IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE – N/S Pond View Lane, 1,050' N of the c/l Hayfields Road (510 Pond View Lane) 8th Election District 3rd Council District	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
	*	Case No. 03-281-SPHA
Richard T. Stansbury, et ux Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Richard T. Stansbury, and his wife, Margaret H. Stansbury, through their attorney, Jennifer R. Busse, Esquire. The Petitioners request a special hearing to approve an amendment to the last approved Final Development Plan for Hayfields Manor, (Lot 22 thereof), and variance relief from Section 1A03.4.B.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 18 feet and a rear setback of 8 feet for a proposed dwelling and garage, respectively, in lieu of the required setback of 25 feet each. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Richard and Margaret Stansbury, property owners, Mitch Kellman, a representative of Daft-McCune-Walker, the consultants who prepared the site plan for this property, and G. Scott Barhight, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located with frontage on the north side of Pond View Lane in the Hayfields Manor subdivision in northern Baltimore County. This Zoning Commissioner is familiar with this community by virtue of his consideration of the original application for development plan approval

ORDER RECEIVED FOR FILING
Date 2/26/03
By

of the overall tract. The Hayfields tract encompasses the Hayfields Golf Course and Country Club, as well as a number of single-family residential building lots. The subject of the instant Petition relates to Lot 22, which is located near the 8th hole of the golf course. This is the "signature hole" and the lot offers a spectacular view of that hole and the surrounding area. The property contains a gross area of 1.019 acres, more or less, zoned R.C.4, and is presently unimproved. The Petitioners propose to develop the site with a single family dwelling, which features an attached garage; however, due to the unique configuration of the property and location of the septic reserve and private well areas, the requested variance relief is necessary.

As shown on the site plan, the property has access to Pond View Lane via a narrow fee strip approximately 88 feet in length, which leads to the main body of the parcel. Although the property is nearly 1,000 feet wide, it varies in depth from approximately 75 feet to 175 feet. Moreover, the rear of the parcel abuts the boundary of the Hayfield tract and the right-of-way for Western Run Road. Testimony indicated that in accordance with the restrictive covenants for Hayfields Manor, the proposed dwelling will be in excess of 3500 sq.ft., the minimum required. Additionally, the house will feature an attached two-car garage, also the minimum required for each house. As shown on the site plan, the area of the building envelope on the property is severely limited due to the site constraints noted above. A front yard setback of 18 feet is proposed for the dwelling. Interestingly, this setback is measured from a front porch. Thus, the distance to the actual house will therefore be greater. Additionally, an 8-foot setback to the corner of the rear of the proposed garage is also shown.

Based upon the testimony and evidence offered, I am easily persuaded that the special hearing and variance relief should be granted. I find that the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. for variance relief as set forth in Cromwell v. Ward, 102 Md. App. 691 (1995). Moreover, an amendment to the final development plan for Hayfields Manor is appropriate to reflect the variance relief granted for Lot 22. Clearly, this lot is unique given its configuration and shape, as well as the constraints associated with the private well and septic systems. Moreover, a denial of the relief would cause the Petitioners practical difficulty and

would not be in compliance with the covenants for this community. It is clear that there will be no detrimental impact to adjacent properties. In this regard, letters of support from adjacent neighbors and the Hayfields Land Development, Inc. were received at the hearing.

Although there were no Protestants, the Office of Planning's Zoning Advisory Committee comment essentially requested a reduction in the size of the garage and that a landscape buffer be located to the rear of the property. I will not require a reduction in the size of the garage, which in my view is not inappropriately sized for this lot. Moreover, as noted above, a two-car garage is the minimum required for houses in this community. As to landscaping, it was indicated that a plant buffer along the rear property line is desirable, not only for adjacent properties but for the benefit of the Petitioners as well. That is, surely the Petitioners will want a buffer along their rear property line to minimize the sights and sounds associated with traffic along Western Run Road. It was indicated that some planting would be installed and I will therefore not require the submission of any formal landscape plan. Finally, the Office of Planning requested certain information about the construction of the dwelling and building elevation drawings. Again, this is a community of substantial homes and the proposed dwelling will no doubt be an estate-type home built at a premium price. Mr. Stansbury indicated that the house would be brick on all four sides. I have no doubt that the Petitioners will design and build a house that will be aesthetically pleasing and consistent with the area.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions 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 28th day of ~~March~~ Feb, 2003 that the Petition for Special Hearing seeking approval of an amendment to the last approved Final Development Plan for Hayfields Manor, Lot 22 thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section1A03.4.B.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 18 feet and a rear setback of 8 feet lieu of the required 25 feet each for the proposed

dwelling and garage, respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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 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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Baltimore County
Zoning Commissioner

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

March 3, 2003

G. Scott Barhight, Esquire
Jennifer R. Busse, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
N/S Pond View Lane, 1,050' N of the c/l Hayfields Road
(510 Pond View Lane)
8th Election District – 3rd Council District
Richard T. Stansbury, et ux - Petitioners
Case No. 03-281-SPHA

Dear Mr. Barhight & Ms. Busse:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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: Mr. & Mrs. Richard T. Stansbury
54 Stevenson Lane, Baltimore, Md. 21212
Mr. Mitch Kellman, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286
Office of Planning; People's Counsel; Case File

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on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 510 Pond View Lane

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment to the last approved Final Development Plan for Hayfields Manor

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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Jennifer R. Busse
Name - Type or Print

Signature

Whiteford, Taylor & Preston
Company

210 W. Pennsylvania Ave 410-832-2077
Address Telephone No.

Towson, MD 21204
City State Zip Code

Legal Owner(s):

Richard T. Stansbury
Name - Type or Print

Signature

Margaret H. Stansbury
Name - Type or Print

Signature

Suite 920, 2 N. Charles St. 410-727-6200
Address Telephone No.

