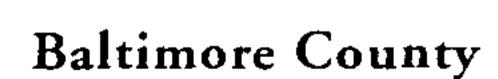
Department of Permits and Development Management

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





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

August 19, 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: 06-082-SPHX

15820 Old York Road

S/west side of Monkton Road at the intersection of Old York Road

10th Election District – 3rd Councilmanic District

Legal Owner: Nancy K. Wallis

Special Hearing to approve a single, integrated Country Inn use thereby converting the existing bed and breakfast inn rooms and restaurant otherwise as depicted on the plan and for such further relief as the nature of this project and request may require. Special Exception to permit use of the specifically delineated area of the property and the improvements constructed thereon for a Country Inn, together with any additional relief as may be necessary and to approve the uses shown graphically or textually on the Plat submitted in support of this Petition.

Hearing: Tuesday, October 11, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

buth Kotroco

Director

TK:klm

C: Nancy Wallis, 15820 York Road, Monkton 21111
W. Duvall & Associates, Inc., 530 E. Joppa Road, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 26, 2005

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, September 27, 2005 Issue - Jeffersonian

Please forward billing to:

Nancy K. Wallis 15820 Old York Road Monkton, MD 21111

410-472-4300

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: 06-082-SPHX

15820 Old York Road

S/west side of Monkton Road at the intersection of Old York Road

10th Election District – 3rd Councilmanic District

Legal Owner: Nancy K. Wallis

Special Hearing to approve a single, integrated Country Inn use thereby converting the existing bed and breakfast inn rooms and restaurant otherwise as depicted on the plan and for such further relief as the nature of this project and request may require. Special Exception to permit use of the specifically delineated area of the property and the improvements constructed thereon for a Country Inn, together with any additional relief as may be necessary and to approve the uses shown graphically or textually on the Plat submitted in support of this Petition.

Hearing: Tuesday, October 11, 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.





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 15820 York Road which is presently zoned RC-2

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

SEE ATTACHED

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.

Legal Owner(s):

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.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Contract Purchaser/Lessee:

REV 9/15/98

N/A NANCY K. WALLIS Name - Type or Print Name - Type or Print Signature Signature Address Telephone No. Name - Type or Print City State Zip Code Signature 15820 Old York Road 410-472-4300 Attorney For Petitioner: Address Telephone No. Monkton MD 21111 Name - Type or Print City State Zip Code Representative to be Contacted: Signature W. Duvall & Associates, Inc. Company Name 530 E. Joppa Road 410-583-9571 Address Telephone No. Address Telephone No. Towson MD 21286 City State Zip Code City State Zip Code

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO:	05-	_SPHX

Address:

15820 Old York Road

Legal Owner:

Nancy K. Wallis

Present Zoning:

RC-2

REQUESTED RELIEF:

"why the Zoning Commissioner should": [1] approve a single, integrated Country Innuse (per the accompanying Petition for Petition for Special Exception filed herewith) thereby changing/converting the existing bed and breakfast inn rooms and restaurant as otherwise depicted on the Plan to Accompany this Petition; and [2] for such further relief as the nature of this project and request may require for the uses shown on the Plan to accompany this Petition.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire Levin & Gann, P.A. 8th Floor, Nottingham Centre 502 Washington Avenue Towson, Maryland 21204

(410) 321-0600 Fax: (410) 296-2801 halderman@LevinGann.com



Case No. // 6 002

REV 09/15/98

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at _	15820	OLDYORK	RD	
which	ic procest	by goned OC	- 1 ⁻	

I/We do solemnly declare and affirm, under the penalties of

UNAVAILABLE FOR HEARING

Reviewed By ______

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

S'EE ATTACHED

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

I, or we, agree to pay expenses of above Special Exception, 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.

		•	perjury, that I/we are the is the subject of this Pet	e legal owner(s) of the	property which
Contract Purchase	r/Lessee:		Legal Owner(s):		•
			NANCY K. Y	NALLIS	
Name - Type or Print			Name - Type or Print	1/1/2000	
Signature		<u></u>	Signature		
Address	<u> </u>	Telephone No.	Name - Type or Print	<u></u>	
City	State	Zip Code	Signature	<u> </u>	
Attorney For Petiti	oner:		15820 Old You Address	ork Rd 410	0 472 4300
			MonKton City	Md.	Telephone No.
Name - Type or Print			City	State	Zip Code
Signature			Representative to	be Contacted:	
Сотрапу			W. Duval &A:	ssociates, Inc	
Address			530 E. Joppa	Rd. 410	583 9571
Address		Telephone No.	Address	Mol	Telephone No.
City	State	Zip Code	City	State	Zip Code
				CE USE ONLY	_
A (100 -0	. 1	ESTIMATED LENGT	TH OF HEARING	LHRS

