

IN RE: PETITION FOR SPECIAL HEARING
SE/S Flintstone Road, 830' NE of the c/l
Cotter Road
(2823 Flintstone Road)
6th Election District
3rd Council District

S. Baird Bailey, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-337-SPH

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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, S. Baird Bailey and his wife, Stacey Doxanas-Bailey, through their attorney, Benjamin Bronstein, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved site plan and Order issued in Case No. 03-266-XA to remove Restriction No. 3 thereof to allow for a personal use garage and a commercial office (used in the landscape service operation) to be attached to the existing single family dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1A.

Appearing at the requisite public hearing in support of the request were Baird Bailey, property owner; Thomas Church, the Professional Engineer who prepared the site plan for this property; and Benjamin Bronstein, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the east side of Flintstone Road, just north of Cotter Road in northern Baltimore County. The property contains a gross area of 16.762 acres, more or less, split zoned R.C.2 and R.C.4, and is improved with a single-family dwelling and numerous outbuildings. The property was the subject of prior zoning Case No. 03-266-XA in which the Petitioners obtained special exception and variance relief for a landscape service operation. By his Order dated

ORDER RECEIVED FOR FILING

Date

By

3/8/05
[Signature]

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

March 8, 2005

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SE/S Flintstone Road, 830' NE of the c/I Cotter Road
(2823 Flintstone Road)
6th Election District – 3rd Council District
S. Baird Bailey, et ux - Petitioners
Case No. 05-337-SPH

Dear Mr. Bronstein:

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 "William J. Wiseman, III", is written over the typed name.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. & Mrs. S. Baird Bailey
2823 Flintstone Road, Millers, Md. 21102
Mr. Thomas Church, Development Engineering Consultants,
6603 York Road, Baltimore, Md. 21212
Office of Planning; People's Counsel; Case File

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



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: #05-337-SPH

2823 Flintstone Road

S/east side of Flintstone Road, 830 ft. n/east of Cotter Road

6th Election District - 3rd Councilmanic District

Legal Owner(s): S. Baird & Stacy Bailey

Special Hearing: to amend site plan and order in Case No. 03-266-XA by removing restriction #3 which would allow for a personal use garage and a commercial office (used in landscape service operation) to be attached to the existing single family dwelling.

Hearing: Wednesday, February 23, 2005 at 9:00 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) 887-3381.

JT/2/637 Feb, 8

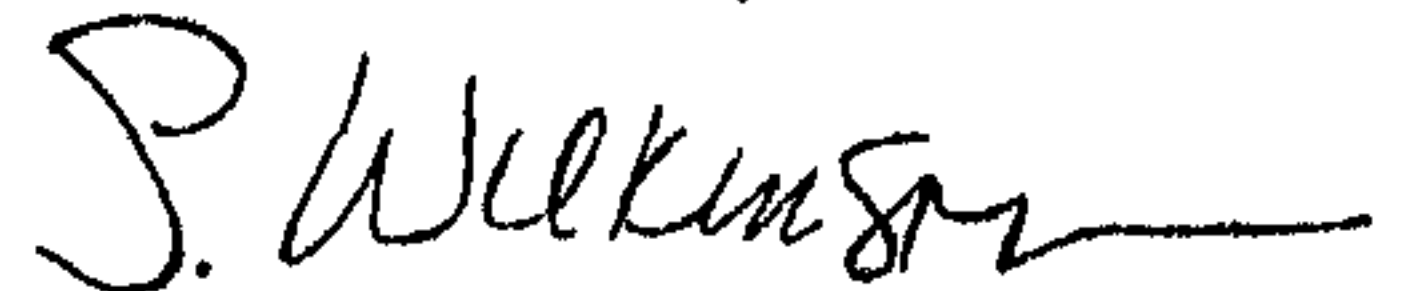
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CERTIFICATE OF PUBLICATION

2/9/, 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 2/8/, 2005.

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



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 24, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For January 24, 2005
Item Nos. 336, 337, 338, 339, 344,
346, and 347

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

RWB:CEN:jrb

cc: File

