IN RE: PETITION FOR SPECIAL HEARING

N side & 896 feet N of Compass Run

Lane, 661 feet W of c/l of Gunpowder Rd.

5<sup>th</sup> Election District

3<sup>rd</sup> Councilmanic District

(4020 Compass Run Lane)

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Jason Mills

Petitioner

CASE NO. 07-196-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 4020 Compass Run Lane. The Petition was filed by Jason Mills, property owner. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a waiver to allow a right of way to access the local street in lieu of an in-fee strip per Section 32.4-409(c) of the B.C.C. and for a waiver of Public Works standards to allow a paving width of 10 feet in lieu of 16 feet on a use in common driveway.

The property was posted with Notice of Hearing on December 25, 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 December 26, 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: ZAC comments were received from the Bureau of Development Plans Review dated November 9, 2006, which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

#### **Interested Persons**

Appearing at the hearing on behalf of the requested special hearing were Jason Mills, Petitioner, and Bruce Doak, with Gerhold, Cross & Etzel, Ltd., who prepared the site plan. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

#### **Testimony and Evidence**

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The subject property presently contains 20.61 acres zoned RC 2 and improved with the Petitioner's single family home. The Petitioner would like to subdivide the property into one lot of 19.03 acres with his existing home and another lot containing 1.58 acres for proposed lot 2 which would allow construction of a new home for the Petitioner's father. The proposed subdivision was originally filed as shown in Petitioner's exhibit 1. Mr. Doak indicated that he made several minor wording modifications to the requested relief as shown on exhibit 2.

This case arises because of access to Gunpowder Road which is the nearest public road. As shown on Petitioner's exhibit 2, access from the Petitioner's existing home occurs via the driveway on his property, then approximately 900 feet along a 12 foot wide right of way, then to Compass Run Lane and finally to Gunpowder Road. Mr. Doak noted that only the Petitioner and the neighbor to the east use the 900 foot right of way which is gravel, tar and chip construction. The neighbor owns the property across which the right of way exists and the

Petitioner maintains the surface of the road by agreement. There is a large bank along the east side of the right of way. Compass Run Lane is a paved private road used and maintained by 8 to 10 families.

The requested waivers would allow a right of way to access the local street, Gunpowder Road, in lieu of an in-fee strip per Section 32.4-409(c) of the B.C.C. and for a waiver of public works standards to allow a paving width of 10 feet in lieu of 16 feet on a use in common driveway. Mr. Doak indicated that the 900 foot right of way is the only access to the Petitioner's home and the proposed dwelling, that the neighbor to the east who owns the land is unwilling to sell the Petitioner an in-fee strip and Compass Run Lane is a private road again preventing the Petitioner from acquiring an in-fee access strip. For virtually the same reasons, the Petitioner cannot pave the 900 foot right of way 16 feet wide as the right of way is only 12 feet wide and the neighbor to the east is again unwilling to increase the size of the right of way. Finally he noted that the gravel, tar and chip right of way is well maintained, and has served the Petitioner's home and will serve both homes adequately.

The Bureau of Development Plans Review requests corrections to the plan and several changes to the driveway. Mr. Doak indicated that the plan actually shows the access road to the existing home across lot 2. He also agreed to include a tee turnaround at the end of the use in common portion of the driveway and added such in red on Petitioner's exhibit 2.

However he disagreed with the comment to pave the entire length of the driveway including Compass Run Lane, and provide 16 foot wide pull over areas 40 feet long every 300 feet. He indicated that tar and chip is not seen as paving by the County and that paving the entire length would be prohibitively expensive. In addition he indicated that 16 foot wide pullover would exceed the 12 foot right of way and require the neighbor to the east to sell additional

property or at least expand the right of way which he has been unwilling to do. On the other hand he pointed out that it would be to the neighbor's best interest to agree to some pull offs so that the neighbor could have another lot himself.

At this point in the hearing a general discussion of the merits of paving and pull offs for fire protection took place and the record was kept open to allow the Petitioner to discuss the need for changes to the right of way for emergency and fire protection. However after nearly one month of discussion between the neighbor and the Petitioner, Mr. Doak reported that the neighbor was unwilling to enter into an agreement in this regard and that the undersigned should make a decision on the merits of the case as presented.

