

IN RE: PETITION FOR SPECIAL HEARING
NW/S of a private driveway leading to
Parrett Lane to Knox Lane, 839 ft. +/- of
centerline of Parrett Lane & 370 ft. NE
of Beaver Dam Road
8th Election District
2nd Councilmanic District
(2233 Knox Avenue)

Norma & W. Carroll Cox
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-277-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 owners of the subject property, Norma and W. Carroll Cox. The Petitioners are requesting special hearing relief for property owned at 2233 Knox Avenue in the Reisterstown 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 two proposed lots with access to a local street through an existing right-of-way in lieu of in fee access (not zoning).

The property was posted with Notice of Hearing on January 10, 2005, 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 January 13, 2005, 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.

ORDER RECEIVED FOR FILING

Det- 2/3/05
By- Ray

Zoning Advisory Committee Comments

The Zoning Advisory Committee 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 January 10, 2005, a copy of which is attached hereto and made a part hereof. In addition, a ZAC comment was received from the Office of Planning dated January 24, 2005, a copy of which is attached hereto and made a part hereof.

Subsequent to the hearing on January 27, 2005 a supplemental comment was received from DEPRM dated January 28, 2005. In addition a revised comment was received from the Bureau of Plans Review dated January 28, 2005. Both comments are made part of the file of this case.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief were Keith Heindel, professional surveyor, and Ronald Cox and Walter Cox, Petitioner. J. Neil Lanzi, Esquire represented the Petitioners. William Grewe attended the hearing as an interested citizen. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The Petitioner would like to subdivide his 11 acre property into two lots by minor subdivision. To do so he must have his means of access to the property by right-of-way rather than in fee which is the subject of this Petition. The Petitioner presently resides on the property as his principal residence. Exhibit 2 shows the existing house, which will remain and be located

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Date 2/3/05
By [Signature]

Finally, apparently after consulting with the Petitioner, a revised comment from Public Works indicated that the driveway should be able to handle a 65,000 lb. fire truck and have pull-off areas along the length of the driveway. This agency originally asked for a 16 ft. paved driveway from the property to Knox Road.

Findings of Fact and Conclusions of Law

The BCC indicates that all access to public roads occur via in fee driveways. However, Section 32-4-409 (c) allows access via right-of-way where a right-of-way has been established before the development plan is submitted. Subsection (b) 2 (ii) specifies that a panhandle driveway must be 12 ft. in width per lot, where two lots are involved. Thus, a panhandle driveway right-of-way must be 24 ft. wide for the two lots requested here. However, Exhibit 2 indicates that the right-of-way for Parrett Lane is only 20 ft. wide and was the subject of the Circuit Court case referenced above. The judgment in that case approved the 20 ft. right-of-way. The Petitioner has no way to acquire a wider right-of-way.

The issue in this case is safety. Unsafe conditions can arise in private roads and rights-of-way where those using these means of access fail to provide a suitable roadway surface, means to have vehicles pass one another, and/or fail to maintain the roadway. The Petitioner has recently won legal access to use Parrett Road but with that right comes an obligation to maintain the roadway. Several adjacent property owners, in addition to the Petitioner and the Shaneybrooks, use this roadway. I am unaware of what maintenance contributions and obligations these owners may have to each other as users of this lane. In short, I do not believe that I have the jurisdiction to prescribe any conditions that this Petitioner must follow regarding Parrett Lane. The other property owners are not before me and I have no way to force them to provide, for example, a driveway that would handle a 65,000 lb. fire engine or to install passing

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2/13/05
By *Ray*

pull-offs. That is not to say this Petitioner is not obligated to contribute to Parrett Lane, but only to say that this is not the forum in which to specify his obligations. Nor is it to say that I find anything unreasonable in the Bureau of Development Plans Review comment. In fact, the collective owners and users of Parrett Lane hopefully will see the profound wisdom in providing such a driveway.

Because the Petitioner has a right-of-way across the Julio property, I assume the Petitioner has the legal right to construct and maintain the surface of the driveway in any manner he chooses. Said another way, I assume that Julio has no right to determine the driveway parameters. Given these assumptions, I can define the Petitioner's obligation to construct and maintain the roadway over the Julio property. I will impose on the Petitioner the requirement outlined by the Bureau of Development Plans Review for the portion of the driveway over the Julio property.

This leaves the subsequent review of the minor subdivision by the County and the regrettable task, to be sure, that these comments are implemented along the entire driveway.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioners' special hearing request should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3 day of February, 2005, that the Petitioners' request for special hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R), to approve two proposed lots with access to a local street through an existing right-of-way in lieu of

ORDER RECEIVED FOR FILING

Date 2/3/05

By [Signature]

in fee access (not zoning), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments submitted by DEPRM dated January 10, 2005 and January 28, 2005 copies of which are attached hereto and made a part hereof;
3. Compliance with the ZAC comments submitted by the Bureau of Development Plans Review dated January 28, 2005, copy of which is attached hereto and made a part hereof, for that portion of the driveway described by the Petitioners' right-of-way over the land of Julio only, and not for that portion of the driveway over Parrett Lane;
4. Compliance with the ZAC comments submitted by the Office of Planning dated January 24, 2005, a copy of which is attached hereto and made a part hereof; and
5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

RECEIVED FOR FILING
Date 2/3/05
By Ray

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

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

DATE: January 10, 2005

SUBJECT: Zoning Item 05-277
Address 2223 Knox Avenue

Zoning Advisory Committee Meeting of December 13, 2004.

