

IN RE: PETITION FOR SPECIAL HEARING

SW side of Black Rock Road, 2,793 feet SE
of the c/l Benson Mill Road
6th Election District
3rd Councilmanic District
(3317 Black Rock Road)

Jocelyn E. Simcock and Jacqueline D. Simcock
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* CASE NO. 2011-0185-SPH

* * * * *

ORDER

This matter comes before this Administrative Law Judge as a Petition for Special Hearing filed by the legal owners of the subject property, Jocelyn E. Simcock and Jacqueline D. Simcock. The Special Hearing request involves property located at 3317 Black Rock Road which property is zoned R.C. 2 and is located in the northern area of Baltimore County. The Petitioners' Special Hearing request is pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit septic reserve area for proposed Lot 3 to be situated on the adjoining parcel of record other than that of the proposed dwelling and a portion of the septic reserve area for proposed Lot 1 to be situated on the adjoining parcel of record other than that of the proposed dwelling in order to create a three lot minor subdivision from combined density of the two adjoining parcels.

Appearing at the public hearing in support of the requested special hearing relief were the owners of the property, Jocelyn E. Simcock and Jacqueline D. Simcock and Bruce E. Doak with Gerhold Cross & Etzel, Ltd., the professional land surveyor who prepared the site plan. Also attending the hearing were Teresa Moore with the Valleys Planning Counsel and two representatives from Baltimore County Department of Environmental Protection and

ORDER RECEIVED FOR FILING

Date 2-8-11

By 

Sustainability, David Lykens and Wally Lippincott. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered at the hearing and the site plan submitted into evidence as Petitioners' Exhibit 2 demonstrated that the property which is the subject of this Special Hearing request, consists of two separate parcels one of which contains 8.645 acres and the other containing a gross area of 34.092 acres. The owners of the property have engaged Mr. Doak to take this property through the minor subdivision process in order to eventually create three building lots. Petitioners' Exhibit 1 entered into evidence depicts the ultimate design and layout of these three lots should the minor subdivision be approved by the Baltimore County reviewing agencies. It should also be noted that once the minor subdivision plan is approved, all lots created by that subdivision plan will contain their own septic reserve area and well. However, at this time the manner by which the improvements on these lots are shown, causes some of the septic reserve area to be located on a lot other than that of the proposed dwelling. Hence, the reason for the Special Hearing request.

The testimony revealed that the Simcocks have been involved with this property their entire lives having inherited the subject land from their father. They are desirous of selling the existing home on the property and creating two additional unimproved lots whereupon each would build their own single family dwelling. In order to create these two new lots, a minor subdivision plan must be approved by Baltimore County. As stated previously, this Special Hearing request is somewhat temporary in nature in that ultimately each of these lots will contain their own septic system and well. However, at this time the Special Hearing request is being made to approve the configuration of these improvements as shown on Petitioners' Exhibit 1.

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Date 2-8-11

By jm 2

Representatives from the Department of Environmental Protection and Sustainability (DEPS) appeared and testified at the hearing. Mr. Lykens testified that he has no objection to the Petitioners' proposal to develop their property so long as they ultimately have a minor subdivision plan approved. The adverse comments raised by DEPS will be remedied and cured by this minor subdivision plan. Therefore, Mr. Lykens had no objection to the approval of the Special Hearing request so long as the minor subdivision continues on its track to ultimate approval.

Mr. Lippincott, also representing DEPS, testified that the Petitioners should place Lot 1 into the Rural Legacy Conservation Program. Mr. Doak indicated that his clients have no objection to placing Lot 1 once the minor subdivision plan is approved and conveying same into the Piney Run Watershed Rural Legacy Program or the Land Preservation Trust. Mr. Lippincott indicated that he would not be opposed to the Petitioners Special Hearing request given assurances that the property would be conveyed into this Trust.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments from the Department of Environmental Protection and Sustainability (DEPS) dated January 27, 2011, indicate that development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains and must comply with the Forest Conservation Regulations. The septic reserve area (and well) must be on the same lot as the dwelling (for each lot). The project must go through the minor subdivision process in order to have the property lines changed to accommodate this. Comments were received from the Office of Planning dated January 5, 2011, indicate their concurrence with the DEPS' comment that the septic reserve area must be on the same lot as the dwelling and that this project must go through the minor subdivision process to reconfigure the two lots of record for this purpose. It should also be noted that this would result in the development of two additional

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Date 2-8-11
By [Signature]

lots on a property that is located in the Piney Run Rural Legacy Area and is designated in the Master Plan as an Agricultural Land Preservation Area. Both the State and the County have used significant funds to preserve land for the benefit of agriculture.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the parties, I find that Petitioners' request for special hearing should be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 8th day of February, 2011 that Petitioners' request for Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit septic reserve area for proposed Lot 3 to be situated on the adjoining parcel of record other than that of the proposed dwelling and a portion of the septic reserve area for proposed Lot 1 to be situated on the adjoining parcel of record other than that of the proposed dwelling in order to create a three lot minor subdivision from combined density of the two adjoining parcels be and is hereby GRANTED, subject to the following conditions and restrictions:

1. Petitioners may apply for permits 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 such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The approval of the Special Hearing request is somewhat temporary in nature in that the Petitioners have filed and are seeking approval of a minor subdivision plan through the Baltimore County reviewing agencies. Once approved, the minor subdivision plan will cure the need for the Special Hearing relief requested herein. Therefore, the granting of this Special Hearing shall be contingent upon the Petitioners and Mr. Doak seeking ultimate approval of a minor subdivision plan which shall be recorded in the Land Records for Baltimore County. No such building permits shall be issued for any home to be constructed on Lot 2 and Lot 3 until such time as assurances are given that the septic reserve areas for those lots are contained entirely within their respective lot lines.

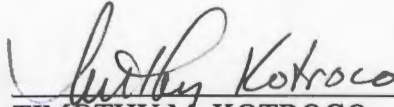
ORDER RECEIVED FOR FILING

Date 2-8-11

By [Signature]

3. Once the minor subdivision for these parcels is approved, the Petitioners shall be required to convey and place Lot 1 into either the Piney Run Watershed Rural Conservation Easement or the Land Preservation Trust. The deed of conveyance placing Lot 1 into either of the identified conservancies shall occur within 90 days from the date of the final approval of the minor subdivision plan.

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


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 2-8-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

February 8, 2011

JOCELYN E. SIMCOCK AND JACQUELINE D. SIMCOCK
PO BOX 39
BUTLER MD 21023

Re: Petition for Special Hearing
Case No. 2011-0185-SPH
Property:

Dear Ms. Simcock and Ms. Simcock:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

Enclosure

c: Bruce Doak, Gerhold Cross & Etzel, Ltd., 320 East Towsontown Blvd., Towson MD 21286
Teresa Moore, Valleys Planning Council, 118 West Pennsylvania Avenue, Towson MD 21204
David Lykens and Wally Lippincott, Baltimore County Department of Environmental Protection and Sustainability



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #3317 Black Rock Road
which is presently zoned R.C. 2

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

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

the septic reserve area for proposed lot 3 to be situated on the adjoining parcel of record other than that of the proposed dwelling & a portion of the septic reserve area for proposed lot 1 to be situated on the adjoining parcel of record other than that of the proposed dwelling in order to create a three lot minor subdivision from combined density of the two adjoining parcels.

