IN RE: PETITION FOR VARIANCE
S/S Mantua Mill Road, 213' W
centerline of Green Road
4th Election District
3rd Councilmanic District
(14040 Mantua Mill Road)

Frank A. Bonsal, Jr. *Petitioner*

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 03-181-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 14040 Mantua Mill Road in Reisterstown. The petition was filed by Frank A. Bonsal, Jr., property owner. Special Hearing relief is requested to approve: 1) a non-density transfer of the 12.83 acre parcel to an adjoining property owner, being known as "Parcel C" and; 2) a non-density transfer of a 120.99 acre parcel to an adjoining property owner, being known as "Parcel A". The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plan to accompany the Petition for Special Hearing for a non-density transfer.

Appearing at the requisite public hearing held for this case was Bruce E. Doak, the surveyor who prepared the site plan. There were no protestants or other interested persons present.

Testimony and evidence offered was that the Petitioner, Frank A. Bonsal, Jr., has ownership interest in a series of adjacent tracts of land near Mantua Mill Road and Butler Road in northern Baltimore County. Some of these tracts of land are subject to easement held by the Maryland Environmental Trust and others are owned by Mr. Bonsal outright and are not encumbered.

One of the tracts is shown on the site plan as "Parcel A" and is improved with an existing single-family dwelling known as 14040 Mantua Mill Road. That dwelling is occupied by Mr. Bonsal and his family. From the parcels owned by him, Mr. Bonsal proposes conveyance of 2 parcels to his son. It is anticipated that these parcels will be acquired by Mr. Bonsal's son so that same can be developed with a single-family dwelling. It was specifically indicated that Mr. Bonsal's son would acquire that tract shown on the site plan as "Parcel C" and build a house thereon. The son will also acquire that tract shown as "Parcel D" for use in conjunction with "Parcel C". Mr. Bonsal will remain as owner of Parcels A & B, which are improved with the dwelling identified above and encumbered by an easement to the Maryland Environmental Trust.

In order to complete this realignment of these properties, special hearing relief is requested to approve non-density transfers as provided in the Petition for Special Hearing. Mr. Doak indicated that the transfers would not convey any density and that there is sufficient density available to allow the son to build a single-family dwelling. It was also indicated that all of the lots under Mr. Bonsal's control are lots of record and were established prior to November, 1979, the date of the adoption of the R.C.2 zone in Baltimore County. All of these tracts are zoned R.C.2. Finally, Mr. Doak indicated that the Department of Environmental Protection & Resource Management had reviewed the proposal and does not object to same. There were no adverse zoning advisory committee comments from the Office of Planning and no protestants present.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing. In my judgment, the Petitioner has met the requirements for relief in that it is clear that there will be no detrimental impact to the health, safety and general welfare of the locale.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the special hearing relief shall be granted.

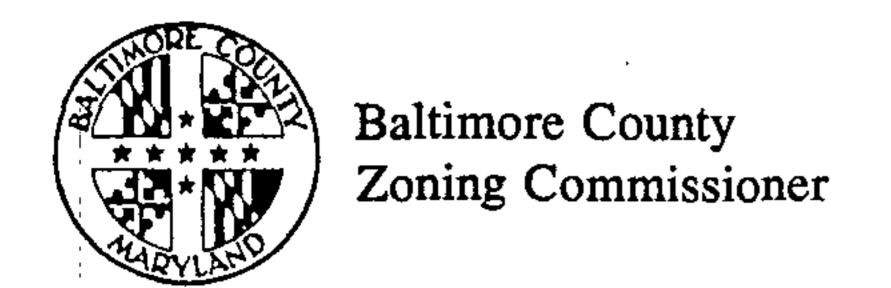
THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this day of December, 2002, that the Petitioner's Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations, to approve: 1) a non-density transfer of the 12.83 acre parcel to an adjoining property owner, being known as "Parcel C" and; 2) a non-density transfer of a 120.99 acre parcel to an adjoining property owner, being known as "Parcel A", be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

