IN RE: PETITION FOR SPECIAL HEARING
SE side of Harford Road, 243 feet +/- SW
of Sharon Drive
11th Election District
3rd Councilmanic District
(11521 Harford Road)

Larry R. and Wilma F. Washburn *Petitioners*

- * BEFORE THE
- * DEPUTY ZONING
- * COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 07-465-SPH

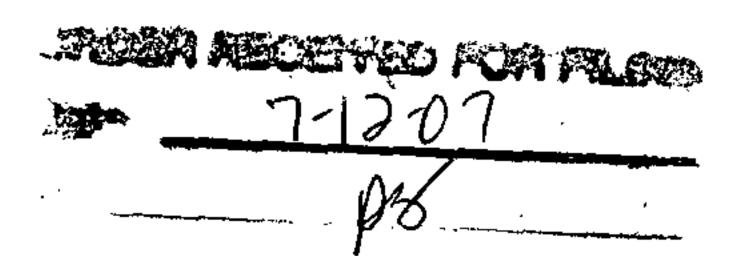
FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 11521 Harford Road. The Petition was filed by Larry R. and Wilma F. Washburn, legal property owners. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the non-density transfer of 2.42 acres of RC 2 land to an adjoining property.

The property was posted with Notice of Hearing on June 18, 2007, 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 June 26, 2007, to notify any interested persons of the scheduled hearing date.

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 Department of Environmental Protection and Resource Management ("DEPRM") dated May 31, 2007 which contain certain restrictions, and a copy of which is incorporated herein and made a part hereof.

Appearing at the hearing on behalf of the requested special hearing were Larry R. and Wilma F. Washburn, Petitioners. Also appearing in support of the relief requested by Petitioners were the following individuals: Roland Twining and Ida Thompson of 11511 Harford Road and

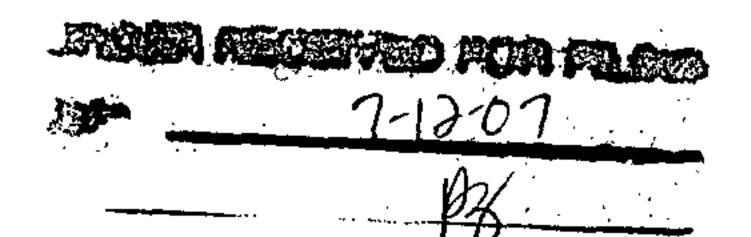


Mike Barnes and Kim Fortin of 5615 Sharon Drive. Both addresses are located in Glen Arm, MD 21057. In addition, Jonathan Scott Dallas, P.E., prepared the site plan. There were no protestants or other interested citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

The subject properties and request for relief are more particularly described on the site plan submitted and marked, and which was accepted into evidence as Petitioner's Exhibit 1. The properties are zoned RC 2. The property identified as parcel 162 is located on Harford Road south of Sharon Road and was purchased by Petitioners in 1993. The property is rectangular in shape and contains approximately 4.5 acres. The property is improved with a two-story brick and vinyl siding dwelling facing Harford Road. Immediately adjacent and to the east of parcel 162 is the property identified as parcel 525. Parcel 525 is square in shape and contains no improvements. This parcel was purchased by Petitioners in 2004.

Mr. Dallas indicated that Petitioners own parcels 162 and 525 and that they essentially desire a lot line adjustment in order to enable them to split parcel 162 almost in half vertically, taking the unimproved half (approximately 2.42 acres) and combining it with parcel 525 (approximately 1 acre). They then desire to erect a two-story dwelling on the north side of what would be the new, larger parcel 525, with a proposed septic reserve area at the southwest corner of the new parcel 525. A well for the improvement is also proposed for the middle area of the now existing parcel 525.

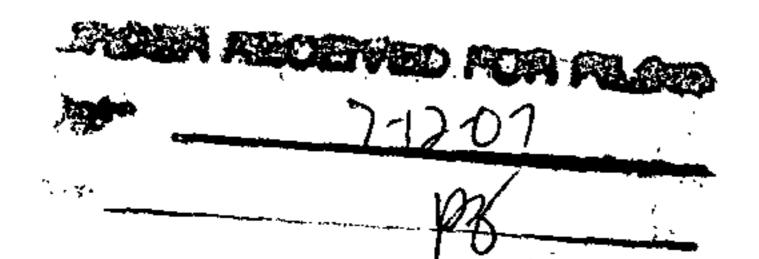
Mr. Dallas also indicated that Petitioners do not desire to develop the property any further whatsoever, and that no transfer of density to the receiving parcel 525 would result from approval, nor would there be an overall increase of the allowed density associated with parcel



162, now or in the future. To the contrary, Petitioners understand that there is the potential loss of an existing density unit as a result of the relief being requested.

