

MEMORANDUM

DATE: August 15, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0261-SPHXA – Appeal Period Expired

The appeal period for the above-referenced case expired on August 12, 2016. 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

**IN RE: DEVELOPMENT PLAN HEARING &
PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE**
(214-216 Tollgate Road)
4th Election District
4th Council District
(TOLLGATE OVERLOOK F.K.A.
214-216 TOLLGATE ROAD)

Post 521 Veterans of Foreign Wars (VFW)
Owner
214 Tollgate Road, LLC
Developer

BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS
FOR
BALTIMORE COUNTY

**HOH Case No. 04-0752 and
Zoning Case No. 2016-0261-SPHXA**

* * * * *

**ADMINISTRATIVE LAW JUDGE'S COMBINED
DEVELOPMENT PLAN AND ZONING OPINION & ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for a public hearing on a development proposal submitted in accordance with Article 32, Title 4, of the Baltimore County Code ("B.C.C."). Timothy M. Kotroco, Esquire on behalf of Post 521 Veterans of Foreign Wars (VFW), *Owner*, and 214 Tollgate Road, LLC, *Developer* of the subject property (hereinafter "the Developer") submitted for approval a redlined Development Plan ("Plan") prepared by Colbert, Matz & Rosenfelt, Inc., known as "Tollgate Overlook f.k.a. 214-216 Tollgate Road."

The Developer is proposing 23 single-family detached homes on 11.79 acres, more or less, of land. Currently, the site is developed with a VFW hall and associated parking and a single-family dwelling that is proposed to be razed to accommodate a new parking area for the VFW facility. The rest of the site is mostly wooded.

The Developer also has filed Petitions for Special Hearing, Special Exception and Variance pursuant to the Baltimore County Zoning Regulations (B.C.Z.R) as follows:

ORDER RECEIVED FOR FILING

Date 7-13-16

By [Signature]

- Special Hearing relief, pursuant to § 500.7 of the B.C.Z.R. to: (1) Request the abandonment of the previously approved special exception area in Case No. 1967-194-SPX for a parking lot area that has been used in connection with VFW Post 521 and which said parking lot is now proposed to be removed and single family homes constructed in its place; (2) To amend the 2nd Amended Final Development Plan (FDP) of Hewitt Farms to show the development of 23 single family homes, and (3) For such other and further relief as the nature of this cause may require.
- Special Exception relief, pursuant to § 1B01.1.C.4 of the B.C.Z.R., to: (1) Reconfirm the approval of the existing Special Exception approval for the VFW Post approved in Case No. 1967-194-SPX and to approve the use of a parcel of property with a street address of 216 Tollgate Road for parking for a community building or other similar civic, social, recreational or educational use. (Existing VFW Post). The purpose of this SPX request is to allow the relocation of the parking lot from the rear of the existing VFW Post 521 to the side of the VFW hall, and (2) For such other and further relief as the nature of this cause may require.
- Variance relief, pursuant to § 301.1 of the B.C.Z.R., to: (1) Allow an open projection, (a rear yard deck) on a single family dwelling to be as close as 18 ft. to a rear yard property line in lieu of the permitted 22.5 ft. for Lot numbers 4, 6, 9, 10, 12, 16, 20, 21, 22 & 23. (This request represents a worst case scenario as some of the requests may be less depending on which end of the house the homeowner locates the deck due to the angled nature of some of the rear lot lines); (2) To allow a row of parking spaces to be as close as 6 ft. to a public right-of-way in lieu of the permitted 10 ft., and (3) For such other and further relief as the nature of this cause may require.

The development and zoning cases were considered at a combined hearing as permitted by Baltimore County Code (B.C.C.) § 32-4-230. Details of the proposed development are more fully depicted on the Development Plan that was marked and accepted into evidence as Developer's Exhibit 1. The property was posted on June 5, 2016 with the Notice of Hearing Officer's Hearing and on June 12, 2016 with the Zoning Notice, in compliance with the regulations. The undersigned conducted the hearing on July 7, 2016, at 10:00 AM, Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland.

In attendance at the Hearing Officer's Hearing (HOH) in support of the Plan was professional engineer Richard Matz, with Colbert Matz Rosenfelt, Inc., the consulting firm that prepared the site plan. Timothy M. Kotroco, Esquire appeared and represented the Developer.

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By BW

One neighbor attended the hearing and expressed concerns regarding the proposed parking lot for the VFW hall, and that issue will be discussed in greater detail below.

Numerous representatives of the various Baltimore County agencies who reviewed the Plan also attended the hearing, including the following individuals from the Department of Permits, Approvals and Inspections (PAI): Darryl Putty, Project Manager, Vishnu Desai and Jean M. Tansey and Jim Hermann (Development Plans Review [DPR]), and Brad Knatz, Real Estate Compliance. Also appearing on behalf of the County were Stephen Ford from the Department of Environmental Protection and Sustainability (DEPS), and Lloyd Moxley from the Department of Planning (DOP).

At the hearing, each of the Baltimore County agency representatives identified above indicated that the Development Plan addressed any comments submitted by their agency, and they each recommended approval of the Plan. Mr. Moxley noted DOP approved a Pattern Book for the development (Developer's Exhibit 3), and he also presented a school analysis (Baltimore County Exhibit 1) indicating that the area schools are not overcrowded using state guidelines. Jean Tansey, the County's landscape architect, indicated the Developer provided sufficient land on site to satisfy the Local Open Space regulations. She also indicated a schematic landscape plan for the project (Developer's Exhibit 2) had been approved on April 5, 2016.

The Developer presented one witness: Richard Matz, a licensed professional engineer who was accepted as an expert. Mr. Matz explained in detail the features on the one-sheet Development Plan, and also discussed each of the zoning requests, as detailed in a subsequent portion of this Order. The witness described the large open space tract which will be provided on site, and noted it would be accessible via sidewalks. Mr. Matz testified the large storm water management pond area would be adjacent to the open space parcel and that these two features would create about 4

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By DW

acres of "green" space on site. In conclusion, Mr. Matz opined that the Developer satisfied all Baltimore County rules and regulations governing the development and zoning requests.

Arthur Atencio, who lives adjacent to the VFW hall, expressed concern with the reconfigured parking lot. Mr. Atencio stated the parking lot would be too close to Tollgate Road and would not be in keeping with the residential feel of the community. He believes that dwellings, rather than a parking lot, should be oriented towards Tollgate Road.

The B.C.C. states that if a development plan satisfies all County requirements, it shall be approved. B.C.C. § 32-4-229(b)(1). In this case the undisputed testimony of County review staff and Mr. Matz establishes that the plan satisfies the development regulations. As such, I am not at liberty to insist Developer revise its plans to accommodate these concerns, but I do believe the parking lot should be positioned farther away from the road than presently shown. The plan indicates the lot would be approximately 6 to 7 ft. from Tollgate Road right-of-way, and variance relief was sought for this condition.

A condition will be added to the Order below to accomplish this goal, which would result in the parking lot being "shifted" 8½ or 9 ft. to the north. Additional plantings can be included in this area to provide a dense vegetative buffer that will screen (at least partially) the parking lot and VFW hall from view of passing motorists.

