

IN RE: PETITION FOR SPECIAL HEARING
NW/S of Glen Arm Road, 2,852 ft. SW
centerline of Sumerset Avenue
11th Election District
3rd Councilmanic District
(11920 Glen Arm Road)

Christopher Dlabich & Thomas Sindall
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 05-463-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, Christopher Dlabich and Thomas Sindall. The Petitioners are requesting special hearing relief for property owned at 11920 Glen Arm Road in the Glen Arm 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 grant a waiver to the Development Regulations to allow two panhandle strips 10 ft. in width in lieu of the required 12 ft. and to allow access of the two panhandle strips to a public road through an existing right-of-way instead of an in-fee simple strip.

The property was posted with Notice of Hearing on April 6, 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 April 12, 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.

SEARCHED INDEXED FOR FILED

4/29/05

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 revised ZAC comment was received from the Office of Planning dated April 27, 2005 indicating that the Office received the information it previously requested and had no objection to the request. The Fire Department issued a comment that the driveway be able to handle a 65,000 lb. fire engine and other safety provisions.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief were Ken Wells, Property Line Surveyor, and Christopher Dlabich and Thomas Sindall, Petitioners. Carol Shaw, Charlotte Pine and John Storck appeared at the hearing in opposition to the Petition. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Wells testified that the subject property is approximately 4 acres in size zoned RC 5. It is improved by a single-family dwelling and garage. The Petitioners would like to subdivide the property into two lots, each of which would have more than the 1.5 acre minimum lot size required by the RC 5 regulations. The property is triangular in shape as can be seen by Petitioners' Exhibit 1. The existing home is situated on the far southwestern side of the property so that the proposed second lot and new home would be on the northeastern side. The property is bordered by the BGE power transmission lines and a large substation, which are shown on Petitioner's Exhibit 1.

Access to Glen Arm Road is proposed by means of a common driveway shown in red on Petitioners' Exhibit 1. The Petitioners propose to use a 20 foot right-of-way granted to their predecessor by the Susquehanna Power Company and shown on Exhibit 1 as the southeastern corner of the property. The paved common driveway would be 16 feet wide, and be able to handle a fully loaded fire truck up to the point the drive divides to serve each home. Thereafter, the

driveway would be 10 feet wide. Mr. Wells proffered that the proposed driveway would meet all the Fire Department comments.

Mr. Wells noted that the proposed lot boundaries for the second lot include a 20 foot in-fee strip, which runs along the BGE right-of-way almost to Glen Arm Road. It may appear that this could be used as the driveway for the second home. However, this 20 foot strip misses touching Glen Arm Road by about 40 feet so that no matter what, some common driveway would be required. This also means that there can be no in-fee contact for the second lot on a public road, which is one issue of the special hearing. In support of this issue, Mr. Wells presented the chain of title as Petitioners' Exhibit 2. Exhibit 2D indicates that the subject property enjoys the use of a 20 foot right-of-way under the power lines. This deed is dated December 1954. Mr. Wells proffered that there was no need for in-fee access to public roads in 1954 and so a right-of-way rather than in-fee access was given.

Mr. Wells pointed out that if the only common driveway was the last 40 feet as it intersects with Glen Arm Road, separate driveways would have to be constructed with greater impact on the environment since two driveways would have more impervious area than the proposed design. Because the right-of-way access to Glen Arm Road is only 20 feet wide across the BGE power line right-of-way as it crosses to Glen Arm Road, he requested special hearing relief to allow two panhandle strips 10 ft. in width in lieu of the required 12 ft. This is the second issue in the special hearing.

The Protestants expressed concern regarding the proposed location of well and septic for the new home. Mr. Storck who owns several lots nearby indicated that he believed the Petitioners would have difficulty getting the property to perc in the proposed septic reserve area because of the soils and topography. Mr. Wells indicated that formal perc testing would occur after the zoning issues have been resolved in this case. Mr. Storck also expressed concern that the new home would be located in close proximity to the BGE power lines and substation which could prove to be

hazardous to children's health. He presented two exhibits (Protestants' Exhibit Nos. 1 and 2) which he contends raise a question as to whether or not the property owners on the south side of Glen Arm Road own the full bed of the road. If this were true, the Petitioner would have to have rights-of-way granted by these owners before having any access to this public road. He admitted the tracts shown in Protestants' Exhibit Nos. 1 and 2 are located on the other (eastern) side of the BGE transmissions lines and not in the immediate area of the subject property. He was not sure whether any court had accepted this contention and made a ruling to that effect, but he argued if it could be a problem down the road, it could be a problem here.

Ms. Pine indicated her opposition to the requested relief on the basis that this is a self-imposed hardship, the septic reserve area and well location would be problematic and the location of utilities in Glen Arm Road. In addition, she indicated that this area was close to the "Glen Meadows" area in which the County Council recently proscribed any further subdivision of land. She did not contend this property was included on the Glen Meadows prohibition. Ms. Shaw indicated her opposition based on concerns for location of well and septic systems.

Mr. Wells argued in rebuttal that he would have to satisfy DEPRM regarding location of well and septic for the new house as a next step, if the zoning relief was granted. He indicated that there are no regulations prohibiting homes near power lines. Regarding the concern about property owners on the south side of Glen Arm owning across the road may or may not be true further east on Glen Arm, but from his research there is no problem at this location. Finally, he pointed out that whatever restrictions were placed on the Glen Meadows area, this property is not affected by these restrictions in any way.

Findings of Fact and Conclusions of Law

The Protestants' concerns about the health of children living in homes near power lines have been expressed many times before in other situations. Apparently, studies have been made as to the effect, if any, on persons living close to these transmission lines, but I am unaware that the

County Council has seen fit to restrict building homes close to these lines in the regulations. In comparison, the County regulations require that certain mitigation measures be taken if a home is proposed within 500 feet of an interstate highway out of concern for the public health from noise coming from traffic. In regard to building close to power lines, I simply have no knowledge of any regulation which restricts or prohibits subdividing the property or building a new home near transmission lines or substations. Personally, I would not buy a home under power transmission lines or near a substation. But what I may personally do or not do is not a matter of law.

The Protestants also are concerned that the Petitioners may not meet county regulations regarding the location of the well and septic system for the new home. They may be correct that the land will not perc or DEPRM may object to the location. However, this is an area in which DEPRM alone is able to address subsequent to this zoning matter. If the Petitioner can not satisfy DEPRM in this matter, they will not be able to build the new home.

Finally, as I explained at the hearing, citizens can not simply present concerns about land ownership such as who owns Glen Arm Road and stop the zoning process until the matter is resolved. I say this not in criticism of the protestants. Community groups often feel that it is unfair to require citizens to present legal or technical evidence at zoning hearings. They think the County should do this if they raise a question about an issue. As I mentioned at the hearing, our system of passive judges prohibits a commissioner like me from investigating questions raised by either side. We are required to make our judgments only on the evidence produced by either side at a public hearing. This is an important protection which gives the parties assurance that no outside evidence or influence has affected our decision.

The County agencies have reviewed the requests and their response to that review is given in the ZAC comments which each side received at the hearing. In this case, the Planning Office had no objection to the proposal while the Fire Department recommended requirements for the construction of the driveway to be sure a fully loaded fire truck would be able to reach the homes.

RECEIVED FOR PLANNING

4/29/05
Ray

There were no other comments. Whether the County agencies were aware of an allegation about the ownership of Glen Arm Road I do not know. Nor do I know if they were aware of the allegation, whether it would change their comments. I have to decide on what is presented at the hearing.

Consequently, although it is certainly a burden on citizens to investigate and present additional evidence, I know of no other way. In this case, the Petitioners presented deeds showing their chain of title to use the 20 foot right-of-way to Glen Arm Road. The Protestants only raised questions about ownership of Glen Arm Road down the street. Based on the evidence presented at the hearing I accept the Petitioner's contention that they have every right to use the 20 foot right of way to gain access to Glen Arm Road.

Considering all the evidence presented, I find that the Petitioners' requests most reasonable and should be granted. The only credible evidence I have is that the Petitioners have the right to access Glen Arm Road via a 20 foot right-of-way under the power lines to Glen Arm Road. The subject property is physically cut-off from direct access to Glen Arm Road by the BGE right-of-way for the power lines. The two homes must share a common driveway for at least 40 feet and this access is only 20 feet wide under the power lines. There is nothing the Petitioners can do to widen the right-of-way under the power lines to comply with the regulations of 12 feet width for each drive (24 feet wide total). In addition, as Mr. Wells explained, in-fee access to public roads was not required when the 20 foot right-of-way was created in 1954. A right-of-way was appropriate at the time. Now the regulations have changed to require in-fee access. In addition, as I mentioned at the hearing, I understand that the reason for the in-fee access is to honor an agreement with Baltimore City which supplies the County with public water to locate City water meters in public roads at the intersection of in-fee access points and the public road. If this is actually the case, there is no issue of water meter location in this rural area of the County, as this area is not served by public water.

