

IN RE: PETITION FOR SPECIAL HEARING
W/S of Old Hanover Road, 850 feet south
Of Frye Road
4th Election District
3rd Councilmanic District
(14622 Old Hanover Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY

Letha D. Parris
Legal Owner
Vincent and Kelly Palmiotto
Contract Purchasers

* CASE NO. 07-085-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 14622 Old Hanover Road. The Petition was filed by Letha D. Parris, the legal property owner. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve the non-density transfer of 1.83110 acres of land from the Parris Property at 14624 Old Hanover Road to Vincent and Kelly Palmiotto for enlargement of their property at 14622 Old Hanover Road.

The property was posted with Notice of Hearing on September 28, 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 September 28, 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

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PZ

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: None.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing were Vincent and Kelly Palmiotto, the contract purchasers. There were no protestants or citizens attending the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property presently contains 3 acres zoned RC 2 and improved by the Petitioner's home and two agricultural buildings as shown in exhibit 1. The Petitioners indicated that they discovered that their two agricultural buildings encroached onto the neighboring Parris property. In addition the Petitioners can see the woods on the adjacent Parris property from their house and would like to preserve the woods for their children. Finally they have little or no use of the agricultural structures on their property because they do not have enough pasture to support a horse.

The solution they propose to which the Parris family agrees, is to purchase 1.8 acres of additional land from the Parris family. This parcel is 60 to 70% wooded with the remaining portion pasture. By purchasing the parcel the agricultural buildings no longer encroach on the Parris property, they can preserve the woods and they gain some pasture for future agricultural uses.

They explained that they presented this request to the County Agricultural Board who approved the transfer as shown by the letter dated May 2, 2006 signed by Wally Lippincott as shown in exhibit 2. In addition to presenting letters of support from nearby property owners Nolte and Thomas, exhibit 3, they testified that Mr. Elseroad, who owns an adjacent property had no objection nor did the Old Hanover Association in which Mr. Elseroad is president.

Finally they noted that at one time the Petitioner's property and the Parris property were owned by one family who subdivided the property in 1985. As this was after the RC 2 regulations went into effect the subdivision used up all density with the two lots. Consequently this transfer is non density and will not affect or increase density in any way.

Findings of Fact and Conclusions of Law

I find the request for non density transfer of 1.8 acres of property as proposed will not adversely affect the community in any way and is within the spirit and intent of the RC 2 regulations. In addition to correcting an encroachment of the agricultural buildings, the Petitioner will gain pasture and woods which will increase and preserve agricultural uses and resources. The Agricultural Board has approved and neighbors support the transfer. Density will not be affected as all density has been used in the 1985 subdivision.

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 October, 2006, that the Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve the non-density transfer of 1.83110 acres of land from the Parris Property at 14624 Old

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[Signature]

Hanover Road to Vincent and Kelly Palmiotto for enlargement of their property at 14622 Old

Hanover Road is hereby GRANTED.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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JAN 10 10 17 06
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 16, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

LETHA D. PARRIS
14624 OLD HANOVER ROAD
BORING MD 21020

Re: Petition for Special Hearing
Case No. 07-085-SPH
Property: 14622 Old Hanover Road

Dear Ms. Parris:

Enclosed please find the decision rendered in the above-captioned case.

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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure

c: Vincent and Kelly Palmiotto, 14622 Hanover Road, Reisterstown MD 21136

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10-17-06

Handwritten initials, possibly "JVM", in cursive script.



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 14622 Old Hanover Rd.
which is presently zoned R.C. 2

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

the transfer of 1.83110 Acres of land from the Parris Property at 14624 Old Hanover Rd. to Vincent and Kelly Palmiotto for enlargement of their property at 14622 Old Hanover Rd.

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:

Vincent & Kelly Palmiotto
Name - Type or Print
Vincent & Kelly Palmiotto
Signature
14622 Old Hanover Rd (410) 429-4308
Address Telephone No.
Reisterstown MD 21136
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

LETHA D. PARRIS
Name - Type or Print
Letha D. Parris
Signature

Name - Type or Print

Signature
14624 Old Hanover Rd 443
Address Telephone No.
Boring MD 21020
City State Zip Code

Representative to be Contacted:

MRS. KELLY PALMIOTTO
Name
14624 OLD HANOVER RD. 410-218-4231(c)
Address Telephone No.
BORING MD 21020
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. Date 8/23/06

