

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

W/S of Campbell Lane, 226 ft. N
centerline of Chesapeake Avenue
9th Election District
6th Councilmanic District
(406 Campbell Lane)

Marguerite W. Forner
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 05-587-SPHA

* * * * *

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 owner of the subject property, Marguerite W. Forner. The Petitioner is requesting special hearing relief for property owned at 406 Campbell Lane in 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 a waiver of Public Works standards from Section 32-4-409 b (2) [formerly 26-266 (2)] of the B.C.Z.R. to allow access to the proposed lots by way of an easement in lieu of the required in fee ownership. The variance request is from Section 1B02.3.C.1 (chart) of the B.C.Z.R., to permit an existing structure to maintain a 22 ft. rear setback in lieu of the required 30 ft.

The property was posted with Notice of Hearing on June 30, 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 July 14, 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

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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.

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief were Bruce Doak and Marguerite Forner, Petitioner. There were no protestants or interested citizens in attendance at the hearing. People’s Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Doak proffered that the subject property is or will be going through the minor subdivision process to divide the 0.9 acre parcel into two lots. Presently, the property is improved by the Petitioner’s single-family dwelling which is located on the far northern end of the property. The existing home is 22 ft. from the rear property line, while the DR 3.5

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[Signature]

regulations require 30 ft. Thus the request for variance. Mr. Doak indicated that it was not reasonable to lop off 8 ft. of the existing home to meet the county regulations. The house was built in the early 1900's.

The next request is to waive public works standards which require in-fee access to public roads. Mr. Doak indicated that the Petitioner's property fronts on Campbell Lane, which is a private easement for her vehicular access to Chesapeake Avenue, as well as public water and sewer. He noted that the County does not maintain or plow the lane, which is used today only to give access to the Petitioner's property and a garage on the Wiedefeld property. The basis for her use of the easement is her deed, Exhibit 4, which mentions that she has use of a common 15 ft. lane (Campbell Lane) with others.

Exhibit 1 shows the proposed subdivision of her property into two lots of 0.42 acres for the existing house and 0.48 acres for the proposed new dwelling. This new dwelling would meet all County regulations with the exception that it would not have in fee access to Chesapeake Avenue. Mr. Doak presented photographs which indicate that the new lot is basically grass and is well screened from the existing house and neighbors homes by trees and a fence. As Mr. Doak remarked, the new lot looks like a separate lot.

Upon further discussion, Mr. Doak proffered that from his research, the Petitioner's access easement to Chesapeake Avenue is located on property owned by adjacent owners Peake, Greene and Wiedefeld. He indicated that there was no maintenance agreement among these parties nor any agreement that a new home located on the lane had the right to use the easement for vehicle access or for utilities. In addition, the requirement to have in fee access to public roads arises from the City/County agreement that all water meters are to be located on public roadways. Ms. Forner's water meter appears to be in the easement and slightly outside of the right-of-way of Chesapeake Avenue as shown in Exhibit 1. Mr. Doak was not sure where the

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water meter for the new home would be located. There were no Bureau of Plans Review comments in this file.

Findings of Fact and Conclusions of Law

With regard to the request for variance for the rear yard of the existing house, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The house was built in the early 1900's much before the DR zoning regulations were imposed. As such, I find that the regulations impact this property differently than others in the area and consequently this property is unique from a zoning standpoint. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. It is unreasonable to lop off 8 ft. of home to meet the regulations. No increase in residential density beyond that otherwise allowable by the Zoning Regulations will occur. This is an existing home and the new lot would meet County area regulations. Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. This home has been on the property for a century. The new home would not change the pattern of development of the neighborhood which has similar sized lots and homes.

However, the Special Hearing is another matter. I have no reason to believe that the Petitioner has the right to double the burden of her access and utility easement on the adjacent three properties. As I mentioned at the hearing, if the Seitz property north of the Petitioner's property were proposed to be developed into many lots, using Campbell Lane, the burden on the three properties would be even greater. I am concerned that the burdened property owners may block use of the Lane by the new home, unless the Petitioner can obtain an agreement to that effect. However, as mentioned at the hearing, only the Circuit Court has jurisdiction of such

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matters. I can neither grant nor deny what she asks for with regard to the rights of other property owners.

In addition, I am unsure of the location of the water meter for the new home. I am asked to waive the County requirement for in-fee access which guarantees the water meter can be within the public right-of-way. Surely the Petitioner will not want the new home to connect to public water beyond her meter, as she would have to pay for the water used by the new home. There must be a separate meter near the public road so it can be read. This means that a new water line at least has to be installed underground from Chesapeake Avenue to the new lot. Again, I have no jurisdiction to determine the private matter as to whether or not this line can cross the three properties.

From a public standpoint, I have no trouble approving the Special Hearing request to allow access via easement. The water meter can be installed in the right-of-way of Chesapeake Avenue. Again, whether the new water line can be dug across the three owners' properties, I do not know, nor do I have jurisdiction to decide.

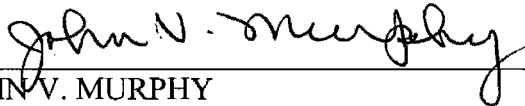
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's special hearing request should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3 day of August, 2005, that the Petitioner's request for special hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a waiver of Public Works standards from Section 26-266 (2) of the B.C.Z.R. to allow access to the proposed lots by way of an easement in lieu of the required in fee ownership, be and is hereby GRANTED.

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J. Day

IT IS FURTHER ORDERED, that the variance requested from Section 1B02.3.C.1 (chart) of the B.C.Z.R., to permit an existing structure to maintain a 22 ft. rear setback in lieu of the required 30 ft., be and is hereby GRANTED.

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

FILED RECEIVED FOR FILING
8/3/05
By 

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

August 4, 2005

Ms. Marguerite W. Forner
406 Campbell Lane
Towson, Maryland 21204

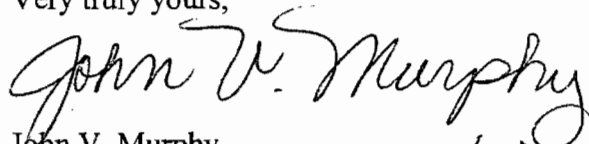
Re: Petitions for Special Hearing & Variance
Case No. 05-587-SPHA
Property: 406 Campbell Lane

Dear Ms. Forner:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Bruce Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Ste. 100
Towson, MD 21286





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 406 Campbell Lane
which is presently zoned D.R. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A waiver of Public Works Standards from Section 26-266(2) of the B.C.D.R.

To allow access to the proposed lots by way of an easement in lieu of the
Required in fee ownership.