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

Legal Owner(s):

Jocelyn E. Simcock

Name - Type or Print

Signature

Jacqueline D. Simcock

Name - Type or Print

Signature

P. O. Box 39 (410)-771-4147 (410)-491-9358

Address

Telephone No.

Butler, Maryland 21023

City

State

Zip Code

Representative to be Contacted:

Bruce E. Doak - Gerhold, Cross & Etzel, Ltd.

Name

320 E. Towsontown Blvd. Suite 100 (410)-823-4470

Address

Telephone No.

Towson, Maryland 21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2011-0185 SPH

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By W

Date

11/22/10

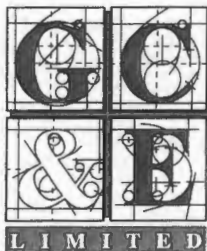
ORDER RECEIVED FOR FILING

Date

2.8.11

By

BB



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

September 10, 2010

**ZONING DESCRIPTION
SIMCOCK PROPERTY
Black Rock Road
Baltimore County, Maryland**

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

Beginning for the same at a point 2,793 feet southeasterly along the centerline of Black Rock Road from the intersection of the centerlines of Benson Mill Road and Black Rock Road, thence running,

- 1) South 37°18'55" West 1759.20 feet,
- 2) North 31°46'24" West 259.08 feet,
- 3) South 66°56'16" West 577.50 feet,
- 4) South 76°11'16" West 57.16 feet,
- 5) North 11°53'03" East 725.82 feet,
- 6) North 44°14'52" East 574.18 feet,
- 7) South 50°50'20" East 335.38 feet,
- 8) North 39°10'45" East 126.34 feet,
- 9) North 15°29'07" East 174.67 feet,
- 10) North 02°09'49" East 252.14 feet,
- 11) North 34°02'16" East 105.07 feet,
- 12) North 51°15'23" East 90.47 feet,
- 13) North 67°49'34" East 56.30 feet,
- 14) North 71°49'09" East 161.57 feet, to Black Rock Road, thence along said road
- 15) South 56°16'52" East 29.35 feet,
- 16) South 64°44'52" East 375.38 feet,
- 17) North 48°50'08" East 33.00 feet,
- 18) South 59°44'32" East 138.70 feet to the point of beginning

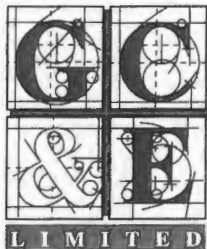
Containing 29.245 Acres of land, more or less.

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

2011-0185-SPH



11/02/10



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towson Town Boulevard • Towson, Maryland 21286

Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

September 10, 2010

**ZONING DESCRIPTION
SIMCOCK PROPERTY
Black Rock Road
Baltimore County, Maryland**

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

Beginning for the same at a point 2,793 feet southeasterly along the centerline of Black Rock Road from the intersection of the centerlines of Benson Mill Road and Black Rock Road, thence running along Black Rock Road,

- 1) South 59°44'32" East 209.44 feet, thence leaving Black Rock Road
- 2) South 37°18'55" West 1864.35 feet,
- 3) North 31°46'24" West 222.51 feet,
- 4) North 37°18'55" East 1759.20 feet, to the point of beginning.

Containing 8.645 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.



2011-0185-5PH

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

No. 61125

Date: 11/22/10

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
11/23/2010 11/22/2010 09:40:31 2

REG MSDS WALKIN DDOL DMD
>>RECEIPT # 533689 11/22/2010 OPEN

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

Dept 5 528 ZONING VERIFICATION
CR NO. 061125

Recpt Tot 145.00
145.00 CK 1.00 CA
Baltimore County, Maryland

Total: 65.00

Rec From: J + J Simcock

For: PO Box 39

Bethesda, Md 21023

2011-0185-SPH

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: # 2011-0185-SPH

3317 Black Rock Road

s/west side of Black Rock Road, 2,793 ft s/east of the centerline Benson Mill Road

6th Election District - 3rd Councilmanic District

Legal Owner(s): Jocelyn & Jacqueline Simcock

Special Hearing: for the septic reserve area to permit proposed lot 3 to be situated on the adjoining parcel of record other than that of the proposed dwelling and a portion of the septic reserve area for proposed lot 1 to be situated on the adjoining parcel of record other than that of the proposed dwelling in order to create a three lot minor subdivision from combined density of the two adjoining parcels.

Hearing: Monday, January 31, 2011 at 10:00 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.

1/082 Jan. 13

264731

CERTIFICATE OF PUBLICATION

1/13/, 2011

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 1/13/, 2011.

- ☒ 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 #2011-0185-SPH

**PETITIONER: Jocelyn & Jacqueline
Simcock**

DATE OF HEARING: January 31, 2011

**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:

3317 Black Rock 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: 1/07/11

CASE # :2011-0185-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 : Monday January 31, 2011
at 10:00 am

Special Hearing for the septic reserve area on proposed lot 3 to be situated on the adjoining parcel of record other than that of the proposed dwelling and a portion of the septic reserve area for proposed lot 1 to be situated on the adjoining parcel of record other than that of the proposed dwelling in order to create a three lot minor subdivision from combined density of two adjoining parcels.

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 LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # :2011-0185-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: Monday January 31, 2011
DATE: at 10:00 am

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OTHER CONDITIONS ARE SOMETIME
HEARD HEARING DATE
ORDER TO BE FILED IN THE
OFFICE OF THE ZONING COMMISSIONER
IF POSSIBLE

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 13, 2011 Issue - Jeffersonian

Please forward billing to:
Jacqueline Simcock
P.O. Box 39
Butler, MD 21023

410-491-9358

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: 2011-0185-SPH

3317 Black Rock Road

S/west side of Black Rock Road, 2,793 ft s/east of the centerline Benson Mill Road

6th Election District – 3rd Councilmanic District

Legal Owners: Jocelyn & Jacqueline Simcock

Special Hearing for the septic reserve area to permit proposed lot 3 to be situated on the adjoining parcel of record other than that of the proposed dwelling and a portion of the septic reserve area for proposed lot 1 to be situated on the adjoining parcel of record other than that of the proposed dwelling in order to create a three lot minor subdivision from combined density of the two adjoining parcels.

Hearing: Monday, January 31, 2011 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections 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
January 5, 2011
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: 2011-0185-SPH

3317 Black Rock Road

S/west side of Black Rock Road, 2,793 ft s/east of the centerline Benson Mill Road

6th Election District – 3rd Councilmanic District

Legal Owners: Jocelyn & Jacqueline Simcock

Special Hearing for the septic reserve area to permit proposed lot 3 to be situated on the adjoining parcel of record other than that of the proposed dwelling and a portion of the septic reserve area for proposed lot 1 to be situated on the adjoining parcel of record other than that of the proposed dwelling in order to create a three lot minor subdivision from combined density of the two adjoining parcels.

Hearing: Monday, January 31, 2011 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204 .

