RE: PETITION FOR ADMINISTRATIVE SPECIAL HEARING	*	BEFORE THE
537 Monkton Road; S/S Monkton Road, 390' E of York Road	*	ZONING COMMISSIONER
7th Election & 3rd Councilmanic Districts	*	FOR
Legal Owner(s): William & Hillary Riley Petitioner(s)	*	BALTIMORE COUNTY
	*	06-266-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 29th day of November, 2005, a copy of the foregoing Entry of Appearance was mailed to Guy Ward, McKee & Associates, Inc, 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
NOV 29 2005
Per.....

HISTORIC

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

(Minor Sub. # 05-028-M)

for the property located at 537 Monkton Rd., (Proposed Lot 2, Bozman Prop.)

which is presently zoned RC-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 to approve a waiver pursuant to Sections 34-4-107 (b), BCC of Sections 32-4-233.(8) and Section 32-4-416(a)(2) to

raze the existing single-family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory # BA-2924.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

William R. Riley

Name - Type or Print

Signature

Hiliary M. Riley / Cynthia E. Riley

Name - Type or Print

Signature

19301 York Road (410) 357-5433 / 17925 Bacon Road (410) 458-2405

Address — Telephone No.

Parkton, MD 21120-9220 / White Hall, MD 21161

City — State — Zip Code

Representative to be Contacted:

Guy C. Ward, c/o McKee and Associates, Inc.

Name

5 Shawan Road, Suite 1 — (410) 527-1555

Address — Telephone No.

Cockeysville, MD 21030

City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 06-266-SPH

Reviewed By JNP **Date** 11/18/05

Estimated Posting Date 11/27/05

REV 6/17/05

Affidavit in Support of Administrative

Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 17925 Bacon Road

Address

White Hall, Maryland 21161

City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Signature

Cynthia E. Riley

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of NOVEMBER, 2005 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CYNTHIA E. RILEY

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

ANDREW F. BURGESS
Notary Public, State of Maryland
My Commission Expires Jan. 1, 2008

11-10-05
Date

Notary Public

My Commission Expires Jan. 8TH 2008

REV 6/17/05

06-266-SPH

Affidavit in Support of Administrative

Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 19301 York Road

Address

Parkton, Maryland 21120-9220

City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

William R. Riley

Name - Type or Print

Signature

Hiliary M. Riley

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of NOVEMBER, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

WILLIAM R. RILEY & HILIARY M. RILEY

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

ANDREW F. BURGESS
Notary Public, State of Maryland
My Commission Expires Jan. 1, 2008

Date

Notary Public

My Commission Expires Jan. 1st 2008

REV 6/17/05

06-266-SPH

Zoning Description for 537 Monkton Road:

Beginning at a point of the centerline of Monkton Road which is 22 feet wide, at a distance of 390' +/- East of the centerline of the nearest improved intersecting street York Road, which is 60 feet wide, as recorded in deed liber 21053 folio 686, thence running the following ten (10) courses and distances:

1. South 85 degrees 40 minutes 09 seconds East 189.17 feet, thence
2. South 11 degrees 21 minutes 50 seconds West 157.22 feet, thence
3. South 14 degrees 00 minutes 51 seconds West 86.25 feet, thence
4. South 74 degrees 45 minutes 15 seconds East 53.20 feet, thence
5. South 11 degrees 47 minutes 16 seconds West 298.35feet,thence
6. North 82 degrees 50 minutes 49 seconds West 347.36feet, thence
7. North 10 degrees 27 minutes 00 seconds East 280.49feet, thence
8. North 09 degrees 07 minutes 00 seconds East 114.88feet, thence
9. South 78 degrees 39minutes 06 seconds East 128.81feet, thence
10. North 08 degrees 20minutes 54 seconds East 152.60feet to the point of beginning.

Containing 160,954 S.F. or 3.695 Ac. Also known as 537 Monkton Road and located in the 7 th Election District, 3rd Councilmanic District.

06-266-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1580

DATE 11/18/05 ACCOUNT R-001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: McKee & Associates, Inc

FOR: Adm. Special Hearing - 537 Monkton Road
06-266-SPH (Riley)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
11/21/2005	11/18/2005	11:31:22	2

SEQ N002 MAIL JEAN JEE
>>RECEIPT # 440190 11/18/2005 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 001580
Recpt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

FORMAL DEMAND FOR HEARING

CASE NUMBER: 06-266-SPH

Address: 537 Monkton Road

Petitioner(s): William, Hillary & Cynthia Riley

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We People's Counsel for Baltimore County
Name - Type or Print

( ) Legal Owner OR ( ) Resident of

400 Washington Avenue, Room 47
Address

Towson MD 21204
City State Zip Code

410-887-2188
Telephone Number

which is located approximately _____ feet from the property, which is the subject of the above petition, ***do hereby formally demand that a public hearing be set in this matter.***

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Peter Max Zimmerman 12/9/05
Signature Date

Carole S. Demilio 12/9/05
Signature Date

Revised 9/18/98 - wcr/scj

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: #06-266-SPH
537 Monkton Road
South side of Monkton Road, 390 feet east of York Road
7th Election District - 3rd Councilmanic District
Legal Owner(s): William R., & Hiliary M. & Cynthia E. Riley

Administrative Special Hearing: to raze the existing single family etached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory #BC-2924.

Hearing: Wednesday, January 18, 2006 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/1/620 Jan. 3 79714

CERTIFICATE OF PUBLICATION

1/6/, 20 06

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 1/3/, 20 06.

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

S. Wilkinson

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: #06-266-ASPH
537 Monkton Road
South side of Monkton Road, 390 feet east of York Road
7th Election District - 3rd Councilmanic District
Legal Owner(s): William R.,& Hilary M. & Cynthia E. Riley
Administrative Special Hearing: to raze the existing single family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory #BC-292A.

Hearing: Tuesday, February 14, 2006 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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 1/812 Jan. 31 82914

CERTIFICATE OF PUBLICATION

2/2/, 2006

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 1/31/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

REVISED 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: #06-266-ASPH
537 Monkton Road
South side of Monkton Road, 390 feet east of York Road
7th Election District - 3rd Councilmanic District
Legal Owner(s): William R.,& Hilary M. & Cynthia E. Riley

Administrative Special Hearing: to raze the existing single family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory #BC-2924.

Hearing: Wednesday, March 8, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake 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) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 2/604 Feb. 7 83591

CERTIFICATE OF PUBLICATION

2/9/, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/7/, 2006.

