IN RE: **PETITION FOR SPECIAL HEARING**	*	BEFORE THE
W/S York Road (MD Route 45), S/S Old Freeland Road, 326' S of Freeland Road	*	ZONING COMMISSIONER
(323 Freeland Road) 7th Election District	*	OF
3rd Council District	*	BALTIMORE COUNTY
Maryland Concrete Septic Tank, Inc. Petitioners	*	**Case No. 08-167-SPH**

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by Ramsey V. Gemmill, Jr., President of Maryland Concrete Septic Tank, Inc., the owner of the subject property, by and through their attorney, J. Neil Lanzi, Esquire. The Petitioner requests a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve the reconfiguration of two (2) existing contiguous parcels by allowing a non-density transfer of 3.69 acres from Parcel 94 to Parcel 108. The subject property and requested relief are more particularly described on the redlined site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the request were the property owner's Vice President Rodney L. Glace, Bruce E. Doak, a property line surveyor and expert in zoning matters with Gerhold, Cross & Etzel, Ltd., the engineering firm that prepared the site plan for this property, and J. Neil Lanzi, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered reveals that Maryland Concrete Septic Tank, Inc. property consists of five (5) adjacent parcels located south of Freeland Road and west of York Road in the Maryland Line area of the County. Multiple industrial and agricultural uses have been conducted at this location over the past 50 years. On the northeastern portion of the site, a concrete plant produces precast forms for septic tanks requiring the storage of sand and gravel.

ORDER RECEIVED FOR FILING
Date 1-4-08
By

To the south and west is Ramsey Gemmill's home and farm. As illustrated on the site plan (Petitioner's Exhibit 1) and photographs (Petitioner's Exhibit 2), the instant petition involves two (2) lots. Parcel 94, the farm property, is accessed from Freeland Road and consists of 23.45 acres of R.C.2 zoned land. Parcel 108, the commercially used property, is 1.20 acres and has access from Maryland Route 45 and is split-zoned R.C.2 and R.C.5. This property has an address of 21616 York Road and is improved with a commercial manufacturing building with abutting storage office and maintenance buildings. As is evident from a review of the many photographs, the property is well-maintained and kept in meticulous condition. In this regard, a file containing a great volume of letters was reviewed which attests to this Petitioner being a well respected and valued member of the community.

The Petitioner believes it to be in its best interest to legally separate the commercial uses from the agricultural land by transferring 3.69 acres from Parcel 94 to Parcel 108. It is of note that none of this acreage is now or has in the past been used agriculturally. As evident from the site plan, the acreage to be transferred contains a 150' x 60' manufacturing building, attendant parking and storage space surrounded by a 20-foot wide slope transitioning to the farmland below. This sloped area is too sleep to mow or maintain and has been covered in crown vetch to prevent erosion. It provides support for the improvements and parking area above (*See* photographs – Petitioner's Exhibits 2C and 2M). Mr. Doak drew his line of division at the toe of the slope, as opposed to the top, in the event future maintenance work should be required. To further explain, Mr. Gemmill requests that the area which contains the supporting slopes for the paved parking area be owned by the same entity that owns the concrete facility. This is needed to maintain the slopes to assure their integrity. It was the testimony of Mr. Doak, that in his 30 years of experience as a land surveyor, the supporting slopes are owned by the entity owning the area needing the support or that entity be given an easement over the slopes to give them the right to do whatever is necessary to maintain the area. As an example, the State of Maryland owns or has easements over the supporting slopes along all of the State roads for that reason.

ORDER RECEIVED FOR FILING
Date 1-4-08
By

Mr. Doak also stated that the slopes should be owned by the entity owning the concrete facility to assure the integrity of the slopes and the parking area.

The R.C.2 zoning classification is the most restrictive zoning class regulation in Baltimore County and fosters resource conservation and agricultural uses. The Department of Environmental Protection and Resource Management (DEPRM) in its November 28, 2007 Zoning Advisory Committee (ZAC) comment, raises issues of concern that too much R.C.2 land is being transferred. Mr. Lippincott requested a 30-foot setback around the existing buildings and parking be observed in order to minimize the loss of agricultural land. I find based on evidence presented that there will be minimal disturbance of the prime and productive soils as a result of this transfer. Mr. Lippincott, apprised of the facts presented, agreed subsequent to the hearing, that DEPRM's policies of promoting agricultural uses and Baltimore County Code (B.C.C.) Section 32-4-415(c) were being complied with.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. As noted above, the proposal is for a non-density transfer and as such, the Petitioner will not acquire any rights of subdivision. In my judgment, the conveyance will not be detrimental to the health, safety, or general welfare of the locale and entirely consistent with the R.C.2 zoning and agricultural uses of the subject and adjacent properties. In this regard, the remainder of the farm property (Parcel 94) will then be deeded individually to Ramsey and Debra Gemmill.

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 4th day of January, 2008 that the Petition for Special Hearing seeking approval pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve the reconfiguration of two (2) existing contiguous parcels by allowing a non-density transfer of 3.69 acres from Parcel 94 to Parcel 108, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

ORDER RECEIVED FOR FILING
Date 1-4-08
By

1. The Petitioner shall be required to apply to the Development Review Committee (DRC) for a limited exemption under Baltimore County Code (B.C.C.) Section 32-4-106(a)(1)(viii) concerning the lot line adjustment.

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

WJW:dlw

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 1-4-08
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

January 4, 2008

WILLIAM J. WISEMAN III
Zoning Commissioner

J. Neil Lanzi, Esquire
Mercantile Building, Suite 617
409 Washington Avenue
Towson, MD 21204

RE: **PETITION FOR SPECIAL HEARING**
W/S York Road (MD Route 45), S/S Old Freeland Road, 326' S of Freeland Road
(323 Freeland Road)
7th Election District - 3rd Council District
Maryland Concrete Septic Tank, Inc. – Petitioners
Case No. 08-167-SPH

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with a restriction 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: Ramsey V. Gemmill, Jr., President, Maryland Concrete Septic Tank, Inc., 323 Freeland Road, Maryland Line, MD 21105
Rodney L. Glace, Vice President, Maryland Concrete Septic Tank, Inc., 21616 York Road, Maryland Line, MD 21105
Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Suite 100, Towson, MD 21286
People's Counsel; DEPRM; Development Review Committee, DPDM; File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at ~~21616 YORK ROAD~~ 323 Freeland Road

which is presently zoned RC 2 & RC 5

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

Maryford Concrete

Name - Type or Print

Ramsey V Gemmill IV

Signature

Ramsey V Gemmill Jr

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

J. Neil Lanzi

Name - Type or Print

Signature

J. Neil Lanzi P.A.

Company

409 Washington Ave #617 410 2960684

Address Telephone No.

Towson MD 21204

City State Zip Code

Representative to be Contacted:

BRUCE DOAK
c/o GERHOLD, CROSS & ETZEL

Name

320 E. TOWSONTOWN BLVD SUITE 100

Address Telephone No.

TOWSON MD 21286

City State Zip Code
410-823-4470

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By A. Tsai Date 10/9/07

Case No. 08-167-SPH

ORDER RECEIVED FOR FILING

Date 1-4-08

By DW

REV 9/15/98

SPECIAL HEARING REQUESTED

TO ALLOW A NON-DENSITY TRANSFER OF
3.69 ACRES FROM PARCEL 94 TO PARCEL 108

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

September 10, 2007

ZONING DESCRIPTION
GEMMILL PROPERTY
323 Freeland Road
Baltimore County, Maryland

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

Beginning for the same at a point of intersection with the West side of York Road (route 45) and the South side of Old Freeland Road, running South Westerly along Old Freeland Road 395 feet, leaving Old Freeland Road South 24°44'39" East ~~326~~ 326 feet to a pipe, thence running,

1) South 24°44'39" East 269.58 feet,
2) South 24°44'39" East 568.73 feet,
3) South 65°15'21" West 29.56 feet,
4) North 24°44'39" West 105.28 feet,
5) South 66°50'33" West 1150.18 feet,
6) North 17°31'25" West 766.74 feet,
7) North 72°28'35" East 175.14 feet,
8) North 17°31'25" West 244.74 feet,
9) North 62°34'53" East 386.07 feet,
10) North 73°00'04" East 92.29 feet,
11) North 73°00'04" East 173.76 feet,
12) North 14°58'07" West 231.25 feet, (E.H.K.Jr. 5839/619)
13) South 82°43'25" West 231.25 feet, (E.H.K.Jr. 5839/619) to the point of beginning.

Containing 23.45 Acres of land, more or less.

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

parcel 94

9/17/07

08-167-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 06125

Date: 10/9/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				325 00
							Total:	$ 325 00

Rec From: Deborah A Gemmill

For: ~~2616 York~~ RD 323 FREELAND RD
08-167-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

10/11/2007 10/09/2007 14:14:00
REG MOD1 WALKIN JRIC JRC
>>RECEIPT # 350000 10/09/2007 OFU
Dept 5 528 ZONING VERIFICATION
CR NO. 006125
Recpt Tot $325.00
$325.00 CK $.00 CA
Baltimore County, Maryland

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE#08-167-SPH
PETITIONER/DEVELOPER:
Ramsey Gemmill
DATE OF HEARING: December 12, 2007

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

LOCATION:
323 Freeland Road

(see page 2 for full size photo)

POSTED ON: 11/21/07

SIGNATURE OF SIGN POSTER

Bruce E. Doak

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

ZONING NOTICE

CASE # 08-167-SPH

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

Room 407 County Courts Building
PLACE: 401 Bosley Avenue, Towson, MD

9:00 am Wednesday December 12, 2007

Special Hearing: to allow a non-density transfer of 3.69 acres from Parcel 94 to Parcel 108

HEARINGS ARE HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

October 22, 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: 08-167-SPH
323 Freeland Road
326 feet south of Freeland Road, 395 feet west of York Road
7th Election District – 3rd Councilmanic District
Legal Owners: Ramsey Gemmill

Special Hearing to allow a non-density transfer of 3.69 acres from Parcel 94 to Parcel 108.

Hearing: Wednesday, December ~~8~~ 12, 2007 at 9:00 a.m. County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: J. Neil Lanzi, 409 Washington Avenue, #617, Towson 21204
Ramsey Gemmill, 323 Freeland Road, Maryland Line, MD 21105
Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Ste. 100, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT, NOVEMBER 24, 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.

COPY

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 20, 2007 Issue - Jeffersonian

Please forward billing to:
Bruce Doak
Gerhold, Cross & Etzel
320 E. Towsontown Blvd., Ste. 100
Towson, MD 21286

410-823-4470

NOTICE OF ZONING HEARING

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

CASE NUMBER: 08-167-SPH
323 Freeland Road
326 feet south of Freeland Road, 395 feet west of York Road
7th Election District – 3rd Councilmanic District
Legal Owners: Ramsey Gemmill

Special Hearing to allow a non-density transfer of 3.69 acres from Parcel 94 to Parcel 108.