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Bruce Doak, GC & E, 320 E. Towsontown Blvd., Ste. 100, Towson 21286
Simcock, P.O. Box 39, Butler 21023

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 15, 2011.**
- (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.

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: 2011-0185-SPH

Petitioner: Jacqueline D. Simcock & Jocelyn E. Simcock

Address or Location: 3317 Black Rock Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jacqueline D. Simcock

Address: P.O. Box 39

Butler, MD. 21023

Telephone Number: (410) - 491 - 9358 / (410) - 771 - 4147



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

January 26, 2011

Jocelyn E. Simcock
Jacqueline D. Simcock
P. O. Box 39
Butler, Maryland 21023

Dear Jocelyn & Jacqueline:

RE: Case Number 2011-0185-SPA Address 3317 Black Rock Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 22, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and "C".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel
Gerhold, Cross & Etzel, Ltd Bruce E. Doak 320 E. Towson Blvd Ste 100 Towson MD 21286



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

State Highway
Administration

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

Maryland Department of Transportation

Date: DEC. 3, 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 2011-0185-SPH
3317 BLACK ROCK RD
SILVEROCK 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. 2011-0185-SPH.

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

Very truly yours,

Fos¹ Steven D. Foster, Chief
Access Management Division

SDF/mb

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410-545-0300 • www.marylandroads.com

JB 11/31 10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Klunk, Interim Director
Department of Permits and
Development Management

DATE: January 5, 2011

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

RECEIVED

SUBJECT: 3317 Black Rock Road

JAN 14 2011

INFORMATION:

ZONING COMMISSIONER

Item Number: 11-185

Petitioner: Jocelyn E. and Jacqueline D. Simcock

Zoning: RC 2

Requested Action: Special Hearing

The petitioner requests a special hearing for the septic reserve area for proposed lot 3 to be situated on the adjoining parcel of record other than that of the proposed dwelling and a portion of the septic reserve area for proposed lot 1 to be situated on the adjoining parcel of record other than that of the proposed dwelling in order to create a three lot minor subdivision from combined density of the two adjoining parcels.

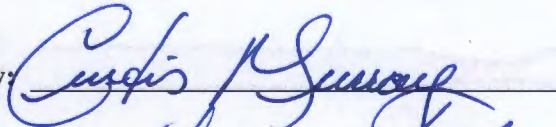
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request, accompanying site plan and comments from other agencies.

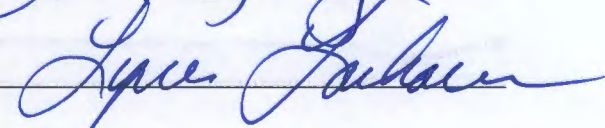
The Office of Planning concurs with the Department of Environmental Protection and Sustainability's comments that the septic reserve area must be on the same lot as the dwelling and that this project must go through the minor subdivision process to reconfigure the two lots of record for this purpose. It should also be noted that this would result in the development of two additional lots on a property that is located in the Piney Run Rural Legacy Area and is designated in the Master Plan as an Agricultural Land Preservation Area. Both the State and County have used significant funds to preserve land for the benefit of agriculture.

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

Prepared by:



Division Chief:
MJM/LL: CM



ATTACHMENT:

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JAN 28 2011

ZONING COMMISSIONER

TO: Office of Administrative Law

FROM: Dave Lykens, Department of Environmental Protection and Sustainability JNL
(DEPS) - Development Coordination

DATE: January 27, 2011

SUBJECT: Zoning Item # 11-185-SPH
Address 3317 Black Rock Road
(Simcock Property)

Zoning Advisory Committee Meeting of December 6, 2010.

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

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). – *John Russo; Environmental Impact Review*

Additional Comments:

1. The septic reserve area (and well) must be on the same lot as the dwelling (for each lot). The project must go through the Minor Sub. process in order to have the property lines changed to accommodate this. – *Dan Esser; Groundwater Management*

(Continued)

Zoning Item # 11-185-SPH (3317 Black Rock Road)

(Continued)

2. The request involves the reconfiguration of two lots of record resulting in the development of two additional lots on the property located on Black Rock Road in Upperco. This area is within the State recognized Piney Run Rural Legacy Area and the County's Master Plan designated Agricultural Land Preservation Area. The State and County have used significant funds to preserve land for the benefit of agricultural. The request is supported conditional upon the owner agreeing to place the 30 acre parcel in a land preservation easement agreement with a land trust such as the Land Preservation Trust. – *Wally Lippincott, Jr.; Agricultural Preservation*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 13, 2010
Item Nos. 2011- 152, 180, 182, 183,
184, 185, 186, 187 and 188

DATE: December 9, 2010

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-12132010 -NO COMMENTS.doc

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

December 09, 2010

ATTENTION: Kristen Mathews
ZAC 12-6-2010

Case Number(s): 2011-0152-SPHA
2011-0180-A
2011-0181-A
2011-0182-A
2011-0183-SPH
2011-0184-A
2011-0185-SPH
2011-0186-A
2011-0187-A
2011-0188-A

The fire marshal's office has no comments at this time.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
3317 Black Rock Road; SW/S of Black Rock *
Rd, 2,793' SE of c/line Benson Mill Road * ZONING COMMISSIONER
6th Election & 3rd Councilmanic Districts *
Legal Owner(s): Jocelyn Simcock * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 2011-185-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

RECEIVED

DEC 08 2010

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of December, 2010, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, Gerhold, Cross & Etzel, 320 E Towsontowne Boulevard, Suite 100, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: File **DATE:** February 20, 2007

FROM: William J. Wiseman, III
Zoning Commissioner

SUBJECT: Jacqueline Simcock & Jocelyn Simcock - Petitioners
W/S of Benson Hill Rd., 4,500' S Black Rock Road
(**Black Rock Road**)
5th Election District – 3rd Council District
Case No. 07-255-SPH

Following the case being called for hearing, the Petitioners' requested a 60-day continuance. No testimony or evidence was received. None of the Protestants nor Teresa Moore, with Valleys Planning Council, objected to Petitioners' request and Wallace S. Lippincott thought further discussions on the proposal would be useful. Mr. Doak will either withdraw the petition as filed or file an amended petition and site plan if the Petitioners wish to proceed.

The file is being returned to PDM for safekeeping with the above understanding.

WJW:dlw

CASE NUMBER: 7-255-SPH

Black Rock Road

Location: W side Benson Mill Road 4500 feet S Black Rock Road.

5th Election District, 3rd Councilmanic District

Legal Owner: Jacqueline and Jocelyn Simcock

SPECIAL HEARING To transfer one density right from 8.655 acre parcel to 29.228 acre parcel.

Hearing: Friday, 2/16/2007 at 2:00:00 PM, County Office Building, 111 West Chesapeake Avenue, Room 106, Towson 21204

Click here for a plain text ADA compliant screen.