LES:raj





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

Fax: 410-887-3468

December 9, 2002

Frank A. Bonsal, Jr. 14040 Mantua Mill Road Reisterstown, Maryland 21136

> Re: Petition for Special Hearing Case No. 03-181-SPH

Property: 14040 Mantua Mill Road

Dear Mr. Bonsal:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Lawrence E. Schmidt Zoning Commissioner

LES:raj Enclosure

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



Petinon for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	14040	MAN	TUA .	Mille	RODO
which is	presently	zoned	R	<u> </u>	

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 horeto and made a part heroof, 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

- 1) A NON- DEZISTA TRANSFER OF A 12.83 ACRE & PARCEL TO AN ADJUNIOUS DUNIER,
 BEING KNOWN AS PARCEL C

 1) A NON- DELISTY TRANSFER OF A 120.93 ACRE & PARCEL TO AN ADJUNING OWNER,
 BEING KNOWN AS PARCEL A
- Property is to be posted and advertised as prescribed by the zoning regulations.
 If 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.

Transfell of Action (1919) Sum 153	MICHOUS OF HAMBER	ole coulty scobled but	ISHALL TO THE SOUTHING ISTALLING CONTINUES CONTINUES.
			I/We do solemnly declars 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	<u>Lessee:</u>		<u>Legal Owner(s):</u>
			FRANK A. BONSAGOJA.
Name Type or Punt	ging til land som ogs. I still flyndingsgift i 10 Termed 440 flyr	·-·	Name Appa or Print
Signature			Signature
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City	Slale	Zip Code	Signature
Attorney For Petitio	<u>ner:</u>		14040 Manroa Mill Koao 410-214-01. Address Telephone No.
Name - Type or Frim			City State Zip Code
,,	••		Representative to be Contacted:
Signature	**************************************		BRUCE E. DOAK
Company		· 	Name
est de la the cost s'is		•	320 E. TOWSONTOWN BLUO. 410-823-447
Address		Telephone No.	Yaqiesa i reightiona i.o.
City "	State	Zip Code	City State Zip Code
	\$7\$61(1···	The property	
			OFFICE USE ONLY
			ESTIMATED LENGTH OF HEARING
Custo No. 03	-181-SPH		UNAVAILABLE FOR HEARING
1 3 m	**************************************		ioused Du BN Date 10/1/22



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Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

October 9, 2002

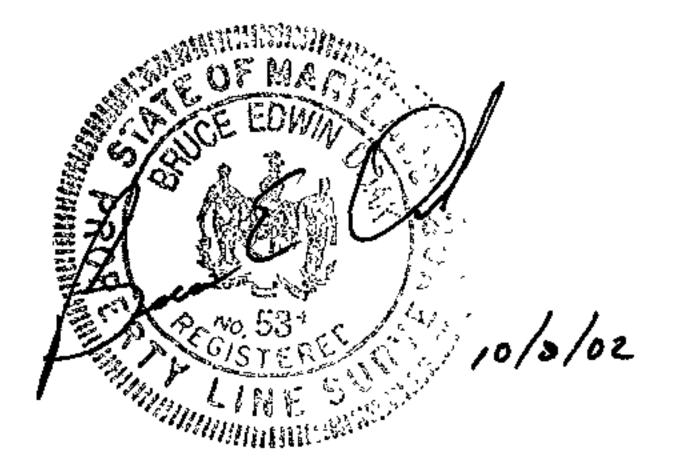
BONSAL PROPERTY MANTUA MILL ROAD

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of Mantua Mill Road being 1,400 feet, more or less, southeasterly from the intersection of Butler Road and Mantua Mill Road, thence binding on the center of Mantua Mill Road, the three following courses and distances, viz: (1) South 70 degrees 50 minutes 13 seconds East 321.70 feet, (2) South 71 degrees 34 minutes 13 seconds East 487.03 feet, and (3) South 71 degrees 57 minutes 48 seconds East 229.45 feet, thence leaving Mantua Mill Road and running, the following eleven courses and distances, viz: (4) South 12 degrees 00 minutes 53 seconds West 612.71 feet, (5) South 09 degrees 44 minutes 49 seconds West 1,680.21 feet, (6) North 72 degrees 34 minutes 08 seconds West 751.79 feet, (8) North 09 degrees 15 minutes 45 seconds West 457.06 feet, (9) North 15 degrees 55 minutes 16 seconds East 501.68 feet, (10) South 87 degrees 00 minutes 56 seconds East 456.87 feet, (11) North 74 degrees 08 minutes 42 seconds East 498.89 feet, (12) North 18 degrees 32 minutes 29 seconds East 528.78 feet, (13) North 03 degrees 35 minutes 38 seconds West 207.84 feet, and (14) North 09 degrees 33 minutes 22 seconds West 309.08 feet to the point of beginning.

