IN RE: PETITION FOR VARIANCE N & S/S Merrymans Mill Road, 1330' W of Jarrettsville Pike (2919, 2921 & 2923 Merrymans Mill Road) 10th Election District 3rd Council District The Estate of Walter Leroy Conklin Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-015-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, the Estate of Walter Leroy Conklin, through Nancy A. Conklin, Personal Representative, and their attorney, Theodore J. Potthast, Jr. The Pètitioners request variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow existing accessory structures to remain located in the front and side yards of the properties known as 2921 and 2923 Merrymans Mill Road, in lieu of the required rear yard. In addition, variance relief is requested from Section 1A03.4.B.1.b of the B.C.Z.R. to permit the conservancy area on proposed Lot 3 to be 36% of the gross area in lieu of the required 70%. The subject property and requested relief are more particularly described on the site plan(s) submitted which were accepted into evidence and marked as Petitioner's Exhibits 1 and 2.

Appearing at the requisite public hearing in support of the request was Nancy A. Conklin, Personal Representative for the Estate of Walter Leroy Conklin, property owner. Also appearing were Scott A Lindgren, the Professional Land Surveyor who prepared the site plan for this property, and, Theodore J. Potthast, Jr., Esquire, attorney for the Petitioners. No residents from the surrounding locale appeared at the hearing; however, testimony was offered in opposition to the request from Bruce Seeley and Wally Lippincott, representatives of Baltimore County's Department of Environmental Protection and Resource Management (DEPRM), and from Lynn Lanham, from the County's Office of Planning.

ORDER RECEIVED FOR FILING
Date 9/30/02
By

This most unusual case comes before the Zoning Commissioner as a result of an attempt to bequeath property in accordance with the Last Will and Testament of Walter Leroy Conklin, now deceased. Apparently, the property was acquired by Mr. Conklin 65 years ago and has remained in the family. The property is an irregular shaped parcel located on both the north and south sides of Merrymans Mill Road in northern Baltimore County. That portion of the site on the north side of Merrymans Mill Road is unimproved and contains approximately 1.7 acres in area. The larger part of the property is located to the south of Merrymans Mill Road and contains approximately 13.8 acres in area. Collectively, the overall tract contains a gross area of 15.452 acres, more or less, zoned R C.4.

The property is actually comprised of three parcels, which are more particularly described in the deeds for the land as recorded in the Land Records of Baltimore County. One parcel is designated as the "Remainder of the First Parcel" (recorded at OTG L/574/326) and is 1.73 acres in area. That parcel is unimproved. The next parcel is designated as the "Second Parcel" (recorded at 4594/326) and contains 1.9 acres in area. That parcel is bisected by Merrymans Mill Road and is likewise unimproved. The third parcel is identified as "Remainder" (recorded at L.McL.M. 896/419) and is the largest piece. This parcel contains 11.63 acres in area and is improved with three single-family dwellings identified as 2919, 2921 and 2923 Merrymans Mill Road.

The dwelling known as 2919 Merrymans Mill Road is a two-story dwelling that is occupied by Greg Conklin and his wife Amy, the grandson and grand-daughter-in-law of Walter Leroy Conklin, and the son and daughter-in-law of Daniel and Nancy Conklin. The second dwelling is known as 2921 Merrymans Mill Road and is a two-story dwelling that was occupied for a number of years by an unrelated individual, but is owned by Daniel Conklin. The third dwelling is a two-story stone structure known as 2923 Merrymans Mill Road. Donald Conklin and his wife, Carol, occupy this house. It is also to be noted that another child of the senior Mr. Conklin, Carol Conklin and her husband, Bruce Quinn, live nearby offsite.

The issue in this case is a determination of the appropriate property lines for the lots surrounding the three existing dwellings. As shown in the density calculations contained on the plan, the overall property is made up of three separate parcels totaling approximately 15 acres. Under the rights of subdivision for R.C.4 zoned land as contained in the B.C.Z.R., the size of the parcel and its zoning classification would yield four lots. There are but three lots proposed and apparently no plans for additional subdivision.

Testimony offered in support of the Petition was that the Conklin family wishes to reconfigure the lots so that each surviving family member has a roughly equal-sized lot. As shown on Petitioner's Exhibit 1, proposed Lot 1 will consists of 5.925 acres in area and contain the dwelling known as 2919 Merrymans Mill Road and encompass all of what is designated as the "Second Parcel" and a large portion of the "Remainder of the First Parcel." Lot 2 as proposed will consist of 3.955 acres in area and the dwelling known as 2921 Merrymans Mill Road. Lot 3 as proposed will contain 5.573 acres in area and the remaining portion of the "Remainder" lot as well as a small part of the "Remainder of the First Parcel" and the house known as 2923 Merrymans Mill Road.

In order to proceed with this proposal, there are two variances requested. The first relates to the location of certain accessory structures on the property. As shown on the site plan, the property features a series of small sheds and outbuildings that have apparently existed for many years. Due to the orientation of the dwellings and proposed lot lines, three of these structures will be located in either the front or side yards of the newly configured lots. Section 400.1 of the B.C.Z.R. requires that accessory structures be located in the rear yard; thus, variance relief is requested to legitimize their location. There was no opposition to this request. It was recognized that the buildings have existed in their present location for many years and to raze or relocate same would cause a practical difficulty and unreasonable hardship upon the applicant.

However, the second variance requested is contested by County agencies. Due to the desire of the Petitioners to equally divide the senior Mr. Conklin's property into three equally sized pieces, a variance is requested for the conservancy area. The R.C.4 zoning classification is a

ORDER RECEIVED FOR FILING
Date 9/30/02
By

watershed protection zone and under the R.C.4 regulations, the subdivision of R.C.4 zoned land requires the retention of a conservancy lot. This conservancy lot must equal at least 70% of the acreage of the overall tract. No doubt, it was the intent of these regulations to insure the preservation and protection of a large R.C.4 zoned parcel. Under the regulations, the remaining 30% could then be utilized for a more intense development scheme. The County representatives who were present oppose the Petitioner's request in the instant case. No doubt they fear the precedent that might be established by permitting what appears to be a significant variance. While one can scarcely imagine the Zoning Commissioner ever approving such a variance for **proposed** development, the issue presented in the instant case is most unique, given the circumstances. Specifically, there are three existing houses presently on the tract, all of which are occupied by family members. There is no additional development proposed or contemplated. Moreover, the plan shows that much of the overall tract is proposed to be located within forest buffer easement or forest buffer areas. In sum, although it is obvious that the letter of the law will not be followed, the spirit of the ordinance most certainly will be. The Petitioners propose no new development, no new clearing, and a retention of the existing agricultural use of the property. The nearby water resource will not be threatened, given the fact that no new development or land use is proposed. Although cognizant of the concerns of the Office of Planning and Department of Environmental Protection and Resource Management, I cannot ignore conditions as they actually exist on the property. The proposed configuration of the three lots is appropriate, given the location of the existing dwellings. The variance relief granted herein is not intended to establish any precedent as to future implementation of the R.C.4 zoning regulations, particularly as they relate to adjacent properties. However, in this case, where three houses are in existence and three lots of record are designated and configured as shown on the plan, the grant of the variance is warranted. However, in granting the relief I will impose conditions to insure what I believe is the actual intent of the R.C.4 conservancy regulations. Specifically, there will be no further subdivision or residential development of this tract. Moreover, those areas of the property that are shown as being dedicated

ORDER RECEIVED FOR FILING
Date 9/30/12
By

for Forest Buffer easements shall be perpetually protected and 70% of the overall tract shall be dedicated as a conservancy area.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of September, 2002 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow existing accessory structures to remain located in the front and side yard of the properties known as 2921 and 2923 Merrymans Mills Road, in lieu of the required rear yard and from Section 1A03.4.B.1.b of the B.C.Z.R. to permit the conservancy area on Lot 3 to be 36% of the gross area in lieu of the required 70%, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) There will be no further subdivision or residential development of the Conklin tract. A minimum of 70% of the overall tract shall be shown as conservancy, which may include those areas shown as forest buffer easement or forest conservation, and shall be approved by DEPRM.