ATTACHMENT

PETITION FOR SPECIAL EXCEPTION

CASE NO:	<u>05-</u>	<u>-SPHX</u>
----------	------------	--------------

Address:

15820 Old York Road

Legal Owner:

Nancy K. Wallis

Present Zoning:

RC-2

REQUESTED RELIEF:

Special Exception Uses Requested:

Pursuant to BCZR §§ 402E et seq., use of the specifically delineated area of the property [5.38 ± acres] and the improvements constructed thereon (prior to 1988) for a Country Inn, together with any additional relief as may be necessary to approve the uses shown graphically or textually on the Plat submitted in support of this Petition.

Additional Information:

The subject property is located outside of the URDL and not within any historic district. All landscaping/screening will be provided in accordance with the Baltimore County Landscape Manual.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire Levin & Gann, P.A. 8th Floor, Nottingham Centre 502 Washington Avenue Towson, Maryland 21204

(410) 321-0600 Fax: (410) 296-2801 halderman@LevinGann.com

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE	
IS RECEIPT OD"	
DE 105 ACCOUNT OU CAL 6/20	
AMOUNT \$ 1000	Control of the Contro
RECEIVED CU MILLIAM MANNEL	Secretary H
CANACIDERII KAZAURE	
DISTRIBUTION MITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	CASHIER'S VALIDATION

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DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: <u>06 082 SPHX</u>
Petitioner: Nancy K. Wallis
Address or Location: 15820 York Road
PLEASE FORWARD ADVERTISING BILL TO:
Name: Nancy K. Wallis
Address: 15820 Old York Road
Monkton, Md. 21111
Telephone Number: 410 - 472 - 4300

Revised 2/20/98 - SCJ

HOWARD L. ALDERMAN, JR. halderman@LevinGann.com

DIRECT DIAL 410-321-4640

LAW OFFICES

LEVIN & GANN

A PROFESSIONAL ASSOCIATION

NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

September 15, 2005

ELLIS LEVIN (1893-1960) CALMAN A. LEVIN (1930-2003)

Of to work

SENT BY TELECOPIER - 410-887-5708

Mr. Timothy M. Kotroco, Director Baltimore County Department of Permits and Development Management 111 W. Chesapeake Avenue, Room 109 Towson, Maryland 21204

Re: Case No.: 06-082-SPHX
15820 Old York Road
Request for Postponement

Dear Mr. Kotroco:

I represent the owner of the above-referenced property for which Petitions for a Special Hearing and Special Exception have been filed in connection with a proposed conversion of an existing bed and breakfast into a country inn facility. The hearing is presently scheduled for October 11, 2005 at 9:00 a.m.

After the zoning package was submitted for review, it appears that certain issues have arisen pertaining to the proposed use at this location. We are in the process of scheduling one or more meetings with Baltimore County officials to address these issues and hope for cooperation in their resolution. In any event, it would be premature for this case to go to hearing at this time.

Therefore, I am requesting that the above-referenced case be postponed for not less than one hundred twenty (120) days, unless all issues are resolved in advance in which case I will provide you written confirmation. I would also request that the property not be advertised so as to save on those costs.

Upon your receipt and review of this letter, should you have any questions or need additional information in this regard, as always, please do not hesitate to contact me.

Very truly yours,

Howard L. Alderman, Jr.

HLA/pal

CC:

Ms. Nancy Wallis

Mr. Will Duvall, PE

Ms. Kristen Matthews, Docket Clerk

HOWARD L. ALDERMAN, JR. halderman@LevinGann.com

DIRECT DIAL 410-321-4640 LAW OFFICES

Levin & Gann

A PROFESSIONAL ASSOCIATION

NOTTINGHAM CENTRE 502 WASHINGTON AVENUE 8th Floor TOWSON, MARYLAND 21204 410-321-0600 TELEFAX 410-296-2801

September 15, 2005

ELLIS LEVIN (1893-1960) CALMAN A. LEVIN (1930-2003)

Of to wook from

SENT BY TELECOPIER - 410-887-5708

Mr. Timothy M. Kotroco, Director Baltimore County Department of Permits and Development Management 111 W. Chesapeake Avenue, Room 109 Towson, Maryland 21204

> Re: Case No.: 06-082-SPHX 15820 Old York Road Request for Postponement

Dear Mr. Kotroco:

I represent the owner of the above-referenced property for which Petitions for a Special Hearing and Special Exception have been filed in connection with a proposed conversion of an existing bed and breakfast into a country inn facility. The hearing is presently scheduled for October 11, 2005 at 9:00 a.m.