RECEIVED FOR FILING
4/29/05
Ray

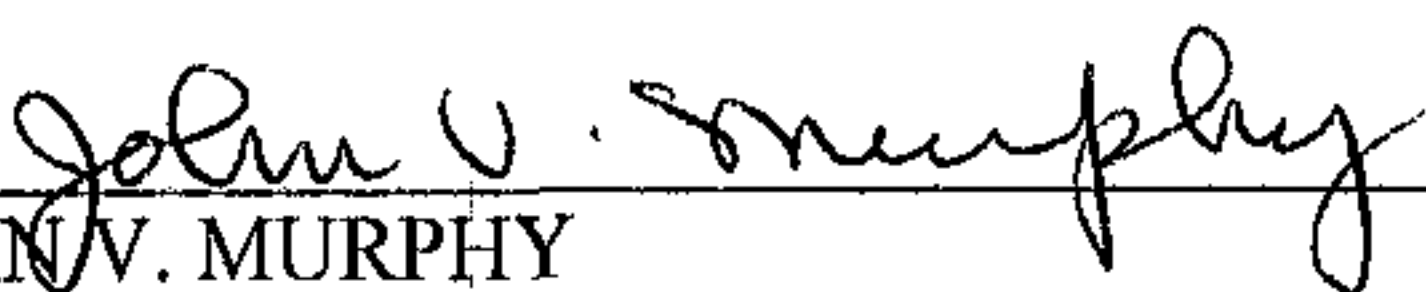
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' special hearing request should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 29 day of April, 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 grant a waiver to the Development Regulations to allow two panhandle strips 10 ft. in width in lieu of the required 12 ft. and to allow access of the two panhandle strips to a public road through an existing right-of-way instead of an in-fee simple strip, 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 any necessary permits 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 comments submitted by the Fire Department dated March 29, 2005, a copy of which is attached hereto and made a part hereof and which states,

"In lieu of having a minimum width of 16 ft. over the entire length, the proposed panhandle driveway shall be widened to a clear width of 16 ft. for a distance of 75 ft. at midpoint to allow the passing of fire department apparatus. The driveway must have a hard surface capable of supporting emergency apparatus weighing 65,000 lbs. on two axles. In addition, the minimum inside radius of the turnaround shall be 35 ft. to allowing the movement of a vehicle with overall length of 49 ft."
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.

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

4/29/05

Ray

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 463

Pursuant to your request, the above referenced plan(s) have been reviewed by this Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

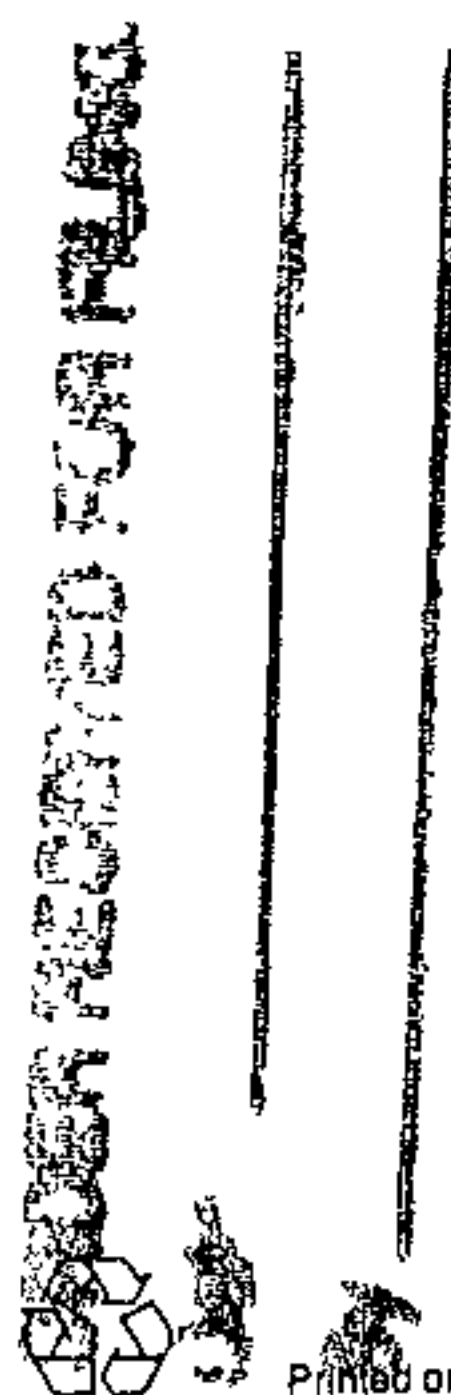
In lieu of having a minimum width of 16 ft. over the entire length, the proposed panhandle driveway shall be widened to a clear width of 16 ft. for a distance of 75 ft. at midpoint to allow the passing of fire department apparatus. The driveway must have a hard surface capable of supporting emergency apparatus weighing 65,000 lbs. on two axles. In addition the minimum inside radius of the turnaround shall be 35 ft. to allowing the movement of a vehicle with overall length of 49 ft.

If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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



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

April 29, 2005

Mr. Kenneth Wells
2403 New Cut Road
Kingsville, Maryland 21057

Re: Petition for Special Hearing
Case No. 05-464-SPH
Property: 11920 Glen Arm Road

Dear Mr. Wells:

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 black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

- c: Mr. Christopher Dlabich, 11920 Glen Arm Road, Glen Arm, MD 21057
Mr. Thomas Sindall, 2506 Gibbons Ave., Baltimore, MD 21214
Ms. Carol Shaw, P. O. Box 36, Fork, MD 21051
Mr. John Storck, Glen Arm Road, Glen Arm, MD 21057
Ms. Charlotte Pine, 607 Baltimore Ave., Towson, MD 21204





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11920 Glen Arm Road

which is presently zoned RC-85

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

- 1) To allow two panhandle strips 10 feet in width in lieu of the required 12 feet as stated in Section 32-4-409(b)(2)(ii) of the BCC;
- 2) To allow access of the two panhandle strips to a public road through an existing right-of-way instead of an in-fee simple strip as stated in Section 32-4-409(b)(1) of the BCC.

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Christopher Diabich

Name - Type or Print

Signature

Thomas Sindall

Name - Type or Print

Signature

11920 Glen Arm Road

443-324-9529

Address

Telephone No.

Glen Arm

Md.

21057

State

Zip Code

Representative to be Contacted:

Kenneth Wells

Name

7403 New Cut Road

410-592-8800

Address

Telephone No.

Kingsville

Md.

21087

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 HR

UNAVAILABLE FOR HEARING

Reviewed By

VL

Date

3/14/05

Case No.

05 463 SPH

REV 9/15/98

RECEIVED FOR FILING
4/29/05

kjWellsInc

*Trading for Kenneth J. Wells, Inc.
Land Surveying and Site Planning*

Telephone: (410) 592-8800
Fax: (410) 817-4055
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

March 12, 2005

**Zoning Description
for
11920 Glen Arm Road
Glen Arm, Maryland
11th Election District
3rd Councilmanic District**

Beginning at a point located on the northwest side of Glen Arm Road which has no width which at a distance of 2,852 feet ~~more northwest~~ and southwest of the centerline of Sumerset Avenue the nearest improved street which varies in width, thence the four following bearings and distances: 1) *North 4 degrees 57 minutes 30 seconds West* 865.26 feet, 2) *South 36 degrees 39 minutes 30 seconds West* 610.72 feet, 3) *South 49 degrees 44 minutes 30 seconds East* 575.79 feet to the place of beginning. Containing 4.0284 acres of land more or less.

A63



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

05463 SPH
NO. 113403

DATE 9/1/85 ACCOUNT 001 006 6150

AMOUNT \$130.00

RECEIVED FROM KV Luella Inc

FOR Special Bureau #118 of Baltimore

Specialist 1185 11920 CREW MARY RD

ORIGINATOR
WRITE - CASHIER
FAC - AGENCY
TELEW - CUSTOMER

AND RECEIPT

ISSUED TO: BA DATE: 09/01/85
ISSUED BY: BA
ISSUED FOR: BA
ISSUED TO: BA
ISSUED BY: BA
ISSUED FOR: BA
ISSUED TO: BA
ISSUED BY: BA
ISSUED FOR: BA
ISSUED TO: BA
ISSUED BY: BA
ISSUED FOR: BA

CASHIER'S SIGNATURE

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: #05-463-SPH

11920 Glen Arm Road

N/west side of Glen Arm Road, 2,852 feet s/west of Somerset Avenue

11th Election District - 3rd Councilmanic District

Legal Owner(s): Christopher Diabich, Thomas Sindall

Special Hearing: to grant a waiver to the Development Regulations to allow two panhandle strips 10 feet in width in lieu of the required 12 feet and to allow access of the two panhandle strips to a public road through an existing right-of-way instead of an in-lot simple strip.

Hearing: Wednesday, April 27, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Boston 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) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/4/661 Apr. 12

46399

CERTIFICATE OF PUBLICATION

4/13/ 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 4/12/ 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

