

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

S side East Joppa Road, 429 feet SW
of c/l Hines Road

11th Election District

5th Councilmanic District

(9002 Naygall Road/4030A East Joppa Road)

Booth Family Charitable Trust;

Thomas E. Booth, Trustee

Petitioner

*

BEFORE THE

*

DEPUTY ZONING

*

COMMISSIONER

*

FOR BALTIMORE COUNTY

*

*

Case No. 2008-0462-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the Booth Family Charitable Trust; Thomas E. Booth, Trustee, the legal owner of the subject property. The Special Hearing request was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a Second Amendment to the Final Development Plan of Glen Mill Estates to provide an undersized lot at 4030-A E. Joppa Road with a lot width of 50 feet in lieu of the required 55 feet utilizing small tract tables and an area of 9,148 square where 6,000 feet are required and to permit side yards of 10 feet wide on each side in lieu of the 30 feet described in the Final Development Plan from building to tract boundary. The Variance requests are from Section 1B02.3.C.1 of the B.C.Z.R. to provide a minimum lot width of 50 feet in lieu of the required 55 feet where the minimum net lot area per dwelling unit meets the requirements; and from Section 1B01.2.C.1.b to provide side yard setback for the proposed house at 4030-A E. Joppa Road from building face to tract boundary of 10 feet wide in lieu of the required 15 feet and combined 20 feet in lieu of the required combined 30 feet. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

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Appearing at the requisite public hearing in support of the requested special hearing and variance relief was Petitioner Thomas E. Booth, Trustee for the Booth Family Charitable Trust, and Michael P. Tanczyn, Esquire attorney for Petitioner. Also appearing in support of the requested relief was Herbert Malmud with H. Malmud & Associates, Inc., the license land surveyor who prepared the site plan. Attending as an interested citizen was the neighbor adjacent to the subject property, K. Polasek, of 4032 East Joppa Road.

Testimony and evidence offered revealed the subject property is an irregular-shaped parcel which is known as Lot 18 of the Glen Mill subdivision, and split zoned D.R.3.5 and D.R.5.5. This property, at the time of subdivision approval as shown on the plats brought into evidence hereinafter mentioned, was approved with two addresses -- 9002 Naygall Road and 4030-A E. Joppa Road. This Petition principally focuses on the Joppa Road portion of the lot, which measures 9,147 square feet or 0.21 acre, more or less, and has a width of 50.82 feet and depth of 183 feet and is unimproved. The property is located on the north side of East Joppa Road just east of the BGE transmission towers and west of Hines Road in the Perry Hall area of Baltimore County. Petitioner presented a series of pictures (collectively marked and accepted into evidence as Petitioner's Exhibit 2) showing the existing homes and home offices located on the north side of East Joppa Road to show kind, size and location of the improvements on the respective lots. Petitioner presented the subdivision plat for Joppa Village which was marked and accepted into evidence as Petitioner's Exhibit 3 and shows that the subdivision was approved January 25, 1952 and recorded in the Land Records of Baltimore County in plat book 18, folio 14.

Petitioner next presented a printout from the State Department of Assessments and Taxation for these same properties, as well as adjacent properties to the east, also shown on the pictures included in Petitioner's Exhibit 2. This printout was marked and accepted into evidence

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as Petitioner's Exhibit 4. As the SDAT records indicate, most, if not all, of these homes were built in the early 1950's and prior to the effective date of the current zoning regulations in 1955. The subject property is shown on the plat of Joppa Village, as recorded, in its same configuration and location. Many of the existing homes, as shown in the photographs, are of masonry construction, one to 1½ stories in height, and with parking in the rear of the property.

Petitioner seeks approval to build a single-family detached home of similar style and construction, approximately 30 feet wide by 50 feet deep, and requests a side yard setback variance on each side of the proposed dwelling of 10 feet in lieu of the required 15 feet. Petitioner produced substantial evidence that the configuration of the homes built in the 1950's occurred in such a way that when Mr. Malmud performed a building to building analysis of the distance between Petitioner's proposed home to its neighbors -- and the existing building to building setbacks for the homes shown in the pictures in the immediate neighborhood -- that the existing building to building setbacks were found to be approximately 28 feet to 29 feet between buildings. Counsel for Petitioner, Mr. Tanczyn, pointed out that although Petitioner is in need of a side yard setback variance, the proposed dwelling will be approximately 30 feet from each of its adjacent neighboring homes. Petitioner submitted a Deed from the Maryland Land and Timber Company to Glenn Gall made December 31, 1947 and recorded in the Land Records of Baltimore County in Liber 1647 at Folio 559 which included four separate parcels accumulated, including the land later developed as Joppa Village, as well as internal property to the rear of Joppa Village as built on the north side of Joppa Road. This Deed was marked and accepted into evidence as Petitioner's Exhibit 5. A list of restrictions placed on the property by Mr. Gall prior to approval of his Joppa Village subdivision by covenant deed of May 21, 1959 and recorded in the Land Records of Baltimore County in Liber 1961, Folio 555 was marked and accepted into evidence as Petitioner's

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Exhibit 6. Significantly, those covenants set forth a 40 foot building setback requirement from the State right-of-way on East Joppa Road with no improvements to be erected closer than 40 feet to the State road except porches and bay windows. Mr. Malmud affirmed that the existing structures built in Joppa Village and the surrounding properties as well seem to have been built in conformance with that restriction.

Marked and accepted into evidence as Petitioner's Exhibit 7 were photographs of buildings located in the vicinity on the south side of East Joppa Road including the extensive Perry Hall Apartments, as well as a single-family brick rancher located to the east of the Perry Hall Apartments. Additional photographs marked and accepted into evidence as Petitioner's Exhibit 8 show the construction of housing in the Glen Mill subdivision, also of similar size, style and of masonry construction to the proposed single-family dwelling for 4030-A E. Joppa Road. One of those pictures showed a portion of the existing house from the cul-de-sac, which is serviced by a panhandle known as 9002 Naygall Road. The evidence indicated that the topography of Lot 18 was that it ran uphill to the rear property line just as the 4030-A E. Joppa Road property ran uphill from Joppa Road to the rear property line proposed.

Petitioner produced evidence showing that the majority of homes built in Joppa Village were built on an assemblage of building lots and utilized more than one lot. Petitioner also showed that part of the lots approved for Joppa Village were utilized for the BGE overhead transmission lines, and that some remain undeveloped in woods at present and that a new road had been cut through adjacent to 3904 E. Joppa Road to provide access service for an interior subdivision which has as its eastern limit the transmission lines, just as the Glen Mill subdivision had the transmission lines as their western limit. The Glen Mill subdivision was accessed by Hines Road due east of the subject property. Both the First Amended Final Development Plan of

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Glen Mill Estates dated September 22, 1986 and marked and accepted into evidence as Petitioner's Exhibit 9, as well as the First Amended Plat for Glen Mill Estates and re-subdivision of Joppa Village dated December 1991 and marked and accepted into evidence as Petitioner's Exhibit 10, show 4030-A E. Joppa Road in the same configuration as it appeared on the 1952 recorded plat of Joppa Village. Those later plats also showed two addresses for Lot 18.

Although the subject property was labeled as Naygall Road on the Joppa Village plat of record, at all times it was a paper road with no dedication or conveyance of the road or utilization of the land as a road to the present. Naygall Road, which is accessed from Hines Road and Glenmill Road, interior to the property, ends in a cul-de-sac before reaching the proposed rear lot line for 4030-A E. Joppa Road.

The subject site in the density calculations of those plats is principally zoned D.R.5.5 with a small sliver zoned D.R.3.5 adjacent to its rear property line. The required square footage under the small tract regulations require 6,000 square feet for a building lot, and this property provides 9,147 square feet.

Petitioner also seeks, as mentioned, variances for a lot width of 50 feet in lieu of the required 55 feet and 10 foot side yard setbacks adjacent to the main house. The site plan shows an existing curb cut, which appears to be centered on the E. Joppa Road property line of the subject property. The driveway is proposed beginning at the curb cut, moving towards the house and then making a curve to the right past the house to a proposed detached garage which would be located at the rear of the property adjacent to the neighbor's detached garage at 4032 E. Joppa Road.

Petitioner illustrated how the shape and angle of Petitioner's lot, combined with the placement of the proposed house in relationship to the existing neighboring houses, will create as much room as possible for Petitioner to still be able to build a modestly sized home with a 30 foot

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by 50 foot footprint. Petitioner cited as unique features of the site the narrowness of this lot when compared to the other lots as approved in Joppa Village which, on average, were 58 ½ feet wide, but as built out by combining additional building lots ended up on much wider lots in some circumstances. Petitioner pointed out that none of the properties approved by Baltimore County as building lots for Joppa Village could meet the setback restrictions imposed more than three (3) years after the subdivision was approved, and Petitioner could not as well.

Petitioner also produced evidence showing that this was not a case of zoning merger under *Remes v. Montgomery County*, 387 Md. 52, 874 A.2d 470 (2005) or *Friends of the Ridge v. BG&E*, 352 Md. 645, 724 A.2d 34 (1999) because the subject property has remained undeveloped. Petitioner presented the definition of lot of record, which is defined in Section 101 of the B.C.Z.R. as “[a] parcel of land with boundaries as recorded in the Land Records of Baltimore County as of the effective date of the zoning regulation which governs the use, subdivision or other condition thereof.” Petitioner indicated that the owner of the subject property had no ability to add land to the existing lot to meet the setback requirements without putting the adjacent property owners into a situation where they would need a setback variance for a side yard if they were to somehow donate property to Petitioner.

Mr. Polasek, who has resided at 4032 E. Joppa Road since 2004, offered his testimony in opposition to this Petition. Essentially, Mr. Polasek explained that he likes the privacy and undisturbed nature of the adjoining subject lot in its unimproved state and feels that any development will be detrimental to his property value in the future, as well as impinging on his secluded view. He also believes that the placement of a dwelling on the subject property, in combination with his dwelling and adjacent dwellings, would make the properties too crowded. He acknowledged, when asked by Mr. Tanczyn, that the properties in the neighborhood were

accurately shown in the photographs and that the homes all had driveways with carports, garages or parking to the rear of their property as is proposed by Petitioner.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated May 8, 2008 which indicates that Office does not support the request to allow an undersized lot. The proposed lot would not be consistent with the existing lot widths of homes located on East Joppa Road. Due to the decreased lot size, the proposed dwelling would be out of character with the style and size of existing dwellings located within the neighborhood. As such, any other zoning relief associated with the proposed undersized lot should be denied.

As to the variance requests, considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land which is the subject of the variance requests. The narrowness of the lot, as well as its existence prior to the effective date of these regulations renders the property unique in a zoning sense. Moreover, the imposition of the 1955 regulations affect the property such that the imposition of the zoning regulations on this property disproportionately impacts the subject property as compared to others in the zoning district.

I further find that the requests for variance do not arise from an act of commission by the property owner or his predecessor, but rather from the impact of the zoning ordinance on the property. *Mueller v. People's Counsel for Baltimore County*, 177 Md. App. 43, 934 A.2d 974 (2007). I find that the lot owner does not own any other adjacent unimproved land which could be borrowed in order to meet the side yard setback requirements for overall lot width. *Mueller, supra*. I also find that the imposition of the new regulations impact this lot disproportionately as compared to lots in the area built out and as laid out prior to the regulations on multiple building

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lots. I find there literally is no way for the subject property's 50.82 foot wide lot, which was designed before the new regulations, to meet the 55 foot width requirement, and to require that it do so would be a hardship and a practical difficulty under the law. Petitioner would not be able to build an appropriate home or otherwise utilize the property for a beneficial purpose without variance relief. With all due consideration given to the objections raised by the neighbor, Mr. Polasek, and the Office of Planning, I find these variance requests can be granted in strict harmony with the spirit and intent of said regulations and in such manner as to grant relief without injury to the public health, safety and general welfare.

