

IN RE: PETITION FOR ADMINISTRATIVE  
SPECIAL HEARING  
N/S Belfast Road, 775' W  
centerline of Priceville Road  
8th Election District  
3rd Councilmanic District  
(820 Belfast Road)

Annette & Gregory Merrill  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 03-226-ASPH

\*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by the legal owners of the subject property, Annette and Gregory Merrill. The property is located at 820 Belfast Road in the Sparks area of Baltimore County. The subject property is zoned R.C.2. The Petitioners herein seek an Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to raze part of a historic building and replace that part and add an addition, as approved by the Landmarks Preservation Commission. This building is listed on the Maryland Historical Trust (MHT) Inventory as #BA 416. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

Section 26-172(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 26-203 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict compliance, that a waiver would be within the scope purpose, and intent of the development regulations, and that the proposed development complies with all

12/16/02  
D. J. Jernigan



other County laws, ordinances, and regulations. In order to afford due process, the Director has designated the Deputy Zoning Commissioner (Hearing Officer) to consider the waiver request filed in this instance. Moreover, in order to provide public notice, the property was posted with a sign describing the request on November 20, 2002. There has been no request for a public hearing nor has there been any public input for the requisite period of fifteen (15) days after posting the property. Thus, the matter is eligible for review and resolution by this Hearing Officer.

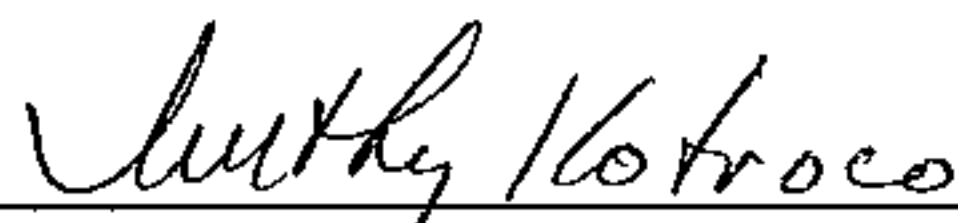
The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 1.8659 acres, zoned R.C.2. The information submitted is persuasive to a finding that the proposed addition is consistent with the character and historic features of the existing building and will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioner's proposal and recommended a finding that the project is consistent with Section 26-278 of the Baltimore County Code. The Office of Planning recommended the approval of the special hearing in correspondence dated December 16, 2002, a copy of which is attached hereto. There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.



THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16<sup>th</sup> day of December, 2002, that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to raze part of a historic building (Maryland Historical Trust #BA 416) and replace that part and add an addition, as approved by the Landmarks Preservation Commission and recommended by the Office of Planning in correspondence dated December 16, 2002, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

12/16/02  






Baltimore County  
Zoning Commissioner

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

December 16, 2002

Mr. & Mrs. Gregory Merrill  
3104 Black Rock Road  
Butler, Maryland 21023

Re: Petition for Administrative Special Hearing  
Case No. 03-226-ASPH  
Property: 820 Belfast Road

Dear Mr. & Mrs. Merrill:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has been granted in accordance with the enclosed Order.

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure





# Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 820 BELFAST ROAD  
which is presently zoned R.C. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to RAZE PART OF AN EXISTING HISTORIC BUILDING, REPLACE THAT PART AND ADD AN ADDITION

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

## Contract Purchaser/Lessee:

## Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

3104 BLACK ROCK RD. 410-472-0010  
Address Telephone No.

BUTLER MD 21023  
City State Zip Code

## Attorney For Petitioner:

## Representative to be Contacted:

Name - Type or Print

Name

Signature

Address

Company

Address

Telephone No.

Address

Telephone No.

