IN RE: PETITIONS FOR SPECIAL HEARING

AND VARIANCE - E/S Duncan Hill Road,

625' NW of the c/l Duncan Hill Road

(15450 Duncan Hill Road)

5th Election District

3rd Council District

Donald S. Howard, Sr., et ux

Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 04-571-SPHA

* * * * * * * *

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, Donald S. Howard, Sr., and his wife, Ethel M. Howard. The Petitioners request a special hearing to approve a waiver, pursuant to Section 32-4-409 of the Baltimore County Code (B.C.C.), to allow two panhandle lots utilizing an existing private access easement to the local public street, where the in-fee strips have individual widths of 6 feet and a length of 1,600 feet. In addition, variance relief is requested from Section 32-4-409(e)(2) of the B.C.C. (formerly Code Section 26-266(4)), to allow panhandle strips of 1,600 feet in length in lieu of the maximum allowed 1,000 feet, and from Section 32-4-409(b)((2) of the B.C.C. (formerly Code Section 26-266.1), to allow two panhandle strips having individual widths of 6 feet each in lieu of the required 12 feet, and to allow the two proposed lots to utilize an existing private access easement in lieu of the in-fee ownership to the public road. The subject property and requested relief are more particularly shown 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 Donald and Ethel Howard, property owners, Donald Howard, Jr., Orlando Howard, Jr., Linda Clarke and Bruce E. Doak, the Surveyor who prepared the site plan for this property. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING
Date
By

ORDER RECEIVED FOR FILINGS

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Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located at the end of a lengthy panhandle driveway off the west side of Duncan Hill Road in northern Baltimore County. Duncan Hill Road is accessible by Yeoho Road to the northeast and Belfast Road to the south. The property contains a gross area of 3.007 acres, more or less, zoned R.C.2, and is presently unimproved. Apparently, the property has been in the Howard family for many years. In fact, many of the residents who live adjacent to the subject property and utilize the existing private driveway are members of the Petitioners' extended family, including Orlando H. Howard, Jr., who appeared at the hearing. As more particularly shown on the plan, the Petitioners propose subdividing the subject property to create two separate lots. Proposed Lot 1 would be in the northern end of the property and contain 1.86 acres in area. Proposed Lot 2 would be located in the southern portion of the tract and contain 1.14 acres. Both lots are proposed for development with single-family dwellings.

The plan also shows the character of the existing driveway. As shown thereon, the driveway begins at a point along Duncan Hill Road and extends past other properties, providing access thereto, for a distance of approximately 1600 feet where it ends at the subject parcel. A series of photographs submitted at the hearing show that this driveway is paved with macadam and is approximately 12 feet wide. Special hearing and variance relief is necessary as indicated above in order to subdivide the property as proposed and allow access to the two lots via the existing paved driveway, which does not meet current development standards in terms of width and length.

Obviously, this is a rural area of Baltimore County and there will not be significant volumes of traffic along the existing driveway. The driveway has apparently existed for some time and provides access to a limited number of homes. Moreover, the zoning classification of property in this area (R.C.2) is persuasive to a determination that there will not be significant development. Additionally, the property has been held intact as a lot of record since 1969, prior to the adoption of the R.C.2 zoning classification. To require strict adherence to the regulations would be unduly burdensome upon the Petitioners and would also change the character of the rural driveway to a

more urban-type access road. Based upon all of these factors and the testimony and evidence offered, I am persuaded that relief should be granted.

However, in granting the relief, I am not unmindful of considerations relating to public safety and particularly the Zoning Advisory Committee (ZAC) comment submitted by Baltimore County's Fire Department and Department of Public Works. Those comments suggest improvements to the existing panhandle driveway to enable emergency vehicles and equipment to serve the existing and future homes along this driveway. Indeed, the driveway should be sufficient to accommodate fire trucks, ambulances and other rescue vehicles. Whether that involves the construction of certain bump-outs along the length of the road or an overall widening of same is undetermined at this point. Additionally, a turn-around area at the termination point may be appropriate.

