

IN RE: PETITION FOR SPECIAL HEARING
S/S Greenspring Valley Road, 3,000' NW of
Falls Road
(1021 Greenspring Valley Road)

3rd Election District
2nd Council District

William C. Trimble, et ux, *Legal Owners*
Stephen J. Immelt, *Contract Purchaser*

Petitioners

BEFORE THE
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY

Case No. 2009-0288-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, William C. Trimble, and his wife, Nancy G. C. Trimble. The Petitioners request a special hearing to approve the non-density transfer of 1.59 acres of land from the subject property to the contract purchasers and owners of an adjacent improved parcel Stephen J. Immelt, and his wife, Susan C. Immelt. The subject property and requested relief are more particularly described on the redlined site plan, which was marked and accepted into evidence as Petitioners' Exhibit 1.¹

Appearing at the requisite public hearing in support of the requested relief was Bruce E. Doak, the registered property line surveyor with Gerhold, Cross & Etzel, Ltd., who prepared the site plan for this property. There were no Protestants or other interested persons in attendance at the public hearing.

Testimony and evidence presented revealed that the Mr. and Mrs. Trimble own a large

¹ At the outset of the public hearing, Petitioners amended the petition for special hearing to reflect a reduction of the non-density transfer area from 2.12 acres to 1.59 acres. The decrease was to preserve productive land in agricultural use at the request of Wallace Lippincott, Jr., on behalf of the Department of Environmental Protection and Resource Management (DEPRM). Since the amendment simply reduced the land to be transferred, Petitioners were permitted to proceed.

ORDER RECEIVED FOR FILING

Date 7-27-09

BY

historic manor home built in 1750 known as "Oakdene" and several outbuildings which are used for storage and agricultural purposes. Their tract of land is identified on the site plan as Parcel No. 354 and contains approximately 25.75 acres of land zoned R.C.2. The Trimble property is located on the south side of Greenspring Valley Road, not far from Falls Road in Brooklandville. Both properties are within the Greenspring Valley National Register District and have justifiably earned a reputation as being one of the finest residential areas in the entire metropolitan area. The property abuts another parcel of land owned by Stephen and Susan Immelt and used for residential and agricultural purposes. The Trimbles and the Immelts have entered into an agreement to transfer a small, 1.59-acre parcel from the Trimble holdings to Mr. and Mrs. Immelt in conjunction with the uses on the Immelt property. Testimony indicated that the Immelts own approximately 8.00 acres of land (Parcel No. 481) that is improved with a two-story, single-family dwelling and accessory structures. The land that will be transferred from the Trimble property is unimproved, largely wooded, and has for years been used and maintained by the Immelts with the Trimbles permission.² At this point, the Trimbles wish to formally transfer the property to the Immelts, and the conveyance is not for the purpose of transferring any density, but merely to provide additional land and to establish a new property line between these respective owners, consistent with the actual use and topographical features of these parcels. This transfer is within the spirit and intent of the Resource Conservation Zones involving the sale of small parcels. See the Zoning Commissioner's Policy Manual (ZCPM) at Page 1A-3, Section 1A00.4.b(2).

Both properties were owned by the Trimbles and Susan Immelt's grandmother who built the Immelt's home in 1958 for her own use in her later years. Through inadvertence, she placed improvements such as gardens, driveway and septic systems on Parcel 354 that now encroach on the Trimble property. The families are now trying to clean up this situation allowing good titles to both parcels.

A Zoning Advisory Committee (ZAC) comment received on June 15, 2009 from Wallace Lippincott, Jr., on behalf of the Department of Environmental Protection and Resource Management (DEPRM), stated in pertinent part that his Department supports this proposal and that the transfer is a property line adjustment that is small and has minimal impact on agriculture. Similarly, a comment received from the Office of Planning also indicated that they did not oppose the requested relief. Both properties are subject to an agricultural easement held by the Maryland Environmental Trust.

Based upon the testimony and evidence offered, I easily find that the Petition for Special Hearing should be granted. Clearly, there will be no detrimental impact to any adjacent property owners. Moreover, as noted above, there is no density or rights of subdivision being conveyed. Thus, there will be no alteration to the existing property rights of these owners, and the Petition for Special Hearing shall be granted.

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

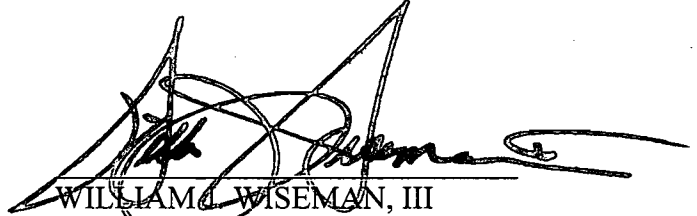
THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County this 27th day of July 2009, that the Petition for Special Hearing to approve the conveyance of a 1.59-acre parcel from the land of William C. Trimble and Nancy G. C. Trimble to Stephen J. Immelt and Susan C. Immelt (owners of an adjacent tract) for non-density purposes, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the thirty (30) day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is strictly for a non-density transfer and there are

ORDER RECEIVED FOR PLANNING
Date 7-27-09
By [Signature]

no density or development rights associated with this conveyance. No residential structures, other than accessory structures, are to be located on this portion of the land. There are no rights of subdivision associated with this transfer.

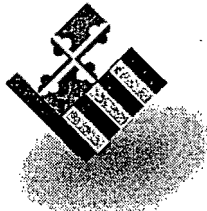
Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.



WILLIAM WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 7-27-09
By [signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 27, 2009

William C. Trimble
Nancy G. C. Trimble
P.O. Box 51
Brooklandville, Maryland 21022-0051

RE: PETITION FOR SPECIAL HEARING

S/S Greenspring Valley Road, 3,000' NW of Falls Road
(1021 Greenspring Valley Road)
3rd Election District - 2nd Council District
William C. Trimble, et ux, Legal Owners;
Stephen J. Immelt, *Contract Purchaser- Petitioners*
Case No. 2009-0288-SPH

Dear Mr and Mrs. Trimble:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a circular stamp.
WILLIAM J. WISEMAN
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Stephen J. and Susan C. Immelt, P.O. Box 714, Brooklandville, MD 21022-0714
Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Towson, MD 21286
People's Counsel; DEPRM; Office of Planning; File

4 PM



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1021 GARDENSPRING VALLEY ROAD
which is presently zoned RC2

(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 ATTACHED PAGE

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Date

By

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

BRUCE E. DOAK

GERHOLD CROSS & ETZEL, LTD.