Finally, the ZAC comment dated May 31, 2007 received by Dave Lykens of DEPRM indicates that DEPRM would require the new parcel 525 to comply with Regulations for the Protection of Water Quality, Streams, Wetlands, and Floodplains (Sections 33-3-101 through 33-3-12 of the Baltimore County Code), as well as comply with Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). Moreover, the comment indicated that DEPRM's Wallace Lippincott, Jr., recommends that a new dwelling be located on the acreage that is currently identified as parcel 525, or in the alternative, that the density unit on parcel 525 be eliminated. In response, Mr. Dallas indicated that a dwelling cannot be located on the current parcel 525 due to the property being too wet as a result of water infiltration and related environmental constraints. The most suitable alternative, as recommended by Mr. Lippincott, is to have this acreage placed under a conservation easement with no further development or rights of subdivision.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. There were no adverse comments submitted by any County reviewing agency and no one appeared in opposition to the request. As noted above, the proposal is for a non-density transfer and Petitioners recognize that this lot-line adjustment will result in the loss of a density right and by agreement of the parties, there shall be no other density units available or accruing from the acreage consisting of parcels 162 and 525, which shall be limited to one dwelling house on each of the subject properties. Petitioners further recognize that this condition shall bind Petitioners, their successors, and assigns. The resulting non-density parcel 525 so created shall be used for agricultural purposes. There is no development potential for this non-

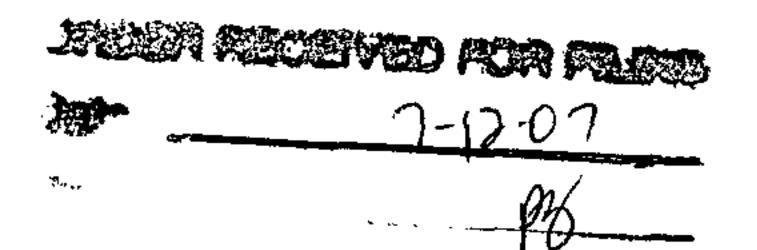


density parcel. Moreover, in my judgment, the transfer will not be detrimental to the health, safety or general welfare of the locale and is entirely consistent with the RC 2 zoning and agricultural nature of the subject and adjacent properties.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of July, 2007, that the Petition for Special Hearing seeking approval of a non-density transfer of 2.42 acres of parcel 162 to parcel 525, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1. Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2. The relief granted herein for the non-density transfer of 2.42 acres from parcel 162 to the adjacent parcel 525 is for purposes consistent with the RC 2 zone only, and no additional structures other than that delineated in Petitioner's Exhibit 1, which includes residential structures, residential support, or accessories structures, shall be allowed to be located on this portion of the land. There shall be no rights of subdivision or development associated with this transfer.
 - 3. 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), as well as with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
- 4. Within one hundred twenty (120) days of the date of this Order, new deeds shall be recorded in the Land Records of Baltimore County referencing this case and incorporating the conditions and restrictions of this Order.
- 5. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



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

**Advisory: This Order approves the requested transfer but does not address the needed lot-line adjustment and approval by the Development Review Committee for its processing.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

for Baltimore County

THB:pz

Inter-Office Correspondence



	EC	<u>]</u>]		7
M	MAY	3	1	ZW∑ 2007	
BY:					

TO:		Timothy M. Kotroco			
FROM	:	Dave Lykens, DEPRM - Development Coordination JWL			
DATE:		May 31, 2007			
SUBJE	CT:	Zoning Item # 07-465-SPH Address 11521 Harford Road (Washburn Property)			
	Zoning	Advisory Committee Meeting of 4/23/07			
		partment of Environmental Protection and Resource Management on the above-referenced zoning item.	t has no		
_		partment of Environmental Protection and Resource Managemen owing comments on the above-referenced zoning item:	t offers		
	<u>X</u>	Development of the property must comply with the Regulations 2 Protection of Water Quality, Streams, Wetlands and Floodplains 33-3-101 through 33-3-120 of the Baltimore County Code).			
	<u>X</u>	Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of Baltimore County Code).	of the		
		Development of this property must comply with the Chesapeake Critical Area Regulations (Sections 33-2-101 through 33-2-1004 other Sections, of the Baltimore County Code).	•		

Additional Comments:

If approved as a "non-density transfer" from P162 to P52, the dwelling must be located on the area currently identified as P525 or in the alternative if there is also a density unit on P525, it must be eliminated. The preferred method for doing so would be through a private land trust such as Long Green Valley Conservancy. — W.S. Lippincott; Agricultural Preservation

EIR Reviewer: Paul A. Dennis

)-12-b7

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-465-SPH.doc



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

July 5, 2007

Larry R. Washburn Wilma F. Washburn 11521 Harford Road Glen Arm, MD 21057

Dear Mr. and Mrs. Washburn:

RE: Case Number: 07-465-SPH, 11521 Harford Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 12, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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. Callaball