Based upon the testimony and evidence offered, I will grant the requested special hearing and variance relief and permit the Petitioners to utilize the existing driveway to provide access to the two lots proposed. Although not mandating any specific improvements, I will defer to the Fire Department in conjunction with the Department of Public Works for a determination as to what, if any, improvements shall be made to the existing driveway to assure public safety. Any recommendations made by those agencies shall be required.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of September, 2004 that the Petition for Special Hearing to approve a waiver, pursuant to Section 32-4-409 of the Baltimore County Code (B.C.C.), to allow two panhandle lots utilizing an existing private access easement to the local public street, where the in-fee strips have individual widths of 6 feet and a length of 1,600 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

ALDER CE

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 32-4-409(e)(2) of the B.C.C. (formerly Code Section 26-266(4)), to allow panhandle strips of 1600

feet in length in lieu of the maximum allowed 1,000 feet, and from Section 32-4-409(b)((2) of the B.C.C. (formerly Code Section 26-266.1), to allow two panhandle strips having individual widths of 6 feet each in lieu of the required 12 feet, and to allow the two proposed lots to utilize an existing private access easement in lieu of the in-fee ownership to the public road, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

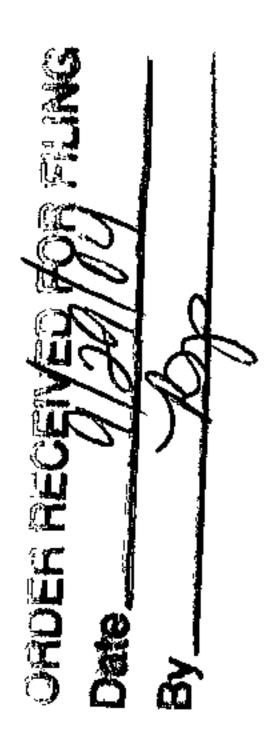
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any building permits for either of the proposed dwellings, the Petitioners shall complete improvements to the driveway as required by the Baltimore County Fire Department/Department of Public Works to assure sufficient access by emergency vehicles.

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

AWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



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

September 29, 2004

Mr. & Mrs. Donald S. Howard, Sr. 14317 Cuba Road Cockeysville, Maryland 21030

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE E/S Duncan Hill Road, 625' N of the c/l Duncan Hill Road

(15450 Duncan Hill Road)

5th Election District — 3rd Council District Donald S. Howard, Sr., et ux - Petitioners

Case No. 04-571-SPHA

Dear Mr. & Mrs. Howard:

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

Mr. Donald Howard, Jr., 3817 Terka Circle, Randallstown, Md. 21133

Mr. Orlando Howard, Jr., 15452 Duncan Hill Road, Sparks, Md. 21152

Ms. Linda Clarke, 4319 Willshire Avenue, Baltimore, Md. 21206

Mr. Bruce E. Doak, Gerhold Cross & Etzel, 320 E. Towsontown Blvd., Towson, Md. 21286

People's Counsel; Case/File



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

LES:bjs

cc:



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	15450	Duncan	Hill	Road
		ly zoned I		

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 waren fun Section

32-4-409 BCC 40 allow!

Two panhandle lots utilizing an existing private access easement to the local public street, the in-fee strips having individual width of 6 feet and being 1,600 feet in length.

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 Purchas	ser/Lessee:		Legal Owner(s):
		` '	Donald S. Howard, Sr.
Name - Type or Print			Name - Type or Print DoNald S Howard SR
Signature			Signature Ethel M. Howard
Address	'	Telephone No.	Name Type of Print His Type of Print His Colon
City	State	Zip Code	Signature 410
Attorney For Peti	tioner:	e e est, s	14317 Cuba Road 584-2834
			Address Telephone No. Cockeysvills MD 21030
Name - Type or Print			City State Zip Code Representative to be Contacted:
Signature	, 1 1 1		Bruce E. Doak Gerhold, Cross & Etzel, Ltd.
Company	, ,		Name 320 E. Towsontown Blvd 823-4470
Address	, ,	Telephone No.	Address Telephone No. Towson MD 21286
City	State	Zip Code	City State Zip Code OFFICE USE ONLY
	4-571-SPL	1 人	ESTIMATED LENGTH OF HEARINGUNAVAILABLE FOR HEARING
250 9115 98			Reviewed By JRF Date 6/7/04
		,	



hereof, hereby petition for a Variance from Section(s)