Name

320 E. TOWSONTOWN BLVD.

410-823-4470

Address

Telephone No.

TOWSON

Mo

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

Case No.

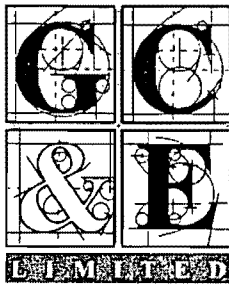
REV 9/15/98

4.29.09

ATTACHMENT PAGE
PETITION FOR A SPECIAL HEARING

1021 Greenspring Valley Road

A Special Hearing to approve the non- density transfer of a 2.12 acre
parcel to an adjoining property



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

February 4, 2009

ZONING DESCRIPTION

William C. and Nancy G. C. Trimble property

Tax ID: 03-20-067570

Greenspring Valley Road
Baltimore County, Maryland

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

~~Southwesterly~~ ^{NW} Beginning for the same at a point in the center of the Greenspring Valley Road being ~~southwesterly~~ 3000 feet ± from the intersection of Greenspring Valley Road with Falls Road along the centerline of Greenspring Road and running thence,

- 1) South 10 degrees 45 minutes 00 seconds West 971.05 feet,
- 2) South 01 degrees 18 minutes 00 seconds West 917.09 feet,
- 3) North 72 degrees 55 minutes 00 seconds West 881.59 feet,
- 4) North 22 degrees 43 minutes 00 seconds East 608.38 feet,
- 5) Northerly curve left Radius 100 feet distance 116.88 feet,
- 6) North 32 degrees 00 minutes 00 seconds East 176.25 feet,
- 7) North 51 degrees 30 minutes 00 seconds East 94.69 feet,
- 8) North 15 degrees 06 minutes 00 seconds East 952.74 feet,
- 9) South 65 degrees 17 minutes 00 seconds East 409.71 feet,
- 10) South 70 degrees 57 minutes 00 seconds East 44.88 feet, to the point of beginning.

Containing 25.75 Acres of land, more or less.



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

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **39278**
 Date: **4.29.09**

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/29/2009 4/29/2009 10:27:22
 0000 WALKIN REOS LRD
 RECEIPT # 395920 4/29/2009 OFLH
 Dept 5 52B ZONING VERIFICATION
 MD. 039278
 Recpt Tot \$65.00
 \$65.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000				6150				65.00

Total: **65.00**

Rec From: **G.C. & E. LTD.**

For: **2009-0288-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**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: #2009-0288-SPH
1021 Greenspring Valley Road

3rd Election District
2nd Councilmanic District
Legal Owner(s):
William Trimble

Special Hearing: to approve the non-density transfer of a 2.12-acre parcel to an adjoining property.
Hearing: Friday, July 24, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West 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.

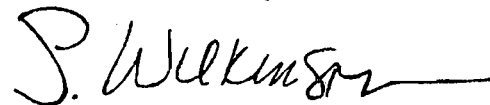
JT 7/622 July 7 205142

CERTIFICATE OF PUBLICATION

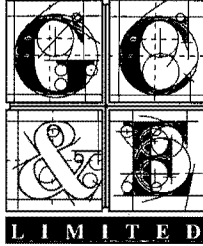
7/9/, 2009

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 7/7/, 2009.

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



LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

CERTIFICATE OF POSTING

RE: CASE#2009-0288-SPH

OWNER/DEVELOPER:
William Trimble

DATE OF HEARING: July 24, 2009

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

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

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

(see page 2 for full size photo)

LOCATION:

1021 Greenspring Valley Road

SIGNATURE OF SIGN POSTER

Bruce E. Doak

**GERHOLD, CROSS & ETZEL, LTD
SUITE 100**

**320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX**

POSTED ON: July 1, 2009

ZONING NOTICE

CASE # :2009-0288-SPH

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

PLACE: Room 104 Jefferson Building
105 W. Chesapeake Avenue, Towson 21204

TIME: Friday July 24, 2009
DATE : at 9:00 am

Special Hearing to permit the non-density transfer of a 2.12 acre parcel to an adjoining property.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING
CALL 410-857-3321 THE DAY BEFORE THE SCHEDULED HEARING DATE
DO NOT REMOVE THIS SIGN AND POST 50% DAY OF HEARING - LUGGIE PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

ZONING NOTICE
CASE # 2009-218-SPH
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSION
ON JUNE 10, 2009
TIME: 7:00 PM
DATE: JUNE 10, 2009
PLACE: 10211
The purpose of the hearing is to consider the application for a zoning change from R-1 to R-2. The applicant is requesting a rezoning of the property located at 10211 to R-2. The property is currently zoned R-1. The applicant is requesting a rezoning of the property to R-2. The property is currently zoned R-1. The applicant is requesting a rezoning of the property to R-2.

10211



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

June 22, 2009
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: 2009-0288-SPH
1021 Greenspring Valley Road
3rd Election District – 2nd Councilmanic District
Legal Owners: William Trimble

Special Hearing to approve the non-density transfer of a 2.12-acre parcel to an adjoining property.

Hearing: Friday, July 24, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Trimble, 409 Chattolantee Hill, Owings Mills 21117
Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 7, 2009.
- (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, July 7, 2009 Issue - Jeffersonian

Please forward billing to:

Susan Immelt
P.O. Box 714
Brooklandville, MD 21022

410-825-8487

NOTICE OF ZONING HEARING

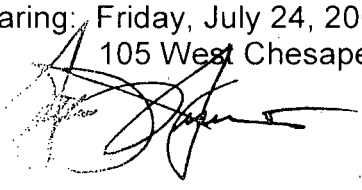
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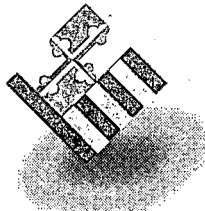
1021 Greenspring Valley Road
3rd Election District – 2nd Councilmanic District
Legal Owners: William Trimble

Special Hearing to approve the non-density transfer of a 2.12-acre parcel to an adjoining property.

