IN RE: PETITION FOR SPECIAL HEARING NW/S of Cameron Mill Road, 1,570 ft. SW centerline of Quiet Valley Court 7th Election District 3rd Councilmanic District **(19606 & 19608 Cameron Mill Road)** Ruth Ann DeSoto *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-167-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Ruth Ann DeSoto. The Petitioner is requesting special hearing relief for property she owns at 19606 & 19608 Cameron Mill Road in the northern area of Baltimore County. The special hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an amendment to the Final Development Plan to reconfigure Lots 53 and 53A "Cameron Mill".

The property was posted with Notice of Hearing on November 4, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on November 6, 2003 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

11/21/03

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated October 27, 2003, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing relief was Geoffrey Schultz, the engineer who prepared the site plan to accompany the Request for Special Hearing. Frank Weaver, a nearby property owner also attended seeking information on the subject of the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Notice is taken that the property, which is the subject of this special hearing request, is zoned R.C.4. Testimony and evidence proffered by Mr. Schultz indicated that the Cameron Mill Subdivision was approved in 1992 with the Petitioner retaining the lots which are the subject of this hearing. In 1997 the County approved a subdivision of the Petitioner's lot into Lots 53 and 53A. This petition seeks to make minor changes to these lots updating the location of wetlands, forest buffers, septic reserve areas and the home to reflect new wetter conditions on the property. Mr. Schultz proffered that a recent on-site inspection of the property revealed that new spring heads appeared since these lots were approved in 1997. As the result of several on-site visits by representatives of DEPRM with the owner's representatives, the proposed home on Lot 53A was revolved 90 degrees, septic reserve area relocated, new wetland and forest buffers were established to take the new spring heads into account. Finally, these changes resulted in a minor lot line adjustment between Lots 53 and 53A. See Petitioner's Exhibit No. 2 in which these changes are graphically outlined.

11/21/03 P. Jameson

Mr. Weaver who owns Lot 31 in the existing Cameron Mill subdivision was concerned about his view of the valley across the subject property but upon explanation of the proposed changes had no objection to the request.

I find that the changes to the location of wetlands, septic reserve areas, forest buffers, home orientation and lot lines are reasonable requests resulting from unexpected conditions on the property and can be granted without injury to the health safety or welfare of the public. Consequently, I will grant the request.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 21 day of November, 2003, that the special hearing request filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an amendment to the Final Development Plan to reconfigure Lots 53 and 53A "Cameron Mill", be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. Compliance with the Zoning Advisory Committee (ZAC) recommendations submitted by DEPRM on October 27, 2003, a copy of which is attached hereto and made a part hereof; and

2. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

11/21/03 J. Johnson

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

November 21, 2003

Mr. Ruth Ann DeSoto
47 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 04-167-SPH
Property: 19606 & 19608 Cameron Mill Road

Dear Ms. DeSoto:

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,

John Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Geoffrey C. Schultz
McKee & Associates, Inc.
5 Shawan Road, Suite 1
Cockeysville, MD 21030

Frank Weaver
19706 Cameron Mill Road
Parkton, MD 21120

Printed on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 19606 and 19608 Cameron Mill Road

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 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 Final Development Plan to reconfigure Lots 53 and 53A Cameron Mill

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):

Ruth Ann DeSoto

Name - Type or Print

x Ruth Ann DeSoto

Signature

Name - Type or Print

Signature

47 W. Chesapeake Avenue (410) 685-7177

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

Representative to be Contacted:

Geoffrey C. Schultz
McKee and Associates, Inc.

Name

5 Shawan Road, Suite 1 (410) 527-1555

Address Telephone No.

Cockeysville, Maryland 21030

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BN Date 10/2/03

11/21/03 Jameson

Case No. 04-167-SPH

REV 9/15/98

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

October 2, 2003

STATE OF MARYLAND
GEOFFREY CRAIG SCHULTZ
No. 21154
PROFESSIONAL LAND SURVEYOR

ZONING DESCRIPTION
19608 CAMERON MILL ROAD
7TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the northwest side of Cameron Mill Road, which is 60 feet wide at a distance of 1570 feet southwest of the center of Quiet Valley Court, which is 50 feet wide.