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

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

STR

Account Identifier: District - 05 Account Number - 1600003862

Owner Information

Owner Name: SIMCOCK JOCELYN E Use: AGRICULTURAL
SIMCOCK JACQUELINE D
Principal Residence: YES
Mailing Address: PO BOX 39 Deed Reference: 1) /10377/ 8
BUTLER MD 21023-0039 2)

Location & Structure Information

Premises Address
3317 BLACK ROCK RD

Legal Description
29.228 AC SWS
BLACK ROCK RD
1900 SE BENSON MILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
26	22	169						2	

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built	Enclosed Area	Property Land Area	County Use
		1974	3,204 SF	29.22 AC	05
Stories	Basement		Type	Exterior	
2	NO		STANDARD UNIT	FRAME	

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land:	59,640	86,640			
Improvements:	178,070	195,030			
Total:	237,710	281,670	267,016	281,670	
Preferential Land:	5,640	5,640	5,640	5,640	

Transfer Information

Seller: SIMCOCK WILLIAM H	Date: 03/01/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10377/ 8	Deed2:
Seller: FISHER JANON, JR AG USE 83-84	Date: 06/25/1971	Price: \$40,000
Type: UNKNOWN	Deed1: / 5192/ 185	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
AGRICULTURAL TRANSFER TAX

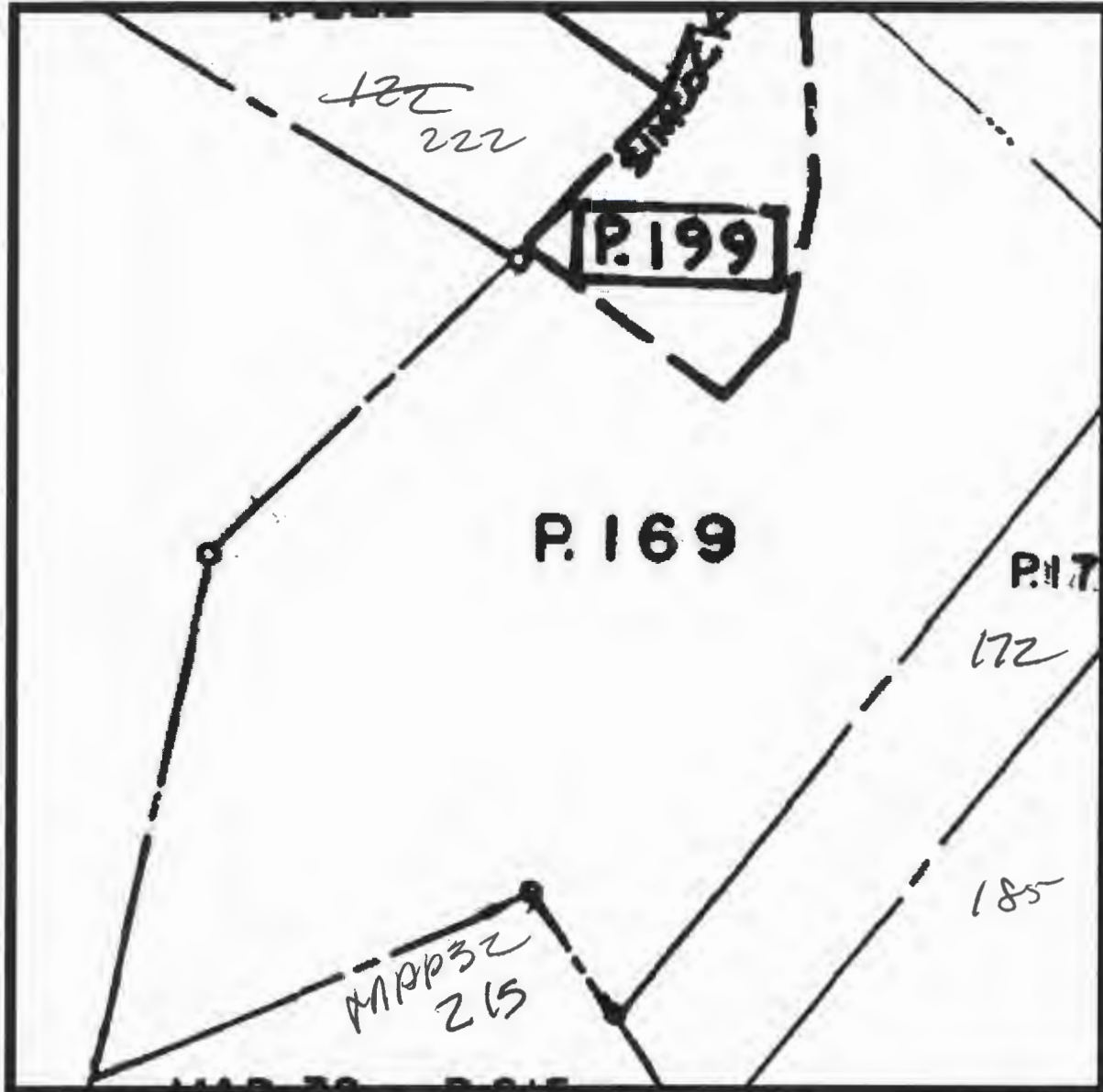


Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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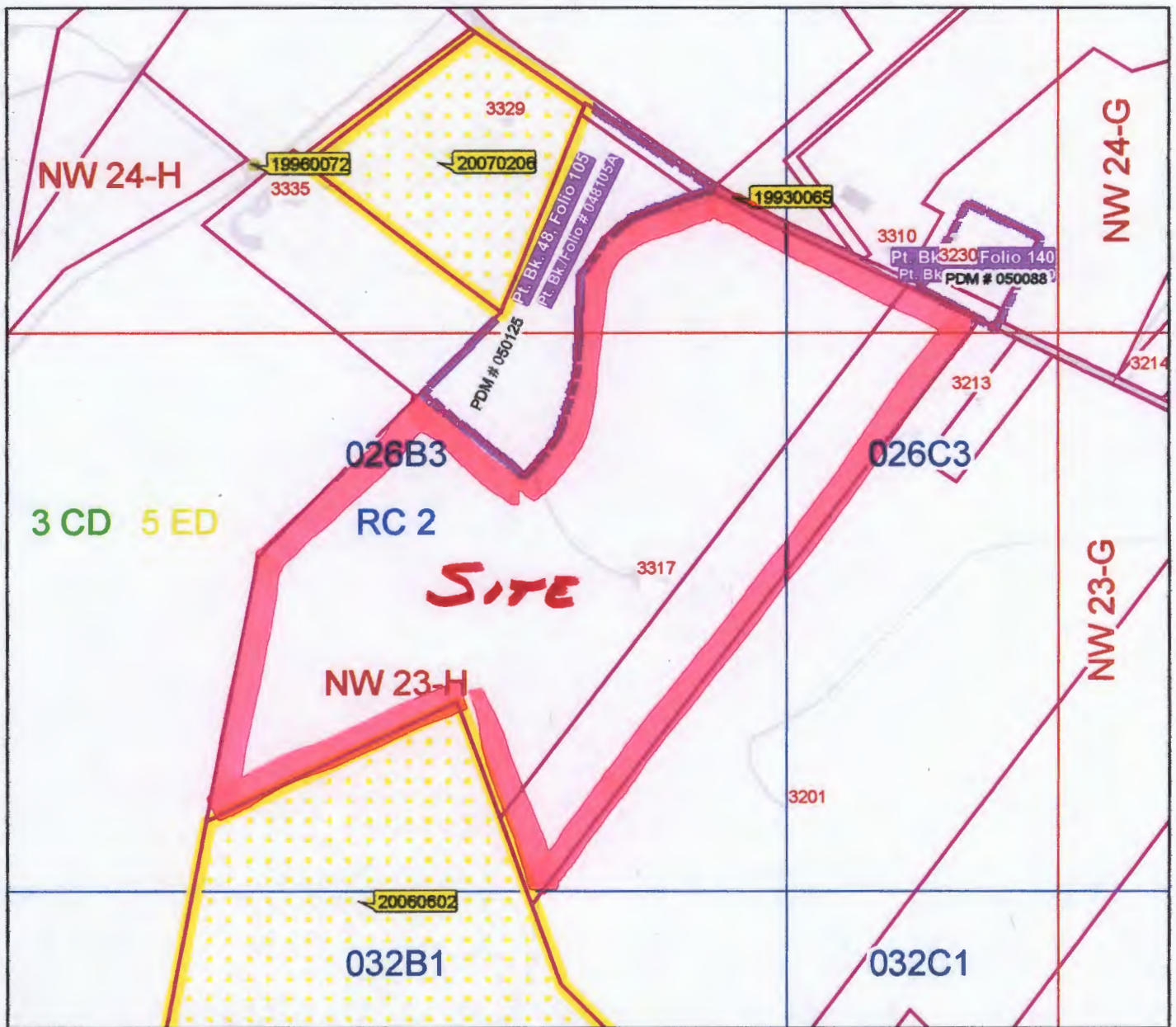
*Yinas,
Ricardo*

