

IN RE: PETITION FOR SPECIAL HEARING

NE/S Falls Road,
opposite Gardman Avenue
9th Election District
4th Councilmanic District
(6207 & 6209 Falls Road)

Rebecca Reeves & Christopher Hampson
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-519-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 the legal owners of the subject property, Rebecca Reeves and Christopher Hampson. The Petitioners are requesting special hearing relief to approve existing undersized lots located at 6207 and 6209 Falls Road. In addition, variance relief is requested as follows: (1) to permit lot widths and areas of 94 ft. and 34,124 sq. ft. for 6207 Falls Road and 93 ft. and 34,107 sq. ft. for the lot at 6209 Falls Road in lieu of the required 150 ft. width and 40,000 sq. ft.

Appearing at the hearing on behalf of the special hearing and variance request were Rebecca Reeves, owner of the properties in question and Bruce Doak, professional land surveyor who prepared the site plan of the property. Many residents appeared in opposition to the Petitioners' request, all of whom signed in on the Protestants' Sign-In Sheet.

This particular case is a companion case to Case No. 01-505-SPH. That case involved a lot line adjustment in order to eliminate a property line encroachment regarding a garage. That special hearing request was granted to resolve that title defect.

In this case, the Petitioners are requesting a special hearing to approve an undersized lot located at 6209 Falls Road. In addition to that request, the Petitioners have sought additional relief. Apparently, the zoning technician who reviewed the file required the Petitioners to request additional variance relief, as well as a special hearing to approve the undersized lot at

ORDER RECEIVED FOR FILING

Date

9/10/01

By

RC Hampton

6207 Falls Road. This additional zoning relief is unnecessary, in that the Petitioners need not request variance relief for this property located at 6209 Falls Road, if in fact they can meet the undersized lot requirements as contained within Section 304 of the Baltimore County Zoning Regulations. In essence, the Petitioners are requesting much more than is necessary regarding this property.

All that is necessary for the property at 6209 Falls Road, is a request to approve an undersized lot at that location. Consequently, the special hearing request to approve an undersized lot at 6207 Falls Road (the adjacent property) shall be dismissed as being unnecessary. That property is already improved with an existing single-family dwelling and garage and the size of that lot has not been reduced from that which has existed for many years. In addition, no variances are necessary since nothing has changed regarding the lot widths or lot sizes for the properties located at 6207 and 6209 Falls Road. Accordingly, the variance requests shall be dismissed as unnecessary. This case is simply a special hearing request to approve an undersized lot located at 6209 Falls Road, pursuant to Section 304 of the Baltimore County Zoning Regulations. It shall be treated in that fashion.

As stated previously, Ms. Rebecca Reeves appeared on behalf of the special hearing request. She testified that she has owned, along with Christopher Hampson, the properties located at 6207 and 6205 Falls Road since the early 1980's. Both properties are improved with single-family residential dwellings and have been their own lots of record. At issue in this case is an unimproved lot located at 6209 Falls Road. Shortly after Ms. Reeves took title to 6205 and 6207 Falls Road, 6209 was placed for sale on the open market. Ms. Reeves approached the owner of the vacant lot adjacent to her home and inquired about purchasing same. On April 19, 1985, Ms. Reeves and her then husband purchased the unimproved lot at 6209 Falls Road. It was her testimony that she wished to preserve the lot in question from being developed with a

single-family residential dwelling. In all probability, had she not purchased the subject property in 1985, a home would exist on that property today.

The Petitioners offered into evidence as Petitioners' Exhibit No. 5, the deed from which Ms. Reeves and her then husband, John Reeves, took title to the lot in question. The unimproved lot which the Reeves purchased in 1985, by virtue of the title documents submitted into evidence at the hearing before me, has in fact been a recorded lot of record since at least January 23, 1904 and continuing thereon. There has never been any subdivision of this lot from that time, nor have the properties owned by Ms. Reeves at 6205 and 6207 Falls Road ever been subdivided since the time she took ownership. The time at which a property becomes a lot of record is critical in the application of Section 304 of the Baltimore County Zoning Regulations. In this case, I find the lot at 6209 Falls Road to have been a lot of record from at least 1904 up until the present time.

Ms. Reeves further testified that at this time she has placed all three of her properties up for sale. Apparently, as a result of problems with her business, she has been put in a position to have to sell her two residential dwellings and the unimproved lot which is the subject of this special hearing request. As stated previously, Ms. Reeves purchased the subject unimproved lot in 1985 and paid \$20,000 for it at that time. No doubt, the lot in question was a buildable lot in 1985 and was marketed for sale in that fashion. The price paid for the property at that time is commensurate with the value of a buildable lot. Had the property been sold to anyone but Ms. Reeves, a single-family residential dwelling would have been constructed on the property then and would be in existence today. However, Ms. Reeves, who, at that time, had the financial means, purchased the lot and preserved it from development. Over the years, the lot has been used in conjunction with her existing property as additional yard space.

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

As stated previously, many residents from the surrounding community appeared in strong opposition to the Petitioners' request for approval of an undersized lot. The cumulative testimony of those neighbors in attendance was that the lot in question is simply too narrow to accommodate the construction of a single-family residence. These neighbors believe that the location of the house on this lot would not be in character and keeping with the spacing of the existing homes along Falls Road. Furthermore, they believe that the access to Falls Road is not adequate to allow a single-family home to be located on this lot. The Protestants testified that this area is very historical and that a newly constructed home on this narrow lot would be out of character with the historic preservation efforts being made in this area.

As stated previously, the issue of whether Ms. Reeves can construct a residence on this lot is governed by Section 304 of the Baltimore County Zoning Regulations. This section specifically deals with the use of undersized, single-family lots. Section 304.1 states as follows:

"A one-family detached or semi-detached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if:

- A. Such lot shall have been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955;
- B. All other requirements of the height and area regulations are complied with; and
- C. The owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations."

In determining whether Ms. Reeves can construct a home on this property, I am bound to follow the procedure as stated in Section 304 of the Baltimore County Zoning Regulations. Obviously, the lot in question contains an area or width at the building line which is less than that which is required by the DR.1 zoning regulations. Therefore, I must first determine if the lot in question was duly recorded either by deed or a validly approved subdivision prior to March 30, 1955. Based on the deeds submitted into evidence, I find that this lot of record has existed

since at least 1904 and probably even earlier than that. However, the deed submitted into evidence relates back to a prior deed dated 1904. This lot has existed in its unimproved state in this same configuration since at least 1904 until the present time. Therefore, the Petitioners have in fact satisfied the first test as to whether a dwelling can be constructed on this lot.

The second requirement is that the Petitioners meet all other height and area regulations associated with this DR.1 zoning classification. Based on the front, rear and side yard setbacks applicable to this lot, as shown on the site plan submitted, there is ample room within the building envelope wherein the Petitioners can construct a home. In actuality, Ms. Reeves submitted into evidence as Petitioners' Exhibit No. 3 the type of home she has considered having constructed on the lot. However, at this time it has not been determined whether she will in fact be building a home for herself or simply placing the lot up for sale. However, as an example, she submitted an elevation drawing of a cottage which she thought would be appropriate to construct on this property. The house in question meets all front, side and rear yard setbacks.

The final prong of the test as stated in Section 304 of the Baltimore County Zoning Regulations requires that the Petitioners not own sufficient adjoining land to cause the lot in question to meet the width and area requirements of the DR.1 zoning classification. As was indicated at the hearing, Ms. Reeves does in fact own property adjacent to this unimproved lot. However, the property adjacent to this lot of record is in and of itself an undersized lot. She does not own "sufficient" adjoining land whereupon additional land can be taken and added to this undersized lot to make it meet the width and area requirements of the DR.1 zone. Therefore, Ms. Reeves does in fact satisfy this last prong of this test, in that she does not own sufficient adjoining land which when added to the undersized lot in question would cause it to meet the width and area requirements.

Therefore, having applied the requirements of Section 304 to the facts and circumstances of this case, I find that the Petitioners have in fact satisfied all the requirements of Section 304 of the Baltimore County Zoning Regulations and that a single-family residential dwelling can be constructed on this property.

Once it is determined that a lot satisfies the requirements of Section 304, it is incumbent upon the property owner to submit architectural drawings of the house to be constructed on the property and show the actual location of the house on the unimproved lot to the Office of Planning for their review and approval. The Office of Planning takes great care to ensure that any house constructed on an unimproved lot be in character and keeping with the other homes located within the neighborhood. This has not been done as of the time of the hearing before me. Therefore, as a condition of approval of this undersized lot, I shall require the Petitioners to submit elevation drawings of the house to be constructed on the property and its exact location on the lot to the Office of Planning for their full review and approval. No building permit or grading permit should be issued to these Petitioners or any property owner for this property until such time as the house plans for the home to be constructed are submitted to the Office of Planning.