BEING Lot 53 A, Section Two, in the Subdivision of Cameron Mill as recorded in Baltimore County, Plat Book 69, folio 139.

CONTAINING 1.859 acres.

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

#167

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25071

DATE 10/02/03 ACCOUNT R001-006-650

AMOUNT $130.00

RECEIVED FROM Kathy Dessler

FOR Special Hearing

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 167

PAID RECEIPT
PAID RECEIPT
BUSINESS NAME TIME REF
10/02/2003 10/02/2003 15:24:19 2
ZONING
RECEIPT 1 24.00 10/02/2003 ZAP
DEPT 5 526 ZONING VERIFICATION
CASH RC. 025071
Accpt Tot $130.00
130.00 CK .00 CA
Baltimore County, Maryland

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: #04-167-SPH
19606 and 19608 Cameron Mill Road
N/west side Cameron Mill Road, 1,590 feet southwest centerline Quiet Valley Court
7th Election District
3rd Councilmanic District
Legal Owner(s): Ruth Ann DeSoto
Special Hearing: to permit an Amendment to the Final Development Plan to reconfigure Lots 53 and 53A Cameron Mill.
Hearing: Friday, November 21, 2003 at 9:00 a.m. in Room 106, 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.
11/070 Nov. 6 C635890

CERTIFICATE OF PUBLICATION

11/6/, 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 11/6/, 2003.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 8/11/03

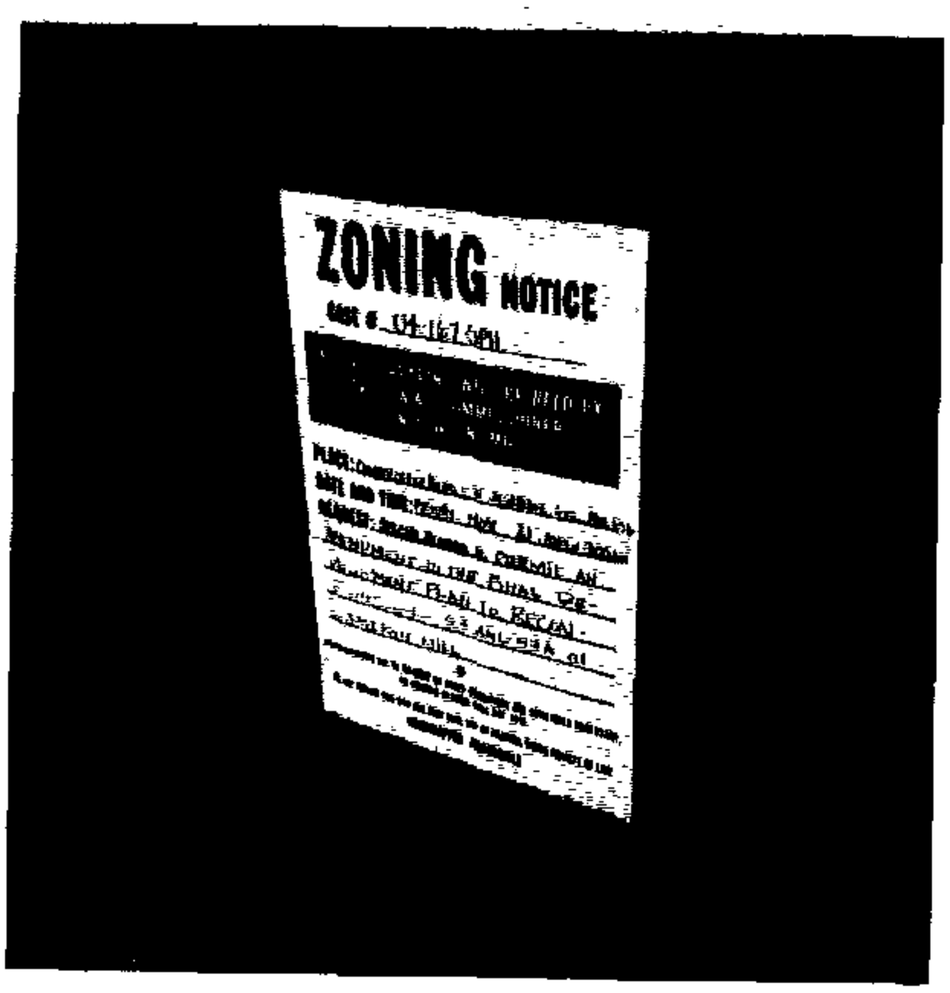
RE: Case Number 04-167 SPH

Petitioner/Developer: Ruth Ann DeSoto

Date of Hearing/Closing: November 21, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 19606 and 19608 Cameron Mill Road

