IN RE: PETITION FOR SPECIAL HEARING S/S of Springhill Farm Court, 2996 Feet N/E of Falls Road **(41 & 45 Spring Hill Farm Court)** 8th Election District 3rd Council District Parviz Nikoomanesh, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 06-184-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Parviz Nikoomanesh and Susan M. Nikoomanesh. The Petitioners request a special hearing to approve an amendment to the 1st Amended Final Development Plan for Springhill Farms, for the purpose of effecting a lot-line adjustment between their property (Lot 23) and that of their neighbors, Robert S. Gahan and Arlene H. Gahan (Lot 22). The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 2.

James Grammer, Project Manager with McKee and Associates, Inc., appeared and testified on behalf of the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the Property owners of Lots 22 (Gahan) and 23 (Nikoomanesh) have determined through various property line surveys that a brick entry wall accessory to the Nikoomanesh property was constructed on the Gahan's property. The Parties have determined that the best way to resolve the encroachment would be to adjust the common property lines via a lot-line adjustment. This would involve the shifting of two property lines so that the original acreages of the lots would remain the same while curing the current encroachment of the entry wall.

ORDER RECEIVED FOR FILING
Date 12/12/05
By

After due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested. The proposed amendment is non-material in nature, does not affect the original acreage of the two lots in question and is ultimately not offensive to the spirit or intent of the Final Development Plan of Springhill Farms. Moreover, the relief requested will not be detrimental to the health, safety or general welfare of the surrounding locale. I will therefore grant the requested amendment to the Plan.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of December, 2005 that the Petition for Special Hearing to approve an amendment to the Final Development Plan of Springhill Farms to reflect the proposed lot-line adjustment between Lots 22 and 23, only, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners must submit the amended Final Development Plan of Springhill Farms to the Office of Development Management for distribution in the normal course of County Agency review.

Any appeal of this Decision must be made within 30 days of the date of this Order.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 12/7/05
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

December 7, 2005

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. Parviz Nikoomanesh
45 Springhill Farm Court
Cockeysville, Maryland 21030

RE: PETITION FOR SPECIAL HEARING
S/S Springhill Farm Court, 2996' NE of the c/l Falls Road
(41 & 45 Springhill Farm Court)
8th Election District – 3rd Council District
Parviz Nikoomanesh, et ux - Petitioners
Case No. 06-184-SPH

Dear Mr. & Mrs. Nikoomanesh:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. & Mrs. Robert S. Gahan
41 Springhill Farm Court, Cockeysville, Md. 21030
Mr. James D. Grammer, McKee & Assoc., Inc.
5 Shawan Road, Suite 1, Hunt Valley, Md. 21030
People's Counsel; Case File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #41 - #45 Springhill Farm Court
which is presently zoned RC-5/RC-4

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

an amendment of the 1st Amended Final Development Plan, Springhill Farms (approved 6/14/88) to permit a lot-line adjustment between Lots 22 and 23 shown thereon

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.

* Robert Shane Gahan & Arleen H Gahan do not agree to pay expenses of Special Hearing etc.

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):

Lot 22
Robert S. Gahan Arleen H. Gahan
Name - Type or Print
R. Shane Gahan * Arleen H Gahan *
Signature
Lot 23
Parviz Nikoomanesh Susan M. Nikoomanesh
Name - Type or Print
P. Nikoomanesh Susan Nikoomanesh
Signature

45 Springhill Farm Court (410) 561-0042
Address Telephone No.
Cockeysville, MD 21030
City State Zip Code

Representative to be Contacted:

James D. Grammer
McKee and Associates, Inc.
Name
5 Shawan Road, Suite 1 (410) 527-1555
Address Telephone No.
Cockeysville, MD 21030
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JMA Date 09.27.05

ORDER RECEIVED FOR FILING
Date 12/7/05
By

Case No. 06-184-SPH

REV 9/15/98

ASSOCIATES, INC.
eying • Environmental Planning
tate Development

LOT 22 ONLY

August 10, 2005

ZONING DESCRIPTION
#41 SPRINGHILL FARM COURT
LOT 22, SPRINGHILL FARMS
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the south side of Springhill Farm Court, 50 feet wide, at a distance of 2,932 feet from the centerline of Falls Road (MD Rte. 25). **BEING** Lot 22 in the subdivision of Springhill Farms as recorded in Baltimore County Plat Book S.M. 58, page 10 containing, in total, 7.442 acres. **ALSO** known as #41 Springhill Farm Court and located in the 8th Election District, Third Councilmanic District.

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

06-184-SPH.

ASSOCIATES, INC.
eying • Environmental Planning
state Development

LOT 23 ONLY

August 10, 2005

ZONING DESCRIPTION
#45 SPRINGHILL FARM COURT
LOT 23, SPRINGHILL FARMS
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the south side of Springhill Farm Court, 50 feet wide, at a distance of 2,966 feet from the centerline of Falls Road (MD Rte. 25). **BEING** Lot 23 in the subdivision of Springhill Farms as recorded in Baltimore County Plat Book S.M. 58, page 10, containing 2.751 acres. **ALSO** known as #45 Springhill Farm Court and located in the 8th Election District, Third Councilmanic District.

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

06-184-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

06-184-SPHA

No. 0309

DATE 09/27/05 ACCOUNT R001006150

AMOUNT $ 130.00

RECEIVED FROM: Walker & Assoc.

FOR: Special Hearing to Amend F.D.P.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE	ACCOUNT	TIME	QTY
9/27/2005	9/27/2005	10:43:36	4

ITEM WALKER ASSOC INC
RECEIPT # 359511 9/27/2005 CHLH
Dept 5 BZA ZONING VERIFICATION
R 001 006150
Recpt Tot $130.00
$130.00 CK $0.00 CA
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: #06-184-SPH
41 - 45 Springhill Farm Court
S/side of Springhill Farm Court, 2,996 feet from the centerline of Falls Road (MD Rte. 25)
8th Election District - 3rd Councilmanic District
Legal Owner(s): Robert S. & Arleen H. Gahan (Lot 22) & Parviz & Susan M. Nikoomanesh (Lot 23)

Special Hearing: to allow an amendment to the first amended Final Development Plan, Springhill Farms and permit a lot line adjustment between lots 22 and 23 shown thereon.