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):

Name - Type or Print Marguerite W. Forner

Signature Marguerite W. Forner

Name - Type or Print _____

Signature _____

406 Campbell Lane (410)-296-4025
Address Telephone No.

Towson Maryland 21204
State Zip Code

Representative to be Contacted:

Gerhold, Cross, & Etzel, Ltd. - Mike Alexander
Name

320 E. Towson Town Blvd. Ste. 100
Address

Towson, Maryland 21286 (410)-823-4470
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By STO Date 05-13-05

Case No. 05-587-SP4A

REV 9/15/99

ORDER RECEIVED FOR FILING
5/3/05
REV 9/15/99



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 406 Campbell Lane
which is presently zoned D.R. 3.5

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 Variance from Section(s)

1802.3C1 (CARPORT) TO PERMIT AN EXISTING
STRUCTURE TO MAINTAIN A 22 FT. REAR SETBACK
IN LIEU OF THE REQUIRED 30 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To allow the existing dwelling to have a minimum rear yard depth of
22 feet in lieu of the required 30 feet.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

406 Campbell Lane

Address

(410)-296-4025

Telephone No.

Towson

City

Maryland

State

21204

Zip Code

Representative to be Contacted:

Gerhold, Cross, & Etzel, Ltd. - Mike Alexander

Name

320 E. Towsontown Blvd. Ste. 100

Address

Telephone No.

Towson, Maryland 21286 (410)-823-4470

City

State

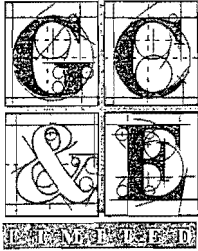
Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By SPH Date 05-13-02



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

May 12, 2005

Zoning Description 406 Campbell Lane Former Property

All that piece or parcel of land situate, lying and being in the Ninth Election District and Fifth Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point on the West side of Campbell Lane (15 feet wide private alley) 226 feet more or less Northerly along Campbell Lane from the centerline of Chesapeake Avenue (60 feet wide), thence leaving Campbell Lane and running (1) North 83 degrees 39 minutes 13 Seconds West 204.62 feet, (2) North 18 degrees 34 minutes 20 seconds East 222.33 feet, (3) South 83 degrees 47 minutes 35 seconds East 157.00 feet to a point on the West side of Campbell Lane and running and binding on the West side of Campbell Lane, (4) South 06 degrees 12 minutes 14 seconds West 217.67 feet to the place of beginning.

Containing 39,318 sq. ft. or 0.90 Acres of land, more or less.

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


5/12/05

OS-587-SPAA

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

05 587 SPHA

No. 444388

DATE 05-13-06 ACCOUNT R-001 006 000

AMOUNT \$ 136.00

RECEIVED FROM: W. CAMPBELL

FOR: PAYROLL & SPECIAL SERVICES

FOR WIFE OF P. CAMPBELL
SALARY

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
5/13/2006	5/13/2006	11:18:47	
REC NO. 444388			
DEPT. 5	528 ZONING VERIFICATION		
R. NO. 444388			
Amount	136.00		
136.00	0.00		CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

No. 444385

655875PHD

15-13-C

ACCOUNT

1000

AMOUNT 3

[illegible]

RECEIVED
FROM: _____

THE UNIVERSITY OF CHICAGO

FOR

Re: CHAD & ABE (A.C.H.E.)

Social Anthropology

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

1977

OLD FASHION

ALL ABOUT THE 25TH

5/15/2005 5:13:21 PM 11:18:47

OT 0546 - BALKIN, POLY KAM

RECEIVED 5/17/2005

Sept 5 1998 ZIMING VERIFICATION

天田：4438

Rec'd Tot. 1130.00

5:00 PM - 5:30 PM

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: #05-586-A

2221 Lincoln Avenue
E/side of Lincoln Avenue,
146 feet south of centerline
of Geise Avenue

15th Election District

7th Councilmanic District

Legal Owner(s):

Emma M. Hardesty &

Edward Lister, Jr.

(Trustee & Nephew)

Variance: to permit a lot
width of 50 feet in lieu of
the required 55 feet for a
proposed single family
dwelling.

Hearing: Tuesday, July 5,
2005 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Basley Ave-
nue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible
for special accommoda-
tions. Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the file and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

JT/6/93 June 21 56019.

CERTIFICATE OF PUBLICATION

6/22/, 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 6/21/, 2005.

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



LEGAL ADVERTISING

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: #05-587-SPHA

406 Campbell Lane

W/side of Campbell Lane, 226 feet north of centerline of Chesapeake Avenue

9th Election District - 5th Councilmanic District

Legal Owner(s): Marguerite W. Forner

Special Hearing: to allow access to proposed lots by way of an easement in lieu of the required in fee ownership.

Variance: to permit an existing structure to maintain a 22-foot rear setback in lieu of the required 30 feet.

Hearing: Wednesday, July 13, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT/6/694 June 21

56022

CERTIFICATE OF PUBLICATION

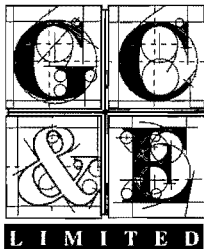
6/22/2005

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 6/21/2005.

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

J. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

CERTIFICATE OF POSTING

RE: CASE# 05-587-SPHA
PETITIONER/DEVELOPER:
Marguerite W. Forner
DATE OF HEARING: July 29, 2005

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

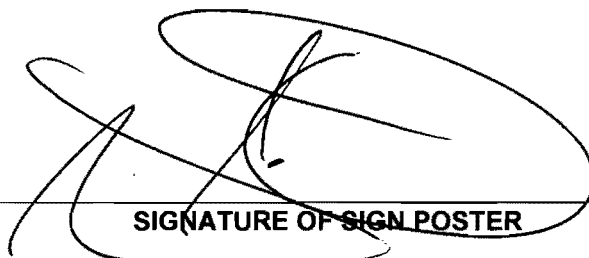
ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:
406 Campbell Lane



SIGNATURE OF SIGN POSTER
John Dill

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

POSTED ON: 06/30/2005

ZONING NOTICE

CASE # :05-587-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.**

PLACE: Room 407 County Courts Building
401 Bosley Avenue, Towson, MD

TIME & DATE : 9:00 AM Friday July 29, 2005

Special Hearing to allow access to proposed lots by way of an easement in lieu of the required in fee ownership.