- [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: November 23, 2005

Attention: Mrs. Kristen Matthews

RE: Case Number: 06-266-SPH

Petitioner/Developer: William R. Riley, Hiliary M. Riley, Cynthia E. Riley

Date of Hearing/Closing: December 12, 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

537 Monkton Road

The sign(s) were posted on November 23, 2005
(Month, Day, Year)

(Signature of Sign Poster)

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

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)

ATTACH PHOTOGRAPH OF SIGN POSTED ON PROPERTY HERE

Revised 3/1/01 - SCJ

ZONING
11-23-2005

ZONING NOTICE
ADMINISTRATIVE
SPECIAL HEARING
CASE # 06-266-SPHA
ADMINISTRATIVE SPECIAL HEARING TO APPROVE A
WAIVER PURSUANT TO SECTIONS 34-107(C), BCC OF SECTIONS
32-4-233(B) AND 32-4-416(A)(2) BCC TO RAISE THE EXISTING
SINGLE-FAMILY DETACHED DWELLING LOCATED AT 937 MONKTON RD
WHICH IS LISTED ON MARYLAND HISTORIC TRUST
INVENTORY # BAL-2524
PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON DEC. 12, 2005
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE
11-23-2005

CERTIFICATE OF POSTING

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

Date: January 31, 2006

Attention: Mrs. Kristen Matthews

RE: Case Number: 06-266-SPH

Petitioner/Developer: William R. Riley, Hiliary M. Riley, Cynthia E. Riley

Date of Hearing/Closing: March 8, 2006

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

537 Monkton Road

The sign(s) were posted on January 31, 2006
(Month, Day, Year)

(Signature of Sign Poster)

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

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)

ATTACH PHOTOGRAPH OF SIGN POSTED ON PROPERTY HERE

Revised 3/1/01 - SCJ

ZONING NOTICE

ADMINISTRATIVE

SPECIAL HEARING

CASE # 06-266-SPH

ADMINISTRATIVE SPECIAL HEARING TO APPROVE A WAIVER PURSUANT TO SECTIONS 34-4-107(b), BCC OF SECTIONS 32-4-233 (8) AND 32-4-416(a)(2) BCC TO RAZE THE EXISTING SINGLE-FAMILY DETACHED DWELLING LOCATED AT 537 MONKTON ROAD, WHICH IS LISTED ON MARYLAND HISTORIC TRUST INVENTORY # BA-2924

PUBLIC HEARING ?

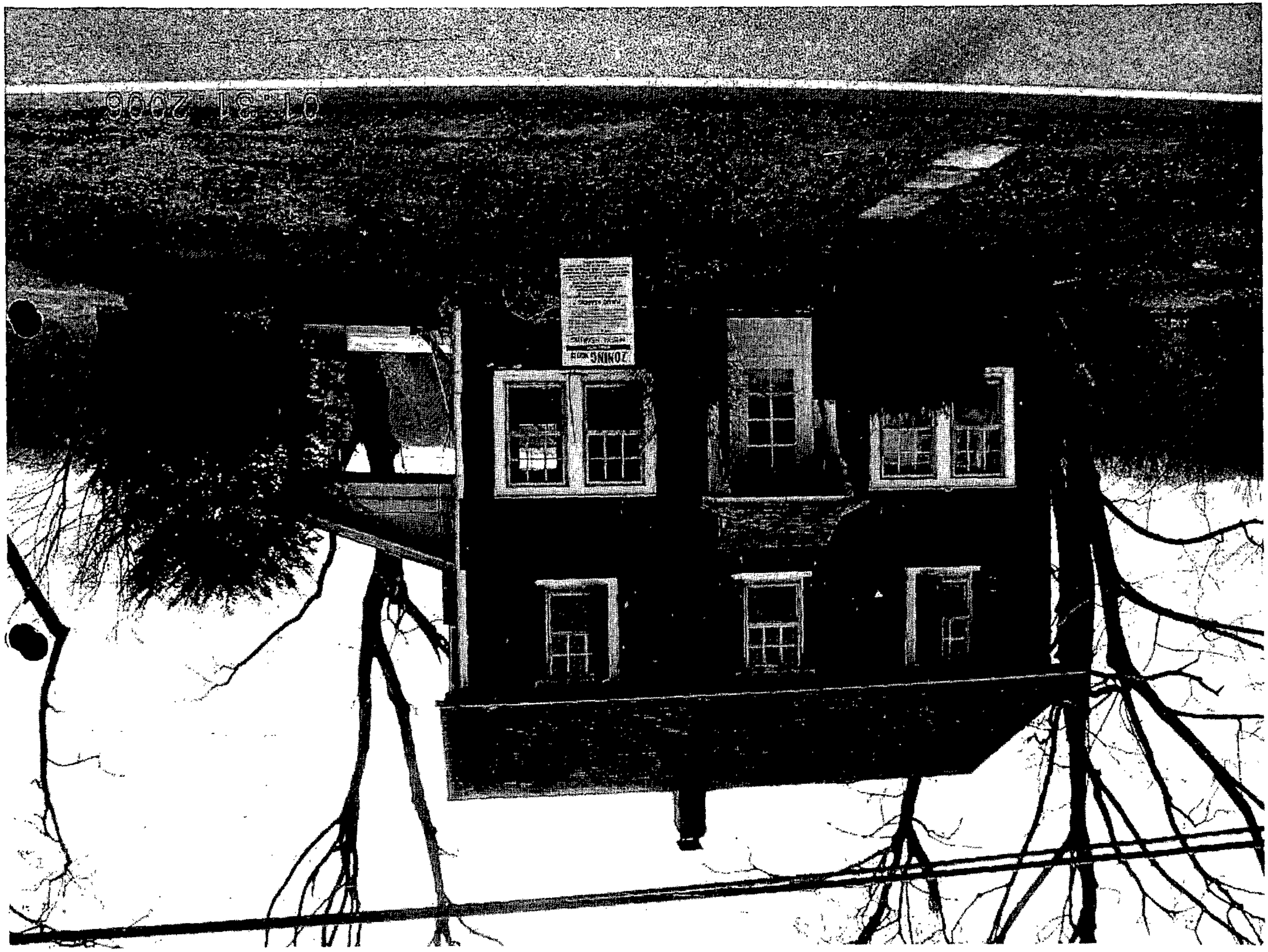
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE ON MAR. 8, 2006-11:00 AM

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CASE NO. 06-266-SPH


01-31-2006
ZONING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 3, 2006 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. William R. Riley (410-329-2100)
19301 York Road
Parkton, MD 21120-9220

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: 06-266-SPH
537 Monkton Road
South side of Monkton Road, 390 feet east of York Road
7th Election District – 3rd Councilmanic District
Legal Owners: William R., & Hiliary M. & Cynthia E. Riley

Administrative Special Hearing to raze the existing single family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory #BC-2924.