While this decision may not be very popular with the many citizens who appeared at the hearing in opposition to this request, the plain language of Section 304 of the Baltimore County Zoning Regulations, compels me to have to approve of this lot for the purpose of constructing a single-family dwelling thereon. This property owner meets all of the requirements of that section. It should also be noted that Ms. Reeves purchased this property in 1985, at which time it was being sold as a building lot. Since 1985 until the present, Ms. Reeves has had the luxury to be able to utilize this lot of record as additional side yard to her existing dwelling. Had she not purchased the lot, a house would have been built upon it in 1985. She has preserved this

property for the past 16 years. As a result of her financial situation, she is no longer able to maintain the property in this fashion.

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 approve an undersized lot at 6209 Falls Road, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the special hearing to approve an undersized lot at 6207 Falls Road be and is hereby DISMISSED as being unnecessary.

IT IS FURTHER ORDERED, that the variance requests for the properties located at 6207 and 6209 Falls Road are also DISMISSED as being unnecessary.

IT IS FURTHER ORDERED, that the Petitioners shall be required to submit elevation drawings of any home intended to be constructed on this vacant lot, located at 6209 Falls Road. The elevation drawings shall be reviewed and approved by the Office of Planning prior to any permit being issued for the construction of a home, or any grading of the property.

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 JR Jensen



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.: 01-519-SPH
Property: 6207 & 6209 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 dark ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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

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



FLOOD PLAIN

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6207 & 6209 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 THE CREATION OF AN

UNDERSIZED LOT AREA CONTAINING AN EXISTING RESIDENCE FOR 6207 FALLS ROAD AND TO APPROVE AN UNDERSIZED LOT FOR #6209 FALLS RD.

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 2 HRS TOTAL

UNAVAILABLE FOR HEARING _____

Reviewed By VL

Date 6/07/01

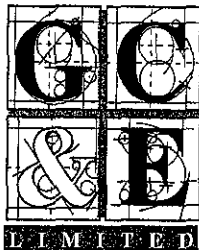
SET WITH 01-505-SPH

UNDERSIZED PKG TO
CP. 6/07/01

ORDER RECEIVED FOR FILING

Case No. 01-519-SPHA

Date 9/10/01
By R. J. [Signature]
REV 9/15/98



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

519

May 22, 2001

**ZONING DESCRIPTION
TO ACCOMPANY A PETITION FOR
A SPECIAL HEARING OF THE
REEVES & HAMPSON PROPERTY
6209 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 northwesterly along the northeasternmost side of Falls Road North 52 degrees 53 minutes 30 seconds West 35.00 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 three courses and distances, viz: (1) North 47 degrees 45 minutes 04 seconds East 390.27 feet, (2) North 22 degrees 01 minutes 30 seconds West 102.66 feet, and (3) South 42 degrees 20 minutes 01 seconds West 443.19 feet to intersect northeasternmost side of the said Falls Road, thence running and binding on the northeasternmost side of Falls Road, South 52 degrees 53 minutes 30 seconds East 93.00 feet to the place of beginning.

Containing 0.783 of an Acre, 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



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: 519
Petitioner: HAMPSON / REEVES
Address or Location: 6207 - 6209 FALLS RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: REBECCA REEVES
Address: 6207 FALLS ROAD
BALTIMORE MD 21209
Telephone Number: 410-583-8935

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No: 93881

DATE 6/07/01 ACCOUNT 001 006 6150

AMOUNT \$ 200.00

RECEIVED FROM C. HAMPSON & R REEVES

FOR 2 RES SPH 2 RES VAR FILED TOGETHER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
6/08/2001 6/07/2001 14:58:11
MS02 CASHIER SWAY SWAY DROMER
RECEIPT # 176502
Part 5 520 ZONING VERIFICATION
R NO. 093881

Receipt To: 200.00
200.00 OK .00 CH
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 by [REDACTED]

[REDACTED] & 6209 Falls Road

NE/S Falls Road, opposite Gardman Avenue

9th Election District - 4th Councilmanic District

Legal Owner(s): Rebecca Reeves & Christopher Hampson

Special Hearing: to permit creation of an undersized lot area containing an existing residence for 6207 Falls Road and to approve an undersized lot for #6209 Falls Road. **Variance:** to permit lot widths of 94 feet and 32,124 square feet (for lot at 6207 Falls Road) and 93 feet, and 34,107 square feet for the lot at 6209 Falls Road respectively in lieu of the required 150 feet width and 40,000 square feet for each.

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

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

7/124 July 12

C480514

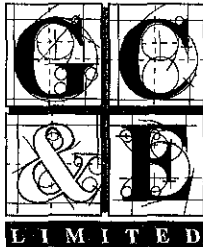
CERTIFICATE OF PUBLICATION

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 # 01-519-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

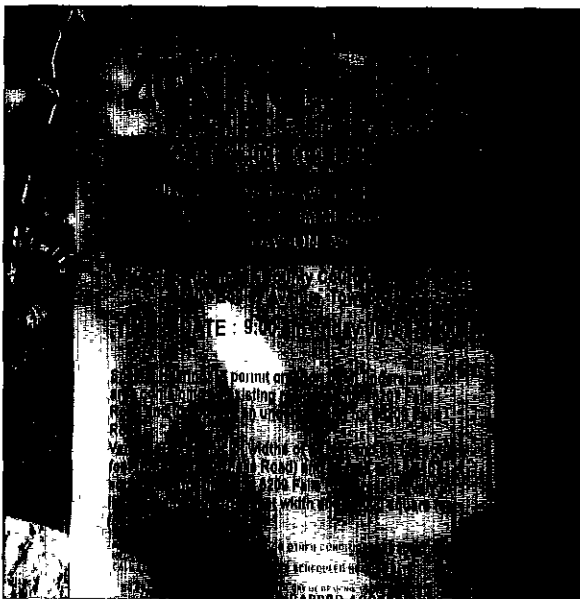
Northeast side of Falls Road, opposite Gardman Avenue

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



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 25, 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: 01-519-SPHA
6207 & 6209 Falls Road
NE/S Falls Road, opposite Gardman Avenue
9th Election District – 4th Councilmanic District
Legal Owners: Rebecca Reeves & Christopher Hampson

Special Hearing to permit creation of an undersized lot area containing an existing residence for 6207 Falls Road and to approve an undersized lot for # 6209 Falls Road. Variance to permit lot widths of 94 feet and 32,124 square feet (for lot at 6207 Falls Road) and 93 feet, and 34,107 square feet for the lot at 6209 Falls Road respectively in lieu of the required 150 feet width and 40,000 square feet for each.

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

Arnold Jablon G72
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.



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

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

410 583-8935

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: 01-519-SPHA
6207 & 6209 Falls Road
NE/S Falls Road, opposite Gardman Avenue
9th Election District – 4th Councilmanic District
Legal Owners: Rebecca Reeves & Christopher Hampson

Special Hearing to permit creation of an undersized lot area containing an existing residence for 6207 Falls Road and to approve an undersized lot for # 6209 Falls Road. Variance to permit lot widths of 94 feet and 32,124 square feet (for lot at 6207 Falls Road) and 93 feet, and 34,107 square feet for the lot at 6209 Falls Road respectively in lieu of the required 150 feet width and 40,000 square feet for each.

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 72
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 23, 2001

Christopher Hampson
Rebecca Reeves
6207 Falls Road
Baltimore MD 21209

Dear Mr. Hampson & Ms Rebecca Reeves:

RE: Case Number: 01-519-SPHA, 6207 & 6209 Falls Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 7, 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. GDR
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Brian Dietz, Gerhold Cross & Etzel
People's Counsel



1 ml
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

RECEIVED

JUN 27 2001

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: July 6, 2001

SUBJECT: Zoning Item 519
Address 6207 & 6209 Falls Road

Zoning Advisory Committee Meeting of June 25, 2001

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____ Additional Comments: _____

Reviewer: David Lykens

Date: July 2, 2001

Sen
7/27

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

JUN 26

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. 519 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,

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

My telephone number is _____

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

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

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
6207 & 6209 Falls Road, NE/S Falls Rd,
opp Gardman Ave
9th Election District, 4th Councilmanic

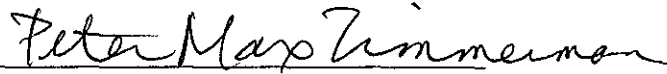
Legal Owner: Christopher Hampson & Rebecca Reeves
Petitioner(s)

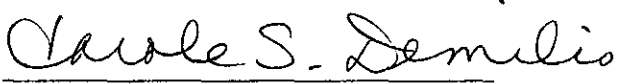
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-519-SPHA

* * * * *

ENTRY OF APPEARANCE

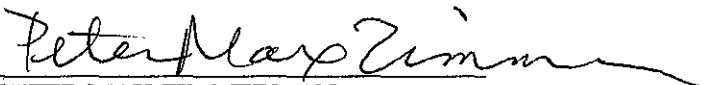
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed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

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 01-519-SHA

LONG O.P. 6/07/01
GEORGE
MAKE
FILE,

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by JL
Date 6/07/01

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit

MINIMUM APPLICANT SUPPLIED INFORMATION:

Rebecca Reeves 6207 Falls Road (410) 583-8935
Print Name of Applicant Address Telephone Number
6209 Falls Road Election District 9 Councilmanic District 4 Square Feet 34107
Lot Address
Lot Location: NE S W side/corner of Falls Road feet from N E SW corner of Walnut Ave
(street) (street)
Land Owner: Rebecca Reeves & Christopher Hampson Tax Account Number 0918350251
Address: 6207 Falls Road Telephone Number (410) 583-8935

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan Property (3 copies)	☒	☐
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR-1</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations

Signed by _____
for the Director, Office of Planning and Community Conservation

Date _____

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date _____ (A)
(name of planner)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 01-519-SPHA

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Residential Processing Fee Paid
(\$50.00)

Accepted by JL
Date 6/10/01

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Rebecca Reeves 6207 Falls Road (410) 583-8935
Print Name of Applicant Address Telephone Number
Lot Address 6209 Falls Road Election District 9 Councilmanic District 4 Square Feet 34107
Lot Location: NE S W side/corner of Falls Road feet from NE S W corner of Walnut Ave
(street) (street)
Land Owner: Rebecca Reeves & Christopher Hampson Tax Account Number 0918350251
Address: 6207 Falls Road Telephone Number (410) 583-8935

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan Property (3 copies)	☒	☐
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR-1</u>		

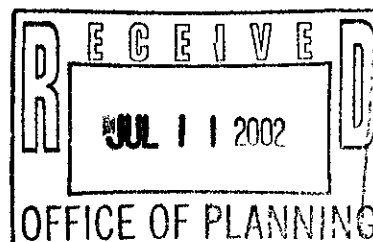
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the application to conform with the following recommendations

Prior to the issuance of any permits provide information with respect to precise location of proposed house within the building envelope and indicate the location of the curb-cut/driveway along Falls Road

Signed by Jeffrey W. Long
for the Director, Office of Planning and Community Conservation



Date: 6/19/01
JUN 22 2001
Revised 2/25/99
DEPT. OF PERMITS & DEVELOPMENT MANAGEMENT

SCHEDULED DATES CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date _____ (A)
(name of planner)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Signature _____ Date of Posting: _____

Number of Signs: _____

JK
7/27/01
6211 Falls Road
Baltimore, MD 21209
(410) 825-8202 Home
(301) 785-1991 Mobile

Christopher K. Croft

August 7th 2001

The Honorable Timothy M. Kotroco
Deputy Zoning Commissioner for Baltimore County
Courts Building, 4th Floor
401 Bosley Avenue
Towson, MD 21204

AUG - 7

HAND DELIVERED

Re: Case # 01-519-SPHA

Dear Commissioner Kotroco:

This letter is to follow-up on the hearing of July 27th, 2001 regarding a variance to permit undersized lot areas for 6205, 6207 and 6209 Falls Road.

In 1985, when the Reeves' purchased the lot at 6209 for \$20,000, Rebecca told my wife's family, and since then both of us, that her motivation for purchasing the property was to maintain a buffer to protect the privacy of her adjacent home. However, since putting her residence at 6207 up for sale, an almost surrealistic atmosphere of cordial extortion has characterized her communiqués with us concerning purchase of the buffer. Ms. Reeves made it clear that if we did *not* accept her terms, she would build a house on a narrow construction footprint next to ours—just what she herself once sought to prevent.

The recent activities of creating a driveway and construction planning appear to take the zoning process for granted. Moreover, such activities disregard the community's interests, and forestall reasonable attempts to resolve this matter in a way that is in keeping with the present status of the parcel. Property owners are obliged to understand the responsibilities and restrictions of ownership, including zoning regulations. As Ms. Reeves has interests in multiple lots with the same designation, it is hard to believe that she has not fully understood the implications of DR-1 zoning.

We do not wish to deny Ms. Reeves fair value for the land. However, her expectation that the lot is presently worth between \$100,000 and \$150,000, as stated in correspondence to us on April 29th 2001, seems to be the impetus of this variance petition and the driving force of the dispute.

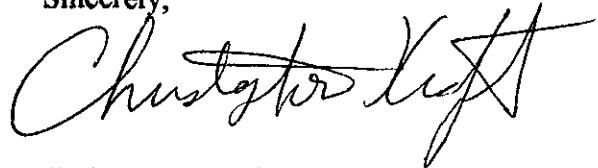
.....

We wish to reiterate our family's interest in purchasing the lot at 6209 Falls Road at Maryland's present assessed value for the property—\$38,900. We stated this in a correspondence to Ms. Reeves, dated April 17th 2001. As an alternative to purchasing the entire lot from the Reeves, we would also be willing to split the lot with our new neighbors. The house at 6207 is presently under contract to a buyer, and according to Ms. Reeves, several perspective buyers were interested in purchasing all or part of 6209 as a buffer between their new home and ours. In addition, we are willing to make equitable arrangements regarding the costs associated with subdivision. We see this as an opportunity to bring the lots at 6205 and 6207 Falls Road, as well as our own, closer to compliance with conforming use requirements of DR-1 zoning in order to maintain the standards of our community.

We hope that the county can avoid the untenable position of granting zoning variances to accommodate speculation and unreasonable financial expectations, especially if alternatives are available. Granting this variance will not solve existing irregularities with the parcels; however, it will create yet another undersized lot. It will also come at the expense of a community that has worked unselfishly and made consistent sacrifices to protect and upgrade our quality of life.

Thank you for your thoughtful deliberation regarding this difficult situation. We stand ready to work with Ms. Reeves, Baltimore County, and our community. Please do not hesitate to contact us if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Croft". The signature is fluid and cursive, with a large, stylized "C" at the beginning and a long, sweeping tail that extends to the right.

Christopher Croft

Case Number 01-519-SAAPLEASE PRINT LEGIBLYPROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Adelaide C. Radkemann	1301 Cornuthill Rd,	Baltimore	21209
ED HORD	1220 COPPER HILL RD	"	"
AVIVA HORD	"	"	"
Olga M Morrow	1203 Collins Ave	Balt.	21209
Natalia Bunday	6500 Pleasant View Dr	Balt Co	21209
Peter Maloney	6219 Falls Rd	Balt Co	21209
RICHARD JAMISON	6215 FALLS RD	BALTO Co	21209
Gail STETTEN	6219 Falls Rd	Balt	21209
BRUCE BOSWELL	6201 Falls Rd	Balt Co	21209
Christopher Craft ^{Davidson} & Lynn	6211 Falls Road	Balt. Co.	21209
Peggy Squitieri	RR LRAIA Riderwood P.O. Box 204 21139	Riderwood	21139
SARAH LORD	6134 Barrell Rd 21209		

Prot Ex # 1

1220 Copper Hill Road
Baltimore, MD 21209

July 28, 2001

Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: Case Numbers 01-505-SPH and 01-519-SPHA

Dear Mr. Commissioner:

My wife and I are residents of the Bare Hills neighborhood and live just up Falls Road to the north of the subject property. My wife is also a Board Member of the Ruxton Riderwood Lake Roland Area Improvement Association. We request that you deny the variances requested for 6205, 6207 and proposed 6209 Falls Road, in cases 01-505-SPH and 01-519-SPHA. Granting them would set precedents which would permanently hamper historic preservation efforts underway in the Bare Hills neighborhoods.

Bare Hills is a rich historic neighborhood of 19th century residences dating from well before the Civil War, built by both white owners and African-American owners, and as a district it is under consideration for National Register designation. Note that the variances being sought would establish not just one but *three* undersized lots (where now there are two conforming lots). We oppose the attempt to subdivide this parcel into building lots that are too small (34,000 square feet instead of the required 40,000 square feet) and too narrow (93 feet instead of the required 150 feet). This is not in keeping with the character of the neighborhood. The hardship being argued is self-created for the owners, whereas the consequences for the surrounding neighborhoods would be drastic.

A troubling pattern has established itself in this case. The sign informing the community of the zoning variance hearing was removed a few days after it was posted and it has not been replaced. Two days ago, neighbors were startled to discover that vegetation on the undersized proposed building site was being destroyed for a steep driveway of dirt and crusher run, being graded without any silt fencing -- and prior even to the establishment of a separate buildable lot or the issuance of a building permit (at 6209).

We appreciate your consideration in this matter.

Sincerely,



Ed and Aviva Hord

● Prof Ex # 2 ●

Lake Roland Protective Association
1203 Hollins Lane
Baltimore, MD 21209

Office of Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

27, July 2001
Case Numbers
01-505-SPH
01-519-SPHA

Dear Mr. Commissioner:

Members of our associations are greatly disturbed by the request for variances for 6205, 6207 and 6209 Falls Road. Along with the Greater Falls Road Neighborhood Task Force and other neighborhood associations concerned with the preservation of Falls Road's historic character and its natural beauty, we respectfully request that you deny these variances. Just recently Falls Road was designated as a Maryland Scenic Byway. Such a designation is not done without careful consideration by the authorities. As written in the introduction to the Maryland Scenic Byways guide book by Governor Parris Glendening and Lt. Governor Kathleen Kennedy Townsend, "When visiting a Scenic byway, rest assured that these sites, through our Smart Growth and Neighborhood Conservation Programs, will remain legacies to be inherited by future generations of Marylanders".