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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.
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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 22, 2009
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

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CASE NUMBER: 2009-0288-SPH

1021 Greenspring Valley Road
3rd Election District – 2nd Councilmanic District
Legal Owners: William Trimble

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Hearing: Friday, July 24, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Trimble, 409 Chattolane Hill, Owings Mills 21117
Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 7, 2009.**
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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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.

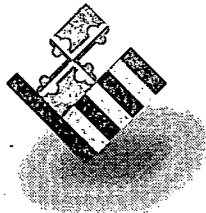
For Newspaper Advertising:

Item Number or Case Number: 2009-0288-SPH
Petitioner: WILLIAM C. TRIMBLE, PERSONAL REPRESENTATIVE
Address or Location: 1021 GREENSPRING VALLEY ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: SUSAN IMMELT
Address: P.O. Box 714 BROOKLANDVILLE, MD. 21022

Telephone Number: 410-825-8487



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

July 16, 2009

Mr. & Mrs. Trimble
409 Chattolantee Hill
Owings Mills, MD 21117

Dear Mr. & Mrs. Trimble

RE: Case Number 2009-0288-SPH, 1021 Greenspring Valley 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 24, 2009. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Bruce Doak, Gerhold, Cross & Etzel; 320 E. Towsontown Blvd.; Towson, MD 21286

BW 7/24
9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



JUL 21 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 15, 2009

SUBJECT: Zoning Item # 09-288-A - revised
Address 1021 Greenspring Valley Road
May 11, 2009

Zoning Advisory Committee Meeting of May 11, 2009

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

This Section's concerns on this request have been addressed by the amended plan that reduces the amount of productive land that will be transferred from agricultural use to residential use.

Reviewer: W. Lippincott, Jr.

Date: May 18, 2009

Revised 7/13/09

BW 7/24
9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 17 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 15, 2009

SUBJECT: Zoning Item # 09-288-A - revised
Address 1021 Greenspring Valley Road
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Reviewer: W. Lippincott, Jr.

Date: May 18, 2009
Revised 7/13/09

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 3, 2009

SUBJECT: Zoning Item # 09-288-A
Address 1021 Greenspring Valley Road

Zoning Advisory Committee Meeting of May 11, 2009

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

The Department opposes this request as it conflicts with the Prime and Productive Soil Policies that provide for minimizing the size of residential lots and retaining larger acreages of prime and productive agricultural soils under single ownership (County Code 32-4-415).

The submitted plan indicates a request to transfer 2.12 acres of prime and productive agricultural soils to a smaller residential lot. The impact will be to reduce the amount of prime agricultural soils on an already small farm property (less than 50 acres). Given the farm infrastructure includes a tenant house, a reduction in the size of amount of viable farmland on the Trimble farm may warrant a request for a review of the justification for a tenant house.

If the request is for the purpose of providing additional setback area to the existing Immelt dwelling, this could be achieved through a swap of an equal amount of land rather than the transfer and resulting decrease in farmland on the larger parcel.

Reviewer: W. Lippincott, Jr.

Date: May 18, 2009

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 3, 2009

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

RECEIVED

SUBJECT: 1021 Greenspring Valley Road
INFORMATION:

JUN 09 2009

Item Number: 09-288

Petitioner: William C. Trimble & T.Ridgeway Trimble

Property Size: 25.75 acres

Zoning: RC2

Requested Action: Special Hearing

Hearing Date:

ZONING COMMISSIONER

The petitioner requests a non-density transfer of a 2.12 acre parcel to be conveyed to Stephen and Susan Immelt to be added to their existing improved parcel. The Trimble parcel will be 23.63 acres after conveyance and the Immelt parcel will be 10.12 acres. The existing dwelling on the Trimble property is on the Baltimore County Final Landmarks list, known as #47 and "Oakdene." Both properties are within the Greenspring Valley National Register District.

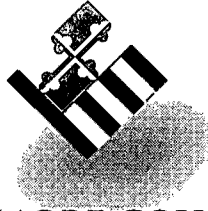
SUMMARY OF RECOMMENDATIONS:

Since the zoning is RC2 and the site contains prime and productive soils, the non-density transfer must be acceptable to DEPRM and the Maryland Environmental Trust, (MET) easement holder on the Trimble and Immelt properties. Wally Lippincott, DEPRM should advise.

If the special hearing is granted, if any new construction is proposed on the non-density parcel, architectural elevation drawings must be reviewed and approved by the Office of Planning.

Prepared By: _____

Section Chief: 
AFK:di



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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

June 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 8.2009

Item Numbers 0288,0311,0312,0313,0314

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

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

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 3, 2009

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

SUBJECT: 1021 Greenspring Valley Road
INFORMATION:

Item Number: 09-288

Petitioner: William C. Trimble & T.Ridgeway Trimble

Property Size: 25.75 acres

Zoning: RC2

Requested Action: Special Hearing

Hearing Date:

The petitioner requests a non-density transfer of a 2.12 acre parcel to be conveyed to Stephen and Susan Immelt to be added to their existing improved parcel. The Trimble parcel will be 23.63 acres after conveyance and the Immelt parcel will be 10.12 acres. The existing dwelling on the Trimble property is on the Baltimore County Final Landmarks list, known as #47 and "Oakdene." Both properties are within the Greenspring Valley National Register District.

SUMMARY OF RECOMMENDATIONS:

Since the zoning is RC2 and the site contains prime and productive soils, the non-density transfer must be acceptable to DEPRM and the Maryland Environmental Trust, (MET) easement holder on the Trimble and Immelt properties. Wally Lippincott, DEPRM should advise.

If the special hearing is granted, if any new construction is proposed on the non-density parcel, architectural elevation drawings must be reviewed and approved by the Office of Planning.

Prepared By: _____

Section Chief:  _____
AFK:di

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 10, 2009
Item Nos. 2009-202, 288, 311, 312,
313, and 314

DATE: June 15, 2009

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

DAK:CEN:dak
cc: File
ZAC-06152009 -NO COMMENTS



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

Beverley K. Swaim-Staley, *Acting Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: June 16, 2009

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

RE: Baltimore County
Item No. 2009-0288-SPH
MD 130 (Greenspring Valley RD)
1021 Greenspring Valley Road
Trimble Property
Special Hearing -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on June 9, 2009. A field inspection and internal review reveals that an entrance onto MD 130 (Greenspring Valley Road) is consistent with current State Highway Administration guidelines. Therefore, The State Highway Administration has no objection to Case Number 2009-0288-SPH approval.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (m Bailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Steven D. Foster', is written over a horizontal line.