3) Within sixty (60) days of the date of this Order, new deeds incorporating the relief granted herein shall be recorded in the Land Records of Baltimore County. Said deeds shall reference this case and set forth and address the terms and conditions set forth herein.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 9/30/02
By

Baltimore County
Zoning Commissioner

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

September 30, 2002

Theodore J. Potthast, Jr., Esquire
606 Baltimore Avenue, #207
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
N & S/S Merrymans Mill Road, 1330' W of Jarrettsville Pike
(2919, 2921 & 2923 Merrymans Mill Road)
10th Election District – 3rd Council District
The Estate of Walter Leroy Conklin - Petitioners
Case No. 03-015-A

Dear Mr. Potthast:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Nancy A. Conklin, 2834 Merrymans Mill Road, Phoenix, Md. 21131
Mr. Scott A. Lindgren, 320 E. Towsontown Blvd., #100, Towson, Md. 21286
Messrs. Bruce Seeley & Wally Lippincott, DEPRM
Ms. Lynn Lanham, Office of Planning
People's Counsel; Case File

Printed with Soybean Ink on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #2919, #2921 & #2923 (Conklin Prop.) Merrymans Mill Road

which is presently zoned R.C. 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SECTION 400.1 · TO ALLOW EXISTING ACCESSORY STRUCTURES BE LOCATED IN THE FRONT & SIDE YARD IN LIEU OF THE REQUIRED REAR YARD (#2921 & #2923 MERRYMANS MILL ROAD)

SECTION 1A03.4.B.1.b: TO ALLOW THE CONSERVANCY AREA (LOT 3) TO BE 36% OF THE GROSS AREA IN LIEU OF THE REQUIRED 70%

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

SECTION 400.1 - EACH OF THE STRUCTURES ARE EXISTING

SECTION 1A03.4.B.1.b - EACH DWELLING AND THE ACCOMPANYING IMPROVEMENTS ARE EXISTING. SUBDIVIDING TO MEET THE SETBACKS AND INCLUDE THE IMPROVEMENTS FOR EACH LOT WILL NOT ALLOW THE 70% / 30% DIVISION REQUIRED IN THE REGULATIONS

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

THEODORE J. POTTHAST JR

Name - Type or Print

Theodore J. Potthast

Signature

Company

606 BALTO AVE #207 — 832-2900

Address — Telephone No.

Towson MD 21204

City — State — Zip Code

Legal Owner(s):

THE ESTATE OF WALTER LEROY CONKLIN

Name - Type or Print

Signature

NANCY A. CONKLIN PR

Name - Type or Print

Nancy A. Conklin PR

Signature

2843 MERRYMANS MILL ROAD

Address — Telephone No.

PHOENIX, MARYLAND 21131

City — State — Zip Code

Representative to be Contacted:

BRUCE DOAK

GERWOLD, CROSS & ETZEL, LTD

Name

320 E. TOWSONTOWN BLVD. — 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 JNP Date 7/10/02

Case No. 03-015-A

ORDER RECEIVED FOR FILING

Date 7/10/02

By JNP

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

July 9, 2002

ZONING DESCRIPTION
CONKLIN PROPERTY

Beginning for the same at a point on the centerline of Merrymans Mill Road said point of beginning being distant southwesterly 1,330 feet, more or less, measured along the centerline of Merrymans Mill Road from the centerline of Sunnybrook Road, thence leaving Merrymans Mill Road and running, the four following courses and distances, viz: (1) South 03 degrees 18 minutes 43 seconds East 962.37 feet, (2) South 80 degrees 47 minutes 07 seconds West 770.57 East, (3) South 21 degrees 58 minutes 22 seconds West 46.36 feet, and (4) North 43 degrees 28 minutes 28 seconds West 426.47 feet to the center of Merrymans Mill Road, thence running and binding on the centerline of Merrymans Mill Road, the two following courses and distances, viz: (5) North 50 degrees 43 minutes 52 seconds East 41.24 feet, and (6) North 46 degrees 43 minutes 52 seconds East 8.87 feet, thence leaving Merrymans Mill Road and running the four following courses and distances, viz: (7) South 43 degrees 28 minutes 28 seconds East 360.57 feet, (8) North 85 degrees 11 minutes 26 seconds East 40.76 feet, (9) North 21 degrees 58 minutes 22 seconds East 396.09 feet, and (10) North 33 degrees 24 minutes 24 seconds West 246.05 feet to the centerline of Merrymans Mill Road, thence running and binding along the centerline of the said Merrymans Mill Road, the following course and distance, viz: (11) South 42 degrees 03 minutes 56 seconds West 114.62 feet, thence leaving Merrymans Mill Road, (12) North 15 degrees 15 minutes 03 seconds East 40.47 feet, (13) North 02 degrees 45 minutes 02 seconds East 309.48 feet, (14) North 39 degrees 24 minutes 27 seconds East 99.00 feet, (15) North 80 degrees 47 minutes 36 seconds East 372.65 feet, (16) South 21 degrees 58 minutes 22 seconds West 37.25 feet to the centerline of Merrymans Mill Road, thence along the centerline of Merrymans Mill Road the three following courses and distances, viz: (17) North 62 degrees 32 minutes 16 seconds East 103.14 feet, (18) North 37 degrees 07 minutes 55 seconds East 100.00 feet, and (18) North 76 degrees 25 minutes 25 seconds East 126.84 feet to the place of beginning.

Containing 15.452 Acres of land, more or less.

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

STATE OF MARYLAND
SCOTT ALAN LINDGREN
No. 21081
PROFESSIONAL LAND SURVEYOR
7/9/02

03-015-A

conklindesc.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14387

DATE 7/10/02 ACCOUNT R-001-006-6150

AMOUNT $ 150.00

RECEIVED FROM: The Estate of Walter Leroy Coffin

FOR: [illegible]

03-015-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
7/11/2002	7/10/2002	15:20:54

REG WS02 MATU JEVA JEE DRAWER 02
>>RECEIPT # 210827 7/10/2002 OFLN
Dept 6 526 ZONING VERIFICATION
CR NO. 014387
Recpt Tot $150.00
150.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #03-015-A
2919, 2921, 2923 Merrymans Mill Road
SE/S Merrymans Mill Road, 1330' SE of Sunnybrook Road
10th Election District - 3rd Councilmanic District
Legal Owner(s): The Estate of Walter Leroy Conklin, Nancy Conklin

Variance: to allow existing accessory structures to be located in the front and side yard in lieu of the required rear yard; to allow the conservancy area Lot 3 to be 36% of the gross area in lieu of the required 70%.