Hearing: Wednesday, November 16, 2005 at 2:00 p.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/11/612 Nov. 1 73422

CERTIFICATE OF PUBLICATION

11/3/, 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 11/1/, 2005.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Date: October 27, 2005

Attention: Mrs. Kristen Matthews

RE: Case Number: 06-184-SPH

Petitioner/Developer: Robert S. and Arleen H. Gahan (Lot 22)
Parvis and Susan M. Nikoomanesh (Lot 23)

Date of Hearing/Closing: November 16, 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 41 and 45

Springhill Farm Court (Sign Posted on Common Lot Line, Lots 22 and 23

The sign(s) were posted on October 26, 2005
(Month, Day, Year)

(Signature of Sign Poster)

William D. Gulick, Jr.
(Printed Name of Sign Poster)

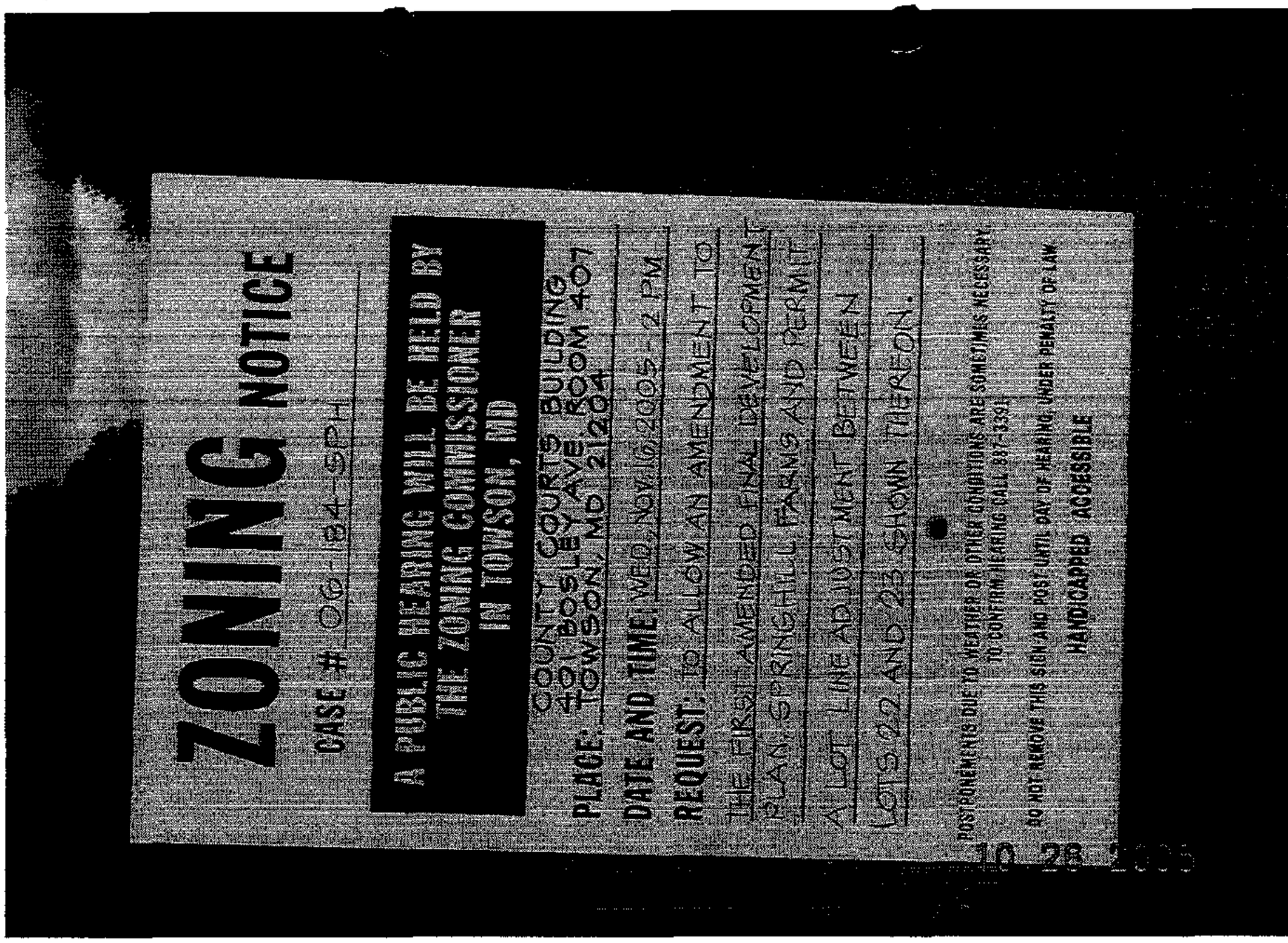
ATTACH PHOTOGRAPH OF SIGN POSTED ON PROPERTY HERE

McKee and Associates, Inc.
5 Shawan Road, Suite 1
(Street Address of Sign Poster)