Variance to permit an existing structure to maintain a 22-foot rear setback in lieu of the required 30 feet.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING.
CALL 410-887-3391 THE DAY BEFORE THE SCHEDULED HEARING DATE

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

06/30/2005



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

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

June 7, 2005

NEW 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: 05-587-SPHA

406 Campbell Lane
W/side of Campbell Lane, 226 feet north of centerline of Chesapeake Avenue
9th Election District — 5th Councilmanic District
Legal Owners: Marguerite W. Forner

Special Hearing to allow access to proposed lots by way of an easement in lieu of the required in fee ownership. Variance to permit an existing structure to maintain a 22-foot rear setback in lieu of the required 30 feet.

Hearing: Friday, July 29, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Marguerite W. Forner, 406 Campbell Lane, Towson 21204
Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Ste. 100, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 14, 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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, July 14, 2005 Issue - Jeffersonian

Please forward billing to:
Marguerite W. Forner
406 Campbell Lane
Towson, MD 21204

410-296-4025

CORRECTED 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: 05-587-SPHA

406 Campbell Lane

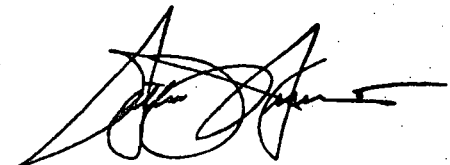
W/side of Campbell Lane, 226 feet north of centerline of Chesapeake Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Marguerite W. Forner

Special Hearing to allow access to proposed lots by way of an easement in lieu of the required in fee ownership. Variance to permit an existing structure to maintain a 22-foot rear setback in lieu of the required 30 feet.

Hearing: Friday, July 29, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
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.



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

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

May 25, 2005

CORRECTED 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: 05-587-SPHA

406 Campbell Lane

W/side of Campbell Lane, 226 feet north of centerline of Chesapeake Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Marguerite W. Forner

Special Hearing to allow access to proposed lots by way of an easement in lieu of the required in fee ownership. Variance to permit an existing structure to maintain a 22-foot rear setback in lieu of the required 30 feet.

Hearing: Wednesday, July 13, 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:klm

C: Marguerite W. Forner, 406 Campbell Lane, Towson 21204
Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Ste. 100, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 20, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 21, 2005 Issue - Jeffersonian

Please forward billing to:
Marguerite W. Forner
406 Campbell Lane
Towson, MD 21204

410-296-4025

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: 05-587-SPHA

406 Campbell Lane

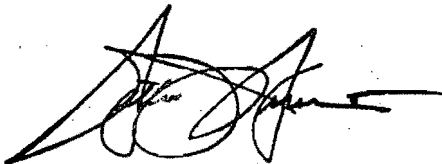
W/side of Campbell Lane, 226 feet north of centerline of Chesapeake Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Marguerite W. Forner

Special Hearing to allow access to proposed lots by way of an easement in lieu of the required in fee ownership. Variance to permit an existing structure to maintain a 22-foot rear setback in lieu of the required 30 feet.

Hearing: Wednesday, July 13, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
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.



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

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

May 20, 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: 05-587-SPHA

406 Campbell Lane

W/side of Campbell Lane, 226 feet north of centerline of Chesapeake Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Marguerite W. Forner

Special Hearing to allow access to proposed lots by way of an easement in lieu of the required in fee ownership. Variance to permit an existing structure to maintain a 22-foot rear setback in lieu of the required 30 feet.

Hearing: Tuesday, July 5, 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:klm

C: Marguerite W. Forner, 406 Campbell Lane, Towson 21204
Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Ste. 100, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 20, 2005.**
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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 21, 2005 Issue - Jeffersonian

Please forward billing to:
Marguerite W. Forner
406 Campbell Lane
Towson, MD 21204

410-296-4025

NOTICE OF ZONING HEARING

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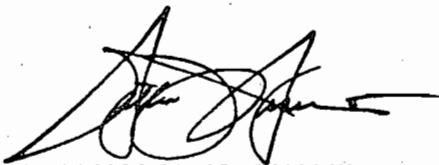
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**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

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: 05-587-SPHA

Petitioner: Marguerite W Forner

Address or Location: 406 Campbell Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Marguerite W. Forner

Address: 406 Campbell Lane

Towson, Maryland 21204

Telephone Number: (410) - 296 - 4025

Revised 2/20/98 - SCJ

05-587-SPHA

**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

July 18, 2005

Marguerite W. Forner
406 Campbell Lane
Towson, Maryland 21204

Dear Ms. Forner:

RE: Case Number: 05-587-SPHA, 406 Campbell Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 13, 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
Gerhold, Cross & Etzel 320 E. Towsontown Blvd, Ste. 100 Towson 21286

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



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

May 20, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: May 20, 2005

Item No.: 584-587, 589-594

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.

1. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Insp. Tribble
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 5.20.05

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

RE: Baltimore County
Item No. 587 JRA

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

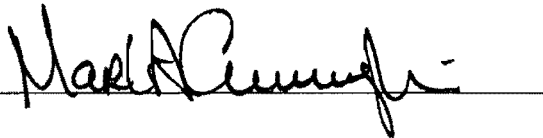
DATE: June 6, 2005

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-587

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 2, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 6, 2005
Item No. 587

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

If access to these lots is allowed through an easement, we strongly recommend that the driveway be made to conform with all other panhandle driveway criteria, such as being paved 16-feet-wide with a 70 X 30 foot tee turnaround at the end.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 587-06022005.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
406 Campbell Lane; W/side Campbell Lane, * ZONING COMMISSIONER
226' N c/line Chesapeake Avenue *
9th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): Marguerite W. Forner *
Petitioner(s) * BALTIMORE COUNTY
* 05-587-SPHA

* * * * *

ENTRY OF APPEARANCE

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

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 20th day of May, 2005, a copy of the foregoing Entry of Appearance was mailed to Michael Alexander, Gerhold, Cross, & Etzel, Ltd, 320 Towsontown Blvd, Suite 100, Towson, MD 21204, Representative for Petitioner(s).

RECEIVED

MAY 20 2005

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

To: JRA
6/6/05
ua**Kristen Matthews - zoning variance for 406 Campbell Lane**

From: Deanna Bailey
To: Matthews, Kristen
Date: 6/3/2005 4:14:34 PM
Subject: zoning variance for 406 Campbell Lane

Kristen,

I called on Friday to find out about this variance and was put on hold to be transferred to one of the zoning reviewers, but must have been cut-off. I would like to find out about this project. I live in the neighborhood and have some concerns. Can you please ask someone to call?

Thank you,

Deanna Bailey

Project Manager
Balto. Co. Dept. Recreation and Parks
Capital Planning
410-887-6053

Case # 05.
587

Carl,

Who should this be
given to? It was
emailed to me for some
reason.