Granting the variance would set a dangerous precedent in terms of efforts to conserve this precious historical corridor. Over the past several years we have experienced repeated efforts by both businesses and individuals to seek rezoning or variances for their properties, that if granted would detract from Falls Roads beauty. One, the Falls Road Animal Hospital, did manage to put up a structure that is clearly in disharmony with the Falls Road community. The structure is not only a nuisance to its neighbors, but clearly an eyesore to all who pass it. We do not want to see this happening. We would like to preserve what is there, beautify what needs to be improved and guard what needs to be protected.

Thank you very much for consideration of this Association's concerns.

Sincerely,



Helga M. Morrow
President

Plot Ex #3

Testimony

On

Baltimore County Zoning Case # 01-519-SPHA

Variance to permit creation of two undersized lot widths

94 ft. and 34,124 sq. ft. for 6207 Falls Road

And

93 ft. and 34,107 sq. ft. for 6209 Falls Road

By

Lynn Davidson

Friday 27 July 2001

My name is Lynn Davidson, and I'm testifying on behalf of my husband, Christopher Croft and myself. We live at 6211 Falls Road (next door to the lot at 6209) in a house built by my great grandfather in the late 1800s, and owned by my family since that time—about 125 years. We have a long-term interest in historic preservation of the community as well as disposition of the properties under consideration. And, we are opposed to downgrading present zoning.

To date, we have a friendly relationship with our neighbors, and it is with great sadness and some trepidation that we find ourselves involved in a process that by its very nature is adversarial. Nevertheless, we believe that it is not only a right but also a responsibility for citizens to think and act carefully regarding the way future development in their neighborhoods and surrounding communities will take place. We have recently heard a prediction that there will be as much development in the next twenty years in the state of Maryland as there has been in the last two hundred years. Without knowing the basis of these figures, unrestricted development remains a very sobering thought.

We believe that associations of neighbors should determine the future of specific communities in a non-adversarial manner, and that laws and a legal process exist to facilitate the decisions of those communities and provide a forum when consensus cannot be reached. Our attempts to communicate and obtain information about the disposition of the land at 6209 Falls Road have left us concerned that this process is not presently functioning as well as we had hoped in Baltimore County.

Our experience with the County Government has led us to believe that the zoning variance is a forgone conclusion. Considering the fact that a new driveway was under construction at 6209 Falls Road two days *before* the public hearing, it appears that we are not the only ones who have been left with this impression.

The notice of a zoning variance for an undersized lot next to our home consisted of a sign posted along Falls Road for about 96 hours. As it was removed on a Sunday afternoon we concluded that County officials had not removed it, and attempted to report it missing. Our calls to the County regarding removal of the sign were not answered, and when we finally reached the Clerk's office we were informed that replacing the signs was unnecessary. This does not represent very much in the way of practical notice to the community for downgrading its zoning, and we found ourselves asking if this constitutes due diligence in Baltimore County.

In our attempts to ascertain the nature of the proposed zoning variance, we were informed by the County Clerk's office that any concerns we may have regarding the variance would need to be posed as very strong, convincing arguments at the public hearing in order to maintain the present zoning. This shifting of the burden of proof to the neighbors in order to maintain the law runs contrary to our understanding of how government should work. And, begs the question, where does Baltimore County place the burden of proof with regard to changing its zoning laws?

With regard to the variance for 6207 Falls Road, our efforts to ascertain the reason for a zoning change met with failure, and at this writing we remain unclear as to its purpose. Were the house and lot not "grandfathered" into the County zoning plans?

The request for a variance for an undersized lot at 6209 Falls Road is of more concern. In real estate terms it is an unimproved and undersized lot. But it is also green space contiguous with Robert E. Lee Park, and as such provides habitat for several species of wildlife. When John and Rebecca Reeves bought the lot from Virginia Tormey in 1985 it was with the stated intention of preserving it from future development. We applaud that intention and are still interested maintaining that goal.

Recently, when Ms. Reeves made the decision to move, discussions regarding the lot between our homes began. We talked about subdividing it in half lengthwise, in order to increase the lots at both 6207 and 6211 Falls Road. Not only would this forestall future development, but increase the value of our respective properties and preserve the value of surrounding ones as well. In addition, this solution would help preserve the historic character of the neighborhood. Unfortunately, our discussions came to an end when we did not meet her asking price. We did, however, make an offer based on the assessed value, which represents a 100% return on her investment.

We sincerely hope we are wrong in our assessment of the County's intentions. But, as our efforts to gain information left us with the impression that resistance was futile, we are here presenting testimony in the hopes of forestalling further erosion of the zoning ordinances by going on record requesting that further changes not be entertained. Specifically, we are concerned about maintaining building setbacks, and preserving the historic integrity of the neighborhood.

Thank you for this opportunity to testify.

FALLS ROAD SCENIC ROAD ROUTE GROUP

6219 Falls Road, Baltimore, MD 21209

Prot Ex #4

RE: Case No. 01-505-SPH
Case No. 01-519-SPHA

July 26, 2001

Zoning Commissioner
Baltimore County
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Dear Commissioner:

I write as President of the Falls Road Scenic Route Group to request that you **DENY** the zoning variances related to 6205 and 6207 Falls Road (and the proposed 6209 address). These variances would create three undersized lots where two full lots now exist. Such a change would be totally out of character with long standing traditions in a neighborhood whose stability makes it eligible for inclusion on the National Register of Historic Sites.

Respectfully,



Gail Stetten
President

Prot Ex #5

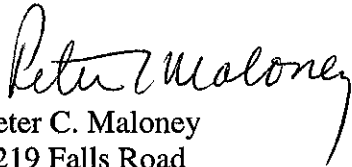
July 26, 2001

Zoning Commissioner
Baltimore County
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Commissioner:

As a Falls Road resident I am writing to ask that you DENY the zoning variances related to my neighbor's property at 6205 and 6207 Falls Road (Case Nos. 01-505-SPH and 01-519-SPHA). The surprisingly rural nature of this area is a continuing delight to us all and an ongoing benefit to the larger community. The character of our neighborhood will be irreversibly damaged if such a change is allowed.

Sincerely,



Peter C. Maloney
6219 Falls Road
Baltimore, MD 21209

Prot 2k #6
THE BARE HILLS COMMUNITY ASSOCIATION

6222 Falls Road, Baltimore, Maryland. 21209

Marie Fischer Cooke, Esq.
President

Zoning Commissioner of Baltimore County
County Courts Building, Fourth Floor
401 Bosley Avenue
Towson, MD 21204

July 27, 2001

Re cases:
01-505-SPH
01-519-SPHA

Dear Mr. Commissioner:

As you may know, the 6100 and 6200 blocks of Falls Road contain a wealth of 19th century houses, several of which are already listed as County Landmarks and/or with the National Register of Historic Places.

The African-American Scott Settlement dates from 1832, the Bare Hills House from 1856, the Nelson Bowen House from the 1870s and the Bare Hills School from the 1880s.

Over the past few years three architectural historians have been hired to study Bare Hills architecture, each concluding that we should band together to become a Bare Hills District listed on the National Register. We will soon accomplish this. Similar efforts to conserve the texture and picturesque character of the Jones Falls Valley neighborhoods abound.

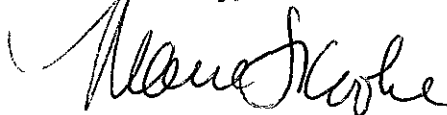
But what is the preservationist's worst enemy? The granting of variances to zoning regulations. These set precedents which make it impossible for communities to defend standards.

Cases 01-505-SPH and 01-519-SPHA pose just such a threat. If three under-sized lots are suddenly created at 6205 and 6207 and "6209," then preserving the character of the neighborhood will be exceedingly difficult from here on out.

Will the house proposed for the undersized lot "6209" interrupt the perfect row of preserved 19th century houses currently extant? Yes. Will it compromise the proposed historic district? Quite possibly.

Please deny these variance requests, as they will cause a significant change in the neighborhood.

Sincerely,



Marie Fischer Cooke, Esq.
President

The Pleasant View Civic Association

1415 Gardman Avenue
Baltimore, Maryland 21209

Profix #7

Zoning Commissioner of Baltimore County
4th Floor, New Courts Building
401 Bosley Avenue
Towson, MD 21204

July 27, 2001

Dear Mr. Commissioner,

The entrance to the Pleasant View Civic Association neighborhood is directly across Falls Road from the properties seeking variances from you today. We feel strongly that these variances need to be denied.

If you grant them you will be creating a total of three lots which are smaller than the zoning regulations permit. From then on, the ability of our Falls Road neighborhoods to maintain standards -- and challenge conditions which don't meet them -- will be severely compromised.

Kindly DENY the variances from zoning regulations requested in Cases 01-505-SPH and 01-519-SPHA. Thank you.

Sincerely,

Gladys G. Reed

Gladys G. Reed, *President*

Protex #8

The Ruxton-Riderwood-Lake Roland
Area Improvement Association, Inc.