The sign(s) were posted on 11/4/03
(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. Lawrence Pilson
(Printed Name of Sign Poster)

McKee and Associates, Inc.
5 Shawan Road, Suite 1
(Street Address of Sign Poster)

Cockeysville, MD 21030
(City, State, Zip Code of Sign Poster)

(410) 527-1555
(Telephone Number of Sign Poster)

NOV 4 2003

Revised 3/1/01 - SCJ

RE:	PETITION FOR SPECIAL HEARING 19606 & 19608 Cameron Mill Rd; NW/side Cameron Mill Rd, 1,590' SW c/line Quiet Valley Court 7th Election & 3rd Councilmanic Districts Legal Owner(s): Ruth Ann DeSoto Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 04-167-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 and documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
OCT 21 2003
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of October, 2003, a copy of the foregoing Entry of Appearance was mailed to Geoffrey C Schultz, McKee & Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 6, 2003 Issue - Jeffersonian

Please forward billing to:
Ruth Ann DeSoto 410-685-7177
47 W. Chesapeake Ave.
Towson, MD 21204

CORRECTED 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: 04-167-SPH
19606 and 19608 Cameron Mill Road
N/west side Cameron Mill Road, 1,590 feet southwest centerline Quiet Valley Court
7th Election District – 3rd Councilmanic District
Legal Owner: Ruth Ann DeSoto

Special Hearing to permit an Amendment to the Final Development Plan to reconfigure Lots 53 and 53A Cameron Mill.

Hearings: Friday, November 21, 2003 at 9:00 a.m. in Room 106, 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.

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

October 22, 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: 04-167-SPH
19606 and 19608 Cameron Mill Road
N/west side Cameron Mill Road, 1,590 feet southwest centerline Quiet Valley Court
7th Election District – 3rd Councilmanic District
Legal Owner: Ruth Ann DeSoto

A Special Hearing to amend the Final Development Plan

Hearings: Friday, November 21, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Timothy Kotroco

Timothy Kotroco
Director

To permit an amend to FDP to reconfigure Lot 53 & 53A Cameron Mill

TK:rlh

C: Ruth Ann DeSoto, 47 W. Chesapeake Avenue, Towson 21204,
Geoffrey C. Schultz, 5 Shawan Raod, Suite 1, Cockeysville 21030

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

410-887-5708
Rose

Sny 12/9

RECEIVED OCT 27 2003

Printed on Recycled Paper

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

October 31, 2003

CORRECTED 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: 04-167-SPH
19606 and 19608 Cameron Mill Road
N/west side Cameron Mill Road, 1,590 feet southwest centerline Quiet Valley Court
7th Election District – 3rd Councilmanic District
Legal Owner: Ruth Ann DeSoto

Special Hearing to permit an Amendment to the Final Development Plan to reconfigure Lots 53 and 53A Cameron Mill.

Hearings: Friday, November 21, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Ruth Ann DeSoto, 47 W. Chesapeake Avenue, Towson 21204,
Geoffrey C. Schultz, 5 Shawan Raod, Suite 1, Cockeysville 21030

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

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: 04-167-SPH

Petitioner: RUTH ANN DESOTO

Address or Location: 19606 & 19608 CAMERON MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: RUTH. ANN DESOTO

Address: 47 W. CHESAPEAKE AVE.
TOWSON MD 21204

Telephone Number: (410) 685-7177

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

November 14, 2003

Ruth Ann DeSoto
47 W. Chesapeake Avenue
Towson, MD 21204

Dear Ms. DeSoto:

RE: Case Number: 04-167-SPH, 19606 & 19608 Cameron 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 2, 2003.

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.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Geoffrey Schultz, McKee & Associates, Inc., 5 Shawan Rd., Ste. 1, Cockeysville 21030

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

Disregard

December 8, 2003

Ruth Ann DeSoto
47 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case Number: 04-167-SPH 19606 and 19608 Cameron Mill Road

Dear Ms. DeSoto:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 21, 2003.