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Upon your receipt and review of this letter, should you have any questions or need additional information in this regard, as always, please do not hesitate to contact me.

Very truly yours

Howard L. Alderman, Jr.

HLA/pal

cc: Ms. Nancy Wallis

Mr. Will Duvall, PE

Ms. Kristen Matthews, Docket Clerk

Collect Seffersonan to half publishing the Twees. 9/27/6until hirther notice coacis
not being heard that or being rescheduled and contacted

SEP 16 2005 US-271



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

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

Maryland Department of Transportation

Date: 8.16.65

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

Item No. 08Z

Baltimore County

RE:

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 project

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

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 24, 2005

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 29, 2005 Item Nos. 077, 078, 079, 080, 081

084, 085, 087, 088

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-08242005.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO:

Kristen Matthews

Permits & Development Mgmt.

DATE: May 10, 2005

FROM Robin Jameson

Office of Zoning Commissioner

SUBJECT: Petition for Special Hearing

Case No. 05-403-SPH

Petitioner: Pulaski & 68th St., LLC

(1031 68th Street)

The above-captioned case was scheduled for hearing on Thursday, May 5, 2005. Prior to the hearing date, Petitioner's attorney postponed the case. Please see attached correspondence from J. Carroll Holzer, Esquire dated April 29, 2005.

I am returning the file to your office. Per Mr. Holzer's letter, please do not reset this matter in for hearing unless requested by the Petitioners.

Thank you for your attention and cooperation in this matter.

JVM:raj

RE: PETITION FOR SPECIAL HEARING
AND SPECIAL EXCEPTION
15820 Old York Road; SW/side Monkton
Road intersection Old York Road
10th Election & 3rd Councilmanic Districts
Legal Owner(s): Nancy K. Wallis
Petitioner(s)

* BEFORE THE

ZONING COMMISSIONER

* FOR

BALTIMORE COUNTY

6-082-SPHX

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

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 19th day of August, 2005, a copy of the foregoing Entry of Appearance was mailed to W. Duvall & Associates, Inc, 530 E. Joppa Road, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

AUG 1 9 2005

Permanen

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

ZONING HEADING

LOWING HEARING FILE INTERMS
Zoning Case No. OO - OS 2 - SPHX
PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing) TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make notice in Patuxent's box; file copies of hearing notice; place original advertising computer for hearing date, time and place) UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in commissioner's office) COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in commissioner's office)
POSTPONEMENTS (type postponement letter; make appropries)

calendar and 7AC: Louis commissioner; file copy in hearing file; update h earing

RESCHEDULING (determine hearing date; type letter confirming new date, make appropriate copies; mail original and copies; file copy in hearing file; update hearing

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; pr

COMMENTS (check off agency comments received on front of hearing file; mal copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the Dibwi week every Friday and administrative files on Tuesday; verify that checklist or front hearing file has been completed; secure all papers under clips in file; send files hearings to zoning commissioner's office by noon on Friday and files for administration



Towson Office 409 Washington Avenue

Legal Advertising

Ph: 410-337-2425 FAX: 410-825-4278

Susan Wilkinson Ext. 3425

Elien Harris

Ext. 3418

Leah Dean

Ext. 3432

Joanne Wernick Ext. 3512

Kathy Conahan

Ext. 3417

Sue Thomas

Ext. 3513

VERIFICATION OF CANCELLATION

TO: _	Krista	120mil
RI	E: Ad No.	
	Invoice No.	Run Dates:
	Property No.	06-083-SPHX 50 GOOK RU
	Amount Owed:	

The above ad was tentatively canceled on 9-20-05. Please verify this cancellation by signing below and faxing this form back to us.

Your written verification is necessary in order to stop charges on this ac

Company



530 E. Joppa Rd. / Towson, Maryland 21286 / 410 583-9571 / Fax 410 583-1513 / Engineers / Land Planning Consultants

		Date:	8/35/	05		
To:	oning	Re:	15820	Old Yo	ork Road	<u>4</u>
						
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For further	information, please contact the writer at	this office			JUL 1 5 2005	5
CC: file			Sincerely	yyours, Ci	PT. (, ,	_ {
Enclosed			Wil	L. Duva	•	•
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