#### Findings of Fact and Conclusions of Law

While there was no direct comment from the Fire Department, it is clear that the Bureau of Development Plans Review has incorporated emergency and fire safety access in their comments. The request for paving is to assure that there will be all weather road access to the two homes by the Fire Department. As discussed, sometimes gravel driveways will heave in the spring or after much rain and become impassable. A fully loaded fire truck weighing 65,000 pounds can become stuck in the mire and be unable to reach the Petitioner's homes. In addition pull offs are needed to be sure that emergency vehicles can pass one another again in event of an emergency. I greatly regret that the neighbor to the east does not see how these improvements will benefit his present and future uses of his property and so be agreeable to pull offs and paving.

I understand that that the maximum width of driveway the Petitioner can muster is 12 feet with no pull offs. I further understand that the County has in suitable situations approved a driveway not fully paved with asphalt but which can be plowed and was engineered to sustain

the weight of emergency vehicles. I cannot in good conscience merely ignore the safety imperatives inherent in this request. While I will approve the requested waivers I will require the driveway to meet minimum safety requirements to the satisfaction of the Bureau of Development Plans Review.

In regard to the request for waivers to allow a right of way to access the local street in lieu of an in-fee strip per Section 32.4-409(c) of the B.C.C. and for a waiver of Public Works standards to allow a paving width of 10 feet in lieu of 16 feet on a use in common driveway, I find the size, scope and nature of a proposed development does not justify strict compliance with this title, these waivers would be within the scope, purpose, and intent of the regulations and code and all other County laws and regulations have been complied with. However I will require the driveway to be designed and constructed to the satisfaction of the Bureau of Development Plans Review.

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 Petitioner's request for special hearing should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this \_\_\_\_\_\_\_\_ day of February, 2007, that the Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for a waiver to allow a right of way to access the local street in lieu of an in-fee strip per Section 32.4-409(c) of the B.C.C. is hereby APPROVED; and

IT IS FURTHER ORDERED that the Petitioner's request for a waiver of public works standards to allow a paving width of less than 16 feet on a use in common driveway is hereby APPROVED subject to the following conditions:

- 1. The Petitioner may apply for their permits 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. The driveway shall be engineered and constructed to allow use by emergency vehicles to the satisfaction of the Bureau of Development Plans Review.

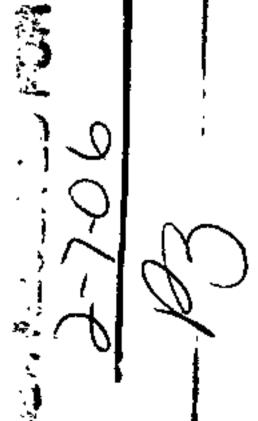
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

OHNV. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz





JAMES T. SMITH, JR. County Executive

February 7, 2007

WILLIAM J. WISEMAN III

Zoning Commissioner

JASON MILLS 4020 COMPASS RUN LANE HAMPSTEAD MD 21024

Re: Petition for Special Hearing

Case No. 07-196-SPH

Property: 4020 Compass Run Lane

Dear Mr. Mills:

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,

John V. Murphy

Deputy Zoning Commissioner

for Baltimore County

JVM:pz

Enclosure

c: Bruce Doak, Gerhold, Cross & Etzel, Ltd, 320 E. Towsontown Blvd., Suite 100, Towson, MD 21286 Wally hyppin Catt, DEPRM



REV 9115198

### Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4020 COMPASS RUN LAME
which is presently zoned 4020 RCZ RCB

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

SEE ATTACHED

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 Purchase	r/Lessee:	•	Legal Owner(s	M-II						
Name - Type or Print		<u> </u>	Name - Type or Prin	H	· ·					
Signature			Signature	MASS						
Address		Telephone No.	Name - Type or Prin	it .						
City <u>Attorney For Petitio</u>	State oner:	Zip Code	Signature LID 20 Col	mpass Run la	inl	HID-206279/ Telephone No.				
Name - Type or Print		<u> </u>	City City		tate	21074 Zip Code				
Signature	<del>.</del>	<u></u> -	Representative  BRUCE PO	e to be Contact	<u>ted:</u> 3, 0, 4,	<b>5</b>				
Company			Name	NSOMTOWN	BLVD	<u> </u>				
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City	State	Zip Code	City		tate	Zip Code				
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Case No	196-SPH.	ta tha sa tha sa tha sa	UNAVAILABLE	FOR HEARING		/				
lan-	>-7 (M)	Rev	iewed By D.T.	Date _	10/30/	06				

#### SPECIAL HEARING REQUESTED

Modified as requested by the zoning office on 11/3/2006.

