IN RE: **PETITION FOR VARIANCE** S/S Harris Mill Road, 900' S Old Harris Mill Road **(1007 Harris Mill Road)** 7th Election District 3rd Council District Jerome W. & Mary M. Geckle, (Revocable Trusts) *Legal Owners/Petitioners*	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 07-478-A**

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners, Jerome W. and Mary M. Geckle (Revocable Trusts) of the subject property, through their attorney, Howard L. Alderman, Esquire, of Levin & Gann, PA. The Petitioners request variance relief pursuant to Section 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and from Section 32-4-409(e)(2) of the Baltimore County Code (B.C.C.) to permit a panhandle drive in excess of 1,000 feet in a R.C. zone. The subject property and requested relief are more particularly described on the redlined site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Donald E. Hicks, P.E., President of Hicks Engineering Associates, Inc., who prepared the site plan for this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence presented indicated that the subject property, consisting of a gross area of 79.026 acres is improved with two existing single-family dwellings, zoned R.C.2 and located in Freeland, Maryland. As more particularly shown on the site plan, the property is irregularly shaped, positioned on the west side of Interstate 83, just above Maryland Route 439

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Date 7-17-07
By

(Old York Road) on the south side of Harris Mill Road. Two lots are permitted in this zone classification and two are proposed. As noted, there are two existing homes presently located on one lot; the Petitioners live in the existing home on proposed Lot 1 (1007 Harris Mill Road) and their son lives in the existing home on proposed Lot 2 (1011 Harris Mill Road). These residential homes are served via private well and septic systems and are presently accessed by an improved, private driveway located within an existing easement and will continue to use the driveway for ingress and egress. Lot 2 is being created so that the existing second home will be located on its own lot.

The proposed 20 foot wide access strip for Lot 2 runs in a northwesterly direction, then turns northeast along the frontage of the adjoining parcel 9 instead of turning northward and connecting to Harris Mill Road. This has been done so as not to separate Lot 1 into two separate pieces . . . (a large parcel containing the existing home known as 1007 Harris Mill Road) and a non-buildable parcel in the northeast corner between the front line of parcel 9 and Harris Mill Road. If not designed in this fashion, it would create an unnecessary and undesirable situation. In this regard, the County reviewing agencies, as part of the review of the proposed minor subdivision No. 05-137-M, have specified the configuration of the panhandle strip so as not to create a non-density parcel on the subject property.[1]

Based upon the testimony and evidence, it is clear that there will not be any increase in residential density, beyond that otherwise allowable by the B.C.Z.R., if the requested relief is granted; two (2) lots are allowed by the R.C.2 classification and two (2) are proposed. Section 32-4-409 of the B.C.C. regulates panhandle driveways. That section requires that in any R.C.

[1] The attached two drawings further demonstrate why the County agencies have specified the configuration of the panhandle strip so as not to create a non-density parcel on the subject property. Drawing No. 1 construes the resultant non-density parcel without relief; Drawing No. 2, as recommended, leaves Lot 1 as one large parcel.

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Date 7-17-07
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zone, a panhandle driveway may not exceed 1,000 feet in length. As indicated on the site plan, the proposed panhandle driveway is 1,800 feet in length. The relief requested is the minimum necessary to afford relief to the Petitioner. The standard width for panhandle drives as established by B.C.C. Section 32-4-409(b)(2) is 20 feet for a single lot, 12 feet per lot where two lots are involved and 10 feet where three or more lots are involved. The proposed width of the panhandle is 20 feet, the width of the existing improved driveway easement is 24 feet. It is clear that the proposed subdivision will not overburden the panhandle and there will be no detrimental impacts to the health, safety or general welfare of the surrounding locale. In my judgment, the panhandle strip is the only practical and possible way to access Lot 2 without creating a non-buildable, non-density parcel and is appropriate. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and Baltimore County is reviewing the proposed subdivision under the Minor Subdivision Process. In this regard, a comment from Lt. Roland P. Bosley, Jr., in the Fire Marshal's Office requires a standard Baltimore County "T" turn-around of 70 x 30 feet to be constructed at the end of the driveway easement. This turn-around is shown on the site plan as well as trash collection and mailbox pad at Harris Mill Road to meet Baltimore County Code Section 32-4-409(h). Additionally, the property owner has complied with Baltimore County Forest Conservation Regulations by invoking a Declaration of Intent for Intrafamily Transfer exemption which allows forest clearing up to 40,000 square feet, and that the landowner has proposed to place the property under a Conservation Easement and the drive is to serve an existing dwelling owned by Petitioners' son.

From the testimony and evidence, it is clear that the shape, size, configuration and topography of the subject property render it unique to other properties in the area.

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Date 7-17-07
By

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 17th day of July 2007 that the Petition for Variance seeking relief pursuant to Section 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and from Section 32-4-409(e)(2) of the Baltimore County Code (B.C.C.) to permit a panhandle drive in excess of 1,000 feet in a R.C. zone, in accordance with Petitioners' Exhibit 1, be and the same is hereby GRANTED, subject to the following restrictions:

1. ADVISORY: This Order approves the requested Variance but does not address the proposed subdivision. The Petitioners' subdivision proposal to create the proposed Lots 1 and 2 must continue its review by the Development Review committee for consideration and processing.

2. Development and use of the subject property shall comply with all environmental regulations as set forth in the ZAC comments submitted by DEPRM, dated May 31, 2007, a copy of which is attached hereto and made a part hereof.

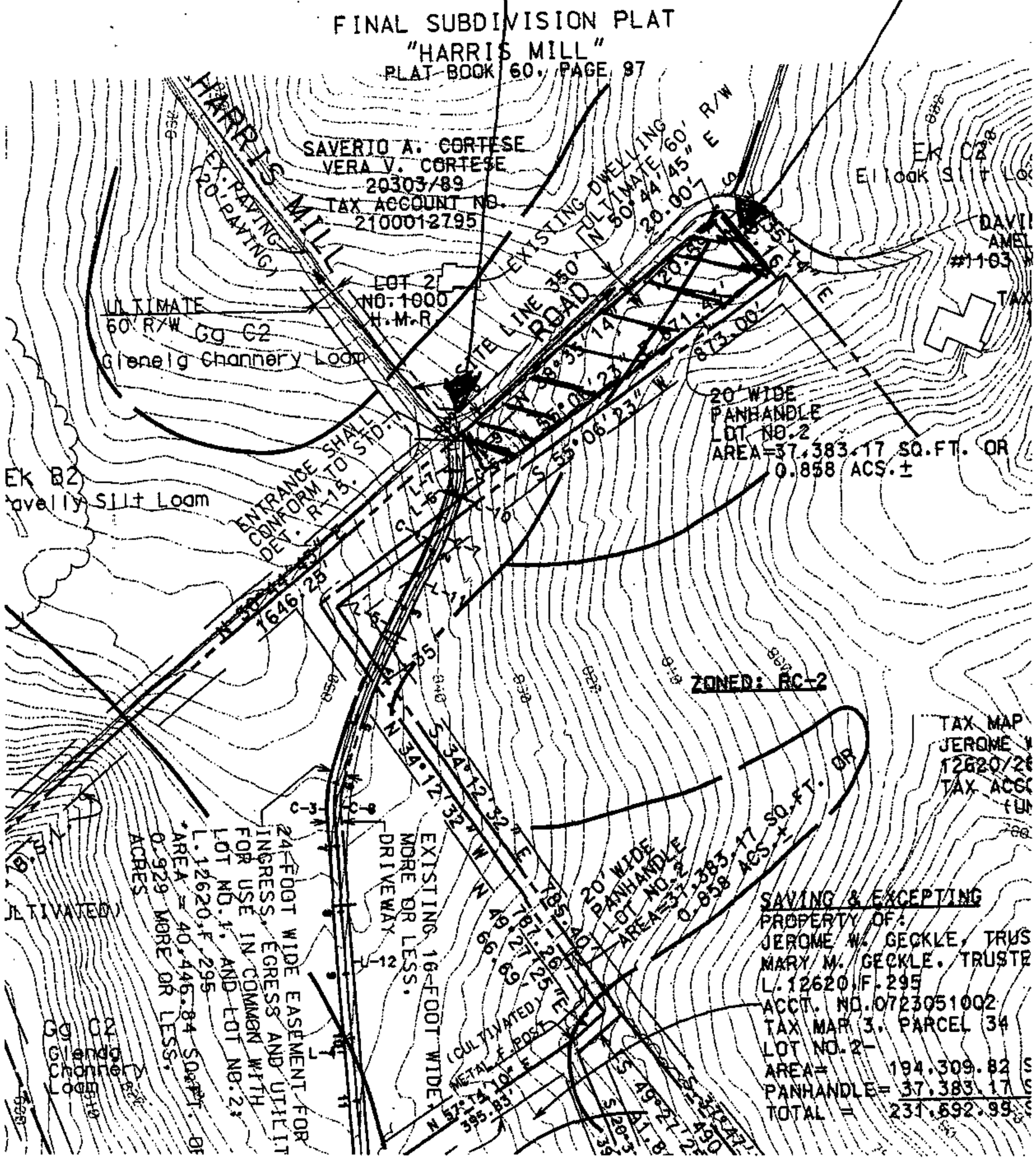
3. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:dlw