^{For} Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1021 Greenspring Valley Rd; S/S Greenspring *
Valley Road, 3000' NW of Falls Rd * ZONING COMMISSIONER
3rd Election & 2nd Councilmanic Districts *
Legal Owner(s): William Trimble * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 09-288-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 19th day of June, 2009, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

JUN 19 2009

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME TRIMBLE
CASE NUMBER 2009-0288-SP4
DATE 7/24/09

[illegible]

2009-
0288 - SPH7/29
9am

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

Go Back
View Map
New Search

Account Identifier: District - 03 Account Number - 0320067570

Owner Information

Owner Name: TRIMBLE WILLIAM C Use: AGRICULTURAL
TRIMBLE NANCY G C Principal Residence: NO
Mailing Address: PO BOX 51 Deed Reference: 1) / 4846/ 483
BROOKLANDVILLE MD 21022-0051 2)

Location & Structure Information

Premises Address Legal Description
1021 GREENSPRING VALLEY RD 25.75 AC
SS VALLEY RD
2640FT W OF FALLS RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
59	24	354						2	Plat Ref:

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1750	9,400 SF	25.75 AC	05

Stories	Basement	Type	Exterior
2 1/2	NO	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	605,640	830,640			
Improvements:	786,860	1,015,270			
Total:	1,392,500	1,845,910	1,543,636	1,694,772	
Preferential Land:	5,640	5,640	5,640	5,640	

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	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

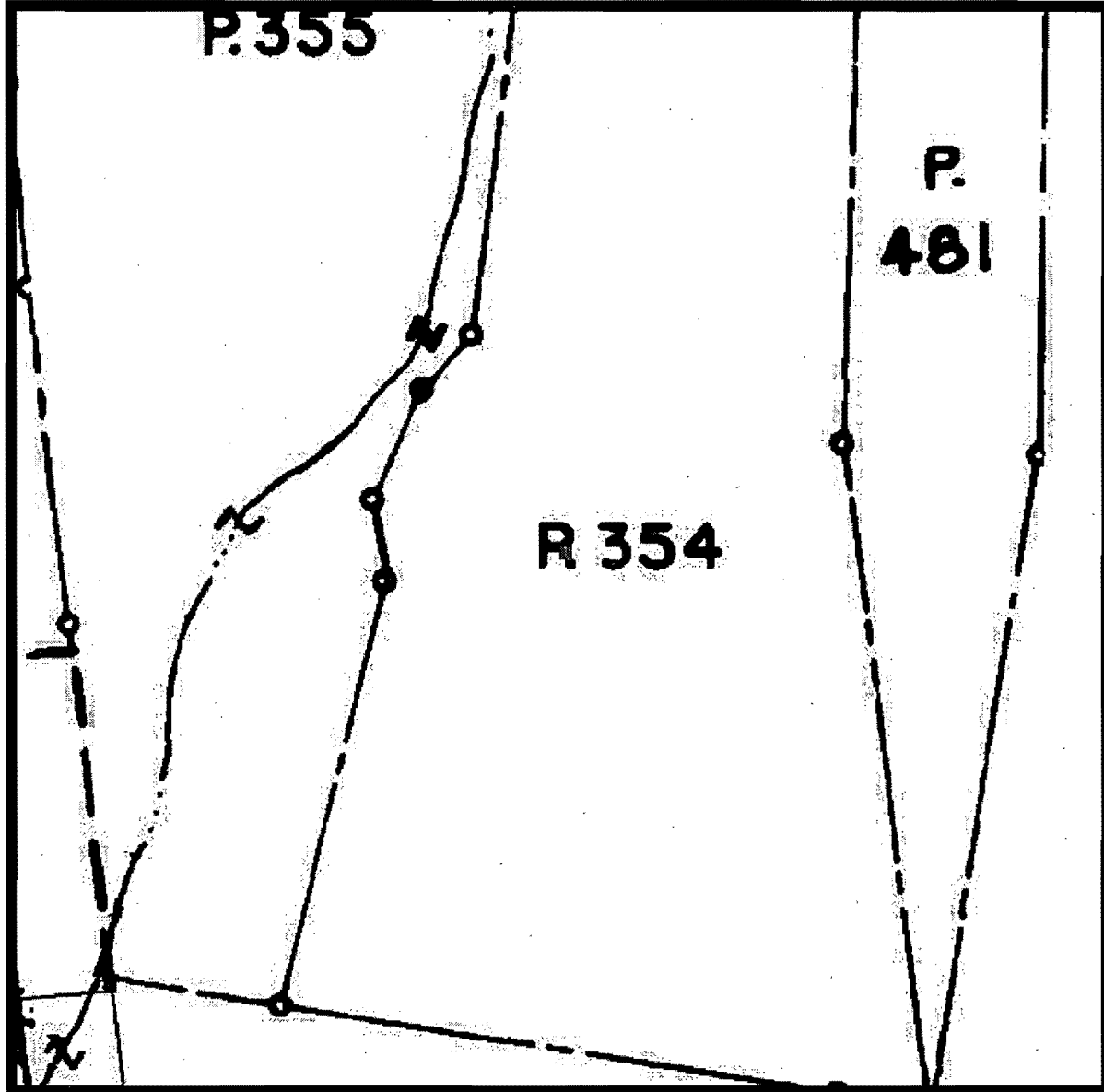
Special Tax Recapture:
AGRICULTURAL TRANSFER TAX



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

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

District - 03 Account Number - 0320067570



Property maps provided courtesy of the Maryland Department of Planning
©2008.

