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

January 5, 2012

Carl Richards, Supervisor
Baltimore County Office of Zoning
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Building permit #774859 for a barn at 1822 Corbett Road

Dear Mr. Richards,

My client, Charles Pepin is applying for a building permit to construct a barn at 1822 Corbett Road on a parcel of land in which he owns. This proposed barn will support the agricultural use of his farm. Prior to the filing of the building permit, the following was completed:

- Case #2010-0260-SPH approved the barn on a vacant parcel of land for agricultural use
- Perc testing was completed and approved by DEPS to allow for a non-residential use bathroom to be in the barn
- A septic system design was done and approved for a non-residential use bathroom to be in the barn

The proposed barn shall not be used for residential use, nor will it be converted to such a use in the future. Therefore, the proposed bathroom in the barn will only be utilized in that respect.

If you have further questions or need anything else, please do not hesitate to contact me.

With regards,

Bruce E. Doak
Principal

X:\P\PEPIN_CORBETT\Correspondence\zoning letter for building permit.doc

Issued Zoning? Planner?

From: Wallace Lippincott
To: Richards, Carl
Date: 11/23/2011 3:31 PM
Subject: Fwd: B774859

Carl,
This seems to be the week for barn permits. This is a 3 acre lot. As far as I know your office has approved it for a barn. As indicated below there is no evidence from the GIS that there is any ag on the property. Earlier this week had a property that was large but mostly wooded and a large barn request. The owner primarily leases the land. I guess my question is whether things have changed and you all are not referring these types of questionable barn applications to the Ag board anymore.
Have a great Thanksgiving and think snow

Wally Lippincott, Jr.
Land Preservation Manager
Baltimore County
Department of Environmental Protection and Sustainability
wlippincott@baltimorecountymd.gov
410-887-3854 410-887-3510 fax

Preserving Farms, Forests and
Natural Areas for Future Generations
>>> John Russo 11/23/2011 3:19 PM >>>
Wally
Linda was not in so I could not check the status of the above permit **#774859** for **(2-story barn w/ powder room & utility room)** @ 1822 Corbett Road (Pepin Property). This property had a grading plan for a driveway approved in 2009. It was only reviewed by SWM and Enforcement & Inspection (Mike Morefield). It may have been a violation because it was not reviewed by EIR and forest conservation was not addressed.
Anyway, according to GIS and 2010 Google Earth, the lot is forested and they have to comply with Forest Conservation prior to issuance of a permit. I'm sending a letter.
John

PLEASE NOTE: Effective June 29, 2010 our new mailing address is:
105 W. Chesapeake Ave.
Suite 400
Towson, MD 21204

John Russo
EPS/EIR
(410) 887-3980

Bruce Doak

PANEL BP1003M

TIME: 11:35:22 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/07/2011
DATE: 11/28/2011 GENERAL PERMIT APPLICATION DATA VLC 08:27:50

PERMIT #: B774859 PROPERTY ADDRESS
RECEIPT #: A647586 1824 CORBETT RD
CONTROL #: MR SUBDIV: 1450FT W FALLS RD
XREF #: B774859 TAX ACCOUNT #: 2500007492 DISTRICT/PRECINCT 08 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 125.00 NAME: PEPIN, CHARLES G AND ELLEN J *
PAID: 125.00 ADDR: 1732 CORBETT RD., 21111
PAID BY: APPL

DATES APPLICANT INFORMATION

APPLIED: 11/04/2011 NAME: BRUCE E. DOAK
ISSUED: COMPANY: GERHOLD CROSS & ETZEL
OCCPNCY: ADDR1: 320 E. TOWSONTOWN BLVD
FINAL INSPECT: ADDR2: TOWSON, MD 21286
INSPECTOR: 08R PHONE #: 410-828-4470 LICENSE #:
NOTES: EDW/VLC

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

* 410 345 4773

PANEL BP1004M

TIME: 11:35:55 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/07/2011
DATE: 11/28/2011 BUILDING DETAIL 1 VLC 08:26:53

DRC#

PERMIT # B774859 PLANS: CONST 02 PLOT 4 PLAT 0 DATA 0 EL 1 PL 1

TENANT

BUILDING CODE: CONTR: OWNER
IMPRV 1 ENGNR:
USE 07 SELLR:

FOUNDATION BASE WORK: CONSTRUCT TWO STORY W/LOWER LEVEL BARN. W/ POWDER ROOM, UTILITY ROOM AND OPEN AREAS FOR HORSE STABLING ON VACANT PROPERTY. PER VARIANCE CASE #2010-0260-SPH, MAY 25, 2010. ALL WORK PER PLANS.

CONSTRUC FUEL SEWAGE WATER
2
CENTRAL AIR
ESTIMATED COST
200,000.00 PROPOSED USE: BARN
OWNERSHIP: 1 EXISTING USE: FARM
RESIDENTIAL CAT:
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1005M

TIME: 11:36:17 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/07/2011
DATE: 11/28/2011 BUILDING DETAIL 2 VLC 08:26:53

PERMIT #: B774859

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

BUILDING SIZE
FLOOR: 6673
WIDTH: 52'3"
DEPTH: 48'4"
HEIGHT: 52'6"
STORIES: 2&LL

LOT NOS:
CORNER LOT:

LOT SIZE AND SETBACKS
SIZE: 0367.25 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB: 71'
SIDE SETB: 118'/46'
SIDE STR SETB:
REAR SETB: 93'

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:

BLOCK:
SECTION:
LIBER:
FOLIO:
CLASS: 04

ASSESSMENTS
LAND: 0252400.00
IMPROVEMENTS: 0000000.00
TOTAL ASS.:

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1018M

TIME: 11:36:53 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/25/2011
DATE: 11/28/2011 APPROVALS DETAIL SCREEN BLD 09:40:11

PERMIT #: B774859 PASSWORD :

AGENCY	DATE	CODE	COMMENTS
BLD PLAN	11/25/2011	01	PH
ZONING	11/07/2011	01	RDD/VLC
PUB SERV	11/09/2011	01	RBH/FLOODPLAIN IN AREA NOT AN ISSUE
ENVRMNT	11/21/2011	12	GWM-11/22..EIR-X3980..SC-X3226 HOLD-CONTROLS/JH
PLANNING	11/07/2011	01	NB/VLC
PERMIT			

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT PF9 - SAVE
CLEAR - MENU

IN RE: **PETITION FOR SPECIAL HEARING** N/S Corbett Road, 900' E of Corbett Village Lane **(1822 Corbett Road)** 8th Election District 3rd Council District Richard T. Moreland, et ux, *Legal Owners* Charles G.Pepin, et ux, *Contract Purchasers* *Petitioners*	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY **Case No. 2010-0260-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, Richard T. Moreland, and his wife, Mary-Agnes Moreland. The Petitioners request a special hearing to approve the non-density transfer of 3.619-acres of land from the subject property to the contract purchasers and owners of an adjacent parcel at 1732 Corbett Road[1], and to amend the previously approved special hearing in Case No. 2006-0508-SPH, to allow the construction of a barn as shown on the site plan. 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.

Appearing at the requisite public hearing in support of the requested relief were Richard T. Moreland, property owner, and Bruce E. Doak, the registered property line surveyor with Gerhold, Cross & Etzel, Ltd., who prepared the site plan for this property. Charles G. Pepin, owner of the adjacent parcel that would receive the non-density transfer, appeared and participated by testifying as to his intended use of the property and plans to build a 30' x 60' bank

[1] Charles G. Pepin and Ellen J. Pepin, adjacent property owners (west side), own four (4) parcels of land totaling 17 acres. Their circa 1894 completely renovated historic 2-½ story home is located on the north side of Corbett Road on 3.46 acres. On the south side of Corbett Road, the Pepin's own three (3) parcels that form a 13-acre tract of pastureland used agriculturally for raising horses.

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Date 5-25-10
By

barn[2] (illustrated on Petitioners' Exhibit 4) that would be used agriculturally for the stabling of his horses. There were no Protestants or other interested persons present; however, it is worthy to note that Kirsten Burger, 1906 Corbridge Lane, was unable to attend for personal reasons. She wrote the undersigned expressing concerns associated with the environmental impacts of cutting down trees and adding an additional impervious surface structure on the land. B.C.Z.R. Section 1A08.1B provides for the legislative goals of preserving and protecting eco-system functions and limits (1A08.6B[6]) impervious surfaces for non-residential development to no more than 10% of any lot.

Testimony and evidence offered disclosed that the subject property is an irregular shaped parcel located on the north side of Corbett Road, 660 feet west of Gunpowder Falls Road, between Falls Road and Corbett Village Lane in Monkton. The property contains a gross area of 16.165 acres, more or less, zoned R.C.7 and is improved with a 6,447 square foot, two-story dwelling built in 2007 and positioned on the northern or rear portion of the lot. The Moreland's, when initially purchasing the property in June 2004, intended to raze the two (2) existing tenant dwellings and construct a barn in their place. *See* Case No. 06-508-SPH that was decided by the undersigned on June 15, 2006 and is incorporated by reference herein. Mr. Moreland stated that although the tenant houses have been removed as planned, the barn was never built.

The Moreland's and Pepin's have entered into an agreement to transfer the 3.619-acre parcel from the Moreland's holdings to Charles and Ellen Pepin in conjunction with the uses on the Pepin's properties. As set forth above, testimony indicated the Pepin's own approximately 17 acres of land improved with two (2) single-family dwellings, accessory structures and pastureland. The land that will be transferred from the Moreland property is unimproved except

[2] A style of barn noted for its accessibility, at ground level, on two separate levels.