Case No. 07-085-SPH

RECEIVED FOR FILING
REV 9/15/98
10-11-06

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

(410) 239-7744

(410) 374-9695 phone/fax

Zoning Description

Letha Diane Parris Property

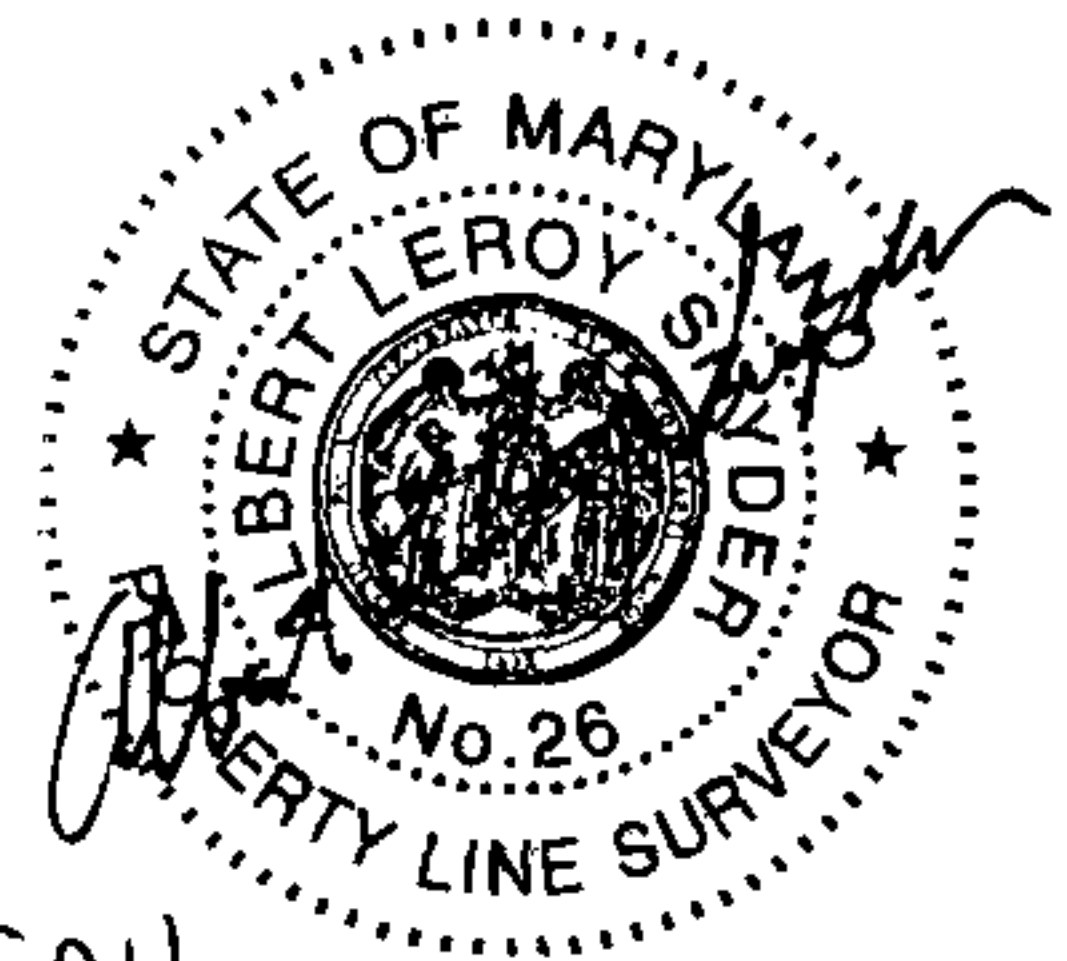
August 21, 2006

Beginning approximately 800 feet west of Old Hanover Road and 850 feet south of Frye Road; thence,

- 1.) S 10° 27' 01" E 259.87 feet,
- 2.) N 89° 57' 56" W 236.11 feet,
- 3.) S 73° 06' 39" W 175.50 feet,
- 4.) N 1° 55' 22" W 140.30 feet,
- 5.) N 21° 50' 49" W 146.82 feet,
- 6.) N 3° 49' 16" W 203.11 feet,
- 7.) N 66° 17' 48" E 27.01 feet,
- 8.) S 00° 42' 17" E 234.60 feet,
- 9.) S 30° 30' 44" E 115.82 feet,
- 10.) N 66° 17' 50" E 374.99 feet to the point of beginning.

Containing 1.8311 acres of land, more or less.

Being a part of that land which was conveyed to Michael E. Parris (deceased) and Letha Diane Parris from Edgar P. Grothe and Yvonne H. Grothe by deed dated July 26, 1999 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 13966 folio 410 etc., known as #14624 Old Hanover Road and located in the Fourth Election District and Third Councilmanic District of Baltimore County, Maryland.



07-085-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1840

DATE 8/23/06 ACCOUNT 001006150
AMOUNT \$ 65.00

RECEIVED FROM: KELLY PALMIOTTO

FOR: ITEM #085 07-085-SPH

14622 OLD HANOVER RD D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS NUMBER 0725/2006 TIME 07:25:55
FED 8502 MAIL JENNA JEL
>> RECEIPT # 073207 0725/2006 OFFER
DEPT 5 000 DEPTED VERIFICATION
CR NO. 007540
Receipt Tot \$65.00
\$65.00 CR \$65.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 07-085-SPH

14622 Old Hanover Road
West side of Old Hanover Road, 850 feet south of Frye Road

4th Election District — 3rd Councilmanic District

Legal Owner(s): Letha D. Parris

Contract Purchasers: Vincent & Kelly Palmiotto

Special Hearing: to approve the non-density transfer of 1.83110 acres of land from the Parris Property at 14624 Old Hanover Road to Vincent & Kelly Palmiotto for enlargement of their property at 14622 Old Hanover Road.

Hearing: Monday, October 16, 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) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/303 Sept. 28 110963

CERTIFICATE OF PUBLICATION

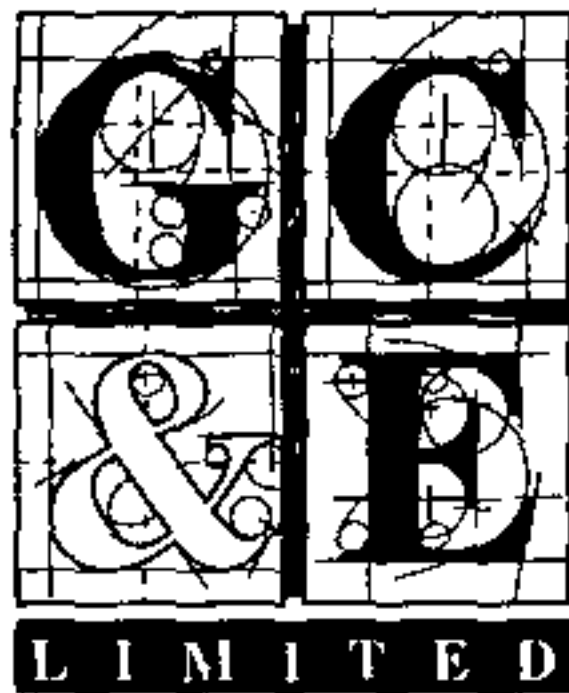
9/28/2006

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 9/28/2006.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING



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

CERTIFICATE OF POSTING

RE: CASE#07-085-SPH
PETITIONER/DEVELOPER:
Letha D. Parris
CONTRACT PURCHASER:
Vincent & Kelly Palmiotto
DATE OF HEARING: 10/16/06

**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**

(see page 2 for full size photo)