Kristen

6-2-05

To Kristen Matthews,

Due to a previous engagement,
I cannot attend July 13, 2005, hearing.

Any day for the remainder of
that month will work fine.

Thank you.

Margie Forner

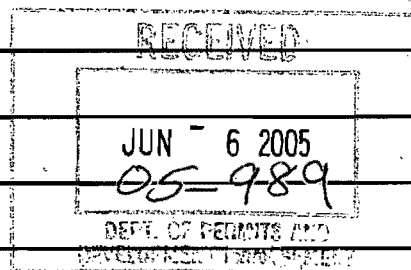
406 Campbell Lane

Towson, MD 21204

(410) 296-4025

Case number: 05-587-SPHA

To Kristen:
OK w/ me
T



CASE NAME 406 Campbell Lane
CASE NUMBER 05-587-SPH/A
DATE 7/29/05

[illegible]



Pet 3



07/13/2005



07/13/2005







07/13/2005

10
11

07/13/2005





07/13/2005



07/13/2005



07/13/2005







07/13/2005



07/13/2005



07/13/2005



07/13/2005

No Consideration

No Title Search

Tax Acct No.: 0902006210

DEED

THIS DEED, Made this 19th day of August, 2003, by and between James M. Forner and Marguerite W. Forner, Husband and Wife, parties of the first part, Grantors, and Marguerite W. Forner, party of the second part, Grantee.

WITNESSETH: That for the actual consideration of **Zero Dollars (\$0.00), divorce settlement**, and other valuable consideration, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, convey, and assign unto the said Grantee, his assigns, the survivor of them and the personal representative and assigns of the survivor, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

BEING the same lot of ground which by Deed dated January 11, 1999, and recorded among the Land Records of Baltimore County, in Liber 0013485, folio 646, was granted and conveyed by Max M. Klein and Anne Louise Oaklander, his wife, unto the Grantors herein.

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

To have and to hold the said described property and premises, unto and to the

Det #4

use of the said Grantee, his assigns and survivor of them and the personal representative and assigns of the survivor, in fee simple.

And the said Parties of the First Part covenant to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Witness the hand and seal of the said Grantors.

WITNESS:

Mirca Greber

James M. Forner (Seal)
James M. Forner

Mirca Greber

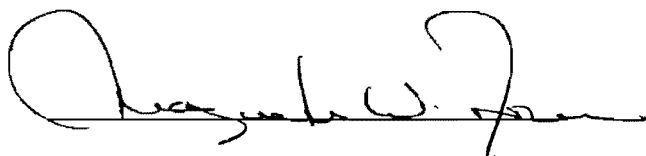
Marguerite W. Forner (Seal)
Marguerite W. Forner

BEGINNING FOR THE SAME at a point on the west side of a lane fifteen feet wide and at the end of the third line of the third lot of ground which by deed dated April 11, 1905 recorded among the land records of Baltimore County in Liber WPC No. 285 folio 214, was conveyed by Arthur L. Bosley and Richard H. Pleasants, trustees to Marion H. Merryman thence running with and binding on the northernmost or rear lines of the three lots of ground described in the abovementioned Deed North seventy-seven degrees twenty-one minutes West two hundred three feet nine inches to intersect the westernmost outline of the parcel of ground of which the lot now being described is a part thence bounding on part of said outline North twenty-four degrees fifty-four minutes East two hundred twenty-two feet four inches to the beginning of the fourth line of the parcel of land which by deed of July 15, 1925 and recorded among the land records of Baltimore County in Liber WPC No. 617 folio 549, was conveyed by Horace U. Byers and wife to Bruce S. Campbell and wife thence running with and binding on a part of said fourth line South seventy-seven degrees thirty minutes East one hundred fifty-six feet to the west side of the above mentioned fifteen foot lane with the use thereof in common with others South twelve degrees thirty minutes West two hundred seventeen feet eight and one-quarter inches to the place of beginning.

THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 406 CAMPBELL LANE.

Exemption to the Local Transfer Tax

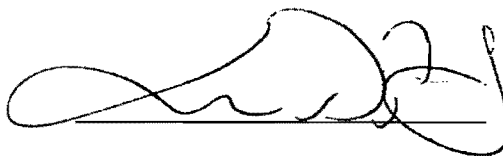
Marguerite M. Forner, Grantee, in within Deed, from James M. Forner and Marguerite M. Forner, Grantors, hereby certify under the penalties of perjury, that the land conveyed in said deed is residentially improved owner-occupied real property and that the residence will be occupied by me.



Marguerite W. Forner, Grantee

Subscribed and sworn before me this 19 day of August, 2003.

My commission expires: 4/1/06



Notary Public

STATE OF MARYLAND, County of Baltimore, TO WIT:

I HEREBY CERTIFY, that on this 19 day of August, 2003, before me, a Notary Public of the State aforesaid, personally appeared James M. Forner known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained, and made oath that the ACTUAL CONSIDERATION as therein stated is true and correct.

WITNESS my hand and Notarial Seal.



Notary Public

My commission expires: 4/1/06

STATE OF MARYLAND, County of Baltimore, TO WIT:

I HEREBY CERTIFY, that on this 19 day of August, 2003, before me, a Notary Public of the State aforesaid, personally appeared, Marguerite W. Forner, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that she executed the same for the purposes therein contained, and made oath that the ACTUAL CONSIDERATION as therein stated is true and correct.

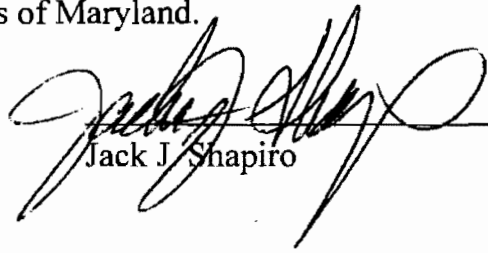
WITNESS my hand and Notarial Seal.



Notary Public

My commission expires: 4/1/06

This is to certify that the within instrument has been prepared under the supervision of the undersigned, who is an attorney duly admitted to practice before the Court of Appeals of Maryland.