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



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3)

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

Account Identifier: District - 03 Account Number - 1900005060

Owner Information

Owner Name:	IMMELT STEPHEN J IMMELT SUSAN C	Use:	AGRICULTURAL
Mailing Address:	PO BOX 714 BROOKLANDVILLE MD 21022-0714	Principal Residence:	YES
		Deed Reference:	1) / 6942/ 15 2)

Location & Structure Information

Premises Address	Legal Description
1019 GREENSPRING VALLEY RD	8.00 AC PAR EXEMPT GREENSPRING VALLEY RD 3090 W FALLS RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
59	24	481						2	Plat Ref:

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	4,694 SF	8.00 AC	05
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments			
		As Of	As Of	As Of		
		01/01/2008	07/01/2008	07/01/2009		PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	332,250	497,250				
Improvements:	621,440	793,950				
Total:	953,690	1,291,200	1,066,193	1,178,696		
Preferential Land:	2,250	2,250	2,250	2,250		

Transfer Information

Seller: TRIMBLE NANCY G C	Date: 06/07/1985	Price: \$265,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6942/ 15	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	030	2,250	2,250
State	030	2,250	2,250
Municipal	000	0	0

Tax Exempt: PARTIAL COUNTY AND STATE
Exempt Class: CONSERVATION TAX CREDIT

Special Tax Recapture:
 AGRICULTURAL TRANSFER TAX

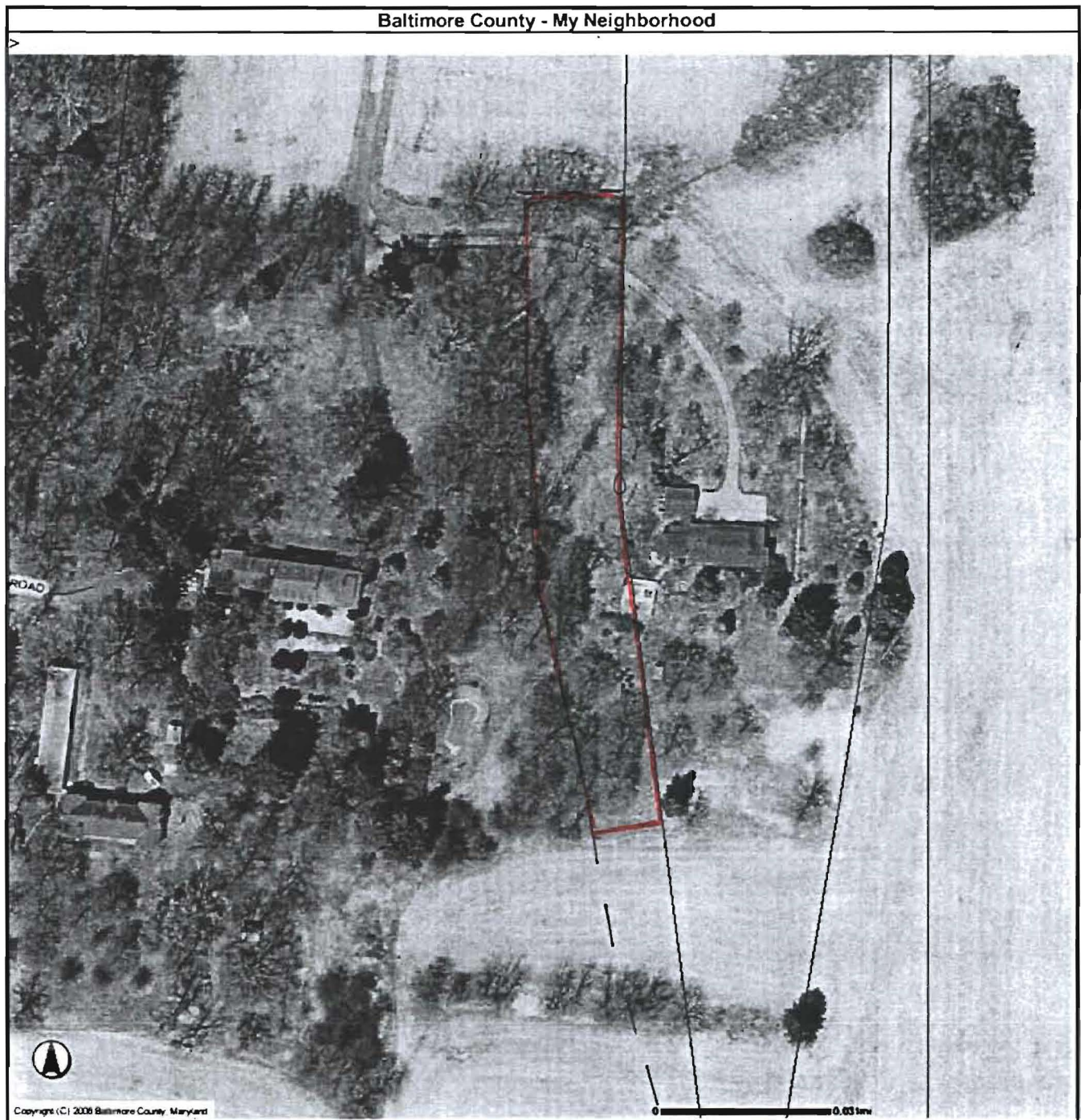
Case No.: 2009-0288-SPH 1021 Grumpring Valley Road

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	<i>Amended Site Plan</i>	
No. 2	<i>Aerial Photo</i>	
No. 3	<i>Deed Trimble Property</i>	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Susan Immelt
P.O. Box 714
Brooklandville MD 21022
410-825-8487

PETITIONER'S

EXHIBIT NO. 2

THIS DEED, Made this 31st day of January, 1968,
by and between AMELIE L. CARROLL, a widow, of the County of
Baltimore, in the State of Maryland, of the first part,
Grantor, and WILLIAM C. TRIMBLE and NANCY G. C. TRIMBLE, his
wife, of the County of Baltimore, in the State of Maryland,
of the second part, Grantees.

WITNESSETH, that in consideration of the sum of
Five Dollars (\$5.00), the receipt whereof is hereby acknowl-
edged, and other good and valuable consideration, the said
AMELIE L. CARROLL does grant and convey unto WILLIAM C.
TRIMBLE and NANCY G. C. TRIMBLE, his wife, as tenants by the
entireties, and their assigns, and the survivor of them, and
the heirs and assigns of the survivor, in fee simple, all
that lot or parcel of ground situate, lying and being in the
Third Election District of Baltimore County, State of
Maryland, and described as follows, that is to say:

BEGINNING for the same at a point in the center
line of Valley Road located as now surveyed South 54°-24'
East 165 feet and South 65°-17' East 719.29 feet from the
beginning of the second or S 61° E 10 perch line of the
property conveyed by Charles Morris Howard, et. al. trustees
to Amelie L. Carroll and the Safe Deposit and Trust Company
by deed dated June 1, 1923 and recorded among the Land
Records of Baltimore County in Liber W.P.C. No. 574, Folio 1,
and running thence binding on part of the second and third
lines of said conveyance and in the center line of Valley
Road,

