IN RE: PETITION FOR SPECIAL HEARING NW Corner W Golf Course Road and

Chittenden Lane

(3130 Golf Course Road W)

3rd Election District 2nd Council District

Annamarie van der Meer Revocable Living Trust

Petitioner

BEFORE THE

ZONING COMMISSIONER

OF

*

*

*

BALTIMORE COUNTY

Case No. 08-188-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 the owner of the subject property, Annamarie van der Meer. The Petitioner requests a special hearing to revise the property lines between two (2) existing recorded lots. Stated differently, the Petitioner, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), has requested approval to reconfigure certain lot lines of two (2) existing contiguous parcels/lots of record as defined in Section 101 thereof. The subject property and requested relief are more particularly described on the site plan submitted which shows final conditions and was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Annamarie van der Meer, property owner, and her husband, Suitbertus M. L. van der Meer, and 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. There were no Protestants or other interested persons present.

Testimony and evidence presented indicated that the subject property is comprised of two (2) separate contiguous lots of record since 1953 that are located on the property known as the Green Spring Valley Country Club in Owings Mills. The properties are zoned R.C.5 and are

Date Sy Strong Fig.

Parcel 91 contains 1.674 acres and is improved with the van der Meer's 4,700+ square foot family home that is served by well and septic. Parcel 345 is heavily wooded, unimproved and contains 1.7944 acres¹. As noted above, the Petitioner owns both lots and proposes a reconfiguration of the parcels to legitimize the potential use of Parcel 345. Ms. van der Meer testified and placed on the record before me that she has absolutely no current intention of developing the unimproved parcel following the proposed revision of the property lines. The van der Meer's currently enjoy and have for many years the scenic view of the golf course and its attendant sixth fairway. This view is to the east of their home and across the now vacant Parcel 345. The proposed realignment, while removing any issue of zoning merger brought about by the septic reserve area, will more importantly preserve their present day views of the golf course. In other words, any future building on the unimproved parcel under this plan would by necessity have to be located on the northern portion of the unimproved lot as opposed to its southern portion which is behind their home at 3130 Golf Course Road.

After due consideration of the evidence presented, I am persuaded to grant approval of the proposed revised property lines. The improved parcel will increase in size to 1.92 acres, thereby reducing the unimproved parcel to 1.54 acres. The new parcels will both have ample area and setbacks. Access to the Petitioner's home and that of the neighboring property owner, Thornley and Barbara Hart, is by way of a private driveway easement that currently bisects Parcel 345. That 20-foot right-of-way easement will be realigned and will traverse along the northern boundary rather than through the unimproved parcel as currently configured. The revised property lines do not affect density beyond that otherwise allowed by the B.C.Z.R. and

¹ As illustrated on the site plan, a portion of the septic reserve area serving the family home encroaches into the southwest corner of Parcel 345.

the Petitioner will not acquire any rights of subdivision. In my judgment, the lot line adjustment will not be detrimental to the health, safety or general welfare of the locale and is entirely consistent with the R.C.5 zoning use of the subject and adjacent properties. The van der Meer's have discussed this proposal with the entire community and none of the neighbors oppose their request. Prior to the hearing, a Zoning Advisory Committee (ZAC) comment was received from the Office of Planning which discussed the Performance Standards of B.C.Z.R. Section 1A04.4 inherent in the R.C.5 zone. As discussed above, the Petitioner has no intent to develop the property at this time. I will, however, condition my approval to provide compliance with the required standards if and when any new construction takes place. The issues raised in the Petition are pursuant to the authority granted in Section 500.7 of the B.C.Z.R. Thus, my decision in this matter is based on the zoning of the subject property, the proposed dimensions for each lot and other zoning defined issues. I find that the relief being requested does not rise to a minor subdivision of the property but rather a lot line adjustment. I wish to point out, however, that I do not have the authority, nor will this decision attempt, to determine issues of processing limited exemptions. These regulations have been relegated by the County Council to the Development Review Committee. See Long Meadow Association, Inc. et al v. Druid Ridge, LLP et al. Court of Special Appeals No. 1801 (2005) and County Council Bill 54-05.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing. Indeed, it appears that the reconfiguration of the lot lines is consistent with the R.C.5 zoning and will be beneficial to the Petitioner and her successors and assigns.

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 _____ day of January 2008 that the Petition for Special Hearing seeking to revise the property lines between two existing recorded lots, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1. Architectural elevation drawings must be submitted to the Office of Planning for review and approval in accordance with the Performance Standards of B.C.Z.R. Section 1A04.4 prior to the issuance of a building permit.

IT IS FURTHER ORDERED that any appeal of this decision must be entered within thirty (30) days of the date hereof.

WJW:dlw

Zoning Commissioner

for Baltimore County

TO THE STATE OF TH



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III Zoning Commissioner

January 14, 2008

Annamarie van der Meer Suitbertus M. L. van der Meer 3130 Golf Course Road Owings Mills, Maryland 21117-4116

RE: PETITION FOR SPECIAL HEARING

NW Corner W Golf Course Road and Chittenden Lane

(3130 Golf Course Road W)

3rd Election District - 2nd Council District

Annamarie van der Meer - Revocable Living Trust - Petitioner

Case No. 08-188-SPH

Dear Mr. and Mrs. van der Meer:

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.

WIŁLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

Very truly yours

WJW:dlw Enclosure

c: Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 East Towsontown Boulevard, Towson, MD 21286 People's Counsel; Office of Planning; File



REV 9/15/98

Date.