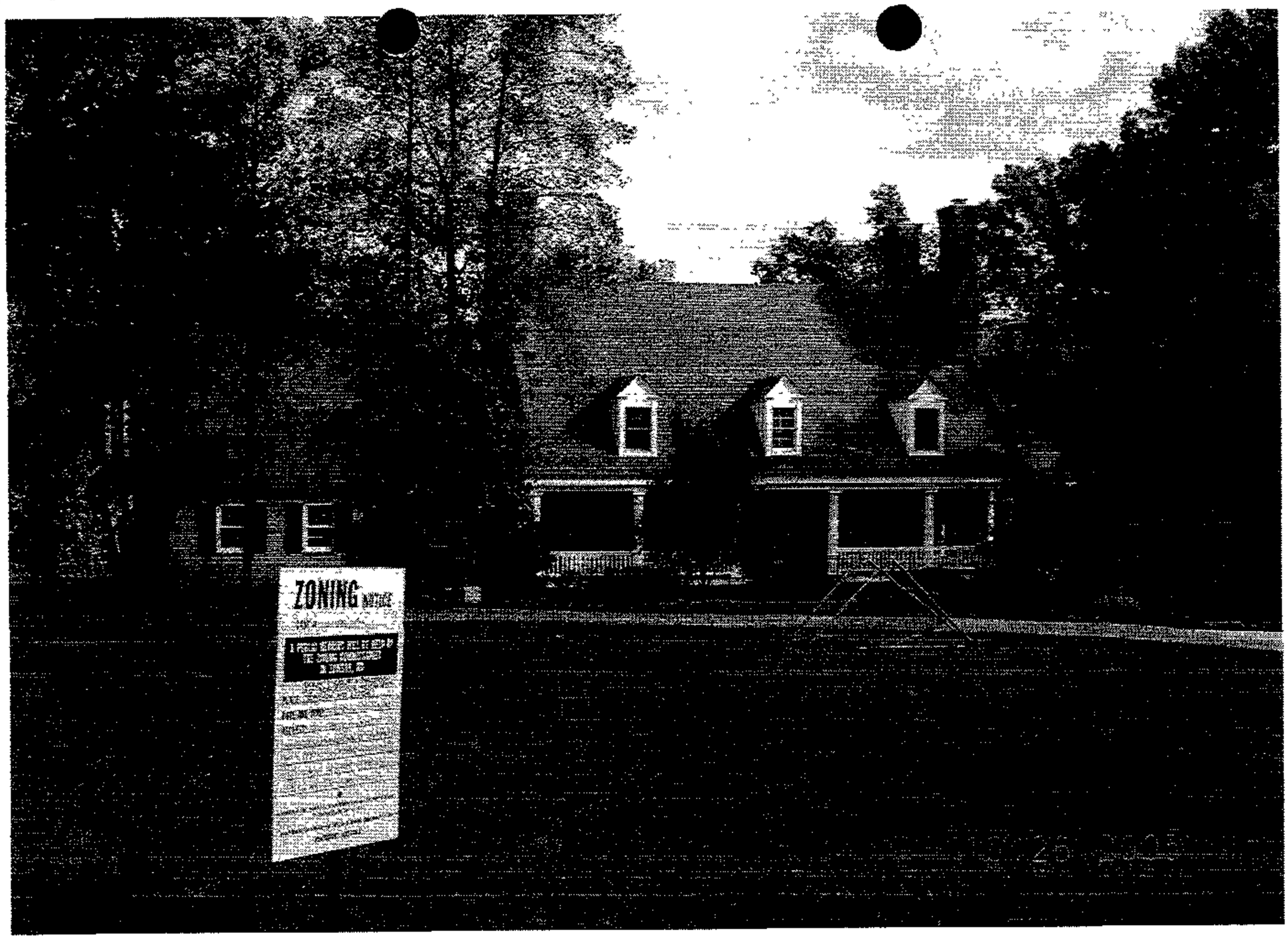
Cockeysville, MD 21030
(City, State, Zip Code of Sign Poster)

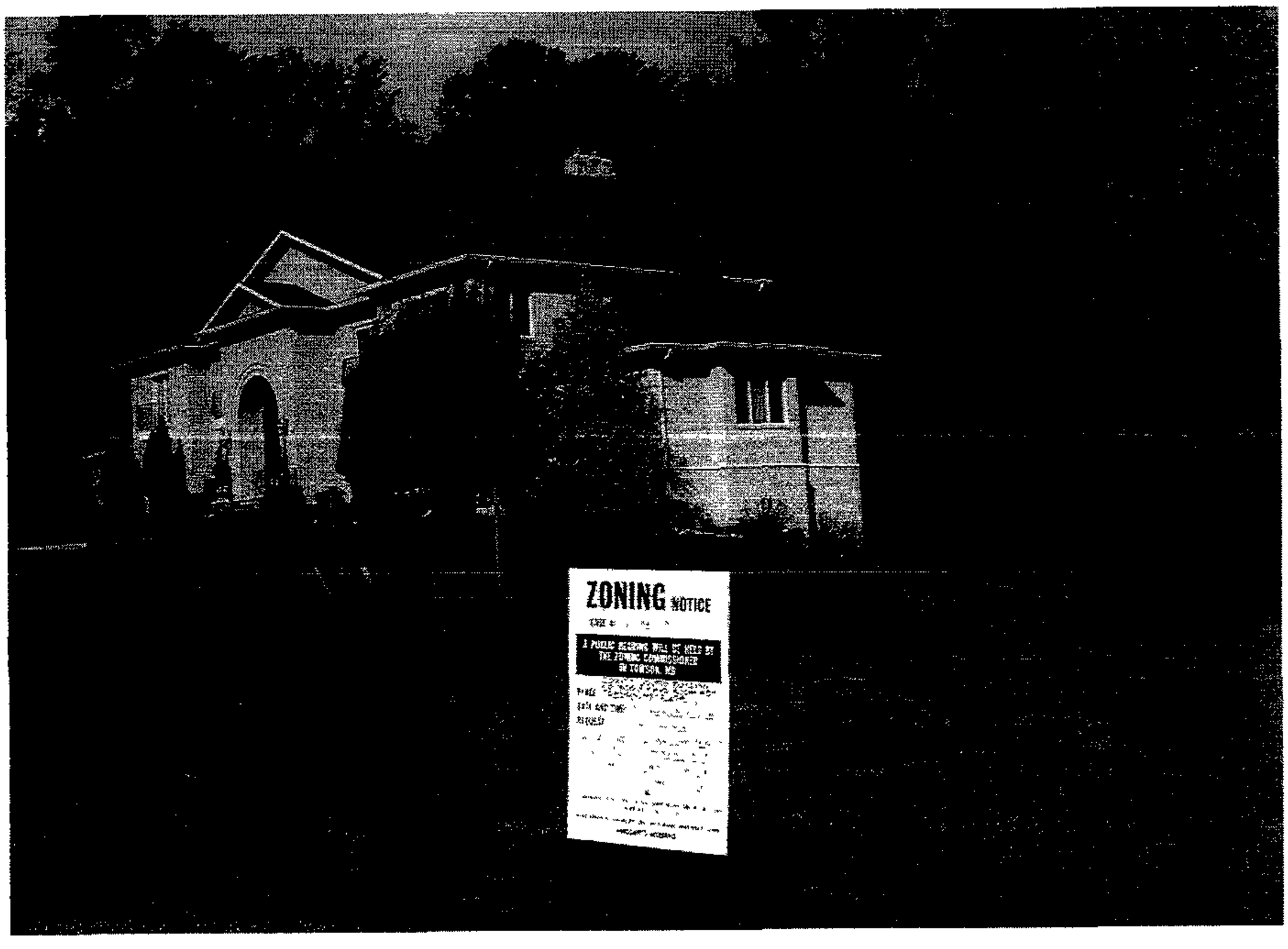
(410) 527-1555
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ



SIGN POSTED ON COMMON LOT LINE, LOTS 22 & 23


ZONING NOTICE


ZONING NOTICE

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: 06-184-SPU

Petitioner: Robert S. Gahan/Arlene H. Gahan, Parviz Nikoomanesh/Susan Nikooman

Address or Location: 45 Springhill Farm Ct.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Parviz Nikoomanesh

Address: 45 Springhill Farm Court
Cockeysville, MD 21030

Telephone Number: 410 550-0790 (W)

Revised 2/20/98 - SCJ

06 184-SPU

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

October 14, 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: 06-184-SPH
41 – 45 Springhill Farm Court
S/side of Springhill Farm Court, 2,996 feet from the centerline of Falls Road (MD Rte. 25)
8th Election District – 3rd Councilmanic District
Legal Owners: Robert S. & Arleen H. Gahan (Lot 22) & Parviz & Susan M. Nikoomanesh (Lot 23)

Special Hearing to allow an amendment to the first amended Final Development Plan, Springhill Farms and permit a lot line adjustment between lots 22 and 23 shown thereon.

Hearing: Wednesday, November 16, 2005 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Gahan, 45 Springhill Farm Court, Cockeysville 21030
Mr. & Mrs. Nickoomanesh, 45 Springhill Farm Court, Cockeysville 21030
James Grammer, McKee & Associates, 5 Shawan Rd. Ste. 1, Cockeysville 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 1, 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, November 1, 2005 Issue - Jeffersonian

Please forward billing to:
Parviz Nikoomanesh 410-550-0790
45 Springhill Farm Court
Cockeysville, MD 21030

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: 06-184-SPH
41 – 45 Springhill Farm Court
S/side of Springhill Farm Court, 2,996 feet from the centerline of Falls Road (MD Rte. 25)
8th Election District – 3rd Councilmanic District
Legal Owners: Robert S. & Arleen H. Gahan (Lot 22) & Parviz & Susan M. Nikoomanesh (Lot 23)

Special Hearing to allow an amendment to the first amended Final Development Plan, Springhill Farms and permit a lot line adjustment between lots 22 and 23 shown thereon.

Hearing: Wednesday, November 16, 2005 at 2:00 p.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.

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

November 14, 2005

Robert S. Gahan
Arlene H. Gahan
45 Springhill Farm Court
Cockeysville, Maryland 21030

Dear Mr. and Mrs. Gahan:

RE: Case Number: 06-184-SPH, 41-45 Springhill Farm Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 27, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
James Grammer McKee & Associates 5 Shawan Road, Ste. 1 Cockeysville 21030

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

Oct. 6,2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 18,, 2005

Item No.: 167 thru 174 176 thru 184 Also case # 05-502-A

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 Fire Marshal's Office has no comments at this time.

Acting Lieutenant David S. Heath
Fire Marshal's Office
(O)410-887-4881
MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 19, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For October 17, 2005
Item Nos. 169, 170, 171, 172, 173, 176, 178, 180, 181, 182, 183 and 184

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-10192005.doc

BW
11-16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 2, 2005

RECEIVED
NOV - 4 2005
ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-184- Special Hearing**

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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: Carolyn Murray

Division Chief: Lyn Lanham

CM/LL

W \DEVREV\ZAC\6-184 doc

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 10.4.05

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

RE: Baltimore County
Item No. 184 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,

S. F. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
41-45 Springhill Farm Ct; S/S Springhill Farm Court, 2,996' c/line Falls Road (MD Rte 25)	*	ZONING COMMISSIONER
8th Election & 3rd Councilmanic Districts		
Legal Owner(s): Robert S & Arlene H. Gahan and Parviz & Susan Nikoomanesh	*	FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	0+-184-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 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 5th day of October, 2005, a copy of the foregoing Entry of Appearance was mailed to James D. Grammer, McKee & Associates, 5 Shawan Road, Suite 1, Cockeysville, MD 21030, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
OCT 05 2005
Per.....

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

November 28, 2005

Mr. William J. Wiseman, III, Zoning Commissioner
Baltimore County Zoning Commissioners Office
401 Bosley Avenue, Room 405
Towson, MD 21204

Dear Mr. Wiseman:

Subject: Case No. 06-184 SPH
41-45 Springhill Farm Court

This letter is to serve as a brief summary of the hearing for the referenced case. Appearing on behalf of the petitioners was James D. Grammer, Project Manager with the firm of McKee and Associates, Inc. and Susan Nickoomanesh, one of the property owners of Lot 23, Springhill Farms. There were no protestants present.

The property owners of Lots 22 (Gahan) and 23 (Nickoomanesh) had determined through various property surveys that a brick entry wall for the Nickoomanesh property was constructed on lands owned by Gahan. The parties determined that the best way to resolve the encroachment would be to amend the property lines between the lots. They proposed shifting two property lines so that the original acreages of the lots would remain the same.

In the subject case, the property owners petitioned for an amendment to the previously approved 1st Amended Final Development Plan, Springhill Farms. The petition filed was in accordance with Section 1B01.3A.7 of the Baltimore County Zoning Review, whereby in-lieu-of obtaining signatures of all lot owners within 300 feet of the proposed changes, the Zoning Commissioner can approve such an amendment.

