

IN RE: PETITION FOR SPECIAL HEARING
NW/S Emory Road and Parrish Road,
W of Hanover Pike (Md. Route 30)
(5616 Emory Road)
4th Election District
4th Council District

Myron N. Almony, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-019-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Myron N. Almony and his wife, Judith A. Almony. The Petitioners request a special hearing to approve the reconfiguration of two adjoining R.C.2 parcels and to confirm that the proposed reconfiguration does not affect density. 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 and an aerial photograph of the site marked as Petitioner's Exhibit 2.

Appearing at the requisite public hearing held for this case were Judith A. Almony, co-owner of the property, and Edwin J. Kirby, Jr., the Professional Land Surveyor who prepared the site plan for this property. There were no Protestants or other interested persons present.

The subject property under consideration is an irregularly shaped parcel located on the northwest side of Emory Road at its intersection with Parrish Road near the Baltimore County/Carroll County line. In this regard, the property is actually bisected by that boundary line. Thus, of the 49 acres associated with the entire tract, 7 acres are located in Carroll County with the remaining 42 acres in Baltimore County. The entire tract is zoned R.C.2 and is actually comprised of two separate lots, as recorded in the land records of Baltimore County. The larger parcel contains approximately 30 acres in area and is located in the westernmost portion of the tract and abuts the 7 acres in Carroll County. It was indicated that this portion of the property was recorded

ORDER RECEIVED FOR FILING

Date

By

9/16/04
[Signature]

as a separate lot of record under Deed #15275-166. The second parcel is located in the easternmost portion of the tract and has frontage on Emory and Parrish Roads. This parcel was recorded under Deed #15275-170. This portion of the site contains approximately 12 acres in area and is improved with a two-story dwelling, which is occupied by the Petitioners, and several agricultural outbuildings.

The Petitioners propose a subdivision of the larger parcel to create a 4.06-acre lot in the northern corner of the property, shown on the site plan as New Parcel 1. It is anticipated that this lot will be developed with a single-family dwelling that will be occupied by one of the Petitioners' children. The balance of the larger parcel will be retained as New Parcel 2 and contain approximately 38.7153 acres in area. The 7 acres in Carroll County are not affected by this proposal.

The Petitioners' proposal appears appropriate and does not exceed the density available to these separate lots of record. Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Resource Management (DEPRM) and the Officer of Planning, both of which indicate that those agencies do not oppose the relief requested, for so long as the proposal supports and protects the agricultural resources. In this regard, the aerial photograph submitted shows that the new parcel to be created is located at the end of the property in a wooded area. The photo also shows a large amount of tillable acreage within the property that is in active agricultural operation. This acreage will not be disturbed. That is, the fields will be left intact and continue to be used agriculturally. Thus, the proposal is consistent with the spirit and intent of the regulations for agricultural preservation within the R.C.2 zone. Additionally, DEPRM advised the property owner that any new well and septic system need comply with County standards.

Based on the testimony and evidence offered I am easily persuaded to grant the requested relief. The proposed subdivision is an appropriate use of the subject property and will not adversely impact the agricultural resources in this rural area of the County. I find that the relief can be granted without detrimental impact to the health, safety and general welfare of the locale.

ORDER RECEIVED FOR FILING

Date

By

9/16/04
[Signature]

Pursuant to the advertisement, posting of the property and public hearing on this Petition 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 16th day of September 2004 that the Petition for Special Hearing to approve the reconfiguration of two adjoining R.C.2 parcels in accordance with Petitioner's Exhibit 1, and to confirm that the proposed reconfiguration does not affect density relief, 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) Compliance with the ZAC comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated August 4, 2004, a copy of which is attached hereto and made a part hereof.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By

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 17, 2004

Mr. & Mrs. Myron N. Almony
5616 Emory Road
Upperco, Maryland 21155

RE: PETITION FOR SPECIAL HEARING
NW/S Emory Road and Parrish Road, W of Hanover Pike (Md. Route 30)
(5616 Emory Road)
4th Election District – 4th Council District
Myron N. Almony, et ux - Petitioners
Case No. 05-019-SPH

Dear Mr. & Mrs. Almony:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Edwin J. Kirby, Jr.
P.O. Box 761, Brooklandville, Md. 21022
Office of Planning; DEPRM; People's Counsel; Case File

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



Printed on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5616 EMORY ROAD UPPERCO, MD. 21122
which is presently 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

THE RECONFIGURATION OF TWO RC 2 PARCELS AND THAT DENSITY IS NOT AFFECTED.

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):

MYRON N. ALMONY

Name - Type or Print

Signature

JUDITH A. ALMONY

Name - Type or Print

Signature

5616 EMORY ROAD

410-239-7327

Address

Telephone No.

UPPERCO, MD. 21155

City

State

Zip Code

Representative to be Contacted:

EDWIN J. KIRBY, JR. SURVEYOR

Name

POB 761

410-409-5237

Address

Telephone No.

BROOKLANDVILLE, MD. 21022

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JNP

Date

7/9/04

ORDER RECEIVED FOR FILING

Case No. *05-019-SPH*

Date *7/15/98*

To: THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The purpose of this Reconfiguration is to provide a 4.06 acres home site for the Almony's son (New Parcel 1). He will reside there and care for the property. The site does not disturb tillable acreage. The remaining reconfigured New Parcel 2 will contain 38.7153 acres .

The current title deed is in two parcels , 7.52 acres of the larger parcel (38 ac m/l) is in Carroll County and is excluded from the plan and the smaller parcel (13 ac m/l) will be combined with the remainder of the larger parcel.

