

IN RE: PETITION FOR SPECIAL HEARING *

NW/side of Harris Mill Road, corner of
Harris Mill & Stewartstown Roads *
(2140 B Harris Mill Road)
7th Election District *
3rd Council District *

Vallie V. and Kay Taylor
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2012-0086-SPH

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as Petition for Special Hearing filed by the legal owners of the property, Vallie V. and Kay Taylor. The Petitioners are requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a non-density transfer of 18 acres, more or less, from the property of Vallie V. Taylor and Kay Taylor to the property of Vallie V. Taylor, Jr. and Susan E. Taylor. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing held for this case were Petitioners Vallie V. Taylor, Jr., and his mother, Kay Taylor, and Bruce E. Doak with Gerhold Cross & Etzel, Ltd., a professional land surveyor who prepared the site plan. The file reflects that the hearing was properly advertised and the property posted. There were no Protestants or other interested persons present. Dave Lykens appeared on behalf of the Department of Environmental Protection and Sustainability (DEPS).

The ZAC comments were received and made a part of the file. Comments were received from the Department of Planning on October 20, 2011, which indicated no opposition provided that this will not create any additional building lots. Mr. Lykens stated at the hearing that DEPS

ORDER RECEIVED FOR FILING

Date 11-18-11

By [Signature]

has no objection to the special hearing request given that a red-lined site plan was prepared which addressed their concerns.

Testimony and evidence offered at the hearing demonstrated that the property which is the subject of this special hearing request consists of 20.54 acres, more or less, and is split zoned RC 2 and RC 7. The property is owned at this time by Vallie Taylor and his wife, Kay. For the most part the property is used in an agricultural fashion both as crops as well as pasture land for farm animals. In addition, the property is improved with a single family dwelling wherein Mr. and Mrs. Taylor reside as well as several outbuildings and farm buildings. The structures and the farm land in question are particularly shown on Petitioners' Exhibit 1, the plat that was filed to accompany this Petition for Special Hearing. At this time, Mr. and Mrs. Taylor are interested in conveying the bulk of their property by way of a non-density transfer to their son who is also named Vallie Taylor. The younger Mr. Taylor owns a single family residential dwelling shown on the plat to contain 4.87 acres on a triangularly shaped parcel of land. That property has direct access off Stewartstown Road.

As stated previously, Mr. and Mrs. Taylor, whose address is 2140 B Harris Mill Road are interested in conveying to their son approximately 17 acres of their farm land to be combined with the property already owned by the younger Mr. Taylor. Vallie and Kay Taylor will retain approximately 3 acres of land that will be kept with their single family home. The red-lined plat to accompany the Petitioner which was marked as Petitioners' Exhibit 1 shows the area of land that will be retained by Mr. and Mrs. Taylor. The original request was for a smaller area of land to be retained; however, the Department of Environmental Protection and Sustainability asked that an area be set aside for future septic reserve in the event the current septic system needs replacing. The plan was modified accordingly and the matter proceeded without any opposition

ORDER RECEIVED FOR FILING

Date 11-18-11

2

By [Signature]

from DEPS.

I find that this non-density transfer can be accomplished without altering or affecting the existing density rights that are associated with either of these plots of land. Once the conveyance is accomplished, the elder Mr. and Mrs. Taylor will retain approximately 3 acres of land with their house that has a street address of 2140 B Harris Mill Road in Parkton, Maryland. The 17 acres of farmland will be conveyed to their son, Vallie Taylor, and will be combined with his existing 4.87 acres of land which is also shown on the site plan to accompany the petition. Given the lack of opposition to the request, and the support of the County reviewing agencies, I find that the special hearing to allow the transfer to occur should be granted.

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, this 18th day of November, 2011 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing seeking relief from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a non-density transfer of 17 acres, more or less, from the property of Vallie V. Taylor and Kay Taylor to the property of Vallie V. Taylor, Jr. and Susan E. Taylor, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

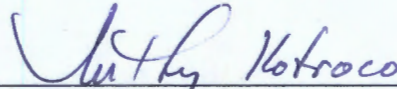
1. The Petitioners may apply for their building permit and may be granted same upon receipt of this Order, however the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.
2. Petitioners shall comply with the ZAC comments received from the Department of Planning received on October 20, 2011; and the Department of Environmental Protection and Sustainability dated November 15, 2011, copies of which are attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

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3. The actual acreage of land to be transferred by way of this non-density transfer request may fluctuate due to the fact that the red-lined areas shown on the plan have yet to be surveyed.