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By

for an existing driveway and largely wooded. Approximately 200 feet of the existing macadam driveway that extends from Corbett Road to the proposed bank barn location will continue to be used by Charles Pepin. As illustrated on the site plan, the remaining 350 feet that extends further to the north from the barn location to the Moreland's driveway will be removed reducing the existing impervious surface area. Evidence and photographs (*See* Exhibits 2A through 2I) demonstrate the existing conditions and a stand of mature hardwood trees that run along the northern side of Corbett Road. The bank barn will be set back some 150 feet is buffered by surrounding trees. It was stated that the trees at the barn's location behind the stand of hardwoods consist mostly of pines that have grown together and are currently in a state of dying and fading fast. This testimony was corroborated by Vance Cole, a Maryland Certified Professional Horticulturist, who states in pertinent part,

> "I am aware of the proposed siting of the barn, to the right, just off the driveway at the top of the first rise. It is about where the stand of pine starts. The Timber located on the proposed barn site is primarily Eastern White Pine, Pinus strobus. It is obvious, by the straight rows and tight spacing of the trees, that the stand was planted as a Christmas tree farm. This use was lost a long time ago. The pines are so close to maturity and have shaded and thinned themselves to the point that they are what we call 'tiger tailed'. All their growth is at the top without supporting branching below. This top heavy situation is hazardous . . . ". *See* Petitioners' Exhibit 6.

At this point, the Moreland's wish to formally transfer the property to Mr. and Mrs. Pepin, and the conveyance is not for the purpose of transferring any density, but merely to provide additional land to be used accessory to the productive pastureland in use on the south side of Corbett Road and the stabling of horses. If approved, Petitioners provided testimony that the conveyance will not be detrimental to the health, safety or general welfare of the surrounding R.C.7 zoned locale. Mr. Pepin further stated that he has discussed this proposal with both Valleys Planning Council and Sparks-Glencoe Community Planning Council who claim

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By

jurisdiction over this area of Baltimore County. Neither organization opposed the transfer and contemplated improvements.

A Zoning Advisory Committee (ZAC) comment received on May 11, 2010 from Wallace Lippincott, Jr., on behalf of the Department of Environmental Protection and Resource Management (DEPRM), stated in pertinent part that,

> "The Land Preservation Section raises concern that the request to subdivide off 3.619 acres of forest including forest buffer as being contrary to the purposes of the zone – specifically 1A08.1.B.1 and 2 . . . the fact that the zone provides for limiting lot size to 25 acres is additional argument that the proposed subdivision is contrary to the purposes of the zone . . . ." (Emphasis Added).

He further questions the transfer of the proposed barn use as he, upon his review, saw no evidence of any agricultural need for a barn. Mr. Doak rebutted these concerns and felt that Mr. Lippincott did not realize that the intended Moreland barn as contemplated in the approval in Case No. 06-508-SPH was never built. He disputed that the transfer and property line adjustment would fragment the existing forest. Mr. Pepin stated his substantial efforts to protect the prime and productive soils in the area and that the non-density transfer would assist his present use of pasturing horses. Petitioners' Exhibit 6 seems to bring logic or consistency to accomplish the goals of both DEPRM, Ms. Burger and Petitioners. DEPRM objects to the 16.165 acre property owned by the Moreland's being divided into 12.546 and 3.619 acre parcels. However, Petitioners' Exhibits 1 and 5 show that Charles and Ellen Pepin own, in addition to the 3.46 acre adjoining lot, an additional 13.5 acres of surrounding land associated with 1732 Corbett Road's agricultural use. The transfer of the 3.619 acre parcel would result in his holdings increasing to 20.619 acres, more or less. Consequently, I will approve this transfer with the condition that its use be restricted to agricultural purposes.[3]

[3] This approval for a non-density transfer is consistent with this Commission's Order in Case No. 04-020-SPH.

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Date 5-25-10
By

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 25th day of May 2010, that the Petition for Special Hearing to approve the conveyance of a 3.619-acre parcel from the land of Richard T. and Mary-Agnes Moreland to Charles G. and Ellen J. Pepin (owners of an adjacent tract) for non-density purposes, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED;

IT IS FURTHER ORDERED that the request to amend the previously approved special hearing in Case No. 2006-0508-SPH, to allow the construction of the barn as shown on the site plan and photographs received in this case as Exhibits 1 and 4 respectively, 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 the non-density transfer of 3.619 acres for agricultural purposes, and that no residential structures, residential support, or accessory structures (other than the proposed barn) be allowed to be located on this portion of land. In other words, the relief granted herein is strictly for a non-density transfer and there are no density or development rights associated with this conveyance. There are no rights of subdivision associated with this transfer.

3) Within one hundred twenty (120) days of the date of this Order, new Deeds shall be recorded in the Land Records of Baltimore County referencing this case and incorporating the conditions and restrictions of this Order.

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Date 5-25-10
By

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 5-25-10
By DLW

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 25, 2010

Richard T. Moreland
Mary-Agnes Moreland
1822 Corbett Road
Monkton, Maryland 21111

RE: **PETITION FOR SPECIAL HEARING**
N/S Corbett Road, 900' E of Corbett Village Lane
(1822 Corbett Road)
8th Election District - 3rd Council District
Richard T. Moreland, et ux
Case No. 2010-0260-SPH - *Petitioners*

Dear Mr. and Mrs. Moreland:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 East Towsontown Boulevard, Towson, MD 21286
Charles G. Pepin, 1732 Corbett Road, Monkton, MD 21111
Kirsten Burger, 1906 Corbridge Lane, Monkton, MD 21111
People's Counsel; DEPRM; File

Bill Wiseman - Case No. 2010-0260-SPH

From: <kirstenburger@comcast.net>
To: <wwiseman@baltimorecountymd.gov>
Date: 5/20/2010 7:52 PM
Subject: Case No. 2010-0260-SPH

Hello Bill,

My daughter is graduating from college tomorrow morning;otherwise I would have liked to attend this hearing.
I am interested in knowing whether this building will be within the square footage limitation for RC 7 zoning, as they have quite a lot of impervious surface already--large house, barn, outbuildings.... Many trees were cut down to build the new house and driveway through the woods leading to it. Removal of more trees to build another barn would not advance the environmental protection goals of the RC 7 zone, but maybe they plan to locate the barn so that trees don't have to be cut down. The Gunpowder Falls River is across the street--maybe 150 feet--this is an environmentally sensitive area.

The 2006 order approving construction of a barn stated that the driveway that served the house which was razed was to be removed--I do not believe that has been done. Again, the less impervious surface in a sensitive area, the better.

I hope you can inquire about these issues. I apologize for the lateness of this message. Will you please send me a copy of your decision?

Thanks,

Kirsten Burger

1906 Corbridge Lane
Monkton, MD 21111

ORIGINAL

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1822 CORBETT ROAD

which is presently zoned RC7

*(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)

THE NON-DENSITY TRANSFER OF A 3.619 ACRE PARCEL TO AN ADJOINER TO THE WEST. AND TO AMEND THE PREVIOUSLY APPROVED SPECIAL HEARING ~~2006-0499-SPH~~ 06-508-SPH TO ALLOW THE CONSTRUCTION OF THE BARN AS SHOWN ON THE HEARING PLAT.

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.

06-508-SPH

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

Legal Owner(s):

RICHARD T. MORELAND
Name - Type or Print

Richard T. Moreland
Signature

MARY AGNES MORELAND
Name - Type or Print

Mary Ann Moreland
Signature

1822 CORBETT ROAD 410-472-3217
Address Telephone No.

MONKTON MD
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 MD 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR.

UNAVAILABLE FOR HEARING NA

Case No. 2010-0260-SPH

ORDER RECEIVED FOR FILING Reviewed By JV Date 3/31/10

Date 5-25-10

By DW

ORIGINAL

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1822 CORBETT ROAD

which is presently zoned RC7

*(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)

THE NON-DENSITY TRANSFER OF A 3.619 ACRE PARCEL TO AN ADJOINER TO THE WEST AND TO AMEND THE PREVIOUSLY APPROVED SPECIAL HEARING 2006-0508-SPH TO ALLOW THE CONSTRUCTION OF THE BARN AS SHOWN ON THE HEARING PLAT

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:

Charles Pepin
Name - Type or Print

Signature

1732 Corbett Rd 4104723076
Address Telephone No.

Monkton MD 21111
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

RICHARD T. MORELAND
Name - Type or Print

Signature

MARY AGNES MORELAND
Name - Type or Print

Signature

1822 CORBETT ROAD 410-472-3217
Address Telephone No.

MONKTON MD
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 MD 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR

Case No. 2010-0260-SPH

UNAVAILABLE FOR HEARING NA

Reviewed By JL Date 3/31/10

ORDER RECEIVED FOR FILING

Date 5-25-10

By DW

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

0260

March 26, 2010

ZONING DESCRIPTION
Richard T Moreland and Mary-Agnes Moreland property
1822 Corbett Road
Baltimore County, Maryland

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

B. Doak

~~Beginning for the same at a point on~~ FROM the east side of Corbett Village Lane and the north side of Corbett Road, running easterly along the north side of Corbett Road 990', running thence,

1) South 08 degrees 33 minutes 00 seconds East 470.64 feet,
2) South 18 degrees 08 minutes 00 seconds West 732.87 feet,
3) South 84 degrees 40 minutes 00 seconds West 93.23 feet,
4) North 66 degrees 03 minutes 00 seconds West 751.22 feet,
5) North 16 degrees 28 minutes 00 seconds East 444.60 feet,
6) South 88 degrees 17 minutes 00 seconds East 367.94 feet,
7) North 00 degrees 02 minutes 00 seconds West 348.82 feet,
8) South 67 degrees 58 minutes 00 seconds East 11.36 feet,
9) North 86 degrees 26 minutes 00 seconds East 67.50 feet,
10) North 74 degrees 30 minutes 00 seconds East 379.80 feet to the point of beginning.

Containing 16.165 Acres of land, more or less.