Edwin J.Kirby,Jr. RS 5481

05-019-SPH

**ZONING DESCRIPTION OF NEW PARCEL NO.1
MYRON N.ALMONY AND JUDITH A. ALMONY
PROPERTY ,DISTRICT NO.4 BALTIMORE
COUNTY,MARYLAND**

Beginning for the same at a point on the Baltimore County/Carroll County Line said point being distant the three following courses and distances from a point in the centerline of EMORY ROAD distant South 81 degrees 34 minutes 50 seconds West 516.79 feet from the intersection thereof with the southwesternmost right of way line of PARRISH ROAD viz; North 74 degrees 00 minutes 31 seconds West 1846.00 feet, North 37 degrees 01 minutes 34 seconds West 77.26 feet and binding on the said Baltimore County/Carroll County Line North 15 degrees 44 minutes 22 seconds East 1507.75 feet, thence binding on the outlines of New Parcel 1 the seven following courses and distances viz; (1) binding on the Baltimore County/Carroll County Line North 15 degrees 44 minutes 22 seconds East 45.50 feet, thence leaving said Line (2) North 34 degrees 58 minutes 29 seconds East 275.49 feet, thence (3) South 43 degrees 47 minutes 59 second East 981.67 feet, thence (4) South 41 degrees 01 minutes 24 seconds West 12.03, thence (5) North 43 degrees 47 minutes 59 seconds West 377.87 feet thence (6) South 46 deგრeres 12 minutes 01 seconds West 297.38 feet , and thence (7) North 43 degrees 47 minutes 59 seconds West 528.26 feet to the Place of Beginning.....containing 4.06 acres of land more less (176,853 square feet).

**Edwin J.Kirby,Jr. RS No.5481
June 21, 2004**



05-019-SPH

**ZONING DESCRIPTION NEW PARCEL NO.2
MYRON N.ALMONY AND JUDITH A .ALMONY
PROPERTY, DISTRICT NO.4 BALTIMORE
COUNTY,MARYLAND**

Beginning for the same at the intersection of the centerline of EMORY ROAD (Md.Rte. No.91) and the southwesternmost right of way line of PARRISH ROAD and running thence and binding on the centerline of EMORY ROAD (1) South 81 degrees 34 minutes 50 seconds West 516.78 feet, thence leaving EMORY ROAD (2) North 74 degrees 00 minutes 31 seconds West 1054.00 feet ,thence (3) North 74 degrees 00 minutes 31 seconds West 792.00 feet,thence (4) North 37 degrees 01 minutes 34 seconds West 77.26 feet to intersect the Baltimore County / Carroll County Line and thence binding thereon (5) North 15 degrees 44 minutes 22 seconds East 1507.75 feet to the westernmost corner of proposed New Parcel 1 and thence binding thereon the three following courses and distances viz; (6) South 43 degrees 47 minutes 59 seconds East 529.26 feet ,thence (7) North 46 degrees 12 minutes 01 seconds East 297.38 feet , and thence (8) South 43 degrees 47 minutes 59 seconds East 377.87 feet , thence leaving New Parcel 1 (9) South 41 degrees 01 minutes 24 seconds West 841.50 feet, thence (10) South 51 degrees 06 minutes 36 seconds East 257.40 feet ,thence (11) South 65 degrees 42 minutes 00 seconds East 544.38 feet to intersect the abovementioned right of way line of PARRISH ROAD and thence binding thereon the four following courses and distances viz; (12) southeasterly by a line curving to the left and having an arc distance 59.85 feet with a radius of 875.00 feet and being subtended by a chord bearing South 60 degrees 04 minutes 20 seconds East 59.79 feet ,thence (13) South 66 degrees 55 minutes 40 seconds East 897.78 feet, thence (14) southeasterly by a line curving to the right and having an arc distance of 79.50 feet and being subtended by a chord bearing South 36 degrees 34 minutes 49 seconds East 70.59 feet ,and thence (15) South 08 degrees 29 minutes 41 seconds East 50.09 feet to the Place of Beginning.....containing 38.7153 acres of land more or less (1,686,438 square feet).

Edwin J.Kirby,Jr. Rs No.5481
June 21, 2004



05-019-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 39157

DATE 7/9/04

ACCOUNT R-001-006-6150

AMOUNT \$ 130.00

RECEIVED FROM E. duan J Kirby & Assoc

FOR Miscellaneous - 5616 Fenner Rd (2 units)

Alimony - Owners (05-019-SPH)

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

DATE 7/12/2004 TIME 10:05:23

AMOUNT \$ 130.00 VERIFICATION OK

RECEIPT NO. 039150 BALANCE \$130.00

BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

EDWIN J. KIRBY, JR

Professional Land Surveyor

T/A Greenspring Surveys

P.O. Box 761 • Brooklandville, MD 21022

(410) 337-7942 • Cell (410) 409-5237

Fax (410) 876-3176

**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: #05-019-SPH
5616 Emory Road
Corner of northwest side of
Emory Road and southwest
side of Parrish Road
4th Election District
3rd Councilmanic District
Legal Owner(s): Myron M.
and Judith A. Almony
Special Hearing: to allow
the reconfiguration of two
RC-2 parcels and that den-
sity is not affected.
Hearing: Thursday, Sep-
tember 2, 2004 at 11:00
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 accommoda-
tions. Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4396.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.
8/215 Aug. 19 17551

CERTIFICATE OF PUBLICATION

8/19/2004

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 8/19/2004.

