

# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property	located at	2606	Monkton (	Road.	- 
	which is	prese	ently zoned	RC-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 under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A Waiver of the requirements of Section 26-266(1) of the Baltimore County Code (B.C.C.) to permit a panhandle with widths of six feet per lot in lieu of the minimum required twelve feet per lot in an RC zone.

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.

Contract Purchaser/Lesse	e,
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NA

Case No. 24-417-Spu

Name - Type or Print			
	NA		
Signature		<del></del>	
	NA		
Address	· · · · · · · · · · · · · · · · · · ·		Telephone No.
	NA		
City		State	Zlp Code
Attorney For P	etitioner:		
Name - Type or Print	NA	······································	··· <del>··································</del>
	NA		
Signature			
	NA		
Company			
	NA		
\ddress			Telephone No.
	NA		
City		State	Zip Code

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):

		Marina 1 Barra	_	
•••	Neme	Wayne J. Paul - Type or Print	7	
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-	Signat	ure /	ent_	
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_	Name	- Type or Print	·	<u></u>
•	Signati	ure	<del></del>	<del> +1.*</del>
		2606 Monkton Road	410-7	71-4732
	Addres	SS	<u> </u>	Telephone No.
		Monkton	MD	21111
_	City	<u>, , , , , , , , , , , , , , , , , , , </u>	State	Zip Code
	Reni	resentative to be Co	ntacted:	
<del>-</del>	TAKET	ODOMINATIVE TO NO OC	111471741	-
		Joseph Larson		
-	Name			, , , , , , , , , , , , , , , , , , ,
		105 W. Chesapeake	Ave.	410-823-3535
_	Addres	8		Telephone No.
_		Towson	' MD	21204
_	City		State	Zip Code
		OFFICE US	SE ONLY	
	ESTI	MATED LENGTH OF	HEARING	
	UNA	VAILABLE FOR HEAD	RING	
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Reviewe	ea by	D	ais <u>~ ~ ~</u>	-11-77-





HOBERT E. SPELLMAN, P.L.S JOSEPH L. LARSON

#### CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

# DESCRIPTION FOR A ZONING PETITION NO. 2606 MONKTON ROAD, TENTH DISTRICT, BALTIMORE COUNTY, MARYLAND

**BEGINNING** for the same at a point on the north side of Monkton Road, as widened, at the dividing line between Lot No. 4 and Lot No. 5 all as shown on a Plat entitled Boxwood, said Plat being recorded among the Plat Records of Baltimore County in Plat Book O.T.G. No. 35, Folio 90 said point being also at the distance of 1150 feet, more or less, measured easterly along Monkton Road from the center line of Carroll Road and running thence and binding on the dividing line between Lot No. 5 and Lot No. 4 north 26 degrees 00 minutes 00 seconds east 735.00 feet and north 64 degrees 00 minutes 00 seconds west 460.14 feet to the westernmost outline of the Plat of Boxwood herein referred to and running thence and binding on said outline north 22 degrees 12 minutes 30 seconds east 534.45 feet north 6 degrees 56 minutes 00 seconds west 181.00 feet north 37 degrees 01 minutes 00 seconds east 586.83 feet north 14 degrees 10 minutes 00 seconds east 340.41 feet thence binding on the northernmost outline of said Plat south 63 degrees 59 minutes 00 seconds east 258.49 feet south 6 degrees 54 minutes 00 seconds west 172.81 feet and south 66 degrees 55 minutes 00 seconds east 145.00 feet to the dividing line between Lot No. 5 and Lot No. 6 as shown on the Plat herein referred to and running thence and binding on said dividing line south 21 degrees 52 minutes 38 seconds west 1442.12 feet and south 26 degrees 00 minutes 00 seconds west 730.68 feet to the north side of Monkton Road, as widened, and herein referred to and running thence and binding on the north side of Monkton Road, as widened, north 83 degrees 47 minutes 00 seconds west 12.75 feet to the place of beginning.

ALSO being known as Lot 5 on the Plat of Boxwood recorded among the Land Records of Baltimore County in Plat Book 35 Folio 90.