As to the special hearing request, I am persuaded to grant this relief as well. In granting the aforementioned variances and permitting the related side yard setbacks, the special hearing relief to amend the Final Development Plan for Glen Mills Estates naturally flows. This will memorialize the approved changes to the Final Development Plan.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioner's special hearing and variance requests should be granted with conditions.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 25th day of June, 2008 that Petitioner's Special Hearing request filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a Second Amendment to the Final Development Plan of Glen Mill Estates to provide an undersized lot at 4030-A E. Joppa Road with a lot width of 50 feet in lieu of the required 55 feet utilizing small tract tables and an area of 9,148 square where 6,000 feet are required and to permit side yards of 10 feet wide on each side in lieu of the 30 feet described in the Final Development Plan from building to tract boundary be and is hereby GRANTED; and

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IT IS FURTHER ORDERED that the Variance requests from Section 1B02.3.C.1 of the B.C.Z.R. to provide a minimum lot width of 50 feet in lieu of the required 55 feet where the minimum net lot area per dwelling unit meets the requirements; and from Section 1B01.2.C.1.b of the B.C.Z.R. to provide side yard setback for the proposed house at 4030-A E. Joppa Road from building face to tract boundary of 10 feet wide in lieu of the required 15 feet and combined 20 feet in lieu of the required combined 30 feet be and are hereby GRANTED, subject to the following:

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner will be required to return, and be responsible for returning, said property to its original condition.

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

6-25-08
pn



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9002 Naygall Road/4030A E. Joppa Road

which is presently zoned DR5.5 and DR3.5

(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)

See attachment

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Michael P. Tanczyn, Esquire

Name - Type or Print

Signature

Company

606 Baltimore Avenue #106 410-296-8823

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

Booth Family Charitable Trust

Name - Type or Print

Signature

Thomas E. Booth, Trustee

Name - Type or Print

Signature

4 Montrose Avenue 410-646-7807 x102

Address

Telephone No.

Baltimore, MD 21228-5607

City

State

Zip Code

Representative to be Contacted:

H. Malmud & Associates, Inc.

Name

12018 Ridge Valley Dr. 410-308-0442

Address

Telephone No.

Owings Mills, MD 21117

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2008-0462-SPHA

REV 9/13/98

UNAVAILABLE FOR HEARING

Reviewed By D.T.

Date 4/3/08

DROP-OFF

Attachment to Petition for Special Hearing
9002 Naygall Road/4030-A E. Joppa Road

1. To approve a second amendment to the final development plan of Glen Mills Estates to provide an undersized lot at 4030-A E. Joppa Road with a lot width of 50 feet in lieu of the required 55 feet utilizing small tract tables and an area of 9,148 square feet where 6,000 square feet are required.
2. To permit side yards of 10 feet wide on each side in lieu of the 30 feet described in Final Development Plan from building to tract boundary.
3. To approve an amendment to the Final Development Plan from building to tract boundary of Glen Mill Estates for Lot 18 to provide an undersized lot for 4030-A E. Joppa Road with a lot width of 50 feet in lieu of the required 55 feet utilizing small tract tables with an area of 9,148 square feet where 6,000 square feet are required.
4. To provide a side yard set back of 10 feet on each side from the window to the tract boundary in lieu of the 35 feet shown on the First Amended Final Development Plan of Glen Mill Estates.

2008-0462-SPA



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 9002 Naygall Road/4030A E. Joppa Road
which is presently zoned DR5.5 and DR3.5

Deed Reference: 25747 / 321 Tax Account # 2000011791

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attachment.

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

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Michael P. Tanczyn, Esquire

Name - Type or Print

Signature

Company

606 Baltimore Avenue #106 410-296-8823

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

Booth Family Charitable Trust

Name - Type or Print

Signature

Thomas E. Booth, Trustee

Name - Type or Print

Signature

4 Montrose Avenue

410-646-7807 x102

Address

Telephone No.

Baltimore, MD 21228-5607

City

State

Zip Code

Representative to be Contacted:

H. Malmud & Associates, Inc.

Name

12018 Ridge Valley Drive 410-308-0442

Address

Telephone No.

Owings Mills, MD 21117

City

State

Zip Code

Case No. 2008-0462-SPHA

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by

D.T.

Date 4/3/08

DROP-OFF

Attachment to Petition for Variances
9002 Naygall Road/4030-A E. Joppa Road

1. A variance from BCZR 1B02.3.C.1 to provide a minimum lot width of 50 feet in lieu of the required 55 feet where the minimum net lot area per dwelling unit meets the requirements.

2008-0462-SPHA

H. MALMUD & ASSOCIATES, INC.
12018 RIDGE VALLEY DRIVE
OWINGS MILLS, MARYLAND 21117
TELEPHONE 410 308-0442

ZONING DESCRIPTION
4030A JOPPA ROAD . 9002 NAYGALL ROAD
BALTIMORE COUNTY, MARYLAND

BEGINNING ON THE SOUTH SIDE OF EAST JOPPA ROAD, 70 FEET WIDE,
AT THE DISTANCE OF 429 FEET SOUTHWESTERLY FROM THE CENTER OF HINES
ROAD THENCE BINDING ON JOPPA ROAD:

(1) SOUTH 65 DEGREES 35' 41" WEST 50.82 FEET, THENCE LEAVING
SAID ROAD AND RUNNING THE FOUR (4) FOLLOWING COURSES AND
DISTANCES:

(2) NORTH 34 DEGREES 47' 40" WEST 183.00 FEET,

(3) SOUTH 65 DEGREES 35' 42" WEST 69.98 FEET,

(4) NORTH 24 DEGRESS 24' 18" WEST 90.00 FEET AND

(5) BY A LINE CURVING TO THE LEFT WITH A RADUIS OF 161.50,
AND AN ARC LENGTH OF 128.56 FEET TO THE SOUTH SIDE NAYGALL
ROAD, 50 FEET IN DIAMETER, THENCE BINDING THERE ON:

(6) BY A LINE CURVING LEFT WITH A RADUIS OF 50 FEET, AN ARC
LENGTH OF 12.28 FEET, THENCE LEAVING SAID ROAD AND RUNNING
THE THREE (3) FOLLOWING COURSES AND DISTANCES:

(7) BY A LINE CURVING TO THE RIGHT WITH A RADIUS OF 173.50 FEET,
AN ARC LENGTH OF 78.20 FEET,

(8) SOUTH 54 DEGREES 37' 18" EAST 122.17 FEET AND

(9) SOUTH 34 DEGREES 47' 39" EAST 183.00 FEET TO THE PLACE OF
BEGINNING.

CONTAINING 0.444 OF AN ACRE OF LAND, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE
CONVEYANCE OF TITLE.

THIS PROPERTY IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS,
RIGHTS OF WAY, AND/OR COVENANTS OF RECORD AND LAW.



HERBERT MALMUD
REGISTERED LAND SURVEYOR
MARYLAND # 7558
JANUARY 11, 2008

file: Zoning Petition 9002 Naygall Road & 4030 Naygall Rd

2008-0462-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **12116**

Date: **4/3/08**

PAID RECEIPT

BUSINESS ACTUAL TIME DFM
 4/04/2008 4/03/2008 14:11:25 4

REC 006 WALKTH KICK IN
 RECEIPT # 620713 4/03/2008 OFLW

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			1150				130.00

Total: **130.00**

Rec

From: **MICHAEL P. TRACY**

For:

2008-0413 - SP4
9002 NICHOLSON RD / 4030A E. TOPPA RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Dept. 5 528 ZONING VERIFICATION

012116

Recpt Tot \$130.00

\$130.00 D: \$1.00 CA

Baltimore County, Maryland

**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: # 2008-0462-SPHA

9002 Naygall Road/4030A E. Joppa Road

S/side of E. Joppa Road, 429 feet s/west of centerline of Hines Road

11th Election District - 5th Councilmanic District

Legal Owner(s): Booth Family Charitable Trust, Thomas Booth, Trustee

Special Hearing: to approve a second amendment to the final development plan of Glen Mills Estates to provide an undersized lot at 4030-A E. Joppa Road with a lot width of 50 feet in lieu of the required 55 feet utilizing small tract tables and an area of 9,148 square feet where 6,000 square feet are required and to permit side yards of 10 feet wide on each side in lieu of the 30 feet described in Final Development Plan from building to tract boundary and to approve an amendment to the Final Development Plan from building to tract boundary of Glen Mill Estates for Lot 18 to provide an undersized lot for 4030-A E. Joppa Road with a lot width of 50 feet in lieu of the required 55 feet utilizing small tract tables with an area of 9,148 sq. ft. where 6,000 sq. ft. are required and to provide a side yard setback of 10 feet on each side from the window to tract boundary in lieu of the 35 feet shown on the First Amended Final Development Plan of Glen Mill Estates. **Variance:** to provide a minimum lot width of 50 feet in lieu of the required 55 feet where the minimum net lot area per dwelling unit meets the requirements.

Hearing: Wednesday, June 11, 2008 at 9:00 a.m. In Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT 5/31 May 27

174215

CERTIFICATE OF PUBLICATION

5/29/, 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 5/27/, 2008.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: DB-462-SPHA

Petitioner/Developer: BOOTH

Date of Hearing/Closing: JUNE 11, 2008

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: **Christen 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 _____

9002 NAYBALL ROAD/4030A E. JORPA ROAD

The sign(s) were posted on MAY 16, 2008
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

CASE # 08-462-SPHA

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

ROOM 106, COUNTY OFFICE BUILDING
111 WEST CHEESAPEAKE AVENUE

PLACE: TOWSO, MD. 21204

WEDNESDAY, JUNE 11, 2008

DATE AND TIME: AT 9:00 A.M.

REQUEST: SPECIAL HEARING TO APPROVE A SECOND AMENDMENT TO THE FINAL DEVELOPMENT PLAN OF OLSEN HILLS ESTATES TO PROVIDE AN UNDERLIZED LOT AT 4080-A E. JORDA ROAD WITH A LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET UTILIZING SMALL TRACT TABLES AND AN AREA OF 9,148 SQUARE FEET WHERE 6,000 SQUARE FEET ARE REQUIRED AND TO PERMIT SIDE YARDS OF 10 FEET WIDE ON EACH SIDE IN LIEU OF THE 30 FEET DESCRIBED IN FINAL DEVELOPMENT PLAN FROM BUILDING TO TRACT BOUNDARY AND TO APPROVE AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FROM BUILDING TO TRACT BOUNDARY OF OLSEN HILLS ESTATES FOR LOT 10 TO PROVIDE AN UNDERLIZED LOT FOR 4080-A E. JORDA ROAD WITH A LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET UTILIZING SMALL TRACT TABLES WITH AN AREA OF 9,148 SQFT WHERE 6,000 SQUARE FEET ARE REQUIRED AND TO PROVIDE A SIDE YARD SETBACK OF 10 FEET ON EACH SIDE FROM THE WINDOW TO TRACT BOUNDARY IN LIEU OF THE 35 FEET SHOWN ON THE FIRST AMENDED FINAL DEVELOPMENT PLAN OF OLSEN HILLS ESTATES.

VARIANCE TO PROVIDE A MINIMUM LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET WHERE THE MINIMUM NET LOT AREA PER DWELLING UNIT MEETS THE REQUIREMENTS.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



ZONING NOTICE

1. NOTICE IS HEREBY GIVEN THAT THE BOARD OF ZONING ADJUSTMENTS HAS GRANTED A VARIANCE TO THE ZONING ORDINANCE FOR THE PROPERTY DESCRIBED BELOW.