ZONING REQUESTS

Special Hearing

The first zoning request seeks special hearing relief which would abandon a portion of special exception area granted in Case No. 1967-194-X. The Order in that case granted a special exception for the operation of the VFW hall as a "community building." The site plan for the case reflected that parking for the VFW facility would be located on a parcel to the north of the proposed

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By [Signature]

VFW hall, and it is this parking lot and special exception area which Developer now proposes to abandon.

In its place, and as discussed at the hearing, the Developer proposes to raze the existing single family dwelling at 216 Tollgate Road, and construct on that land a parking lot for use by the VFW. Although the Developer initially sought variance relief to locate the proposed parking lot within 6 to 7 ft. of the Tollgate Road right-of-way, a condition will be added to the Order in connection with the above-discussed development case which would position the parking lot no less than 15 ft. from Tollgate Road. Again, the Developer was granted nearly 50 years ago a special exception for operation of the VFW hall, and off-street parking is a permitted accessory use for the special exception use. The special hearing request seeks only to relocate such parking, and I believe the Developer is entitled to that relief.

The special hearing request also seeks to amend the Second Amended Final Development Plan of Hewitt Farms, to show the addition of the 23 single family homes proposed herein. The Plan shows that more than sufficient density exists to construct the homes, and the Developer is providing nearly 4 acres of undisturbed local open space and green space on the property. In my opinion the 23 single family dwellings are an appropriate use of this residential property (zoned Density, Residential [D.R.] 3.5) and would be complimentary to the existing single family dwellings in the Hewitt Farms subdivision. For those reasons, I believe the proposed amendment would be consistent with the spirit and intent of the original Plan and the zoning regulations, and the request shall be granted pursuant to B.C.Z.R. § 1B01.3.A.7.

Variances

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must

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Date 7-13-16

By DW

necessitate variance relief; and

- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Developer has met this test. The property has an irregular shape and contains a large environmentally-sensitive area. As such, it is unique. If the regulations were strictly interpreted, Developer would experience a practical difficulty because it would be unable to provide the necessary parking for the VFW. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of Baltimore County opposition.

Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

In this case, Mr. Matz testified Developer satisfied the requirements of B.C.Z.R. § 502.1 governing special exceptions. No evidence was presented which could rebut the presumption provided under Maryland law. Finally, the VFW hall was granted special exception relief nearly 50 years ago, and there is no evidence in the record to suggest the use has been detrimental in any way to the community. As such, the petition will be granted.

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By DW

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 13th day of July, 2016, that the "TOLLGATE OVERLOOK F.K.A. 214-216 TOLLGATE ROAD" Development Plan, be and is hereby APPROVED.

IT IS FURTHER ORDERED that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R) to: (1) Request the abandonment of the previously approved special exception area in Case No. 1967-194-X for a parking lot area that has been used in connection with VFW Post 521 and which said parking lot is now proposed to be removed and single family homes constructed in its place; and (2) To amend the Second Amended Final Development Plan (FDP) of Hewitt Farms to show the development of 23 single family homes, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception relief, pursuant to § 1B01.1.C.4 of the B.C.Z.R., to reconfirm the approval of the existing Special Exception approval for the VFW Post approved in Case No. 1967-194-X and to approve the use of a parcel of property with a street address of 216 Tollgate Road for parking for a community building or other similar civic, social, recreational or educational use (i.e., existing VFW Post), be and is hereby GRANTED.

IT IS ALSO FURTHER ORDERED that the Petition for Variance relief to: (1) Allow an open projection, (a rear yard deck) on a single family dwelling to be as close as 18 ft. to a rear yard property line in lieu of the permitted 22.5 ft. for Lot numbers 4, 6, 9, 10, 12, 16, 20, 21, 22 & 23; and (2) To allow a row of parking spaces (only those spaces adjoining Lot Nos. 6 - 8) to be as close as 6 ft. to a public right-of-way in lieu of the permitted 10 ft., be and is hereby GRANTED.

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The relief granted herein shall be subject to the following:

1. Within fifteen (15) days of the date hereof, Developer shall submit a revised "blue lined" Development Plan reflecting the removal of three parking spaces adjacent to the parking islands at the southern portion of the lot, and showing a setback for the parking lot of not less than 15 ft. from Tollgate Road right-of-way.
2. Within thirty (30) days of the date hereof, the Developer shall make all necessary repairs to the existing fence along the eastern boundary of the site.
3. Developer shall provide enhanced landscape plantings in the buffer area between the parking lot and Tollgate Road, as determined in the sole discretion of the Baltimore County Landscape Architect.
4. The special exception area shall encompass only the approximately 2.96 acre tract on which is located the existing VFW hall and the proposed parking lot.

Any appeal of this Order shall be taken in accordance with Baltimore County Code, §§ 32-3-401 and 32-4-281.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 7-13-16

By 



PETITION FOR ZONING HEARING(S)

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

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

Address 814+216 Tollgate Road which is presently zoned DR 3.5
 Deed References: 13845 / 104 10 Digit Tax Account # 0416075212
 Property Owner(s) Printed Name(s) Lt. Peter Zouck POST 521 VFW

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

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

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See Attached

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

See Attached

3. ☒ a Variance from Section(s)

See Attached

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).

~~Legal Owner~~

~~Contract Purchaser/Lessee:~~ LT. Peter G. Zouck

Post 521, VFW by: Ralph Murray

Name- Type or Print

Ralph Murray

Signature

214 Tollgate Rd. Owings Mills MD

Mailing Address City State

21117 / Telephone # / Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print

Timothy Kotroco

Signature

305 W. Chesapeake Ave Towson MD

Mailing Address City State

21204 / 410-299-2943 / TKotroco@gmail.com

Zip Code Telephone # Email Address

~~Contract Purchaser~~

~~Legal Owners (Petitioners):~~

Thomas Scherr

Name #1- Type or Print

Name #2 - Type or Print

Thom Scherr

Signature #1

Signature #2

701 Fern Valley Cir Baltimore MD

Mailing Address City State

21228 / 410-744-8589 /

Zip Code Telephone # Email Address

Representative to be contacted:

Richard Matz, CMR

Name- Type or Print

Richard Matz

Signature

2835 Smith Ave, Suite 6 Balto MD

Mailing Address City State

21209 / 410-653-3838 /

Zip Code Telephone # Email Address

CASE NUMBER _____ Filing Date / / Do Not Schedule Dates: _____ Reviewer _____



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 814+216 Tollgate Road which is presently zoned DR 3.5
 Deed References: 13845 / 104 10 Digit Tax Account # 0416075212
 Property Owner(s) Printed Name(s) Lt. Peter Zouck POST 521 VFW

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

See Attached

3. X a Variance from Section(s)

See Attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1- Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2016-0261-SPHX

Filing Date

4/26/16

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

ATTACHMENT TO SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE PETITION

The Petitioner, requests the following zoning relief:

SPECIAL HEARING RELIEF, pursuant to section 500.7 of the BCZR to request the abandonment of the previously approved special exception area in case no. 67-194-SPX for a parking lot area that has been used in connection with VFW Post 521, and which said parking lot is now proposed to be removed and single family homes constructed in its place.