Hearing: Monday, August 26, 2002 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.

8/119 Aug. 8 C554834

CERTIFICATE OF PUBLICATION

8/8/, 2002

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 8/8/, 2002.

- [x] 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 # 03-015-A
PETITIONER/DEVELOPER:
The Estate of Walter Leroy Conklin,
Nancy Conklin
DATE OF HEARING:
August 26, 2002

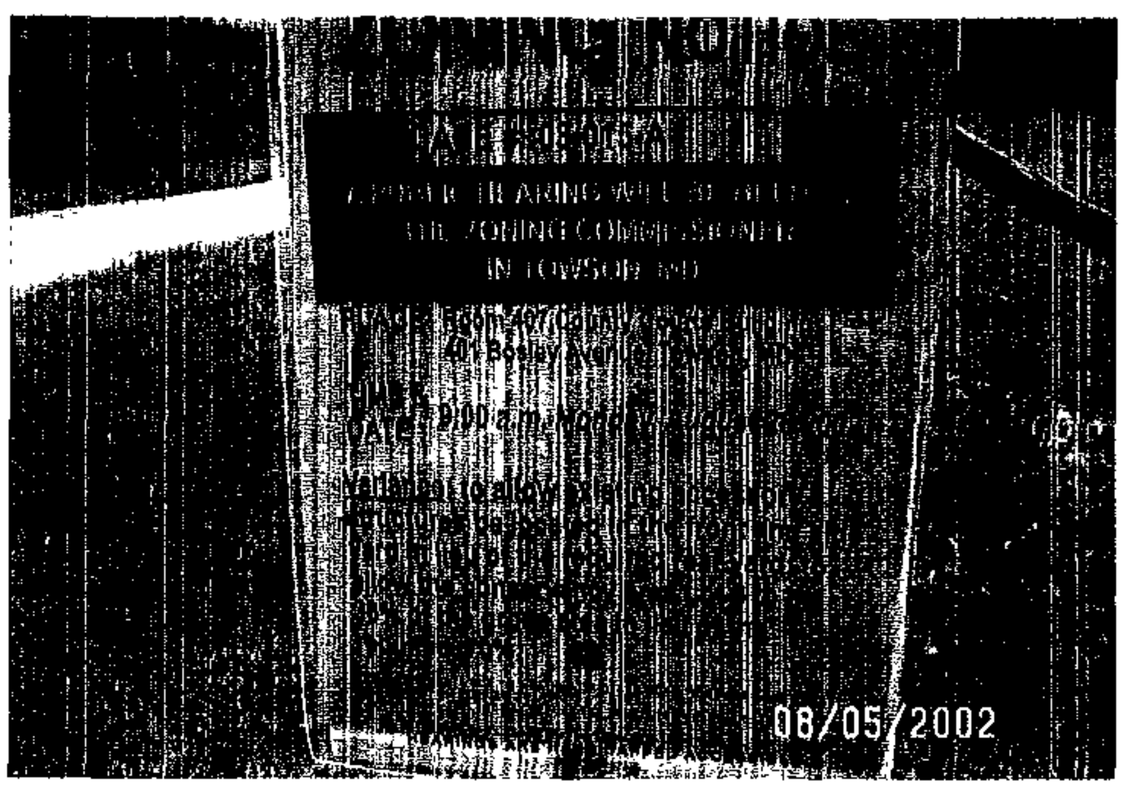
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

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:
2919, 2921 & 2923 Merrymans Mill Road



POSTED ON : August 5, 2002

DATE:
August 5, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

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

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: 03-015-A

Petitioner: THE ESTATE OF WALTER LEROY CONKLIN - NANCY A. CONKLIN, PERS. REP.

Address or Location: 2919, 2921 & 2923 MERRYMANS MILL ROAD (CONKLIN PROP.)

PLEASE FORWARD ADVERTISING BILL TO:

Name: NA THEADORE J. POTTHAST, JR.

Address: 606 BALTIMORE AVENUE, SUITE 207
TOWSON, MD 21204

Telephone Number: 410-832-2900

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 8, 2002 Issue – Jeffersonian

Please forward billing to:
Theodore J Potthast Jr
606 Baltimore Avenue
Suite 207
Towson MD 21204

410 832-2900

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: 03-015-A
2919, 2921, 2923 Merrymans Mill Road
SE/S Merrymans Mill Road, 1330' SE of Sunnybrook Road
10th Election District – 3rd Councilmanic District
Legal Owner: The Estate of Walter Leroy Conklin, Nancy Conklin

Variance to allow existing accessory structures be located in the front and side yard in lieu of the required rear yard.

HEARING: Monday, August 26, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT CDZ
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

July 18, 2002

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: 03-015-A
2919, 2921, 2923 Merrymans Mill Road
SE/S Merrymans Mill Road, 1330' SE of Sunnybrook Road
10th Election District – 3rd Councilmanic District
Legal Owner: The Estate of Walter Leroy Conklin, Nancy Conklin

Variance to allow existing accessory structures be located in the front and side yard in lieu of the required rear yard.

HEARING: Monday, August 26, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Theodore J Potthast Jr, 606 Baltimore Avenue, Suite 207, Towson 21204
Nancy A Conklin 2843 Merrymans Mill Road, Phoenix 21131

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 10, 2002.**
(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.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 8, 2002 Issue – Jeffersonian

Please forward billing to:
Theodore J Potthast Jr
606 Baltimore Avenue
Suite 207
Towson MD 21204=

410 832-2900

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: 03-015-A
2919, 2921, 2923 Merrymans Mill Road
SE/S Merrymans Mill Road, 1330' SE of Sunnybrook Road
10th Election District – 3rd Councilmanic District
Legal Owner: The Estate of Walter Leroy Conklin, Nancy Conklin

Variance to allow existing accessory structures be located in the front and side yard in lieu of the required rear yard; to allow the conservancy area Lot 3 to be 36% of the gross area in lieu of the required 70%.

HEARING: Monday, August 26, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

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

July 18, 2002

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: 03-015-A
2919, 2921, 2923 Merrymans Mill Road
SE/S Merrymans Mill Road, 1330' SE of Sunnybrook Road
10th Election District – 3rd Councilmanic District
Legal Owner: The Estate of Walter Leroy Conklin, Nancy Conklin

Variance to allow existing accessory structures be located in the front and side yard in lieu of the required rear yard; to allow the conservancy area Lot 3 to be 36% of the gross area in lieu of the required 70%.

HEARING: Monday, August 26, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Theodore J Potthast Jr, 606 Baltimore Avenue, Suite 207, Towson 21204
Nancy A Conklin 2843 Merrymans Mill Road, Phoenix 21131

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 10, 2002.**
(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.

Printed with Soybean Ink
on Recycled Paper

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

August 23, 2002

Theodore J Potthast Jr
606 Baltimore Avenue, #207
Towson MD 21204

Dear Mr. Potthast:

RE: Case Number: 03-015-A, 2919, 2921 & 2323 Merrymans Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 10, 2002.

