RE: PETITION FOR SPECIAL HEARING

2205 Holly Neck Road; S/side Holly Neck

Rd, 85' E of Goff Road

15th Election & 6th Councilmanic Districts

Legal Owner(s): Harold A. Weidow (deceased)*

& Estelle R Weidow

Contract Purchaser(s): Harold M Weidow

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

03-586-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

RECEIVED

JUL 0 3 2003

Per.....

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 July, 2003, a copy of the foregoing Entry of Appearance was mailed to Harold M Weidow, 817 Dorsey Avenue, Baltimore, MD 21221, Petitioner(s).

> mmerman) PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



REV 9/15/98

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2205 Holly Neck Road which is presently zoned RC5/RC20

Reviewed By 13/2 Date 6/12/03

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

To permit two (2) dwellings (each single family) on a lot of record (deed 4577/38) for a temporary period of time.

One dwelling (2205 Holly Neck Road) is existing and is occupied by Estelle R. Weidow (Mother-age 71 yr).

A second dwelling will be constructed and will be occupied by Mr. Harold M. Weidow (Son-age 49 yr).

zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Both dwellings will remain until the death of Mrs. Estelle R. Weidow. Her dwelling (2205 Holly Neck Road) will be razed within 3 months after her death.

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

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. Legal Owner(s): Contract Purchaser/Lessee: Harold M. Weidow Harold A. Weidow (Deceased) Name - Type or Print Name - Type or Print estu Signature Signature 817 Dorsey Avenue 410-391-9974 Estelle R. Weidow Name - Type or Print Address Telephone No. stelle R Weidow **Baltimore** Maryland 21221 City Zip Code State Signature 410-682-3732 2205 Holly Neck Road Attorney For Petitioner: Telephone No. **Address** 21221 Maryland Baltimore Zip Code City State Name - Type or Print Representative to be Contacted: Signature Harold M. Weidow Name Company 817 Dorsey Avenue 410-391-9974 Telephone No. **Address** Address Telephone No. 21221 **Baltimore** Maryland State Zip Code Zip Code City State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING _____ Case No. 63-586-58H UNAVAILABLE FOR HEARING _____

R. A. Childress & Associates, Inc.

Civil Engineering Consultants

713 Pheasant Drive Forest Hill, Maryland 21050-1528 (410) 803-0304 FAX (410) 803-0299

June 12, 2003

ZONING DESCRIPTION FOR Estelle R. Weidow Property 2205 Holly Neck Road Baltimore County, Maryland

Beginning at a point at the center of Holly Neck Road approximately 85 feet east of the center of Goff Road and running along the center of Holly Neck Road N 87 12' 0"E for a distance of 332.26 feet and then leaving Holly Neck Road and running along the following course:

767.75 ft. \$ 10 28' 00" E N 62 30' 00" W 417.69 ft. N 10 28' 00" W 555.10 ft.

To the Point of Beginning.

The Property, located in the 15th Election District, 5th Councilmanic District, as recorded in:

<u>Deed</u>

Tax Map

<u>Parcel</u>

Liber 4577, Folio 038

105

Containing 5.0 acres of land more or less.

R. Alonzo Childress Registered Professional Engineer Maryland P.E. No. 10227

SEAL

	OF BUDGET & FINANCE LLANEOUS RECEIPT		No. 🚣 🗘 🐍		
DATE	6/12/03	ACCOUNT	12001-006-6150		
۹۰		AMOUNT \$	65.00		
RECEIVED FROM:	1.1. 1.51	<i>ş</i>			
FOR:			f - 4)		
DISTRIBUTIO					