WHICH CONTAINS THE 3.619 ACRE PARCEL BEING TRANSFERRED.

B. Doak

STATE OF MARYLAND
BRUCE EDWIN DOAK
NO. 531
REGISTERED
PROPERTY LINE SURVEYOR

3/26/10

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

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: X 0260

Petitioner: RICHARD T. MORELAND

Address or Location: 1822 CORBETT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHARLES G. PEPIN

Address: 1732 CORBETT ROAD
MONKTON MD 21111

Telephone Number: 410-345-9773

Revised 2/20/98 - SCJ

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

No.

Date:

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount

Total:

Rec From:

For:

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: # 2010-0260-SPH
1822 Corbett Road
N/side of Corbett Road, 900 feet east of Corbett Village Lane
8th Election District
3rd Councilmanic District
Legal Owner(s): Richard & Mary Moreland
Special Hearing: for the non-density transfer of a 3.619 acre parcel to an adjoiner to the west and to amend the previously approved special hearing 2006-0499-SPH to allow the construction of the barn as shown on the hearing plat.
Hearing: Friday, May 21, 2010 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.
5/075 May 6 239020

CERTIFICATE OF PUBLICATION

5/6/, 2010

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 5/6/, 2010.

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

S. Wilkinson

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#2010-0260-SPH

PETITIONER: Richard & Mary Moreland

DATE OF HEARING: May 21, 2010

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

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

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

LOCATION:
1822 Corbett Road

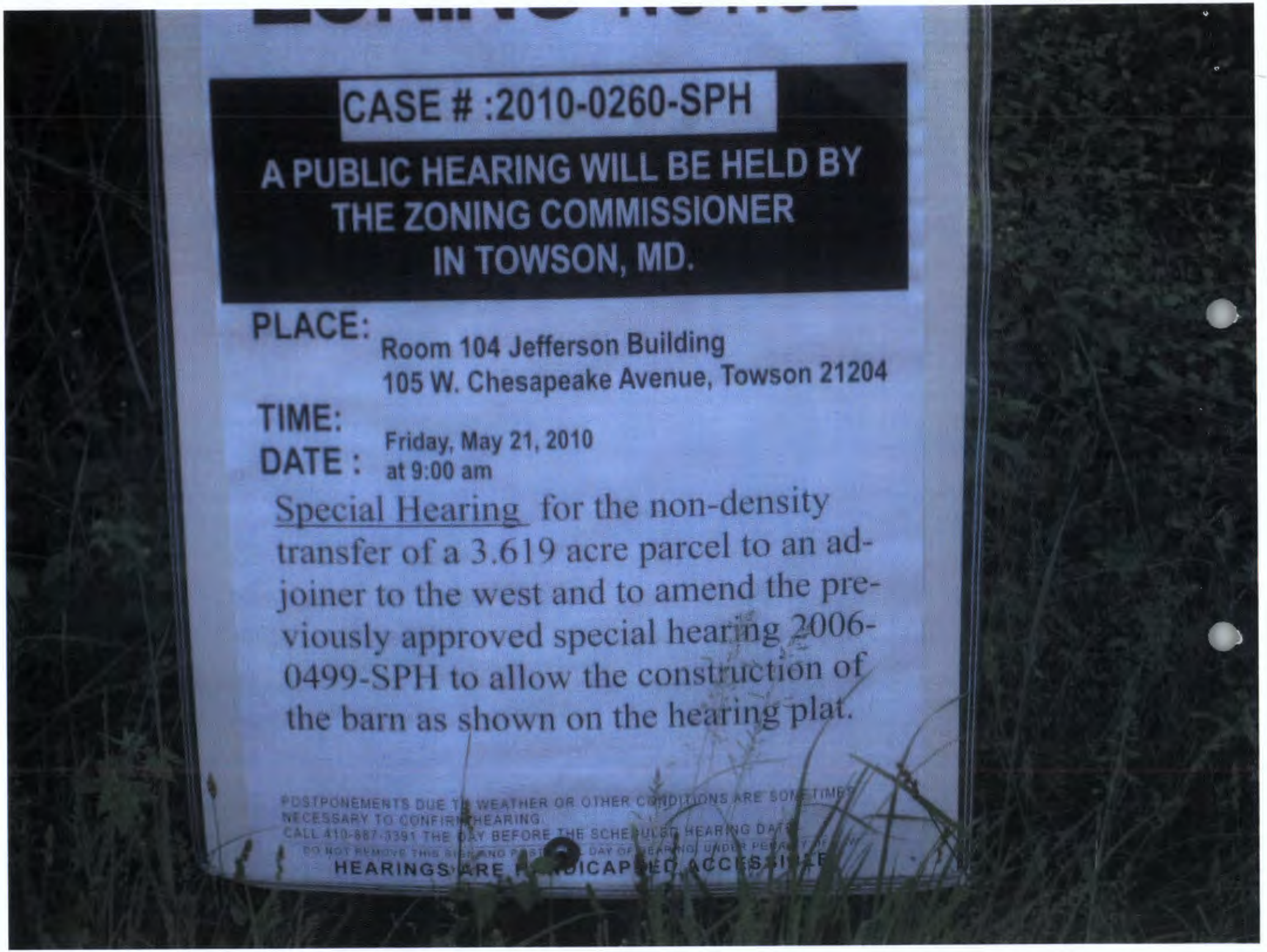
(see page 2 for full size photo)

POSTED ON: May 4, 2010

SIGNATURE OF SIGN POSTER

Bruce E. Doak

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


CASE # :2010-0260-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:
DATE :
Friday, May 21, 2010
at 9:00 am
Special Hearing for the non-density transfer of a 3.619 acre parcel to an adjoiner to the west and to amend the previously approved special hearing 2006-0499-SPH to allow the construction of the barn as shown on the hearing plat.
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING
CALL 410-887-3391 THE DAY BEFORE THE SCHEDULED HEARING DATE
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF
HEARINGS ARE HANDICAPPED ACCESSIBLE

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 6, 2010 Issue - Jeffersonian

Please forward billing to:
Charles Pepin 410-345-4773
1732 Corbett Road
Monkton, MD 21111

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: 2010-0260-SPH
1822 Corbett Road
N/side of Corbett Road, 900 feet east of Corbett Village Lane
8th Election District – 3rd Councilmanic District
Legal Owners: Richard & Mary Moreland

Special Hearing for the non-density transfer of a 3.619 acre parcel to an adjoiner to the west and to amend the previously approved special hearing 2006-0499-SPH. to allow the construction of the barn as shown on the hearing plat.

Hearing: Friday, May 21, 2010 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

April 16, 2010

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: 2010-0260-SPH
1822 Corbett Road
N/side of Corbett Road, 900 feet east of Corbett Village Lane
8th Election District – 3rd Councilmanic District
Legal Owners: Richard & Mary Moreland

Special Hearing for the non-density transfer of a 3.619 acre parcel to an adjoiner to the west and to amend the previously approved special hearing 2006-0499-SPH to allow the construction of the barn as shown on the hearing plat.

Hearing: Friday, May 21, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Moreland, 1822 Corbett Road, Monkton 21111
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 THURSDAY, MAY 6, 2010.**
(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.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

May 18, 2010

Richard and Mary Moreland
1822 Corbett Rd.
Monkton, MD 21111

Dear: Richard and Mary Moreland

RE: Case Number 2010-0260-SPH, 1822 Corbett Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 31, 2010. 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
Bruce Doak; 320 E. Towsontown Blvd.; Towson, MD 21286

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 8, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For April 19, 2010
Item Nos. 2010-251, 252, 253, 255,
256, 257, 258 and 260

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-04192010 -NO COMMENTS.doc

BW 5/21
9AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 20, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-260- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By: Curtis Murray

Division Chief: Lyn Lanham
CM/LL

RECEIVED
APR 21 2010
ZONING COMMISSIONER

W:\DEVREV\ZAC\ZACs 2010\10-260.doc

BALTIMORE COUNTY
MARYLAND

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

April 19,2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 19, 2010

Item Numbers: 0250 through 0260

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

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

SHA State Highway Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: April 12, 2010

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

RE: Baltimore County
Item No. 2010-0260-SPH
1822 Corbett Road
Moreland Property
Special Hearing

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0260-SPH.

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

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

BW 5/21 9AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 11 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: May 11, 2010

SUBJECT: Zoning Item # 10-260-SPH
Address 1822 Corbett Road
(Moreland Property)

Zoning Advisory Committee Meeting of April 5, 2010.