Jack J. Shapiro

Return to:
Jack J. Shapiro, Esquire
5550 Newbury St., Ste. A
Baltimore, Maryland 21209

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Baltimore
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

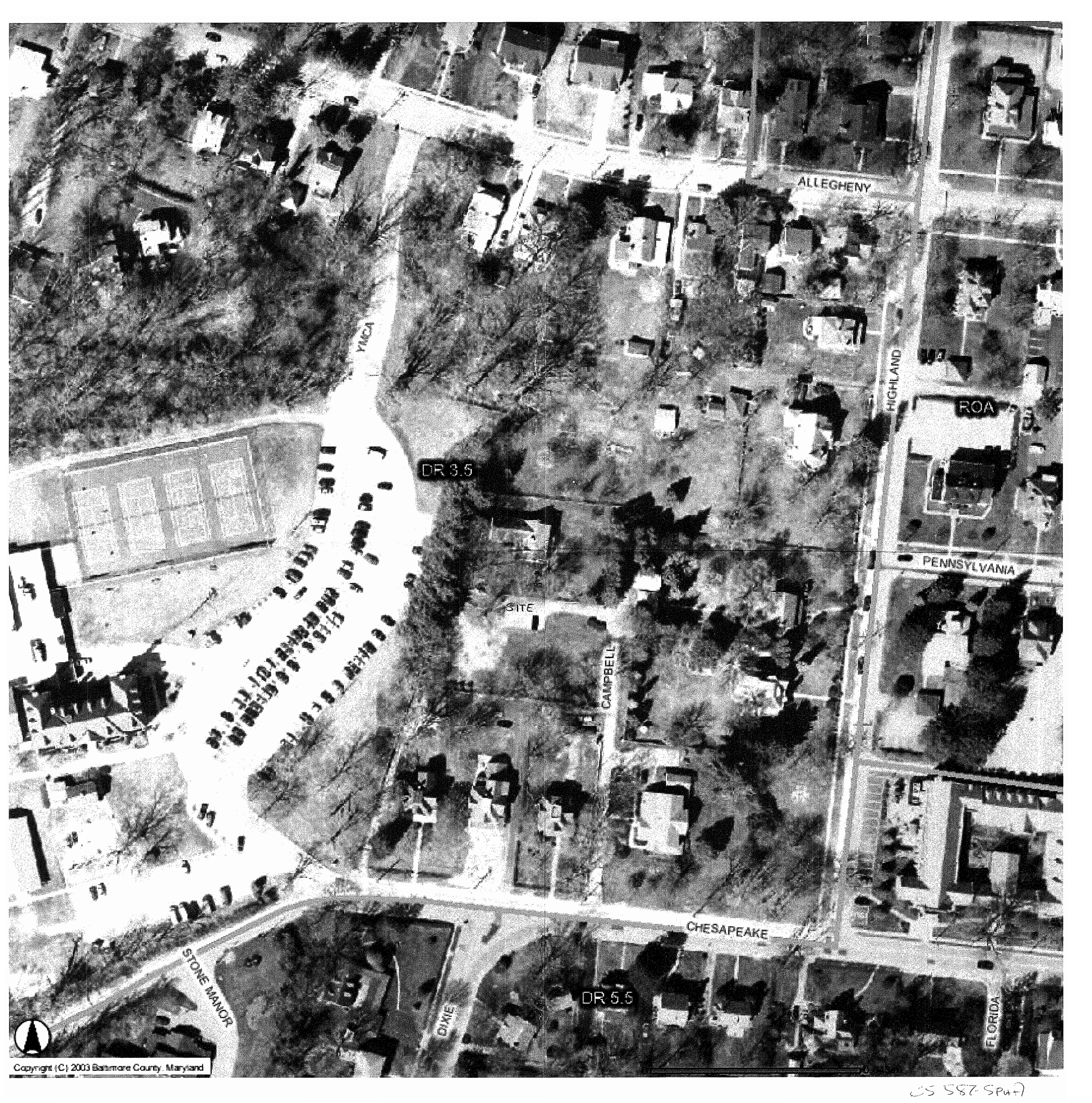
(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Check Box if Addendum Intake Form is Attached. ☒ Deed ☐ Mortgage ☐ Other ☐ Other ☐ Deed of Trust ☐ Lease ☐ _____ ☐ _____			
2	Conveyance Type Check Box	☐ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts ☒ Not an Arms-Length Sale [9]			
3	Tax Exemptions (If Applicable) Cite or Explain Authority	Recordation <u>Property Settlement - Divorce</u> State Transfer _____ County Transfer _____			
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration \$ <u>0</u>		Transfer Tax Consideration \$	
		Any New Mortgage \$		X () % = \$	
		Balance of Existing Mortgage \$		Less Exemption Amount - \$	
		Other: \$		Total Transfer Tax = \$	
		Other: \$		Recordation Tax Consideration \$	
		Full Cash Value \$ <u>0</u>		X () per \$500 = \$	
				TOTAL DUE \$	
5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent: <u>SA 15-35 clw</u>
		Recording Charge	\$	\$	Tax Bill: <u>SA 15-35 clw</u>
		Surcharge	\$	\$	C.B. Credit: _____
		State Recordation Tax	\$	\$	Ag. Tax/Other: <u>SA 15-35 clw</u>
		State Transfer Tax	\$	\$	
		County Transfer Tax	\$	\$	
		Other	\$	\$	
		Other	\$	\$	
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District <u>D9</u>	Property Tax ID No. (1) <u>090200621D</u>	Grantor Liber/Folio <u>134851646</u>	Map _____ Parcel No. _____ Var. LOG ☐ (5)
		Subdivision Name _____ Lot (3a) _____ Block (3b) _____ Sect/AR(3c) _____			Plat Ref. _____ SqFt/Acreage (4) _____
		Location/Address of Property Being Conveyed (2) <u>406 Campbell Lane</u>			
		Other Property Identifiers (if applicable) _____			Water Meter Account No. _____
		Residential ☒ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount: _____			
		Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred: _____			
		If Partial Conveyance, List Improvements Conveyed: _____			
7	Transferred From	Doc. 1 - Grantor(s) Name(s) <u>JAMES M. FORNER, MA</u> <u>MARGUERITE W. FORNER</u>		Doc. 2 - Grantor(s) Name(s) _____	
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s) _____		Doc. 2 - Owner(s) of Record, if Different from Grantor(s) _____	
8	Transferred To	Doc. 1 - Grantee(s) Name(s) <u>MARGUERITE W. FORNER</u>		Doc. 2 - Grantee(s) Name(s) _____	
		New Owner's (Grantee) Mailing Address <u>406 Campbell Lane, Towson MD 21204</u>			
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional) _____		Doc. 2 - Additional Names to be Indexed (Optional) _____	
10	Contact/Mail Information	Instrument Submitted By or Contact Person Name: <u>JACK J. SHAPIRO, Attorney</u> Firm: _____ Address: <u>5550 Newbury St. Ste A</u> <u>BALTO, MD 21209</u> Phone: <u>(410) 466-6444</u> ☐ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided			
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER				
	Assessment Information	☐ Yes ☒ No Will the property being conveyed be the grantee's principal residence? ☐ Yes ☒ No Does transfer include personal property? If yes, identify: _____ ☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).			
	Assessment Use Only - Do Not Write Below This Line ☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification				
	Transfer Number: <u>19</u>	Date Received: <u>19</u>	Deed Reference: _____ Assigned Property No.: _____		
	Year <u>19</u>	Geo. <u>19</u>	Map _____	Sub _____	Block _____
	Land _____	Zoning _____	Grid _____	Plat _____	Lot _____
	Buildings _____	Use _____	Parcel _____	Section _____	Occ. Cd. _____
	Total _____	Town Cd. _____	Ex. St. _____	Ex. Cd. _____	
	REMARKS: _____				
	Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldenrod - Preparer AOC-CC-300 (6/95)				