Hearing: Wednesday, January 18, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday January 26, 2006 Issue - Jeffersonian

Please forward billing to:
Deborah Kendall-Sipple
111 West Chesapeake Avenue, Rm. 111
Towson, MD 21204

410-887-3353

Cancel
Jeff didn't pick up notice until Thurs, Jan 26 & notice was prepared on Mon, Jan 23, 06.
1/29/06

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: 06-266-ASPH
537 Monkton Road
South side of Monkton Road, 390 feet east of York Road
7th Election District – 3rd Councilmanic District
Legal Owners: William R., & Hilary M. & Cynthia E. Riley

Administrative Special Hearing to raze the existing single family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory #BC-2924.

Hearing: Tuesday, February 14, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

Cancel

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 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday January 26, 2006 Issue - Jeffersonian

Please forward billing to:
Deborah Kendall-Sipple
111 West Chesapeake Avenue, Rm. 111
Towson, MD 21204
410-887-3353

Cancel & Resched. per Chris note; Revised Hearing 2/22/06 @ 9:00 am, Rm 106 # MJ 1/27

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: 06-266-ASPH
537 Monkton Road
South side of Monkton Road, 390 feet east of York Road
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Legal Owners: William R., & Hilary M. & Cynthia E. Riley

Administrative Special Hearing to raze the existing single family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory #BC-2924.

Hearing: Tuesday, February 14, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 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 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Chris,
If Patuxent
doesn't pick
up tomorrow - - -
let me know &
I will
picked
up
Thursday
11/26/06

too
late for
publication

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 7, 2006 Issue - Jeffersonian

Please forward billing to:
Deborah Kendall-Sipple 410-887-3353
111 West Chesapeake Avenue, Rm. 111
Towson, MD 21204

REVISED 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: 06-266-ASPH
537 Monkton Road
South side of Monkton Road, 390 feet east of York Road
7th Election District – 3rd Councilmanic District
Legal Owners: William R., & Hilary M. & Cynthia E. Riley

Administrative Special Hearing to raze the existing single family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory #BC-2924.

Hearing: Wednesday, February 22, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 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 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 7, 2006 Issue - Jeffersonian

Please forward billing to:
Deborah Kendall-Sipple 410-887-3353
111 West Chesapeake Avenue, Rm. 111
Towson, MD 21204

REVISED 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: 06-266-ASPH
537 Monkton Road
South side of Monkton Road, 390 feet east of York Road
7th Election District – 3rd Councilmanic District
Legal Owners: William R., & Hilary M. & Cynthia E. Riley

Administrative Special Hearing to raze the existing single family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory #BC-2924.

Hearing: Wednesday, March 8, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 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 410-887-3868.
(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

December 16, 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: 06-266-SPH
537 Monkton Road
South side of Monkton Road, 390 feet east of York Road
7th Election District – 3rd Councilmanic District
Legal Owners: William R., & Hiliary M. & Cynthia E. Riley

Administrative Special Hearing to raze the existing single family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory #BC-2924.

Hearing: Wednesday, January 18, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Riley, 19301 York Road, Parkton 21120-9220
Cynthia Riley, 17925 Bacon Road, White Hall 21161
Guy Ward, 5 Shawan Road, Ste. 1, Cockeysville

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 3, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

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

January 20, 2006

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: 06-266-ASPH
537 Monkton Road
South side of Monkton Road, 390 feet east of York Road
7th Election District – 3rd Councilmanic District
Legal Owners: William R., & Hilary M. & Cynthia E. Riley

Administrative Special Hearing to raze the existing single family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory #BC-2924.

Hearing: Tuesday, February 14, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:raj

C: Mr. & Mrs. William Riley, 19301 York Road, Parkton, MD 21120-9220
Cynthia Riley, 17925 Bacon Road, White Hall, MD 21161
Guy Ward, McKee & Assoc., 5 Shawan Road, Ste. 1, Cockeysville, MD 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 30, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

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

January 27, 2006

Baltimore County

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

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: 06-266-ASPH
537 Monkton Road
South side of Monkton Road, 390 feet east of York Road
7th Election District – 3rd Councilmanic District
Legal Owners: William R., & Hilary M. & Cynthia E. Riley

Administrative Special Hearing to raze the existing single family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory #BC-2924.

Hearing: Wednesday, March 8, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:raj

C: Mr. & Mrs. William Riley, 19301 York Road, Parkton, MD 21120-9220
Cynthia Riley, 17925 Bacon Road, White Hall, MD 21161
Guy Ward, McKee & Assoc., 5 Shawan Road, Ste. 1, Cockeysville, MD 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 22, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Robin - There was a scheduling conflict with Peoples Counsel - HAD TO Reschedule

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

January 27, 2006

Baltimore County

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

OK

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:

Called G. Ward's office & left message - 3/8/06 hearing

CASE NUMBER: 06-266-ASPH
537 Monkton Road
South side of Monkton Road, 390 feet east of York Road
7th Election District – 3rd Councilmanic District
Legal Owners: William R., & Hilary M. & Cynthia E. Riley

Administrative Special Hearing to raze the existing single family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory #BC-2924.

Hearing: Wednesday, March 8, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:raj

C: Mr. & Mrs. William Riley, 19301 York Road, Parkton, MD 21120-9220
Cynthia Riley, 17925 Bacon Road, White Hall, MD 21161
Guy Ward, McKee & Assoc., 5 Shawan Road, Ste. 1, Cockeysville, MD 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 22, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Copies sent to
Pete Zimmerman
People's Counsel
on 2/3/06.
- Notice of Hearing
- Notice for Pub. in "Jeff"

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

January 27, 2006

REVISED 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: 06-266-ASPH
537 Monkton Road
South side of Monkton Road, 390 feet east of York Road
7th Election District – 3rd Councilmanic District
Legal Owners: William R., & Hilary M. & Cynthia E. Riley

Administrative Special Hearing to raze the existing single family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory #BC-2924.

Hearing: Wednesday, February 22, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:raj

C: Mr. & Mrs. William Riley, 19301 York Road, Parkton, MD 21120-9220
Cynthia Riley, 17925 Bacon Road, White Hall, MD 21161
Guy Ward, McKee & Assoc., 5 Shawan Road, Ste. 1, Cockeysville, MD 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 7, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed on Recycled Paper

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 06- 266 -SPH Address #537 MONKTON ROAD

Contact Person: JEFF PERLOW Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/18/05 **Posting Date:** 11/27/05 **Closing Date:** 12/12/05

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 06- 266 -SPH Address #537 MONKTON ROAD

Petitioner's Name William R. Riley, Hiliary M. Riley, & Cynthia E. Riley Telephone 410-329-2100

Posting Date: 11/27/05 **Closing Date:** 12/12/05

Wording for Sign: *Administrative Special Hearing to approve* a waiver pursuant to Sections 34-4-107(b), BCC of Sections 32-4-233.(2) and Section 32-4-416(a)(2) B.C.C. to raze the existing single-family detached dwelling located at 537 Monkton Road, which is listed on Maryland Historic Trust Inventory # BA-2924.