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

1. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code). *-Paul Dennis, Environmental Impact Review*

2. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). *-Paul Dennis, Environmental Impact Review*

3. The Groundwater Mgmt. Section will have to review especially the proposed barn permit, to see if any plumbing will be involved, etc. *-Dan Esser; Groundwater Management*

4. The Land Preservation Section raises concern that the request to subdivide off 3.619 acres of forest including forest buffer is contrary to the purposes of the zone - specifically 1A08.1.B.1 and 2. It being in the interest of protecting ecosystem functioning to reduce the fragmentation of the resource into smaller and smaller ownerships. Furthermore, the fact that the zone provides for limiting lot size to 25 acres is additional argument that the proposed subdivision is contrary to the purposes of the zone and should not be permitted. Furthermore, the transfer of the proposed barn use raises question as to why one should be permitted at 1822 Corbett Road. There is no evidence of any agricultural need for a barn. *-Wally Lippincott, Jr.; Agricultural Preservation*

RE:	PETITION FOR VARIANCE 1822 Corbett Road; N/S Corbett Road, 900' E c/line Corbett Village Lane 8th Election & 3rd Councilmanic Districts Legal Owner(s): Richard & Mary Moreland	*	BEFORE THE ZONING COMMISSIONER FOR
	Petitioner(s)	*	BALTIMORE COUNTY
		*	10-260-SPH

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

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

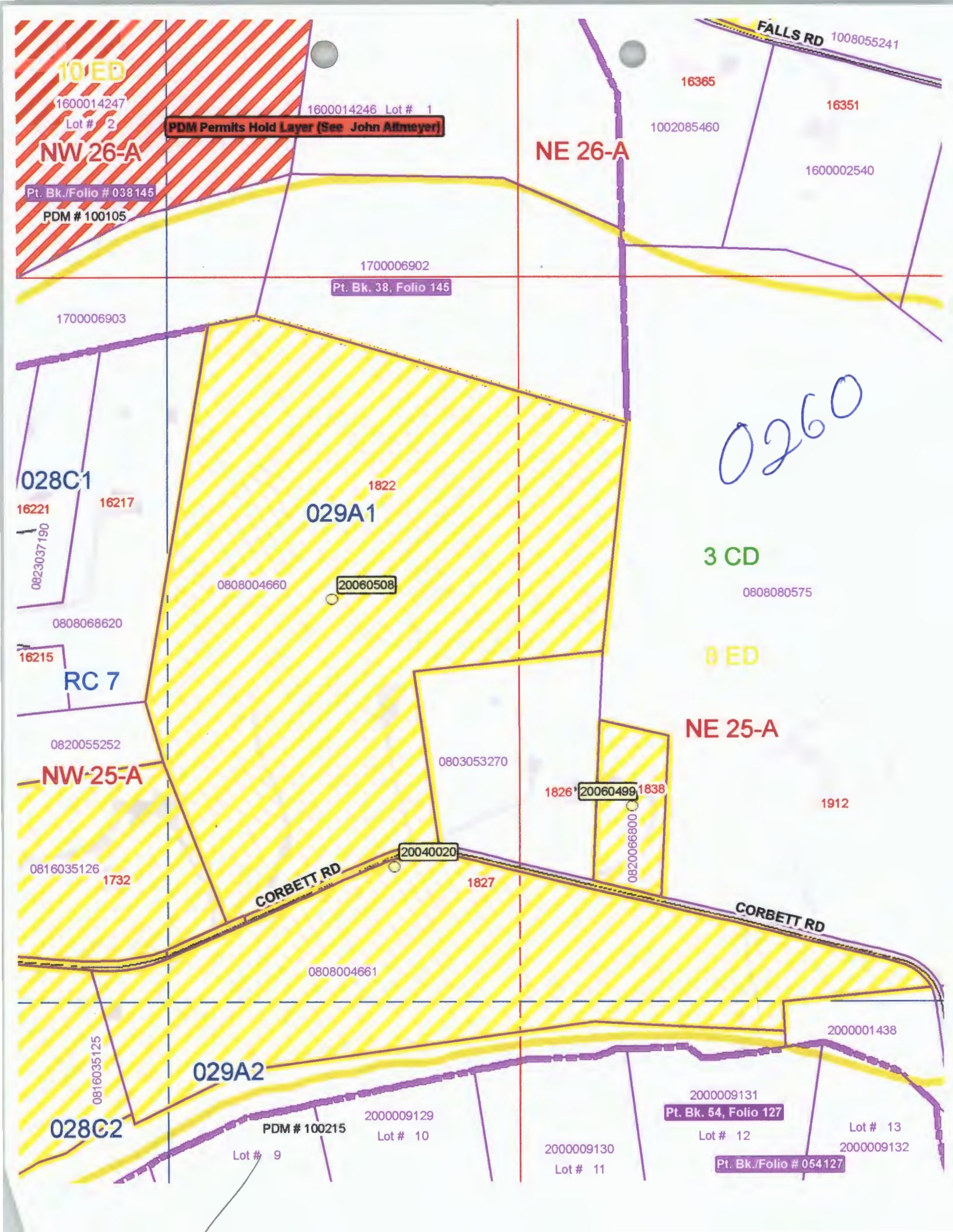
RECEIVED
APR 12 2010

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of April, 2010, 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).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


10 ED
1600014247
Lot # 2
NW 26-A
Pt. Bk./Folio # 038145
PDM # 100105
PDM Permits Hold Layer (See John Altmeyer)
1600014246 Lot # 1
NE 26-A
FALLS RD
1008055241
16365
16351
1002085460
1600002540
1700006902
Pt. Bk. 38, Folio 145
1700006903
0260
028C1
16221
16217
08230371 90
1822
029A1
3 CD
0808004660
20060508
0808080575
0808068620
8 ED
16215
RC 7
NE 25-A
0820055252
NW 25-A
0803053270
1826
20060499
1838
1912
0820066800
20040020
0816035126
1732
CORBETT RD
1827
CORBETT RD
0808004661
2000001438
0816035125
029A2
028C2
PDM # 100215
2000009129
Lot # 10
Lot # 9
2000009131
Pt. Bk. 54, Folio 127
Lot # 12
2000009130
Lot # 11
Lot # 13
2000009132
Pt. Bk./Folio # 054127

5-21
9AM

Case No. 2010- 0260 - SPH

CHECKLIST

Comment Received	Department	Support/ Oppose
4-8	DEVELOPMENT PLANS REVIEW	None
5-11	DEPRM	Comments
4-19	FIRE DEPARTMENT	None
4-20	PLANNING	None
4-12	STATE HIGHWAY ADMINISTRATION	No objection
_____	TRAFFIC ENGINEERING	_____
_____	ZONING VIOLATION	_____

✓	NEWSPAPER ADVERTISEMENT	_____
✓ 4-12	PEOPLE'S COUNSEL APPEARANCE	_____
✓	PRIOR ZONING 06-499-A -1838 Corbett Rd -(7-17-06) 06-508-SPH-1822 Corbett Rd. (6-15-0 04-020-SPH-1822 & 1827 Corbett Rd. (10-15-03)	
✓ 5-4	SIGN POSTING	_____

Bill -

Comments, if any: ~~*~~ Site plan refers to Case 06-499-A SPH regarding construction of barn -- incorrectly cited - should be 06-508-SPH. I've attached all 3 orders above for reference.

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

Go Back
View Map
New Search

Account Identifier: District - 08 Account Number - 0808004660

Owner Information

Owner Name:	MORELAND RICHARD T MORELAND MARY-AGNES	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	1822 CORBETT RD MONKTON MD 21111-1511	**Deed Reference:**	1) /20161/ 669 2)

Location & Structure Information

Premises Address
1822 CORBETT RD

Legal Description
16.19 AC
1822 CORBETT RD
660FT W GUNPOWDER FALLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
29	7	32						2	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2007	6,447 SF	16.19 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	391,890	489,870		
Improvements:	991,640	1,186,180		
Total:	1,383,530	1,676,050	1,578,542	1,676,050
Preferential Land:	0	0	0	0

Transfer Information

Seller: JSG HOMEBUILDERS INC	**Date:** 06/02/2004	**Price:** $700,000
Type: NOT ARMS-LENGTH	**Deed1:** /20161/ 669	**Deed2:**
Seller: EWING MICHAEL	**Date:** 04/06/2004	**Price:** $465,000
Type: NOT ARMS-LENGTH	**Deed1:** /19844/ 354	**Deed2:**
Seller: HARTLEY WENDELL P	**Date:** 12/29/2000	**Price:** $180,000
Type: NOT ARMS-LENGTH	**Deed1:** /14893/ 290	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

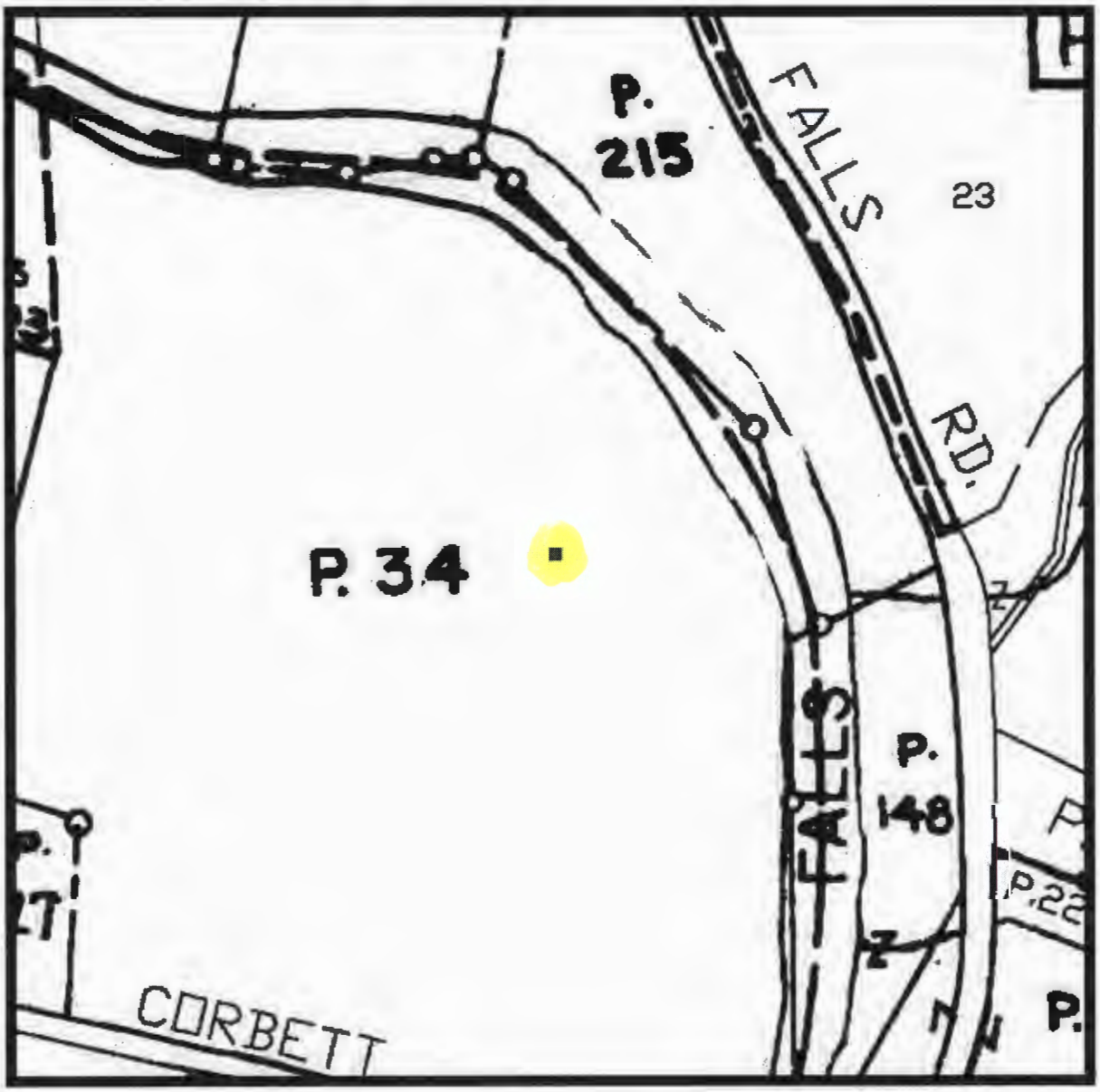
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