As the proposed changes are minor in nature, there were no protestants, and the revisions are consistent with the spirit and intent of the original plan we seek approval of the change. It should be noted also that there were no comments generated by the Zoning Approval Committee on the subject request.

Very truly yours,

McKEE & ASSOCIATES, INC.

James D. Grammer, Associate

JWM:mcc

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

PLEASE PRINT CLEARLY

CASE NAME 41-45 Springhill Ra.
CASE NUMBER 06-184-SPH
DATE Nov. 16, 2005

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
JAMES D. GRAMMER	5 SHAWAN RD ~~COCKEYSVILLE 21030~~	COCKEYSVILLE, MD 21030	jgrammer@mckeeinc.com
Susan Nikoomanesh	45 Springhill Farm Court	Cockeysville, MD 21030	Susanamini@comcast.net

McKee & Associates, Inc.

James D. Grammer, Associate
Project Manager

5 Shawan Road; Suite 1 • Cockeysville, MD 21030
Tel: 410.527.1555 Fax: 410.527.1563
E-Mail: jgrammer@mckeeinc.com

Case No.: 06-184 SPH

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	1st AMENDED FINAL DEVELOPMENT PLAN	
No. 2	SITE PLAN FOR HEARING	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING MAPS

RC 4

RC 5

RC 7

RC 4

POB LOT 22

POB LOT 23

LOT 23

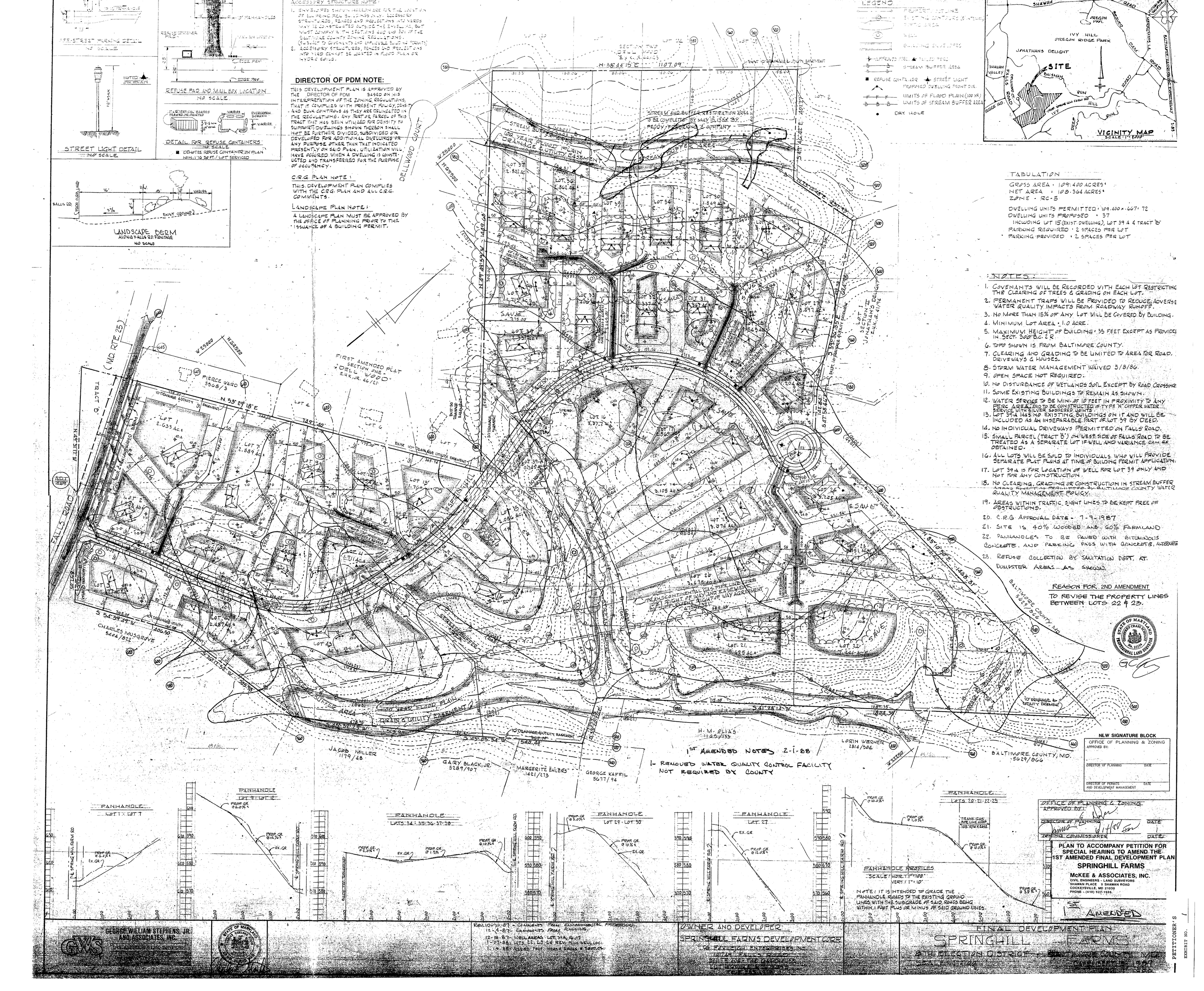
LOT 22

SPRINGHILL FARM COURT

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE 5 SHAWAN ROAD
COCKEYSVILLE, MD 21030
PHONE - (410) 527-1555

PORTION OF ZONING MAP
050C1
SCALE: 1"=200'

