IN RE: PETITION FOR SPECIAL HEARING

N/S Corbett Road, between Falls Road and

Corbett Village Lane

(1822 Corbett Road)

8<sup>th</sup> Election District

3<sup>rd</sup> Council District

Richard T. Moreland, et ux Petitioners BEFORE THE

ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

Case No. 06-508-SPH

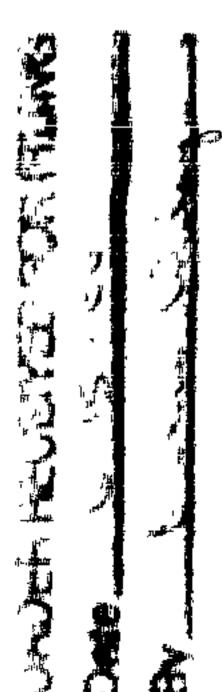
#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

\*

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Richard T. Moreland, and his wife, Mary-Agnes Moreland. The Petitioners request a special hearing to approve the construction of a barn on the subject property prior to the construction of a principal dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Richard and Mary Agnes Moreland, property owner, and Bruce E. Doak, the Surveyor who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is an irregular shaped parcel located on the north side of Corbett Road, between Falls Road and Corbett Village Lane in northern Baltimore County. The property contains a gross area of 16.165 acres, more or less, zoned R.C.7, and is improved with a small, one-story dwelling, which was built in 1982. The Petitioners purchased the property approximately two years ago and are desirous of redeveloping the site with a new single family residence. The Petitioners currently reside approximately 10 miles away and are in the process of designing their new home. However, in the interim, the Petitioners propose razing the existing dwelling and constructing a barn in its place. It was indicated that the barn will be for private use only, to stable their horses and for storage of farm equipment that will be used to maintain the property. Apparently the need for pasture land and stabling facilities transcends their current housing needs, which will follow in



the near future. As shown on the site plan, the new dwelling will be located towards the rear of the property. The driveway that serves the existing house will be removed and the existing gravel road that leads to the rear of the property from Corbett Road will be used to provide access to the new dwelling. It was indicated that most of the properties in the area are used for agricultural purposes and contain barns and stables. Thus, the proposed construction will not be out of character with the community. Moreover, it was indicated that due to the topography of the land, the proposed barn will not be visible from Corbett Road. However, in that there will initially be no principal structure (dwelling) on the property, the requested special hearing relief is necessary.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. There were no adverse comments submitted by any County reviewing agency, and none of the neighbors voiced any objection. The relief requested appears appropriate in this instance and will not adversely impact adjacent properties. I further find that the proposed barn meets the spirit and intent of the agricultural use regulations set forth in Section 1A08 of the B.C.Z.R. and will not be detrimental to the health, safety or general welfare of the surrounding locale.

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

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

Zoning Commercioner

for Baltimore County

WJW bys

FESTED



JAMES T. SMITH, JR. County Executive

June 15, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

Mr. & Mrs. Richard T. Moreland 6 Trillium Court Reisterstown, Maryland 21136-5543

RE: PETITION FOR SPECIAL HEARING

N/S Corbett Road, between Falls Road and Corbett Village Lane (1822 Corbett Road)

8<sup>th</sup> Election District – 3<sup>rd</sup> Council District
Richard T. Moreland, et ux - Petitioners

Case No. 06-508-SPH

Dear Mr. & Mrs. Moreland:

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

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

Very truly ours,

WILLIAM I WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

cc: Mr. Bruce E. Doak, Gerhold, Cross & Etzel
320 E. Towsontown Blvd., Towson, Md. 21204
Office of Planning; People's Counsel; Case File



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1822	CORBETT ROAD
which is presentl	y zoned R.c. 7

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

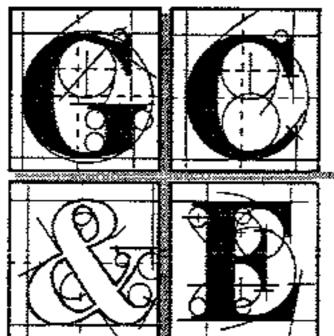
ALLOW ACCESORY STRUCTURES ON THE SUBJEST PROPERTY PRIOR TO THE CONSTRUCTION OF A PRINCIPAL STRUCTURE.

