RE: PETITION FOR SPECIAL HEARING

Black Rock Road; W/S Benson Mill Road,

4,500' S Black Rock Road

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

Legal Owner(s): Jacqueline & Jocelyn Simcock\*

FOR

Petitioner(s)

BALTIMORE COUNTY

ZONING COMMISSIONER

07-255-SPH

BEFORE THE

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

RECEIVED

DEC 1 9 2006

Per.....

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 19<sup>th</sup> day of December, 2006, a copy of the foregoing Entry of Appearance was mailed to, Scott Hodgkins, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

### BALTIMORE COUNTY, MARYLAND

### ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Inter-Office Correspondence

TO:

67 3 B

**Development Coordination** 

DATE: February 9, 2007

FROM:

Wally Lippincott, Jr.

FED 1 200/

SUBJECT:

General: The request involves two lots of records both zoned RC 2. The smaller parcel of 8 acres appears to have two density units and the larger 29 acre parcel has only one density unit (presumably subdivided since 1979). The request is to transfer density from the smaller elongate 8 acre parcel to the larger parcel and to reconfigure the three created lots into lots from 7.5 acres to 17.9 acres in size. The property is predominantly wooded with some open fields and steep slopes.

The property is within a Master Plan designated Agricultural Preservation Area and a State designated Rural Legacy Area. The property is in the vicinity of numerous protected properties on which public funds have been spent to maintain agricultural land. These programs are complimentary to the RC 2 zoning purposes which are to retain agricultural and to "stem the tide of new residential subdivisions in productive agricultural areas...) (BCZR 1A01.1.A.1.).

### Comments:

- 1. Petition is in conflict with BCZR 1A01.3.B.1. Area Regulations Subdivision lot density. Regulations state, "No such lot (lot of record) having gross area between two and 100 acres may be subdivided into more than two lots (total)." It appears the 29.228 acre parcel is already the result of one subdivision. The proposed plan will subdivide twice more and will transfer a density unit to the areas.
- 2. This is contrary to the Zoning Code that clearly limits the cuts to two lots and there is nothing in the Zoning Regulations for RC 2 that permits the transfer of density.
- 3. However, there is a record of the Zoning Commissioner approving the transfer of density or the reconfiguration of parcels if the purpose is to better support Agriculture but not for simply better residential lots—Agriculture being the primary purpose of the zone and further supported by the Baltimore County Master Plan that designates the area an Agricultural Preservation Area and the Rural Legacy Area (also designated by the State).

For the

4. The Baltimore County Code Section 32-4-415 (c) establishes that the Department of Environmental Protection and Resource Management can prepare policies for the protection of prime and productive agricultural soils. A copy of the policies are enclosed. These policies essentially guide subdivision to create a small lot of 60,000 square feet and to retain the remainder in as large a size as practical.

### Conclusions:

It is recommended that the petition be denied because transfer of density is not permitted unless the transfer better fosters agriculture the primary purpose of the RC 2 zone. While the petitioner may claim to be fostering agriculture in fact the main result of the petition will be to further subdivide a 29-acre property that has no remaining subdivision rights in order to "improve" the residential value of the two density units existing on an 8-acre parcel - that may or may not be able to yield two lots. While there may be modest agricultural gains from combining the pasturage on the two parcels into one lot, this would be negated by the loss of forest production value by putting a house in the middle of the existing forest and subdividing the forest into two lots. Forest resources like cropland and pasture are of greater value if the acreage is larger and not fragmented by having houses and roads placed in the middle of the resource.