CONTAINING 16.73 acres of land more or less.

SUBJECT to two drainage and utility easements, a transcontinental gas pipeline right of way, a 20 foot revertible slope easement and a 50 foot minimum building setback line all as shown on the Plat of Boxwood and recorded among the Plat Records of Baltimore County in Plat Book O.T.G. No. 35, Folio 90.

**OCTOBER 2, 2003** 

File#D10020301

04-417-SPU

LE CVENTER LA VOENCA ARTON - CRELOWER CONTRIBUTION CONTRI		ACCOUNT TO	SRECE	JINORE COUNTY MARYLAND CE OF BUDGET & FRANCE
B PINK - AGENCY			SRECE	
NIX VCENCO. ABTOM- CRELOWER		ACCOUNT	SRECE	
SENOT YELLOW CUSTOMER		ACCOUNT		
ABTOM-cristower		ACCOUNT		
BTOM- CRELOWER				
CUSTOWER				
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# NOTICE OF ZONING

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: #04-417-SPH
2806 Monkton Road
N/side of Monkton Road,
1,150 feet e/of Carroll Road
10th Election District
3rd Councilmanic District
Legal Owner(s): Wayne Paul
Special Hearing: to waiver
the public work standards,
to permit a panhandle with
widths of six feet per lot in
lieu of the minimum required twelve feet per lot in
an RO zone.
Hearing: Friday, April 30,
2004 at 9100 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.

(410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-13391.

4/211 Apr. 15 C659671

# CERTIFICATE OF PUBLICATION

4/15/,2004
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
once in each ofsuccessive weeks, the first publication appearing on $\frac{1}{15}$ _,2004.
The Jeffersonian
☐ Arbutus Times ☐ Catanavilla Timas
<ul><li>Catonsville Times</li><li>Towson Times</li></ul>
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilking

LEGAL ADVERTISING

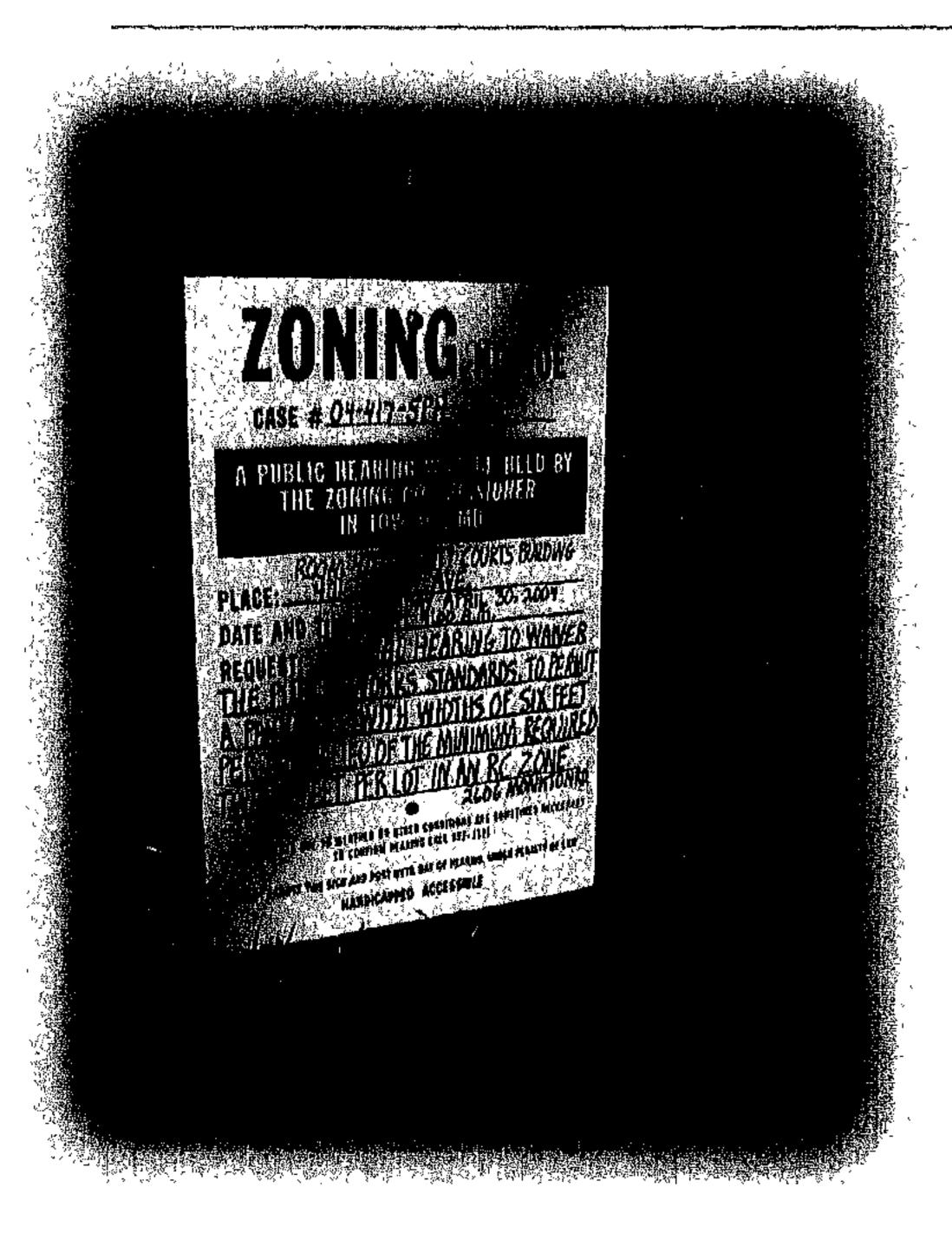
# CEROFICATE OF POSTING

ATT	ENTION: KRISTEN MATTHEWS Date April 15, 2004  Case Number 04-417-5PH
RE:	Case Number 04-417-5PH
	Petitioner/Developer WAYNE PAUL / JOE HARSON
	Date of Hearing/Closing APRIL 30, 2004

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 2606 MONKTON ROAD

The sign(s) were posted on

April 15, 2004



(Signature of Sign Poster)

Linda O'Keefe (Printed Name of Sign Poster)

523 Penny Lane (Street Address of Sign Poster)

Hunt Valley Maryland 21030 (City, State, Zip Code of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)

RE: PETITION FOR SPECIAL HEARING

2606 Monkton Road; N/side of Monkton Rd,

1,150' E of Carroll Road

\*

10<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts

Legal Owner(s): Wayne J. Paul

Petitioner(s)

**BEFORE THE** 

**ZONING COMMISSIONER** 

**FOR** 

**BALTIMORE COUNTY** 

04-417-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

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 25<sup>th</sup> day of March, 2004, a copy of the foregoing Entry of Appearance was mailed to Joseph Larson, 105 W Chesapeake Avenue, Towson, MD 21204, Representative for Petitioner(s).

RECEIVED

MAR 2 5 2004

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

# 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

March 23, 2004

### 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: 04-417-SPH

2606 Monkton Road
N/side of Monkton Road, 1,150 feet e/of Carroll Road
10<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District
Legal Owner: Wayne Paul

Special Hearing to waiver the public work standards, to permit a panhandle with widths of six feet per lot in lieu of the minimum required twelve feet per lot in an RC zone.

Hearing: Friday, April 30, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Wayne Paul, 2606 Monkton Rd., Monkton 21111 Joseph Larson, 105 W. Chesapeake Avenue, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 15. 2004.

- (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

Thursday, April 15, 2004 Issue - Jeffersonian

Please forward billing to:

Monkton,

Wayne Paul 2606 Monkton Road

410-771-4732

### **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: 04-417-SPH

2606 Monkton Road

N/side of Monkton Road, 1,150 feet e/of Carroll Road

10<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Wayne Paul

Special Hearing to waiver the public work standards, to permit a panhandle with widths of six feet per lot in lieu of the minimum required twelve feet per lot in an RC zone.

