

IN RE: PETITION FOR SPECIAL HEARING
SE/S Hannibal Road, 487.58' NE of
Long Green Pike
(11507 Hannibal Road)
11th Election District
6th Council District

Roseann B. Baker and
Joyce A. Van Arsdale

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-133-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Roseann B. Baker and Joyce A. Van Arsdale. The Petitioners request a special hearing to approve a lot line adjustment in which no density units will be created, and one density unit will be lost. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of this request were Roseann B. Baker and her sister, Joyce A. Van Arsdale, property owners. Also appearing in support of the request were Ms. Van Arsdale's husband, Donald S. Van Arsdale, and Bruce E. Doak, the Surveyor who prepared the site plan for this property. There were no Protestants or other interested persons present.

The subject property is an irregularly shaped parcel located on the east side of Hannibal Road, just north of its intersection with Long Green Pike in Glen Arm. The property contains a gross area of 2.249 acres, more or less, zoned R.C.2, and is improved with a one-story single family dwelling, known as 11507 Hannibal Road. The property was formerly owned by the Petitioners' father, Norman E. Bach; however, Mr. Bach recently passed away and Ms. Baker and Ms. Van Arsdale are the personal representatives of his estate. Ms. Baker presently resides in the dwelling on the subject property and Mr. & Mrs. Van Arsdale reside on the adjacent property, known as 11503 Hannibal Road. The Van Arsdale property contains a gross area of 0.887 acres

ORDER RECEIVED FOR FILING

Date 11/30/01

By [Signature]

and is rectangular in shape. In order to create two parcels of approximately the same size and provide a greater side yard for the Van Arsdale property, the Petitioners are desirous of conveying 0.711 acres from the Bach tract. This conveyance will reduce the area of the Bach property from 2.249 acres to 1.538 acres, and increase the Van Arsdale lot to approximately 1.598 acres in area.

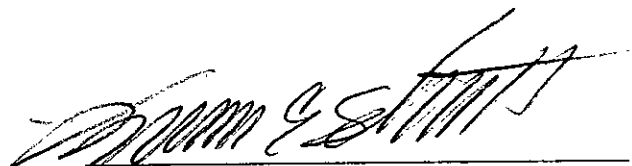
It is recognized that the conveyance will result in the loss of one right of subdivision, or one density unit, from the Bach tract. That is, the Bach tract will hereinafter be less than 2.0 acres in area and therefore cannot be subdivided, pursuant to the R.C.2 zoning regulations. Likewise, the Van Arsdale tract, even with the additional acreage, will be less than 2.0 acres. Nonetheless, the Petitioners desire to "even out" these respective parcels by the proposed lot line adjustment.

Based upon the testimony and evidence offered, I am easily persuaded to grant the Petition for Special Hearing. The request is no doubt an appropriate approach to reconcile the property inherited by these sisters from their father. I find that the proposed conveyance will not be detrimental to any adjacent property owner or the surrounding neighborhood. Indeed, it appears that the reconfiguration of the lot line is more consistent with the R.C.2 zoning and will be mutually beneficial to both properties.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of November, 2001, that the Petition for Special Hearing to approve a lot line adjustment in which no density units will be created, and one density unit will be lost, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that there are no rights of subdivision associated with this transfer in that both properties will contain less than the 2.0 acres required, pursuant to the R.C.2 regulations, upon completion of the conveyance.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/30/01
By [Signature]



Baltimore County
Zoning Commissioner

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

November 30, 2001

Ms. Roseann B. Baker
11507 Hannibal Road
Glen Arm, Maryland 21057

RE: PETITION FOR SPECIAL HEARING
SE/S Hannibal Road, 487.58' NE of Long Green Pike
(11507 Hannibal Road)
11th Election District – 5th Council District
Roseann B. Baker & Joyce A. Van Arsdale - Petitioners
Case No. 02-133-SPH

Dear Ms. Baker:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Donald S. Van Arsdale
11503 Hannibal Road, Glen Arm, Md. 21057
People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11507 Hannibal Road
which is presently zoned R.C. 2

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 LOT LINE ADJUSTMENT IN WHICH NO DENSITY UNITS WILL BE CREATED, AND ONE DENSITY UNIT WAS LOST.