Petition for Variance

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

to the Zoning Commissioner of Baltimore County

for the property located at 15450 Duncan Hill Road which is presently zoned RC 2

32-4-409(e)(2) Section -26-266(4); to allow panhandle strips of 1600 feet, more or less, in lieu of the maximum permitted 1000 feet Section 26-266(1); to allow 2 panhandle strips having individual widths of Special 409(6)(3)6 feet in lieu of the required 12 feet, and toallow the lots to utilize an existing private access easement in lieu of in-fee ownership to the public road of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) This property has been in existence as it is currently configured since 1969. 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: Legal Owner(s): Donald S. Howard, Sr. Name - Type or Print Name - Type or Print Dowald 5. Howards. R. Signature Signature Ethel M. Howard Address Telephone No. Name - Type or Print City State Zip Code Signature 14317 Cuba Road 584-2834 Attorney For Petitioner: Address Telephone No. Cockeysville MD 21030 Name - Type or Print City State Zip Code Representative to be Contacted: Signature Bruce E. Doak Gerhold, Cross & Etzel, Ltd. Canpan Name 410 320 E. Towsontown Blvd. 823-4470 Address Telephone No. Address Telephone No. RECEIVE Towson MD21286 State Zip Code State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING 04-571-SPHA

Reviewed By

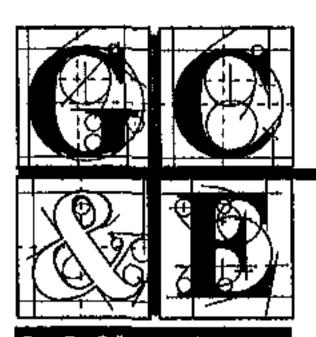
UNAVAILABLE FOR HEARING

Date 6/7/04

JRE







Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

May 19, 2004

ZONING DESCRIPTION HOWARD PROPERTY 15450 DUNCAN HILL ROAD BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of a use -in-common driveway, said point of beginning being 2,150 feet, more or less, northerly along the center of Duncan Hill Road and 625 feet, more or less, westerly and northerly along the center of an existing use- in-common driveway from Belfast Road, thence leaving said point of beginning and running along the lands of the petitioner, (1) North 24 degrees 01 minutes 20 seconds West 253.60 feet, (2) North 65 degrees 58 minutes 40 seconds East 180.12 feet, (3) North 00 degrees 57 minutes 39 seconds East 90.69 feet, (4) North 24 degrees 01 minutes 20 seconds West 428.54 feet, (5) North 65 degrees 58 minutes 40 seconds East 403.60 feet, (6) North 09 degrees 39 minutes 44 seconds East 118.66 feet, (7) North 57 degrees 31 minutes 05 seconds West 305.53 feet, (8) North 32 degrees 28 minutes 55 seconds East 439.13 feet, (9) South 83 degrees 58 minutes 36 seconds East 118.52, (10) South 37 degrees 32 minutes 46 seconds East 149.41 feet, (11) South 44 degrees 43 minutes 21 seconds West 216.13 feet, (12) South 04 degrees 39 minutes 58 seconds West 224.25 feet, (13) South 09 degrees 39 minutes 44 seconds West 154.05 feet, (14) South 65 degrees 58 minutes 40 seconds West 388.02 feet, (15) South 20 degrees 58 minutes 40 seconds West 14.34 feet, (16) South 24 degrees 01 minutes 20 seconds East 409.20 feet, (17) South 00 degrees 57 minutes 39 seconds West 101.00 feet, (18) South 65 degrees 58 minutes 40 seconds West 175.77 feet, (19) South 24 degrees 01 minutes 20 seconds East 236.62 feet and (20) South 43 degrees 26 minutes 39 seconds West 12.99 feet to the place of beginning.