Hearing: Friday, April 30, 2004, at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

Lawrence B. 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

## ZONING REVIEW

# ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR), require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing

Zoning Review will ensure that the legal requirements for advertising are satisfied However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID

For Newspaper Advertising:
Item Number or Case Number <u>04 - 417 - 5PA</u>
Item Number or Case Number <u>04-47-5PA</u> Petitioner <u>MR. WAYNE PAUL.</u>
Address or Location 2666. Howk Towk Tow 1250.
PLEASE FORWARD ADVERTISING BILL TO  Name
Address 2606 Monk-ton Rg.
Monk-con Ho. 21111
Telephone Number: 410-771-4737

# Department of Permits and Development Management

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





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

April 23, 2004

Wayne Paul 2606 Monkton Road Monkton, MD 21111

Dear Mr. Paul:

RE: Case Number: 04-417-SPH, 2606 Monkton Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 11, 2004.

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

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WCR:klm

**Enclosures** 

c: People's Counsel Joseph Larson, 105 W. Chesapeake Avenue, Towson 21204



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



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

March 24, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of March 22, 2004

Item No.:

417

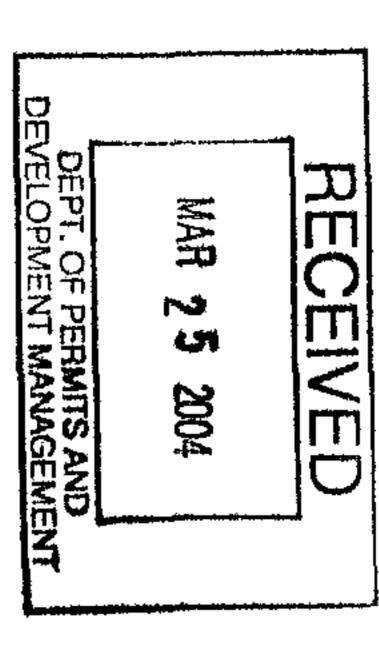
Dear Ms. Hart:

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.

13. The proposed panhandle driveway road shall be a minimum of 16 feet wide and of a hard surface capable of supporting emergency apparatus, weighing 65,000 lbs. on two axles. If in excess of 300 feet in length it shall terminate in a cul-de-sac or t-turnaround having an inside turning radius minimum of 35 feet wall to wall.

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

cc: File





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date:

3.19.64

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

RE:

**Baltimore County** 

Item No. 417

JRA

Dear. Ms. Matthews:

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

5/10 AV Hearing Demande

**DATE:** April 27, 2004

RECEIVED

APR 2 8 2004

ZONING COMMISSIONER

# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

5607 Ranelagh Road

**INFORMATION:** 

**Item Number:** 

4-468

Petitioner:

Albert Samuel Mayfield, Jr.

Zoning:

DR 2

Requested Action:

Administrative Variance

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that the proposed garage is excessively large and is in a very prominent location, visible to anyone entering Ranelagh Road. As such, the petitioner should submit elevation drawings (all sides) of the proposed garage including building materials and color scheme to this office for review and approval. Given its prominent location, the garage should resemble a residential dwelling to the greatest extent possible and should include features such as windows and a pitched roof. The garage should have two doors separated by a divider.

In addition, neither the current petitioner/property owner nor any subsequent owners of the subject property shall convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities. The accessory structure shall not be used for commercial purposes.

Division Chief:

AFK/LL:MAC:

### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For March 29, 2004

Item No. 417

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

**DATE:** April 14, 2004

The paving for the panhandle drive shall be a minimum of 16 feet wide.

RWB:CEN:jrb

cc: File

ZAC-03-29-2004-ITEM NO 417-04142004

### BALTIMORE COUNTY, MARYLAND

#### Inter-Office Memorandum

TO:

Kristen Matthews

Permits & Development Mgmt.