City

State

Zip Code

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required; it is ordered by the Zoning Commissioner of Baltimore County, this 12/16/02 day of December that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By JL Date 11/07/02

Estimated Posting Date 11/18/02

Case No. 03 226 SPH



# Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) <sup>will Affm</sup> ~~does~~ <sup>Asm</sup> presently reside at

820 BELFAST RD.  
Address

SPARKS MD 21152  
City State Zip Code

*following completion of the alterations shown on the attached plat.*  
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information. *Asm*

✓ *Gregory Merrill*  
Signature

✓ *Annette Merrill*  
Signature

GREGORY MERRILL  
Name - Type or Print

ANNETTE MERRILL  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of OCTOBER 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GREGORY MERRILL and ANNETTE MERRILL

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

10 18 2002  
Date



*S.C. Drago-Sternberg*  
Notary Public

**S.C. DRAGO-STERNBURG**

My Commission Expires \_\_\_\_\_



# Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows. That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) <sup>will</sup> ~~does~~ <sup>APM</sup> ~~de~~ presently reside at

820 BELFAST RD.  
Address

SPARKS MD 21152  
City State Zip Code

*following completion of the alterations shown on the attached plat. APM ASM*  
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

✓ GREGORY MERRILL  
Signature

✓ ANNETTE MERRILL  
Signature

GREGORY MERRILL  
Name - Type or Print

ANNETTE MERRILL  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of OCTOBER 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GREGORY MERRILL and ANNETTE MERRILL

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

10 18 2002  
Date



S.C. DRAGO-STERNBURG  
Notary Public  
Commission Expires \_\_\_\_\_

REV 9/18/98

MY COMMISSION EXPIRES  
JULY 1, 2004



# Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 820 BELFAST RD.  
which is presently zoned R.C. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to **RAZE PART OF AN EXISTING HISTORIC BUILDING, REPLACE THAT PART AND ADD AN ADDITION.**

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

GREGORY MERRILL

Name - Type or Print

Gregory Merrill

Signature

ANNETTE MERRILL

Name - Type or Print

Annette S. Merrill

Signature

3104 BLACK ROCK RD. 410-472-0010

Address

Telephone No.

BUTLER

MD

21023

City

State

Zip Code

## Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 03 226 SPH

Reviewed By JL Date 11/07/02

Estimated Posting Date 11/18/02

REV 9/18/98



226

## ZONING DESCRIPTION FOR 820 BELFAST ROAD

Beginning at a point on the north side of Belfast Road, which is a 21 foot wide paved street, at the distance of 775 feet west of the centerline of the nearest improved intersecting street, Priceville Road, which is a paved 21 foot wide street. Being Lot #2 on the "Plat of the R. Nichols Property" as recorded in Baltimore County Plat Book S.M. No. 56, Folio 97, containing 1.8659 acres. Also known as 820 Belfast Road and located in the 8<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District.



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 16371

DATE

11/07/02

ACCOUNT

001 006 6150

AMOUNT

\$ 50.00

RECEIVED  
FROM:

MERRILL

FOR:

ADMIN, SP4

826 3-Quart R1

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS RETURN TIME

11/07/2002 11/07/2002 1:42:40

11/07/2002 11/07/2002 1:42:40

RECEIPT # 254228 11/07/2002 01/11

Dept 5 SCH ZONING VERIFICATION

OR TEL 01/11

Rec'd Tol 450.00

50.00 100 DA

Baltimore County, Maryland

CASHIER'S VALIDATION



ADMIN - SPH

RE: Case No. 03-226-SPH

Petitioner/Developer MERRILL

Date of Hearing/Closing: 12/3/02

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

CORRECTED

Attention:

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 # 820-BELFAST RD.

The sign(s) were posted on 11/10/02  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 11/10/02  
(Signature of Sign Poster and Date)