Baltimore, MD 21201
City State Zip Code

Representative to be Contacted:

Jennifer R. Busse
Name

210 W. Pennsylvania Ave 410-832-2077
Address Telephone No.

Towson, MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BK Date 12/12/02

Case No. 03-281-SPHA

ORDER RECEIVED FOR FILING
Date 12/12/02
By

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 510 Pond View Lane

which is presently zoned RC-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)

Please see attached

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

to be provided at hearing

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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Jennifer R. Busse, Esq.
Name - Type or Print

Signature

Whiteford, Taylor & Preston L.L.P.
Company

210 W. Pennsylvania Avenue 410-832-2077
Address Telephone No.

Towson MD 21204
City State Zip Code

Legal Owner(s):

Richard T. Stansbury, Esq.
Name - Type or Print

Signature

Margaret H. Stansbury
Name - Type or Print

Signature

SUITE 920 TWO NORTH CHARLES ST. 410.727.6200
Address Telephone No.

BALTIMORE MD 21201
City State Zip Code

Representative to be Contacted:

Jennifer R. Busse, Esq.
Name

210 W. Pennsylvania Ave. 410-832-2077
Address Telephone No.

Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By BK Date 12/12/02

Case No. 03-281-SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 12/12/02
By

Attachment to Petition for Variance
510 Pond View Lane

Owner requests the following:

1. Petition for Variance from BCZR §1A03.4.B.2.a to allow an 18 foot front set-back in lieu of the required 25 feet;

2. Petition for Variance from BCZR §1A03.4.B.2.a to allow an 8 foot rear set-back in lieu of the required 25 feet;

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Date 2/28/13
By

#281

DMW

Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
http://www.dmw.com
410 296 3333
Fax 410 296 4705

A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

Zoning Description

For

510 Pond View Lane

Beginning at a point on the north side of Pond View Lane, which is 40 feet wide, at the distance of ±1,050 feet north of the centerline of the nearest improved intersecting street Hayfields Road, which is 40 feet wide, which intersection lies ±1,275 feet northwest of Western Run Road, which is 60 feet wide. Being Lot No. 22, Plat B, in the subdivision of Hayfields Manor as recorded in Baltimore County Plat Book No. 72, Folio No. 4, containing 1.019 acres±, also known as 510 Pond View Lane and located in the 8th election district, 3rd councilmanic district.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

December 10, 2002

DMW Project No. 93005.T1

#281

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20106

DATE _____ ACCOUNT _____

AMOUNT $ _____

RECEIVED
FROM: _____

FOR: _____

_____

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

281

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. #03-281-SPHA
510 Pond View Lane
N/side Pond View Lane 1,050 feet north centerline Hayfields Road
8th Election District - 3rd Councilmanic District
Legal Owner(s). Richard and Margaret Stansbury

Special Hearing: to permit an amendment to the last approved Final Development Plan for Hayfields Manor. **Variance:** to allow an 18 foot front set back in lieu of the required 25 feet. To permit an 8 foot rear setback in lieu of the required 25 feet.

Hearing: Tuesday, February 11, 2003 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W. 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/1/786 Jan 28 C585066

CERTIFICATE OF PUBLICATION

1/30/, 2003

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 1/28/, 2003.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-281-SPHA

Petitioner/Developer: RICHARD + MARGARET STANSBURY

Date of Hearing/Closing: 2/4/03

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 510 POND VIEW LANE

The sign(s) were posted on 1/26/03
(Month, Day, Year)

Sincerely,

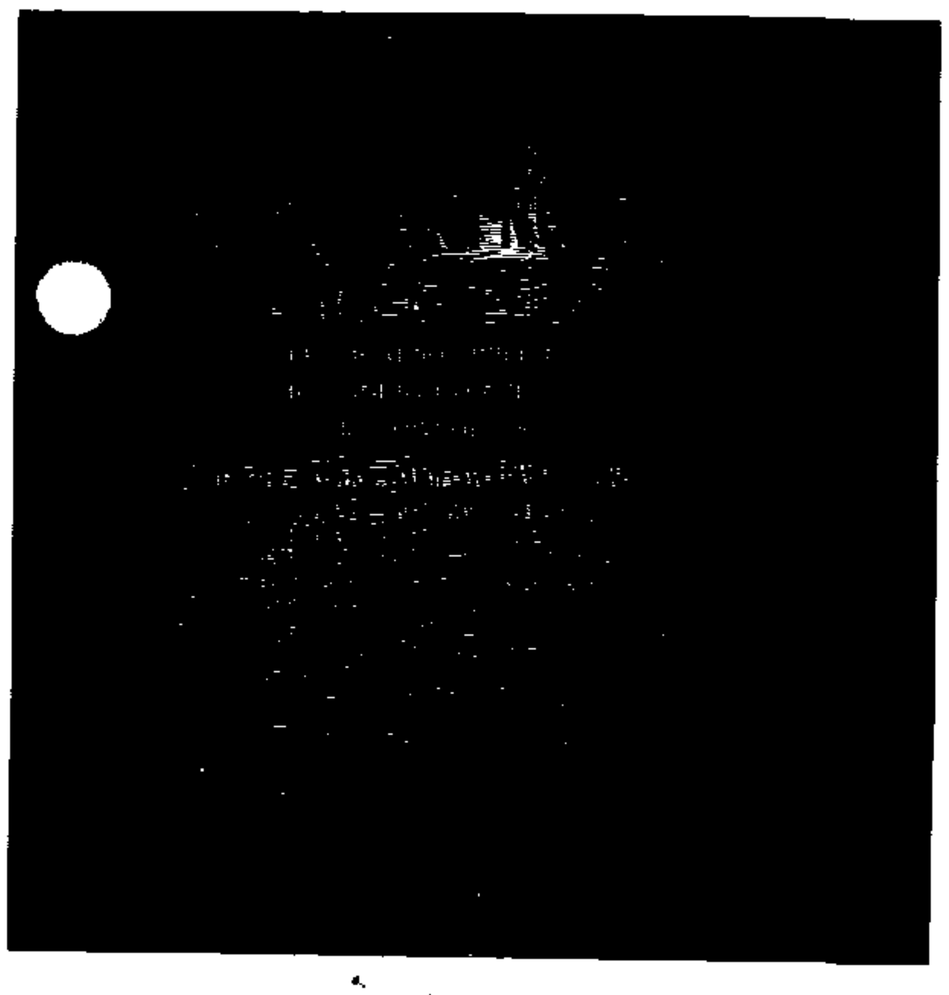
1/26/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK
(Printed Name)