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 offers the following comments on the above-referenced zoning item:

Development of the property must 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).

Agricultural Preservation:

This property has significant natural resources on-site. Prior to approval of this Right-of-Way, the plan should be evaluated by the DEPRM for possible alternatives. If house location shown is the best alternative location possible, then improvements of the site should be limited to the "open" portions of the property.

Reviewer: Wally Lippincott Date: January 10, 2005

NOT REPRODUCED FOR FILMS
2/3/05
By *Ray*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 24, 2005

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

SUBJECT: 22233 Knox Avenue

INFORMATION:

Item Number: 5-277

Petitioner: W. Carroll and Norma Cox

Zoning: RC4/RC 5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the petitioner's request and has no objections to the proposed use of a private access easement for two proposed lots in compliance with the Circuit Court order allowing the same. However, the proposal will require processing and approval of a minor subdivision that complies with the RC 4 and RC 5 zoning requirements. Site design and other planning issues will be reviewed at the time.

Prepared by: Mark A. Camp

Division Chief: Tom L. Lohman

AFK/LL:MAC:

ORDER RECEIVED FOR FILING
Date 2/3/05
By [Signature]

RECEIVED *jm*
1/27

FEB - 1 2005

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

ZONING COMMISSIONER

TO: John Murphy, Deputy Zoning Comm.
Zoning Commissioner's Office

DATE: January 28, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For December 20, 2004
Item No. 277
Revised Comment

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

The panhandle driveway shall be able to handle a 65,000 lbs. fire engine with two axles. At each 500-foot interval a 16-foot by 75-foot pull-off area shall be provided.

RWB:RJF:cab

cc: File

ZAC-12202004-ITEM NO 277-01282005.doc

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Date 2/3/05
By Ray

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
William J. Wiseman III, Zoning Commissioner

February 3, 2005

J. Neil Lanzi, Esquire
Mercantile Building, Suite 617
409 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 05-277-SPH
Property: 2233 Knox Avenue

Dear Mr. Lanzi:

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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Mr. & Mrs. Ronald Cox, 4215 Upper Beckleystville Rd., Hampstead, MD 21074
Keith Heindel, 439 E. main Street, Westminster, MD 21157
William Grewe, 12330 Greenspring Avenue, Owings Mills, MD 21117
Donald Rascoe, Development Management
Bob Bowling, Bureau of Development Plans Review

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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2233 Knox Avenue
which is presently zoned RC4/RC5

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

two proposed lots with access to a local street through an existing right of way
in lieu of in fee access (Not zoning)

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 bound 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):

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

W. Carroll Cox
Name - Type or Print _____
x W. Carroll Cox
Signature _____
Norma Cox
Name - Type or Print _____
x Norma Cox
Signature _____
2233 Knox Avenue 410-32-3128
Address _____ Telephone No. _____
Baltimore MD 21136
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Representative to be Contacted:

Neil Lanzi
Name - Type or Print _____
M. O. Ham
Signature _____
J. Neil Lanzi, P.A.
Company _____
409 Washington Ave #617 410-296-0686
Address _____ Telephone No. _____
Towson MD 21204
City _____ State _____ Zip Code _____

J. Neil Lanzi, Esquire
Name _____
409 Washington Ave #617 410-96-0686
Address _____ Telephone No. _____
Towson MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By J. M. Date 11.21-08

COPIES RECEIVED FOR FILING

Case No. 05-277 SPH
REV 9/15/98

439 East Main Street
Westminster, MD 21157-5539
(410) 848-1790
(410) 848-1791 FAX



5111 Pegasus Court, Suite B
Frederick, MD 21704-8318
(301) 662-1799
(301) 662-8004 FAX

**Zoning Description
#2233 Knox Avenue
(The W. Carroll Cox Property)
November 1, 2004**

Beginning for a point on the northwest side of a private driveway and right-of-way (30 feet wide) leading to Parrett Lane (also a private lane and right-of-way, 20 feet wide) and to Knox Avenue, at the distance of 839 feet south of the intersection of the centerline of Knox Avenue and Parrett Lane. Being all of that lot or parcel of land conveyed by Addie May Jackson to W. Carroll Cox and Norma Cox, his wife, by deed dated March 22, 1952 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. 2087 folio 582, etc. and being more particularly described as follows:

- 1.) South 07 degrees 33 minutes East 331.47 feet; thence,
- 2.) South 42 degrees 28 minutes East 455.88 feet; thence,
- 3.) South 69 degrees 12 minutes West 200.17 feet; thence,
- 4.) North 32 degrees 07 minutes West 162.87 feet; thence,
- 5.) South 71 degrees 19 minutes West 796.24 feet; thence,
- 6.) North 18 degrees 15 minutes East 615.45 feet; thence,
- 7.) North 16 degrees 30 minutes West 298.03 feet; thence,
- 8.) North 70 degrees 00 minutes East 264.00 feet; thence,
- 9.) South 30 degrees 00 minutes East 298.54 feet; thence,
- 10.) North 48 degrees 33 minutes East 228.40 feet to the point of beginning.

Containing **11.00** acres of land, more or less.

Also known as #2233 Knox Avenue and located in the Eighth Election District and Second Councilmanic District.