06-184-SP11


PER STREET PARKING DETAIL
NO SCALE
REFUSE PAD AND MAILBOX LOCATION
NO SCALE
STREET LIGHT DETAIL
NO SCALE
DETAIL FOR REFUSE CONTAINERS
NO SCALE
■ DENOTES REFUSE CONTAINER ON PLAN
MIN. 1:16 50 FT./LOT SERVICED
LANDSCAPE BERM
ALONG FALLS RD. FRONTAGE
NO SCALE
ACCESSORY STRUCTURE NOTE:
1. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPES, BUT MUST COMPLY WITH SETBACKS AND AREAS OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)
2. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN OR HYDRO SOILS.
DIRECTOR OF PDM NOTE:
THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PDM BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
C.R.G. PLAN NOTE:
THIS DEVELOPMENT PLAN COMPLIES WITH THE C.R.G. PLAN AND ALL C.R.G. COMMENTS.
LANDSCAPE PLAN NOTE:
A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
LEGEND
PROPERTY LINE
EXISTING CONTOURS (5' INTERVAL)
WALL
BUILDING ENVELOPES
APPROVED WELL
FAILED WELL
STREAM BUFFER AREA
REFUSE CONTAINER
STREET LIGHT
PROPOSED DWELLING FRONT DIR.
LIMITS OF FLOOD PLAIN (100 YR.)
LIMITS OF STREAM BUFFER AREA
DRY HOLE
VICINITY MAP
SCALE 1" = 2000'
SHAWAN
IVY HILL
OREGON RIDGE PARK
JONATHANS DELIGHT
SITE
SHAWAN VALLEY
DELLWOOD
RIDGE RD.
FALLS RD.
BALTIMORE COUNTY
TABULATION
GROSS AREA : 109.400 ACRES±
NET AREA : 108.364 ACRES±
ZONE - RC-5
DWELLING UNITS PERMITTED : 109.400 x .667 = 72
DWELLING UNITS PROPOSED : 37
INCLUDING LOT 15 (EXIST. DWELLING), LOT 39 A & TRACT "B"
PARKING REQUIRED : 2 SPACES PER LOT
PARKING PROVIDED : 2 SPACES PER LOT
NOTES:
1. COVENANTS WILL BE RECORDED WITH EACH LOT RESTRICTING THE CLEARING OF TREES & GRADING ON EACH LOT.
2. PERMANENT TRAPS WILL BE PROVIDED TO REDUCE ADVERSE WATER QUALITY IMPACTS FROM ROADWAY RUNOFF.
3. NO MORE THAN 15% OF ANY LOT WILL BE COVERED BY BUILDING.
4. MINIMUM LOT AREA : 1.0 ACRE.
5. MAXIMUM HEIGHT OF BUILDING : 35 FEET EXCEPT AS PROVIDED IN SECT. 300 B.C.Z.R.
6. TOPO SHOWN IS FROM BALTIMORE COUNTY.
7. CLEARING AND GRADING TO BE LIMITED TO AREA FOR ROAD, DRIVEWAYS & HOUSES.
8. STORM WATER MANAGEMENT WAIVED 5/8/86.
9. OPEN SPACE NOT REQUIRED.
10. NO DISTURBANCE OF WETLANDS SOIL EXCEPT BY ROAD CROSSING.
11. SOME EXISTING BUILDINGS TO REMAIN AS SHOWN.
12. WATER SERVICE TO BE MIN. OF 10 FEET IN PROXIMITY TO ANY SEPTIC AREA AND TO BE CONSTRUCTED OF TYPE "K" COPPER WATER SERVICE WITH SILVER SOLDERED JOINTS.
13. LOT 39-A HAS NO EXISTING BUILDINGS ON IT AND WILL BE INCLUDED AS AN INSEPARABLE PART OF LOT 39 BY DEED.
14. NO INDIVIDUAL DRIVEWAYS PERMITTED ON FALLS ROAD.
15. SMALL PARCEL (TRACT "B") ON WEST SIDE OF FALLS ROAD TO BE TREATED AS A SEPARATE LOT IF WELL AND VARIANCE CAN BE OBTAINED.
16. ALL LOTS WILL BE SOLD TO INDIVIDUALS WHO WILL PROVIDE SEPARATE PLAT PLANS AT TIME OF BUILDING PERMIT APPLICATION.
17. LOT 39-A IS FOR LOCATION OF WELL FOR LOT 39 ONLY AND NOT FOR ANY CONSTRUCTION.
18. NO CLEARING, GRADING OR CONSTRUCTION IN STREAM BUFFER AREAS PERMITTED BY BALTIMORE COUNTY WATER QUALITY MANAGEMENT POLICY.
19. AREAS WITHIN TRAFFIC SIGHT LINES TO BE KEPT FREE OF OBSTRUCTIONS.
20. C.R.G. APPROVAL DATE - 7-9-1987
21. SITE IS 40% WOODED AND 60% FARMLAND
22. PANHANDLES TO BE PAVED WITH BITUMINOUS CONCRETE AND PARKING PADS WITH CONCRETE, ALTERNATE
23. REFUSE COLLECTION BY SANITATION DEPT. AT DUMPSTER AREAS AS SHOWN.
REASON FOR 2ND AMENDMENT
TO REVISE THE PROPERTY LINES BETWEEN LOTS 22 & 23.
STREAM AND BUFFER RESTORATION AREA TO BE COMPLETED BY MAY 15, 1988 BY PEDDY RESTORATION COMPANY
1ST AMENDED NOTES 2-1-88
1- REMOVED WATER QUALITY CONTROL FACILITY NOT REQUIRED BY COUNTY
NEW SIGNATURE BLOCK
OFFICE OF PLANNING & ZONING
APPROVED BY:
DIRECTOR OF PLANNING DATE
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT DATE
OFFICE OF PLANNING & ZONING
APPROVED BY:
DIRECTOR OF PLANNING DATE
ZONING COMMISSIONER DATE
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING TO AMEND THE 1ST AMENDED FINAL DEVELOPMENT PLAN
SPRINGHILL FARMS
McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE 5 SHAWAN ROAD
COCKEYSVILLE, MD 21030
PHONE - (410) 527-1555
1ST AMENDED
PANHANDLE PROFILES
SCALE: HOR. 1" = 100'
VERT. 1" = 10'
NOTE: IT IS INTENDED TO GRADE THE PANHANDLE ROADS TO THE EXISTING GROUND LINES WITH THE SUBGRADE OF SAID ROADS BEING WITHIN 1 FOOT PLUS OR MINUS OF SAID GROUND LINES.
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
REV. 10-29-87 - COMMENTS FROM ENVIRONMENTAL PROTECTION
12-4-87 - COMMENTS FROM ZONING
12-18-87 - WELL AREAS LOT 39A, 9, 17
1-07-88 - LOTS 22, 23, 24 REV. PLUS WELL LOC.
1-14-88 - ADDED PROP. HOUSE & SEPTICS
OWNER AND DEVELOPER
SPRINGHILL FARMS DEVELOPMENT CORP.
% FOXLEIGH ENTERPRISES, INC.
SUITE 300 THE OFFICE PLACE
LUTHERVILLE, MD. 21093
FINAL DEVELOPMENT PLAN
"SPRINGHILL FARMS"
8TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1" = 100'
DATE SEPT. 15, 1987
PETITIONER'S EXHIBIT NO. 1