Hearing: Wednesday, December 8, 2007 at 9:00 a.m. 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.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

October 26, 2007

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

CORRECTED 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: 08-167-SPH
323 Freeland Road
326 feet south of Freeland Road, 395 feet west of York Road
7th Election District – 3rd Councilmanic District
Legal Owners: Ramsey Gemmill

Special Hearing to allow a non-density transfer of 3.69 acres from Parcel 94 to Parcel 108.

Hearing: Wednesday, December 12, 2007 at 9:00 a.m. County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: J. Neil Lanzi, 409 Washington Avenue, #617, Towson 21204
Ramsey Gemmill, 323 Freeland Road, Maryland Line, MD 21105
Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Ste. 100, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUES., NOVEMBER 27, 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, November 27, 2007 Issue - Jeffersonian

Please forward billing to:
Bruce Doak
Gerhold, Cross & Etzel
320 E. Towsontown Blvd., Ste. 100
Towson, MD 21286

410-823-4470

CORRECTED 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: 08-167-SPH
323 Freeland Road
326 feet south of Freeland Road, 395 feet west of York Road
7th Election District – 3rd Councilmanic District
Legal Owners: Ramsey Gemmill

Special Hearing to allow a non-density transfer of 3.69 acres from Parcel 94 to Parcel 108.

Hearing: Wednesday, December 12, 2007 at 9:00 a.m. 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.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

December 5, 2007

J. Neil Lanzi, P.A.
409 Washington Avenue, #617
Towson, Maryland 21204

Dear Mr. Lanzi:

RE: Case Number: 08-167-SPH, 323 Freeland Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 9, 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

WCR:amf

Enclosures
c: People's Counsel
Bruce Doak Gerhold, Cross & Etzel 320 E. Towsontowne Boulevard, Suite 100
Towson 21286

Case No.: 08-167-SPH 323 Freeland Road

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	RED LINE SITE PLAN	
No. 2	Photographs - Collectively A thru AA and Map.	
No. 3	(Letters of support - VIEWED)	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S