1508 Leslie Rd
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 28, 2003 Issue - Jeffersonian

Please forward billing to:
Jennifer R. Busse 410-832-2077
210 W. Pennsylvania Ave., Ste 400
Towson, MD 21204

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: 03-281-SPHA
510 Pond View Lane
N/side Pond View Lane 1,050 feet north centerline Hayfields Road
8th Election District – 3rd Councilmanic District
Legal Owner: Richard and Margaret Stansbury

Special Hearing to permit an amendment to the last approved Final Development Plan for Hayfields Manor. Variance to allow an 18 foot front set back in lieu of the required 25 feet. To permit an 8 foot rear setback in lieu of the required 25 feet.

Hearings: Tuesday, February 11, 2003 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake 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

January 3, 2003

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: 03-281-SPHA
510 Pond View Lane
N/side Pond View Lane 1,050 feet north centerline Hayfields Road
8th Election District – 3rd Councilmanic District
Legal Owner: Richard and Margaret Stansbury

Special Hearing to permit an amendment to the last approved Final Development Plan for Hayfields Manor. Variance to allow an 18 foot front set back in lieu of the required 25 feet. To permit an 8 foot rear setback in lieu of the required 25 feet.

Hearings: Tuesday, February 11, 2003 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

AJ:rlh

C: Mr. and Mrs. Richard Stansbury, 920 N. Charles St., Suite 920, Baltimore 21201
Jennifer R. Busse, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson 21204

NOTES: (1) ***THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 27, 2003.***
(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

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
	510 Ponds View Lane; Nside Pond View Ln 1050ft N C-line Hayfields Road	*	ZONING COMMISSIONER
	8th Election District	*	FOR
	3rd Councilmanic District		
	Legal Owner(s): Richard T & Margeret H Stansbury	*	BALTIMORE COUNTY
		*	03-281-SPHA

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

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 ___ day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to Jennifer Busse, Whiteford, Taylor & Preston, LLP, 210 W Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 03-281-SPHA

Petitioner: Richard + Margaret Stansbury

Address or Location: 510 Pond View Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse

Address: 210 W. Pennsylvania Ave. Ste 400
Towson, MD 21204

Telephone Number: 410 832 2077

Revised 2/20/98 - SCJ

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

February 7, 2003

Jennifer B. Busse
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, MD 21204

Dear Ms. Busse:

RE: Case Number: 03-281-SPHA, 510 Pond View Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 12, 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.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Mr. & Mrs. Richard Stansbury

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Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 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

December 31, 2002

ATTENTION: George Zahner

Distribution Meeting of December 23, 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:

257-290

281

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

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 27, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 30, 2002
Item Nos. 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, and 290

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

RWB:CEN:jrb

cc: File

ZAC-12-30-2002-NO COMMENT ITEMS-ALL-01272003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 30, 2002

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

SUBJECT: 510 Pond View Lane

INFORMATION:

Item Number: 03-281

Petitioner: Richard T. Stansbury

Zoning: RC 4

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request subject to the following:

1. The Development Plan was approved with a landscape buffer to be located in the rear yard area to mitigate the reverse frontage lots along Western Run Road, which is a scenic route. The plan should show said landscape buffer.
2. The garage should be reduced in size so it does not require a variance.
3. The proposed house and garage should be finished on the rear and sides with the same materials as the front. Building elevations should be submitted to this office for review and approval prior to the issuance of any building permit.

Prepared by: Martha A Campbell

Section Chief: Lynn Lochner
AFK/LL:MAC:

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12·30·02

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

RE: Baltimore County
Item No. 281 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,

L. J. Gredl

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

Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

December 27, 2002

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

Re: **Zoning Advisory Committee Agenda, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