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.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: Geoffrey C. Schultz 5 Shawan Road Suite 1, Cockeysville, Maryland 21030
People's Counsel

Baltimore County
Fire Department

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

October 16, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: October 14, 2003

Item No.: 151-169

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

Printed with Soybean Ink on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: October 27, 2003

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS/DOT

DATE: October 27, 2003

SUBJECT: Zoning Item 04-167
Address 19606 and 19608 Cameron Mill Road (Cameron Mill)

Zoning Advisory Committee Meeting of October 14, 2003

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

11/21/03 R. Jameson

Reviewer: Dave Lykens Date: 10/27/03

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: November 26, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For October 20, 2003
Item Nos. 151, 152, 153, 154, 156,
157, 158,159, 160, 161, 162, 163, 164,
167, and 168

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

RWB:CEN:jrb

cc: File

Jack 11/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 20, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case 04-167**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL

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

SHA State Highway Administration Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10.14.03

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

RE: Baltimore County
Item No. 167 BPR

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,

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

PLEASE PRINT CLEARLY

CASE NAME 19606 & 19608 Cameron Mill Rd
CASE NUMBER 04-167-SPH
DATE 11/21/03

PETITIONER'S SIGN-IN SHEET

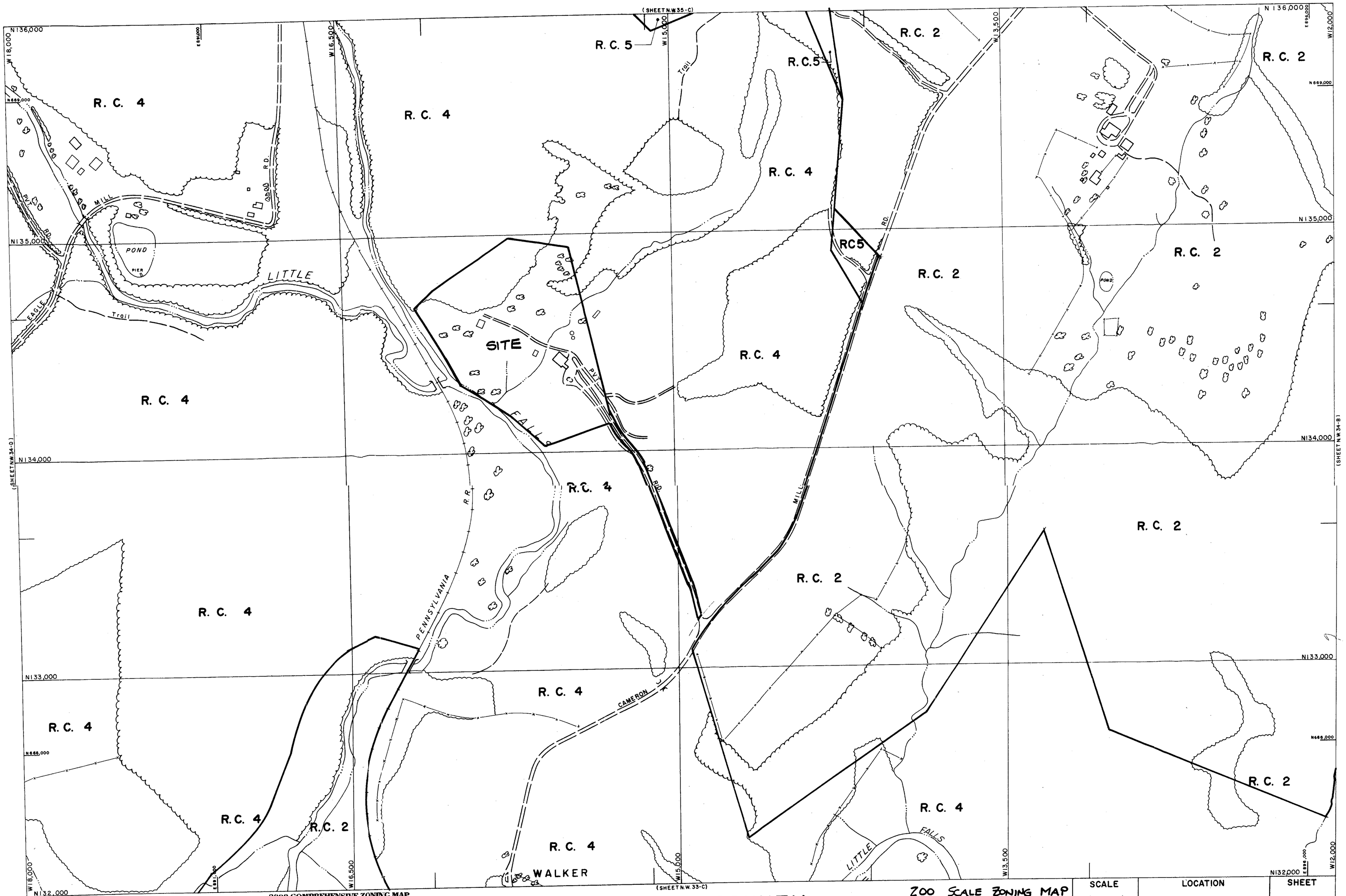
NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
GEOFFREY C. SCHULTZ	5 SHAWAN ROAD	HUNT VALLEY, MD. 21030	