Date 3 Time WHILE YOU V	
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OfficeNumber	Returned your call
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### **BALTIMORE COUNTY, MARYLAND**

### **Inter-Office Correspondence**



TO:

Timothy M. Kotroco

FROM:

Dave Lykens, DEPRM - Development Coordination JWL

DATE:

January 25, 2007

SUBJECT:

Zoning Item # 07-255-SPH

Address

3317 Black Rock Road (Simcock Property)

Zoning Advisory Committee Meeting of December 11, 2006

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property may be required to 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). – T. Panzarella; Environmental Impact Review

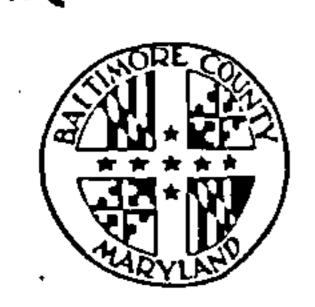
<u>X</u> Development of this property may be required to comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). – *T. Panzarella; Environmental Impact Review* 

### Additional Comments:

Recommend denial of this petition. The transfer of density is not permitted in the BCZR. This request is for the purposes of achieving additional development that might not otherwise be achievable due to the configuration and site constraints. There is no guarantee in the BCZR that the density of the zone is to be maximized, particularly if it conflicts with the purposes of the Zone, Master Plan and other public purposes — preservation of the area. This site is located in the Piney Run Rural Legacy Area and Baltimore County Agricultural Preservation Area. As such, there has been significant public funding to protect and foster the conditions suitable for future agricultural operations. Adding additional development conflicts with the purpose. This petition should be denied.

I will make every effort to attend the hearing in order to answer any questions that these comments may raise. — Wallace Lippincott; Agricultural Preservation

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-255-SPH.doc



### Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

I/We do solemnly declare and affirm, under the penalties of

for the property located at _	BLACK	Rock	ROAD	
which is	oned <u>F</u>	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

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.

			perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser	<u>/Lessee:</u>		Legal Owner(s):
Name - Type or Print	<u>-</u>	<u>,</u>	JACQUELINE SIMCOCK Name Type or Print
<del>C:</del>	···		- Alexandrae Symusor
Signature			Signature V JOCELYN SIMCOCK
Address		Telephone No.	Name Type or Print Sucock
City	State	Zip Code	Signature
Attorney For Petition	ner:		P.O. Box 39 Address Telephone No.
Name Tues of Driet		<del></del>	BUTLER MD 21023
Name - Type or Print			City State Zip Code
Signature	<del></del>	<del></del>	Representative to be Contacted:
Company	·	<u> </u>	DOUTT HODGKINS C/O G.C.4E. Name
Address	<u>_</u>	Telephone No.	320 E. TOWSONTOWN BLYD Address Telephone No.
<del>_</del>			TOWSON, MD 21286
City	State	Zip Code	City State Zip Code 410 - 823 - 4470
			OFFICE USE ONLY
			ESTIMATED LENGTH OF HEARING
Case No. 07-	255-SF		UNAVAILABLE FOR HEARING
		Rev	riewed By 7m Date 12/4/06
REV 9/15/98			

- FF-

SPECIAL HEARING REQUESTED

TO TRANSFER ONE DENSITY RIGHT FROM 8.655 ACRE€ PARCEL TO 29.228 ACRE€ PARCEL.

### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: December 13, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For December 18, 2006

Item No. 07-255

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

We have no objection to the proposed density transfer provided that note number 9 is revised and provided that the proposed subdivision is subsequently approved in accordance with all development regulations.

DAK:CEN:clw

ce: File

ZAC-ITEM NO 07-255-12132006.doc

### Fire Department

700 East Joppa Road Towson, Maryland 21286-5500 Tel: 410-887-4500



### Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

December 12, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: December 11, 2006

Item No.: 252, 253, 254, 255, 256, 257, 258, 259, 261, 262, 263, 264 and 265.

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

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

cc: File



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

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: January 2, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-255- Special Hearing

The Office of Planning has reviewed the above referenced case(s) and is unable to make any comments or recommendations on the petition because the accompanying site plan is not clear as to the before and after density.

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

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: # 07-255-SPH

Black Rock Road
West side of Benson Mill Road, 4500 feet south of Black Rock Road
Strock Roa acre parcel.

Hearing: Friday, February
2, 2007 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosiey
Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Battimore 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.