WCR:amf

Enclosures

c: People's Counsel

Jonathan Scott Dallas J. S. Dallas, Inc. P.O. Box 26 Baldwin 21013

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 06/20/07

Case Number: 07-465-SPH

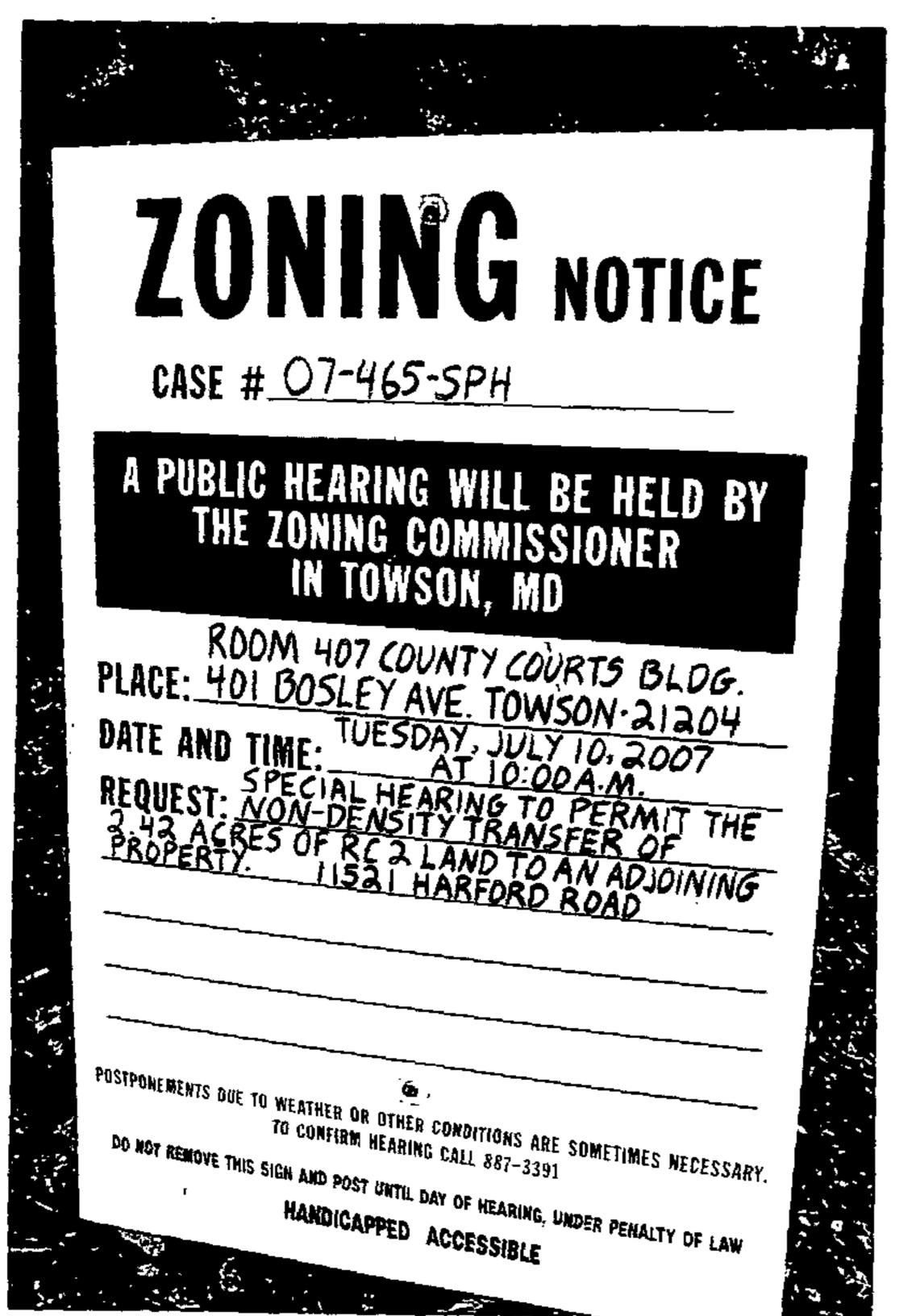
Petitioner / Developer: LARRY & WILMA WASHBURN~

J.S.DALLAS INC.

Date of Hearing (Closing): JULY 10, 2007

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 11521 HARFORD ROAD

The sign(s) were posted on: 06/18/07



(Signature of Sign Poster)

Linda O'Keefe (Printed Name of Sign Poster)

523 Penny Lane (Street Address of Sign Poster)

Hunt Valley, Maryland 21030 (City, State, Zip of Sign Poster)

410 - 666 - 5366 (Telephone Number of Sign Poster)

WOTICE 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: # D7-465-SPH
11521 Harford Road S/east side of Harford Road, 243 feet +/- southwest of Sharon Drive west of Sharon Drive west of Sharon Drive 11th Election District 3rd Councilmanic District

Legal Owner(s): Larry R. E. Williams F. Washiburn
Special Hearing: to permit the non-density transfer of 2.42 acres of RC 2 land to an adjoining property.

Hearing: Tuesday, July Hearing: Tuesday, July 10, 2007 at 10:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handlcapped Accessible;
for special accommodations Please Contact the
Zoning Commissioner's Office at (410) 887-3868.
(2) For Information concerning the File and/or
Hearing, Contact the Zoning Review Office at (410)
887-3391.
JT 6/747 June 28 139980

TE OF PUBLICATION

7002

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

Times Arbutus

lle Times Catonsvi

Times Towson

Owings Mills Times

NE Booster/Reporter North County News Wurnsn

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING
11521 Harford Road; SE/S Harford Road,
243' SW Sharon Drive
11th Election & 3rd Councilmanic Districts
Legal Owner(s): Larry & Wilma Washburn
Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-465-SPH

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of April, 2007, a copy of the foregoing Entry of Appearance was mailed to, J. Scott Dallas, P.O. Box 26, Baldwin, MD 21013, Representative for Petitioner(s).

RECEIVED

MR 27 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....



JAMES T. SMITH, JR. County Executive

May 24, 2007
TIMOTHY M. KOTROCO, Director
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: 07-465-SPH

11521 Harford Road
S/east side of Harford Road, 243 feet +/- southwest of Sharon Drive
11th Election District – 3rd Councilmanic District
Legal Owners: Larry R. & Wilma F. Washburn

Special Hearing to permit the non-density transfer of 2.42 acres of RC 2 land to an adjoining property.

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

Timothy Kethodo La Korroco Director

TK:klm

C: Larry & Wilma Washburn, 11521 Harford Road, Glen Arm 21057 J. S. Dallas, Inc., P.O. Box 26, Baldwin 21013

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 25, 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, June 26, 2007 Issue - Jeffersonian

Please forward billing to:

Twining Construction Co. 5630 Sharon Drive Glen Arm, MD 21057

410-592-8875

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: 07-465-SPH

11521 Harford Road

S/east side of Harford Road, 243 feet +/- southwest of Sharon Drive

11th Election District – 3rd Councilmanic District

Legal Owners: Larry R. & Wilma F. Washburn

Special Hearing to permit the non-density transfer of 2.42 acres of RC 2 land to an adjoining property.

Hearing: Tuesday, July 10, 2007 at 10:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S

OFFICE AT 410-887-4386.

(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.

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For Newspaper Advertising:
Item Number or Case Number 07- 465- SPH
Petitioner LARRY L. WASHBURN
Address or Location. 11521 HARFORD ROAD
PLEASE FORWARD ADVERTISING BILL TO
Name. TWINING CONSTRUCTION CO.
Address 5630 SHARON DRIVE
GLEN ARM, MO. 21057
·
Telephone Number: 40-592-8875



JAMES T. SMITH, JR. County Executive

74 FE 1

WILLIAM J. WISEMAN III

Zoning Commissioner

July 13, 2007

LARRY R. AND WILMA F. WASHBURN 11521 HARFORD ROAD GLEN ARM MD 21057

> Re: Petition for Special Hearing Case No. 07-465-SPH Property: 11521 Harford Road

Dear Mr. and Mrs. Washburn:

Enclosed please find Page 4 of Order in the above-captioned case. The approval date of the Order was inadvertently left off the Order when it was signed. Please insert this corrected Page 4 into your copy of the Order.

I apologize for any inconvenience this may have caused.

Very truly yours,

Tatica 300h

Patricia Zook Legal Secretary

Enclosure

c: Jonathan Scott Dallas, J.S. Dallas Inc., PO Box 26, Baldwin MD 21013 Roland Twining and Ida Thompson, 1511 Harford Road, Glen Arm MD 21057 Mike Barnes and Kim Fortin, 5615 Sharon Drive, Glen Arm MD 21057 density parcel. Moreover, in my judgment, the transfer will not be detrimental to the health, safety or general welfare of the locale and is entirely consistent with the RC 2 zoning and agricultural nature of the subject and adjacent properties.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of July, 2007, that the Petition for Special Hearing seeking approval of a non-density transfer of 2.42 acres of parcel 162 to parcel 525, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1. Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2. The relief granted herein for the non-density transfer of 2.42 acres from parcel 162 to the adjacent parcel 525 is for purposes consistent with the RC 2 zone only, and no additional structures other than that delineated in Petitioner's Exhibit 1, which includes residential structures, residential support, or accessories structures, shall be allowed to be located on this portion of the land. There shall be no rights of subdivision or development associated with this transfer.
- 3. 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), as well as with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
- 4. Within one hundred twenty (120) days of the date of this Order, new deeds shall be recorded in the Land Records of Baltimore County referencing this case and incorporating the conditions and restrictions of this Order.
- 5. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

July 12, 2007

LARRY R. AND WILMA F. WASHBURN 11521 HARFORD ROAD GLEN ARM MD 21057

> Re: Petition for Special Hearing Case No. 07-465-SPH Property: 11521 Harford Road

Dear Mr. and Mrs. Washburn:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

for Baltimore County

THB:pz

Enclosure

c: Jonathan Scott Dallas, J.S. Dallas Inc., PO Box 26, Baldwin MD 21013 Roland Twining and Ida Thompson, 1511 Harford Road, Glen Arm MD 21057 Mike Barnes and Kim Fortin, 5615 Sharon Drive, Glen Arm MD 21057



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

MARYLAN	for the property located at 11521 HARFORD ROAD
	which is presently zoned RC 2
(This petition	must be filed in person, in the zoning office, in triplicate, with original signatures.

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

(This box to be completed by planner)

THE NON- DENSITY TRANSFER OF 2.42 ACRES OF RC-2 LAND TO AN ADJOINING PROPERTY.