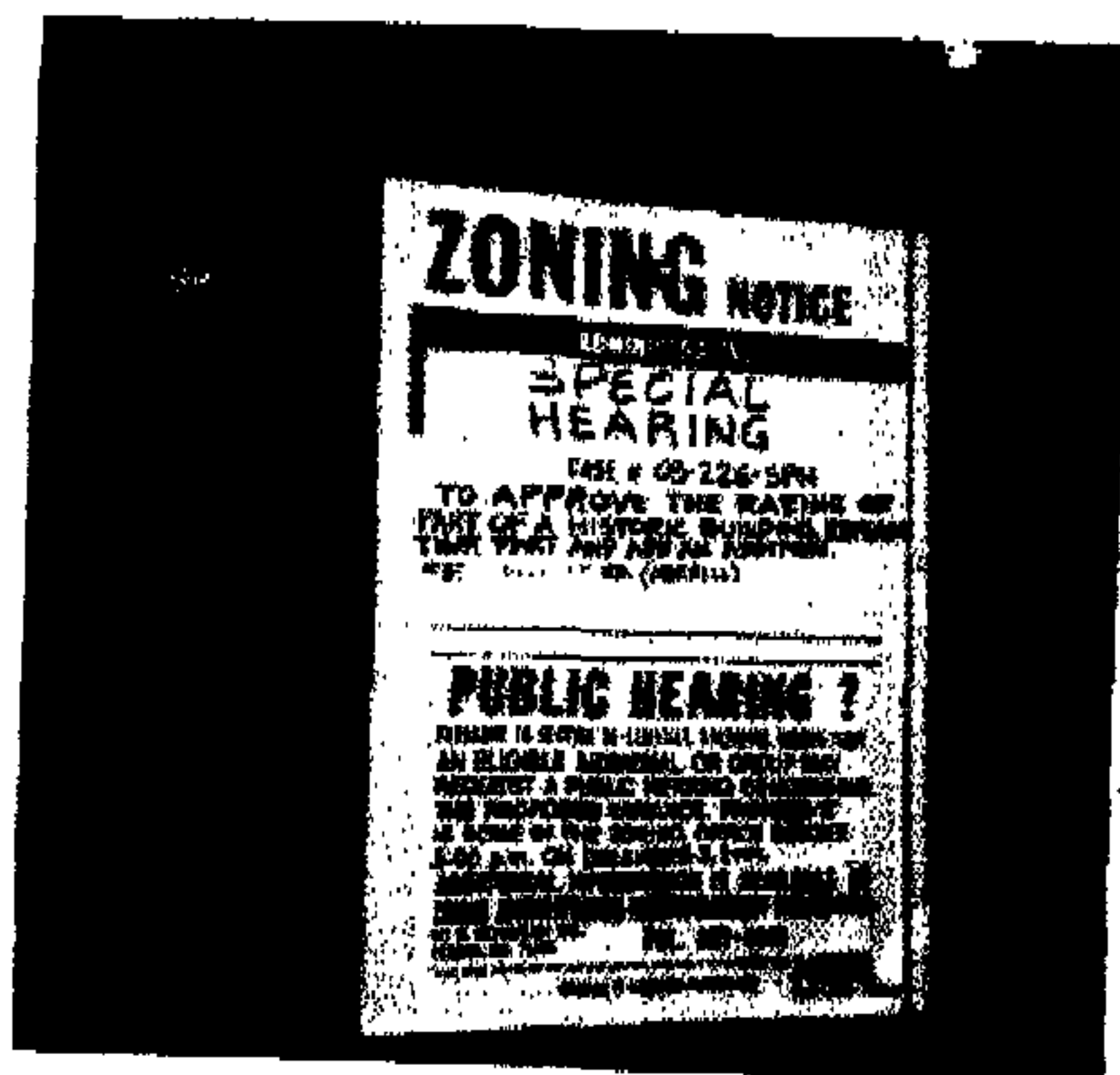
PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)

|       |                 |      |          |          |
|-------|-----------------|------|----------|----------|
| Date  | From            | To   | Phone #  | Fax #    |
| 7/6/1 | BETTY / ROBIN   | 7671 | 887-3468 | 666-0929 |
|       | Dept. ZONING C. |      |          |          |
|       |                 |      |          |          |



03-226-SPH -ADM.  
820 BELFAST  
12/3/02



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: 03 226 SPH

Petitioner: GREGORY MERRILL

Address or Location: 820 BELFAST RD, SPARKS MD

PLEASE FORWARD ADVERTISING BILL TO:

Name: GREGORY MERRILL

Address: P.O. Box 166

BUTLER, MD 21023

Telephone Number: 410-472-0010

Revised 2/20/98 - SCJ



**ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES**Case Number 03- 226 -SPHAddress 820 BELFAST RD.Contact Person: JOHN LEWIS  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/07/02Posting Date: 11/18/02Closing Date: 12/03/02

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only****USE THE SPECIAL HEARING SIGN FORMAT**Case Number 03- 226 -SPHAddress 820 BELFAST RD.Petitioner's Name GREGORY AND ANNETTE MERRILLTelephone 410 472 0010Posting Date: 11/18/02Closing Date: 12/03/02Wording for Sign: Administrative Special Hearing to approve THE RAZING OF PART OF AN HISTORIC BUILDING, REPLACE THAT PART AND ADD AN ADDITION.





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

December 9, 2002

Mr. Gregory Merrill  
Ms. Anita Merrill  
3104 Blackrock Road  
Butler, MD 21023

Dear Mr. and Mrs. Merrill:

RE: Case Number: 03-226-SPH, 820 Belfast Road

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

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

12/3 AM  
Granted  
12/16/02

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TLT*

DATE: January 13, 2003

SUBJECT: Zoning Item 226  
Address 820 Belfast Road

Zoning Advisory Committee Meeting of 12/09/02

A site inspection of the well and septic systems may be required.

Reviewer: Sue Farinetti

Date: January 13, 2003

1/13/03





**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 12.6.02

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

RE: Baltimore County  
Item No. 226 J L

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





Baltimore County  
Fire Department

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

December 11, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: Distribution Meeting of 12/9/02

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:

224-240

224

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

cc: File







Baltimore County  
Fire Department

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

November 20, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: ZAC Dist. Meeting of 11/18/2002

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:

203-209, 211-227

226

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  
Dept. of Permits & Development Management

**DATE:** December 16, 2002

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

**SUBJECT:** No. 820 Belfast Road

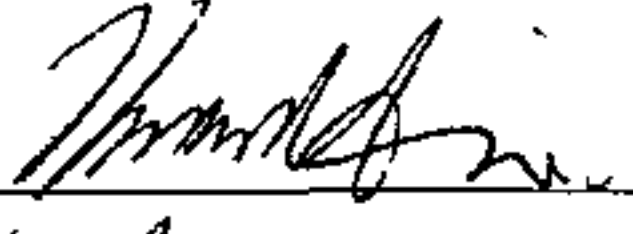
**INFORMATION**

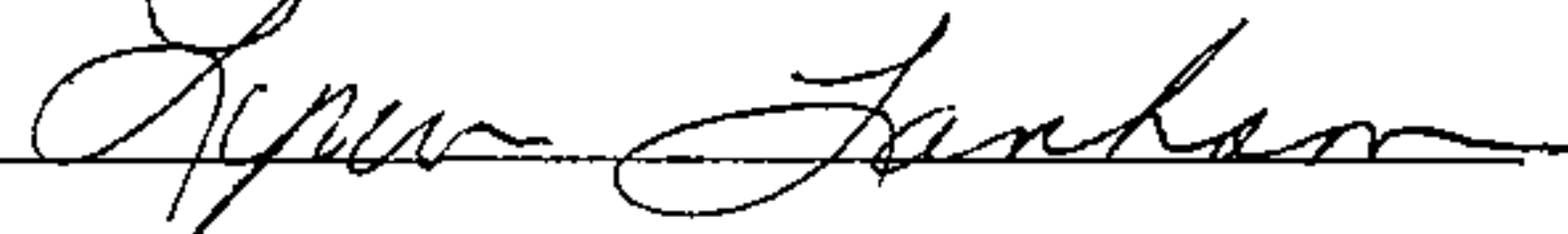
Item Number: 03-226 SPH  
Petitioner: Mr. Merrill (Owner)  
Requested Action: Special Hearing

**RECOMMENDATIONS ON THE PROPOSAL**

The property located at 820 Belfast Road is listed on the Maryland Historical Trust as # BA 416.