Post Office Box 204
Riderwood, Maryland 21139
Telephone/FAX: 410-377-4700
office@rrlraia.org

July 27, 2001

Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Commissioner:

Re: Case Nos. 01-505-SPH and 01-519-SPHA

The Ruxton-Riderwood-Lake Roland Area Improvement Association respectfully requests that you deny the variances requested for 6205, 6207 and proposed 6209 Falls Road, in cases 01-505-SPH and 01-519-SPHA. Granting them would set precedents which would permanently hamper historic preservation efforts underway in the Bare Hills neighborhoods.

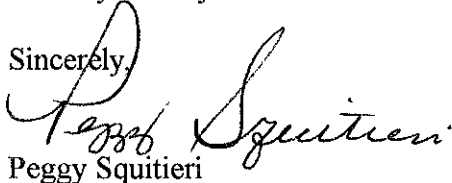
Bare Hills remains a time-capsule of 19th century residences dating from well before the Civil War, built by both white owners and African-American owners, and as a district it is under consideration for National Register designation. Please note that the variances being sought would establish not just one but an overwhelming *three* undersized lots (where now there are two conforming lots). The hardship being argued is self-created for the owners, whereas the consequences for the surrounding neighborhoods would be drastic.

A troubling pattern has established itself in this case. The sign informing the community of the zoning variance hearing was removed a few days after it was posted and it has not been replaced. Two days ago, neighbors were startled to discover that vegetation on the undersized proposed building site was being destroyed for a steep driveway of dirt and crusher run, being graded without any silt fencing -- and prior even to the establishment of a separate "buildable" lot or the issuance of a building permit (at "6209").

The RRLRAIA feels it is appropriate to support the Falls Road associations, which are unanimous in their opposition to the granting of these variances. We further ask that you require the current owners to restore the land to its previous condition.

Thank you for your consideration of this Association's views.

Sincerely,



Peggy Squitieri
Executive Director

Prot Ex #9
Greater Falls Road
Neighborhood Task Force, Inc.

Zoning Commissioner for Baltimore County
4th Floor
County Courts Building
Towson, MD 21204

July 27, 2001

Dear Mr. Commissioner,

Our umbrella organization seeks actively to preserve and strengthen Jones Falls Valley neighborhoods, both in the city and county, along Falls Road from Northern Parkway to the Beltway. We are heartened by preservation efforts actively underway, which would designate National Register status for linked Falls Road districts, from the Mt. Washington Mill, through Bare Hills, into Rockland.

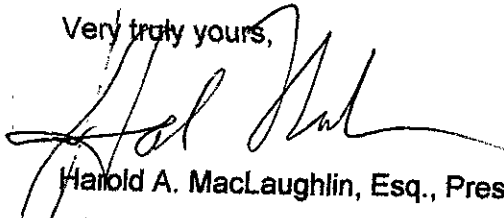
Along this stretch, Falls Road is both a county Scenic Route and a Maryland State Scenic Byway. It is vital that standards be upheld.

Preservation efforts take tremendous work and they deserve the active support of local government. The granting of variances is a blow to these efforts, because precedents are set which cripple the only means by which neighborhoods can maintain their standards and historic character.

Our neighborhoods feel it is imperative that you DENY the variances requested in Cases 01-505-SPH and 01-519-SPHA. The waiving of standards as requested at 6205, 6207 and the proposed 6209 Falls Road (all currently owned by Rebecca Reeves and Christopher Hampson) would create THREE undersized lots along this very special corridor of preserved 19th century houses.

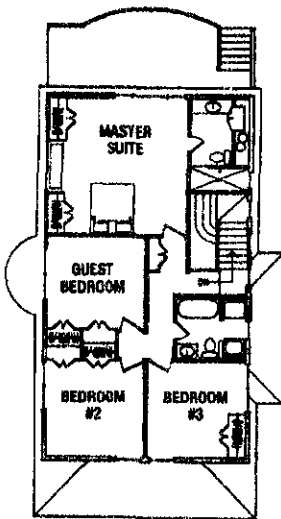
Moreover, the granting of these variances will jeopardize all future preservation efforts in our neighborhoods.

Very truly yours,

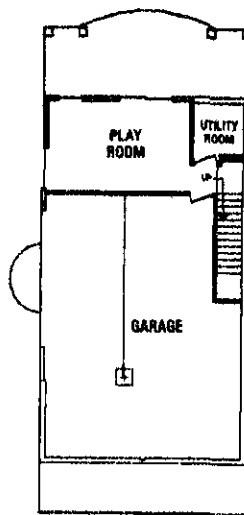

Harold A. MacLaughlin, Esq., President
1112 Bryn Mawr Road
Baltimore, MD 21210



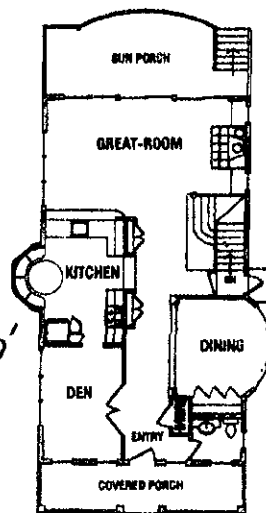
Cottage Charm



upper level



lower level



main level

6
2,382 sq. ft.
4 Bedrooms
2½ Bathrooms

- 1,104 square feet on the main level; 990 square feet on the upper level; 288 square feet on the lower level
- Perfect for a narrow lot, it holds enough bedrooms for a growing family
- The great-room is positioned to take advantage of backyard views. For privacy, the den is situated near the entry
- Suggested exterior materials include cottage siding and a metal roof.

To order, see page 78; use price schedule D.

Pet Ex #3

PRIOR TITLE

LIBER 914 FOLIO 831

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

G-9733

This Deed, MADE THIS 29th day of October

in the year one thousand nine hundred and eighty-four by and between
Kathryn R. Mathias and Charles H. McMahon, her son and Anna B. Riley, widow and sole
heir of John J. Riley, Jr., deceased
of the State of Maryland of the first part, and
John J. Reeves and Rebecca B. Reeves, his wife

of the second part.

WITNESSETH, That in consideration of the sum of Five (\$5.00) Dollars and other good and
valuable considerations, the receipt whereof is hereby acknowledged, (the actual con-
sideration paid or to be paid is \$90,000.00)

the said Kathryn R. Mathias and Charles H. McMahon, her son and Anna B. Riley, widow
and sole heir of John J. Riley, Jr. deceased

do grant and convey to the said John J. Reeves and Rebecca B. Reeves, his wife, as
tenants by the entireties, the survivor of them and the personal representatives and
assigns of the survivor

~~personal representatives, successors and assigns~~

in fee simple, all

that lot of ground situate in
Ninth Election District of Baltimore County, State of Maryland
and described as follows, that is to say:

B DC F 25.00
B T T 250.00
R DCS 450.00
DEED 0 #
CPK JR T 222.00
#09732 0004 R01 110:12
09-13-85

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same lot which was granted and assigned by an Assignment dated August 22, 1939
and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 1072
folio 419 from Sarah R. Cangelosi to John J. Riley (Sr.) and Anna C. Riley, his wife,
for their lives with full powers of disposition in them and the survivor of them, with
the remainder, if any, to their son, John J. Riley, Jr., subject to an annual ground rent
of One Dollar; SAVING AND EXCEPTING, however, a small portion thereof which was granted
and conveyed by Anna C. Riley, widow, et al to Richard F. Parron and wife, by Deed dated
November 23, 1968 and recorded as aforesaid in Liber O.T.G. No. 4943 folio 698.

Said John J. Riley (Sr.) died on or about February 19, 1944 leaving his wife, Anna C.
Riley, as surviving life tenant the powers of disposition. Said John J. Riley, Jr. died
August 6, 1974 whereupon title to his said remainder interest, subject to Anna C. Riley's
life estate, passed to the heirs of his estate. Under his Will, John J. Riley, Jr. de-
vised and bequeathed all his property to his wife, Anna B. Riley, who was his wife and
sole heir. See the Estate of John J. Riley, Jr., File A-8141 in the office of the
Register of Wills for Baltimore City. Said Anna C. Riley died October 15, 1981 without
having exercised her powers as to the herein property, whereupon the entire leasehold
interest therein passed to the aforesaid Kathryn R. Mathias and Charles H. McMahon, her
son and Anna B. Riley, widow.

Being also the same lot described in a Deed dated May 19, 1966 and recorded as aforesaid
in Liber O.T.G. No. 4637 folio 94, whereby the reversion in fee therein and the annual
ground rent of One Dollar was granted and conveyed by Kathryn R. Mathias and husband to
John J. Riley, Jr. and Anna B. Riley, his wife, as tenants by the entireties, subject to
the leasehold estate therein. John J. Riley, Jr. died August 6, 1974, thereby vesting
title to said reversion and annual ground rent in Anna B. Riley, as surviving tenant by
the entirety. B #060****144060Aa 8024A

LIBER 914 FOLIO 32

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said

John J. Reeves and Rebecca B. Reeves, his wife, as tenants by the entirety, the survivor of them and the personal representatives and assigns of the survivor, forever in fee simple.