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	3130	GOLF	COURSE	RD WED;
			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

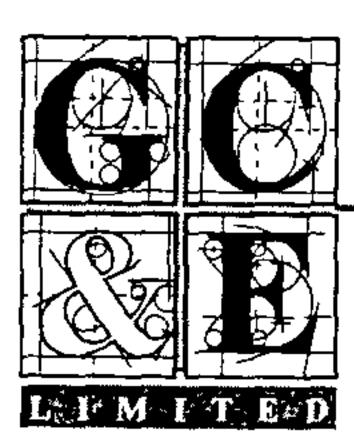
Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning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

			I/We do solemnly declare and affirm, under the perjury, that I/we are the legal owner(s) of the pais the subject of this Petition.	penalties of roperty which
Contract Purch	aser/Lessee:		Legal Owner(s):	
			ANNAMARIE VAN DER MEER	ک
Name - Type or Print			Name + Type or Print Wallauda and only	
Signature			Signature	 `
Address		Telephone No.	Name - Type or Print	
aty	State	Zip Code	Signature	+10-902-646
Attorney For Pe	titioner:		3130 GOLT LOURSE	Pd NEST
			Address	Telephone No.
lame - Type or Print			City Mills Mills Mal. State	21117-411 Zip Code
			Representative to be Contacted:	•
ignature			GERHOLD, CROSS + ETZE	e LTD
ompany			Name	<u></u>
			320 ETOWSONTOWN BLUD	410-823-4470
ddress		Telephone No.	Address	Telephone No.
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ity	State	Zip Code	City	Zip Code
			OFFICE USE ONLY	
			ESTIMATED LENGTH OF HEARING	
Case No. 08	'-188-SPH	•	UNAVAILABLE FOR HEARING	/
97/9/15/98	onden recen	ED FOR FILMO	ewed By Date	.07/

3130 GOLF COURSE ROAD WEST

SPECIAL HEARING REQUESTED

TO REVISE THE PROPERTY LINES BETWEEN TWO EXISTING RECORDED LOTS.



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

October 17, 2007

ZONING DESCRIPTION
Annamarie van der Meer property
West Golf Course Road
Parcel #345 (a.k.a. Parcel #1)
Baltimore County, Maryland

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

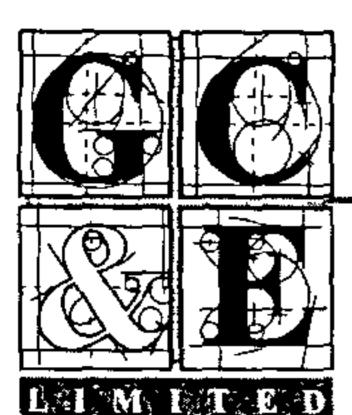
Beginning for the same at a point on the intersection between Golf Course Road and West Golf Course Road being north-westerly 1440 feet \pm from Golf Course Road along the centerline of West Golf Course Road and running thence,

- 1) South 40 degrees 53 minutes 58 seconds West 328.12 feet,
- 2) North 51 degrees 13 minutes 00 seconds West 240.00 feet,
- 3) North 45 degrees 47 minutes 00 seconds East 328.12 feet,
- 4) South 51 degrees 13 minutes 00 seconds East 240.00 feet, to the point of beginning.

Containing 1.7944 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.



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

October 17, 2007

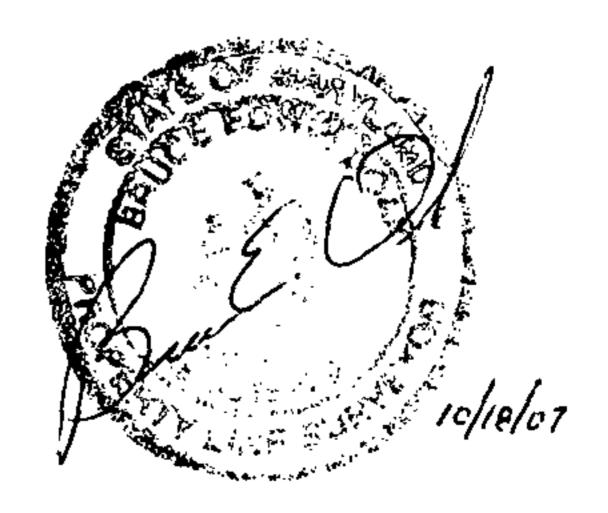
ZONING DESCRIPTION
Annamarie van der Meer property
3130 West Golf Course Road
Parcel #91 (a.k.a. Parcel #2)
Baltimore County, Maryland

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

Beginning for the same at a point on the intersection between Golf Course Road and West Golf Course Road being north-westerly 1440 feet \pm from Golf Course Road along the centerline of West Golf Course Road thence living the West Golf Course Road in south-westerly direction along the west side of Chittenden Lane running thence South 40 degrees 53 minutes 58 seconds West 328.12 feet, North 51 degrees 13 minutes 00 seconds West 240.00 feet, and running thence:

- 1) North 51 degrees 13 minutes 00 seconds West 224.84 feet,
- 2) North 46 degrees 06 minutes 40 seconds East 328.36 feet,
- 3) South 51 degrees 13 minutes 00 seconds East 222.95 feet
- 4) South 45 degrees 47 minutes 00 seconds West 328.12 feet, to the point of beginning.

Containing 1.674 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.

