IN RE: PETITION FOR SPECIAL HEARING Southeast corner of the intersection of Mt. Vista and Old Landing Roads 11th Election District 3rd Councilmanic District **(7501 Mt. Vista)** Kaye E. Crawford & Daryl H. Voorhees, *Legal Owners* *Petitioners*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 06-466-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 7501 Mt. Vista Road in the Kingsville area of Baltimore County. The Petition was filed by Kaye E. Crawford and Daryl H. Voorhees, the Legal Owners. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an RC-5 lot with an area less than the required 1.5 acres (0.74), a front setback of 83 feet from the centerline of a collector road in lieu of the required 150 feet, a side street setback of 35 feet from the centerline in lieu of the required 75 feet, and an interior side yard setback of 25 feet in lieu of the required 50 feet, and a rear yard setback of 68 feet in lieu of the required 75 feet to the centerline of a road.

The property was posted with Notice of Hearing on April 18, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on April 18, 2006, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all

zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Bureau of Development Plans Review dated April 7, 2006, a copy of which is attached hereto and made a part hereof. In addition, a ZAC comment was received from the Office of Planning dated May 3, 2006, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing were Kaye Crawford and Daryl Voorhees, Petitioners as well as Scott Chilton with CB Homes who prepared the Plat to Accompany. Howard Alderman appeared as an adjacent property owner. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains approximately 0.74 acres zoned RC 5 and is improved by an unoccupied single family dwelling. The property is located at the acute intersection of Old Landing Road and Mt. Vista Road as shown on exhibit 1. The Petitioners would like to raze the existing structure as it is in poor repair and erect a new modern home with updated septic system as presented by exhibit 3.

The Petitioners indicated that they were aware of the comment from the Department of Development Plans Review regarding the wider right of ways of the two roads which border the property. They opined that since all zoning setbacks in RC 5 zones are from the centerline of the

5-22-06

street, their Plat to Accompany and Petition would not be effected by the comment. However they noted that the setback of the proposed septic reserve area might be affected by the widening and that if as and when the roadways would actually be widened, they would comply with the comment.

In regard to the variance requests, the Petitioners noted that the shape of the lot was almost triangular. Mt. Vista Road apparently is a collector road triggering 150 foot setback from the center line of the road. Given this and the other setback requirements of the regulations, there is no buildable area on this lot.

The Petitioners opined that the proposed house would be compatible with the neighborhood and presented elevations (exhibit 3) and projected images (exhibit 2 A) of what the house would look like on the lot. In addition they presented photographs of home in the community which are similar in size and style to the proposed home. See exhibit 2 B.

Mr. Alderman whose home is adjacent to the subject property, indicated that his mother in law owned the property for many years. His property is adjacent to the subject property and most affected by the new home. He supported the Petitioners' requests. He noted the lots was created in 1947 much before zoning regulations were imposed on this area. The soils are poor, location of septic reserve area limited and there is a 15 foot ATT utility right of way which transects the property limiting the location of any home even it one were to disregard the setback regulations. He confirmed the poor condition of the existing house and opposed incorporating the comment from Plans Review for the reasons above.

Findings of Fact and Conclusions of Law

I note that the Office of Planning has now reviewed the proposed home, and presented its finding that the proposed home meets spirit and intent of the RC 5 regulations. Given the odd

5-22-06

shape of the lot, I find the property unique in a zoning sense. If the regulations are strictly applied there is no place on the lot that one could build a home. Yet there is an existing home on the property. Although the lot is approximately ½ the size required by the regulations, there is no land available which can be purchased to enlarge the lot and reduce if not eliminate the need for a variance. I find that proposed use meets the spirit and intent of the regulations and will not adversely affect the neighborhood. In fact Mr. Alderman spoke in favor of the requests.

I agree that the ZAC comment from the Bureau of Development Plans Review regarding the widening of the County's right of way on Mt. Vista Road and Old Landing Road does not affect the Petition as setbacks are taken from the centerline of the road in RC 5 zones. I will not require the Petitioners to comply with the comment but they recognize that the setback distance for the septic reserve areas may have to be moved should the County actually demand the widening.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17th day of May, 2006, that the Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an RC-5 lot with an area less than the required 1.5 acres (0.74), a front setback of 83 feet from the centerline of a collector road in lieu of the required 150 feet, a side street setback of 35 feet from the centerline in lieu of the required 75 feet, and an interior side yard setback of 25 feet in lieu of the required 50 feet, and a rear yard setback of 68 feet in lieu of

the required 75 feet to the centerline of a road, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order; and

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 5-22-06
By

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7501 MT. VISTA KINGSVILLE, MD 21087

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 under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve AN RC-5 LOT WITH AN AREA LESS THAN THE REQUIRED 1.5 ACRES (0.74 ACRE), A FRONT SETBACK of 83 ft. FROM THE CENTERLINE of A COLLECTOR ROAD IN LIEU of THE REQUIRED 150 ft., A SIDE STREET SETBACK of 35 ft. FROM CENTERLINE IN LIEU of THE REQUIRED 75 ft., AND AN INTERIOR SIDE YARD SETBACK of 25 ft. IN LIEU of THE REQUIRED 50 ft., AND A REARYARD SETBACK of 68 ft IN LIEU of THE REQUIRED 75 ft. TO THE CENTERLINE of A ROAD, (1A04.3.B.2 & 1A04.3.B.1.b; BCZR).

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):

KAYE E CRAWFORD
Name - Type or Print

Kaye E Crawford
Signature

DARYL H. VOORHEES
Name - Type or Print

Daryl H. Voorhees
Signature

4607 BALLYGAR Rd 410 529 0330
Address — Telephone No.

BALTIMORE MD 21236-1901
City — State — Zip Code

Representative to be Contacted:

DARYL H. VOORHEES
Name

4607 BALLYGAR Rd 410 765 3400
Address — Telephone No.

BALTIMORE MD 21236-1901
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By DCM **Date** 3.24.06

Case No. 06-486 SPH

RECEIVED FOR FILING 5-22-06

REV 9/15/98

Zoning Description

Zoning Description for 7501 Mount Vista Road, Kingsville Maryland 21087, Baltimore County, Maryland

As recorded in Deed Liber #22121, Folio #78.

Metes and Bounds : Beginning for the same in the center of Old Landing Road at it's intersection with Mount Vista Road, in the 11th Election District, 3rd Councilmanic District of Baltimore County, said point of beginning being at the end of the third or S 29 30' 00" E 282.25 ft, thence for new lines of division the two following courses and distance: N 60 30' 00" E 78.0ft and N 02 00' 00" E 200.0 feet to the center of Mount Vista Road, thence N 88 00' 00" W 214.00ft to the beginning point.

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: # 06-466-SPH
7501 Mt. Vista Road
Southeast corner of the Intersection of Mt. Vista and Old Landing Roads
11th Election District — 3rd Councilmanic District
Legal Owner(s): Kaye E. Crawford & Daryl H. Voorhees

Special Hearing: to permit an RC-5 lot with an area less than the required 1.5 acres (0.74 acre), a front setback of *83 feet from the centerline of a collector road* in lieu of the required 150 feet, a side street setback of 35 feet from the centerline in lieu of the required 75 feet, and an interior side yard setback of 25 feet in lieu of the required 50 feet, and a rear yard setback of 68 feet in lieu of the required 75 feet to the centerline of a road.

Hearing: Wednesday, May 3, 2006 at 10:00 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 4/683 April 18 91897

CERTIFICATE OF PUBLICATION

4/20/, 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 4/18/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

466

No. 0023

DATE 3.24.06 ACCOUNT Fnt-006-6150

AMOUNT $ 65.00

RECEIVED FROM: CRA, LLC 7501 MT. VISTA Rd.

FOR: SPH.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-466-SPH

Petitioner/Developer: KAYE CRAWFORD
DARYL H. VOORHEES

Date of Hearing/Closing: 5/3/06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

Ladies and Gentlemen:

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

7501 MT. VISTA RD

The sign(s) were posted on 4/18/06
(Month, Day, Year)

Sincerely,

4/18/06
(Signature of Sign Poster and Date)

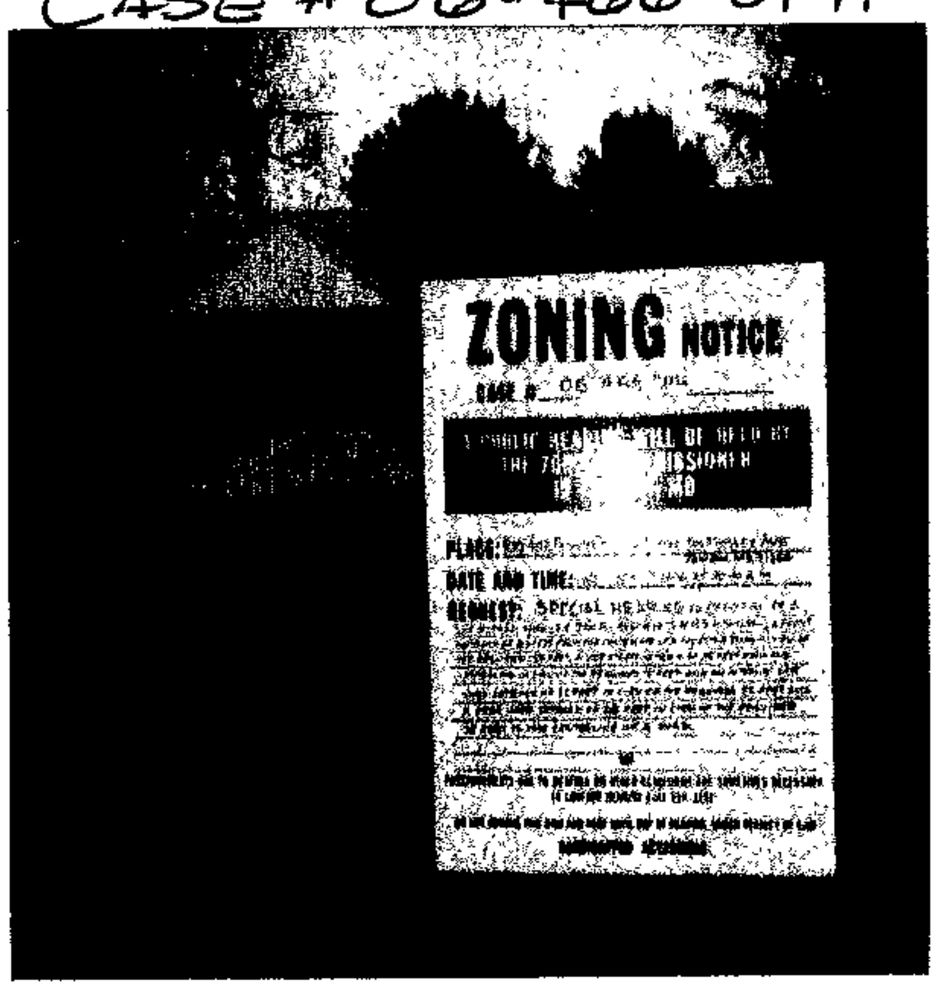
RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

CASE # 06-466-SPH



7501 MT. VISTA RD.
POSTED 4/15/06
4/15/06

RE: PETITION FOR SPECIAL HEARING 7501 Mt. Vista Road; SE corner intersection of Mt. Vista Road & Old Landings Roads 11th Election & 3rd Councilmanic Districts Legal Owners: Kaye Crawford & Daryl Voorhees Petitioner(s)	* * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 06-466-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 and all 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 7th day of April, 2006, a copy of the foregoing Entry of Appearance was mailed to, Daryl Voorhees, 4607 Ballygar Road, Baltimore, MD 21236, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
APR 07 2006
Per ...