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

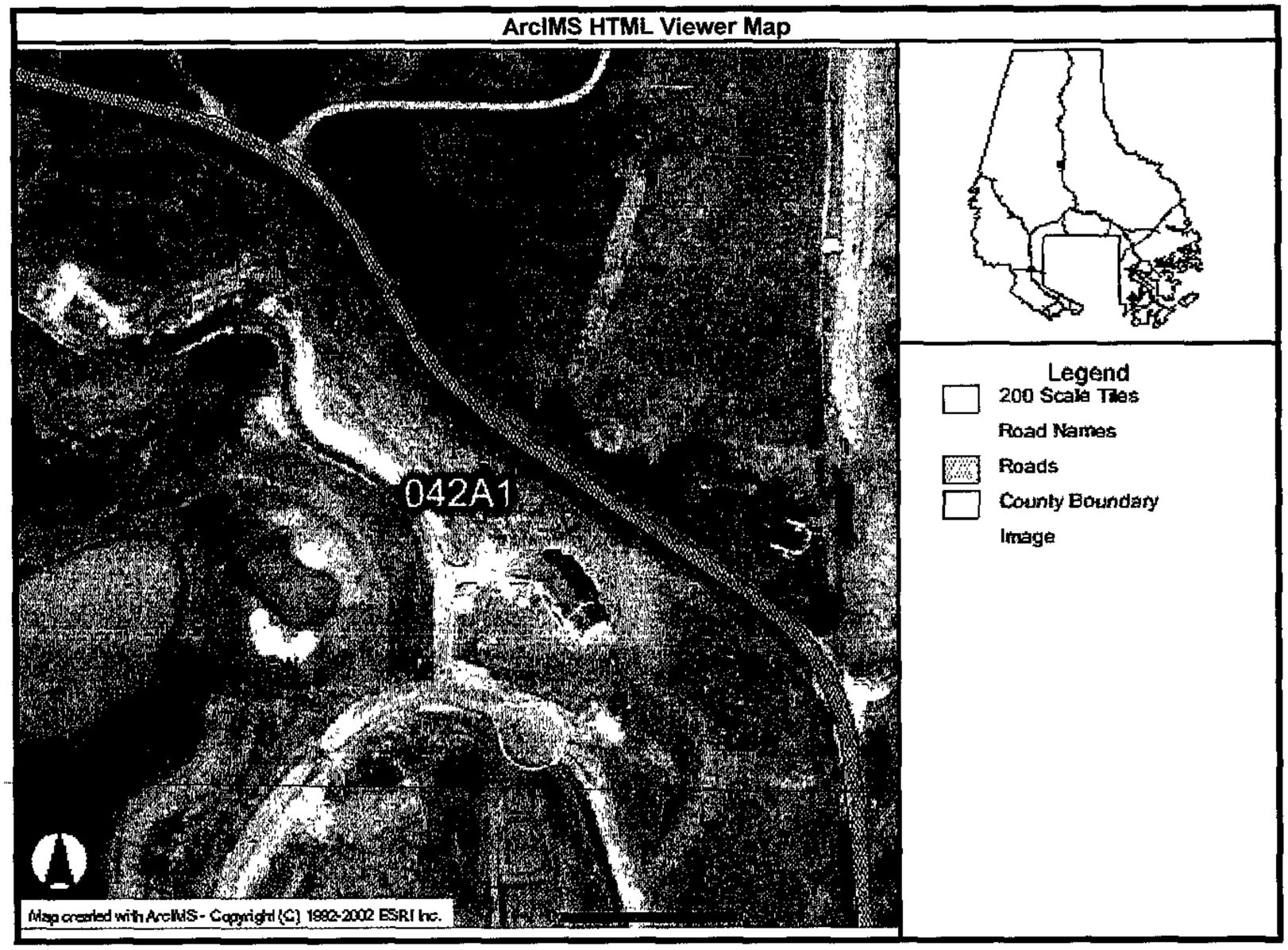
Sincerely,

Dana for Jim Gatto

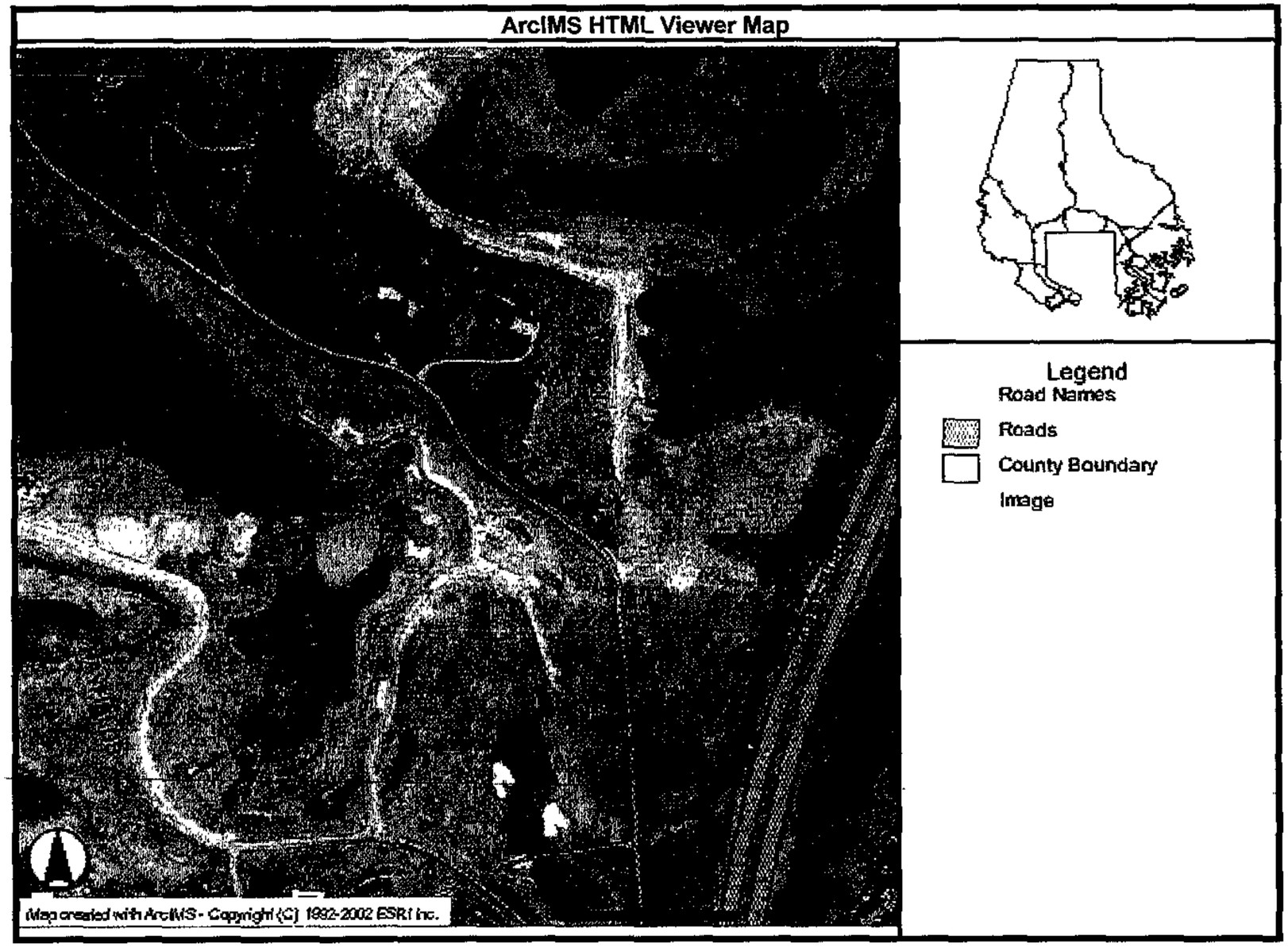
James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