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



TIMOTHY M. KOTROCO
Administrative Law Judge for
Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 11-18-11

By 



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

address 2140 B HARRIS MILL ROAD PARKTON MD. which is presently zoned RC2 & RC7

Deed Reference DTG 4611/210 10 Digit Tax Account # 0720003350

Property Owner(s) Printed Name(s) VALLIE V. TAYLOR & KAY TAYLOR

CASE NUMBER 2012-0086 SPH Filing Date 9/23/11 Estimated Posting Date 1/1/ Reviewer JL

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve 18 ±
A NON-DENSITY TRANSFER OF 18.95 ACRES FROM THE PROPERTY OF VALLIE V. TAYLOR & KAY TAYLOR TO THE PROPERTY OF VALLIE V. TAYLOR, JR. & SUSAN E. TAYLOR

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "To Be Presented At Hearing". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

VALLIE V. TAYLOR / KAY TAYLOR

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2140 B HARRIS MILL ROAD PARKTON MD.

Mailing Address

City

State

21120

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK
GERHOLD CROSS & ETZEL, LTD.

Name - Type or Print

Signature

320 E. TOWSON TOWN BLDG TOWSON MD

Mailing Address

City

State

21286

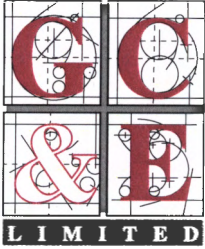
Zip Code

410-823-4470

Telephone #

BDIAK@GCE LIMITED.

Email Address



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 21, 2011

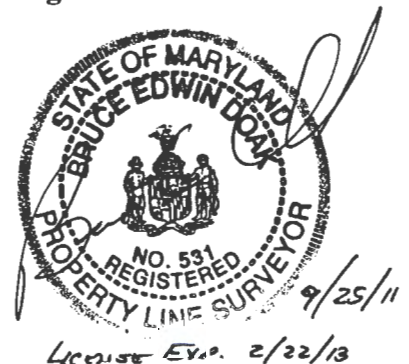
**Zoning Description
Taylor Property
Harris Mill Road and Stewartstown Road
Baltimore County, Maryland**

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

Beginning for the same at a point at or near the intersection of Harris Mill Road and Stewartstown Road, and running thence, in or near said Harris Mill Road, with courses herein referred to a survey made by John Dew in 1988, the two following courses and distances, viz: (1) South 22 degrees 02 minutes 00 seconds East 211.50 feet, and, (2) South 43 degrees 32 minutes 00 seconds East 319.00 feet, thence leaving said road and running and binding on the outlines of the herein described property, the two following courses and distances, viz: (3) South 47 degrees 58 minutes 30 seconds West 447.10 feet, and, (4) North 58 degrees 54 minutes 30 seconds West 478.50 feet, thence running in or near said Harris Mill Road, the two following courses and distances, viz: (5) North 04 degrees 11 minutes 30 seconds West 330.00 feet, and (6) North 75 degrees 00 minutes 00 seconds East 467.00 feet, thence leaving said road and running and binding on the outlines of the herein described property, the eight following courses and distances, viz: (7) North 36 degrees 00 minutes 00 seconds West 243.00 feet, (8) North 86 degrees 00 minutes 00 seconds West 102.50 feet, (9) South 68 degrees 21 minutes 54 seconds West 341.80 feet, (10) North 30 degrees 00 minutes 00 seconds West 539.74 feet, (11) North 84 degrees 30 minutes 00 seconds East 225.92 feet, (12) North 14 degrees 20 minutes 37 seconds West 373.20 feet, (13) South 85 degrees 36 minutes 00 seconds East 388.86 feet, and, (14) South 47 degrees 46 minutes 00 seconds East 788.12 feet, thence running in or near the said Stewartstown Road, the following course and distance, viz: (15) South 36 degrees 56 minutes 41 seconds West 424.49 feet, to the place of beginning.

Containing 20.541 Acres of land, more or less..

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



**NOTICE OF ZONING
HEARING**

The Administrative Law Judges 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: # 2012-0086-SPH
2140 B Harris Mill Road
N/west side of Harris Mill Road at the intersection of Harris Mill and Stewartstown Roads
7th Election District
3rd Councilmanic District
Legal Owner(s): Vallie & Kay Taylor
Special Hearing: to permit a non-density transfer of 18 acres (+/-) from the property of Vallie & Kay Taylor to the property of Vallie V. Taylor, Jr. and Susan E. Taylor.