2. THE VARIANCE IS GRANTED FOR THE FOLLOWING REASONS:

3. THE VARIANCE IS GRANTED FOR THE FOLLOWING PERIOD OF TIME:

4. THE VARIANCE IS GRANTED FOR THE FOLLOWING PURPOSES:

5. THE VARIANCE IS GRANTED FOR THE FOLLOWING CONDITIONS:

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2008-0462-SPHA

Petitioner: BOOTH FAMILY CHARITABLE TRUST

Address or Location: 9002 NAYGALL RD/ 4030A E JOPPA ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael TANCZYW

Address: STE 106, 606 BALTIMORE AVE
TOWSON MARYLAND

Telephone Number: 410 296 8823

Revised 7/11/05 - SCJ



BALTIMORE COUNTY

M A R Y L A N D

April 21, 2008

JAMES T. SMITH, JR.
County Executive

NOTICE OF ZONING HEARING

TIMOTHY M. KOTROCO, *Director*
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: 2008-0462-SPHA

9002 Naygall Road/4030A E. Joppa Road

S/side of E. Joppa Road, 429 feet s/west of centerline of Hines Road

11th Election District – 5th Councilmanic District

Legal Owners: Booth Family Charitable Trust, Thomas Booth, Trustee

Special Hearing to approve a second amendment to the final development plan of Glen Mills Estates to provide an undersized lot at 4030-A E. Joppa Road with a lot width of 50 feet in lieu of the required 55 feet utilizing small tract tables and an area of 9,148 square feet where 6,000 square feet are required and to permit side yards of 10 feet wide on each side in lieu of the 30 feet described in Final Development Plan from building to tract boundary and to approve an amendment to the Final Development Plan from building to tract boundary of Glen Mill Estates for Lot 18 to provide an undersized lot for 4030-A E. Joppa Road with a lot width of 50 feet in lieu of the required 55 feet utilizing small tract tables with an area of 9,148 sq. ft. where 6,000 sq. ft. are required and to provide a side yard setback of 10 feet on each side from the window to tract boundary in lieu of the 35 feet shown on the First Amended Final Development Plan of Glen Mill Estates. Variance to provide a minimum lot width of 50 feet in lieu of the required 55 feet where the minimum net lot area per dwelling unit meets the requirements.

Hearing: Wednesday, June 11, 2008 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Michael Tanczyn, 606 Baltimore Avenue, #106, Towson 21204
Thomas Booth, Trustee, 4 Montrose Avenue, Baltimore 21228-5607
H. Malmud & Associate, 12018 Ridge Valley Drive, Owings Mills, 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 27, 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, May 27, 2008 Issue - Jeffersonian

Please forward billing to:

Michael Tanczyn
606 Baltimore Avenue, Ste. 106
Towson, MD 21204

410-296-8823

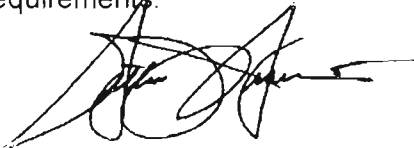
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CASE NUMBER: 2008-0462-SPHA

9002 Naygall Road/4030A E. Joppa Road
S/side of E. Joppa Road, 429 feet s/west of centerline of Hines Road
11th Election District – 5th Councilmanic District
Legal Owners: Booth Family Charitable Trust, Thomas Booth, Trustee

Special Hearing to approve a second amendment to the final development plan of Glen Mills Estates to provide an undersized lot at 4030-A E. Joppa Road with a lot width of 50 feet in lieu of the required 55 feet utilizing small tract tables and an area of 9,148 square feet where 6,000 square feet are required and to permit side yards of 10 feet wide on each side in lieu of the 30 feet described in Final Development Plan from building to tract boundary and to approve an amendment to the Final Development Plan from building to tract boundary of Glen Mill Estates for Lot 18 to provide an undersized lot for 4030-A E. Joppa Road with a lot width of 50 feet in lieu of the required 55 feet utilizing small tract tables with an area of 9,148 sq. ft. where 6,000 sq. ft. are required and to provide a side yard setback of 10 feet on each side from the window to tract boundary in lieu of the 35 feet shown on the First Amended Final Development Plan of Glen Mill Estates. Variance to provide a minimum lot width of 50 feet in lieu of the required 55 feet where the minimum net lot area per dwelling unit meets the requirements.



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

Michael P. Tanczyn, Esquire
606 Baltimore Ave. Suite 106
Towson, MD 21204

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

June 4, 2008

Dear: Michael P. Tanczyn, Esquire

RE: Case Number 2008-0462-SPHA, Address: 9002 Naygall Rd./ 4030A E. Joppa Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 3, 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:lnw

Enclosures

c: People's Counsel
Thomas E. Booth Trustee, Booth Family Charitable Trust, 4 Montrose Ave., Baltimore, MD 21228
H. Malmud & Associates, INC., 12018 Ridge Valley Dr., Owings Mills, MD 21117

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 8, 2008

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

SUBJECT: 9002 Naygall Road

INFORMATION:

Item Number: 8-462

Petitioner: Booth Family Charitable Trust

Zoning: DR 5.5 and DR 3.5

Requested Action: **Special Hearing**

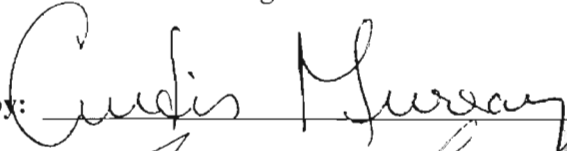
The petitioner is seeking multiple zoning relief to amend the Glenn Mill Estates Final Development Plan, to permit an undersized lot and reduced side yard setbacks.

SUMMARY OF RECOMMENDATIONS:

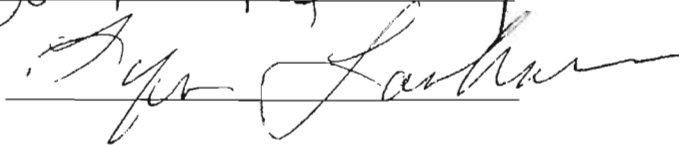
The Office of Planning does not support the petitioner's request to allow an undersized lot. The proposed lot would not be consistent with the existing lot widths of homes located on East Joppa Road. Due to the decreased lot size, the proposed dwelling would be out of character with the style and size of existing dwellings located within the neighborhood. As such any other zoning relief associated with the proposed undersized lot shall be denied.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Reviewed by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 21, 2008
Item Nos. 08-450, 451, 452, 453, 454,
456, 457, 458, 459, 460, 462, 463, 464,
465, 466, 468, 469.

DATE: April 16, 2008

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:lrk

cc: File

ZAC- 04162008-NO COMMENTS



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

State Highway
Administration

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

Maryland Department of Transportation

Date: APRIL 14, 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. 8-462-SPHA
9002 NAYGALL ROAD / 40304 E. JOPPA RD
BOOTH FAMILY CHARITABLE TRUST
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. 8-462-SPHA

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,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 AND VARIANCE *
 9002 Naygall Road/ 4030A E. Joppa Road; S/S* ZONING COMMISSIONER
 E. Joppa Rd, 429' SW c/line Hines Road *
 11th Election & 5th Councilmanic Districts * FOR
 Legal Owner(s): Booth Family Charitable Trust *
 Petitioner(s) * BALTIMORE COUNTY
 *
 * 08-462-SPHA

* * * * *

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/ 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

RECEIVED

APR 14 2008

Per

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of April, 2008, a copy of the foregoing Entry of Appearance was mailed to H. Malmud & Associates, 12018 Ridge Valley Drive, Owings Mills, MD 21117 and Michael Tanczyn, Esquire, 606 Baltimore Avenue, St. 106, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: April 3, 2008

TO: Zoning Commissioner and File

FROM: Donna Thompson, Planner II, Zoning Review

SUBJECT: Petition for Zoning Variance and Special Hearing
Case No. 2008-0462-SPHA
9002 Naygall Road/4030A E. Joppa Road

This petition was a drop-off request. Michael P. Tanczyn, Attorney for the petitioner has requested that this be filed as presented.

This property is known by 9002 Naygall Road located on the Final Development Plan named "Glen Mill Estates". The owner of this property for 9002 Naygall Road is or will be requesting that their property be subdivided by a minor subdivision to create a lot that will be known as 4030A E. Joppa Road. This office has concluded that since "Glen Mill Estates" was approved as a final development plan back in 1987, the regulations at that time are no longer in effect. Therefore, current regulations would apply. The proposed lot known as 4030A E. Joppa Road does meet the lot area and setbacks under the current D.R. 5.5 regulations. A variance will be necessary for a 50-foot lot width in lieu of the required 55-feet. In addition to the zoning variance, a special hearing will be necessary to amend the "First Amended Plan for Glen Mill Estates". This development plan clearing states that this tract "shall not be further divided, subdivided, or developed for additional dwellings or any purpose other than that indicated presently on said plan".

DT

LAW OFFICES
MICHAEL P. TANCZYN, P.A.

Suite 106 • 606 Baltimore Avenue

Towson, Maryland 21204

Phone: (410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

Email: mptlaw@verizon.net

June 12, 2008

Mr. Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County
Courthouse-Second Floor
400 Washington Avenue
Towson, MD 21204

RECEIVED
JUN 12 2008

BY:

Re: Case No.: 08-0462-SPHA

Dear Commissioner Bostwick:

I retrieved my Certificate of Publication and enclose a photocopy of that for your review and use. As you can see, the property was advertised timely and it was posted well in advance of the time required.

Very truly yours,



Michael P. Tanczyn

MPT/atl
Enclosure

CASE NAME _____
CASE NUMBER 2008-0482-SPHA
DATE 6-11-08

[illegible]

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2005-0962-SPNA

DATE 6-11-08

CITIZEN'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

K. POLASEK

4032 JOPPA RD

BOTTLINGHAM, MD 21236

KARELP@VERIZON.NET

Case No.:

2008-0462-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	photos of homes at Joppa Village	
No. 3	Plot of Joppa Village from 1952	
No. 4	SDAT printout for lots from Joppa Village	
No. 5	Deed from Old Land + Timber to Glenn Gell - 12-31-47	
No. 6	Deed from Glenn Gell to Kelvin Conner w/ restricted covenants - 5/21/51	
No. 7	photographs	
No. 8	photographs	
No. 9	First Amended FOP	
No. 10	First Amended Plat	
No. 11		
No. 12		

all
for
together



DATE of DEED:
2 JULY 1959
3559/552

TOTAL TRACT
BEFORE
SUBDIVISION
OF GLEN MILL
ESTATES

HINES ROAD

NAUGATON RD

#9002
LOT 18

LOT LINE ADJUSTMENT
APPROVED BY
ZONING COMM.
REMAINDER
OF TOTAL
TRACT

83'-2"
#4030A
183'-00"

JOPPA RD

200 feet

FILE NAME: 3559F552
DATE: 08-31-2007
MCC1036890167

PETITIONER'S

EXHIBIT NO. 3B

reach out to homebuyers



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

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Page 1 of 1

Name	Account	Street	OWN OCC	Town	Parcel Lot
PADGETT NORMAN A	11 1104023210	3832 E JOPPA RD	H	000	54 1
PADGETT NORMAN A	11 1104023211	E JOPPA RD	N	000	54 2
SPRING HILL REALTY	11 1107000575	JOPPA RD	N	000	54 2
HYDER KENNETH B	11 1112059770	3902 E JOPPA RD	H	000	54 3
MEEK KARL T	11 1123053740	3904 JOPPA RD	D	000	54 4
LIST LEROY H	11 1119039885	9120 HINES RD	H	000	54 6
KELLY ERIN K	11 1114010775	3912 E JOPPA RD	H	000	54 7
CALABRO SHIRLEY R	11 1103003620	9104 HINES RD	H	000	54 9
FEIST ERNEST LJR	11 1106010540	9026 HINES RD	H	000	54 10
HEMPHILL JONATHAN	11 1120080276	9024 HINES RD	H	000	54 11
BERG DOROTHY ANN	11 1102021700	9022 HINES RD	H	000	54 12
MOXLEY DEBORAH A	11 1116001950	9020 HINES RD	H	000	54 13
SMITH PAUL L	11 1123087175	9018 HINES RD	H	000	54 13
HERSHBERGER GARY L	11 1113001100	4026 JOPPA RD	H	000	54 14
HARRISON JEAN K	11 1119048200	4028 E JOPPA RD	H	000	54 15
BENTON GEORGE A	11 1112003350	9000 HINES RD	H	000	54 17
COMES J MELVIN	11 1103047100	4030 JOPPA RD	H	000	54 33
HARRIS RONALD A	11 1113086170	9102 HINES RD	H	000	54 39

PETITIONER' S

EXHIBIT NO. 4



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

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Account Identifier: District - 11 **Account Number -** 1104023210

Owner Information

Owner Name:	PADGETT NORMAN A PADGETT E DORIS	Use:	RESIDENTIAL
Mailing Address:	3832 E JOPPA RD BALTIMORE MD 21236-2203	Principal Residence:	YES
		Deed Reference:	1) / 5962/ 600 2)

Location & Structure Information

Premises Address	Legal Description
3832 E JOPPA RD	PT LT 1 .4671 AC 915FT W OF NAGALL RD JOPPA VILLAGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	13	254			B		1	3	18/ 14
									Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	1,192 SF	20,350.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	30,330	95,080		
Improvements:	87,310	115,760		
Total:	117,640	210,840	179,772	210,840
Preferential Land:	0	0	0	0

Transfer Information

Seller: MURPHY ROBERT C	Date: 11/22/1978	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5962/ 600	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



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

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Account Identifier: District - 11 **Account Number -** 1104023211

Owner Information

Owner Name:	PADGETT NORMAN A PADGETT E DORIS	Use:	RESIDENTIAL
Mailing Address:	3832 E JOPPA RD BALTIMORE MD 21236-2203	Principal Residence:	NO
		Deed Reference:	1) / 5962/ 600 2)

Location & Structure Information

Premises Address
 E JOPPA RD

Legal Description
 PT LT 2 .0498 AC
 905 W NAYGALL RD
 JOPPA VILLAGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	13	254			B		2	3	
									Plat Ref: 18/ 14

Special Tax Areas

Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		2,170.00 SF	04
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	540	540		
Improvements:	0	0		
Total:	540	540	540	540
Preferential Land:	0	0	0	0

Transfer Information

Seller: MURPHY ROBERT C	Date: 11/22/1978	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5962/ 600	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Account Identifier: District - 11 Account Number - 1112059770

Owner Information

Owner Name:	HYDER KENNETH B	Use:	RESIDENTIAL
Mailing Address:	3902 E JOPPA RD BALTIMORE MD 21236-2215	Principal Residence:	YES
		Deed Reference:	1) / 7471/ 464 2)

Location & Structure Information

Premises Address	Legal Description
3902 E JOPPA RD	.4694 AC PT LTS 3,4 JOPPA VILLAGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	13	254			B		3	3	Plat Ref: 18/ 14

Special Tax Areas

Town

Ad Valorem

Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,693 SF	20,448.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	30,360	95,110		
Improvements:	71,340	106,630		
Total:	101,700	201,740	168,392	201,740
Preferential Land:	0	0	0	0

Transfer Information

Seller: LOGAN FOREST EUGENE	Date: 02/05/1987	Price: \$88,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7471/ 464	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:
 * NONE *



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

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Account Identifier: District - 11 **Account Number -** 1123053740

Owner Information

Owner Name: MEEK KARL T **Use:** COMMERCIAL
Principal Residence: YES
Mailing Address: 3904 E JOPPA RD **Deed Reference:** 1) /14882/ 18
 BALTIMORE MD 21236-2215 2)

Location & Structure Information

Premises Address **Legal Description**
 3904 JOPPA RD PT LTS 4-5-6 .4703
 3904 E JOPPA RD
 JOPPA VILLAGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	13	254			B		4	1	Plat Ref: 18/ 14

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1994	3,381 SF	20,489.00 SF	06

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	137,900	192,900		
Improvements:	200,900	294,600		
Total:	338,800	487,500	388,366	437,932
Preferential Land:	0	0	0	0

Transfer Information

Seller: MEEK KARL T	Date: 12/22/2000	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14882/ 18	Deed2:
Seller: PARLETT CHARLES C,JR	Date: 07/30/1991	Price: \$155,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8868/ 699	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



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

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Account Identifier: District - 11 Account Number - 1113001100

Owner Information

Owner Name: HERSHBERGER GARY L
 HERSHBERGER PATRICIA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 4026 E JOPPA RD
 BALTIMORE MD 21236-2221
Deed Reference: 1) /21014/ 708
 2)

Location & Structure Information

Premises Address 4026 JOPPA RD
Legal Description PT LT 14-15
 NW JOPPA RD
 JOPPA VILLAGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	13	254			B		14	3	Plat Ref: 18/ 14

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	2,454 SF	7,762.00 SF	04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	27,190	91,760		
Improvements:	174,240	230,670		
Total:	201,430	322,430	282,096	322,430
Preferential Land:	0	0	0	0

Transfer Information

Seller: MCCULLOH CHARLES V	Date: 11/22/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /21014/ 708	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	Special Tax Recapture:		
Exempt Class:	* NONE *		



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BALTIMORE COUNTY
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Account Identifier: District - 11 **Account Number -** 1119048200

Owner Information

Owner Name: HARRISON JEAN K **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 4028 E JOPPA RD **Deed Reference:** 1) /17596/ 471
 BALTIMORE MD 21236-2221 2)

Location & Structure Information

Premises Address **Legal Description**
 4028 E JOPPA RD PT LTS 15-16 .2930
 4028 E JOPPA RD
 JOPPA VILLAGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	13	254			B		15	3	Plat Ref: 18/ 14

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1953	1,680 SF	12,766.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	27,190	88,690		
Improvements:	75,060	112,950		
Total:	102,250	201,640	168,510	201,640
Preferential Land:	0	0	0	0

Transfer Information

Seller: SLECHTER JOSEPH T	Date: 02/27/2003	Price: \$87,500
Type: IMPROVED ARMS-LENGTH	Deed1: /17596/ 471	Deed2:
Seller: SLECHTER JOSEPH T	Date: 07/30/1998	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /13042/ 78	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 *



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Account Identifier: District - 11 **Account Number -** 1103047100

Owner Information

Owner Name:	COMES J MELVIN COMES CAROLEE A	Use:	RESIDENTIAL
Mailing Address:	4030 E JOPPA RD BALTIMORE MD 21236-2221	Principal Residence:	YES
		Deed Reference:	1) 2)

Location & Structure Information

Premises Address	Legal Description
4030 JOPPA RD	PT LT 33 .2164 AC 1200 SW HINES RD GLEN F GALL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	13	254					33	3	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	1,812 SF	9,425.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	27,600	92,350		
Improvements:	104,280	159,130		
Total:	131,880	251,480	211,612	251,480
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	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 *



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Account Identifier: District - 11 **Account Number -** 1123000300

Owner Information

Owner Name:	POLASEK KAREL	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	4032 E JOPPA RD BALTIMORE MD 21236-2221	Deed Reference:	1) /19752/ 370 2)

Location & Structure Information

Premises Address	Legal Description
4032 E JOPPA RD	.3435 AC 4032 E JOPPA RD NWS JOPPA VILLAGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	13	588						3	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	1,530 SF	14,964.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	28,990	93,740		
Improvements:	82,290	125,590		
Total:	111,280	219,330	183,312	219,330
Preferential Land:	0	0	0	0

Transfer Information

Seller: EILMAN DOROTHY L	Date: 03/17/2004	Price: \$160,000
Type: NOT ARMS-LENGTH	Deed1: /19752/ 370	Deed2:
Seller: WAREAM WILLIAM W	Date: 08/09/1993	Price: \$120,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9938/ 512	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 *



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Account Identifier: District - 11 **Account Number -** 1126000500

Owner Information

Owner Name:	ZANG JOSEPH L ZANG FILOMENA M	Use:	RESIDENTIAL
Mailing Address:	4034 E JOPPA RD BALTIMORE MD 21236-2221	Principal Residence:	YES
		Deed Reference:	1) / 4510/ 353 2)

Location & Structure Information

Premises Address	Legal Description
4034 E JOPPA RD	NS E JOPPA RD .2897 AC 260 SW HINES RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	13	449						3	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	952 SF	13,500.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	28,620	93,370		
Improvements:	54,360	91,260		
Total:	82,980	184,630	150,746	184,630
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	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 *



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Account Identifier: District - 11 **Account Number -** 1800012296

Owner Information

Owner Name:	ROWE JEFFREY W ROWE BONNIE E	Use:	RESIDENTIAL
Mailing Address:	4036 E JOPPA RD BALTIMORE MD 21236-2221	Principal Residence:	YES
		Deed Reference:	1) /15353/ 571 2)

Location & Structure Information

Premises Address

4036 JOPPA RD

Legal Description

PT LT 4 .3852 AC
 4036 JOPPA RD
 JOPPA VILLAGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	13	87						3	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1948	1,168 SF	16,779.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	29,440	94,190		
Improvements:	107,010	161,110		
Total:	136,450	255,300	215,682	255,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: SCHOTT MARIE L	Date: 06/28/2001	Price: \$140,000
Type: IMPROVED ARMS-LENGTH	Deed1: /15353/ 571	Deed2:
Seller: SCHOTT JOSEPH C	Date: 04/07/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10450/ 398	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 *



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Account Identifier: District - 11 **Account Number -** 1112003350

Owner Information

Owner Name:	BENTON GEORGE A BENTON MYRTLE S	Use:	RESIDENTIAL
Mailing Address:	9000 HINES RD BALTIMORE MD 21234-1308	Principal Residence:	YES
		Deed Reference:	1) / 6363/ 547 2)

Location & Structure Information

Premises Address
 9000 HINES RD

Legal Description

NW COR JOPPA RD
 JOPPA VILLAGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	13	254			B		17	3	Plat Ref: 18/ 14

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	1,212 SF	19,110.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	30,020	94,770		
Improvements:	112,570	154,270		
Total:	142,590	249,040	213,556	249,040
Preferential Land:	0	0	0	0

Transfer Information

Seller: BENTON GEORGE A	Date: 01/20/1982	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6363/ 547	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 *

48290 : THIS DEED made this 31st day of December
 The Maryland Land & Timber Co. : in the year one thousand nine hundred and
 Deed to : forty-seven by and between THE MARYLAND LAND
 Glenn F Gall : AND TIMBER COMPANY a corporation duly organized
 ----- Sts \$2.20 Fed \$2.20 :
 under the laws of the State of Maryland party
 of the first part and GLENN F GALL party of the second part

WITNESSETH that in consideration of the sum of five dollars and other good and valuable considerations this day paid receipt whereof is hereby acknowledged the said THE MARYLAND LAND AND TIMBER COMPANY a body corporate does grant and convey unto the said Glenn F Gall his heirs and assigns in fee simple all those lots or parcels of ground situate lying and being in Baltimore County State of Maryland and described as follows

PARCEL NO 1 - BEGINNING for the same at a stone standing at a corner of Lot Number 40 as shown on a Plat of "Kenwood Park" and which is also a corner of a Lot heretofore conveyed by James E Wood and wife to Robert Bourneman and wife and running thence bounding on the outlines of the whole lot of land owned by Robert Councilman North 27 degrees West 143 feet thence still bounding on the outlines of said whole lot of ground south 47-3/4 degrees West 1008 feet thence still bounding on the outlines of said whole tract North 85-1/2 degrees East 370 feet thence leaving the outlines of said whole tract North 35-1/2 degrees East 580 feet thence northeasterly by a straight line 132 feet more or less to the place of beginning

PARCEL No - 2 BEGINNING for the same at a stone set in the ground at the beginning of the whole lot of ground which by deed dated May 27 1920 and recorded among the Land Records of Baltimore County in Liber W P C No 528 folio 75 etc was conveyed by Louisa C Councilman to Bertha Lawson and running thence binding on said land North 85-1/2 degrees West 28 feet to an iron pipe set in the ground at the Southeast corner of the land now belonging to James Z Wood thence North 37 degrees and 11 minutes East and binding on the said land 580 feet to the centre of Kenwood Avenue and to the land which by a deed dated April 3 1911 and recorded among the Land Records of Baltimore County in Liber W P C No 502 folio 113 etc was conveyed by Robert Councilman to Robert Bonemann thence binding on said land and on the centre of said road south 20 degrees East 201 feet thence south 6 degrees and 55 minutes West 277 feet to a pipe and thence south 89 degrees and 55 minutes West 359 feet to the place of beginning

SAVING AND EXCEPTING however from the tracts above described the lots of ground heretofore conveyed by the following deeds (1) deed dated July 26 1929 and recorded among the Land Records of Baltimore County in Liber L McL M No 829 folio 496 from James Z Wood and Florence E Wood his wife to Henry Jacobs and Thelma Jacobs his wife (2) Deed dated November 15 1940 and recorded among the Land Records aforesaid in Liber C W B Jr No 1120 folio 253 from James Z Wood and Florence E Wood his wife unto Florence M Wood (3) deed dated April 12 1943 and recorded among the Land Records aforesaid in Liber R J S No 1280 folio 578 from James Z Wood and wife unto James Z Wood (4) grant dated April 30 1934

540
and recorded among the Land Records aforesaid in Liber C w B Jr No 936 folio 192 from James Z Wood and wife unto State Roads Commission of Maryland

BEING all and the same property which by deed dated November 1 1945 and recorded among the Land Records of Baltimore County in Liber R J S No 1418 folio 203 was granted and conveyed by James E Wood and Mathilda M Wood his wife unto The Maryland Land and Timber Company a body corporate

Parcel No 3- Beginning for the same at a stone on the southwest side of Joppa Road the beginning of the Land described in a deed from Earl W Blackburn and wife to Robert F Penn et al dated March 20 1933 and recorded among the Land Records of Baltimore County in Liber L McL M No 910 folio 298 etc thence running with and binding on the first line of said land South 29 degrees 06 minutes West 300-3/100 feet to the end of the South 42 degrees 01 minute East 570-95/100 feet line of the land described in a deed from Robert F Penn to the Clark Sand/Gravel Company dated May 31 1938 and recorded among the Land Records of Baltimore County in Liber C w B Jr No 1034 folio 97 etc thence binding on the outlines of said land reversely North 42 degrees 01 minute West 570-95/100 feet and North 30 degrees 10 minutes East 154-68/100 feet to the center of Joppa Road thence binding on the center of Joppa Road South 62 degrees 22 minutes East 28-8/100 feet South 59 degrees 40 minutes East 82 feet and South 57 degrees 42 minutes East 428-2/10 feet and thence leaving the center of said road and running South 29 degrees 06 minutes West 15 feet to the place of beginning Containing 2-97/100 acres of land

Being all and the same property which by deed dated November 16 1945 and recorded among the Land Records of Baltimore County in Liber R J S No 1422 folio 534 was granted and conveyed by Robert F Penn and Helen Hoffman Penn his wife to The Maryland Land and Timber Company a body corporate saving and excepting therefrom all that parcel of land which by deed dated March 27 1946 and recorded among the Land Records of Baltimore County in Liber R J S No 1440 folio 304 was granted and conveyed by The Maryland Land and Timber Company unto George D Gall and Violet P Gall his wife

PARCEL No 4 - BEGINNING for the same at the intersection of the center lines of Joppa Road and Hines Road and running thence with and bounding on the center of Hines Road North 26 degrees 50 minutes West 297 feet North 29 degrees 30 minutes West 2000 feet North 31 degrees 42 minutes West 100 feet and North 42 degrees 29 minutes West 36-5/10 feet to intersect the North 34 degrees West 131-4/10 perches line of the land described in the deed from Samuel Pinkerton et al to John G Erdman dated June 30 1875 and recorded among the Land Records of Baltimore County in Liber J B No 92 folio 585 etc and at a point distant South 82 degrees 52 minutes East 26-72 /100 feet from a stone planted at the beginning of the land described in said deed thence binding on said line North 30 degrees 30 minutes West 60 feet to the end of said line to a point where an old stake was planted as called for in the description in said deed still binding on the outlines of said land North 82 degrees 30 minutes West 1-4/10 perches and South 30 degrees West 3-6/10 perches to the stone at the beginning of said land thence running with and bounding on the outlines of said land North 82 degrees 52 minutes West 521-6/10 feet to a stone thence south 10 degrees 15 minutes East

(Notarial seal)

Margaret M Weis

Notary Public

Recorded Mar 24 1948 at 11: A M & Exd per

T Eraden Silcott - Clerk

(Rec MP

(Exd W & T)

48291 : THIS PARTIAL RELEASE OF MORTGAGE Made this 21st
 The Kingsville Bk.a body corp. : day of January in the year one thousand nine
 Par RW1 of Mtg : hundred and forty-eight by and between THE KINGS-
 August G Goetz et al : VILLE BANK a corporation of the State of Maryland
 : party of the first part and AUGUST G GOETZ and
 BERTHA F GOETZ his wife parties of the second part

WHEREAS The KINGSVILLE BANK is the holder of a mortgage from August G Goetz and Bertha F Goetz his wife dated April 18 1947 and recorded among the Land Records of Baltimore County in Liber J W B No 1552 folio 174 and

WHEREAS the said August G Goetz and Bertha F Goetz his wife have requested The KINGSVILLE BANK to Release the parcel of ground hereinafter described from the legal operation and effect of the aforesaid mortgage which the party of the first part has agreed to do wherefore these presents are executed

NOW THEREFORE THIS PARTIAL RELEASE OF MORTGAGE WITNESSETH that in consideration of the premises and the sum of five dollars this day paid the receipt whereof is hereby acknowledged the said The Kingsville Bank does grant and release unto the said August G Goetz and Bertha F Goetz his wife their heirs and assigns forever in fee simple all that lot or parcel of ground situate lying and being in the Eleventh Election District of Baltimore County State of Maryland and described as follows

BEGINNING for the same at an iron spike heretofore set in or on the southwest side of Sunshine Avenue at the Northeast corner of the present Church lot and at the beginning of that lot of land conveyed by Emmett E Richardson and Thelma L Richardson his wife to August G Goetz and Bertha F Goetz his wife by deed dated April 18 1947 and recorded among the Land Records of Baltimore County in Liber J W B No 1560 folio 232 and thence leaving the road and running with the first line of said deed and bounding on the present Church lot south 13 degrees 31 minutes West 376-00/100 feet to a large native stone heretofore set and thence leaving the outline of the lands of the said August G Goetz and wife and running for a line of division through and across the same North 28 degrees 46 minutes East 347-35/100 feet to an iron bar now set on or in the Southwest side of the aforesaid road and thence running therewith and bounding thereon North 52 degrees 26 minutes West 100-00/100 feet to the place of beginning Containing 35/100 of an acre more or less as surveyed by Somerville and Somerville November 18 1947

TOGETHER with the buildings and improvements thereupon erected made or being
 and all and every the rights alleys ways waters privileges appurtenances and advantages

STATE OF MARYLAND, BALTIMORE COUNTY, to wit :

I HEREBY CERTIFY, that on this 21st day of May in the year nineteen hundred and fifty-one, before me, the subscriber a Notary Public of the State of Maryland in and for Baltimore County personally appeared Robert T. Scherer and Evelyn C. Scherer, his wife, and acknowledged said mortgage to be his, her, or their act. At the same time also appeared J. Edward Hack the President of said Mortgagee corporation and made oath in due form of law that the consideration mentioned in said mortgage is true and bona fide as therein set forth.

AS WITNESS my hand and Notarial Seal.

(Notarial Seal)

Milton Tolle

MILTON TOLLE Notary Public

Recorded May 22, 1951 at 11 A M & Exd per George L. Byerly - Clerk MVM
Exd by AM&EH

For value received The Fullerton Permanent Loan Association of the 12th District of Baltimore County hereby releases the within Mortgage as witness its corporate seal and the hand of J. Edward Hack, its President, this 1st day of February, 1965.
Witness: The Fullerton Permanent Loan Association
Melvin F. Blanchard Of The 12th District of Baltimore County
By J. Edward Hack, President (Corporate seal)
Rec Feb. 3, 1964 at 9:24 A M & Exd per Robert R. Gill - clerk mp

PETITIONER'S

EXHIBIT NO. 6

22680 Glenn F. Gall & Wf) THIS DEED, Made this 21st day of May 1951, by Glenn F. Gall
Deed to J. Melvin Comes & Wf) and Emily M. Gall, his wife, of Baltimore County, State of
USS \$2.20 SS \$2.20) Maryland.

-----) WITNESSETH: That in consideration of the sum of five dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Glenn F. Gall and Emily M. Gall, his wife, do hereby grant and convey unto J. Melvin Comes and Carolee A. Comes, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple, all that lot of ground situate, lying and being in Baltimore County, Maryland, and described as follows:

BEGINNING for the same on the northernmost side of Joppa Road and at the distant of 50.82 feet, south 73 degrees 43 minutes west from the end of the first line of the land which by deed dated September 26, 1950, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1898, folio 100, was conveyed by Glenn F. Gall and wife to William W. Wareham and wife, and running thence from the aforesaid place of beginning and bounding on the northernmost side of Joppa Road, south 73 degrees 43 minutes west 72.9 feet, thence running for lines of division now made the three following courses and distances, viz: north 16 degrees 17 minutes west 180 feet, north 73 degrees 43 minutes east 40 feet, and south 29 degrees 30 minutes east 182.5 feet to the place of beginning.

BEING a part of the land which by deed dated December 31, 1947 and recorded among the Land Records aforesaid in Liber J.W.B. No. 1647, folio 559, was conveyed by The Maryland Land and Timber Company to Glenn F. Gall, in fee simple.

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

DEL. PER TICKET JUL 11 1952

TO HAVE AND TO HOLD the said described lot of ground and premises unto and to the use of the said J. Melvin Comes and Carolee A. Comes, his wife, as tenants by the entirety, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple.

SUBJECT, however, to the following covenants and restrictions which are hereby entered into by the parties hereto as part of the consideration for this deed, viz:

1. That no house or residence shall be erected on said lot the cost of which shall be less than \$4500.00.

2. That the building line shall be set back 40 feet from the State Road line of said lot, and no improvements whatsoever shall be erected thereon closer than 40 feet to the State road line, except porches and bay-windows; this restriction being applicable to the foundation of the house, which must be kept in line.

3. That at no time shall the sale of spirituous or malt liquor be permitted on said lot or any part thereof.

4. That no swine shall be kept on said lot or any part thereof.

5. That said lot, or any part thereof, shall not be sold, transferred to, leased or occupied by any negro or person of negro descent; this provision not to apply to the employee or domestic servants of the owner or occupant thereof.

AND the said grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

TEST: George C. Naylor
George C. Naylor

Glenn F. Gall (Seal)
Glenn F. Gall
Emily M. Gall (Seal)
Emily M. Gall

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY that on this 21st day of May 1951, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore County aforesaid personally appeared Glenn F. Gall and Emily M. Gall, his wife, and they acknowledged the foregoing deed to be their act.

WITNESS my hand and Notarial Seal.

(Notarial Seal)

George C. Naylor
George C. Naylor Notary Public.

Recorded May 22, 1951 at 11 A M & Exd per George L. Byerly - Clerk REC MYM

Exd by AM&EH

22681 J. Melvin Comes & Wf) THIS MORTGAGE, Made t his 21st day of May in
Mte to Fullerton Perm Loan Asso 12th Dist) the year one thousand nine hundred and fifty
-----) one between J. Melvin Comes and Carolee A. Comes,
his wife of Baltimore County in the State of Maryland, Mortgagor and The Fullerton Permanent
Loan Association of the 12th District of Baltimore County a body corporate, duly incorporated,
Mortgagee.

WHEREAS, the said Mortgagor being a member of said body corporate has received therefrom an advance of (\$7500.00) Seventy-five hundred DOLLARS being the balance of the purchase money for the hereinafter described property, and which sum the said Mortgagor agrees to repay in installments with interest thereon from the date hereof, at the rate of five per cent. per annum, in the manner following:



001030

3904

PETITIONER'S

EXHIBIT NO. 2

JUNE 7, 2008

JOPPA RD

Joppe
Road
went
to
East
past
woods





4076



#4028



#4030





4038



4034



4036



9D36





for by
SS
Boyle
Rd

- across street from (Lot 17) 2000
Hines Road

PETITIONER'S

EXHIBIT NO.

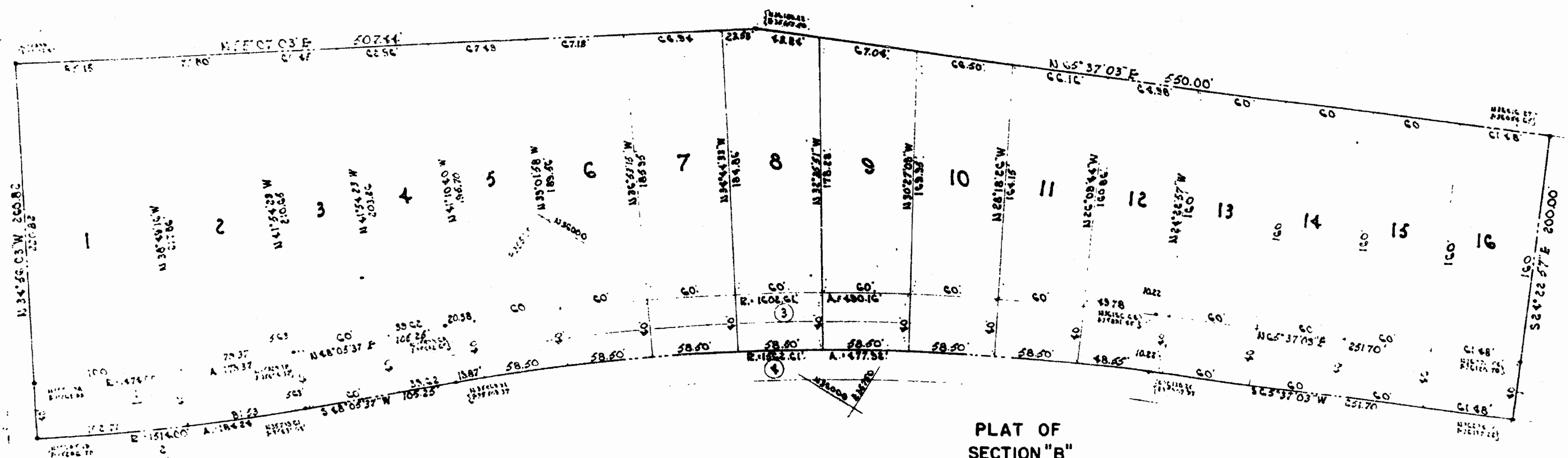
7



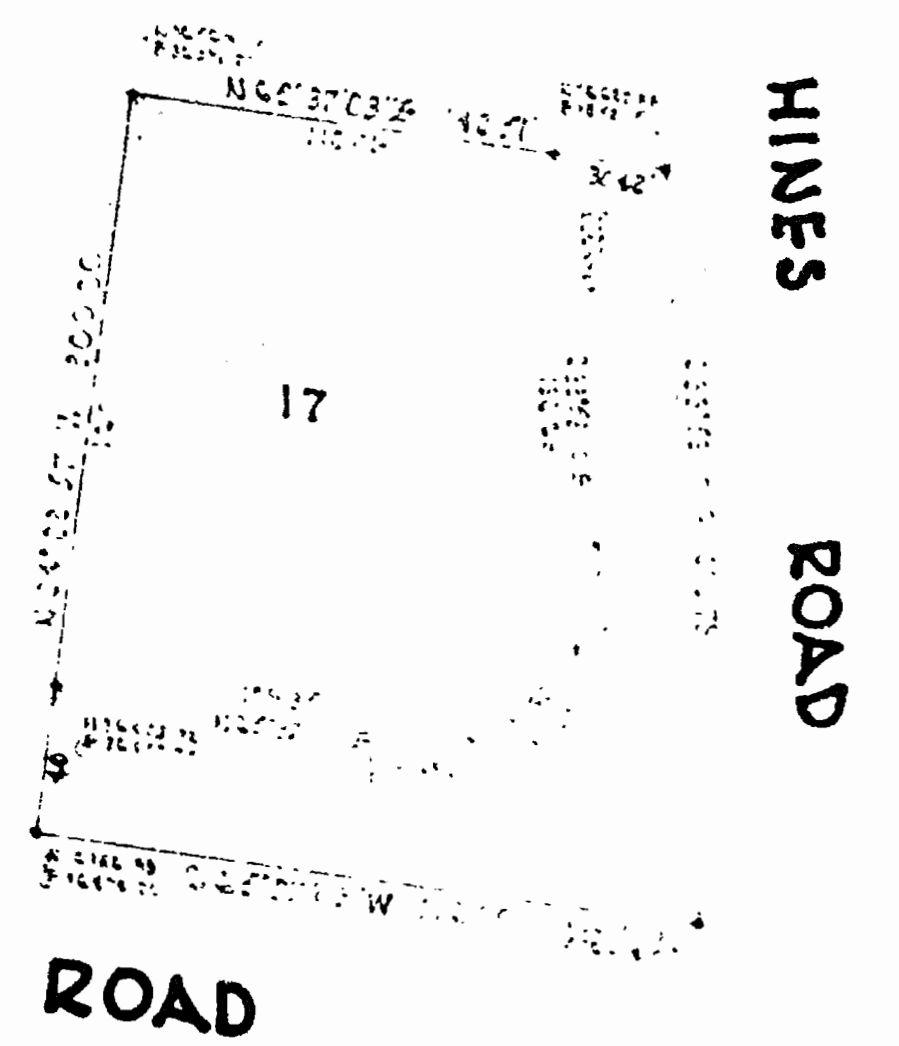
Plot Ex
8
Noyah
Housing



PETITIONER'S
EXHIBIT NO. 8



CURVE DATA						
No.	RADIUS	Δ	ARC	TAN	CHORD	L.C.B.
1	1574.70	6° 58' 20"	179.57	85.94	173.26	277° 24' 41" N
2	1514.70	6° 58' 20"	164.24	82.03	159.15	281° 24' 41" W
3	1502.61	17° 31' 20"	480.10	247.71	489.28	270° 21' 00" W
4	1702.31	17° 31' 20"	477.00	246.94	476.00	270° 21' 00" W



JOPPA

The requirements of sections 2, 4, 72B, and of Article 17 of the Annotated Code of Md. (1935 Edition) (Title: Clerks of Courts, Sub Title: Clerks of Circuit Courts) as far as they relate to the making of this plat and setting the markers have been complied with.

Owner of the land shown here is

Registered Professional Engineer and Land Surveyor

NOTES

The streets and/or roads shown herein and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to the public use. The fee simple title thereof is expressly reserved to the grantors of the deed to which this plat is attached, their heirs and assigns.

Coordinates shown on this plat are based on Metropolitan District of Baltimore County Coordinate System.

HUB NO. 5865A 125327.87
E-34685.48

PLAT OF SECTION "B"

JOPPA VILLAGE

A DEVELOPMENT OF GLENN F. GALL

II. ELECTION DIST. BALTO. COUNTY, MD.

Scale: 1"=50'

January 25, 1982

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY APPROVED FOR STREET ALIGNMENT AND LOCATION BY <i>J. Paul Griffith</i> ROAD ENGINEER DATE <i>Apr. 21, 1982</i>	APPROVED FOR BALTIMORE COUNTY PLANNING COMMISSION BY <i>Theresa J. Poir</i> DATE <i>Mar. 24, 1982</i>	THOMPSON, GRACE AND MAYS, INC. ENGINEERS - CONTRACTORS FIDELITY TRUST COMPANY BLDG. TOWNSHIP 4, MARYLAND
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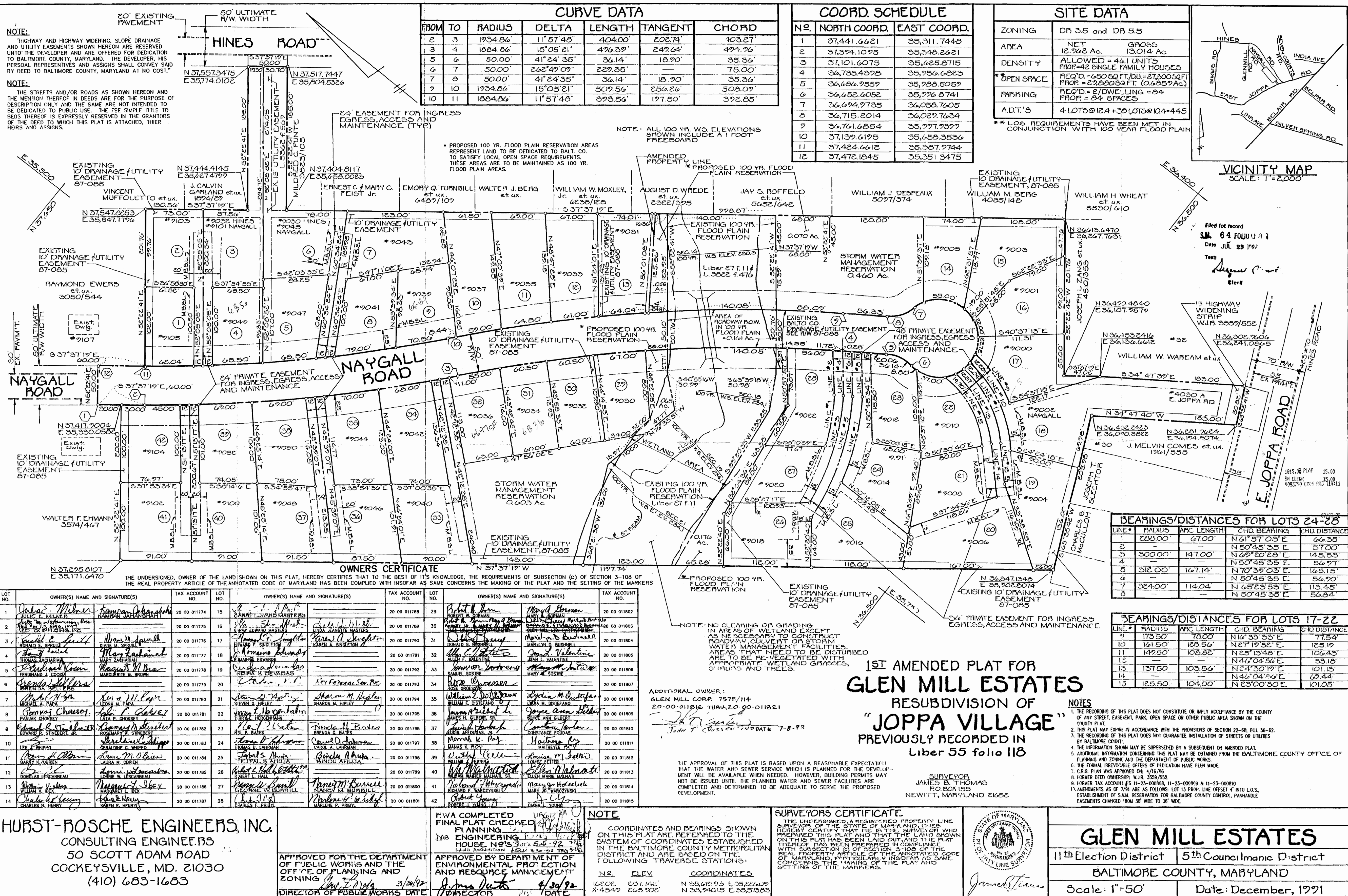


NOTE:

HIGHWAY AND HIGHWAY WIDENING, SLOPE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED TO THE DEVELOPER AND ARE OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE:

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.



PETITIONER'S
EXHIBIT NO. 10

87-085 MSB SS41236-9454 64-82

NOTE: A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

HINES ROAD

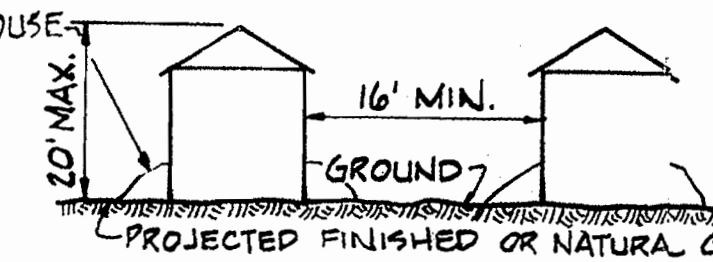
NOTE: ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPES, BUT MUST COMPLY WITH SECTIONS 400 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

WETLAND AREA

NOTE: NO CLEARING OR GRADING IN AREAS OF WETLAND EXCEPT AS NECESSARY TO CONSTRUCT ROADWAY, CULVERT OR STORM WATER MANAGEMENT FACILITIES. AREAS THAT NEED TO BE DISTURBED ARE TO BE RE-VEGETATED WITH APPROPRIATE WETLAND GRASSES, SHRUBS AND TREES. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

NOTE: NO WINDOWS IN ENDS (SIDES) OF UNITS.

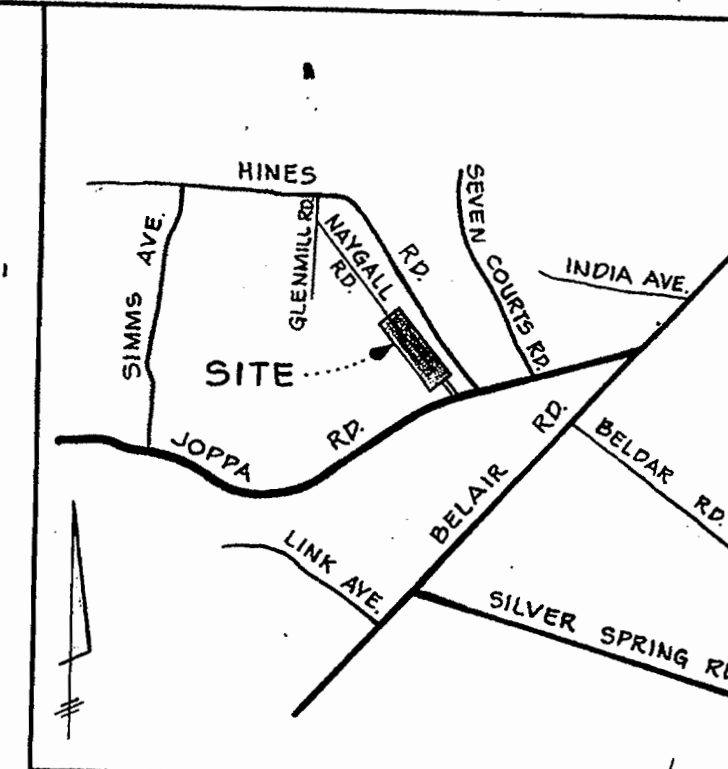
BUILD UP AROUND HOUSES



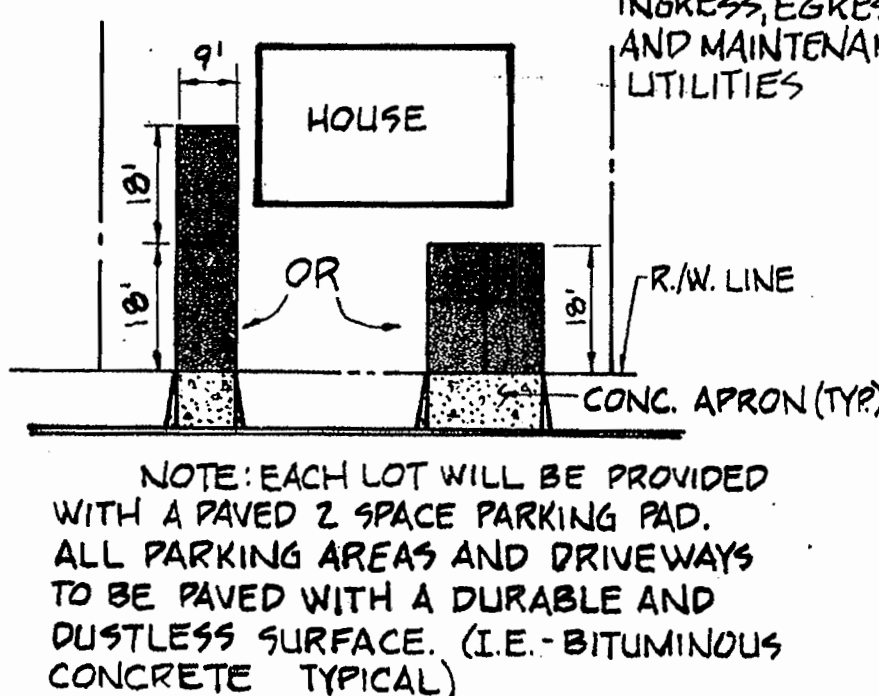
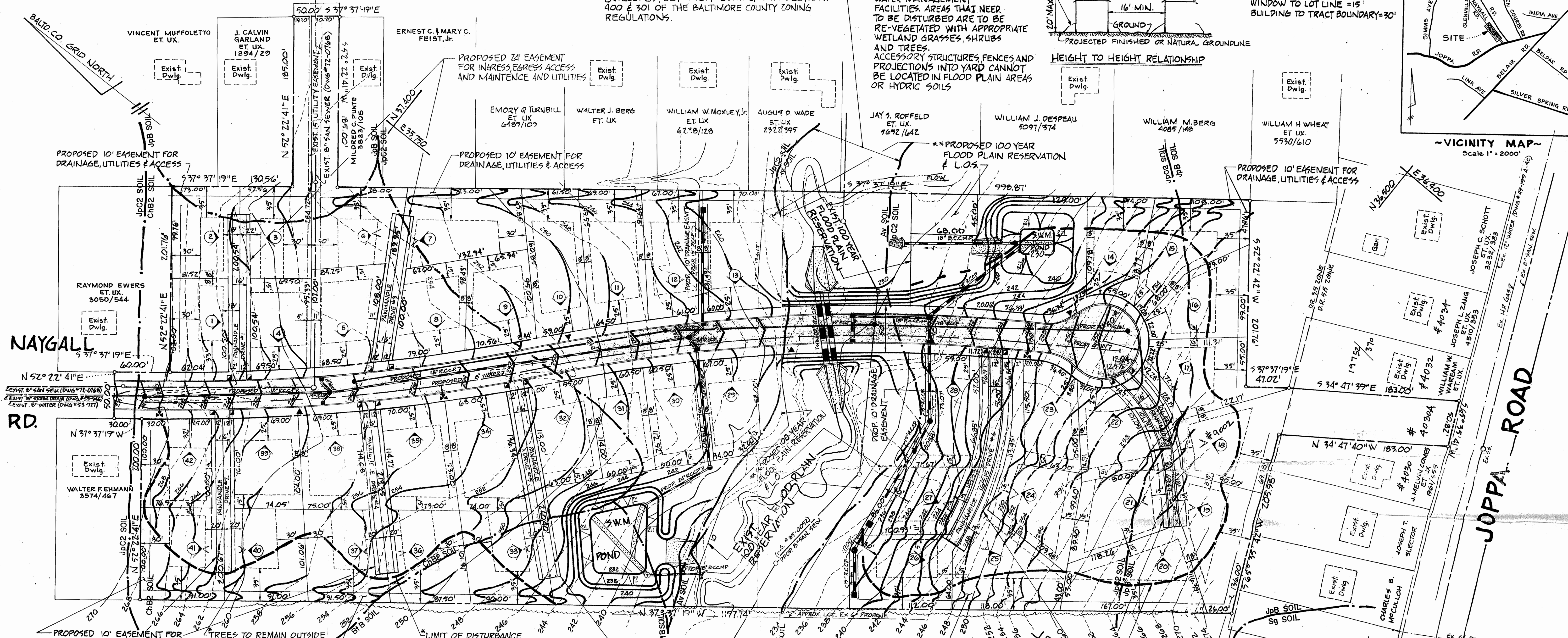
HEIGHT TO HEIGHT RELATIONSHIP

TYPICAL SETBACK REQUIREMENTS

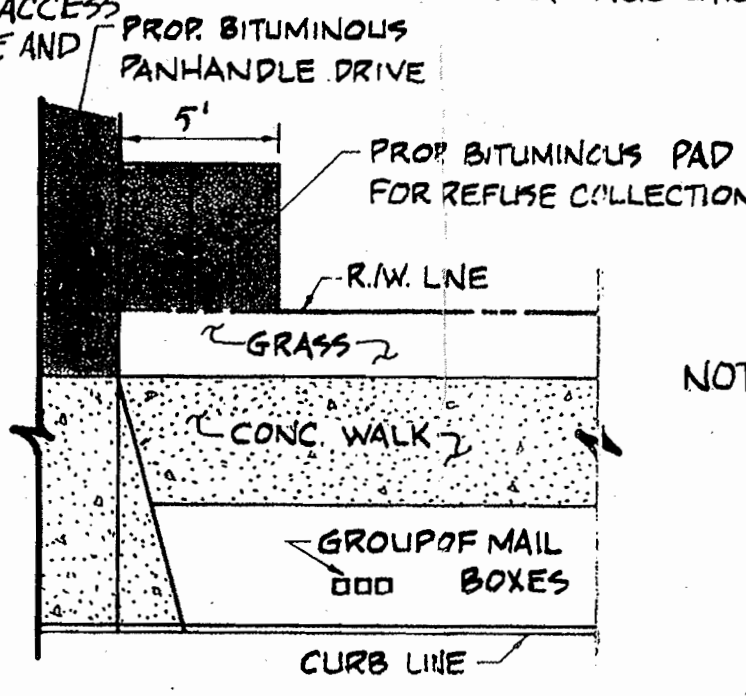
WINDOW TO WINDOW = 40'
WINDOW TO TRACK BOUNDARY = 35'
WINDOW TO STREET R/W = 25'
WINDOW TO LOT LINE = 15'
BUILDING TO TRACT BOUNDARY = 30'



~VICINITY MAP~
Scale 1" = 2000'



RESIDENTIAL
PARKING DETAIL
NOT TO SCALE



TO BE USED WHERE SHOWN ON
PLAN BY "R"

LEGEND

- AREA OF PROPOSED PAVING
- PROPOSED BUILDING ENVELOPE
- EXISTING CONTOUR LINE (2' INTERVAL)
- PROPOSED CONTOUR LINE (2' INTERVAL)

NOTES: THIS DEVELOPMENT COMPLIES WITH THE CRG PLAN AND ALL CRG COMMENTS.

THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCE IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET CURBS.

THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

GENERAL NOTES

- DEED REFERENCE W.J.R. 3559/552.
- ACCOUNT NO. 11-23-000808, 11-23-000809 & 11-23-000810
- EXISTING ZONING OF SITE: DR. 35 & DR. 55
- CENSUS TRACT NO. 4114.03
- WATERSHED NO. 4
- SUB-WATERSHED 25
- FOR LOCATION OF EXISTING FIRE HYDRANTS. SEE SHEET NO.
- ALL ROADWAYS AND PARKING BAYS TO BE PAVED WITH BITUMINOUS CONCRETE.
- ALL PARKING SPACES WILL BE 9'x18' MIN. (SEE DETAIL)
- REFUSE TO BE COLLECTED BY BALTIMORE COUNTY.
- ALL COORDINATES HEREON ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY SYSTEM.
- CONTOUR INTERVALS = 2' (PROP.) & 2' (EXIST.)
- STREET LIGHTS WILL BE 100 WATT MERCURY VAPOR POST TOP UNITS ON 14' POLES (SHOWN "A")
- THIS SITE CONTAINS NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS.
- PANHANDLE DRIVEWAYS TO BE 16' WIDE PAVED WITH BITUMINOUS CONCRETE AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS IN PROPORTION TO THE LENGTH NEEDED TO GAIN ACCESS TO THEIR INDIVIDUAL LOT.
- EXISTING VEGETATION ON SITE IS MIXED HARDWOOD TREES. EXISTING TIMBER TO BE REMOVED ONLY IN THE AREAS OF SUBSTANTIAL GRADING OR WITHIN AREAS OF CONFLICT WITH HOUSE PLACEMENT. 96% OF THE SITE IS WOODED, 60% IS TO BE REMOVED.
- ESTIMATED AVERAGE DAILY SEWER FLOW = 13,230 GALLONS PER DAY.
- UNITS TO BE SOLD.
- TREES ARE TO REMAIN EVEN INSIDE "LIMITS OF DISTURBANCE LINE" AROUND HOUSES WHERE EXTENSIVE GRADING IS NOT PERFORMED. (AREAS OF 1 FOOT OR LESS CUT OR FILL ARE NOT EXTENSIVE)
- PROP. 100 YR. FLOOD PLAIN AREAS REPRESENT LAND DEDICATED TO THE 100 YEAR FLOODPLAIN TO MEET LOCAL OPEN SPACE REQUIREMENTS. THESE ARE TO REMAIN UNDISTURBED WHERE POSSIBLE, AND ARE TO BE MAINTAINED AS 100 YEAR FLOOD PLAIN AREAS. THIS LAND IS TO BE DEDICATED TO BALTIMORE COUNTY.

DENSITY CALCULATIONS

D.R. 5.5 ZONE:
0.2135 + 0.0370 = 0.2485
0.2485 x 5.5 = 1.367

D.R. 3.5 ZONE:
12.7545 + 0.0172 = 12.7717
12.7717 x 3.5 = 44.701

TOTAL UNITS ALLOWED
1.367 + 44.701 = 46.068

DENSITY CALCULATIONS	
ZONING	DR. 3.5 & DR. 5.5
AREA	NET 12.962 A. GROSS 13.014 A.
DENSITY	ALLOWED = 46.1 UNITS
PROP. = 47 SINGLE FAMILY HOUSES	
*OPEN SPACE	REQ'D = 690 SQ. FT. (0.157 A.) PROP. = 29880 SQ. FT. (0.6859 A.)
PARKING	REQ'D = 27 DWELLING = 84 PROP. = 84 SPACES
ADT'S	4 LOTS @ 12.4 + 38 LOTS @ 10.4 = 445

** L.O.S. REQUIREMENTS HAVE BEEN MET IN CONJUNCTION WITH 100 YEAR FLOOD PLAN.

FIRST AMENDED

FINAL DEVELOPMENT PLAN	
GLEN MILL ESTATES	
11TH Election District	5TH Councilmanic District
BALTIMORE COUNTY, MARYLAND	
Scale: 1" = 50'	Date: SEPT. 22, 1986

HURST-ROSCH ENGINEERS, INC.
CONSULTING ENGINEERS
50 SCOTT ADAM ROAD
COCKEYSVILLE, MD. 21030
683-1683



OWNER: RICHARD E. WALTON
4100 PERRY VIEW RD
BALTIMORE, MARYLAND

APPLICANT: GLEN MILL CORPORATION
CONTRACT 9656 BELAIR ROAD
PURCHASER BELAIR, MD 21236

NOTE: LIMITS OF CLEARING ARE TO BE STAKED IN THE FIELD PRIOR TO GRADING. NOTIFY HUMAN & ROHDE INC. @ 825-3885 48 HOURS PRIOR TO BEGINNING GRADING.

APPROVED BY C.R.G.
APRIL 16, 1986

PETITIONER'S
EXHIBIT NO. 9

NOTE:

- OWNER:
THOMAS E. BOOTH, TRUSTEE OF THE BOOTH FAMILY
CHARITABLE TRUST
2529 WASHINGTON BLVD.
BALTIMORE, MD 21230-1406
LIBER 25747, FOLIO 321
TAX MAP 72, PARCEL 175, GRID 7
ACCOUNT #2000011791
- EXISTING ZONING: D.R. 5.5 & D.R. 3.5.
- PUBLIC WATER & SEWER IS AVAILABLE TO SERVE THE PROPOSED HOUSE.
- ZONING HISTORY: NONE
- AREA PROPERTY: 19,326 SQ. FT. - 0.44 ACRE +/-
- THE SUBJECT PROPERTY IS NOT IN A FLOOD ZONE. SEE FLOOD INSURANCE RATE MAP
COMMUNITY PANEL 240010 0290B.
- DRC#010708E PENDING.

PETITION REQUESTED FOR ZONING VARIANCE:

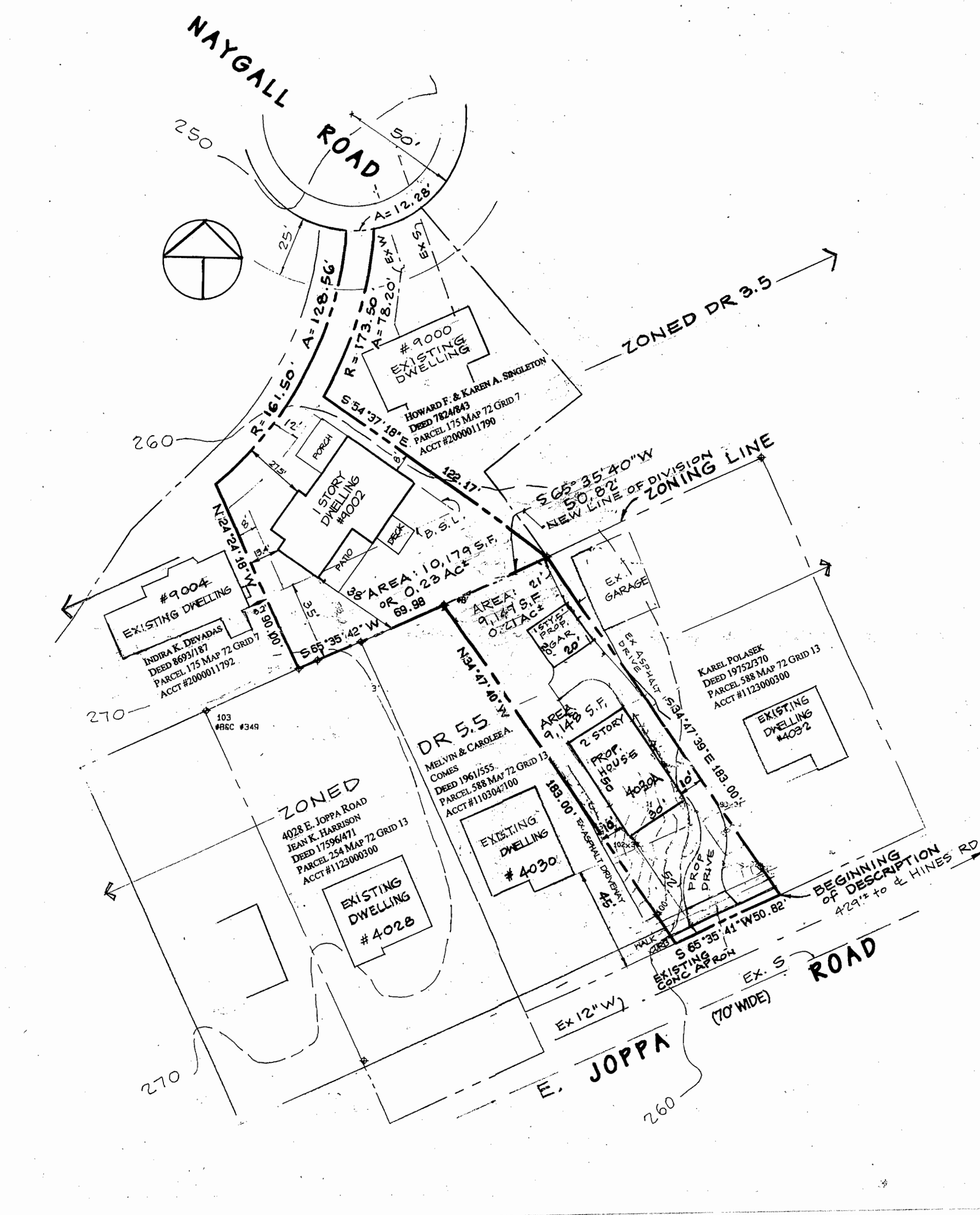
- A variance from BCZR 1B02.3.C.1 to provide a minimum lot width of 50 feet in lieu of the required 55 feet where the minimum net lot area per dwelling unit meets the requirements.

PETITIONS REQUESTED FOR SPECIAL HEARING:

- To approve a second amendment to the final development plan of Glen Mills Estates to provide an undersized lot at 4030-A E. Joppa Road with a lot width of 50 feet in lieu of the required 55 feet utilizing small tract tables and an area of 9,148 square feet where 6,000 square feet are required.
- To permit side yards of 10 feet wide on each side in lieu of the 30 feet described in Final Development Plan from building to tract boundary.
- To approve an amendment to the Final Development Plan from building to tract boundary of Glen Mill Estates for Lot 18 to provide an undersized lot for 4030-A E. Joppa Road with a lot width of 50 feet in lieu of the required 55 feet utilizing small tract tables with an area of 9,148 square feet where 6,000 square feet are required.
- To provide a side yard set back of 10 feet on each side from the window to the tract boundary in lieu of the 35 feet shown on the First Amended Final Development Plan of Glen Mill Estates.

A SPECIAL HEARING TO APPROVE THE AMENDMENT TO THE FINAL DEVELOPMENT PLAN AS PER THE VARIANCE REQUESTS.

TO APPROVE AN AMENDMENT TO GLEN MILL ESTATES RE-SUBDIVISION OF JOPPA VILLAGE WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK EHK JR. 55, FOLIO 118, AS AMENDED BY THE PLAT ENTITLED "FIRST AMENDED PLAT FOR GLEN MILL ESTATES RE-SUBDIVISION OF JOPPA VILLAGE PREVIOUSLY RECORDED IN LIBER 55, FOLIO 118, WHICH AMENDED PLAT IS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 64, PAGE 82. THE EXISTING IMPROVEMENTS THEREOF BEING KNOWN AS 9002 NAYGALL ROAD



PLAT TO ACCOMPANY PETITION
FOR A SPECIAL HEARING AND
ZONING VARIANCES
4030A EAST JOPPA ROAD &
9002 NAYGALL ROAD
11TH ELECTION DISTRICT
COUNCILMANIC DISTRICT No. 5
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=40'
JANUARY 15, 2007
REVISED MARCH 2, 2008

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW. A TITLE REPORT WAS NOT FURNISHED FOR THIS PLAT.



PETITIONER'S
EXHIBIT NO. 1

Prepared by:
H. Malmud & Associates, Inc.
12018 Ridge Valley Drive
Owings Mills, Maryland 21117
Telephone 410 308-0442

2008-0413-0011