YELLOW - CUSTOMER

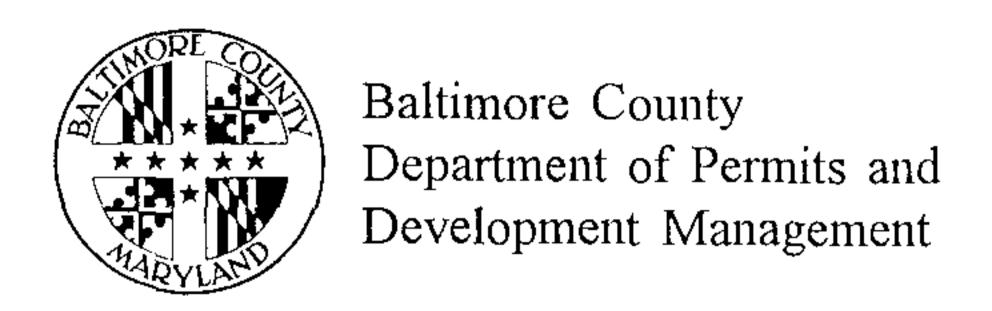
BALTIMORE COUNTY, MARYLAND

PINK - AGENCY

WHITE - CASHIER

PATT PETET THE THE SHAPE OF THE

CASHIER'S VALIP



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

Fax: 410-887-5708

July 1, 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: 03-586-SPH

2205 Holly Neck Road S/side Holly Nick Road, 85 feet east of Goff Road 15th Election District – 6th Councilmanic District Legal Owners: Harold A. Weidow (Deceased) and Estelle R. Weidow

Special Hearing to permit two (2) dwellings (each single family) on a lot of record (deed 4577/38) for a temporary period of time.

Hearings:

Thursday, August 7, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

KT:rlh

C: Harold M. Weidow, 817 Dorsey Avenue, Baltimore 21221

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 23, 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.

TO: PATUXENT PUBLISHING COMPANY Tuesday, July 22, 2003 Issue - Jeffersonian

Please forward billing to:
Harold M. Weidow
817 Dorsey Avenue

Baltimore, MD 21221

410-391-9974

NOTICE OF ZONING HEARING

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Hearings:

Thursday, August 7, 2003 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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: 03-586-594
Petitioner: ETTELE R. WEIDOW
Address or Location: 2205 Hours NECK ROND
PLEASE FORWARD ADVERTISING BILL TO:
Name: FAROLD M. WEIDOW
Address: 817 DORSEY AVENJE
Baltimore Margiano 21221
Telephone Number: 410 - 391-9974

Revised 2/20/98 - SCJ

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: # 03-586-SPH
2205 Holly Neck Road
S/side Holly Neck Road, 85
feet east of Goff Road
15th Election District
6th Councilmanic District
Legal Owner(s): Harold A.
Weidow (Deceased) and
Estelle R. Weidow
Special Hearing to permit
two (2) dwellings (each
single family) on a lot of record (deed 4577/38) for a
temporary period of time.
Hearing: Thursday, August
7, 2003 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Avenue.

LAWRENCE E SCHMIDT Zoning Commissioner for Baltimore County

NOTES. (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 7/764 July 22 C616372



CERTIFICATE OF PUBLICATION

7/24,20 <u>03</u>
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on <u>7/22</u> ,20 <u>03</u> .
The Jeffersonian Arbutus Times Catonsville Times Towson Times
Owings Mills Times
□ NE Booster/Reporter □ Nextle Country Nexts
North County News

LEGA! ADVERTISING

Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary Neil J. Pedersen, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: フ.1. 23

Ms. Rebecca Hart Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204 RE:

Baltimore County

Item No. 586

BR

Dear. Ms. Hart:

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,

In

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

P. J. Hoedle



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

July 1, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: June 30, 2003

Item No.: 577-580, 583-588, 590-601

Dear Ms. Hart:

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.