RECEIVED
JAN - 2 2003
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT


ArcIMS HTML Viewer Map
042A1
Legend
200 Scale Tiles
Road Names
Roads
County Boundary
Image
Map created with ArcIMS - Copyright (C) 1992-2002 ESRI Inc.

2A


ArcIMS HTML Viewer Map
Legend
Road Names
Roads
County Boundary
Image
Map created with ArcIMS - Copyright (C) 1992-2002 ESRI Inc.

Rob 2B

HAYFIELDS, INC.
HAYFIELDS LAND DEVELOPMENT, INC.
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093

February 10, 2003

Office of the Zoning Commissioner
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: Case No. 03-281-SPHA
510 Pond View Lane
Legal Owner: Richard and Margaret Stansbury

Dear Zoning Commissioner:

As the developer of Hayfields Golf Course and an adjacent land owner, we are aware of the zoning variance request of Mr. and Mrs. Stansbury. We support the zoning variance request with respect to the rear and front set backs as denoted in the zoning application.

Best regards.

Very truly yours,

Louis Mangione
President

Pet 4A

MR. AND MRS. GARY PADUSSIS
508 POND VIEW LANE
HUNT VALLEY, MARYLAND 21030

February 10, 2003

Office of the Zoning Commissioner
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: Case No. 03-281-SPHA 510 Pond View Lane

Dear Zoning Commissioner:

We own and live in the residence adjacent to 510 Pond View Lane, the current zoning variance applicant. We support the zoning variance set backs.

Best regards.

Very truly yours,

Gary Padussis

lot 4B

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

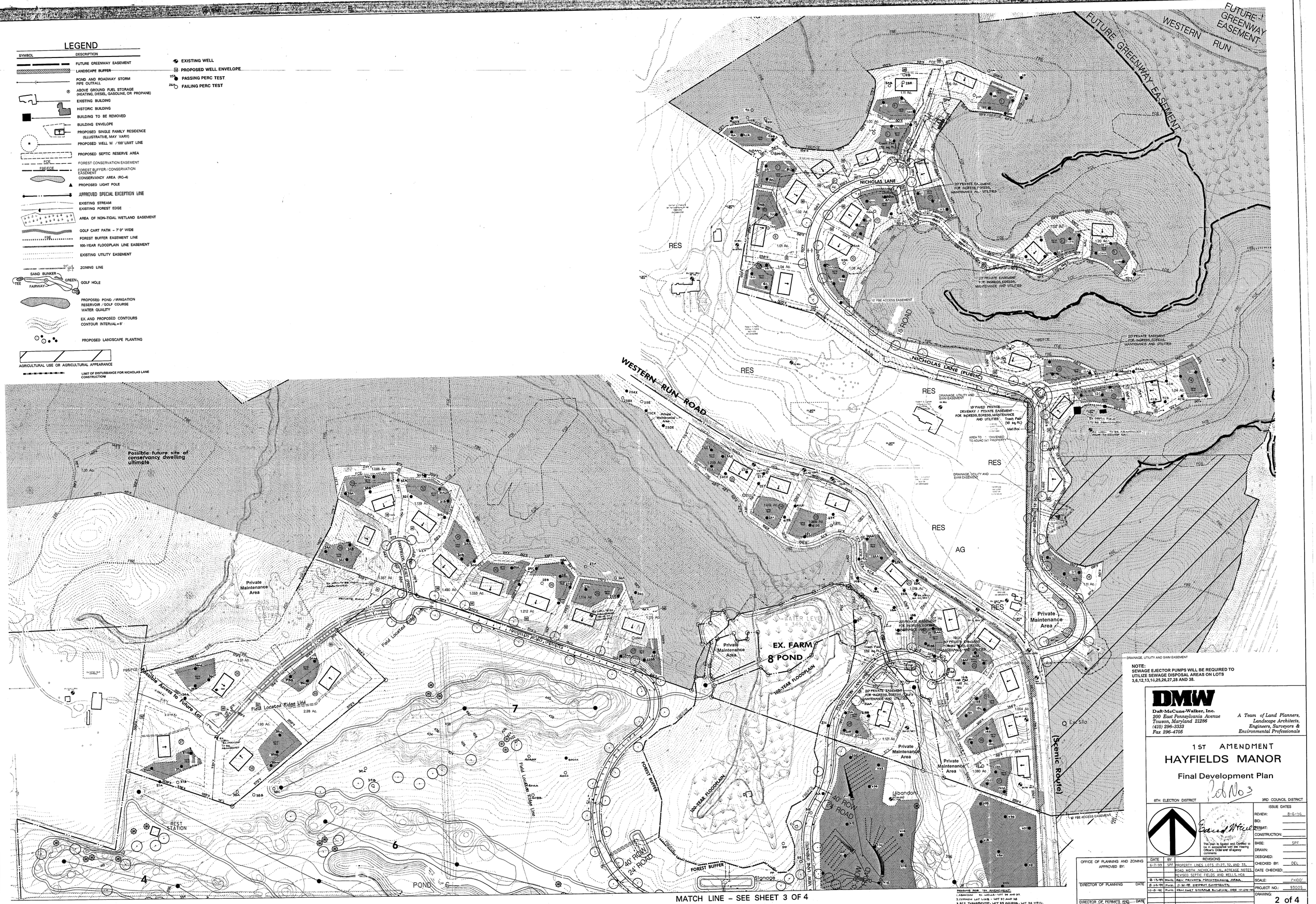
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
G. Scott Barhight	210 W. Penn. Ave	Towson, MD 21204	
Mitch Kellman	200 E. Pennsylvania Ave	21286	
Richard T. Stansbury	54 Stevenson Lane	Baltimore, MD 21212	
Margaret H. Stansbury	54 Stevenson Lane	Baltimore, MD 21212	