Date: 4-6-05

RE: Case Number 05-463 SPH

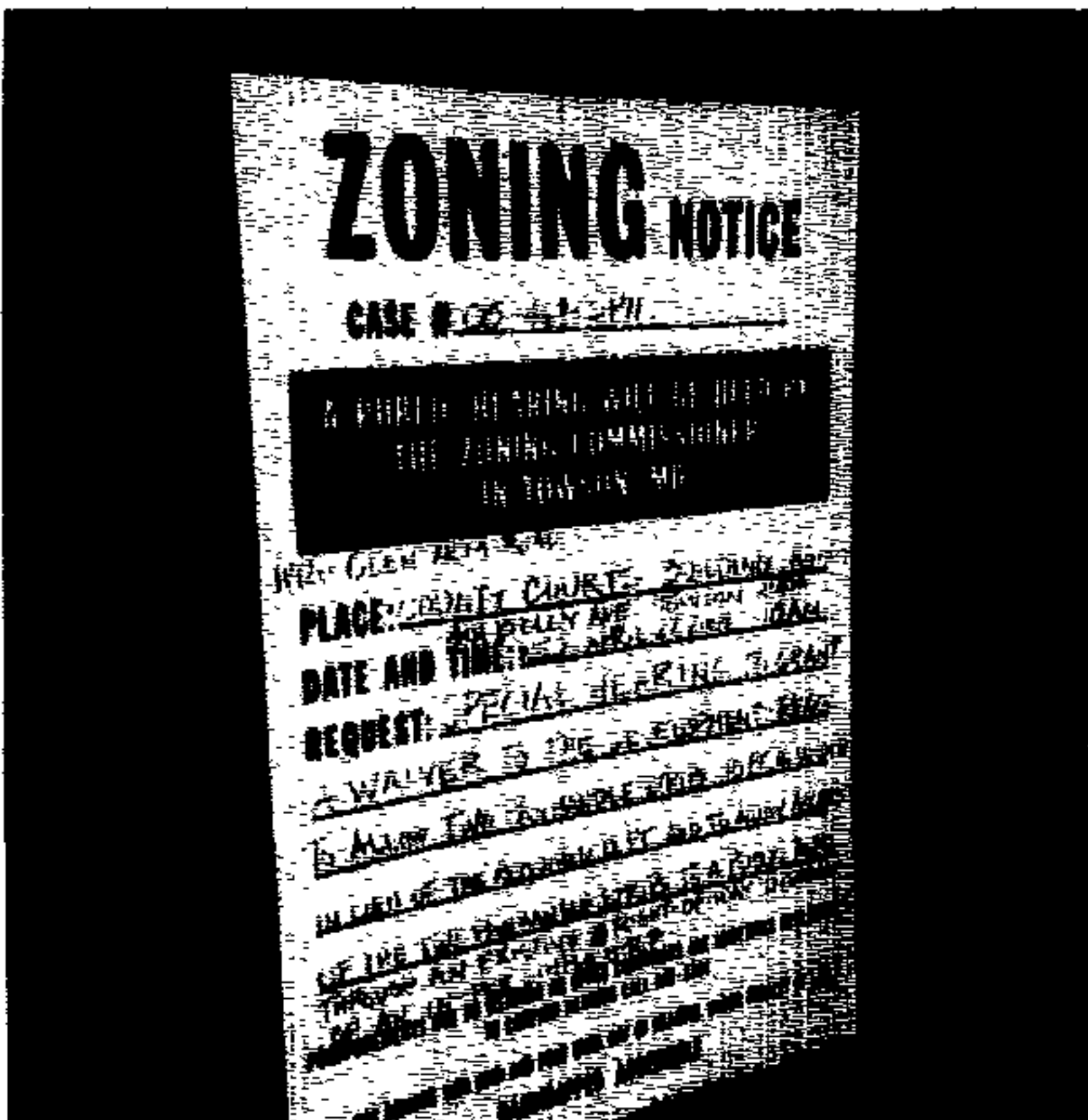
Petitioner/Developer: Christopher Dlabich and Thomas Sindall

Date of Hearing/Closing: April 27, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 11920 Glen Arm Road

The sign(s) were posted on 4-6-05

(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 OLD TARN ROAD
(Street Address of Sign Poster)

PARKTON, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
11920 Glen Arm Road; NW/side Glen Arm	*	
Road, 2,852' SW Sumerset Avenue	*	ZONING COMMISSIONER
11 th Election & 3 rd Councilmanic Districts	*	
Legal Owner(s): Christopher Dlabich	*	FOR
& Thomas Sindall	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	05-463-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence and documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of March, 2005, a copy of the foregoing Entry of Appearance was mailed to Kenneth Wells, 7403 New Cut Road, Kingsville, MD 21087, Representative for Petitioner(s).

RECEIVED

MAR 31 2005

Per. 


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 12, 2005 Issue - Jeffersonian

Please forward billing to:
Kenneth Wells
7403 New Cut Road
Kingsville, MD 21087

410-592-8800

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: 05-463-SPH

11920 Glen Arm Road

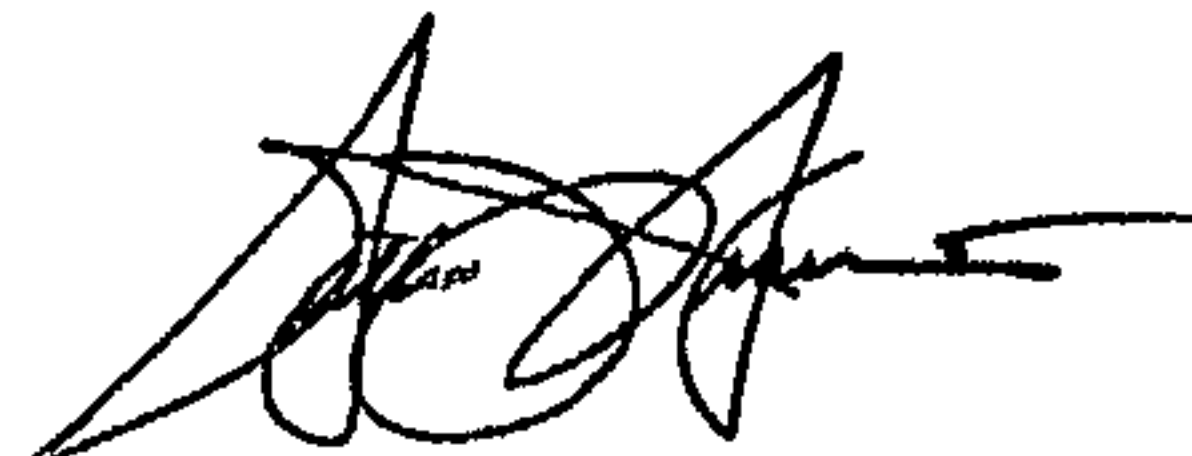
N/west side of Glen Arm Road, 2, 852 feet s/west of Sumerset Avenue

11th Election District – 3rd Councilmanic District

Legal Owners: Christopher Dlabich, Thomas Sindall

Special Hearing to grant a waiver to the Development Regulations to allow two panhandle strips 10 feet in width in lieu of the required 12 feet and to allow access of the two panhandle strips to a public road through an existing right-of-way instead of an in-fee simple strip.

Hearing: Wednesday, April 27, 2005 at 10:00 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 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**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

March 23, 2005

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: 05-463-SPH

11920 Glen Arm Road
N/west side of Glen Arm Road, 2, 852 feet s/west of Sumerset Avenue
11th Election District – 3rd Councilmanic District
Legal Owners: Christopher Dlabich, Thomas Sindall

Special Hearing to grant a waiver to the Development Regulations to allow two panhandle strips 10 feet in width in lieu of the required 12 feet and to allow access of the two panhandle strips to a public road through an existing right-of-way instead of an in-fee simple strip.

Hearing: Wednesday, April 27, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Dlabich/Sindall, 11920 Glen Arm Road, Glen Arm 21057
Kenneth Wells, 7403 New Cut Road, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 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.

**Department of Permits and
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*

April 18, 2005

Christopher Diabich
Thomas Sindall
11920 Glen Arm Road
Glen Arm, Maryland 21057

Dear Mr. Diabich and Mr. Sindall:

RE: Case Number: 05-463-SPH, 11920 Glen Arm Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 14, 2005.

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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Kenneth Wells 7403 New Cut Road Kingsville 21087

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 19, 2005

FROM: Dennis A. Kennedy, ^{DAK} Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 4, 2002
Item No. 459, 463, 464, 465, 467,
469, 470, 472

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

DAK:CEN
cc: file
ZAC-NO COMMENTS-04192005.doc

JM
Granted
4/29/05

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr
DEPRM

DATE: April 28, 2005

SUBJECT: Zoning Item # 05-463
Address 11920 Glen Arm Road

RECEIVED
MAY 2 2005
ZONING COMMISSIONER

Zoning Advisory Committee Meeting of April 4, 2005

 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:

 X 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).

 X 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).

Additional Comments:

Reviewer: Dave Lykens

Date: April 28, 2005

4/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 29, 2005

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

RECEIVED

MAR 31 2005

SUBJECT: 11920 Glen Arm Road

INFORMATION:

Item Number: 5-463

Petitioner: Christopher J. Dlabich

Zoning: RC 5

Requested Action: Special Hearing

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning is unable to provide a recommendation at this time due to inadequate information. The plan must be revised to show the two proposed panhandle lots with 10-foot wide in-fee strips. In addition, the plan must indicate the location of the dwellings (proposed and existing), and their front orientation, and building envelopes with dimensioned setbacks.

For further information concerning the matters stated herein, please contact Mark Cunningham at 410-887-3480.

Received Revised plan on 4/21/05 and has no objections.

Prepared by:

Mark A. Cunningham

Division Chief:

[Signature]

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 27, 2005

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

SUBJECT: 11920 Glen Arm Road

INFORMATION:

Item Number: 5-463 -REVISED COMMENT

Petitioner: Christopher J. Dlabich

Zoning: RC 5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the revised site plan submitted by the petitioner (dated 4/21/2005) and has no objection to the proposal.

For further information concerning the matters stated herein, please contact Mark Cunningham at 410-887-3480.

Prepared by: Mark A. Cunningham

Division Chief: Mark A. Cunningham, By Dir.

AFK/LL:MAC:

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



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

Maryland Department of Transportation

Date: 3.25.05

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

RE: Baltimore County
Item No. 463 JLL

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

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 463

Pursuant to your request, the above referenced plan(s) have been reviewed by this Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

In lieu of having a minimum width of 16 ft. over the entire length, the proposed panhandle driveway shall be widened to a clear width of 16 ft. for a distance of 75 ft. at midpoint to allow the passing of fire department apparatus. The driveway must have a hard surface capable of supporting emergency apparatus weighing 65,000 lbs. on two axles. In addition the minimum inside radius of the turnaround shall be 35 ft. to allowing the movement of a vehicle with overall length of 49 ft.