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

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-019-SPH

Petitioner/Developer: _____

Myron & Judith Almony

Date of Hearing/Closing: 9-2-04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 5616 Emory Road
Upperco, MD 21155

August 12, 2004

(Month, Day, Year)

Sincerely,

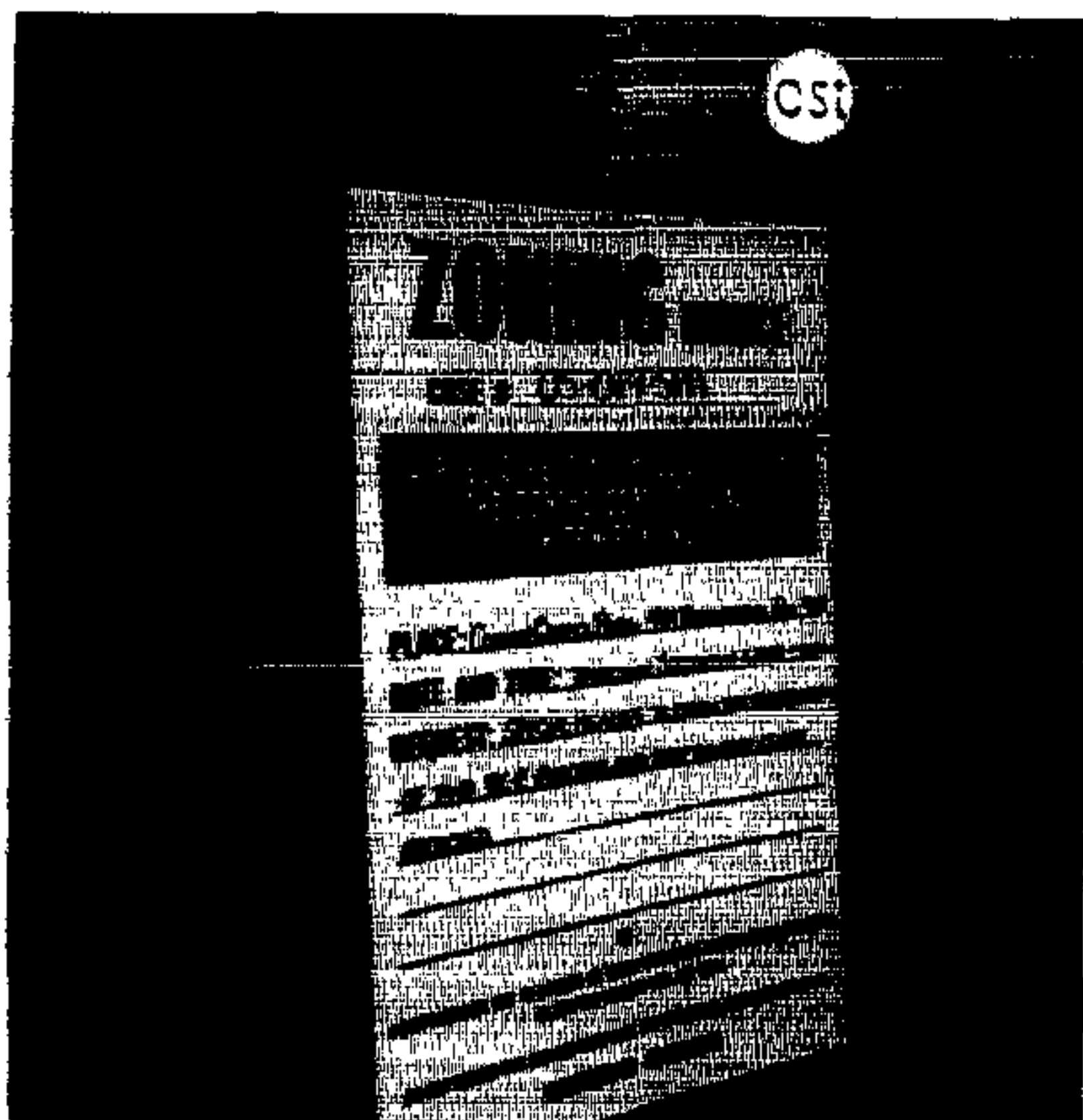
Stacy Gardner 8/12/04
(Signature of Sign Poster and Date)

Stacy Gardner

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

781-4000

(City State Zip Code)





July 21, 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: 05-019-SPH

5616 Emory Road

Corner of northwest side of Emory Road and southwest side of Parrish Road.

4th Election District—3rd Councilmanic District

Legal Owners: Myron M. and Judith A. Almony

Special Hearing to allow the reconfiguration of two RC-2 parcels and that density is not affected.

Hearing: Thursday, September 2, 2004 at 11:00 am in Room 407, County Courts Building
401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK: clb

C: Myron and Judith Almony 5616 Emory Road Upperco 21155
Edwin J. Kirby, Jr. P.O. Box 761 Brooklandville 21022

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 18, 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, August 19, 2004 Issue - Jeffersonian

Please forward billing to:

Edwin J. Kirby

410-337-7942

P.O. Box 761

Brooklandville, Maryland 21022

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: 05-019-SPH

5616 Emory Road

Corner of northwest side of Emory Road and southwest side of Parrish Road.

4th Election District—3rd Councilmanic District

Legal Owners: Myron M. and Judith A. Almony

Special Hearing to allow the reconfiguration of two RC-2 parcels and that density is not affected.