WCR - 6/28/00

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

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

December 12, 2005

William R. Riley
Hillary M. Riley
19301 York Road
Parkton, Maryland 21120

Dear Mr. and Mrs. Riley

RE: Case Number: 06-266-SPH

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 18, 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
Guy C. Ward McKee & Associates 5 Shawan Road, Ste. 1 Cockeysville 21030

Printed on Recycled Paper

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

January 16, 2006

William R. Riley
Hillary M. Riley
19301 York Road
Parkton, Maryland 21120

Dear Mr. and Mrs. Riley

RE: Case Number: 06-266-SPH

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 18, 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
Guy C. Ward McKee & Associates 5 Shawan Road, Ste. 1 Cockeysville 21030

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

March 6, 2006

William R. Riley
Hillary M. Riley
19301 York Road
Parkton, Maryland 21120

Dear Mr. and Mrs. Riley

RE: Case Number: 06-266-SPH

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 18, 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
Guy C. Ward 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

November 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: November 21, 2005

Item No.: 263, 264, 266, 268, 269.

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.

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 6, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For November 28, 2005
Item Nos. 173, 263, 264, 266, 268, 269, 270

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- 12062005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 19, 2005

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

SUBJECT: Bozman Property (aka: Riley Property) 537 Monkton Road

INFORMATION:

Item Number: 6-266

Petitioner: Guy C. Ward, McKee and Associates, Inc.

Zoning: RC 5

Requested Action: Administrative Special Hearing

SUMMARY OF RECOMMENDATIONS:
The Office of Planning has reviewed the petitioner's request and does not object to the demolition.

This issue was submitted as a minor subdivision in March of 2005. It involved the proposed demolition of a property that has a Baltimore County Register (Maryland Historic Trust Inventory) # 2924. Staff visited the site and determined that the historic structure lacked sufficient integrity to recommend that it be taken to the Landmarks Preservation Commission for possible Landmarks consideration.

For further information concerning the matters stated here in, please contact Bill Hughey at 410-887-3480.

Prepared by: _____

Division Chief: _____

AFK/LL: CM

W:\DEVREV\ZAC\6-266.doc

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

SHA
State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 11.28.05

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

RE: Baltimore County
Item No. 266 JHP

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,

L. G. Gredlein

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: File DATE: January 17, 2006

FROM: Debbie Wiley
Zoning Commissioner's Office

SUBJECT: Postponement of Case No. 06-266-ASPH
537 Monkton Road
William R. & Hillary R. Riley

I received a telephone call this afternoon from Guy Ward, McKee & Associates, advising that he has been home with his sick child and isn't attending tomorrow's hearing. Mr. Guy also indicated that the Petitioners have just advised him that they're not planning to attend tomorrow's hearing either and they've not retained Mr. Howard Alderman as their attorney as of our conversation.

He indicated that he spoke to Chris in Permits and that both of them have worked it out to try and set a hearing in for sometime in early February.

I advised Mr. Ward that Jack will open the hearing in case someone from the public shows.

1/18/06 - No one came to hearing.

J.U.M

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

December 15, 2005

Mr. & Mrs. William R. Riley
19301 York Road
Parkton, Maryland 21120

Dear Mr. & Mrs. Riley:

Re: Administrative Special Hearing, Case No.: 06-266-SPH

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand for a public hearing by the Baltimore County Office of People's Counsel.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing is attached. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be advertised with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: People's Counsel, 400 Washington Ave., Room 47, Towson, MD 21204
Guy C. Ward, McKee & Associates, 5 Shawan Road, Ste. 1, Hunt Valley, MD 21030

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

January 20, 2006

Mr. & Mrs. William R. Riley
19301 York Road
Parkton, Maryland 21120

Re: Case No. 06-266-ASPH, 537 Monkton Road
S/S of Monkton Road, 390 ft. E of York Road
7th Election District – 3rd Councilmanic District

Dear Mr. & Mrs. Riley:

The above matter, previously scheduled for January 18, 2006 has been postponed. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

Timothy Kotroco
Director

TK:raj

c: People's Counsel, 400 Washington Ave., Room 47, Towson, MD 21204
Cynthia Riley, 17925 Bacon Road, White Hall, MD 21161
Guy C. Ward, McKee & Associates, 5 Shawan Road, Ste. 1, Hunt Valley, MD 21030

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

January 27, 2006

Mr. & Mrs. William R. Riley
19301 York Road
Parkton, Maryland 21120

Re: Case No. 06-266-ASPH, 537 Monkton Road
S/S of Monkton Road, 390 ft. E of York Road
7th Election District – 3rd Councilmanic District

Dear Mr. & Mrs. Riley:

The above matter, previously scheduled for February 14, 2006, has once again been postponed. The hearing had to be rescheduled because of failure to meet the publication deadline. Please see the attached Revised Notice for new hearing date.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

Timothy Kotroco

Timothy Kotroco
Director

TK:raj

c: People's Counsel, 400 Washington Ave., Room 47, Towson, MD 21204
Cynthia Riley, 17925 Bacon Road, White Hall, MD 21161
Guy C. Ward, McKee & Associates, 5 Shawan Road, Ste. 1, Hunt Valley, MD 21030

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

January 27, 2006

Mr. & Mrs. William R. Riley
19301 York Road
Parkton, Maryland 21120

Re: Case No. 06-266-ASPH, 537 Monkton Road
S/S of Monkton Road, 390 ft. E of York Road
7th Election District – 3rd Councilmanic District

Dear Mr. & Mrs. Riley:

The above matter, previously scheduled for February 22, 2006, has once again been postponed. The hearing had to be rescheduled because of failure to meet the publication deadline. Please see the attached Revised Notice for new hearing date.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

Timothy Kotroco

Timothy Kotroco
Director

TK:raj

c: People's Counsel, 400 Washington Ave., Room 47, Towson, MD 21204
Cynthia Riley, 17925 Bacon Road, White Hall, MD 21161
Guy C. Ward, McKee & Associates, 5 Shawan Road, Ste. 1, Hunt Valley, MD 21030

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

December 9, 2005

Kristen Matthews
Permits & Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

RECEIVED
DEC - 9 2005
Per..KEM.....

Re: William, Hillary & Cynthia Riley
537 Monkton Road
Case No.: 06-266-SPH

Dear Ms. Matthews:

Enclosed please find our office's Formal Demand for Hearing with regard to the above-referenced case. If you have any questions, please do not hesitate to call our office.