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ON ROTICE

CASE #:08-188-SPH

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

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

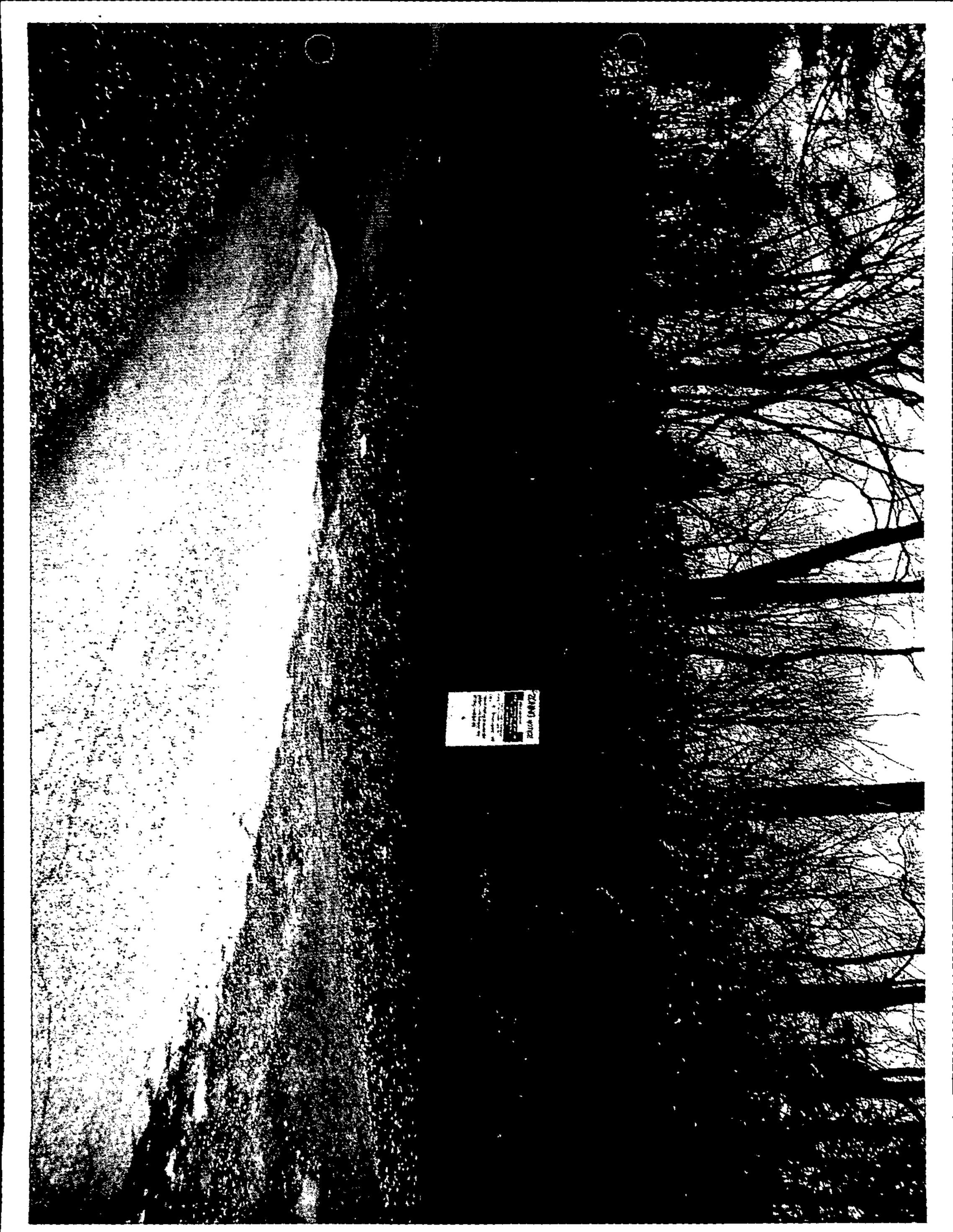
2:00 pm Monday January 7, 2008

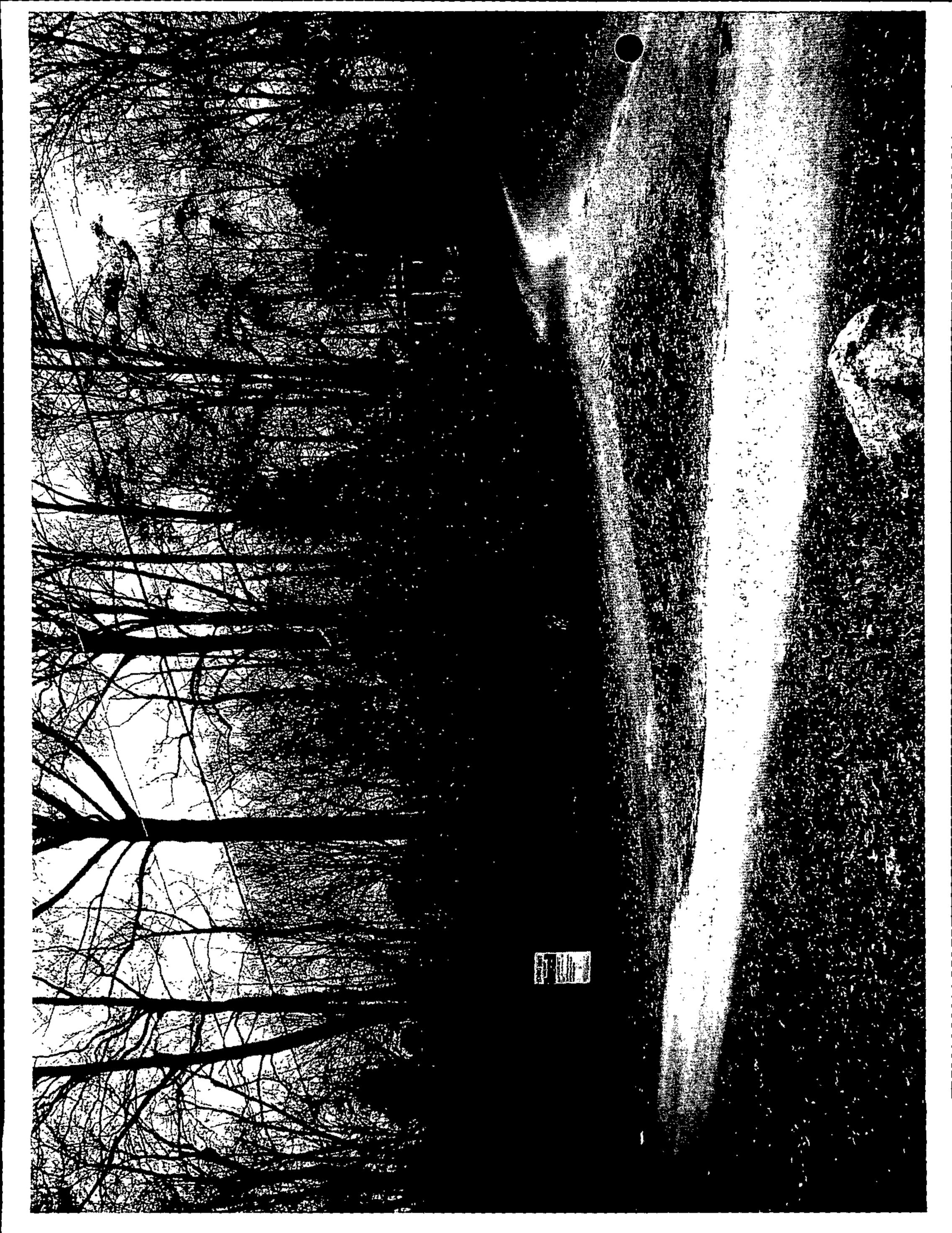
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property lines between two existing recorded lots pecial Hearing to revise the

DSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES ECESSARY TO CONFIRM HEARING.
ALL 410.887-3391 THE DAY BEFORE THE SCHEDULED HEARING DATE.
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

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RE: PETITION FOR SPECIAL HEARING
3130 Golf Course Road W; NW corner West
Golf Course Road & Chittenden Lane
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Annamarie Van Der Meer

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

08-188-SPH

Petitioner(s)

ENTRY OF APPEARANCE

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

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

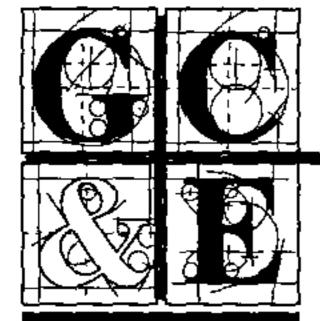
I HEREBY CERTIFY that on this 31st day of October, 2007, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED OCT 3 1 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per....



 $e^{i\pi}$

Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

November 6, 2007

Baltimore County Office of Zoning 111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Matthews

Re: Case # 08-188-SPH

Dear Ms. Matthews,

I am requesting with this letter that the hearing be re-scheduled for a date after January 4, 2008. My clients will not be able to attend the hearing on December 31, 2007 because they will be out of the country. Thank you for your attention to this matter.

Sincerely,

Bruce E. Doak



JAMES T. SMITH, JR. County Executive

November 6, 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: 08-188-SPH

3130 Golf Course Road West

N/west corner of the intersection of West Golf Course Road and Chittenden Lane 3rd Election District – 2nd Councilmanic District

Legal Owners: Annamarie Van Der Meer

Muthy Kotroco

Special Hearing to revise the property lines between two existing recorded lots.

Hearing: Monday, January 7, 2007 at 9:08 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Annamarie Van De Meer, 3130 Golf Course Road, West, Owings Mills 21117 Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., DECEMBER 22, 2007.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

moved & D. W.

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



JAMES T. SMITH, JR. County Executive

October 30, 2007
TIMOTHY M. KOTROCO, Director

NOTICE OF ZONING HEARING

Department of Permits and Development Management

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

CASE NUMBER: 08-188-SPH

3130 Golf Course Road West

N/west corner of the intersection of West Golf Course Road and Chittenden Lane 3rd Election District – 2nd Councilmanic District

Legal Owners: Annamarie Van Der Meer

Special Hearing to revise the property lines between two existing recorded lots.

Hearing: Monday, December 31, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

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TK:klm

C: Annamarie Van De Meer, 3130 Golf Course Road, West, Owings Mills 21117 Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286 🗸

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 15,2007.

- (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

Thursday, December 20, 2007 Issue - Jeffersonian

Please forward billing to:

Anna Marie Van Der Meer 3130 Golf Course Road Owings Mills, MD 21117-4116

410-902-6469

NEW 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: 08-188-SPH

3130 Golf Course Road West

N/west corner of the intersection of West Golf Course Road and Chittenden Lane 3rd Election District – 2nd Councilmanic District

Legal Owners: Annamarie Van Der Meer

Special Hearing to revise the property lines between two existing recorded lots.

Hearing: Monday, January 7, 2007 at 9:00 a.m. in Room 407, County Courts Building, 40/1 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.

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TO: PATUXENT PUBLISHING COMPANY

Thursday, December 13, 2007 Issue - Jeffersonian

Please forward billing to:

Anna Marie Van Der Meer 3130 Golf Course Road Owings Mills, MD 21117-4116 410-902-6469

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: 08-188-SPH

3130 Golf Course Road West

N/west corner of the intersection of West Golf Course Road and Chittenden Lane 3rd Election District – 2nd Councilmanic District

Legal Owners: Annamarie Van Der Meer

Special Hearing to revise the property lines between two existing recorded lots.

Hearing: Monday, December 31, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

January 2, 2008

Anna Marie Van Der Meer 3130 Golf Course Road West Owings Mills, MD 21117-4116

Dear Ms. Van Der Meer:

RE: Case Number: 08-188-SPH, 3130 Golf Course Road West

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 19, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

Supervisor, Zoning Review

U. Callelal.

WCR:amf

Enclosures

c: People's Counsel

Gerhold Crosss & Etzel, Ltd 320 E. Towsontowne Blvd, Ste 100 Towson 21286

From:

Debra Wiley

To:

Livingston, Jeffrey

Date: Subject: 01/03/08 3:59:10 PM DEPRM Comment

Hi Jeff,

Bill will be hearing a case next Monday, January 7th at 2 PM and our file is missing a comment from your department.

The information is as follows:

Case No. 08-188-SPH

3130 Golf Course Road West N/West Corner of the intersection of West Golf Course Road and Chittenden Lane 3rd Election District - 2nd Council District Legal Owners: Annamarie Van Der Meer

Special Hearing to revise the property lines between two existing recorded lots.

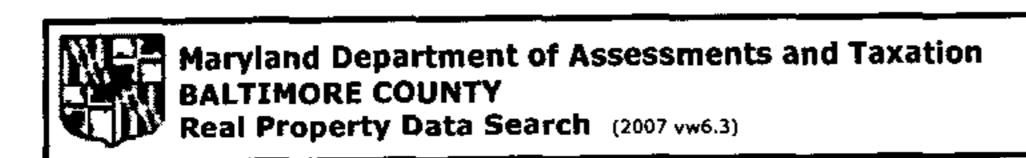
Hearing: Monday, January 7, 2008 at 9:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

Thanks and have a great day !!