AND to amend the 2nd Amended Final Development Plan of Hewitt Farms to show the development of 23 single-family homes.

AND For such other and further relief as the nature of this cause may require.

VARIANCE RELIEF from section 301.1 of the BCZR to allow an open projection, (a rear yard deck) on a single family dwelling to be as close as 18 feet to a rear yard property line in lieu of the permitted 22.5 feet for Lot numbers 4, 6, 9, 10, 12, 16, 20, 21, 22 & 23. (This request represents a worst-case scenario, as some of the requests may be less depending on which end of the house the homeowner locates the deck due to the angled nature of some of the rear lot lines.)

AND from section 409.8.A.4 of the BCZR to allow a row of parking spaces to be as close as 6 feet to a public street right of way line in lieu of the permitted 10 feet.

AND For such other and further relief as the nature of this cause may require.

SPECIAL EXCEPTION RELIEF, pursuant to section 1B01.1.C.4 of the BCZR to reconfirm the approval of the existing Special Exception approval for the VFW Post approved in case no. 67-194 SPX and to approve the use of a parcel of property with a street address of 216 Tollgate Road, for parking for a community building or other similar civic, social, recreational or educational use. (Existing VFW Post) The purpose of this SPX request is to allow the relocation of the parking lot from the rear of the existing VFW Post 521 to the side of the VFW hall.

AND For such other and further relief as the nature of this cause may require.

2016-0261-SPHXA



VARIANCE ZONING DESCRIPTION

214 & 216 Tollgate Overlook

Baltimore County, Maryland

April 26, 2016

Beginning for the same at a point in the bed of Tollgate Road (variable width) and in the bed of Ritter's Lane (variable width), and thence running with and binding in Tollgate Road,

1. North 85 degrees 03 minutes 44 seconds west 771.38 feet,
2. North 66 degrees 26 minutes 55 seconds west 295.68 feet,
3. North 51 degrees 55 minutes 44 seconds west 281.61 feet,
4. North 36 degrees 49 minutes 17 seconds west 30.03 feet, to the North side of said Tollgate Road, as widened to 60 feet, thence running with and binding on the North side of said Tollgate Road,
5. North 53 degrees 10 minutes 59 seconds west 161.00 feet,
6. North 08 degrees 11 minutes 00 seconds west 33.36 feet, to the Southeast side of Hewitt Farms Road, thence running with and binding on said Southeast side of said Hewitt Farms Road,
7. Easterly by a curve to the right having a radius of 125.00 feet, for an arc length of 87.03 feet, the chord of said arc bearing North 61 degrees 24 minutes 43 seconds West 85.28 feet,
8. North 81 degrees 21 minutes 25 seconds east 247.80 feet,
9. Easterly by a curve to the left having a radius of 150.00 feet, for an arc length of 156.89 feet, the chord of said arc bearing North 51 degrees 20 minutes 58 seconds West 149.84 feet, thence leaving the Southeast side of said Hewitt Farms Road,
10. North 81 degrees 21 minutes 33 seconds east 351.26 feet,
11. South 07 degrees 38 minutes 27 seconds east 125.00 feet,
12. North 81 degrees 21 minutes 33 seconds east 174.24 feet,
13. South 07 degrees 38 minutes 27 seconds east 250.00 feet,
14. North 81 degrees 21 minutes 33 seconds east 82.61 feet,
15. South 05 degrees 21 minutes 45 seconds east 224.76 feet,
16. North 81 degrees 17 minutes 44 seconds east 35.00 feet,
17. South 00 degrees 45 minutes 14 seconds west 156.11 feet, to the North side of aforesaid Tollgate Road, thence running with and binding on the North side of said Tollgate Road,
18. South 85 degrees 36 minutes 36 seconds east 235.10 feet, to a point in the aforesaid Ritter's Lane, thence running with and binding in said Ritter's Lane,

19. South 05 degrees 21 minutes 57 seconds east 10.54 feet, to the place of beginning.

Containing 11.79 acres of land more or less.

Located in the 4th Election District and the 4th Councilmanic District



Professional Certification

APRIL 28, 2016

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203

Expiration Date: 11/02/2016

2016-0261-SPHXA



SPECIAL EXCEPTION ZONING DESCRIPTION

214 & 216 Tollgate Overlook

Baltimore County, Maryland

April 26, 2016

Beginning for the same at a point in the bed of Tollgate Road (variable width) and in the bed of Ritter's Lane (variable width), and thence running with and binding in Tollgate Road,

1. North 85 degrees 03 minutes 43 seconds West 656.31 feet, thence leaving the bed of Tollgate Road
2. North 6 degrees 07 minutes 03 seconds East 318.13 feet,
3. South 83 degrees 52 minutes 42 seconds East 155.94 feet,
4. North 66 degrees 46 minutes 57 seconds East 8.61 feet,
5. North 88 degrees 21 minutes 00 seconds East 60.14 feet,
6. North 1 degrees 39 minutes 00 seconds West 25.25 feet,
7. North 81 degrees 21 minutes 33 seconds East 109.96 feet,
8. South 05 degrees 21 minutes 45 seconds East 224.76 feet,
9. North 81 degrees 17 minutes 44 seconds East 35.00 feet,
10. South 00 degrees 45 minutes 14 seconds West 156.11 feet, to the North side of aforesaid Tollgate Road, thence running with and binding on the North side of said Tollgate Road,
11. South 85 degrees 36 minutes 36 seconds East 235.10 feet, to a point in the aforesaid Ritter's Lane, thence running with and binding in said Ritter's Lane,
12. South 05 degrees 21 minutes 57 seconds East 10.54 feet, to the place of beginning.

Containing 2.96 acres of land more or less.

Located in the 4th Election District and the 4th Councilmanic District

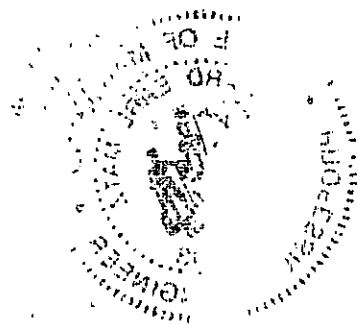


Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203

Expiration Date: 11/02/2016





501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4248285

Sold To:

Timothy Kotroco - CU00421252
305 Washington Avenue
#502
Towson, MD 21204

Bill To:

Timothy Kotroco - CU00421252
305 Washington Avenue
#502
Towson, MD 21204

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jun 16, 2016

The Baltimore Sun Media Group

By

S. Witherspoon

Legal Advertising

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: # 2016-0261-SPHA

214 & 216 Tollgate Road
N/s Tollgate Road, 250 ft. w/of centerline of Ritters Lane
4th Election District - 4th Councilmanic District
Legal Owner(s) Thomas Scherr

SPECIAL HEARING: 1. to request the abandonment of the previously approved special exception area in Case No. 67-194-SPX for a parking lot area that has been used in connection with VFW Post 521 and which said parking lot is now proposed to be removed and single family homes constructed in its place; 2. To amend the 2nd Amended Final Development Plan of Hewitt Farms to show the development of 23 single family homes. 3. For such other and further relief as the nature of this cause may require. **SPECIAL EXCEPTION:** to reconfirm the approval of the existing Special Exception approval for the VFW Post approved in Case No. 67-194-SPX and to approve the use of a parcel of property with a street address of 216 Tollgate Road for parking for a community building or other similar civic, social, recreational or educational use. (Existing VFW Post). The purpose of this SPX request is to allow the relocation of the parking lot from the rear of the existing VFW Post 521 to the side of the VFW Hall. 2. For such other and further relief as the nature of this cause may require. **VARIANCE:** to allow an open projection, (a rear yard deck) on a single family dwelling to be as close as 18 ft. to a rear yard property line in lieu of the permitted 22.5 ft. for Lot numbers 4, 6, 9, 10, 12, 16, 20, 21, 22 & 23. (This request represents a worst case scenario as some of the requests may be less depending on which end of the house the homeowner locates the deck due to the angled nature of some of the rear lot lines. 2. To allow a row of parking spaces to be as close as 6 ft. to the public right-of-way in lieu of the permitted 10 ft. 3. For such other and further relief as the nature of this cause may require.