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: Nancy A Conklin, 2843 Merrymans Mill Road, Phoenix 21131
Bruce Doak, Gerhold Cross & Etzel, 320 T Towsontown Blvd, Towson 21286
People's Counsel

Baltimore County
Fire Department

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

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 18,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 15, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
583; 001-005; 007+008; 010-013; 015

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 5, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For July 22, 2002
Item Nos. 583, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 015, and 016

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

RWB:CEN.jrb

cc: File

BALTIMORE COUNTY, MARYLAND
ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
Inter-Office Correspondence

DATE: July 29, 2002

TO: Zoning Commissioner

FROM: Wally Lippincott, Jr.

RE: Zoning Petition -015

Strongly oppose the request for variance to the RC 4 standards requiring a 70% Conservancy Area.

Several practical layouts for this site were discussed during the meeting with the landowner's surveyor during the development review of this project. The fact that the houses exist is not an unusual circumstance nor is positioning of smaller lots within a larger area of protected lands.

Given the 70% can be met on this site,the granting of the variance would not be consistent with the Zoning Regulations and would erode the ability to enforce these regulations on other applicants.

The property is zoned RC 4 Watershed Protection- these lands are part of the source water supply system of the Metropolitan District that supplies water to approximately 1.8 million people. The zoning of these lands have been referenced and supported by the multi-jurisdictional Reservoir Protection Strategy of which the County is a party.

The primary purpose of the RC 4 zone is to protect water quality. While the stream buffers are protected by regulations, the RC 4 zone provides for a higher level of water quality protection through providing a larger buffer area, reduced density and the cluster standards. Lands zoned RC 5 can be subdivided in the manner requested because those locations are not believed to be as sensitive to the reservoir. Placing 70% of the property in a Conservancy Area provides for a higher level of resource protection to the water supply lands than the fragmentation of the sensitive resources that can more easily occur when the resources are divided up on lands under different ownership – as is proposed here.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS ITLT

DATE: July 29, 2002

SUBJECT: Zoning Item 015
Address Merryman's Mill (Clarke Property)

Zoning Advisory Committee Meeting of July 15, 2002

____ 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).

__X__ 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:

See attachment written by Wally Lippincott

Reviewer: Paul Dennis Date: July 16, 2002

Lro
8/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 2002

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

JUL 16

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-003, 03-011, 03-013, & 03-015**

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/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 26, 2002

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

JUL 29

SUBJECT: 2919, 2921, and 2923 Merrymans Mills Road

INFORMATION:

Item Number: 03-015 – **REVISED COMMENTS**

Petitioner: Nancy A. Conklin

Zoning: RC 4

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to retain the existing structures that are located in the front & side yards in lieu of the required rear yard. However, this office strongly opposes the request to allow the conservancy area (lot 3) to be 36% of the gross area in lieu of the required 70%.

Prepared by: Marlene A Cunningham

Section Chief: Lyn Lanham

AFK/LL:MAC:

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7-16-02

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

RE: Baltimore County
Item No. 015 JNP

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,

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 VARIANCE. S/east side of Merrymans Mill Rd 1330 ft SW of Sunnybrook Road 10th Election District 3rd Councilmanic District Legal Owner: The Estate of Walter L. Conklin Nancy Conklin, Personal Rep. Petitioner	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-015-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 19th day of July, 2002, a copy of the foregoing Entry of Appearance was mailed to Theodore J. Potthast, Jr., 606 Baltimore Avenue, Suite 207, Towson, Maryland 21204 Attorney for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

THEODORE J. POTTHAST, JR. P.A.

ATTORNEY AT LAW
606 BALTIMORE AVENUE SUITE 207
TOWSON, MARYLAND 21204-4026
410-832-2900

FAX 410-832-2903

August 27, 2002

Hon. Lawrence Schmidt
Zoning Commissioner
County Courts Bulding 4th Floor
Towson, Maryland 21294

RE: Estate of Walter LeRoy Conklin
Application for variance - Merrymans Mill Road
#03-015-A

Dear Commissioner Schmidt,

At yesterday's hearing, I saw for the first time the plat which proposed the change of boundary lines of the lots to be conveyed to the heirs of Mr. Conklin. For this reason I was taken by surprise and was not able to study it properly and present a response.

After taking a copy back to my office and reviewing it, I want to submit the following comment for your consideration:

1. All of the areas which the Environmenal Protection Office proposes to remove from lots 1 and 2 and add to lot 3 are in fact part of the forest buffer areas of lots 1 and 2.

2. The protection to the watershed which which is afforded by inclusion in a conservancy designation is likewise, and to the same extent, provided by the forest buffer designation.The result is the same.

As the attorney for the Estate, I want to try to carry out the wishes of LeRoy Conklin to the greatest extent possible. In order to accomplish Mr. Conklin's wishes, the Estate will consent to any restrictions you may find necessary to impose on the area in question, in order to obtain the approval of the lot lines prepared for this hearing by Gerhard, Cross and Etzel.

Very truly yours,

AUG 30

Theodore J. Potthast, Jr.

cc: Office of Planning

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax. 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

May 4, 2004

Mr. Bruce E. Doak
Gerhold, Cross & Etzel, Ltd.
320 E. Towsontown Blvd., Suite 100
Towson, MD 21204

Dear Mr. Doak:

RE: Spirit and Intent, Case # 03-015-A, Conklin Property, 2919 / 2921 / 2923 Merrymans Mill Road, 10th Election District

In response to your April 13, 2004 letter addressed to me, I have reviewed the available zoning records in Case # 03-015-A. Based on the information provided in your letter and the zoning records, the following has been determined regarding the proposed modification to the site plan and order in Case # 03-015-A:

1. The proposed non-contiguous nature of the conservancy area and the public road passing through the conservancy area are not material changes to the plan and order. In addition, provided a General Note is added to the plan stating that unified ownership and control of the conservancy area will be maintained through a recorded easement to Baltimore County, the location of the conservancy area on all three proposed lots is not a material change to the plan and order.

2. Base on the above, the proposed modification to the plan and order is approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) relative to Case 03-015-A, subject to any restrictions contained in my order.

3. Restriction # 3 of my order is hereby extended until July 6, 2004 for the recording of new deeds in the County Land Records Office.

4. A copy of this response will be recorded and made a permanent part of the zoning case file.

5. You must include in the details of all plans (including minor subdivision plans and building permit plans) a verbatim copy of this response.

I trust that the information set forth herein is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me.

Sincerely,

Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County

c: Zoning Hearing File 03-015-A

File

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

October 3, 2002

Lawrence E. Schmidt, Zoning Commissioner
Suite 405, County Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: Case No. 03-015-A

Dear Mr. Schmidt,

I have reviewed your order on the Conklin property. My clients will be able to abide with all of the conditions except for #3. This subdivision is going through the minor subdivision process. The remainder of the process will take longer then 60 days. May I make the recommendation to have the 60day deadline start from the date of the approved minor subdivision plan. If this is not acceptable, a longer term, such as 180 days can replace the 60day condition in your order.

Thank you for your consideration to this request.