If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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



CASE NAME 11920 GREEN ARM RD
CASE NUMBER 05-463 SPit
DATE 4/27/05

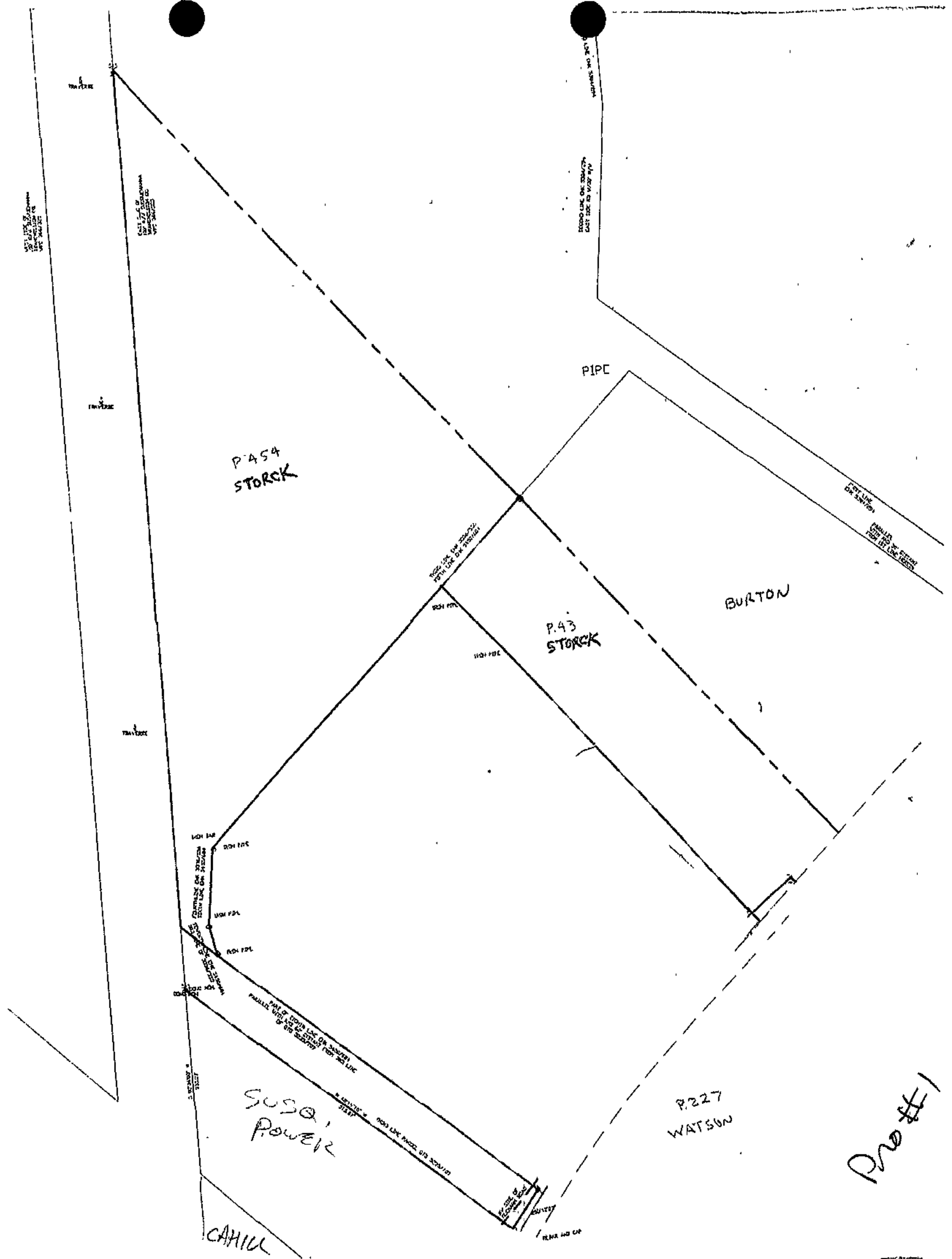
PETITIONER'S SIGN-IN SHEET

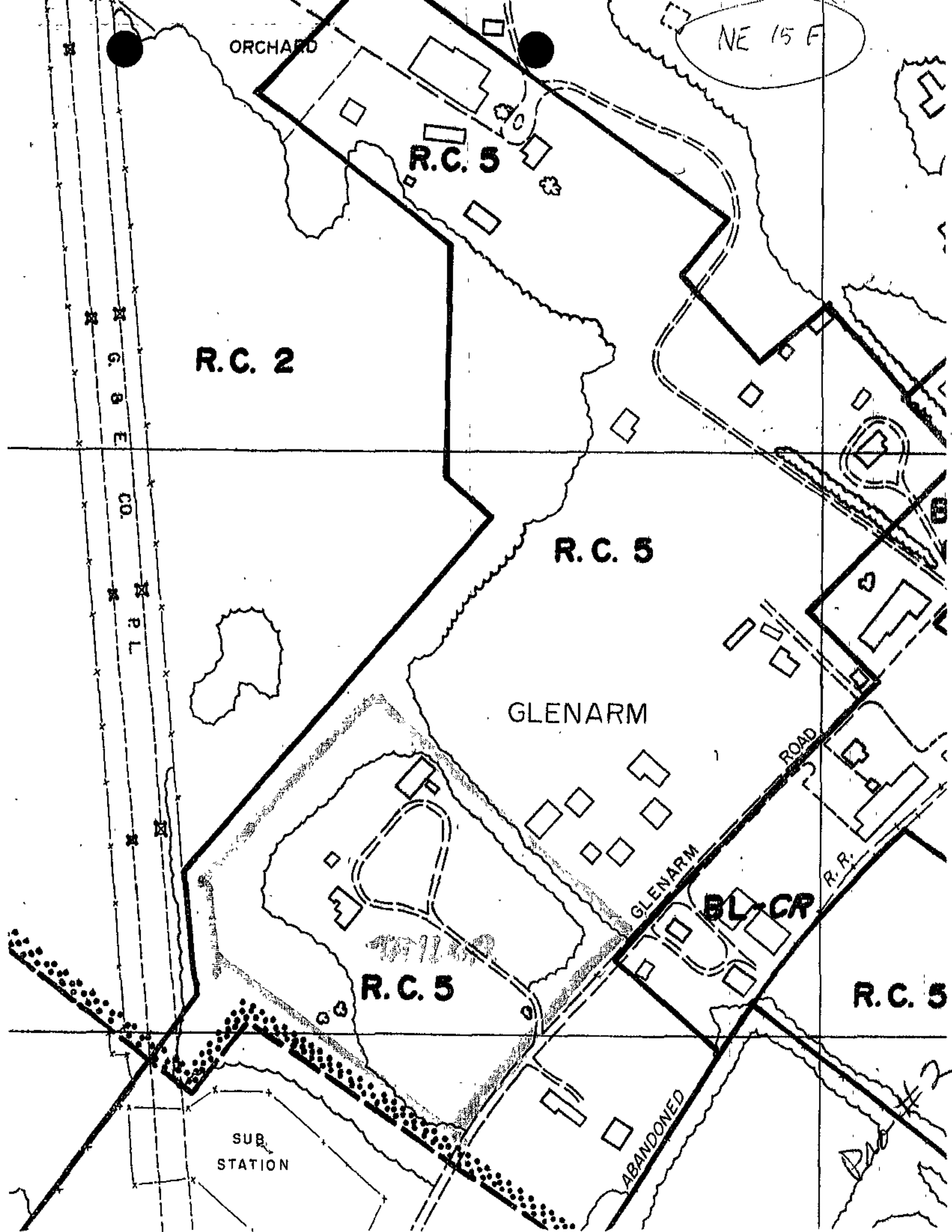
[illegible]

CASE NAME 11920 GLEN ARM RD.
CASE NUMBER 05-463-SPH
DATE 4/27/05

CITIZEN'S SIGN-IN SHEET

[illegible]





This Deed, MADE THIS 25th day of July

in the year one thousand nine hundred and eighty-three, by and between
JOSEPHINE BELLE PRATT-----

of the first part, and
THOMAS STEPHEN LYNCH and SUSAN JUNE LYNCH, his wife,-----

of the second part.

WITNESSETH, That in consideration of the sum of Seventy Five Thousand Dollars
(\$75,000.00), receipt of which is hereby acknowledged,

the said JOSEPHINE BELLE PRATT-----
A CC/E 15.00
A T TX 375.00
A DOCS 375.00
DEED 0.00
SMA JR T 765.00
#37035 C003 R01 T11:32
09/04/83

does grant and convey to the said THOMAS STEPHEN LYNCH and SUSAN JUNE LYNCH,
his wife, as tenants by the entireties, their assigns, and unto the
survivor of them, his or her heirs-----
personal representatives and assigns, in fee simple, all

that lot of ground situate in Baltimore County, Maryland,
and described as follows, that is to say:

SEE Exhibit "A" attached hereto and made a part hereof, for a
more particular description.

BEING the same lot of ground which by Deed dated June 7, 1983
and recorded among the Land Records of Baltimore County in Liber EHK, Jr.
No. 6537 folio 314, was granted and conveyed by Josephine Belle Pratt
to Josephine Belle Pratt for life with full power of disposition.

TOGETHER WITH the benefit of the Right of Way described in a
Deed dated December 27, 1954 and recorded among the Land Records of
Baltimore County in Liber GLB No. 2636 folio 5, from Susquehanna
Transmission Company of Maryland to William Lee Pratt and wife.
Subject to the covenants, conditions, easements and restrictions as
set forth in said Deed.

It is the intention of this deed to exercise the powers
contained in the aforesaid Deed dated June 7, 1983, so as to vest
the entire fee simple estate in the grantee herein.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

Bureau 8/3/83
CLERK DATE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

DATE 8/3/83

Rel 2A

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE Joe DATE 4/1/83

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

Proposed 4/1/83
CLERK DATE

TRANSFER TAX NOT REQUIRED

Director of Finance

BALTIMORE COUNTY, MARYLAND

Approved 4/1/83
Authorized Signature

Don 6/1/83 Sec 11-88 - H

MANN & BLAIR
ATTORNEYS

418 JEFFERSON BUILDING
100 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204
623-4444

THIS DEED, made this 1st day of April,
in the year one thousand nine hundred and eighty-three, by and
between JOSEPHINE BELLE PRATT of the first part, and JOSEPHINE
BELLE PRATT and DOLORES A. HOLCOMB, of the second part.