DATE: May 6, 2004

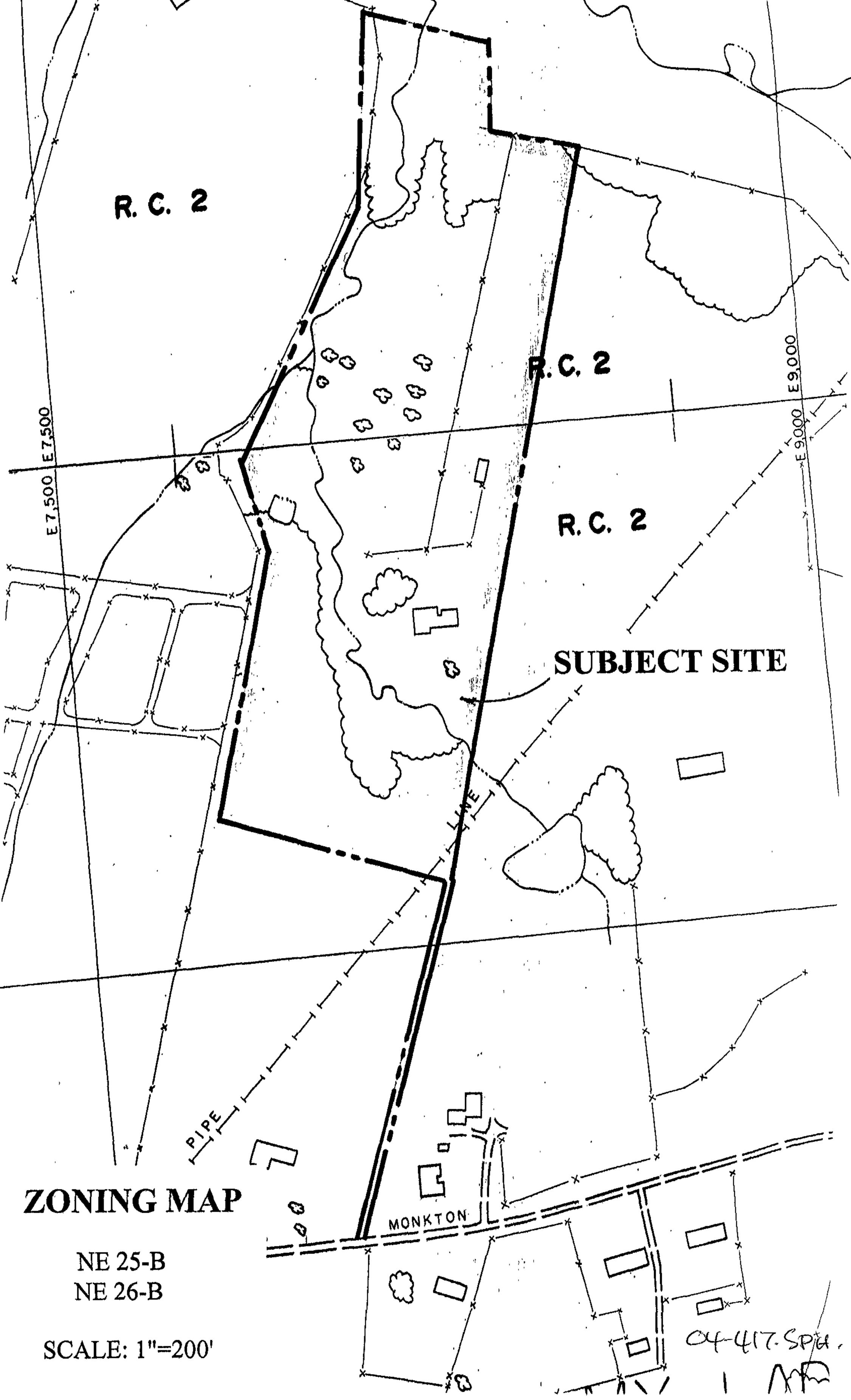
FROM: Robin Jameson
Office of Zoning Commissioner