Thank you for your consideration.

Sincerely,

Carole S. Demilio/RMW

Carole S. Demilio
Deputy People's Counsel for Baltimore County

CSD/rmw

Enclosure

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

January 10, 2006

SENT VIA FAX & FIRST CLASS MAIL
410-887-5862
Timothy Dugan, Chief
Office of Planning
401 Bosley Avenue, Room 406
Towson, Maryland

RECEIVED

JAN 1 2 2006

ZONING COMMISSIONER

Re: William, Hiliary & Cynthia Riley
537 Monkton Road
Case No.: 06-266-SPH

Dear Mr. Dugan,

The aforementioned case is scheduled for hearing on January 18, 2006. The Petitioner requests demolition of a structure listed on the Maryland Historic Trust Inventory # BA-2924. We hereby request that this matter be placed on the February agenda of the Landmarks Preservation Commission.

By way of copy, we hereby request the Deputy Zoning Commissioner to postpone the January 18th hearing to allow the LPC the opportunity to review this matter.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole D. Demilio
Deputy People's Counsel

PMZ/CSD/rmw
cc: Guy C. Ward
John V. Murphy, Deputy Zoning Commissioner
(sent via fax 410-887-3468)

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL
Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

February 14, 2006

John V. Murphy, Deputy Zoning Commissioner
Office of Zoning Commissioner
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

RECEIVED
FEB 1 4 2006
ZONING COMMISSIONER

Re: William, Hiliary & Cynthia Riley
537 Monkton Road
Case No.: 06-266-SPH

Dear Mr. Murphy:

The above-referenced case is currently scheduled for hearing on March 8, 2006 at 11:00 a.m. Please be advised this matter is up for review by the Landsmarks Preservation Commission in April. The Petitioners attended the hearing of the Commissioner last week and are aware of the action taken. Therefore, our office respectfully requests that this matter be postponed until further notice pending the outcome of the Landmarks Preservation Commission's review. If you have any questions, please call our office.

Thank you for your consideration.

Sincerely,

Carole S. Demilio
Deputy People's Counsel

CSD/rmw

cc: William, Hiliary & Cynthia Riley

2/24 Robin spoke to Carole about this - not going to delay - therefore staying on calendar for 3/8

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

February 14, 2006

John V. Murphy, Deputy Zoning Commissioner
Office of Zoning Commissioner
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

RECEIVED

FEB 1 4 2006

ZONING COMMISSIONER

Re: William, Hiliary & Cynthia Riley
537 Monkton Road
Case No.: 06-266-SPH

Dear Mr. Murphy:

The above-referenced case is currently scheduled for hearing on March 8, 2006 at 11:00 a.m. Please be advised this matter is up for review by the Landsmarks Preservation Commission in April. The Petitioners attended the hearing of the Commissioner last week and are aware of the action taken. Therefore, our office respectfully requests that this matter be postponed until further notice pending the outcome of the Landmarks Preservation Commission's review. If you have any questions, please call our office.

Thank you for your consideration.

Sincerely,

Carole S. Demilio
Deputy People's Counsel

CSD/rmw

cc: William, Hiliary & Cynthia Riley

3/8/06 06-266-SPH

Case opened
continued by agreement
no reposting or readvertisement
Alderman to reschedule
hearing

Returned file to PDM 3/8/06

Served to PDM to
reschedule 2/15/06

See Cont

Robin - Jack advises that this
ltr. should have been addressed to
Tim Kotroco (in lieu of the 5-day time
frame). Anyhow - can you please
reschedule this case. We do not
have the file since hearing isn't
until March 8th. Thanks very
much. Can you please send copy
to People's Counsel.

TO: File DATE: February 24, 2006

FROM: Robin Jameson

RE: Case No. 06-266-SPH
537 Monkton Road
William R. & Hillary M. Riley

Spoke with Carl Richardson about the numerous postponements of this case, the most recent being from People's Counsel in letter dated February 14, 2006. After discussion, it was decided that the case should not be postponed from the scheduled hearing date of March 8, 2006 @ 11:00 a.m. The hearing will go forward as scheduled and People's Counsel can attend the hearing on that date to make their case regarding review by the Landmarks Preservation Commission in April.

In a letter dated January 10, 2006 to Tim Dugan, Office of Planning, the People's Counsel requested that the above matter be placed on the Landmarks Preservation Commission list for February, 2006. For whatever reason, this did not occur. This case has been scheduled for hearing four times and Petitioners have paid for the property to be posted and advertised on each occasion.

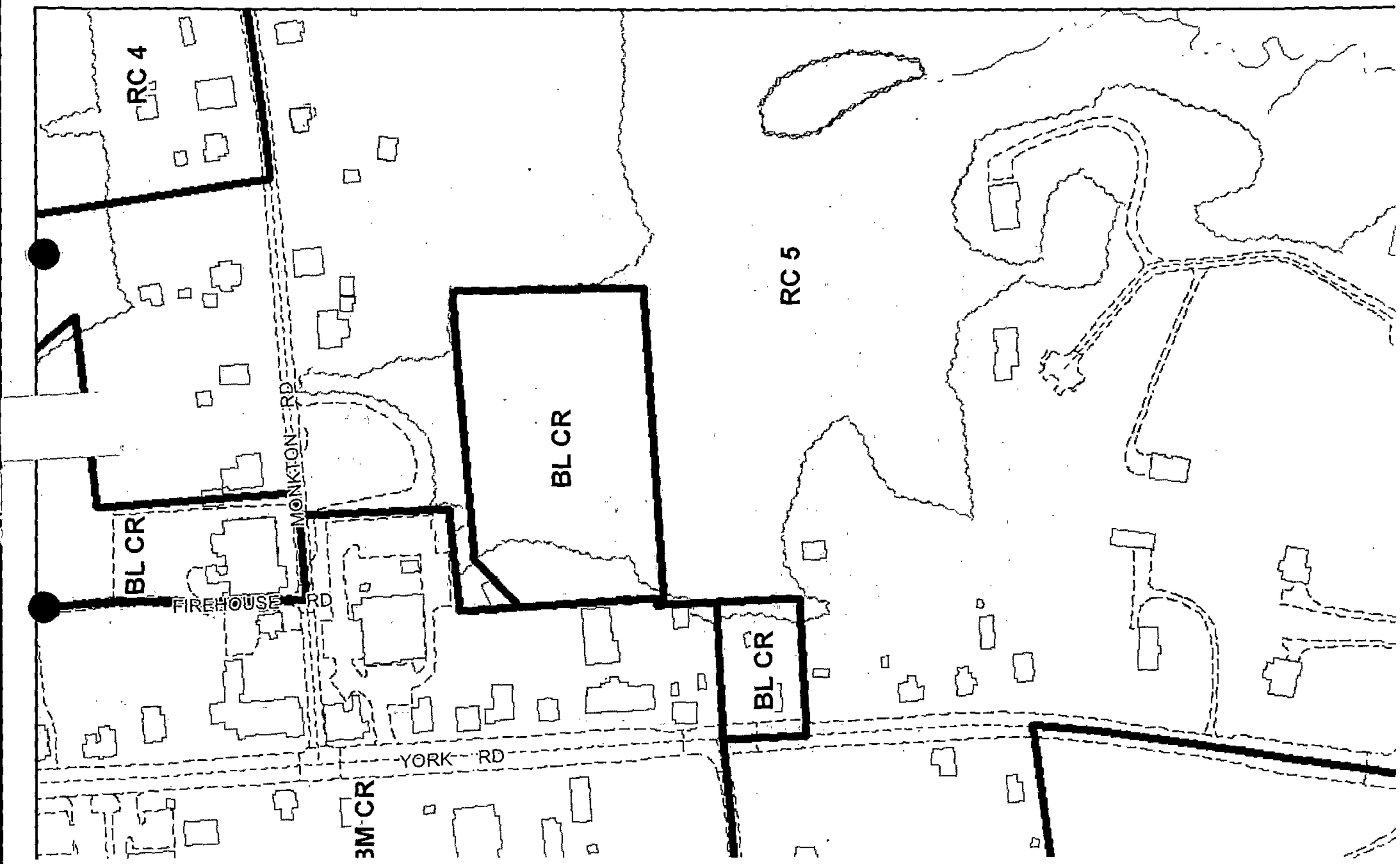
A message was left on People's Counsel's voice mail advising them of the decision to go forward with the hearing on March 8, 2006. Any questions, comments or opposition can be handled by Carl Richardson. According to Carl, if anyone is unhappy with his decision they can go directly to Tim Kotroco.

