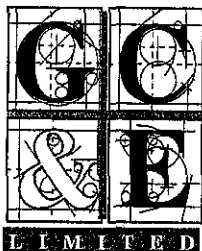
Reviewed By JK

Date

5/24/01

REV 9/15/98

SET WITH 519



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

505

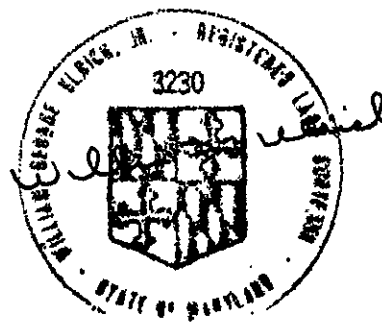
May 22, 2001

**ZONING DESCRIPTION
TO ACCOMPANY A PETITION FOR
A SPECIAL HEARING OF THE
REEVES & HAMPSON PROPERTY
6205 FALLS ROAD, NINTH ELECTION
DISTRICT, FOURTH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning for the same on the northeasternmost side of Falls Road at a point distant measured southeasterly along the northeasternmost side of Falls Road South 52 degrees 53 minutes 30 seconds East 57.00 feet, more or less, from the intersection of the northeasternmost side of Falls Road with the prolongation northeasterly of the centerline of Gardman Avenue, thence leaving Falls Road and binding on the land of the herein petitioner, the following five courses and distances, viz: (1) North 41 degrees 38 minutes 12 seconds East 153.92 feet, (2) North 46 degrees 17 minutes 27 seconds East 71.31 feet, (3) North 40 degrees 42 minutes 35 seconds East 111.79 feet, (4) South 08 degrees 58 minutes 04 seconds East 211.82 feet, and (5) South 52 degrees 46 minutes 30 seconds West 195.74 feet to intersect northeasternmost side of the said Falls Road, thence running and binding on the northeasternmost side of Falls Road North 52 degrees 53 minutes 30 seconds West 130.26 feet to the place of beginning.

Containing 0.923 of and Acres, 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



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92973

DATE 5/24/01

ACCOUNT 001 006 6150

AMOUNT \$ 50.00

RECEIVED
FROM

HAMPSON / REEVES

FOR

RES SPH.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT

ACTUAL

TIME

5/25/2001

5/24/2001

14:48:32

RE: MS03

CASHIER LWM

LWM DRAWER 3

>> RECEIPT # 186069

Dept

5

520 ZONING VERIFICATION

CR NO.

072973

Receipt Tot

50.00

50.00 OK

.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:

6206 Falls Road
NE/S Falls Road, 57' NE/S
centerline Gardman Avenue
9th Election District
4th Councilmanic District
Legal Owner(s):

Rebecca Reeves &
Christopher Hampson

Special Hearing: to allow a
non-density transfer of
0.011, more or less, acre of
land, 479.16 square feet to
an adjoiner, leaving a re-
mainder of 39,726.72
square feet in lieu of the re-
quired 40,000 square feet.

Hearing: Friday, July 27,
2001 at 9:00 a.m. in Room
407, County Courts Build-
ing, 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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

7/126 July 12 C480569

CERTIFICATE OF PUBLICATION

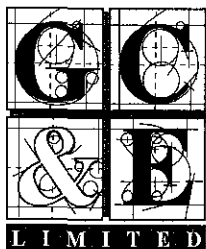
7/12, 2001

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 7/12, 2001.

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

S. Wilkinson

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 # 01-505-SPHA
PETITIONER/DEVELOPER:
Rebecca Reeves & Christopher
Hampson
DATE OF HEARING:
July 27, 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

Northeast side of Falls Road, 57' Northeast side
centerline of Gardman Avenue

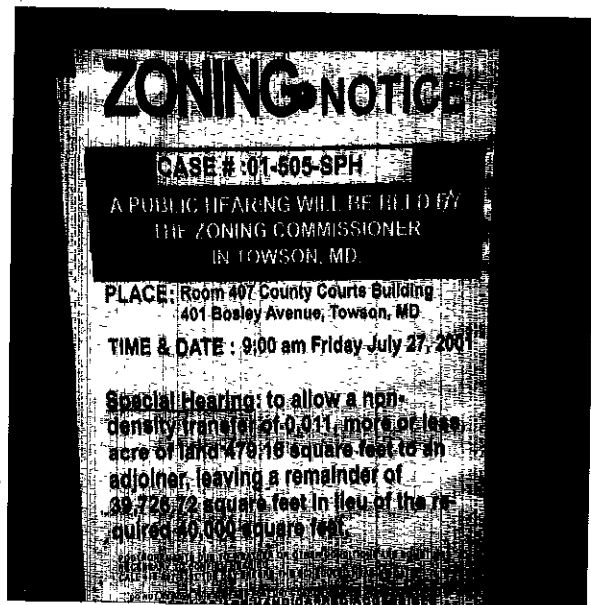
DATE: July 11, 2001

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 11, 2001

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/neighbor 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: 01-505-SPH