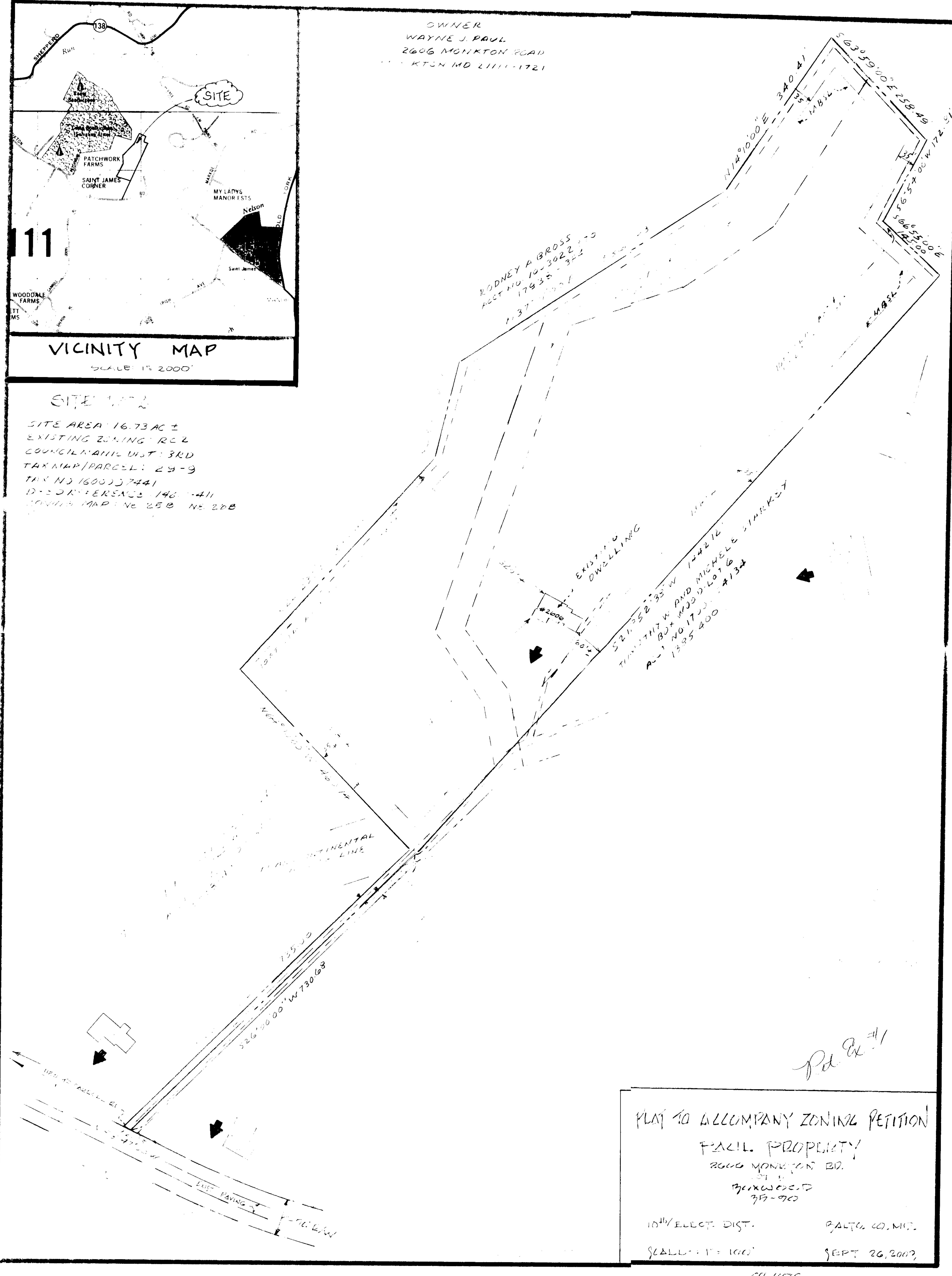
SUBJECT: Petition for Special Hearing

Case No. 04-417-SPH Petitioner: Wayne Paul (2606 Monkton Road)

The above-captioned case was scheduled for hearing on Friday, April 30, 2004. At the time of hearing, Petitioner's representative, Joe Larson, informed Jack Murphy that his client requested that the case be postponed because of an injury he received when he was kicked by a horse the previous day. Counsel (Mr. Constable - I think??) for the protestant agreed to the postponement of the matter.

I am returning the file to your office because it is my understanding that the Petitioner or his representative will be contacting you in the future to reschedule a new hearing.





C4.417.SPH 200069