WITNESSETH, that in consideration of the sum of Zero
Dollars and other good and valuable considerations, the receipt
of which is hereby acknowledged, the said JOSEPHINE BELLE PRATT
does grant and assign unto the said JOSEPHINE BELLE PRATT for the
term of her natural life, with powers as hereinafter mentioned,
and from and after her death to be disposed of under said
powers, then unto DOLORES A. HOLCOMB party of the second part,
her personal representatives and assigns, all that ^{19.00}lot of ground,
situate, lying and being in Baltimore County State of Maryland, ^{19.00}
and described as follows, that is to say: ^{03/19/83}

BEGINNING FOR THE SAME at a point in the first or North
42 degrees 13 minutes West 611.19 foot line of the parcel of land
secondly described in the Deed from William Hopps to Susquehanna
Transmission Company of Maryland dated August 22, 1910, and
recorded among the Land Records of Baltimore County in Liber
W.P.C. No. 364, folio 425, at the distance of 35.49 feet
Northwesterly from the beginning of said line, said point also
being in the westerly side of the right of way of Susquehanna
Transmission Company of Maryland, thence binding along said line
North 42 degrees 13 minutes West 575.70 feet to the end thereof;
thence along the second or North 44 degrees 11 minutes East
648.36 foot line of said parcel, North 44 degrees 11 minutes East
610.72 feet to the westerly side of the right of way of
Susquehanna Transmission Company of Maryland; thence along the
westerly side of said right of way and running parallel with and
75 feet distant at right angles from the center line thereof
South 2 degrees 34 minutes West 865.13 feet to the place of
beginning.

Containing 4.027 ²⁰acres of land, more or less

BEING the same lot of ground which by Deed dated March
9, 1976, and recorded among the Land Records of Baltimore County
in Liber E.H.K. Jr No. 5618, folio 235, was granted and conveyed
by William Lee Pratt and Josephine Belle Pratt, his wife, unto
William Lee Pratt and Josephine Belle Pratt, his wife. The said
William Lee Pratt having departed this life on December 2, 1977,
thereby vesting sole title in his wife, Josephine Belle Pratt.

1-5618 235

THIS DEED, made this 1st day of
1976, by and between WILLIAM LEE PRATT and JOSEPHINE BELLE PRATT,
his wife, of the first part, Grantor, and WILLIAM LEE PRATT and
JOSEPHINE BELLE PRATT, his wife, of the second part, Grantee.

WITNESSETH, that in consideration of the sum of Five Dollars
(\$5.00) and other good and valuable considerations, the receipt
of which is heroby acknowledged, the said WILLIAM LEE PRATT and
JOSEPHINE BELLE PRATT, his wife do grant and convey unto the said
WILLIAM LEE PRATT and JOSEPHINE BELLE PRATT, his wife, as tenants
by the entirities, for and during the term of their natural lives
and with remainder over upon the death of the survivor aserein-
after provided and subject to the power and limitation hereafter
mentioned, all those lots of ground situate, lying and being in
the County of Baltimore, State of Maryland, aforesaid, and
described as follows:

BEGINNING FOR THE SAME at a point in the first or North 42
degrees 13 minutes West 611.19 foot line of the parcel of land
secondly described in the Deed from William Hopps to Susquehanna
Transmission Company of Maryland dated August 22, 1910 and re-
corded among the Land Records of Baltimore County in Liber W.P.C.
No. 364, folio 425, at the distance of 35.49 feet Northwesterly
from the beginning of said line, said point also being in the
westerly side of the right of way of Susquehanna Transmission
Company of Maryland, thence binding along said line North 42
degrees 13 minutes West 575.70 feet to the end thereof; thence
along the second or North 44 degrees 11 minutes East 648.36
foot line of said parcel, North 44 degrees 11 minutes East
610.72 feet to the westerly side of the right of way of Sus-
quehanna Transmission Company of Maryland; thence along the
westerly side of said right of way and running parallel with
and 75 feet distant at right angles from the centerline thereof
South 2 degrees 34 minutes West 865.13 feet to the place of
beginning.

Containing 4.27 acres of land, more or less.

BEING the same lot of ground which by Deed dated December 27,
1954 and recorded among the Land Records of Baltimore County in
Liber G.L.B. No. 2636, folio 5 was granted and conveyed by the
Susquehanna Transmission Company of Maryland to William Lee
Pratt and Josephine Belle Pratt, his wife, the Grantors herein.

TOGETHER with the buildings and improvements thereupon;
and the rights, alleys, ways, waters, privileges, appurtenances
and advantages to the same belonging or in anywise appertaining.

TRANSFER NOT REQUIRED

Walter R. Richardson
Director of Finance

Per _____
Authorized Signature

2c

THIS DEED, Made this 27th day of December, in the year One Thousand Nine Hundred Fifty-Four (1954), by and between SUSQUEHANNA TRANSMISSION COMPANY OF MARYLAND, a corporation of the State of Maryland, party of the first part, and WILLIAM LEE PRATT and JOSEPHINE BELLE PRATT, his wife, of Baltimore County, State of Maryland, parties of the second part;

WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said party of the first part hereby does grant and convey unto the parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and the said survivor's heirs and assigns, in fee simple, subject, however, to the reservations and restrictions hereinafter set forth, all that tract or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland, bounded and described as follows, that is to say:

BEGINNING for the same at a point in the first or North 42 degrees 13 minutes West 611.19 ft. line of the parcel of land secondly described in the deed from William Hopps to Susquehanna Transmission Company of Maryland dated August 22, 1910 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 364, folio 425, at the distance of 35.49 feet northwesterly from the beginning of said line, said point also being in the westerly side of the right of way of Susquehanna Transmission Company of Maryland, thence binding along said line North 42 degrees 13 minutes West 575.70 feet to the end thereof; thence along the second or North 44 degrees 11 minutes East 648.36 foot line of said parcel, North 44 degrees 11 minutes East 610.72 feet to the westerly side of the right of way of Susquehanna Transmission Company of Maryland; thence along the westerly side of said right of way and running parallel with and 75 feet distant at right angles from the centerline thereof South 2 degrees 34 minutes West 865.13 feet to the place of beginning.

Containing 4.027 acres of land, more or less.

Courses in the above description are referred to magnetic meridian.

Being a part of the parcel of land secondly described in the deed from William Hopps to Susquehanna Transmission Company of Maryland dated August 22, 1910, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 364, folio 425.

TOGETHER with a right of way 20 feet wide adjacent to the southeasterly extension of the North 42 degrees 13 minutes West 575.70 ft. line, above mentioned, to be used as an access road to the Glen Arm Road and for the construction, reconstruction and maintenance thereon of electric, telephone, water and sewer facilities, provided, however, that the installation of such



2D

facilities shall at all times be satisfactory to Susquehanna Transmission Company of Maryland, its successors and assigns, and shall not interfere in any manner with its or their electric or telephone lines.

RESERVING unto Susquehanna Transmission Company of Maryland, its successors and assigns, the right to cut down, trim, remove and keep cut all trees and brush along the easterly side of the property above described which might, in the sole judgment of said Company, its successors and assigns, interfere with or be liable to interfere with, or fall upon any towers, poles, structures, wires, cables, attachments or appliances now constructed, or which Susquehanna Transmission Company of Maryland, its successors and assigns, may at any time or times, construct upon its or their adjoining right of way.

TOGETHER WITH all and every the rights, alleys, roads, ways, waters, privileges, appurtenances, and advantages, and particularly the right of way hereinabove mentioned and described, to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said parcel of land and premises above described and mentioned together with the rights, privileges, advantages thereto belonging or appertaining, and particularly the right of way hereinabove mentioned and described, unto the said William Lee Pratt and Josephine Belle Pratt, his wife, as tenants by the entirety, their assigns, the survivor of them and the said survivor's heirs and assigns, in fee simple, subject, however, to the following restrictions and covenants:

a) The hereinbefore described property shall be used for residential purposes only, and no obnoxious, dangerous or offensive thing whatsoever shall be permitted or maintained on said property.

b) The location and exterior plans of all homes and other buildings to be erected on said parcel of ground shall be submitted to and be approved in writing by Gaylord Brooks and Company, Agents for the within named Grantor.

c) The location of any garages, outbuildings, stables, chicken houses, etc., permitted to be erected on the said parcel of ground shall be approved by Gaylord Brooks and Company, Agents for the within named Grantor. Not more than two residences shall be erected on said parcel of ground without the consent in writing of Gaylord Brooks and Company, Agents for the within named Grantor.

d) No hogs, goats, etc. shall be kept on said parcel. Chickens, horses, and other animals may be kept thereon under conditions hereinafter set forth.

e) No trailers or temporary structures shall be lived in or be permitted to be placed on said parcel; this not to apply, however, to contractors' buildings used in the course of construction of residences.

f) Chickens shall be confined at all times, and shall be raised for home and not commercial use. Horses, cattle, and other animals shall be enclosed in a paddock or fence.

And the said party of the first part covenants that it will, subject to the above reservation, warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of the same as may be requisite.

WITNESS the corporate seal of Susquehanna Transmission Company of Maryland and the signature of H. A. Von Eiff, President thereof, and the hands and seals of the within named Grantees.