Hearing: Tuesday, November 15, 2011 at 10:00 a.m. in Room 205, 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 accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT 11/616 Nov. 1 289817

CERTIFICATE OF PUBLICATION

11/3/ 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 11/1/, 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#2012-0086-SPH

PETITIONER: Vallie & Kay Taylor

DATE OF HEARING: November 15,
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)

POSTED ON: October 27, 2011

LOCATION:

2140B Harris Mill Road

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

ZONING NOTICE

CASE #2012-0086-SPH

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

PLACE: Room 205 Jefferson Building
105 W. Chesapeake Avenue, Towson 21204

TIME: Tuesday November 15, 2011
DATE : at 10:00 AM

Special Hearing to permit a non-density transfer
of 18 acres (+-) from the property of Vallie &
Kay Taylor to the property of Vallie V. Taylor, Jr.
and Susan E. Taylor.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFORM HEARING SCHEDULE TO MEETING SCHEDULE. IF A
CALL 410-386-3100 THE DAY BEFORE THE HEARING DATE. IF HEARING IS POSTPONED, THE
DO NOT REPLY TO THIS NOTICE. PENALTY OF \$100 PER DAY FOR EACH DAY OF DELAY.
HEARINGS ARE OPEN TO THE PUBLIC AND ARE FREE OF CHARGE.

RE: PETITION FOR SPECIAL HEARING
2140B Harris Mill Rd; NW/S of Harris Mill Rd,
@ intersection of Harris Mill & Stewartstown Rds*
7th Election & 3rd Councilmanic Districts
Legal Owner(s): Vallie & Kay Taylor
Petitioner(s)

BEFORE THE OFFICE
OF ADMINSTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
2012-086-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

OCT 12 2011

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of October, 2011, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, Gerhold, Cross & Etzel, 320 E Towsontown Boulevard, Suite 100, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

2012-0086-SPA

Exhibit Sheet

Petitioner/Developer

Protestant

DWB-211
PZ 12/21/11

No. 1	Red lined Site Plan showing Septic area (reserve)	
No. 2	Photos of property + area 2 A-V	
No. 3	Plan to accompany photos	
No. 4	Aerial of entire area	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Permit Review Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be
inac and does
not warranties
with or in , express
Balti e.
incl damages,
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of, a a result
his data.

PETITIONER' S

EXHIBIT NO. 4

Printed 8/4/2011



PETITIONER' S

EXHIBIT NO. 2A-V































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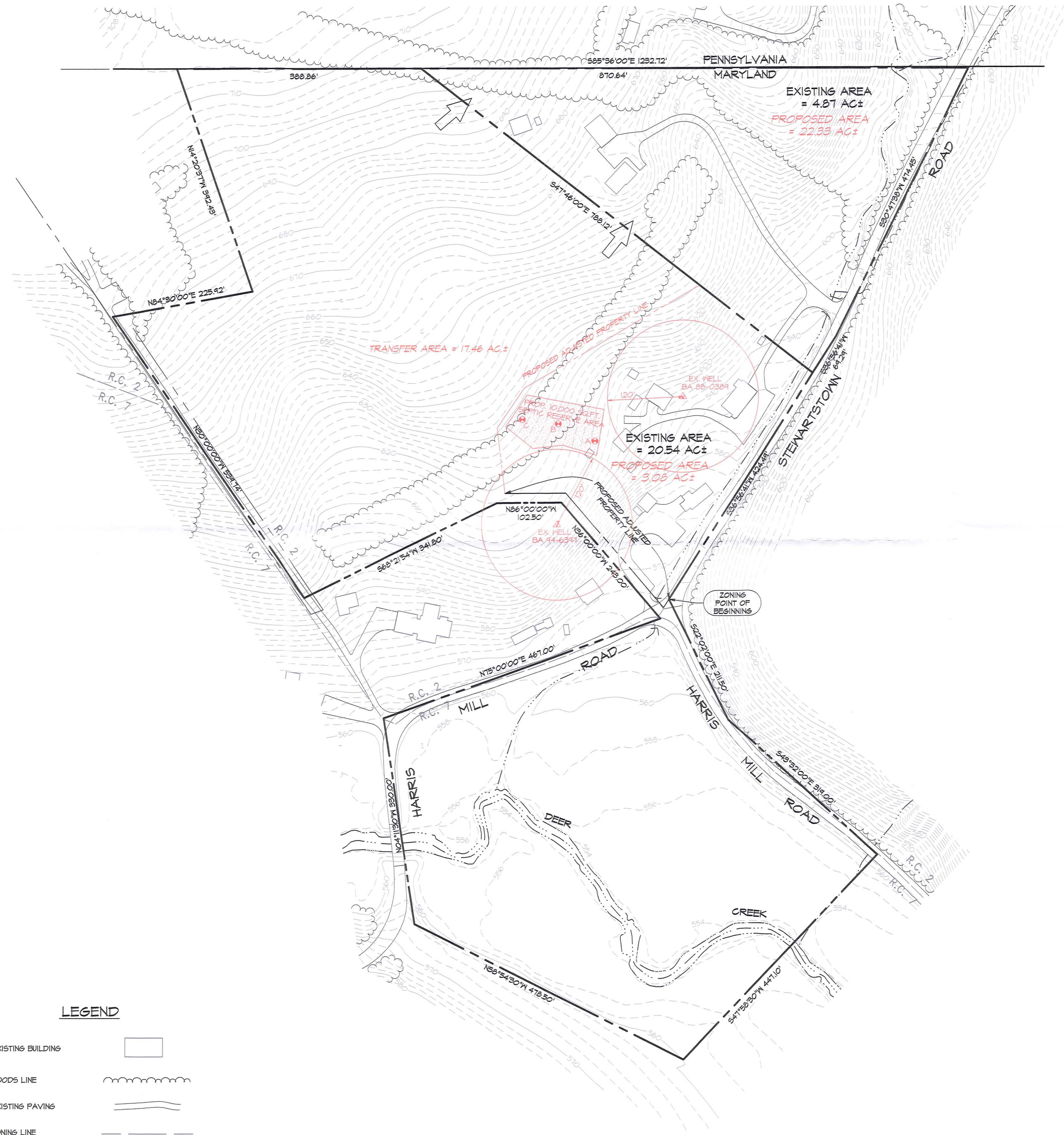