Petitioner: REEVES/HAMPSON

Address or Location: 6205 FALLS RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: REBECCA REEVES

Address: 6207 FALLS RD.

BALTO. MD. 21209

Telephone Number: 410-823-4470

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 12, 2001 Issue – Jeffersonian

Please forward billing to:
Rebecca Reeves
6207 Falls Road
Baltimore MD 21209

410 823-4470

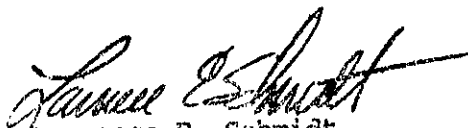
NOTICE OF ZONING HEARING

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: 01-505-SPH
6205 Falls Road
NE/S Falls Road, 57' NE/S centerline Gardman Avenue
9th Election District – 4th Councilmanic District
Legal Owners: Rebecca Reeves & Christopher Hampson

Special Hearing to allow a non-density transfer of 0.011, more or less, acre of land 479.16 square feet to an adjoiner, leaving a remainder of 39,726.72 square feet in lieu of the required 40,000 square feet.

HEARING: Friday, July 27, 2001 at 9:00 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.



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 21, 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: 01-505-SPH

6205 Falls Road

NE/S Falls Road, 57' NE/S centerline Gardman Avenue

9th Election District – 4th Councilmanic District

Legal Owners: Rebecca Reeves & Christopher Hampson

Special Hearing to allow a non-density transfer of 0.011, more or less, acre of land 479.16 square feet to an adjoiner, leaving a remainder of 39,726.72 square feet in lieu of the required 40,000 square feet.

HEARING: Friday, July 27, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G.D.Z.
Director

C: Rebecca Reeves & Christopher Hampson, 6207 Falls Road, Baltimore 21209
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 THURSDAY, JULY 12, 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

July 23, 2001

Rebecca Reeves
Christopher Hampson
6207 Falls Road
Baltimore MD 21209

Dear Ms Reeves & Mr. Hampson:

RE: Case Number: 01-505-SPH, 6205 Falls Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 24, 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: Brian Dietz, Gerhold Cross & Etzel Ltd, 302 E Towsontown Blvd, #100,
Towson 21286
People's Counsel

June
7/27

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For July 2, 2001
Item Nos. 502, 503, 505, 506, 507, 508,
509, 510, 511, 512, 513, 516, 517, 519,
and 520

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 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 June 25, 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:

502, 503, 504, 505, 508, 510, 511, 512, 513, 515, 516, 517,
518, and 519

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 26, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-505, 01-511, & 01-512

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: 6.25.01

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

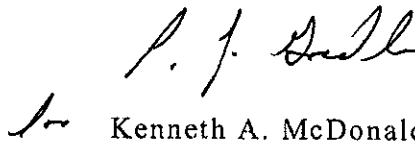
RE: Baltimore County
Item No. 505 JLL

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 25 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,


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

RE: PETITION FOR SPECIAL HEARING
6205 Falls Road, NE/S Falls Rd,
57' NE c/l Gardman Ave
9th Election District, 4th Councilmanic

Legal Owner: Christopher Hampson Rebecca Reeves
Petitioner(s)

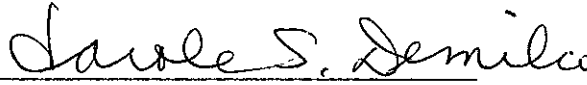
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-505-SPH

* * * * *

ENTRY OF APPEARANCE

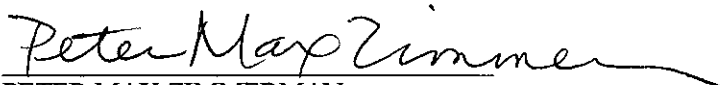
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of July, 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

