

RE: PETITION FOR SPECIAL HEARING
Parcel 47C N/side of Deer Park Road
1000' north of Deer Cross Ct.
4th Election District 3rd Councilmanic
District
Legal Owner: Scott Vaughn
Melanie Jean Peavler
Petitioner: Charles Young

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-053-SPH

* * * * *

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 14th day of August, 2002, a copy of the foregoing Entry of Appearance was mailed to Charles Young, 227 Oella Avenue, Baltimore MD.21228 and Scott Vaughn, 301 Bishop Court, Westminister, MD 21157 Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Issue – Jeffersonian

Please forward billing to:
Charles Young
227 Oella Avenue
Baltimore MD 21228

410-203-0529

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; 03-053-SPH
Deer Park Road Parcel 476
N/side of Deer Park Road 1000 feet north of Deer Cross Ct.
Election District: 4th Councilmanic District 3th
Legal Owner: Charles L. Young

SPECIAL HEARING to approve an undersize lot per section 304 and to approve any other relief deem necessary by the Zoning Commissioner.

HEARING: Wednesday, September 11, 2002 2:00 PM, Room 106, Baltimore County Office Building, 111 West Chesapeake 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

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

August 6, 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; 03-053-SPH

Deer Park Road Parcel 476

N/side of Deer Park Road 1000 feet north of Deer Cross Ct.

Election District: 4th Councilmanic District 3th

Legal Owner: Charles L. Young

SPECIAL HEARING to approve an undersize lot per section 304 and to approve any other relief deem necessary by the Zoning Commissioner.

HEARING: Wednesday, September 11, 2002 2:00 PM, Room 106, Baltimore County Office Building, 111 West Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN**
(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.

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



**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: #03-053-SPH
Deer Park Road Parcel 476
N/Side of Deer Park Road 1000
feet north of Deer Cross Ct.
4th Election District
3rd Councilmanic District
Legal Owner(s): Charles L. Young

Special Hearing: to approve an undersize lot per section 304 and to approve any other relief deemed necessary by the Zoning Commissioner.

Hearing: Wednesday, September 11, 2002 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 West Chesapeake 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.

JT/8/745 Aug. 27 C558963

CERTIFICATE OF PUBLICATION

8/29/2002

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 8/27/2002

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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-053 - SPH

Petitioner/Developer: CHARLES

L. Young

Date of Hearing/Closing: 9/11/02

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204**

Attention: Ms. Gwendolyn Stephens

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 DEER PARK ROAD

PARCEL 476

The sign(s) were posted on

8/25/02

(Month, Day, Year)

Sincerely,

 8/25/67
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

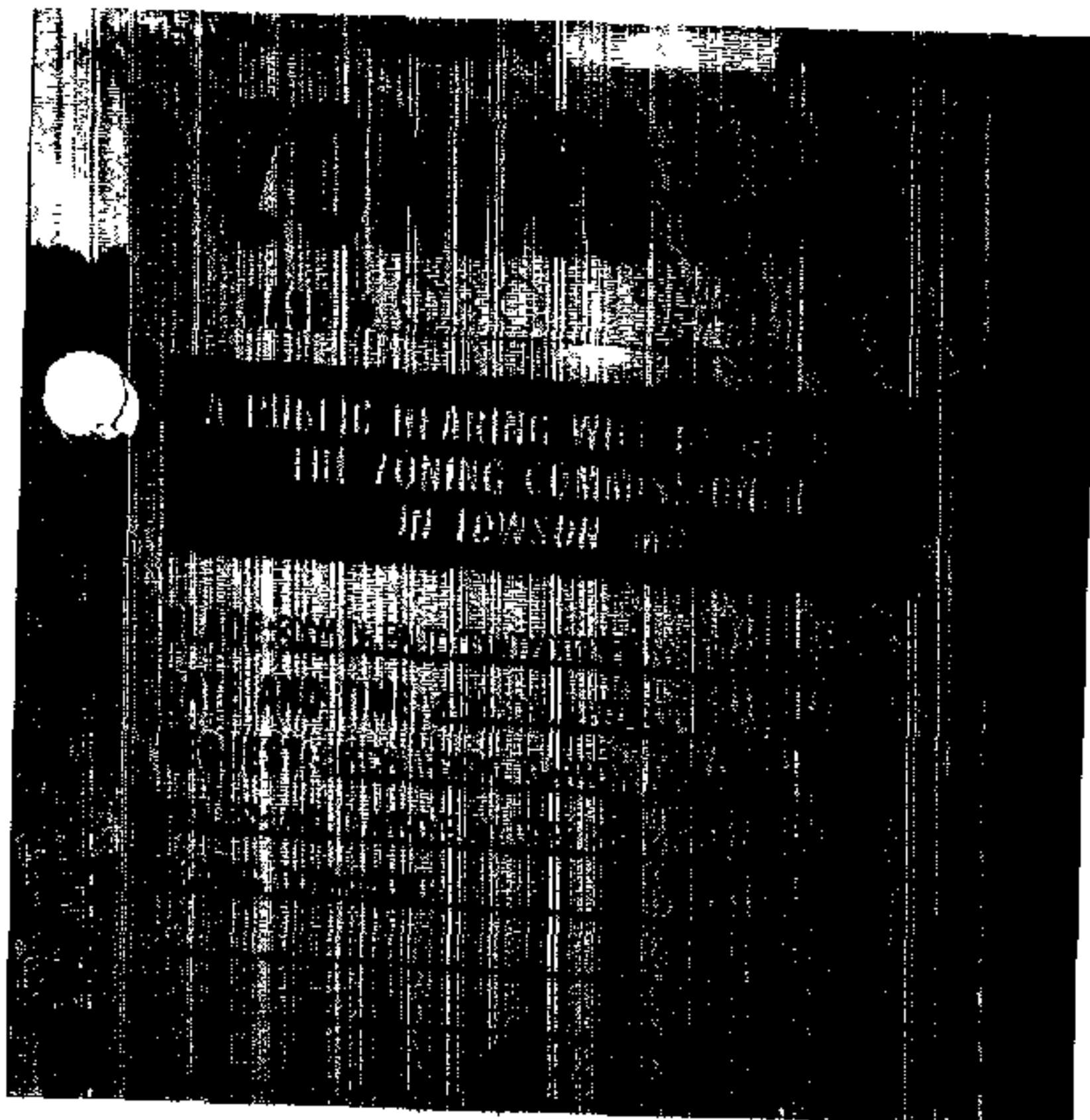
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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

September 6, 2002

Charles Young
227 Oella Avenue
Baltimore MD 21228

Dear Mr. Young:

RE: Case Number: 03-053-SPH, Deer Park 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: Scott Vaughn/Melanie J Peavler, 301 Bishop Court, Westminster 21157
Julia Levy-Lotterer, 5913 Deer Park Road, Reisterstown 21136
People's Counsel

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





**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

August 5, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF August 5, 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:

053
042-054

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



Jim
9/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. DATE: August 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For August 12, 2002
Item Nos. 042, 044, 045, 046, 049, 051,
052, 053, and 054

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB5/RT*

DATE: August 23, 2002

SUBJECT: Zoning Item 53
Address N/Side of Deer Park Road

Zoning Advisory Committee Meeting of: August 5, 2002

Soil evaluations will be required. Contact Ground Water Management for more info.

Reviewer: Sue Farinetti

Date: August 23, 2002

June
9/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 20, 2002

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

082101

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-053

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

**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. _____

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by JRF
Date 7/10/02

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:

Charles Young 227 OELLA Ave Balto. md 410-203-0529
Print Name of Applicant Address Telephone Number
Lot Address _____ Election District 4 Councilmanic District 3 Square Feet 6000 1.5 Ac.
Lot Location: N E S W side/corner of DEER PARK RD , 1000 feet from N E S W corner of DEER CROSS CT.
(street) (street)
Land Owner: Scott Vaughn / Melanie Jean Peavler Tax Account Number 1600007578
Address: 301 Bishop CRT Westminster md Telephone Number (410) 833-7576
21157

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!

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan Property (3 copies)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>RC4</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: _____

Revised 2/05/02

**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 JUN R. FERNANDO on 7-10-02
(name of planner) Date (A)

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 JULY 22, 2002 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) AUG. 6, 2002 C (B-3 Work Days)

TENTATIVE DECISION DATE AUG. 9, 2002 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: _____

WORDING FOR SIGN:

TO APPROVE AN UNDERSIZED LOT PER SECTION 304
AND TO APPROVE ANY OTHER RELIEF DEEMED NECESSARY
BY ZONING COMMISSIONER.

Revised 2/25/99



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.7.02

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

RE: Baltimore County
Item No. 053

JRF

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



Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

August 7, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
Room 111
111 West Chesapeake Avenue
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 8/12/02
Case numbers 03-042-SPH, 03-043-SPH, 03-044-A, 03-045-A, 03-046-A, 03-047-A,
03-048-A, 03-049-A, 03-050-SPHX, 03-051-A, 03-052-A, 03-053-SPH, & 03-054-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/6/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



Baltimore County
Zoning Commissioner

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

September 12, 2002

Lawrence Hammond, Esquire
465 Main Street
Reisterstown, Maryland 21136

Re: Case No. 03-053-SPH
Y & T Development, LLC/Charles Young
Property: Deer Park Road (Undersized Lot)
Hearing: September 11, 2002, 2:00 p.m., #106

Dear Mr. Hammond:

At your request, the above-captioned hearing was postponed on September 10, 2002. Please be advised that several citizens came to the hearing in opposition to the request and have signed the attached protestant's sign-in sheet. Unfortunately, it appears that there was no postponement notice posted on the Zoning Sign at the property.

In the event that any efforts are made to go forward with the development of this property, it would be appreciated if you would notify those individuals listed on the attached sign-in sheet.

Thank you for your attention and cooperation in this matter.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
copies to:

Brian & Julia Lotterer
5913 Deer Park Road
Reisterstown, MD 21136

Doug & Marci Stierhoff
5915 Deer Park Road
Reisterstown, MD 21136

Ed & Shirley Stierhoff
5917 Deer Park Road
Reisterstown, MD 21136

Jim Ault & Michele Heckner
5921 Deer Park Road
Reisterstown, MD 21136

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



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 1, 2002

Charles Young
227 Oella Avenue
Baltimore MD 21228

Dear Mr. Young:

RE: Demand for Public Hearing, Undersized Lot Approval, Deer Park Road

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on July 29, 2002 for a public hearing concerning your proposed undersized lot. I regret to inform you that we are withholding approval of your use permit because it has been superseded by a demand for a public hearing, pursuant to Section 304.4. of the Baltimore County Zoning Regulations (BCZR).

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards

W. Carl Richards, Jr. G02
Supervisor
Zoning Review

C: Scott Vaughn/Melanie J Peavler, 301 Bishop Court, Westminster 21157
Julia Levy-Lotterer, 5913 Deer Park Road, Reisterstown 21136

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



Printed with Soybean Ink
on Recycled Paper

July 24, 2002

Mr. Arnold Jablon, Director
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

I am writing to request that a public hearing be held in reference to a Zoning Notice for Parcel Lot O, Deer Park Road. This lot is an undersized lot per Section 304, and I wish to contest the Application for Building Permit. Enclosed is a check in the amount of \$40.00 which I understand is necessary to request this hearing.

I trust I will be notified when this hearing is scheduled. I can be reached by telephone at 410- 517-2926 and my address is 5913 Deer Park Road, Reisterstown, MD 21136. I thank you for your attention to this very important matter.

Sincerely,

Julia Levy-Lotterer

cc: Stierhoff
5915/17 Deer Park Road

Peterson
5909 Deer Park Road

Unkart
5903 Deer Park Road

9/11/02 Hearing
PPD

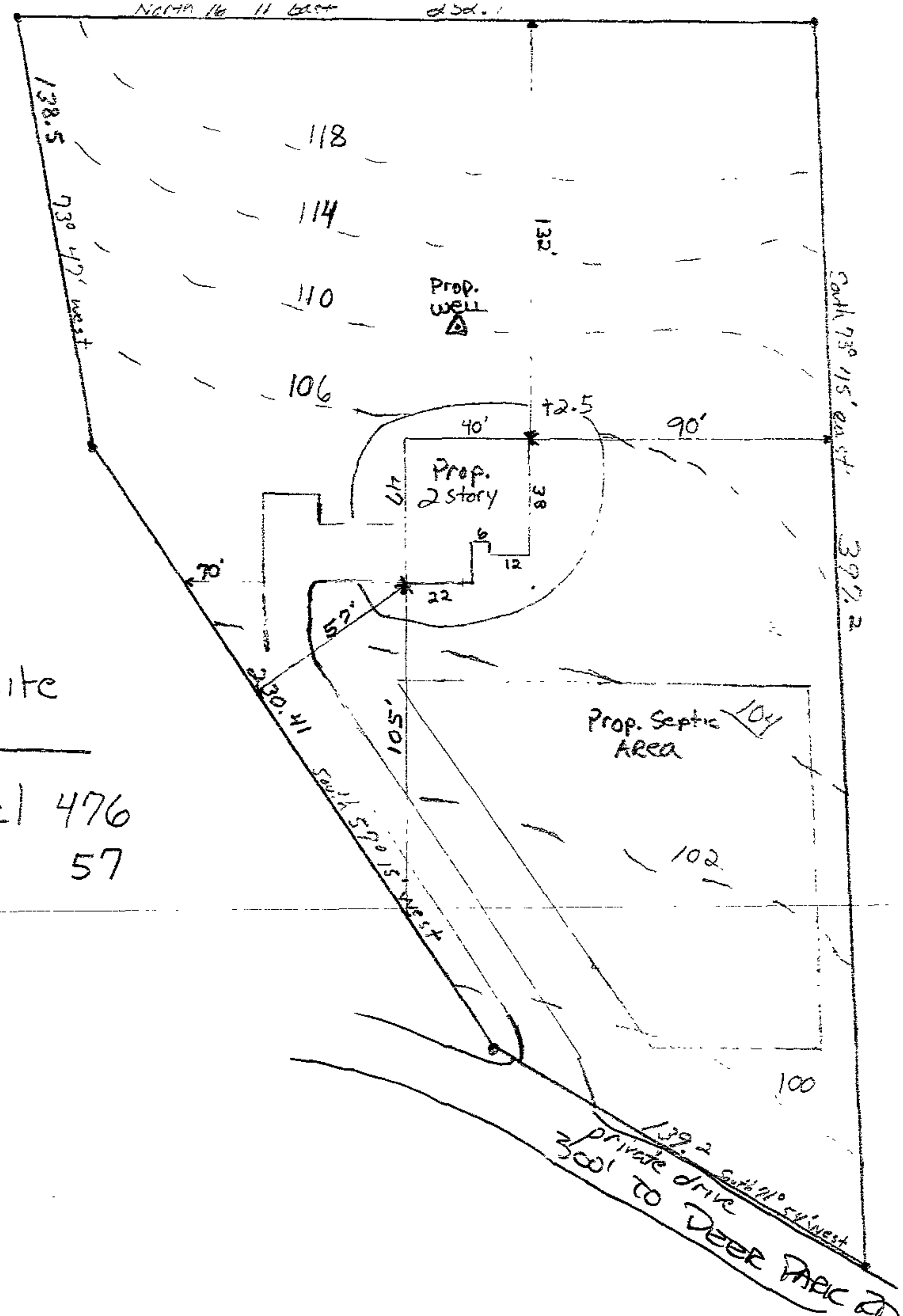
PROTESTANT'S SIGN-IN SHEET

Revised 4/17/00

GA
HOUSE

prop. site
plan

parcel 476
map 57



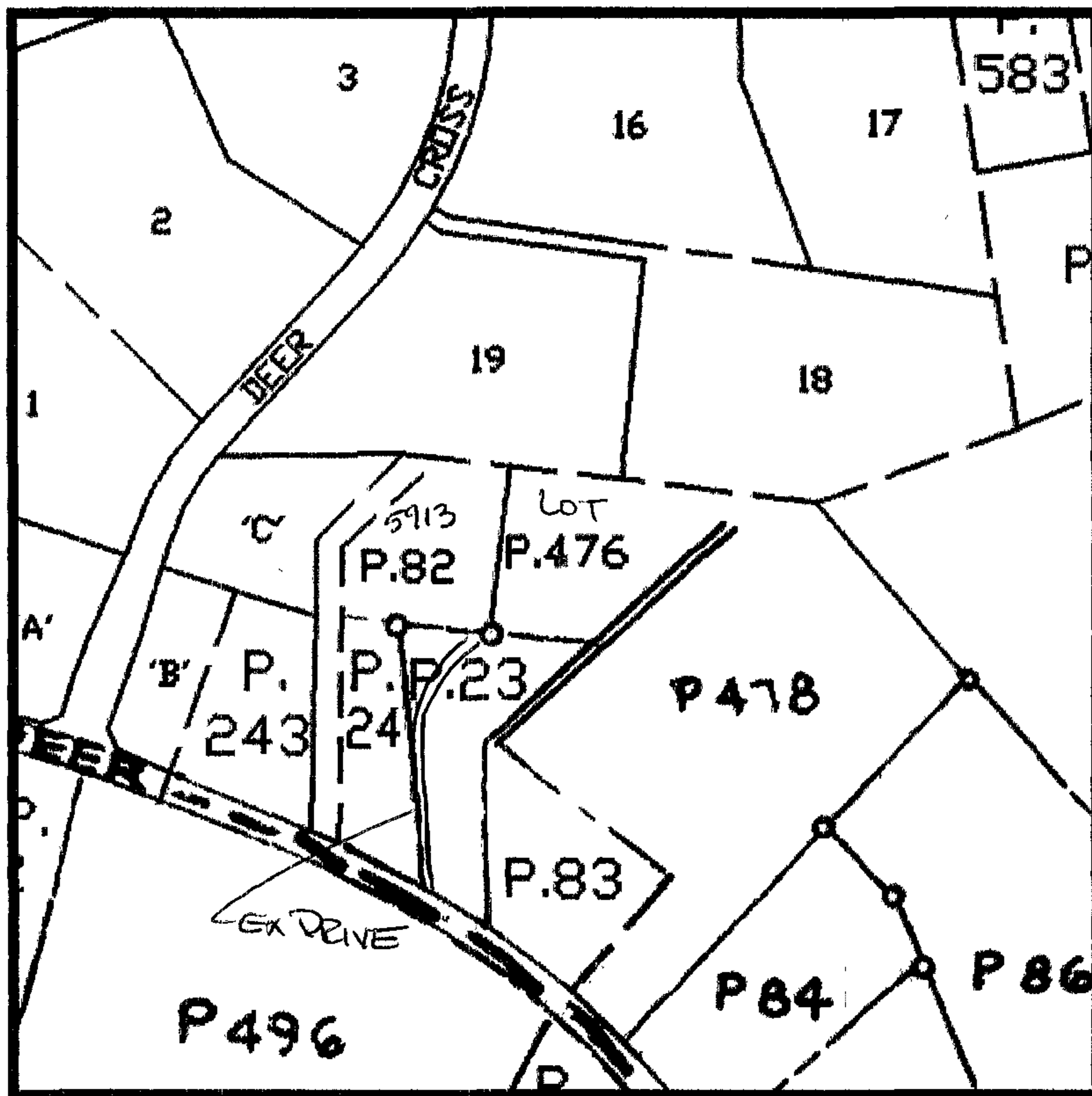
Scale 1" = 50'



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 04 Account Number - 1600007578



Property maps provided courtesy of the Maryland Department of Planning ©2001.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us

parcel 476

*Driveway shown on tax map
 is incorrect.*

R. C. 4

3 TYLER

W 67,500
W 67,500

DEER

PARK

TYLER

R. C. 4

DEER PARK ROAD
TAX MAP 57 PARCEL 476
NW 12-13 L
4TH DIST

RD.

RD.