NOTES:

1. OWNER INFO:

LOT 23– PARVIZ NIKOOMANESH
SUSAN M. NIKOOMANESH
45 SPRINGHILL FARM CT
COCKEYSVILLE, MD 21030
21–00–002880
8564/197

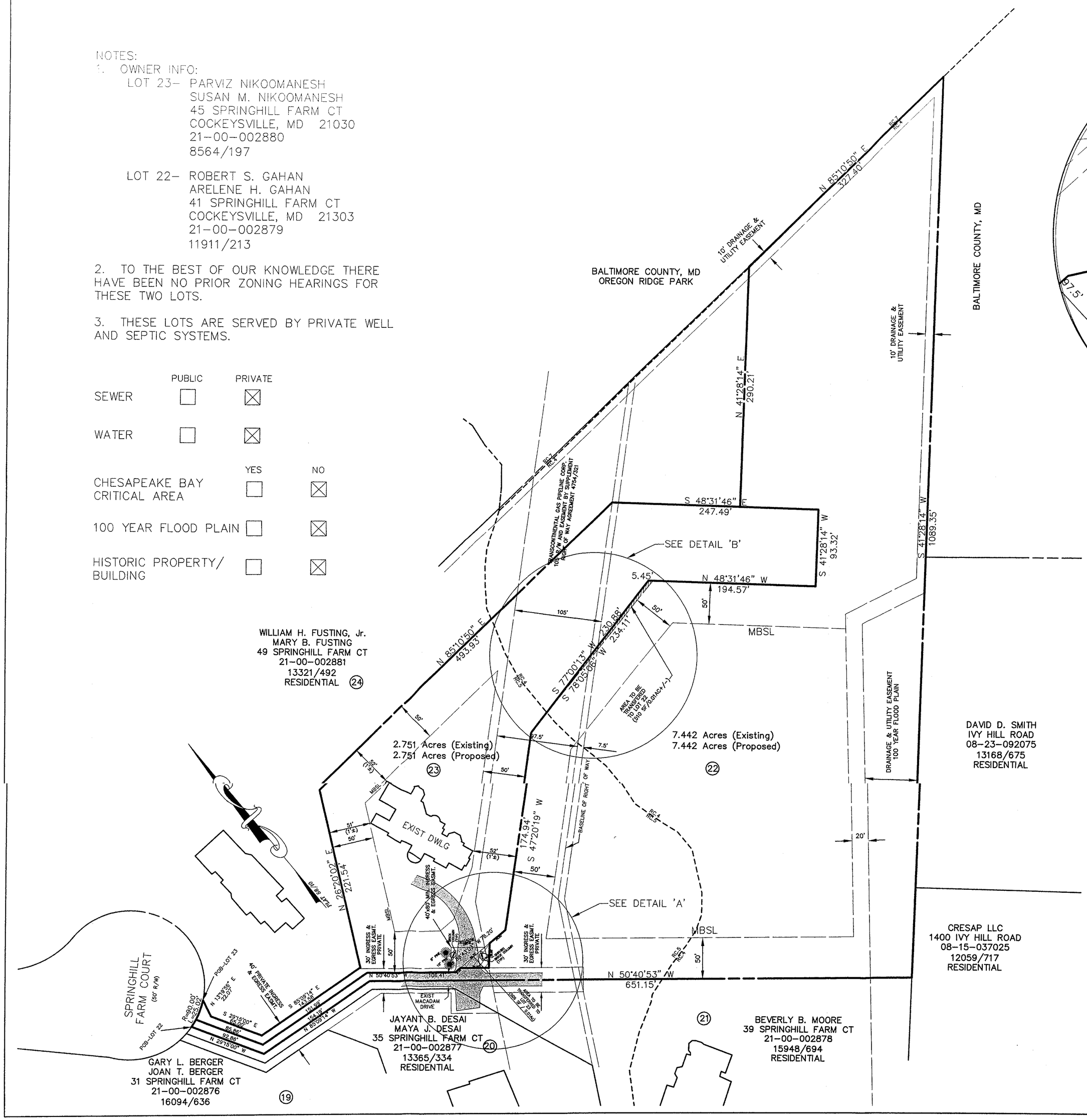
LOT 22– ROBERT S. GAHAN
ARELENE H. GAHAN
41 SPRINGHILL FARM CT
COCKEYSVILLE, MD 21303
21–00–002879
11911/213