EXHIBIT NO. 2

Collectively Atchn AA

A

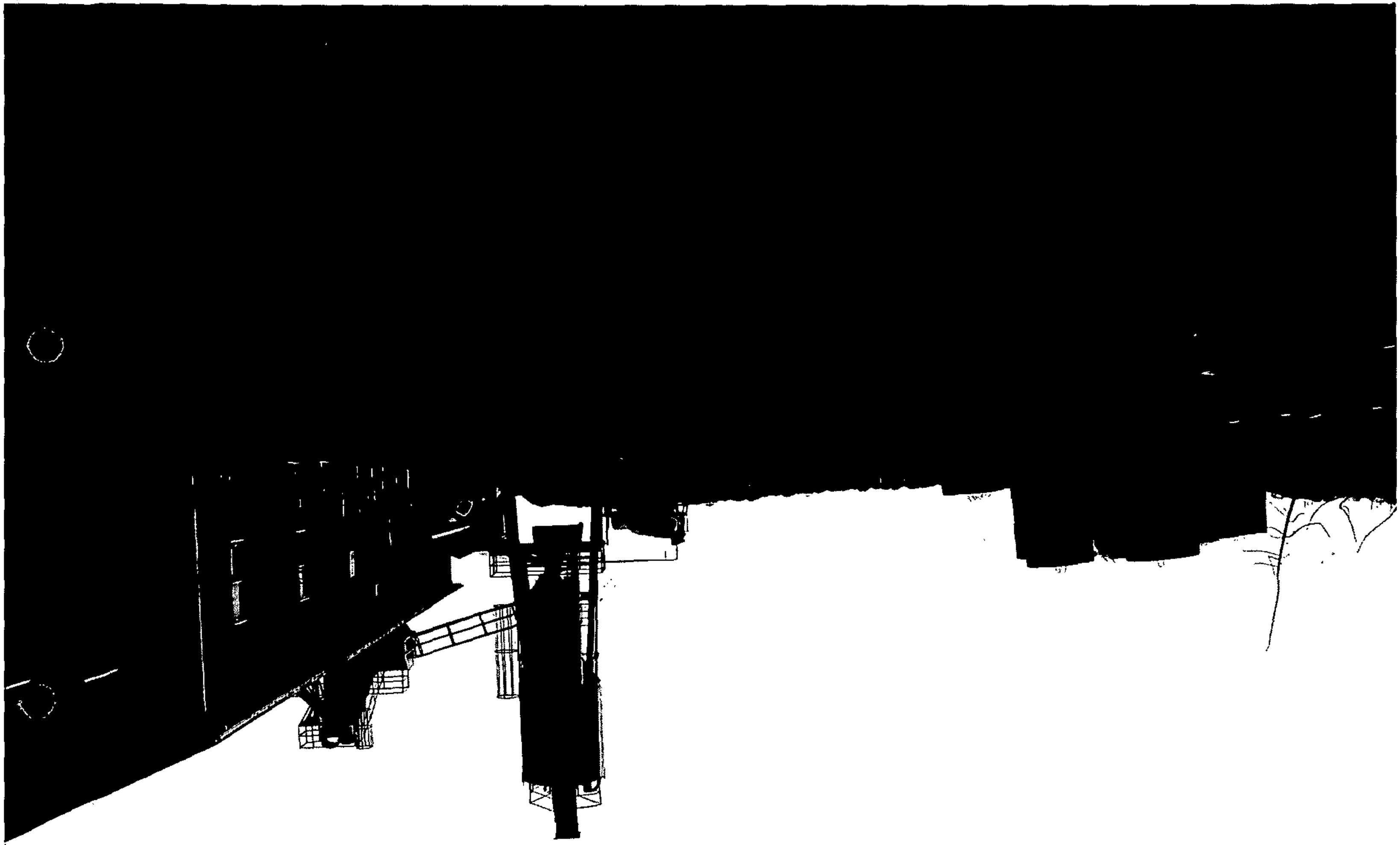
B

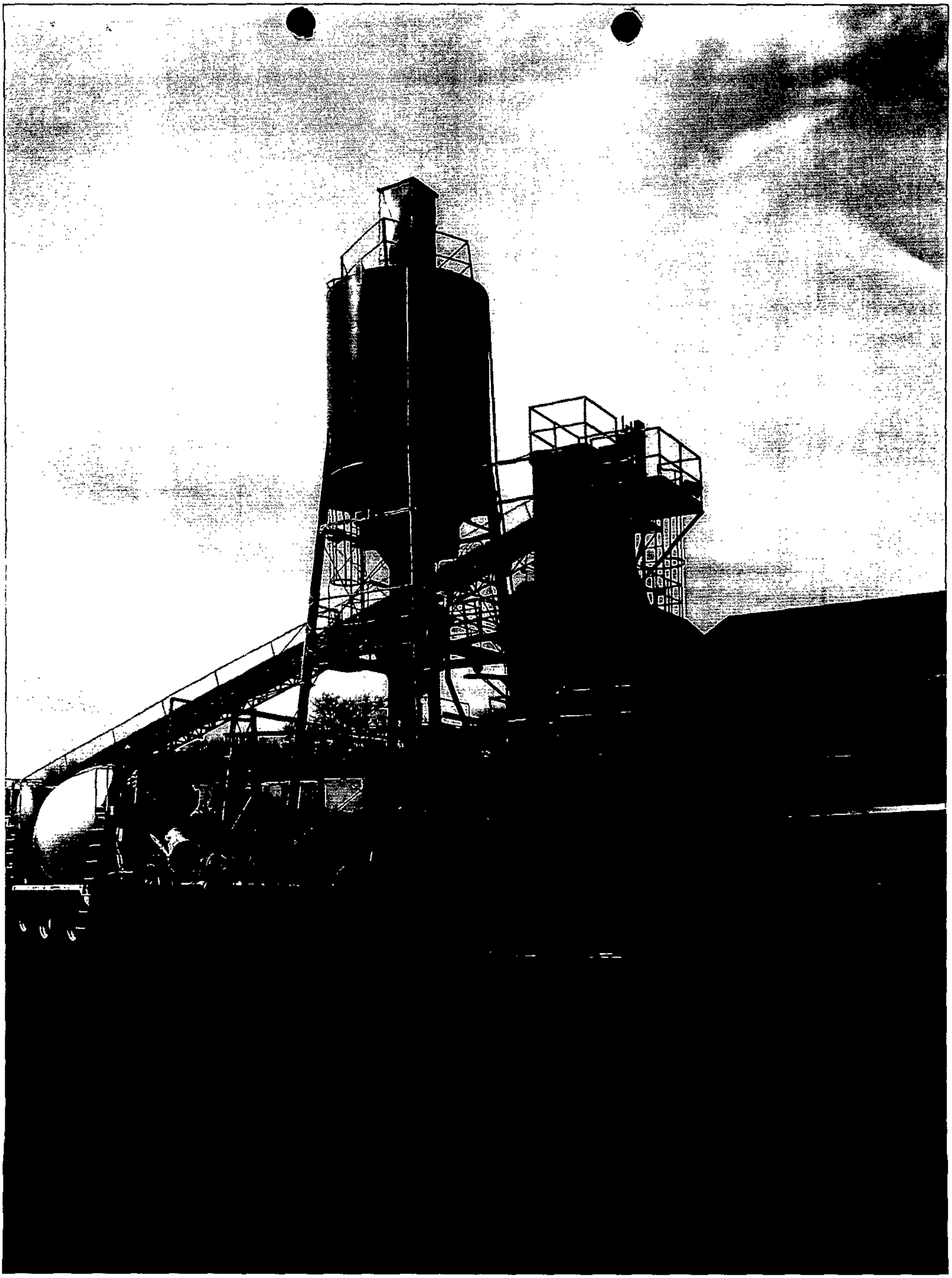
C

E

F

I





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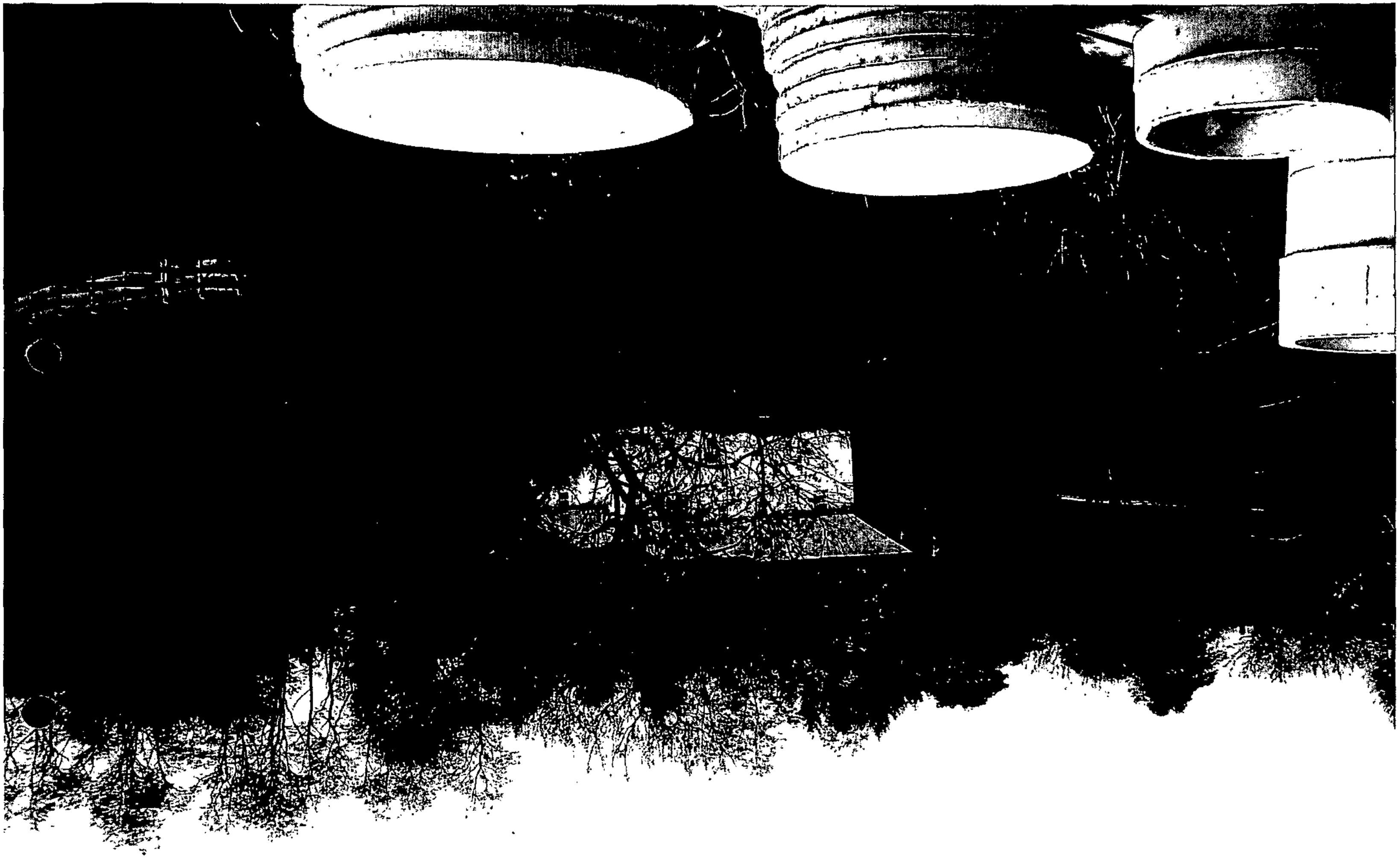

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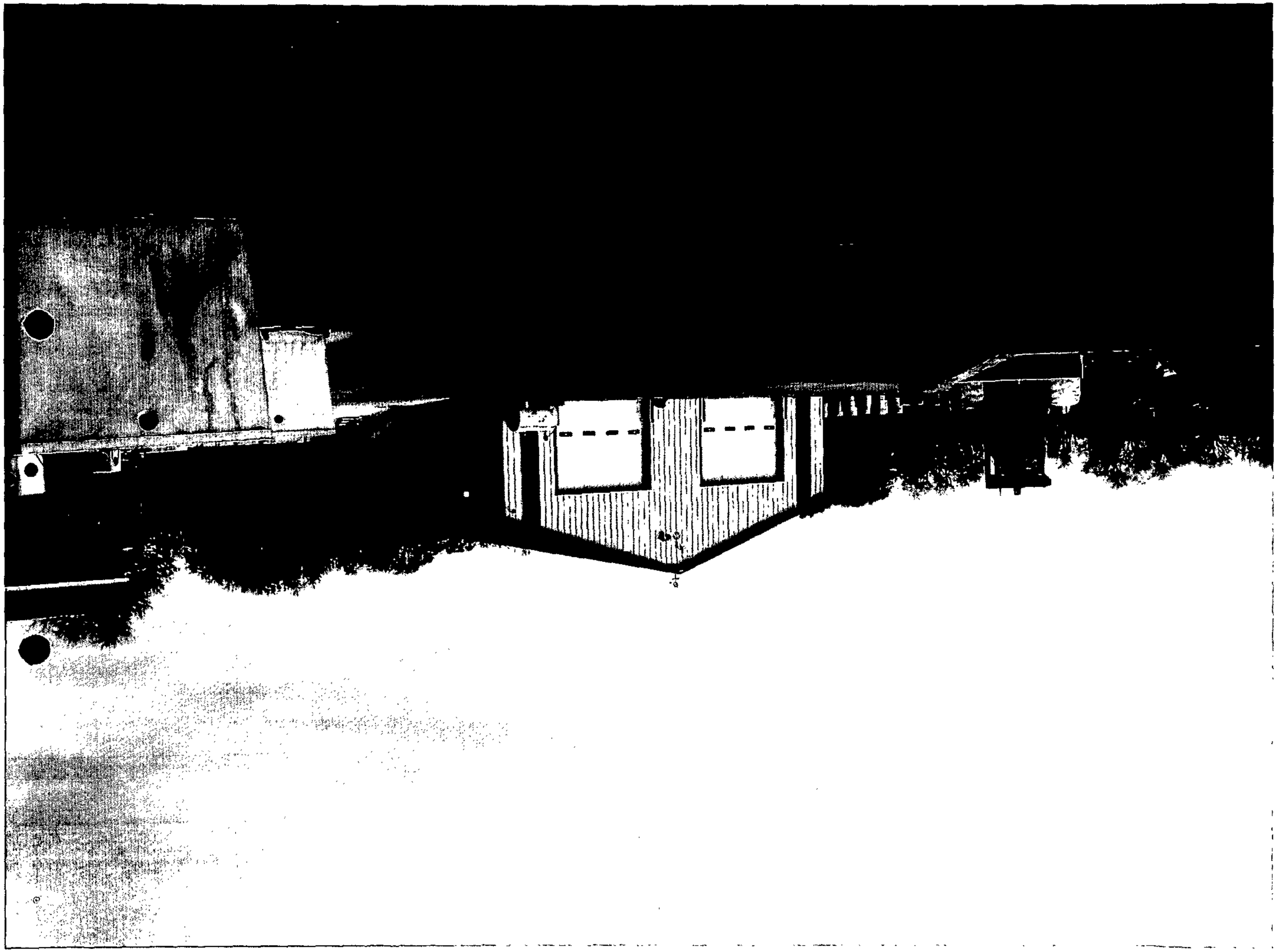