93005 HAYFIELDS F.D.P. 2004

LEGEND

SYMBOL	DESCRIPTION
	FUTURE GREENWAY EASEMENT
	LANDSCAPE BUFFER
	POND AND ROADWAY STORM PIPE OUTFALL
	ABOVE GROUND FUEL STORAGE (HEATING, DIESEL, GASOLINE, OR PROPANE)
	EXISTING BUILDING
	HISTORIC BUILDING
	BUILDING TO BE REMOVED
	BUILDING ENVELOPE
	PROPOSED SINGLE FAMILY RESIDENCE (ILLUSTRATIVE, MAY VARY)
	PROPOSED WELL W / 100' LIMIT LINE
	PROPOSED SEPTIC RESERVE AREA
FCE	FOREST CONSERVATION EASEMENT
FBE/FCE	FOREST BUFFER / CONSERVATION EASEMENT
	CONSERVANCY AREA (RC-4)
	PROPOSED LIGHT POLE
	APPROVED SPECIAL EXCEPTION LINE
	EXISTING STREAM EXISTING FOREST EDGE
	AREA OF NON-TIDAL WETLAND EASEMENT
	GOLF CART PATH – 7' 0" WIDE
FBE	FOREST BUFFER EASEMENT LINE
	100-YEAR FLOODPLAIN LINE EASEMENT
	EXISTING UTILITY EASEMENT
	ZONING LINE
SAND BUNKER, TEE, FAIRWAY, GREEN	GOLF HOLE
	PROPOSED POND / IRRIGATION RESERVOIR / GOLF COURSE WATER QUALITY
	EX. AND PROPOSED CONTOURS CONTOUR INTERVAL = 5'
	PROPOSED LANDSCAPE PLANTING
	AGRICULTURAL USE OR AGRICULTURAL APPEARANCE
	LIMIT OF DISTURBANCE FOR NICHOLAS LANE CONSTRUCTION

- EXISTING WELL
- PROPOSED WELL ENVELOPE
- 25 PASSING PERC TEST
- 24 FAILING PERC TEST



NOTE:
SEWAGE EJECTOR PUMPS WILL BE REQUIRED TO UTILIZE SEWAGE DISPOSAL AREAS ON LOTS 3,6,12,13,15,25,26,27,28 AND 38.

DMW

Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

1ST AMENDMENT

HAYFIELDS MANOR

Final Development Plan

Pod No 3

8TH ELECTION DISTRICT — 3RD COUNCIL DISTRICT

This plan is figured and certified to be in accordance with the Hearing Officer's Order and all agency comments

ISSUE DATES	
REVIEW:	8-6-96
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	SPF
DRAWN:	
DESIGNED:	
CHECKED BY:	DEL
DATE CHECKED:	
SCALE:	1"=100'
PROJECT NO.:	93005
DRAWING:	2 of 4

REVISIONS		
DATE	BY	
6-7-99	SPF	PROPERTY LINES LOTS 17-27, 32, AND 33, ROAD WIDTH, NICHOLAS LN., ACREAGE NOTES
8-13-99	RMK	REVISED SEPTIC FIELDS AND WELLS, HOA
8-26-99	RMK	REV. PRIVATE MAINTENANCE AREA
10-8-99	RMK	11-30-99 DEPART COMMENTS, HIGH CAST STORAGE BUILDING, DOE 10-26-99

OFFICE OF PLANNING AND ZONING APPROVED BY:

DIRECTOR OF PLANNING — DATE

DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT — DATE

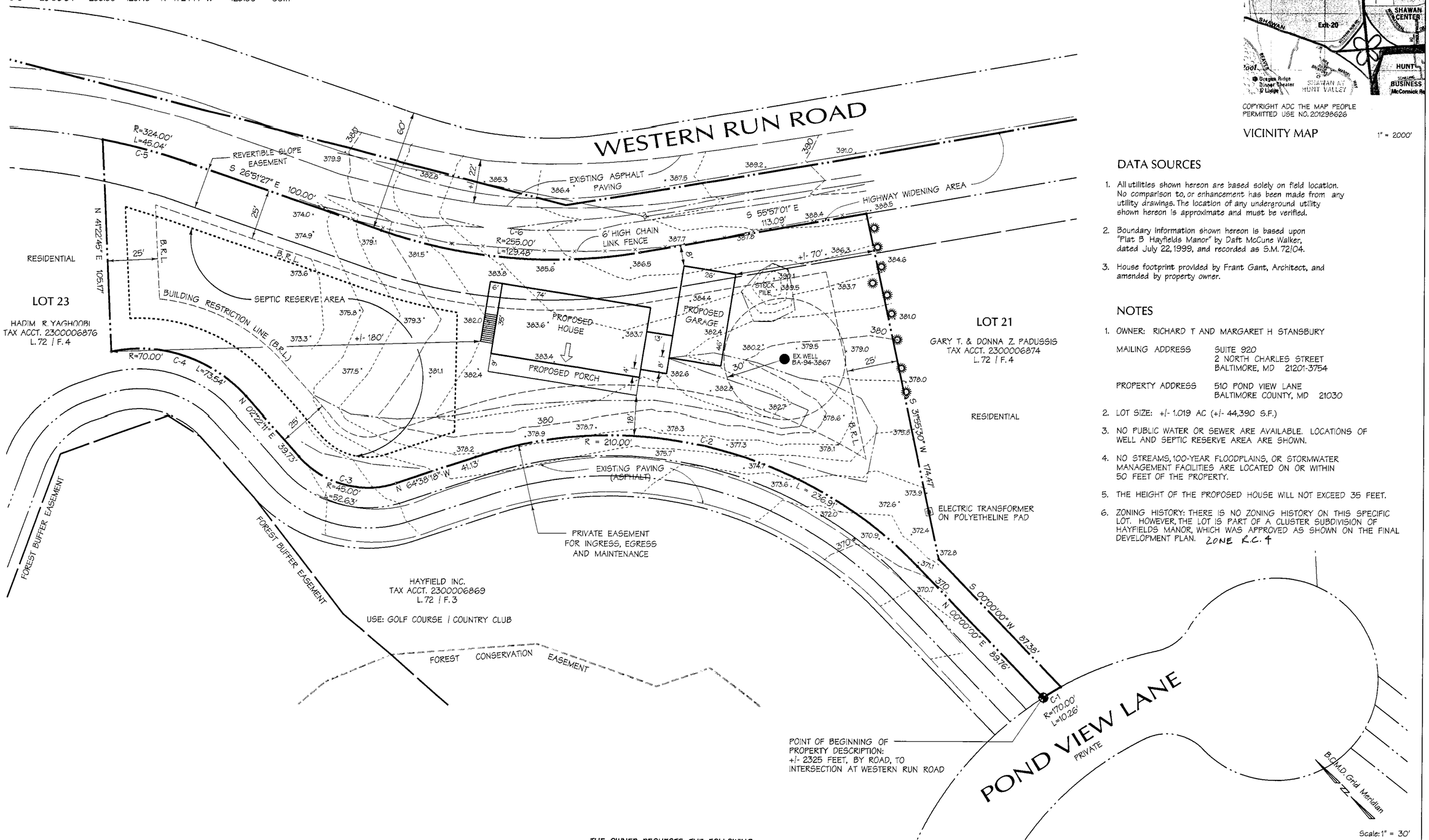
REASONS FOR 1ST AMENDMENT:
1. ABANDON 5: WELLS - LOT 34 AND 37.
2. COMMON LOT LINES - LOT 37 AND 38.
3. RC2 TURNAROUND, LOT 33 ACCESS, LOT 34 WELL.
NOTE: NO LOT HAS BEEN SOLD WITHIN BOUNDARIES OF THE CHANGES.

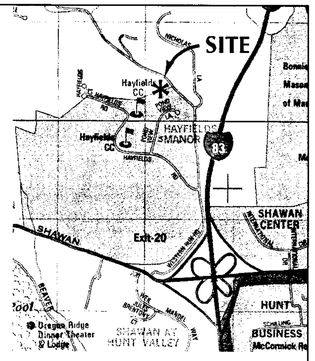
n:\93005\93005fmap

Tue Jun 8 14:25:36 1999

CURVE TABLE

Name	Delta	Radius	Length	Chord Bearing	Distance	Tangent
C-1	03°27'30"	170.00'	10.26'	N 77°04'39" W	10.26'	5.13'
C-2	64°38'18"	210.00'	236.91'	S 32°19'09" E	224.55'	132.85'
C-3	67°00'29"	45.00'	52.63'	S 31°08'04" E	49.68'	29.79'
C-4	60°11'45"	70.00'	73.54'	N 27°43'42" W	70.21'	40.57'
C-5	07°57'51"	324.00'	45.04'	N 30°50'23" W	45.00'	22.55'
C-6	29°05'34"	255.00'	129.48'	N 41°24'14" W	128.09'	66.17'





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PERMITTED USE NO. 201298626

VICINITY MAP 1" = 2000'

DATA SOURCES

1. All utilities shown hereon are based solely on field location. No comparison to, or enhancement has been made from any utility drawings. The location of any underground utility shown hereon is approximate and must be verified.
2. Boundary information shown hereon is based upon "Plat B Hayfields Manor" by Daft McCune Walker, dated July 22, 1999, and recorded as S.M. 72/04.
3. House footprint provided by Frant Gant, Architect, and amended by property owner.

NOTES

1. OWNER: RICHARD T AND MARGARET H STANSBURY

   MAILING ADDRESS: SUITE 920, 2 NORTH CHARLES STREET, BALTIMORE, MD 21201-3754

   PROPERTY ADDRESS: 510 POND VIEW LANE, BALTIMORE COUNTY, MD 21030
2. LOT SIZE: +/- 1.019 AC (+/- 44,390 S.F.)
3. NO PUBLIC WATER OR SEWER ARE AVAILABLE. LOCATIONS OF WELL AND SEPTIC RESERVE AREA ARE SHOWN.
4. NO STREAMS, 100-YEAR FLOODPLAINS, OR STORMWATER MANAGEMENT FACILITIES ARE LOCATED ON OR WITHIN 50 FEET OF THE PROPERTY.
5. THE HEIGHT OF THE PROPOSED HOUSE WILL NOT EXCEED 35 FEET.
6. ZONING HISTORY: THERE IS NO ZONING HISTORY ON THIS SPECIFIC LOT. HOWEVER, THE LOT IS PART OF A CLUSTER SUBDIVISION OF HAYFIELDS MANOR, WHICH WAS APPROVED AS SHOWN ON THE FINAL DEVELOPMENT PLAN. ZONE R.C.4

THE OWNER REQUESTS THE FOLLOWING:

FROM SECTION 1A03.4.B.2.a, B.C.Z.R., A VARIANCE TO ALLOW AN 18-FOOT FRONT SETBACK AND AN 8-FOOT REAR SETBACK, IN LIEU OF 25 FEET;

AND

A SPECIAL HEARING TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN.