Court Clerk Recording Unit

IMP FD SURE \$ 28.00
RECORDING FEE 28.00
TOTAL 40.00
Rest BAO1 Rct # 24623
SA IN Blk # 3747
Oct 22, 2003 01:05 PM

COPIES REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
TAX NOT REQUIRED
Date: 10/22/03
T.F. ART 12-108





MARYLAND COORDINATE SYSTEM
NAD83(1981)

OR 2
RO
ROA

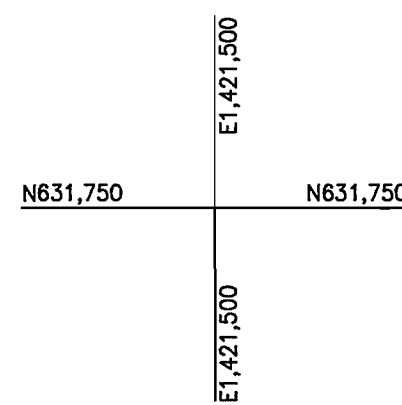
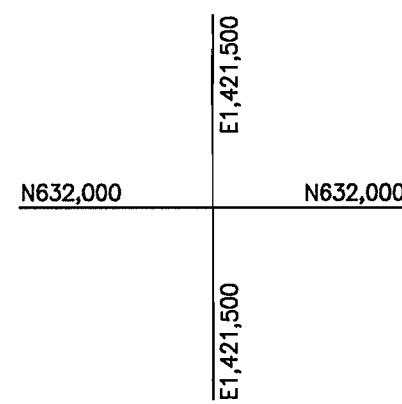
ZONING MAP

GIS Tile: 070A2

Scale: 1" = 200'

D.R. 3.5 BUILDING SETBACKS

MINIMUM NET LOT AREA PER DWELLING UNIT (sq. ft.)	10,000
MINIMUM LOT WIDTH (feet)	70
MINIMUM FRONT YARD DEPTH (feet)	30
MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (feet)	10
MINIMUM SUM OF SIDE YARD WIDTHS (feet)	25
MINIMUM REAR YARD DEPTH (feet)	30