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

cc: File

BALTIMORE COUNTY, MARYLAND DEP REMINT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

O:		Tim Kotroco	~	
ROM:		R. Bruce Seele	eyRBS/TGT	
DATE:		August 7, 200	3	
SUBJE	CT:	Zoning Item Address	586 2205 Holly Neck Road / Estelle Weidow Property	
	Zonin	g Advisory Cor	nmittee Meeting of June 30, 2003	
	The D	Department of Environmental Protection and Resource Management has to ments on the above-referenced zoning item.		
	an ext	ension for the r	nvironmental Protection and Resource Management requests eview of the above-referenced zoning item to determine the conmental regulations apply to the site.	
<u>X</u>	The I the fo	he Department of Environmental Protection and Resource Management offers need to be sometiments on the above-referenced zoning item:		
		Protection of	of the property must comply with the Regulations for the Water Quality, Streams, Wetlands and Floodplains Sections gh 14-350 of the Baltimore County Code).	
		Development Conservation Baltimore Co	t of this property must comply with the Forest Regulations (Section 14-401 through 14-422 of the ounty Code).	
	<u>X</u>	Critical Area	t of this property must comply with the Chesapeak: Bay Regulations (Sections 26-436 through 26-431, and other the Baltimore County Code).	

Reviewer: Keith Kelley Date: July 28, 2103

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: July 25, 2003

RECEIVED

JUL 2 5 2003

ZONING COMMISSIONER

TO: Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: 2205 Holly Neck Road

INFORMATION:

Item Number: 03-586

Petitioner: Harold M. Weidow

Zoning: RC 5/RC 20

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends that the petitioner's request to permit 2 single-family dwelling units on a single lot of record be **DENIED**.

The BCZR does not allow more that one dwelling on any lot in a RC 5 zone except for additional dwellings for bona fide tenant farmers.

Prepared by:

Section Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 5, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 7, 2003 Item No. 586

The Bureau of Development Plans Review has reviewed the subject-zoning item.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the floodplain.

RWB:CEN:jrb

cc: File

ZONING HEARING FILE INTERNAL CARCKLIST Zoning Case No. 03-586 SPH

Date Completed/Initials	
4-30-03	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp or front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
· · · · · · · · · · · · · · · · · · ·	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
!	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
· · · · · · · · · · · · · · · · · · ·	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

July 9, 2003

BA DIC File

Baltimore County Department of Permits And Development Management Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

Re: Case Number: 03-586-SPH
2205 Holly Neck Road
S/side Holly Neck Road, 85 feet east of Goff Road
15th Election District – 6th Councilmanic District
Legal Owners: Harold A. Weidow (deceased) and Estelle R. Weidow
Contract Purchasers: Harold M. Weidow - Petitioner

Due to financial reasons, I am formally requesting to abandon the petition for Special Hearing, Case Number 03-586-SPH, to permit two (2) dwellings (each single family) on a lot of record (deed 4577/38) for a temporary period of time.

The hearing was scheduled Thursday, August 7, 2003 at 9:00 a.m. in room 407, County Courts Building, 401 Bosley Avenue.

Thank You

Harold M. Weidow 817 Dorsey Avenue

Baltimore, Maryland 21221

Held Melie

CC: Peter Max Zimmerman
People's Counsel for Baltimore County

DEPT. OF FEE NOTS AND DEVELOPMENT MANAGEMENT

Robert L. Ehrlich, Jr. Governor



Audrey E Scott
Secretary

Florence E Bustan
Deputy Secretary

Michael S. Steele Lt. Governor

July 1, 2003

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

e: Zoning Advisory Committee Agenda, 07/07/03 re: case numbers 03-577-A, 03-578-A, 03-579-SPH, 03-580-SPHA, 03-583-A, 03-584-A, 03-585-SPHXA, 03-586-SPH, 03-587-A, 03-588-A, 03-589-SPH, 03-590-A, 03-591-A, 03-592-A, 03-593-A, 03-594-A, 03-595-SPH, 03-596-SPH, 03-597-A, 03-598-SPHA, 03-599-A, 03-600-HAS & 03-601-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 07/01/03. 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.