PLEASE PRINT CLEARLY

CASE NAME 19606 & 19608 Cameron Mill Rd.
CASE NUMBER 04-167-SPH
DATE 11/21/03.

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Frank Weaver	19706 Cameron Mill Rd	Parkton MD 21120	Franks@mtglender.net



KK-NW KK-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 16, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.

Joseph Bartenfelder
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

200 SCALE ZONING MAP
LOTS 53 + 53 A
SECTION TWO
"CAMERON MILL"

SCALE	LOCATION	SHEET
1" = 200'±	WALKER	N.W. 34-C
DATE OF PHOTOGRAPHY JANUARY 1986		

NW 34 C

#167

PLAN VIEW

SECTION TWO

1"= 100'

PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING

LOTS 53 & 53A
SECTION TWO

CAMERON MILL

7TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE : 1" = 100' DATE : 10/02/2003

Pet #1

#167

GENERAL NOTES

1. ELECTION DISTRICT NO. 7
2. COUNCILMANIC DISTRICT NO. 3
3. 200-SCALE ZONING MAP NO. NW 34C
4. OWNERSHIP:

   LOT 53 – RUTH ANN DESOTO
   DEEDS 6015/408 & 6445/175
   ACCT. NO. 23-00-000471

   LOT 53A – RUTH ANN DESOTO
   DEEDS 6015/408 & 6445/175
   ACCT. NO. 23-00-000472