ATTEST: Luther S. Williams

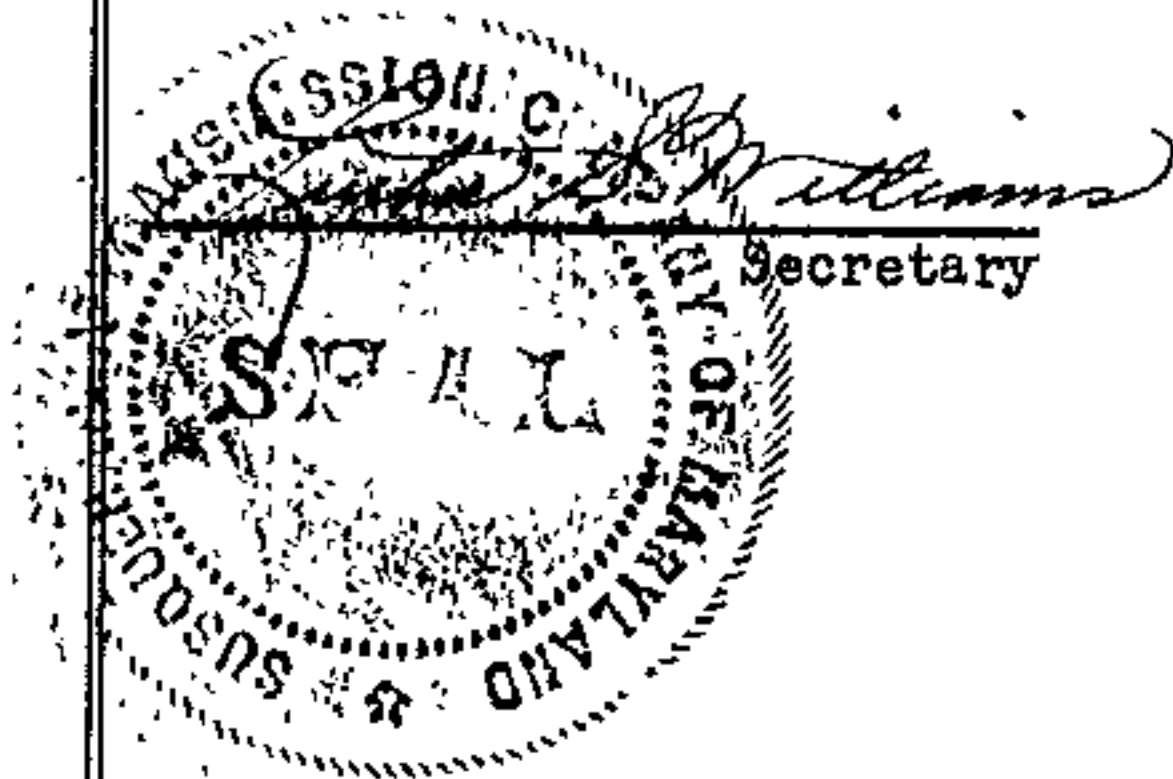
SUSQUEHANNA TRANSMISSION COMPANY
OF MARYLAND

By: H. A. Von Eiff
H. A. Von Eiff, President
Grantor

William Lee Pratt
William Lee Pratt

Ledy C. Holcomb
Witness

Josephine Belle Pratt
Josephine Belle Pratt, his wife
Grantees

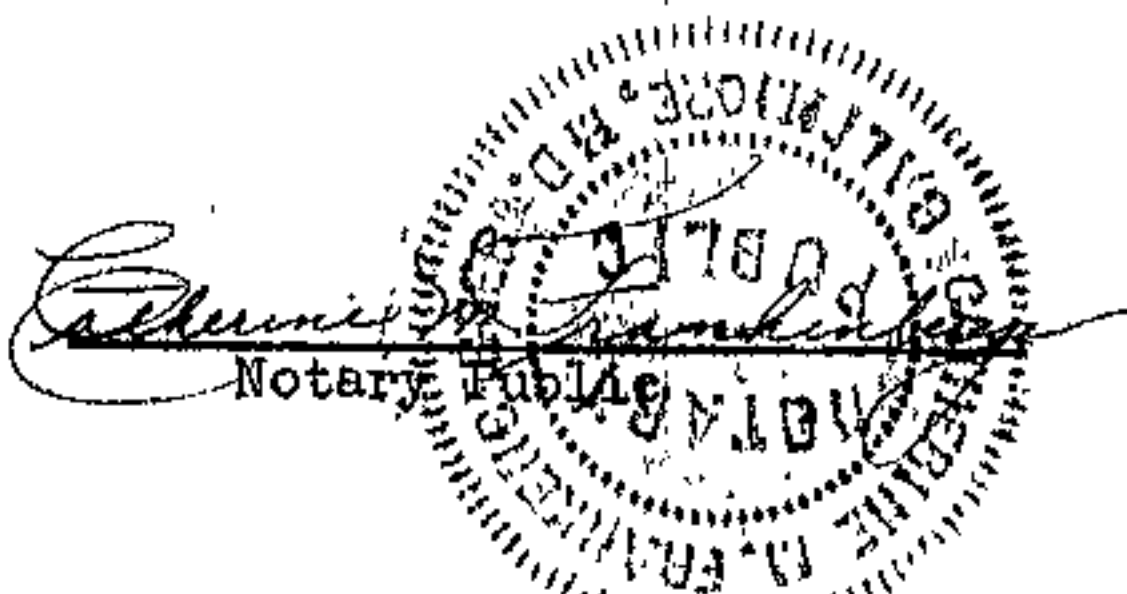


STATE OF MARYLAND }
CITY OF BALTIMORE } To Wit:

I HEREBY CERTIFY, That on this 27th day of December, 1954, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared H. A. Von Eiff, President of Susquehanna Transmission Company of Maryland, party of the first part, and acknowledged the foregoing deed to be the act of said body corporate, and in my presence signed and sealed the same.

WITNESS my hand and notarial seal.

My Commission expires May 2/1955.



Catherine M. Frankenger

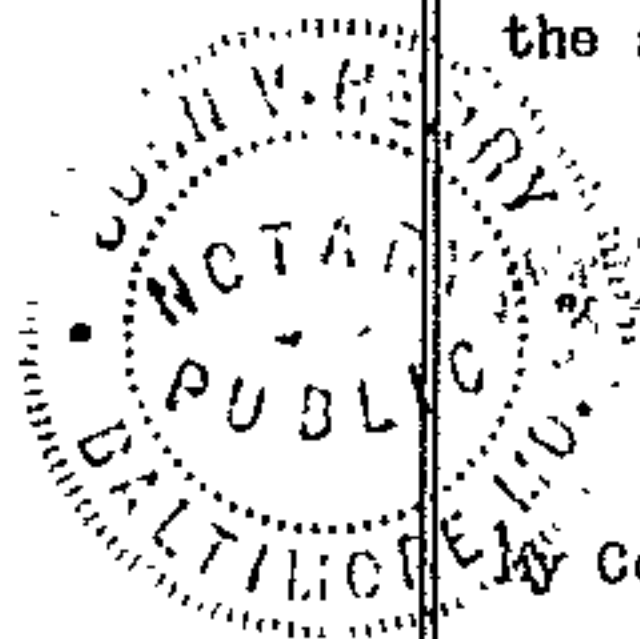
STATE OF MARYLAND }
CITY OF BALTIMORE } To Wit:

I HEREBY CERTIFY, that on this 6th day of January, 1955, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared William Lee Pratt and Josephine Belle Pratt, the Grantees named in the foregoing deed, and acknowledged the same to be their act, and in my presence signed and sealed the same.

WITNESS my hand and notarial seal.

My Commission expires: 5/2/55.

John D. Henry
Notary Public



Rec'd for record Jan 27-1955, at 3⁰⁰ P.M.
Per George L. Byerly, Clerk.