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):

ROSEANN B. BAKER
Name - Type or Print _____

Roseann B. Baker
Signature _____

JOYCE A. VAN ARSDALE
Name - Type or Print _____

Joyce A. Van Arsdale
Signature _____

11503 HANNIBAL RD 410 592-7307
Address _____ Telephone No. _____

GLEN ARM MD 21057
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 _____

UNAVAILABLE FOR HEARING _____

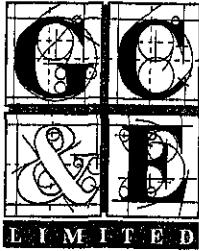
Reviewed By SOO Date 09-26-01

Case No. 02-133-SPA

ORDER RECEIVED FOR FILING

Date 11/3/01
By [Signature]

280 11/15/98



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

September 21, 2001

Zoning description for 11507 Hannibal Road

All that piece or parcel of ground situate, lying and being in the 11th Election District and the 6th Councilmanic District of Baltimore County, state of Maryland and described as follows to wit:

Beginning for the same at a point on the Southeast side of Hannibal Road (50' R/W), at a distance of 487.58 feet measured Northeasterly along the Southeast side of Hannibal road from the intersection of the Southeast side of Hannibal Road with the Northeast side of Long Green Pike and thence running and binding on said Southeast side of Hannibal Road (1) North 42 degrees 55 minutes 57 seconds East 284.73 feet; thence leaving said Southeast side of Hannibal Road and running and binding on the lands of the herein petitioner the following five courses and distances viz; (2) South 45 degrees 38 minutes 00 seconds East 346.40 feet, (3) South 46 degrees 45 minutes 09 seconds West 154.05 feet, (4) South 53 degrees 20 minutes 18 seconds East 51.30 feet, (5) South 43 degrees 19 minutes 42 seconds West 110.39 feet, and (6) North 49 degrees 40 minutes 18 seconds West 386.66 feet to the place of beginning.

Containing 2.249 ± Ac., and known as 11507 Hannibal Road

Note: This description satisfies zoning purposes only and is not intended for conveyance purposes.



02-133-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5687

DATE 09.26.01 ACCOUNT REC'D ALL CLC

AMOUNT \$ 20.00

RECEIVED FROM: JOYCE VAN HESTER

FOR: RES. SPECIAL H-POLICE
CRIME

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

09 133 111

PAID RECEIPT

DATE 09/27/2001 TIME 15:38:41
BY 0006 CASHIER AND APC DEPT 011
RECEIPT # 000000
FOR 5 YEAR TRADING REPLICATION
OP NO. 000000

Amount for 50.00
Total 50.00
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

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

Case: #02-133-SPH
11507 Hannibal Road
SE/S Hannibal Road, 487.58'
S of Long Green Pike
11th Election District
6th Councilmanic District
Legal Owner(s): Joyce Van
Arsdale & Roseann B. Baker
Special Hearing: to ap-
prove a lot line adjustment
in which no density units
will be created, and one
density unit was lost.
**Hearing: Monday, Novem-
ber 26, 2001 at 11:00 a.m.**
**in Room 407, County
Courts Building, 401 Bes-
ley 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.

11/103 Nov. 8 C504662

CERTIFICATE OF PUBLICATION

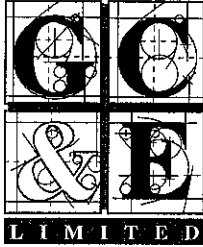
11/9, 2001

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 11/8, 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 # 02-133-SPH
PETITIONER/DEVELOPER:
Joyce Van Arsdale
Roseann B. Baker
DATE OF HEARING:
November 26, 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:

Southeast side OF Hannibal Road, 487' South of Long
Green Pike on the right side of the driveway