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 7-17-07
By

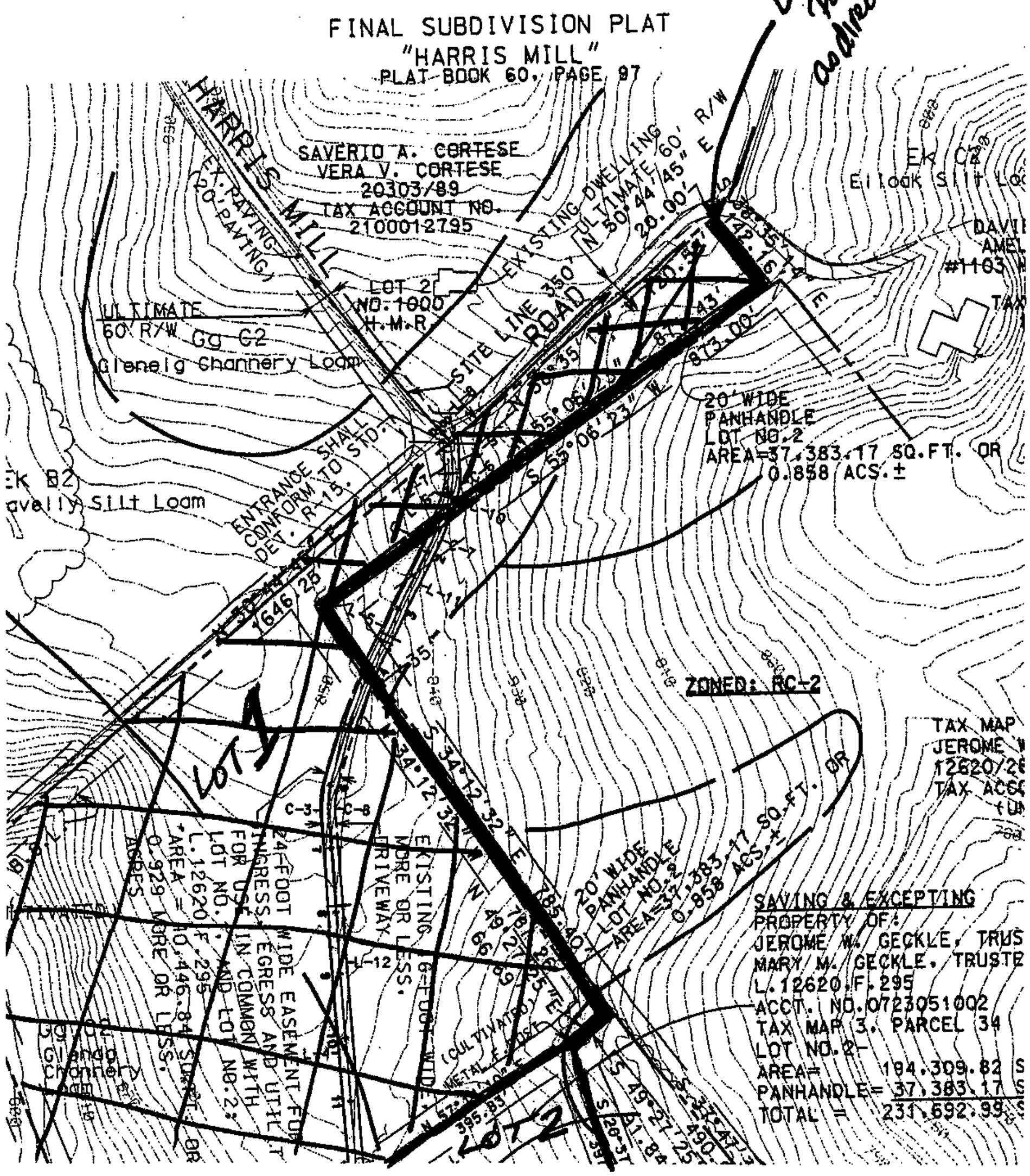
If panhandle connected at this point the non-density parcel shown as \\\\ would result



DRAWING NO. 1

ORIGINAL RECEIVED FOR FILING
Date 7-17-97
By

The proposed relief leaves
Lot 1 as 1 large parcel shown
as XXX



DRAWING NO. 2

ORDER RECEIVED FOR FILING
Date 7-17-07
By BW

BLS 7/5
10 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
MAY 31 2007
BY:_____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: May 31, 2007

SUBJECT: Zoning Item # 07-478-A
Address 2146 Freeland Road
(Geckle Property)

Zoning Advisory Committee Meeting of April 30, 2007

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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

____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_X_ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The property owner complied with Baltimore County Forest Conservation regulations by invoking a Declaration of Intent for Intrafamily Transfer exemption. Be advised that this exemption allows forest clearing up to 40,000 square feet. – *Tom Panzarella; Environmental Impact Review*

Support, the landowner has proposed to place the property under a Conservation Easement and the drive is to serve an existing dwelling owned by his son. – *W.S. Lippincott; Agricultural Preservation.*

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-478-A.doc

ORDER RECEIVED FOR FILING
Date 6-1-07
By 102

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

July 17, 2007

WILLIAM J. WISEMAN III
Zoning Commissioner

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
502 Washington Avenue, Suite 800
Towson, Maryland 21204

RE: **PETITION FOR VARIANCE**
S/S Harris Mill Road, 900' S Old Harris Mill Road
(1007 Harris Mill Road)
7th Election District - 3rd Council District
Jerome W. & Mary M. Geckle, (Revocable Trusts)
Case No. 07-478-A - *Legal Owners/Petitioners*

Dear Mr. Alderman:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Jerome W. and Mary M. Geckle, 1007 Harris Mill Road, Maryland Line, Md. 21105
Donald E. Hicks, P.E., President, Hicks Engineering Associates, Inc.,
200 East Joppa Road, Suite 402, Towson, Md. 21286
People's Counsel; Development Review Committee, DPDM; DEPRM; File

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1007 Harris Mill Road

which is presently zoned RC-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 Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

NONE

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Jerome W. Geckle, Revocable Trust, dated 9/30/97

Name - Type or Print

Jerome W. Geckle

Signature

Mary M. Geckle Revocable Trust, dated 9/30/97

Name - Type or Print

Mary M. Geckle

Signature

1007 Harris Mill Road — 410-343-2420

Address — Telephone No.

Maryland Line — MD — 21105

City — State — Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire

Name - Type or Print

Howard L. Alderman, Jr.

Signature

Levin & Gann, PA Nottingham Centre, 8th Floor

Company

502 Washington Avenue — 410-321-0600

Address — Telephone No.

Towson, MD 21204

City — State — Zip Code

Representative to be Contacted:

Hicks Engineering Assoc., Inc. Attn: Donald E. Hicks, PE

Name

200 East Joppa Road, Suite 402 — 410-494-0001

Address — Telephone No.

Towson — MD — 21286

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 07-478A

Reviewed By A. Tsui Date 4/18/2007

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 7-17-07

By

ATTACHMENT
PETITION FOR VARIANCE

CASE NO: 07– –A

Address: 1007 Harris Mill Road

Legal Owners: Jerome W. Geckle Revocable Trust, dated 9/30/97 &
Mary M. Geckle, Revocable Trust, dated 9/30/07

Present Zoning: RC-2

REQUESTED RELIEF:

Grant a variance from *Baltimore County Code* Section 32-4-409(e)(2) to permit a panhandle drive in excess of 1000 feet in a RC zone, as shown more particularly on the Plat to accompany this Petition, and for such further relief as the nature of this case may require.