LOCATION:
14622 Old Hanover Road

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

POSTED ON: 9/28/06

ZONING NOTICE

CASE # : 07-085-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

Room 407 County Courts Building

PLACE: 401 Bosley Avenue, Towson, MD 21204

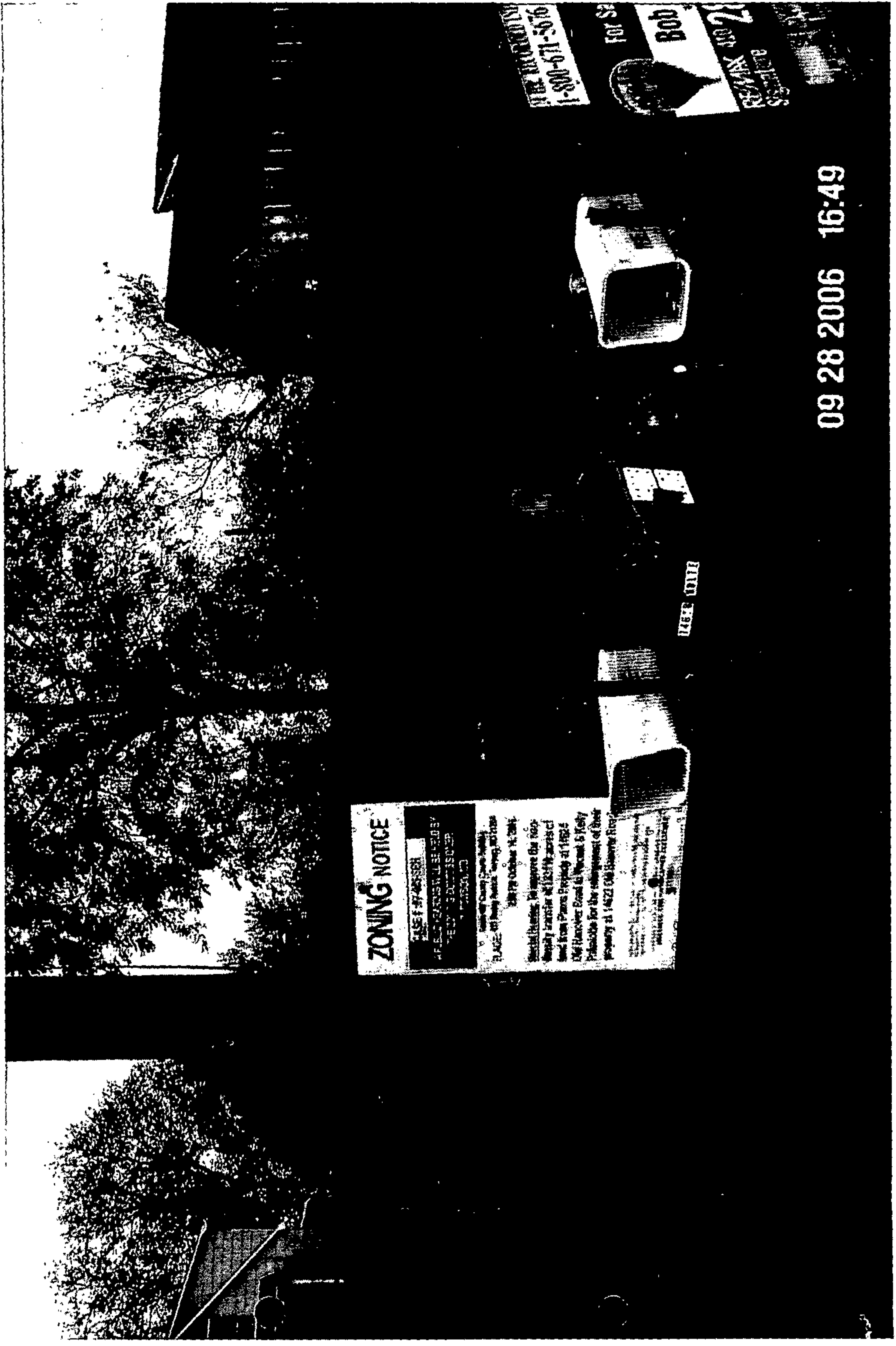
2:00 PM October 16, 2006

Special Hearing: To approve the non-density transfer of 1.83110 acres of land from Parris Property at 14624 Old Hanover Road to Vincent & Kelly Palmiotto for the enlargement of their property at 14622 Old Hanover Road.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE NECESSARY TO CONFIRM HEARING
CALL 410-887 3361 THE DAY BEFORE THE SCHEDULED HEARING OR THE

DAY OF HEARING. HANDICAPPED ACCESSIBLE HEARINGS ARE HANDICAPPED ACCESSIBLE

28 2006 16:48



ZONING NOTICE

PLEASE READ

THE FOLLOWING NOTICE IS BEING GIVEN TO YOU BY THE TOWN OF NEWTON, MASSACHUSETTS, REGARDING A ZONING CHANGE TO THE ZONING MAP OF THE TOWN OF NEWTON, MASSACHUSETTS, WHICH IS BEING CONSIDERED BY THE ZONING BOARD OF THE TOWN OF NEWTON, MASSACHUSETTS, ON OCTOBER 14, 2006.

PLEASE SEE THE ZONING BOARD OF THE TOWN OF NEWTON, MASSACHUSETTS, FOR MORE INFORMATION.

THE ZONING BOARD OF THE TOWN OF NEWTON, MASSACHUSETTS, IS CONSIDERING A ZONING CHANGE TO THE ZONING MAP OF THE TOWN OF NEWTON, MASSACHUSETTS, WHICH IS BEING CONSIDERED BY THE ZONING BOARD OF THE TOWN OF NEWTON, MASSACHUSETTS, ON OCTOBER 14, 2006.

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1-800-671-5676
FOR SALE
Bob
1700 XAVIER
100-1000

09 28 2006 16:49

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
14622 Old Hanover Road; W/S Old *
Hanover Road, 850' S Frye Road * ZONING COMMISSIONER
4th Election & 3rd Councilmanic Districts *
Legal Owner(s): Letha D. Parris * FOR
Contract Purchasers: Vincent & Kelly Palmiotto *
Petitioner(s) * BALTIMORE COUNTY
* 07-085-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 6th day of September, 2006, a copy of the foregoing Entry of Appearance was mailed to, Kelly Palmiotto, 14624 Old Hanover Road, Boring, MD 21020, Petitioner(s).