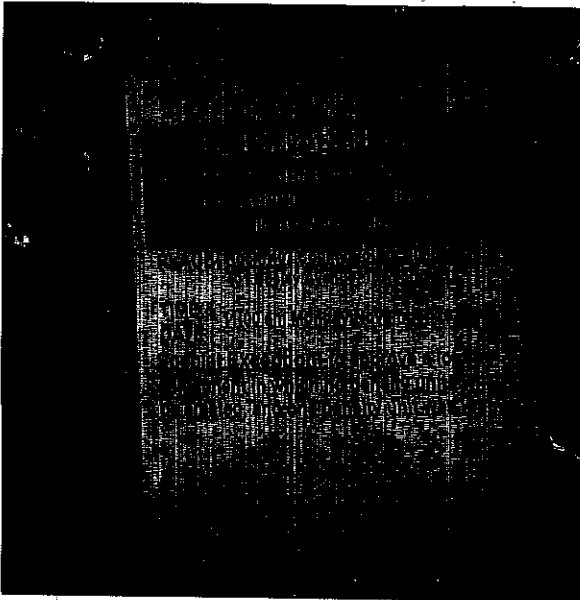
DATE: November 7, 2001

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 : November 07, 2001



TO: PATUXENT PUBLISHING COMPANY
Issue – Thursday, November 8 Jeffersonian

Please forward billing to: Roseann B. Baker 410-5927307
Joyce A. Van Arsdale
11503 Hannibal Road
Glen Arm MD 21057

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: 02-133-SPH
11507 Hannibal Road
SE/S Hannibal Road, 487.58' S of Long Green Pike
11th Election District – 6th Councilmanic District
Legal Owner Joyce Van Arsdale & Roseann B Baker

Special Hearing to approve a lot line adjustment in which no density units will be created, and one density unit was lost.

HEARING: Monday, November 26, 2001 at 11 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 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

October 30, 2001

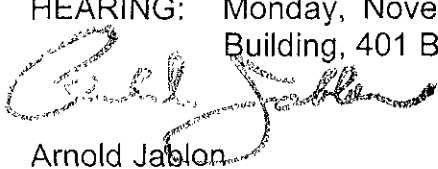
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11507 Hannibal Road
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Special Hearing to approve a lot line adjustment in which no density units will be created, and one density unit was lost.

HEARING: Monday, November 26, 2001 at 11 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Arnold Jablon
Director

C: Roseann B. Baker Joyce A. Van Arsdale
Bob Dietz Gerhold Cross & Etzel, Ltd.

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY Saturday, November 10, 2001**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 21, 2001

Roseann B Baker
Joyce A VanArsdale
11503 Hannibal Road
Glen Arm MD 21057

Dear Miss's Baker & VanArsdale:

RE: Case Number: 02-133-SPH, 11507 Hannibal Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 26, 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, 320 E Towsontown Blvd, #100,
Towson 21286
People's Counsel

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 26, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For November 5, 2001
Item Nos. 121, 123, 124, 125, 126, 127,
128, 129, 130, 131, ~~132~~, 134, 135, 162,
and 163

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC-11-5-2001-NO COMMENT ITEMS-11262001



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 30, 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 October 29, 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:

121, 122, 123, 124, 125, 126, 127, 128, 130,
133, 134, 135, and 163

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



Rep
11/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 9, 2001

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-133 & 02-162**

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: 10.29.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 133 J 52A

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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
11503 Hannibal Road, SE/S Hannibal Rd,
487.58' S of Long Green Pike
11th Election District, 6th Councilmanic

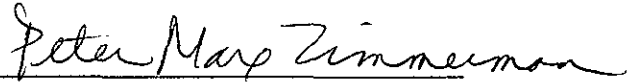
Legal Owner: Roseann Baker & Joyce Van Arsdale
Petitioner(s)

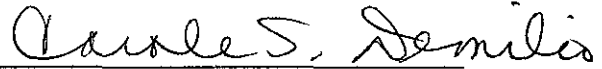
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-133-SPH

* * * * *

ENTRY OF APPEARANCE

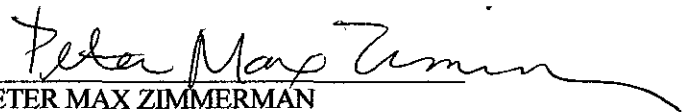
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 30th day of November, 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