JUSTIFICATION:

A. Size, shape and configuration of existing property;
B. Existing topographic and environmental constraints; and
C. For such further reasons that will be presented at the hearing on this Petition.

For Additional Information Contact:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre
502 Washington Avenue
8th Floor
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1007 Harris Mill Road

which is presently zoned RC-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 Variance from Section(s)

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NONE

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

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Name - Type or Print

Jerome W Geckle

Signature

Mary M. Geckle Revocable Trust, dated 9/30/97

Name - Type or Print

Mary M. Geckle

Signature

1007 Harris Mill Road 410-343-2420

Address Telephone No.

Maryland Line MD 21105

City State Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire

Name - Type or Print

Howard L. Alderman, Jr.

Signature

Levin & Gann, PA Nottingham Centre, 8th Floor

Company

502 Washington Avenue 410-321-0600

Address Telephone No.

Towson, MD 21204

City State Zip Code

Representative to be Contacted:

Hicks Engineering Assoc., Inc. Attn: Donald E. Hicks, PE

Name

200 East Joppa Road, Suite 402 410-494-0001

Address Telephone No.

Towson MD 21286

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 07-478A

Reviewed By ~~4/18~~ A. Tsui Date 4/18/2007

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 7-17-07

By DW

ATTACHMENT
PETITION FOR VARIANCE

CASE NO: 07- -A

Address: 1007 Harris Mill Road

Legal Owners: Jerome W. Geckle Revocable Trust, dated 9/30/97 &
Mary M. Geckle, Revocable Trust, dated 9/30/07

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REQUESTED RELIEF:

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B. Existing topographic and environmental constraints; and
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For Additional Information Contact:

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Levin & Gann, P.A.
Nottingham Centre
502 Washington Avenue
8th Floor
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1007 Harris Mill Road

which is presently zoned RC-2

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

NONE

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

Jerome W. Geckle, Revocable Trust, dated 9/30/97

Name - Type or Print

Jerome W. Geckle

Signature

Mary M. Geckle Revocable Trust, dated 9/30/97

Name - Type or Print

Mary M. Geckle

Signature

1007 Harris Mill Road 410-343-2420

Address Telephone No.

Maryland Line MD 21105

City State Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire

Name - Type or Print

Howard L. Alderman, Jr.

Signature

Levin & Gann, PA Nottingham Centre, 8th Floor

Company

502 Washington Avenue 410-321-0600

Address Telephone No.

Towson, MD 21204

City State Zip Code

Representative to be Contacted:

Hicks Engineering Assoc., Inc. Attn: Donald E. Hicks, PE

Name

200 East Joppa Road, Suite 402 410-494-0001

Address Telephone No.

Towson MD 21286

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By A. Tsui Date 4/18/2007

Case No. 07-478 A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 7-17-07

By DW

ATTACHMENT
PETITION FOR VARIANCE

CASE NO: 07- 478 -A

Address: 1007 Harris Mill Road

Legal Owners: Jerome W. Geckle Revocable Trust, dated 9/30/97 &
Mary M. Geckle, Revocable Trust, dated 9/30/07

Present Zoning: RC-2

REQUESTED RELIEF:

Grant a variance from *Baltimore County Code* Section 32-4-409(e)(2) to permit a panhandle drive in excess of 1000 feet in a RC zone, as shown more particularly on the Plat to accompany this Petition, and for such further relief as the nature of this case may require.

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A. Size, shape and configuration of existing property;
B. Existing topographic and environmental constraints; and
C. For such further reasons that will be presented at the hearing on this Petition.

For Additional Information Contact:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre
502 Washington Avenue
8th Floor
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

DESCRIPTION FOR ZONING
OF
GECKLE PROPERTY
1007 HARRIS MILL ROAD
TAX MAP 3, PARCEL 34
3RD COUNCILMANIC DISTRICT
7TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the end of the 6th or North 50 degree 33 minute 00 second East 1645.88 foot line of that parcel of land described as Parcel 1 in Exhibit A, attached to a Deed dated December 23, 1997, recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 12620 folio 295, said point of beginning being situate 560 feet more or less in a northeasterly direction from the point formed by the intersection of the centerline of Harris Mill Road with the centerline of a 16 foot wide driveway leading to the parcel now being described, running thence leaving said point of beginning, binding on the outlines of said parcel now being described, the seventeen following courses:

1) South 38 degrees 35 minutes 14 seconds East 142.16 feet,
2) South 55 degrees 06 minutes 23 seconds West 873.00 feet,
3) South 34 degrees 12 minutes 32 seconds East 785.40 feet,
4) South 37 degrees 47 minutes 32 seconds East 490.00 feet,
5) South 37 degrees 07 minutes 48 seconds East 637.40 feet,
6) South 54 degrees 42 minutes 28 seconds West 359.64 feet,
7) South 35 degrees 21 minutes 19 seconds East 700.91 feet,
8) South 17 degrees 31 minutes 04 seconds East 198.00 feet,
9) North 76 degrees 16 minutes 04 seconds West 732.00 feet,
10) South 15 degrees 23 minutes 56 seconds West 148.50 feet,
11) South 49 degrees 53 minutes 56 seconds West 939.17 feet,
12) North 54 degrees 08 minutes 14 seconds West 69.47 feet,
13) North 30 degrees 25 minutes 17 seconds West 118.81 feet,
14) North 29 degrees 37 minutes 23 seconds West 1196.32 feet,
15) North 67 degrees 42 minutes 01 seconds East 760.61 feet,
16) North 21 degrees 45 minutes 04 seconds West 1275.45 feet and
17) North 50 degrees 44 minutes 45 seconds East 1646.25 feet to the point of beginning.

CONTAINING 3,442,372.56 square feet or 79.026 acres of land more or less.

HICKS ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
200 E. JOPPA ROAD, SUITE 402
TOWSON, MARYLAND 21286

APRIL 12, 2007

SHEET 1 OF 1

STATE OF MARYLAND
DONALD EDWIN HICKS
No. 8878
REGISTERED
PROFESSIONAL ENGINEER

07-478A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26770

DATE 4/18/07 ACCOUNT 001-0066150

AMOUNT $ 65.00

RECEIVED FROM: Hicks Eng. Assc. Inc.

FOR: 1101 Hames Mill Rd
07-478-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
4/19/2007	4/18/2007	14:07:07	1

RED W501 WALKIN JRIC JMR
>>RECEIPT A 326279 4/18/2007 OFLH
Dept 3 520 ZONING VERIFICATION
CR NO. 026770
Recpt Tot $65.00
$65.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

June 27, 2007

Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 07-478-A, 1007 Harris Mill 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 18, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf
Enclosures
c: People's Counsel
Jerome W. Geckle Mary M. Geckle 1007 Harris Mill Road Maryland Line 21105
Hicks Engineering Assoc., Inc. Donald E. Hicks, PE 200 East Joppa Road, Suite 402 Towson 21286

BW 7/5
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 1, 2007

RECEIVED
MAY 03 2007
BY:

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-478- Variance**

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: Cindy Murray

Division Chief: Lynn Lanham

CM/LL

✓ Plng
✓ DEPRM
✓ SHA
✓ Fire
✓ BDPR

✓ posting
✓ advertising

W:\DEVREV\ZAC\7-478.doc

BW 7/5
10 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
MAY 31 2007
BY:_____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: May 31, 2007

SUBJECT: Zoning Item # 07-478-A
Address 2146 Freeland Road
(Geckle Property)

Zoning Advisory Committee Meeting of April 30, 2007

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_X_ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The property owner complied with Baltimore County Forest Conservation regulations by invoking a Declaration of Intent for Intrafamily Transfer exemption. Be advised that this exemption allows forest clearing up to 40,000 square feet. – *Tom Panzarella; Environmental Impact Review*

Support, the landowner has proposed to place the property under a Conservation Easement and the drive is to serve an existing dwelling owned by his son. – *W.S. Lippincott; Agricultural Preservation.*

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-478-A.doc

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

SHA State Highway Administration

Maryland Department of Transportation

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

Date: April 30, 2007

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

RE: Baltimore County
Item No. 7-478-A
1007 Harris Mill Road
Jerome W. Geckle Trust
Variance

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. 7-478-A.