Hearing: Thursday, July 7, 2016 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.

6/118 June 16

4248285



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4208376

Sold To:

Timothy Kotroco - CU00421252
1 W Pennsylvania Ave Ste 300
Towson, MD 21204

Bill To:

Timothy Kotroco - CU00421252
1 W Pennsylvania Ave Ste 300
Towson, MD 21204

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 31, 2016

The Baltimore Sun Media Group

By

S. Wilkinson
Legal Advertising

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: # 2016-0261-SPHA

214 & 216 Tollgate Road
N/S Tollgate Road, 250 ft. w/of centerline of Ritters Lane
4th Election District - 4th Councilmanic District
Legal Owner(s) Thomas Scherr

SPECIAL HEARING: 1. to request the abandonment of the previously approved special exception area in Case No. 36-194-SPX for a parking lot area that has been used in connection with VFW Post 521 and which said parking lot is now proposed to be removed and single family homes constructed in its place; 2. to amend the 2nd Amended Final Development Plan of Hewitt Farms to show the development of 23 single family homes. 3. For such other and further relief as the nature of this cause may require.

SPECIAL EXCEPTION: to reconfirm the approval of the existing Special Exception approved for the VFW Post approved in Case No. 67-194-SPX and to approve the use of a parcel of property with a street address of 216 Tollgate Road for parking for a community building or other similar civic, social, recreational or educational use. (Existing VFW Post). The purpose of this SPX request is to allow the relocation of the parking lot from the rear of the existing VFW Post 521 to the side of the VFW Hall. 2. For such other and further relief as the nature of this cause may require.

VARIANCE: to allow an open projection, (a rear yard deck) on a single family dwelling to be as close as 18 ft. to a rear yard property line in lieu of the permitted 22.5 ft. for Lot numbers 4, 6, 9, 10, 12, 16, 20, 21, 22 & 23. (This request represents a worst case scenario as some of the requests may be less depending on which end of the house the homeowner locates the deck due to the angled nature of some of the rear lot lines. 2. To allow a row of parking spaces to be as close as 6 ft. to the public right-of-way in lieu of the permitted 10 ft. 3. For such other and further relief as the nature of this cause may require.

Hearing: Monday, June 20, 2016 at 1:30 p.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 5/824 May 31

4208376

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/13/2016

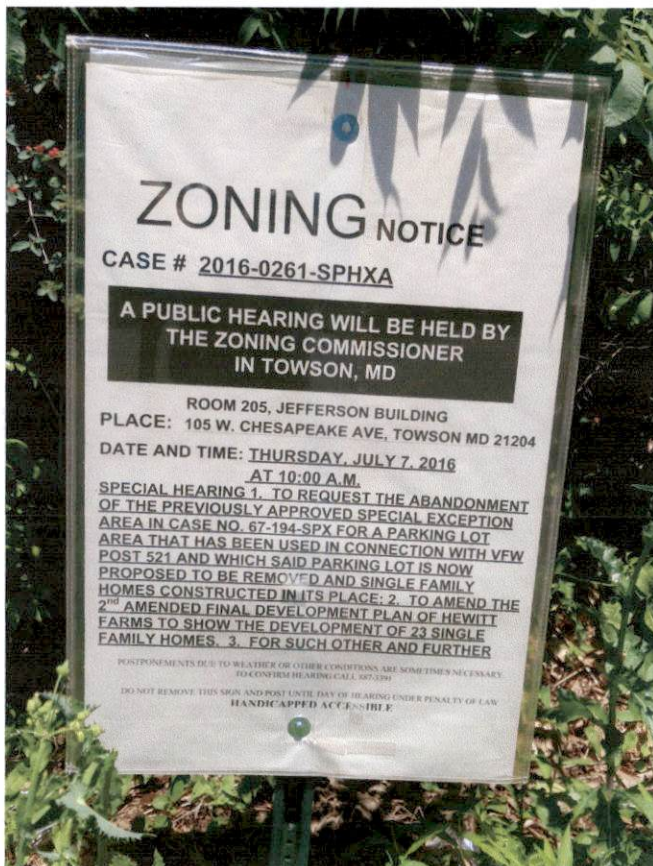
Case Number: 2016-0261-SPHXA

Petitioner / Developer: COLBERT, MATZ & ROSENFELT, INC. ~
P & S DEVELOPMENT

Date of Hearing : JULY 7, 2016

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
214-216 TOLLGATE ROAD

The sign(s) were posted on: JUNE 12, 2016



214-216 TOLLGATE ROAD SIGN (A)

Linda O'Keefe

(Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

(Street Address of Sign Poster)

Hunt Valley, Maryland 21030

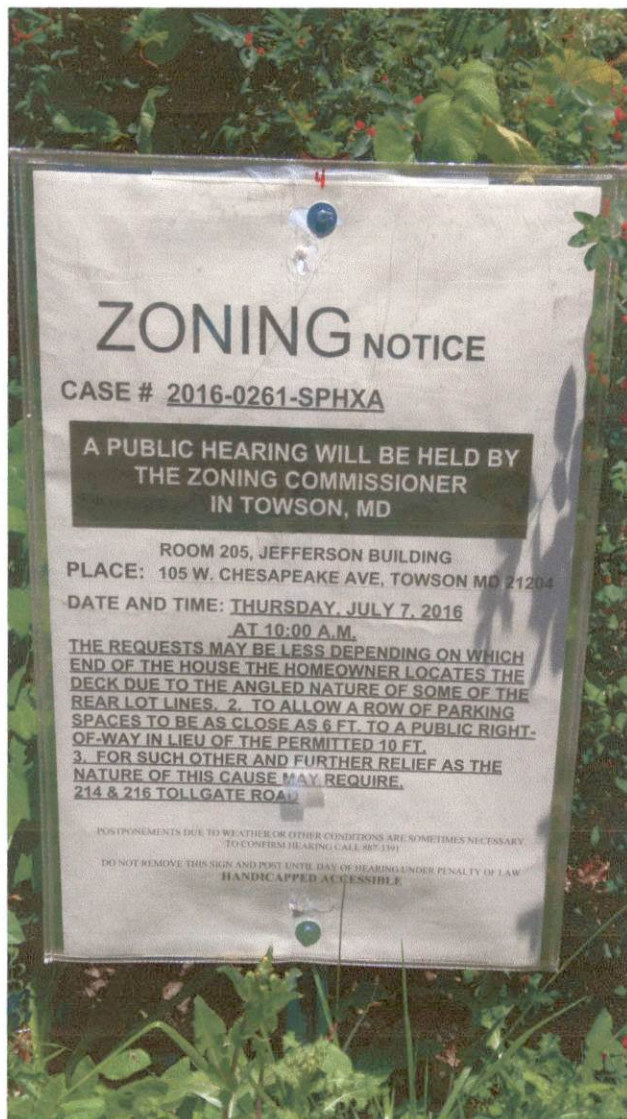
(City, State, Zip of Sign Poster)