BRUCE E. DOAK NAME

ADDRESS

GERHOLD CROSS & ETZEL

320 E. TOWNSONTOWN BLVD TOWSON 21286

Jayce A. Van Arsdale

11503 Hannibal Rd. Glen Burn 21057

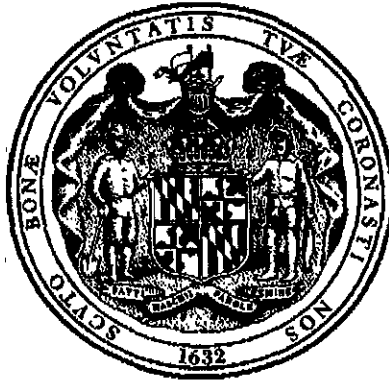
Roseann B Baker

11507 Hannibal Rd Glen Burn 21057

Donald A. Van Arsdale

11503 Hannibal 21057





State of Maryland
LETTERS OF ADMINISTRATION

Estate No. 114828

I certify that administration of the Estate of
NORMAN E. BACH

was granted on the 31st day of January, 2001

to JOYCE A. VANARSDALE AND ROSEANN B. BAKER

as personal representative(s) and the appointment is in effect

this 31st day of January, 2001

☒ Will probated 01/31/2001
(date)

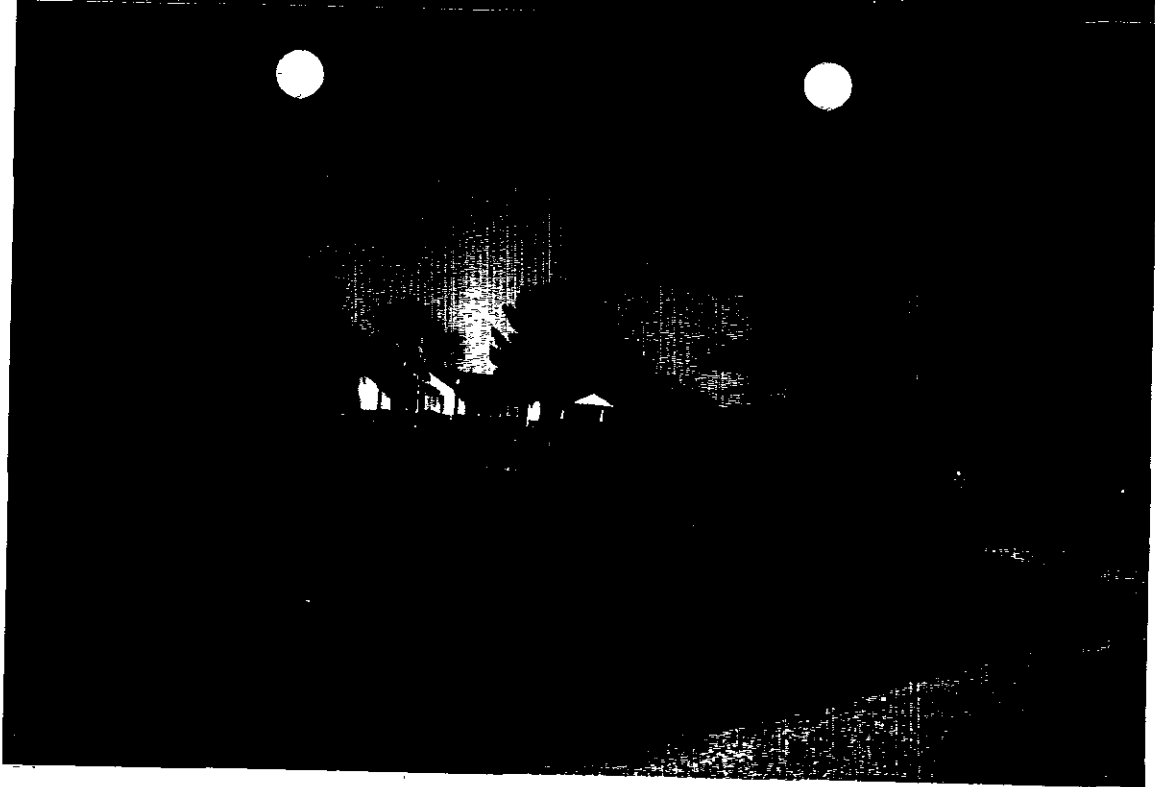
☐ Intestate estate.