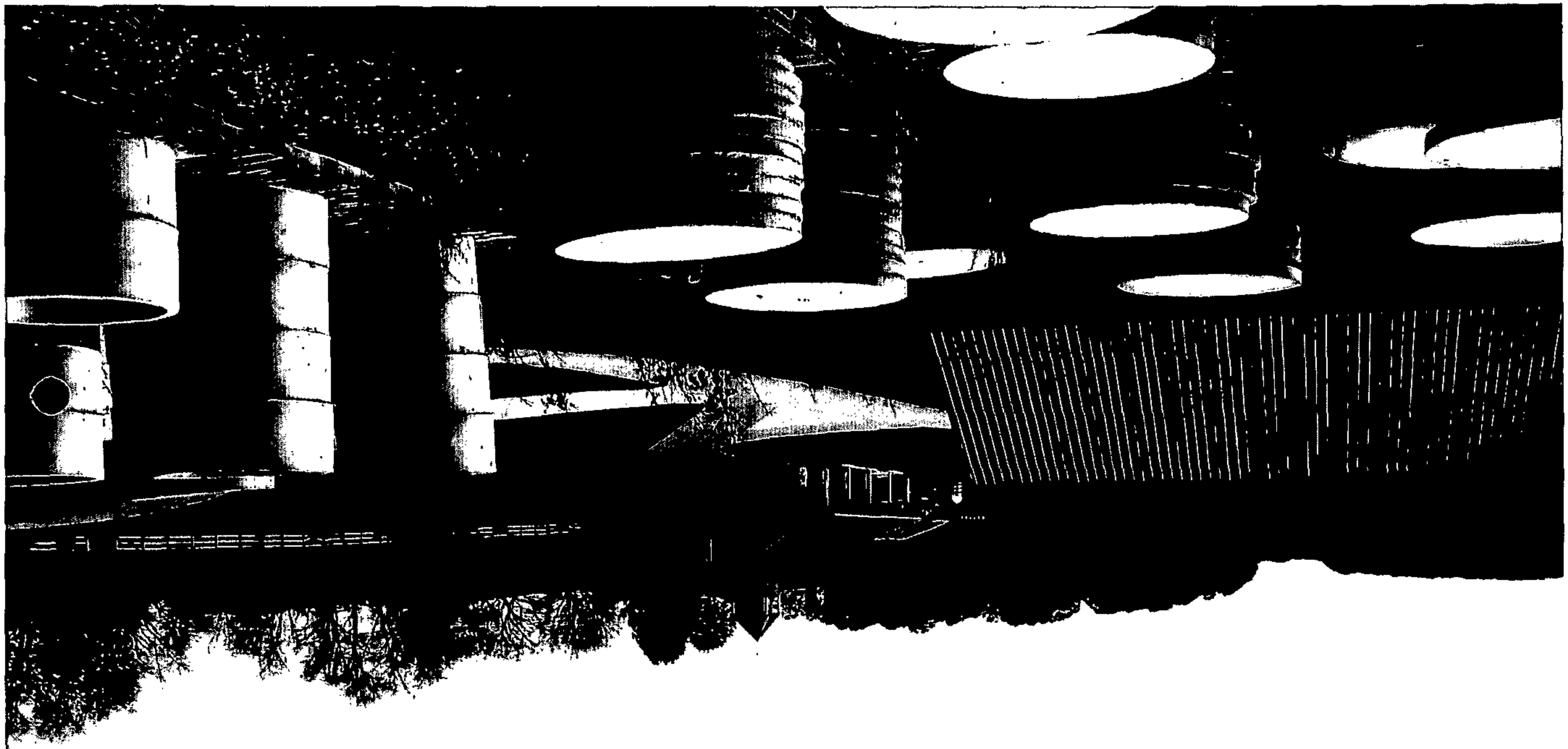

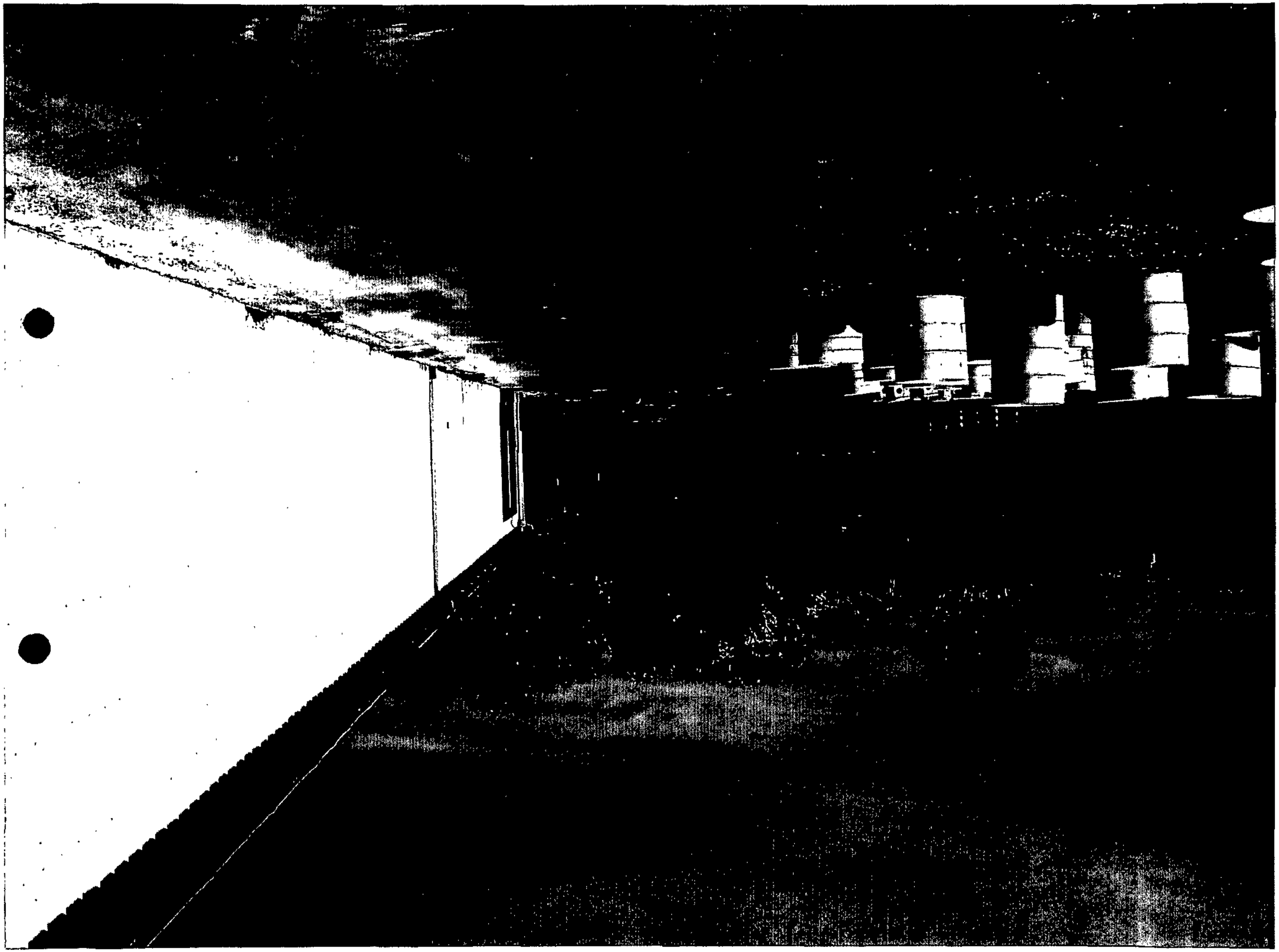

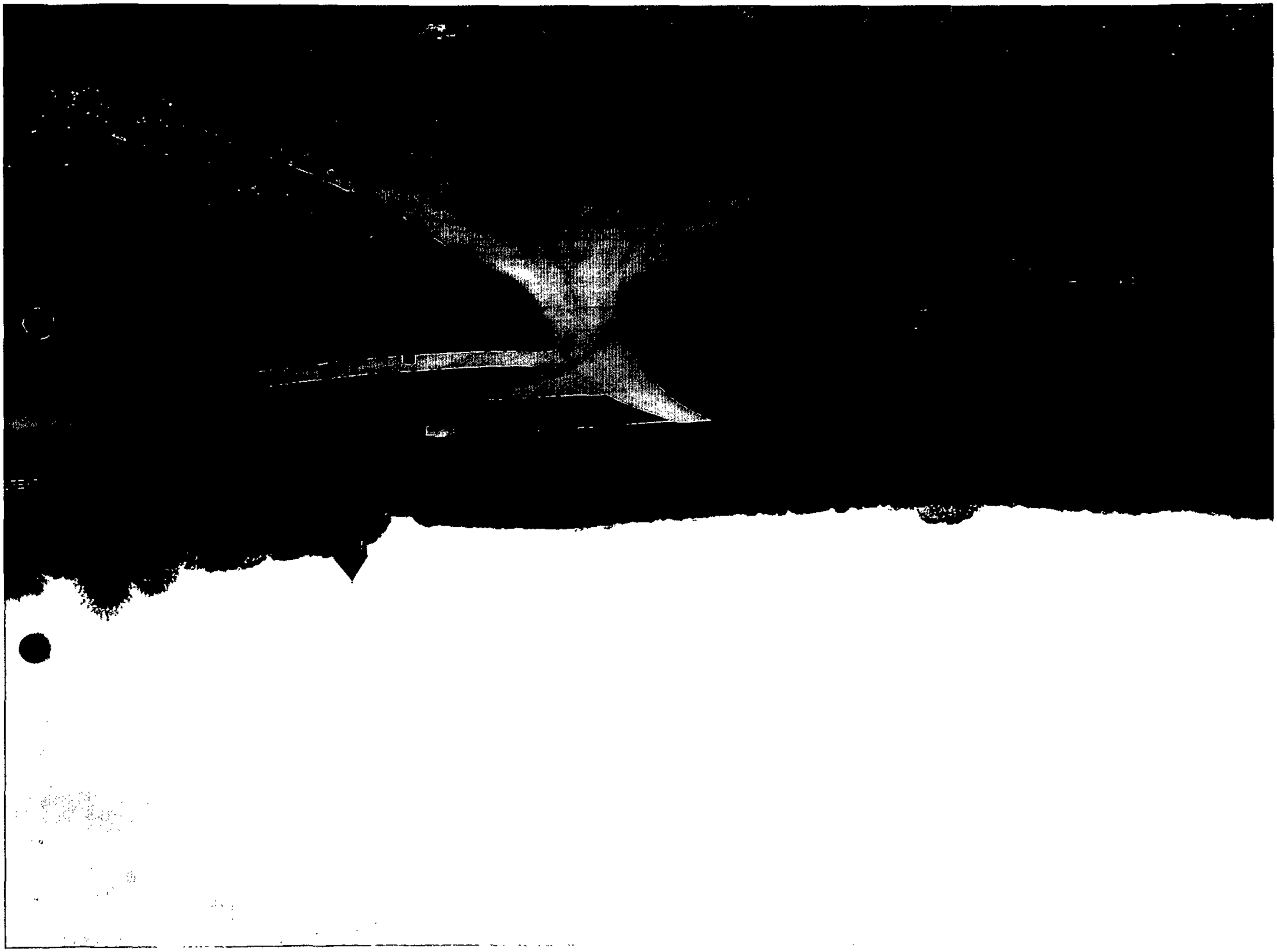

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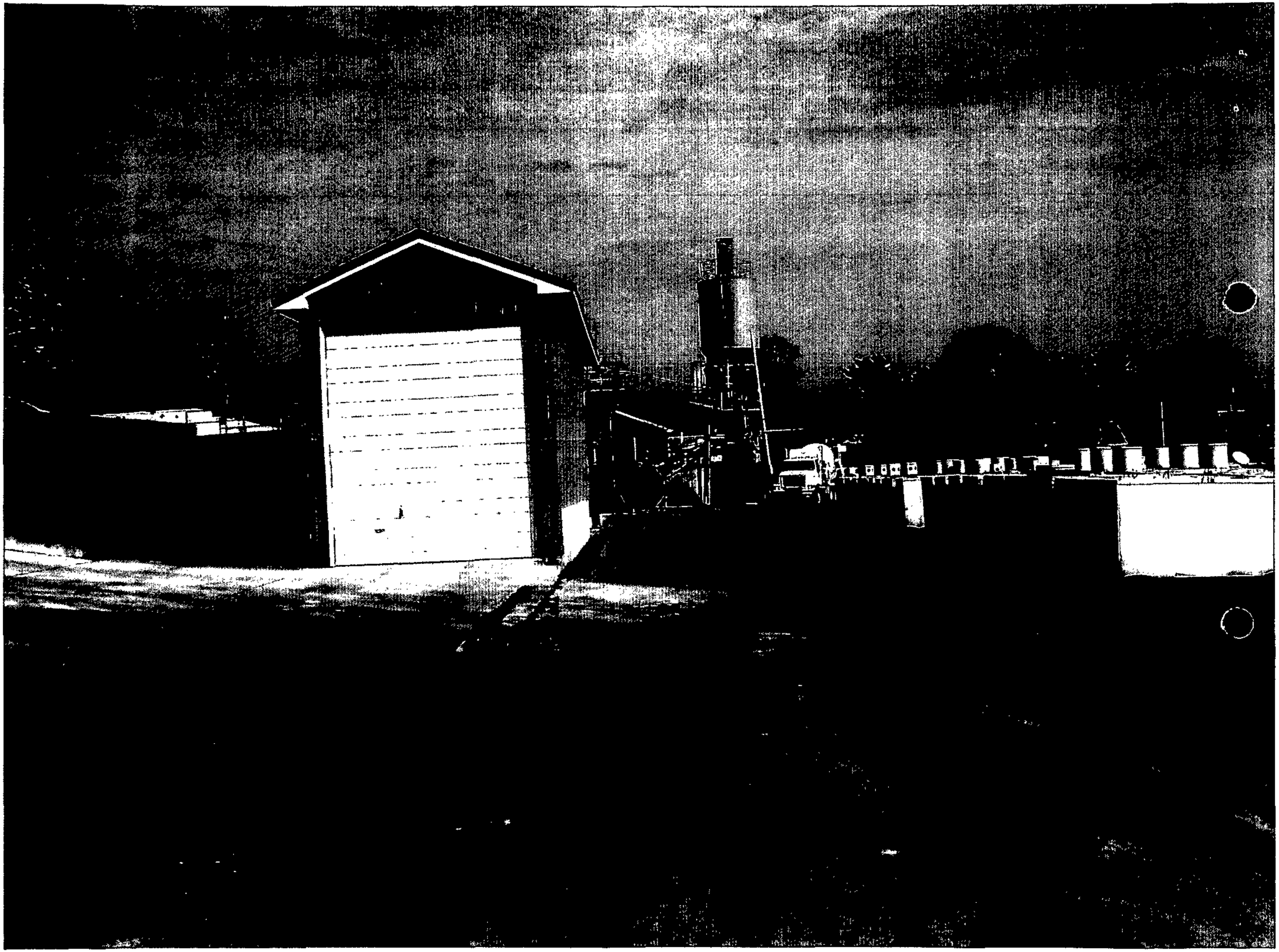