5. LOTS OPERATE ON PRIVATE WELL AND SEPTIC SYSTEMS
6. PROPERTY IS NOT HISTORIC.

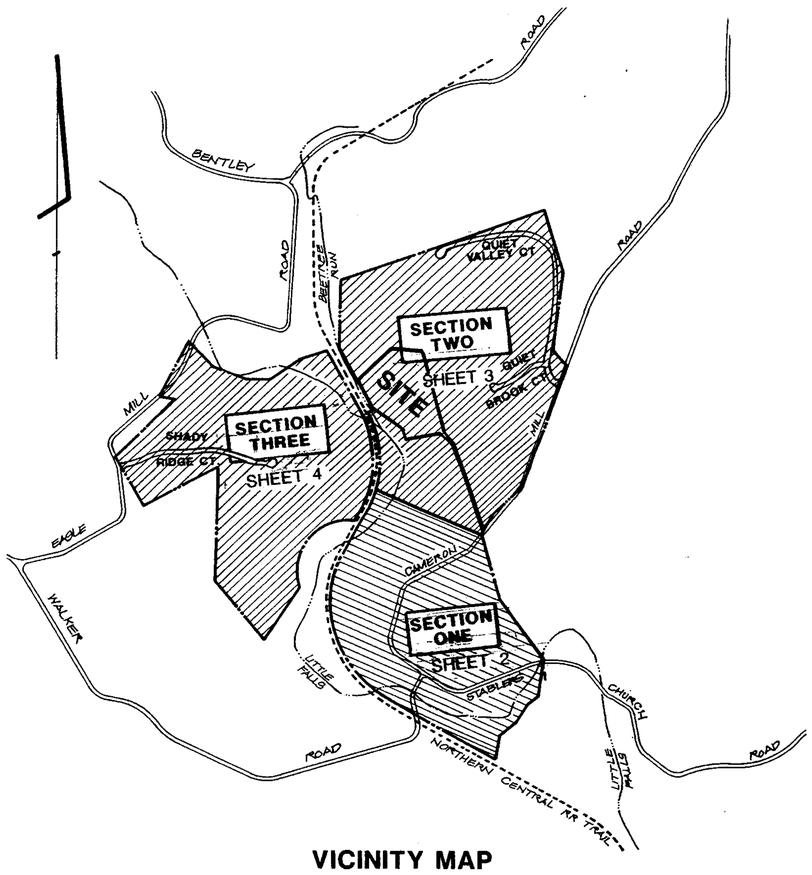
PREVIOUS ZONING HEARING NOTES

CASE NO.: 91-462-A

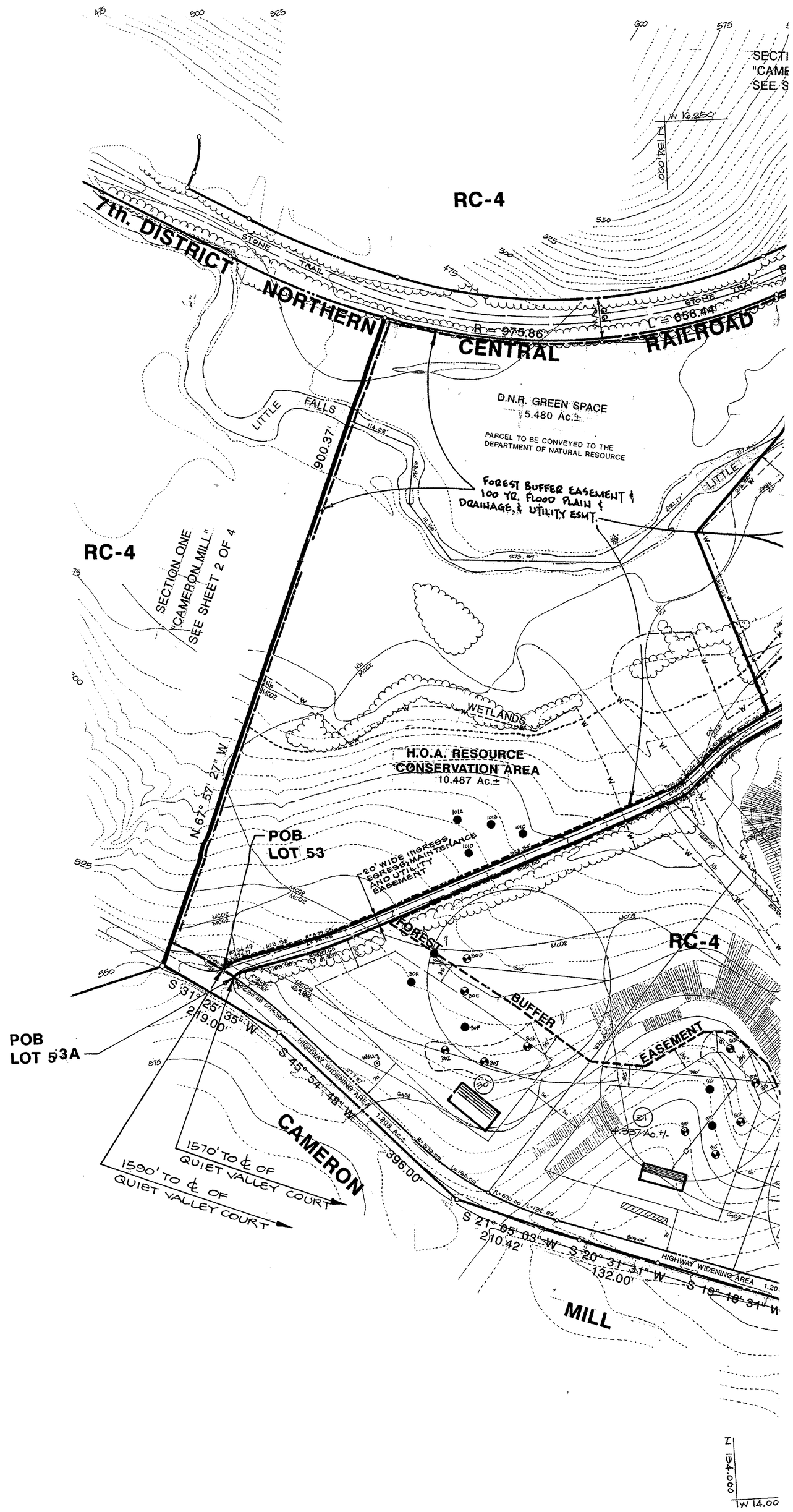
DATE OF ORDER: SEPTEMBER 9, 1991

ORDER:

1. VARIANCE GRANTED FOR LOT 53 TO SECTION 101 (DEFINITION) TO PERMIT AN ACCESSORY STRUCTURE (BARN) LARGER THAN THE PRINCIPLE BUILDING ON THE LOT.
2. VARIANCE GRANTED FOR LOT 53 TO SECTION 400.1 TO PERMIT AN ACCESSORY STRUCTURE (BARN) TO BE LOCATED IN THE SIDE AND FRONT YARD OF THE LOT.
3. VARIANCE GRANTED FOR LOT 53 TO SECTION 400.3 TO PERMIT A HEIGHT OF AN ACCESSORY BUILDING (BARN) OF 35 FEET IN-LIEU-OF THE MAXIMUM PERMITTED HEIGHT OF 15 FEET.



VICINITY MAP
SCALE : 1" = 1000'



DENSITY NOTES

	SECTION ONE	SECTION TWO	SECTION THREE	OVERALL
Existing Zoning	RC-4	RC-4 + RC-5	RC-4	RC-4 + RC-5
Gross Area RC-4 RC-5	76.783 Ac. ± (76.783 Ac. ±) (0.000 Ac. ±)	112.041 Ac. ± (107.650 Ac. ±) (4.391 Ac. ±)	87.407 Ac. ± (87.407 Ac. ±) (0.000 Ac. ±)	276.231 Ac. ± (271.840 Ac. ±) (4.391 Ac. ±)
No. of Lots Allowed RC-4 RC-5	15 (76.783 x 0.2 = 15) (0)	23 (107.650 x 0.2 = 21) (4.391 x 0.667 = 2)	17 (87.407 x 0.2 = 17) (0)	56 (271.840 x 0.2 = 54) (4.391 x 0.667 = 2)