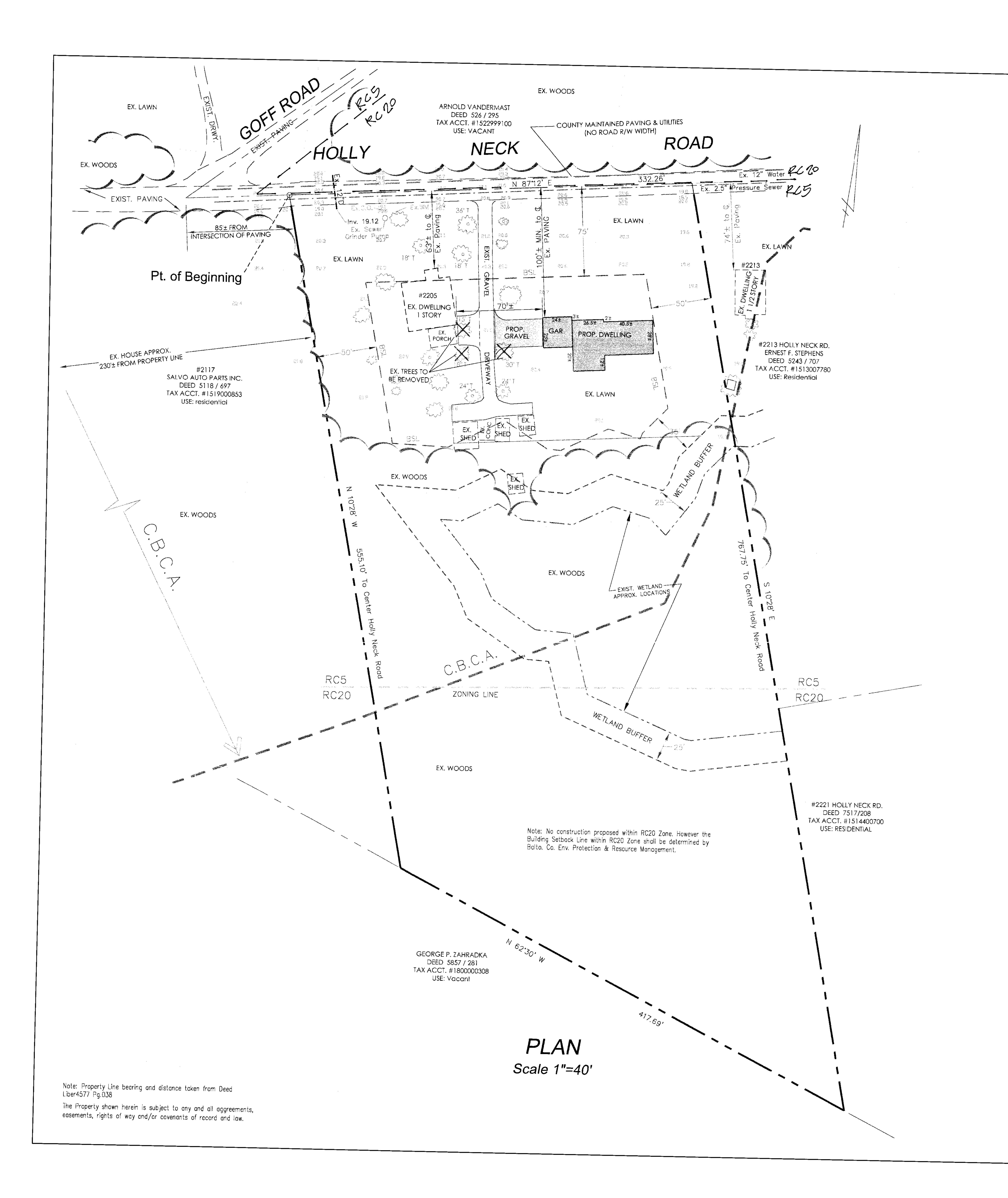
Sincerely,

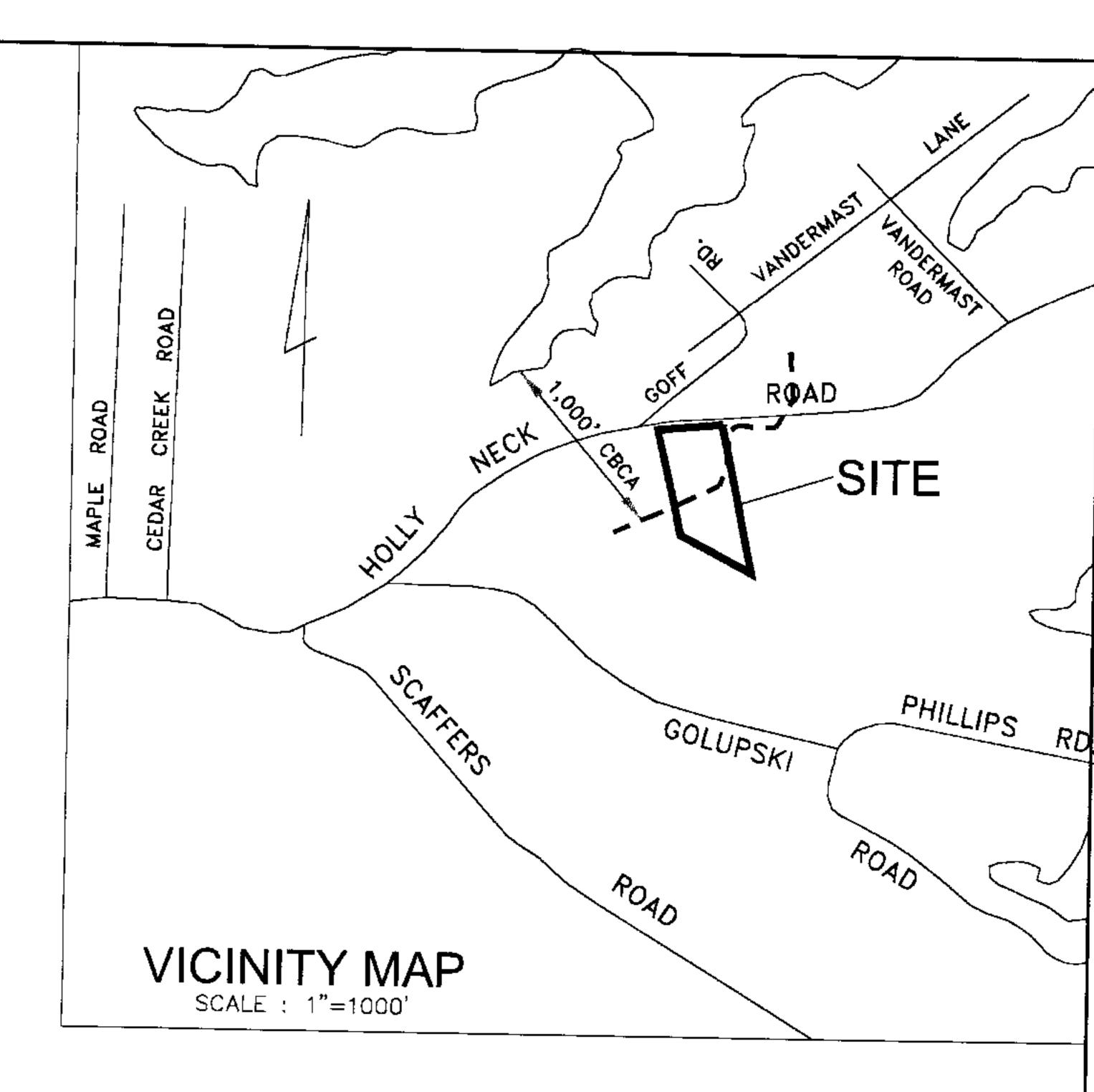
James R. Gatto

Manager

Metropolitan Planning Planning Services

cc: Mike Nortrup





1. DEED REFERENCE: 4577/038

2. TAX ACCOUNT No. #1523153640
3. TAX MAP 105, GRID BLOCK 2, PARCELS 37

4. ELECTION DISTRICT: 15. COUNCILMANIC DISTRICT 6

5. TOTAL AREA OF PROPERTY: NET = 5.0 A.C. \pm (APPROX. 218,000 sf)

GROSS = $5.0 \text{ A.C.} \pm (APPROX. 218,000 sf)$

6. THERE ARE NO CRITICAL AREA, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN, TO THE

BEST OF OUR KNOWLEDGE.