:rj

P.S. Received a call from Rebecca, People's Counsel, advising that Carol Demilio is aware of the above and will attend the hearing on 3/8/06.

Bette & Debbie are aware of the above & put the case back on their calendars.

537 MONKTON ROAD



ZONING MAP TO ACCOMPANY
ZONING SPECIAL HEARING PETITION

06-266-SPH

SEE PLAN
ACCOMPANY
PHOTOGRAPHS

#1 #537 MONKTON ROAD
SUBJECT BUILING (FRONT)

(TARPAPER EXTERIOR OVER WOOD SIDING)

06-266-SPH

#2 537 MONKTON RD SUBJECT BUILDING (LEFT SIDE)

06-266-SPH

#3 SUBJECT BUILDING (REAR)

06-266-SPH

#4 SHED ON ADJACENT PROPERTY (#601 MONKTON RD)

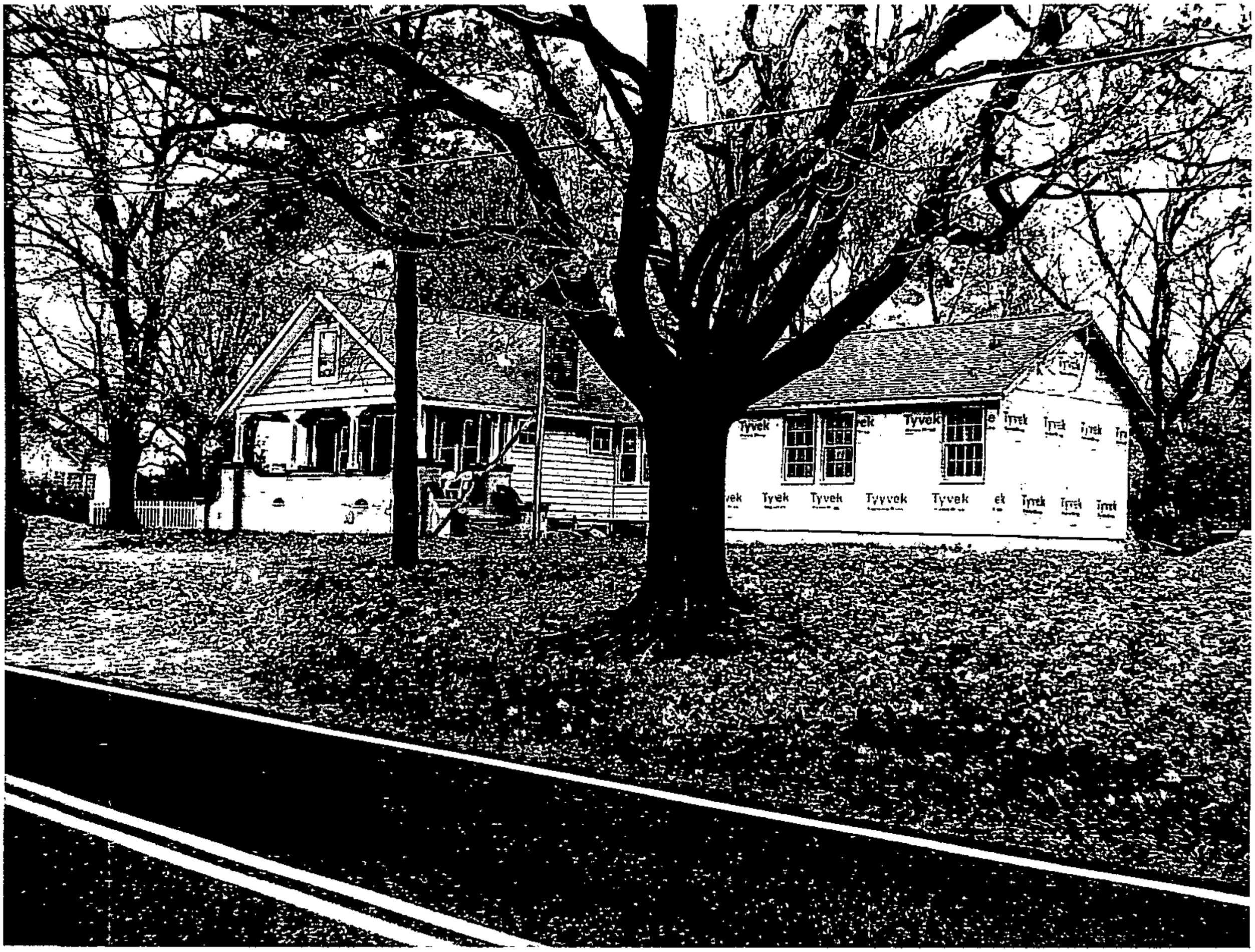
06-266-SPH

#5 EX. GARAGE/SHED ON SUBJECT SITE

06-266-SPH

#6 522 MONKTON ROAD
ADJACENT PROPERTY TO THE WEST

06-266-SPH



#7 528 MONKTON ROAD
ADJACENT PROPERTY ACROSS MONKTON RD
TO NORTH WEST

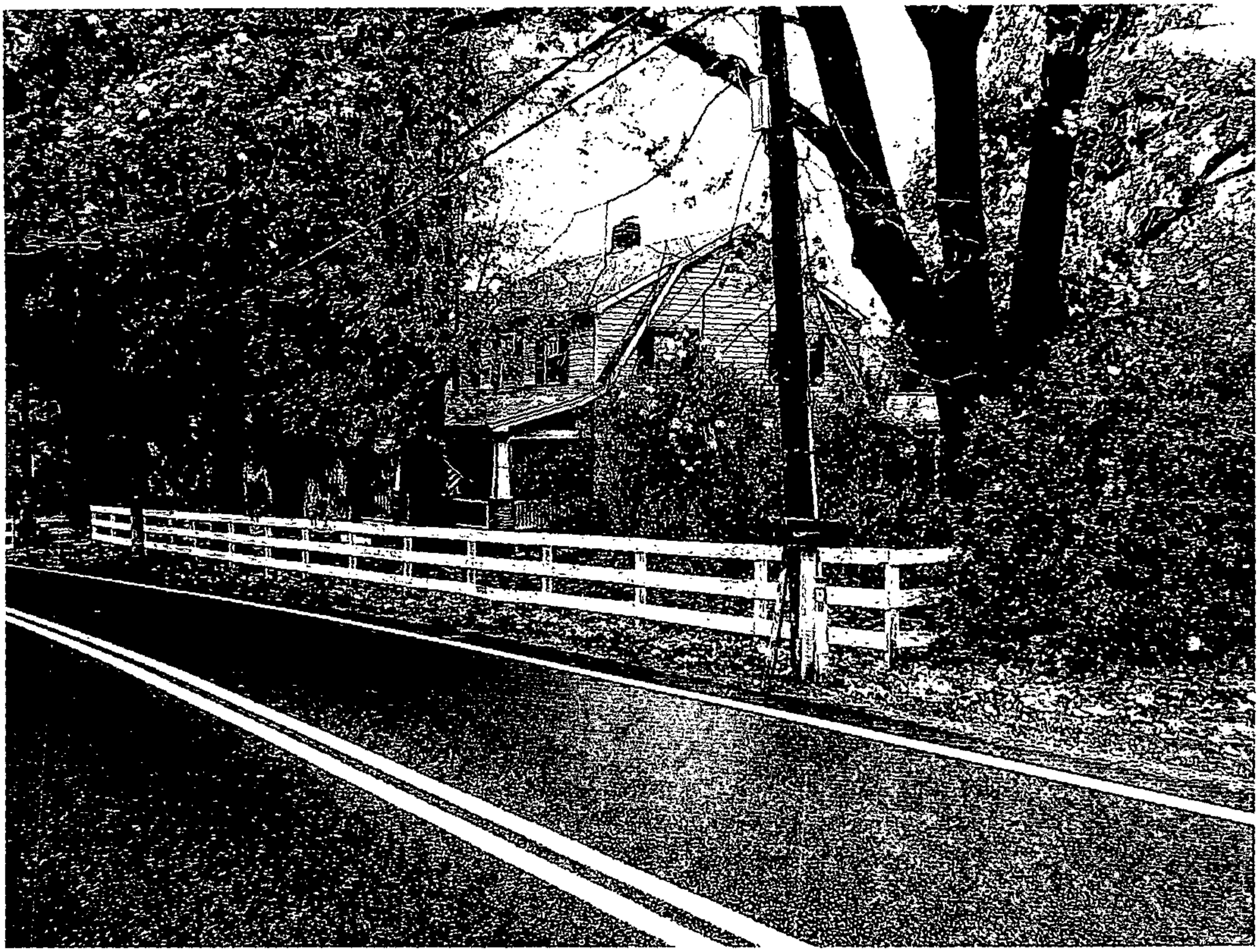
06-266-SPH

#8 534 MONKTON ROAD
ADJACENT PROPERTY ACROSS
MONKTON ROAD TO THE NORTH

06-266-SPH

#9 # 538 MONKTON ROAD (COMMERCIAL)
PROPERTY ACROSS MONKTON RD.
TO NORTH WEST

06-266-SPH



#10 #601 MONKTON ROAD
ADJACENT PROPERTY TO THE EAST

06-266-SPH

GENERAL NOTES

1. THIS PROPERTY IS CURRENTLY BEING PROCESSED AS A MINOR SUBDIVISION PLAN (PDM MINOR SUBDIVISION NUMBER 05-028-M.)
2. THERE HAVE BEEN NO PRIOR ZONING HEARINGS, DEVELOPMENT PLANS, CRG PLANS, OR DRC MEETINGS FOR THIS PROPERTY.
3. THIS SITE IS SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEMS.
4. THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.
5. THERE ARE NO STREAMS, WETLANDS, OR STORMWATER MANAGEMENT SYSTEMS WITHIN 50 FEET OF THIS SITE.
6. THIS SITE LIES ON 200 SCALE ZONING MAP NO. 22-A2.
7. EXISTING USE OF PROPERTY: VACANT (RESIDENTIAL)
8. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).