No. of Lots Proposed RC-4 RC-5	13 (13) (0)	23 (22) (1)	17 (17) (0)	53 (52) (1)
Highway Widening Area	4.715 Ac. ±	1.208 Ac. ±	0.748 Ac. ±	6.671 Ac. ±
Road Dedication	0.000 Ac. ±	3.201 Ac. ±	1.543 Ac. ±	4.744 Ac. ±
Baltimore County Greenway Reservation	0.000 Ac. ±	0.000 Ac. ±	8.240 Ac. ±	8.240 Ac. ±
DNR Reservation	9.115 Ac. ±	5.607 Ac. ±	3.627 Ac. ±	18.349 Ac. ±
HOA Open Space	18.562 Ac. ±	16.315 Ac. ±	18.917 Ac. ±	53.794 Ac. ±
Area of Parcel "A"	0.000	0.656 Ac. ±	0.000	0.656 Ac. ±
Net Area of Lots	44.391 Ac. ±	85.054 Ac. ±	54.332 Ac. ±	183.777 Ac. ±
Average Lot Size	3.415 Ac. ±	3.698 Ac. ±	3.196 Ac. ±	3.467 Ac. ±
Parking Required	2 per lot = 26	2 per lot = 46	2 per lot = 34	2 per lot = 106
Parking Proposed	2 per lot = 26	2 per lot = 46	2 per lot = 34	2 per lot = 106

McKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Computed by: G.C.S.
Drawn by: W.D.G.
Checked by: G.C.S.
Job Number: 03-077B

10/2/03
GEOFFREY C. SCHULTZ DATE
MARYLAND REG. NO. 21154

STATE OF MARYLAND
GEOFFREY CRAIG SCHULTZ
No. 21154
PROFESSIONAL LAND SURVEYOR