South 65° - 17' East 409.71 feet and South 70° - 57'
East 44.88 feet thence running for lines of division through
said property the eight following courses and distances:
South 10° - 45' West 971.05 feet to a beech tree, pass-
ing over an iron pipe now planted 12.91 feet from the
beginning of this line; thence
South 1° - 18' West 917.09 feet to an iron pipe,
North 72° - 55' West 881.59 feet to an iron pipe,
thence parallel to an existing service road,
North 22° - 43' East 608.38 feet to an iron pipe and
Northerly by a curve to the left with a radius of 100
feet for a distance of 116.88 feet to an iron pipe on the

NO CONSIDERATION PAID

TRANSFER TAX NOT REQUIRED

Norman W. Wood
Director of Finance,

Per: *[Signature]*
Author's Signature

[Signature]

PETITIONER'S

EXHIBIT NO. 3

South side of a private drive; thence

North 32° - 00' East 176.25 feet to an iron pipe,

North 51° - 30' East 94.69 feet to an iron pipe, and

North 15° - 06' East 952.74 running with a panel fence

there situate and passing over an iron pipe at 23.19 feet from the end of this line to the place of beginning.

Containing 25.75 acres of land more or less.

BEING the north central area of the property conveyed to Amelie L. Carroll and the Safe Deposit and Trust Company, as aforementioned, and being also the north central area of the property conveyed by Richard J. Watts, unmarried, to Amelie L. Carroll by deed dated January 6, 1958, recorded among the Land Records of Baltimore County in Liber GLB No. 3296, folio 454.

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

RESERVING unto the Grantor, her heirs and assigns, the right to use in common with others entitled thereto, the private drive running from Valley Road southerly across the hereinabove described parcel thence easterly to a continuation of said drive located on a parcel of land retained by the Grantor, such private drive being shown on an accompanying plat.

TO HAVE AND TO HOLD the aforesaid parcel of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said WILLIAM C. TRIMBLE and NANCY C. C. TRIMBLE, his wife, as tenants by the entirety, and their assigns, and the survivor of them and the heirs and assigns of the survivor, in fee simple.

AND said AMELIE L. CARROLL does hereby covenant

that she will warrant specially the property hereby granted and conveyed and that she will execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of said Grantor the day and year first above written.

WITNESS:

Barbara L. Harris

Amelie L. Carroll (SEAL)
Amelie L. Carroll

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 31st day of January, 1968, before me, the subscriber, a Notary Public of the State and City aforesaid, personally appeared AMELIE L. CARROLL, the Grantor herein, and she acknowledged the foregoing Deed to be her act.

AS WITNESS my hand and Notarial Seal.

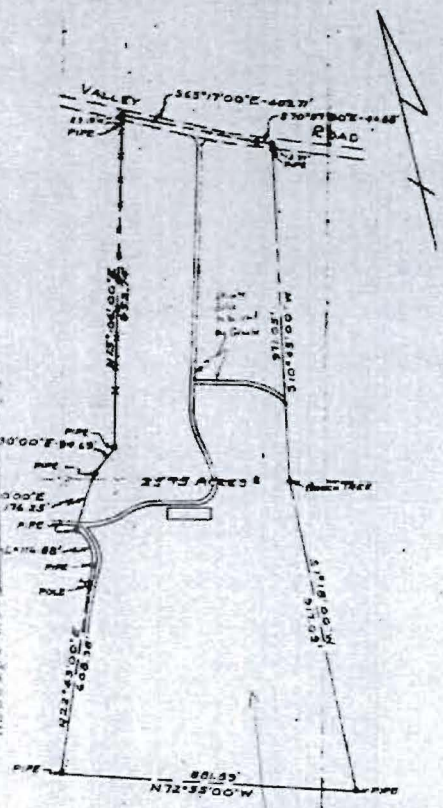
Barbara L. Harris
Notary Public

Rec'd for record FEB 6 1968 at 935
 J. Grillo T. Connell, Clerk
 to Chesapeake Light
 Receipt No. 16402