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: 466

Petitioner: KAYE E CRAWFORD

Address or Location: 7501 Mt. VISTA RD KINGSVILLE MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: KAYE E CRAWFORD

Address: 4607 BALLYGAR Rd
BALTIMORE MD 21236-1901

Telephone Number: 410 529 0330 H, 410 765-3400 B

Revised 2/20/98 - SCJ

Department of Permits and Development Management

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

Baltimore County

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

March 31, 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: 06-466-SPH
7501 Mt. Vista Road
Southeast corner of the intersection of Mt. Vista and Old Landing Roads
11th Election District – 3rd Councilmanic District
Legal Owner: Kaye E. Crawford & Daryl H. Voorhees

Special Hearing to permit an RC-5 lot with an area less than the required 1.5 acres (0.74 acre), a front setback of 83 feet from the centerline of a collector road in lieu of the required 150 feet, a side street setback of 35 feet from the centerline in lieu of the required 75 feet, and an interior side yard setback of 25 feet in lieu of the required 50 feet, and a rear yard setback of 68 feet in lieu of the required 75 feet to the centerline of a road.

Hearing: Wednesday, May 3, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:raj

C: Kaye E. Crawford & Daryl H. Voorhees, 4607 Ballygar Road, Baltimore, MD 21236-1901

NOTES:(1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 18, 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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 18, 2006 Issue - Jeffersonian

Please forward billing to:
Kaye E. Crawford H (410-529-0330) or B (410-765-3400)
4607 Ballygar Road
Baltimore, MD 21236-1901

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: 06-466-SPH
7501 Mt. Vista Road
Southeast corner of the intersection of Mt. Vista and Old Landing Roads
11th Election District – 3rd Councilmanic District
Legal Owner: Kaye E. Crawford & Daryl H. Voorhees

Special Hearing to permit an RC-5 lot with an area less than the required 1.5 acres (0.74 acre), a front setback of 83 feet from the centerline of a collector road in lieu of the required 150 feet, a side street setback of 35 feet from the centerline in lieu of the required 75 feet, and an interior side yard setback of 25 feet in lieu of the required 50 feet, and a rear yard setback of 68 feet in lieu of the required 75 feet to the centerline of a road.

Hearing: Wednesday, May 3, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
(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

April 28, 2006

Kaye E. Crawford
Daryl H. Voorhees
4607 Ballygar Road
Baltimore, MD 21236-1901

Dear Ms. Crawford and Mr. Voorhees:

RE: Case Number: 06-466-A, 7501 Mt. Vista

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 24, 2006.

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:amf

Enclosures

c: People's Counsel

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 3, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-466- Special Hearing**

The Office of Planning has met with the petitioner and reviewed their request, accompanying site plan and elevation drawings. The Office of Planning finds the proposal to be in accordance with the spirit and intent of the RC 5 regulations and performance standards listed therein. As such, this office does not oppose the subject request.

Prepared By: _____

Division Chief: _____

RECEIVED
MAY - 8 2006
ZONING COMMISSIONER

CM/LL

W:\DEVREV\ZAC\6-466.doc

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

April 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 3, 2006

Item Numbers: 446, 457-470
466

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.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

Printed on Recycled Paper

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: 3-31-01

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

RE: Baltimore County
Item No. 466 LTM

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. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 7, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For April 10, 2006
Item No. 466

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

The minimum right-of-way for all public roads in Baltimore County is 40-feet. Show the right-of-way for Mount Vista Road centered on existing 19-foot paving and the right-of-way for Old Landing Road centered on existing 13-foot paving. Setbacks shall be adjusted respectively.

DAK:CEN:clw
cc: File
ZAC-ITEM NO466-04062006.doc

BALTIMORE COUNTY
OFFICE OF THE ZONING COMMISSIONER
COUTY COURTS BUILDING
401 BOSLEY ROAD, SUITE 405
TOWSON, MD 21204
Phone: 410-887-3868 **Fax: 410-887-3408**

FAX COVER SHEET

DATE: 5-22-06
NO. OF PAGES INCLUDING COVER SHEET: 7

TO: Kaye Crawford

FROM: Patti Zook

PHONE:

FAX NO.: 410-605-8518

REMARKS: __ URGENT ✓ FOR YOUR REVIEW __ REPLY ASAP __ PLEASE COMMENT

********** -COMM. [redacted]NAL- ********** DATE MAY-22-200[redacted]** TIME 10:56 *******

MODE = MEMORY TRANSMISSION START=MAY-22 10:55 END=MAY-22 10:56

FILE NO.=159

STN NO.	COMM.	ONE-TOUCH/ ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	a	94106058518	007/007	00:01:02

-ZONING COMMISSIONER OFF M-

********** - - ***** - 410 887 3468- *********

BALTIMORE COUNTY
OFFICE OF THE ZONING COMMISSIONER
COUTY COURTS BUILDING
401 BOSLEY ROAD, SUITE 405
TOWSON, MD 21204

Phone: 410-887-3868 **Fax: 410-887-3408**

FAX COVER SHEET

DATE: 5-22-06
NO. OF PAGES INCLUDING COVER SHEET: 7

TO: Kaye Crawford

FROM: Patti Zook

PHONE:

FAX NO.: 410-605-8518

REMARKS: ___ URGENT ✓ FOR YOUR REVIEW ___ REPLY ASAP ___ PLEASE COMMENT

Bill Wiseman - Case number 06-466-SPH Zoning Commission Question

From: "Voorhees, Daryl H. (Contr)" <daryl.voorhees@ngc.com>
To: <jvmurphy@co.ba.md.us>
Date: 05/16/06 10:34 AM
Subject: Case number 06-466-SPH Zoning Commission Question
CC: <wwiseman@co.ba.md.us>, <daryl.voorhees@verizon.net>, <kaye.crawford@bankofamerica.com>

Dear Mr. Murphy, May 16,2006

On May 3, 2006, at 10:00am, my wife and I had a Special Hearing with you for a Variance Petition at the Baltimore County Courthouse, Case number 06-466-SPH. At the end of the hearing we asked what the ruling would be based on all of the information that was submitted. We were told that we would have to wait for the time the official ruling was determined by your office. We are eager to receive your ruling verbally and hopefully the Official Ruling in the near future in order to proceed. We appreciate your assistance.

Thank You,
Daryl Voorhees and Kaye Crawford

BALTIMORE COUNTY

MARYLAND

May 16, 2006

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

KAYE E CRAWFORD
4607 BALLYGAR ROAD
BALTIMORE MD 21236

DARYL H VOORHEES
4607 BALLYGAR ROAD
BALTIMORE MD 21236

Re: Petition for Special Hearing
Case No. 06-466-SPH
Property: 7501 Mt. Vista

Dear Ms. Crawford and Mr. Voorhees:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

c: Scott Chilton, 27 Neptune Drive, Joppa MD 21085
Howard Alderman, 7505 Mt Vista Road, Kingsville MD 21087