410 - 666 - 5366

(Telephone Number of Sign Poster)



214-216 TOLLGATE ROAD SIGNS (B & C)



214 & 216 TOLLGATE RD. SIGN (D)

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 16, 2016 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco
305 W. Chesapeake Avenue, Ste. 502
Towson, MD 21204

410-299-2943

NOTICE OF ZONING HEARING

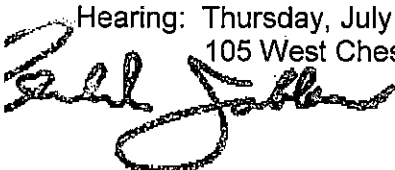
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0261-SPHA

214 & 216 Tollgate Road
N/s Tollgate Road, 250 ft. w/of centerline of Ritters Lane
4th Election District – 4th Councilmanic District
Legal Owners: Thomas Scherr

Special Hearing 1. To request the abandonment of the previously approved special exception area in Case No. 67-194-SPX for a parking lot area that has been used in connection with VFW Post 521 and which said parking lot is now proposed to be removed and single family homes constructed in its place; 2. To amend the 2nd Amended Final Development Plan of Hewitt Farms to show the development of 23 single family homes. 3. For such other and further relief as the nature of this cause may require. **Special Exception** to reconfirm the approval of the existing Special Exception approval for the VFW Post approved in Case No. 67-194-SPX and to approve the use of a parcel of property with a street address of 216 Tollgate Road for parking for a community building or other similar civic, social, recreational or educational use. (Existing VFW Post). The purpose of this SPX request is to allow the relocation of the parking lot from the rear of the existing VFW Post 521 to the side of the VFW Hall. 2. For such other and further relief as the nature of this cause may require. **Variance** to allow an open projection, (a rear yard deck) on a single family dwelling to be as close as 18 ft. to a rear yard property line in lieu of the permitted 22.5 ft. for Lot numbers 4, 6, 9, 10, 12, 16, 20, 21, 22 & 23. (This request represents a worst case scenario as some of the requests may be less depending on which end of the house the homeowner locates the deck due to the angled nature of some of the rear lot lines. 2. To allow a row of parking spaces to be as close as 6 ft. to a public right-of-way in lieu of the permitted 10 ft. 3. For such other and further relief as the nature of this cause may require.

Hearing: Thursday, July 7, 2016 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, May 31, 2016 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco
305 W. Chesapeake Avenue, Ste. 502
Towson, MD 21204

410-299-2943

NOTICE OF ZONING HEARING

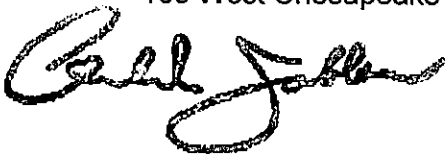
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CASE NUMBER: 2016-0261-SPHA

214 & 216 Tollgate Road
N/s Tollgate Road, 250 ft. w/of centerline of Ritters Lane
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Legal Owners: Thomas Scherr

Special Hearing 1. To request the abandonment of the previously approved special exception area in Case No. 67-194-SPX for a parking lot area that has been used in connection with VFW Post 521 and which said parking lot is now proposed to be removed and single family homes constructed in its place; 2. To amend the 2nd Amended Final Development Plan of Hewitt Farms to show the development of 23 single family homes. 3. For such other and further relief as the nature of this cause may require. **Special Exception** to reconfirm the approval of the existing Special Exception approval for the VFW Post approved in Case No. 67-194-SPX and to approve the use of a parcel of property with a street address of 216 Tollgate Road for parking for a community building or other similar civic, social, recreational or educational use. (Existing VFW Post). The purpose of this SPX request is to allow the relocation of the parking lot from the rear of the existing VFW Post 521 to the side of the VFW Hall. 2. For such other and further relief as the nature of this cause may require. **Variance** to allow an open projection, (a rear yard deck) on a single family dwelling to be as close as 18 ft. to a rear yard property line in lieu of the permitted 22.5 ft. for Lot numbers 4, 6, 9, 10, 12, 16, 20, 21, 22 & 23. (This request represents a worst case scenario as some of the requests may be less depending on which end of the house the homeowner locates the deck due to the angled nature of some of the rear lot lines. 2. To allow a row of parking spaces to be as close as 6 ft. to a public right-of-way in lieu of the permitted 10 ft. 3. For such other and further relief as the nature of this cause may require.

Hearing: Monday, June 20, 2016 at 1:30 p.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.



May 31, 2016

KEVIN KAMENETZ
County Executive

NEW NOTICE OF ZONING HEARING

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

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: 2016-0261-SPHXA

214 & 216 Tollgate Road

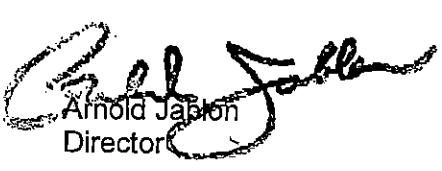
N/s Tollgate Road, 250 ft. w/of centerline of Ritters Lane

4th Election District – 4th Councilmanic District

Legal Owners: Thomas Scherr

Special Hearing 1. To request the abandonment of the previously approved special exception area in Case No. 67-194-SPX for a parking lot area that has been used in connection with VFW Post 521 and which said parking lot is now proposed to be removed and single family homes constructed in its place; 2. To amend the 2nd Amended Final Development Plan of Hewitt Farms to show the development of 23 single family homes. 3. For such other and further relief as the nature of this cause may require. **Special Exception** to reconfirm the approval of the existing Special Exception approval for the VFW Post approved in Case No. 67-194-SPX and to approve the use of a parcel of property with a street address of 216 Tollgate Road for parking for a community building or other similar civic, social, recreational or educational use. (Existing VFW Post). The purpose of this SPX request is to allow the relocation of the parking lot from the rear of the existing VFW Post 521 to the side of the VFW Hall. 2. For such other and further relief as the nature of this cause may require. **Variance** to allow an open projection, (a rear yard deck) on a single family dwelling to be as close as 18 ft. to a rear yard property line in lieu of the permitted 22.5 ft. for Lot numbers 4, 6, 9, 10, 12, 16, 20, 21, 22 & 23. (This request represents a worst case scenario as some of the requests may be less depending on which end of the house the homeowner locates the deck due to the angled nature of some of the rear lot lines. 2. To allow a row of parking spaces to be as close as 6 ft. to a public right-of-way in lieu of the permitted 10 ft. 3. For such other and further relief as the nature of this cause may require.