7. THERE ARE NO CRITICAL EXISTING SLOPES OF 25% OR GREATER.

8. THERE ARE NO EXISTING WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE. J. FOREST EXIST ON SITE AS SHOWN.

10. WETLANDS EXIST ON SITE AS SHOWN.

11. NO STREAMS EXIST WITHIN A 100' OF THE SITE. THE SITE IS NOT WITHIN A 100 YEAR FLOODPLAIN. FRONT PART OF THE SITE IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

12. PUBLIC WATER AND SEWER SERVE THIS SITE.

13. EXISTING ZONING OF SUBJECT PROPERTY: RC5 AND RC20

14. EXISTING USE: RESIDENTIAL

15. THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP SE 2-J 16. ALL PARKING SPACES WILL BE A MINIMUM OF 8.5' X 18' UNLESS OTHERWISE NOTED. 17. ZONING HISTORY - NONE #98-287-5PHA

18. PARKING

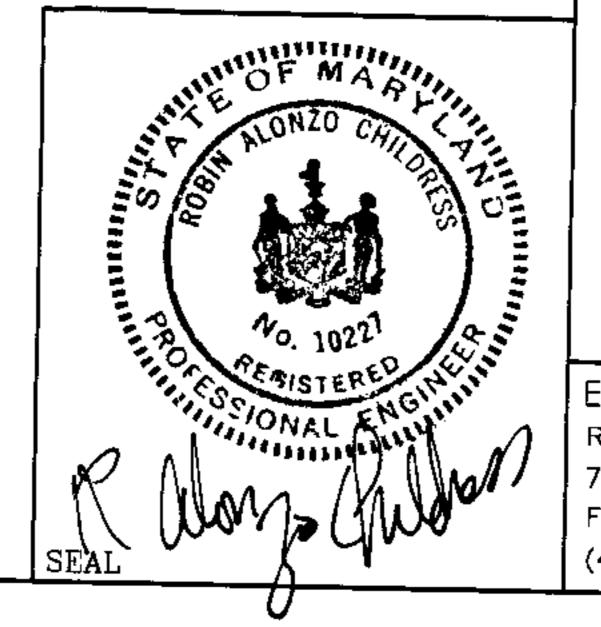
TOTAL REQUIRED : 4 PARKING SPACES

TOTAL PROVIDED: 4 SPACES

PETITION FOR ZONING SPECIAL HEARING
TO PERMIT TWO DWELLINGS (EACH SINGLE FAMILY) ON A LOT OF RECORD (DEED 4577/38) FOR A TEMPORARY PEROID OF TIME.

Plan to Accompany Petition for a

OWNER / PETITIONER : ESTELLE R. WEIDOW HAROLD A.. WEIDOW (Deceased) 2205 HOLLY NECK ROAD BALTIMORE, MD. 21221 (410) 682-3732



Zoning Special Hearing for ESTELLE R. WEIDOW PROPERTY 2205 HOLLY NECK ROAD

BALTIMORE COUNTY DISTRICT 15 CE SCALE: 1'' = 40 ft.

ENGINEER: R. A. CHILDRESS & ASSOC. INC. ESTELLE R. WEIDOW 2205 HOLLY NECK ROAD BALTIMORE, MD. 21221 (410) 803-0304 RACHILDRESS@EARTHLINK.NET (410) 682-3732

MARYLAND

DATE: 06/12/03

DWG. NO.

SHEET 1 OF 1