Containing 71.20 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.





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October 9, 2002

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10/0/02



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October 9, 2002

BONSAL PROPERTY MANTUA MILL ROAD

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Commencing at a point in the center of Mantua Mill Road, 2,438 feet, more or less, from the intersection of Butler Road and Mantua Mill Road, thence leaving Mantua Mill Road South 12 degrees 00 minutes 53 seconds West 612.71 feet, and South 09 degrees 44 minutes 49 seconds West 1,680.21 feet to the zoning point of beginning, thence running the following nineteen courses and distances, viz: (1) North 72 degrees 34 minutes 08 seconds West 1,005.00 feet, (2) North 72 degrees 34 minutes 08 seconds West 751.79 feet, (3) South 09 degrees 15 minutes 46 seconds East 2,370.07 feet, (4) South 72 degrees 41 minutes 05 seconds East 1,955.29 feet, (5) North 75 degrees 02 minutes 02 seconds East 685.60 feet, (6) North 14 degrees 17 minutes 12 seconds East 798.28 feet, (7) North 31 degrees 12 minutes 42 seconds East 73.32 feet, (8) North 06 degrees 35 minutes 30 seconds East 96.87 feet, (9) North 46 degrees 05 minutes 21 seconds West 114.67 feet, (10) North 58 degrees 51 minutes 17 seconds West 199.64 feet, (11) North 38 degrees 55 minutes 50 seconds West 154.63 feet, (12) North 34 degrees 14 minutes 50 seconds West 180.72 feet, (13) North 01 degree 41 minutes 51 seconds West 219.06 feet, (14) North 16 degrees 35 minutes 50 seconds West 118.86 feet, (15) North 30 degrees 18 minutes 22 seconds West 77.64 feet, (16) North 55 degrees 48 minutes 16 seconds West 107.85 feet, (17) North 37 degrees 57 minutes 12 seconds West 101.14 feet, (18) North 23 degrees 48 minutes 41 seconds West 54.67 feet, (19) North 72 degrees 34 minutes 08 seconds West 812.51 feet to the place of beginning.

Containing 135.07 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.

10/9/02



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October 9, 2002

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10/9/02

AND THE STATE OF T

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT

No.17895

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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: #03-181-SPH 14040 Mantua Mill Road S/side Mantua Mill Road 213 feet west of centerline of Green Road 4th Election District 3rd Councilmanic District Legal Owner(s): Frank A., Bonsal, Jr. Special Hearing: to approve a non-density transfer of 12.83 acres +/- parcel to an adjoining owner, being known as Parcel C. A nondensity transfer of 120,99 acre +/- parcel to an adjoining owner, being known as Parcel A. Hearing: Thursday, November 21, 2002 at 11:00 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 con-cerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/11/629 Nov5 C572967

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
$\frac{11}{5}$, $\frac{2002}{}$.
The Jeffersonian Arbutus Times
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilkings-