Sincerely,

Bruce E. Doak
Principal

extension to 180 days for recordation approved
LES
10/7/02

Z:\Business\Letters\Conklin zoning order.doc

NOTE TO FILE

DATE: July 10, 2002

TO: Zoning Commissioner

FROM: Jeffrey Perlow, Planner II
Zoning Review

RE: 03-015-A (2919, 2921, 2923 Merrymans Mill Road-Conklin Property), The Estate of Walter Leroy Conklin, Nancy A. Conklin, personal representative

I met with Bruce Doak, representing the petitioner's engineer, and Carl Richards, zoning review supervisor, on this day. Mr. Richards and I advised Mr. Doak that he would additionally need to file a petition for Special Hearing to use the density on the northwest side of Merrymans Mill Road to support the lots on the southeast side of Merrymans Mill Road. Mr. Doak felt that the additional petition was unnecessary, and that if the issue were to arise at the hearing, he would address it at that time. We also advised Mr. Doak that the portion of the variance petition relating to the conservancy area could be construed as a "use variance" by the Zoning Commissioner, and as such could be determined to be invalid.

03-015-A

Case Number 03-015 A

PLEASE *PRINT* LEGIBLY

PETITIONER'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
NANCY A. CONKLIN	2843 MERRYMAN'S MILL RD	PHOENIX, MD.	21131
SCOTT A. LINDGREN	SUITE 100 320 E. TOWSONTOWN BLVD	TOWSON MD	21286
THEODORE J POTTHAST	606 BALTO AV	TOWSON MD	21204