The Office of Planning recommends approval of the special hearing for the addition.

Prepared by: 

Section Chief: 

AFK:KA:kra

12/16/02  




**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits &  
Development Management

**DATE:** January 17, 2003

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 16, 2002  
Item Nos. 226 and 237

The Bureau of Development Plans Review did not receive drawings for the above-mentioned items.

RWB:CEN:jrb

cc: File



**MDP**  
*Maryland Department of Planning*

*Parris N. Glendening*  
Governor

*Kathleen Kennedy Townsend*  
Lt. Governor

*Roy W. Kienitz*  
Secretary

*Mary Abrams*  
Deputy Secretary

December 11, 2002

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

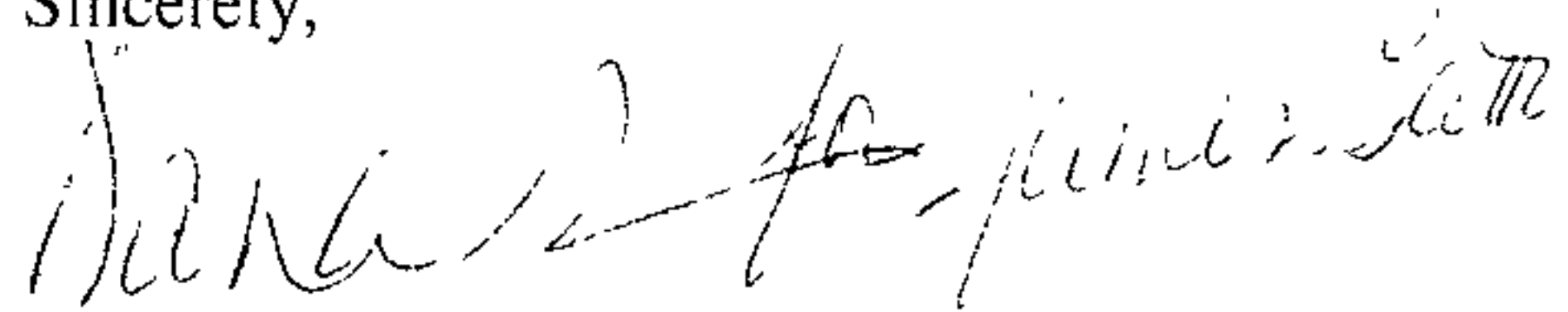
Re: Zoning Advisory Committee Agenda, 12/16/02 re: case numbers 03-224-A, 03-225-SPH, 03-226-SPH, 03-228-A, 03-229-A, 03-230-A, 03-231-SPH, 03-232-SPH, 03-233-SPHA, 03-234-A, 03-235-SPHA, 03-236-A, 03-237-A, 03-238-A, 03-239-A, 03-240-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/11/02. 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



# PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

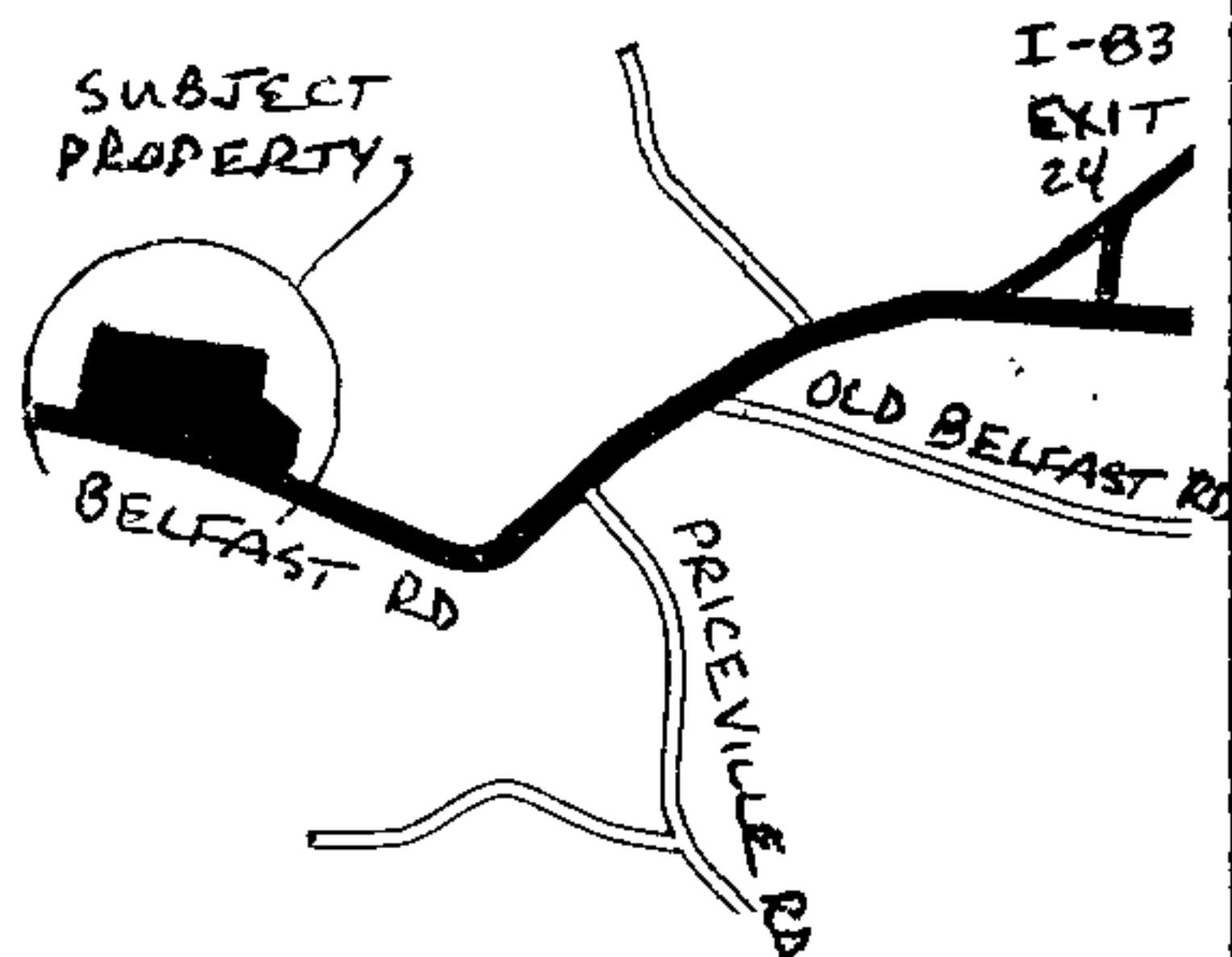
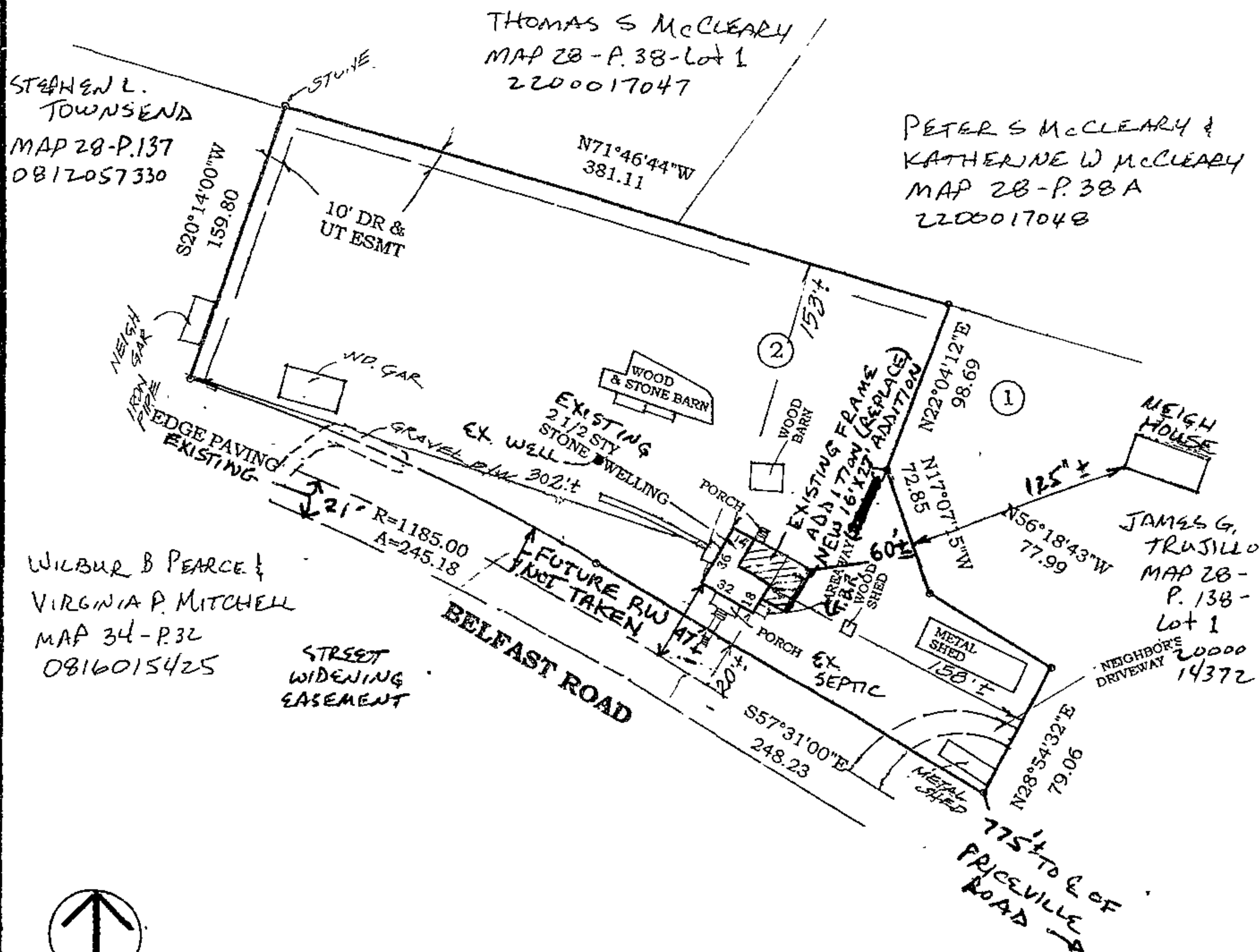
PROPERTY ADDRESS 820 BELFAST ROAD