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401 Bosley 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
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: 05-019-SPH

Petitioner: ALMONY

Address or Location: 5616 EMORY ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDWIN J. KIRBY

Address: P.O. Box 761
BROOKLANDVILLE MD 21022

Telephone Number: 410 337 7942 410 409 5237

**Department of Permits
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*

August 25, 2004

Myron N. Almony
Judith A. Almony
5616 Emory Road
Upperco, Maryland 21155

Dear Mr. and Mrs. Almony:

RE: Case Number: 005-019-SPH, 5616 Emory Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 9, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Edwin J. Kirby Jr. P.O. Box 761 Brooklandville 21022

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



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

July 22, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 26, 2004

Item No.: 017-035

Dear Ms. Mathews:

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

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



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

Maryland Department of Transportation

Date: 7.23.04

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

RE: Baltimore County
Item No. 019 JNP

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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

AUG 11 2004

TO: Tim Kotroco

FROM: John D. Oltman, Jr. *JDO*

DATE: August 4, 2004

ZONING COMMISSIONER

SUBJECT: Zoning Item # 05-019
Address 5616 Emory Road

Zoning Advisory Committee Meeting of July 26, 2004.

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

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

Groundwater Management Comments:

The old and new parcels must meet requirements of COMAR 26.04.02 for well and septic setbacks.

Agricultural Preservation Comments:

Support this petition- it better protects agricultural resources by enlarging one parcel that contains the farmland.

Reviewer: Wally Lippincott

Date: August 4, 2004

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

ORDER RECEIVED FOR FILING

Date

By

9/14/04
[Signature]

Aug
9/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 29, 2004

RECEIVED

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

AUG - 6 2004

SUBJECT: 5616 Emory Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 5-019

Petitioner: Myron N. Almony

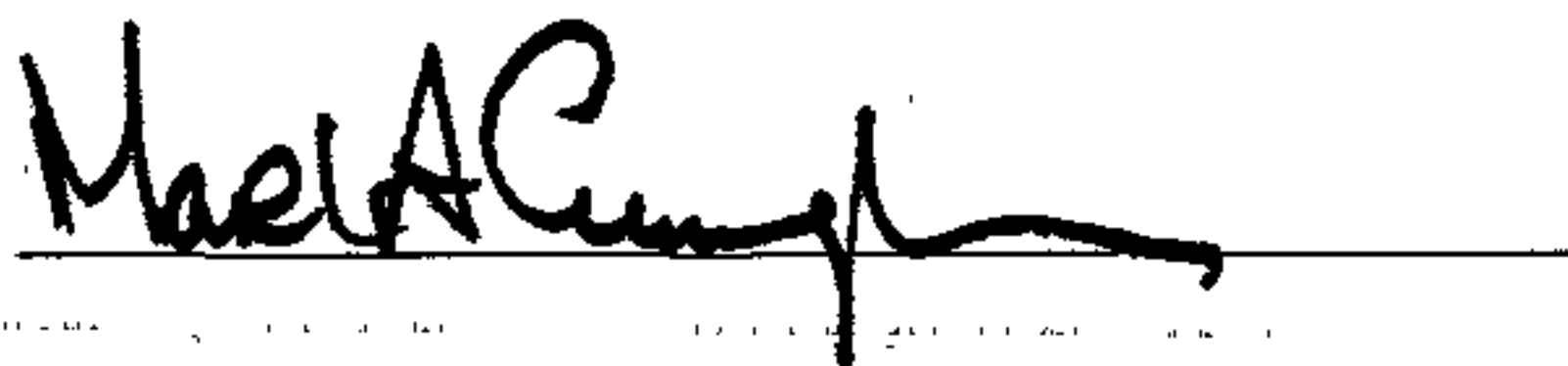
Zoning: RC 2

Requested Action: Special Hearing

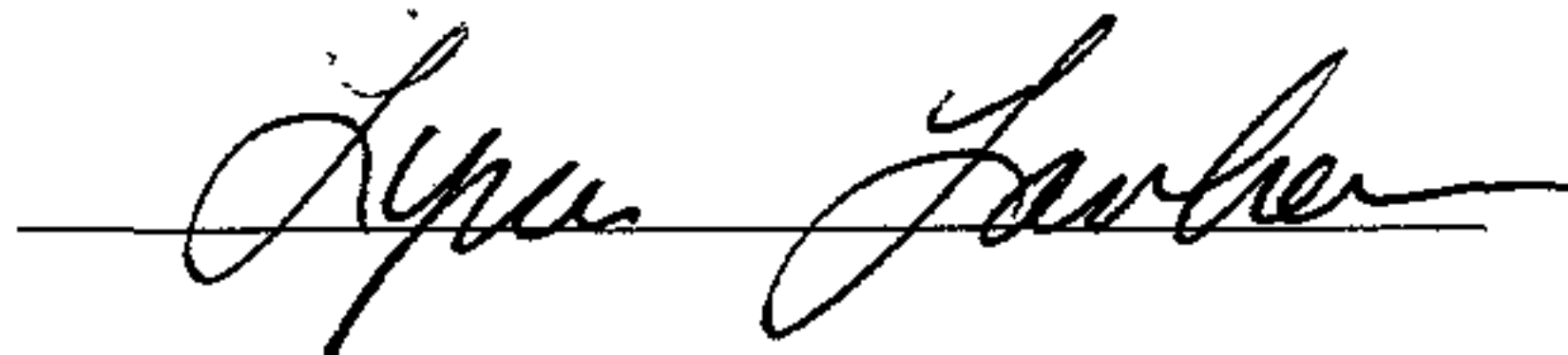
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the proposed reconfiguration of the subject lot provided it promotes agricultural preservation. The petitioner should consult with Wally Lippincott with the Department of Environmental Protection and Resource Management concerning this issue. Mr. Lippincott may be reached at 410-887-3776.

Prepared by:



Division Chief:



AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 4, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For August 2, 2004
Item No. 019

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

Show 40-foot minimum right-of-way for all adjacent public roads.