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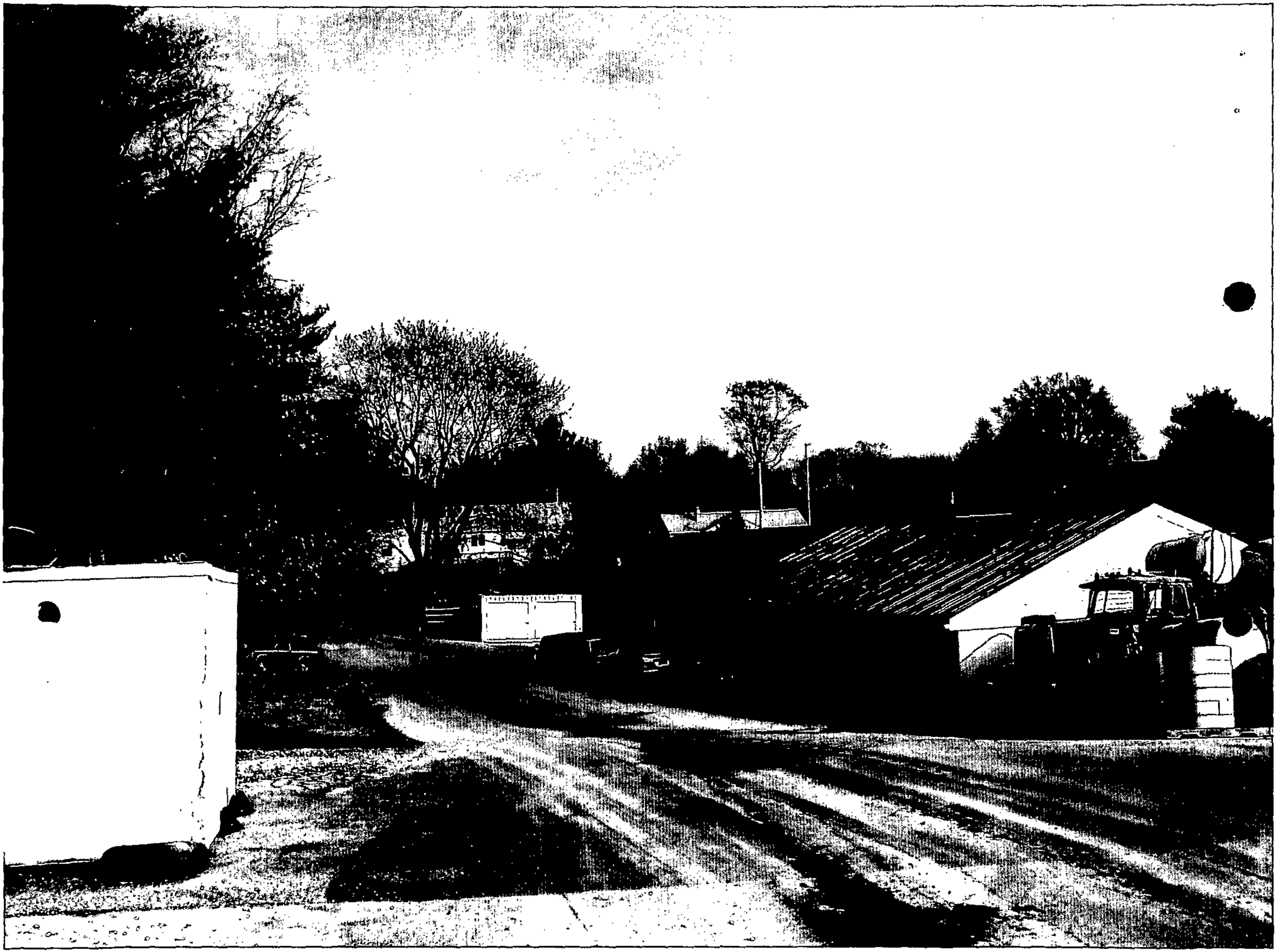

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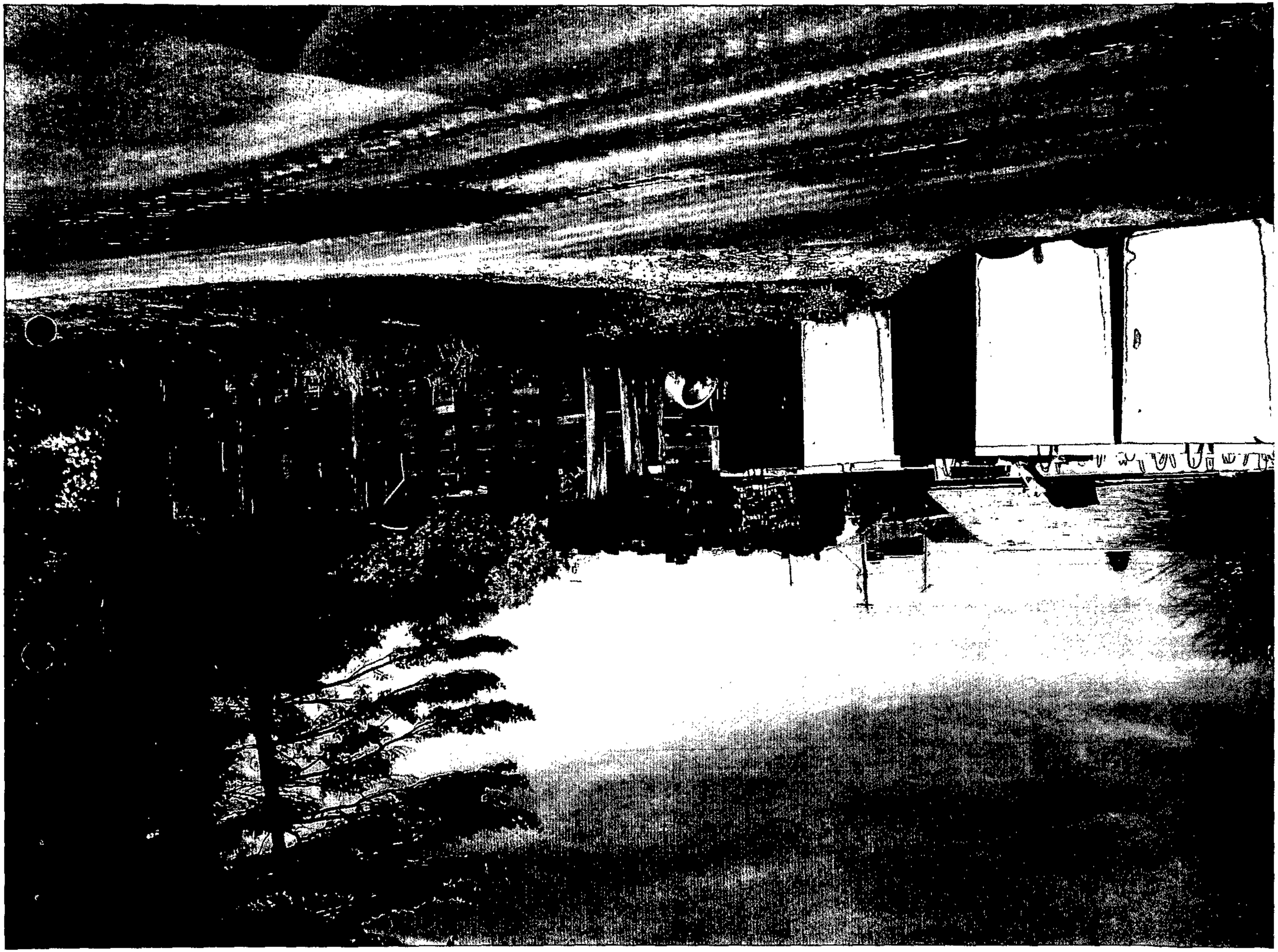
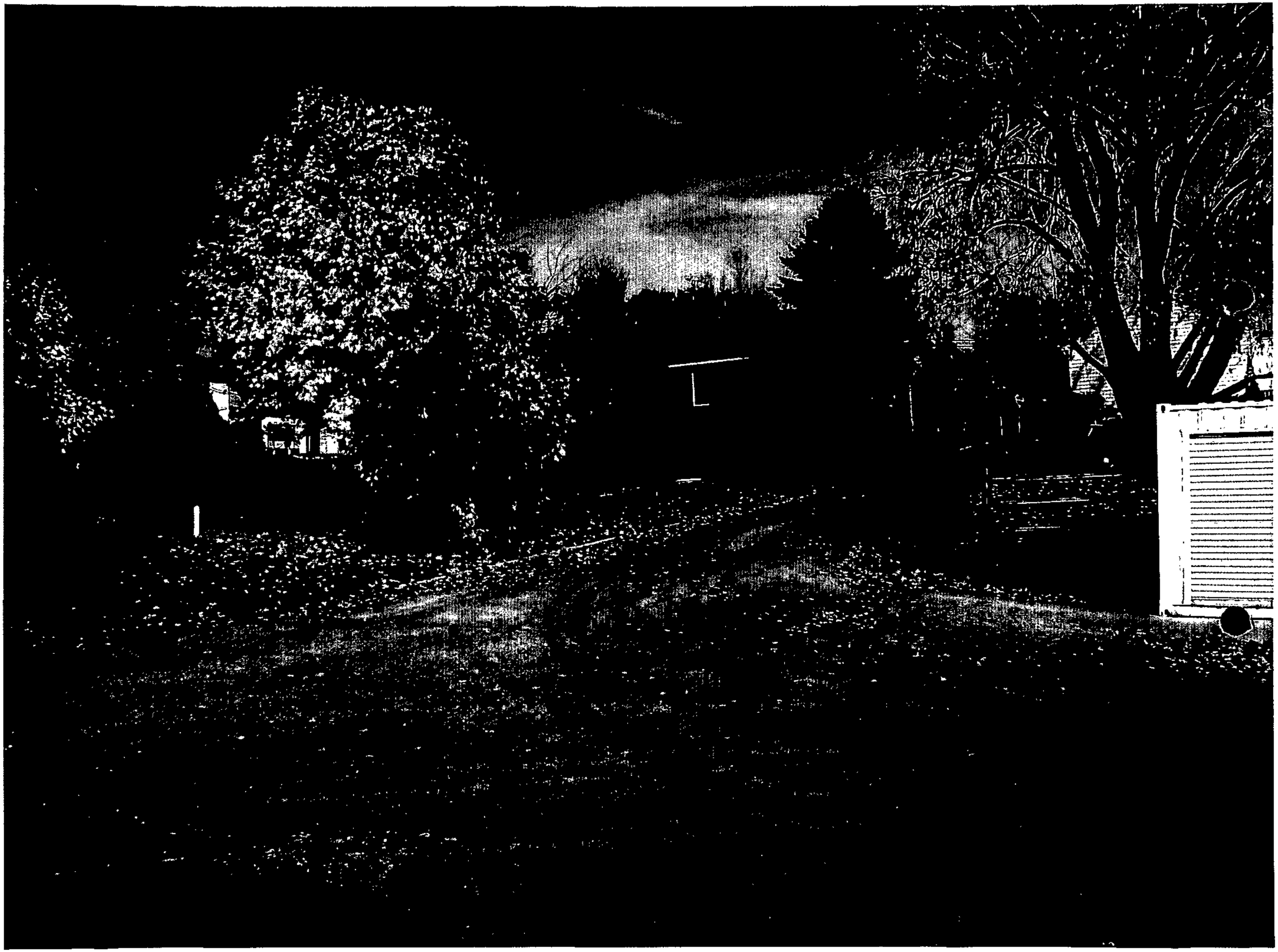