# E OF PUBLICATION

1,20DZ

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

X The Jeffersonian ☐ Arbutus Times

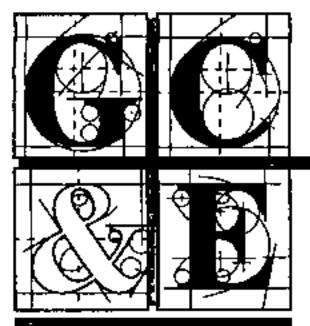
Times Catonsville

Towson Times

Owings Mills Times

NE Booster/Reporter North County News Mulusy

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### 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# 07-255-SPH
PETITIONER/DEVELOPER:
Jacqueline & Jocelyn Simcock
DATE OF HEARING: Feb. 16, 2007

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

January

POSTED ON:

**LOCATION:** 

West side Black Rock Road 3317 Black Rock Road

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER

John Dill

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



01/31/2007

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TIMOTHY Desember 027 jr 2006

Department of Permits and Development Management

### 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: 07-255-SPH

Black Rock Road

West side of Benson Mill Road, 4500 feet south of Black Rock Road

5<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Jacqueline Simcock & Jocelyn Simcock

Special Hearing to transfer one density right from 8.655-acre parcels 29.228-acre parcel.

Hearing: Friday, February 2, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Jacqueline & Jocelyn Simcock, P.O. Box 39, Butler 21023 Scott Hodgkins, 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 WEDNESDAY, JANUARY 17, 2007.
  - (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.



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74890 62 21 xx THIS YERE TURNSERVICE EQUESTED Ż

Department of Permits and Development Management

County Office Building 111 West Chesapeake Avenue, Towson, Maryland 21204 Room 111

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Return Service Requested

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MR SCOTT HODGKINS 320 E TOWSONTOWN BLVD **TOWSON MD 21286** 

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TIDecember 27R 2006 irector

Department of Permits and

Development Management

### **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: 07-256-SPH

Old Hanover Road

Northwest side Old Hanover Road opposite of Piney Grove Road

4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Fred Schaefer

Special Hearing to transfer one density right from 3.77-acre parcel to 14.163-acre parcel.

Hearing: Friday, February 2, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Fred Schaefer, 15277 Dover Road, Reisterstown 21136 Scott Hodgkins, 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 WEDNESDAY, JANUARY 17, 2007.
  - (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.



January 22, 2007 TIMOTHY M. KOTROCO, Director

### **NEW NOTICE OF ZONING HEARING**

Department of Permits and Development Management

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: 07-255-SPH

Black Rock Road
West side of Benson Mill Road, 4500 feet south of Black Rock Road
5<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District
Legal Owners: Jacqueline Simcock & Jocelyn Simcock

Special Hearing to transfer one density right from 8.655-acre parcels 29.228-acre parcel.

Hearing: Friday, February 16, 2007 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Jacqueline & Jocelyn Simcock, P.O. Box 39, Butler 21023
Scott Hodgkins, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BYAN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 1, 2007.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OF ICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TIMOTHY December 27/2006

Department of Permits and Development Management

### **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: 07-255-SPH

Black Rock Road

West side of Benson Mill Road, 4500 feet south of Black Rock Road

5<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Jacqueline Simcock & Jocelyn Simcock

Special Hearing to transfer one density right from 8.655-acre parcels 29.228-acre parcel.

Hearing: Friday, February 2, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Jacqueline & Jocelyn Simcock, P.O. Box 39, Butler 21023 Scott Hodgkins, 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 WEDNESDAY, JANUARY 17, 2007.
  - (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, January 16, 2007 Issue - Jeffersonian

Please forward billing to:
Jacqueline Simcock
P.O. Box 39
Butler, MD 21023

410-823-4470

### · 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: 07-255-SPH

Black Rock Road
West side of Benson Mill Road, 4500 feet south of Black Rock Road
5<sup>th</sup> Election District — 3<sup>rd</sup> Councilmanic District
Legal Owners: Jacqueline Simcock & Jocelyn Simcock

Special Hearing to transfer one density right from 8.655-acre parcels 29.228-acre parcel.

Hearing: Friday, February 2, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401/Bosley Ayenue, 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.