W. H. PRINCE & ASSOCIATES
 210 PENNSYLVANIA AVENUE
 TOWSON 4, MARYLAND

W. H. Prince



PLAT OF PROPERTY TO
 BE CONVEYED TO

MR. & MRS. WILLIAM TRIMBLE

3RD SECTION DIST.
 BALTO. COUNTY MD.
 BROOKLANDVILLE, MD.
 SCALE 1"=200'
 NOVEMBER 13, 1957
 REVISED DECEMBER 5, 1957

Reduced to one-half size

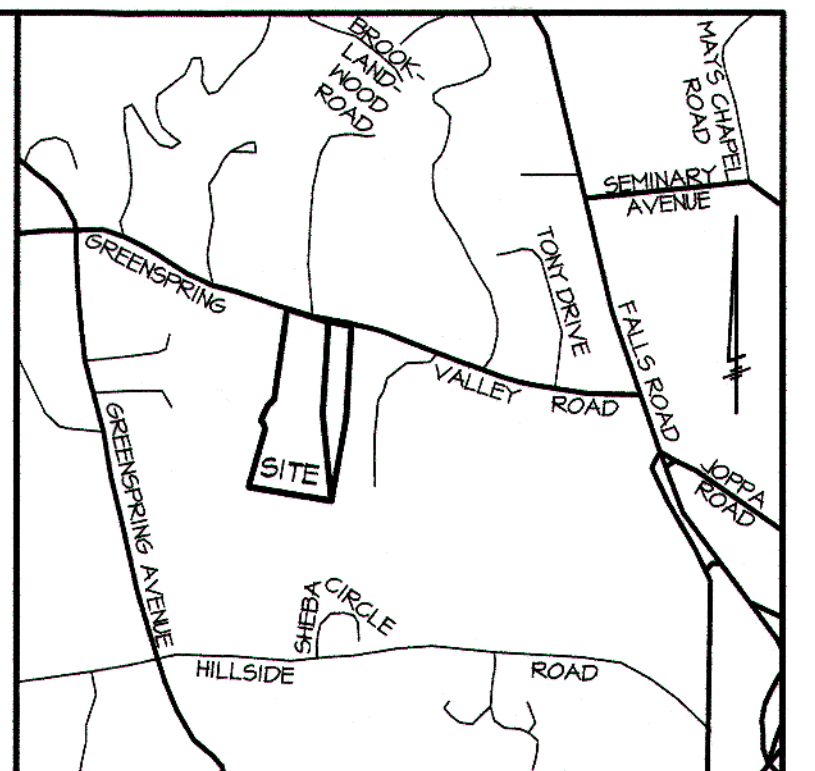
LEGEND

SOIL LINE
WOODS LINE
EXISTING PAVING
CONTOURS

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS TAKEN FROM THE DEEDS OF RECORD.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 05AC3, 060A3
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 20.
4. THE SUBJECT PROPERTIES ARE ZONED RC-2
5. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
9. THE SUBJECT PROPERTY (1021 GREENSPRING VALLEY ROAD) AND THE HOUSE AND BUILDINGS ARE KNOWN AS "DANDENE" AND ARE #47 OF THE BALTIMORE COUNTY LANDMARKS LIST AND BA #84 OF THE MARYLAND INVENTORY OF HISTORIC PROPERTIES.
10. THE SUBJECT PROPERTY IS LOCATED IN THE GREENSPRING VALLEY NATIONAL REGISTER.

TITLE DEED MERIDIAN
E.H.K. JR. 6942-015



VICINITY MAP
1" = 1000'

AGRICULTURAL NOTE

ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION CONFLICTS WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

R.C. 2 PRICIPAL STRUCTURE OR DWELLING SETBACKS

FROM ANY BUILDING FACE TO:
CENTERLINE OF ANY STREET 75'
FROM ANY BUILDING FACE TO:
LOT LINE OTHER THAN A STREET LINE 35'

SPECIAL HEARING REQUESTED

TO ALLOW A NON-DENSITY TRANSFER OF A 1.59 ACRES PARCEL OF LAND FROM WILLIAM C. TRIMBLE AND NANCY G. C. TRIMBLE TO STEPHEN J. IMMELT AND SUSAN C. IMMELT (OWNERS OF ADJACENT TRACT)

OWNER OF #1019 GREENSPRING VALLEY RD.

STEPHEN J. IMMELT
SUSAN C. IMMELT
P.O. BOX 714
BROOKLANDVILLE, MD. 21022

OWNER OF #1021 GREENSPRING VALLEY RD.

WILLIAM C. TRIMBLE
NANCY G. C. TRIMBLE
P.O. BOX 51
BROOKLANDVILLE, MD. 21022

AMENDED PLAN TO ACCOMPANY A PETITION FOR A SPECIAL HEARING FOR THE TRIMBLE PROPERTY

GREENSPRING VALLEY ROAD
Zoned RC-2; GIS TILE 54C3, 60A3

Deed Ref: O.T.G. No. 4846 folio 483
Tax Account No. : 03-20-067510
Tax Map 59; Grid 24; Parcel 354

3rd ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=100'

Date: FEBRUARY 25, 2009

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470



6/25/09

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
CwB2	Slight	Slight	Moderate: slope
CwC2	Moderate: slope	Moderate: slope	Severe: slope
Mo	Severe: high water table; poor natural drainage	Severe: high water table; poor natural drainage	Severe: high water table; poor natural drainage
CaB2	Severe: slow permeability; seasonally perched water table.	Moderate: seasonally perched water table.	Moderate: seasonally perched water table; slope.
LS	Severe: moderately high water table; moderate to moderately slow permeability; flooding hazard.	Severe: flooding hazard	Severe: flooding hazard
Av	Severe: high water table; flooding hazard.	Severe: high water table; flooding hazard.	Severe: high water table; flooding hazard.

		Suite 100 320 East Towson Boulevard Towson, Maryland 21286 (410) 823-4470				
AMENDED TO REDUCE NON-DENSITY TRANSFER AREA	6/25/09					
REVISION	DATE	COMPUTED:	DRAWN: TEH	CHECKED:	FILE: X:\Immelt\zoning.pro	

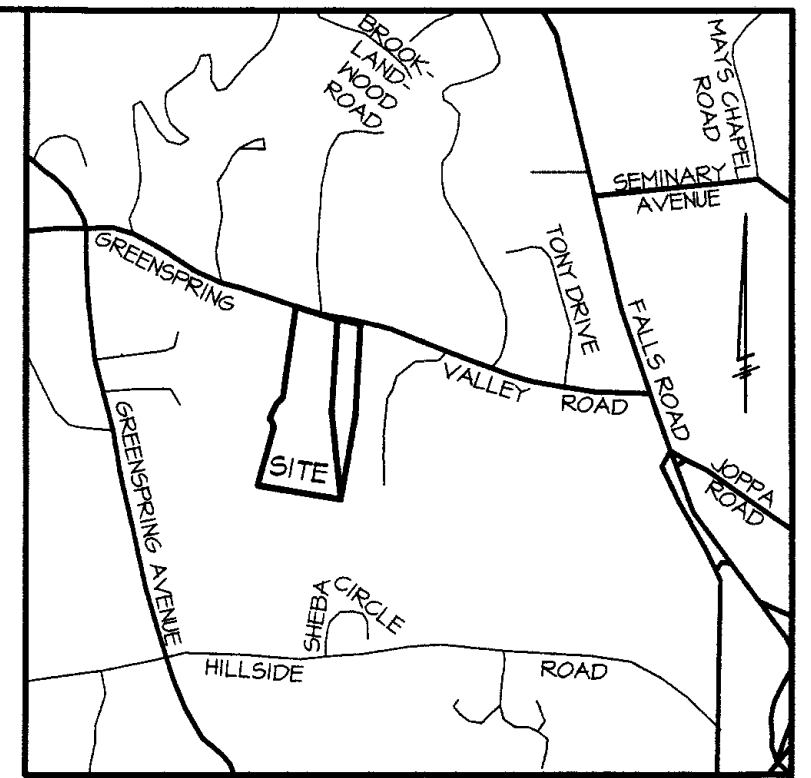
LEGEND

SOIL LINE
HOODS LINE
EXISTING PAVING
CONTOURS

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TITLE DEED MERIDIAN
E.H.K. JR. 6942-015



VICINITY MAP
1" = 1000'

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R.C. 2 PRICIPAL STRUCTURE OR DWELLING SETBACKS

FROM ANY BUILDING FACE TO:
CENTERLINE OF ANY STREET 75'
FROM ANY BUILDING FACE TO:
LOT LINE OTHER THAN A STREET LINE 35'

SPECIAL HEARING REQUESTED

TO ALLOW A NON-DESITY TRANSFER OF A 2.12 ACRES PARCEL OF LAND FROM WILLIAM C. TRIMBLE AND NANCY G. C. TRIMBLE TO STEPHEN J. IMMELT AND SUSAN C. IMMELT (OWNERS OF ADJACENT TRACT)

OWNER OF #1019 GREENSPRING VALLEY RD.