District - 05 **Account Number - 1600003862**



Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us/webcom/index.html

3317 Black Rock Road 2011-0185-SPH



Publication Date: November 22, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 400 800 Feet

1 inch = 400 feet

CASE NAME 2011-0185-SPH
CASE NUMBER _____
DATE 1/31/11

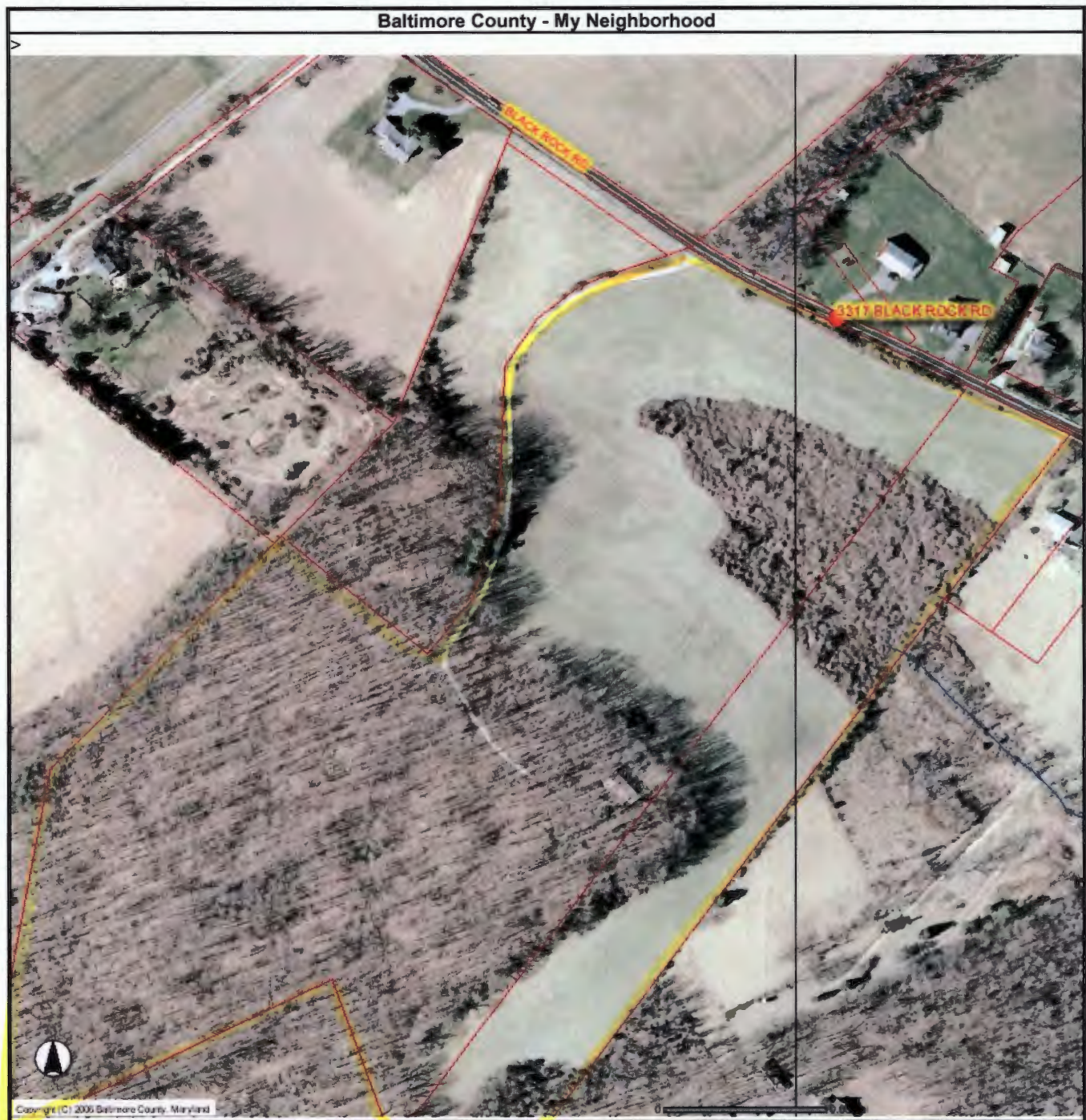
CASE NAME 2011-0185-SPH
CASE NUMBER _____
DATE 1/31/11

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE 1-31-11

CASE NAME _____
CASE NUMBER _____
DATE 1-31-11

[illegible]



PETITIONER'S
EXHIBIT NO. 3

Click here for a plain text ADA compliant screen.