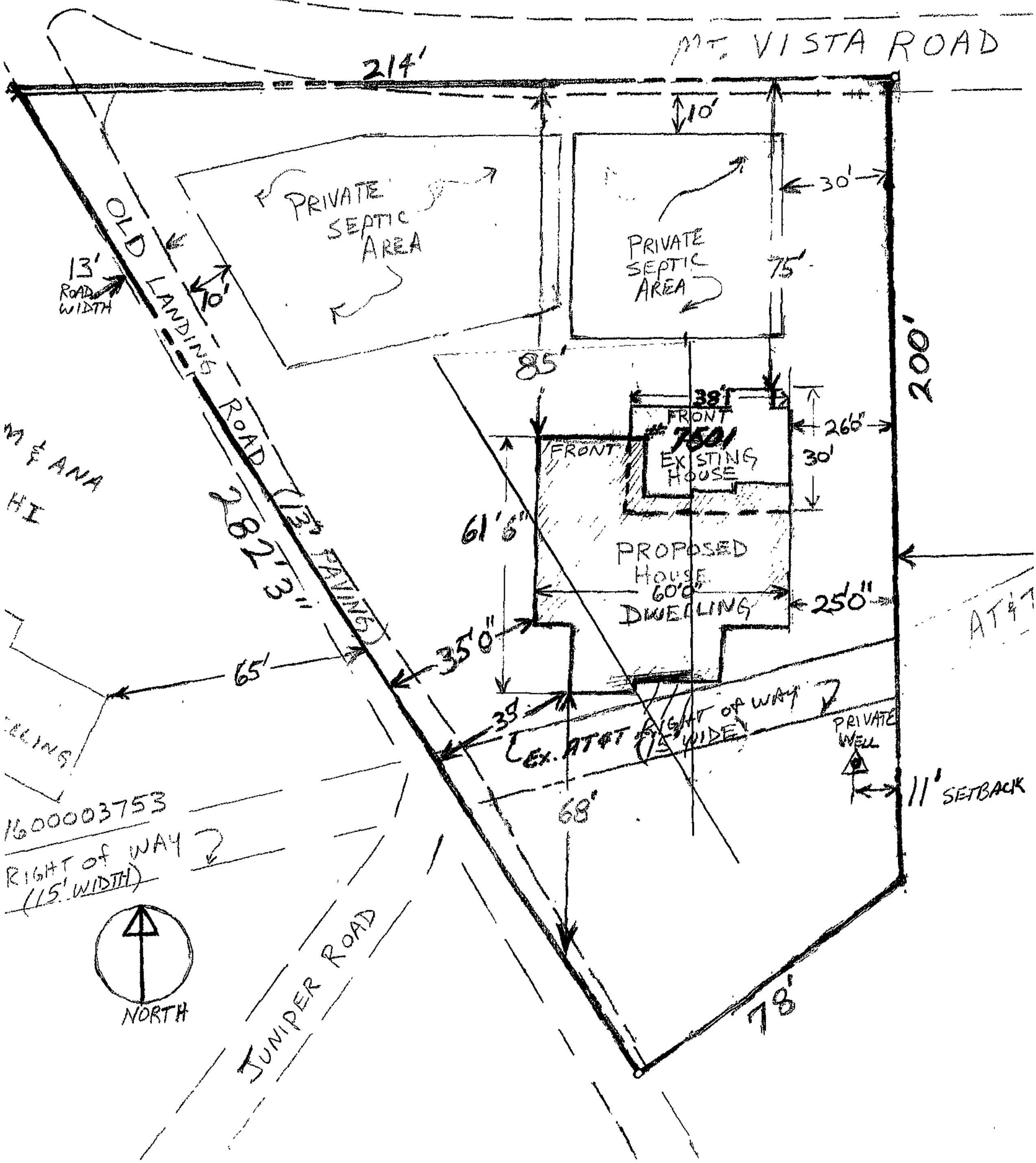
5-22-06

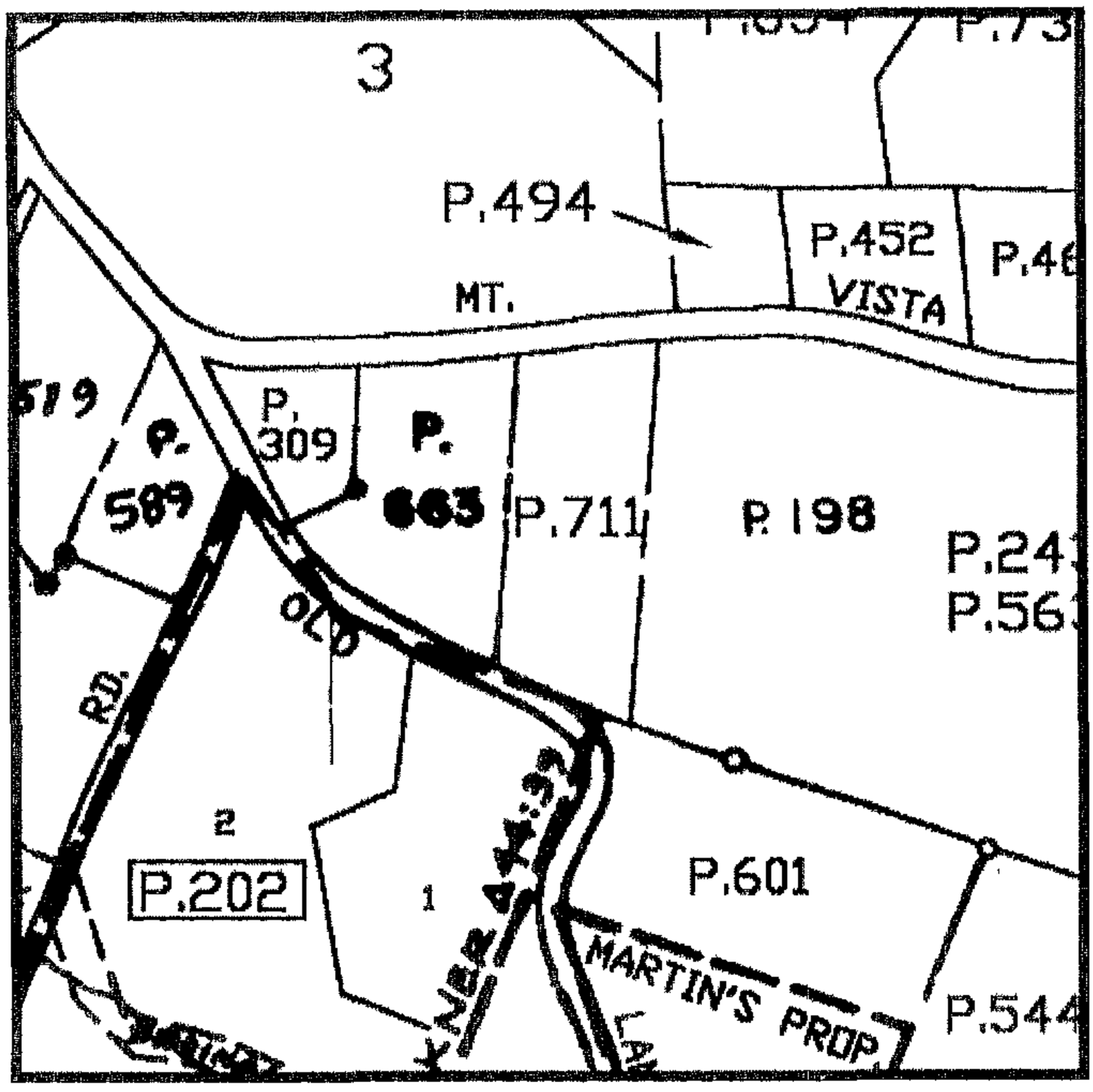
PLEASE PRINT CLEARLY

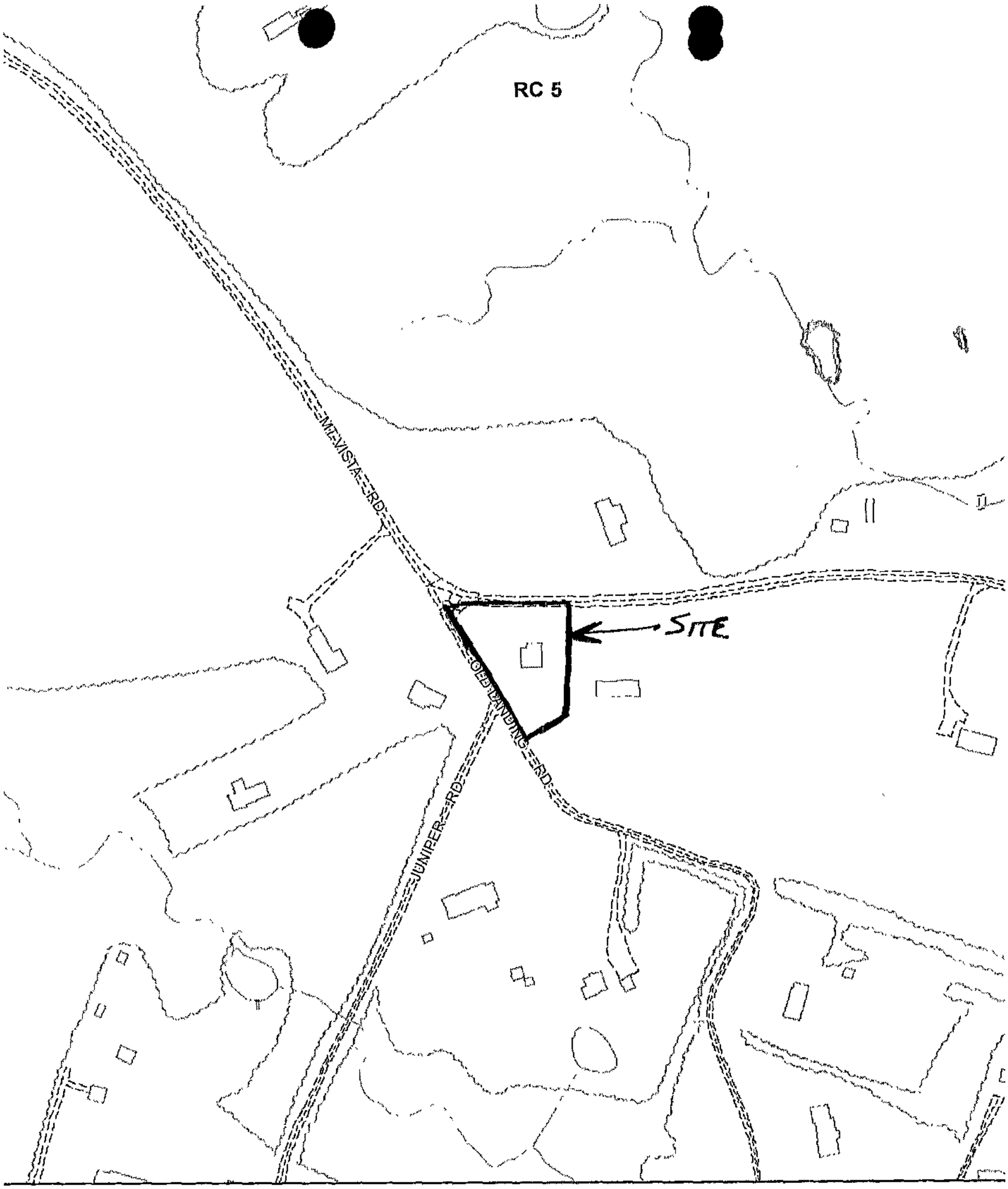
CASE NAME DARYL VOORHEES KAYE CRAWFORD 7501 MT VISTA
CASE NUMBER 06-466-A
DATE 5/3/06

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
SCOTT CHILTON	27 NEPTUNE DRIVE	TOWSON MD. 21085	C.B HOMES @ VERIZON.NET
KAYE E CRAWFORD	4607 BALLYGAR Rd	BALTO. MD 21236	N/A
DARYL VOORHEES	4607 BALLYGAR RD.	BALTO, MD 21236	DARYL.VOORHEES@VERIZON.NET
Howard Alderman	7505 Mt. Vista Rd	Kingsville MD 21087	


MT. VISTA ROAD
214'
10'
30'
PRIVATE SEPTIC AREA
PRIVATE SEPTIC AREA
75'
200'
13' ROAD WIDTH
10'
OLD LANDING ROAD (13' PAVING)
85'
38'
FRONT
26'6"
FRONT
EXISTING HOUSE
30'
61'6"
PROPOSED HOUSE
60'0"
DWELLING
25'0"
35'0"
65'
35'
EX. AT&T RIGHT OF WAY (15' WIDE)
PRIVATE WELL
11' SETBACK
68'
78'
M & ANA
HI
2823'
AT&T
160003753
RIGHT OF WAY (15' WIDTH)
NORTH
JUNIPER ROAD


3
P.494
P.452
VISTA
MT.
519
P.
589
P.
309
P.
663
P.711
P.198
P.601
2
P.202
1
MARTIN'S PROP
P.544
OLD
RD.



Baltimore County
Office of Planning and Zoning
Official Zoning Map

ation

nes

063

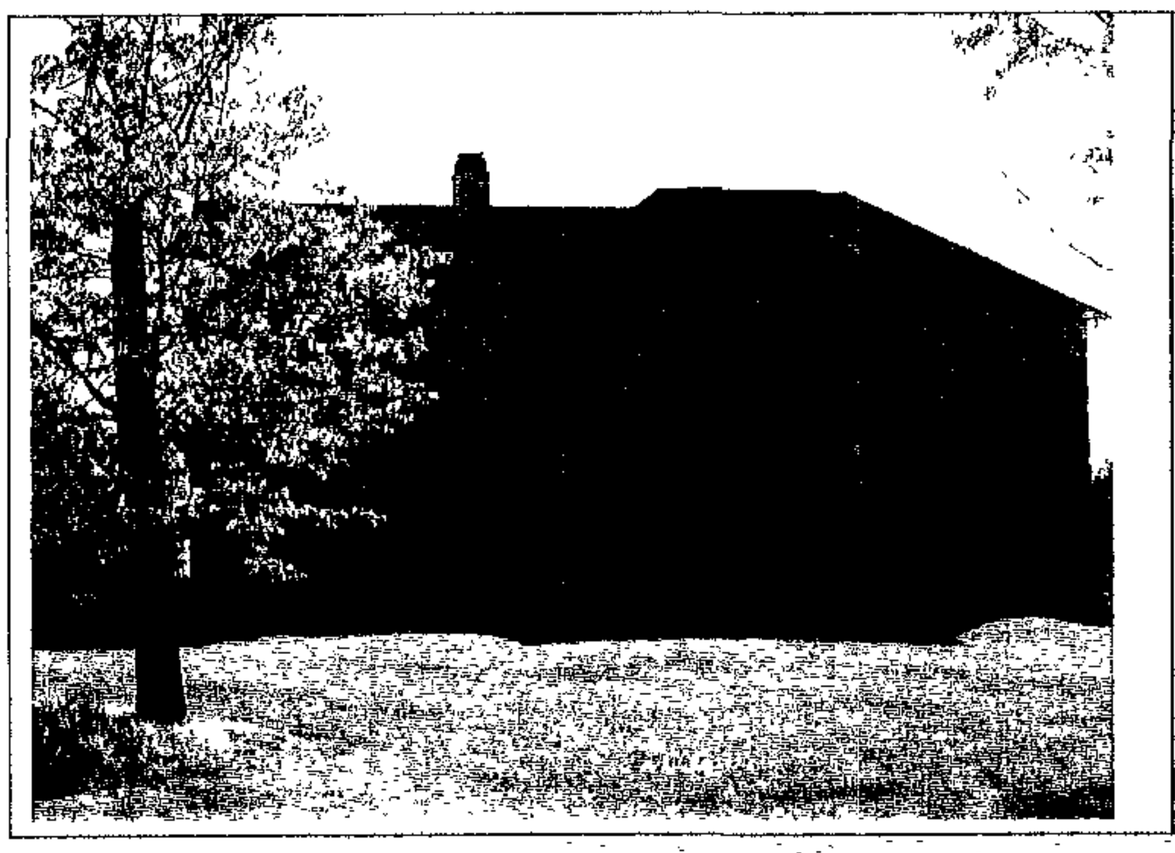
063

063

OWNERS: DARYL VOORHEES & KAYE CRAWFORD
7501 MT. VISTA ROAD KINGSVILLE 21087

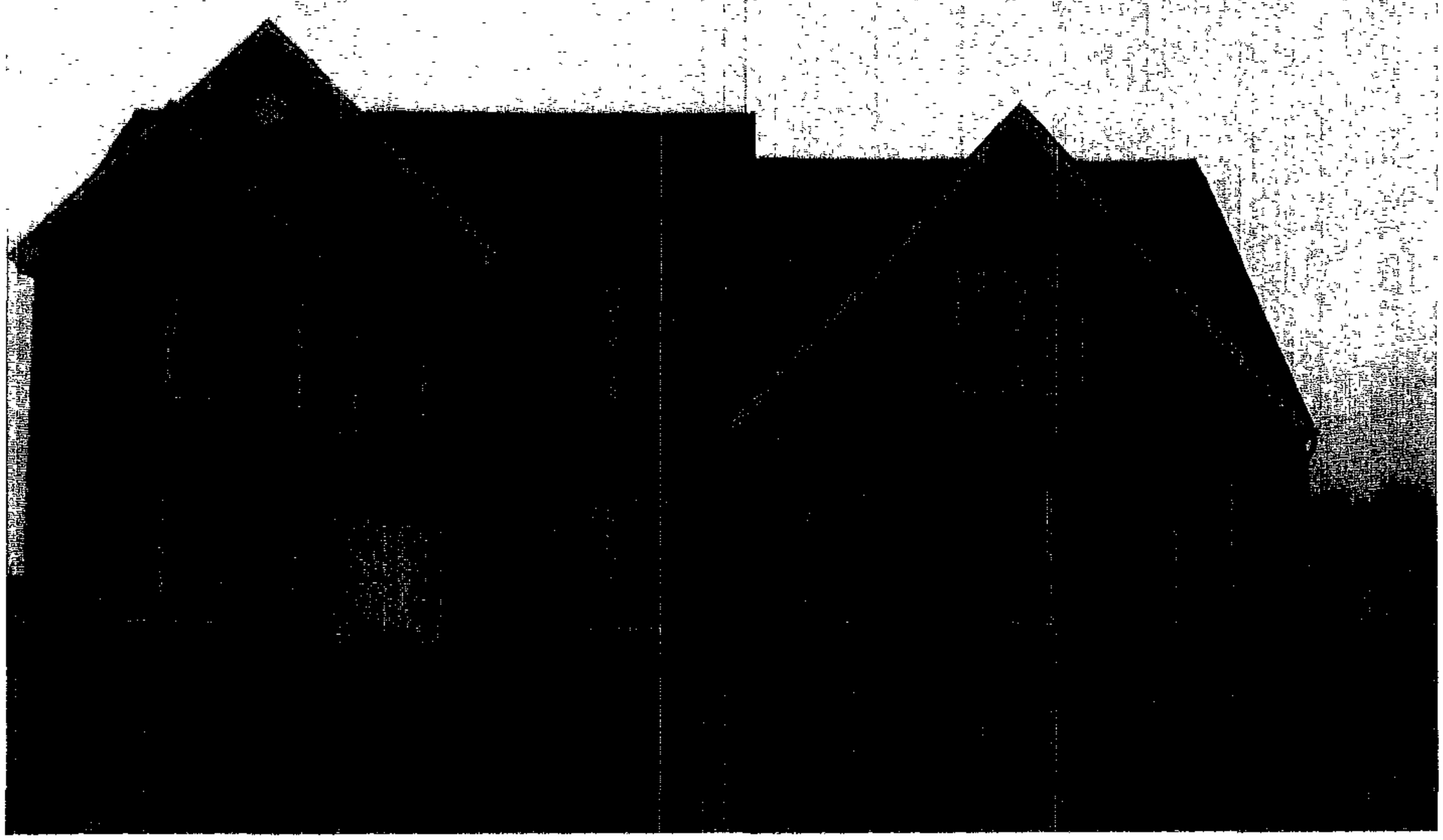
1" = 200'

064A2



2

3



1

2A

①

2B

DARYL VOORHEES /
KAYE CRAWFORD

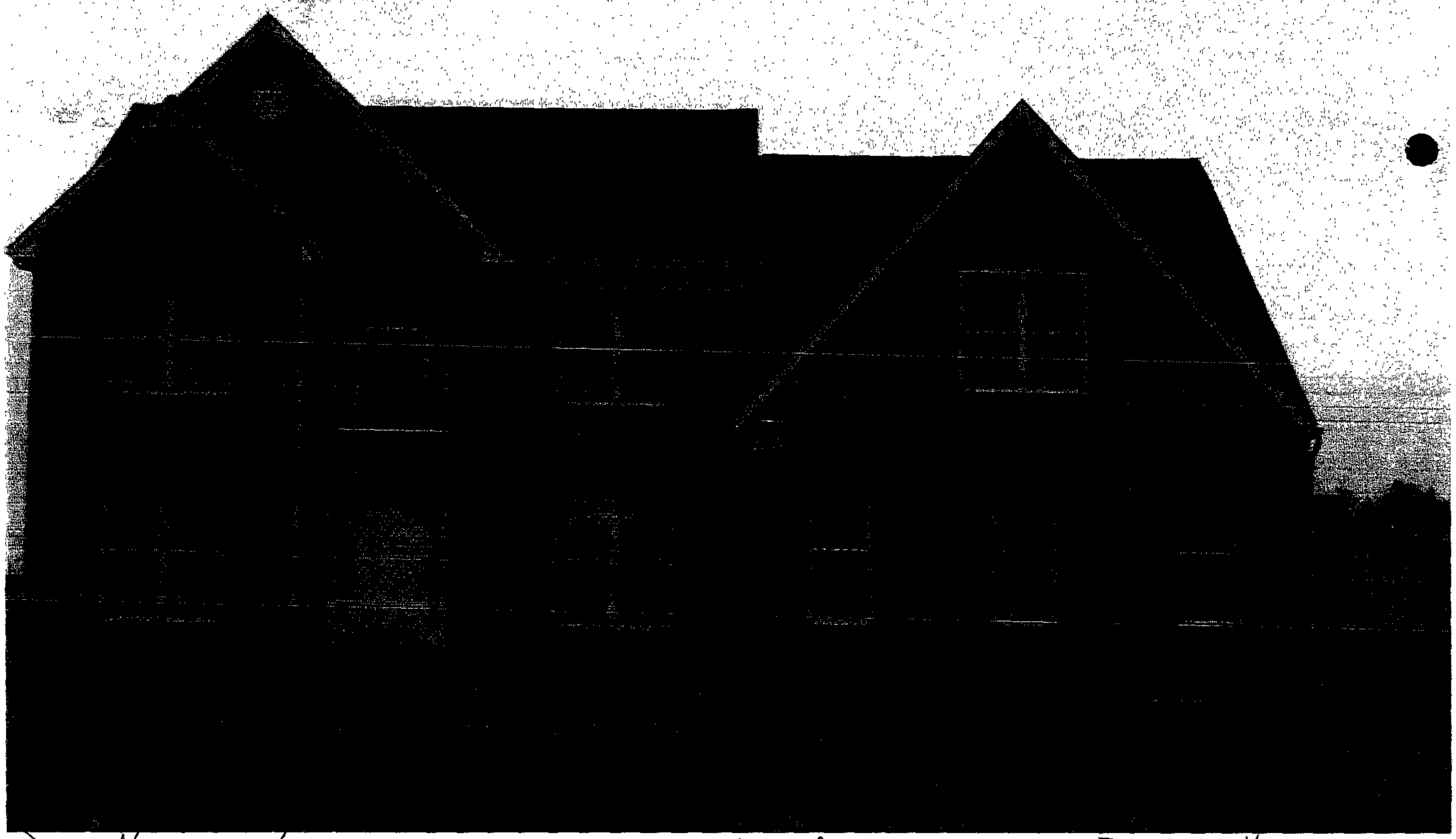
7501 MT VISTA RD.

EXISTING HOUSE
BEFORE PREPARATION
TO RAZE HOUSE BY
FIRE.

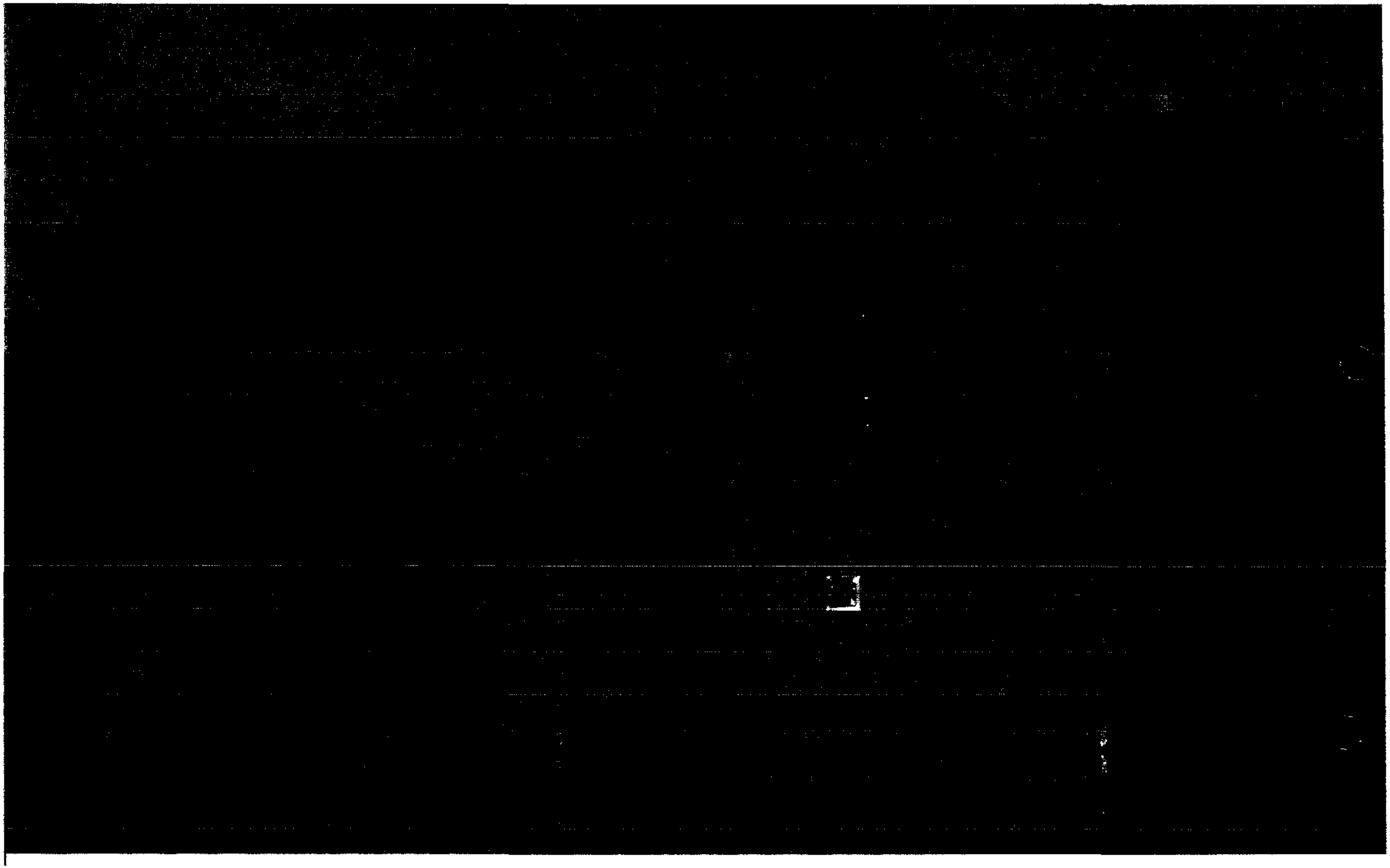
DARYL VOORHEES /
KAYE CRAWFORD

7501 MT. VISTA RD.

EXISTING HOUSE
BEFORE PREPERATION
TO RAZE HOUSE BY
FIRE.



DARYL VOORHEES / KAYE CRAWFORD 7501 MT. VISTA RD. PROPOSED HOUSE (FRONT)



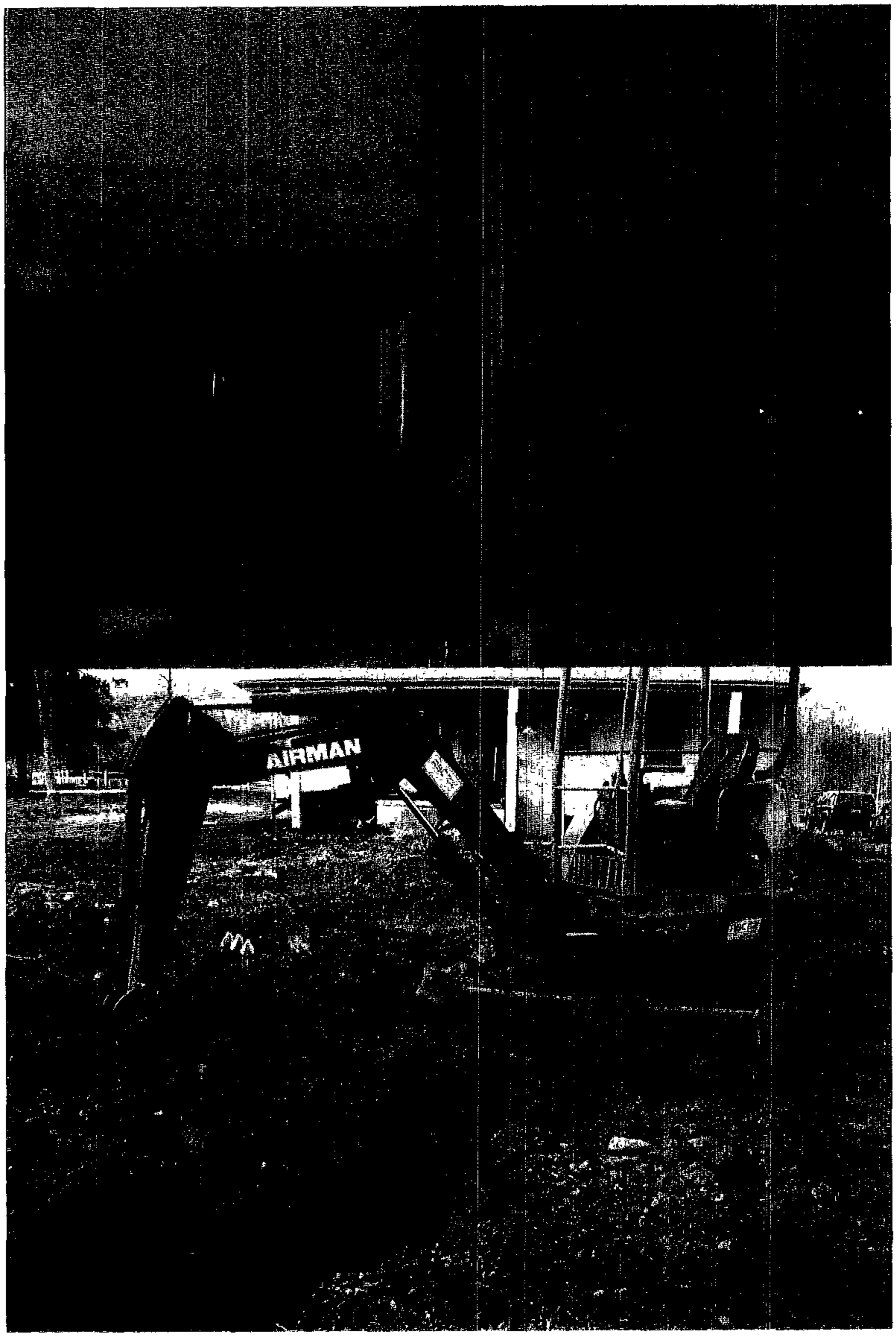
DARYL VOORHEES / KAYE CRAWFORD

7501 MT. VISTA RD.

PROPOSED HOUSE
(REAR)

501 MT VISTA ROAD

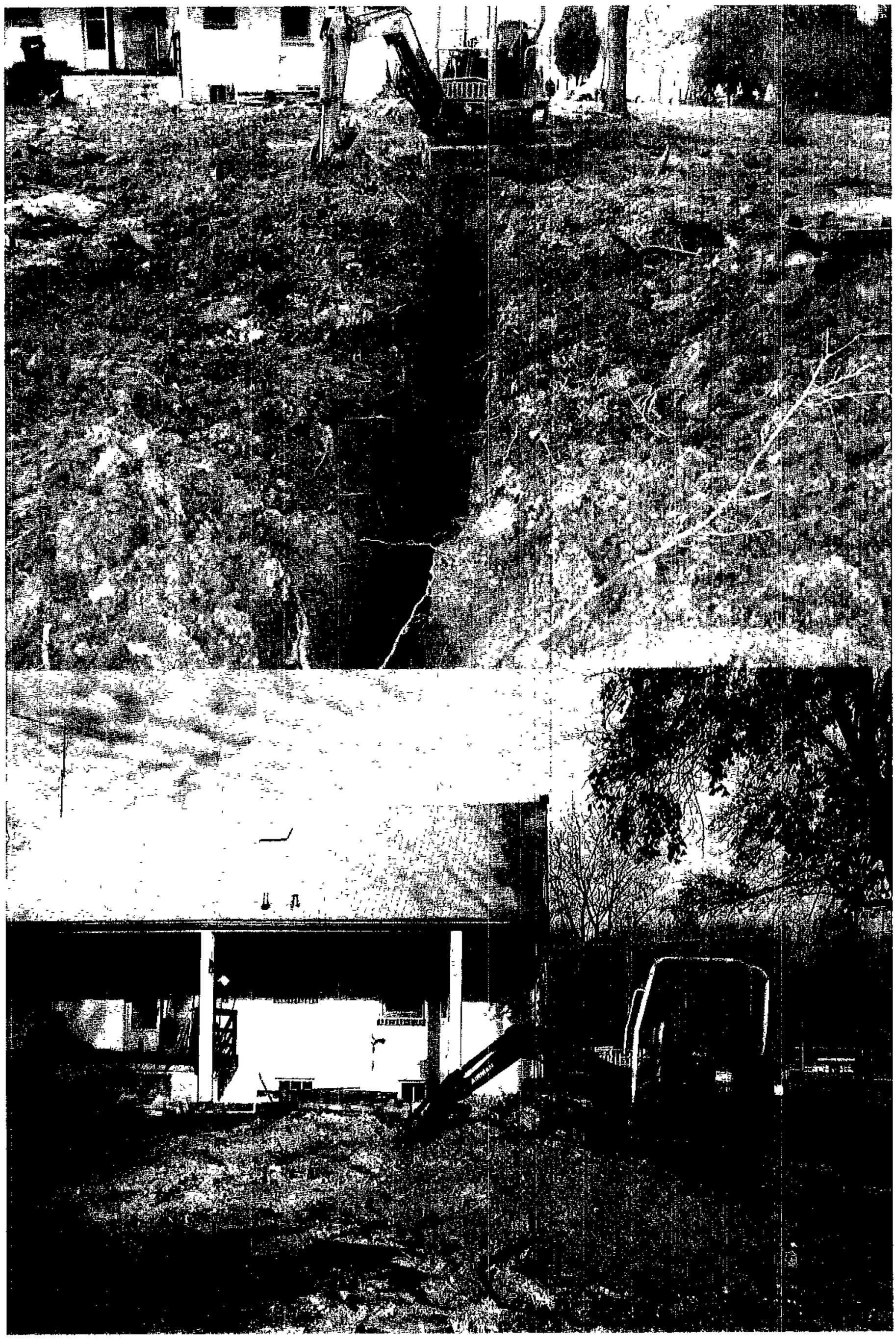
PREP HOUSE TO RAZE BY FIRE AND CAP SEWAGE/WELL



RELOCATED WELL TO REAR of LOT

REMOVED ANTIQUATED SEWER TANK AND SEWER LINE. TO SEEPAGE TANK

501 Mt. Vista
Prep House to Raze By Fire



7501 MT. VISTA RD

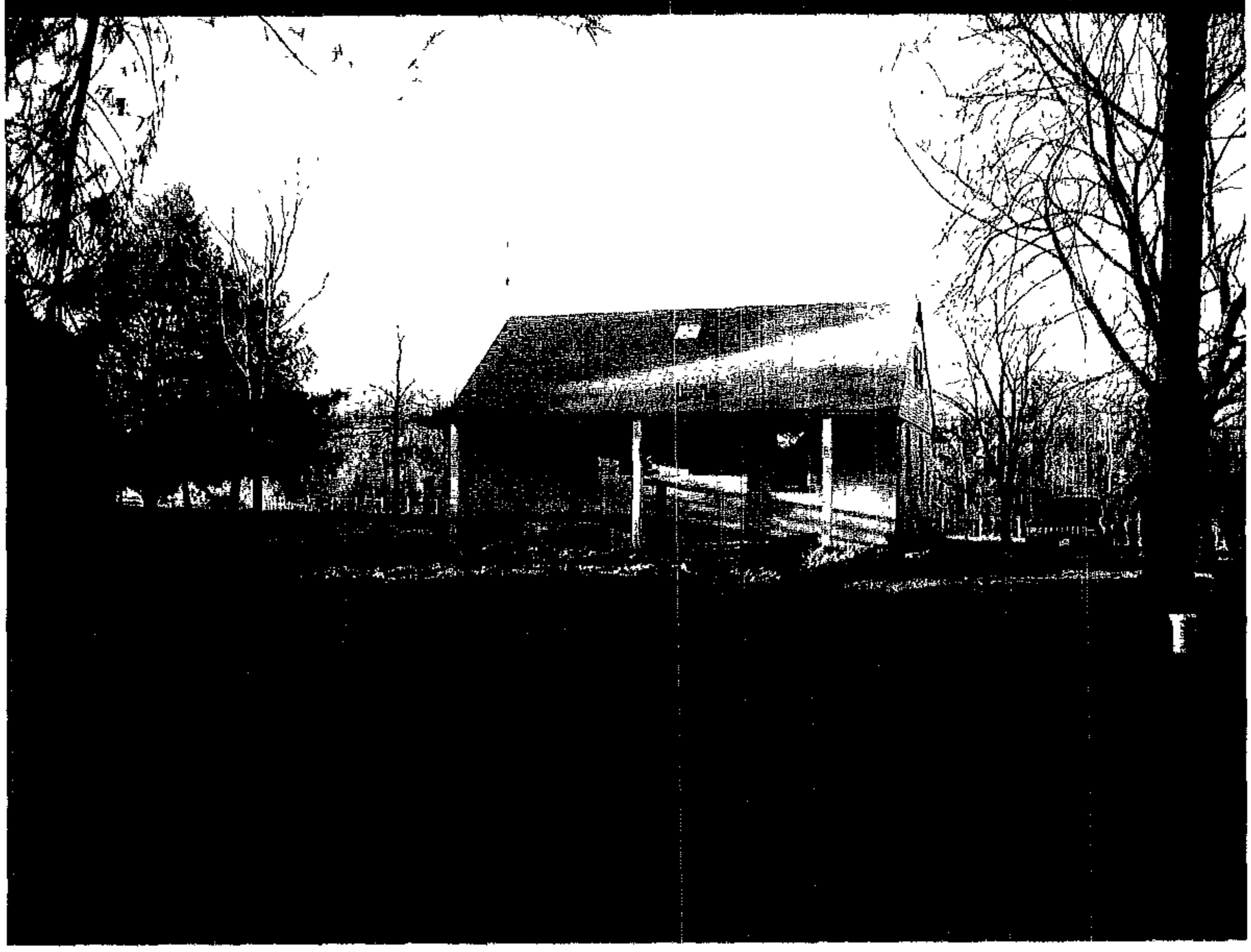
HOUSE DISTANCE RELATIVE TO NEIGHBORS HOUSE

(WEST) SIDE LOT NEAR OLD LANDING

7501 Mt. Vista Road

(WEST) SIDE of LOT FACING NORTH

REAR of HOUSE



REAR of HOUSE

FACING NORTH

7[illegible]1 MT. VISTA ROAD

EAST SIDE of LOT FACING NORTH

REAR of HOUSE

PLAT TO ACCOMPANY PETITION FOR ZONING

☒ VARIANCE ☐ SPECIAL HEARING

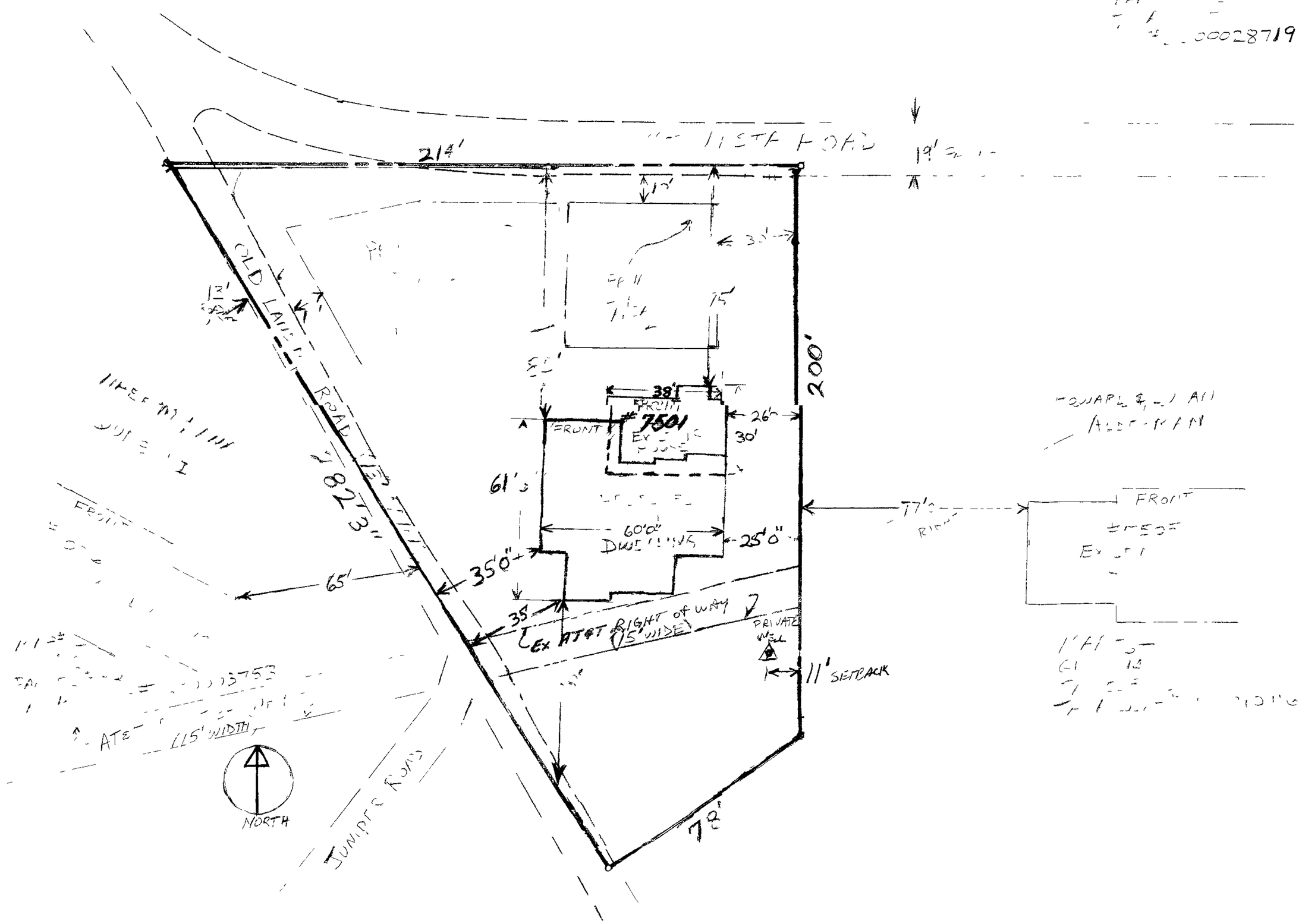
PROPERTY ADDRESS 750[illegible]

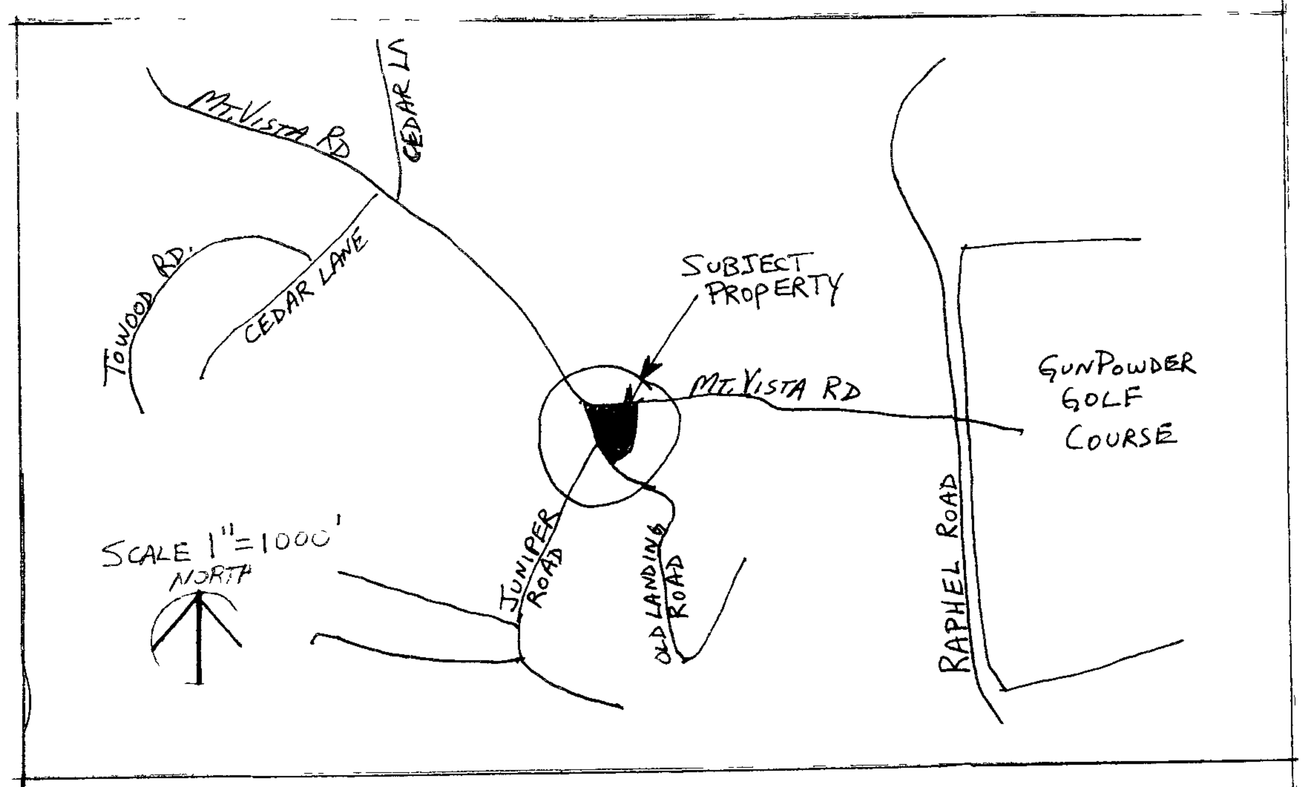
LIBER [illegible] FOLIO 78

OWNER [illegible]

DATE: [illegible]

MAP #64
GRID #13
PARCEL #309
TAX ACCOUNT # 1120066425





LOCATION INFORMATION

ELECTION DISTRICT 11th

COUNCILMANIC DISTRICT 3rd

ZONING RC-5

LOT SIZE [illegible]

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

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

PRIOR ZONING HEARING VARIF

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #

PREPARED BY DH

SCALE OF DRAWING: 1" = 30'

LEFT SIDE ELEVATION
SC: 1/8"=1'-0"

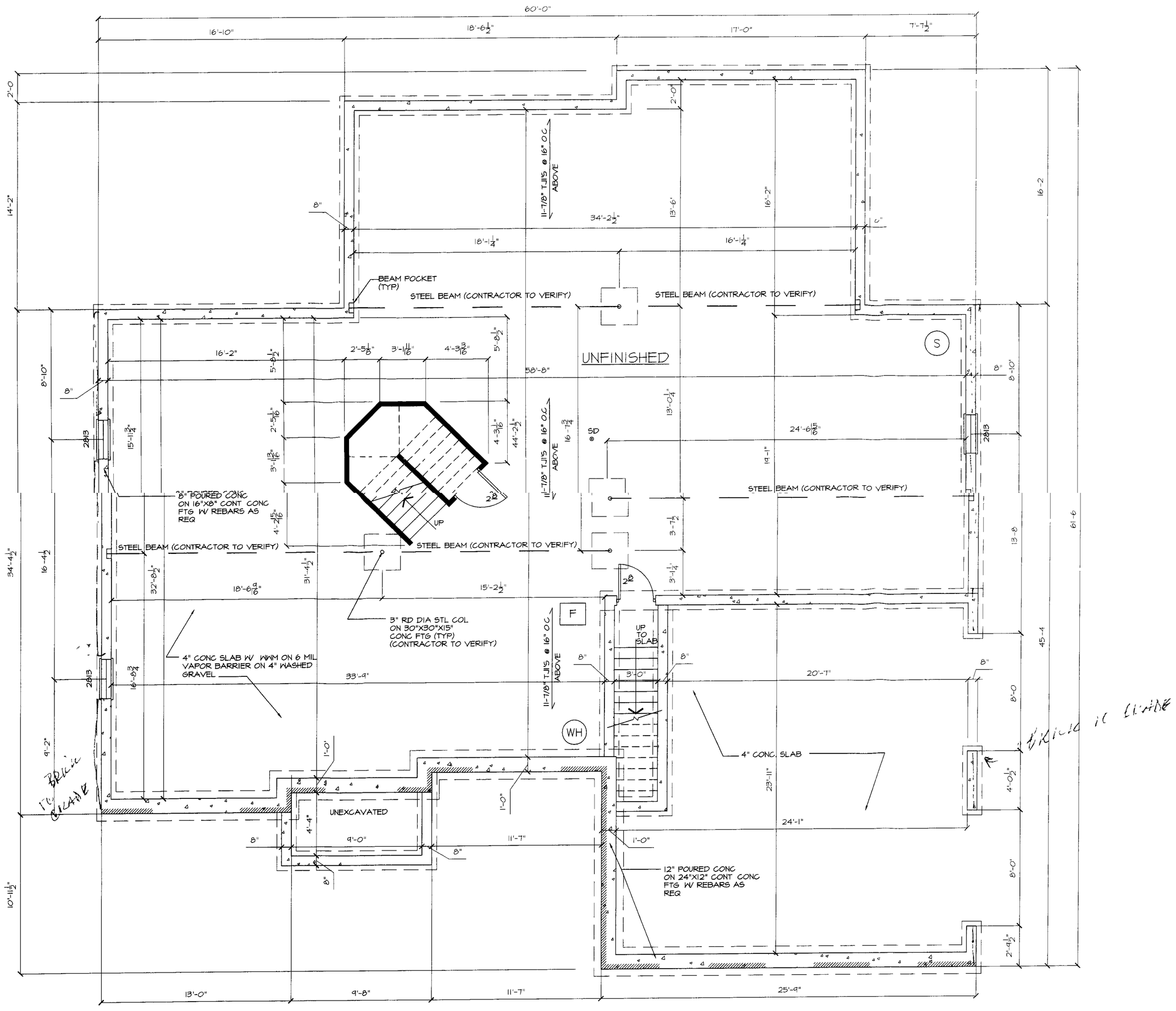
FRONT ELEVATION
SC: 1/4"=1'-0"

RIGHT SIDE ELEVATION
SC: 1/8"=1'-0"

