



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

July 10, 2013

Keith R. Truffer, Esquire
102 W. Pennsylvania Avenue
Suite 600
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 2013-0183-SPH
Property: 1752 Parsonage Road

Dear Mr. Truffer:

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Alonzo Childress, 418 Clubside Dr.,
Taneytown, Maryland 21787
James Moro, 12 Hedricks Court,
Parkton, Maryland 21120

IN RE: PETITION FOR SPECIAL HEARING *
(1752 Parsonage Road)
6th Election District *
3rd Councilmanic District *
Glenn Yoder *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0183-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Hearing filed by Keith R. Truffer, Esquire on behalf of Glenn Yoder, legal owner. The Petitioner is requesting Special Hearing relief pursuant to § 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) to permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings; and (2) to permit the creation of three lots with access to the local street through right-of-ways instead of in-fee strips. The subject property and requested relief is more fully depicted on the site plan marked and accepted into evidence as Petitioner's Exhibit 6.

Appearing at the public hearing held for this case was Glenn Yoder and Alonzo Childress. Keith R. Truffer, Esquire, appeared and represented the Petitioner. A neighbor whose property adjoins this site (James Moro) attended the hearing and expressed support for the petition.

Zoning Advisory Committee (ZAC) comments were received from Department of Planning (DOP), Department of Environmental Protection and Sustainability (DEPS) and the Bureau of Development Plans Review (DPR). The (DOP) supports the petition, while (DEPS) noted the Petitioner must comply with Baltimore County environmental regulations. The Bureau of DPR (and the office of People's Counsel) noted that a waiver is not available to increase

ORDER RECEIVED FOR FILING

Date 7/10/13

By Den

beyond five the number of houses accessed via panhandle driveway. This issue will be discussed in greater detail below.

Testimony and evidence revealed that the subject property is approximately 30.8 +/- acres and is zoned RC 8. This is an unusual case in many respects. The 30 +/- acre parcel at issue is zoned RC 8 (Environmental Enhancement), which is a rarely seen zoning classification. The legislative intent in creating the zone was to preserve and protect environmental resources, an abundance of which (including a stream, wetlands, forest, etc.) are located on the property. The B.C.Z.R. sets forth certain "performance standards" for the zone, which are intended to "foster creative development" while promoting the environmental enhancement goals of the RC 8 zone. B.C.Z.R. §1A09.7.C. The DOP, in its ZAC comment, believes the Petitioner has satisfied these requirements and supports the panhandle access for proposed lot 3. Trouble is, by satisfying the requirements and goals for the zone, the Petitioner has arguably run afoul of Baltimore County Code (BCC) §32-4-409, which states that a maximum of five dwellings may be accessed via panhandle driveway, and that a waiver cannot be granted to avoid the restriction. On closer examination, I do not believe this restriction is applicable herein, and even if it were, the unique factual issues in the case, as well as the equities, would favor granting Special Hearing relief in this scenario.

This case involves three proposed lots (a minor subdivision) on 30+/- acres. The Petitioner's property is enveloped by a major subdivision (Hedrick's Farm) approved in 1988, as shown on the plat marked as Exhibit 7. In that subdivision, the Developer (Joseph O'Neill) received approval for a 39 lot development (with an average lot size of 1.8 acres) with a panhandle driveway accessing five of the lots. The Petitioner's property was and is not part of the Hedrick's Farm subdivision. As such, there is no issue presented regarding an amendment of that

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Date

7/10/13

By

Sen

development plan. Along the same lines, I concur with the argument raised by Mr. Zimmerman (July 10, 2013 e-mail) that the Petitioner's lot does not enjoy vested rights or "grandfathered" status concerning the five panhandle lot restriction currently found in BCC §32-4-409. Even so, I do not believe that restriction is applicable in the unique setting of this case. Simply put, the Petitioner's development rights should not be abridged based on actions taken by a neighboring landowner, especially in a scenario where, as here, the Petitioner has satisfied the stringent requirements of the RC 8 zone by proposing 3 lots on over 30 acres of land. The Petitioner himself is not proposing 5 panhandle lots, and thus the restriction of BCC §32-4-409(d) is not applicable to this minor subdivision.

The current proposal does not amend or in any way alter the development plan approved in the Hedrick's Farm case. Instead, this is a request by the owner of a discrete 30+/- acre parcel, who is permitted as of right to create 3 lots, to access by private agreement one of those lots (#3) which happens to be situated at the end of a panhandle driveway. Over 25 years have elapsed since the approval of Hedrick's Farm, and there is thus no indication or intimation that the Petitioner has somehow structured this transaction to avoid the panhandle lot restriction. The Petitioner is not related to or affiliated with the O'Neill family, and should be afforded access to his property in a manner that will cause the least amount of impact to the environmental features on site. Stated otherwise, I do not believe it is equitable that a subdivision approved 25 years ago somehow prevent the Petitioner from gaining access to one lot, especially when the RC 8 zoning dictates that environmental considerations are paramount when considering development proposals in the zone.

The other Special Hearing request pertains to the means of access by right-of-ways instead of in-fee strips. The DOP found that such means of access would not be detrimental to adjacent

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Date

7/10/13

By

Sen

properties, and I concur. Accordingly, under BCC §32-4-409(c), this request shall be approved.

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing request should be granted, though on different grounds than sought in the Petition.

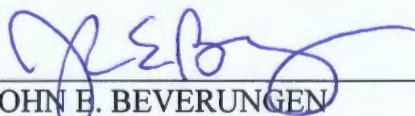
THEREFORE, IT IS ORDERED, this 10th day of July, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) to permit proposed Lot 3 to be accessed via Hedrick's Court, as shown on Petitioner's Exhibit 6; and (2) to permit the creation of three lots with access to the local street through right-of-ways instead of in-fee strips, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner must comply with the ZAC comments of DEPS (dated March 13, 2013), a copy of which is attached hereto.

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

JEB:slh



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 7/10/13
By slh



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 1752 Parsonage Road, Parkton, MD 21120 which is presently zoned RC8

Deed References: 3842/195 10 Digit Tax Account # 0 6 2 5 0 4 5 0 7 0

Property Owner(s) Printed Name(s) Glenn Yoder

(SELECT THE HEARING(S) BY MARKING X 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. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

[See attached.]

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:

Glenn and Frances Yoder

Name- Type or Print

Glenn Yoder

Signature

10 Hedricks Court, Parkton MD

Mailing Address City State

21120 / /

Zip Code Telephone # Email Address

Attorney for Petitioner:

Keith R. Truffer

Name- Type or Print

[Signature]

Signature

102 W. Pennsylvania Ave. #600, Towson, MD

Mailing Address City State

21204 / 410-823-1800 / ktruffer@rmmr.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Glenn Yoder /

Name #1 - Type or Print

Name #2 - Type or Print

Glenn Yoder

Signature #1

Signature #2

1752 Parsonage Road, Parkton MD

Mailing Address City State

21120 / /

Zip Code Telephone # Email Address

Representative to be contacted:

Keith R. Truffer

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2013-0183-SPH Filing Date 2/4/13

ORDER RECEIVED FOR FILING Do Not Schedule Dates: Reviewer AT

Date 7/10/13 REV. 10/4/11

By Ben

Attachment to Petition for Zoning Hearing

Property Address: 1752 Parsonage Road, Parkton, MD 21120

Property Owner: Glenn Yoder

Tax Account No.: 0625045070

1. To permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings permitted in Section 32-4-409(d)(1) BCZR.
2. To permit the creation of three lots with access to the local street through right-of-ways instead of in-fee strips. Section 32-4-409(c) BCZR.
 - : Proposed Lots 1 & 2 to Parsonage Road.
 - : Proposed Lot 3 to Hedricks Court.

2013-0183-SPH

December 7, 2012

ZONING PROPERTY DESCRIPTION FOR
1752 Parsonage Road
Parkton, Maryland 21120-9689

Beginning at a point at the easternmost corner of the property which is a distance of approximately 602' from the end of the public right-of-way line of Hedricks Court.

Thence the following courses and distances:

- | | | |
|----|----------------|------------|
| 1. | S 07 32' 40" W | 812.73 ft. |
| 2. | N 79 08' 30" W | 802.34 ft. |

Across the existing paved driveway (to the property) near the end of Parsonage Road.
Thence the following courses and distances:

- | | | |
|-----|----------------|------------|
| 3. | S 14 05' 45" W | 23.62 ft. |
| 4. | N 72 34' 27" W | 165.00 ft. |
| 5. | N 57 23' 04" W | 452.10 ft. |
| 6. | N 17 36' 07" E | 852.59 ft. |
| 7. | S 88 19' 32" E | 513.15 ft. |
| 8. | N 70 55' 28" E | 99.00 ft. |
| 9. | S 05 55' 28" W | 99.00 ft. |
| 10. | N 89 40' 00" E | 369.72 ft. |
| 11. | S 31 35' 33" E | 410.13 ft. |

To the Point of Beginning.

The Property (1752 Parsonage Road) located in the 6th Election District, 3th Councilmanic District, is recorded in:

<u>Deed</u>	<u>Tax Map</u>	<u>Parcel</u>
Liber 3842 Folio 195	11	35

Containing 30.8 acres of land more or less.

2013-0183-SPH

**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: 2013-0183-S PH

Petitioner: Glenn Yoder

Address or Location: 1752 Parsonage Road, Parkton, MD 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: Keith R. Truffer, Esquire

Address: 102 W. Pennsylvania Avenue, Suite 600

Towson, MD 21204-4510

Telephone Number: (410) 823-1800

Revised 2/20/98 - SCJ

2013-0183-SPH

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

June 16, 2013

Re:

Case Number: 2013- 0183-SPH

Petitioner / Developer: Glenn & Frances Yoder

Date of Hearing: July 8, 2013

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

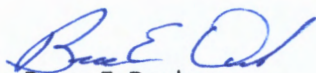
Attention: Kristen Lewis

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 **1752 Parsonage Road**.

The sign(s) were posted on **June 16, 2013**.

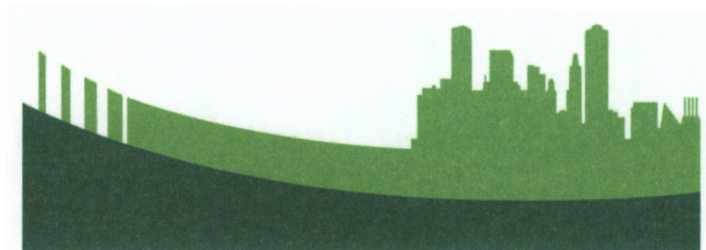
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

1752
PRIVATE
KEEP OUT

ZONING NOTICE

CASE NO. 2013-0183-SPH

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204**

DATE&TIME: Monday July 8, 2013 11:00AM

SPECIAL HEARING to permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings; to permit the creation of three lots with access to the local street through rights-of-ways instead of fee strips.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY TO CONFIRM THE HEARING CALL 410-867-3391 THE HEARING IS HANDICAPPED ACCESSIBLE

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

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: #2013-0183-SPH

1752 Parsonage Road

W/s along panhandle driveway of Hedricks Court, 602 ft.

w/of centerline of Hedricks Court

6th Election District - 3rd Councilmanic District

Legal Owner(s): Glenn Yoder

Contract Purchaser: Glenn & Frances Yoder

Special Hearing to permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings; to permit the creation of three lots with access to the local street through right-of-ways instead of fee strips.

Hearing: Monday, April 1, 2013 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 03/682 March 12 909842



501 N. Calvert Street, Baltimore, MD 21278

March 14, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on March 12, 2013.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 16, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on May 16, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2013-0183-SPH

1752 Parsonage Road

W/s along panhandle driveway of Hedricks Court, 602 ft.

w/of centerline of Hedricks Court

6th Election District - 3rd Councilmanic District

Legal Owner(s): Glenn Yoder

Contract Purchaser: Glenn & Frances Yoder

Special Hearing: to permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings; to permit the creation of three lots with access to the local street through right-of-ways instead of fee strips.

Hearing: Thursday, June 6, 2013 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.

5/24/7 May 16

921803



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

June 20, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on June 18, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: # 2013-0183-SPH

1752 Parsonage Road

W/s along panhandle driveway of Hedricks Court,

602 ft. w/of centerline of Hedricks Court

6th Election District - 3rd Councilmanic District

Legal Owner(s): Glenn Yoder

Contract Purchaser: Glenn & Frances Yoder

Special Hearing: to permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings; to permit the creation of three lots with access to the local street through right-of-ways instead of fee strips.

Hearing: Monday, July 8, 2013 at 11:00 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 6/772 June 18 928848



KEVIN KAMENETZ
County Executive

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

March 5, 2013

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 NUMBER: 2013-0183-SPH

1752 Parsonage Road

W/s along panhandle driveway of Hedricks Court, 602 ft. w/of centerline of Hedricks Court
6th Election District – 3rd Councilmanic District

Legal Owners: Glenn Yoder

Contract Purchaser: Glenn & Frances Yoder

Special Hearing to permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings; to permit the creation of three lots with access to the local street through right-of-ways instead of fee strips.

Hearing: Monday, April 1, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Keith Truffer, 102 W. Pennsylvania Avenue, #600, Towson 21204
Mr. & Mrs. Yoder, 10 Hedricks Court, Parkton 21120
Glenn Yoder, 1752 Parsonage Road, Parkton 21120

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 12, 2013 Issue - Jeffersonian

Please forward billing to:

Keith Truffer
102 W. Pennsylvania Avenue, Ste. 600
Towson, MD 21204

410-823-1800

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2013-0183-SPH

1752 Parsonage Road

W/s along panhandle driveway of Hedricks Court, 602 ft. w/of centerline of Hedricks Court
6th Election District – 3rd Councilmanic District

Legal Owners: Glenn Yoder

Contract Purchaser: Glenn & Frances Yoder

Special Hearing to permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings; to permit the creation of three lots with access to the local street through right-of-ways instead of fee strips.

Hearing: Monday, April 1, 2013 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 ACCOMODATIONS, 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.



KEVIN KAMENETZ
County Executive

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

April 29, 2013

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 NUMBER: 2013-0183-SPH

1752 Parsonage Road

W/s along panhandle driveway of Hedricks Court, 602 ft. w/of centerline of Hedricks Court
6th Election District – 3rd Councilmanic District

Legal Owners: Glenn Yoder

Contract Purchaser: Glenn & Frances Yoder

Special Hearing to permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings; to permit the creation of three lots with access to the local street through right-of-ways instead of fee strips.

Hearing: Wednesday, June 5, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Keith Truffer, 102 W. Pennsylvania Avenue, #600, Towson 21204
Mr. & Mrs. Yoder, 10 Hedricks Court, Parkton 21120
Glenn Yoder, 1752 Parsonage Road, Parkton 21120

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 16, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 16, 2013 Issue - Jeffersonian

Please forward billing to:

Keith Truffer
102 W. Pennsylvania Avenue, Ste. 600
Towson, MD 21204

410-823-1800

NOTICE OF ZONING HEARING

The Administrative Law Judge 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:

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1752 Parsonage Road

W/s along panhandle driveway of Hedricks Court, 602 ft. w/of centerline of Hedricks Court

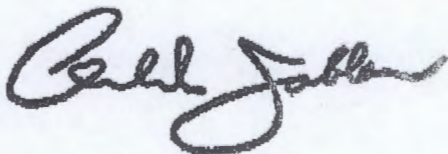
6th Election District – 3rd Councilmanic District

Legal Owners: Glenn Yoder

Contract Purchaser: Glenn & Frances Yoder

Special Hearing to permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings; to permit the creation of three lots with access to the local street through right-of-ways instead of fee strips.

Hearing: Wednesday, June 5, 2013 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 ACCOMODATIONS, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 18, 2013 Issue - Jeffersonian

Please forward billing to:

Keith Truffer
102 W. Pennsylvania Avenue, Ste. 600
Towson, MD 21204

410-823-1800

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2013-0183-SPH

1752 Parsonage Road

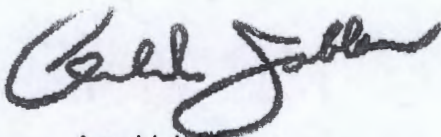
W/s along panhandle driveway of Hedricks Court, 602 ft. w/of centerline of Hedricks Court
6th Election District – 3rd Councilmanic District

Legal Owners: Glenn Yoder

Contract Purchaser: Glenn & Frances Yoder

Special Hearing to permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings; to permit the creation of three lots with access to the local street through right-of-ways instead of fee strips.

Hearing: Monday, July 8, 2013 at 11:00 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 ACCOMODATIONS, 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.



KEVIN KAMENETZ
County Executive

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

May 1, 2013

CORRECTED 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 NUMBER: 2013-0183-SPH

1752 Parsonage Road

W/s along panhandle driveway of Hedricks Court, 602 ft. w/of centerline of Hedricks Court
6th Election District – 3rd Councilmanic District

Legal Owners: Glenn Yoder

Contract Purchaser: Glenn & Frances Yoder

Special Hearing to permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings; to permit the creation of three lots with access to the local street through right-of-ways instead of fee strips.

Hearing: Thursday, June 6, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Keith Truffer, 102 W. Pennsylvania Avenue, #600, Towson 21204
Mr. & Mrs. Yoder, 10 Hedricks Court, Parkton 21120
Glenn Yoder, 1752 Parsonage Road, Parkton 21120

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 16, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 16, 2013 Issue - Jeffersonian

Please forward billing to:

Keith Truffer
102 W. Pennsylvania Avenue, Ste. 600
Towson, MD 21204

410-823-1800

CORRECTED NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2013-0183-SPH

1752 Parsonage Road

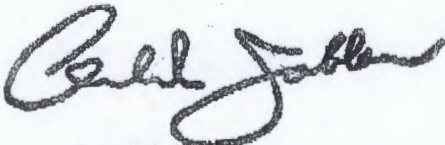
W/s along panhandle driveway of Hedricks Court, 602 ft. w/of centerline of Hedricks Court
6th Election District – 3rd Councilmanic District

Legal Owners: Glenn Yoder

Contract Purchaser: Glenn & Frances Yoder

Special Hearing to permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings; to permit the creation of three lots with access to the local street through right-of-ways instead of fee strips.

Hearing: Thursday, June 6, 2013 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 ACCOMODATIONS, 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.



KEVIN KAMENETZ
County Executive

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

June 10, 2013

CORRECTED 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 NUMBER: 2013-0183-SPH

1752 Parsonage Road

W/s along panhandle driveway of Hedricks Court, 602 ft. w/of centerline of Hedricks Court
6th Election District – 3rd Councilmanic District

Legal Owners: Glenn Yoder

Contract Purchaser: Glenn & Frances Yoder

Special Hearing to permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings; to permit the creation of three lots with access to the local street through right-of-ways instead of fee strips.

Hearing: Monday, July 8, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Keith Truffer, 102 W. Pennsylvania Avenue, #600, Towson 21204
Mr. & Mrs. Yoder, 10 Hedricks Court, Parkton 21120
Glenn Yoder, 1752 Parsonage Road, Parkton 21120

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 18, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

M E M O R A N D U M

DATE: August 12, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0183-SPH Appeal Period Expired

The appeal period for the above-referenced case expired on August 9, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
1752 Parsonage Road; W/S along panhandle
driveway of Hendricks Court, 602' W of c/line* OF ADMINISTRATIVE
of Hendricks Court
6th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Glenn Yoder
Contract Purchaser(s): Glenn & Frances Yoder* BALTIMORE COUNTY
Petitioner(s) *
2013-183-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.

RECEIVED

FEB 25 2013

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carol S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of February, 2013, a copy of the foregoing Entry of Appearance was mailed to Keith Truffer, Esquire, 102 West Pennsylvania Avenue; Suite 600, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013- 0183-SPH

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>2/15/13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>3/13/13</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
<u>5/30/13</u>	FIRE DEPARTMENT	<u>C</u>
<u>2/11/13</u>	PLANNING (if not received, date e-mail sent _____)	<u>No Obj</u>
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>6/18/13</u>	
SIGN POSTING	Date: <u>6/16/13</u> by <u>DOAK</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

CASE NO. 2013- 0183-SPH

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

3/23/13
WCR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: March 8, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1752 Parsonage Road

INFORMATION:

Item Number: 13-183

Petitioner: Glenn Yoder

Zoning: RC 8

Requested Action: Special Hearing



SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. Provided the necessary permissions are given by all interested parties, The Department of Planning supports the requested petition for Special Hearing. Our department recommends that access to the proposed lots via established easements in lieu of providing in-fee strips and across existing driveways presents minimal impacts to the environment and community.

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

Prepared by:

Division Chief:

AVA/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For February 18, 2013
Item No. 2013-0183

DATE: February 15, 2013

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Per code section 32-4-409(d)(2). The maximum number of internal lots is five. Paragraph (d)(4) says that the number can not be waived.

DAK:CEN
cc: file
ZAC-ITEM NO 13-0183-02182013.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 30, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1752 Parsonage Road - Supplemental Comment

RECEIVED

INFORMATION:

MAY 30 2013

Item Number: 13-183

Petitioner: Glenn Yoder

OFFICE OF ADMINISTRATIVE SERVICES

Zoning: RC 8

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning offers this supplemental finding regarding the above referenced case.

The Department recommends that access to the proposed lots via established easements in lieu of providing in-fee strips do not have a detrimental impact on adjacent properties. Parsonage Road is classified as a local street up to the subject tract boundary. It is also classified as a Baltimore County Scenic Route. Hedricks Court is similarly classified as a local street and approaches to within 605' of the subject tract boundary with a private use-in-common driveway continuing to within 25' of said boundary. The locations for the proposed dwellings on Lots 1 and 3 present less loss of prime and productive soils when compared to other layouts proposing other means of ingress and egress. The layout achieves this by taking advantage of the proximity of both named local streets and private drives. This proximity also affords the least physical disturbance to the land while having the least amount of resultant required impervious surface.

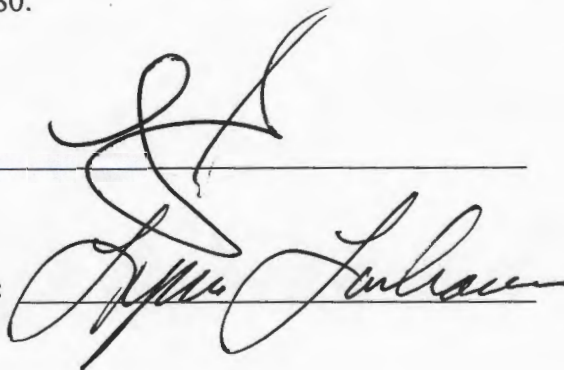
Access to the proposed dwelling on Lot 3, so located due to percolation test results, via the driveway from Parsonage Road to the exiting dwelling at #1752 is achievable but not desirable due to the necessary relocation of the driveway to remove that portion away from its current location immediately adjacent to that dwelling. To do this, the re-alignment must begin well before approaching said dwelling. This has the potential to adversely impact the existing proximate stream. Further, any paved driveway proceeding from #1752 to the Lot 3 house site will bisect the intervening cultivated field representing a hardship to the agricultural producer and likely removing that portion of the field north of any such driveway from agricultural production. While the view of any dwelling from a Scenic Route such as Parsonage Road may be mitigated through vegetative screening the long linear nature of a driveway could not and would be a visible feature in the now open scenic view.

The Department of Planning supports the requested petition for Special Hearing. The requested relief responds positively to the R.C. 8 legislative goals set forth in BCZR Section 1A09 and also the Comprehensive Manual of Development Policies as applied to scenic routes.

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

Prepared by: _____

Division Chief:
AVA/LL: CM

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to be 'Lloyd Moxley'.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 13, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0183-SPH
Address 1752 Parsonage Road
(Yoder Property)

Zoning Advisory Committee Meeting of February 11, 2012.

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).
- 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).

Additional Comments:

EIR comments on the minor subdivision plan dated March 4, 2010 must be met by any subsequent plan based on the decision of this variance.

Reviewer: *Glenn Shaffer - Environmental Impact Review (EIR)*

RECEIVED

MAR 13 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: March 8, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1752 Parsonage Road

INFORMATION:

Item Number: 13-183

Petitioner: Glenn Yoder

Zoning: RC 8

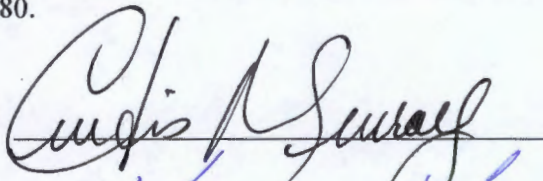
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

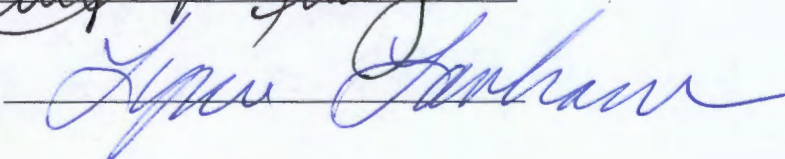
The Department of Planning has reviewed the petitioner's request and accompanying site plan. Provided the necessary permissions are given by all interested parties, The Department of Planning supports the requested petition for Special Hearing. Our department recommends that access to the proposed lots via established easements in lieu of providing in-fee strips and across existing driveways presents minimal impacts to the environment and community.

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

Prepared by:



Division Chief:
AVA/LL: CM



RECEIVED

MAR 20 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Kristen Lewis
Office of Zoning Review

DATE: June 6, 2013

FROM: Sherry Nuffer
Office of Administrative Hearings

SUBJECT: Case No. 2013-0183-SPH
1752 Parsonage Road

As you are aware, the above referenced case was scheduled before Judge Beverungen on June 6, 2013 at 10:00 AM in Room 205 of the Jefferson Building. Unfortunately, the sign posting requirement was not fulfilled. Counsel Keith R. Truffer, Esquire, was notified that this would need to be rescheduled.

This matter is now being returned to you for rescheduling and processing. Thanks

C: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Kristen Lewis
Office of Zoning Review

FROM: Sherry Nuffer
Office of Administrative Hearings

SUBJECT: Case No. 2013-0183-SPH
1752 Parsonage Road

DATE: June 6, 2013

As you are aware, the above referenced case was scheduled before Judge Beverungen on June 6, 2013 at 10:00 AM in Room 205 of the Jefferson Building. Unfortunately, the sign posting requirement was not fulfilled. Counsel Keith R. Truffer, Esquire, was notified that this would need to be rescheduled.

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C: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 13, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0183-SPH
Address 1752 Parsonage Road
(Yoder Property)

Zoning Advisory Committee Meeting of February 11, 2012.

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

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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).

Additional Comments:

EIR comments on the minor subdivision plan dated March 4, 2010 must be met by any subsequent plan based on the decision of this variance.

Reviewer: Glenn Shaffer - Environmental Impact Review (EIR)

ORDER RECEIVED FOR FILING

Date 7/10/13 RECEIVED
By Den MAR 13 2013

OFFICE OF ADMINISTRATIVE HEARINGS



KEVIN KAMENETZ
County Executive

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

May 30, 2013

Glenn Yoder
1752 Parsonage Road
Parkton MD 21120

RE: Case Number: 2013-0183 SPH, Address: 1752 parsonage Road

Dear Mr. Yoder:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 4, 2013. 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 "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Keith R Truffer, Esquire, 102 W Pennsylvania Avenue, Suite 600 Towson MD 21204
Glen and Frances Yoder, 10 Hendricks Court, Parkton MD 21120

1

JB 4-1
(0am

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

R. TAYLOR McLEAN
WILLIAM F. BLUE
THOMAS R. McDONOUGH
LAUREL PARETTA REESE*
KEITH R. TRUFFER*
ROBERT S. HANDZO*
EDWARD J. GILLISS
TIMOTHY J. OURSLER
ROBERT G. BLUE
CRAIG F. WARD
LEANNE M. SCHRECKENGOST

JONATHAN M. HERBST
JAMES L. SHEA, JR.
MARTHA K. WHITE
ROBERT F. MILLER
SARAH M. GRABENSTEIN

SUITE 600
THE ROYSTON BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575

TELEPHONE 410-823-1800
FACSIMILE 410-828-7859
www.rmmr.com

OF COUNSEL
E. HARRISON STONE
EUGENE W. CUNNINGHAM, JR., P.A.
BRADFORD G.Y. CARNEY
STEPHEN C. WINTER
LISA J. McGRATH

CARROLL W. ROYSTON
1913-1991

H. ANTHONY MUELLER
1913-2000

RICHARD A. REID
1931-2008

* ALSO ADMITTED IN D.C.

March 26, 2013

BY HAND DELIVERY

John Beverungen, Administrative Law Judge/Hearing Officer
The Jefferson Building
105 West Chesapeake Avenue, Suite 103
Towson, MD 21204

RECEIVED

MAR 26 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Property Owner: Glenn Yoder
Property Address: 1752 Parsonage Road, Parkton, MD 21120
Case No.: 2013-183-SPH

Dear Judge Beverungen:

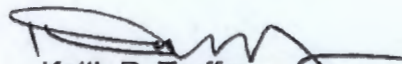
Please accept this letter as Petitioner's request to postpone the scheduled April 1, 2013 hearing of this matter. The request is based on two reasons.

The Petitioner's engineer is Mr. Alonzo Childress. Mr. Childress's testimony will be necessary at the hearing. Mr. Childress has advised that he will be out of the state on the scheduled date of the hearing and will not return until after April 19, 2013.

I have received the March 15, 2013 letter from People's Counsel concerning this Special Hearing. The Petitioner requests a brief postponement to be able to address the concerns stated in the letter and, if necessary, supply additional information concerning the request.

For these reasons, please reschedule the Special Hearing in this matter for a date after April 19, 2013.

Sincerely,


Keith R. Truffer

KRT/laf

cc: Mr. Glenn Yoder, Jr.
Mr. Alonzo Childress



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

State Highway
Administration

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2-11-13

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

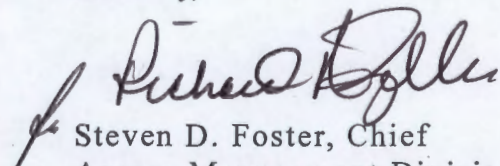
RE: Baltimore County
Item No 2013-0183-SPH
Special Hearing
Glenn Yoder
1752 Parsonage Road

Dear Ms. Lewis:

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. 2013-0183-SPH.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

March 15, 2013

RECEIVED

MAR 15 2013

HAND DELIVERED

John Beverungen, Administrative Law Judge/Hearing Officer
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Legal Owner: Glenn Yoder / Contract Purchasers: Glenn & Frances Yoder
1752 Parsonage Road
Case No.: 2013-183-SPH

Dear Judge Beverungen:

Upon review of this petition for special hearing to deviate from panhandle lot standards, it is necessary to focus on the law relating to the R.C. 8 (Environmental Enhancement) Zone, BCZR Section 1A08, and the panhandle lot law, Code Section 32-4-409. In this context, BCZR Section 600 provides, as to the relationship of zoning regulations to code standards, that the more protective or restrictive provision is applicable.

The petition relates to a proposed minor subdivision for 3 lots. There is one existing dwelling shown at the 30 acre property. The proposal would result in six internal lots on a panhandle driveway to Hedricks Court, instead of the maximum five for an R.C. Zone. These lots are internal in that they do not front on or have direct access to Hedricks Court. It appears that five of the panhandle lots exist, and the proposal would add a sixth lot.

The proposal also involves 3 lots with road access via private driveway rather than the required in-fee strips, lots 1 and 2 to Parsonage Road and lot 3 to Hedricks Court.

BCZR Section 1A09.4 subjects any development to the requirement that the Director of Planning or designee certify in a written finding that the plan is consistent with the spirit and intent of the R.C. 8 regulations, and that any deviation is necessary to meet other specified legal or environmental requirements or legislative goals. BCZR Section 1A09.5 sets standards for location of building envelope to protect natural resources. Section 1A09.6 addresses scenic views. Section 1A09.7 enumerates detailed development and performance standards, among which are standards relating to roads.

A zoning question presented here (as with other zones involving performance standards) is whether the evaluation of performance standards may be deferred. In our view, the performance standard review is intended to precede or be in conjunction with development plan

review. Because the panhandle lot request is integral to the minor subdivision plan, this review should occur now, at least in a substantial way, and especially as to road access. Whether or not some standards, such as relating to architecture, may be reviewed preliminarily or in outline form may be debated, but there should be a beginning effort at performance standard review.

A more specific question is presented as to the availability of the proposed deviation from the panhandle lot law. Code Section 32-4-409(k) provides for waivers, subject to enumerated standards, but does not allow waivers to subsections (d) and (e) except as provided therein.

Subsection (d)(1) sets the limit of five dwellings for any single panhandle driveway. Subsection (d)(4) reinforces that this standard may not be waived. Therefore, the proposed 6-lot panhandle driveway for Lot 3 to Hedricks Court is disqualified. Moreover, if a waiver were available, it would be subject to the subsection (c)(iii) standard of 10 feet for each panhandle in-fee strip, computing in that event to 60 feet total, rather than the 50 feet shown on the site plan.

As to the separate request for access by driveway instead of in-fee to Parsonage Road, this is subject to review under subsection (c).

I spoke with Keith Truffer, Esquire, attorney for the Petitioners to communicate my concerns. It is my impression, if I understood him correctly, that based on interaction with one or more county departments, the panhandle approach here was considered preferable to some alternative approach to access. Whether or not another access would be appropriate, preferable, and/or available in the view of any particular department, an alternative approach would also be subject to compliance with R.C. 8 Zone performance standards. Most important, whatever the other merits of an alternative approach, it cannot trump the specific limit of 5 lots for panhandle driveways. The legislative intent is specific that it cannot be waived.

If the 5-lot limitation on panhandle driveways is viewed as too inflexible by property owners and departmental representatives, then the remedy is to consider amendment to the legislation. See Chester Haven Beach Partnership v. Board of Appeals for Queen Anne's County 103 Md. App. 324, 340-41 (1995). Evidently, the drafters, departmental officials, and legislators involved in the enactment of the panhandle driveway legislation considered it important to have an absolute upper limit. There is no discretion to waive this limit.

This letter is being sent in time to provide Mr. Truffer a reasonable opportunity for response. A copy is also being sent to departmental representatives for their consideration.

Sincerely,

Peter Max Zimmerman

Peter Max Zimmerman

People's Counsel for Baltimore County

PMZ/rmw

cc: Keith R. Truffer, Esquire, Attorney for Petitioners
Lynn Lanham and Curtis Murray, Department of Planning
Colleen Kelly, Manager, Subdivision Review

John Beverungen - RE: 2013-183-SPH Parsonage Road

From: "Keith R. Truffer" <ktruffer@rmmr.com>
To: John Beverungen <jbeverungen@baltimorecountymd.gov>
Date: 07/10/13 11:30 AM
Subject: RE: 2013-183-SPH Parsonage Road
CC: Peter Zimmerman <pzimmerman@baltimorecountymd.gov>, "rachildress@comcast...
Attachments: S50BW-213070923140.pdf

Mr. Beverungen, I follow up on the issue raised at the July 8, 2013 Special Hearing as to this property. In response to my request, Mr. Bostwick has advised me that the no waiver provision of §32-4-409 (d) (4) of the current Baltimore County Code was passed in 1989, effective January 26, 1990. This is of course after the County's approval of the Hedricks' Farm development in August 1988.

I attach a copy of Bill 172-89 (provided by Mr. Bostwick) effecting this change in County law. Mr. Bostwick further advises that "During the 2001 County Code revision, the section numbers were changed and some stylistic wording was altered to try and make it read better. For example, Section 32-4-409 used to be known as Section 22-85."

I trust this satisfies the inquiry on this point. Please let me know if you are in need of any additional information.

Thank you for your consideration.

Keith R. Truffer
 Royston, Mueller, McLean and Reid LLP
 102 W. Pennsylvania Avenue
 Suite 600
 Towson, Maryland 21204-4575
 (410) 823-1800
 (410) 583-7434 fax

This e-mail message is intended only for the named addressee(s). The information contained in this message, and any accompanying attachment(s), is intended solely for the personal and confidential use of the named addressee(s). This message may be a confidential attorney-client communication, or may otherwise be privileged. If you are not a named addressee of the message, then you have received this message in error and are hereby advised that any review, retention, dissemination, distribution, or copying of this message and accompanying attachment(s) is strictly prohibited, and may be subject to penalties under the Electronic Communications Privacy Act, 18U.S.C. Sec. 2510-2521 and other applicable laws. If you have received this communication in error, please notify the sender immediately by e-mail reply or by telephone and permanently delete this e-mail message and any accompanying attachment(s). Thank you.

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LAWS OF BALTIMORE COUNTY

Contract, Form 2, current edition of the American Institute of Architects for Buildings.} AND DETAILS FOR CONSTRUCTION, ADOPTED NOVEMBER, 1985, AS FROM TIME TO TIME AMENDED.

SECTION 32. And be it further enacted, that this Act shall take effect forty-five from the date of its enactment.

EFFECTIVE: JANUARY 26, 1990

BILL NO. 172-89

AN ACT concerning

Panhandles - Development and Zoning Regulations, Offenses

FOR the purpose of defining panhandle driveways and panhandle lots providing comprehensive regulations for panhandle lots in the development approval process, allowing an exception for panhandle lots in the zoning regulations and requiring real estate contracts and advertising to disclose that property is a panhandle lot.

BY adding

Section 101, alphabetically to definition for
"panhandle driveway" and "panhandle lots"
Baltimore County Zoning Regulations, as amended

BY repealing and reenacting, with amendments

Subsection 102.4
Baltimore County Zoning Regulations, as amended.

Section 18-25
Title "Offenses"
Baltimore County Code, 1978, 1987 Cumulative Supplement
as amended.

Section 22-39, alphabetically the definitions for
"panhandle driveway" and "panhandle lots"
Article IV. Title "Planning, Zoning and Subdivision Control"

LAWS OF BALTIMORE COUNTY

Baltimore County Code, 1978, 1987 Cumulative Supplement,
as amended

Section 22-42(6)

Article IV. Title "Planning, Zoning and Subdivision Control"
Baltimore County Code, 1978, 1987 Cumulative Supplement,
as amended

Section 22-85

Article IV. Title "Planning, Zoning and Subdivision Control"
Baltimore County Code, 1978, 1987 Cumulative Supplement
as amended

WHEREAS, the Baltimore County Council has received a
final report from the Planning Board concerning the subject
legislation and has held a public hearing on September 12, 1989; now,
therefore

SECTION 1. Be it enacted by the County Council of
Baltimore County, Maryland, that the definition for "panhandle
driveway" and "panhandle lots" be added alphabetically to Section
101 of the Baltimore County Zoning Regulations, as amended, to read
as follows:

Section 101 - Definitions

Words used in the present tense include the future; words in
the singular number include the plural number; the word "shall" is
mandatory. For the purposes of these Regulations, certain terms and
words are defined below:

PANHANDLE DRIVEWAY: THE PAVED ROADWAY
WHICH IS LOCATED WITHIN THE IN-FEE STRIP AREA OF
ONE OR MORE ABUTTING PANHANDLE LOTS AND
PROVIDES VEHICULAR ACCESS TO THE LOCAL STREET OR
TO A COLLECTOR STREET. A "USE IN COMMON"
AGREEMENT IS ESTABLISHED IF THE PANHANDLE
DRIVEWAY SERVES TWO OR MORE ABUTTING PANHANDLE
LOTS.

PANHANDLE LOT: A LOT SO SHAPED AND
SITUATED THAT ITS ONLY FRONTAGE OR ACCESS TO THE
LOCAL OR COLLECTOR STREET IS A NARROW IN-FEE STRIP

LAWS OF BALTIMORE COUNTY

OF LAND WHICH CONTAINS A DRIVEWAY AND MAY CONTAIN WATER AND SEWER LINES AND OTHER UTILITIES.

SECTION 2. Be it further enacted, that Subsection 102.4 of the Baltimore County Zoning Regulations; Section 18-25, title "Offenses"; the definitions of "panhandle driveway" and "panhandle lots" of Section 22-39, Article IV, title "Planning, Zoning and Subdivision Control"; and Section 22-85, Article IV, title "Planning, Zoning and Subdivision Control", all of the Baltimore County Code, 1978, 1987 Cumulative Supplement, as amended, be and they are hereby repealed and reenacted to read as follows:

22-39; Section 22-42(6) and Section 22-85, all of Article IV, title "Planning, Zoning and Subdivision Control", Baltimore County Code, 1978, 1987 Cumulative Supplement, as amended, be and they are hereby repealed and reenacted to read as follows:

Section 102--General Requirements.

102.4--No dwelling shall be built on a lot containing less than 20,000 square feet which does not abut on a right-of-way at least 30 feet wide over which the public has an easement of travel, EXCEPT AS PROVIDED FOR PANHANDLE LOTS IN SECTION 22-85 OF ARTICLE IV OF THE COUNTY CODE, THE DEVELOPMENT REGULATIONS.

Sec. 18-25. {Real estate} Advertisements AND CONTRACTS FOR PURCHASE OF REAL ESTATE-Disclosure of sewer service, {and} water supply AND PANHANDLE LOTS.

{(a)} Any advertisement AND CONTRACT in Baltimore County for the sale of real estate within said County, in the form of a display on any property or in handbills, newspaper or in other printed matter, if not served by a public sewer and/or water supply system, OR IF THE LOT IS A PANHANDLE LOT shall:

(a) Contain a notice that said property is equipped with a private sewer and/or water supply system and that it lacks either, if such be the case.

LAWS OF BALTIMORE COUNTY

(b) CONTAIN A NOTICE THAT SAID PROPERTY IS A PANHANDLE LOT (AS DEFINED IN SECTION 22-39, ARTICLE IV) IF SUCH BE THE CASE, AND THAT THE COUNTY IS NOT RESPONSIBLE FOR MAINTAINING THE ROAD, REMOVING SNOW OR PROVIDING TRASH COLLECTION ALONG THE PANHANDLE DRIVEWAY.

(c) {(b)} Any person who violates the provisions of this section shall be guilty of a misdemeanor and, upon conviction thereof, shall be subject to a fine of not more than one thousand dollars (\$1,000.00) or imprisonment for not more than thirty (30) days, or both, in the discretion of the court.

Sec. 22-39. Definitions.

As used in these regulations, the following words and terms have the meaning indicated:

Panhandle driveway means the paved roadway which is located within the in-fee strip area of one (1) or more abutting panhandle lots and provides vehicular access to the {public} LOCAL street OR TO A COLLECTOR STREET. A "use in common" agreement is established if the panhandle driveway serves two (2) or more abutting panhandle lots.

Panhandle lot means a lot so shaped and situated that its only frontage or access to the {public} LOCAL OR COLLECTOR street is a narrow in-fee strip of land which contains a driveway and may contain water and sewer lines and other utilities.

Sec. 22-42. Limited exemptions.

The following development is exempt from division 2 of these regulations:

(6) The subdivision of land into three (3) or fewer lots for residential single-family dwellings, PROVIDED THAT THEY ARE NOT SERVED BY A PANHANDLE DRIVEWAY.

Sec. 22-85. Panhandle driveways.

{The use of panhandle lots may be permitted where such lots would not be detrimental to adjacent properties and would be in the

LAWS OF BALTIMORE COUNTY

interests of the prospective users. No single panhandle driveway may be permitted to serve more than five (5) dwellings. Where a panhandle lot is proposed, each lot must have adequate access for emergency-service vehicles. Provision must be made at the intersection of the panhandle driveway and the street for trash collection, mail delivery, and identification for each dwelling served by the driveway. Appropriate agreements for common maintenance and use of the panhandle must be submitted with any plat showing a panhandle lot, and the agreements must be recorded with the plat, upon approval.}

PANHANDLE LOTS MAY ONLY BE PERMITTED TO ACHIEVE BETTER USE OF IRREGULARLY SHAPED PARCELS, AVOID DEVELOPMENT IN ENVIRONMENTALLY SENSITIVE AREAS AND TO PROVIDE ACCESS TO INTERIOR LOTS WHERE A PUBLIC ROAD IS NEITHER FEASIBLE NOR DESIRABLE. ~~PANHANDLE LOTS MAYBE~~ MAY BE PERMITTED ONLY WHERE SUCH LOTS WOULD NOT BE DETRIMENTAL TO ADJACENT PROPERTIES AND WOULD NOT CONFLICT WITH EFFORTS TO PROVIDE FOR PUBLIC SAFETY AND GENERAL WELFARE. PANHANDLE LOTS MAY BE PERMITTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

(a) EACH LOT OF LESS THAN THREE ACRES SHALL INCLUDE AN IN-FEE STRIP OF LAND PROVIDING ACCESS TO THE LOCAL STREET EXCEPT AS PROVIDED IN PARAGRAPH (b) BELOW. PANHANDLE FEE STRIPS SHALL BE A MINIMUM OF 20 FEET IN WIDTH TO SERVE ONE LOT, A MINIMUM OF 12 FEET IN WIDTH PER LOT WHERE TWO LOTS ARE INVOLVED AND A MINIMUM OF 10 FEET IN WIDTH PER LOT WHERE THREE OR MORE LOTS ARE INVOLVED. IN DEVELOPMENTS WITHIN THE METROPOLITAN AREA, WHERE PUBLIC WATER AND SEWER SERVICES ARE AVAILABLE, PLANNED OR CONSIDERED, THE MINIMUM PANHANDLE FEE STRIP FOR TWO OR MORE LOTS IS 12 FEET PER LOT.

(b) THE COUNTY REVIEW GROUP MAY APPROVE ACCESS TO THE LOCAL OR COLLECTOR STREET THROUGH AN EXISTING RIGHT-OF-WAY INSTEAD OF AN IN-FEE STRIP, IN CASES WHERE SUCH A RIGHT-OF-WAY HAS BEEN

LAWS OF BALTIMORE COUNTY

ESTABLISHED PRIOR TO THE SUBMITTAL OF THE CRG PLAN.

(c) A SINGLE PANHANDLE DRIVEWAY MAY SERVE UP TO FIVE DWELLINGS, THREE OF WHICH MAY BE ON INTERNAL LOTS NOT ADJACENT TO THE LOCAL OR COLLECTOR STREET. PANHANDLE DRIVEWAYS SERVING LOTS GREATER THAN 20,000 SQUARE FEET MAY SERVE FIVE INTERNAL LOTS PLUS TWO DWELLINGS ON THE FRONT LOTS ADJACENT TO THE PANHANDLE DRIVEWAY AND THE LOCAL OR COLLECTOR STREET. IN EITHER CASE THE FRONT LOTS NEED NOT BE PART OF THE PANHANDLE DRIVEWAY DEVELOPMENT. NOTWITHSTANDING THE PROVISIONS OF SECTION 22-43, NONE OF THE REQUIREMENTS IN THIS PARAGRAPH SECTION 22-85(c) SHALL NOT BE WAIVED.

(d) IN ANY D.R. ZONE, THE PANHANDLE LENGTH SHALL NOT EXCEED 500 FEET. NOTWITHSTANDING THE PROVISIONS OF SECTION 22-43, THIS REQUIREMENT SHALL NOT BE WAIVED. IN ANY R.C. ZONE, THE PANHANDLE LENGTH SHALL NOT EXCEED 1000 FEET EXCEPT IF THE COUNTY REVIEW GROUP FINDS THAT A LONGER LENGTH IS JUSTIFIED.

(e) FOR PANHANDLE DRIVEWAYS SERVING MORE THAN ONE LOT, COVENANTS ARE TO BE NOTED ON THE RECORD PLAT PROVIDING FOR COMMON USE AND MAINTENANCE OF THE PANHANDLE DRIVEWAY AND CULVERT IF ANY.

(f) THE ORIENTATION OF THE DWELLING SHALL BE INDICATED ON THE PLAN. THE DWELLING SHALL BE ORIENTED TO ESTABLISH A DESIRABLE RELATIONSHIP BETWEEN THE PROPOSED DWELLINGS AND EXISTING ADJACENT HOMES AND BETWEEN THE PROPOSED DWELLINGS THEMSELVES.

(g) PROVISION MUST BE MADE AT THE INTERSECTION OF THE PANHANDLE DRIVEWAY AND THE STREET FOR COLLECTION, MAIL DELIVERY AND IDENTIFICATION OF EACH DWELLING SERVED BY THE PANHANDLE AS FOLLOWS:

LAWS OF BALTIMORE COUNTY

(1) A PAVED TRASH COLLECTION AREA SHALL BE LOCATED AT THE RIGHT SIDE INTERSECTION OF THE PANHANDLE DRIVEWAY AND PUBLIC ROAD, AS THE DRIVEWAY IS EXITED. THE TRASH COLLECTION AREA SHALL PROVIDE AT LEAST 16 SQUARE FEET PER DWELLING UNIT SERVED BY THE PANHANDLE DRIVEWAY.

(2) THE MAIL DELIVERY AREA SHALL BE LOCATED AT THE LEFT INTERSECTION OF THE PANHANDLE DRIVEWAY AND PUBLIC ROAD, AS THE DRIVEWAY IS EXITED.

(3) EACH DWELLING SERVED BY A PANHANDLE DRIVEWAY SHALL BE NUMERICALLY IDENTIFIED IN ACCORDANCE WITH SECTION 5-15.1 OF ARTICLE I OF THE BALTIMORE COUNTY CODE.

(h) THE PANHANDLE DRIVEWAY SHALL BE BUILT IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE DIRECTOR OF PUBLIC WORKS. THE PANHANDLE SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED, WHICHEVER COMES FIRST. IN D.R. ZONES, UTILITIES SHALL BE PROVIDED TO ALL LOTS TO BE SERVED BY THE PANHANDLE PRIOR TO THE PAVING OF THE PANHANDLE DRIVEWAY.

(i) NO PARKING SHALL BE PERMITTED ALONG A PANHANDLE DRIVEWAY.

(j) NO BUILDING PERMIT SHALL BE ISSUED FOR THE DEVELOPMENT OF ANY LAND WHICH HAS BEEN SUBDIVIDED INTO THREE (3) OR FEWER LOTS SERVED BY A PANHANDLE DRIVEWAY PRIOR TO THE EFFECTIVE DATE OF THIS LEGISLATION UNLESS THERE IS COMPLIANCE WITH THIS SECTION.

SECTION 3. And be it further enacted, that this Act shall take effect forty-five days from the date of its enactment.

EFFECTIVE: JANUARY 26, 1990

John Beverungen - Zoning Case No. 13-183-SPH

From: Peter Zimmerman
To: Beverungen, John
Date: 07/10/13 1:46 PM
Subject: Zoning Case No. 13-183-SPH
CC: Bostwick, Thomas; ktruffer@rmmr.com

Dear Judge Beverungen,

We appreciate the receipt today of a copy of Keith Truffer, Esquire's e-mail to your chambers regarding the legislative background of the panhandle law and the history of the Hedricks' Farm development. In view of the time frame and interest in an expeditious decision, we shall offer a prompt reply outlining our concerns.

The main thing is that the history recited in Mr. Truffer's e-mail would not, in our view, exempt or grandfather the addition of another panhandle lot in excess of the panhandle law prohibition on waivers for such lots in excess of five in the R.C. zones.

The general rule is that the new law applies even to pending litigation. From Yorkdale Corp. v. Powell 237 Md. 121 (1964), and predecessors (Grau, Lake Falls, Banner), to Grasslands v. Frizz King 410 Md. 191 (2009) and McHale v. DCW Dutchship Island 415 Md. 145 (2010), the Court of Appeals has covered the subject many times. Unless the new zoning legislation specifically provides for prospective impact, it applies retroactively to pending cases. The Court of Appeals has also consistently held that new law applies in any event unless there are vested rights. Maryland Reclamation Assoc. v. Harford County 414 Md. 1, 44-45 (2010); Powell v. Calvert County 368 Md. 400, 411-12 (2002); Marzullo v. Kahl 366 Md. 158, 191-94 (2001); Prince George's County Sunrise Development LP 330 Md. 297 (1993); O'Donnell v. Bassler 289 Md. 501, 508 (1981). No such rights exist here.

The present request is for a new panhandle lot. It is subject to the current panhandle law. There is nothing in that law to exempt panhandle lots added on to existing subdivisions, whether the property is within or adjacent to the original subdivision. Furthermore, it is not clear that this lot is part of the original approved Hedricks Farm subdivision property. If this property does belong to that subdivision, the new request would be an amendment to the final development plan. It would also be subject to the requirement of a special hearing to approve amendment of a final development plan under BCZR Section 1B01.3. We had assumed that the new request does not involve property in an approved development plan. Any such amendment is also subject to the current law.

If the Hedricks Farm subdivision had been laid out with six panhandle lots, it would be nonconforming and so protected in that way, but there is no exemption to allow waivers for any lots in excess of the prohibition. The nonconforming use law does not protect changes.

If an exemption were allowed for an add-on amendment simply because the base subdivision preceded current

law, there would be a huge number of add-ons which would avoid all sorts land use and environmental laws. The simple and logical rule is that the current law applies unless there are vested rights or a specific exemption or grandfather clause. If the panhandle lot law is felt to be too strict, then the County Council may change it. Evidently, there were reasons for the limits.

Given the reference to the Hedricks Farm subdivision, attention also should be paid to whether the law governing amendments to final development plans is applicable in this case.

Thank you for the opportunity to express our views.

Respectfully, Peter Max Zimmerman, People's Counsel for Baltimore County

JB - 7/8/13 @ 11 AM

JB 4/1

PI granted by JB 3/27

Debra Wiley - 2013-183-SPH

From: John Beverungen
To: ktruffer@rmmr.com
Date: 3/27/2013 10:37 AM
Subject: 2013-183-SPH
CC: Debra Wiley; June Fisher; Kristen Lewis; Peter Zimmerman; Sherry Nuffer

Mr. Truffer,

I am in receipt of your March 26, 2013 correspondence, requesting that the April 1, 2013 hearing in the above matter be postponed. Please be advised that the case will be postponed and rescheduled, and I suspect that Ms. Lewis in the Dept. of PAI will be the contact person for rescheduling of the case.

I do not believe the property must be re-posted (and/or readvertised). Here is how I typically handle that. My office does not yet have this file, so I cannot determine if any neighbors or associations have written to express concerns about the case. If the County has received such letters, those folks should certainly be told of the postponement, and Mr. Truffer could notify them by letter when the new date is chosen. Likewise, if anyone were to appear on April 1, we would obtain their name(s) and address(es) and forward to you so that you could notify them of the new date.

Thanks, and let me know if anyone has questions.

John Beverungen

Debra Wiley - Re: 2013-183-SPH

From: Peter Zimmerman
To: Beverungen, John; ktruffer@rmmr.com
Date: 3/27/2013 10:52 AM
Subject: Re: 2013-183-SPH
CC: Fisher, June; Lewis, Kristen; Nuffer, Sherry; Wiley, Debra
Attachments: 20130327105638.pdf

Dear Judge Beverungen,

Thank you for transmitting a copy of Petitioner's postponement request, and your approval, with notification to any interested citizens, and advice to any interested person who appears at the April 1, 2013 opening of the case as originally scheduled.

As to the observation that the file has not yet been transmitted to your office, please note that our office has directly filed with your office the attached letter dated March 15, 2013. So, our office has expressed a particular interest in this matter, as detailed there.

Sincerely, Peter Max Zimmerman, People's Counsel for Baltimore County

>>> John Beverungen 3/27/2013 10:36 AM >>>
Mr. Truffer,

I am in receipt of your March 26, 2013 correspondence, requesting that the April 1, 2013 hearing in the above matter be postponed. Please be advised that the case will be postponed and rescheduled, and I suspect that Ms. Lewis in the Dept. of PAI will be the contact person for rescheduling of the case.

I do not believe the property must be re-posted (and/or readvertised). Here is how I typically handle that. My office does not yet have this file, so I cannot determine if any neighbors or associations have written to express concerns about the case. If the County has received such letters, those folks should certainly be told of the postponement, and Mr. Truffer could notify them by letter when the new date is chosen. Likewise, if anyone were to appear on April 1, we would obtain their name(s) and address(es) and forward to you so that you could notify them of the new date.

Thanks, and let me know if anyone has questions.

John Beverungen

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

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February 1, 2013

R. TAYLOR McLEAN
WILLIAM F. BLUE
THOMAS F. McDONOUGH
LAUREL PARETTA REESE*
KEITH R. TRUFFER*
ROBERT S. HANDZO*
EDWARD J. GILLISS
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STEPHEN C. WINTER
LISA J. McGRATH

CARROLL W. ROYSTON
1913-1991

H. ANTHONY MUELLER
1913-2000

RICHARD A. REID
1931-2008

* ALSO ADMITTED IN D.C.

BY HAND DELIVERY

Mr. Joseph Merry
Office of Zoning Review
Baltimore County Department of Planning
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Re: Yoder Property - 1752 Parsonage Road, Parkton, MD 21120,
Minor subdivision No. 10002M

Dear Mr. Merry:

I submit the following documents in connection with a Petition for Special Hearing for the above-referenced property:

1. Petition for Zoning Hearing (3 originals);
2. Site plan to accompany Petition (12 copies);
3. Zoning Property Description (3 copies);
4. Zoning Map;
5. Completed copy of advertising and posting form; and
6. Check in the amount of \$75.00 made payable to Baltimore County, Maryland.

2013-0183-SPH

ROYSTON, MUELLER, McLEAN & REID, LLP

Mr. Joseph Merry
Office of Zoning Review
Baltimore County Department of Planning
February 1, 2013
Page Two

Thank you for your cooperation in this matter. Please let me know if you have any questions.

Sincerely,


Keith R. Truffer

KRT/laf

Enclosures

cc: Mr. Glenn Yoder, Jr.
Mr. Alonzo Childress

JB 4-1
(10am)

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

R. TAYLOR McLEAN
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H. ANTHONY MUELLER
1913-2000

RICHARD A. REID
1931-2008

* ALSO ADMITTED IN D.C.

March 26, 2013

BY HAND DELIVERY

RECEIVED

MAR 26 2013

John Beverungen, Administrative Law Judge/Hearing Officer
The Jefferson Building
105 West Chesapeake Avenue, Suite 103
Towson, MD 21204

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Property Owner: Glenn Yoder
Property Address: 1752 Parsonage Road, Parkton, MD 21120
Case No.: 2013-183-SPH

Dear Judge Beverungen:

Please accept this letter as Petitioner's request to postpone the scheduled April 1, 2013 hearing of this matter. The request is based on two reasons.

The Petitioner's engineer is Mr. Alonzo Childress. Mr. Childress's testimony will be necessary at the hearing. Mr. Childress has advised that he will be out of the state on the scheduled date of the hearing and will not return until after April 19, 2013.

I have received the March 15, 2013 letter from People's Counsel concerning this Special Hearing. The Petitioner requests a brief postponement to be able to address the concerns stated in the letter and, if necessary, supply additional information concerning the request.

For these reasons, please reschedule the Special Hearing in this matter for a date after April 19, 2013.

Sincerely,


Keith R. Truffer

KRT/laf

cc: Mr. Glenn Yoder, Jr.
Mr. Alonzo Childress

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

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June 5, 2013

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SARAH M. GRABENSTEIN

BY EMAIL AND HAND DELIVERY

John Beverungen, Administrative Law Judge/Hearing Officer
The Jefferson Building
105 West Chesapeake Avenue, Suite 103
Towson, MD 21204

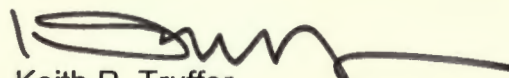
Re: Property Owner: Glenn Yoder
Property Address: 1752 Parsonage Road, Parkton, MD 21120
Case No.: 2013-183-SPH

Dear Judge Beverungen:

Please accept this letter as Petitioner's request to postpone the scheduled June 6, 2013 hearing of this matter. In preparing for the hearing, I discovered that the property had not been posted to give notice of the hearing. This is my fault and I apologize for the oversight and any disruption to your schedule. It will not happen again.

For these reasons, please reschedule the Special Hearing in this matter for a date after June 6, 2013.

Sincerely,


Keith R. Truffer

KRT/laf

cc: Peter Max Zimmerman, Esq.
Mr. Glenn Yoder, Jr.
Mr. Alonzo Childress

RECEIVED

JUN 05 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Debra Wiley - 2013-0183-SPH

From: Debra Wiley
To: Fisher, June; Lewis, Kristen
Date: 3/27/2013 8:37 AM
Subject: 2013-0183-SPH
CC: Nuffer, Sherry
Attachments: Message from "zoneprt1"

Good Morning,

Please see attached which was received late yesterday. John will see it this morning however since we don't have the file, can someone take a glance at it to see if there's anyone else for notification purposes.

Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER 2013-183-SH
DATE 7-8-13

CITIZEN'S SIGN-IN SHEET

[illegible]

CASE NAME Yoder
CASE NUMBER 2013-183-SPH
DATE 7-8-13

[illegible]

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

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[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 06 Account Number - 0625045070

Owner Information

Owner Name:	YODER GLENN R YODER TERESA A	Use:	AGRICULTURAL
Mailing Address:	1752 PARSONAGE RD PARKTON MD 21120-9689	Principal Residence:	YES
		Deed Reference:	1) /03842/ 00195 2)

Location & Structure InformationPremises Address

1752 PARSONAGE RD
0-0000

Legal Description

31.809 AC WS
FROG HOLLOW RD
3960 W RAYVILLE & MIDDLE

<u>Map</u>	<u>Grid</u>	<u>Parcel</u>	<u>Sub District</u>	<u>Subdivision</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Assessment Area</u>	<u>Plat No:</u> <u>Plat Ref:</u>
0011	0016	0035		0000				2	

Special Tax Areas

Town NONE
Ad Valorem
Tax Class

Primary Structure Built

1980

Enclosed Area

1,248 SF

Property Land Area

31.8000 AC

County Use

05

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
1.000000	YES	STANDARD UNIT SIDING	

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>		
		As Of	As Of	As Of	PREFERENTIAL LAND VALUE
		01/01/2011	07/01/2012	07/01/2013	INCLUDED IN LAND VALUE
<u>Land</u>	159,810	119,800			
<u>Improvements:</u>	120,680	96,300			
<u>Total:</u>	280,490	216,100	216,100	216,100	
<u>Preferential Land:</u>	9,810			9,800	

Transfer Information

Seller:	HILL REED & PEAL AG USE 83-84	Date:	05/18/1961	Price:	\$13,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/03842/ 00195	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2012	07/01/2013
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

Tax Exempt:Exempt Class:Special Tax Recapture:

AGRICULTURAL TRANSFER TAX

Homestead Application Information

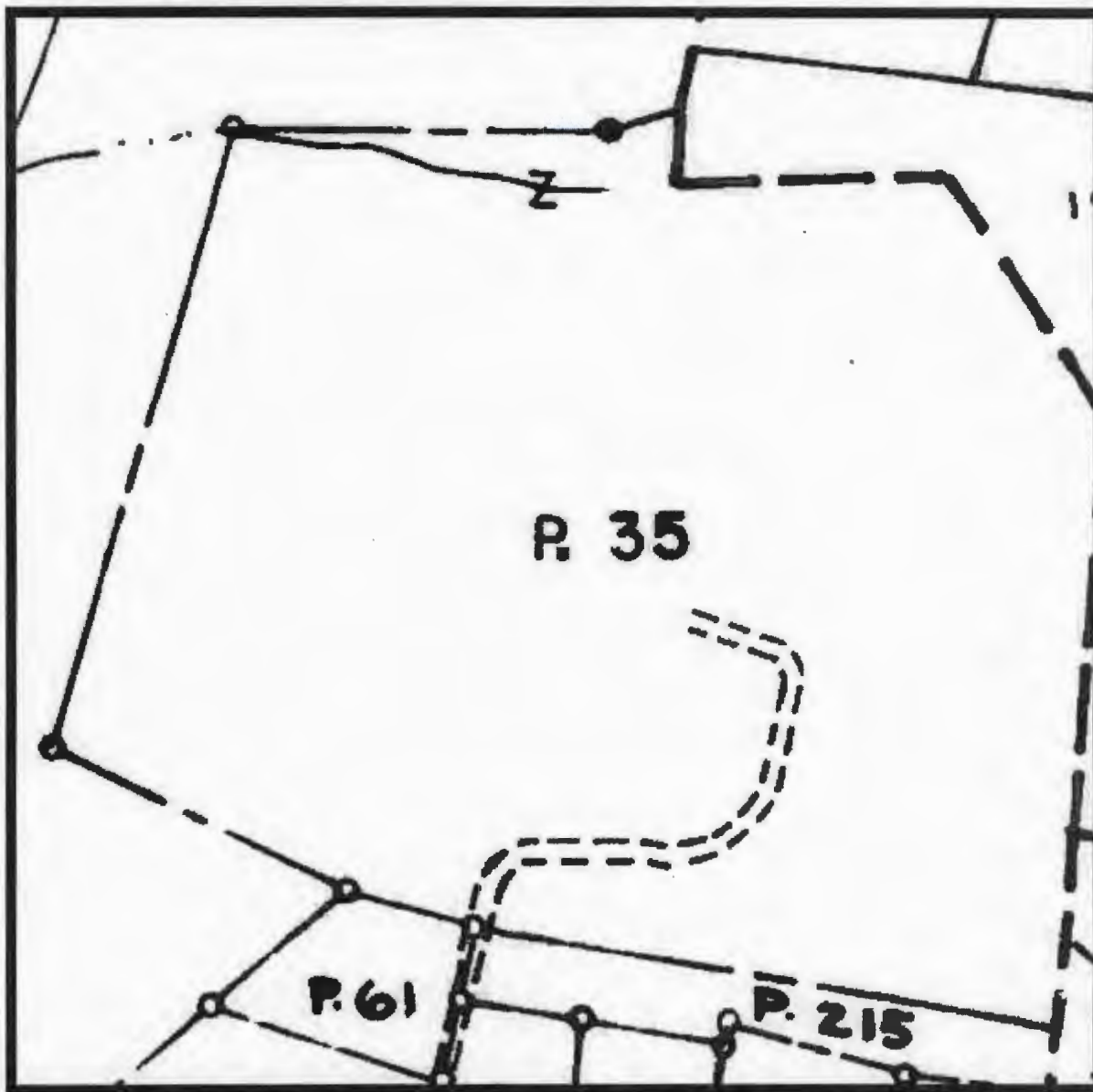
Homestead Application Status: Approved 03/09/2009



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

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

District - 06 Account Number - 0625045070



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.

Case No.: 2013-183-SPH

Exhibit Sheet

8-12-13

slu
4-10-13

Petitioner/Developer

Protestant

No. 1	Color photo	
No. 2	Color photo	
No. 3	Color photo	
No. 4	Color photo	
No. 5	Color photo	
No. 6	Site plan	
No. 7	Hedrick's Farm plat	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



#2



#3

#3

June 5, 2013



#4 #4



#5 #5

June 5, 2013

Pt. Bk. 0000037, Folio 0076

3 PDM # 060163

Pt. Bk./Folio # 062112

Pt. Bk. 0000062, Folio 0112

Pt. Bk./Folio # 0600000
PDM # 060200

NW 34-E

RC 2

011B2

PDM # 060034

Pt. Bk./Folio # 040051

19612

DRIVEWAY

HEDRICKS FARM-SECTION 1 & 2 (PDM File/Project #)

Pt. Bk./Folio # 059014

Pt. Bk. 0000059, Folio 0014

PDM # 060144

PDM # 060322

RC 8

1752

3 CD

6 ED

NW 33-E

011B3

PDM # 060022

Pt. Bk./Folio # 035080A

Pt. Bk. 0000035, Folio 0080

1810

Pt. Bk. 0000045, Folio 0051

1816

PDM # 060085

1822

Pt. Bk. 0000059, Folio 0036

Pt. Bk. 0000051, Folio 0008

PARSONAGE RD

1992-0501-A

PDM # 060153

6

DRIVEWAY

Pt. Bk. 0000000, Folio 0000

PDM # 060220

0010

2005-0479-A

Pt. Bk./Folio # 075010

1801

19600

19536

19535 Pt. Bk. 0000035, Folio 0003

19531

Pt. Bk./Folio # 035003

19527

PDM # 060005

19515

19511

19507

Pt. Bk. 0000076, Folio 0000

PDM # 060244

19506

19504

DRIVEWAY

RC 4

HEDRICKS CT

DRIVEWAY

PDM # 060033

Pt. Bk. 0000057, Folio 0054

1710

1714

1708

1716

Pt. Bk./Folio # 057054

1706

1704

1702

1700

1614

1997-0003-A

1992-0110-A

Pt. Bk. 0000000, Folio 0058

19305

DRIVEWAY

RICHROY CT

Pt. Bk./Folio # 074055

19300

Pt. Bk. 0000076, Folio 0035

2000-0550-A

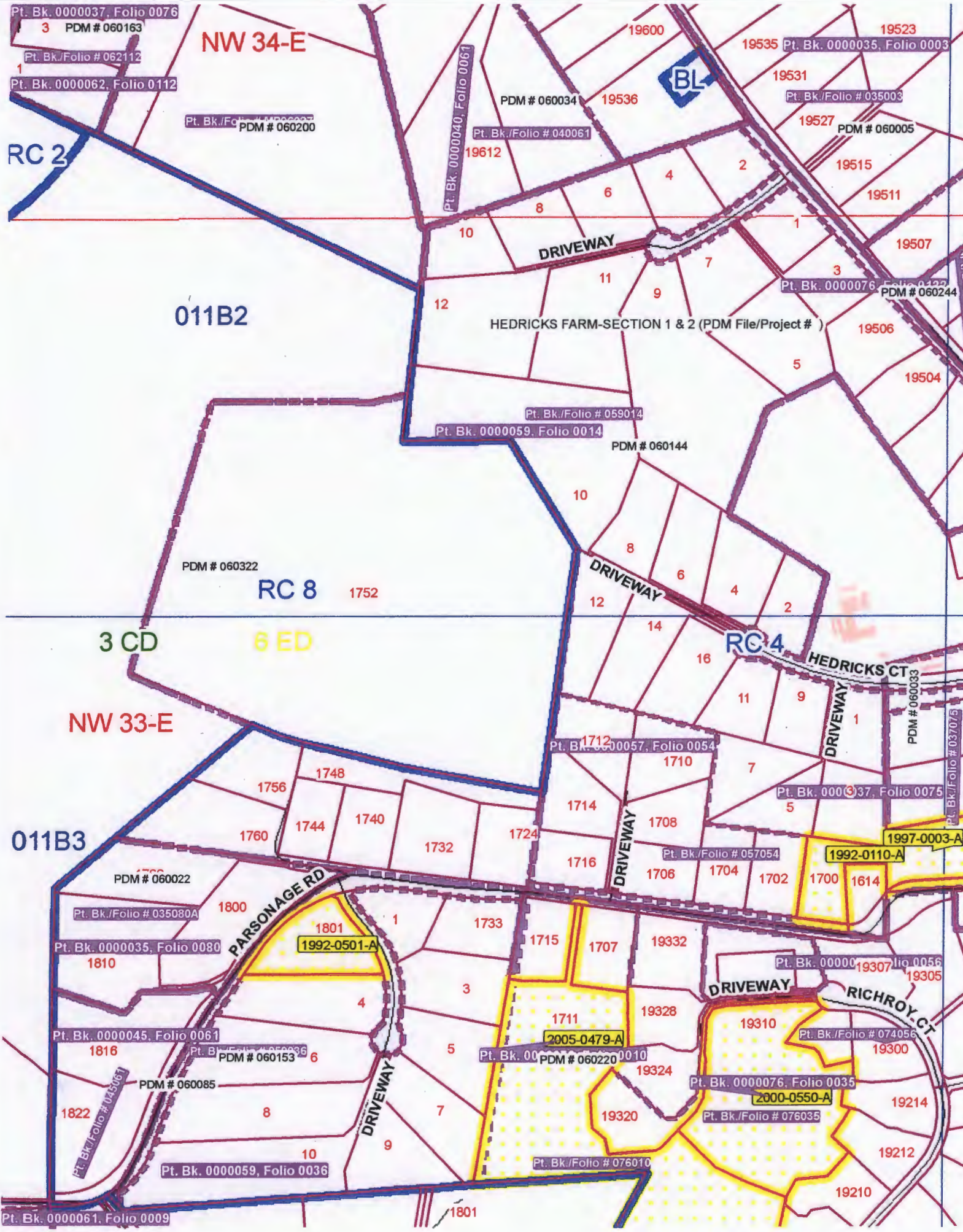
Pt. Bk./Folio # 076035

19214

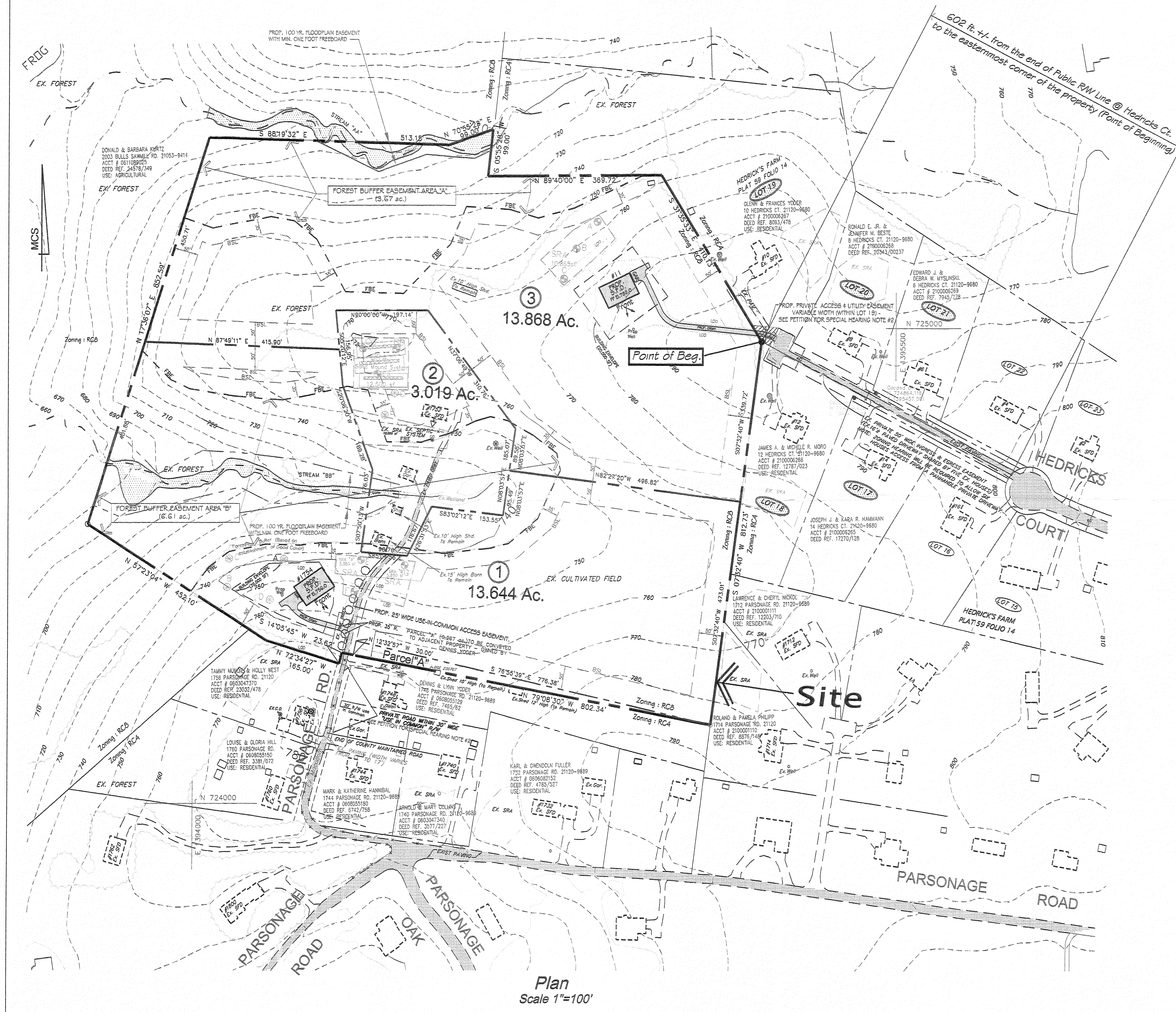
19212

19210

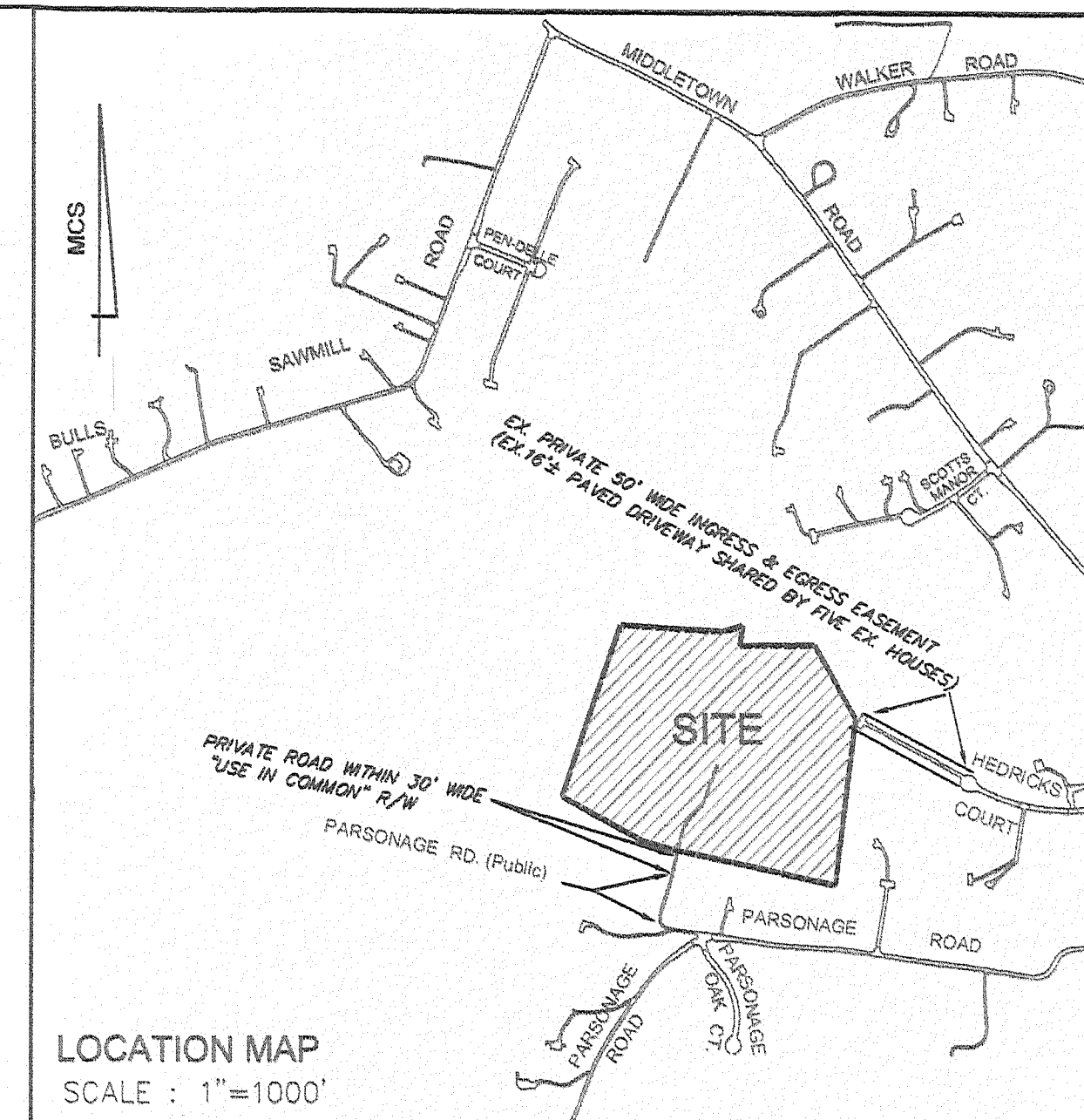
2013-0183-SPH



2013-0183-SPH



Plan
Scale 1"=100'

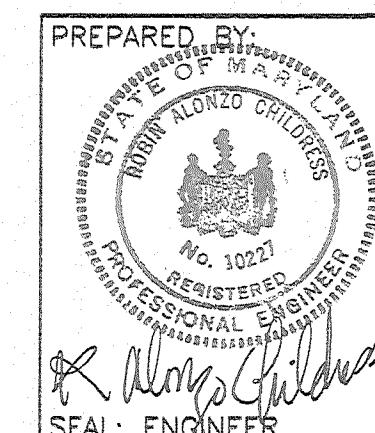


GENERAL ZONING NOTES

- GROSS AREA OF TRACT: 1,341,605 s.f. (30.84/- ACRES)
NET AREA OF TRACT: 1,341,605 s.f. (30.84/- ACRES)
- ZONING CLASSIFICATION: RC 8
EXISTING USE: RESIDENTIAL & AGRICULTURAL
PROPOSED USE: RESIDENTIAL & AGRICULTURAL
ZONING HISTORY: NONE
- DENSITY CALCULATIONS: LOTS ALLOWED =(30 TO 50 ACRES)= 3 LOTS
LOTS PROPOSED = 3 LOTS (SINGLE FAMILY DWELLING)
- OWNER / DEVELOPER: GLENN & TERESA YODER
1752 PARSONAGE ROAD
PARKTON MD. 21120-9689
PHONE (410) 410-343-1408
- TAX ACCOUNT: 0625045070
- DEED REF.: 3842/195
- TAX MAP 11, GRID 16, PARCEL 35
- THIS SITE IS ON BALTIMORE COUNTY GIS TILES 11B2 & 11B3
- CENSUS TRACT 406000 REGIONAL PLANNING DISTRICT: 301
WATER SERVICE AREA: NON- SERVICE ZONE
SUB-SEWERSHED: NONE (NO PLANNED SERVICE) SEWERSHED: NONE
- (1) WETLANDS AND FOREST EXIST ON SITE AS SHOWN.
(2) ON SITE 100 YEAR FLOODPLAINS ARE SHOWN.
(3) THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
(4) SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
(5) THE SITE HAS PRIVATE WELL AND SEPTIC SYSTEM
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

Petition for Special Hearing:

- To permit a single panhandle driveway to serve six dwellings in lieu of the maximum of five dwellings permitted in Section 32-4-409(d)(1) BCZR.
- To permit the creation of three lots with access to the local street through right-of-ways instead of in-fee strips. Section 32-4-409(c) BCZR.
: Proposed Lots 1 & 2 to Parsonage Road.
: Proposed Lot 3 to Hedricks Court.



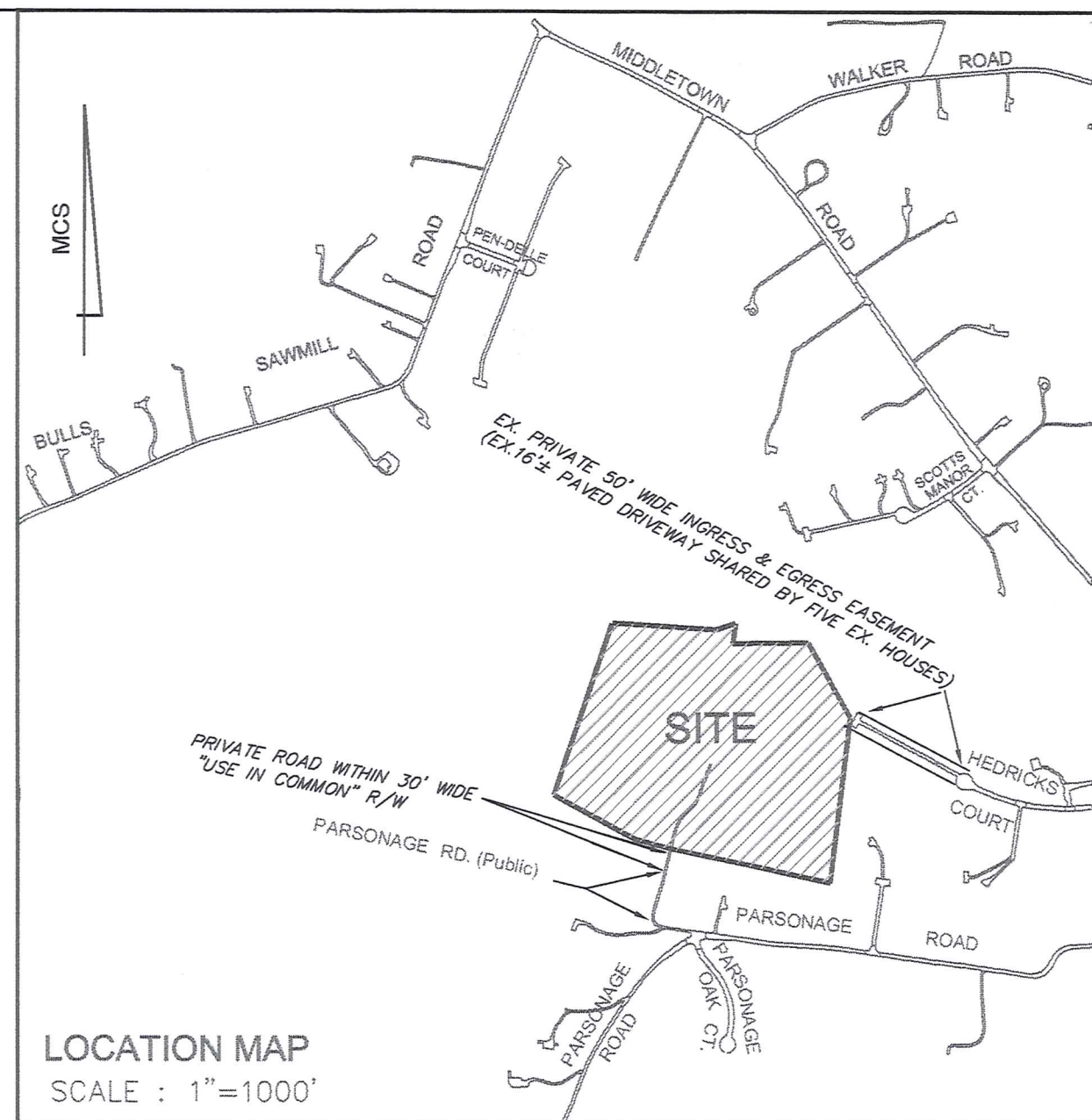
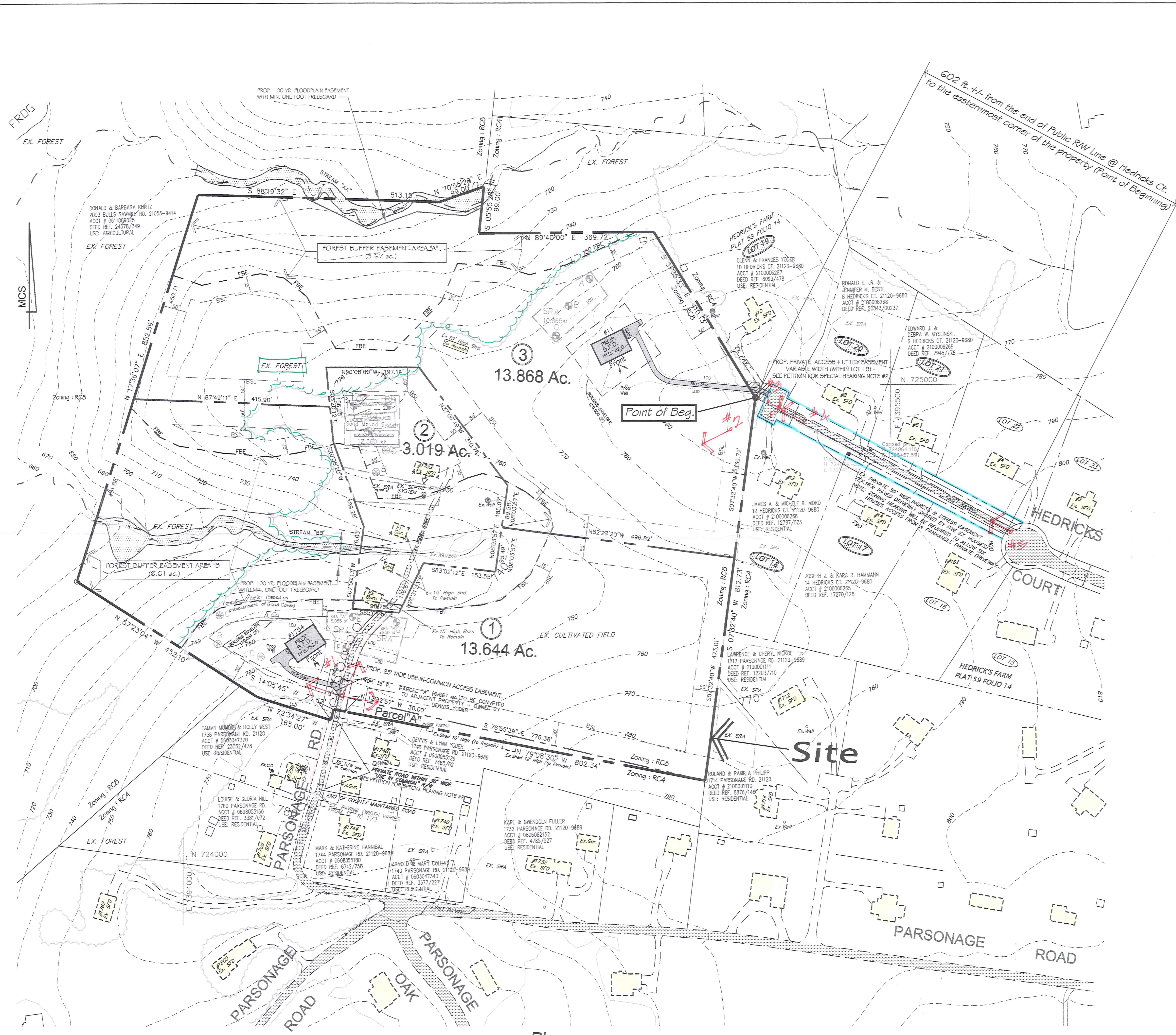
DATE	REVISION DESCRIPTION	BY
Plan to Accompany Petition for Special Hearing from Glenn & Frances Yoder at 10 Hedricks Court (Minor Subdivision #10-002-M)		
BALTIMORE COUNTY SCALE: 1"=100 ft.	DISTRICT 6 C3	MARYLAND DATE: 1/14/13
ENGINEER: R. A. CHILDRESS & ASSOC., INC. 418 CLUBSIDE DRIVE NOTTINGHAM, MD. 21237 (443) 504-3367	SURVEYOR: LOB SURVEYS, LLC. 9432 BELLHALL DRIVE NOTTINGHAM, MD. 21236 (410)-258-3135	DWG. NO. Z-1 SHEET 1 OF 1

2013-0183-SPH



YODER PROPERTY

PHOTO #1
JUNE 5, 2013

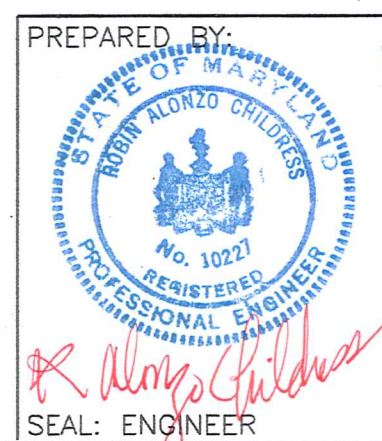


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Petitioner's #6

Recording of the plat does not constitute or imply acceptance by the County of any street, easement, park, open space, or other public area shown on the plat.

This plat may expire in accordance with the provisions of section 22.68 - bill # 56-82.

Information shown may be superseded by a subsequent or amended plat.

Additional information concerning the plan may be obtained from the Office of Planning & Zoning and Department of Public Works.

The recording of this plat does not guarantee installation of streets or utilities by Baltimore County.

Highway, highway widening, slope, drainage, and utility easements shown hereon are reserved unto the owner and are hereby offered for dedication to Baltimore Co., Maryland.

The owner, his personal representative, and assigns shall convey said premises by deed to Baltimore Co., Maryland at no cost.

trash collection, snow removal, and road maintenance
are to be provided to the junction of panhandle
and street right of ways.

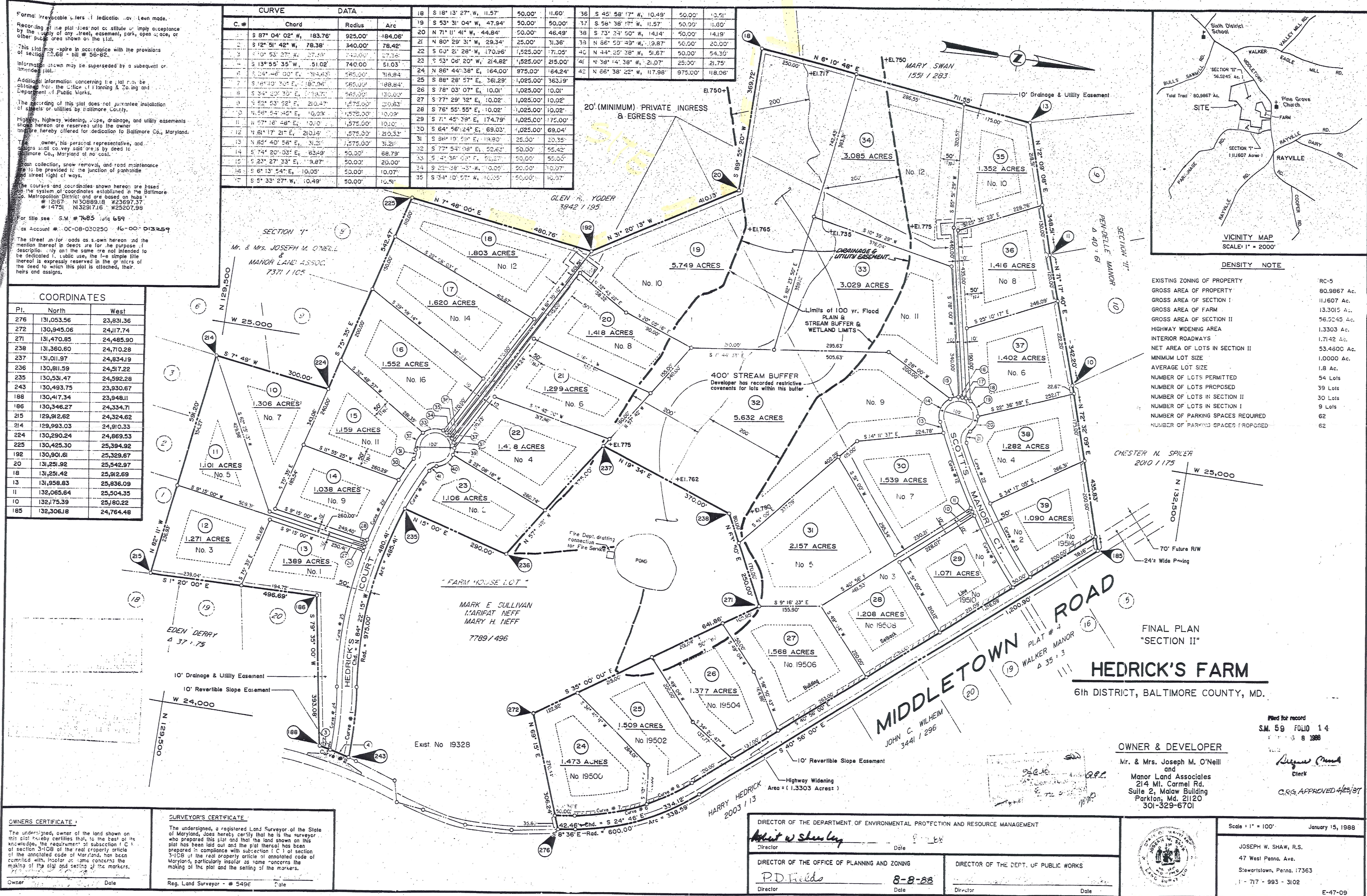
The courses and coordinates shown hereon are based on the system of coordinates established in the Baltimore Co. Metropolitan District and are based on hubs:
12167, N130889.18 W23697.37

14751 NI32917.16 W25207.98
For title see S.M. # 7685 Jolic 659
ex. Accession # 05-08-030250 46-00-013250

The street in for roads as shown hereon and the
mention thereof in deeds are for the purpose of
description only and the same are not intended to

description: Only one and the same are not intended to be dedicated to public use, the fee simple little thereof is expressly reserved in the grants of the deed to which this plot is attached, their heirs and assigns.

COORDINATES		
Pt.	North	West
276	131,053.56	23,831.36
272	130,945.06	24,117.74
271	131,470.85	24,485.80
238	131,360.60	24,710.28
237	131,01.87	24,834.19
236	130,811.59	24,917.22
235	130,531.47	24,992.28
243	130,493.75	23,930.67
198	130,417.34	23,948.11
186	130,346.27	24,334.71
215	129,912.62	24,324.62
214	129,993.03	24,190.33
224	130,290.24	24,689.53
225	130,425.30	25,394.92
192	130,901.61	25,329.67
20	131,251.92	25,542.97
18	131,251.42	25,812.68
13	131,856.83	25,836.09
II	132,065.84	25,804.35
10	132,175.39	25,180.22
185	132,306.18	24,764.48

[illegible]

<u>DENSITY NOTE</u>	
TING ZONING OF PROPERTY	RC-5
S AREA OF PROPERTY	80.9867 Ac.
S AREA OF SECTION I	11.6107 Ac.
S AREA OF FARM	13.3015 A.
S AREA OF SECTION II	56.5245 Ac.
WAY WIDENING AREA	1.3303 Ac.
IOR ROADWAYS	1.7142 Ac.
AREA OF LOTS IN SECTION II	53.4600 Ac.
UM LOT SIZE	1.0000 Ac.
AGE LOT SIZE	1.8 Ac.
ER OF LOTS PERMITTED	54 Lots
ER OF LOTS PROPOSED	39 Lots
ER OF LOTS IN SECTION II	30 Lots
ER OF LOTS IN SECTION I	9 Lots
ER OF PARKING SPACES REQUIRED	62
ER OF PARKING SPACES PROVIDED	62

HEDRICK'S FARM
6th DISTRICT, BALTIMORE COUNTY, MD

OWNER & DEVELOPER
Mr. & Mrs. Joseph M. O'Neill
and
Manor Land Associates
214 Mt. Carmel Rd.
Suite 2, Malaw Building
Parkton, Md. 2120
301-329-6701

Filed for record
S.M. 59 FOLIO 14
JUN 8 1988
Clerk
APPROVED *Alisair*

Scale : 1" = 100' January 15, 1988

JOSEPH W. SHAW, R.S.
47 West Penna. Ave.
Stewartstown, Penna. 17363
1 - 717 - 993 - 3102

E-47-09

MSA 5541236-10362 ^{59/54} 59 10110

Petitioner's # 7