STEPHEN J. IMMELT
SUSAN C. IMMELT
P.O. BOX 114
BROOKLANDVILLE, MD. 21022

OWNER OF #1021 GREENSPRING VALLEY RD.

WILLIAM C. TRIMBLE
NANCY G. C. TRIMBLE
P.O. BOX 51
BROOKLANDVILLE, MD. 21022

PLAN TO ACCOMPANY A PETITION FOR A SPECIAL HEARING FOR THE TRIMBLE PROPERTY

GREENSPRING VALLEY ROAD
Zoned RC-2; GIS TILE 59C3, 60A3

Deed Ref: O.T.G. No. 4846 folio 483
Tax Account No. : 03-20-067570
Tax Map 59; Grid 24; Parcel 354

3rd ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=100'

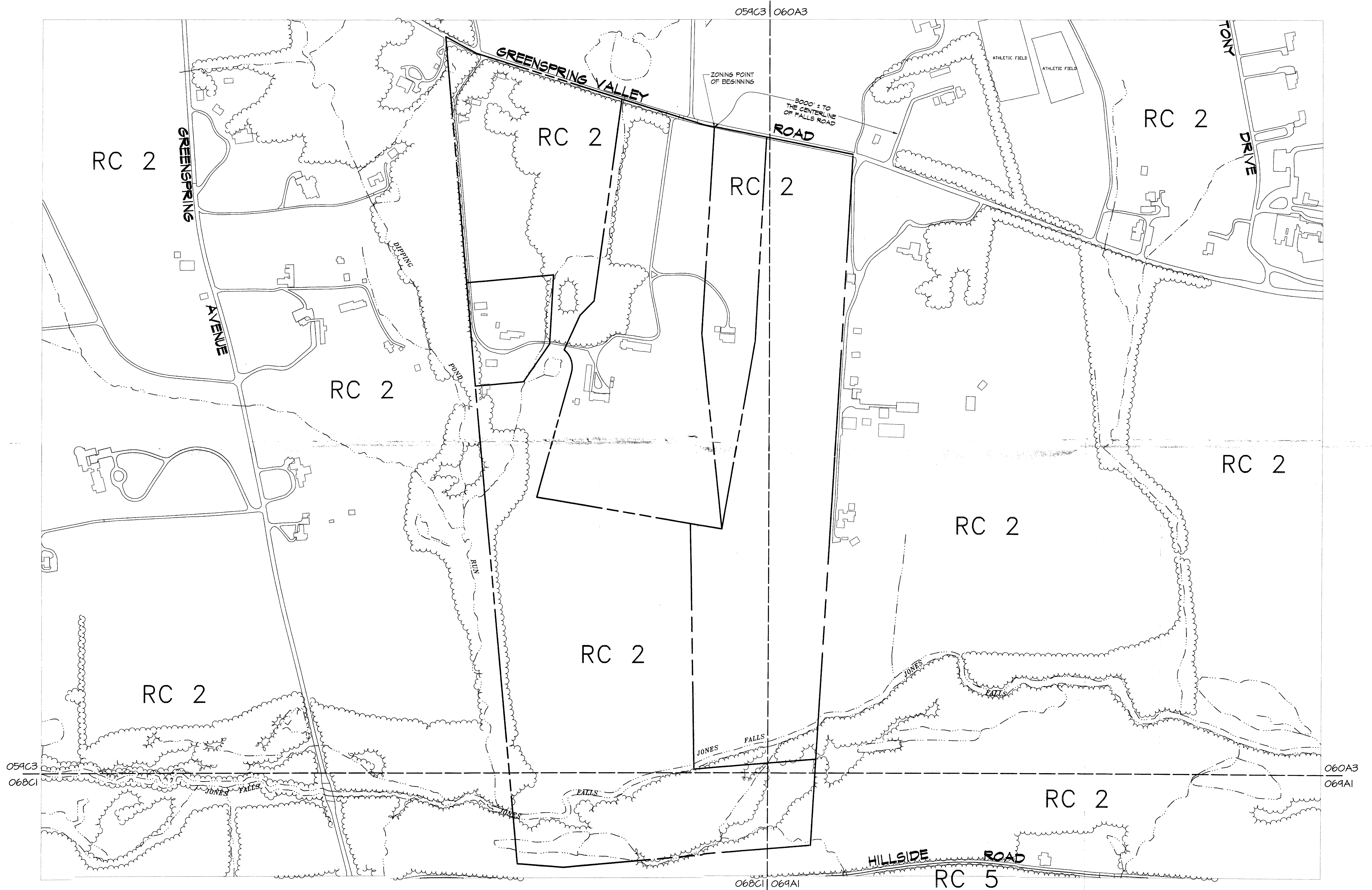
Date: FEBRUARY 25, 2009

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 833-4470

COMPUTED: DRAWN: TEH CHECKED: FILE: X:\Nimble\zoning.pro

TYPE	SEPTIC FILTER FIELDS	HOMESITES w/BASEMENT	STREETS & PARKING
CwB2	Slight	Slight	Moderate: slope
CwC2	Moderate: slope	Moderate: slope	Severe: slope
Mo	Severe: high water table; poor natural drainage	Severe: high water table; poor natural drainage	Severe: high water table; poor natural drainage
CaB2	Severe: slow permeability; seasonally perched water table	Moderate: seasonally perched water table	Moderate: seasonally perched water table; slope
La	Severe: moderately high water table; moderate to moderately slow permeability; flooding hazard	Severe: flooding hazard	Severe: flooding hazard
Av	Severe: high water table; flooding hazard	Severe: high water table; flooding hazard	Severe: high water table; flooding hazard



ZONING MAP

GIS TILE: 059C3, 060A3, 068C1, 069A1

SCALE: 1" = 200'