RECEIVED

SEP 06 2006

Per *any*

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 28, 2006 Issue - Jeffersonian

Please forward billing to:

Kelly Palmiotto
14624 Old Hanover Road
Reisterstown, MD 21136

410-218-4231

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: 07-085-SPH

14622 Old Hanover Road

West side of Old Hanover Road, 850 feet south of Frye Road

4th Election District – 3rd Councilmanic District

Legal Owner: Letha D. Parris

Contract Purchaser: Vincent & Kelly Palmiotto

Special Hearing to approve the non-density transfer of 1.83110 acres of land from the Parris Property at 14624 Old Hanover Road to Vincent & Kelly Palmiotto for enlargement of their property at 14622 Old Hanover Road.

Hearing: Monday, October 16, 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 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.



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

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

September 11, 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: 07-085-SPH

14622 Old Hanover Road

West side of Old Hanover Road, 850 feet south of Frye Road

4th Election District – 3rd Councilmanic District

Legal Owner: Letha D. Parris

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Special Hearing to approve the non-density transfer of 1.83110 acres of land from the Parris Property at 14624 Old Hanover Road to Vincent & Kelly Palmiotto for enlargement of their property at 14622 Old Hanover Road.

Hearing: Monday, October 16, 2006 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Vincent & Kelly Palmiotto, 14622 Old Hanover Road, Reisterstown 21136
Letha Parris, 14624 Old Hanover Road, Boring 21020

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 30, 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
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: 07-085-SP4

Petitioner: PALMIOTTO

Address or Location: 14622 OLD HANOVER RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. VINCENT PALMIOTTO

Address: 14624 OLD HANOVER RD.

BORING, MD 21020

Telephone Number: 410-218-4231 (CELL)



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

October 11, 2006

Letha D. Parris
14624 Old Hanover Road
Boring, MD 21020

Dear Ms. Parris:

RE: Case Number: 07-085-SPH, 14622 Old Hanover Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 23, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Vincent and Kelly Palmiotto 14622 Old Hanover Road Reisterstown 21136
Mrs. Kelly Palmiotto 14624 Old Hanover Road Boring 21020

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 11, 2006
Item Nos. 07-071, 072, 073, 074, 075, 076, 077,
078, 085, 086, 087, 090, 091 and 092

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- 09082006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: September 13, 2006

SUBJECT: Zoning Item # 07-085-SPH
Address 14622 Old Hanover Road
(Palmiotto and Parris Properties)

Zoning Advisory Committee Meeting of September 4, 2006

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☒ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - ☒ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: John Russo

Date: September 12, 2006

JM
10-16-06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 14, 2006

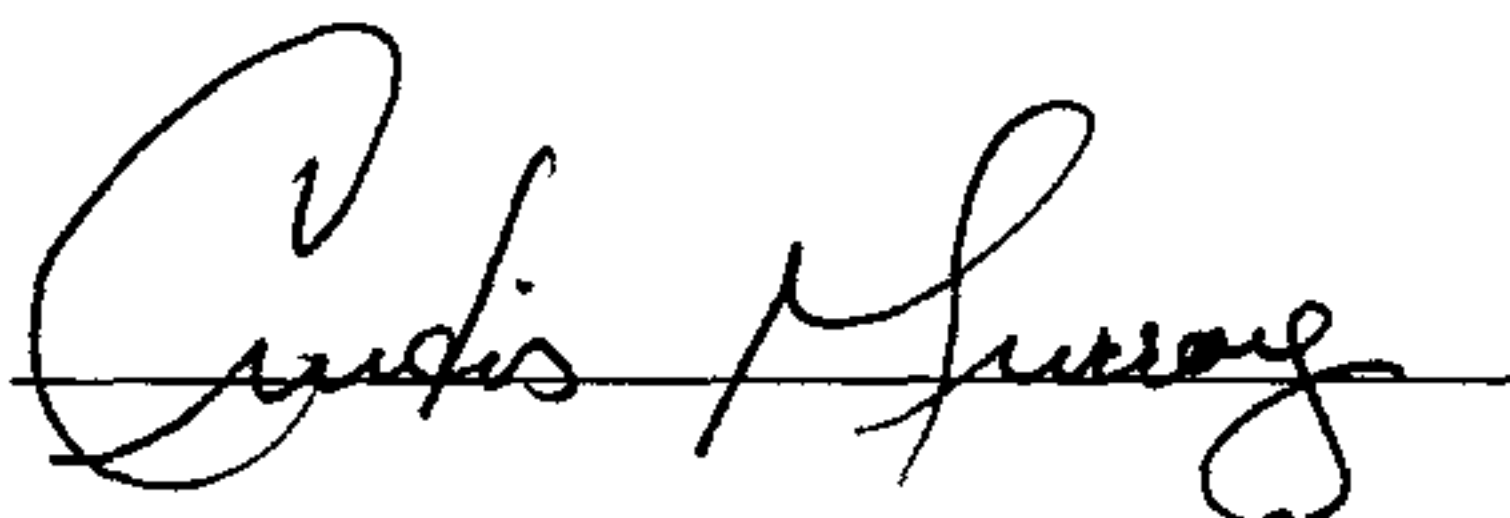
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-085- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

RECEIVED

SEP 18 2006

ZONING COMMISSIONER



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9/7/2006

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

RE: Baltimore County
Item No. 085
PARIS PROPERTY
#7-85 SPH

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 085.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