Revised 4/17/00

8-26-02
Conklin Property

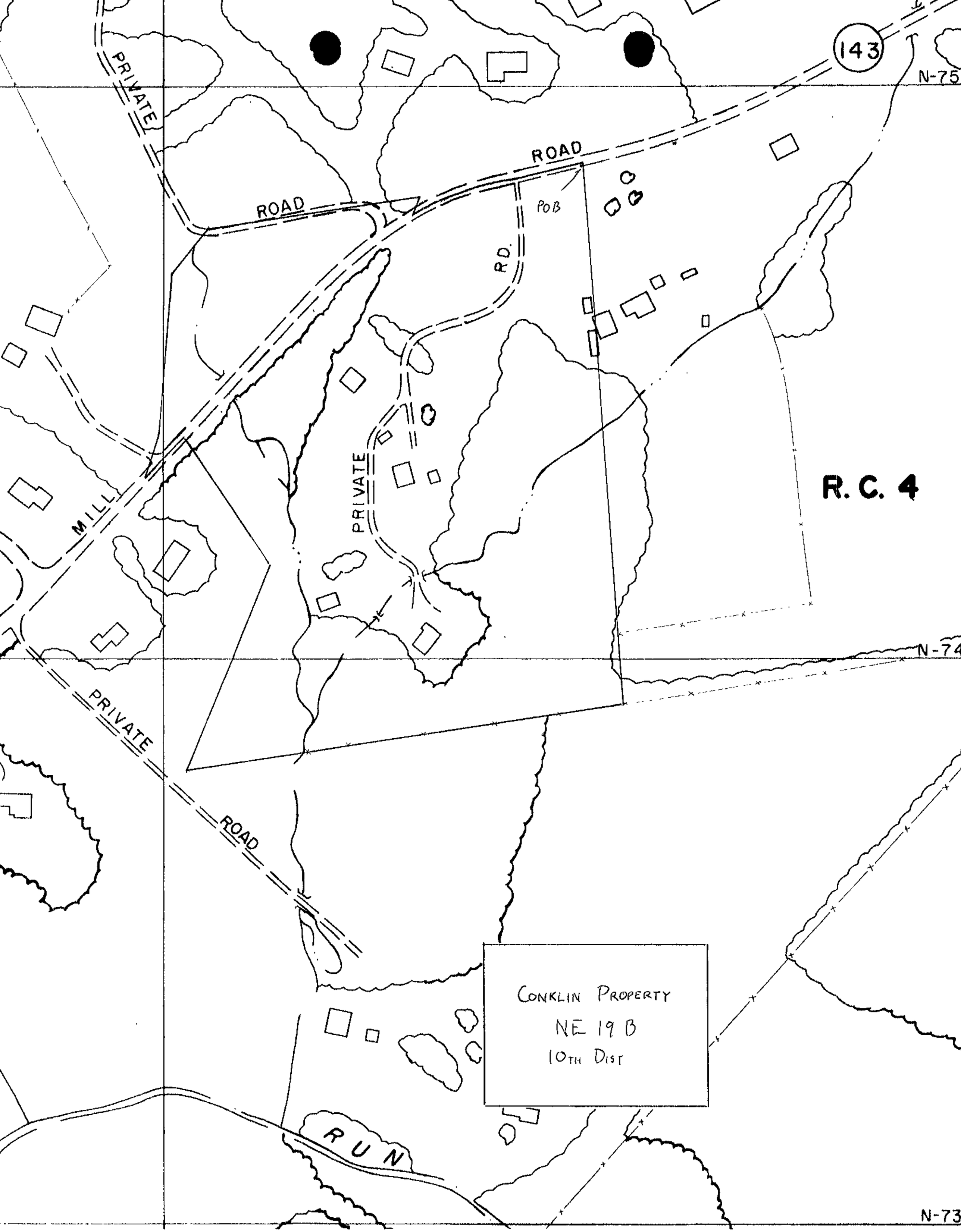
Case Number 03-015A

PLEASE *PRINT* LEGIBLY

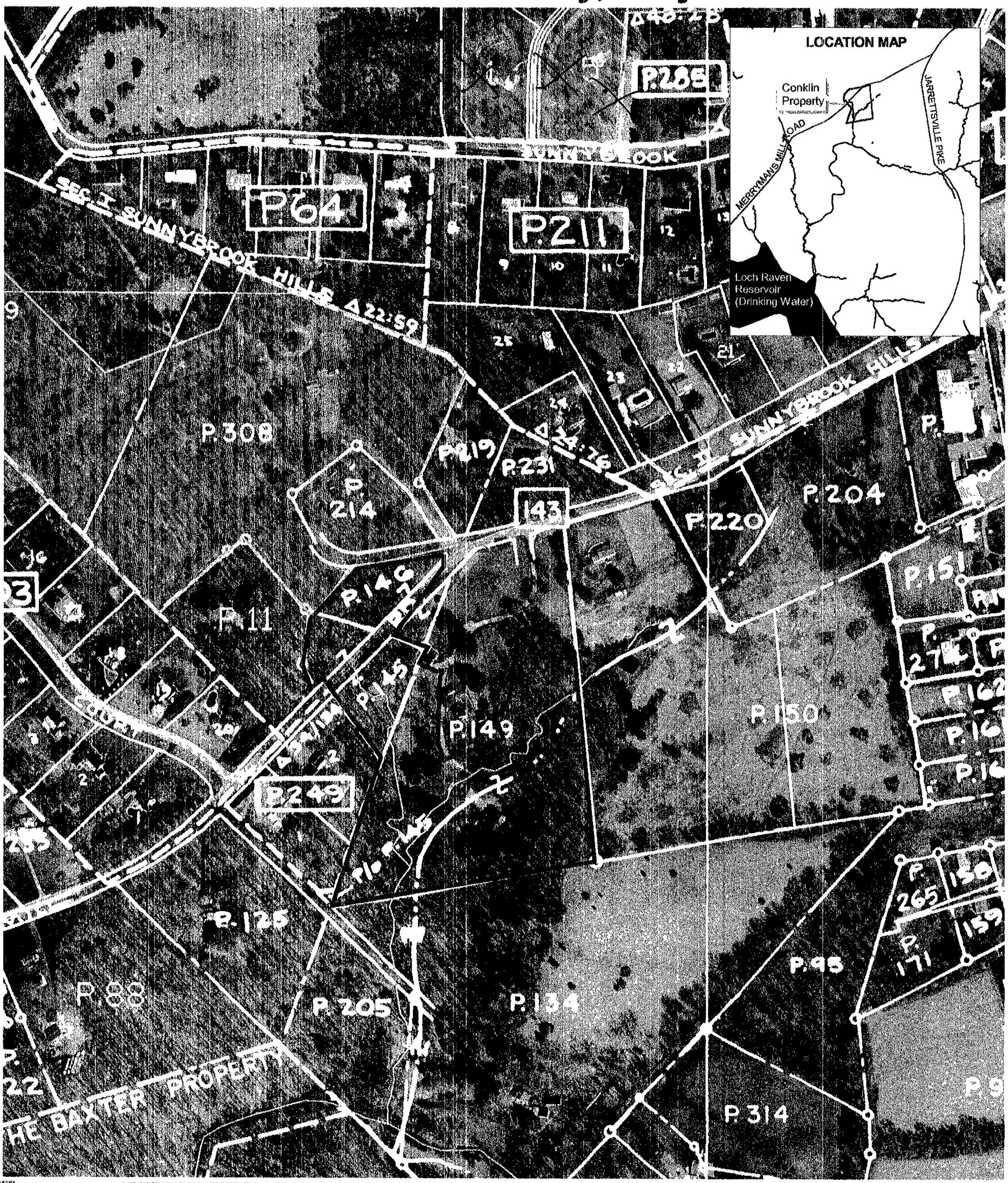
PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Bruce Seeley	DEPRM		
Wally Lippincott	"		
Lynn Lanham	PLANNING		

Revised 4/17/00


143
N-75
PRIVATE
ROAD
ROAD
POB
R.D.
PRIVATE
MILL
R. C. 4
N-74
PRIVATE
ROAD
CONKLIN PROPERTY
NE 19 B
10TH DIST
RUN
N-73

Conklin Property
Baltimore County, Maryland

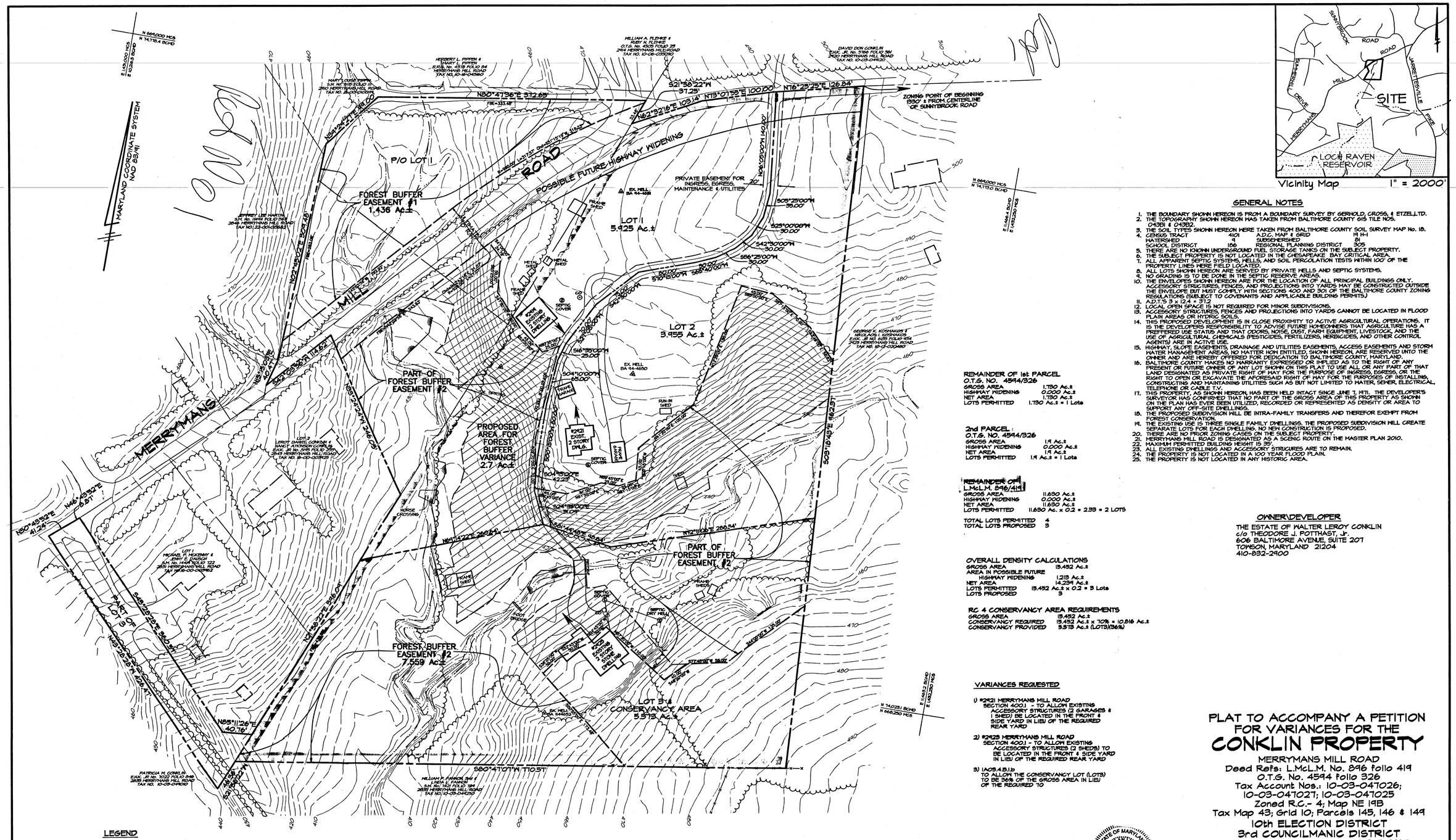


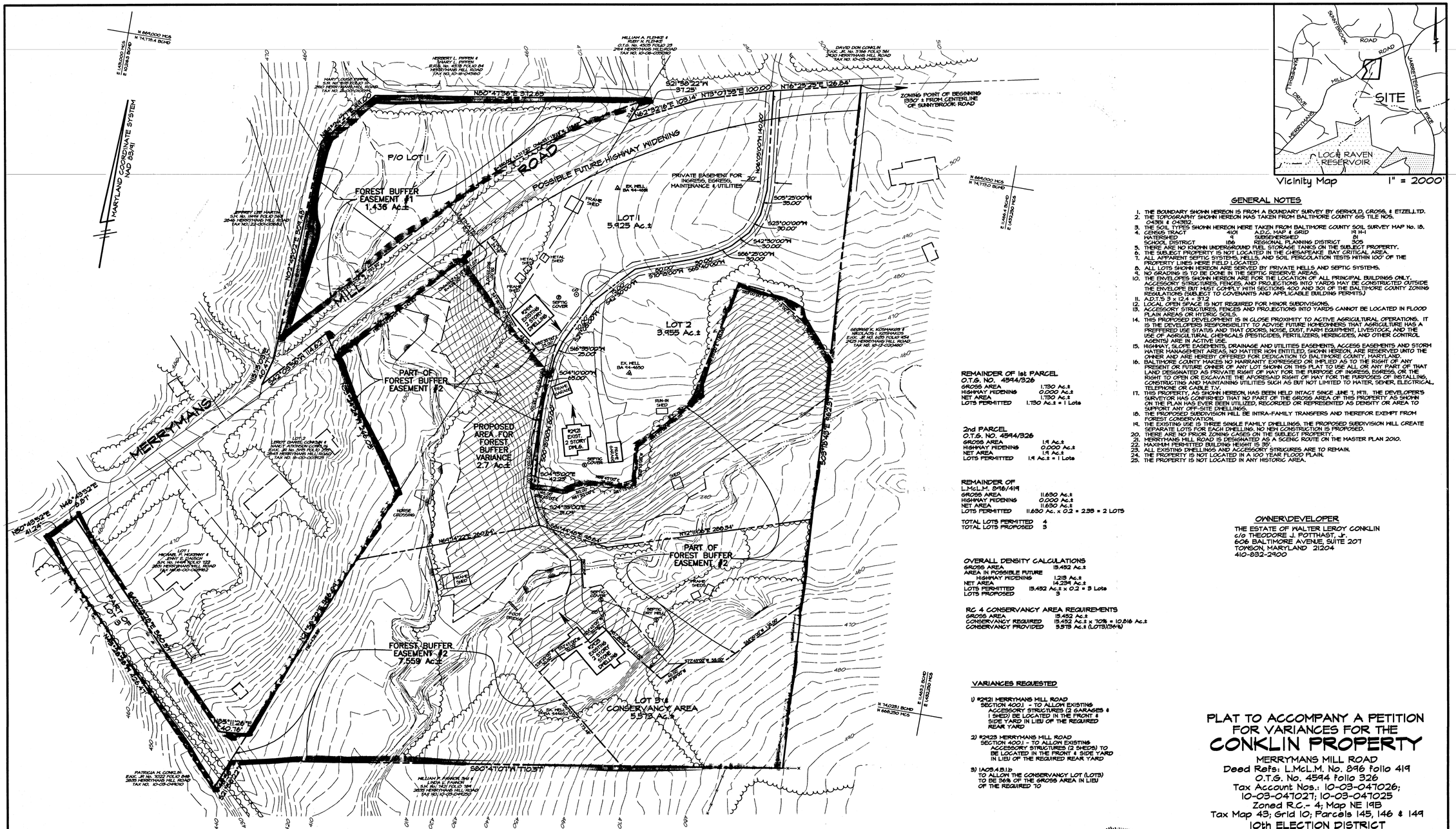
Legend

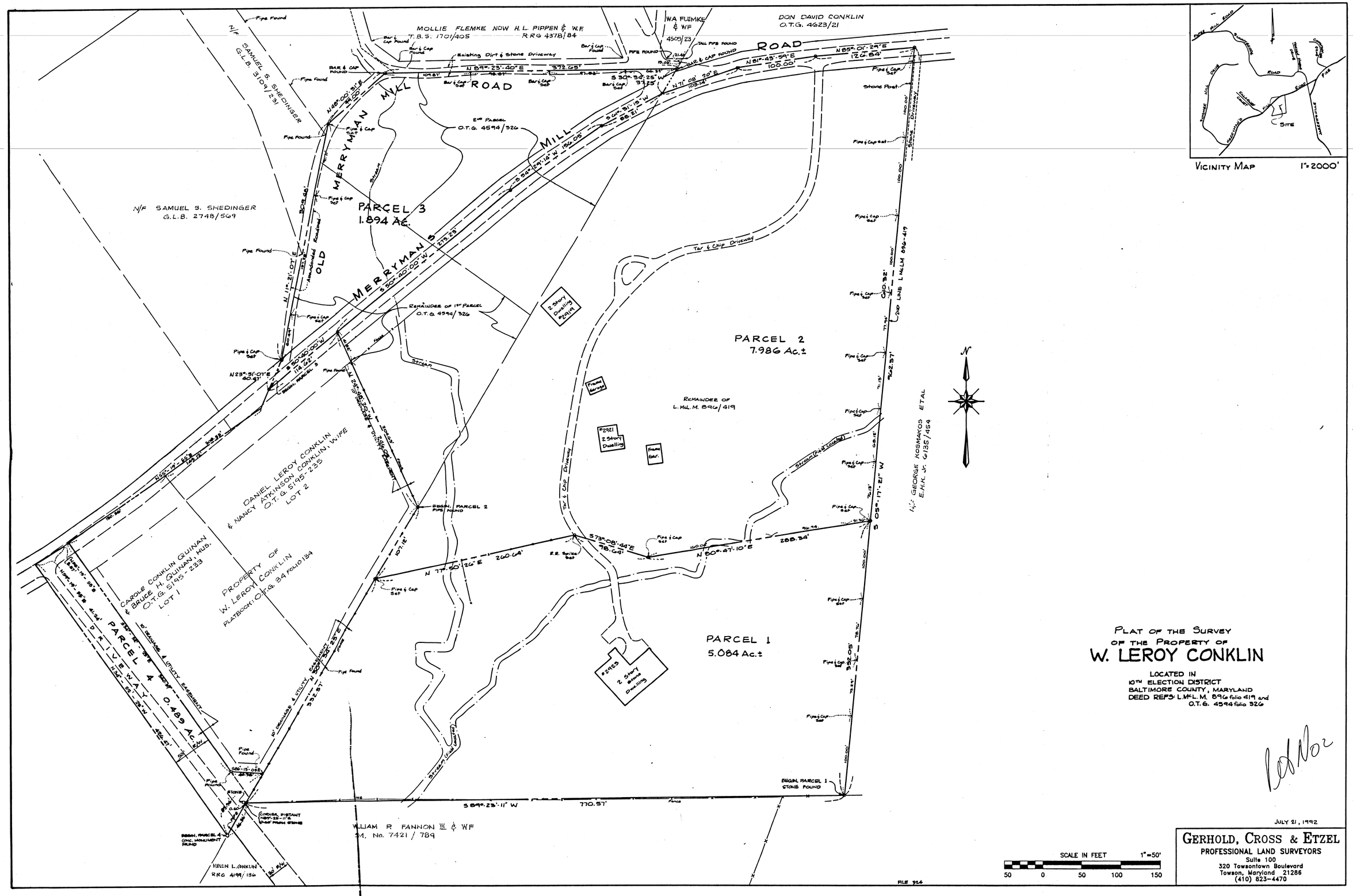
- Required Conservancy Area (Conklin Property)
- Existing Conservancy Area
- Proposed Conservancy Area
- Streams

200 0 200 400 Feet

Prepared by Geographic Information Systems
Baltimore County Department of Environmental Protection and Resource Management