FOR A WAIVER TO ALLOW A RIGHT OF WAY TO ACCESS THE LOCAL STREET IN LIEU OF AN IN-FEE STRIP PER SECTION 32-4-409 (c) OF THE B.C.C.

FOR A WAIVER OF PUBLIC WORKS STANDARDS TO ALLOW A PAVING WIDTH OF 10' IN LIEU OF 16' ON A USE IN COMMON DRIVEWAY.



#### 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

October 27, 2006

## ZONING DESCRIPTION MILLS PROPERTY 4020 Compass Run Lane Baltimore County, Maryland

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

Beginning for the same at the intersection of the centerlines of Compass Run Lane and Gunpowder Road, thence running northwesterly along the centerline of Compass Run Lane 661 feet to the centerline of a right-of-way 12 feet wide, thence running northerly along the centerline of said right-of-way 896 feet, thence running,

- 1) North 54 degrees 05 minutes 30 seconds West 240.00 feet,
- 2) North 15 degrees 16 minutes 56 seconds East 1435.27 feet,
- 3) North 85 degrees 53 minutes 00 seconds East 395.34 feet,
- 4) South 63 degrees 15 minutes 12 seconds East 302.44 feet,
- 5) South 09 degrees 54 minutes 10 seconds West 357.83 feet,
- 6) South 07 degrees 11 minutes 40 seconds West 243.80 feet,
- 7) South 07 degrees 11 minutes 40 seconds West 171.59 feet,8) South 18 degrees 56 minutes 41 seconds West 177.40 feet,
- 9) South 86 degrees 06 minutes 31 seconds West 501.62 feet,
- 10) South 23 degrees 55 minutes 30 seconds West 423.10 feet, to the point of beginning.

Containing 20.61 Acres of land, more or less.

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

10/30/06

		CASHIER'S VALIDATION	
		STOMER.	
BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT DATE 10 30 00	RECEIVED GEORGIAN COMMANDEN	DISTRIBUTION WHITE - CASHIER PINK AGENCY YELLOW CU	

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# NOTICE OF ZONING HEARING

The Zonting 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: # 07-196-SPH

4020 Compass Run Lane

4020 Compass Run Lane

N/side & 896 feet north of Compass Run Lane, 661
feet west of centerline of Gunpowder Road
5th Election District - 3rd Councilmanic District
Legal Owner(s): Jason Mills
Secial Hearing: For a waiver to allow a right of way to
access the local street in lieu of an in-fee strip per Section
32.4-409(c) of the B.C.C. and for a waiver of public works
standards to allow a paving width of 10 feet in lieu of 16
feet on a use in common driveway.

Hearing: Wednesday, January 10, 2007 at 10:00 a.m.
in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, MD 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) 887-339f.

JT 12/764 Dec. 26

# ATE OF PUBLICATION

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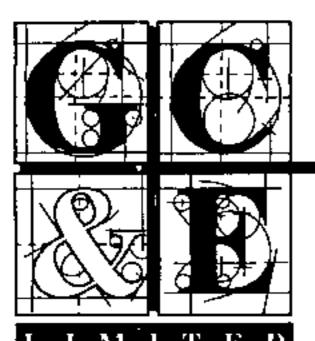
THIS IS TO CERTIFY, that the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., 2005, once in each of O

X The Jeffersonian

- Arbutus Times
- Catonsville Times
- Owings Mills Times **Towson Times**
- NE Booster/Reporter
- County News North

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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#07-196-SPH PETITIONER/DEVELOPER:

DATE OF HEARING: 1/10/07

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:** 

4020 Compass Run Lane

(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

STED ON: 12/25/06



# PEBL THE ZONING COMMISSIONER IC HEARING MILL IN TOWSON, MD. BE HELD

Room 106 County Office Building i Ghesapeake/Aven 10:00 am Wedn DE: TOWSON, MD

For a wally-considering the strong of an infice strip per strong of the Azmento countes an exnesday, January 10, 207



#### 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

November 17, 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: 07-196-SPH

4020 Compass Run Lane

N/side & 896 feet north of Compass Run Lane, 661 feet west of centerline of Gunpowder Road 5<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Jason Mills

Special Hearing for a waiver to allow a right of way to access the local street in lieu of an in-fee strip per Section 32.4-409(c) of the B.C.C. and for a waiver of public works standards to allow a paving width of 10 feet in lieu of 16 feet on a use in common driveway.