~~PERSONAL REPRESENTATIVES OF THE SURVIVOR~~

~~ENDORSEMENTS~~

~~NO FEE SIMPLE~~

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor

Test:

Norma R. Knox
Norma R. Knox

Kathryn R. Mathias (SEAL)
Kathryn R. Mathias

Charles H. McMahon (SEAL)
Charles H. McMahon

Anna B. Riley (SEAL)
Anna B. Riley

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 29th day of October, in the year one thousand nine hundred and eighty-four, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Kathryn R. Mathias and Charles H. McMahon, her son known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Norma R. Knox
Norma R. Knox Notary Public

My Commission expires:

July 1, 1986

SEE OVER FOR OTHER ACKNOWLEDGEMENT

PRIOR TITLE

LIBER 914 FOLIO 37

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

G-10061

Ref Ex #5

This Deed, MADE THIS 19th day of April

in the year one thousand nine hundred and eighty-five by and between

✓ Virginia C. Tormey individually and as Personal Representative of the estate of George L. Tormey, deceased

of the State of Maryland

of the first part, and

✓ John J. Reeves and Rebecca B. Reeves, his wife

of the second part.

Witnesseth, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, (the actual consideration paid or to be paid is \$ 20,000.00)

the said Virginia C. Tormey individually and as Personal Representative of the estate of George L. Tormey, deceased

B SC F 17.00
B T TX 100.00
B DOCS 100.00

DEED 0 #
EMN JR T 217.00

does grant and convey to the said John J. Reeves and Rebecca B. Reeves, his wife, as tenants by the entireties, the survivor of them and the personal representatives and assigns of the survivor

5.13.85

~~personal representatives and assigns~~

, in fee simple, all

that lot of ground situate in Ninth Election District of Baltimore County, State of Maryland and described as follows, that is to say:

See Exhibit A attached hereto as part hereof

FOR TITLE: See deed dated January 23, 1904 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 273 folio 344 from Roland Hedden, et ux to F. Carroll Tormey; the said F. Carroll Tormey having departed this life on or about July 24, 1947, intestate, leaving as his only heirs at law, Lillian B. Tormey, widow, Ellen E. Tormey and Virginia C. Tormey, daughters, and George L. Tormey, son. The said Lillian B. Tormey departed this life December 6, 1958, intestate, leaving as her only heirs at law, George L. Tormey, son, Virginia C. Tormey and Ellen E. Tormey, daughters. See Estate Docket, Register of Wills for Baltimore County 20/229. The said Ellen E. Tormey departed this life March 6, 1978, testate, appointing Virginia C. Tormey, George L. Tormey and Nicholas G. Penniman, III, Personal Representatives of her Last Will and Testament filed with the Register of Wills for Baltimore County, Wills Liber 166/604.

SEE ALSO: Deed dated May 15, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6166 folio 454, from Virginia C. Tormey, George L. Tormey, and Nicholas G. Penniman, III, Personal Representatives under the Last Will and Testament of Ellen E. Tormey, to Virginia C. Tormey and George L. Tormey. The said George L. Tormey died November 4, 1981 in Baltimore County (see Estate #49427) and under his Last Will and Testament Virginia C. Tormey was named Personal Representative.

(OVER FOR EXHIBIT A)

25 5-2-85

5-2-85

LIBER 6914 FOLIO 38

EXHIBIT A

Beginning for the same on the easternmost side of the Falls Turnpike Road at the distance of ninety-four feet northerly from a Sycamore tree standing on the east side of Falls Turnpike Road at corner of Lots No. 7 and 8 in a plat of Hector's Hope Yard and running thence binding on the lot conveyed by John McPhail to William Rehbrin north forty-seven and three quarters degrees east three hundred and ninety feet three inches to the westernmost side of a proposed road thence north sixteen degrees forty minutes west one hundred and two feet eight inches thence south forty-seven and three quarter degrees west parallel to the first line in this description four hundred and forty-three feet three inches to the Falls Turnpike Road and at a point ninety-three feet northerly from the place of beginning, thence binding on the East side of the Falls Turnpike Road south forty-seven degrees and thirty-five minutes east ninety-three feet to the place of beginning containing thirty-eight thousand five hundred and eighty-six square feet. The improvements thereon being known as No. 6209 Falls Road.

in and for Cattuman County aforesaid personally appeared Landen W. Zimmerman the grantor in the foregoing deed and acknowledged the same to be his act.

Recorded Oct 28, 1898 at 9:30 a. m. and examined

John A. Barclay Montgomery, Clerk

Monumental Perpetual
Building & Savings Society
Deed to
Roland Heiburn

This deed made the eighteenth day of October in the year one thousand eight hundred and ninety eight between the

and Saving Society No 6 of Baltimore City a body corporate duly incorporated under the laws of the State of Maryland of the first part and Roland Hebbden of Baltimore County in the State of Maryland, of the second part Witnesseth that in consideration of the sum of one hundred and fifty dollars the receipt whereof is hereby acknowledged the said Monumental Perpetual Building and Saving Society No 6 a body corporate doth grant unto the said Roland Hebbden his heirs and assigns in fee simple all that lot or parcel of ground situate and lying in Baltimore County and described as follows,

Beginning for the same on the easternmost side of the
 Falls Turnpike Road at the distance of ninety four feet north-
 easterly from a Eucalyptus tree standing on the east side of the
 Falls Turnpike Road a corner of lot number seven and eight
 in a plat of Hector's Hope Yard and running thence bearing
 on the lot conveyed by John McWhorter and to William Redden
 north forty seven and three quarter degrees east three hundred
 and ninety feet three inches to the easternmost side of a
 proposed road thence north sixteen degrees and forty minutes
 west one hundred and two feet eight inches thence ³south
 forty seven and three quarter degrees west parallel to the
 first line in this description four hundred and forty three
 feet three inches to the Falls Turnpike Road and at a point
 ninety three feet northerly from the place of beginning
 thence bearing on the east side of the Falls Turnpike Road
 south forty seven degrees and thirty five minutes east ninety
 three feet to the place of beginning containing thirty eight
 thousand five hundred and eighty six square feet.
 Being the same lot of ground which was conveyed by
 Frederick M. Feldner attorney for the National Paper and Printing and
 Printing Society to him on the 18th day of June 1879.

buildings and improvements thereupon erected made or
being and all and every the rights, alleys, ways, waters,
privileges, appurtenances and advantages to the same belong-
ing or hereafter appertaining To Have and to hold the
said lot of ground and premises above described and mention-
ed and hereby intended to be conveyed together with the
rights, privileges, appurtenances and advantages thereto belong-
ing or appertaining unto and to the proper use and benefit
of the said Roland Heblan his heirs and assigns in fee
simple. And the said Monumental Perpetual Building
and Savings Society No. 6. of Baltimore City a body corporate
covenants that it will warrant specially the property
hereby granted and conveyed and that it will execute such further
assurances of said property as may be requisite. And the
said body corporate doth hereby constitute and appoint Fred-
W. Geldner of said city to be its Attorney in its name and as
its - to acknowledge this deed before any one authorized
to take said acknowledgment.

As Witness the corporate seal of the said body corporate
and the signature of John J. Knight the president thereof.
Test.

Albert M. Spracsen

John J. Knight
President

Corporate
Seal

State of Maryland

City of Baltimore to wit.

I hereby certify that on the eighteenth day of October in the
year one thousand eight hundred and ninety eight before
me the subscriber a Justice of the Peace of the State of
Maryland in and for the City of Baltimore aforesaid per-
son appeared Frederick W. Geldner the Attorney named
in the foregoing deed and by virtue and in pursuance
of the authority therein conferred on him acknowledged the
foregoing deed to be the act of said body corporate.

Albert M. Spracsen J. P.

State of Maryland

Baltimore City, to wit.

I hereby certify that Albert M. Spracsen Esquire before whom
the aforesaid acknowledgment was made and who has thereto
subscribed his name was at the time of so doing a Jus-
tice of the Peace of the State of Maryland in and for the City
of Baltimore duly commissioned and sworn and authorized
by law to administer oaths and take acknowledgments. I
further certify that I am acquainted with the said Justice
of the said City and do hereby certify the signature to be his.

genuine signature.

In testimony whereof I hereunto set my hand and affix the seal of the Superior Court of Baltimore City this 24th day of October A. D. 1898.

John Ogles
Clerk of the Superior Court of Baltimore City
Recorded Oct. 28th 1898 at 4 P. M. and examined
per A. Bailey Hennigman, Clerk

1286 The Catonsville Improvement Company of Baltimore County
Corporate Deed to
Eliza G. Jones

This Deed made this 28th day of October in the year eight hundred and ninety eight between The Catonsville Improvement Company of Baltimore County a body corporate duly incorporated of said County in the State of Maryland of the first part and Eliza G. Jones wife of Charles H. Jones Junior of the same County in the State aforesaid of the second part. Witnesseth that in consideration of the sum of Three Hundred and fifty dollars the said Catonsville Improvement Company of Baltimore County does hereby grant and convey unto the said Eliza G. Jones her heirs and assigns all that piece or parcel of ground situated and lying in Catonsville in Baltimore County and particularly described as follows.