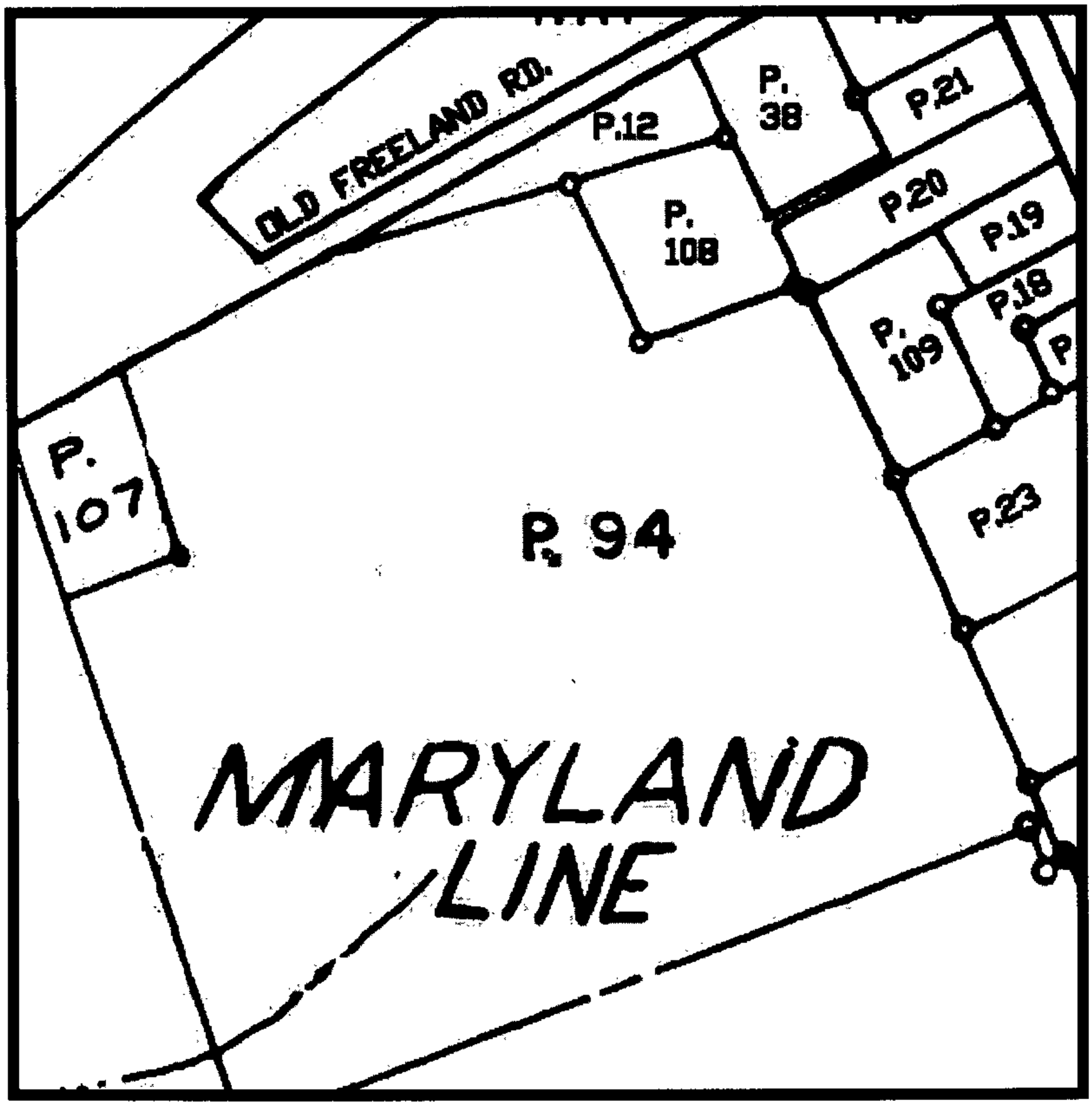


AA

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

District - 07 **Account Number** - 0725000080



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

PLEASE PRINT CLEARLY

CASE NAME Gemmill Property
CASE NUMBER 08-167 SPH
DATE 12/13/07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Bruce Doak	320 E. Towsontown Blvd	Towson Md 21286	
Gerhold Cross & Etzel			
Rodney L Glace	21616 York Rd	Md. Line Md. 21105	
Maryland Concrete			
Neil Ganzi	409 Washington Ave #617	Towson 21204	

Bill Wiseman - lot line adjustments

From: Walter Smith
To: Wiseman, Bill
Date: 11/21/07 2:35 PM
Subject: lot line adjustments

Bill,

As a follow up to our conversation this morning about lot line adjustments, I'd like to propose a standard paragraph as a condition to any orders that you and Tom write on zoning cases that involve lot line adjustments.

As we discussed, the DRC determines that various requests qualify as limited exemptions as provided for in 32-4-106. Lot line adjustments are one of the limited exemptions.

When the DRC gets a request for a lot line adjustment, we look at the two lots or parcels affected by the change. Basically, one lot gets bigger and the other gets smaller.

The first thing we look at is does the density of either lot change? Next we look at the setbacks to any existing structures and to any proposed buildings. If the lot line change would result in an increase or decrease in the density on either of the lots, or if the change creates a setback deficiency, the DRC request is TABLED until the applicant can obtain zoning relief.

We also look at setbacks to wells and septic areas. Often we cannot approve a lot line adjustment until DEPRM does a field investigation to confirm the location of wells and setbacks relative to the new line.

I'd like to request that when you grant a non-density transfer of property, that you include a condition in the order where you direct the petitioner to apply to the DRC for the required limited exemption.

Your recent order from case 07-305-SPH is a good example. In that order you included a restriction stating "The Petitioner shall be required to comply with the requirements of the Development Review Committee concerning the lot line adjustments under BCC Section 32-4-106(a)(1)(viii)."

However, Bruce Doak is arguing with us that there was no DRC application made by him and therefore there is no DRC requirement to comply with. I will handle this interpretation with him.

It might be better if you change the wording in your condition to: "The Petitioner shall be required to apply to the Development Review Committee for a limited exemption under BCC Section 32-4-106(a)(1)(viii) concerning the lot line adjustment."

I'd be glad to discuss this further with you and Tom at your convenience.

Thanks,

Walt

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

21616 York Rd

Go Back
View Map
New Search

07- 07- 015200

Account Identifier: **District** - 07 **Account Number** - 0725000080

Owner Information

Owner Name:	MARYLAND CONCRETE SEPTIC TANK INC	**Use:**	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	21616 YORK RD MARYLAND LINE MD 21105	**Deed Reference:**	1) /26172/ 120 2)

Location & Structure Information

Premises Address
323 FREELAND RD

Legal Description
22.543 AC
SS FREELAND RD
1600 FT W YORK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
3	21	94						2	Plat Ref:

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1990	5,658 SF	22.54 AC	05

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	95,700	95,700			
Improvements:	652,870	652,870			
Total:	748,570	748,570	748,570	NOT AVAIL	
Preferential Land:	7,700	7,700	7,700	NOT AVAIL	

Transfer Information

Seller: MARYLAND CONCRETE SEPTIC	**Date:** 09/14/2007	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** /26172/ 120	**Deed2:**
Seller: LAMBERT GRACE V AG USE 83-84	**Date:** 01/16/1986	**Price:** $56,357
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 7082/ 650	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
AGRICULTURAL TRANSFER TAX

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

Go Back
View Map
New Search

Account Identifier: **District** - 07 **Account Number** - 0707015200

Owner Information

Owner Name:	MARYLAND CONCRETE SEPTIC TANK INC	**Use:**	INDUSTRIAL
		Principal Residence:	NO
Mailing Address:	BX 37 YORK RD MARYLAND LINE MD 21105-0037	**Deed Reference:**	1) /26154/ 42 2)

Location & Structure Information

Premises Address
21616 YORK RD

Legal Description
.884 AC
21616 YORK RD
235 FT S FREELAND RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
3	21	20						1	Plat Ref:

Special Tax Areas | ***Town*** | **Ad Valorem** | **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1979	3,600 SF	38,507.00 SF	07

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	55,500	79,500		
Improvements:	136,600	155,200		
Total:	192,100	234,700	206,300	220,500
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MARYLAND CONCRETE INC	**Date:**	09/12/2007	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/26154/ 42	**Deed2:**	
Seller:	GEMMILL RAMSEY V	**Date:**	04/06/2005	**Price:**	$121,500
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/21672/ 41	**Deed2:**	
Seller:	HEATHCOTE E G	**Date:**	01/19/1952	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 2065/ 66	**Deed2:**	

Exemption Information

Partial Exempt Assessments	**Class**	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

Go Back
View Map
New Search

Account Identifier: **District** - 07 **Account Number** - 1700014377

Owner Information

Owner Name:	MARYLAND CONCRETE SEPTIC TANK INC	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	21616 YORK RD MARYLAND LINE MD 21105	**Deed Reference:**	1) / 5839/ 619 2)

Location & Structure Information

Premises Address
FREELAND RD

Legal Description
1.217 AC SSR
92 FT FREELAND RD
400 W YORK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
3	21	108						2	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.21 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	81,680	81,680		
Improvements:	0	0		
Total:	81,680	81,680	81,680	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: YAREMA JOHN AG U SE 86-87	**Date:** 12/22/1977	**Price:** $4,500
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 5839/ 619	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

Go Back
View Map
New Search

Account Identifier: **District** - 07 **Account Number** - 1700014413

Owner Information

Owner Name:	MARYLAND CONCRETE SEPTIC TANK INC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	21616 YORK RD MARYLAND LINE MD 21105	**Deed Reference:**	1) / 5839/ 621 2)

Location & Structure Information

Premises Address
YORK RD

Legal Description
.06 AC WSR YORK RD
REAR 200 FT
250 S FREELAND RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
3	21	108						1	Plat Ref:

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		2,604.00 SF	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	2,600	12,400		
Improvements:	0	0		
Total:	2,600	12,400	5,866	9,132
Preferential Land:	0	0	0	0

Transfer Information

Seller:	FOURHMAN LUELLA G	**Date:**	12/21/1977	**Price:**	$500
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 5839/ 621	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: November 28, 2007

SUBJECT: Zoning Item # 08-167-SPH
Address 323 Freeland Road
(Gemmill Property)

Zoning Advisory Committee Meeting of October 15, 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:

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

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

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Agricultural Preservation (Wally Lippincott): Reduce the area of RC-2 land being transfered to a maximum 35 foot setback around existing buildings and parking in order to minimize the loss of agricultural land.