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

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

STR

Account Identifier: District - 05 Account Number - 1600007389

Owner Information

Owner Name: SIMCOCK JOCELYN E
SIMCOCK JACQUELINE D

Use: AGRICULTURAL

Principal Residence: NO

Mailing Address: P O BOX 39
BUTLER MD 21023

Deed Reference: 1) /10377/ 8
2)

Location & Structure Information

Premises Address
BLACK ROCK RD

Legal Description
8.655 AC SWS
BLACK ROCK RD
2880 SE BENSON MILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
26	23	172						2	Plat Ref:
Special Tax Areas				Town Ad Valorem Tax Class					
Primary Structure Built				Enclosed Area	Property Land Area			County Use	
0000					8.65 AC			05	
Stories		Basement		Type			Exterior		

Value Information

	Base Value	Value As Of	Phase-in Assessments		
		01/01/2005	As Of	As Of	
			07/01/2006	07/01/2007	
Land:	2,100	2,100			PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Improvements:	0	0			
Total:	2,100	2,100	2,100	2,100	
Preferential Land:	2,100	2,100	2,100	2,100	

Transfer Information

Seller: SIMCOCK WILLIAM H
Type: NOT ARMS-LENGTH

Date: 03/01/1994
Deed1: /10377/ 8

Price: \$0
Deed2:

Seller: FISHER JANON, JR AG USE 83-84
Type: IMPROVED ARMS-LENGTH

Date: 08/30/1972
Deed1: / 5296/ 340

Price: \$39,150
Deed2:

Seller:
Type:

Date:
Deed1:

Price:
Deed2:

Exemption Information

Partial Exempt Assessments
County
State
Municipal

07/01/2006

07/01/2007

0
0
0

PETITIONER'S

EXHIBIT NO. 4

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
AGRICULTURAL TRANSFER TAX

NO CONSIDERATION DEED

THIS DEED, Made this 1st day of October, 1993, by and between JOCELYN E. SIMCOCK and JACQUELINE D. SIMCOCK, Personal Representatives of the Estate of William Harold Simcock, deceased, parties of the first part, Grantors, and JOCELYN E. SIMCOCK and JACQUELINE D. SIMCOCK, parties of the second part, Grantees.

WHEREAS, Mildred H. Simcock, wife of William H. Simcock, departed this life on February 5, 1986, thereby vesting title in William H. Simcock by survivorship, and William H. Simcock departed this life on November 8, 1992, seized and possessed of the property hereinafter described and by his Last Will and Testament, Estate No. 76380, appointed Jocelyn E. Simcock and Jacqueline D. Simcock as his Personal Representatives, and as such they are authorized to execute these presents.

WHEREAS, by his Last Will and Testament William H. Simcock devised and bequeathed the rest and residue of his estate and any property over which he had a power of appointment in equal shares to his daughters, Jocelyn E. Simcock and Jacqueline D. Simcock.

NOW, THEREFORE, THIS DEED WITNESSETH: That in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, the said Jocelyn E. Simcock and Jacqueline D. Simcock, Personal Representatives as aforesaid, acting in exercise by virtue and in pursuance of the power and authority conferred upon them as aforesaid, do

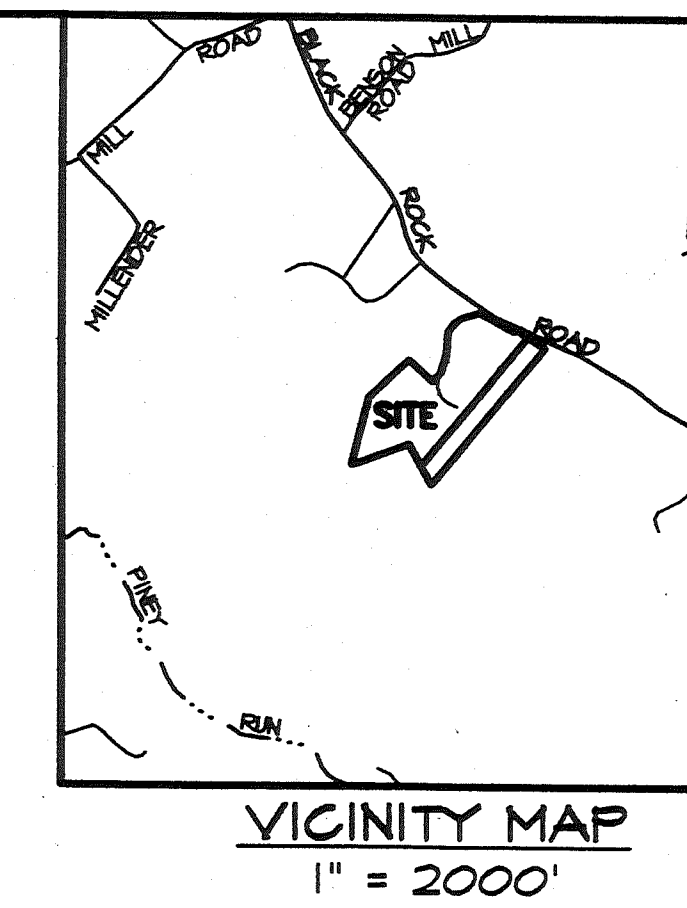
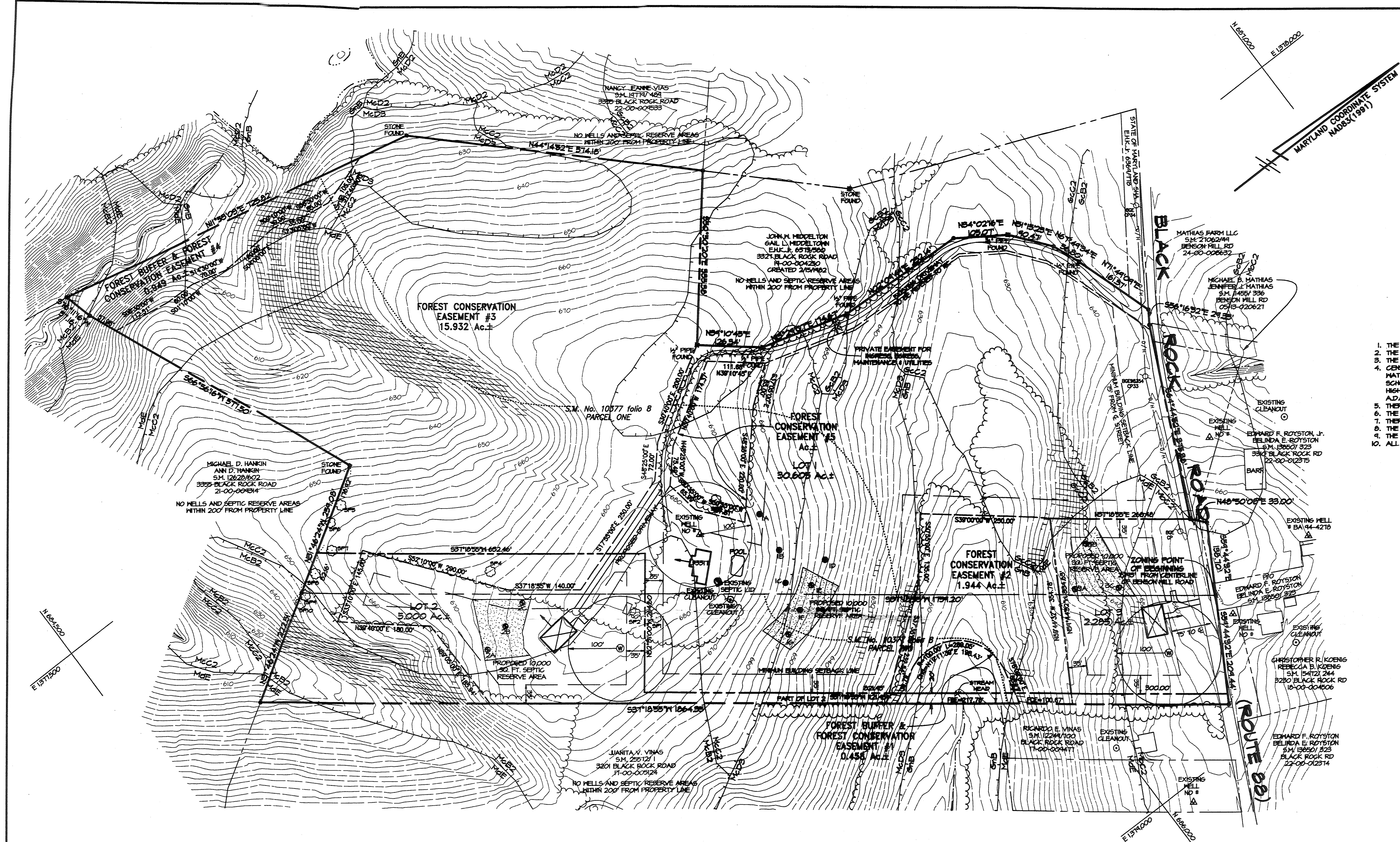
RECEIVED FOR TRANSFER
State Department of
Taxation
for Baltimore County
BA CIRCUIT COURT (Law Records) [MSA CE 62-10232] SM 10377, p. 0008. Printed 09/29/2006. Online 03/03/2005.