Containing 3.007 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

571



BALTIMORE COUNTY, MARY LAND OFFICE OF BUDGET & FMANCE MISCELLANEOUS RECEIPT DATE OFFICE OF BUDGET & FMANCE MISCELLANEOUS RECEIPT AMOUNT \$ 3.5 CO AMOUNT \$ 3.5 CO FROM: DOWN ADD TO THE
THIN WINDS THE TARE TO SERVICE THE TARE

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: #04-571-SPHA
16450 Duncan Hill Road
W/side of Duncan Hill Road
Sthelection District — 3rd Gouncilmanic District
Legal Owner(s): Donald and Ethel Howard
Special Hearing: to approve a walver to allow two panhandle lots utilizing an existing private access easement to the local public street, the in-fee strips having individual width of 6 feet and being 1,600 feet in length.
Special Hearing: to allow 2 panhandle strips having individual widths of 6 feet in lieu of the required 12 feet, and to allow the lote to utilize an existing private access easement in lieu of the maximum permitted 1000 feet.

Hearing: Thursday, August 19, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

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 8/611 August 3

CERTIFICATE OF PUBLICATION

<u> </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 83,2004.
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE NO. 05-571-SPHA
PETITIONER/DEVELOPER:
Donald and Ethel Howard

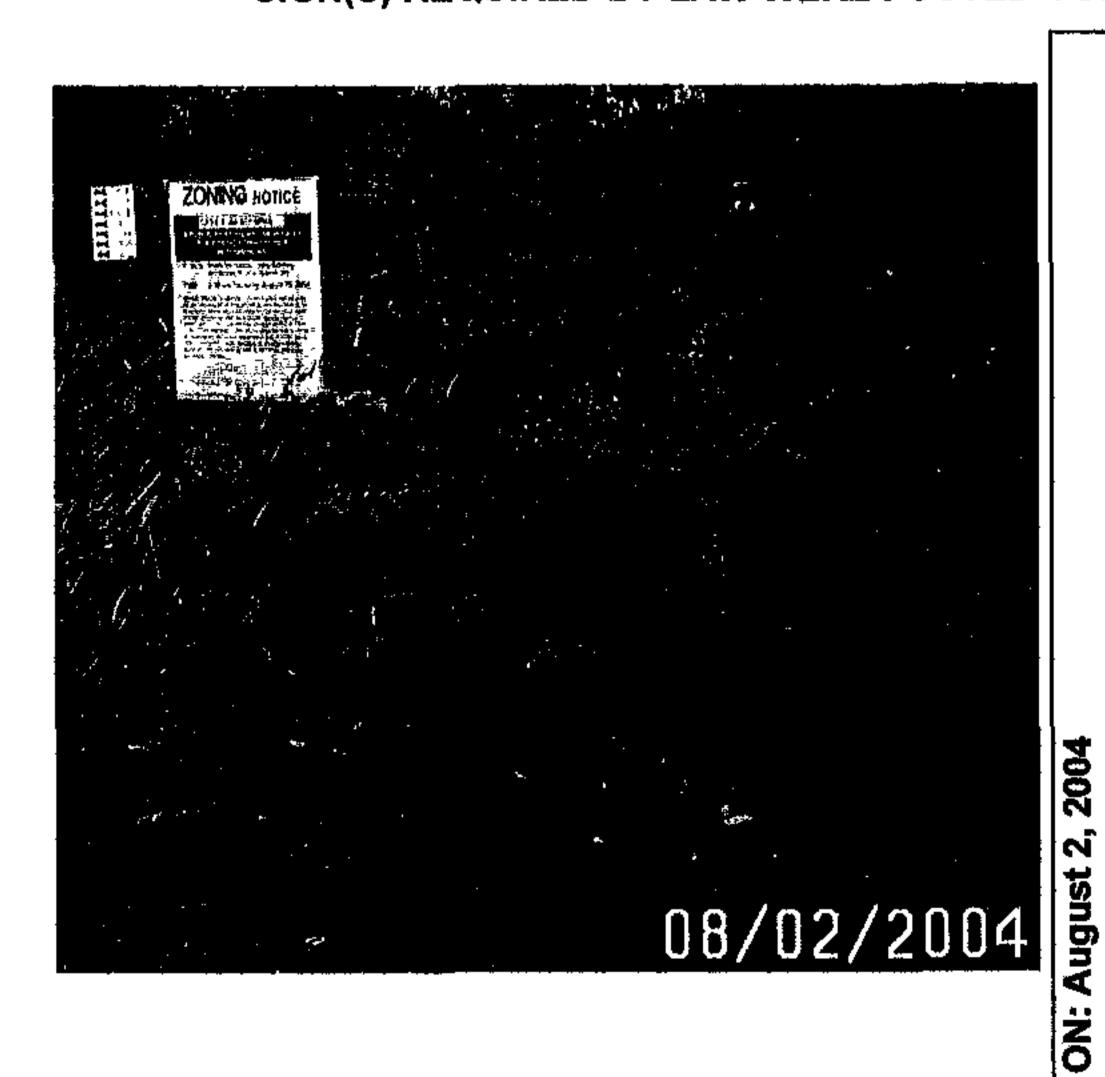
DATE OF HEARING: August 19, 2004

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

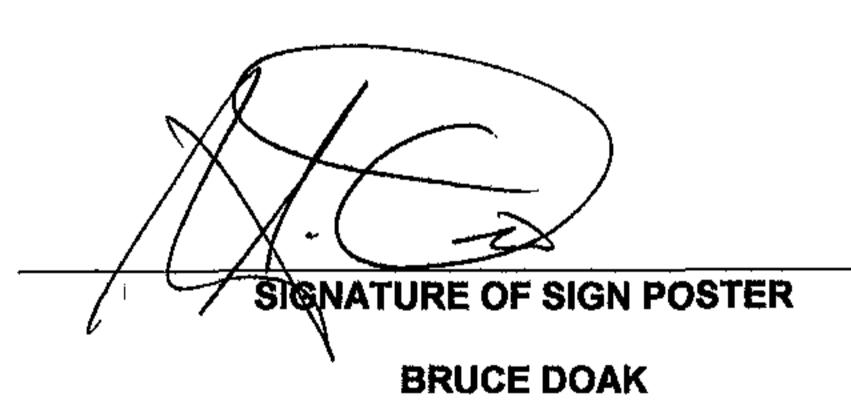
LADIES AND GENTLEMEN:

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



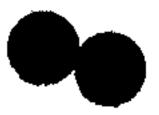
LOCATION:

15450 Duncan Hill Road Sparks, Maryland 21152



GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX









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

June 17, 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: 04-571-SPHA

15450 Duncan Hill Road

W/side of Duncan Hill Rd. at the distance of 2,150 ft. +/- northerly along the center of Duncan Hill Rd.

5th Election District – 3rd Councilmanic District

Legal Owners: Donald and Ethel Howard

Special Hearing to approve a waiver to allow two panhandle lots utilizing an existing private access easement to the local public street, the in-fee strips having individual width of 6 feet and being 1,600 feet in length. Special Hearing to allow 2 panhandle strips having individual widths of 6 feet in lieu of the required 12 feet, and to allow the lots to utilize an existing private access easement in lieu of in-fee ownership to the public record. Variance to allow panhandle strips of 1,600 feet, more or less, in lieu of the maximum permitted 1000 feet.

Hearing: Thursday, August 19, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Muthy Kotroco

Director

TK:klm

C: Donald and Ethel Howard, 14317 Cuba Road, Cockeysville 21030 Bruce Doak, 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 4, 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

Tuesday, August 3, 2004 Issue - Jeffersonian

Please forward billing to:

Donald Howard, Sr. 14317 Cuba Road Cockeysville, MD 21030

410-584-2834

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: 04-571-SPHA

15450 Duncan Hill Road

W/side of Duncan Hill Rd. at the distance of 2,150 ft. +/- northerly along the center of Duncan Hill Rd.