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Tax Exempt:

Exempt Class:



Go Back View Map **New Search**

District - 03 Account Number - 0308067501 **Account Identifier: Owner Information** RESIDENTIAL ANNAMARIE VAN DER MEER Use: Owner Name: YES REVOCABLE LIVING TRUST Principal Residence: 1) /24203/ 50 **Deed Reference:** 3130 W GOLF COURSE RD Mailing Address: **OWINGS MILLS MD 21117-4116 Location & Structure Information Legal Description Premises Address** 1&PT AC ON 20FOT RIG 3130 GOLF COURSE RD 3130 GOLF COURSE RD W OF WAY LEAD TO GARRISON Plat No: **Assessment Area** Section Block Lot Subdivision **Sub District** Map Grid Parcel Plat Ref: 67 91 6 Town Ad Valorem **Special Tax Areas** Tax Class **County Use Property Land Area Primary Structure Built Enclosed Area** 04 1.67 AC 4,778 SF 1959 Exterior Type Basement Stories BRICK STANDARD UNIT YES **Value Information** Phase-in Assessments Value **Base Value** As Of As Of As Of 07/01/2008 01/01/2008 07/01/2007 320,100 320,100 Land 841,860 Improvements: 501,830 935,273 821,930 1,161,960 Total: 821,930 Preferential Land: **Transfer Information** Price: \$0 **Date:** 07/25/2006 Seller: ANNAMARIA VAN DER MEER Deed2: Deed1: /24203/ 50 Type: NOT ARMS-LENGTH **Price:** \$525,000 **Date:** 06/11/1997 Seller: HOLMES ALEXANDER R Deed2: /12221/ 492 Deed1: /12221/ 507 Type: MULT ACCTS ARMS-LENGTH Price: Date: Seller: Deed2: Deed1: Type: **Exemption Information** 07/01/2008 07/01/2007 Class **Partial Exempt Assessments** 000 0 County 000 0 State 000 0 Municipal **Special Tax Recapture:** NO

* NONE *

PLEASE PRINT CLEARLY

CASE NAME Van Dar Mange CASE NUMBER 08-188-504 DATE 1/1/08

PETITIONER'S SIGN-IN SHEET

E- MAIL													
CITY, STATE, ZIP	k	Owners Mus 1110 21117											
ADDRESS	320 E. 1 ON/SON TOWN BLUD	3130 GOLF CURREE RO WEST											
NAME	- Jaak	Suitester MI vender Me	Amnaway wan do Men	-									

1-7-08 2PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: December 6, 2007

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

3130 West Golf Course Road

INFORMATION:

Item Number:

8-188

Petitioner:

Anna Marie Van Der Meer

Zoning:

RC 5

Requested Action:

Special Hearing

The petitioner requests a special hearing to revise the property lines between two existing lots of record. The petitioner must demonstrate that this should be treated as a lot line adjustment and not as a minor subdivision.

The lot line adjustment and any new construction is subject to the requirements of Section 1AO4.4 of the BCZR, RC5 Performance standards.

The Zoning Commissioner should know that the project was tabled at the DRC (# 090407A) by DEPRM and Zoning for issues concerning well & septic, density and merger issues.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends that the hearing should be continued for the following reason.

The Planning Office does not have sufficient information at this time to make a finding of compliance with the RC5 Performance Standards. To prepare the statement of finding, the following information must be submitted to this office:

- 1. Photographs of existing adjacent dwellings.
- 2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
- 3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

- 4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
- 5. Provide landscaping along the public road, if consistent with the existing streetscape.

For further information equicerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Reviewed by:

Division Chief: AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 30, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 5, 2007

Item Nos. 08-157, 184, 185, 186, 187, 188, 190, 191, 192, 193, 194, and 196

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-10302007.doc



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

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

Maryland Department of Transportation

Date: November 1,2007

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

RE: Ba

Baltimore County

Item No. 8-188-5PH

3180 GOLF COURSEROAD WEST

VANDER MEERPROPRRTY 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. 8-188-5PH

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

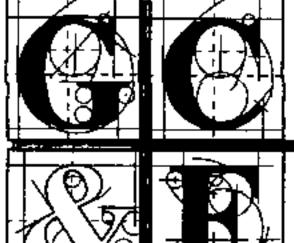
Very truly yours,

Foa1

Steven D. Foster, Chief Engineering Access Permits

Division

SDF/MB



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#08-188-SPH PETITIONER/DEVELOPER: **Annamarie VanDer Meer** DATE OF HEARING: January 7, 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:

3130 Golf Course Road West

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER

Bruce E. Doak

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

:12/19/07

NOTICE OF ZONING HEARING

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

Case: #08-186-SPH
3130 Golf Course Road West
N/west corner of the intersection of West Golf Course,
Road and Chittenden Lane
3rd Election District
Legal Owner(s):
Annamarie Van Der Meer
Special Hearing: to revise
the property lines between
two existing recorded lots.
Hearing: Monday, January 7, 2006 at 2:00 p.m.
In Room 407, County
Courts Bullding, 401
Bosley Avenue, Towson

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.

OF PUBLI

12 200 LOS

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

X The Jeffersonian

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

Mulus

LEGAL ADVERTISING

Registered Production Suite 100 • 320 F. Phone: (410) 823-44		owson, MD 21286 rww.gcelimited.com						
TR	ANSMITTA	LSHEET						
το: Joe Merrey	FRO	M: Cornelia L Marin						
COMPANY: ZONING	DAT	E: 10/21/2007						
RE:	ТОТ	AL NO. OF PAGES INCLUDING COVER:						
FAX NUMBER:	PHO	NE NUMBER:						
WE ARE TRANSMITTING	;;							
☐ ATTACHED ☐ VIA MAIL	${ m X}$ via messenger	☐ UNDER SEPARATE COVER ☐ FOR REVIEW						
☐ PRINTS ☐ VIA FAX	PROPOSAL	DESCRIPTIONS DESCRIPTIONS DESCRIPTIONS						
☐ PLEASE COMMENT	☐ PLEASE REPLY	□ F.Y.I.						
QTY DATE ITEM		DESCRIPTION						
10/21/07	Plan to accomp	any a Special Hearing -Van Der Meer						

NOTES/COMMENTS:

This is the plan to accompany a Special Hearing for this property.