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

TRANSMISSION OK

TX/RX NO. 1046
CONNECTION TEL 94105394339
CONNECTION ID
START TIME 09/12 11:42
USAGE TIME 03'48
PAGES 10
RESULT OK

Post-It® Fax Note 7671		Date 8/12/01	# of pages 10
To DOUG WOODWARD	From ROBIN JAMESON		
Co./Dept.	Co. ZONING COMM.		
Phone #	Phone # Office		
Fax # 410-539-4339	Fax #		

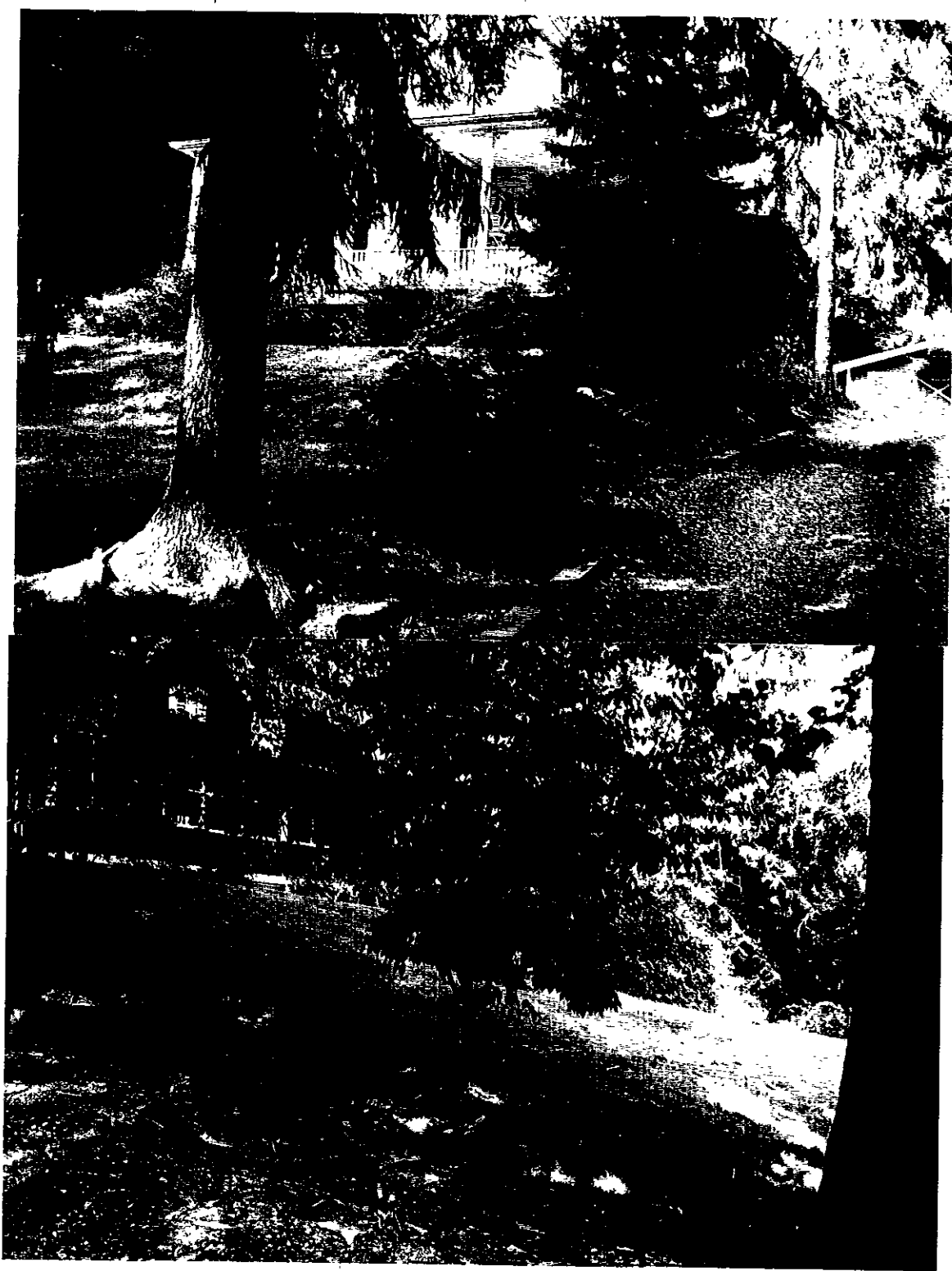
RE: #01-505-SPH & #01-519-SPHA



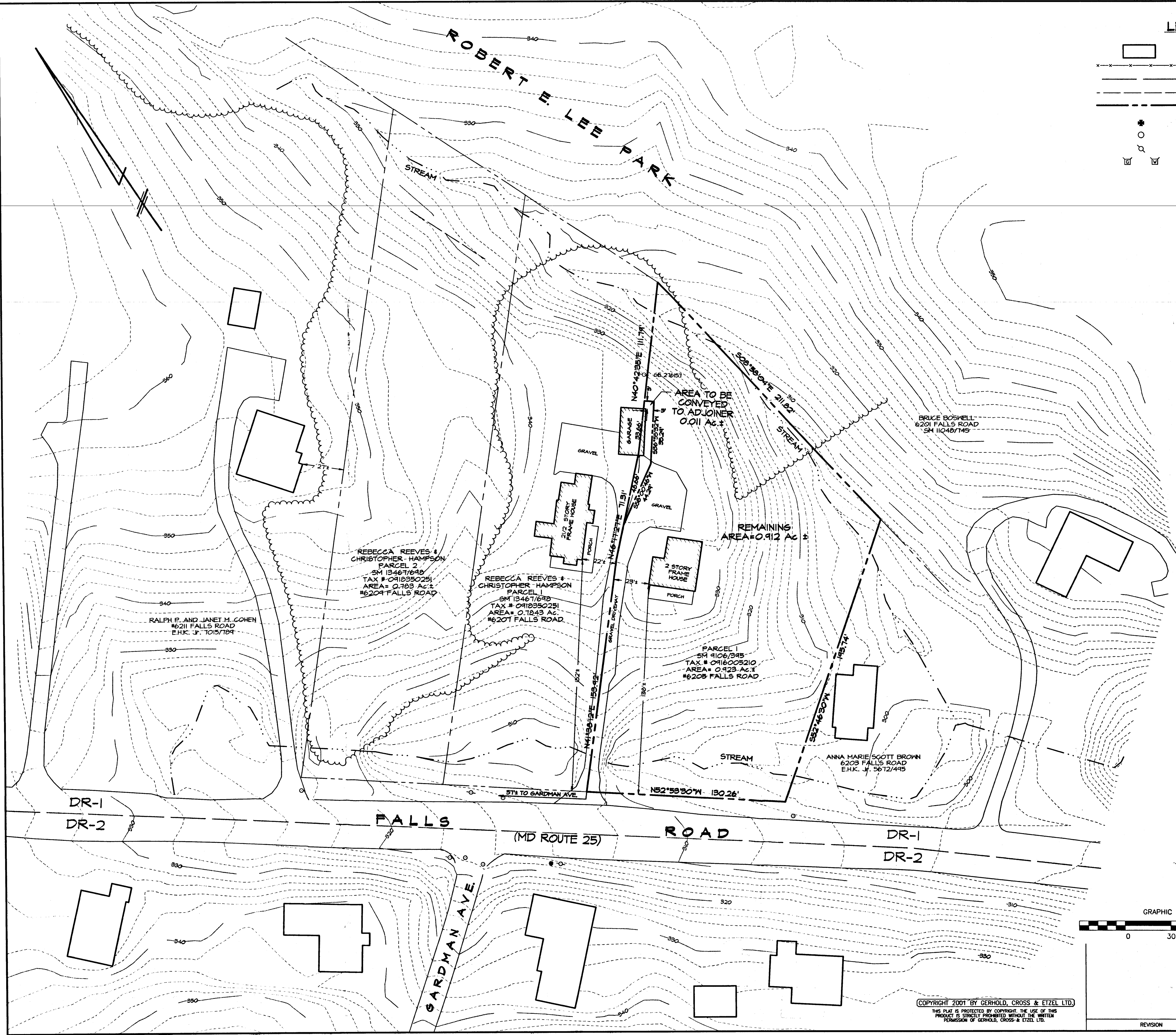
Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Photographs
01-505-SPH