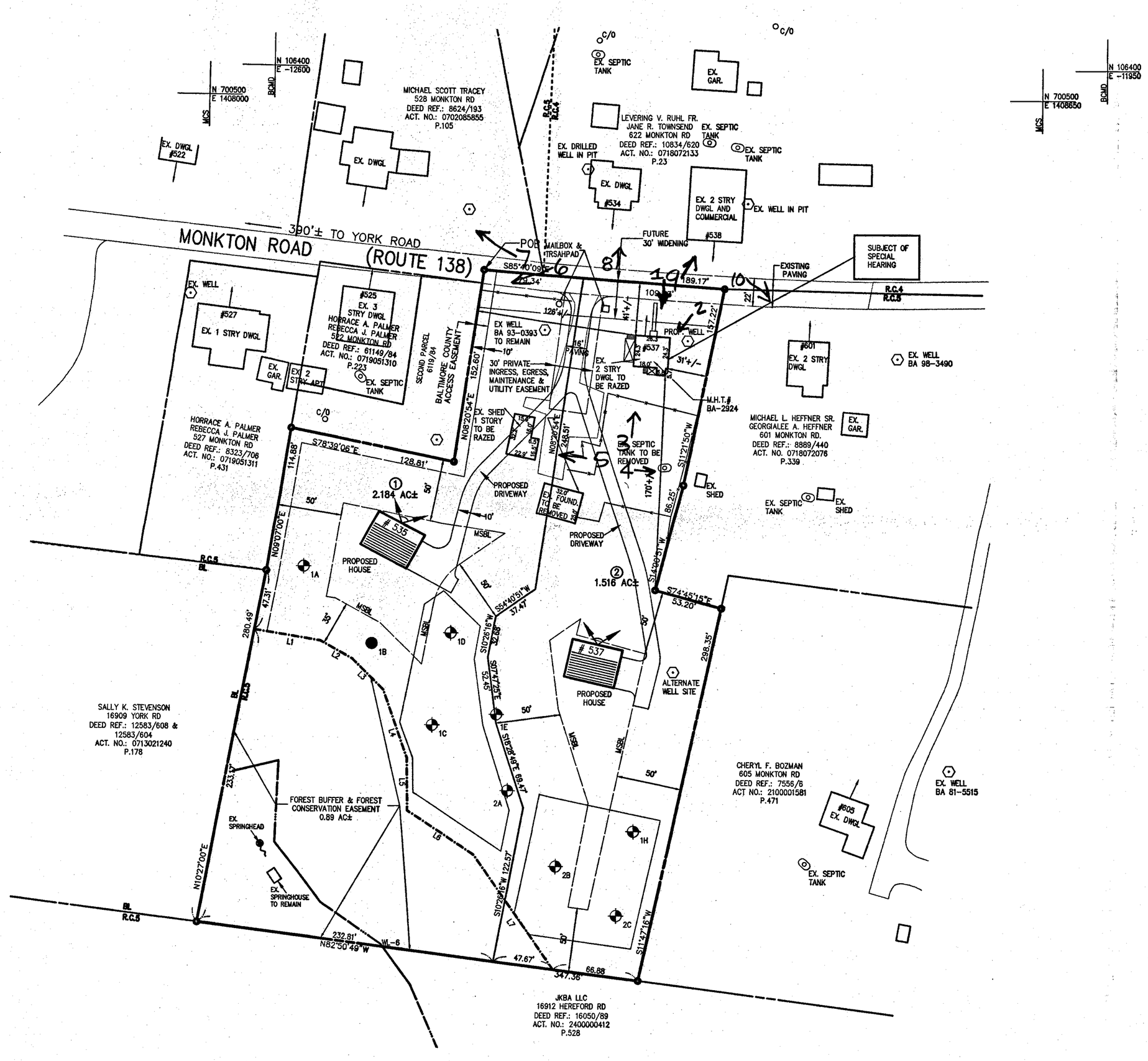
HISTORIC NOTE

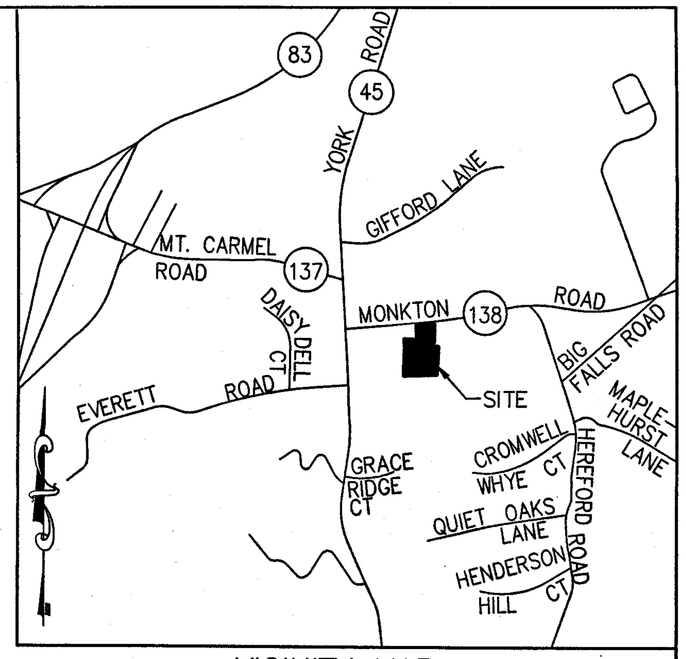
THIS SITE IS LISTED AS INVENTORY NUMBER BA-2924 WITH THE MARYLAND HISTORIC TRUST BUT IS NOT LISTED ON EITHER THE PRELIMINARY OR FINAL BALTIMORE COUNTY LANDMARK PRESERVATION LISTS.

SITE DATA

1. GROSS AREA OF SITE=	3.70 AC.±
2. NET AREA OF SITE=	3.70 AC.±
3. EXISTING ZONING=	R.C.5
4. NO. LOTS ALLOWED R.C.5 (0.667 x ACRE)= 0.667 X 3.70 AC=	2.47 = 2 UNITS
5. NO. OF LOTS PROPOSED=	2
6. PARKING REQUIRED=(2 SPACES PER LOT)=	4
7. PARKING PROPOSED=(2 PLUS SPACES PER LOT)=	4
8. 2000 CENSUS TRACT:	4071
9. 2000 CENSUS BLOCK GROUP:	–
10. REGIONAL PLANNING DISTRICT:	301A
11. ELEMENTARY SCHOOL DISTRICT:	SEVENTH DISTRICT
12. MIDDLE SCHOOL DISTRICT:	HEREFORD
13. HIGH SCHOOL DISTRICT:	HEREFORD
14. WATERSHED:	13
15. SUBSEWERSHED:	81
16. COUNCILMANIC DISTRICT:	3RD
17. ELECTION DISTRICT:	7TH
18. SITE IS LOCATED ON BALTIMORE COUNTY ZONING MAP:	22-A2
19. ZIP CODE:	21111
20. TAX MAP 22, GRID 14, PARCEL 332	

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.10	S80°46'56"E
L2	28.76	S61°04'02"E
L3	33.99	S45°06'43"E
L4	56.61	S19°24'10"E
L5	41.13	S00°49'09"E
L6	62.30	S56°47'52"E
L7	109.79	S35°31'41"E





VICINITY MAP
SCALE: 1" = 1000'

PLAN TO ACCOMPANY SITE PHOTO GRAPHS

PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING

537 MONKTON ROAD
CHERYL F. W. BOZMAN PROPERTY

7TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND
3RD COUNCILMANIC DISTRICT
SCALE: 1" = 50' — DATE: NOVEMBER 8,2005

OWNER INFO
WILLIAM R. RILEY
HILIARY M. RILEY
605 MONKTON ROAD
MONKTON MD 21111
DEED REF: 21053/686
ACT. NO.: 2200016268

PDM MINOR SUBDIVISION 05-028-M

MAI PROJECT #04-156

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

06-266-SPH