Beginning for the same on the east side of Montross Avenue at the distance of one hundred and fifty five feet southerly from the southeast corner of Montross and Ivanhoe Avenues which place of beginning is at the end of the first line of the lot of ground conveyed by the said Catonsville Improvement Company of Baltimore County to the said Eliza G. Jones by deed dated the thirtieth day of August eighteen hundred and ninety seven and recorded among the Land Records of Baltimore County in Liber L. M. B. 115 26 folio 274 and running thence bounding on the east side of Montross Avenue south seven and one half degrees East twenty three feet and six inches thence north seventy nine degrees East two hundred and eighty three feet and nine inches thence north eleven degrees west two hundred and sixteen feet and three inches to a point on the south side of Ivanhoe Avenue where the third line of the lot of ground in said deed from the said Catonsville Improvement Company of Baltimore County to the said Eliza G. Jones intersects said Ivanhoe Avenue thence southerly on said line southerly south seven and one half

Del per Clerk
Jan 24/99

u.s.s.
504





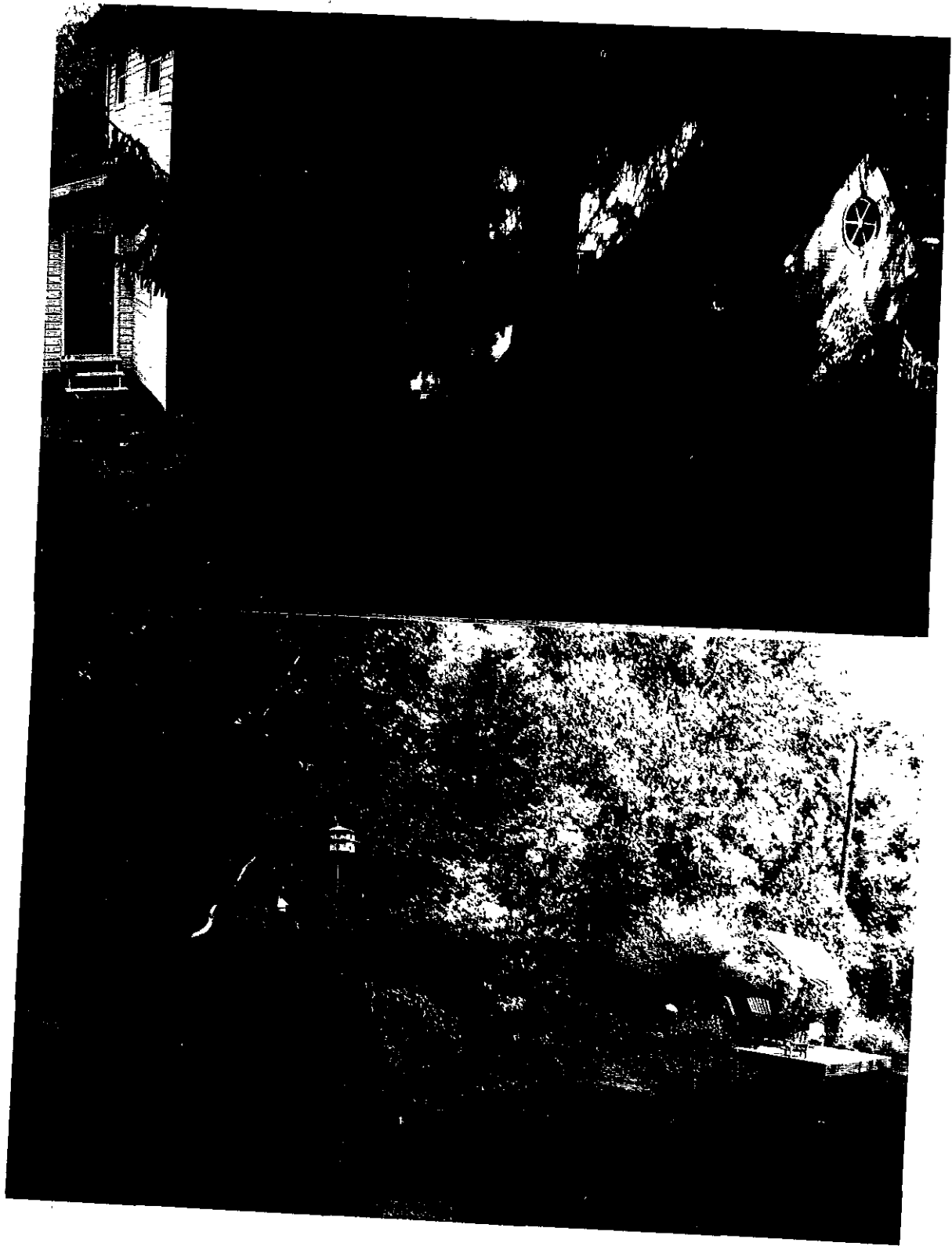




Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

*Photograph
at 2A-2E*

** 01-519-8PH*









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

#01-S19-SPH

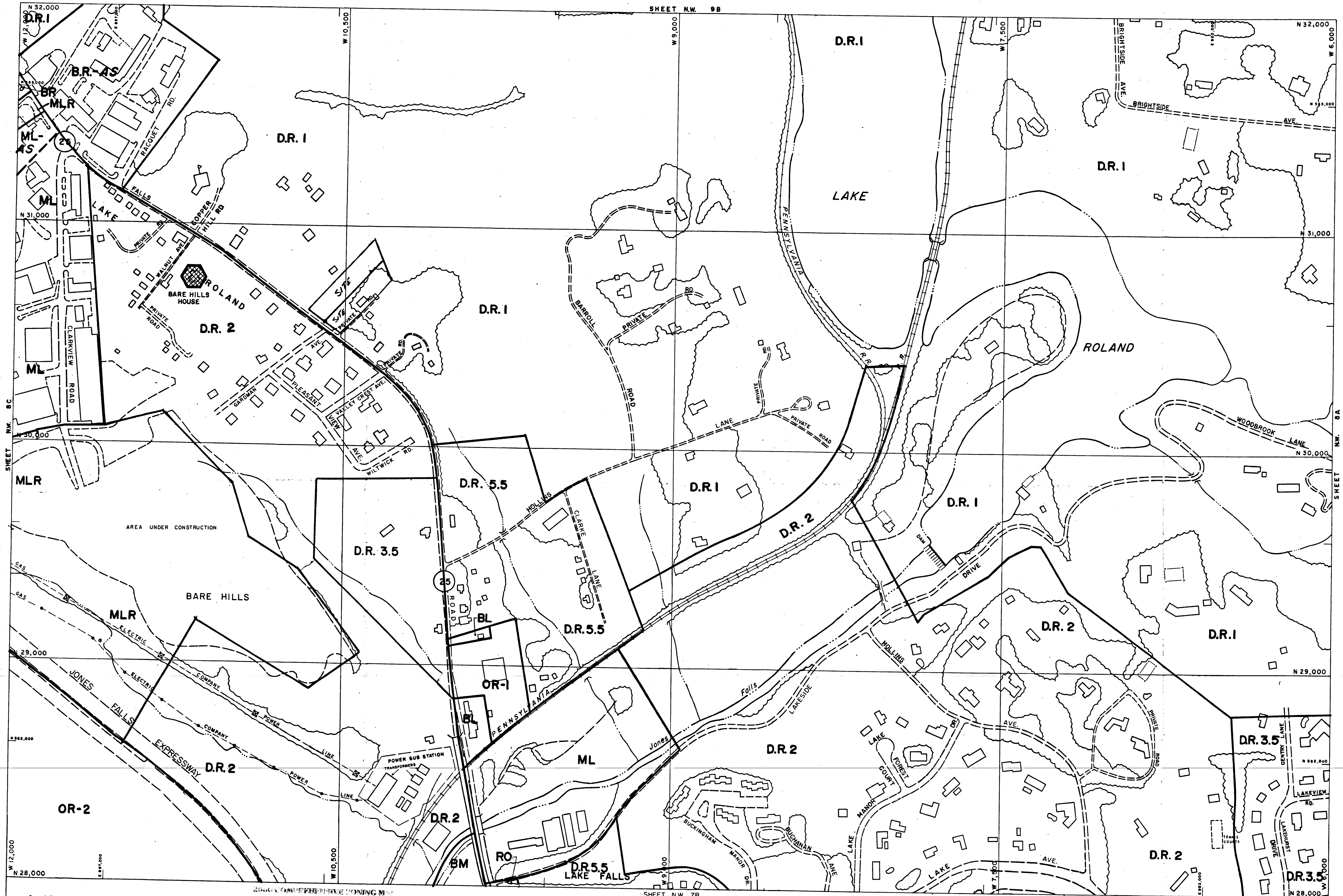
Photographs
240-7A-7F











0 - SE
0 - NE

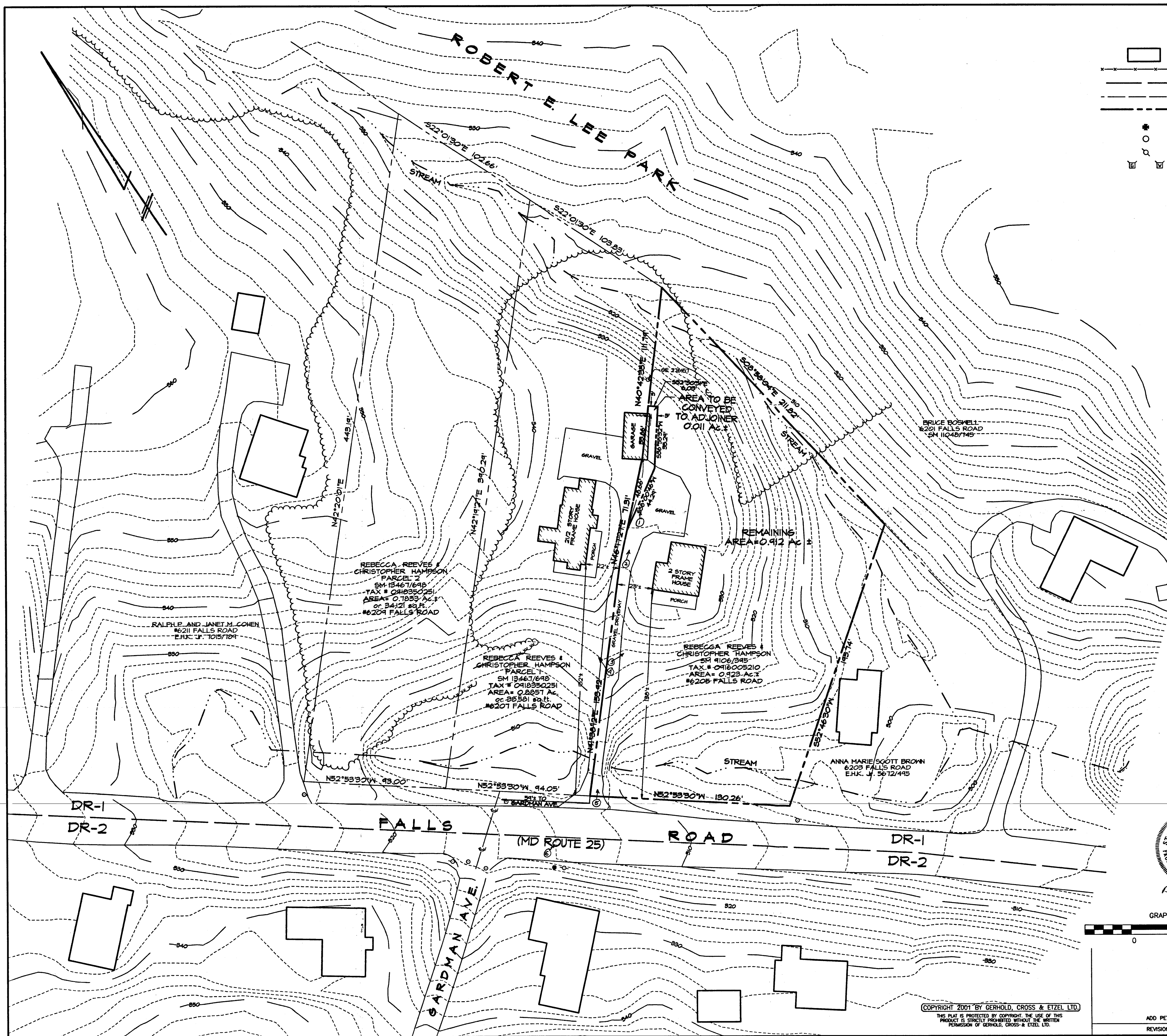
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE ZONING MAP