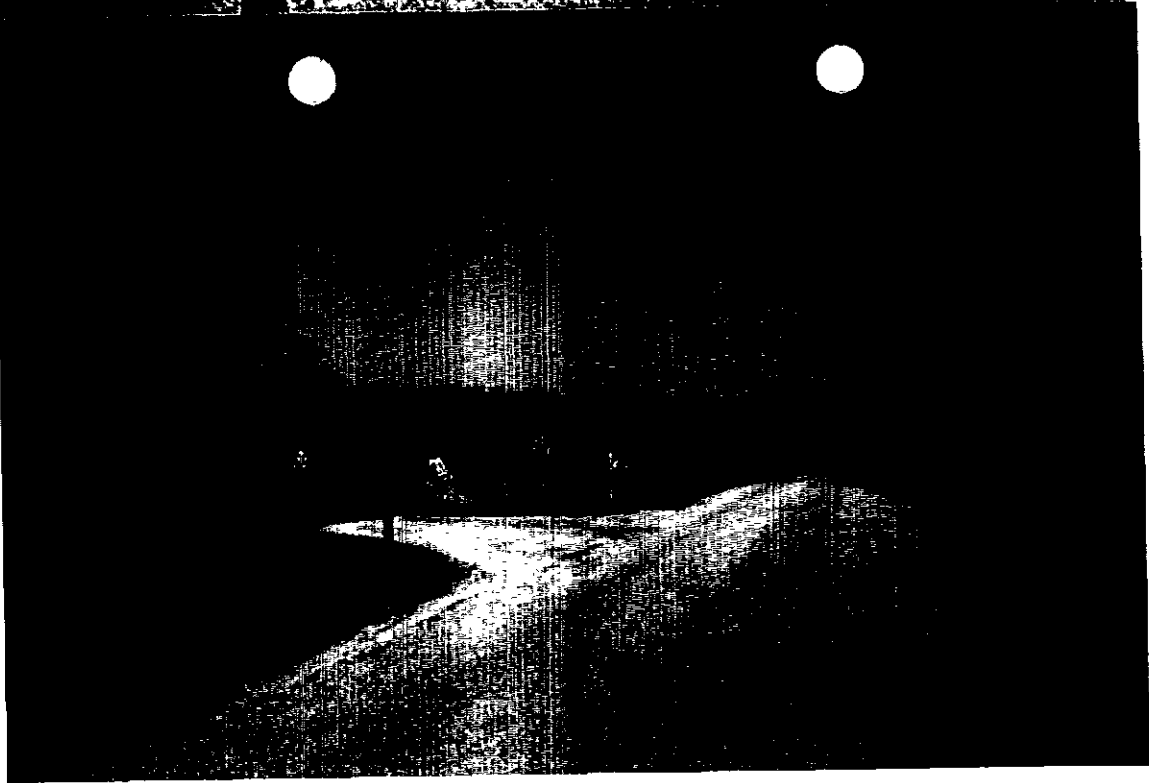
Grace G. Connolly
GRACE G. CONNOLLY
Register of Wills for

Baltimore County











ZONING NOTICE

CASE # :02-133-SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.**

PLACE: Room 407 County Courts Building
401 Bosley Avenue, Towson, MD

TIME & DATE : 11:00 am Monday November 26, 2001

Special Exception: to approve a lot line
adjustment in which no density units will
be created, and one density unit was lost.