Reviewer: Jonathan Bowman (EIR) Date: November 7, 2007

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2008\ZAC 08-167-SPH.doc

BW
11-12-07

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

REVISED COMMENT

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

DATE: December 11, 2007

RECEIVED
DEC 1 1 2007
BY:

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

SUBJECT: Zoning Advisory Petition: **Case # 08-167 Special Hearing**

The Office of Planning has reviewed the above referenced case and has the following **REVISED** comment:

> If the Zoning Commissioner approves this request, we recommend the following condition: "The Petitioner shall be required to apply to the Development Review Committee for a limited exemption under BCC Section 32-4-106(a)(1)(viii) concerning the lot line adjustment."
>
> *Advisory note: This property is the subject of CZMP Issue # 3-072.*

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

Prepared By: R. Bruce Seeley

Division Chief: Lynn Lochnar

rbs

W:\DEVREV\ZAC\08-167rev.doc

BW 6/12
9AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
NOV 28 2007
BY:

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: November 28, 2007

SUBJECT: Zoning Item # 08-167-SPH
Address 323 Freeland Road
(Gemmill Property)

Zoning Advisory Committee Meeting of October 15, 2007

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X 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).

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_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Agricultural Preservation (Wally Lippincott): Reduce the area of RC-2 land being transfered to a maximum 35 foot setback around existing buildings and parking in order to minimize the loss of agricultural land.

Reviewer: Jonathan Bowman (EIR) Date: November 7, 2007

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2008\ZAC 08-167-SPH.doc

BW 12/12 9AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 29, 2007

RECEIVED
OCT 30 2007
BY:

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

SUBJECT: Zoning Advisory Petition: **Case # 08-167 Special Hearing**

The Office of Planning has reviewed the above referenced case and has the following comments:

1. The request should include confirmation of the continued non-conforming use, including adjacent Parcel(s).
2. All houses, buildings, parking and storage areas and any other structures should be appropriately labeled as "Existing" or "Proposed".
3. The limits of the existing (and any proposed) parking areas should be indicated on the plan.
4. To the extent possible, conformance to Section 409 BCZR should be confirmed.
5. Landscape screening should be provided to screen this operation from adjacent residential uses.

Advisory note: This property is the subject of CZMP Issue # 3-072.

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

Prepared By: R. Bruce Seeley

Division Chief: Lynn Lanham /RBS

rbs

W:\DEVREV\ZAC\08-167.doc

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

State Highway Administration
Maryland Department of Transportation

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

Date: October 17, 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. 8-167-SPH
323 Freeland Road
Gemmill 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. 8-167SPH.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 15, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For October 22, 2007
Item Nos. 08-156, 160, 162, 164, 165, 166, 167, 169, and 170

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-10152007.doc

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

October 11, 2007

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

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 15, 2007

Item Number: Item Number 156,160, 162, 163, 164, 165, 166,167,168, 169,170

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 29, 2007

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

SUBJECT: Zoning Advisory Petition: **Case # 08-167 Special Hearing**

The Office of Planning has reviewed the above referenced case and has the following comments:

1. The request should include confirmation of the continued non-conforming use, including adjacent Parcel(s).
2. All houses, buildings, parking and storage areas and any other structures should be appropriately labeled as "Existing" or "Proposed".
3. The limits of the existing (and any proposed) parking areas should be indicated on the plan.
4. To the extent possible, conformance to Section 409 BCZR should be confirmed.
5. Landscape screening should be provided to screen this operation from adjacent residential uses.

Advisory note: This property is the subject of CZMP Issue # 3-072.

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

Prepared By: R. Bruce Seeley

Division Chief: Lynn Lanham /RBS

rbs

W:\DEVREV\ZAC\08-167.doc

RE:	PETITION FOR SPECIAL HEARING	*	BEFORE THE
	323 Freeland Road; 326' S/S		
	Freeland Road, 395' W York Road	*	ZONING COMMISSIONER
	7th Election & 3rd Councilmanic Districts		
	Legal Owner(s): Ramsey Gemmill	*	FOR
	Petitioner(s)		
		*	BALTIMORE COUNTY
		*	08-167-SPH

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

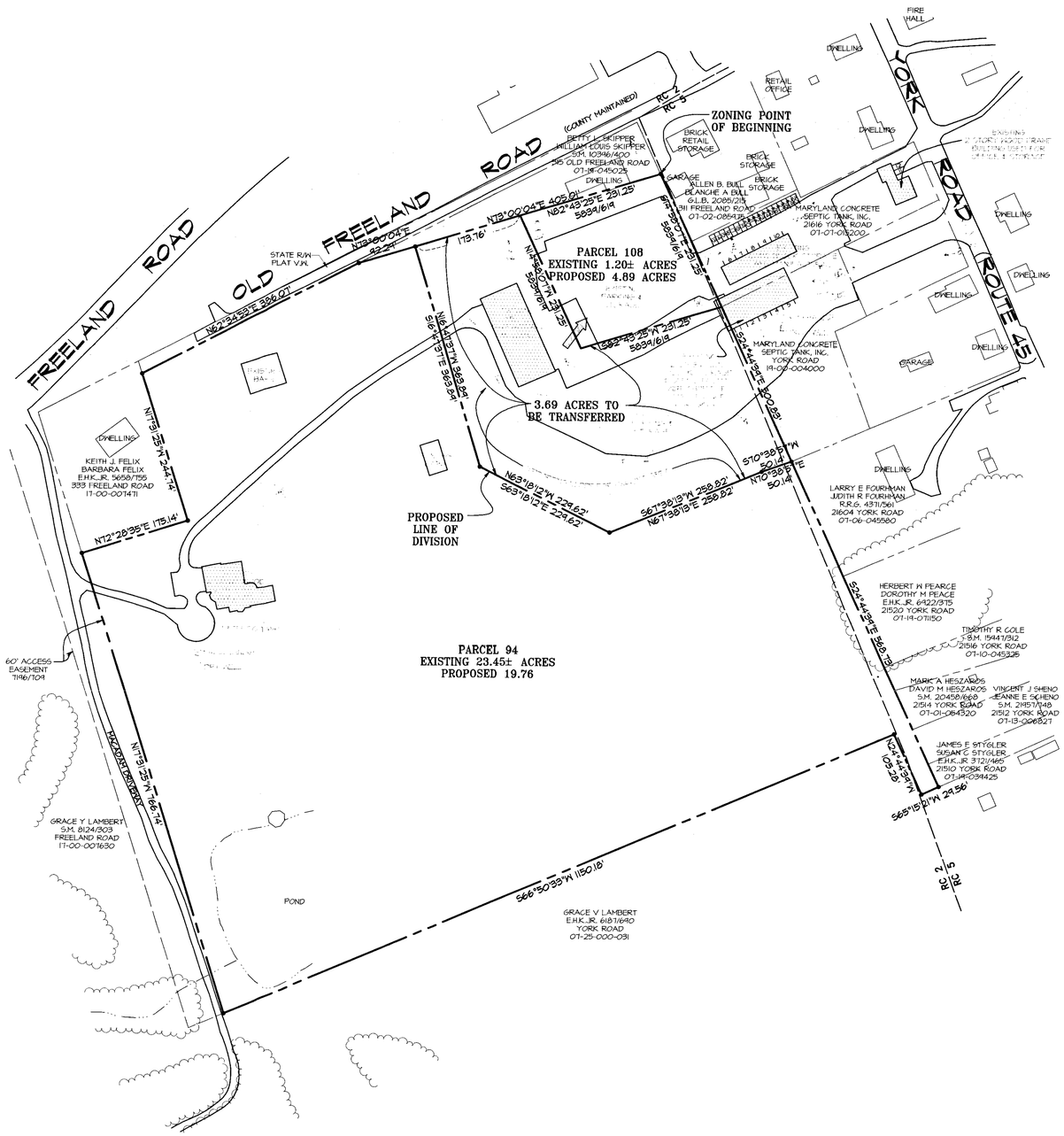
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of October, 2007, a copy of the foregoing Entry of Appearance was mailed to, Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286 and J. Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, Towson, MD 21204, Attorney for Petitioner(s).

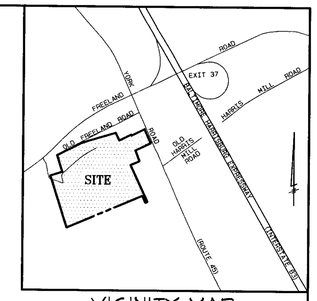
RECEIVED
OCT 15 2007
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



BOUNDARY SURVEY BY GEORGE WILLIAM STEPHENS, Jr. & ASS., INC.



VICINITY MAP

1" = 2000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GEORGE WILLIAM STEPHENS, Jr. & ASS., INC.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 003A3, 003B3.
3. CENSUS TRACT 407000 REGIONAL PLANNING DISTRICT 301
   WATERSHED LOCH RAVEN RESERVOIR SUBGENERSHED NONE
   SCHOOL DISTRICT: ELEMENTARY - SEVENTH DISTRICT E.S.; MIDDLE - HEREFORD M.S.; HIGH - HEREFORD H.S.
   A.D.C. MAP & GRID 3 F1
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
9. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.