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/Les	see:		Legal Owner(s):		
			Larry R. Washbu	ırn	
Name - Type or Print		·	Name - Type or Print	1 00	
			Larry R. M	ashbu	En
Signature			Signature	<u> </u>	
· <u>_</u>			Wilma F. Washburn		
Address		Telephone No.	Name - Type or Print	· .	
			Nalma J. No	ishburn	
City	State	Zip Code	Signature		
Attorney For Petitioner:			11521 Harford Roa	ıd c/o 4	10-592-8875
			Address		Telephone No.
			Glen Arm	MD	21057
Name - Type or Print	<u></u>		City	State	Zip Code
STATE AND ADDRESS OF THE PARTY			Representative to be Co	ntacted:	
Signature			Jonathan Scott	Dallas	
Company			Name		
		•	J. S. Dallas, Inc. P.O.	Box 26 410	0-817-4600
Address		Telephone No.	Address	Tele	phone No.
			Baldwin	MD	21013
City	State	Zip Code	City	State	Zip Code
			<u>OFFICE</u>	USE ONLY	
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Case No. 07-46	, C SBH				
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KEV YII JIYO			Date	4.12.07	<u>?</u>
JACON M	eceyed a				
•	, •				



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the pro	perty located at 115	521 HARFORE	ROAD		
	is presently zoned				
(This petition must be file	-	···	, in triplicate, with	h original si	gnatures.)
This Petition shall be filed with owner(s) of the property situate is and made a part hereof, hereby property, to determine whether or notice that the completed by property and the completed by property.	n Baltimore County an etition for a Special He not the Zoning Commis	nd which is desc earing under Sec	ribed in the description 500.7 of the Zo	tion and plat	attached hereto
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51) = NON-106	ENSITY	IKANSPER	_ OF	2. 12.
OF RC-2	CAND TO	AN AN	JOINING F	DARCE/.	
Property is to be posted and adver- or we, agree to pay expenses counded by the zoning regulation County.	of above Special Hear is and restrictions of Ba	ring, advertising, altimore County I/We do solemn penalties of perju	lations. posting, etc. and find adopted pursuant to large and affirm the large the roperty which is the second second and the second se	n, under the legal	o and are to be aw for Baltimore
		nis Petition.	oporty minori lo trio		
Contract Purchaser/Lessee:	•	Legal (Dwner(s):		
			y R. Washbui	rn	
Name - Type or Print			Type or Print/	111	
		\mathcal{P}	my R. Wa	shown	K/
Signature		Signatui	B /		
Address	Tolombono N	<u> </u>	F. Washburn		
, addiese	Telephone N	N/ n	Type or Print	. 1	
City S	tate Zip Code	<u>iv uz</u> e Signatui	e Vas	win	-
Attorney For Petitioner:	•	•	1 Harford Road	d c/o 4	10-592-8875
trofficy for retitioner.		Address		<u> </u>	Telephono No.
		Glen A	Arm	MD	21057
lame - Type or Print	······································	City		State	Zip Code
		Repres	entative to be Con	tacted:	
ignature		Jon	athan Scott	Dallas	
Company	······································	Name			
• •		_	Dallas, Inc. P.O. E	3ox 26 410	-817-4600
ddress	Telephone No				phone No.
		Baldw	in	MD	21013
Sity	tate Zip Code	e City		State	Zip Code
			OFFICE U	SE ONLY	
	ESTIMATED LENGTH OF HEARING				
Case No. 07-465 SPH	-				
Case No. 0 / Tab 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		UNAVAILABLE d By	E FOR HEARING _ Date	4.12-07	

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE P.O. BOX 26 BALDWIN, MD 21013 (410) 817-4600 FAX (410) 817-4602

ZONING DESCRIPTION #11521 HARFORD ROAD PART OF P. 162 TO BE CONVEYED TO P.525

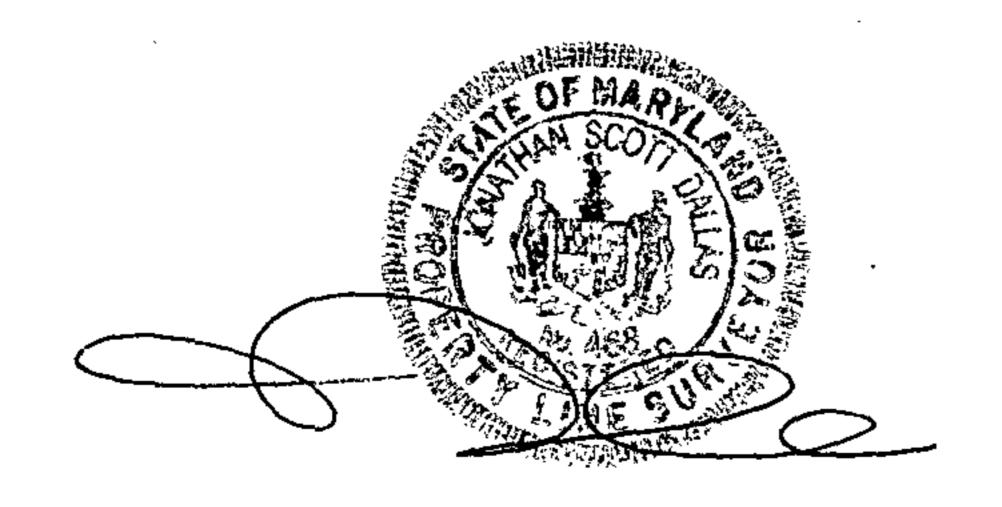
BEGINNING for the same at a point southeast of Harford Road, (normally 60 foot turnpike width) distant the two following courses and distances from the intersection of the center of said Harford Road with the southwest side of Sharon Drive (right-of-way variable): (1) South 45 degrees 40 minutes West 243 feet, more or less and (2) South 38 degrees 52 minutes East 305 feet, more or less to said point of beginning thence (1) South 51 degrees 08 minutes West 190 feet thence (2) South 21 degrees 56 minutes 28 seconds West 135.52 feet thence (3) South 34 degrees 16 minutes East 225 feet thence (4) North 59 degrees 44 minutes East 332.50 feet thence (5) North 38 degrees 52 minutes West 370 to the place of beginning.