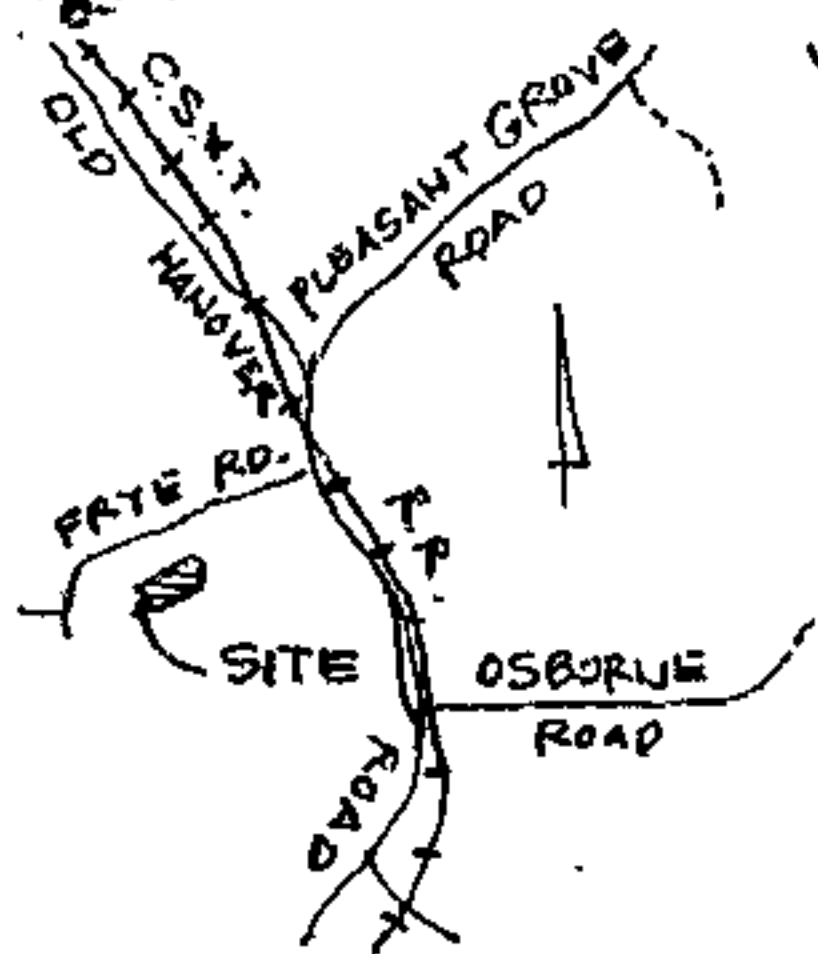
SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

VICINITY MAP
1"=1 MILE



NORTH (MCS)

P. 363
GLEN S. ELSE ROAD
RUTH L. ELSE ROAD
S.M. 16865 FOLIO 128
TAX ACC. NO. 2300013176

P. 304
GLEN S. ELSE ROAD
RUTH L. ELSE ROAD
S.M. 16865 FOLIO 122
TAX ACC. NO. 2300013177

USE 14' COMMON
RIGHT OF WAY
TO OLD HANOVER RD
CWB JR 1151 FOLIO 492

P. 315
VINCENT PALMIOTTO
KELLY PALMIOTTO
S.M. 21349 FOLIO 533
TAX ACC. NO. 2000004410

3.0040 AC±
#14622

PROPANE
TANK
(INGRD.)

EX. HSE.

WELL

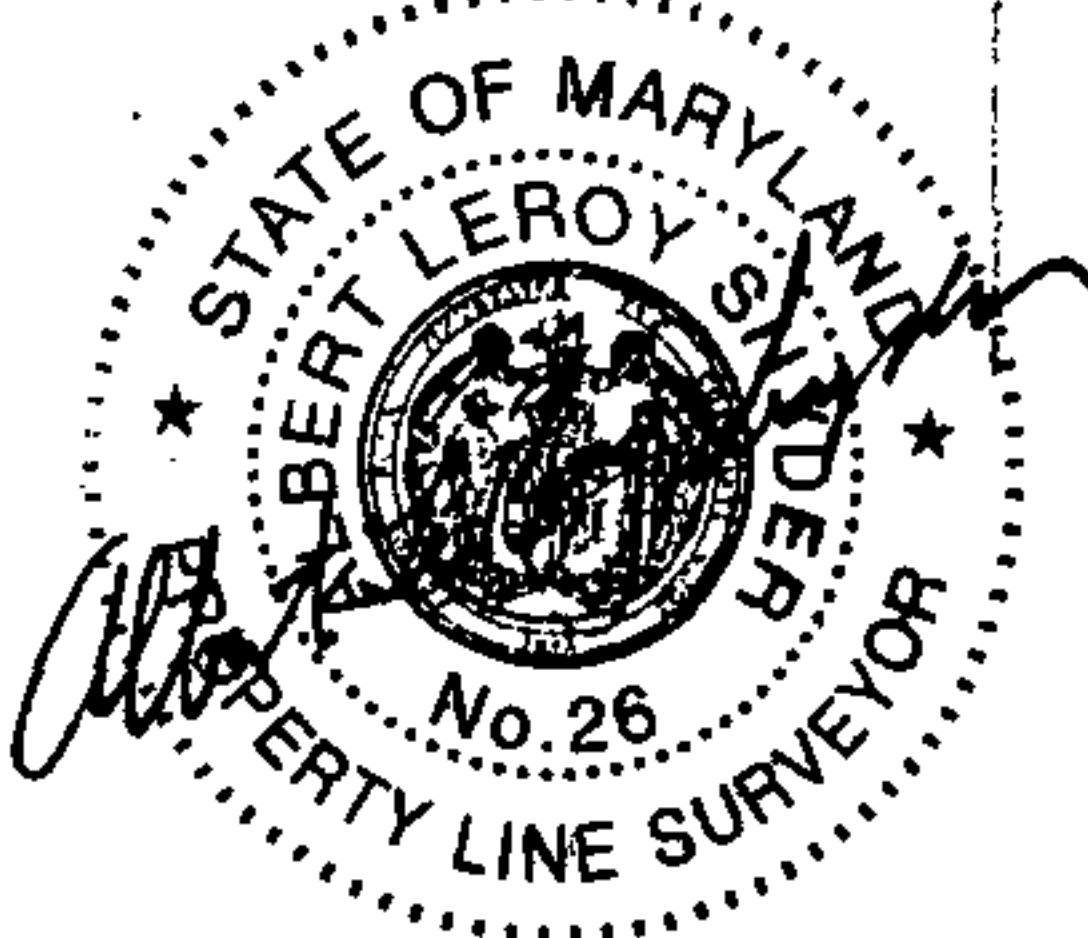
P. 375
BRUCE C. NOLTE
S.M. 18745 FOLIO 300
TAX ACC. NO. 2400004014

P. 362
FREESTON C. THOMAS
S.M. 18962 FOLIO 80
TAX ACC. NO. 2300013180

P. 295
MICHAEL
LETHA
S.M. 13000 FOLIO 10
TAX ACC. NO. 2300013180

PARRIS
PARRIS
410
0407058400

ADD ON PARCEL
1.8311 AC±



PLAN TO ACCOMPANY DRC REQUEST FOR THE PALMIOTTO & PARRIS PROPERTIES

4TH ELECTION DISTRICT

DATE: JUNE 9, 2006

TAX MAP: 31

COUNCILMANIC DISTRICT: 3

GRID: 17

BALTIMORE COUNTY, MD.