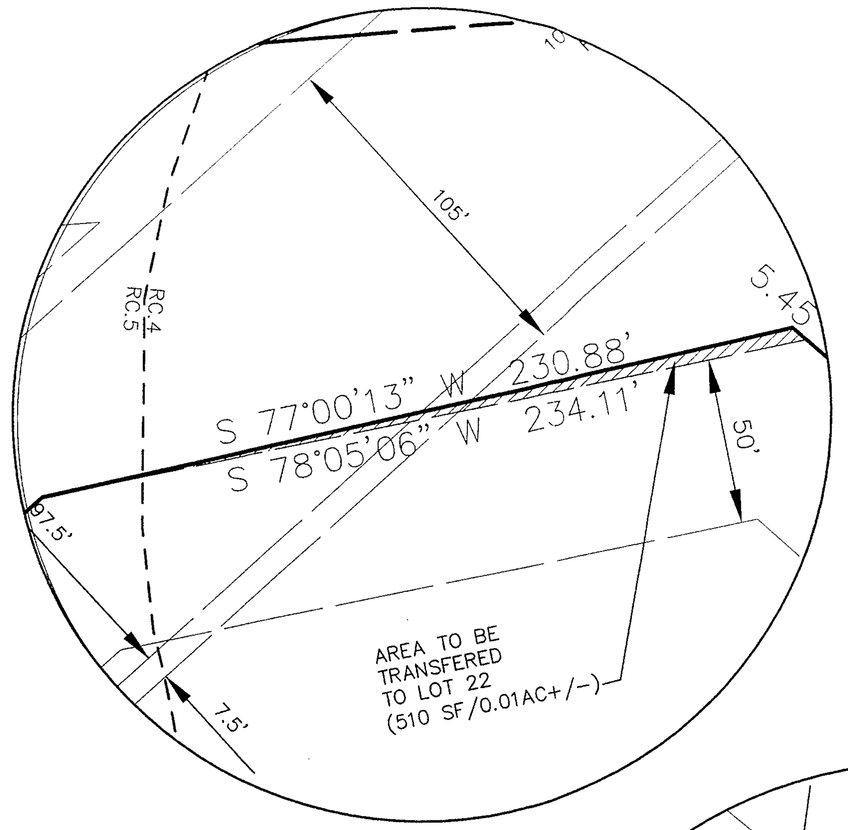
2. TO THE BEST OF OUR KNOWLEDGE THERE HAVE BEEN NO PRIOR ZONING HEARINGS FOR THESE TWO LOTS.

3. THESE LOTS ARE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.

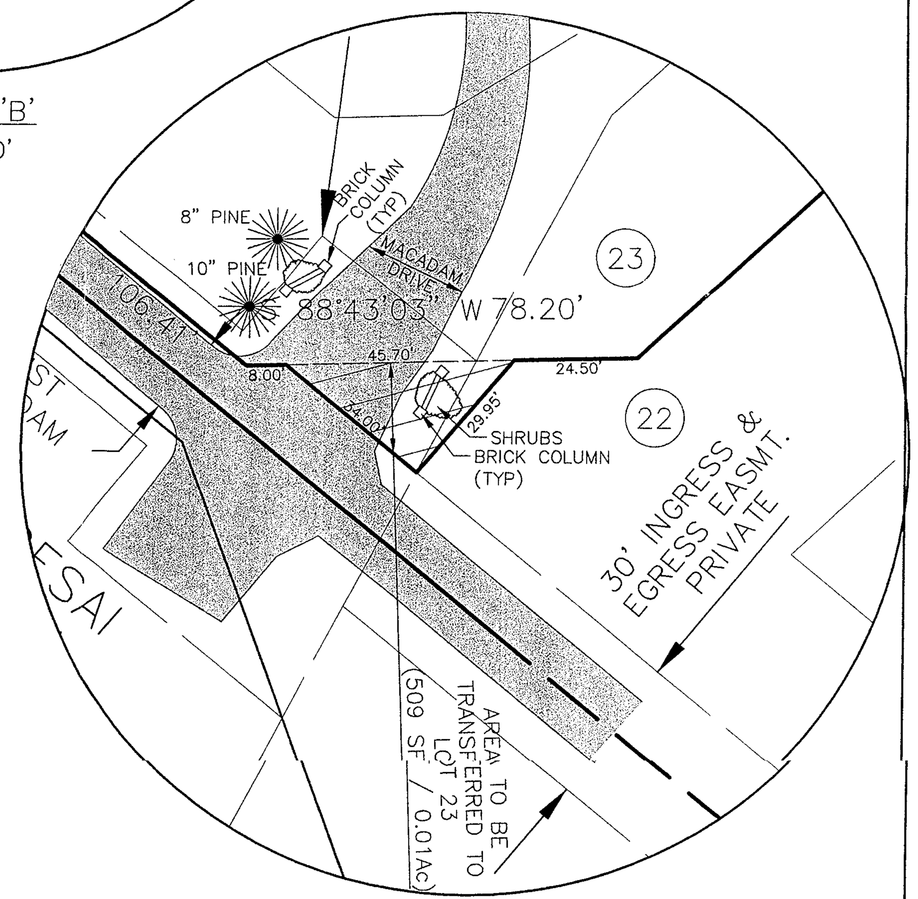
	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

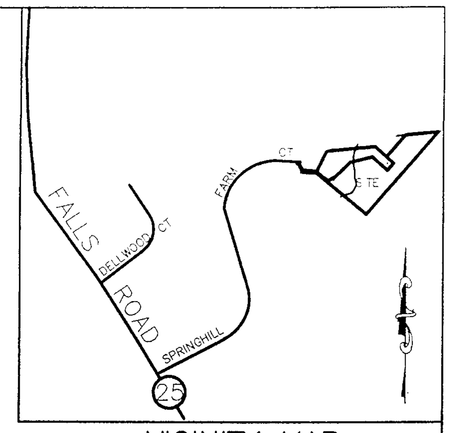




DETAIL 'B'
1" = 30'



DETAIL 'A'
1" = 20'



VICINITY MAP
SCALE: 1"= 1000'

EXHIBIT TO ACCOMPANY PETITION FOR SPECIAL HEARING

LOTS 22 AND 23 SPRINGHILL FARMS

8TH ELECTION DISTRICT
SCALE: 1"= 60'
3RD COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND
DATE: AUGUST 16, 2005

REVISED: 9/1/2005

STATE OF MARYLAND
GEOFFREY CRAIG SCHULTZ
No. 21154
PROFESSIONAL LAND SURVEYOR

9/27/05
GEOFFREY C. SCHULTZ DATE
MARYLAND REG. No. 21154

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527–1555 FACSIMILE: (410) 527–1563

PETITIONER'S
EXHIBIT NO. 2

COMPUTED BY:	DRAWN BY: JDG/JSM	CHECKED BY: JDG	JOB NO.: 04-121 D