CONTAINING 105600 square feet or 2.42 acres of land, more or less.

BEING a part of that parcel which by deed dated November 23, 1996 and recorded among the Land Records of Baltimore County in Liber S.M. No. 12045 folio 255 etc. was conveyed by Timothy L. Washburn, Larry R. Washburn and Wilma F. Washburn, husband and wife to Larry R. Washburn and Wilma F. Washburn, husband and wife

ALSO being a part of # 11521 Harford Road and located in the 11th Election District 3rd Councilmanic District.

Note: above description is for zoning purposes only.



RECEI BUDGE Ō SCEIVED FFICE

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•

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From:

Patricia Zook

To:

Lippincott, Wallace

Date:

7/9/2007 9:21 AM

Subject:

Case 07-465-SPH located @ 11521 Harford Road (Washburn Property)

Good morning Wally -

The above case is scheduled for a hearing on Tuesday, July 10, 2007 at 10:00 am in room 407. The case is being heard by Tom Bostwick, Deputy Zoning Commissioner.

As this is going to be one of Tom's first cases as D.Z.C., perhaps it would be helpful if you chatted with him a bit about your comments on the non-density transfer.

Thanks for your help, Wally.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

From:

Wallace Lippincott

To:

Zook, Patricia

Date:

7/10/2007 11:35:30 AM

Subject:

Re: Case 07-465-SPH located @ 11521 Harford Road (Washburn Property)

Patricia,

You were right to suggest this but I did not read my email in time. Fortunately Bill brought Tom down and we did talk about it.

Thanks

Wally Lippincott, Jr. Balto County DEPRM (410)887-3776

>>> Patricia Zook 7/9/2007 9:21 AM >>> Good morning Wally -

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Thanks for your help, Wally.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

PLEASE PRINT CLEARLY

CASE NAME NAMELAGELER OF 485-5PH DATE 7/13/07

ETITIONER'S SIGN-IN SHEET

isdinc Caolicon					
GIEN AMM NO 21057 GLEN AMM NO 21057 GLEN AMM NO 21057	Sen Rem. HD 21057				
P.O. Box 26 11511 Handond Rd 5615 Sharon Dr. 5615 Sharon Dr.	11521 HARFORD RD 11521 HARFORD RD				
Kolanch Twining Mike Babnes Kim to thin	Wilney WASH BURN				

Case No.: 07-465-59H

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	2. 00	
	Eite Plan	
No. 2		
No. 3		
No. 4		
No. 5	· · · · · · · · · · · · · · · · · · ·	
		•
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

DATE: April 20, 2007

APR 2 5 2007

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

JECT: Zoning Advisory Petition(s): Case(s) 07-465- 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

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: April 24, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For April 30, 2007

Item Nos. 07-454, 455, 456, 457, 458, 459, 461, 464, 465, 467, 468, 471, 472, and 473

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 04242007.doc

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: April 20, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 07-465- 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:

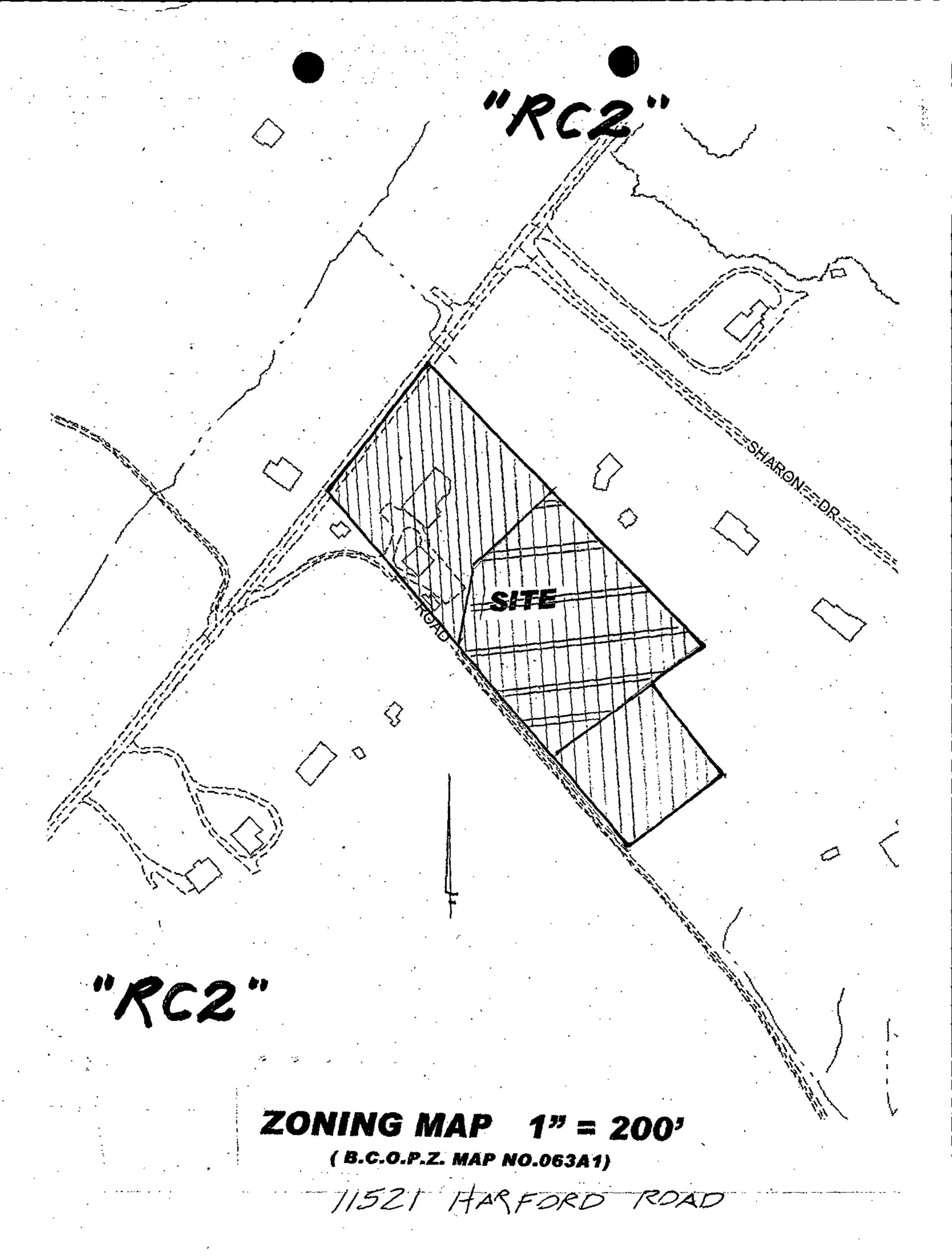
CM/LL

W:\DEVREV\ZAC\7-465.doc

RECEIVED

APR 27 2007 07-697

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT



Fire Department



Baltimore County

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

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

April 24, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 23,2007

Item No.: 454, 455, 456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467, 468, 469, 470, 471, and 472.

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office 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 (0)410-887-4880 MS-1102F

cc: File



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

Martin O'Malley, Governor Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 4/24/2007

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

Baltimore County RE:

Item No.7-465 -SPH

11521 HARFORD ROAD WASHBURN 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. 7-465-5PH

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,

Steven D. Foster, Chief Engineering Access Permits

Division

SDF/MB

Title Warrantee Corporation File No. 2045194TPD
Tax ID # 11-13-941361



D. 525

PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION

This Deed, made this 11th day of November, 2004, by and between Martha Matilda Drewen, by Robert D. Drewen, Guardian of the Person and Property of Martha Matilda Drewen, party of the first part, Grantor; and Larry Washburn and Wilma Washburn, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of One Thousand And 00/100 Dollars (\$1,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Larry Washburn and Wilma Washburn, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION

Whereas by Order of the Circuit Court for Baltimore County dated March 2, 2000 case number 03-T-00-0014 Robert D. Drewen was appointed guardian of the person and property of Martha Matilda Drewen. A copy of said Order is attached hereto as Exhibit B.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys; ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Larry Washburn and Wilma Washburn, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

Robert D. Drewen, Guardian of the person and property of Martha Matilda Drewen

STATE OF MARYLAND, COUNTY OF Josephine, to wit

I hereby certify that on this 11th day of November, 2004, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Robert D. Drewen, Guardian, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing

EXHIBIT A - LEGAL DESCRIPTION

BEGINNING FOR THE SAME at an iron bar at the end of the South 52 degree 30 minute West 40.7 perch line of the entire tract described in the Deed dated March 18, 1896 and recorded among the Land Records of Baltimore County in Liber L.M.B. 216, folio 338, and running thence binding reversely on said line as now surveyed North 60 degrees 00 minutes East 214.4 feet to a pipe at the westerlymost corner of 2.16 acre tract firstly described in a Deed dated March 22, 1956 and recorded among the Land Records aforesaid in Liber G.L.B. No. 2897, folio 220 from Clifton A. Burton and wife to Harry E. Mentzer and wife, thence leaving the entire tract outline and binding on said firstly described parcel of land South 34 degrees 10 minutes East 203.68 feet to an iron pipe, thence leaving said firstly described land and running for a new dividing line between the land of the grantors and the land being described herein Sought 60 degrees 00 minutes West 214.4 feet to an iron pipe on the northeasterly side of a private lane, said pipe being in a rail fence intended to be in the South 40 degree East 31.1 perch line of the aforementioned entire tract recorded in Liber L.M.B. 216, folio 338, thence binding reversely on said line of said entire tract as now surveyed and binding on said rail fence North 34 degrees 10 minutes West 203.68 feet to the point of beginning. Containing one acre, more or less, as surveyed by Jerry A. Nolen, surveyor on March 3, 1956.