PARKING CALCULATIONS

THERE IS NO ADDITIONAL PARKING PLANNED FOR THIS SITE
ALL PARKING SHOWN IS EXISTING

TOTAL PARKING SPACES REQUIRED
2800 SQ. FT. OFFICE SPACE = 9
OF EMPLOYEES ON LARGEST SHIFT = 13
TOTAL SPACES REQUIRED = 22
PARKING SPACES PROVIDED = 30

OWNER

MARYLAND CONCRETE
SEPTIC TANK, INC.
RAMSEY V. GEMMILL, JR. PRESIDENT
323 FREELAND ROAD
MARYLAND LINE, MD 21105

LEGEND

- EXISTING BUILDING
- WOODS LINE
- EXISTING PAVING
- ZONING LINE
- PROPERTY LINE
- CONTOURS
- EXISTING WELL
- EXISTING CLEANOUT

SPECIAL HEARING REQUESTED

TO ALLOW A NON-DENSITY TRANSFER OF
3.69 ACRES FROM PARCEL 94 TO PARCEL 108

PARCEL 108 WILL BE 4.89 ACRES
AND WILL BE IN THE NAME OF:
MARYLAND CONCRETE SEPTIC TANK, INC.

PARCEL 94 WILL BE 19.76 ACRES
AND WILL BE IN THE NAMES OF:
RAMSEY J. GEMMILL
DEBORAH A. GEMMILL

PLAN TO ACCOMPANY A REQUEST
FOR A SPECIAL HEARING

MARYLAND CONCRETE SEPTIC TANK, INC. PROPERTY

323 FREELAND ROAD
Tax Account No.: 07-25-000080
Tax Map 3; Grid 21; Parcel 94
FREELAND ROAD
Tax Account No.: 17-00-014377
Tax Map 3; Grid 21; Parcel 108
Zoned RC 2, RC 5; GIS Tiles 003A3, 003B3
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

12/13/07

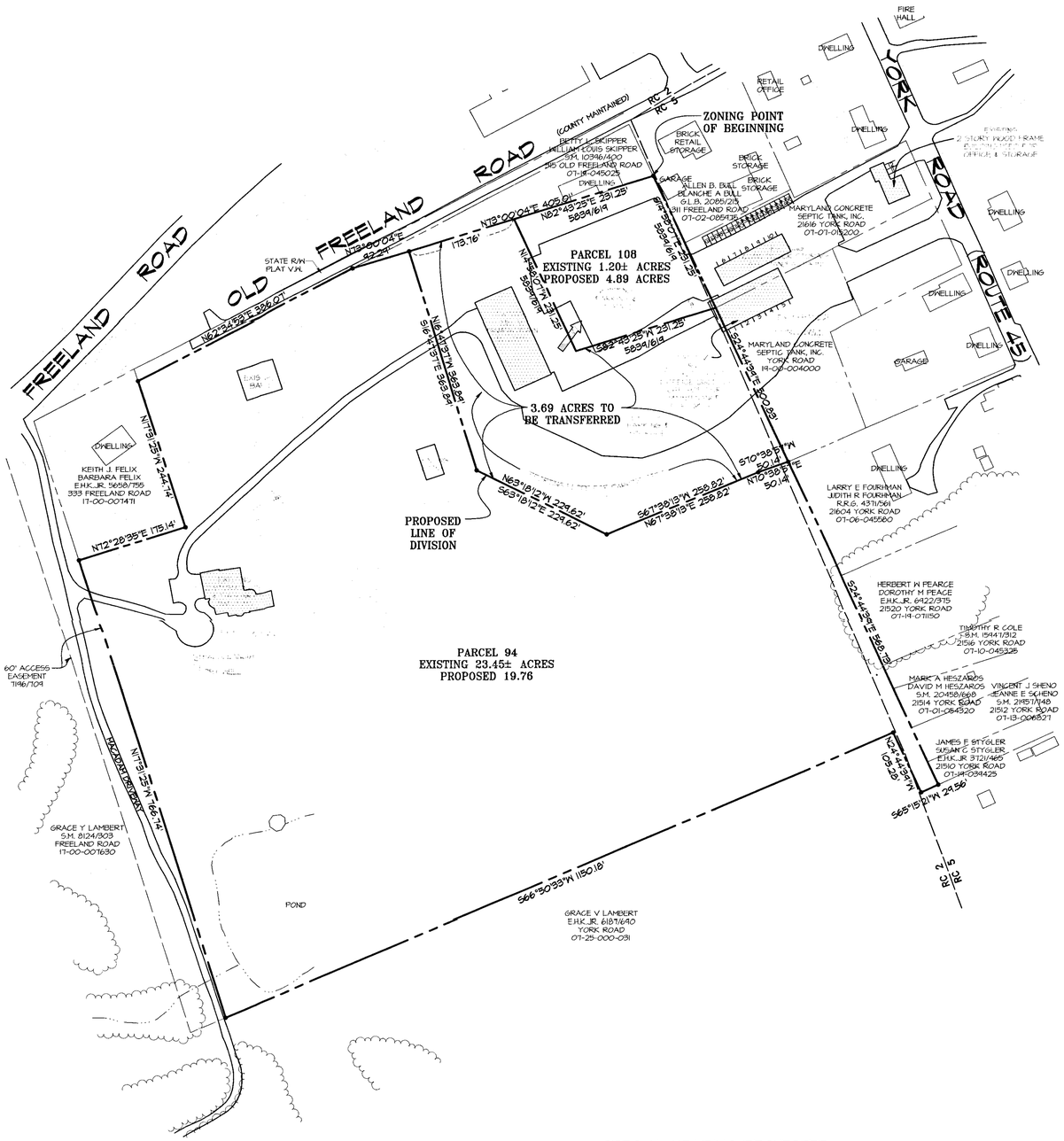
Scale: 1"=100' Date: AUGUST 14, 2007

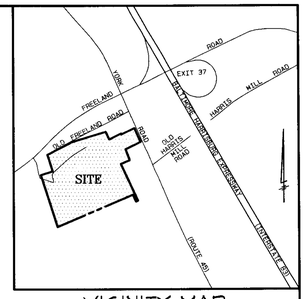
GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION	DATE
EXISTING WELLS AND SEPTICS ADDED TO PLAT	12/11/2007
REVISIONS PER PLANNING (BRUCE SEELEY)	12/10/2007
REVISIONS PER PLANNING	11/19/2007

COMPUTED: DRAWN: SMH CHECKED:

PETITIONER'S EXHIBIT NO. 2.





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   WATERSHED LOCH RAVEN RESERVOIR SUBSENERSHED NONE
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   HIGH - HEREFORD H.S.
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SEPTIC TANK, INC.
RAMSEY V. GEMMILL, JR. PRESIDENT
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MARYLAND LINE, MD 21105

LEGEND

- EXISTING BUILDING
- WOODS LINE
- EXISTING PAVING
- ZONING LINE
- PROPERTY LINE
- CONTOURS
- EXISTING WELL
- EXISTING CLEANOUT

SPECIAL HEARING REQUESTED

TO ALLOW A NON-DENSITY TRANSFER OF
3.69 ACRES FROM PARCEL 94 TO PARCEL 108

PARCEL 108 WILL BE 4.89 ACRES
AND WILL BE IN THE NAME OF:
MARYLAND CONCRETE SEPTIC TANK, INC.

PARCEL 94 WILL BE 19.76 ACRES
AND WILL BE IN THE NAMES OF:
RAMSEY J. GEMMILL
DEBORAH A. GEMMILL

PLAN TO ACCOMPANY A REQUEST FOR A SPECIAL HEARING

MARYLAND CONCRETE SEPTIC TANK, INC. PROPERTY

323 FREELAND ROAD
Tax Account No.: 07-25-000080
Tax Map 3; Grid 21; Parcel 94
FREELAND ROAD
Tax Account No.: 17-00-014377
Tax Map 3; Grid 21; Parcel 108
Zoned RC 2, RC 5; GIS Tiles 003A3, 003B3
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

11/6/07

Scale: 1"=100' Date: AUGUST 14, 2007

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION	DATE
EXISTING WELLS AND SEPTICS ADDED TO PLAT	12/11/2007
REVISIONS PER PLANNING (BRUCE SEELEY)	12/10/2007
REVISIONS PER PLANNING	11/14/2007

COMPUTED:	DRAWN: SMH	CHECKED:	FILE:X:\Gemmill\zoni

PETITIONER'S EXHIBIT NO. 1

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: 08-167-SPH

Petitioner: Maryland Concrete Septic Tank Inc.

Address or Location: 323 Freeland Rd

PLEASE FORWARD ADVERTISING BILL TO:

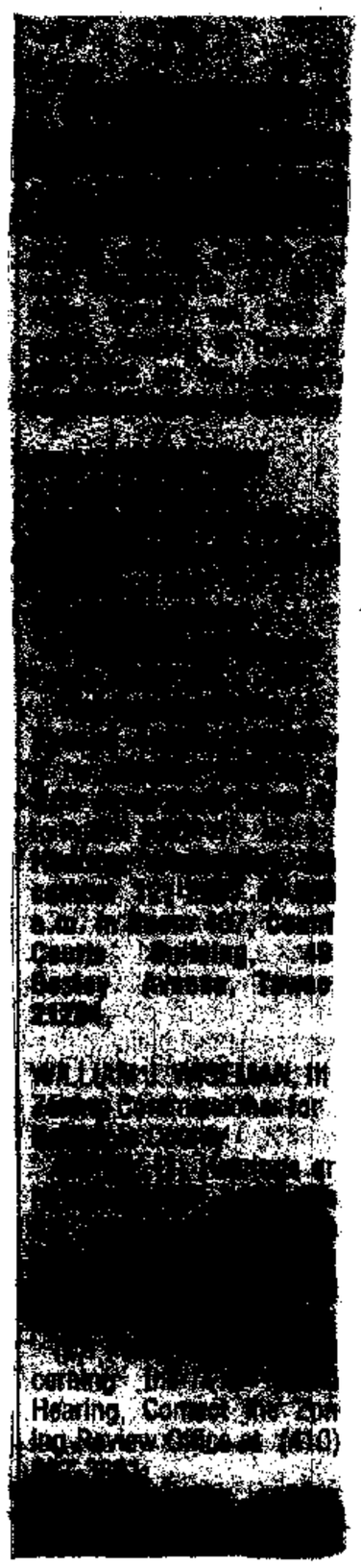
Name: Maryland Concrete Septic Tank Inc c/o Ramsey Gemmill

Address: 323 Freeland Road

Maryland Line, MD 21105

Telephone Number: 410-823-4470

Revised 7/11/05 - SCJ



CERTIFICATE OF PUBLICATION

11/29/, 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 11/27/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING