

* Remove hold on computer and microfilm
Scan for zoning files.

May 5, 2016

WCR 5/17/16

Mr. Arnold Jablon
Director
Permits Approvals/Inspections
111 W Chesapeake Avenue
Towson, MD 21204

Mr. Jablon:

* As per conversations with Mr Richards and Mr Cook, we the undersigned wish to abandon the zoning relief granted by Case #08-367-SPH and Case #08-368-SPH and revert to the original plat as shown on Final Plat of Chenoweth Property. Properties known as 13927 Hanover Road (Pike) Reisterstown MD 21136; 14003 Hanover Road (Pike) Reisterstown MD 21136; and 14011 Hanover Road (Pike) Reisterstown MD 21136 are involved.

* We also withdraw all actions on DRC# 060908D and any other DRC#'s involved in the attempt to change the property lines on the afore mentioned properties.

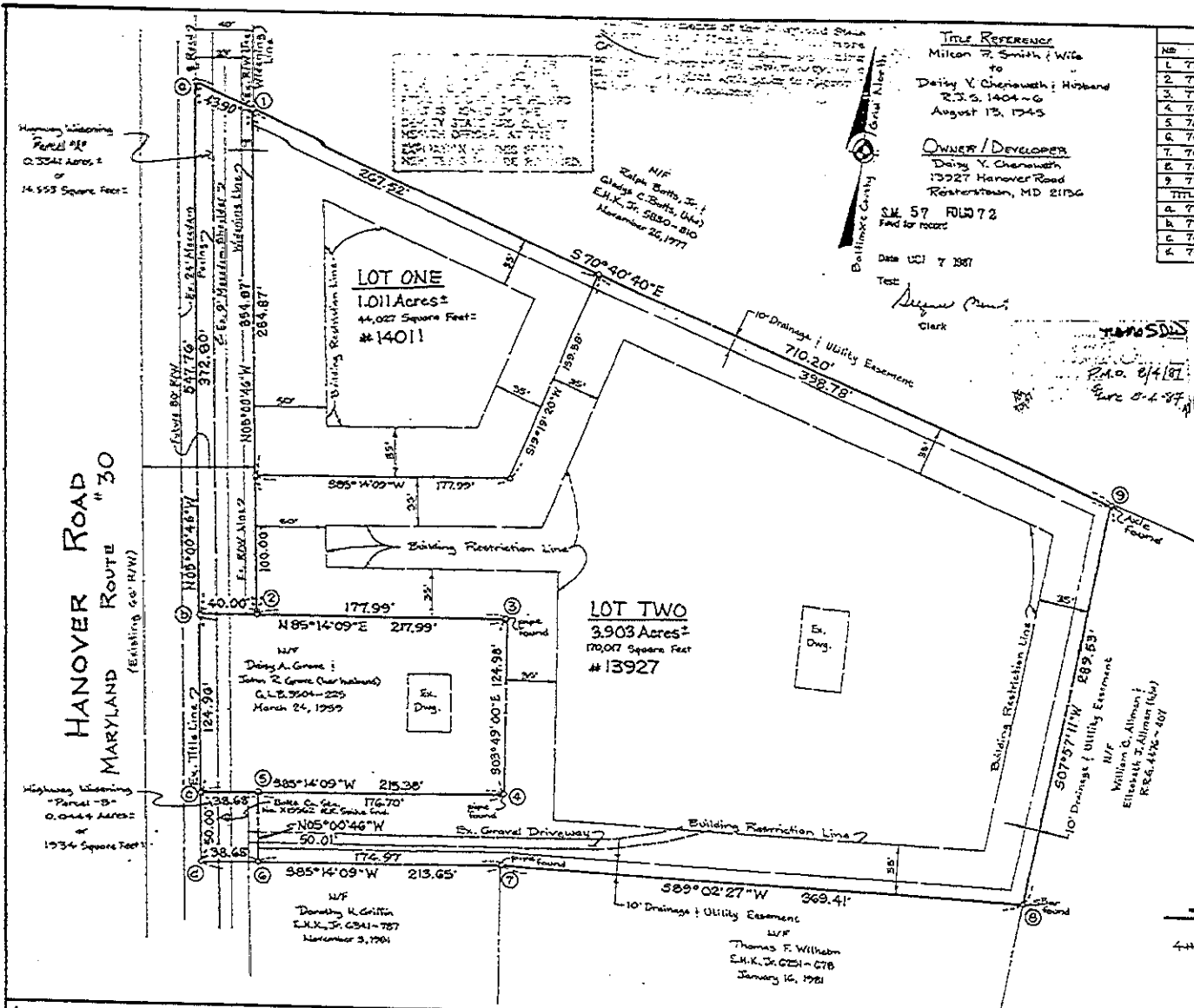
Thank you for your assistance in cleaning up this matter so that the building permit for 14011 Hanover Road (Pike) can be issued.

Daisy A. Grove 5/5/16
Daisy A. Grove, 13927 Hanover Road (Pike) Reisterstown MD 21136

Howard J. Grove 5/5/16
Howard J Grove, 14003 Hanover Road(Pike) Reisterstown MD 21136

John R Grove Jr 5/5/16 Billy Porter 5/5/16
John R Grove Jr, 14011 Hanover Road (Pike) Reisterstown MD 21136

Surveyed and Plotted
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



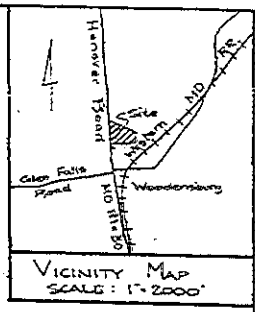
TITLE REFERENCE
 Milcan R. Smith & Wife
 to
 Daisy V. Chenoweth & Husband
 R.J.S. 1404-G
 August 13, 1945

OWNER / DEVELOPER
 Daisy V. Chenoweth
 13927 Hanover Road
 Reston, MD 21156

SM 57 RUD 72
 Find for record

Date UCI 7 1987
 Test
 Signer (Print)
 Clerk

COORDINATES	
NO.	COORDINATES
1	77557.396 8749.057
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100	77557.396 8749.057



- GENERAL NOTES:**
1. Gross area of subdivision: 5.293 Acres
 2. Total Area of subdivisions: 0.3785 Acres or 16,487 Square Feet
 Parcel "A": 0.3341 Acres or 14,553 Square Feet
 Parcel "B": 0.0444 Acres or 1,934 Square Feet
 3. Number of lots: 2 - 1-Existing Challenge: 1-Unimproved
 4. Existing Zoning: "RC-2"
 5. Watershed: Liberty

- NOTE:**
1. Highway & Highway widening shown herein are reserved unto the developer and are hereby offered for dedication to Baltimore County, MD. The developer, his personal representatives & assigns shall comply with all laws and ordinances of Baltimore County, MD.
 2. Streets and/or roads shown herein and mentioned therein in deeds are for purposes of description only and the same are not intended to be dedicated to public use. The fee simple title to the lands thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.
 3. That the Federal Inseparable Offers of Dedication have been made.
 4. That recording of this plat does not constitute or imply acceptance by County of any street, easement, pole, or other public area shown on plat.
 5. That this plat may expire in accordance with the provisions of Section 22-68 of Baltimore Code.
 6. That the recording of plat does not guarantee installation of streets or utilities by Baltimore County.
 7. That the information shown may be superseded by a subsequent or amended plat.
 8. That additional information concerning the plat may be obtained from the Office of Planning & Zoning and the Dept. of Public Works.
 9. Coordinates: Bearings shown herein are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following stations:
 X-10561 N-75095.95 W-61650.46
 X-10562 N-76897.75 W-61720.32

FINAL PLAT
 OF
CHENOWETH PROPERTY

13927 HANOVER ROAD (MARYLAND RTE 30)
 4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 COUNCILMANIC DISTRICT 3 CENSUS TRACT 1046
 NEAR WOODENBURG
 PROPERTY ACCOUNT NO. 04-03-023050
 R.J.S. 1404-G

APPROVED FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
 [Signature]
 DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
 DATE: 8/16/87

APPROVED FOR BALTIMORE COUNTY PLANNING & ZONING
 [Signature]
 DIRECTOR OF PLANNING & ZONING
 DATE: 8/16/87

APPROVED FOR THE DEPARTMENT OF PUBLIC WORKS
 [Signature]
 DIRECTOR OF THE DEPT. OF PUBLIC WORKS
 DATE: 8/16/87

OWNER'S CERTIFICATE
 The undersigned, Owner of the land shown on this plat, hereby certifies that to the best of his knowledge, the requirements of Subsection (a) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland, has been complied with insofar as same concerns the making of this plat and setting of the markers.

Daisy V. Chenoweth 7/11/87
 Date

Thomas F. Wilhelm 7/11/87
 Date

SURVEYOR'S CERTIFICATE
 The undersigned, a Registered Land Surveyor of the State of Maryland, does hereby certify that he is the surveyor that prepared this plat and that the land shown on this plat has been laid out and the plat thereof has been prepared in compliance with Subsection (a) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concerns the making of the plat and the setting of the markers.

[Signature] 7-29-87
 Registered Land Surveyor No. 6034 Date

R.T.F. INC.
 PROFESSIONAL LAND SURVEYORS
 142 EAST MAIN STREET
 WESTMINSTER, MARYLAND 21157
 876-1222 848-2040

CHECKED BY: CS. DATE: 2/18/88
 DRAWN BY: A.Singer DATE: 12/5/85
 SCALE: 1"=50' JOB NO. 85-103

From: COOKIE STONE <COOKIE.STONE@Inf.com>
To: bjporter2003 <bjporter2003@aol.com>
Subject: Fwd: Building Permit
Date: Tue, Apr 19, 2016 11:53 am

Sent from my iPhone

Begin forwarded message:

From: Angela Evans <angela.evans@Longandfoster.com>
Date: April 19, 2016 at 9:59:09 AM EDT
To: COOKIE STONE <COOKIE.STONE@Inf.com>
Subject: Fwd: Building Permit

Sent from my iPhone

Begin forwarded message:

From: Dads Work Email <dzafrir@verizon.net>
Date: April 19, 2016 at 7:32:21 AM EDT
To: "angela.evans@longandfoster.com" <angela.evans@longandfoster.com>
Subject: Fwd: Building Permit

Good morning Angela,

Please call me with any questions.

Thanks,
Danny

Sent from my iPhone

Begin forwarded message:

From: truecontractors@comcast.net
Date: April 15, 2016 at 9:59:10 AM EDT
To: Daniel Zafrir <dzafrir@verizon.net>
Cc: "Bernadette L. Moskunas" <siteriteinc@aol.com>
Subject: Fwd: RE: Building Permit

----- Forwarded Message -----

From: Arnold Jablon <ajablon@baltimorecountymd.gov>
To: truecontractors@comcast.net
Sent: Fri, 15 Apr 2016 13:56:35 -0000 (UTC)
Subject: RE: Building Permit

Unfortunately, for the buyer there is a detailed history to this property. As you were told, the record plat is out of date. In 2008, the DRC, in action

#060908D,
required the applicants, John Daisy and Howard Grove, to amend the record plat, 57/72. Then, in 2010, the owners came before the DRC again, and a HOLD was placed on any the recording of any plat. A minor sub was required. Carl has all the information, and you can contact him for more specific information. In other words, the property owners should be aware of the history.

From: truecontractors@comcast.net [mailto:truecontractors@comcast.net]

Sent: Friday, April 15, 2016 8:41 AM

To: Arnold Jablon <ajablon@baltimorecountymd.gov>

Subject: Re: Building Permit

Thank you Mr Jablon,

I apologize for emailing you so late. I was working and didn't realize how late it was. I thought you wouldn't get the email until you got into the office this morning.

Thank you,

Bev True

----- Original Message -----

From: Arnold Jablon <ajablon@baltimorecountymd.gov>

To: truecontractors@comcast.net

Sent: Fri, 15 Apr 2016 02:11:40 -0000 (UTC)

Subject: Re: Building Permit

I'll look into it.

> On Apr 14, 2016, at 10:09 PM, "truecontractors@comcast.net"
> <truecontractors@comcast.net> wrote:

>

> Hi Mr. Jablon,

>

> I am a permit expediter and have for 20 years and work in Baltimore County almost every week. I met you at Doug's retirement party but you probably don't remember me. I will try and explain this to the best of my understanding.

>

> I applied for a building permit on Wednesday for a new home and was denied by Zoning to file it. When the "Permit Processing Residential Permit & Development Report" was printed a comment on there said. FDP required. Final Development Plan (FDP) submittal and approval. I met with Carl Richards and he said he would not sign it off until he finds out who and why it was put on there.

>

> The property with the lot was recorded on 10/07/87 on what they called a Master Plan. "Final Plat of Chenoweth Property" and recorded in land records at that time. I was told by zoning that this is what was done in the 80's before the FDP was used. It has Planning and Zoning, Protection and Resource Management, and Dept of Public works all signed off and approved the lot in August of 1987. With the receipt from land records where it was paid and recorded on 10/07/87.

>

> The property address is 14011 Hanover Road Reisterstown MD 21136. This property has it's own tax account number # 2100001289. And was sold to my client 1/27/16 of this year. Whom is now trying to build a house on it.

>

> Mr. Richards told me he would not sign it off until he finds who put the comment on the form. I explained to him this lot was recorded and approved by the county, he said "Then get a engineer or surveyor to figure it out" Well the original surveyer RTF, Robert Fishpaul from Westminster passed away and his business was closed. Site Rite, (Bernadette & Vince) did the current Plot Plan for the new home to be built. I spoke with Bernadette during the 5 hours it took to try and straighten this out this past Wednesday. She stated it is a recorded buildable lot and the county approved it back in August of 1987. May 22, 2015 GWM approval letter to Install an OSDS (Bat)

>

> I have exhausted all avenues to try and straighten this out therefore emailing you. It was the last resource I wanted to use, for I know you are very busy. However I would greatly appreciate your time and any help or guidance in this matter.

>

> Thank you so much

>

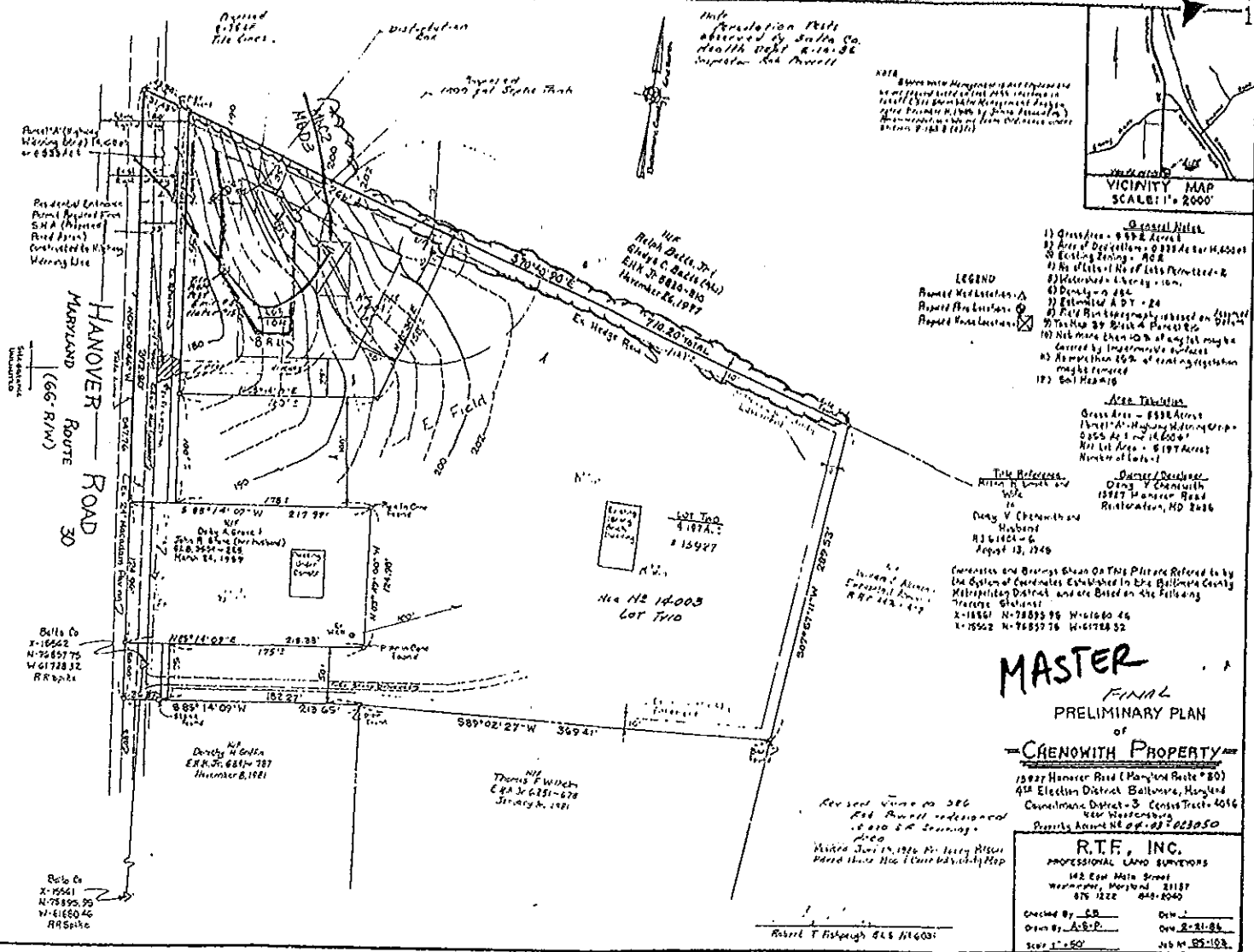
> Respectfully Yours,

>

> Bev True

>

>



IN RE: **PETITIONS FOR SPECIAL HEARING** *

E/S Hanover Road, 1,025' & 1,075' N of

Old Hanover Road

(14003 & 14011 Hanover Road)

4th Election District

3rd Council District

Daisy A. Grove, et al

Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

**Case Nos. 08-367-SPH &
08-368-SPH**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing filed by Daisy A. Grove, John R. Grove, Jr. and Howard J. Grove, for three (3) adjacent properties known as 13927, 14003 and 14011 Hanover Road (MD Rte. 30). Since the properties are owned by the same family members (mother and sons) and located adjacent to one another, the two (2) cases were heard contemporaneously. The Petitioners request special hearings pursuant to Section 500.7 and 1A01.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to recognize non-density transfers. In Case No. 08-367-SPH, Daisy and John Grove requests approval to transfer 0.640 acres from 13927 Hanover Road to 14011 Hanover Road. In Case No. 08-368-SPH, Daisy and Howard Grove requests similar relief to approve a transfer of 0.638 acres from 13927 Hanover Road to 14003 Hanover Road. The subject properties and requested relief are more particularly described on the site plan submitted in each case, which was accepted into evidence and respectively marked as Petitioners' Exhibit 1. Petitioners also submitted the December 1986 minor subdivision plat of "Chenoweth Property", which reflects the transfer and parcels of land, also depicted on the site plan.

Appearing at the requisite public hearing on behalf of the Petitioners was Robert T. Fishpaugh, the surveyor with RTF Associates, Inc., the consultants who prepared the site plan for this property. Also appearing in support of the request were Daisy A. Grove and her son, John R. Grove, Jr., property owners. There were no Protestants or other interested persons present.

COPIES RECEIVED FOR FILING

Date

4-23-08

By

DJ

Testimony and evidence offered revealed that the subject adjacent parcels are located on the east side of Hanover Road, north of Old Hanover Road in the Woodensburg area of Reisterstown. As shown on the site plan, the three (3) lots are identified as Parcel 216 (Lots 1 and 2) ¹ and 217 and contain a combined gross area of 5.536 acres, more or less, zoned R.C.2. Parcel 216, Lot 1, is presently unimproved and has frontage on Hanover Road owned by John Grove. Parcel 216, Lot 2, owned by Daisy Grove is located to the rear of the other parcels and improved with a one-story home. Parcel 217, a "meets and bounds" lot of record with frontage on Hanover Road was conveyed by Daisy Grove to Howard and Karen Grove and improved with a 1-½ story home. With the creation of Lots 1 and 2 on Parcel 216, the entire combined density units available to the combined tract have been consumed.

As noted above, the Petitioners propose a reconfiguration (Lot line adjustment, non-density transfer) of the parcels by removing 1.275 acres of Daisy Grove's land, thereby expanding each of her son's, John and Howard, lots by 0.64 acres. In other words, if relief is granted, the Petitioners are requesting that I approve the *merging of the portions of the central rear parcel* with the northwest and southwest parcels. The B.C.Z.R. permits the transfer of small R.C. zoned parcels, usually too small to meet the minimum lot size, for non-density purposes such as access, or agriculture. In this case, the transfer from the mother's lot to her adjacent sons existing lots of record are permitted as the end result does not create a re-subdivision into a greater number of lots.

After due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and no one appeared in opposition to the requests. As noted above, the proposal is for a non-density transfer and as such, Petitioners will not acquire any rights of subdivision. In my judgment, the conveyance will not be detrimental to the

¹ See Petitioners' Exhibit 2 - Parcel 216 is depicted on the approved subdivision plat of "Chenoweth Property" allowing for a density transfer of 1.011 acres to John R. Grove, Jr.

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Date 4-23-08
By [Signature]

health, safety, or general welfare of the locale and entire consistent with the R.C.2 zoning and agricultural use of the subject and adjacent properties.

Pursuant to the advertisement, posting of the properties and public hearing on these Petitions 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 23rd day of April 2008 that the Petition for Special Hearing filed in Case No. 08-367-SPH seeking the approval of a non-density transfer of 0.640 acres from 13927 Hanover Road to 14011 Hanover Road, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing filed in Case No. 08-368-SPH seeking the approval of a non-density transfer of 0.638 acres from 13927 Hanover Road to 14003 Hanover Road, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following condition:

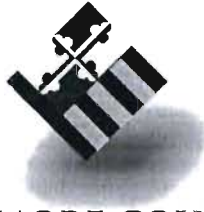
- ADVISORY: This Order approves the requested non-density transfers but does not address the lot line adjustments from Lot 2, Parcel 216, to Lot 1, Parcel 216, and from Lot 2, Parcel 216, to Parcel 217, which must be submitted to the Development Review Committee for consideration and processing.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 4-23-08
By [initials]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 23, 2008

Robert T. Fishpaugh
RTF Associates, Inc.
142 East Main Street
Westminster, Maryland 21157

RE: PETITIONS FOR SPECIAL HEARING

E/S Hanover Road, 1,025' & 1,075' N of Old Hanover Road
(14003 & 14011 Hanover Road)
4th Election District - 3rd Council District
Daisy A. Grove, et al – Petitioners
Case Nos. 08-367-SPH & 08-368-SPH

Dear Mr. Fishpaugh:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing have been granted with a condition, 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: Daisy A. Grove, 13927 Hanover Road, Reisterstown, MD 21136
John R. Grove, Jr., 603 Glynock Place, Reisterstown, MD 21136
Howard J. Grove, 14003 Hanover Road, Reisterstown, MD 21136
People's Counsel; Development Review Committee; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 14011 Hanover Rd.

which is presently zoned RC-2

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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

TO APPROVE A NON-DENSITY TRANSFER OF 0.640 ACRES
FROM 13927 HANOVER ROAD TO 14011 HANOVER ROAD.

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: Owner

Name - Type or Print John R. Grove, Jr.
Signature [Signature]
Address 14011 Hanover Rd Telephone No. 410-517-1870
City Reisterstown State MD Zip Code 21136-4101

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print Daisy A. Grove
Signature [Signature]
Name - Type or Print _____
Signature _____
Address 13927 Hanover Pike Telephone No. 410-429-4007
City Reisterstown State MD Zip Code 21136-4101

Representative to be Contacted:

Name RTF Assoc. Inc. John Lemmerman
Address 142 E. Main St Telephone No. 410-876-1222
City Westminster State MD Zip Code 21157

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 08-367-OPH
REV 9/15/98

UNAVAILABLE FOR HEARING

ORDER RECEIVED FOR FILING

Date 4-23-08

By [Signature]

Date 2/13/08

RTF ASSOCIATES, INC.

LAND SURVEYORS

142 East Main Street

January 10, 2008

Westminster, Maryland 21157

RTF #2007-11

Phone 410-848-2040, 410-876-1222

Fax 410-840-8387

DESCRIPTION OF A 0.640 ACRE ADD-ON

BEGINNING for the same at a point on the east side of Hanover Road, Maryland Route 30 said point being distant 1075 feet more or less from Old Hanover Road; running thence with the east side of Hanover Road North 05°00'46" West 50.00 feet to a point at the southwest corner of Lot One as shown on a Plat of **CHENOWETH PROPERTY** as recorded in Plat Book S.M. 57 folio 72; thence leaving said road with said plat outline North 85°14'09" East 177.99 feet; thence North 19°19'20" East 159.58 feet; thence South 70°40'40" East 75.41 feet; thence South 01°12'58" West 165.81 feet; thence South 85°14'09" West 294.47 feet to the place of beginning. Containing **0.640** acres of land more or less.

BEING a part of a tract of land conveyed unto **DAISY A. GROVE** and **JOHN R. GROVE** by deed dated August 14, 2002 and recorded in the Land Records of Baltimore County, Maryland in Liber 16824, folio 054.

A licensee either personally prepared this metes and bounds description or was in responsible charge over its preparation and the survey work reflected in it, in compliance with requirements set forth in §09.13.06.12 of the Annotated Code of Maryland



John E. Lemmerman

JOHN E. LEMMERMAN

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21096

08-367-8PH

**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/neighbor property owners relative to property that is the subject of an upcoming zoning hearing. For those petitions that 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:

Petitioner:

Address or Location:

Please Forward Advertising Bill to:

Name:

Address:

Telephone:

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **11051**

PAID RECEIPT

Date: **2/13/08**

BUSINESS ACTUAL TIME DAY
 2/14/2008 2/13/2008 14:38:14 4

006 WALTON KIRCH ICH
 RECEIPT # 414198 2/13/2008 0000

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			1050				130.00

Dept 5 528 ZONING VERIFICATION
 011051
 Rept Tot \$130.00
 \$130.00 CK \$4.00 CR
 Baltimore County, Maryland

Total: **130.00**

Rec From: **DAISY A. GROVE**

For: **08-367-SPH 14011 HANOVER RD. (F&S)**
08-368-SPH 14009 HANOVER RD. (F&S)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

**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: #08-367-SPH

14011 Hanover Road
E/side of Hanover Road,
1075 feet north of Old
Hanover Road

4th Election District
3rd Councilmanic District
Legal Owner(s): Daisy
Grove & John Grove, Jr.

Special Hearing: to ap-
prove a non-density trans-
fer of 0.640 acres from
13927 Hanover Road to
14011 Hanover Road.

Hearing: Tuesday, April
15, 2008 at 10 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 accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-3868.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

JT/4/621 Apr. 1 168834

CERTIFICATE OF PUBLICATION

_____ 4/3 _____, 2008

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 4/1 _____, 2008.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 03/24/08

Case Number: 08-367-SPH

Petitioner / Developer: DAISY GROVE~JOHN GROVE~
RTF ASSOCIATION, INC., MR. JOHN LEMMERMAN

Date of Hearing (Closing): APRIL 15, 2008

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
14011 HANOVER ROAD

The sign(s) were posted on: 03/23/08



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 25, 2008
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: 08-367-SPH

14011 Hanover Road

E/side of Hanover Road, 1075 feet north of Old Hanover Road

4th Election District – 3rd Councilmanic District

Legal Owners: Daisy Grove & John Grove, Jr.

Special Hearing to approve a non-density transfer of 0.640 acres from 13927 Hanover Road to 14011 Hanover Road.

Hearing: Tuesday, April 15, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Daisy Grove, 13927 Hanover Pike, Reisterstown 21136
John Grove, 14011 Hanover Pike, Reisterstown 21136
RTF Assoc. Inc., Mr. John Lemmerman, 142 E. Main Street, Westminster 21157

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 31, 2008.**
- (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, April 1, 2008 Issue - Jeffersonian

Please forward billing to:
John Grove, Jr.
14011 Hanover Road
Reisterstown, MD 21136

410-517-1878

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: 08-367-SPH

14011 Hanover Road
E/side of Hanover Road, 1075 feet north of Old Hanover Road
4th Election District – 3rd Councilmanic District
Legal Owners: Daisy Grove & John Grove, Jr.

Special Hearing to approve a non-density transfer of 0.640 acres from 13927 Hanover Road to 14011 Hanover Road.

Hearing: Tuesday, April 15, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

April 8, 2008

John R. Grove, Jr.
14011 Hanover Road
Reisterstown, Maryland 21136-4101

Dear Mr. Grove:

RE: Case Number: 08-367-SPH, 14011 Hanover Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 13, 2008. 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
Daisy A. Grove 13927 Hanover Pike Reisterstown 21136-4101
RTF Associates, Inc. John Lemmerman 142 E. Main Street Westminster 21157

BW 4/15
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 29, 2008

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

RECEIVED
MAR 05 2008

BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-367 and 8-368- Special Hearing

The Office of Planning has reviewed the above referenced case(s). The petitioner should record a new plat and proceed to the DRC for determination of development process .

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:

Candis Murray

Division Chief:

Lyn Lark

CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
APR 14 2008

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: April 15, 2008

SUBJECT: Zoning Item # 08-367-SPH
Address Grove-Chenoweth Property
14011 Hanover Road

Zoning Advisory Committee Meeting of Feb 18, 2008.

_____ 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).

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

_____ 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:

Reviewer: J. Russo

Date: 2/20/08

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



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

February 26, 2008

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

RE: Baltimore County
Item No. 08-367-SPH
MD 30 (Hanover Road) e/s
13927-14011 Hanover Road
Grove-Chenowith Property
Plan to Accompany Special Hearing
For a Non Density Transfer of Land

Dear Ms. Matthews:

We have reviewed the referenced plan and have no objection to approval, as a field inspection reveals that a permit is required for access to MD 30 (Hanover Road). Coordination with Mr. Michael Pasquariello Utility Engineer at our District Four Office is necessary to obtain a residential entrance permit. You may reach him at 410-321-2843. Further review of this project is being withheld until the above has been addressed

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

Thank you for your attention.

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

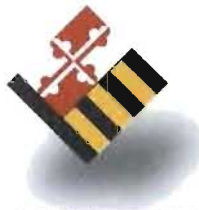
SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 25, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 18, 2008

Item Number: 337,348,355,356,357,359,360,361,362,363,364,365,366,367,368,369
373

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.

1The 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

INTEROFFICE CORRESPONDENCE

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

DATE: February 21, 2008

FROM: ^{DAK-}Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 25, 2008
Item No. 08-367

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

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

DAK:CEN:clw
cc: File
ZAC-ITEM NO 08-367-02212008.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
14011 Hanover Road; E/S Hanover Road, *
1075' N of Old Hanover Road * ZONING COMMISSIONER
4th Election & 3rd Councilmanic Districts *
Legal Owner(s): Daisy & John Grove * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-367-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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of February, 2008, a copy of the foregoing Entry of Appearance was mailed to RTF Associates, Inc, 142 Main Street, Westminster, MD 21157, Representative for Petitioner(s).

RECEIVED

FEB 21 2008

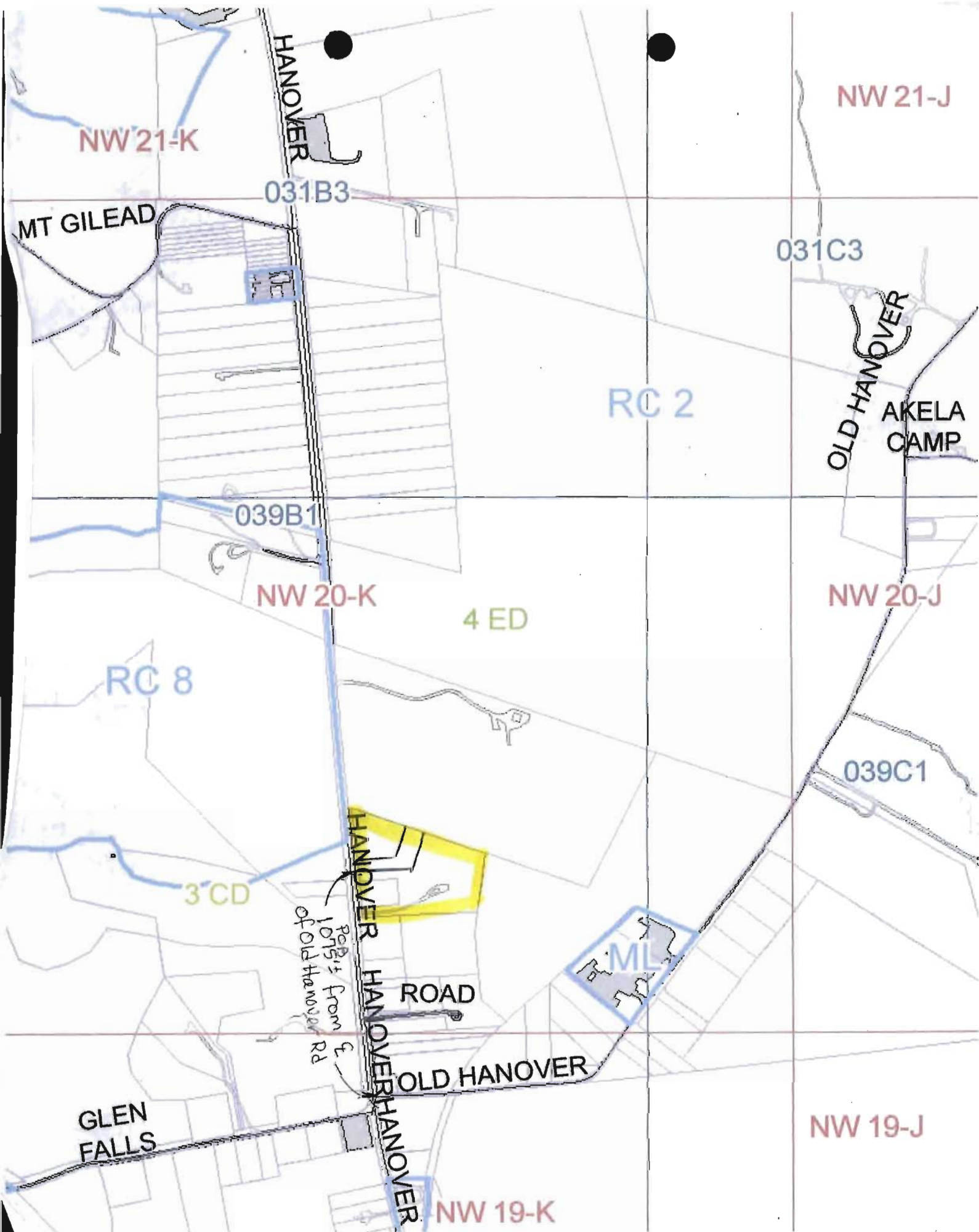
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 08-3674368-
DATE 4-15-08 SPH

[illegible]



08-367-SPH



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

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 04 **Account Number -** 2100001290

Owner Information

Owner Name:	GROVE DAISY A GROVE JOHN R	Use:	RESIDENTIAL
Mailing Address:	13927 HANOVER PIKE REISTERSTOWN MD 21136-4101	Principal Residence:	YES
		Deed Reference:	1) /16824/ 54 2)

Location & Structure Information

Premises Address	Legal Description
13927 HANOVER RD	3.903 AC CHENOWETH PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
39	4	216					2	1	Plat Ref: 57/ 72

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	1,819 SF	3.90 AC	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	77,400	154,800		
Improvements:	115,160	220,840		
Total:	192,560	375,640	253,586	314,612
Preferential Land:	0	0	0	0

Transfer Information

Seller: CHENOWETH HOWARD J	Date: 09/13/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /16824/ 54	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 *

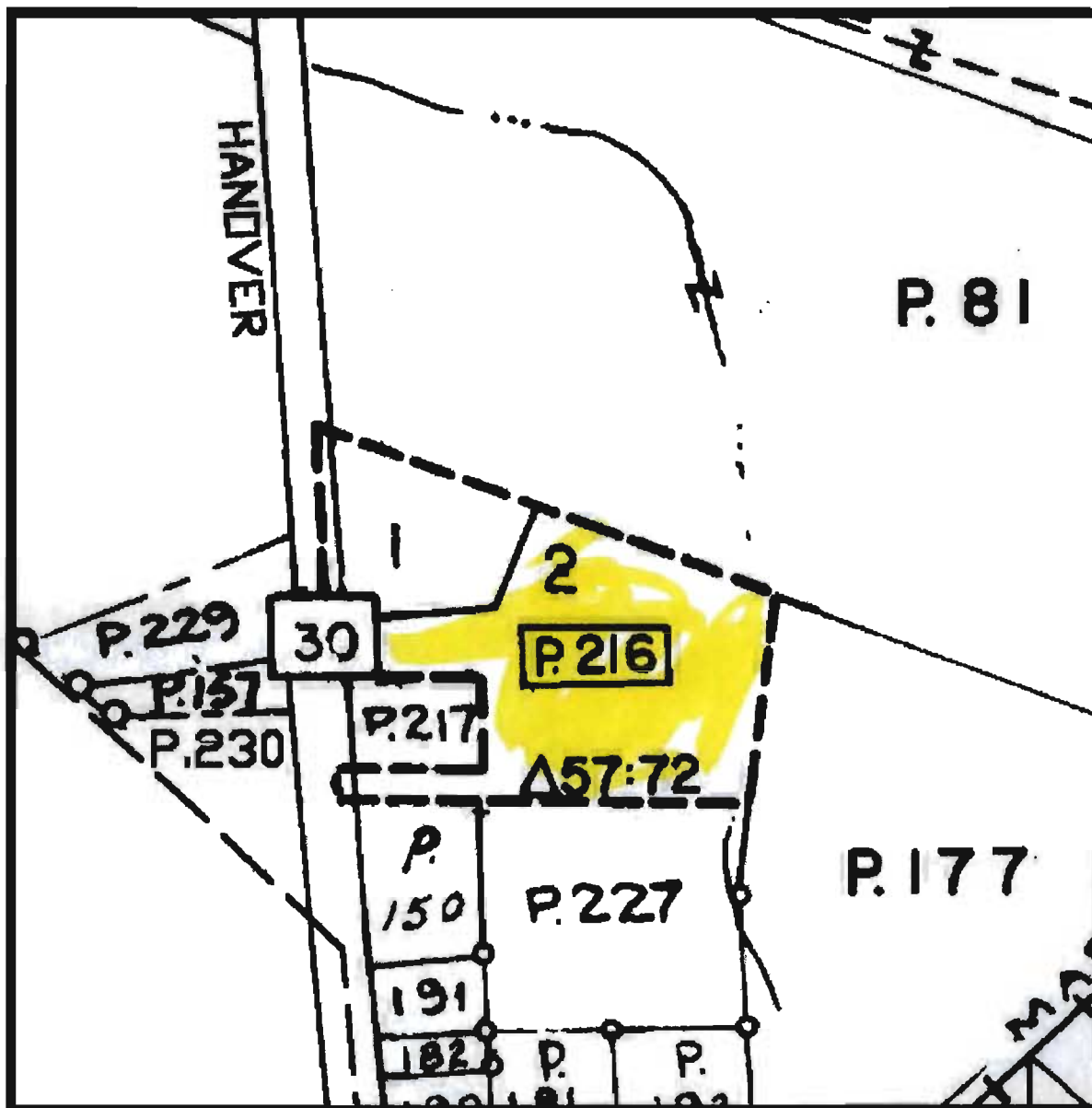
14003



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

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District - 04 Account Number - 2100001290



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/tax_mos.htm



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

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 04 Account Number - 2100001289

Owner Information

Owner Name: GROVE JOHN R,JR **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 14011 HANOVER RD **Deed Reference:** 1) /18031/ 174
 REISTERSTOWN MD 21136-4101 2)

Location & Structure Information

Premises Address **Legal Description**
 14011 HANOVER RD 1.011 AC
 CHENOWETH PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
39	4	216					1	1	Plat Ref: 57/ 72

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.01 AC	04
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	45,060	90,120		
Improvements:	0	0		
Total:	45,060	90,120	60,080	75,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: GROVE DAISY A	Date: 05/20/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /18031/ 174	Deed2:
Seller: CHENOWETH HOWARD J	Date: 09/13/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /16824/ 51	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:

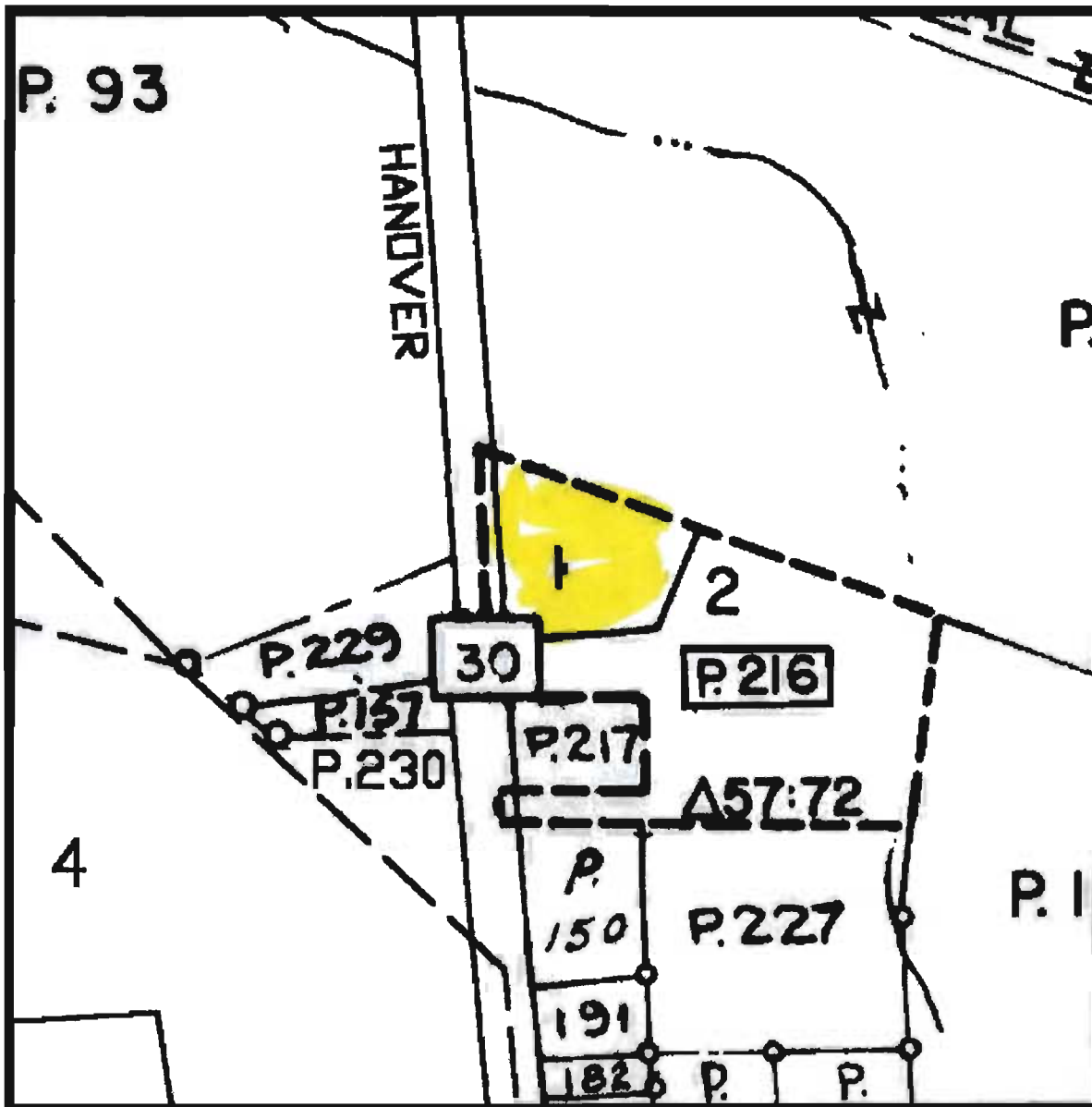
Special Tax Recapture:
 * NONE *



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

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District - 04 Account Number - 2100001289



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For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/tax_mos.htm



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vvv1.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 04 **Account Number -** 0407059140

Owner Information

Owner Name: GROVE HOWARD JEFFREY **Use:** RESIDENTIAL
 GROVE KAREN L **Principal Residence:** YES
Mailing Address: 14003 HANOVER RD **Deed Reference:** 1) / 6879/ 823
 REISTERSTOWN MD 21136-4100 2)

Location & Structure Information

Premises Address **Legal Description**
 14003 HANOVER RD LT ES HANOVER RD
 900 N OLD HANOVER RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
39	4	217						1	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	1,953 SF	26,963.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	STONE

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2007	07/01/2007	07/01/2008	
Land	55,740	95,990			
Improvements:	166,190	289,110			
Total:	221,930	385,100	276,320	330,710	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: GROVE DAISY A	Date: 03/08/1985	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6879/ 823	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 *

Case No.: 08-367-SPH

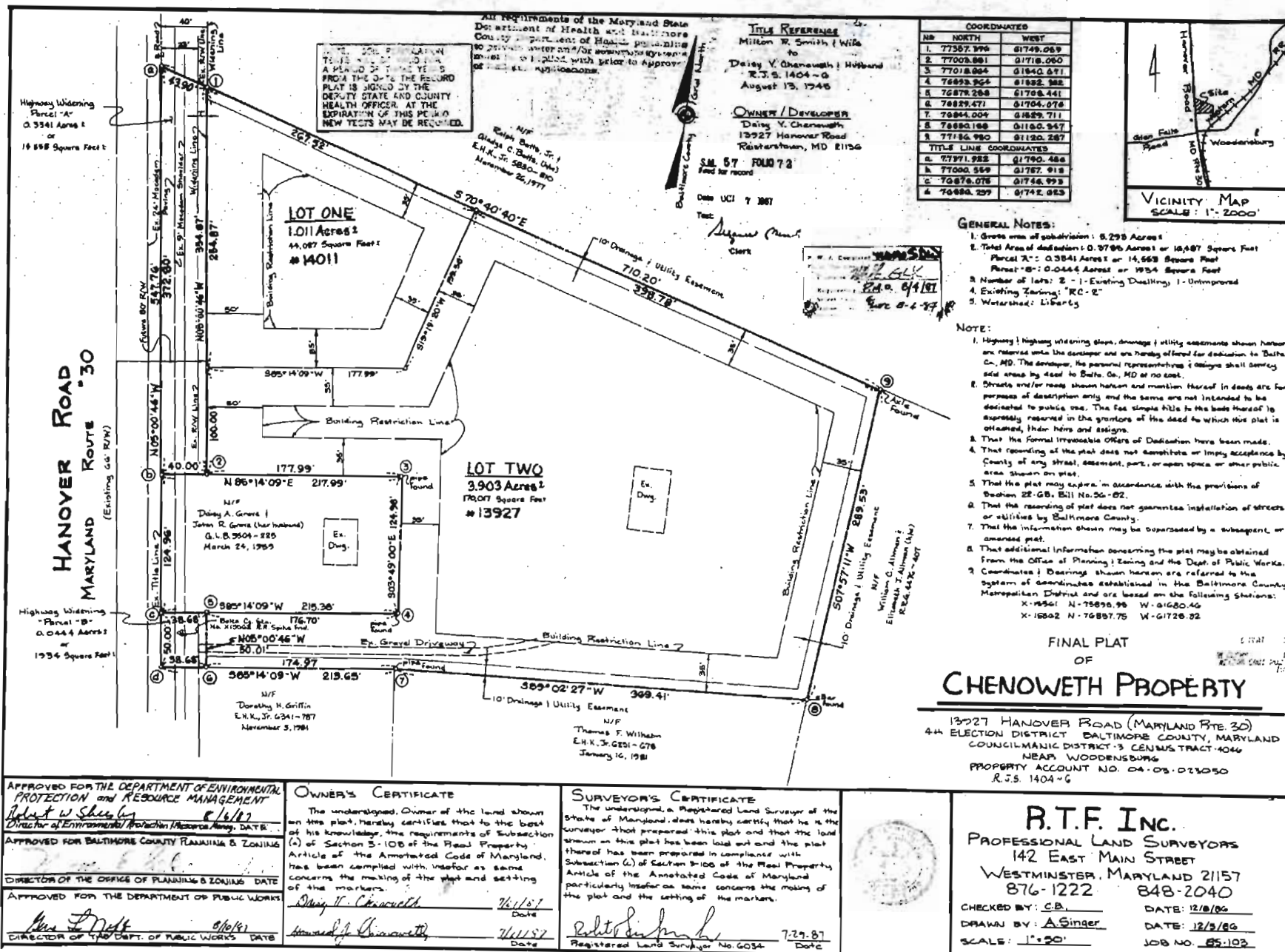
14011 Hanover Rd

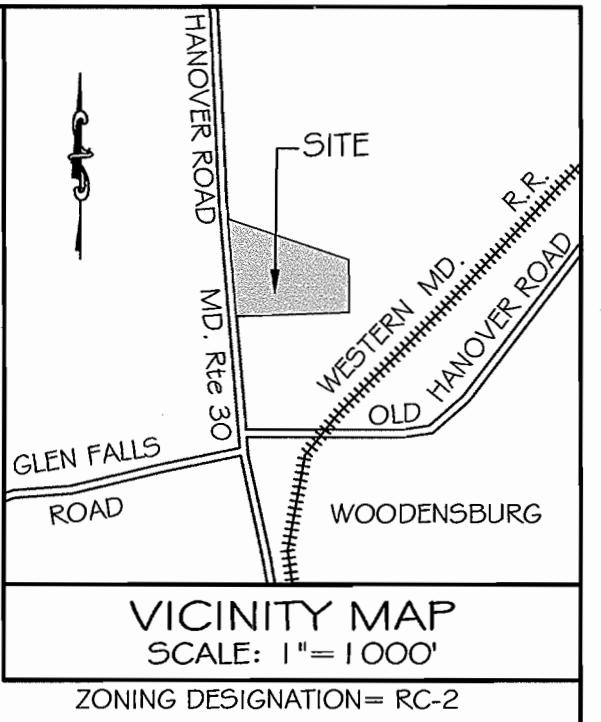
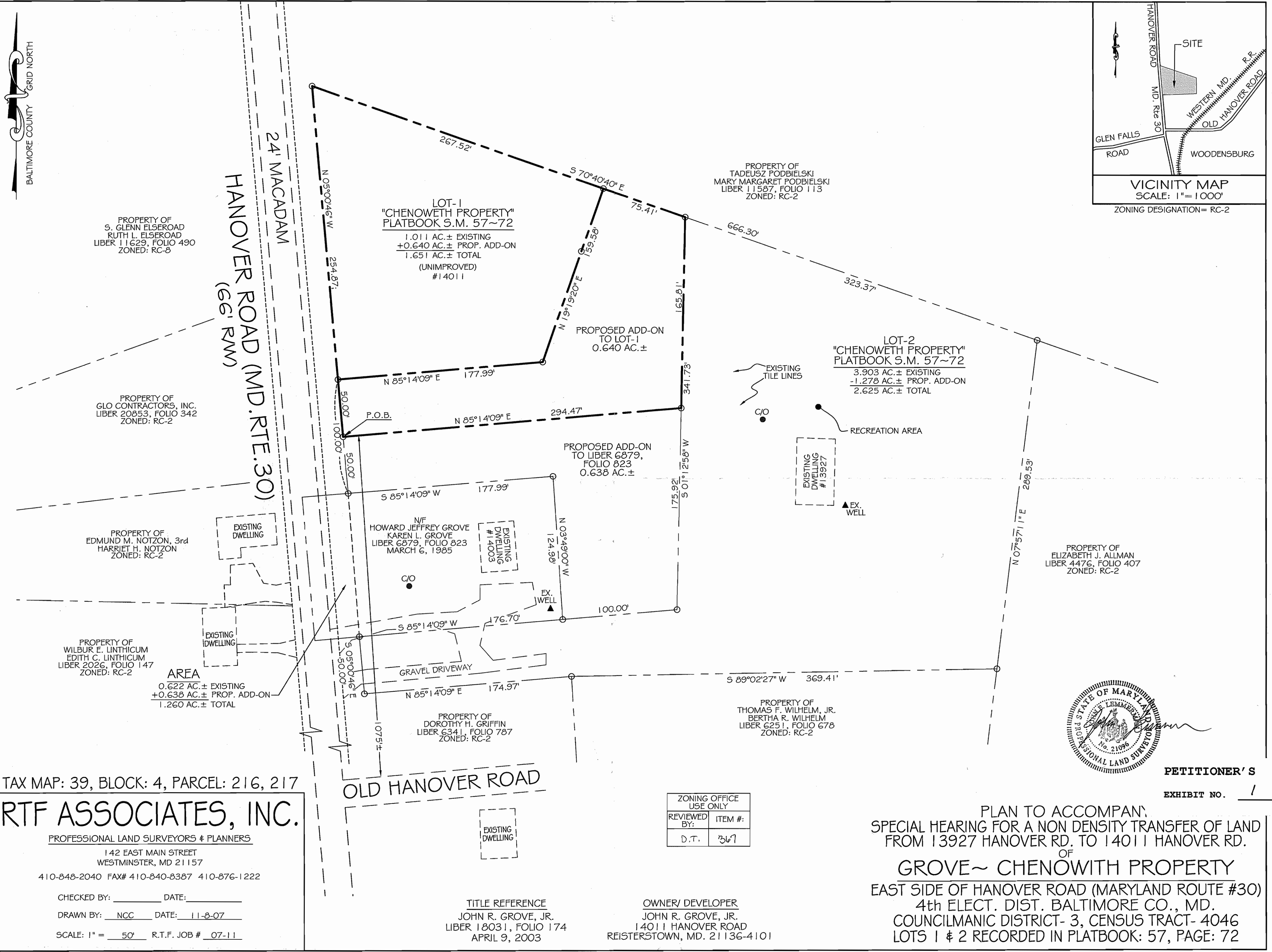
Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	SUBDIVISION PLAT Recorded SM 57 folio 72	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





ZONING OFFICE USE ONLY	
REVIEWED BY:	ITEM #:
D.T.	367

PLAN TO ACCOMPANY
SPECIAL HEARING FOR A NON DENSITY TRANSFER OF LAND
FROM 13927 HANOVER RD. TO 14011 HANOVER RD.
OF
GROVE~ CHENOWITH PROPERTY
EAST SIDE OF HANOVER ROAD (MARYLAND ROUTE #30)
4th ELECT. DIST. BALTIMORE CO., MD.
COUNCILMANIC DISTRICT- 3, CENSUS TRACT- 4046
LOTS 1 & 2 RECORDED IN PLATBOOK: 57, PAGE: 72

PETITIONER'S
EXHIBIT NO. 1

TAX MAP: 39, BLOCK: 4, PARCEL: 216, 217
RTF ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & PLANNERS
142 EAST MAIN STREET
WESTMINSTER, MD 21157
410-848-2040 FAX# 410-840-8387 410-876-1222
CHECKED BY: _____ DATE: _____
DRAWN BY: NCC DATE: 11-8-07
SCALE: 1" = 50' R.T.F. JOB # 07-11

TITLE REFERENCE
JOHN R. GROVE, JR.
LIBER 18031, FOLIO 174
APRIL 9, 2003

OWNER/ DEVELOPER
JOHN R. GROVE, JR.
14011 HANOVER ROAD
REISTERSTOWN, MD. 21136-4101

Shelton2 1200707-11.dwg, 1/2/2008 9:29:37 AM