BEING the fee simple property which, by Personal Representative's Deed dated March 25, 1994, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 10429, Folio 88, was granted and conveyed by Martha M. Drewen, a/k/a Martha Matilda Drewen, Personal Representative of the Estate of Willis Donald Drewen, Sr. unto Martha M. Drewen, a/k/a Martha Matilda Drewen.

SITE

TITLE WARRANTEE CORP.

606 MAINTEE AVE. SUITE 304

P. 162

0012045 255

606 MALTINORIA AVE. SULTE 304

ORNO -- PEE SMIPLE -- INDIVIDUAL GRANTON -- LONG PORM
TORRESE, NO. 21204

WILE NO. 930573

No consideration. Prepared without the benefit of title examination. Transfer of title is from husband, wife, and son to husband and wife. No transfer tax or documentary stamps required.

PRW TW

This Deed, MADE THIS

 $\mathcal{A}\mathcal{I}_{\Lambda_i}$ day of November

in the year one thousand nine hundred and ninety-six

by and between

Timothy L. Washburn, Larry R. Washburn and Wilma F. Washburn, husband and wife,

AND

Larry R. Washburn and Wilma F. Washburn, husband and wife of the first part, and

of the second part.

WITNESSETH, That in consideration of the sum of

NO CONSIDERATION (\$00.00) DOLLARS

the said Grantor

do grant and conveyxex that with and assign unto

the said parties of the second part, as tenants by the entireties, their survivor, his or her personal representatives and assigns, in fee simple

personal representatives/successors and assigns

, in fee simple, all

lot

of ground situate in Baltimore County, in the State of Maryland

and described as follows, that is to say:

See Schedule A attached hereto and incorporated herein by reference.

AGRICULTURAL TRANSFER TAX

SIGNATURE HK DATES 1419-

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

2/14/9

THIS IS TO CERTIFY THAT THIS DEED WAS PREPARED UNDER THE SUPERVISION OF THE UNDERSIGNED MARYLAND ATTOMMEN.

EDWARD C. COVAREY, JR

SCHEDULE A

BEGINNING for the same at an iron bar driven in the ground at the beginning of the whole tract of land of which the parcel now being described is a part which whole tract of land was conveyed by James Burton Senior to Thomas Burton by deed dated April 17th 1873 and recorded among the Land Records of Baltimore County in Liber E H A Mo. 80, folio 311 and running thence from said place of beginning and binding on part of the first or North 56 degrees East 76 perches line of said deed as now surveyed Morth 59 degrees 44 minutes East 665 feet to the center of a lane or Right-of-way there situate and to the Southwest corner of the 10.82 acre tract of land which by deed dated October 9, 1942 and recorded among the Land Records of Baltimore County in Liber No. 1250, folio 520 was conveyed by Lester Burton et al to Ernest L. Ford and wife and running thence with and binding on the 6th, 5th and 4th lines of said last mentioned deed reversely and binding on the center of said lane or Right-of-way with the use thereof in common with others entitled thereto North 43 degrees 02 minutes West 95.92 feet North 44 degrees 38 minutes West 276.67 feet and North 40 degrees 56 minutes West 380.6 feet more or less to the center of the Harford Road thence South 45 degrees 40 minutes West binding on the said center of said Harford Road 563.89 feet more or less to intersect the 13th or South 38 degrees East 80 1/2 perches line of the first above mentioned Deed thence running with and binding on part of said 13th line South 34 degrees 16 minutes East 600 feet more or less to the place of beginning. Containing 9.35 acres of land more or less. The improvements thereon being known as No. 11521 Harford Road.

Together with the right to use a 20' roadway as described in a Deed of Declaration and Easement and Maintenance Agreement to be recorded immediately prior hereto among the Land Records of

Baltimore County.

The state of the s

Saving and excepting all that lot of ground described in a Deed dated June 19, 1948 and recorded among the Land Records of Baltimore County in Liber TBS No. 1651, folio 452 from John T. Roelke and Gladys L. Roelke to John Wesley-Moore and Elsie E. Moore.

BRING the same lot of ground which by Deed dated August 16, 1993 and recorded among the Land Records of Baltimore County in Liber No. 10078, folio 417 was granted and conveyed by Doris E. Hoover, Personal Representative of the Estate of Gladys L. Roelke, unto Timothy L. Washburn, Larry R. Washburn and Wilma F. Washburn, husband and wife, in fee simple

carpoll, 12874/320