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: Legal Owner(s): RICHARD MORELAND Name - Type or Print Name - Type of Print Signature Signature MARY- AGNES Address Telephone No Name Type or Print City State Zip Code Signature Attorney For Petitioner: TRILLIUM 410-308.996 COURT Address Telephone No REISTERSTOWN MO 21136~1543 Name - Type or Print City State Zip Code Representative to be Contacted: Signature BRUCE ETZEL, LTD. JERHOLD, Cross 2 Compan Nime 320 E. TOWSONTOWN Blod. 410-823-447. Advess Telephone No Address Telephone No e w sow 212 86 State Zo Code Siste Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING 

UNAVAILABLE FOR HEARING

Reviewed By 4 1 + 1 Dote



# Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

**April 10, 2006** 

# ZONING DESCRIPTION Richard T Moreland and Mary-Agnes Moreland property 1822 Corbett Road Baltimore County, Maryland

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

Beginning for the same at a point on the east side of Corbett Village Lane and the north side of Corbett Road, running easterly along the north side of Corbett Road 990', running thence,

- 1) South 08 degrees 33 minutes 00 seconds East 470.64 feet,
- 2) South 18 degrees 08 minutes 00 seconds West 732.87 feet,
- 3) South 84 degrees 40 minutes 00 seconds West 93.23 feet,
- 4) North 66 degrees 03 minutes 00 seconds West 751.22 feet,
- 5) North 16 degrees 28 minutes 00 seconds East 444.60 feet,
- 6) South 88 degrees 17 minutes 00 seconds East 367.94 feet,
- 7) North 00 degrees 02 minutes 00 seconds West 348.82 feet,
- 8) South 67 degrees 58 minutes 00 seconds East 11.36 feet,
- 9) North 86 degrees 26 minutes 00 seconds East 67.50 feet,
- 10) North 74 degrees 30 minutes 00 seconds East 379.80 feet to the point of beginning.

Containing 16.165 Acres of land, more or less.

4/0/06

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



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#### BALTIMORE COUNTY, MARYLAND

#### Inter-Office Correspondence

**DATE**: June 20, 2006

TO:

Arnold F. "Pat" Keller

Office of Planning

FROM:

William J. Wiseman, II

Zoning Commissioner

SUBJECT:

Case No. 06-508-SPH

Richard T. Moreland 1822 Corbett Road

Curtis Murray provided me with the attached comment on June 19, 2006 which bears the date of June 7, 2006. In any event, the hearing was held and an Order was issued on June 15, 2006 (copy attached for your convenience).

I would appreciate either Bill Hughey or Karin Brown discussing this with me to determine the appropriate course of action to be taken. In the meantime, I will provide a copy of the comment to Bruce Doak and the Petitioner for their review and comment since they did not have it before or at the time of the hearing.

WJW:dlw
Attachment

#### 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: # 06-508-SPH

1822 Corbett Road

North side of Corbett Road, 1,000 feet east of Corbett Village Lane
8th Election District — 3rd Councilmanic District

Legal Owner(s): Richard T. & Mary-Agnes Moreland
Special Hearing: to allow a barn on the subject property
prior to the construction of a principal structure.
Hearing: Wednesday, June 7, 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) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. 96074 JT 5/722 May 23

### CERTIFICATE OF PUBLICATION

<u> 5/25/</u> , 20 <u>06</u>
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
$\frac{523}{2006}$
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkings

Service and Service 1



## Gerhold, Cross & Etzel, Ltd.

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#### **CERTIFICATE OF POSTING**

RE: CASE# 06-508-SPH
PETITIONER/DEVELOPER:

Richard T. & Mary-Agnes Moreland DATE OF HEARING: June 7, 2006

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

**ATTENTION: KRISTEN MATTHEWS** 

LADIES AND GENTLEMEN:

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

LOCATION:

1822 Corbett Road

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER

Bruce E. Doak

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

TED ON: \$712/06

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RE: PETITION FOR SPECIAL HEARING

1822 Corbett Road; N/S Corbett Road,

1,000' E Corbett Village Lane

8<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts

Legal Owners: Richard & Mary-Agnes Moreland\* FOR

Petitioner(s)

\* BALTIMORE COUNTY

ZONING COMMISSIONER

BEFORE THE

\* 06-508-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

People's Counsel for Baltimore County

CAROLE'S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of April, 2006, a copy of the foregoing Entry of Appearance was mailed to, Bruce E. Doak, Gerhold, Cross & Etzel, Ltd. 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

ATR 2 1 2000

Per

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

# 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

April 21, 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: 06-508-SPH

1822 Corbett Road

North side of Corbett Road, 1,000 feet east of Corbett Village Lane

8<sup>th</sup> Election District - 3<sup>rd</sup> Councilmanic District

Legal Owners: Richard T. & Mary-Agnes Moreland

Special Hearing to allow a barn on the subject property prior to the construction of a principal structure.

Hearing: Wednesday, June 7, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Mr. & Mrs. Moreland, 6 Trillium Court, Reisterstown 21136 Bruce Doak, 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 23, 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.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, May 23, 2006 Issue - Jeffersonian

Please forward billing to:

Richard T. Moreland 6 Trillium Court

Reisterstown, MD 21136

410-308-9960

#### **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: 06-508-SPH

1822 Corbett Road

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WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is ubject 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.

	paper Advertising:  Der or Case Number: 06-508-5PH
	RICHARD T. i MARY AGNES MORELINO
Address or	r Location: 1822 Corbett Roso
Name:	ORWARD ADVERTISING BILL TO:  RICHARD T MORECANO
Address:	6 TRISLIVE COURT RESTORMED MO MANAGEMENT COMPANION CONTROL COMPANION CONTROL C
Telephone	

#### Department of Penns 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

June 1, 2006

Richard T. Moreland Mary-Agnes Moreland 6 Trillium Court Reisterstown, MD 21136-5543

Dear Mr. and Mrs. Moreland:

RE: Case Number: 06-508-SPH, 1822 Corbett Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 13, 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,

u. Callibal)

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

Enclosures

c People's Counsel Bruce Doak Gerhold, Cross & Etzel, LTD 320 E Towsontowne Blvd Towson 21286

#### 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 21,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 24, 2006

Item Numbers: 491-515

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: rile

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** April 25, 2006

TO: Timothy M. Kotroco, Director

Department of Permits & Development

Management

Dennis A. Kennedy, Supervisor FROM:

Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

For May 1, 2006

Item Nos. 491, 492, 493, 494, 495, 498, 499, 500, 502, 504, 505, 507, 508, 509, 511, 513, 514, 515, 516, 517

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

DAK CENiclw cc: Fife

ZAC-NO COMMENTS MESSION doc

#### BALTIMORE COUNTY, MARYLAND

#### Inter-Office Correspondence

**DATE**: June 20, 2006

TO:

Arnold F. "Pat" Keller

Office of Planning

FROM:

William J. Wiseman, II

Zoning Commissioner

SUBJECT:

Case No. 06-508-SPH

Richard T. Moreland 1822 Corbett Road

Curtis Murray provided me with the attached comment on June 19, 2006 which bears the date of June 7, 2006. In any event, the hearing was held and an Order was issued on June 15, 2006 (copy attached for your convenience).

I would appreciate either Bill Hughey or Karin Brown discussing this with me to determine the appropriate course of action to be taken. In the meantime, I will provide a copy of the comment to Bruce Doak and the Petitioner for their review and comment since they did not have it before or at the time of the hearing.

WJW:dlw
Attachment

c: Caren B. Hoffberger Karin Brown Robert L Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary Neil J Pedersen, Administrator

Maryland Department of Transportation

Date: 4.21.01

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

RE:

**Baltimore County** 

Item No. 508

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief

Engineering Access Permits Division

BW 6-7-06

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

1822 Corbett Road

RECEIVED

**DATE:** June 7, 2006

INFORMATION:

Item Number:

6-508 SPH

JUN 1 2 2006

Petitioner:

Richard T. Moreland

ZONING COMMISSIONER

Zoning:

RC 7

Requested Action:

Special Hearing

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and offers the following comments:

Pursuant to Sections 1A08.2 and 1A08.6.B.3, the petitioner should revise the site plan to indicate the size of the proposed dwelling and accessory structure including its location within the required 20,000 square foot "building envelope" all of which shall be shown on the plan.

Additionally, the property is located in the Corbett County Historic District. All exterior alterations in a County district are subject to approval by the Baltimore County Landmarks Commission (LPC).

The LPC meets every 2<sup>nd</sup> Thursday of the month. The applicant shall schedule a meeting, no less than two weeks prior to the LPC meeting; the applicant needs to submit 20 copies of each item listed below to Preservation Services staff in the Office of Planning:

- Photographs of all sides of the structure to be demolished;
- Photographs of the structures on the abutting properties as viewed from Corbett Road.
- Elevation drawings of all sides of the two proposed structures, including information about the materials. Note: Proposed structures must be compatible in design, height,

massing and materials with the existing character of the Corbett Village County Historic District.

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

Prepared by:

**Division Chief:** AFK/LL: CM

MODE = MEMORY TRANSMISSION

START=JUN-20 09:51

END=JUN-20 09:52

FILE NO.=268

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#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 7, 2006

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

1822 Corbett Road

RECEIVED

INFORMATION:

6-508 5PH Item Number:

JUN 1 2 2006

Petitioner:

Richard T. Moreland

ZONING COMMISSIONER

Zoning:

RC 7

Requested Action: Special Hearing

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and offers the following comments:

Pursuant to Sections 1A08.2 and 1A08.6.D.3, the petitioner should revise the site plan to indicate the size of the proposed dwelling and accessory structure including its location within the required 20,000 square foot "building envelope" all of which shall be shown on the plan.

Additionally, the property is located in the Corbett County Historic District. All exterior alterations in a County district are subject to approval by the Baltimore County Landmarks Commission (LPC)

That I.PC meets every 2" Thursday of the manth. The applicant shall schedule a meeting, no less than two weeks prior to the LPC meeting; the applicant needs to submit 20 copies of each item inted below to Preservation Living at their in the coffice of Phonesis.

- Principality of the structure on the abusting incomes as viewed from Carbell Road

CURTIS,

PLEASE REVIEW MY COMMENTS PROVIDED HERE.

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

**DATE:** June 7, 2006

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Director, Office of Planning

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The LPC meets every 2nd Thursday of the month. The applicant shall schedule a meeting, no less than two weeks prior to the LPC meeting; the applicant needs to submit 20 copies of each item listed below to Preservation Services staff in the Office of Planning:

THIS MEETING WILL NOT BE NUCESSAGY

MACTES BUCLUSED

- Photographs of all sides of the structure to be demolished; structure with the structure to be demolished;
- Photographs of the structures on the abutting properties as viewed from Corben Road News Con-
- Elevation drawings of all sides of the two proposed structures, including information about the materials. Note. Proposed structures must be compatible in design, height,

ELEVATOR BUT BUT IN THE MARKET BUT BUT OF A STATE OF THE 建建 1000 月期 医中心性性 电影相对相似的 医性性神经性病 医 一大克 以上

林 法拉马斯克尔混汽车 经基础帐

massing and materials with the existing character of the Corbett Village County Historic District.

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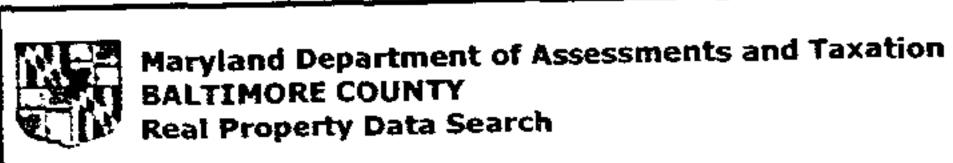
Prepared by:

Division Chief:

AFK/LL: CM



### Click here for a plain text ADA compliant screen



Go Back View Map New Search **Ground Rent** 

**Account Identifier:** 

District - 08 Account Number - 0808004660

**Owner Information** 

**Owner Name:** 

**Mailing Address:** 

MORELAND RICHARD T

MORELAND MARY-AGNES

**6 TRILLIUM CT** 

REISTERSTOWN MD 21136-5543

Use:

RESIDENTIAL

Principal Residence:

NO

Deed Reference:

1) /20161/669

2)

#### Location & Structure Information

**Premises Address** 

1822 CORBETT RD

**Legal Description** 

16.19 AC

1822 CORBETT RD

660FT W GUNPOWDER FALLS

Plat No: **Assessment Area** Block Lot Section Subdivision **Sub District** Map Grid Parcel Plat Ref: 32 29 Town **Ad Valorem** Special Tax Areas **Tax Class County Use** 

**Property Land Area Enclosed Area** Primary Structure Built 05 16.19 AC 1,496 SF 1982 Exterior **Type Basement Stories** FRAME STANDARD UNIT YES

**Value Information** 

**Phase-in Assessments** Value Base As Of As Of As Of Value 07/01/2006 07/01/2005 01/01/2005 293,920 195,950 Land: 117,180 79,450 Improvements: 365,866 320,633 411,100 275,400 Total: Preferential Land: Û

Transfer Information

\$700,000 Price: 06/02/2004 Date: JSG HOMEBUILDERS INC Seller: Deed2: Deed1: /20161/ 669

NOT ARMS-LENGTH Type: \$465,000 Price: 04/05/2004 Date: EWING MICHAEL Seller: Deed2: Deed1: /19844/ 354 NOT ARMS-LENGTH Type: \$180,000

Price: 12/29/2000 Date: HARTLEY WENDELL P Seller: Deed2:

Deed1: /14893/ 290 NOT ARMS-LENGTH Type:

Exemption Information 07/04/2005 Class. Partial Exempt Assessments ø 0 ()()()County

Ü **(X)()** State () ø 000Municipal

Tan Enempt: Exampt Class: NC)

Special Tax Recapture:

\* \$46]d4\$ \*

From:

**Curtis Murray** 

To:

Wiley, Debra

Date:

07/20/06 11:45:21 AM

Subject:

Re: 06-508-SPH - Richard T. Moreland

Debbie!

I am getting the ok from our preservation section. I will followup with you after that determination!!

Curtis J. Murray
Development Planner
Baltimore County Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
410-887-3480
Fax: 410-887-5862
cjmurray@co.ba.md.us

>>> Debra Wiley 07/20/06 9:10 AM >>> Good morning Curtis,

Bruce Doak had delivered to Planning and to our office on 7/13 (via messenger) a copy of the SDAT record and photos for the subject property.

Bill had asked me to await a Revised comment from your office as a result of this package; can you tell me if this has, in fact, been completed? FYI. The 1st comment was dated June 7th.

Thanking you in advance and have a great day!

From: Debra Wiley
To: Murray, Curtis

**Date:** 06/01/06 4:02:22 PM

Subject: Planning Comments Needed for Next Week

Hi Curtis,

Per our conversation, the following comments are needed for next week's hearings for Bill:

June 7th: 06-508-SPH

June 9th: 06-499-A

As always, thanks for your usual cooperation and enjoy your day tomorrow!!

From:

Debra Wiley

To:

Murray, Curtis

Date:

07/20/06 9:10:55 AM

Subject:

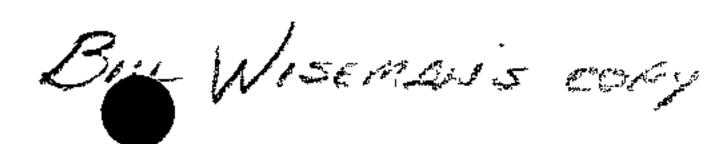
06-508-SPH - Richard T. Moreland

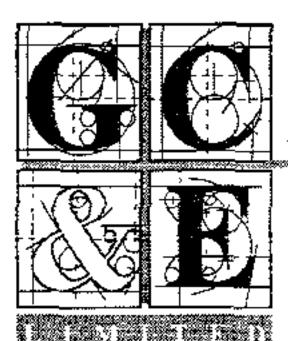
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Thanking you in advance and have a great day!





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JUL 1 3 2006

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Cı	ırtis Murray	1		Bruce E. Doak		
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Zo	ning Case	<del>06 - 516</del>	H-14			
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	RE TRANS		: ${f X}$ VIA MESSENGER	UNDER SEPARATE COVER TOR REVIEW		
☐ PRINTS ☐ VIA FAX		☐ PROPOSAL	DESCRIPTIONS DESCRIPTION DRAWING			
PLEASE COMMENT		PLEASE REPLY	□ F.Y.I.			
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CURTIS,

The house that was on the property was built in 1982 per the SDAT records. It was anything but historic. It was razed under a Baltimore County Razing Permit. The area will be cleared of debris. There are no plans at this time of anything being placed in that area. With your questions on the house having been answered, I ask that you contact Bill Wiseman with your approval of our request for a barn. Thank you for your help in this matter.

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CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

E-MAIL Chascelan 21136 STATE, ZIP Bunny 77 21286 110 ADDRESS

Case No.: 06-508 SPH

#### Exhibit Sheet

### Petitioner/Developer

#### Protestant

No. 1	SITE PLAN	
No. 2	BARN TYPE to Be Constructed	<b>S</b>
No. 3	122 Constructud	
No. 4	· · · · · · · · · · · · · · · · · · ·	
No. 5	•	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		



EXHIBIT NO.

8:29:48 AM

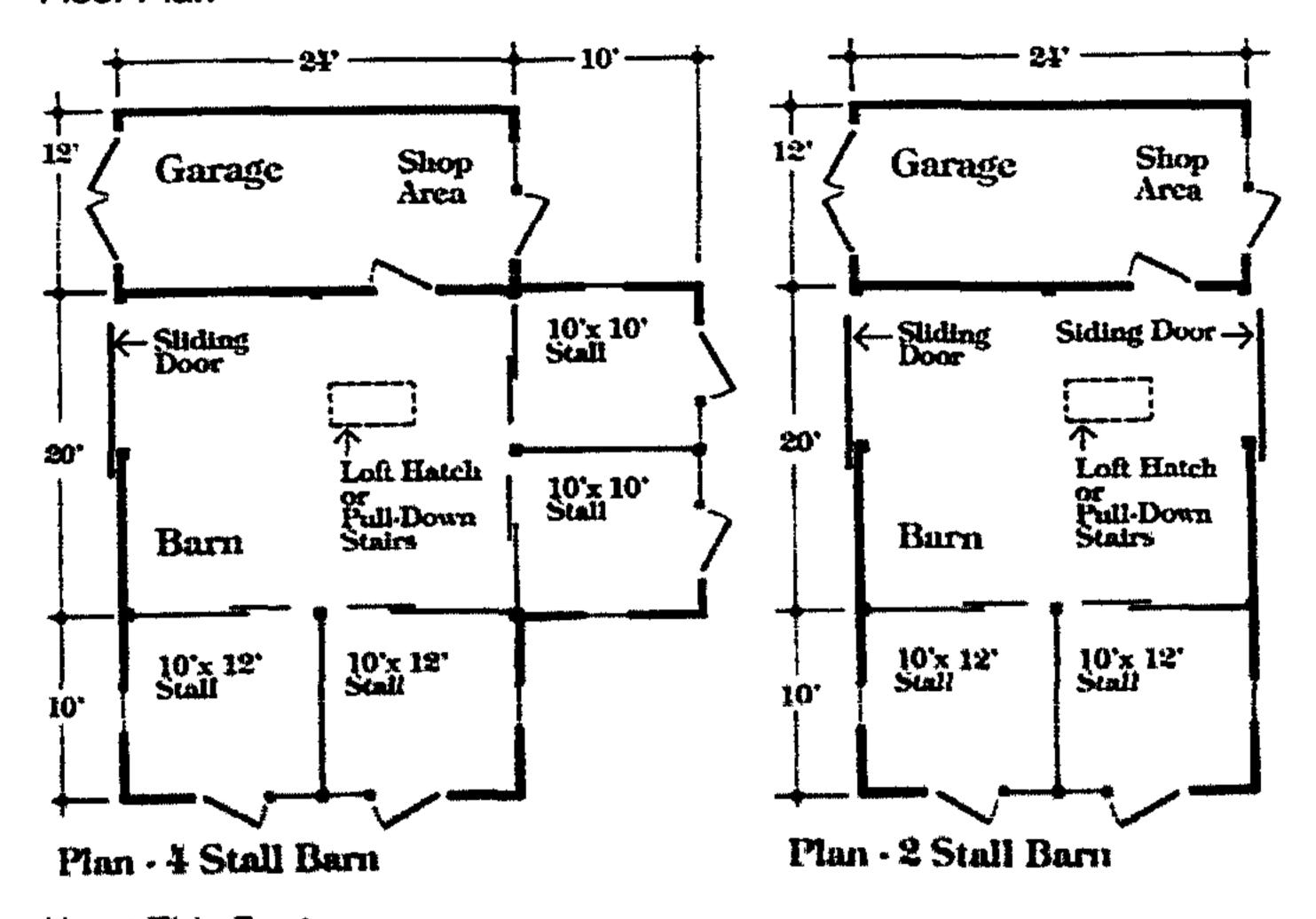
#### Pole Barn Plans by Donald J. Berg, AIA: Applewood Designs