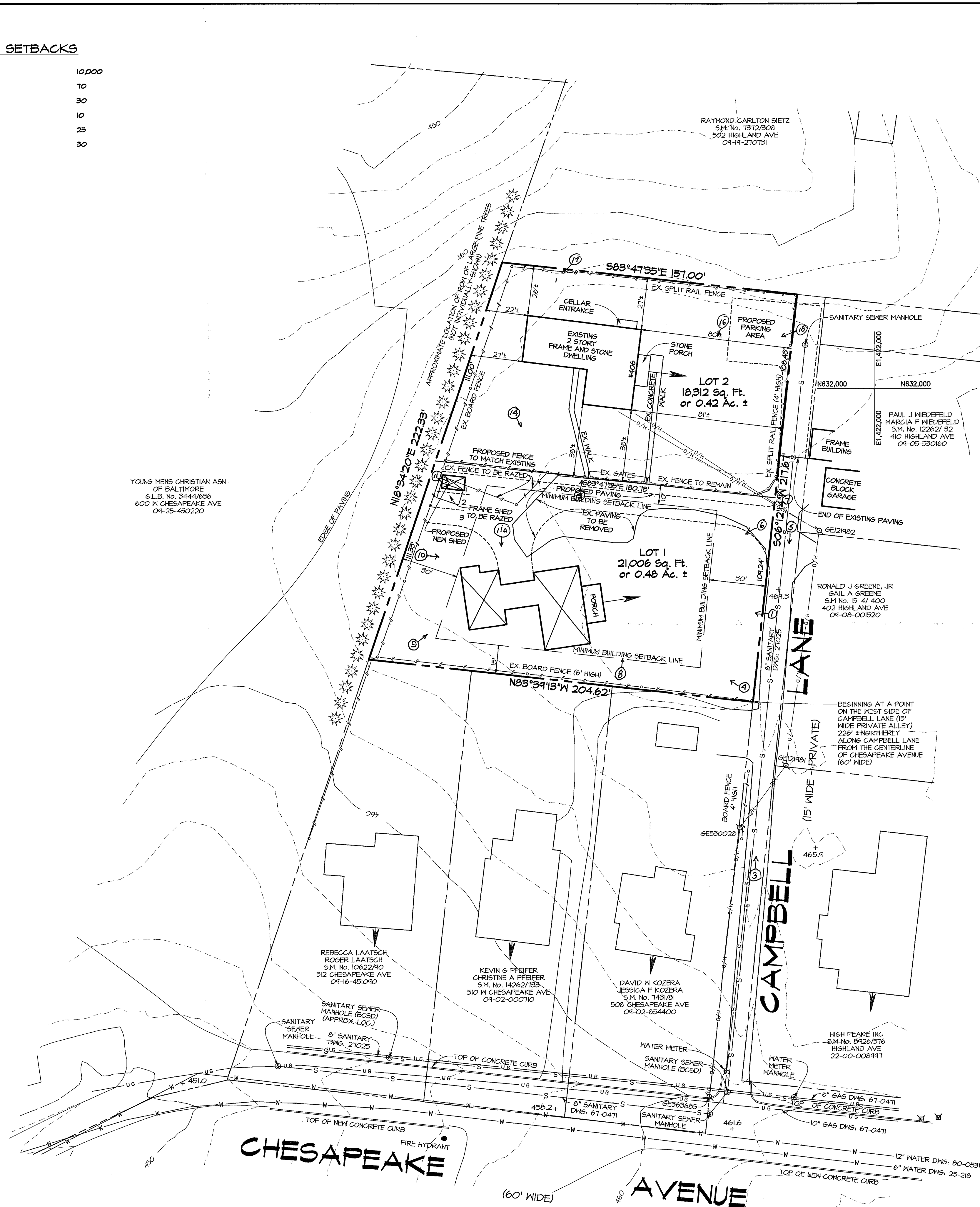


LEGEND

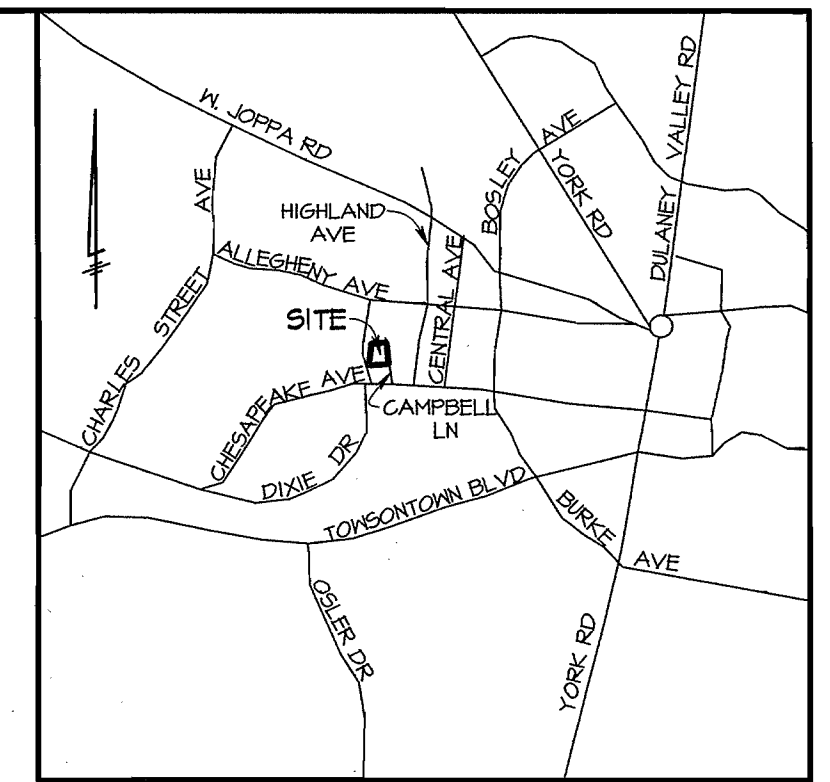
EXISTING BUILDING	[Symbol]
PROPOSED DWELLING	[Symbol]
OVERHEAD UTILITIES	[Symbol]
SOIL LINE	[Symbol]
WOODS LINE	[Symbol]
PROPOSED PAVING	[Symbol]
EXISTING PAVING	[Symbol]
PROPERTY LINE	[Symbol]
CONTOURS	[Symbol]

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
GIB	Slight	Slight	Moderate: slope



MARYLAND COORDINATE SYSTEM
NAD83(1991)



VICINITY MAP
1" = 2000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS & ETZEL, LTD.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 10A2.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 35.
4. CENSUS TRACT 4401.03 REGIONAL PLANNING DISTRICT 315
- WATERSHED JONES FALLS SUBWATERSHED 55
- SCHOOL DISTRICT: ELEMENTARY - RODGERS FORGE E.S., MIDDLE - DUMBARTON M.S., HIGH - TOWSON H.S.
- A.D.C. MAP & GRID 21 B6
5. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
6. THERE ARE NO KNOWN WELLS, SEPTICS OR UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
9. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
10. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.

PETITION

FOR A VARIANCE FROM SECTION 1802.3(C) OF THE B.C.Z.R. TO ALLOW THE EXISTING DWELLING TO HAVE A MINIMUM REAR YARD DEPTH OF 22 FEET IN LIEU OF THE REQUIRED 30 FEET.

FOR A SPECIAL HEARING TO APPROVE A WAIVER OF PUBLIC WORKS STANDARDS FROM SECTION 26-266(2) OF THE B.C.D.R. TO ALLOW ACCESS TO THE PROPOSED LOTS BY WAY OF AN EASEMENT IN LIEU OF THE REQUIRED IN FEE OWNERSHIP.

OWNER
MARGUERITE W. FORNER
406 CAMPBELL LANE
TOWSON, MARYLAND 21204
(410) 296-4025

PLAN TO ACCOMPANY PHOTOGRAPHS

PLAT TO ACCOMPANY
A PETITION FOR VARIANCE
AND SPECIAL HEARING
FORNER PROPERTY

406 CAMPBELL LANE
Deed Ref: S.M. No. 19010 folio 462
Tax Account No.: 09-02-006210
Zoned D.R.- 3.5; Map NE 10-A
Tax Map 10; Grid T; Parcel 875
9th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'

Date: APRIL 12, 2005

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 833-4470

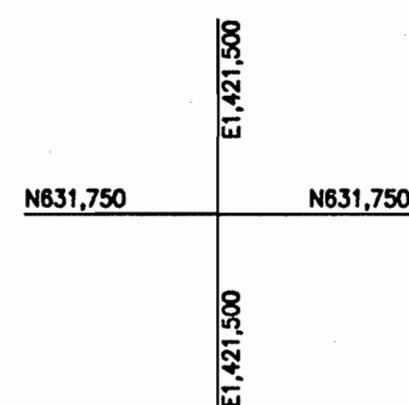
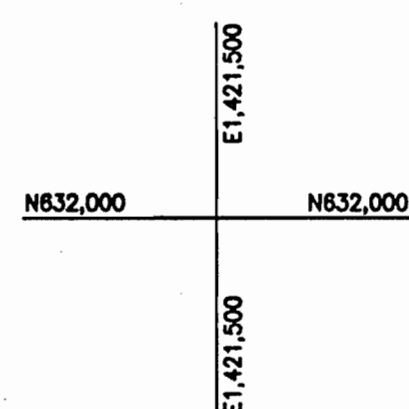


REVISION	DATE

COMPUTED: G.T.L. DRAWN: M.E.A. CHECKED: S.A.L. FILE: X:\Forner\zoneplan.prc

D.R. 3.5 BUILDING SETBACKS

MINIMUM NET LOT AREA PER DWELLING UNIT (sq. ft.)	10,000
MINIMUM LOT WIDTH (feet)	10
MINIMUM FRONT YARD DEPTH (feet)	30
MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (feet)	10
MINIMUM SUM OF SIDE YARD WIDTHS (feet)	25
MINIMUM REAR YARD DEPTH (feet)	30