Hearing: Wednesday, January 3, 2007 at 11:00 a.m. in Room-407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Jason Mills, 4020 Compass Run Lane, Hampstead 21074 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, DECEMBER 19, 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.



Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY

Tuesday, December 19, 2006 Issue - Jeffersonian

Please forward billing to:

Jason Mills 4020 Compass Run Lane Hampstead, MD 21074

410-206-2791

#### **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: 07-196-SPH

4020 Compass Run Lane

N/side & 896 feet north of Compass Run Lane, 661 feet west of centerline of Gunpowder Road 5<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Jason Mills

Special Hearing for a waiver to allow a right of way to access the local street in lieu of an in-fee strip per Section 32.4-409(c) of the B.C.C. and for a waiver of public works standards to allow a paving width of 10 feet in lieu of 16 feet on a use in common driveway.

Hearing: Wednesday, January 3, 2007 at 11:00 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 410-887-4386.

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



JAMES T. SMITH, JR.

County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and
November 2006 Management

Jason Milis 4020 Compass Run Lane Hampstead, MD 21074

Dear Mr. Mills:

RE: Case Number: 07-196-SPH, 4020 Compass Run Lane

The above matter, previously scheduled for January 3, 2007, has been postponed at the request of the Zoning Commissioner's Office. The hearing has been rescheduled and the notice reflecting this change is enclosed.

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

Very truly yours,

Timothy Kotroco

Director

TK:klm

C: Bruce Doak, 320 E. Towsontown Blvd., Towson 21204

#### 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 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: 07-196-SPH
Petitioner:MILLS
Address or Location: 4000 Compass Run Lane
PLEASE FORWARD ADVERTISING BILL TO:
Name: MR. JASON MILLS
Address: 4030 Compass RUN LANE
HAMPSTEAD, MD 21074
Telephone Number: 410-206-279/

Revised 7/11/05 - SCJ



JAMES T. SMITH, JR. County Executive

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

January 3, 2007

Jason Mills 4020 Compass Run Lane Hampstead, MD 21074

Dear Mr. Mills:

RE: Case Number: 07-196-SPH, 4020 Compass Run Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 30, 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

u. Callibal)

WCR:amf

**Enclosures** 

People's Counsel C: Bruce Doak Gerhold, Cross & Etzel 320 E. Towsontowne Blvd, Suite 100 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

November 9,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 13, 2006

Item Number(s): 193 through 201

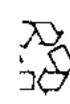
196

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





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: NOVEMBER 8, 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. 7-196-5PH

4020 COMPASS RUNLANE JASON MILLS PROPERTY SPECIAL HEARING

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. 7-196-594.

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,

Engineering Access Permits

Division

SDF/MB

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** May 10, 2007

TO:

Timothy Kotroco, Director Department of Permits &

Development Management

FROM:

Dennis A. Kennedy

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee

Item No. 07-196 SPH REVISED

Our comments on this item, dated November 9, 2006, have now been satisfied. Chief Jerry Kraus of the Arcadia Fire Company visited the site and he has no problem with the access as is. Since he represents the first responders for this area, we will accept his assessment and recommend that the waiver of public works standards be granted.

DAK

cc: file

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 13, 2006

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-196- 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

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 9, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 13, 2006

Item No. 07-196

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

The plan fails to show that the road being used for access extends across proposed Lot 2.

We have no comment on the use of a right-of-way instead of an in-fee strip.

We will support the waiver of public works standards if the following conditions are met.

t) - The entire length of road including Compass Run Lane is paved.

2\ - Provision of a tee-turnaround at the end of the use-in-common portion

Provision of pull-over areas 40 feet long every 300'. The total width of the road at the pull-over should be 16'.

DAK:CEN:cab

cc: File

ZAC-ITEM NO 07-196-11132006.doc

PETITION FOR SPECIAL HEARING RE:

4020 Compass Run Lane; N/S 896' N

Compass Run Ln, 661' W c/line Gunpowder Rd\*

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

Legal Owner(s): Jason Mills

BEFORE THE

ZONING COMMISSIONER

FOR-

Petitioner(s)

**BALTIMORE COUNTY** 

07-196-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. Livernary

PETĒR 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 13<sup>th</sup> day of November, 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

NOV 1 3 2006

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

# PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

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CITY, STATE, ZIP	Hampt for AND 21074	Towson 140 21286									
	4020 Compass Lun Ln	320 E. TOWSONTOWN BLUD									
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