LEGAL ADVERTISING



Registered Professional Land Surveyors • Established 1906

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CERTIFICATE OF POSTING

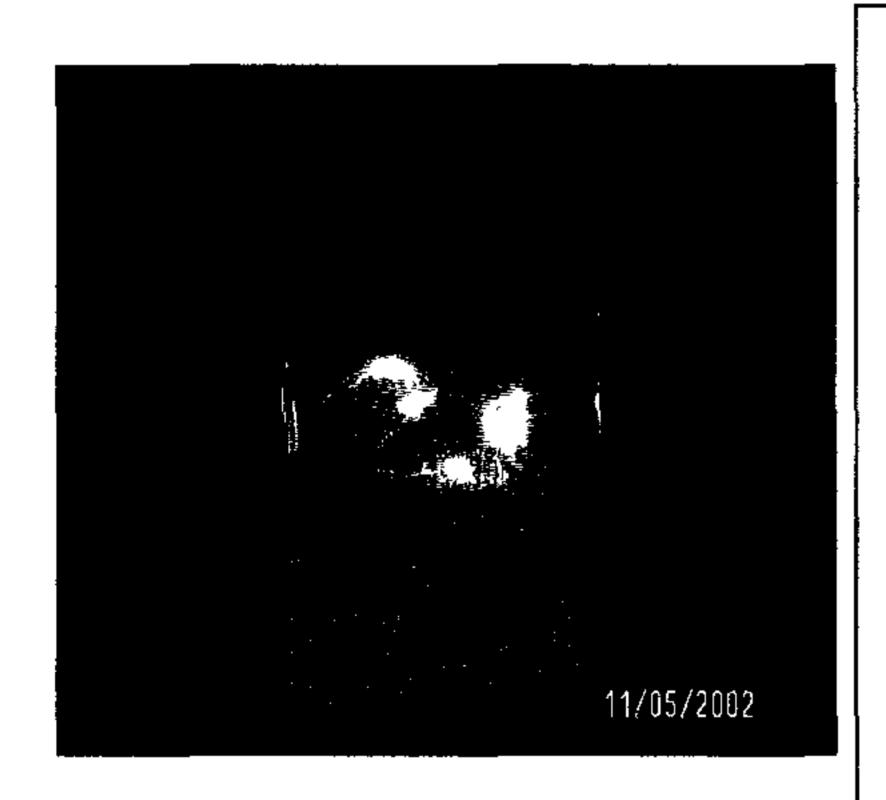
RE: CASE # 03-181-SPH PETITIONER/DEVELOPER: Frank A. Bonsal, Jr. DATE OF HEARING: November 21, 2002

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

ATTENTION: REBECCA HART

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:

South side of Mantua Mill Road 213' west of the centerline of Green Road

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

OSTED ON: November 5, 2002

RE: PETITION FOR SPECIAL HEARING
14040 Mantua Mill Road S/side Mantua
Mill Road 213' west of ctrl Green Road
4th Election District 3rd Councilmanic
District

Legal Owner: Frank Bonsal, Jr. Petitioner(s)

* BEFORE THE

* ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 03-181-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 22nd day of October, 2002, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, GERHOLD, CROSS & ETZEL, LTD, 320 E. Towsontown Blvd., Towson, MD 21286 Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, November 5, 2002 Issue – Jeffersonian

Please forward billing to:

Frank A. Bonsal, Jr. 14040 Mantua Mill Road Reisterstown, MD 21136

410-244-0115

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: 03-181-SPH

14040 Mantua Mill Road

S/side Mantua Mill Road 213 feet west of centerline of Green Road

4th Election District – 3th Councilmanic District

Legal Owner: Frank A. Bonsal, Jr.

Special Hearing to approve a non-density transfer of 12.83 acres +/- parcel to an adjoining owner, being known as Parcel C. A non-density transfer of 120.99 acre +/- parcel to an adjoining owner, being known as Parcel A.

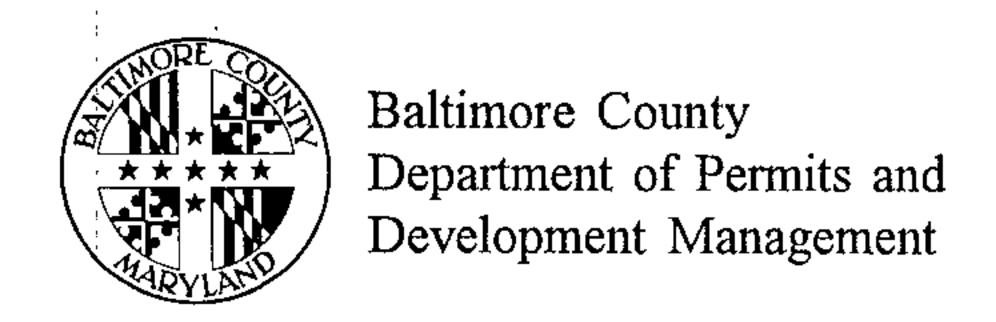
HEARING: Thursday, November 21, 2002 at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

October 23, 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: 03-181-SPH

14040 Mantua Mill Road

S/side Mantua Mill Road 213 feet west of centerline of Green Road

4th Election District – 3th Councilmanic District

Legal Owner: Frank A. Bonsal, Jr.