PLAN TO ACCOMPANY REQUEST FOR VARIANCE AND SPECIAL HEARING

LOT 22
HAYFIELDS MANOR

Baltimore County
Maryland

8th Election District — 3rd Councilmanic District

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

Job No.: 93005.T1 — Date: December 12, 2002

DRAWING #1

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Wed Dec 11 09:41:08 2002
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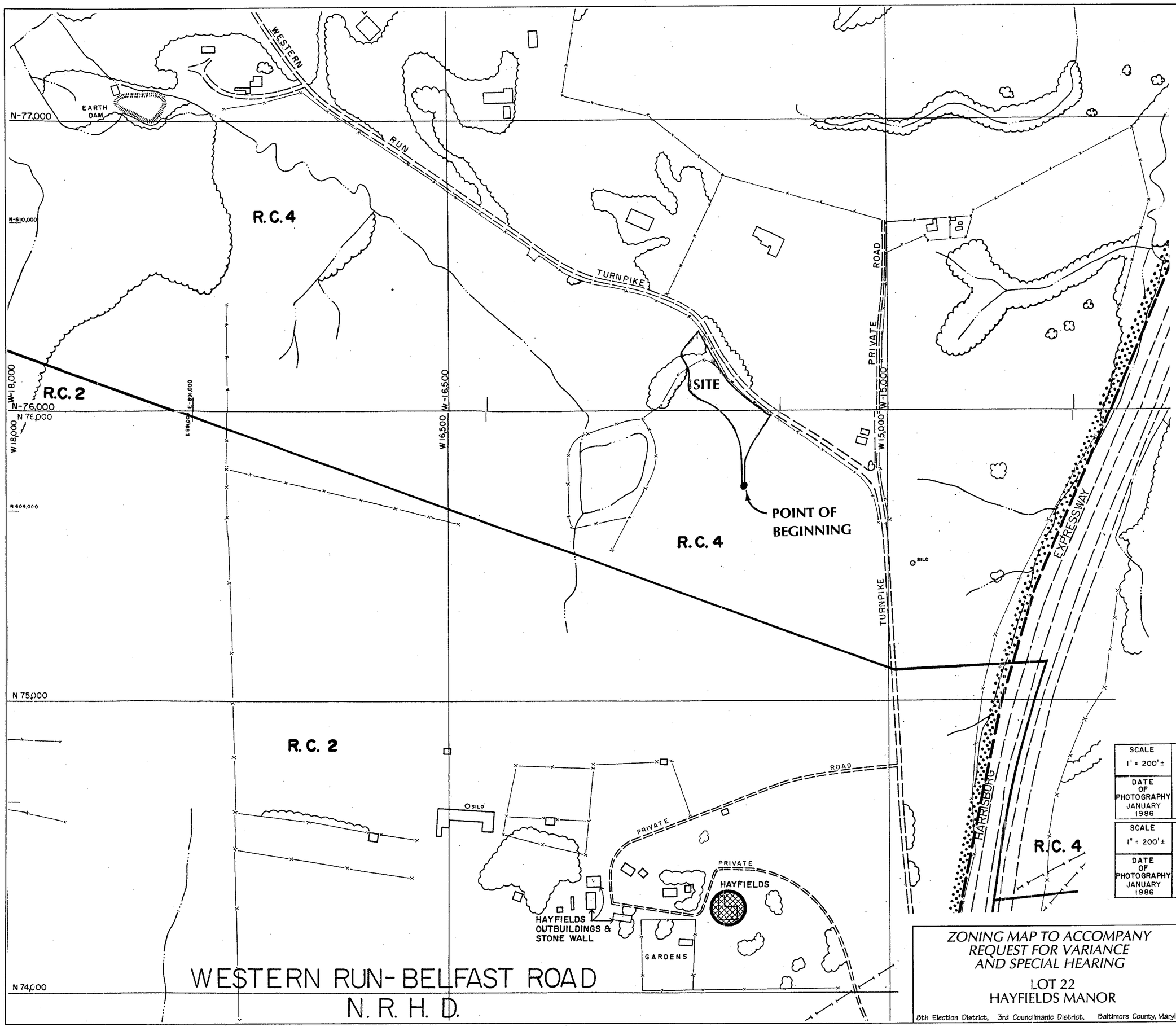

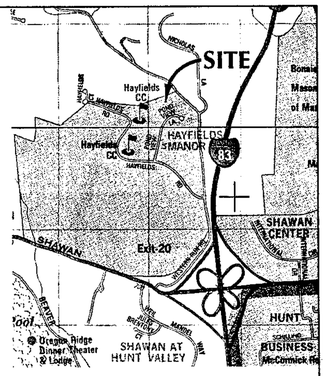

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PERMITTED USE NO. 20129862 6

VICINITY MAP 1" = 2000'

SCALE	LOCATION	SHEET
1" = 200'±	WESTERN RUN	N.W. 20-C
DATE OF PHOTOGRAPHY JANUARY 1986		

SCALE	LOCATION	SHEET
1" = 200'±	COCKEYSVILLE	N. W. 19-C
DATE OF PHOTOGRAPHY JANUARY 1986		

Scale: 1" = 200'

ZONING MAP TO ACCOMPANY REQUEST FOR VARIANCE AND SPECIAL HEARING

LOT 22
HAYFIELDS MANOR

8th Election District, 3rd Councilmanic District, Baltimore County, Maryland

DMW
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200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

Job No.: 93005.T Date: December 12, 2002

DRAWING #2

N:\93005p\Lot 22\93005t1.var2 Tue Dec 10 17:31:28 2002

#281