RWB:CEN:jrb

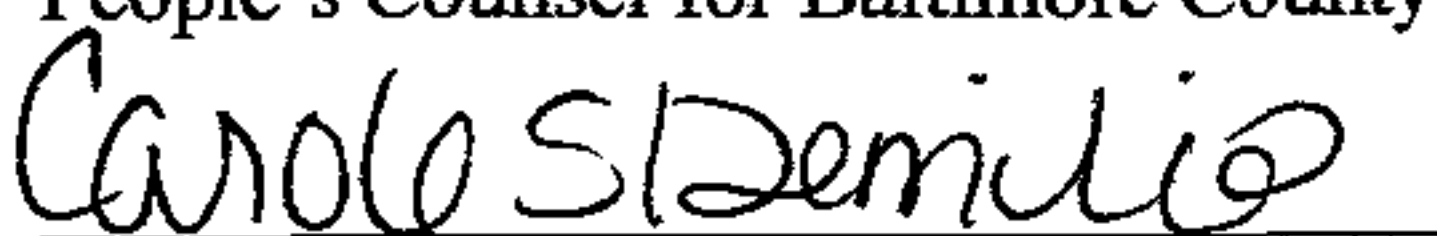
cc: File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
5616 Emory Road; Corner of NW/side
Emory Road & SW/side Parrish Road * ZONING COMMISSIONER
4th Election & 3rd Councilmanic Districts
Legal Owner(s): Myron M & Judith Almony* FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-19-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

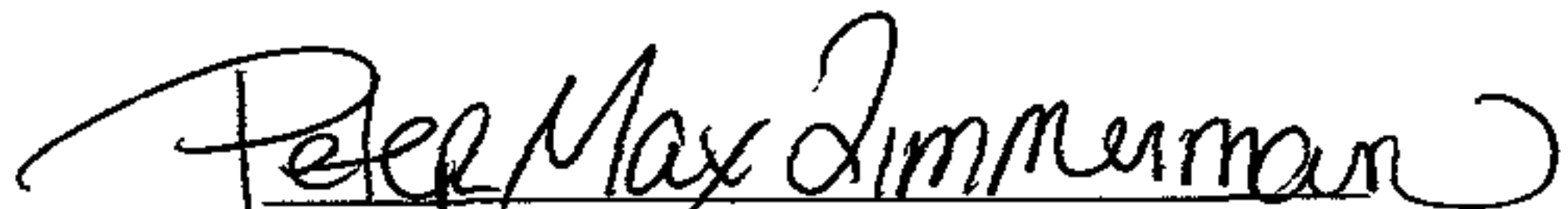
RE

JUL 26 2004

Per

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of July, 2004, a copy of the foregoing Entry of Appearance was mailed to Edwin J. Kirby, Jr, Surveyor, P.O. Box 761, Brooklandville, Md 21022, Representative for Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER _____
DATE _____

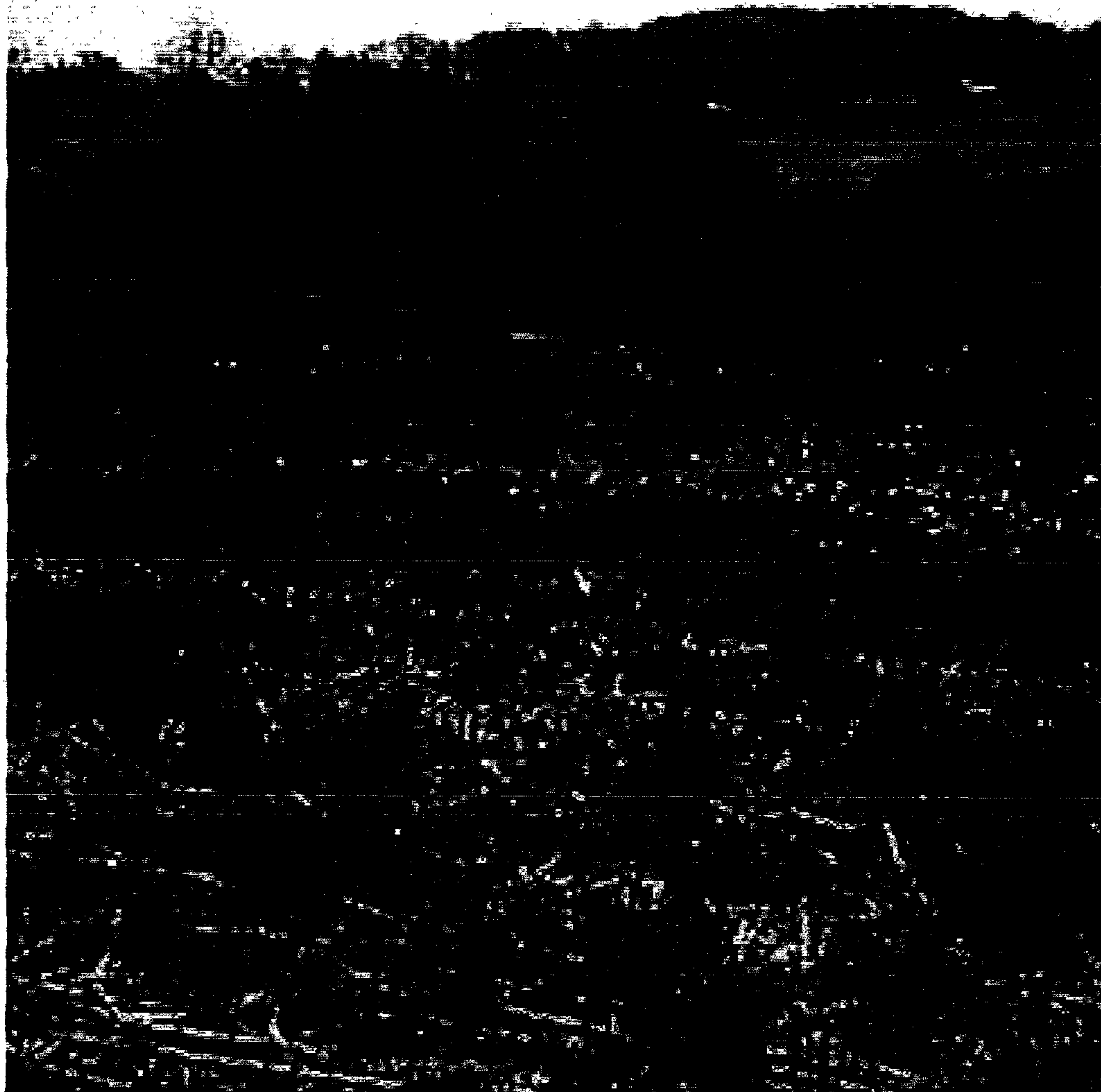
PETITIONER'S SIGN-IN SHEET

[illegible]



05-019-SPH

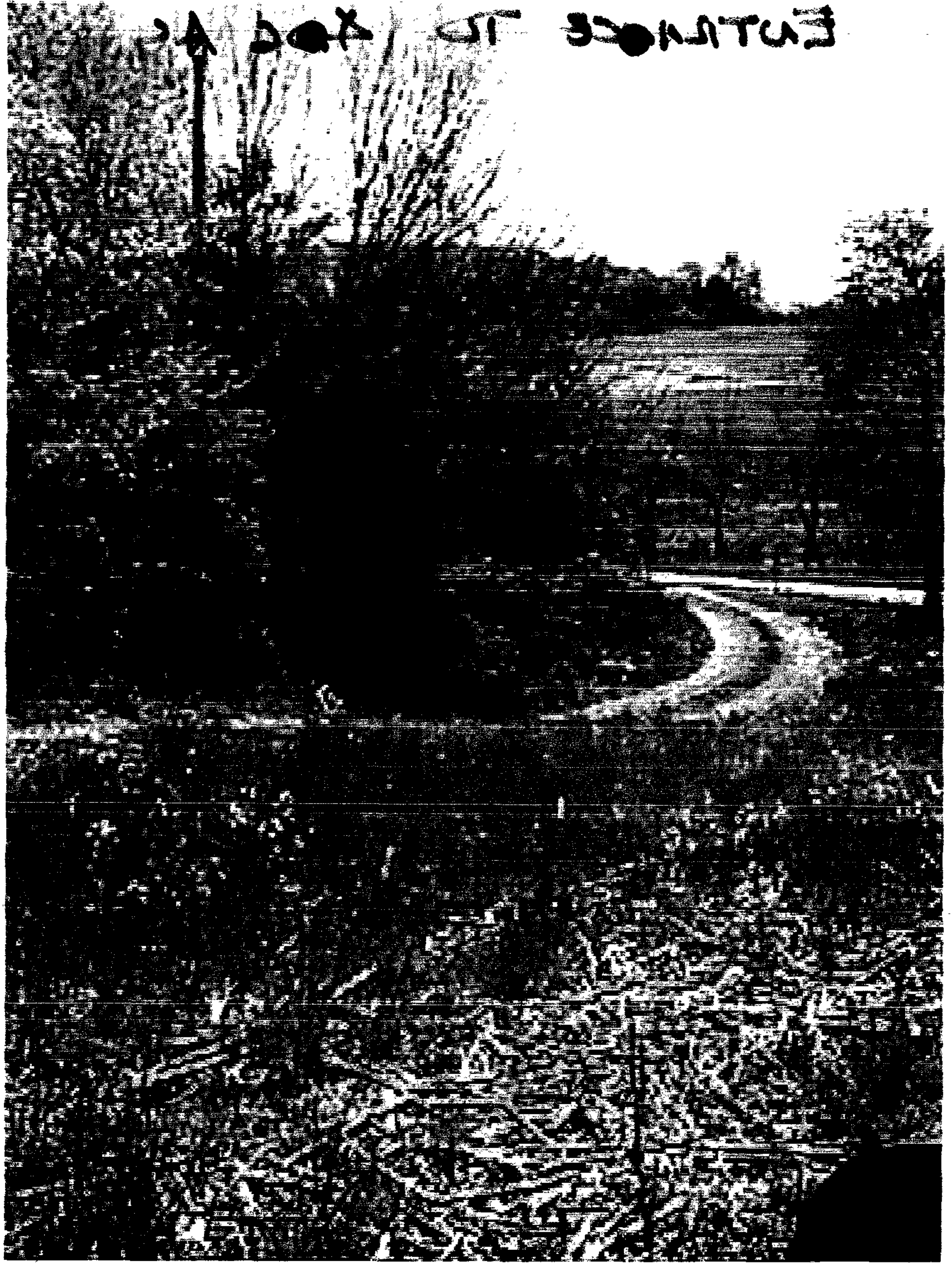
ADJUTANT TO THE
AIRFIELD



05-019-SPH

FARM FIELD •
ADJUNCT TO 4.06 12.

3A 20X 01 32011703



05-019-SPH



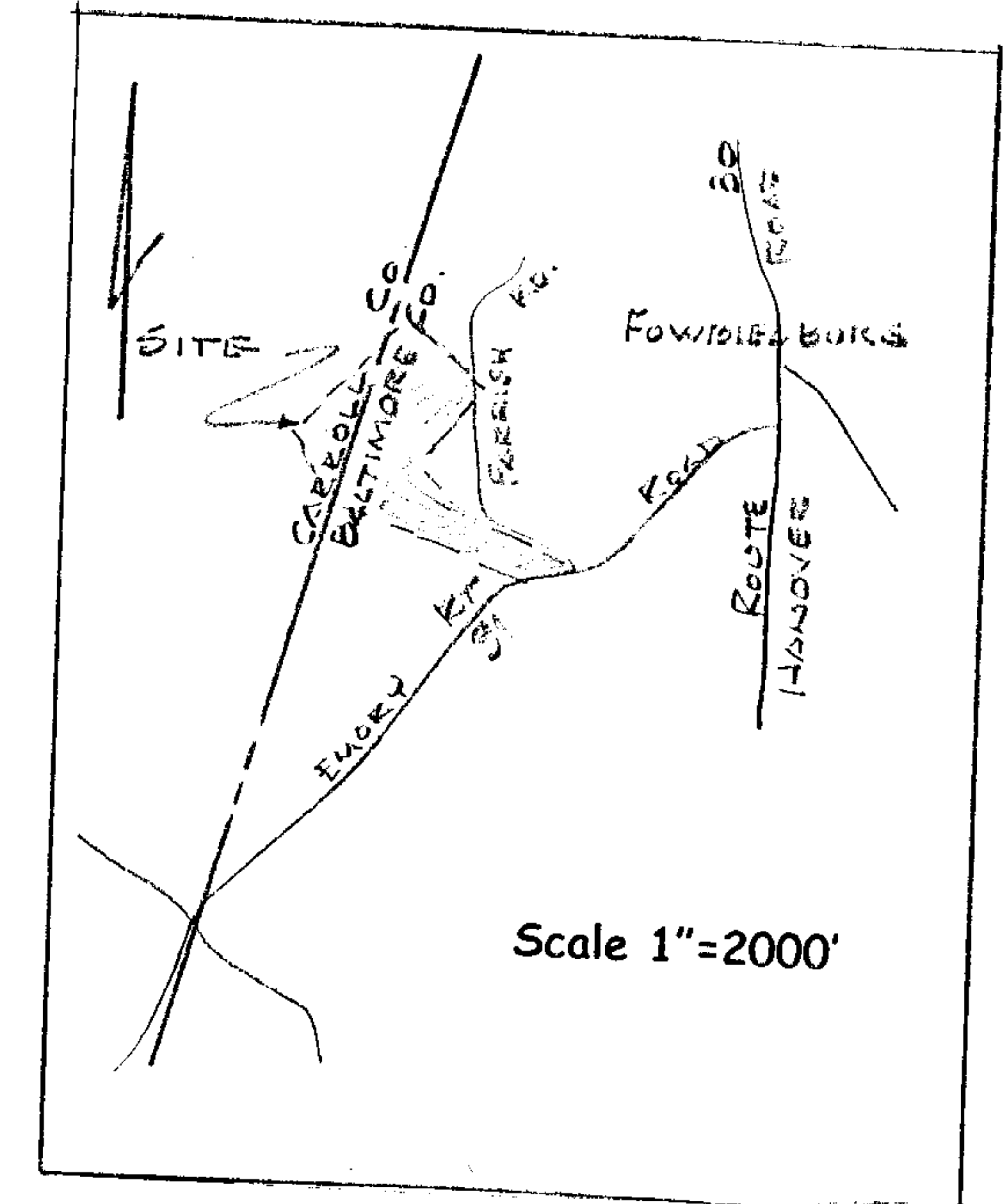
New
House

Detention Ex. No 2

PLAT TO ACCOMPANY PETITION FOR ZONING SPECIAL HEARING

PROPERTY ADDRESS: 5616 EMORY ROAD
UPPERCO, MD. 21155

OWNER: MYRON N. ALMONY & JUDITH A. ALMONY



VICINITY MAP

LOCATION INFORMATION

ELECTION DISTRICT NO. 4
COUNCILMANIC DISTRICT NO. 4
1"=200' SCALE MAP NW22L, NW23L, NW22K, NW23K
ZONING: RC 2

PARCEL SIZES OLD PARCEL No. 1 30.0491 acres (1308938.796 sq ft)
OLD PARCEL No. 2 12.7262 acres (554355 sq ft)
NEW PARCEL No. 1 4.06 acres (176853.6 sq ft)
NEW PARCEL No. 2 38.7153 acres (1686440.196)

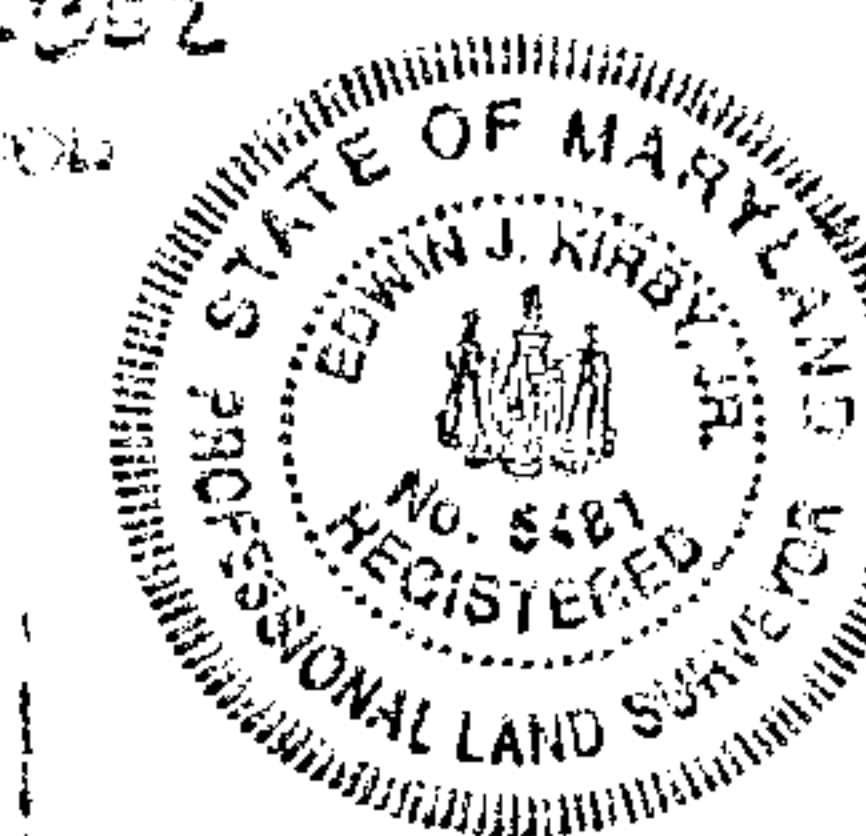
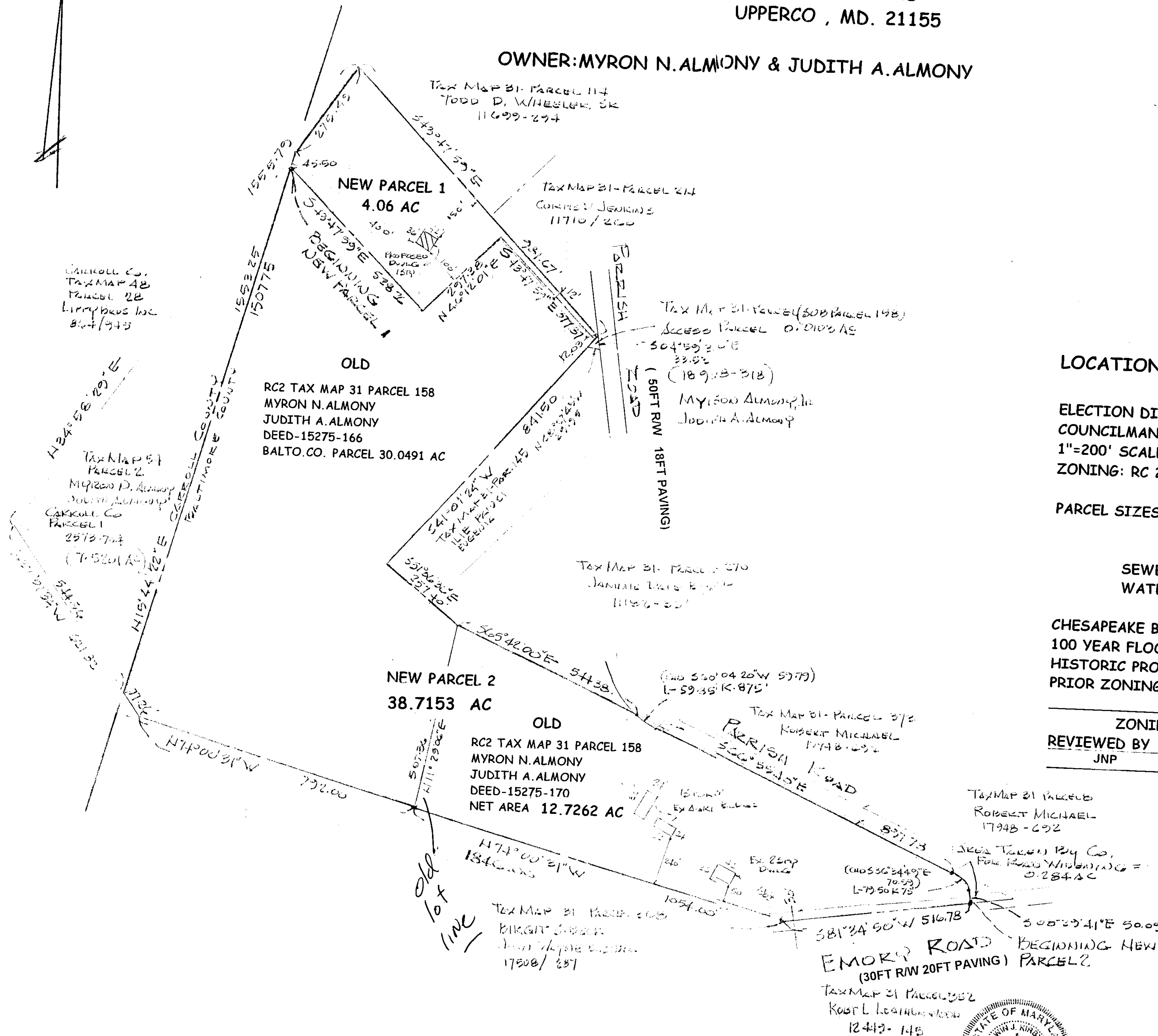
SEWER PRIVATE
WATER PRIVATE

CHESAPEAKE BAY CRITICAL AREA NO
100 YEAR FLOOD PLAIN NO
HISTORIC PROPERTY/BUILDING NO
PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM#	CASE #
JNP	019	05-019-SPH

GREENSPRING SURVEYS
GREENSPRING STATION
POB NO. 761
BROOKLANDVILLE, MD. 21022
410-337-7942 410409-5237

Scale 1"=200' Date: 05/03/04



NW 22L
NW 23L
NW 22H
NW 23H