### 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: 07-255-5PH
Petitioner: SIMCOCK
Address or Location: EBLACK ROCK ROO & BENSON MICH R
PLEASE FORWARD ADVERTISING BILL TO:
Name: JACQUELINE SINCOCK
Address: P、O、Bo×39
BUTLER, MD 21023
Telephone Number: 410 973 - 4470

SPECIAL HEARING REQUESTED

TO TRANSFER ONE DENSITY RIGHT FROM 8.655 ACRE€ PARCEL TO 29.228 ACRE€ PARCEL.



### Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

I/We do solemnly declare and affirm, under the penalties of

is the subject of this Petition.

perjury, that I/we are the legal owner(s) of the property which

for the property located at	BLACK	ROCK	ROAD	
which is	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

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.

Contract Purchaser	<u>/Lessee:</u>		Legal Owner(s):	
Name - Type or Print	<del></del>		JACQUELINE SIMO	ock
Signature		<u></u>	Signature Sincock Signature Socilyn Sincock	<u>ر</u>
Address		Telephone No.	Names Type or Print Joulem Sincock	
City	State	Zip Code	Signature	
Attorney For Petition	<u>ner:</u>		P.O. Box 39	<u> </u>
			Address	Telephone No.
Name - Type or Print			City State	
Signature	·		Representative to be Contacte	<u>d:</u>
Company		·	DOUTT HODGKINS C/O	G.C.4E.
			320 E. TOWSONTOWN	BLYD
Address	<u> </u>	Telephone No.	Address	Telephone No.
City	State	Zip Code	TOWSON, MD 21286 City State 410-823-4470	
			OFFICE USE ONL	<u>y</u>
			ESTIMATED LENGTH OF HEAR!	ING
Case No. 07	-255-SP	И	UNAVAILABLE FOR HEARING _	<u>.</u>
REV 9 15 98		Rev	iewed By <u>CTM</u> Date <u>1</u>	2/4/06

### SPECIAL HEARING REQUESTED

TO TRANSFER ONE DENSITY RIGHT FROM 8.655 ACRE€ PARCEL TO 29.228 ACRE€ PARCEL.



### 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

November 30, 2006

### ZONING DESCRIPTION SIMCOCK PROPERTY Black Rock Road 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 Benson Mill Road and Black Rock Road, thence southeasterly along the centerline of Black Rock Road 2,793 feet, thence running along Black Rock Road,

- 1) North 59°36'02" West 138.05 feet,
- 2) South 49°00'00" West 33.00 feet,
- 3) North 64°36'22" West 375.38 feet,
- 4) North 56°08'22" West 29.49 feet,
- 5) South 71°58'30" West 161.62 feet,
- 6) South 67°58'50" West 56.30 feet,
- 7) South 51°26'10" West 90.49 feet,
- 8) South 34°10'10" West 105.07 feet,
- 9) South 02°19'05" West 252.15 feet,
- 10) South 15°38'05" West 174.70 feet,
- 11) South 39°20'45" West 126.39 feet,
- 12) North 50°38'38" West 335.35 feet,
- 13) South 44°20'48" West 573.83 feet,
- 14) South 12°10'38" West 726.81 feet,
- 16) North 76°20'00" East 57.75 feet,
- 17) North 67°03'38" East 577.50 feet,
- 18) South 31°39'02" East 258.97 feet,
- 19) North 37°27'38" East 1759.67 feet, to the point of beginning.

Containing 29.228 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.

255

12/06/0

	TO WELL WALL MAN TO THE WAY OF THE WAY SHOW WHITE THE WAY THE THE WAY	Marth Int.  Mathematical County, Maryland or C	CASHIER'S VALIDATION
BALTIMORE COUNTY, MARYLAND  OFFICE OF BUDGET & FINANCE  MISCELLANEOUS RECEIPT	DATE 17 L DOS ACCOUNT 200 1 00 C 6 15 C	RECEIVED S. C. C. Y. L. T. L. W. C. C. C. Y. L. T. L. W. C. C. C. Y. L. T. L. W. C. C. C. Y. L. T. L. C. C. Y. L. T. L. C. C. C. Y. L. T. L. C. C. Y. L. T. L. C. C. Y. L. T. C. C. Y. C. L. C. C. Y. L. T. C. C. Y. C. L. T. C. L. C. Y. C. L. T. C. L. C. Y. C. L. C. L. T. C. L.	DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

February 7, 2007

Jacqueline Simcock Jocelyn Simcock P.O. Box 39 Butler, MD 21023

Dear Ms. Simcock:

RE: Case Number: 07-255-SPH, Black Rock Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 4, 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. Callalal)

WCR:amf

Enclosures

c: People's Counsel
Scott Hodgkins Gerhold, Cross & Etzel 320 E. Towsontowne Blvd Towson 21286

Kristen

Neens to Rossipono

Mississipono

Please contact

Scott 440.833.4470

No read to readwertise.



TIMOTHY M. KOTROCO, Director January 222122007 Permits and Development Management

Jacqueline Simcock Jocelyn Simcock P.O. Box 39 Butler, MD 21023

To Whom it May Concern:

RE: Case Number: 07-255-SPH, Black Rock Road

The above matter, previously scheduled for February 2, 2007, has been postponed at the request of your representative Mr. Scott Hodgkins. The hearing has been rescheduled and the notice reflecting this change is attached.

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).

ery truly yours

Timothy Kotroco Director

TK:klm

C: Scott Hodgkins, G.C. & E., 320 E. Towsontown Blvd., Towson 21286



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

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

Maryland Department of Transportation

Date: 12-13-2006

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

RE: Baltimore County

Item No. 7255-SPH

BLACK ROCK ROAD

JIMCOCK PROPERTY

HEARING TO TRANSFER

DENGITY

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. 7-2555PH.

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,

A Steven D. Foster, Chie

Engineering Access Permits

Division

SDF/MB

### BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO:

File

DATE: February 20, 2007

FROM:

William J. Wiseman, II

Zoning Commissioner

**SUBJECT:** 

Jacqueline Simcock & Jocelyn Simcock - Petitioners

W/S of Benson Hill Rd., 4,500' S Black Rock Road

(Black Rock Road)

5<sup>th</sup> Election District – 3<sup>rd</sup> Council District

Case No. 07-255-SPH

Following the case being called for hearing, the Petitioners' requested a 60-day continuance. No testimony or evidence was received. None of the Protestants nor Teresa Moore, with Valleys Planning Council, objected to Petitioners' request and Wallace S. Lippincott thought further discussions on the proposal would be useful. Mr. Doak will either withdraw the petition as filed or file an amended petition and site plan if the Petitioners wish to proceed.

The file is being returned to PDM for safekeeping with the above understanding.

WJW:dlw

### BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

**DATE**: February 20, 2007

TO:

File

FROM:

William J. Wiseman, II

Zoning Commissioner

SUBJECT:

Jacqueline Simcock & Jocelyn Simcock - Petitioners

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WJW:dlw

60 Days 07-255-SPH Moore Lippencoof. Life Grended Site lan grwa-0

## PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

## SIGN-IN SHEET COUNTY REPRESENTATIVE'S

E- MAIL	whippinate baltmore country			
CITY, STATE, ZIP	To coson, MD 21204			
ADDRESS	401 Bosley Aue, Rm.416			
NAME	Wallace S. Lipinus # Ir			

### PLEASE PRINT CLEARLY

JAME	UMBER	
CASEN	CASEN	DATE

## CITIZEN'S SIGN-IN SHEET

E- MAIL		mookyo acomentinet										
CITY, STATE, ZIP												
ADDRESS	VAlley Again Come	70 Box 5402 Town	21285									
NAME	TERESA MODRA											

### PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

iacque Bacion each. E-MAIL Tocand Socard 21023 21023 CITY, STATE, ZIP 2/286 Me N BUTLER No Towarow 3317 BUNGOOL 320 E. TOWSON TOWNS ADDRESS 33/7 Sincoca SIMESOK Erzel GERHOLO CROSS: BRUCE E. DAN NAME Jacustin 3

From:

William Hughey

To:

wwiseman@baltimorecountymd.gov

Date:

02/13/07 2:21:43 PM


Subject:

sph 07-255 Wally's comments

Bill,

I've reviewed Wally's comments and can't really take issue with any. His main charge is to protect the natural resource-whether forest or farm fields. This density transfer request does't seem to do either.

Bill



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