Property

Thank you for your help, Cornelia L. Marin

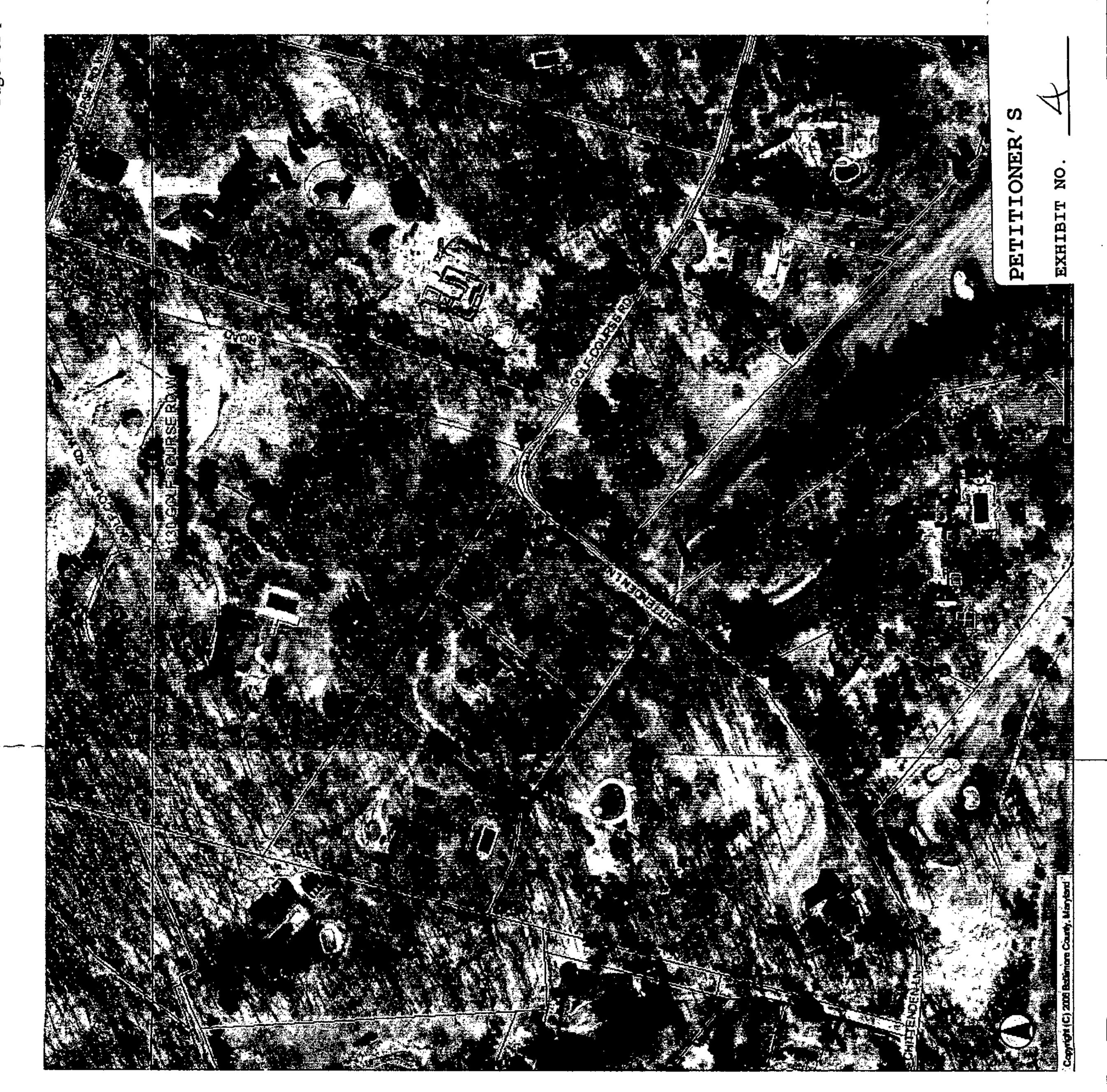
Case No.: 08-188-SPH 3130 Golf Course RD-WEST

Exhibit Sheet

Petitioner/Developer

Protestant

		<u>, </u>
No. 1	SITE PLAN	
No. 2	DEED - Current 106	
No. 3	SEPERATING Parcels)	
No. 4	avrial Photo.	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



File No: 16214

TAX ID#

FEE SIMPLE DEED

THIS DEED, Made this 11th day of July, 2006, by and between ANNMARIA VAN DER

MEER REVOCABLE LIVING TRUST, U/T/A DATED SEPTEMBER 1, 1994, party of the first part;

and ANNAMARIE VAN DER MEER REVOCABLE LIVING TRUST UNDER TRUST

AGREEMENT DATED SEPTEMBER 1, 1994, party of the second part, at 3130 GOLF COURSE ROAD

WEST, OWINGS MILLS, MD.

WITNESSETH, That in consideration of the sum of ZERO CONSIDERATON (\$0.00), the said party of the first part do(es) grant and convey to the said party of the second part, its successors and assigns, in fee simple, all that property situate in Baltimore County, State of Maryland, that is to say:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY WHICH BY DEED DATED MAY 30, 1997 AND recorded among the land records of Baltimore County in Liber SM 12221 folio 507 was granted and conveyed by Suitbertus M. L. van der Meer and Annamaria van der Meer, his wife unto Annamaria van der Meer Revocable Living Trust u/t/a dated September 1, 1994, grantor herein.

Deed being recorded in order to correct the name of the Trust.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, its successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that it has it has not

Return to:

Equity Title Co., Inc. 1404 E. Joppa Road

Towson, Maryland 21286

BA CIRCUIT COURT (Land Records) [MSA CE 62-24058] SM 24203, p. 0050. Printed 09/04/2007. Online 08/02/2006.

-stewart

-stewarts company

99-C-1

PETITIONER'S

done or suffered to be done any act, matter or thing whatever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted, and it will execute such further assurances as may be requisite. The total payment per Section 10-912 (b) of the Tax-General Article of the Annotated Code of Maryland is:. — O—

Return to: Equity Title Co., Inc. 1404 E. Joppa Road Towson, Maryland 21286

, j

BA CIRCUIT COURT (Land Records) [MSA CE 62-24058] SM 24203, p. 0051. Printed 09/04/2007. Online 08/02/2006.