5th Election District – 3rd Councilmanic District Legal Owners: Donald and Ethel Howard

Special Hearing to approve a waiver to allow two panhandle lots utilizing an existing private access easement to the local public street, the in-fee strips having individual width of 6 feet and being 1,600 feet in length. Special Hearing to allow 2 panhandle strips having individual widths of 6 feet in lieu of the required 12 feet, and to allow the lots to utilize an existing private access easement in lieu of in-fee ownership to the public record. Variance to allow panhandle strips of 1,600 feet, more or less, in lieu of the maximum permitted 1000 feet.

Hearing: Thursday, August 19, 2004 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.

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: 04-57/- SPHA
Petitioner: DONALD S. HOWARD, SR & ETHEL M. HOWARD
Address or Location: 15450 DUNCAN HILL ROAD
PLEASE FORWARD ADVERTISING BILL TO:
Name: DONALD 5. HOWARD, SR.
Address: 14317 Cuba Road
COCKEYSVILLE, MD 21030
Telephone Number: 410-584-2834

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

August 10, 2004

Donald S. Howard, Sr. Ethel M. Howard 14317 Cuba Road Cockeysville, Maryland 21030

Dear Mr. and Mrs. Howard:

RE: Case Number: 04-571-SPHA, 15450 Duncan Hill Road

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

u. Callabal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Bruce E. Doak Gerhold, Cross & Etzel, Ltd. 320 E. Towsontown Blvd. Towson 21286



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

June 17, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 14, 2004

Item No.:

3550, 554-557, 559-5/11

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.

6. 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



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

To:

Joe Chmura, Mail Stop-1105

February 3, 2004

From:

Lieutenant Jimmie D. Mezick

Baltimore County Fire Marshal's Office Mail Stop-1102F, Phone (410) 887-4880

Subject:

Minor Subdivision Review Comments

Project Name: Howard

PDM Number: 04016M

Location:

Duncan Hill Rd.

Comments:

- 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.
- 14. The proposed panhandle driveway shall have a cul-de-sac or t-turnaround (with a minimum 35 ft. inside turning radius) installed at its point of termination. In-lieu of having a minimum width of 16 feet over the entire length, the driveway or dead-end road shall be widened to a clear width of 16 feet for a distance of 75 feet at / near the mid point (N24 01'20"E 409.20").

All turns shall have an Inside Radius_of 35 feet.



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6.15.04

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

RE:

Baltimore County

Item No. 57/

JRF

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,

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

1. 1. Soul

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

July 2, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 14, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-554

04-555

04-557

04-559

04-562

04-564

04-565

04-568

04-571

Reviewers:

Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

19 B/19

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: Zoning Advisory Petition(s): Case 4-571

DATE: June 16, 2004

JUN 1 7 2004

TOWN'G COMMISSIONER

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

Division Chief:

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: July 2, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 21, 2004 Item No. 571

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

The proposed access to lots 1 and 2 shall be 16 feet wide and a "use-in-common" access easement of adequate width from the proposed lots to Duncan Hill Road should be provided.

RWB:CEN:jrb

cc: File

PETITION FOR SPECIAL HEARING RE:

AND VARIANCE

15450 Duncan Hill Rd; W/side Duncan Hill *

Rd, 2,150' Northerly along Duncan Hill Rd 5th Election & 3rd Councilmanic Districts

Legal Owner(s): Donald S & Ethel M Howard

Petitioner(s)

FOR

BALTIMORE COUNTY

ZONING COMMISSIONER

04-571-SPHA

BEFORE THE

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.

RECEIVED

JUN 2 3 2004

Personance

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 23rd day of June, 2004, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

DATE	CASE NUMBER	CASE NAME

RELITIONER'S SIGN-IN SHEET

						GRANDLO CAOSS & ETZER	BRUCE E. DOAK 320 E. 700	LINDA CLARILE 4319 WILL	andoldered Ip 15452 Dune	Daniel Howard JR 3817 Teel	DONAIDHOUNDER	14347 Cul	Ethol-m. Howard 14317 auda	
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