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,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

May 4,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 30, 2007

Item Number: 478

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.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

5. The vehicle dead end condition shown at: 1000 feet EXCEEDS the maximum allowed by the Fire Department.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 3, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 7, 2007
Item Nos. 07-474, 475, 477, 478, 479, 480, 481, 482, 483, 484, 486, and 487

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-05032007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 1, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-478- Variance**

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: Cindy Murray

Division Chief: Lynn Lanham

CM/LL

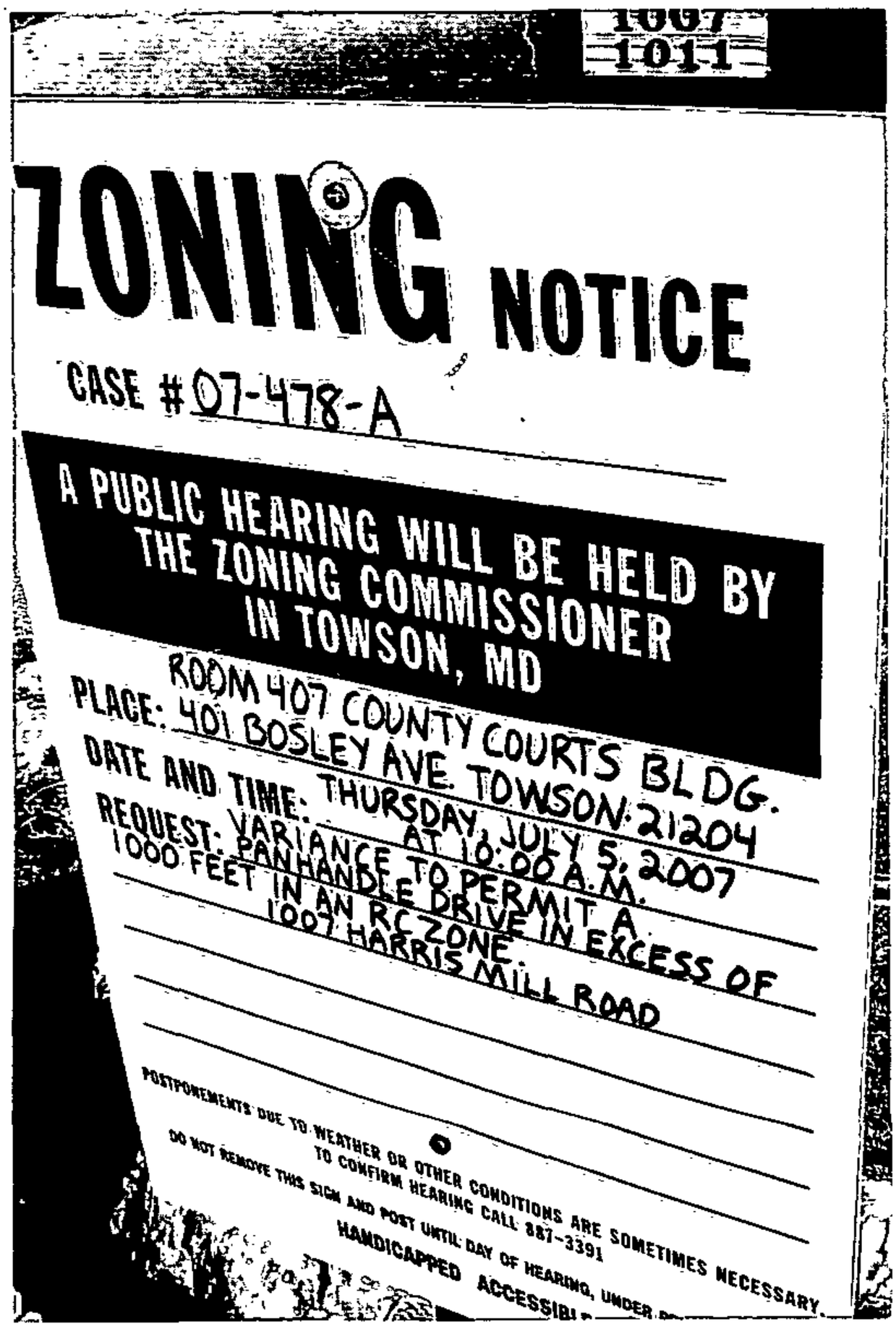
W:\DEVREV\ZAC\7-478.doc

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS
DATE: 06/20/07
Case Number: 07-478-A
Petitioner / Developer: Howard Alderman Jr. of Levin & Gann~ Jerome & Mary Geckle~Donald Hicks of Hicks Engineering
Date of Hearing (Closing): JULY 5, 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:
1007 HARRIS MILL ROAD

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



Linda O'Keefe
(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)

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: # 07-478-A
1007 Harris Mill Road
S/side of Harris Mill Road, 900 feet south of Old Harris Mill Road
7th Election District
3rd Councilmanic District
Legal Owner(s): Jerome W. & Mary M. Geckle, Revocable Trust, dated 9/3/97
Variance: to permit a panhandle drive in excess of *1000 feet in an RC zone.*
Hearing: Thursday, July 5, 2007 at 10:00a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

JT 6/711 June 19 139231

CERTIFICATE OF PUBLICATION

6/21/, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/19/, 2007.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

RE:	PETITION FOR VARIANCE 1007 Harris Mill Road; S/S Harris Mill Road, 900' S Old Harris Mill Road 7th Election & 3rd Councilmanic Districts Legal Owner(s): Jerome & Mary Geckle, Revocable Trust dated 9/30/97 Petitioner(s)	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-478-A

* * * * * * * * * * * * *

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 documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
MAY - 4 2007
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of May, 2007, a copy of the foregoing Entry of Appearance was mailed Hicks Engineering Associates, 200 East Joppa Road, Suite 402, Towson, MD 21286 and Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204 , Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

May 11, 2007

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

NOTICE OF ZONING HEARING

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CASE NUMBER: 07-478-A
1007 Harris Mill Road
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7th Election District – 3rd Councilmanic District
Legal Owners: Jerome W. & Mary M. Geckle, Revocable Trust, dated 9/3/97

Variance to permit a panhandle drive in excess of 1000 feet in an RC zone.

Hearing: Thursday, July 5, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Howard Alderman, Jr., Levin & Gann, 502 Washington Avenue, 8th Floor, Towson 21204
Jerome & Mary Geckle, 1007 Harris Mill Road, Maryland Line 21105
Donald Hicks, Hicks Engineering, 200 E. Joppa Road, Ste. 402, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 20, 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 19, 2007 Issue - Jeffersonian

Please forward billing to:
Mr. & Mrs. Jerome Geckle 410-343-2420
1007 Harris Mill Road
Maryland Line, MD 21105

NOTICE OF ZONING HEARING

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WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 07-478 A

Petitioner: Jerome W. Geckle Revocable Trust, dated 9/30/97 & Mary M. Geckle, Revocable Trust, dated 9/30/07

Address or Location: 1007 Harris Mill Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. and Mrs. Jerome W. Geckle