Hearing: Thursday, July 7, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Thomas Scherr, 701 Fern Valley Circle, Baltimore 2122
Richard Matz, 2835 Smith Avenue, Ste. G., Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 17, 2016**
- (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.

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov



May 9, 2016
KEVIN KAMENETZ
County Executive

NOTICE OF ZONING HEARING

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

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: 2016-0261-SPHXA

214 & 216 Tollgate Road
N/s Tollgate Road, 250 ft. w/of centerline of Ritters Lane
4th Election District – 4th Councilmanic District
Legal Owners: Thomas Scherr

Special Hearing 1. To request the abandonment of the previously approved special exception area in Case No. 67-194-SPX for a parking lot area that has been used in connection with VFW Post 521 and which said parking lot is now proposed to be removed and single family homes constructed in its place; 2. To amend the 2nd Amended Final Development Plan of Hewitt Farms to show the development of 23 single family homes. 3. For such other and further relief as the nature of this cause may require. **Special Exception** to reconfirm the approval of the existing Special Exception approval for the VFW Post approved in Case No. 67-194-SPX and to approve the use of a parcel of property with a street address of 216 Tollgate Road for parking for a community building or other similar civic, social, recreational or educational use. (Existing VFW Post). The purpose of this SPX request is to allow the relocation of the parking lot from the rear of the existing VFW Post 521 to the side of the VFW Hall. 2. For such other and further relief as the nature of this cause may require. **Variance** to allow an open projection, (a rear yard deck) on a single family dwelling to be as close as 18 ft. to a rear yard property line in lieu of the permitted 22.5 ft. for Lot numbers 4, 6, 9, 10, 12, 16, 20, 21, 22 & 23. (This request represents a worst case scenario as some of the requests may be less depending on which end of the house the homeowner locates the deck due to the angled nature of some of the rear lot lines. 2. To allow a row of parking spaces to be as close as 6 ft. to a public right-of-way in lieu of the permitted 10 ft. 3. For such other and further relief as the nature of this cause may require.

Hearing: Monday, June 20, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Thomas Scherr, 701 Fern Valley Circle, Baltimore 2122
Richard Matz, 2835 Smith Avenue, Ste. G., Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 31, 2016**
(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.

Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

www.baltimorecountymd.gov

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
SPECIAL EXCEPTION AND VARIANCE		
214 & 216 Tollgate Road; N/S Tollgate Road,	*	OF ADMINISTRATIVE
250' W of c/line Ritters Lane		
4 th Election & 4 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Thomas Scherr		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2016-261-SPHXA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

MAY 04 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of May, 2015, a copy of the foregoing Entry of Appearance was mailed to Richard Matz, 2835 Smith Avenue, Suite G, Baltimore, Maryland 21209 and Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2016-0261-A
Property Address: 214-216 TOLLGATE ROAD
Property Description: _____

Legal Owners (Petitioners): THOMAS SCHERR
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: TIMOTHY KOTROCO
Company/Firm (if applicable): KOTROCO, JACOBSON & PERRY, LLC
Address: 305 W. CHESAPEAKE AVENUE #502
TOWSON, MD 21204

Telephone Number: 410-299-2943

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

No. **139201**
Date: **4/26/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
4/26/2016 4/26/2016 10:22:39 2

REC-WS02 WALKIN JEVA JEE
RECEIPT # 964245 4/26/2016 DFLH

Dept 5 528 ZONING VERIFICATION

NO. 139201

Recpt Tot \$1,200.00

\$1,200.00 CK 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
0001	806	0000		6150				\$1,200.00

Total: **\$1,200**

Rec From:

For:

TOLLGATE OVERLOOK
214-216 TOLLGATE RD
2016-0261 - SPHXA

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

June 28, 2016

Thomas Scherr
701 Fern Valley Circle
Baltimore MD 21228

RE: Case Number: 2016-0261 SPHXA, Address: 214 & 216 Tollgate Road

Dear Mr. Scherr:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 26, 2016. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21202
Richard Matz, CMR, 2835 Smith Avenue, Suite G, Baltimore MD 21209

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

7-7
RECEIVED

MAY 10 2016

OFFICE OF ADMINISTRATIVE HEARINGS



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 9, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0261-SPHXA
Address 214 & 216 Tollgate Road
(Scherr Property)

Zoning Advisory Committee Meeting of May 9, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 05-09-2016

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 5/5/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0261-SPHXA

*Special Hearing Variance Special Exception
Thomas Scherr
214-216 Tollgate Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road * Hunt Valley, Maryland 21030 * Phone 410-229-2300 or 1-866-998-0367 * Fax 410-527-4690

www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 9, 2016
Item No. 2016-0261

DATE: May 19, 2016

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

We have no objection to the Special Hearing request or the Special Exemption. Regarding variance 1, the property lines being referenced do not exist, so the requested setback variances are premature at best.

If variance #2 is allowed, sufficient screening of the parking from the public road and/or a masonry wall must be provided.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0261-05092016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 9, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0261-SPHXA
Address 214 & 216 Tollgate Road
(Scherr Property)

Zoning Advisory Committee Meeting of May 9, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 05-09-2016

HDH 04-752

Case No.:

2016-261-SPHXA

*Originals are
included on this
Holt file.*

Exhibit Sheet

Petitioner/Developer

~~Protestant~~ County

No. 1	Dev. Plan (red line)	School Analysis
No. 2	Schematic Landscape Plan	
No. 3	Pattern Book	
No. 4	Plan showing former + proposed SX areas w/ photos	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CASE NAME 214-216 TOLLGATE RD.
CASE NUMBER D4-0752 and
DATE JULY 7, 2016 2016-
0261-
STHXA

0261-
SPHXA

[illegible]

CASE NAME 214-216 TOLLGATE RD.
CASE NUMBER 04-0752 and
DATE JULY 7, 2016 2016 -
0261 -
SPRKA

0261-
SPKXA

[illegible]

CASE NAME 214-214 TOLLGATE RD.
CASE NUMBER 0A-0752 and
DATE JULY 7, 2016 2016
SHEET 0261-
SPHKA

6261 -
SPHX

E - MAIL

[illegible]

Tollgate Overlook, Deck Variance Chart

	<u>Requested Projection</u>	<u>Permitted Projection</u>	<u>Rear Setback</u>
Lot # 4	12.0'	8.75'	23'
Lot # 6	12.0'	7.50'	18'
Lot # 9	12.0'	7.50'	18'
Lot # 10	12.0'	7.50'	18'
Lot # 12	12.0'	8.75'	23'
Lot # 16	12.0'	7.50'	18'
Lot # 20	12.0'	7.50'	18'
Lot # 21	12.0'	7.50'	18'
Lot # 22	12.0'	8.50'	22'
Lot # 23	12.0'	7.50'	18'