1st 2/28/94
BY _____ DATE _____

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE thl DATE 2/28/94

PETITIONER'S

EXHIBIT NO. 5



GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY PERFORMED BY GERHOLD, CROSS & ETZEL.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 26B3, 26C3, 26C4.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 12.
4. CENSUS TRACT 405000 REGIONAL PLANNING DISTRICT 302 WATERSHED LOCH RAVEN SUBWERSHED NONE SCHOOL DISTRICT: ELEMENTARY - FIFTH DISTRICT ES; MIDDLE - HEREFORD HS.; HIGH - HEREFORD HS. A.D.C. MAP & GRID 10 J4
5. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
7. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
9. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
10. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.

PRIOR ZONING CASE

CASE NO. 07-225-SPH
A SPECIAL HEARING WAS REQUESTED TO TRANSFER ONE DENSITY RIGHT FROM A 0.655 ACRES PARCEL TO A 2.228 ACRES PARCEL.
THE CASE WAS NEVER COMPLETED AND AN ORDER WAS NEVER ISSUED.

SPECIAL HEARING REQUEST

TO ALLOW THE SEPTIC RESERVE AREA FOR PROPOSED LOT 3 TO BE SITUATED ON THE ADJOINING PARCEL OF RECORD OTHER THAN THAT OF THE PROPOSED DWELLING & TO ALLOW A PORTION OF THE SEPTIC RESERVE AREA FOR PROPOSED LOT 1 TO BE SITUATED ON THE ADJOINING PARCEL OF RECORD OTHER THAN THAT OF THE PROPOSED DWELLING IN ORDER TO CREATE A THREE LOT MINOR SUBDIVISION FROM COMBINED DENSITY OF THE TWO ADJOINING PARCELS.

PETITIONER'S
EXHIBIT NO. 1

OWNER/DEVELOPER
JACQUELYN E. SIMCOCK
JACQUELYN D. SIMCOCK
PO BOX 391
BUTLER, MD 21023
410-771-4147
410-441-9388

CASE # 2011-0185-SPH
PLAN TO ACCOMPANY A PETITION FOR A SPECIAL HEARING FOR THE SIMCOCK PROPERTY
3317 BLACK ROCK ROAD
Deed Ref: S.M. No. 10377 folio 8
Tax Account Nos.: 16-00-003862 & 16-00-007384
Tax Map 26; Grid 23; Parcels 169 & 172
Zoned R.C. 2; 615 Tiles 026B3, 026C3, 032B1
5th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



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 COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITE W/BASEMENT	STREETS & PARKING
GcB2, McB2	Slight	Slight	Moderate: slope
GcC2, McC2	Moderate: slope	Moderate: slope	Severe: slope
GnB	Severe: high water table; moderately slow permeability.	Severe: high water table	Severe: high water table
McD2	Severe: slope	Severe: slope	Severe: slope

DENSITY CALCULATIONS
PARCEL ONE
GROSS AREA 34.092 Ac.±
HIGHWAY WIDENING 0.285 Ac.±
NET AREA 33.807 Ac.±
LOTS PERMITTED 2 - 141 Ac.± = 2 Lots
LOTS UTILIZED 2
LOTS REMAINING 0

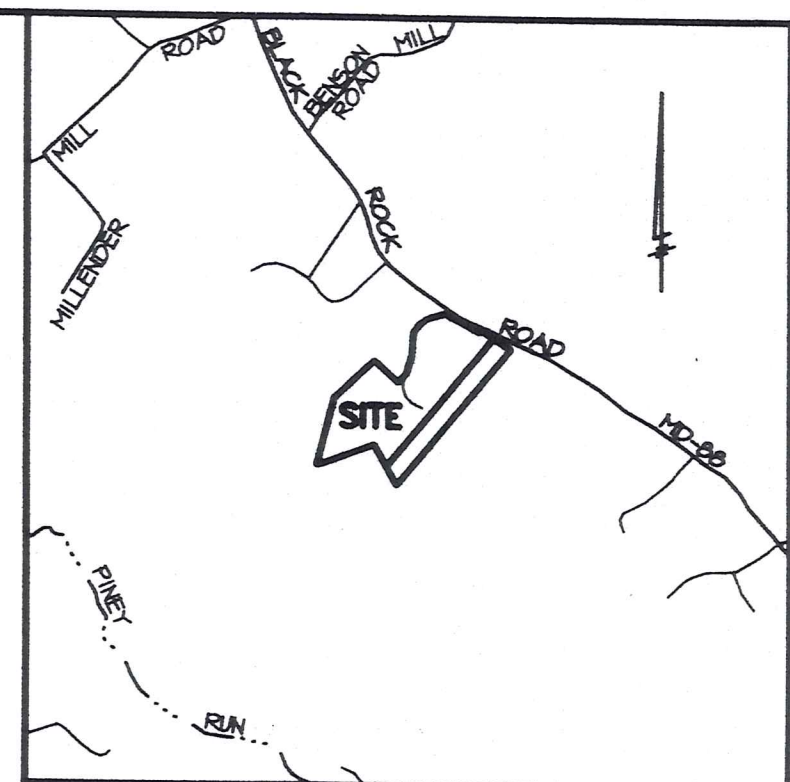
DENSITY CALCULATIONS
PARCEL TWO
GROSS AREA 0.645 Ac.±
HIGHWAY WIDENING 0 Ac.±
NET AREA 0.645 Ac.±
LOTS PERMITTED 2 - 141 Ac.± = 2 Lots
LOTS PROPOSED 2

- LEGEND**
- EXISTING WELL
 - EXISTING CLEANOUT
 - PASSED PERC TEST
 - FAILED PERC TEST
 - PROPOSED WELL AREA
 - PROPOSED DWELLING
 - EXISTING BUILDING
 - SOIL LINE
 - WOODS LINE
 - EXISTING PAVING
 - PROPOSED PAVING
 - PROPERTY LINE
 - CONTOURS
 - SLOPES > 2%