Address: 1007 Harris Mill Road

Maryland Line, MD 21105

Telephone Number: 410-343-2420

Revised 2/20/98 - SCJ

Case No.: 07-478-A 1007 Harris Mill Rd

Exhibit Sheet

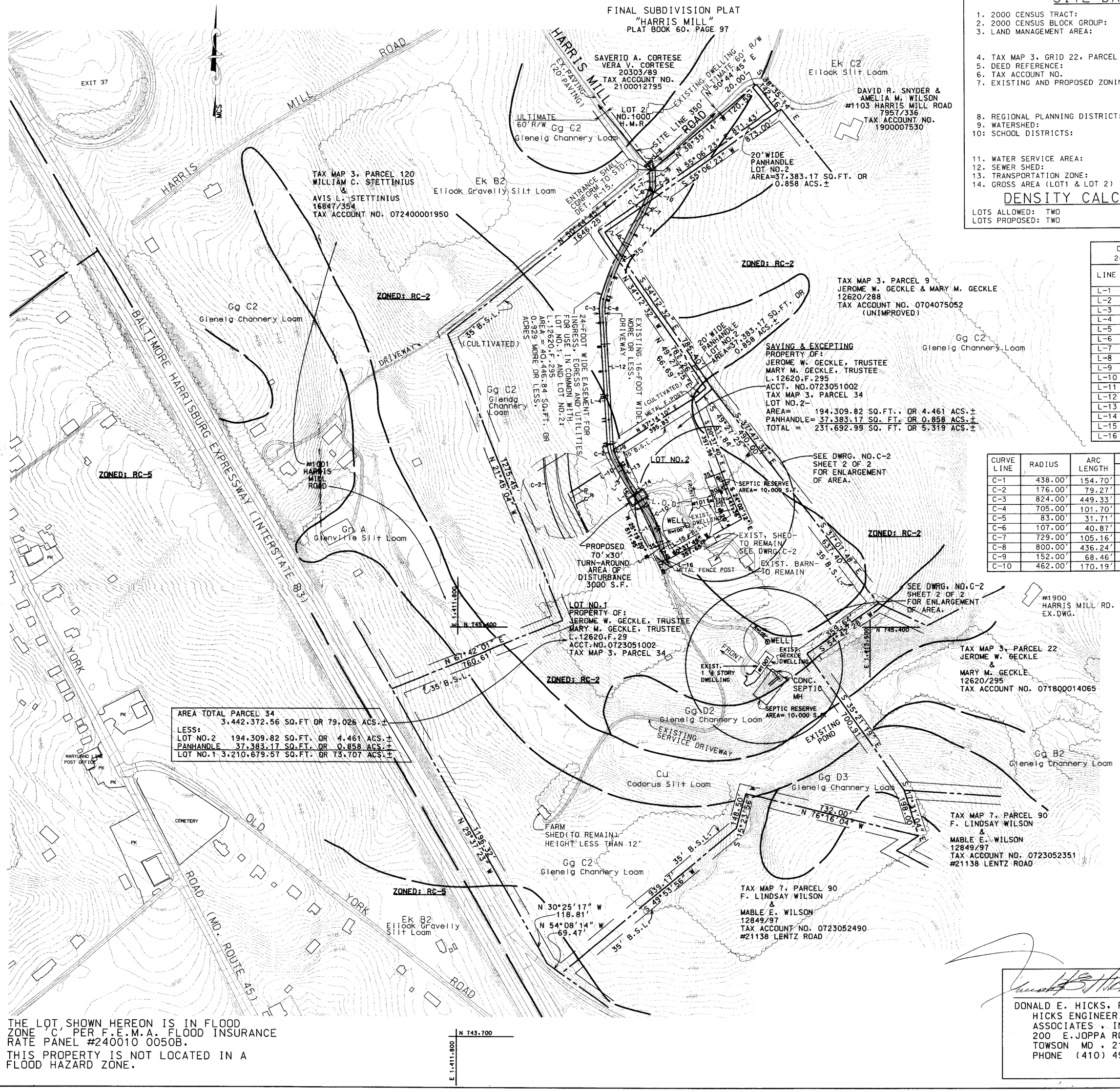
	Petitioner/Developer	Protestant
No. 1	RED LINE SITE PLAN	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLEASE PRINT CLEARLY

CASE NAME 1007 HARRIET MILL ROAD
CASE NUMBER 07-478-A
DATE JULY 5, 2007
'GEORGE PROPERTY'

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
CONRAD E. HICKS	3715 STANSBURY MILL RD.	PHOENIX, MD 21131	chicks@hicksengr.com
HOWARD L. ROSENMAN JR	502 Washington Ave Suite 80	Towson MD 21204	



THE LOT SHOWN HEREON IS IN FLOOD ZONE 'C' PER F.E.M.A. FLOOD INSURANCE RATE PANEL #240010 0050B.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.

SITE DATA

1. 2000 CENSUS TRACT:	407000
2. 2000 CENSUS BLOCK GROUP:	4070001
3. LAND MANAGEMENT AREA:	AGRICULTURAL PRESERVATION AREA
4. TAX MAP 3, GRID 22, PARCEL 34	
5. DEED REFERENCE:	L.12620,F.295
6. TAX ACCOUNT NO.	0723051002
7. EXISTING AND PROPOSED ZONING	RC-2, ZONING MAP 003B3 AND 007B1 (200 SCALE)
8. REGIONAL PLANNING DISTRICT:	301
9. WATERSHED:	DEER CREEK
10: SCHOOL DISTRICTS:	SEVENTH DISTRICT ES HEREFORD MS HEREFORD HS
11. WATER SERVICE AREA:	NON-SERVICE AREA
12. SEWER SHED:	NONE
13. TRANSPORTATION ZONE:	0428
14. GROSS AREA (LOT1 & LOT 2)	79.026 ACS±

DENSITY CALCULATIONS

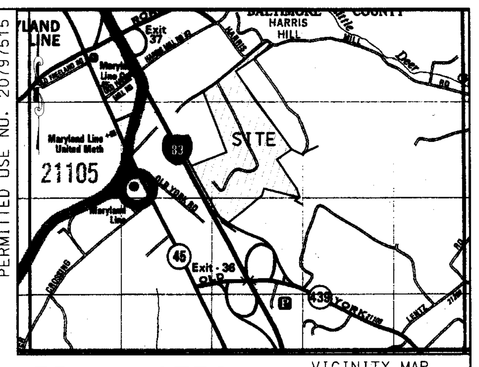
LOTS ALLOWED: TWO
LOTS PROPOSED: TWO

OUTLINE DESCRIPTION
24-FOOT WIDE EASEMENT

LINE	BEARING	DISTANCE
L-1	N 25°19'20" W	92.23'
L-2	N 34°13'06" W	121.85'
L-3	N 29°13'32" W	101.22'
L-4	N 03°25'12" W	408.12'
L-5	N 27°49'24" E	133.38'
L-6	N 19°33'29" E	3.37'
L-7	N 02°19'42" W	40.32'
L-8	N 50°44'45" E	30.02'
L-9	S 02°19'42" E	58.35'
L-10	S 19°33'29" W	3.37'
L-11	S 27°49'24" W	133.38'
L-12	S 03°25'12" E	408.12'
L-13	S 29°13'32" E	100.17'
L-14	S 34°13'06" E	120.81'
L-15	S 13°06'43" E	82.18'
L-16	S 60°37'49" W	4.73'

CURVE LINE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C-1	438.00'	154.70'	N 24°05'59" W	153.90'
C-2	176.00'	79.27'	N 16°19'22" W	78.60'
C-3	824.00'	449.33'	N 12°12'06" E	443.78'
C-4	705.00'	101.70'	N 23°41'27" E	101.61'
C-5	83.00'	31.71'	N 08°36'53" E	31.51'
C-6	107.00'	40.87'	S 08°36'53" W	40.62'
C-7	729.00'	105.16'	S 23°41'27" W	105.07'
C-8	800.00'	436.24'	S 12°12'06" W	430.85'
C-9	152.00'	68.46'	S 16°19'22" E	67.88'
C-10	462.00'	170.19'	S 23°39'55" E	169.23'

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20797515



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

1. BALTIMORE COUNTY REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS HAVE BEEN ADDRESSED BY A SOIL CONSERVATION AND WATER QUALITY PLAN #809. A CHANGE IN OWNERSHIP OR ANY CHANGE OR REVISION TO THIS PLAN WILL REQUIRE A MODIFIED PLAN BE SUBMITTED TO AND APPROVED BY DEPRM OR THE FULL EXTENT OF THE REGULATIONS SHALL APPLY.
2. THE PROPERTY, AS SHOWN ON THE PLAN, HAS BEEN HELD INTACT SINCE PRIOR TO 1976. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS. THE FOLLOWING IS A DEVOLUTION OF THE TITLE OF THIS PROPERTY:

LIBER/FOLIO	DATE	GRANTEE
L.12620,F.295	12/23/1997	JEROME W. GECKLE, TRUSTEE MARY M. GECKLE, TRUSTEE
L.7176,F.436	5/15/1986	JEROME W. GECKLE AND MARY M. GECKLE, HIS WIFE-
L.5667,F.716	8/17/1976	LARRY G. HOOVER AND GERALDINE T. HOOVER, HIS WIFE-
L.5667,F.716	8/17/1976	MARTHA WISNER HOWARD, EXECUTRIX