R.C. 2

R.C. 5

R.C. 5

GLENARM

R.C. 5

SUB
STATION

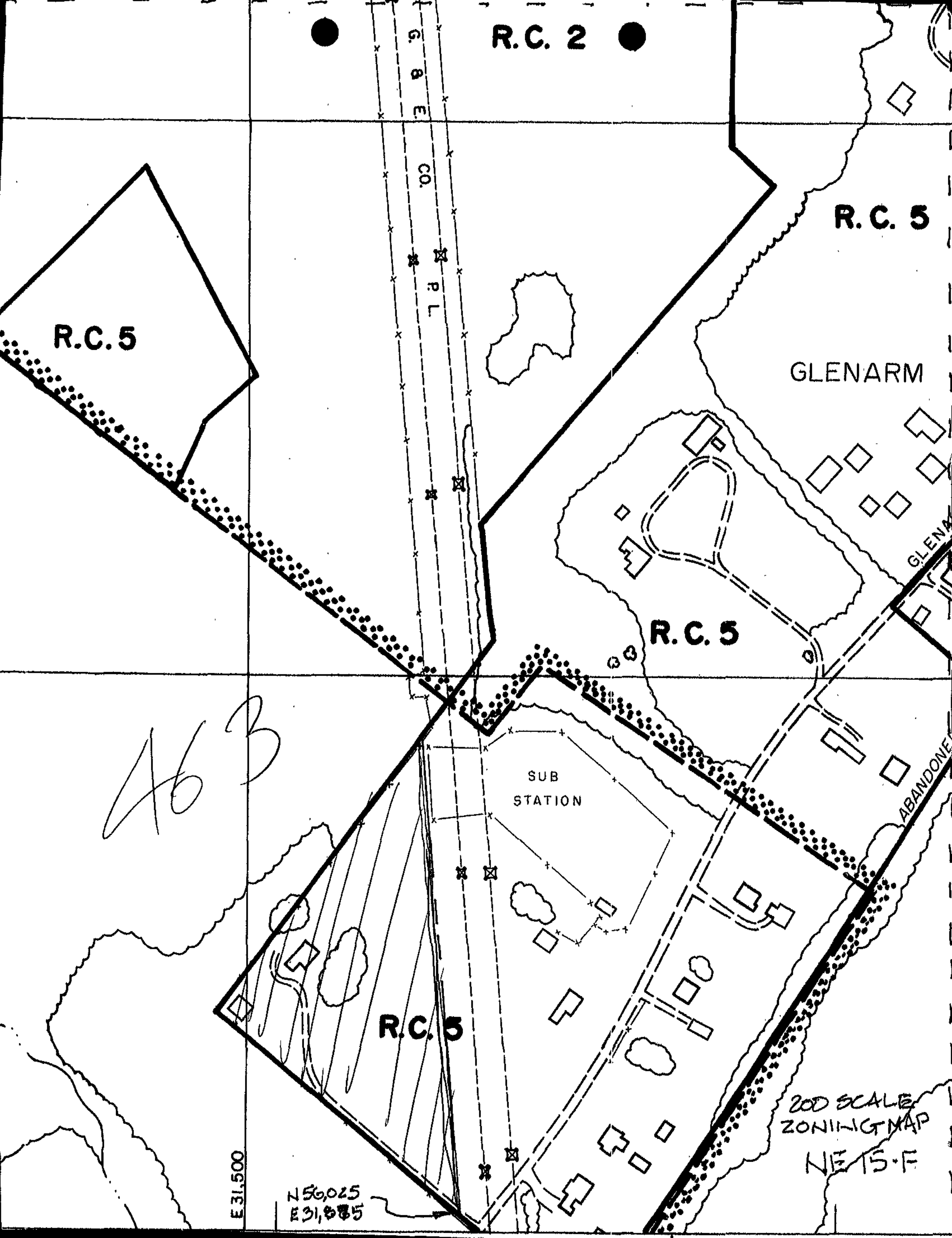
R.C. 5

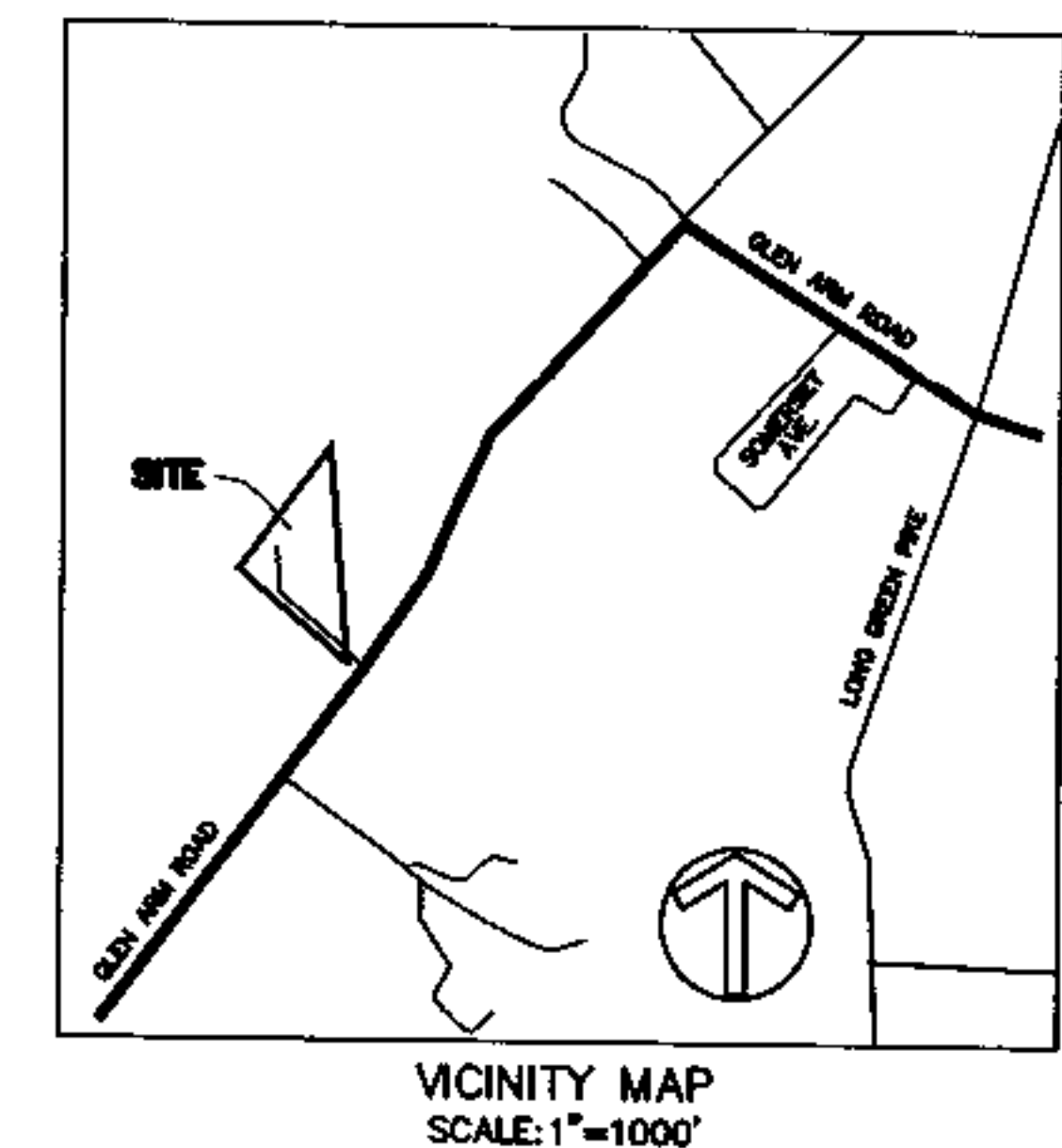
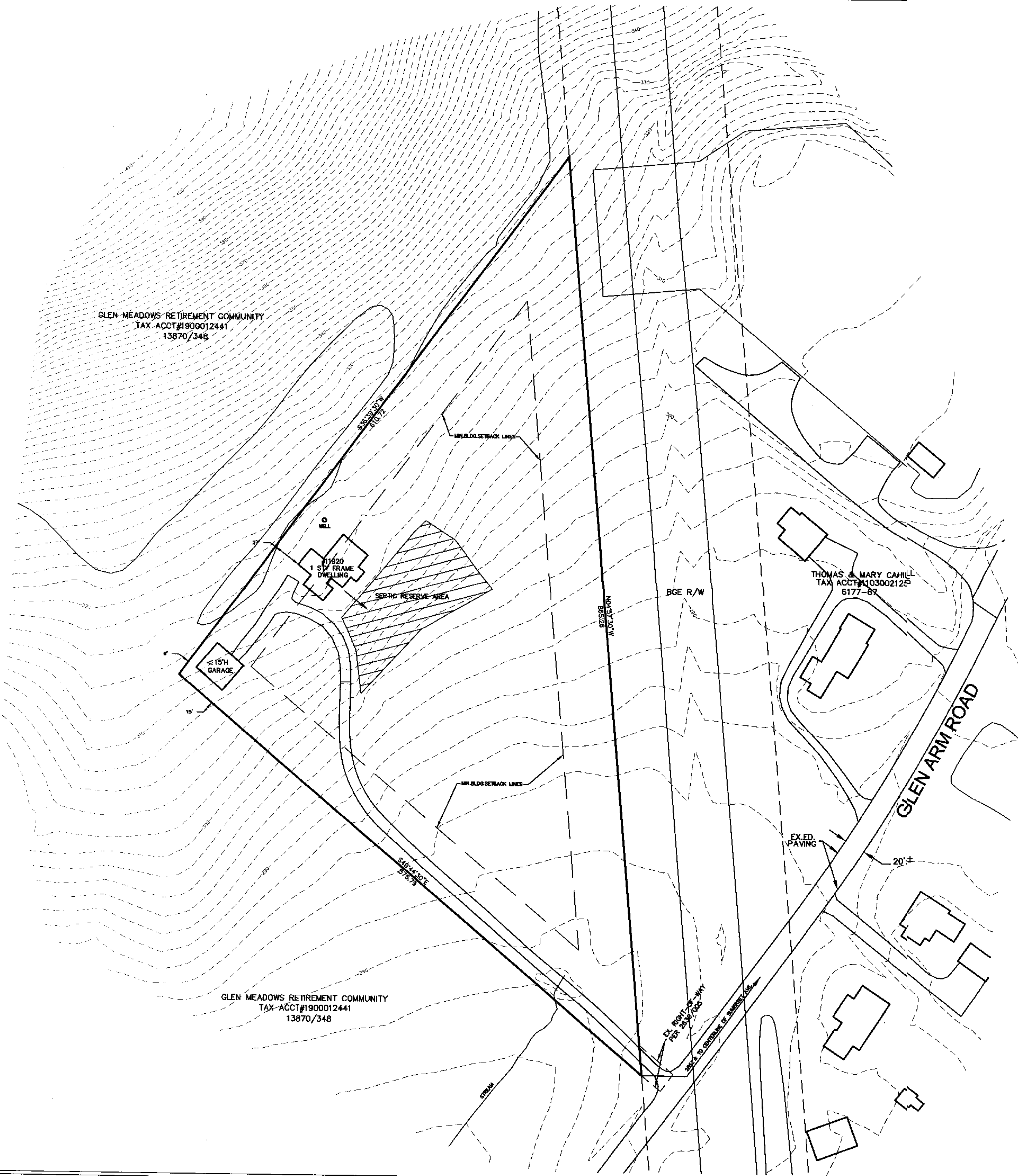
200 SCALE
ZONING MAP
NE 15-F