"My wife and I are both thrilled with the results, and everyone who sees it has been very impressed. We're crediting your great design for the quality of the final appearance." - K.B., Dimondale, MI

# Apple Downs Two or Four-Stall Barn and Garage Pole Barn Plan Set #417



#### Floor Plan



#### About This Design

Here's a versatile all-in-one backyard barn for your car, truck or tractor and two or four horses. There's a 20'x24' open center area for storage and grooming and a 20'x24' Loft. There's extra room at the back of the garage for your workbench, 2-Stall Barn Floor Area: 1,008 Sq. Ft., 4-Stall Floor Area: 1,208 Sq. Ft., Loft Area: 480 Sq. Ft.

#### Read more about these plans

#### Your Order

Plans are \$59.00 plus \$5.00 for shapping, for three complete sets of drawings. The plans come with a complete money-back guarantee and include a variety of optional layouts and add-one that let you build any of nine standard designs or to create your

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More Plans and

**Building Kits** 

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IN RE: PETITION FOR SPECIAL HEARING

Northwest Side of Longnecker Road

Opposite Winder Way

(Longnecker Road)

4<sup>th</sup> Election District

3<sup>rd</sup> Council District

Robert T. Shortess, Jr., et ux

\* BEFORE THE

\* ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* (Case No. 06-356-SPH

\* \* \* \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Robert T. Shortess, Jr., and his wife, Karen T. Shortess. The Petitioners request a special hearing to approve accessory structures on a lot prior to the construction of a principal structure thereon. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing were Robert and Karen Shortess, property owners, and Bruce E. Doak, the property line surveyor and consultant who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an unimproved irregular shaped parcel located on the west side of Longnecker Road, opposite of Winder Way in the Glyndon/Worthington Valley area of Baltimore County. The property contains a gross area of 56.97 acres, more or less, of agricultural R.C. 2 zoned land. 60% of the parcel is used for hay fields and growing of crops and the other 40% is forested. In this regard, testimony indicated that the Petitioners purchased the property with the intention of using it as a horse farm and wish to build in stages. First, they wish to build a horse barn  $(72^{\circ} \times 36^{\circ})$ , an equipment shed  $(75^{\circ} \times 40^{\circ})$  and finally their home  $(80^{\circ} \times 40^{\circ})$  at the end of the existing driveway as depicted on the site plan

After due consideration of the testimony and evidence offered in this case. I am persuaded that special hearing relief should be granted. There are two factors that support this approval. First,

the Petitioners plan to use the land for no other purpose other than farming activities allowed in the

R.C. 2 zone. Secondly, while residing in the vicinity (Yeoho Road) the Petitioners need for pasture

land and stabling facilities transcends their current housing needs which will follow. Additionally,

there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any county

reviewing agency. Therefore, I am persuaded to grant the relief requested.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held,

and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this

\_ day of April 2006 that the Petition for Special Hearing to approve accessory structures on the

subject property prior to the construction of a principal structure thereon, in accordance with

Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

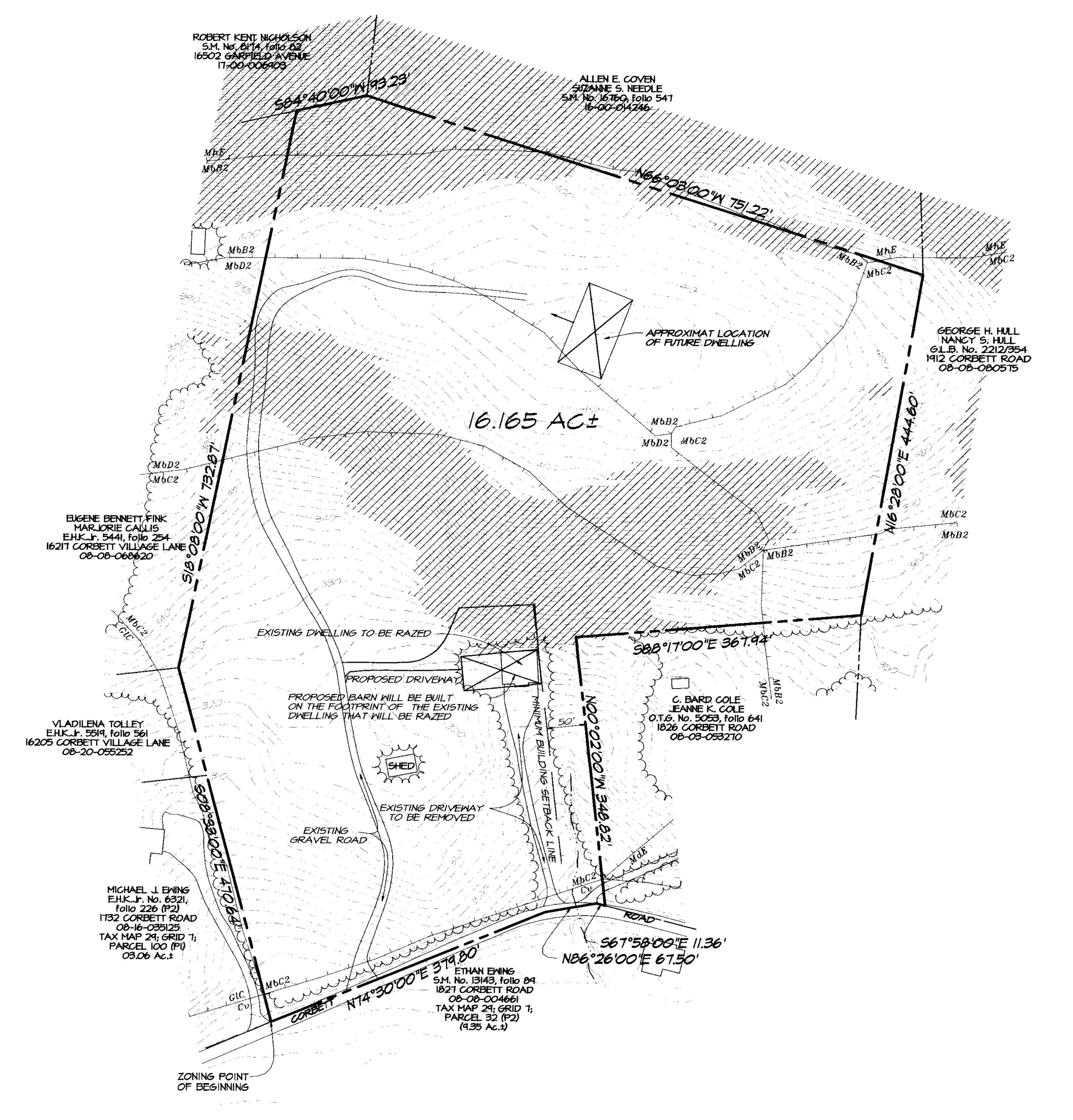
1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted

herein shall be rescinded.