3. THERE ARE NO KNOWN HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, ARCHAEOLOGICAL OR HISTORIC SITES, CRITICAL AREAS, OR UNDERGROUND (FUEL) STORAGE TANKS, ON THIS SITE.
4. THERE WILL BE NO ADDITIONAL SUBDIVISION OF THIS PARCEL.
5. COORDINATES AND GRID TICKS SHOWN HEREON ARE REFERENCED TO THE MARYLAND STATE GRID SYSTEM (NAD '83).
6. **THE SUBJECT PROPERTY HAS ONE PREVIOUS ZONING CASE, CASE NO.85-271-X, THE SPECIAL EXCEPTION WAS NOT UTILIZED WITHIN THE TWO YEAR TIME PERIOD IN ACCORDANCE WITH SECTION 502.3(BCZR).**
7. THE DEVELOPER SHALL NOT ALLOW ANY CABLE TELEVISION CABLES TO BE INSTALLED IN THIS SUBDIVISION WITHOUT THE REQUIRED COUNTY PERMITS BEING OBTAINED. BALTIMORE COUNTY WILL NOT ASSUME ANY RIGHT-OF-WAY, EASEMENTS, OR MAINTENANCE OF ANY PUBLIC IMPROVEMENTS, WHEN SUCH CABLES HAVE BEEN INSTALLED WITHOUT A PERMIT, UNTIL THE CABLES ARE SATISFACTORILY LOCATED.
8. THE SITE IS NOT SUBJECT TO R.T.A. OR R.T.A. BUFFER REQUIREMENTS.
9. THIS SITE IS NOT LOCATED IN ANY BASIC SERVICES DEFICIENT AREAS, AS SHOWN ON THE LATEST AVAILABLE MAPS.
10. ONSITE SOILS: (BALTIMORE COUNTY SOIL SURVEY MAP NO. 2)
11. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY GIS DATA AND SUPPLEMENTED WITH FIELD-SURVEYED INFORMATION. PROPERTY OUTLINE IS BASED ON A BOUNDARY SURVEY PERFORMED BY HICKS ENGINEERING CO., INC. IN JUNE, 1993.
12. LOT NO. 1 & LOT NO. 2 ARE IMPROVED WITH ONE, SINGLE FAMILY DWELLING EACH.
13. NO MASTER PLAN DESIGNATED GREEWAYS ARE AFFECTED BY THIS SUBDIVISION.
14. THE AREA BETWEEN THE SITE LINE AND THE EDGE OF ROAD MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
15. LOT 2 WILL REQUIRE A VARIANCE TO PERMIT AN IN-FEE STRIP GREATER THAN ONE-THOUSAND FEET (1,000 FEET).
16. BALTIMORE COUNTY FOREST CONSERVATION REGULATIONS HAVE BEEN SATISFIED BY AN INTRAFAMILY TRANSFER DECLARATION OF INTENT EXEMPTION.

DATE	REVISIONS	BY
12/06	PLANS REVISED IN ACCORDANCE W/1ST REVIEW COMMENTS.	H.E.A.
9/06	'PERC' TEST PERFORMED & APPROVED	H.E.A.

OWNER:
JEROME W.GECKLE,TRUSTEE
MARY M.GECKLE,TRUSTEE
P.O.BOX 305
1007 HARRIS MILL ROAD
MARYLAND LINE, MD 21105-0305
TELEPHONE: (410) 343-2420

Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410)821-8890

PROJECT TITLE:
GECKLE PROPERTY
TAX MAP 3 GRID 22 PARCEL 34
7 TH. ELECTION DISTRICT
3 RD. COUNCILMANIC DISTRICT
BALTIMORE COUNTY , MARYLAND

DRAWING TITLE:
PLAT TO ACCOMPANY APPLICATION
FOR ZONING VARIANCE
PDM MINOR SUBDIVISION NO.05-137-M

87-478 A

DONALD E. HICKS, P.E.
HICKS ENGINEERING
ASSOCIATES , INC.
200 E.JOPPA ROAD
TOWSON MD , 21286
PHONE (410) 494-0001

SEAL

JOB NO.: 21652	DRAWING NO.: C-3
DRAWN BY: W.H./J.K.	
CHECKED BY: D.E.H.	
DATE: APRIL 12, 2007	
SCALE: 1" = 200'	SHEETS PER SET: 1 OF 1

Plan Sheet: *007B1*

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

Zoning — Streams — Vegetation
Buildings — Roads — Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

002C3	003A3	003B3	003C3	004A3
006C1	007A1	007B1	007C1	008A1
006C2	007A2	007B2	007C2	008A2

Scale

1" = 200'

0 100 200 400 Feet

N

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

07-478 A

2 OF 2

Plan Sheet: *003B3*

Note:
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Buildings — Roads — Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

002C3 003A3	003B3	003C3 004A3	
006C1 007A1	007B1	007C1 008A1	

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1" = 200'

0 100 200 400 Feet

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Data Sources:
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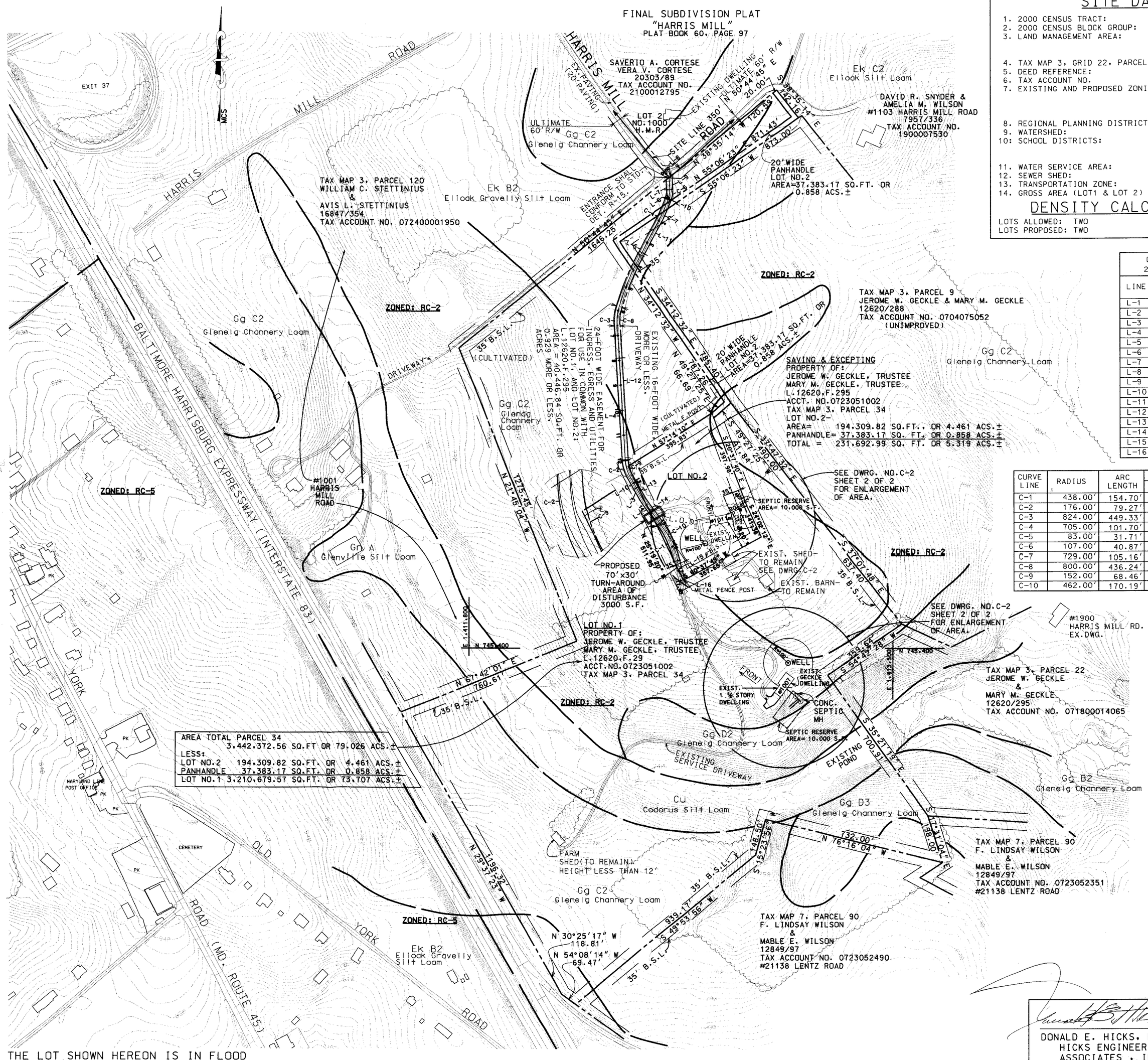
07-478A