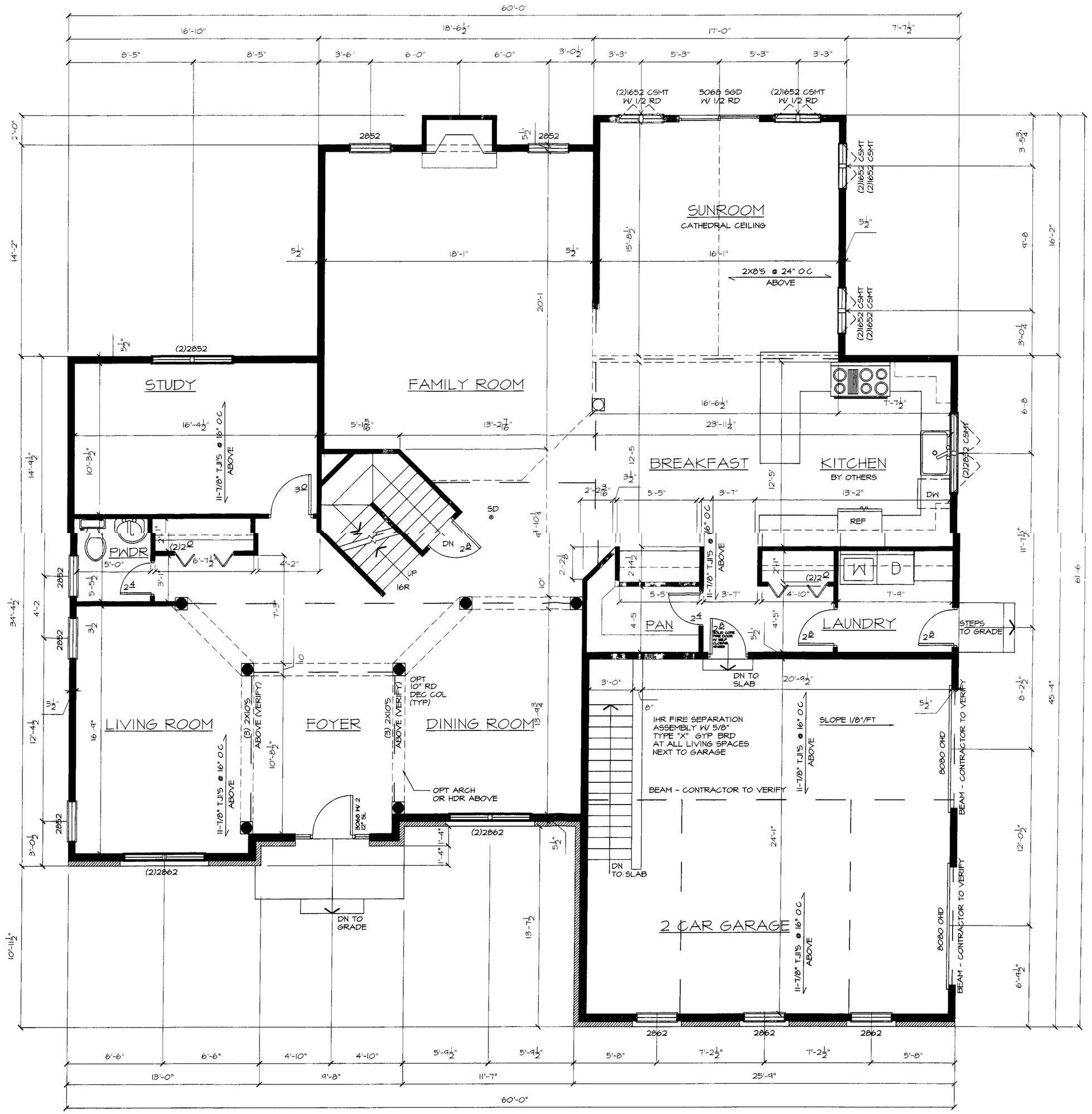
BRICK TO GRADE & CONSISTANT WITH FRONT ELEVATION
RETURN QUOINS
Ret #3

REAR ELEVATION
SC 1/8"=1'-0"

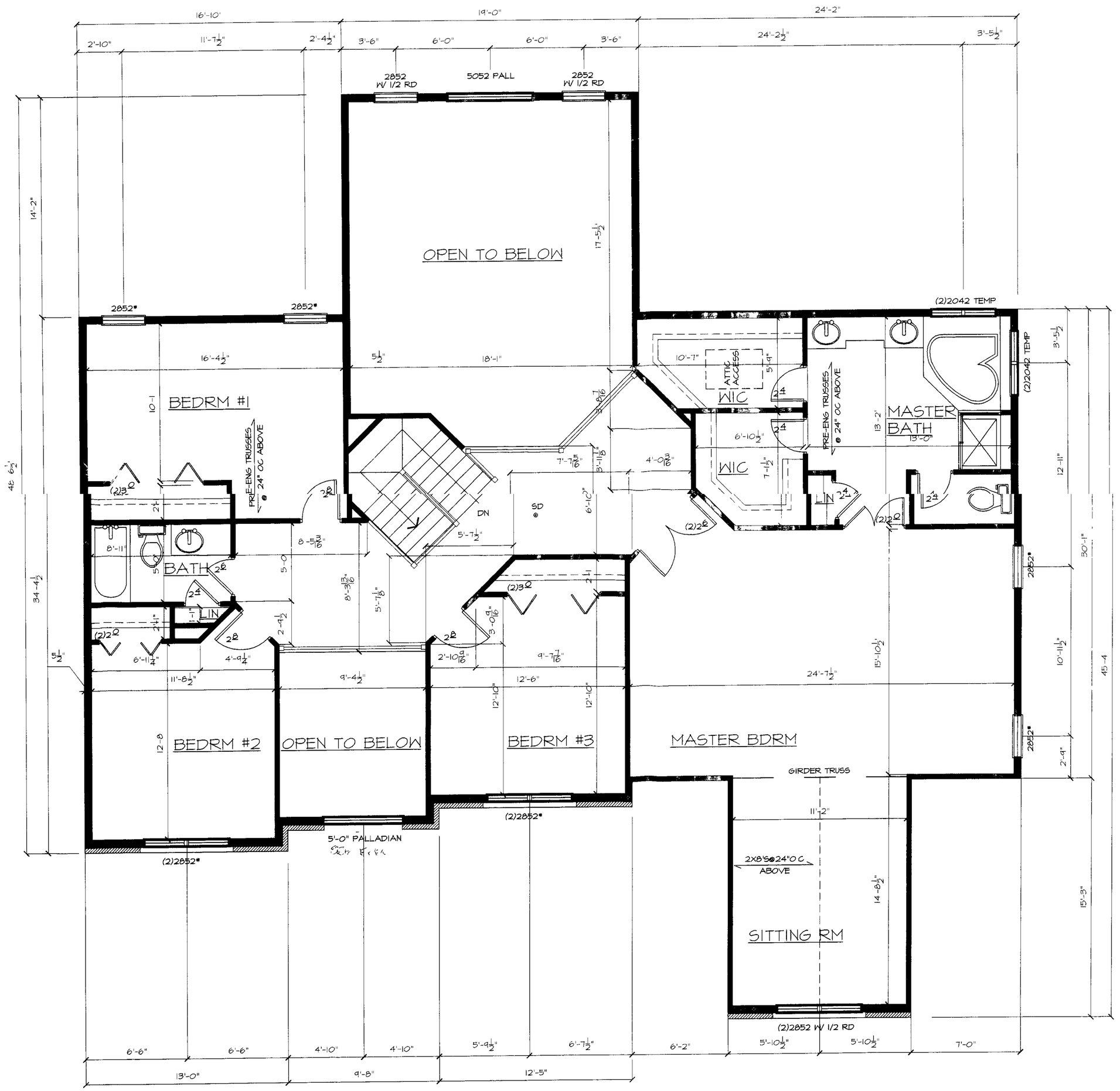
BRICK TO GRADE CONSISTANT WITH SIDE & FRONT ELEVATION



FOUNDATION PLAN
SC=1/4"=1'-0"



FIRST FLOOR PLAN
SC=1/4"=1'-0"

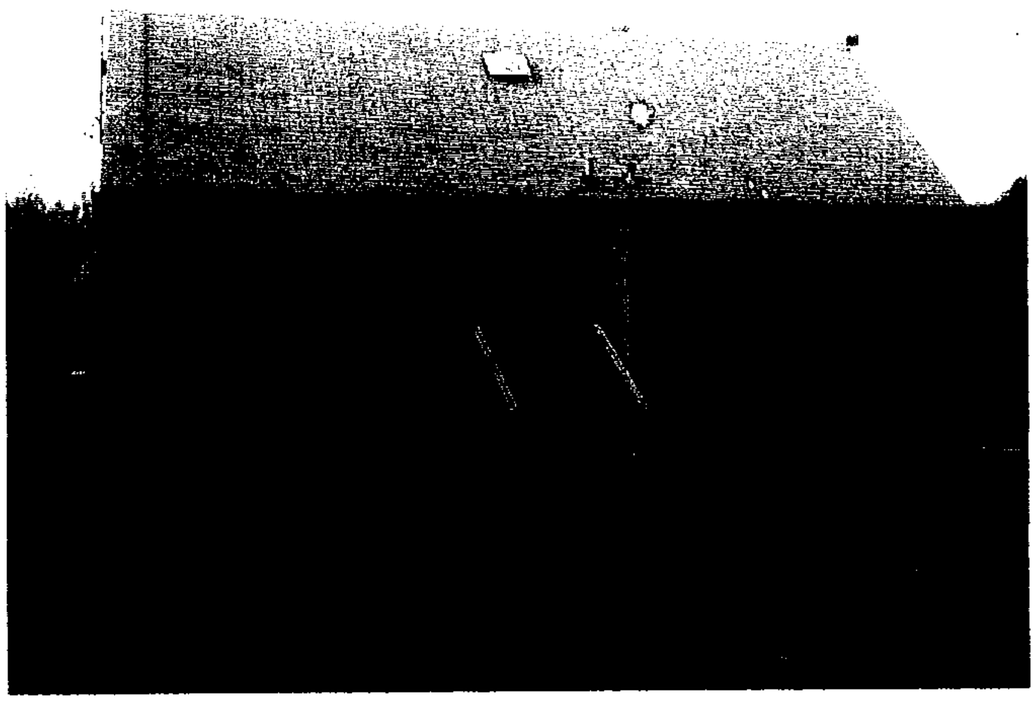


SECOND FLOOR PLAN
SC=1/4"=1'-0"

DARYL VOORHEES /
KAYE CRAWFORD

7501 MT VISTA RD.

EXISTING HOUSE
BEFORE PREPERATION
TO RAZE HOUSE BY
FIRE.



SUPPORTING INFORMATION

PICTURES OF
PROPERTY AND
PROPOSED
PROPOSED HOUSE.