EXHIBIT

tabbies

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 04 Account Number - 0416075212							
Owner Information									
Owner Name:		LT PETER G ZOUCK POST 521 VFW				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		214 TOLLGATE RD OWINGS MILLS MD 21117-3206				Deed Reference:		/13845/ 00104	
Location & Structure Information									
Premises Address:		216 TOLLGATE RD 0-0000				Legal Description:		NS TOLLGATE ROAD 216 TOLLGATE RD NEAR RITTERS LANE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0058	0019	0268		0000				2016	
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built 1950		Above Grade Enclosed Area 1,684 SF		Finished Basement Area		Property Land Area 32,974 SF		County Use 04	
Stories 1	Basement YES	Type STANDARD UNIT		Exterior FRAME	Full/Half Bath 1 full	Garage	Last Major Renovation		
Value Information									
		Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2015			
Land:		61,700		61,700					
Improvements		100,200		108,700					
Total:		161,900		170,400		161,900		164,733	
Preferential Land:		0						0	
Transfer Information									
Seller: PRICE DEMPSEY L Type: NON-ARMS LENGTH OTHER				Date: 06/23/1999 Deed1: /13845/ 00104			Price: \$150,000 Deed2:		
Seller: MAYNARD GEORGE D Type:				Date: 10/15/1957 Deed1: /03249/ 00298			Price: \$8,500 Deed2:		
Seller: Type:				Date: Deed1:			Price: Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2015		07/01/2016		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00 0.00		0.00 0.00		
Tax Exempt: Exempt Class:				Special Tax Recapture: NONE					
Homestead Application Information									
Homestead Application Status: No Application									

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 2200005358			
Owner Information					
Owner Name:	LT PETER ZOUCK POST 521VET FOREIGN WARS US		Use:	EXEMPT COMMERCIAL NO	
Mailing Address:	214 TOLLGATE RD OWINGS MILLS MD 21117- 3206		Deed Reference:		
Location & Structure Information					
Premises Address:		214 TOLLGATE RD 0-0000		Legal Description:	10.9373 AC HEWITT FARMS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0058	0013	0261		0000	
				Assessment Year:	Plat No:
				2016	1
				Plat Ref:	0061/ 0100
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
	.10240			10.9300 AC	01
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		FRATERNAL BUILDING			
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		304,600	304,600		
Improvements		612,300	658,800		
Total:		916,900	963,400	916,900	932,400
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	960	916,900.00		932,400.00	
State:	960	916,900.00		932,400.00	
Municipal:	960	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

5/25/16
O/L

KOTROCO, JACOBSON & PERRY, LLC.

ATTORNEYS AT LAW

Towson Office:
305 Washington Ave. Suite 502
Towson, Maryland 21204
(410) 299-2943

Annapolis Office:
125 Cathedral Street
Annapolis, Maryland 21401
(410) 205-6252

May 20, 2016

Ms. Kristin Lewis
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Request to Postpone and Consolidate
Case No. 2016-0261 SPHXA with
HOH 04-0752 (Tollgate Overlook)

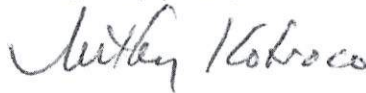
Dear Ms. Lewis,

Case No. 2016-0261-SPHXA is scheduled to be heard on June 20th, 2016. It is the companion case to HOH 04-0752, Tollgate Overlook, which is scheduled to be heard on July 7th, 2016.

It is respectfully requested that the zoning case, 2016-0261-SPHXA scheduled for June 20th, 2016 be postponed and combined with HOH 04-0752 so that both matters may be heard at the same time on July 7th, 2016.

Your cooperation is greatly appreciated and we thank you for combining these two matters to be heard on the same date, which is July 7th, 2016. If you need anything further, please do not hesitate to contact me.

Very truly yours,



Timothy M. Kotroco

TMK/tk

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-19</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>5-10</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-5</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>6-16-16</u>	
SIGN POSTING	Date: <u>6-12-16</u> by <u>B'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