1 OF 2



AREA TOTAL PARCEL 34
3,442,372.56 SQ.FT OR 79.026 ACS.±
LESS:
LOT NO.2 194,309.82 SQ.FT. OR 4.461 ACS.±
PANHANDLE 37,383.17 SQ.FT. OR 0.858 ACS.±
LOT NO.1 3,210,679.57 SQ.FT. OR 73.707 ACS.±

THE LOT SHOWN HEREON IS IN FLOOD ZONE 'C' PER F.E.M.A. FLOOD INSURANCE RATE PANEL #240010 0050B.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.

SITE DATA

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10. SCHOOL DISTRICTS:	SEVENTH DISTRICT ES HEREFORD MS HEREFORD HS
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12. SEWER SHED:	NONE
13. TRANSPORTATION ZONE:	0428
14. GROSS AREA (LOT1 & LOT 2)	79.026 ACS±

DENSITY CALCULATIONS

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LOTS PROPOSED: TWO

OUTLINE DESCRIPTION
24-FOOT WIDE EASEMENT

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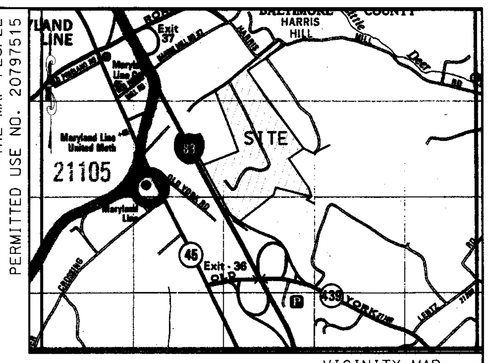
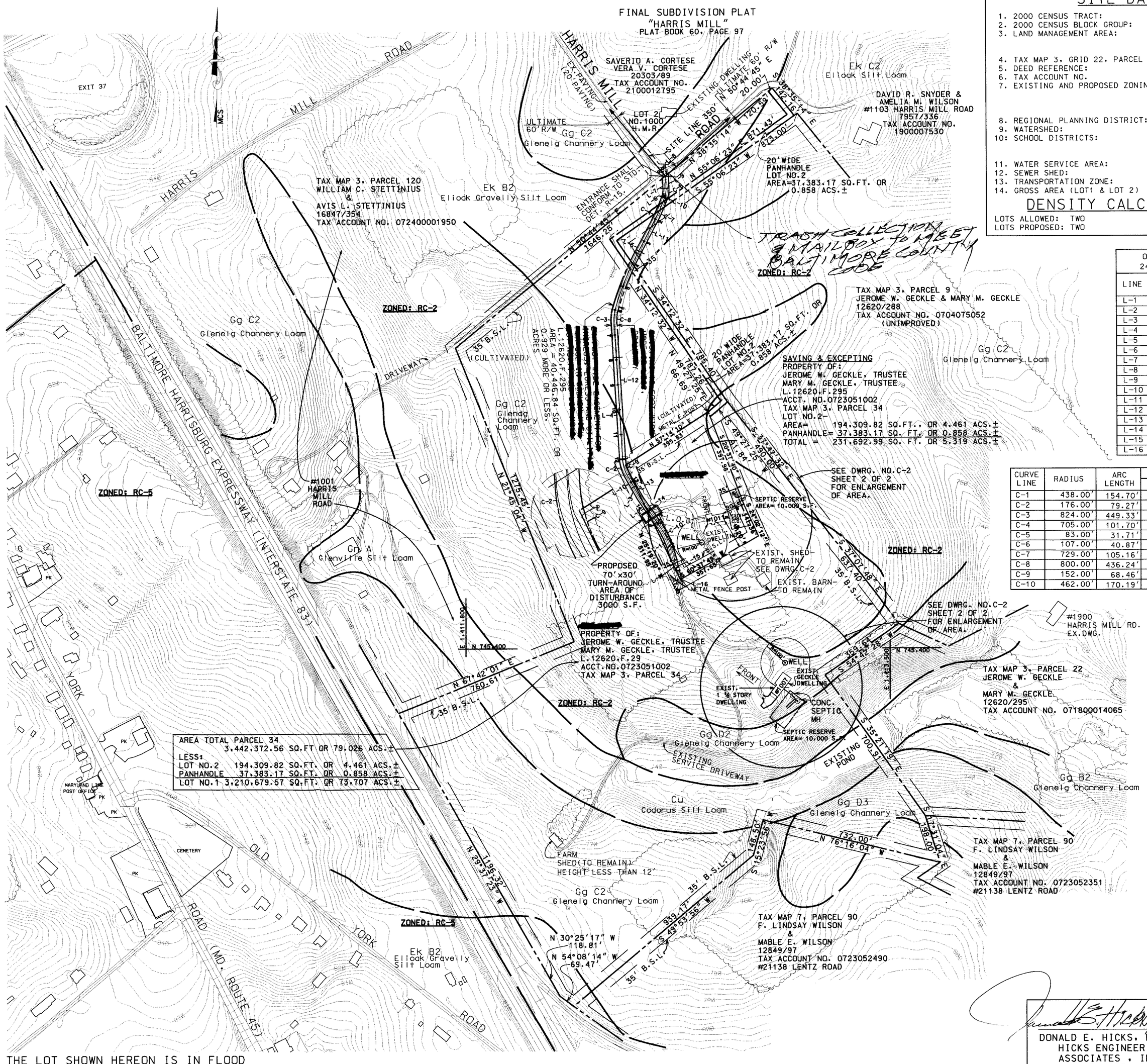

COPYRIGHT ADC
THE MAP PEOPLE
PERMITTED USE NO. 20797515
21105
SITE
HARRIS HILL
Exit 37
Exit 36
Exit 35
Maryland Line
United Black
Maryland Line
Harrisburg
Harris Hill
Mill
Hereford
Fortress
Laurel Hill
Dairy
Ridge
Mt Carmel
Mt Zion
Ebenezer
Bethel
Bethany
Zion
Mt Olivet
Mt Pleasant
Ridge
Shiloh
Mt Tabor
Mt Gilead
Mt Moriah
Mt Nebo
Mt Olivet
Mt Pleasant
Mt Zion
Mt Carmel



AREA TOTAL PARCEL 34	
	3,442,372.56 SQ.FT OR 79.026 ACS.±
LESS:	
LOT NO.2	194,309.82 SQ.FT. OR 4.461 ACS.±
PANHANDLE	37,383.17 SQ.FT. OR 0.858 ACS.±
LOT NO.1	3,210,679.57 SQ.FT. OR 73.707 ACS.±

THE LOT SHOWN HEREON IS IN FLOOD ZONE 'C' PER F.E.M.A. FLOOD INSURANCE RATE PANEL #240010 0050B.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.