8 7 1 4

SURVEY BY JOHN DEW 1988

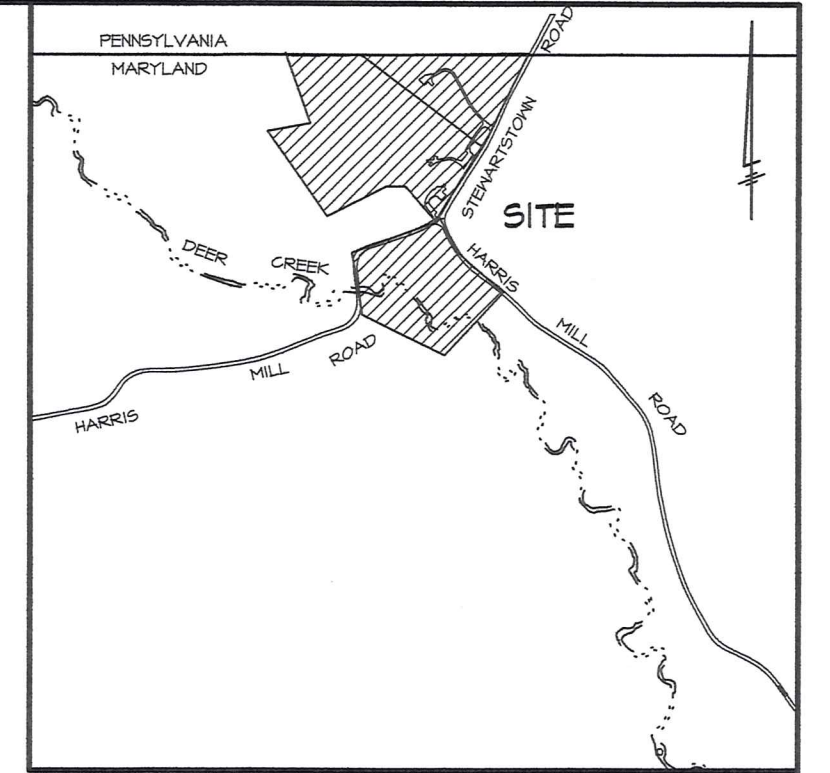


LEGEND

- EXISTING BUILDING
WOODS LINE
EXISTING PAVING
ZONING LINE
PROPERTY LINE
CONTOURS

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS BASED ON A SURVEY BY JOHN DEW, DATED 1989, AND DEEDS OF RECORD.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 004A3.
3. CENSUS TRACT 406000 REGIONAL PLANNING DISTRICT 301 WATERSHED DEER CREEK SUBSEVERED NON-SERVICE ZONE SCHOOL DISTRICT: ELEMENTARY - SEVENTH DISTRICT E.S.; MIDDLE - HEREFORD H.S.; HIGH - HEREFORD H.S. A.D.C. MAP & GRID OLD 04 D1 NEW 404DS
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
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. A PORTION OF THE SUBJECT PROPERTY IS WITHIN A 100 YEAR FLOOD PLAIN.
9. ALL PROPERTIES SHOWN HEREON ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
10. THE SEPTIC SYSTEMS ON THE TAYLOR AND TAYLOR, JR. PROPERTIES WILL BE PUMPED AND INSPECTED.



VICINITY MAP
1" = 1000'

DENSITY CALCULATIONS

EXISTING ZONING	R.C.-2
GROSS AREA	13.0 AC±
No. of LOTS ALLOWED	2 LOTS
No. of LOTS PROPOSED	0 LOTS (2 EXISTING DWELLINGS)

NOTE: THE DENSITY UNITS IN THE R.C.-2 ZONE FOR BOTH PARCELS ARE UTILIZED BY THE EXISTING DWELLINGS ON EACH.

EXISTING ZONING	R.C.-1
GROSS AREA	7.6 AC±
No. of LOTS ALLOWED	0 LOTS
No. of LOTS PROPOSED	0 LOTS

NOTE: NO ADDITIONAL DWELLINGS ARE PERMITTED IN THE R.C.-1 ZONE (0.04 x 7.6 AC. = 30 DENSITY UNITS)

ACREAGE

BEFORE TRANSFER	
TAYLOR PARCEL 17:	20.54 AC±
TAYLOR, JR. PARCEL 45:	4.87 AC±
AFTER TRANSFER	
TAYLOR PARCEL 17:	3.08 AC±
TAYLOR, JR. PARCEL 45:	22.33 AC±

SPECIAL HEARING REQUEST

TO APPROVE NON-DENSITY TRANSFER OF 17.5 AC± FROM THE PROPERTY OF TAYLOR TO THE PROPERTY OF TAYLOR, JR.

OWNERS

VALLIE V. TAYLOR
KAY TAYLOR
2140B HARRIS MILL ROAD
PARKTON, MD 21120-4287

PLAT TO ACCOMPANY A PETITION
FOR A SPECIAL HEARING
TAYLOR PROPERTY

2140B HARRIS MILL ROAD
Deed Ref: O.T.G. No. 4611 folio 210
Tax Account No.: 07-20-003350
Zoned R.C. 2 ; & R.C.7 GIS Tile 004A3
Tax Map 4; Grid 14; Parcel 17
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



Scale: 1"=100'

Date: SEPTEMBER 1, 2011

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

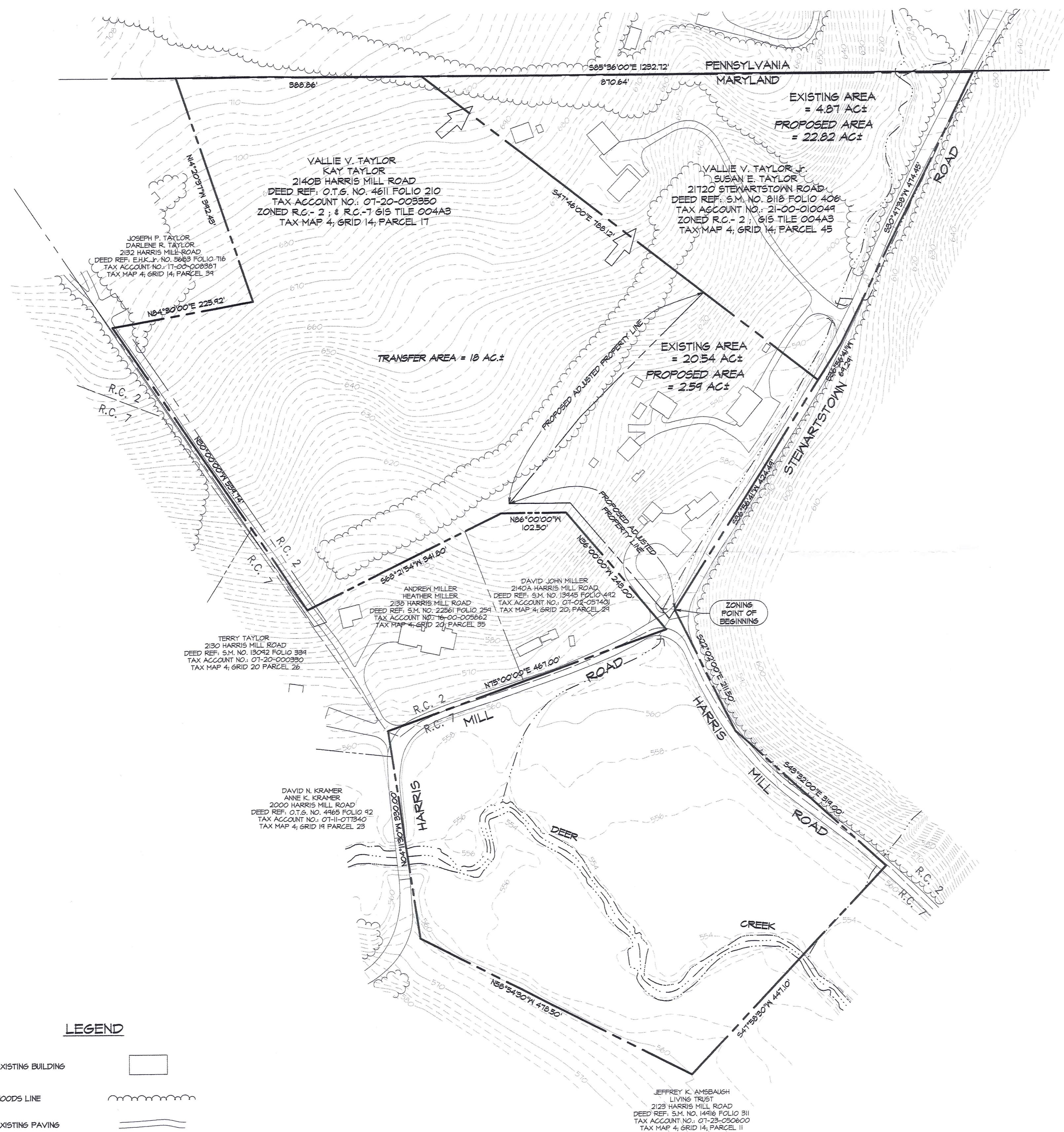
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

EXISTING WELLS, PERC TESTS & SEPTIC RESERVE AREA ADDED AND TRANSFER AREA REVISED	11/09/11
REVISION	DATE

COMPUTED:	DRAWN: RTD	CHECKED:
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PETITIONER'S
EXHIBIT NO. 1

SURVEY BY JOHN DEW 1988



GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS BASED ON A SURVEY BY JOHN DEW, DATED 1984, AND DEEDS OF RECORD.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 004A3.
3. CENSUS TRACT 406000 REGIONAL PLANNING DISTRICT 301
4. WATERSHED DEER CREEK SUBSEVESHED NON-SERVICE ZONE
5. SCHOOL DISTRICT: ELEMENTARY - SEVENTH DISTRICT E.S.; MIDDLE - HEREFORD M.S.; HIGH - HEREFORD H.S.
6. A.D.C. MAP & GRID OLD 04 D1 NEW 40405
7. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
9. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
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13. THE SEPTIC SYSTEMS ON THE TAYLOR AND TAYLOR, JR. PROPERTIES WILL BE PUMPED AND INSPECTED.

DENSITY CALCULATIONS

EXISTING ZONING	R.C.-2
GROSS AREA	13.0 AC±
No. of LOTS ALLOWED	2 LOTS
No. of LOTS PROPOSED	0 LOTS (2 EXISTING DWELLINGS)

NOTE: THE DENSITY UNITS IN THE R.C.-2 ZONE FOR BOTH PARCELS ARE UTILIZED BY THE EXISTING DWELLINGS ON EACH.

EXISTING ZONING	R.C.-7
GROSS AREA	7.6 AC±
No. of LOTS ALLOWED	0 LOTS
No. of LOTS PROPOSED	0 LOTS

NOTE: NO ADDITIONAL DWELLINGS ARE PERMITTED IN THE R.C.-7 ZONE (0.04 x 7.6 AC. = 30 DENSITY UNITS)

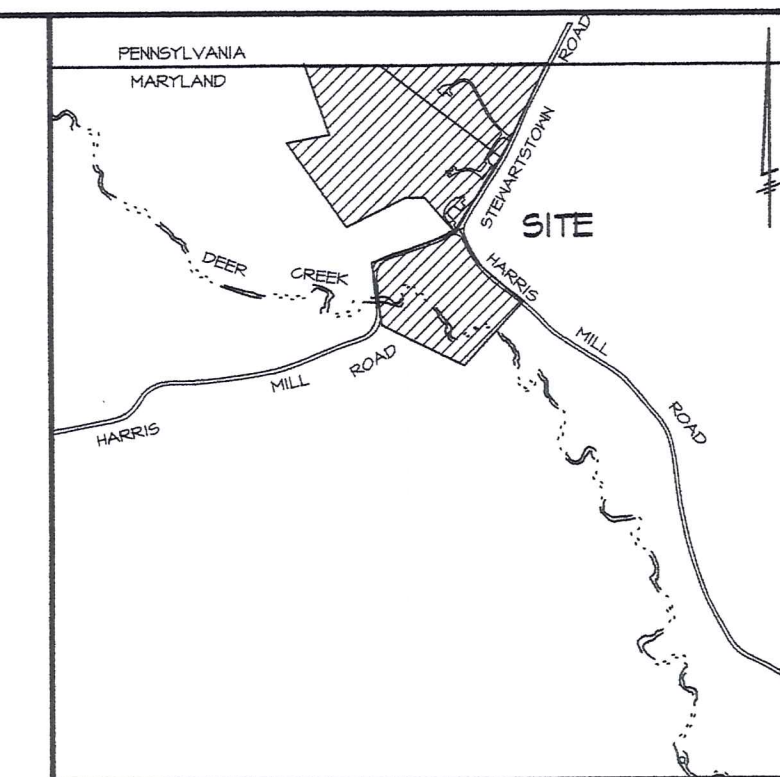
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TAYLOR, JR. PARCEL 45:	22.9 AC±

SPECIAL HEARING REQUEST

TO APPROVE NON-DENSITY TRANSFER OF 18 AC± FROM THE PROPERTY OF TAYLOR TO THE PROPERTY OF TAYLOR, JR.



VICINITY MAP

1" = 1000'

OWNERS

VALLIE V. TAYLOR
&
KAY TAYLOR
2140B HARRIS MILL ROAD
PARKTON, MD 21120-4287

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING TAYLOR PROPERTY

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Deed Ref: O.T.G. No. 4611 folio 210
Tax Account No.: 07-20-003350
Zoned R.C. 2 ; & R.C.7 GIS Tile 004A3
Tax Map 4; Grid 14; Parcel 17
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



Scale: 1"=100'

Date: SEPTEMBER 1, 2011

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

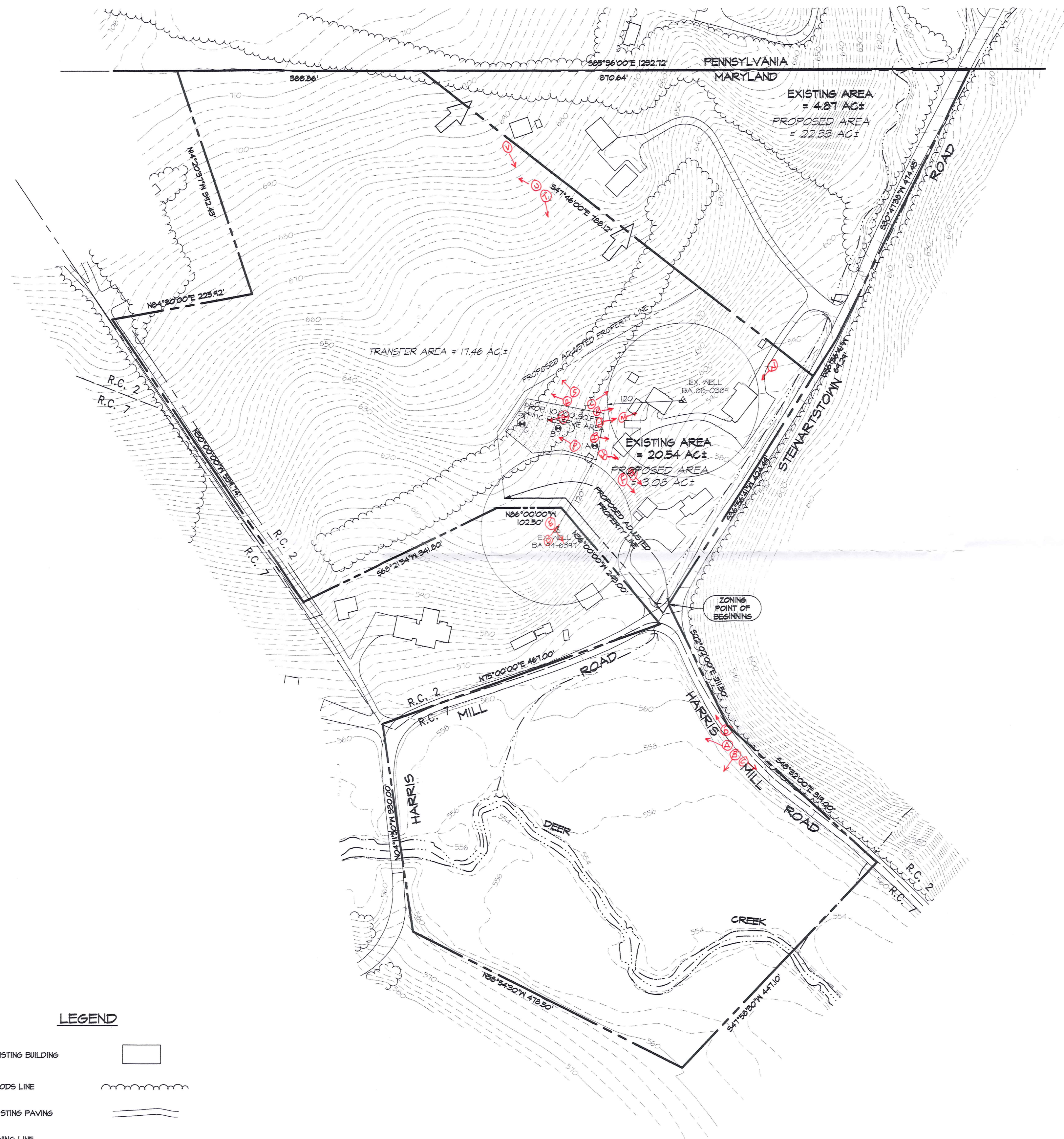
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION	DATE

COMPUTED: DRAWN: RTD CHECKED:

FILE: A:\T\Taylor-Stewartstown\Zoning Special Hearing 04_01_11\pro

SURVEY BY JOHN DEW 1988

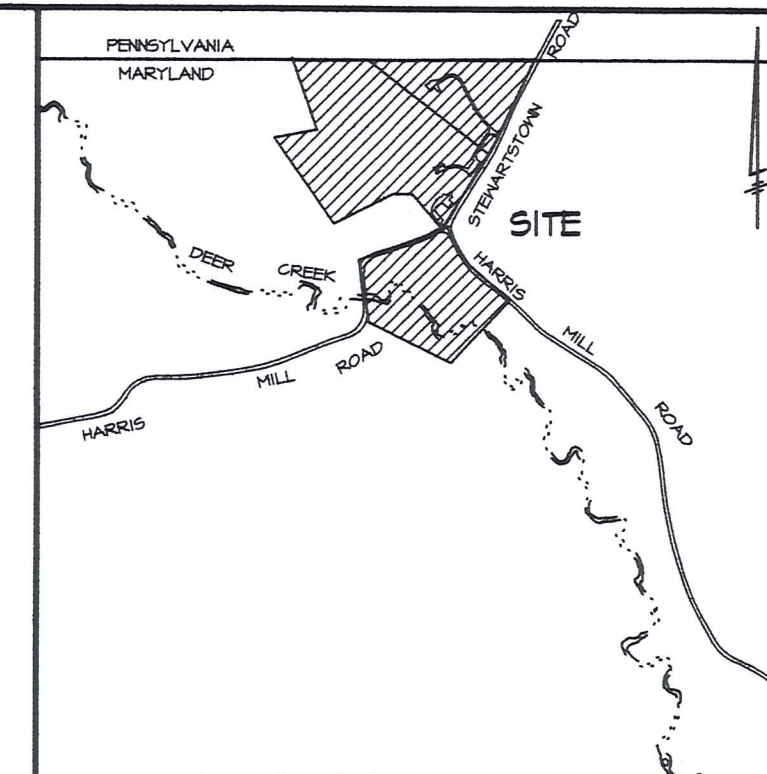


LEGEND

EXISTING BUILDING	
WOODS LINE	
EXISTING PAVING	
ZONING LINE	
PROPERTY LINE	
CONTOURS	

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VICINITY MAP

1" = 1000'

DENSITY CALCULATIONS

EXISTING ZONING	R.C.-2
GROSS AREA	19.0 AC±
No. of LOTS ALLOWED	2 LOTS
No. of LOTS PROPOSED	0 LOTS (2 EXISTING DWELLINGS)

NOTE: THE DENSITY UNITS IN THE R.C.-2 ZONE FOR BOTH PARCELS ARE UTILIZED BY THE EXISTING DWELLINGS ON EACH.

EXISTING ZONING	R.C.-7
GROSS AREA	7.6 AC±
No. of LOTS ALLOWED	0 LOTS
No. of LOTS PROPOSED	0 LOTS

NOTE: NO ADDITIONAL DWELLINGS ARE PERMITTED IN THE R.C.-7 ZONE (0.04 x 7.6 AC. = 30 DENSITY UNITS)

ACREAGE

BEFORE TRANSFER	
TAYLOR PARCEL 17:	20.54 AC±
TAYLOR, JR. PARCEL 45:	4.87 AC±
AFTER TRANSFER	
TAYLOR PARCEL 17:	3.08 AC±
TAYLOR, JR. PARCEL 45:	22.33 AC±

SPECIAL HEARING REQUEST

TO APPROVE NON-DENSITY TRANSFER OF ITS AC± FROM THE PROPERTY OF TAYLOR TO THE PROPERTY OF TAYLOR, JR.

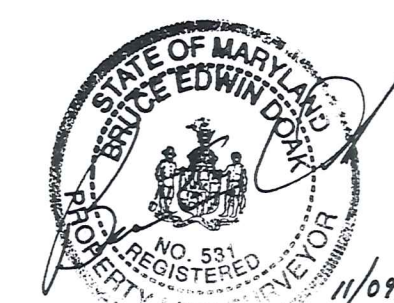
OWNERS

VALLIE V. TAYLOR
&
KAY TAYLOR
2140B HARRIS MILL ROAD
PARKTON, MD 2120-4287

PLAN TO ACCOMPANY PHOTOGRAPHS

PLAT TO ACCOMPANY A PETITION
FOR A SPECIAL HEARING
TAYLOR PROPERTY

2140B HARRIS MILL ROAD
Deed Ref: O.T.G. No. 4611 folio 210
Tax Account No.: 07-20-003350
Zoned R.C. 2 ; & R.C.7 GIS Tile 004A3
Tax Map 4; Grid 14; Parcel 17
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



Scale: 1"=100'

Date: SEPTEMBER 1, 2011

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

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21206
(410) 823-4470

EXISTING WELLS, PERC TESTS & SEPTIC RESERVE AREA ADDED AND TRANSFER AREA REVISED	11/04/11
REVISION	DATE

COMPUTED:	DRAWN: RTD	CHECKED:	PETITIONER'S
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EXHIBIT NO. 3