-stewart

-stewarts company

File No: 16214	TAX ID #
WITNESS the hand and seal of the said party	y of the first part.
WITNESS: Suchael Solle	ANNMARIA VAN DER MEER REVOCABLE LIVING TRUST, U/T/A DATED SEPTEMBER 1, 1994
	(SEAL)
	(SEAL)
	(SEAL)
Public of the State aforesaid, personally appears TRUST, U/T/A DATED SEPTEMBER 1, 1994	(To Wit: TOLY // 2006, before me, the subscriber, a Notary ed ANNMARIA VAN DER MEER REVOCABLE LIVING I, known to me (or satisfactorily proven) to be the person tent, and acknowledged the foregoing Deed to be its act, and
IN WITNESS WHEREOF, I hereu	into set my hand and official seal.
My Commission Expires: July 1, 2010	Notary Public Noras Public Noras State Nor
This is to certify that the within instrument has been j Maryland Attorney, or by a party to this instrument.	prepared by, or under the supervision, of the understand AIC AIC MILLION AND A
Return to: Equity Title Co., Inc. 1404 E. Joppa Road	

Towson, Maryland 21286

BA CIRCUIT COURT (Land Records) [MSA CE 62-24058] SM 24203, p. 0052. Printed 09/04/2007. Online 08/02/2006.

stewart company

FILL NUMBER:

EXHIBIT A

BEGINNING FOR THE FIRST THEREOF AT A POINT IN THE FIRST LINE OF THE SECOND parcel of land described in a mortgage between Katharine W. Baldin Widow and Mortgage Guarantee Co., a Corporation of the State of Delaware dated December 4, 1930 and recorded among the land records of Baltimore County in Liber LMCLM No. 866 folio 85, said point being located 564.00 feet measured southeasterly along said line from the beginning thereof, and running thence and binding on a part of said first line as now surveyed South 51 degrees 13 minutes 00 seconds East 240.00 feet to the end of said first line and to the center line of a 30 foot road; thence binding on the center line of said 30 foot road with the use thereof in common, and on a part of the second line of said land south 45 degrees 47 minutes 00 seconds West 328.12 feet; thence for lines of division North 51 degrees 13 minutes 00 seconds West 240.00 feet and North 45 degrees 47 minutes 00 seconds East 328.12 feet to the place of beginning.

CONTAINING 1.7944 ACRES, more or less.

SUBJECT HOWEVER, to the use in common with others of the 30 foot road herein referred to and a 20 foot right of way, the center line of which right of way is described as follows:

BEGINNING FOR THE SAME A POINT IN THE SECOND LINE of the land herein referred to at a point in the center line of said 30 foot road, at the distance of 64.86 feet measured southwesterly along said second line from the beginning thereof, said point of beginning being in line with the center line of the 20 foot right of way herein referred to, and running thence and binding on the center line of said 20 foot right of way, with the use thereof in common with others entitled, thereto, the six following courses and distances: North 84 degrees 46 minutes 50 seconds West 52.23 feet; North 69 degrees 53 minutes 40 seconds West 37.00 feet; North 57 degrees 15 minutes 30 seconds West 56.83 feet; North 44 degrees 45 minutes 00 seconds West 47.18 feet; North 34 degrees 44 minutes 30 seconds West 59.52 feet; and North 23 degrees 14 minutes 50 seconds West 4.14 feet to intersect the last line of the land herein described at a point located 87.62 feet measured southwesterly along said last line from the end thereof.

BEGINNING FOR THE SECOND THEREOF, at a point in the first line of the second parcel of land described in a mortgage between Katharine W. Baldwin, widow, and Mortgage Guarantee Co., a Corporation of the State of Delaware dated December 4, 1930 and recorded among the land records of Baltimore County in Liber LMCLM No. 866 folio 85, said point being located 341.05 feet measured southeasterly along said line from the beginning thereof, and running thence and binding on a part of said first line as now surveyed, South 51 degrees 13 minutes 00 seconds East 222.95 feet; thence leaving the outline and running for lines of division South 45 degrees 47 minutes 00 seconds West 328.12 feet and North 51 degrees 13 minutes 00 seconds West 224.84 feet to the land which by Deed dated August 30, 1951 and recorded among the aforesaid land records in Liber GLB No. 2010 folio 54, was conveyed by John Stewart Morton Jr., and wife to Lewis Henton Bosher and Benjamin Ashley Bosher (2.3032 acre tract) and thence binding on said last mentioned land North 46 degrees 06 minutes 40 Continued on next page

BA CIRCUIT COURT (Land Records) [MSA CE 62-24058] SM 24203, p. 0053. Printed 09/04/2007. Online 08/02/2006.

STEWART TITLE
GUARANTY COMPANY

Legal Exhibit A continued

seconds East 328.36 feet to the place of beginning.

CONTAINING 1.6740 ACRES, more or less.

SUBJECT HOWEVER, to two rights of way, each 20 feet wide the center line of the first of which is described as follows:

BEGINNING FOR THE SAME AT A POINT ON THE SECOND LINE of the land herein described at the distance of 87.62 feet measured southwesterly along said second line from the beginning thereof, and running thence and binding on the center line of a 20 foot right of way, with the use thereof in common with others entitled thereto the seven following courses and distances: North 23 degrees 14 minutes 50 seconds West 56.16 feet; North 33 degrees 43 minutes 00 seconds West 40.45 feet: North 52 degrees 33 minutes 00 seconds West 39.55 feet; North 77 degrees 14 minutes 10 seconds West 30.83 feet; South 89 degrees 19 minutes 20 seconds West 35.07 feet; South 68 degrees 46 minutes 20 seconds West 21.54 feet; and South 88 degrees 53 minutes 20 seconds West 47.25 feet to intersect the last line of the land herein described at a point located 135.29 feet measured southwesterly along said last line from the end thereof.