SITE DATA

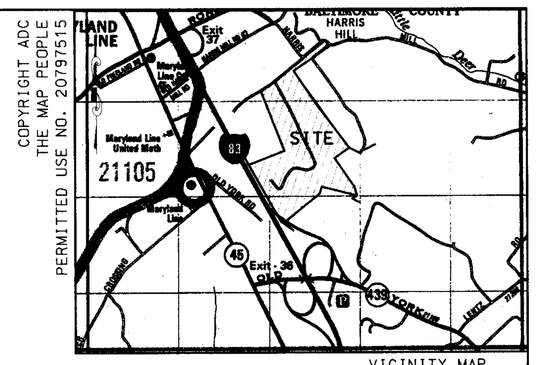
1. 2000 CENSUS TRACT:	407000
2. 2000 CENSUS BLOCK GROUP:	4070001
3. LAND MANAGEMENT AREA:	AGRICULTURAL PRESERVATION AREA
4. TAX MAP 3, GRID 22, PARCEL 34	
5. DEED REFERENCE:	L.12620.F.295
6. TAX ACCOUNT NO.	0723051002
7. EXISTING AND PROPOSED ZONING	RC-2, ZONING MAP 003B3 AND 007B1 (200 SCALE)
8. REGIONAL PLANNING DISTRICT:	301
9. WATERSHED:	DEER CREEK
10: SCHOOL DISTRICTS:	SEVENTH DISTRICT ES HEREFORD MS HEREFORD HS
11. WATER SERVICE AREA:	NON-SERVICE AREA
12. SEWER SHED:	NONE
13. TRANSPORTATION ZONE:	0428
14. GROSS AREA (LOT1 & LOT 2)	79.026 ACS±

DENSITY CALCULATIONS

LOTS ALLOWED: TWO
LOTS PROPOSED: TWO

OUTLINE DESCRIPTION 24-FOOT WIDE EASEMENT		
LINE	BEARING	DISTANCE
L-1	N 25°19'20" W	92.23'
L-2	N 34°13'06" W	121.85'
L-3	N 29°13'32" W	101.22'
L-4	N 03°25'12" W	408.12'
L-5	N 27°49'24" E	133.38'
L-6	N 19°33'29" E	3.37'
L-7	N 02°19'42" W	40.32'
L-8	N 50°44'45" E	30.02'
L-9	S 02°19'42" E	58.35'
L-10	S 19°33'29" W	3.37'
L-11	S 27°49'24" W	133.38'
L-12	S 03°25'12" E	408.12'
L-13	S 29°13'32" E	100.17'
L-14	S 34°13'06" E	120.81'
L-15	S 13°06'43" E	82.18'
L-16	S 60°37'49" W	4.73'

CURVE LINE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C-1	438.00'	154.70'	N 24°05'59" W	153.90'
C-2	176.00'	79.27'	N 16°19'22" W	78.60'
C-3	824.00'	449.33'	N 12°12'06" E	443.78'
C-4	705.00'	101.70'	N 23°41'27" E	101.61'
C-5	83.00'	31.71'	N 08°36'53" E	31.51'
C-6	107.00'	40.87'	S 08°36'53" W	40.62'
C-7	729.00'	105.16'	S 23°41'27" W	105.07'
C-8	800.00'	436.24'	S 12°12'06" W	430.85'
C-9	152.00'	68.46'	S 16°19'22" E	67.88'
C-10	462.00'	170.19'	S 23°39'55" E	169.23'



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

1. BALTIMORE COUNTY REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS HAVE BEEN ADDRESSED BY A SOIL CONSERVATION AND WATER QUALITY PLAN #809. A CHANGE IN OWNERSHIP OR ANY CHANGE OR REVISION TO THIS PLAN WILL REQUIRE A MODIFIED PLAN BE SUBMITTED TO AND APPROVED BY DEPRM OR THE FULL EXTENT OF THE REGULATIONS SHALL APPLY.
2. THE PROPERTY, AS SHOWN ON THE PLAN, HAS BEEN HELD INTACT SINCE PRIOR TO 1976. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS. THE FOLLOWING IS A DEVOLUTION OF THE TITLE OF THIS PROPERTY:

LIBER/FOLIO	DATE	GRANTEE
L.12620.F.295	12/23/1997	JEROME W. GECKLE, TRUSTEE MARY M. GECKLE, TRUSTEE
L.7176.F.436	5/15/1986	JEROME W. GECKLE AND MARY M. GECKLE, HIS WIFE-
L.5667.F.716	8/17/1976	LARRY G. HOOVER AND GERALDINE T. HOOVER, HIS WIFE-
L.5667.F.716	8/17/1976	MARTHA WISNER HOWARD, EXECUTRIX

3. THERE ARE NO KNOWN HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, ARCHAEOLOGICAL OR HISTORIC SITES, CRITICAL AREAS, OR UNDERGROUND (FUEL) STORAGE TANKS, ON THIS SITE.
4. THERE WILL BE NO ADDITIONAL SUBDIVISION OF THIS PARCEL.
5. COORDINATES AND GRID TICKS SHOWN HEREON ARE REFERENCED TO THE MARYLAND STATE GRID SYSTEM (NAD '83).
6. **THE SUBJECT PROPERTY HAS ONE PREVIOUS ZONING CASE, CASE NO.85-271-X. THE SPECIAL EXCEPTION WAS NOT UTILIZED WITHIN THE TWO YEAR TIME PERIOD IN ACCORDANCE WITH SECTION 502.3(BCZR).**
7. THE DEVELOPER SHALL NOT ALLOW ANY CABLE TELEVISION CABLES TO BE INSTALLED IN THIS SUBDIVISION WITHOUT THE REQUIRED COUNTY PERMITS BEING OBTAINED. BALTIMORE COUNTY WILL NOT ASSUME ANY RIGHT-OF-WAY, EASEMENTS, OR MAINTENANCE OF ANY PUBLIC IMPROVEMENTS, WHEN SUCH CABLES HAVE BEEN INSTALLED WITHOUT A PERMIT, UNTIL THE CABLES ARE SATISFACTORILY LOCATED.
8. THE SITE IS NOT SUBJECT TO R.T.A. OR R.T.A. BUFFER REQUIREMENTS.
9. THIS SITE IS NOT LOCATED IN ANY BASIC SERVICES DEFICIENT AREAS, AS SHOWN ON THE LATEST AVAILABLE MAPS.
10. ONSITE SOILS: (BALTIMORE COUNTY SOIL SURVEY MAP NO. 2)
11. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY GIS DATA AND SUPPLEMENTED WITH FIELD-SURVEYED INFORMATION. PROPERTY OUTLINE IS BASED ON A BOUNDARY SURVEY PERFORMED BY HICKS ENGINEERING CO., INC. IN JUNE, 1993.
12. LOT NO. 1 & LOT NO. 2 ARE IMPROVED WITH ONE, SINGLE FAMILY DWELLING EACH.
13. NO MASTER PLAN DESIGNATED GREEWAYS ARE AFFECTED BY THIS SUBDIVISION.
14. THE AREA BETWEEN THE SITE LINE AND THE EDGE OF ROAD MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
15. LOT 2 WILL REQUIRE A VARIANCE TO PERMIT AN IN-FEE STRIP GREATER THAN ONE-THOUSAND FEET (1,000 FEET).
16. BALTIMORE COUNTY FOREST CONSERVATION REGULATIONS HAVE BEEN SATISFIED BY AN INTRAFAMILY TRANSFER DECLARATION OF INTENT EXEMPTION.

DATE	DESCRIPTION	BY
	REVISIONS	
12/06	PLANS REVISED IN ACCORDANCE W/1ST REVIEW COMMENTS.	H.E.A.
9/06	'PERC' TEST PERFORMED & APPROVED	H.E.A.

OWNER:
JEROME W. GECKLE, TRUSTEE
MARY M. GECKLE, TRUSTEE
P.O.BOX 305
1007 HARRIS MILL ROAD
MARYLAND LINE, MD 21105-0305
TELEPHONE: (410) 343-2420

Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410)821-8890

PROJECT TITLE:
GECKLE PROPERTY
TAX MAP 3 GRID 22 PARCEL 34
7 TH. ELECTION DISTRICT
3 RD. COUNCILMANIC DISTRICT
BALTIMORE COUNTY , MARYLAND

DRAWING TITLE:
PLAT TO ACCOMPANY APPLICATION FOR ZONING VARIANCE
PDM MINOR SUBDIVISION NO.05-137-M

PETITIONER'S EXHIBIT
ALL OTHER LEGAL

JOB NO.: 21652	DRAWING NO.: C-3
DRAWN BY: W.H./J.K.	
CHECKED BY: D.E.H.	
DATE: APRIL 12, 2007	
SCALE: 1" = 200'	SHEETS PER SET: 1 OF 1

DONALD E. HICKS, P.E.
HICKS ENGINEERING
ASSOCIATES , INC.
200 E.JOPPA ROAD
TOWSON MD , 21286
PHONE (410) 494-0001

SEAL