SCALE: 1"=100'

PARCEL: 315 & 295

ZONING: RC-2

PREPARED BY:

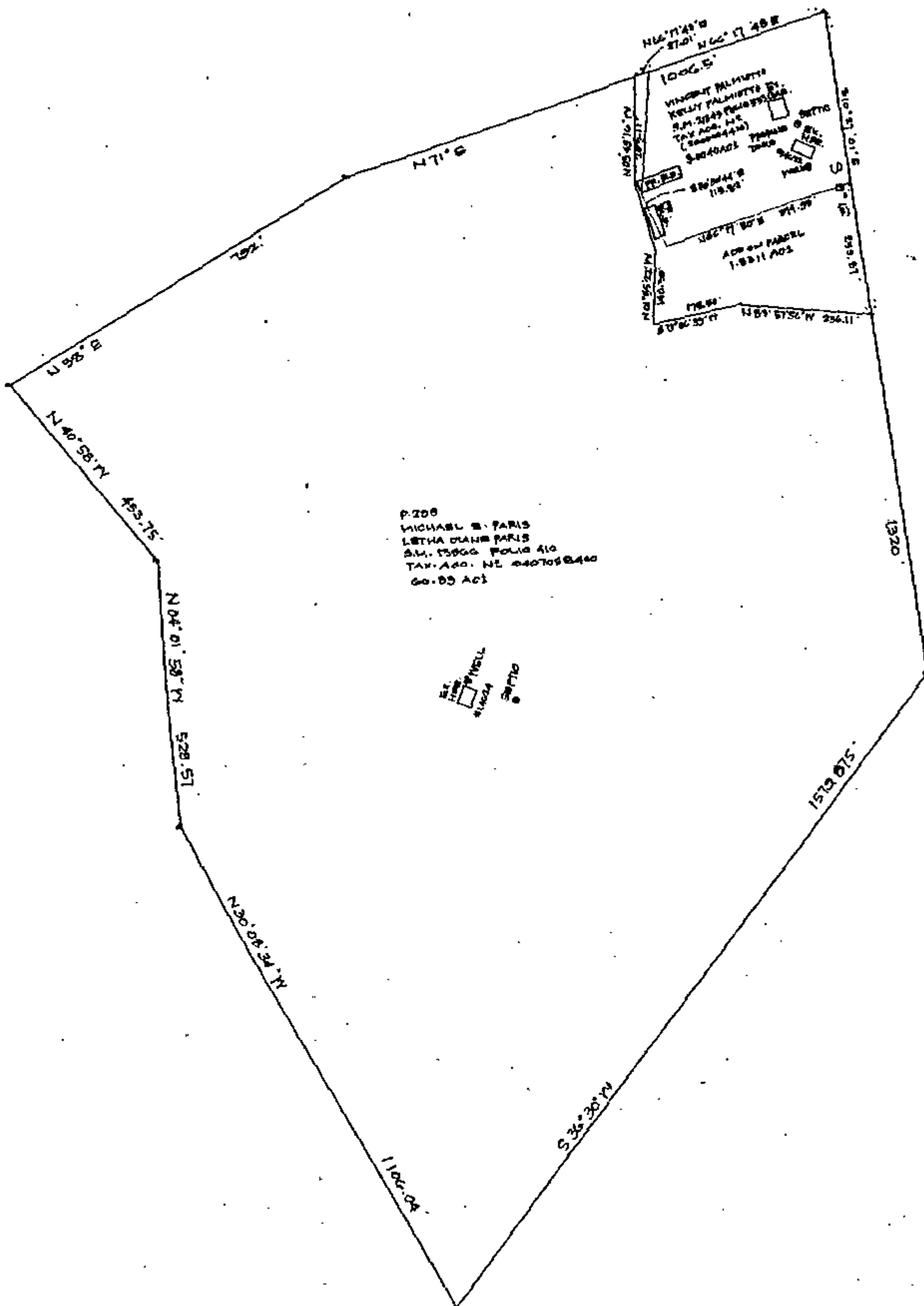
A. L. SNYDER
SURVEYOR, INC.
1911 HANOVER PIKE
HAMPSTEAD, MD. 21074
410-239-7744

REVISED: JULY 20, 2006

SHEET 1 OF 2

07-085-SPH

JOB NO. 05042



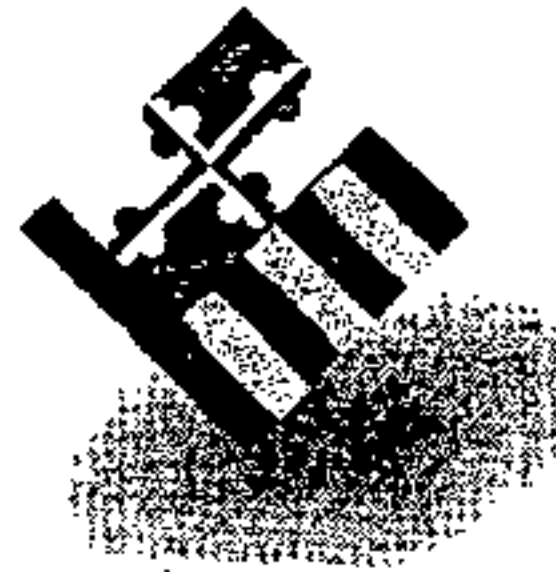
SCALE: 1"=400'
SHEET 2 OF 2



PREPARED BY:
A. L. SNYDER
SURVEYOR, INC.
1911 HANOVER PIKE
HAMPSTEAD, MD. 21074
410-239-7744

07-085-SPH

JOB NO. 05042



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

DAVID A.C. CARROLL, *Director*
Department of Environmental Protection
and Resource Management

May 2, 2006

Mr. and Mrs. Vincent Palmiotto
14622 Old Hanover Road
Reistertown, MD 21136

RE: Lot Line Adjustment

Dear Mr. & Mrs. Palmiotto,

Thank you for coming to the Baltimore County Agricultural Advisory Board meeting on April 25, 2006 to discuss the adjustment of your property line. As you observed the Advisory Board – composed of representatives of the agricultural community- provides advice to the County on a wide array of agricultural issues.