POSTPONEMENTS DUE TO WEATHER...
HEARINGS ARE HANDICAPPED ACCESSIBLE
CALL 410-331-1331 THE DAY BEFORE THE HEARING DATE







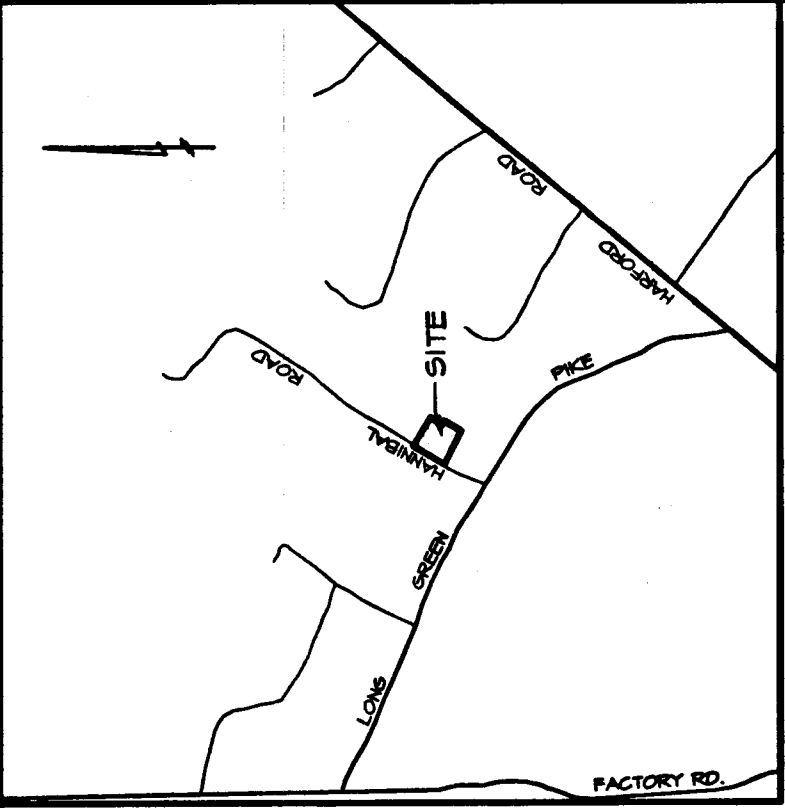
SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986

SHEET
N. E.
13-F

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

Joseph D. Costello
Chairman, County Council

OFFICIAL ZONE



LEGEND

- BUILDING
- ZONING DIVISION LINE
- BUILDING SETBACK LINE
- BOUNDARY LINE

HANNIBAL ROAD (50' R/W)

P.O.B. of zoning description
487.58' to Hannibal Road

224.73'

N42°55'57"E

80.08'

100.11'

77.2'

100.11'

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GENERAL NOTES

- OWNER: NORMAN BACH
11507 HANNIBAL ROAD
TOWSON, MARYLAND 21206
- TAX ACCOUNT NO. 11-0200-3100
- TITLE DEED LITIGATION NO. 16
- THE PROPERTY IS ZONED R.C. 2.
- 200' SCALE ZONING MAP NO. 16-B-7 & 15-4.
- A BOUNDARY WAS PERFORMED BY GERHOLD CROSS & ETZEL LTD.
- FEATURES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY GIS PANEL #63A2
- GENUINE TRACT 412.02
SCHOOL DISTRICT 30
- THIS SITE IS SERVICED BY PRIVATE WELL AND SEPTIC.
- THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS NOT IN A RIVERINE FLOOD PLAIN.
- THERE ARE NO PRIOR ZONING CASES CONCERNING THIS SITE.
- THIS SITE IS NOT IN A HISTORIC DISTRICT.

PETITION

TO ALLOW A NON-DENSITY TRANSFER OF 0.111 AC. OF LAND TO AN ADJACENT
No Density will be created and one density unit to be lost.

PLAN TO ACCOMPANY A PETITION
FOR A SPECIAL HEARING

OF THE
NORMAN E. BACH
PROPERTY

11507 HANNIBAL ROAD
Zoned: R.C. 2
Tax Map 63; Grid 1; Parcel 434

11th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
SCALE: 1"=40' DATE: AUGUST 22, 2001

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towson Boulevard
Towson, Maryland 21206
(410) 823-4470

PLOT DATE: 9/26/2001 TECHNICIAN: BD/CRN FILE NAME: K:\V\N\ARSDALE\ZONING.P0

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