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

Go Back
View Map
New Search

District - 08 **Account Number** - 0808004660



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2009.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Bank barn

From Wikipedia, the free encyclopedia

A **bank barn** or **banked barn** is a style of barn noted for its accessibility, at ground level, on two separate levels. Often built into the side of a hill, or bank, both the upper and the lower floors area could be accessed from ground level, one area at the top of the hill and the other at the bottom. The second level of a bank barn also could be accessed from a ramp if a hill was not available.[1].

Examples of bank barns can be found in the United Kingdom, in the United States, in Norway, in the Dordogne in France and in Umbria, Italy, amongst other places.[2]

A bank barn in Delaware. Note its accessibility on two different levels.

Contents

- 1 Bank barns in the United Kingdom
  - 1.1 History
  - 1.2 Design
  - 1.3 Terminology
- 2 Bank barns in the United States
  - 2.1 Design
- 3 See also
- 4 References

Bank barns in the United Kingdom

Bank barns are especially common in the upland areas of Britain, in Northumberland and Cumbria in the north of the country and in Devon in the south west.[2]

History

The origins of bank barns in the U.K. are obscure. The bank barn had made its first appearance in Cumbria by the 1660s on the farms of wealthy farmers: here farmers bought drove cattle from Scotland and fattened them over winter before selling them in spring. The bank barn at Townend Farm, Troutbeck, Cumbria was built for the prominent Browne family in 1666. The great majority of bank barns were built in Cumbria between 1750 and 1860, and the last bank barns were built just before the First World War (1914-1918).[2]

Design

Usually stone built, British bank barns are rectangular buildings. They usually have a central threshing area with hay or corn (cereal) storage bays on either side on the upper floor; and byres, stables, cartshed or other rooms below. The threshing barn on the upper floor was entered by double doors in the long wall approached from a raised bank: these banks could be artificially created. Opposite the main doors was a small winnowing door which opened high above the farmyard level. A common arrangement had an open-fronted single bay

cartshed below the threshing floor, with stables on one side and a cow-house on the other. The entrances to these lower floor rooms were protected from above in many cases by a continuous canopy or pentise carried on timber or stone beams which are cantilevered from the main wall. [2] [3] The barns may less commonly be brick-built.

In the 1660s, Sir Daniel Fleming of Rydal Hall in the Lake District housed 44 cattle in his 22m (74ft) long bank barn at Low Park. The cattle faced the side walls and backed on to a central manure passage. In other bank barns in Cumbria the entrances, in the side walls, gave access to a cow-house, stable and cartshed; some 19th century examples have four-horse stables, root houses (for storage of root crops for fodder) and feeding and dung passages for the cows.[2]

As well as the true bank barns that occur in a small concentration in Devon [3], a variation on the bank barn is also found in Devon and Cornwall where the upper floor is accessed by external stone steps rather than the hillside or a ramp. [2]

Terminology

The architectural historian Ronald Brunskill states that, although the British examples are older, the term 'bank barn' is an imported American term "to describe a type of farm building which is so common in certain parts of Britain that it has developed no descriptive term of its own".[3]

Bank barns in the United States

Bank barns were a popular 19th century barn style in the United States. These structures were sometimes referred to as "basement barns" because of their exposed basement story.[4] Regionally, this barn style could be known by other names as well, including, in Vermont, Yankee barn,[5] which is a name more often associated with English barns.[6] In the United States, the upper floor was a loft and the lower a stable area.[1] With William Penn's promise of freedom and inexpensive land, many settlers came to Pennsylvania. Among these settlers were the Germans, who began to build bank barns on their land. Many other settlers followed this practice and it was soon the most common type of barn Pennsylvania during the colonial era. [7]

Design

The design of a bank barn allowed for wagons to enter directly into the hay loft, eliminating the need to move hay from the loft to the stables. Below the stables a basement usually acted as a manure collection area. [5] Many bank barns simply have a small incline leading up to the loft area as opposed to a ramp.[8] Some bank barns are constructed directly into existing hillsides while others are fitted with built up earthen and stone areas to create the trademark bank.[8] The design is similar to English barns except for bank and basement aspects. The basement space could be utilized for animals while the area above, easily accessed by wagon because of the bank, could be used for feed and grain storage. [4] Bank barns can be thought of as English barns raised up on an exposed full basement.[9]

This bank barn in Illinois has a ramp of dirt and stone.

See also

- Pennsylvania barn

References

1. ^ *a b* Brown, Kari. Cider House and Stone Bank Barn (http://ia.hcs.ohiou.edu/courses/hcia495/spring2002/brown_k/thesistudio/stonebankbarn.htm), Senior Thesis, Ohio University. Retrieved 7 February 2007.
2. ^ *a b c d e f* Jeremy Lake (1989). *Historic Farm Buildings: An Introduction and Guide in association with the National Trust*. Blandford Press, Cassell, London. pp. 99–101.
3. ^ *a b c* R. W. Brunskill (1987). *Traditional Farm Buildings of Britain*. Victor Gollancz, London. pp. 114–117.
4. ^ *a b* Basement Barn Style (http://www.in.gov/dnr/historic/barnbasement.html), Indiana Department of Natural Resources, DNR-Division of Historic Preservation and Archaeology. Retrieved 8 February 2007.
5. ^ *a b* Historic Barn Types (http://www.uvm.edu/~vhnet/hpres/publ/barnb/bbhbty.html), Taking Care of Your Old Barn, University of Vermont, Vermont Division for Historic Preservation. Retrieved 7 February 2007.
6. ^ Noble, Allen G. & Seymour, Gayle A. Distribution of Barn Types in Northeastern United States (http://links.jstor.org/sici?sici=0016-7428(198204)72%3A2%3C155%3ADOBTIN%3E2.0.CO%3B2-8), (JSTOR), *Geographical Review*, Vol. 72, No. 2 (April, 1982), pp. 155-170. Retrieved 9 February 2007.
7. ^ A History of Pennsylvani, by Wayland Fuller Dunaway
8. ^ *a b* Photos of Bank barns, Various web sites. See: [1] (http://www.gono.com/vir-mus/village/bwemporium/history/barn%20h15.jpg), [2] (http://www.gono.com/vir-mus/village/bwemporium/history/barn%20h14.jpg), [3] (http://mypage.siu.edu/rae50/The%20bank%20on%20a%20bank%20barn.jpg), [4] (http://www.uvlt.org/images/trail_photos/Coburn5-Barn.jpg). All Retrieved 7 February 2007.
9. ^ Basement barns (http://www.phmc.state.pa.us/bhp/Agricultural/Context/FieldGuide/Basement%20Barn.asp), Architectural Field Guide, Pennsylvania Historical & Museum Commission (http://www.phmc.state.pa.us/). Retrieved 8 February 2007

Retrieved from "http://en.wikipedia.org/wiki/Bank_barn"
Categories: Barns

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- About Wikipedia
- Disclaimers

IN RE: PETITION FOR SPECIAL HEARING N & S sides of Corbett Road 150 ft. N of Falls Road 8th Election District 3rd Councilmanic District **(1822 Corbett Road)** **(1827 Corbett Road)**	*	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-020-SPH
Michael J. Ewing & Ethan Ewing *Petitioners*	*	

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by Michael J. Ewing requesting special hearing relief for property located at 1822 and 1827 Corbett Road in the Monkton area of Baltimore County. The subject property is zoned R.C.4 and R.C.7. The special hearing request is to approve the non-density transfer of a 5-acre parcel of land (Parcel A) and a 3-acre parcel of land (Parcel B) to an adjoining land owner (Michael J. Ewing, #1732 Corbett Road).

The property was posted with Notice of Hearing on September 1, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on July 31, 2003 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

and would like to sell 1822 Corbett Road, which contains 16 acres. However, he is concerned that his home at 1732 Corbett Road be protected from possible uses by the new owner of 1822 Corbett Road. Consequently, he proposes to separate a 3 acre tract (Parcel B) from the 16 Acre lot nearest his home and, in a non density transfer, have it attach to 1732 Corbett Road. See Petitioner's Exhibit No. 1.

DEPRM's revised comments pointed out that this would entail fragmenting existing forest and recommended denial of this request. The Petitioner disputed this assertion in his September 26, 2003 letter. However, he withdrew the request to transfer Parcel B in his October 6, 2003 letter explaining that he can accomplish the same purpose by private restrictive covenant when he sells 1822 Corbett Road. Consequently this request will be denied as moot.

Mr. Ewing also wished to protect 1732 Corbett Road on the south side by exercising an option to purchase Parcel A from Ethan Ewing. This would be a 5 acre parcel, which again would attach 1732 Corbett Road in a non density transfer. Mr. Michael Ewing presently uses this area to pasture his horses. DEPRM also opposed this non density transfer citing that the R.C.7 zoning regulations purpose is to protect remaining prime and productive soils. See Section 1A08.1 B 6.

Findings of Fact and Conclusions of Law

Petitioner's Exhibit No. 1 seems to contain a method to accomplish the goals of both DEPRM and Petitioner. DEPRM objects to the 9 acre property owned by Mr. Ethan Ewing being divided into 5 acre and 4 acre parcels. However, Petitioner's Exhibit No. 1 shows that Michael Ewing also owns a 3.67 lot west of Parcel A whose deed is recorded in the land records of Baltimore County at liber 6321 folio 226, herein after called "Ewing South Lot". If instead of transferring Parcel A to the property associated with 1732 Corbett Road, Parcel A would be

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS/TAT

DATE: August 28, 2003

SUBJECT: Zoning Item 20
Address 1822 and 1827 Corbett Road

Zoning Advisory Committee Meeting of July 21, 2003

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

The request for this variance is denied. The transfer of parcel B(3 acres) from a larger 16 acre RC-2 parcel would reduce the size of an already relatively small wooded parcel to the point that it may significantly diminish the forests value. Similarily, transfering 5 acres from a 9 acre parcel would also appear to conflict with the basic purpose of RC-2 which is to support agriculture by retaining properties of larger sizes.

Reviewer: Wally Lippincott Date: August 8, 2003

IN RE: **PETITION FOR VARIANCE**
N/S Corbett Road, 890' NW of the c/l
Falls Road
(1838 Corbett Road)
8th Election District
3rd Council District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-499-A

Everett E. Truman, et ux, Owners;
Bridgestone Builders, Contract Purchasers *

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Everett E. Truman, III, on behalf of his deceased grandparents, Everett E. Truman and his wife, Margaret E. Truman, owners of the subject property, and the Contract Purchaser, Bridgestone Builders, by Randy Shelley, through their attorney, Jason E. Vittori, Esquire. The Petitioners request variance relief from Section 1A08.6.B(5)(a)(2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a neighboring principal building setback of 50 feet in lieu of the required 80 feet for a proposed dwelling, and if deemed necessary, from Section 1A08.6.B(5)(b) to permit an agricultural operation setback of 180 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on the site p submitted with the Petition filed and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Ev Truman, III, grandson and Personal Representative of the Estate of Everett E. and Marga 'Truman, property owners, Randy Shelley, Contract Purchaser, James D. Gramm Professional Engineer who prepared the site plan for this property, and Lawrence E. S Esquire, attorney for the Petitioners. Appearing as Protestants were Jeanne Cole, adjacen owner, her son, Bard Cole, II, and daughter, Rebecca Stein. Also appearing in opposi request were Page Crosby, and Anne McAvoy, nearby residents of the area. There we interested persons present.

ORDER RECEIVED FOR FILING
Date 5-17-06
By

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located on the north side of Corbett Road, north of Falls Road and just west of Merryman Park in northern Baltimore County. The property contains a gross area of 1.00 acre, more or less, zoned R.C.7, and is improved with a small, one-story single family dwelling, which was built in approximately 1921 and has been vacant for some time. The Petitioners have owned the property for many years and have contracted to sell the parcel to Randy Shelley and Bridgestone Builders, who intend to raze that structure and redevelop the site with a new single-family dwelling. The new house will be a two-story structure, 80' wide by 45' deep, which will feature an attached two-car garage, with access thereto by way of the existing driveway that leads into the property from Corbett Road. The new house will feature similar front, side and rear setbacks as the existing dwelling; however, will be located approximately 10 feet further from the western boundary adjacent to the Cole property. In this regard, the existing dwelling is located within 20 feet of the western boundary adjacent to the Cole property, and 35 feet from the Cole's dwelling. The proposed dwelling will be located a distance of 35 feet from the west side property line, and 50 feet from the Cole dwelling. In that the R.C.7 regulations require a minimum setback of 80 feet between principal structures and 300 feet from any active agricultural operation, the requested variance relief is necessary.

In support of the proposal, testimony indicated that the narrowness of the lot and the location of the septic reserve and well areas drives the need for variance relief and limits the area for development. Moreover, the new house will actually be located further away from the Cole dwelling than the existing structure and will improve existing conditions on the property. Finally, the active agricultural use operation, which consists of a pasture field enclosed with a fence, is located across Corbett Road from the subject property. The proposed dwelling will feature a similar setback from this agricultural operation as the existing house, a condition that has existed since at least 1921. Thus, it is clear that the proposed construction will be consistent with existing conditions and will not adversely impact surrounding or adjacent properties.

ORDER RECEIVED FOR FILING
Date 7-17-06
By D. Santo

As noted above, several residents from the surrounding community appeared in opposition to the request, including Jeanne Cole, who has apparently resided immediately adjacent to the subject property since 1950. Ms. Cole objected to the size of the proposed dwelling and its location within 50 feet of her home. She expressed a willingness to have the garage relocated to her side of the property with the attendant noise and headlights associated with its use as opposed to losing the 30-foot distance at issue. Further discussion ensued regarding the location of the garage and driveway to minimize its impact from her home; however, Ms. Cole remained steadfast in her position that the house should be setback the minimum 80-foot distance required by the regulations even if in so doing it could result in a disruption of her quiet enjoyment of her residence. Ultimately, the Petitioners agreed to modify their plans to shift the proposed dwelling to the east in order to satisfy the 80 foot setback requirement and to relocate the garage to the opposite (west) side of the proposed dwelling. A revised site plan depicting these modifications was submitted into evidence and marked as Petitioner's Exhibit 6. The revised plan also shows that a row of Leyland Cypress evergreen trees will be planted along the western property line in the area of the Cole home to buffer their view of the proposed dwelling.

The other neighbors who attended the hearing expressed concern that the proposed improvements would not be in keeping with the historic character of the surrounding locale; however, pursuant to the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning, the property is not in a historic district.

After due consideration of all of the testimony and evidence presented, I am persuaded that relief should be granted and that the Petitioner has met the requirements set forth in Section 307 of the B.C.Z.R. I find that strict compliance with the zoning regulations would be unusually burdensome and prevent development of the property for a permitted purpose. Moreover, there were no adverse comments submitted by any County reviewing agency, and the revised plan appears appropriate and addresses to the extent possible the concerns expressed by Ms. Cole. In this regard, it is to be noted that the nearest house to the east is located several hundred feet away.

ORDER RECEIVED FOR FILING
Date 7-17-09
By D.Santos

Thus, I find that the modified relief can be granted and that there will be no detrimental impacts to adjacent properties or the health, safety or general welfare of the surrounding locale.

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, as modified, shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of July 2006 that the Petition for Variance seeking relief from Section 1A08.6.B(5)(b) to permit an agricultural operation setback of 180 feet in lieu of the required 300 feet, in accordance with the revised site plan marked as Petitioner's Exhibit 6, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 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) Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings to the Office of Planning for review and approval to insure the proposed dwelling will be compatible with other homes in the surrounding locale.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED, that the Petition for Variance seeking relief from Section 1A08.6.B(5)(a)(2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a neighboring principal building setback of 50 feet in lieu of the required 80 feet for a proposed dwelling having been withdrawn in open hearing, be and is hereby DISMISSED.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 7-17-06
By B.J.S.

IN RE: **PETITION FOR SPECIAL HEARING** * BEFORE THE
N/S Corbett Road, between Falls Road and
Corbett Village Lane * ZONING COMMISSIONER
(1822 Corbett Road)
8th Election District * OF BALTIMORE COUNTY
3rd Council District
* Case No. 06-508-SPH
Richard T. Moreland, et ux
Petitioners *

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Richard T. Moreland, and his wife, Mary-Agnes Moreland. The Petitioners request a special hearing to approve the construction of a barn on the subject property prior to the construction of a principal dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Richard and Mary Agnes Moreland, property owner, and Bruce E. Doak, the Surveyor who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is an irregular shaped parcel located on the north side of Corbett Road, between Falls Road and Corbett Village Lane in northern Baltimore County. The property contains a gross area of 16.165 acres, more or less, zoned R.C.7, and is improved with a small, one-story dwelling, which was built in 1982. The Petitioners purchased the property approximately two years ago and are desirous of redeveloping the site with a new single family residence. The Petitioners currently reside approximately 10 miles away and are in the process of designing their new home. However, in the interim, the Petitioners propose razing the existing dwelling and constructing a barn in its place. It was indicated that the barn will be for private use only, to stable their horses and for storage of farm equipment that will be used to maintain the property. Apparently the need for pasture land and stabling facilities transcends their current housing needs, which will follow in

ORDER RECEIVED FOR FILING
Date 9-20-06
By

the near future. As shown on the site plan, the new dwelling will be located towards the rear of the property. The driveway that serves the existing house will be removed and the existing gravel road that leads to the rear of the property from Corbett Road will be used to provide access to the new dwelling. It was indicated that most of the properties in the area are used for agricultural purposes and contain barns and stables. Thus, the proposed construction will not be out of character with the community. Moreover, it was indicated that due to the topography of the land, the proposed barn will not be visible from Corbett Road. However, in that there will initially be no principal structure (dwelling) on the property, the requested special hearing relief is necessary.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. There were no adverse comments submitted by any County reviewing agency, and none of the neighbors voiced any objection. The relief requested appears appropriate in this instance and will not adversely impact adjacent properties. I further find that the proposed barn meets the spirit and intent of the agricultural use regulations set forth in Section 1A08 of the B.C.Z.R. and will not be detrimental to the health, safety or general welfare of the surrounding locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of June 2006 that the Petition for Special Hearing to approve the construction of a barn on the subject property prior to the construction of a principal dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