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME R. NICHOLS PROP. (MINOR SUB)

PLAT BOOK # 56 FOLIO # 97 LOT # 2 SECTION #     

OWNER GREGORY & ANNETTE MERRILL



VICINITY MAP  
SCALE: 1" = 1000'

## LOCATION INFORMATION

ELECTION DISTRICT **8**

COUNCILMANIC DISTRICT **3**

1"=200' SCALE MAP # **NW 23 C**

ZONING **RC2**

LOT SIZE **1.8659**  
ACREAGE      SQUARE FEET

|       |                          |                                     |
|-------|--------------------------|-------------------------------------|
|       | PUBLIC                   | PRIVATE                             |
| SEWER | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| WATER | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|                              |                          |                                     |
|------------------------------|--------------------------|-------------------------------------|
|                              | YES                      | NO                                  |
| CHESAPEAKE BAY CRITICAL AREA | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|                             |                                     |                                     |
|-----------------------------|-------------------------------------|-------------------------------------|
| 100 YEAR FLOOD PLAIN        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| HISTORIC PROPERTY/ BUILDING | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

PRIOR ZONING HEARING **NONE**

ZONING OFFICE USE ONLY  
REVIEWED BY      ITEM #      CASE #

**JL**      **226**

PREPARED BY G. P. MERRILL

SCALE OF DRAWING: 1" = 100'

*Plat. Ex. #7*



1" = 200' scale  
Zoning map  
# NW 23-C

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