The Board did vote to recommend to the County an approval of your request for the adjustment of your property line in order to enlarge your lot for to take advantage of the existing barns on the property. The Board found that the requested enlargement would not be significantly detrimental to the agricultural capability of the property from which the acreage is proposed to be subdivided from.

The next step is for you to contact the Baltimore County Department of Permits and Development Management to determine what process you should go through for this "lot line adjustment." When the process is determined, you can provide this letter to indicate the position of the Advisory Board on your request.

If you have any questions, please contact me at 410-887-3776.

Sincerely,

A handwritten signature in black ink, appearing to read "W. S. Lippincott, Jr.", with a stylized flourish at the end.

Wallace S. Lippincott, Jr.
Program Manager

Per #2

Zoning Commissioner
Baltimore County DPDM
111 W Chesapeake Ave
Towson, MD 21204

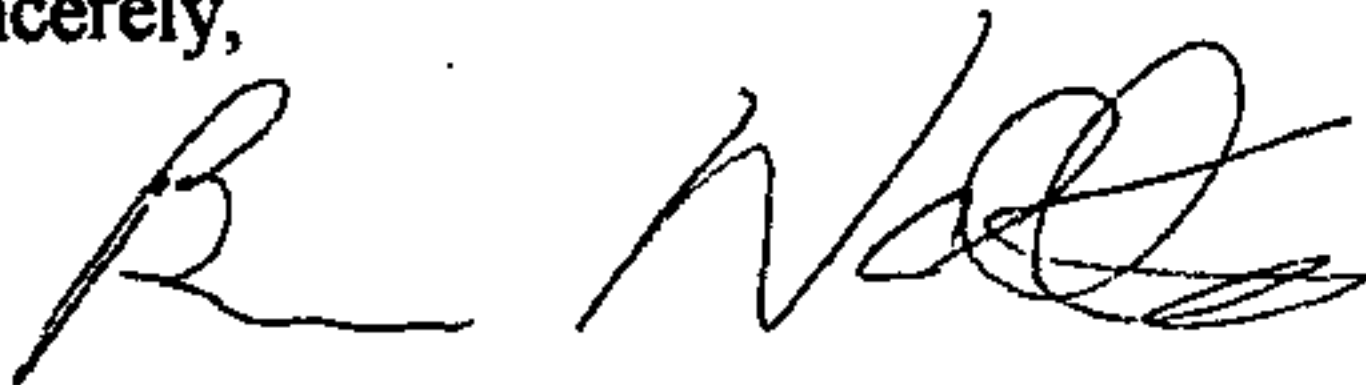
October 11, 2006

To Whom It May Concern:

I am writing in regards to the zoning hearing to be held on October 16, 2006. My property adjoins the Palmiotto and Parris property located on Old Hanover Road. I wanted to let the Zoning Commissioner know that I do not have any objections to the transfer of land from the Parris property to the Palmiotto's.

The Palmiotto's are conscientious neighbors and have been improving their property since they acquired the land in 2005. They continue to fix up the barns, renovate the house, plant more trees and shrubs, remove invasive vines and plants, and more. The acquisition of more land to the Palmiotto's will only improve the area even more.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Nolte', written over a horizontal line.

Bruce Nolte
14618 Old Hanover Road
Boring, MD 21204

Per #3
A

Zoning Commissioner
Baltimore County DPDM
111 W Chesapeake Ave
Towson, MD 21204

October 11, 2006

To Whom It May Concern:

I am writing in regards to case # 07-085-SPH, the zoning hearing to be held on October 16, 2006. My property adjoins the Palmiotto and Parris property located on Old Hanover Road. I wanted to let the Zoning Commissioner know that I do not have any objections to the transfer of land from the Parris property to the Palmiotto's.

Sincerely,

Preston Thomas

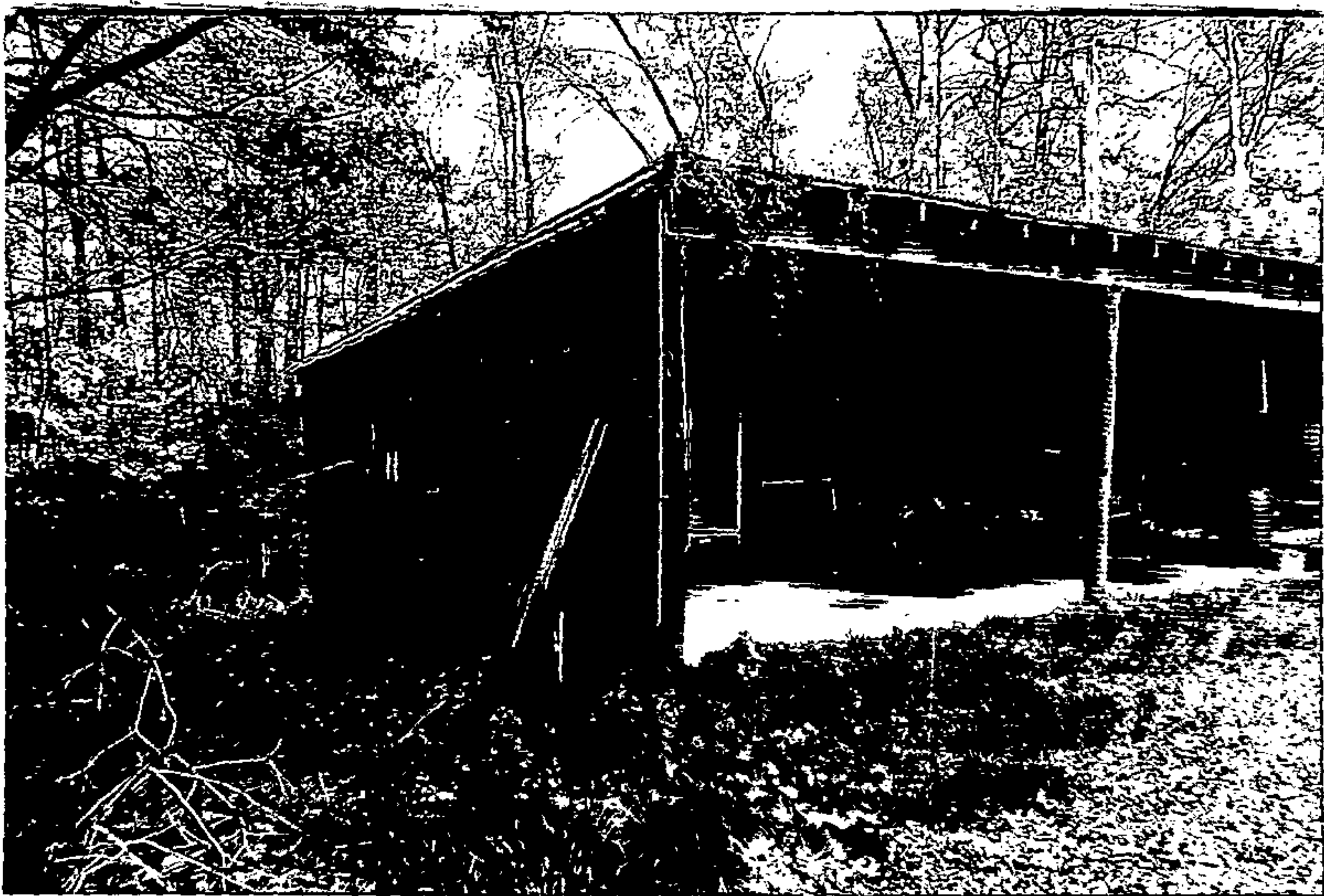


14616 Old Hanover Rd
Reisterstown MD 21136

5B



Corner stake for horse stall



Corner stake for run-in shed

4A



Current pasture for horse stalls



LB



View from back of house to fence line



View from back of house with hilly field/pasture

4C

CASE NAME	CASE NUMBER	DATE

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

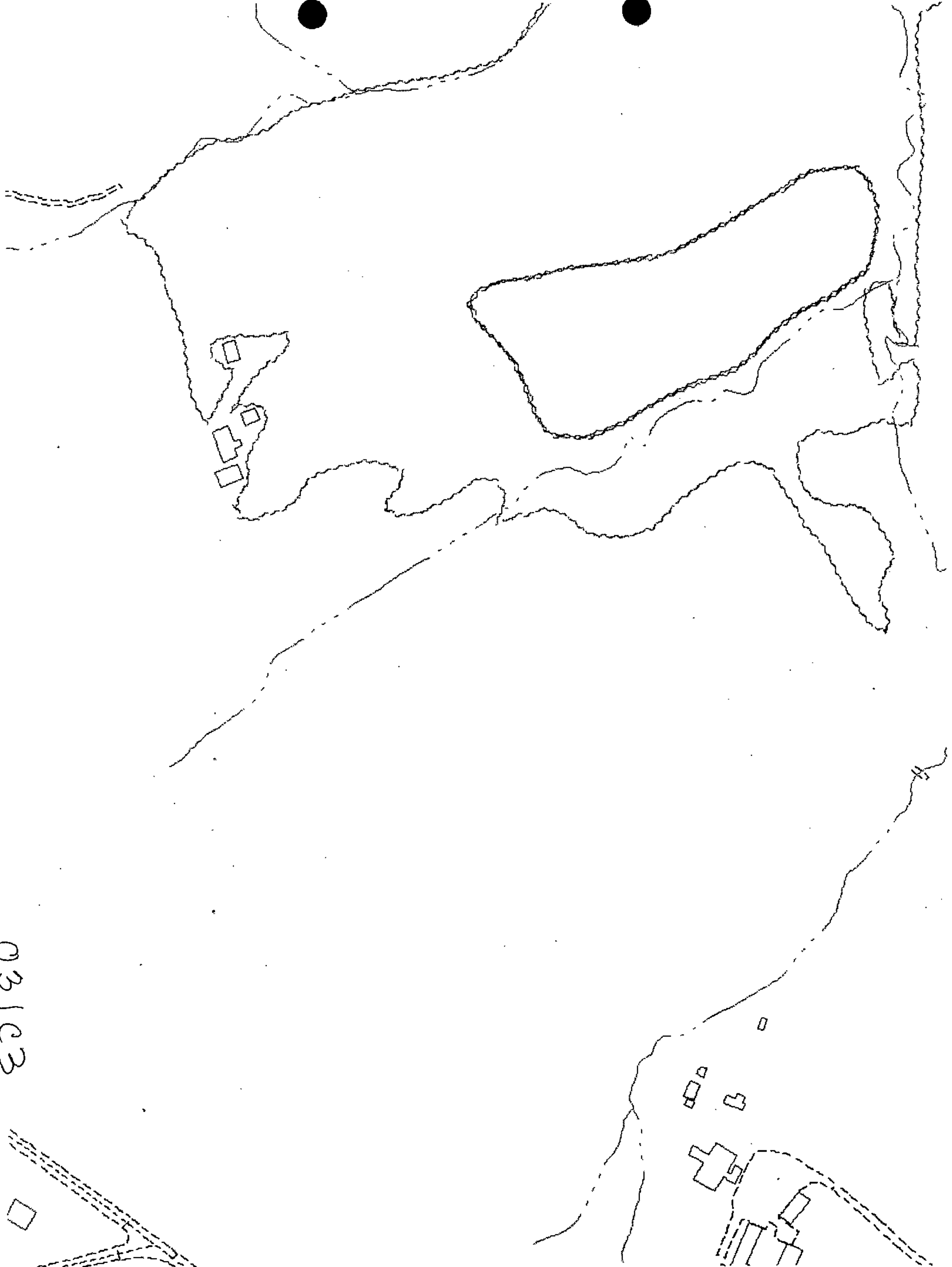
Vincent 3. Palmiotto
Kelly Palmiotto

14622 old Hittovae Road
"

Postbox, NO 21136
" "

Palmistob @ cmeast.net

03103



Legend

03102