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

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

Date 9-15-06 By

PLEASE PRINT CLEARLY

CASE NAME Moreland
CASE NUMBER 2010-260-SPH
DATE 5/21/10

PETITIONER'S SIGN-IN SHEET

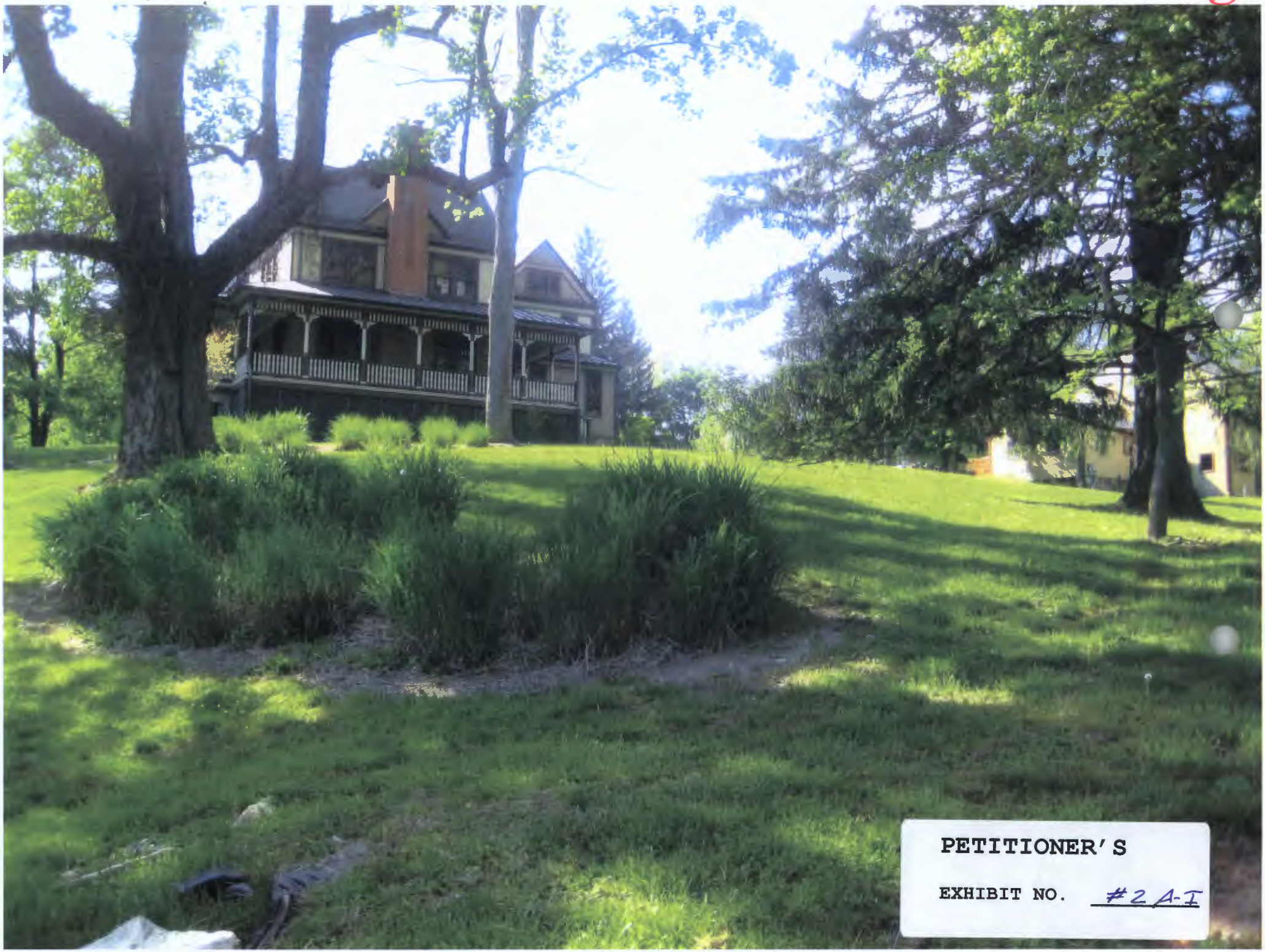
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Bruce E. Doak	320 E. Towsontown Blvd	Towson MD 21286	
Gerhold Cross & Etzel			
Charles G. Pepin	1732 Corbett Rd	Monkton, MD 21111	cgpep@comcast.net
Richard T. Moreland	1852 Corbett Road	Monkton, MD 21111	richard_moreland@troweprice.com

2½ story home built in 1894 356

Case No.: 2010-0260-SPH 1822 CORBETT RD

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	RED-LINED SITE PLAN	
No. 2 A-I	Photo's Existing Condition	
No. 3	Plan to Accompany Photo's	
No. 4	Bank Barn - to be Built.	
No. 5	Mr. Charles PEPIN holding.	
No. 6	Vance Cole, Horticultural Opinion/Recommendation	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		


PETITIONER'S
EXHIBIT NO. #2 A-I

PETITIONER'S

EXHIBIT NO. #4

PETITIONER'S
EXHIBIT NO. 5

17.86
3.46
13.54

5. PEPIN HOLDINGS

Landscape Architects
Landscape Contractors
Residential / Commercial
Landscape Maintenance

MHIC# 2230

MAXALEA
INC.

Established 1929

P.O. Box 66479
900 Oak Hill Road
Baltimore, MD. 21239-6479
Phone: 410.377.7500
Fax: 410.377.6864
www.maxalea.com
maxalea@erols.com

Dear Mr. Wiseman,

My name is Vance Cole. I am a landscape designer and Maryland Certified Professional Horticulturist.

Rich Moreland has asked that I give my professional opinion as to the quality of the standing timber located on the 3.6 acres of his property at 1822 Corbett Road, Monkton, Maryland, which he proposes to sell to his neighbor Charles Pepin for among other uses the construction of a barn. I am aware of the proposed siting of the barn, to the right, just off the driveway at the top of the first rise. It is about where the stand of pine starts.

The timber located on the proposed barn site is primarily Eastern White Pine, Pinus strobus. It is obvious, by the straight rows and tight spacing of the trees, that the stand was planted as a Christmas tree farm. This use was lost a long time ago. The pines are so close to maturity and have shaded and thinned themselves to the point that they are what we call "tiger tailed". All their growth is at the top without supporting branching below. This top heavy situation is hazardous. This is evident in the trees that have already fallen under their own weight. Additionally, some of these trees are hung up in adjacent pines, which makes for more concern.

It is my recommendation that the Pine trees should be removed and grass or some other vegetation be planted to stabilize the slope, which would include the area surrounding the proposed barn site.

Please feel free to contact me at 410.377.7500 with any questions.

Sincerely,

Vance Cole

Vance Cole

Landscape design/ CPH

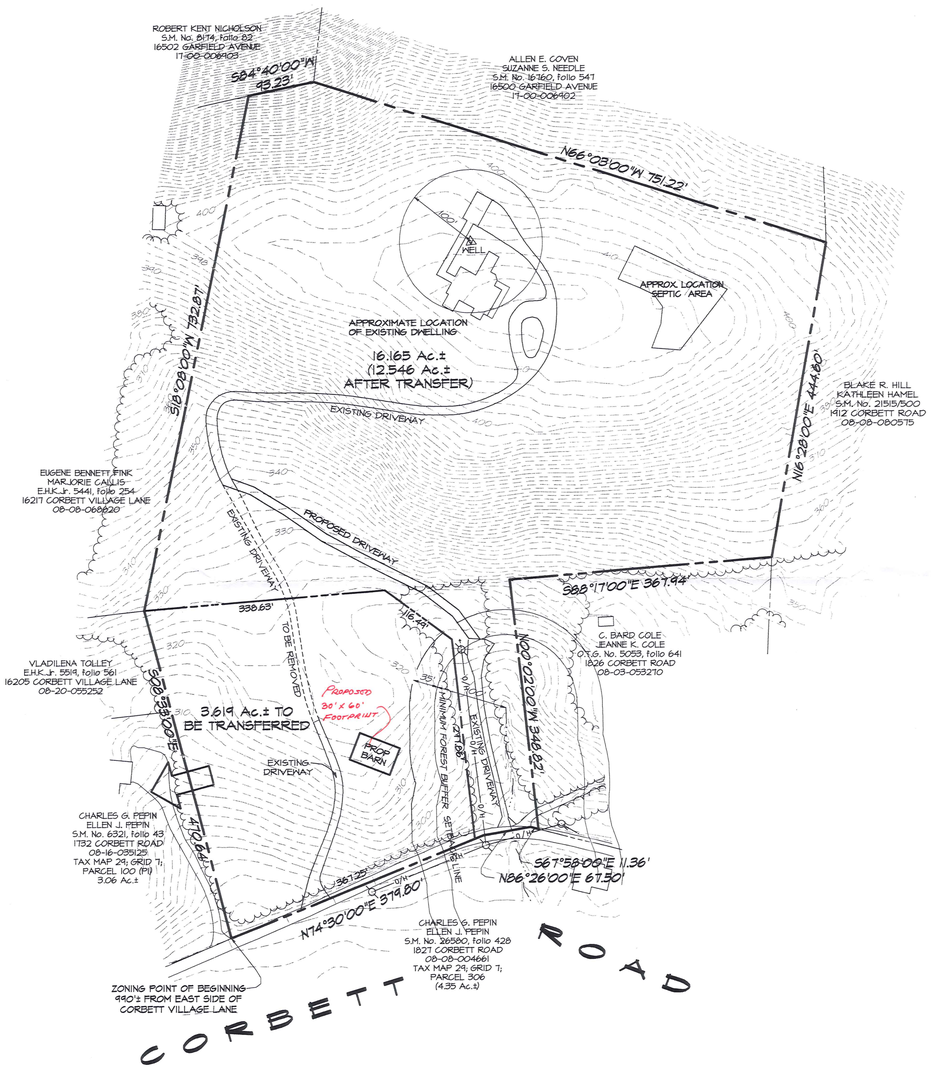
Maxalea, Inc.