APPROVED BY
THE BALTIMORE COUNTY COMMISSION
JANUARY 14, 2000
Rolls Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,
James B. ...
Baltimore County Council

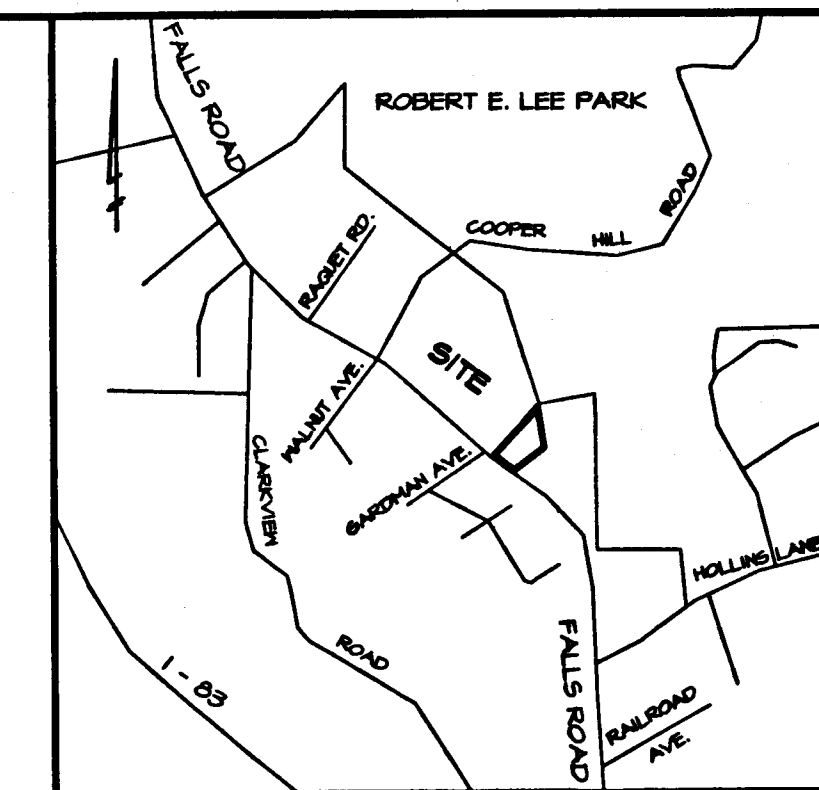
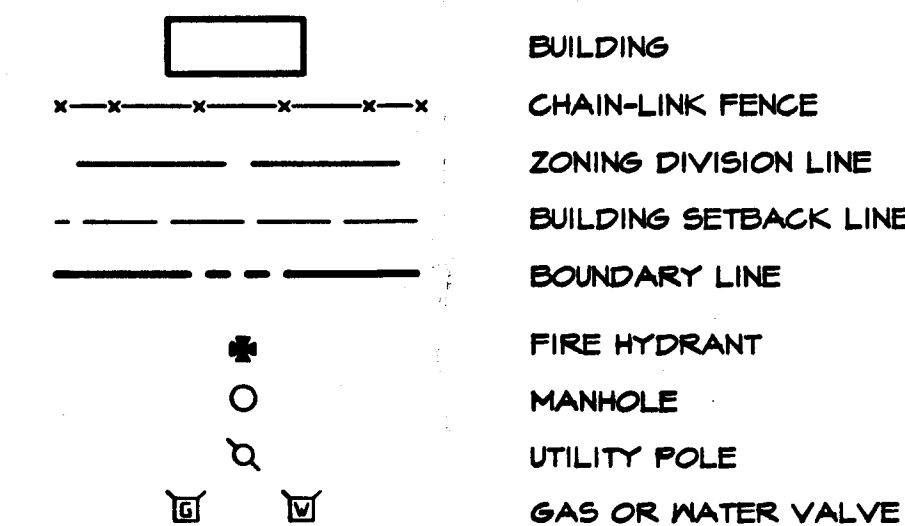
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION LAKE ROLAND AREA	SHEET N. W. 8 - B
DATE OF PHOTOGRAPHY JANUARY 1986		

NW 8 B



LEGEND



VICINITY PLAN
SCALE: 1" = 1000'

GENERAL NOTES

- OWNER: REBECCA B. REEVES & CHRISTOPHER J. HAMPSON
6201 FALLS ROAD
BALTIMORE MD, 21204
- TAX ACCOUNT NO. 0416008210
- THE PROPERTY IS ZONED D.R.1
- 200' SCALE ZONING MAP NO. NUL 8-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 4056.02 A.D.C. MAP & GRID 26-F-4
WATERSHED 23 SUBSEVERED 55
SCHOOL DISTRICT 114 REGIONAL PLANNING DISTRICT 918C
- 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 0445 D, DATED FEBRUARY 2, 1984.
- A DECLARATION OF COMMON DRIVEWAY EASEMENT, DATED NOVEMBER 22, 1995, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 8411424, FOLIO 86-1, 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 615 TILE 64-B-3 AND 74-B-1.

PETITION

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

PLAN TO ACCOMPANY PHOTOGRAPHS

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 Towson Boulevard
Towson, Maryland 21286
(410) 823-4470



Revised

GRAPHIC SCALE 1"=30'



(COPYRIGHT 2001 BY GERHOLD, CROSS & ETZEL LTD.)

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

ADD PETITION

7-26-01

REVISION

DATE

PLOT DATE: 7/27/2001

TECHNICIAN: D. Dougherty

FILE NAME: X:\Reeves\ReevZone.pro