Special Hearing to approve a non-density transfer of 12.83 acres +/- parcel to an adjoining owner, being known as Parcel C. A non-density transfer of 120.99 acre +/- parcel to an adjoining owner, being known as Parcel A.

HEARING: Thursday, November 21, 2002 at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Frank A. Bonsal, Jr., 14040 Mantua Mill Road, Reisterstown, MD 21131 Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, NOVEMBER 6, 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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

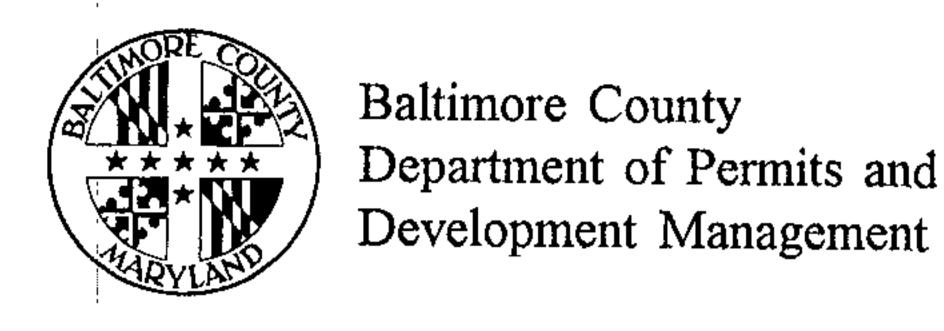
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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: 03-18/- SPH
Petitioner: FRANK A. BONSAL, JA.
Address or Location: 14040 MANTUA MILL ROAD
PLEASE FORWARD ADVERTISING BILL TO:
Name: FRANK A. BONSAL, JR.
Address: 14040 MANTUA MILL ROAD
ROTSTONESTOWN Mo 21136
Teiephone Number: <u>4/0-2 44 - 0//5</u>

Revised 2/20/98 - SCJ



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

November 15, 2002

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

Dear Mr. Doak:

RE: Case Number: 03-181-SPH, 14040 Mantua Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 11, 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,

u. Callibal D

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel Frank A. Bonsal, Jr., 14040 Mantua Mill Road, Reisterstown 21136



Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 410-887-4880

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

October 22, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 171-179, 181

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: October 21, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 03-171, 03-175, & 03-181

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.

Section Chief:

AFK/LL:MAC



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams
Administrator

Date: 177.22.02

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

RE: Baltimore County

Item No. 181

BR

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



Parris N. Glendening Governor Kathleen Kennedy Townsend L1. Governor

Roy W. Kiemiz Secretary Mary Abrams Deputy Secretary

October 22, 2002

Mr. George Zahner 111 West Chesapeake Avenue County Office Building, Room 111 Mail Stop # 1105 Towson MD 21204

Re:

Zoning Advisory Committee Agenda, October 28, 2002

Case numbers 03-171-A, 03-173-SPH, 03-174-SPHA, 03-175-A, 03-176-A, 03-177-A, 03-178-A, 03-179-SPH, 03-180-SPHA, 03-181-SPH, and 111 Hanover Pike Property

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 10/21/02. 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

OCT 2.4 2002

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

MEMO TO THE FILE

Applicant was advised regarding case 03-181-SPH that additional review and approval will be required either by the DRC for a non-density transfer/lot line adjustment or undergo a minor subdivision development process. If the resultant parcels C and D are not described as one parcel and the remainder of parcels A and B are not described and recorded as one parcel, then the property into four parcels and will be subject to the development process.

Bruno Rudaitis 10/11/02

Post-it® Fax Note 7671	Date 10/17/02 # of pages ▶ }
To Bruce Poak	From Bruno
Co./Dept.	Co.
Phone #	Phone #
Fax # 410 823-4473	Fax #