900 Oak Hill Road

Baltimore, Maryland 21239

RECEIVED
MAY 24 2010
ZONING COMMISSIONER

PETITIONER'S
EXHIBIT NO. 6



LEGEND

PROPOSED BUILDING

EXISTING BUILDING

SOIL LINE

WOODS LINE

EXISTING PAVING

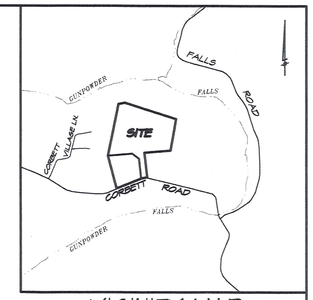
PROPOSED PAVING

PROPERTY LINE

CONTOURS

SLOPES ≥ 25%

DEED MERIDIAN



VICINITY MAP
1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 28C1, 28C2, 29A1, 29A2
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 14.
4. CENSUS TRACT 408100 REGIONAL PLANNING DISTRICT 304
   WATERSHED LOCH RAVEN SUBSEWERSHED NONE
   SCHOOL DISTRICT: ELEMENTARY - SPARKS E.S.; MIDDLE - HEREFORD M.S.; HIGH - HEREFORD H.S.
   A.D.C. MAP & GRID 13 B2
5. THE SUBJECT PROPERTY IS NOT HISTORIC BUT IS WITHIN THE CORBETT N.R.H.D. & B.C.H.D.
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. THERE ARE NO ZONING LINES WITHIN 200' OF THE SUBJECT PROPERTY.

PETITION FOR SPECIAL HEARING

TO ALLOW THE NON-DENSITY TRANSFER OF A 3.619 Ac.± PARCEL TO THE ADJOINING OWNER TO THE WEST

TO AMEND THE PREVIOUSLY APPROVED SPECIAL HEARING CASE No. 2006-0499-SPH TO ALLOW THE CONSTRUCTION OF THE BARN AS SHOWN ON THE HEARING PLAT

0508

ZONING HISTORY

CASE No. 2006-~~0499~~-SPH WAS GRANTED TO ALLOW THE CONSTRUCTION OF A BARN PRIOR TO THE CONSTRUCTION OF A DWELLING

OWNER

RICHARD T. MORELAND
MARY-AGNES MORELAND
1822 CORBETT ROAD
MONKTON, MARYLAND 21111-1511
410-472-3217

0260

PLAT TO ACCOMPANY A PETITION FOR SPECIAL HEARING FOR THE MORELAND PROPERTY

1822 CORBETT ROAD
Deed Ref: S.M. No. 20161 folio 669
Tax Account No.: 08-08-004660
Zoned R.C.-7; GIS Tile 28C1, 28C2, 29A1, 29A2
Tax Map 29; Grid 7; Parcel 32
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND · BRUCE EDWIN GERHOLD · NO. 681 REGISTERED PROPERTY LINE SURVEYOR
3/31/10

Scale: 1"=100' Date: MARCH 26, 2010

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

REVISION	DATE
REVISED PER SUBMITTAL COMMENTS	08/31/10

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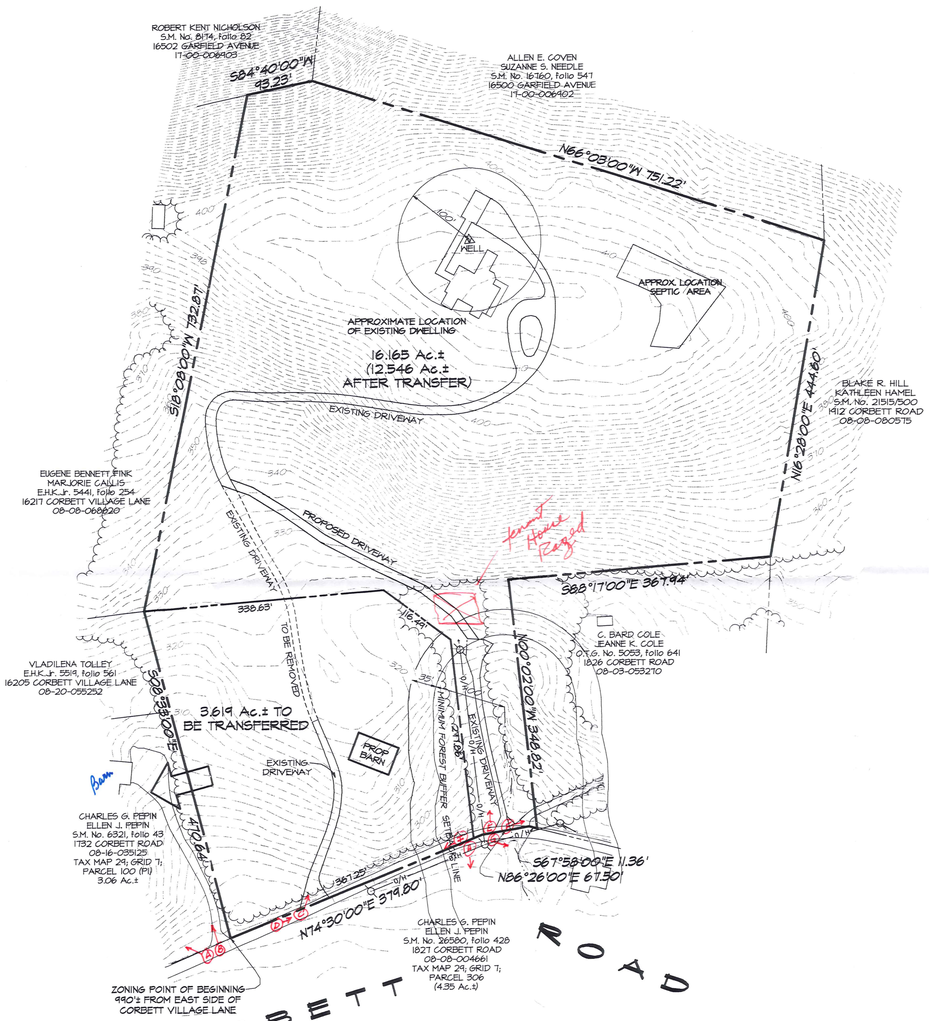
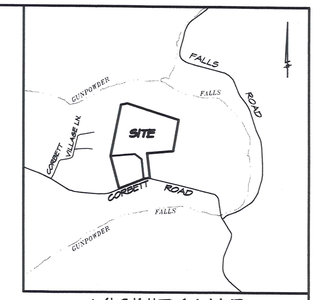
PETITIONER'S
EXHIBIT NO. #1



LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- SOIL LINE
- WOODS LINE
- EXISTING PAVING
- PROPOSED PAVING
- PROPERTY LINE
- CONTOURS
- SLOPES ≥ 25%

DEED MERIDIAN



VICINITY MAP

1" = 1000'

GENERAL NOTES

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3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 14.
4. CENSUS TRACT 408100 REGIONAL PLANNING DISTRICT 304
   WATERSHED LOCH RAVEN SUBSEWERSHED NONE
   SCHOOL DISTRICT: ELEMENTARY - SPARKS E.S., MIDDLE - HEREFORD M.S., HIGH - HEREFORD H.S.
   A.D.C. MAP & GRID 13 B2
5. THE SUBJECT PROPERTY IS NOT HISTORIC BUT IS WITHIN THE CORBETT N.R.H.D. & B.C.H.D.
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. THERE ARE NO ZONING LINES WITHIN 200' OF THE SUBJECT PROPERTY.

OWNER

RICHARD T. MORELAND
MARY-AGNES MORELAND
1822 CORBETT ROAD
MONKTON, MARYLAND 21111-1511
410-472-3217

PETITION FOR SPECIAL HEARING

TO ALLOW THE NON-DENSITY TRANSFER OF A 3.619 Ac.± PARCEL TO THE ADJOINING OWNER TO THE WEST

TO AMEND THE PREVIOUSLY APPROVED SPECIAL HEARING CASE No. 2006-0449-SPH TO ALLOW THE CONSTRUCTION OF THE BARN AS SHOWN ON THE HEARING PLAT

ZONING HISTORY

CASE No. 2006-0449-SPH WAS GRANTED TO ALLOW THE CONSTRUCTION OF A BARN PRIOR TO THE CONSTRUCTION OF A DWELLING

STATE OF MARYLAND
BRUCE EDWIN DOAK
No. 651
REGISTERED
PROPERTY LINE SURVEYOR
3/31/10

Plan to Accompany Photographs

PLAT TO ACCOMPANY A PETITION FOR SPECIAL HEARING FOR THE MORELAND PROPERTY

1822 CORBETT ROAD
Deed Ref: S.M. No. 20161 folio 669
Tax Account No.: 08-08-004660
Zoned R.C.-7; GIS Tile 28C1, 28C2, 29A1, 29A2
Tax Map 29; Grid 7; Parcel 32
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3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=100' Date: MARCH 26, 2010

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

REVISION	DATE	COMPUTED:	DRAWN: CLM	CHECKED:	FILE: X:\P\PEPIN_CORBETT\ZONING PLAT 08_18_10.pro
REVISED PER SUBMITTAL COMMENTS	08/31/10				

PETITIONER'S
EXHIBIT NO. #3