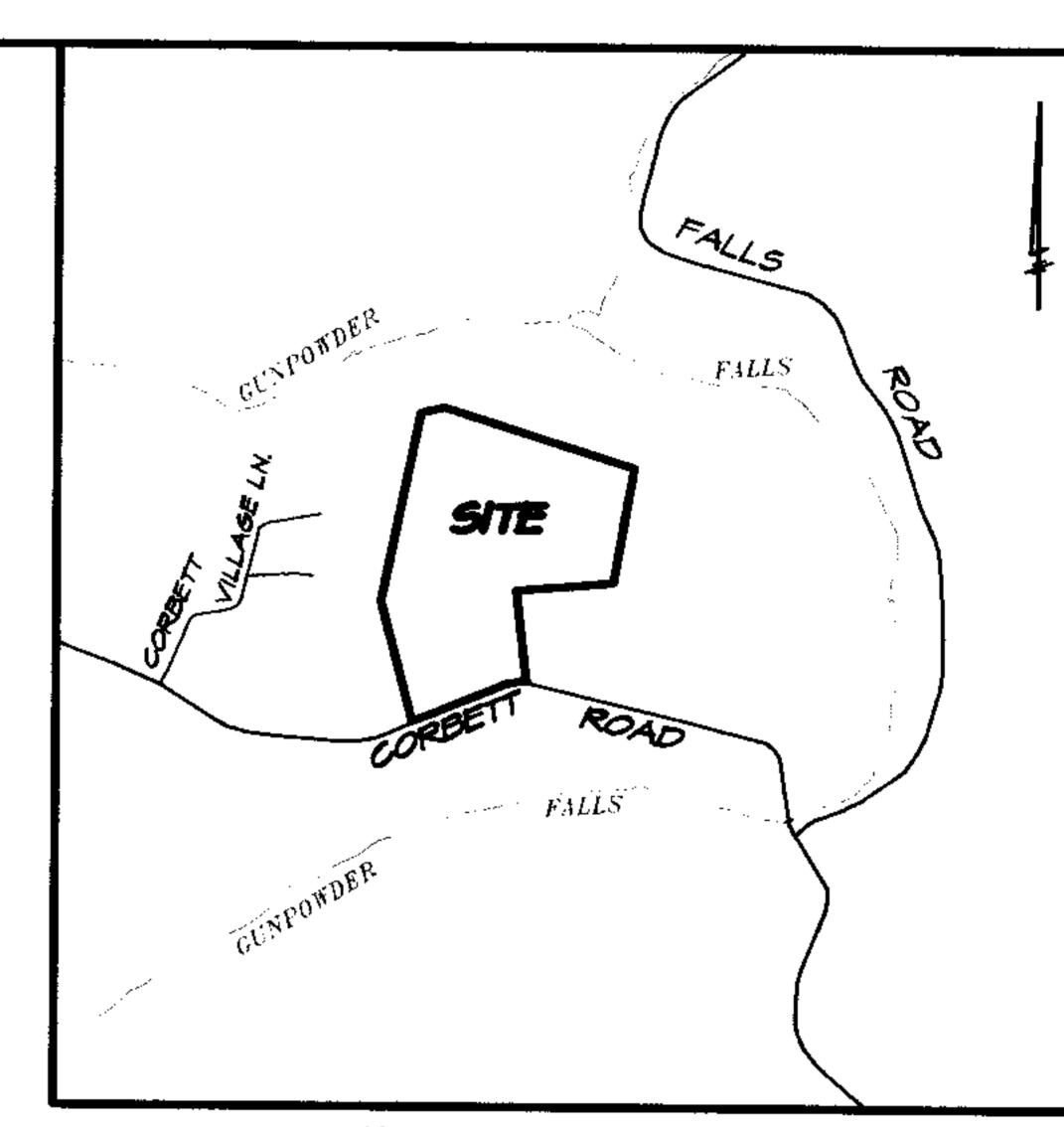
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ŧ



PETITION FOR SPECIAL HEARING
TO ALLOW A BARN ON THE SUBJECT PROPERTY PRIOR
TO THE CONSTRUCTION OF A PRINCIPAL STRUCTURE.



VICINITY MAF

## GENERAL NOTES

- THE BOUNDARY SHOWN HEREON IS FROM A DEED.
- 2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 28CI, 28C2, 29AI, 29
  3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 14.
  4. CENSUS TRACT 408100 REGIONAL PLANNING DISTRICT 304
- SCHOOL DISTRICT: ELEMENTARY SPARKS E.S.; MIDDLE HEREFORD M.S.; HIGH HEREFORD H.S. A.D.C. MAP & GRID 13 B2
- 5. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
  6. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRIC
- 8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL ARE
- 9. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
- IO. THERE ARE NO ZONING LINES WITHIN 200' OF THE SUBJECT PROPERTY.

  II. THE SUBJECT PROPERTY IS CURRENTLY BEING USED FOR FARM / AGRICULTURAL USE.

#### OMNER

MARY-AGNES & RICHARD T MORELAND 6 TRILLIUM COURT REISTERSTOWN, MARYLAND 21136-5543 (410) 308 9960

# PLAT TO ACCOMPANY A SPECIAL HEARING FOR THE

# MORELAND PROPERTY

OF WAS E EDWIN 00 GO 53 LO. 10 4/12/06 INE S

REVISION

1822 CORBETT ROAD
Deed Ref: S.M. No. 20161 folio 669
Tax Account No.: 08-08-004660
Zoned R.C.-7; GIS Tile 28C1, 28C2, 29A1, 29A2
Tax Map 29; Grid 7; Parcel 32
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: |"=100"

Date: APRIL 6, 2006

# GERHOLD, CROSS & ETZEL, LTD.

REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100 320 East Towsontown Boulevard Towson, Maryland 21286 (410) 823-4470

DATE COMPUTED: DRAWN: CLM CHECKED:

FILE: X:\MORELAND\zoning plan.pro

PETITIONER'S

EXHIBIT NO. 1

 $\mathcal{M}$ 

LEGEND

PROPOSED DWELLING

EXISTING BUILDING

SOIL LINE

WOODS LINE

EXISTING PAVING

PROPERTY LINE

CONTOURS

SLOPES ≥ 25%

PROPOSED PAVING

SOIL TYPES & LIMITATIONS

TYPE SEPTIC FILTER FIELDS HOMESITES W/BASEMENT STREETS & PARKING Severe: flooding hazard. Strong possibility of polluting nearby springs, wells, ponds, streams, or other suface or Severe: flooding hazard Severe: flooding hazard underground water sources. GIC, MbC2 Moderate: slope Moderate: slope Severe: slope MbB2 Moderate: slope MbD2, MdE Severe: slope Severe: slope Severe: slope Severe: slope. Strong possibility of polluting nearby springs, wells, ponds, streams, or other suface or severe: slope underground water sources. Severe: slope