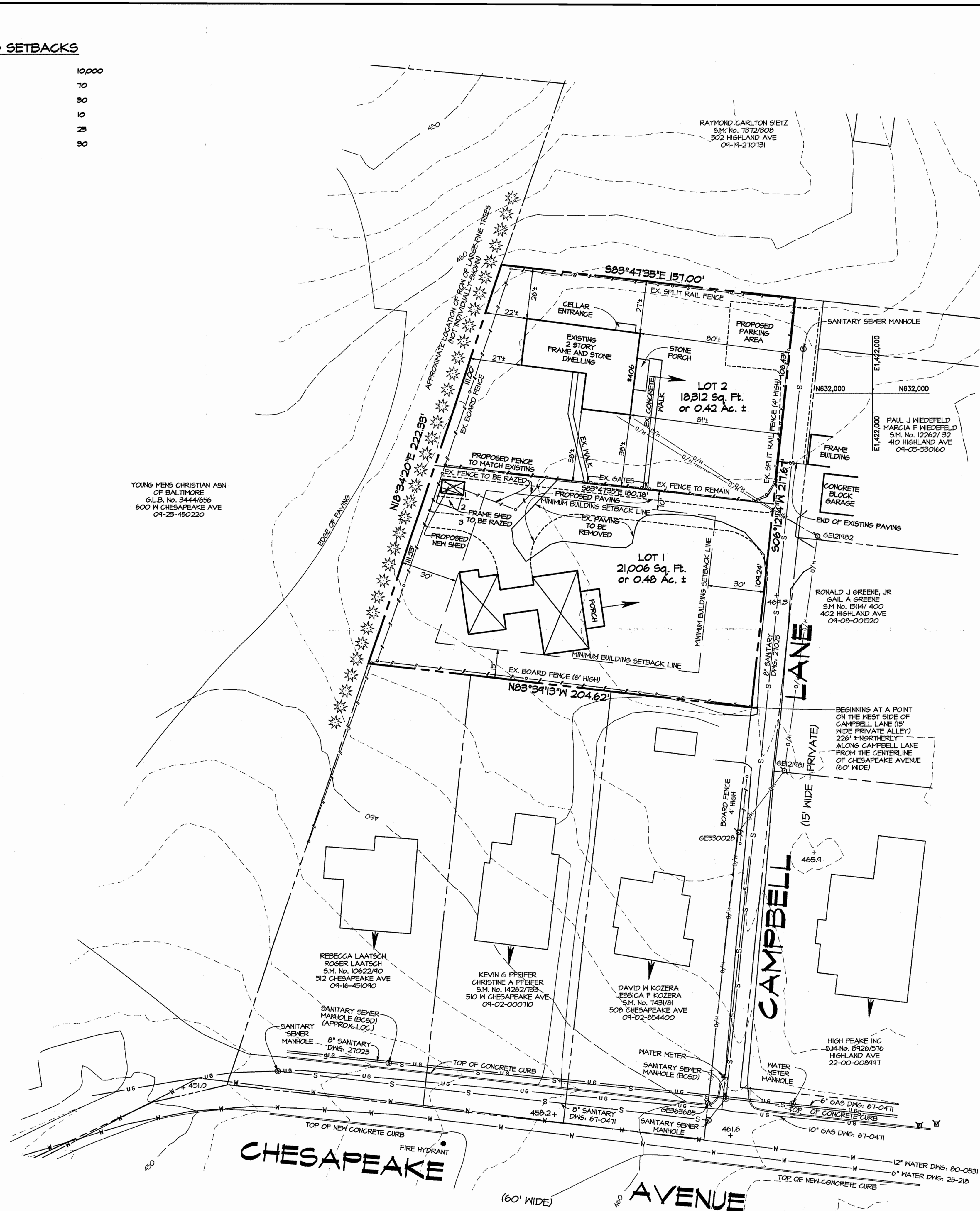


LEGEND

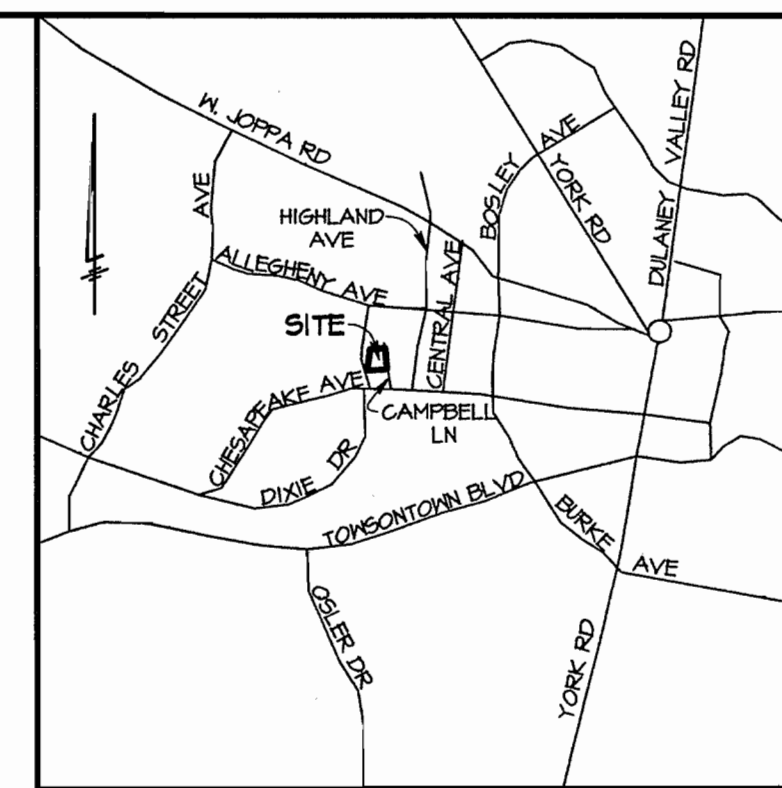
EXISTING BUILDING	[Symbol: Solid rectangle]
PROPOSED DWELLING	[Symbol: Rectangle with 'X' inside]
OVERHEAD UTILITIES	[Symbol: Dashed line with cross-ticks]
SOIL LINE	[Symbol: Wavy line]
WOODS LINE	[Symbol: Line with 'W' characters]
PROPOSED PAVING	[Symbol: Parallel lines]
EXISTING PAVING	[Symbol: Single line]
PROPERTY LINE	[Symbol: Dashed line]
CONTOURS	[Symbol: Wavy line with elevation numbers]

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITE W/BASEMENT	STREETS & PARKING
GIB	Slight	Slight	Moderate, slope



MARYLAND COORDINATE SYSTEM
NAD83(1981)



VICINITY MAP
1" = 2000'

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05-587-SPH