MARYLAND COORDINATE SYSTEM NAD 83/91
MERRYMANS MILL ROAD
POSSIBLE FUTURE HIGHWAY WIDENING
ZONING POINT OF BEGINNING 1350' ± FROM CENTERLINE OF SUNNYBROOK ROAD
FOREST BUFFER EASEMENT #1 1.436 Ac.±
PART OF FOREST BUFFER EASEMENT #2
PROPOSED AREA FOR FOREST BUFFER VARIANCE 2.7 Ac.±
FOREST BUFFER EASEMENT #2 7.559 Ac.±
PART OF FOREST BUFFER EASEMENT #2
LOT 1 5.425 Ac.±
LOT 2 3.955 Ac.±
LOT 3 CONSERVANCY AREA 5.513 Ac.±
PRIVATE EASEMENT FOR INGRESS, EGRESS, MAINTENANCE & UTILITIES
P/O LOT 1
PART OF LOT 3
#2421 EXIST. 2 STORY DWLG.
#2423 EXIST. 2 STORY DWLG.
#2429 EXISTING 1 STORY DWELLING
S80°47'07"W 770.51'
N85°11'26"E 40.76'
N50°47'36"E 372.69'
S21°59'22"W 37.25'
N16°25'25"E 126.84'
N73°07'55"E 100.00'
N62°32'16"E 103.14'
S85°25'00"W 35.00'
S25°00'00"W 90.00'
S42°30'00"W 30.00'
S64°20'00"W 30.00'
S16°35'00"W 25.00'
S04°10'00"W 65.00'
S04°19'00"E 42.22'
S24°39'00"E 31.09'
S09°18'49"E 162.57'
N72°11'00"E 206.54'
N63°11'22"E 206.54'
N71°58'22"E 246.09'
S45°28'25"E 354.39'
N33°25'29"W 426.71'
N50°49'52"E 41.24'
N46°49'52"E 6.87'
N54°24'27"E 241.00'
N02°52'07"E 324.48'
S42°52'07"E 116.23'
N85°51'00"E 204.75'
S85°21'24"W 346.03'
N04°15'00"E 31.00'
N85°45'00"E 31.00'
N85°45'00"W 31.00'
N04°15'00"W 31.00'
S77°40'00"W 38.00'
S42°00'00"W 34.00'
N16°25'00"W 140.00'
S09°18'49"E 162.57'
N 665,000 HCS
N 14,750.0 ROAD
E 1,450,000 HCS
E 1,450,250 HCS
N 666,250 HCS
E 1,449.2 ROAD
N 740,231 ROAD
HERBERT L. PIPPEN & MARY L. PIPPEN 2415 MERRYMANS MILL ROAD TAX NO. 10-03-047060
WILLIAM A. FLEHKE & RUBY N. FLEHKE O.T.G. NO. 4505 FOLIO 23 2414 MERRYMANS MILL ROAD TAX NO. 10-03-035090
DAVID DON CONKLIN E.H.C. JR. NO. 5196 FOLIO 341 2420 MERRYMANS MILL ROAD TAX NO. 10-03-049120
MARY LOUISE TOWNS S.H. NO. 5015 FOLIO 21 2410 MERRYMANS MILL ROAD TAX NO. 10-03-047070
JEFFREY LEE HARTON S.H. NO. 14498 FOLIO 240 2446 MERRYMANS MILL ROAD TAX NO. 22-03-038833
GEORGE K. KOSMADOS & MARY A. KOSMADOS E.H.C. JR. NO. 5015 FOLIO 324 2425 MERRYMANS MILL ROAD TAX NO. 10-03-035480
LOT 2 LEROY DANIEL CONKLIN & NANCY ANTOINETTE CONKLIN E.H.C. JR. NO. 5195 FOLIO 320 2345 MERRYMANS MILL ROAD TAX NO. 10-03-053620
LOT 1 MICHAEL P. MCKENNY & JENNY E. LINDSAY S.H. NO. 14449 FOLIO 123 2331 MERRYMANS MILL ROAD TAX NO. 10-03-053662
PATRICIA M. CONKLIN E.H.C. JR. NO. 3022 FOLIO 248 2325 MERRYMANS MILL ROAD TAX NO. 10-03-049010
WILLIAM Y. FOWLER, SR. & LINDA L. FOWLER S.H. NO. 7421 FOLIO 194 2325 MERRYMANS MILL ROAD TAX NO. 10-03-049050
EX. WELL BA 94-1496
EX. WELL BA 94-4050
EX. WELL BA 94-4050
EX. WELL BA 94-4050
SEPTIC COVER
SEPTIC PIPE WELL
SEPTIC PIPE WELL
SEPTIC PIPE WELL


MARYLAND COORDINATE SYSTEM NAD 1983/91
MERRYMANS MILL ROAD
SUNNYBROOK ROAD
POSSIBLE FUTURE HIGHWAY WIDENING
ZONING POINT OF BEGINNING 1930'± FROM CENTERLINE OF SUNNYBROOK ROAD
PRIVATE EASEMENT FOR INGRESS, EGRESS, MAINTENANCE & UTILITIES
FOREST BUFFER EASEMENT #1 1.436 Ac.±
PART OF FOREST BUFFER EASEMENT #2
PROPOSED AREA FOR FOREST BUFFER VARIANCE 2.7 Ac.±
FOREST BUFFER EASEMENT #2 7.559 Ac.±
PART OF FOREST BUFFER EASEMENT #2
LOT 1 5.925 Ac.±
LOT 2 3.955 Ac.±
LOT 3 & CONSERVANCY AREA 5.573 Ac.±
P/O LOT 1
#2421 EXIST. 2 STORY DWLG.
#2423 EXISTING 1 STORY DWELLING
N50°47'36"E 372.69'
S21°58'22"W 37.23'
N16°25'25"E 126.84'
N73°07'55"E 100.00'
N62°32'16"E 108.14'
S80°47'07"W 1103'
S03°18'49"E 1623'
N60°49'52"E 41.24'
N46°49'52"E 6.97'
N85°11'26"E 40.76'
N02°45'02"E 504.49'
N13°35'05"E 40.77'
S42°03'53"W 116.67'
N02°03'00"W 140.00'
N05°25'00"W 35.00'
S23°00'00"W 30.00'
S42°30'00"W 30.00'
S56°25'00"W 30.00'
S16°35'00"W 25.00'
S04°10'00"W 65.00'
S04°35'00"E 42.23'
S24°39'00"E 31.04'
N17°11'06"E 266.24'
N14°47'22"E 260.24'
N13°32'21"E 346.24'
S80°47'07"W 1103'
N74°28'00"W 38.00'
N07°00'00"W 110.00'
S07°00'00"E 110.00'
N07°00'00"W 110.00'
S07°00'00"E 110.00'
N07°00'00"W 110.00'
S07°00'00"E 110



VICINITY MAP 1"=2000'

PLAT OF THE SURVEY OF THE PROPERTY OF W. LEROY CONKLIN

LOCATED IN
10TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DEED REFS: L.McL.M. 896 folio 419 and
O.T.G. 4594 folio 326

Pd No 2

JULY 21, 1992

SCALE IN FEET 1"=50'
50 0 50 100 150

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