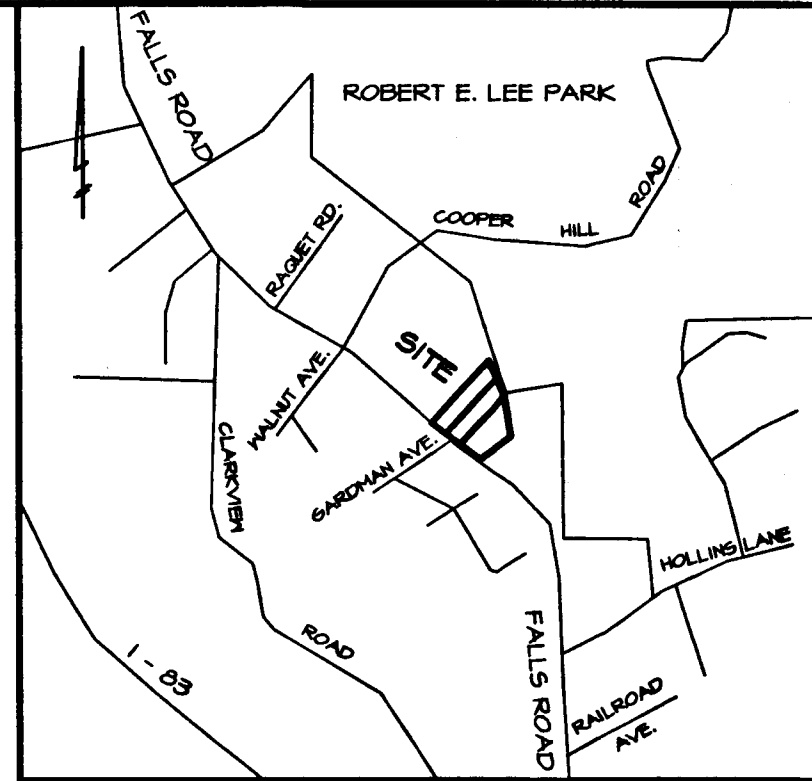






LEGEND

- BUILDING
- CHAIN-LINK FENCE
- ZONING DIVISION LINE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- FIRE HYDRANT
- MANHOLE
- UTILITY POLE
- GAS OR WATER VALVE



VICINITY PLAN
SCALE: 1" = 1000'

GENERAL NOTES

- OWNER: REBECCA B. REEVES & CHRISTOPHER J. HAMPSON
6201 FALLS ROAD
BALTIMORE MD, 21048
- TAX ACCOUNT NO. 0916005210
- TITLE DEED LIBER S.M. 9106, folio 945
- THE PROPERTY IS ZONED D.R. 1
- 200' SCALE ZONING MAP NO. NXL B-B
- A BOUNDARY WAS NOT PERFORMED BY GERHOLD CROSS & ETZEL LTD. THE PROPERTY LINES SHOWN HEREON ARE FROM A BOUNDARY SURVEY BY APR ASSOCIATES, INC. DATED 4-27-2001.
- CENSUS TRACT 4036.02 A.D.C. MAP # GRID 26-F-1
WATERSHED 29 SUBDIVISION 53
SCHOOL DISTRICT 114 REGIONAL PLANNING DISTRICT 313C
- THIS SITE IS SERVICED BY PUBLIC SEWER AND WATER.
- NO PRIOR ZONING CASES.
- THIS SITE IS LOCATED IN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240010 0448 D, DATED FEBRUARY 2, 1984.
- A DECLARATION OF COMMON DRIVEWAY EASEMENT, DATED NOVEMBER 22, 1985, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER SM 11424, FOLIO 567, BETWEEN REBECCA REEVES AND CHRISTOPHER HAMPSON AND AMERICAN NATIONAL SAVINGS BANK, COVERS THE DRIVEWAY BETWEEN 6205 AND 6201 FALLS ROAD.
- TOPOGRAPHY, WOODS LINES, STREAMS AND OFFSITE BUILDINGS AND DRIVEWAYS WERE TAKEN FROM THE BALTIMORE COUNTY GIS FILE 64-B-3 AND 74-B-1.

PETITION

TO ALLOW A NON-DENSITY TRANSFER OF 0.011 ± AC. OF LAND TO AN ADJOINER.

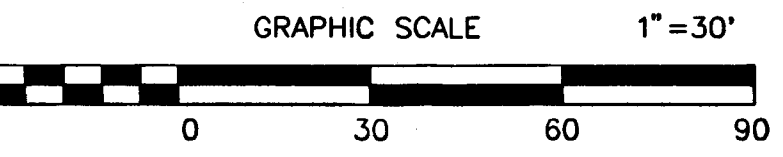
505

**PLAN TO ACCOMPANY A PETITION
FOR A SPECIAL HEARING
OF THE
REEVES AND HAMPSON
PROPERTY**

6205 FALLS ROAD
Zoned: D.R. 1

9th ELECTION DISTRICT
4th COUNCILMANIC DISTRICT
SCALE: 1"=30' APRIL 23, 2001

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



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REVISION	DATE	PLOT DATE: 5/23/2001	TECHNICIAN: D.S. Dougherty	FILE NAME: X:\Reeves\ReevZone.pro
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Det. G. #1