Scale: 1"=100' Date: SEPTEMBER 10, 2011

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

REVISION	DATE	COMPUTED:	DRAWN: M.E.A.	CHECKED:	FILE: X:\SIMCOCK\ZONING 07-11
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VICINITY MAP
1" = 2000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY PERFORMED BY GERHOLD, CROSS & ETZEL, LTD.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 26B3, 26C3, 32B1.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 12.
4. CENSUS TRACT 405000 REGIONAL PLANNING DISTRICT 302
5. WATERSHED LOCH RAVEN SUBWATERSHED NONE
6. SCHOOL DISTRICT: ELEMANTARY - FIFTH DISTRICT E.S.; MIDDLE - HEREFORD M.S.
7. HIGH - HEREFORD H.S.
8. A.D.C. MAP & GRID 10 J4
9. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
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PETITIONER'S

EXHIBIT NO. 2

CASE # 2011-0185-SPH

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

3317 BLACK ROCK ROAD
Deed Ref: S.M. No. 10377 folio 8
Tax Account Nos.: 16-00-003862
& 16-00-007389
Tax Map 26; Grid 23; Parcels 169 & 172
Zoned R.C. 2; GIS Tiles 026B3, 026C3, 032B1
5th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=100'

Date: SEPTEMBER 10, 2010

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

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



AGRICULTURAL NOTE

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SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITE W/SEASMENT	STREETS & PARKING
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GcC2, McC2	Moderate: slope	Moderate: slope	Severe: slope
GnB	Severe: high water table; moderately slow permeability.	Severe: high water table	Severe: high water table
McD2, McD3, MDE	Severe: slope	Severe: slope	Severe: slope

DENSITY CALCULATIONS

PARCEL ONE
GROSS AREA 34.092 Ac.±
HIGHWAY WIDENING 0.285 Ac.±
NET AREA 33.807 Ac.±
LOTS PERMITTED 2 - 144 Ac.± = 2 Lots
LOTS UTILIZED 2
LOTS REMAINING 0

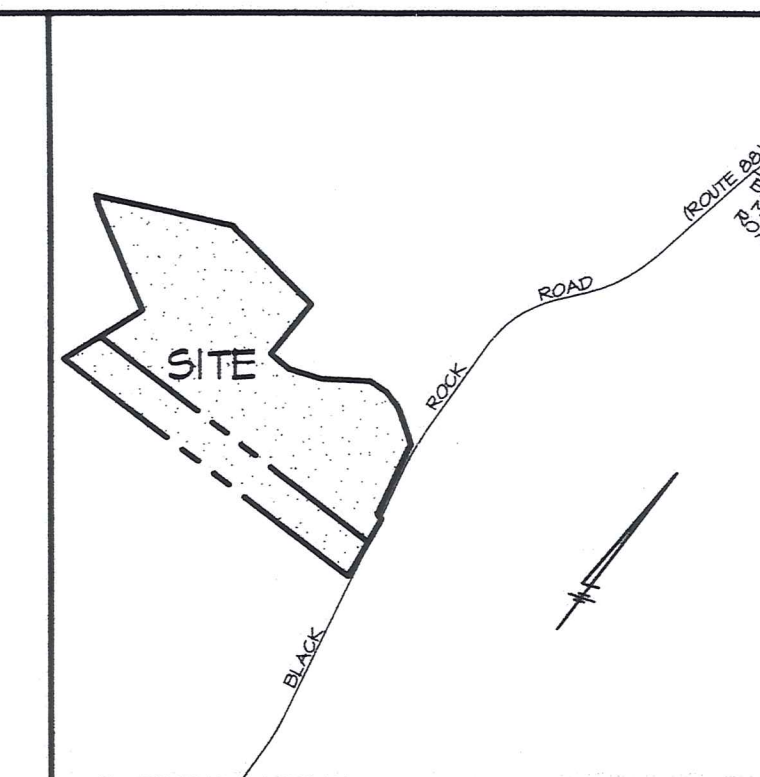
DENSITY CALCULATIONS

PARCEL TWO
GROSS AREA 8.645 Ac.±
HIGHWAY WIDENING 0 Ac.±
NET AREA 8.645 Ac.±
LOTS PERMITTED 2 - 144 Ac.± = 2 Lots
LOTS PROPOSED 2

LEGEND

EXISTING WELL	△
EXISTING CLEANTOUT	○
PASSED PERC TEST	●
FAILED PERC TEST	●
PROPOSED WELL AREA	⊙
PROPOSED DWELLING	⊠
EXISTING BUILDING	□
SOIL LINE	—
WOODS LINE	—
EXISTING PAVING	—
PROPOSED PAVING	—
PROPERTY LINE	---
CONTOURS	—
SLOPES ≥ 2%	

- EXISTING Parcel One 34.092 Ac.
- EXISTING Parcel Two 8.645 Ac.
- PROPOSED Lot 1 30.605 Ac.
- PROPOSED Lot 2 5.000 Ac.
- PROPOSED Lot 3 2.285 Ac.



VICINITY MAP
1" = 2000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM DEED S.M. 10371/8.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 26B3, 26C3, 32B1.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 12.
4. CENSUS TRACT 405000 REGIONAL PLANNING DISTRICT 302
5. WATERSHED LOCH RAVEN SUBWATERSHED NONE
6. SCHOOL DISTRICT, ELEMENTARY - FIFTH DISTRICT E.S.; MIDDLE - HEREFORD M.S.; HIGH - HEREFORD H.S.
7. A.D.C. MAP & GRID 10 J4
8. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
9. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
10. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
11. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
12. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
13. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.

OWNER/DEVELOPER
JOCELYN E. SIMCOCK
JACQUELINE D. SIMCOCK
PO BOX 39
BUTLER, MD 21023

PLAN TO ACCOMPANY A PETITION
FOR A SPECIAL HEARING
SIMCOCK PROPERTY

3317 BLACK ROCK ROAD
Deed Ref: S.M. No. 10377 folio 8
Tax Account No.: 16-00-003862
Tax Map 26; Grid 22; Parcel 169
Tax Account No.: 16-00-007389
Tax Map 26; Grid 23; Parcel 172
Zoned R.C. 2; GIS Tiles 26B3, 26C3, 32B1

5th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=100' Date: NOVEMBER 28, 2006

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

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

LEGEND

- PROPOSED WELL AREA
- PROPOSED DWELLING
- EXISTING BUILDING
- SOIL LINE
- WOODS LINE
- EXISTING PAVING
- PROPOSED PAVING
- PROPERTY LINE
- CONTOURS
- SLOPES 2:25%

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES w/BASEMENT	STREETS & PARKING
GcB2, McB2	Slight	Slight	Moderate: slope
GcC2, McC2	Moderate: slope	Moderate: slope	Severe: slope
GnB	Severe: high water table; moderately slow permeability.	Severe: high water table	Severe: high water table
McD2, McD3, MDE	Severe: slope	Severe: slope	Severe: slope

SPECIAL HEARING REQUESTED

TO TRANSFER ONE DENSITY RIGHT FROM 0.655 ACRE± PARCEL TO 29.228 ACRE± PARCEL.

REVISION	DATE	COMPUTED	DRAWN	CHECKED	FILE
			SMH		X:\SIMCOCK\ZONING PLAT.pro