E 31,500

N 56,025
E 31,500

163

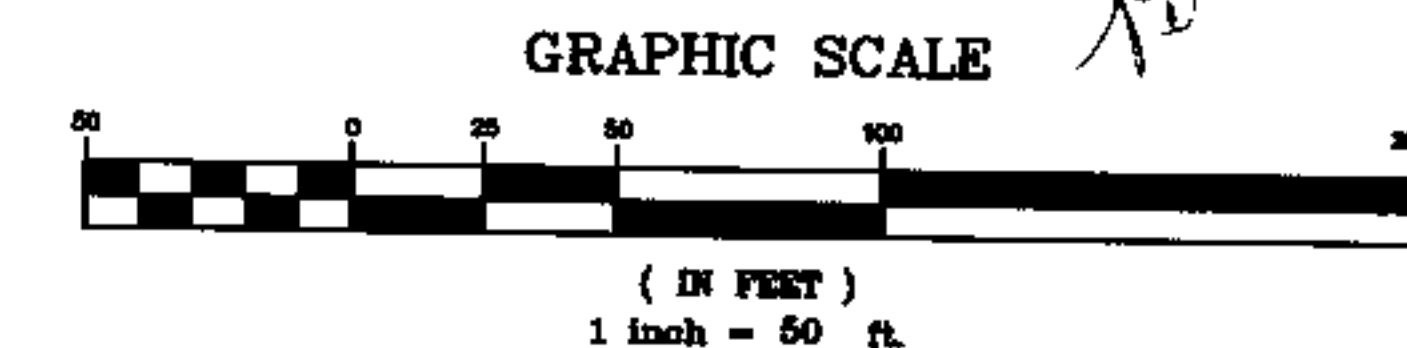




- SITE DATA:
- 1) OWNER: CHRISTOPHER J. DLABICH AND THOMAS H. SINDALL
 - 2) OWNER'S ADDRESS: 11920 GLEN ARM ROAD
GLEN ARM, MARYLAND 21087
443-324-9529
 - 3) DEED REFERENCE: 18647/260
 - 4) TAX ACCOUNT NUMBER: 1118075575
 - 5) TAX MAP: 53 GRID 23 PARCEL 16
 - 6) ZONING: RC-5
 - 7) ZONING MAP: NE 15-F
 - 8) CENSUS TRACT:
 - 9) COUNCILMANIC DISTRICT: 3rd
 - 10) ELECTION DISTRICT: 11th
 - 11) WATERSHED:
 - 12) SUBWERSHED:
 - 13) SCHOOL DISTRICT:
 - 14) REGIONAL PLANNING DISTRICT:
 - 15) AREA OF TRACT: 4.0284 ACRES
 - 16) AREA OF HIGHWAY WIDENING: ACRES
 - 17) NET AREA: ACRES
 - 18) DENSITY CALCULATIONS:
 - 19) LOTS ALLOWED:
 - 20) LOTS PROPOSED:
 - 21) EXISTING AND PROPOSED USE: SINGLE FAMILY DWELLINGS SF#
 - 22) AREA OF DISTURBANCE: NONE SF#
 - 23) PRIOR ZONING HEARINGS: NONE
- SITE IS NOT IN A FLOODPLAIN KJW

SPECIAL HEARING REQUEST:

- 1) TO ALLOW TWO PANHANDLE STRIPS 10 FEET IN WIDTH IN LIEU OF THE REQUIRED 12 FEET AS STATED IN SECTION 32-4-409(b)(2)(i) OF THE BCC.
- 2) TO ALLOW ACCESS OF THE TWO PANHANDLE STRIPS TO A PUBLIC ROAD THROUGH AN EXISTING RIGHT-OF-WAY INSTEAD OF AN IN-FEE SIMPLE STRIP AS STATED IN SECTION 32-4-409(b)(1) AND PER AN EXCEPTION AS STATED IN SECTION 32-4-409(e) OF THE BCC.



463

Page #1

kjwellsInc
7403 NEW CUT ROAD
KINGSTOWN, MARYLAND 21087
(410) 592-8600

Land Surveying & Site Planning

REVISIONS:	
NO.	DATE

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING
DLABICH / SINDALL PROPERTY

11920 GLEN ARM ROAD
BALTIMORE COUNTY MARYLAND
11th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

DRAWN BY: EPW

CHECKED BY: KJW

DATE: 2/19/2005

PROJECT NO.: 2004-023

SHEET 1 OF 1

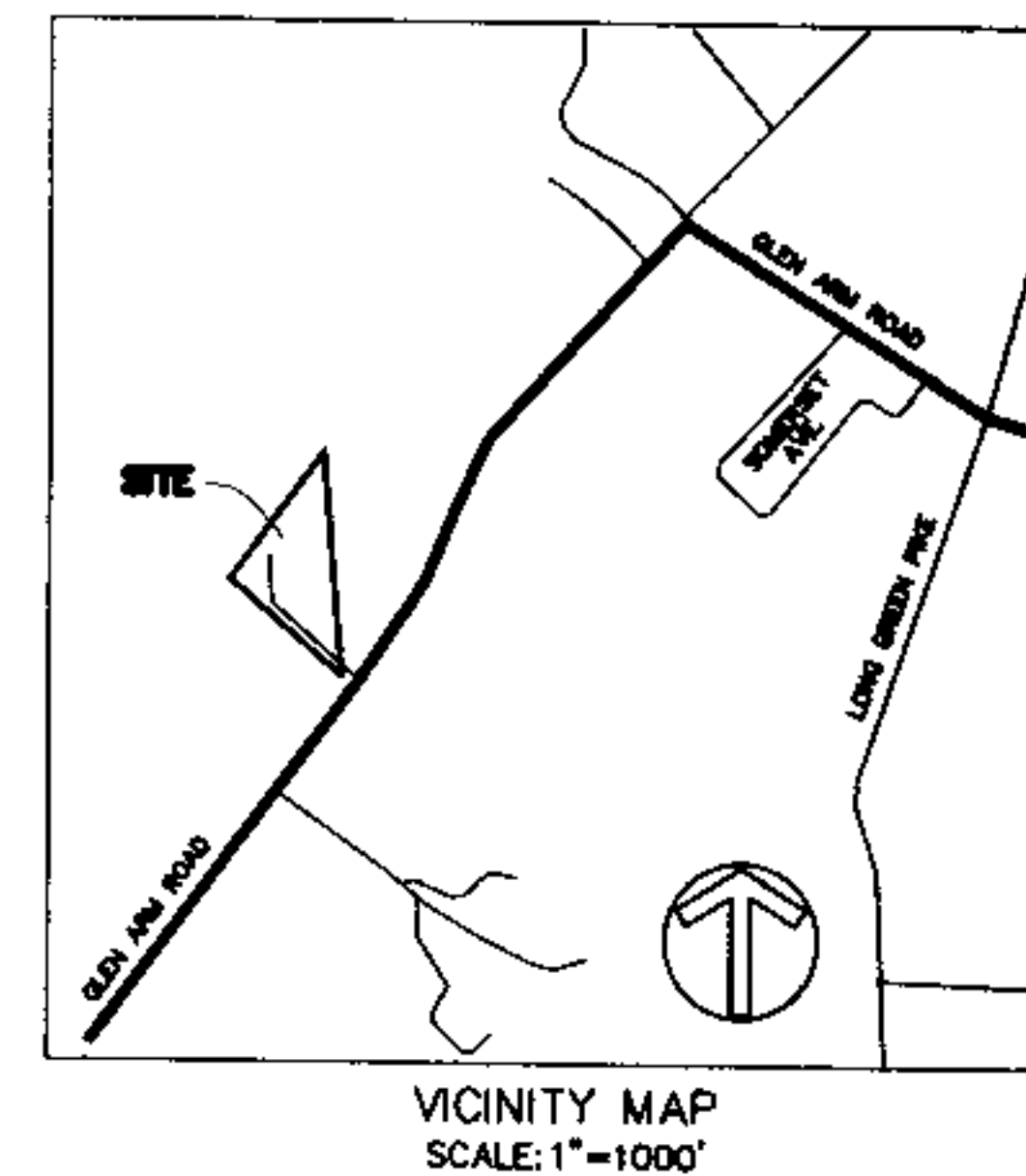
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SITE DATA:

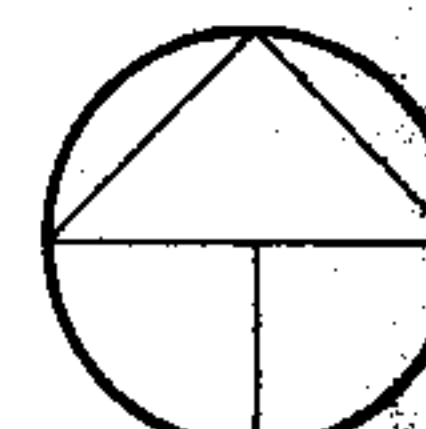
- 1) OWNER: CHRISTOPHER J. DLABIGH AND THOMAS H. SINDALL
2) OWNER'S ADDRESS: 11920 NEW ARM ROAD
GLEN ARL, MARYLAND 21057
443-324-9529
- 3) DEED REFERENCE: 18547/260
4) TAX ACCOUNT NUMBER: 116705575
5) TAX MAP: 53 CRD 23 PARCEL 16
6) ZONING: RC-5
7) ZONING MAP: NE 15-F
8) CENSUS TRACT:
9) COUNCILMANIC DISTRICT: 3rd
10) ELECTION DISTRICT: 11th
11) WATERSHED:
12) SUBSERVISHED:
13) SCHOOL DISTRICT:
14) REGIONAL PLANNING DISTRICT:
15) AREA OF TRACT: 4.0284 ACRES
16) AREA OF HIGHWAY RIGHT-OF-WAY: ACRES
17) NET AREA: ACRES
18) SURVEY CALCULATIONS:
LOTS ALLOWED:
LOTS PROPOSED:
EXISTING AND PROPOSED USE:
SINGLE FAMILY DWELLINGS
20) AREA OF DISTURBANCE: SF±
21) PRIOR ZONING HEARINGS: NONE

SPECIAL HEARING REQUEST:

- 1) TO ALLOW TWO PANHANDLE STRIPS 10 FEET IN WIDTH IN LIEU OF THE REQUIRED 12 FEET AS STATED IN SECTION 32-4-409(b)(2)(ii) OF THE BCC.
- 2) TO ALLOW ACCESS OF THE TWO PANHANDLE STRIPS TO A PUBLIC ROAD THROUGH AN EXISTING RIGHT-OF-WAY INSTEAD OF AN IN-FEE SIMPLE STRIP AS STATED IN SECTION 32-4-409(b)(1) AND PER AN EXCEPTION AS STATED IN SECTION 32-4-409(c) OF THE BCC



kjWellsInc
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8600



NAD 83/91

INFORMATION	DATE

1 4/23/2006

**PLAT TO ACCOMPANY A PETITION
FOR A SPECIAL HEARING
DLABICH / SINDALL PROPERTY**

11920 GLEN ARM ROAD
BALTIMORE COUNTY MARYLAND
1183 ELECTION DISTRICT

DRAWN BY: EPM

CHECKED BY: KJM

DATE: 2/19/2009

PROJECT NO.:

2004-02

1997

SHEET 1 OF 1

GRAPHIC SCALE