AND THE SECOND OF SAID 20 FOOT RIGHTS OF WAY the center line of which is described as follows:

BEGINNING FOR THE SAME AT A POINT IN THE CENTER LINE OF SAID 20 FOOT RIGHT OF WAY, at the distance of 59.72 feet measured southeasterly along the third line of the land herein described from the end of said third line, and running thence and binding on the center line of said right of way with the use thereof in common with others entitled thereto, the two following courses and distances: Northeasterly by a curve to the right with a radius of 507.00 feet, the distance of 124.77 feet and North 44 degrees 07 minutes 00 seconds East 106.57 feet to intersect the center line of the right of way first herein described.

THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 3130 GOLF COURSE ROAD, WEST.

BA CIRCUIT COURT (Land Records) [MSA CE 62-24058] SM 24203, p. 0054. Printed 09/04/2007. Online 08/02/2006.

STEWART TITLE
GUARANTY COMPANY

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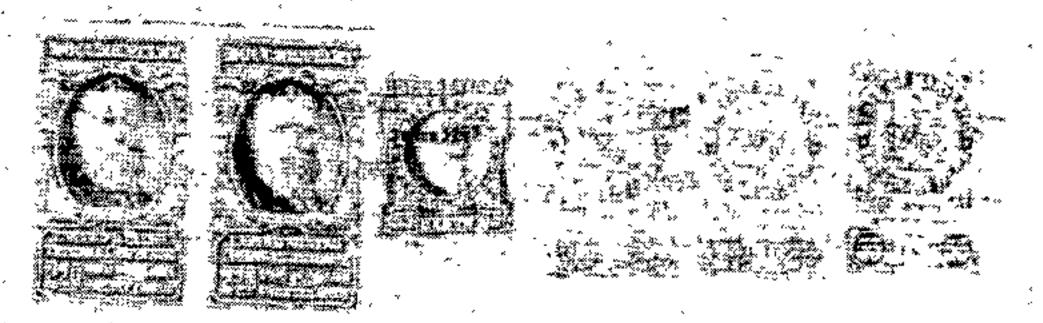
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File #16214

THE THE COMPANY COMPANY - DEED IN PER.

wes 2249 mg 391

This Deed, Made this /6 has day of //20/2042/
to the year one thousand mine handred and fifty-three, by and between Joel Stevens and Allie to the Stevens of the Stevens of Baltimore County.
State of Laryland, parties of the first part, and Allietonic Lunion France and Allieton



Elimenth, Daint consideration of the sum of five dollars, and other valuable exclisive cities, this day paid, the receipt whereof to hereby acknowledged, the religion of the first part do notably great and convey unto the said parties of one second part, as touched by the entireties, well available, the purious of them, his or her

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PETITIONER'S

EXHIBIT NO.

3

SUBJECTION for the sesoid threaf at a point in the first line of thy tecond parcel of land described in a cortage's between katharine %. Baldwin, wilde, and Eurthman Gurmantes Co., a corporation of the State of -bel-rare, duted December 4. IVNO and recorded emong the Land Records of Mait For Man County in Liber L. Fai For Man Collo 85, seld polit being . Located Jul. Of Fore accounced accompagnerly along said line from the beinnia thereof, and runding themse that binding on a part of cald first lim, as acces a sveyed, south filterment if aimites VV seconds eact 222.Vifeet; thring leaving the outlies and running for Momes of division south .u. defree: () minutes Du seconds west 128.12 feet, and north 51 degrees. 1) winds to second wast 224.54 fact to like lond which by Deed Cated Luguet Jv, 1951 and tecordal acong the efforesaid Land hocords in liber Dalan. Dr. Mill follo the the sis spread by John Stewart Forton, Jr. and wife to body moreon deciser and Denjamin Addiey Downer (2.30)2 acre tract) Ent 1277 - Mading on soil lest contioned land north 45 degreet 65 miniter 4" and once east port for to the place of become fortaining 1.6740 warm, ward of Mills

centerline of the first of dalas is described as follows:

Designate for the Bets et a paint on the second line of the land second described at the designate of 87.62 feet required total and the second binders and binding on the content into feet the second at the second binding of the feet and the real feet of the second binding of the content of a 20 left right of the second feet for use thereof a content of the content of the second second binding courses and what he was a second with the degree of the second second with the degree of the second second with the second second second with the second second second with the second seco

And the record of said 20 foot of hits of way the conter line of weight in description as follows:

I fruit of the int the district of the district in the center lies of said that fruit the wild is at the district of the center lies of said there is a said the district of the center lies of said the district of the center lies of said the district of the center lies of said the district of the center with others writtled thereto:

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The following the last of the property which by docad dated Petrogry 15, less the following the Liber 15.5.

The following the Last Record of Taltiers Courses there 15.5.

The life following the extented and conveyed by Pery Lergisch Bolton, widow, the time the Course Course Course.

If 95 (25 with the buildings and improvements thereupon, and the rails, disys, whys, tuters, privileges, appurtenances and advantages to the Lago trice in anyside appertaining: and especially together with the upo if contain of the roads and ribus of way described in the lend from floor the and Stirling and wife to actuarine W. Thompson, dated May 13, 1899 and received amon; the Lend Receris aforesaid in liber 1.3.%, No. 239 felic 109, leading from addition on the east, and together also with the use of the roads and rights of the described in the deed from Alla, addense to Matharine W. Baldwin, dated and 19, 1939 and recorded amon; the aforesaid land Records in Liber C.W.B. Jr. 20, 10th folio 43), and in the deed from Satharine W. Baldwin to Henry which, dated duce 20, 1941 and recorded amon; the aforesaid land Records in Liber C.W.B. In liber C.W.B. Jr. 20, 10th folio 43), and in the deed from Satharine W. Baldwin to Henry which, dated duce 20, 1941 and recorded amon; the aforesaid land Records in Liber C.W.B.

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Co have and to hold the said but s of ground and premiers, note and to the use of the and declinated advantage Hade and Refelling Cline inline, his wife, as invention of them, his or

parties of the first part. that they will a arrant specially the property hereby granted and conveyed, and i romenusis and exercise such further consumers of the sold land as may be requisite.

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NEWS CARLESTE A CETTE A FONE'S

Called Can Company Cetains we Foster

State of Maryland, Walthwee City, to wit:

LHESCHT CERRY, that on this

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