I:\Wfiles\JOB\98\98206A\Desc\Zoning Description.doc



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 2619

DATE

11/29/64

ACCOUNT

DDI-006-6150

AMOUNT

\$

65.00

RECEIVED FROM

W. VASSELL COY

FOR

SP. HRG

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VOID RECEIPT

RECEIVED BY: [illegible] DATE: [illegible]
ISSUED BY: [illegible] DATE: [illegible]
OFFICE OF BUDGET & FINANCE
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: #05-277-SPH
2233 Knox Avenue

Northwest side of a private driveway leading to Parrett Lane, to Knox Lane, 839 feet +/- of centerline of Parrett Lane and 370 feet northeast of Beaver Dam Run.

8th Election District - 2nd Councilmanic District
Legal Owner(s): W. Carroll and Norma Cox

Special Hearing: to allow two proposed lots with access to a local street through an existing right of way in lieu of fee access (not zoning).

Hearing: Thursday, January 27, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN

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.
1/122 Jatt. 13 35376

CERTIFICATE OF PUBLICATION

1/13/, 2005

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 1/13/, 2005.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-277-3PH

Petitioner/Developer: W. CARROLL
AND NORMA COX

Date of Hearing/Closing: 1/27/05

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

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:

2233 KNOX AVE

The sign(s) were posted on 1/10/05
(Month, Day, Year)

Sincerely,

Robert Black 1/12/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

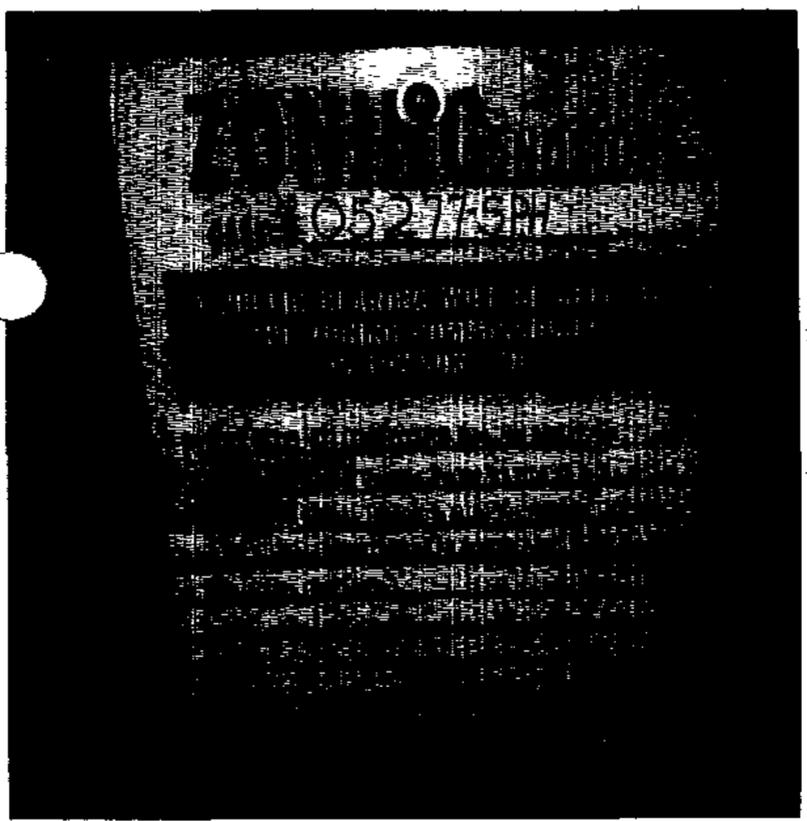
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RECEIVED
JAN 13 2005
DEPT. 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*

December 14, 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: 05-277-SPH

2233 Knox Avenue

Northwest side of a private driveway leading to Parrett Lane to Knox Lane, 839 feet +/- of centerline of Parrett Lane and 370 feet northeast of Beaver Dam Run.

8th Election District—2nd Councilmanic District

Legal Owners: W. Carroll and Norma Cox

Special Hearing to allow two proposed lots with access to a local street through an existing right of way in lieu of infee access (not zoning).

Hearing: Thursday, January 27, 2005 at 11:00 a.m., in Room 407 County Courts Building
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK: clb

C: Neil Lanzi 409 Washington Avenue # 617 Towson 21204
W. Carroll and Norma Cox 2233 Knox Avenue Baltimore 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY JANUARY 12, 2005.**
- (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.

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



TO: PATUXENT PUBLISHING COMPANY
Thursday January 13, 2005 Issue - Jeffersonian

Please forward billing to:

Neil Lanzi
409 Washington Avenue
Towson, Maryland 21204

410-296-0686

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: 05-277-SPH

2233 Knox Avenue

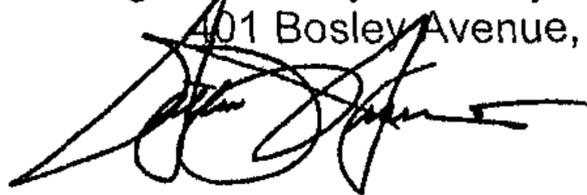
Northwest side of a private driveway leading to Parrett Lane to Knox Lane, 839 feet +/- of centerline of Parrett Lane and 370 feet northeast of Beaver Dam Run.

8th Election District—2nd Councilmanic District

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WILLIAM WISEMAN
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.
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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 277
Petitioner Carroll Cox
Address or Location: 2233 Knox Avenue 21136

PLEASE FORWARD ADVERTISING BILL TO

Name J Neil Canzi
Address 409 Washington Ave #617
Towson MD 21204
Telephone Number 410 - 296 - 0686

on one lot and a new home for his son which will be located approximately in the area shown in red.

His present access to a public road (Knox Avenue) is via a 30 ft. right-of-way from his property across the land of Lawrence Julio and then by way of a 20 ft. right-of-way over a private road known as Parrett Lane to Knox Avenue. His right to access via the latter right-of-way was the subject of litigation in the Circuit Court, Case No. 03-C-02-012025 as shown on Exhibit 1. Apparently, the parties to that case settled the issues between them resulting in a judgment, which approved the terms of settlement. Exhibit 1 shows that the Petitioner acquired an easement by prescription across the lands of Robert and Doris Shaneybrook for access from Knox Lane to the 30 ft. right-of-way across the Julio property.

Testimony indicated that Parrett Lane/ Julio right-of-way is the only access the Petitioner has to a public road. The Petitioner supplied extensive photographs of Parrett Lane and the Julio right-of-way which show Parrett Lane being paved and being used in common with several other non party homeowners. The Julio right-of-way is 10 ft. of crusher run which crosses a small stream via a culvert approximately mid-way. Mr. Cox indicated that because of his recently deceased wife's illness, there were many occasions that emergency vehicles came to the house via these rights-of-way without difficulty.

The Planning Office did not object to the requested relief. DEPRM submitted a supplemental comment as requested by the Petitioner, to clarify that they wanted to locate the new home in a cleared area of the property with which the Petitioner agreed. Mr. Heindel indicated that the red marks on Exhibit 2 in fact show the location of the new home in the cleared area in accord with DEPRM's direction.

ORDER RECEIVED FOR FILING

DATE

2/3/05

BY

[Signature]

Finally, apparently after consulting with the Petitioner, a revised comment from Public Works indicated that the driveway should be able to handle a 65,000 lb. fire truck and have pull-off areas along the length of the driveway. This agency originally asked for a 16 ft. paved driveway from the property to Knox Road.

Findings of Fact and Conclusions of Law

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ORDER RECEIVED FOR FILING

2/3/05

By *Ray*



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

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

January 18, 2005

Neil Lanzi
409 Washington Avenue # 617
Towson, Maryland 21204

Dear Mr. Lanzi:

RE: Case Number: 05-277-SPH, 2233 Knox Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 21, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
W. Carroll and Norma Cox 2233 Knox Avenue Baltimore 21136





**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

December 9, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 13, 2004

Item No.: 267, 277-290

Pursuant to your request, the referenced plan(s) have been reviewed 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





State Highway Administration *Driven to Excel*

Maryland Department of Transportation

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

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

Date: 12.10.04

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

RE: Baltimore County
Item No. 277 JCM

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, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

mt
1/27

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

JAN 24 2005

ZONING COMMISSIONER

TO: Tim Kotroco
PDM
FROM: John D. Oltman, Jr ^{JDO}
DEPRM
DATE: January 10, 2005
SUBJECT: Zoning Item # 05-277
Address 2223 Knox Avenue

Zoning Advisory Committee Meeting of December 13, 2004.

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 offers the following comments on the above-referenced zoning item:

Development of the property must 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).

Agricultural Preservation:

This property has significant natural resources on-site. Prior to approval of this Right-of-Way, the plan should be evaluated by the DEPRM for possible alternatives. If house location shown is the best alternative location possible, then improvements of the site should be limited to the "open" portions of the property.

Reviewer: Wally Lippincott Date: January 10, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 24, 2005

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

RECEIVED

SUBJECT: 22233 Knox Avenue

JAN 26 2005

INFORMATION:

Item Number: 5-277

ZONING COMMISSIONER

Petitioner: W. Carroll and Norma Cox

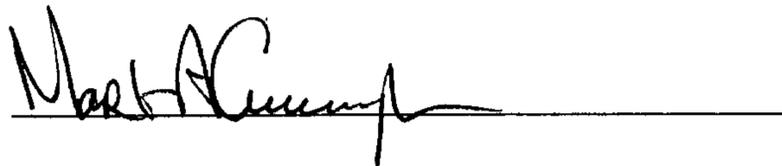
Zoning: RC4/RC 5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the petitioner's request and has no objections to the proposed use of a private access easement for two proposed lots in compliance with the Circuit Court order allowing the same. However, the proposal will require processing and approval of a minor subdivision that complies with the RC 4 and RC 5 zoning requirements. Site design and other planning issues will be reviewed at the time.

Prepared by:



Division Chief:



AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 29, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For December 20, 2004
Item No. 277

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

A 16-foot paved panhandle driveway shall be provided up to Knox Road.

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 2233 Knox Ave; NW/side of private driveway, * ZONING COMMISSIONER
 839' c/line Parrett Ln; 370'NE Beaver Dam Rd *
 8th Election & 2nd Councilmanic Districts
 Legal Owner(s): W Carroll & Norma Cox * FOR
 Petitioner(s) * BALTIMORE COUNTY
 * 05-277-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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of December, 2004, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esquire, 409 Washington Avenue, St. 617, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME 2233 Spring Ave
CASE NUMBER 05-277-SPH
DATE 1/27/05

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Van Greath Grewe	12330 Greenspring Av	Owiny Mills MA	mencha@verizon.net
- citizen			

COPY

W. CARROLL COX and
NORMA COX, his wife

Plaintiff

v.

ROBERT T. SHANEYBROOK and
DORIS MAY SHANEYBROOK, his wife

Defendants

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE COUNTY
*
* CASE NO. 03-C-02-012025

SM 2483
Mar 10, 2004 02:07 PM

* * * * *

JUDGMENT

Upon consideration of the foregoing Motion to Reduce the Settlement Agreement to a Judgment, it is this 3rd day of February, 2004 by the Circuit Court for Baltimore County,

ORDERED that:

1. The Cox's have acquired an easement by prescription in and to the use of the twenty foot (20') right of way over the private road known as Parrett Lane as shown on a copy of the tax map which is attached hereto as Exhibit 1 and which is described in a Deed dated April 7, 1942 and recorded among the Land Records of Baltimore County in Liber No. 1217 at folio 240 by and between Grace C. Hoen and Charles H. N. Lloyd and Maude E. Lloyd, his wife, a copy of which is attached hereto as Exhibit 2 (hereinafter the "Right-of-Way Deed")
2. The Cox's have acquired an easement by prescription over the lands of Shaneybrook, being that portion of Parrett Lane which crosses the Shaneybrook property.
3. Such easement or right-of-way over the Shaneybrook property shall be limited to the benefit of the Cox land such that the Cox land may be sub-divided into a maximum of two (2) lots and that initial conveyance of the second lot shall only be to a blood relative. If and when such subdivision of the Cox property occurs and any subsequent transfer to any other party is made, the easement granted hereby shall run with the and bind upon the land of Shaneybrook and shall run and benefit the land of Cox and the heirs, successors and assigns of Cox for a maximum of two (2) lots.
4. In the event that Shaneybrook secures the agreement of all of the parties who have the right to the use of Parrett Lane to move the location of the roadway for Shaneybrook's benefit, Cox, for themselves, their successors and assigns does hereby agree to such move provided that it shall not interfere with their right and access to Knox Road and that the cost of moving and re-creating the road shall be borne solely by Shaneybrook.

True Copy Test
SUZANNE WELSH Clerk
Per [Signature]
Clerk

[Signature]
JUDGE

Ret #1

FILED FEB 25 2004

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

DESCRIPTION

50' EASEMENT FROM
RIDGE ROAD NORTHWESTERLY
TO 10 ACRE PARCEL
OWNED BY LAWRENCE JULIO
DEED REF.: LIBER 13363, FOLIO 612
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in the bed of Ridge Road, said point being South 56 degrees 44 minutes 15 seconds West 46.84 feet from point BN1 as shown on the plat of Jackson Property as recorded among the Land Records of Baltimore County in Plat Book S.M. 58, Folio 72; 1) thence running in or near the bed of Ridge Road, South 56 degrees 44 minutes 15 seconds West 69.34 feet; 2) thence leaving Ridge Road, North 77 degrees 06 minutes 57 seconds West 577.59 feet; 3) thence with a curve to the right, having a radius of 211.56 feet, an arc of 112.69 feet and being subtended by a chord bearing and distance of North 61 degrees 51 minutes 25 seconds West 111.36 feet; 4) thence North 46 degrees 35 minutes 56 seconds West 95.46 feet; 5) thence with a curve to the left, having a radius of 40.00 feet, an arc of 56.78 feet, and being subtended by a chord bearing and distance of North 87 degrees 15 minutes 56 seconds West 52.13 feet; 6) thence South 52 degrees 03 minutes 55 seconds West 22.00 feet; 7) thence with a curve to the right, having a radius of 90.00 feet, an arc of 127.14 feet, and being subtended by a chord bearing and distance of North 87 degrees 27 minutes 58 seconds West 116.83 feet; 8) thence North 46 degrees 59 minutes 43 seconds West 148.39 feet; 9) thence with a curve to the right, having a radius of 200.00 feet, an arc of 123.55 feet and

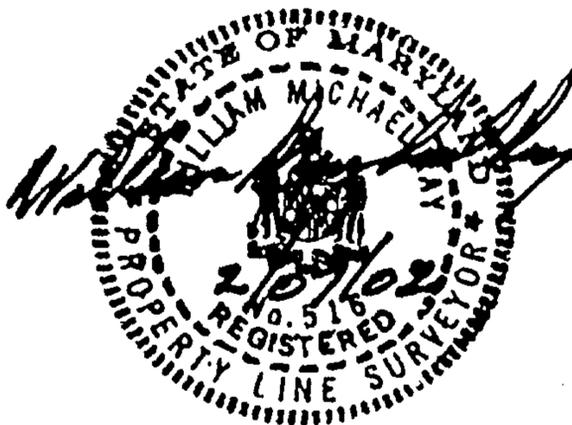
being subtended by a chord bearing and distance of North 29 degrees 17 minutes 51 seconds West 121.60 feet; 10) thence North 11 degrees 36 minutes 03 seconds West 21.32 feet to a point situated along the third line as described in a Deed dated December 1, 1998 and recorded among the Land Records of Baltimore County in Liber 13363, Folio 612, said point being 544.79 feet from the beginning of said third line; 11) thence running with and binding on part of said third line, North 49 degrees 12 minutes 10 seconds East 57.28 feet; 12) thence leaving said third line and running parallel to the above described second through tenth lines, at a distance of 50.00 feet measured at a right angle, the following nine courses and distances: South 11 degrees 36 minutes 03 seconds East 49.26 feet; 13) thence with a curve to the left, having a radius of 150.00 feet, an arc of 92.67 feet and being subtended by a chord bearing and distance of South 29 degrees 17 minutes 51 seconds East 91.20 feet; 14) thence South 46 degrees 59 minutes 43 seconds East 148.39 feet; 15) thence with a curve to the left, having a radius of 40.00 feet, an arc of 56.50 feet and being subtended by a chord bearing and distance of South 87 degrees 28 minutes 00 seconds East 51.92 feet; 16) thence North 52 degrees 03 minutes 55 seconds East 22.00 feet; 17) thence with a curve to the right, having a radius of 90.00 feet, an arc of 127.76 feet and being subtended by a chord bearing and distance of South 87 degrees 15 minutes 57 seconds East 117.30 feet; 18) thence South 46 degrees 35 minutes 56 seconds East 95.46 feet; 19) thence with a curve to the left, having a radius of 161.56 feet, an arc of 86.05 feet and being subtended by a chord bearing and distance of South 61 degrees 51 minutes 24 seconds East 85.04 feet; 20) thence South 77 degrees 06 minutes 57 seconds East 625.63 feet to the point of beginning.

Containing 64,716 square feet or 1.486 acres of land, more or less.

Being all that parcel of land described as a 50.00 foot right-of-way in a Deed dated December 1, 1998 and recorded among the Land Records of Baltimore County in Liber 13363, Folio 612.

94-128

February 4, 2002



DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

DESCRIPTION

30' EASEMENT NORTHWESTERLY FOR
DIRT ROAD ACROSS THE 10 ACRE PARCEL
OWNED BY LAWRENCE JULIO
DEED REF.: LIBER 2087, FOLIO 582
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point situated along the third line as described in a Deed dated December 1, 1998 and recorded among the Land Records of Baltimore County in Liber 13363, Folio 612, said point being North 49 degrees 12 minutes 10 seconds East 555.86 feet from the beginning of said third line; 1) thence leaving said third line, North 11 degrees 36 minutes 03 seconds West 8.38 feet; 2) thence with a curve to the left, having a radius of 189.00 feet, an arc of 68.86 feet and being subtended by a chord bearing and distance of North 22 degrees 02 minutes 19 seconds West 68.48 feet; 3) thence with a reverse curve to the right, having a radius of 219.00 feet, an arc of 88.96 feet and being subtended by a chord bearing and distance of North 20 degrees 31 minutes 50 seconds West 88.35 feet; 4) thence North 08 degrees 53 minutes 35 seconds West 254.22 feet; 5) thence with a curve to the left having a radius of 183.33 feet, an arc of 83.15 feet and being subtended by a chord bearing and distance of North 21 degrees 53 minutes 13 seconds West 82.44 feet to a point that intersects that fifth line as described in the abovementioned Deed dated December 1, 1998, said point being North 50 degrees 10 minutes 19 seconds East 67.99 feet from the end of said fifth line; 6) thence running reversely with part of said fifth line, North 50 degrees 10 minutes 19 seconds East 30.10 feet; 7) thence running parallel with, at a distance of 30.00 feet, measured at a right angle

of the above described second through fifth lines, the following four courses and distances; with a curve to the right, having a radius of 213.33 feet, an arc of 99.35 feet and being subtended by a chord bearing and distance of South 22 degrees 14 minutes 08 seconds East 98.46 feet; 8) thence South 08 degrees 53 minutes 35 seconds East 254.22 feet; 9) thence with a curve to the left, having a radius of 189.00 feet, an arc of 76.70 feet and being subtended by a chord bearing and distance of South 20 degrees 31 minutes 09 seconds East 76.18 feet; 10) thence with a reverse curve to the right having a radius of 219.00 feet an arc of 71.41 feet and being subtended by a chord bearing and distance of South 23 degrees 06 minutes 45 seconds East 71.09 feet to a point situated along the abovementioned third line; 11) thence running reversely and binding on part of said third line, South 49 degrees 12 minutes 10 seconds West 34.19 feet to the point of beginning.

Containing 15,078 square feet or 0.346 acres of land, more or less.

Being a 30.00 foot easement to encompass a dirt road for ingress and egress as mentioned in a Deed dated March 22, 1952 and recorded among the Land Records of Baltimore County in Liber 2087, Folio 582.

Also being part of that parcel of land as described in a Deed dated December 1, 1998 and recorded among the Land Records of Baltimore County in Liber 13363, Folio 612.

94-128

December 4, 2002



Wallace Lippincott, 04:19 PM 1/21/05 -0500, cox

Page 1 of 1

X-Mailer: Novell GroupWise Internet Agent 6.5.2

Date: Fri, 21 Jan 2005 16:19:40 -0500

From: "Wallace Lippincott" <wlippincott@co.ba.md.us>

To: <kheindel@clsi-civileng.com>

Subject: cox

X-MailScanner: Found to be clean

X-Spam-Checker-Version: SpamAssassin 2.64 (2004-01-11) on
clsi-raq.clsi-civileng.com

Keith,

I reviewed my comments and continue to support them. My intention is that new RC 4 lot and dwelling should be located in the cleared area of the property and not where it would be necessary to take down more trees.

Wally Lippincott, Jr.
Balto County DEPRM
(410)887-4488 Ext. 241

Plot # 4

(2) The total number of signs to be kept to a minimum; and

(3) Informational signs not to be placed or be of such a number or design as to distract drivers' attention from traffic-control signs or devices.

(c) *Benches and street lighting.*

(1) The county may require benches and other outdoor furniture to be grouped and to be of a "break-away" design.

(2) The county shall require street lighting to be of a type and size that is adequate for safety and appropriate to the vicinity.

(d) *Transit facilities.* The county may require transit facilities, such as bus turnouts, for sites to be served by public transit.

(1988 Code, § 26-264) (Bill No. 79-01, § 2, 7-1-2004)

§ 32-4-409. PANHANDLE DRIVEWAYS.

(a) *In general.*

(1) The county may only allow a panhandle lot:

(i) To achieve better use of irregularly shaped parcels;

(ii) To avoid development in environmentally sensitive areas;

(iii) Where the lot will not be detrimental to adjacent properties; and

(iv) Where the lot will not conflict with efforts to provide for public safety and general welfare.

(2) The county may only allow a panhandle driveway where necessary to provide access to interior lots where a public road is neither feasible nor desirable.

(b) *In-fee strip; required.*

(1) Except as provided in subsection (c) of this section, the county may permit a panhandle lot if the lot includes an in-fee strip of land for access to the local street.

(2) Panhandle fee strips shall be a minimum of:

(i) 20 feet in width to serve one lot;

(ii) 12 feet in width per lot where two lots are involved;

Per #5

(iii) 10 feet in width per lot where three or more lots are involved; or

(iv) 12 feet in width per lot where there are two or more lots in a development that is within the metropolitan area where public water and sewer services are available, planned, or considered.

(c) *Same; exception.* In cases where a right-of-way has been established before the submission of the Development Plan, the Hearing Officer may approve access to the local street or collector street through the existing right-of-way instead of an in-fee strip.

(d) *Panhandle driveways.*

(1) A single panhandle driveway may serve up to five dwellings, three of which may be on internal lots not adjacent to the local street or collector street.

(2) Panhandle driveways serving lots greater than 20,000 square feet may serve five internal lots plus two dwellings on the front lots adjacent to the panhandle driveway and the local street or collector street.

(3) Front lots are not required to be part of the panhandle driveway development.

(4) Notwithstanding the provisions of § 32-4-107 of this title, the requirements of this subsection may not be waived.

(e) *Length of panhandle in DR and RC zones.*

(1) In a DR zone, the panhandle length may not exceed 500 feet.

(2) In an RC zone, the panhandle length may not exceed 1,000 feet.

(3) The maximum permitted length of a panhandle is subject to variance under § 307 of the Baltimore County Zoning Regulations.

(f) *Panhandle driveways serving multiple lots.*

(1) For panhandle driveways serving more than one lot, the developer shall note on the record plat any covenants that provide for common use and maintenance of the panhandle driveway and culvert.

(2) A use in common agreement is established if the panhandle driveway serves two or more abutting panhandle lots.

(g) *Dwelling orientation on panhandle lot.*

(1) The orientation of the dwelling on each panhandle lot shall be indicated on the Development Plan.

(2) The dwelling shall be oriented to establish a desirable relationship between:

- (i) Each of the proposed dwellings and existing adjacent homes; and
- (ii) The proposed dwellings themselves.

(h) *Panhandle driveway and street intersection; requirements.* At the intersection of the panhandle driveway and the street, the following shall be provided by the developer:

(1) A paved trash collection area that:

(i) Is located at the right-side intersection of the panhandle driveway and public road, as the driveway is exited; and

(ii) Is at least 16 square feet per dwelling unit served by the panhandle driveway;

(2) A mail delivery area that is located at the left intersection of the panhandle driveway and public road, as the driveway is exited; and

(3) Numerical identification of each dwelling served by the panhandle driveway in accordance with § 35-2-206 of the Code.

(i) *Construction of panhandle driveway.*

(1) The panhandle driveway shall be built in accordance with standards established by the Director of Public Works.

(2) The panhandle shall be paved within 1 year of the issuance of the first occupancy permit or before the issuance of the occupancy permit of the last lot to be served, whichever comes first.

(3) In DR zones required utilities shall be provided to all lots to be served by the panhandle before the paving of the panhandle driveway.

(j) *Parking along panhandle driveway.* Parking is not permitted along a panhandle driveway.

(k) *Waiver.* Except as provided in subsections (d) and (e) of this section, the Director of Planning may grant a waiver from any provision in this section or title if the Director finds:

(1) That the size, scope, and nature of the subdivision of land into three or fewer lots for residential single-family dwellings does not justify strict compliance with this section;

(2) That a waiver would be within the scope, purpose, and intent of this section; and

(3) Compliance with all other county ordinances and regulations.
(1988 Code, §§ 26-168, 26-266) (Bill No. 172, 1989, § 2; Bill No. 106, 1990, § 1; Bill No. 1, 1992, § 2; Bill No. 173-93, § 3, 11-17-1993; Bill No. 61-95, § 1, 6-30-1995; Bill No. 8-96, § 3, 3-23-1996; Bill No. 49-96, § 15, 7-1-1996; Bill No. 38-98, § 4, 6-20-1998; Bill No. 51-99, § 1, 8-26-1999; Bill No. 79-01, § 2, 7-1-2004)

§ 32-4-410. REQUIRED FACILITIES.

(a) *Water supply.*

(1) Water volume and pressure shall be adequate to extinguish fires in any building on a tract that is to be served by public water-supply facilities.

(2) Fire hydrants shall be provided in sufficient numbers and at appropriate locations to serve firefighting needs.

(b) *Sewage.* Proposed public or private sewage facilities shall be designed and located to function safely and without danger of contaminating groundwater, surface water, or public or private water supplies.

(c) *Drainage facilities.*

(1) In this subsection, "development" has the meaning stated in § 32-8-101 of this article.

(2) Proposed drainage facilities shall be adequate to accommodate the amount of runoff that would be generated by:

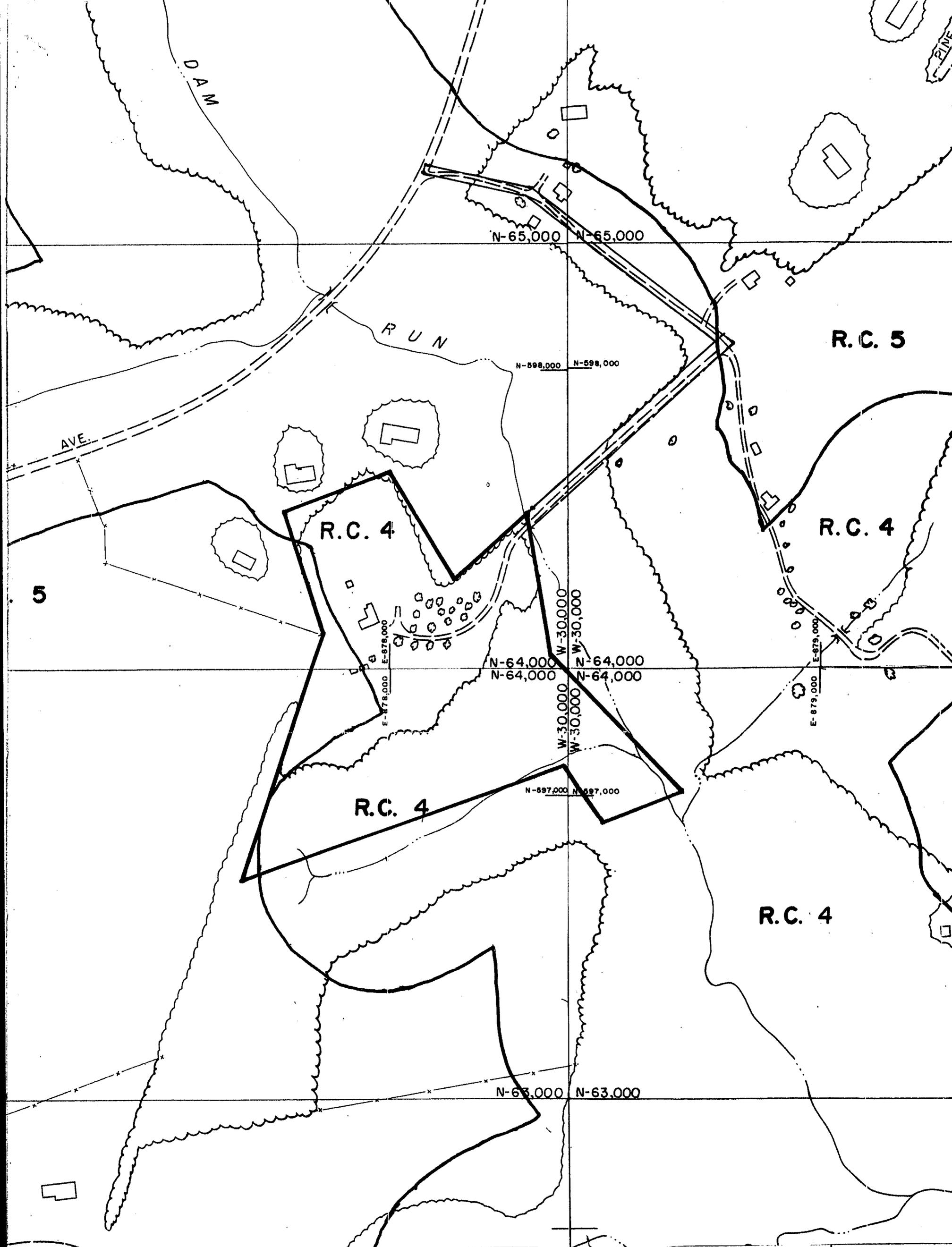
(i) The proposed development; and

(ii) The entire upstream area, if the area were fully developed in accordance with the Baltimore County Zoning Regulations in effect at the time of the design or construction.

(3) Development may not increase the extent of the floodplain on neighboring properties.

(d) *Facility easements.* Easements for cable television and other municipal and public utilities may be required where necessary to ensure adequate service to the prospective occupants or users of the proposed development.

(1988 Code, §§ 26-267, 26-268, 26-269, 26-270) (Bill No. 173-93, § 3, 11-17-1993; Bill No. 79-01, § 2, 7-1-2004; Bill No. 75-03, § 27, 7-1-2004)



2000 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 10, 2000

Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bartolotta
Chairman, County Council

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

NORTH OF
CHESTNUT RIDGE

SHEET

N. W.

16-E
16-F
17-E
17-F