67-194
76-29

67-1929

add 2c for a 2-point Essay, under the next 2 using how and leading Regulations of Fisheries
2c-2d-2e-2f-2g-2h-2i-2j-2k-2l-2m-2n-2o-2p-2q-2r-2s-2t-2u-2v-2w-2x-2y-2z-2aa-2ab-2ac-2ad-2ae-2af-2ag-2ah-2ai-2aj-2ak-2al-2am-2an-2ao-2ap-2aq-2ar-2as-2at-2au-2av-2aw-2ax-2ay-2az-2ba-2bb-2bc-2bd-2be-2bf-2bg-2bh-2bi-2bj-2bk-2bl-2bm-2bn-2bo-2bp-2bq-2br-2bs-2bt-2bu-2bv-2bw-2bx-2by-2bz-2ca-2cb-2cc-2cd-2ce-2cf-2cg-2ch-2ci-2cj-2ck-2cl-2cm-2cn-2co-2cp-2cq-2cr-2cs-2ct-2cu-2cv-2cw-2cx-2cy-2cz-2da-2db-2dc-2dd-2de-2df-2dg-2dh-2di-2dj-2dk-2dl-2dm-2dn-2do-2dp-2dq-2dr-2ds-2dt-2du-2dv-2dw-2dx-2dy-2dz-2ea-2eb-2ec-2ed-2ee-2ef-2eg-2eh-2ei-2ej-2ek-2el-2em-2en-2eo-2ep-2eq-2er-2es-2et-2eu-2ev-2ew-2ex-2ey-2ez-2fa-2fb-2fc-2fd-2fe-2ff-2fg-2fh-2fi-2fj-2fk-2fl-2fm-2fn-2fo-2fp-2fq-2fr-2fs-2ft-2fu-2fv-2fw-2fx-2fy-2fz-2ga-2gb-2gc-2gd-2ge-2gf-2gg-2gh-2gi-2gj-2gk-2gl-2gm-2gn-2go-2gp-2gq-2gr-2gs-2gt-2gu-2gv-2gw-2gx-2gy-2gz-2ha-2hb-2hc-2hd-2he-2hf-2hg-2hi-2hj-2hk-2hl-2hm-2hn-2ho-2hp-2hq-2hr-2hs-2ht-2hu-2hv-2hw-2hx-2hy-2hz-2ia-2ib-2ic-2id-2ie-2if-2ig-2ih-2ii-2ij-2ik-2il-2im-2in-2io-2ip-2iq-2ir-2is-2it-2iu-2iv-2iw-2ix-2iy-2iz-2ja-2jb-2jc-2jd-2je-2jf-2jg-2jh-2ji-2jj-2jk-2jl-2jm-2jn-2jo-2jp-2jq-2jr-2js-2jt-2ju-2jv-2jw-2jx-2jy-2jz-2ka-2kb-2kc-2kd-2ke-2kf-2kg-2kh-2ki-2kj-2kk-2kl-2km-2kn-2ko-2kp-2kq-2kr-2ks-2kt-2ku-2kv-2kw-2kx-2ky-2kz-2la-2lb-2lc-2ld-2le-2lf-2lg-2lh-2li-2lj-2lk-2ll-2lm-2ln-2lo-2lp-2lq-2lr-2ls-2lt-2lu-2lv-2lw-2lx-2ly-2lz-2ma-2mb-2mc-2md-2me-2mf-2mg-2mh-2mi-2mj-2mk-2ml-2mm-2mn-2mo-2mp-2mq-2mr-2ms-2mt-2mu-2mv-2mw-2mx-2my-2mz-2na-2nb-2nc-2nd-2ne-2nf-2ng-2nh-2ni-2nj-2nk-2nl-2nm-2nn-2no-2np-2nq-2nr-2ns-2nt-2nu-2nv-2nw-2nx-2ny-2nz-2oa-2ob-2oc-2od-2oe-2of-2og-2oh-2oi-2oj-2ok-2ol-2om-2on-2oo-2op-2oq-2or-2os-2ot-2ou-2ov-2ow-2ox-2oy-2oz-2pa-2pb-2pc-2pd-2pe-2pf-2pg-2ph-2pi-2pj-2pk-2pl-2pm-2pn-2po-2pp-2pq-2pr-2ps-2pt-2pu-2pv-2pw-2px-2py-2pz-2qa-2qb-2qc-2qd-2qe-2qf-2qg-2qh-2qi-2qj-2qk-2ql-2qm-2qn-2qo-2qp-2qq-2qr-2qs-2qt-2qu-2qv-2qw-2qx-2qy-2qz-2ra-2rb-2rc-2rd-2re-2rf-2rg-2rh-2ri-2rj-2rk-2rl-2rm-2rn-2ro-2rp-2rq-2rr-2rs-2rt-2ru-2rv-2rw-2rx-2ry-2rz-2sa-2sb-2sc-2sd-2se-2sf-2sg-2sh-2si-2sj-2sk-2sl-2sm-2sn-2so-2sp-2sq-2sr-2ss-2st-2su-2sv-2sw-2sx-2sy-2sz-2ta-2tb-2tc-2td-2te-2tf-2tg-2th-2ti-2tj-2tk-2tl-2tm-2tn-2to-2tp-2tq-2tr-2ts-2tt-2tu-2tv-2tw-2tx-2ty-2tz-2ua-2ub-2uc-2ud-2ue-2uf-2ug-2uh-2ui-2uj-2uk-2ul-2um-2un-2uo-2up-2uq-2ur-2us-2ut-2uu-2uv-2uw-2ux-2uy-2uz-2va-2vb-2vc-2vd-2ve-2vf-2vg-2vh-2vi-2vj-2vk-2vl-2vm-2vn-2vo-2vp-2vq-2vr-2vs-2vt-2vu-2vv-2vw-2vx-2vy-2vz-2wa-2wb-2wc-2wd-2we-2wf-2wg-2wh-2wi-2wj-2wk-2wl-2wm-2wn-2wo-2wp-2wq-2wr-2ws-2wt-2wu-2wv-2ww-2wx-2wy-2wz-2xa-2xb-2xc-2xd-2xe-2xf-2xg-2xh-2xi-2xj-2xk-2xl-2xm-2xn-2xo-2xp-2xq-2xr-2xs-2xt-2xu-2xv-2xw-2xx-2xy-2xz-2ya-2yb-2yc-2yd-2ye-2yf-2yg-2yh-2yi-2yj-2yk-2yl-2ym-2yn-2yo-2yp-2yq-2yr-2ys-2yt-2yu-2yv-2yw-2yx-2yy-2yz-2za-2zb-2zc-2zd-2ze-2zf-2zg-2zh-2zi-2zj-2zk-2zl-2zm-2zn-2zo-2zp-2zq-2zr-2zs-2zt-2zu-2zv-2zw-2zx-2zy-2zz-3a-3b-3c-3d-3e-3f-3g-3h-3i-3j-3k-3l-3m-3n-3o-3p-3q-3r-3s-3t-3u-3v-3w-3x-3y-3z-4a-4b-4c-4d-4e-4f-4g-4h-4i-4j-4k-4l-4m-4n-4o-4p-4q-4r-4s-4t-4u-4v-4w-4x-4y-4z-5a-5b-5c-5d-5e-5f-5g-5h-5i-5j-5k-5l-5m-5n-5o-5p-5q-5r-5s-5t-5u-5v-5w-5x-5y-5z-6a-6b-6c-6d-6e-6f-6g-6h-6i-6j-6k-6l-6m-6n-6o-6p-6q-6r-6s-6t-6u-6v-6w-6x-6y-6z-7a-7b-7c-7d-7e-7f-7g-7h-7i-7j-7k-7l-7m-7n-7o-7p-7q-7r-7s-7t-7u-7v-7w-7x-7y-7z-8a-8b-8c-8d-8e-8f-8g-8h-8i-8j-8k-8l-8m-8n-8o-8p-8q-8r-8s-8t-8u-8v-8w-8x-8y-8z-9a-9b-9c-9d-9e-9f-9g-9h-9i-9j-9k-9l-9m-9n-9o-9p-9q-9r-9s-9t-9u-9v-9w-9x-9y-9z-10a-10b-10c-10d-10e-10f-10g-10h-10i-10j-10k-10l-10m-10n-10o-10p-10q-10r-10s-10t-10u-10v-10w-10x-10y-10z-11a-11b-11c-11d-11e-11f-11g-11h-11i-11j-11k-11l-11m-11n-11o-11p-11q-11r-11s-11t-11u-11v-11w-11x-11y-11z-12a-12b-12c-12d-12e-12f-12g-12h-12i-12j-12k-12l-12m-12n-12o-12p-12q-12r-12s-12t-12u-12v-12w-12x-12y-12z-13a-13b-13c-13d-13e-13f-13g-13h-13i-13j-13k-13l-13m-13n-13o-13p-13q-13r-13s-13t-13u-13v-13w-13x-13y-13z-14a-14b-14c-14d-14e-14f-14g-14h-14i-14j-14k-14l-14m-14n-14o-14p-14q-14r-14s-14t-14u-14v-14w-14x-14y-14z-15a-15b-15c-15d-15e-15f-15g-15h-15i-15j-15k-15l-15m-15n-15o-15p-15q-15r-15s-15t-15u-15v-15w-15x-15y-15z-16a-16b-16c-16d-16e-16f-16g-16h-16i-16j-16k-16l-16m-16n-16o-16p-16q-16r-16s-16t-16u-16v-16w-16x-16y-16z-17a-17b-17c-17d-17e-17f-17g-17h-17i-17j-17k-17l-17m-17n-17o-17p-17q-17r-17s-17t-17u-17v-17w-17x-17y-17z-18a-18b-18c-18d-18e-18f-18g-18h-18i-18j-18k-18l-18m-18n-18o-18p-18q-18r-18s-18t-18u-18v-18w-18x-18y-18z-19a-19b-19c-19d-19e-19f-19g-19h-19i-19j-19k-19l-19m-19n-19o-19p-19q-19r-19s-19t-19u-19v-19w-19x-19y-19z-20a-20b-20c-20d-20e-20f-20g-20h-20i-20j-20k-20l-20m-20n-20o-20p-20q-20r-20s-20t-20u-20v-20w-20x-20y-20z-21a-21b-21c-21d-21e-21f-21g-21h-21i-21j-21k-21l-21m-21n-21o-21p-21q-21r-21s-21t-21u-21v-21w-21x-21y-21z-22a-22b-22c-22d-22e-22f-22g-22h-22i-22j-22k-22l-22m-22n-22o-22p-22q-22r-22s-22t-22u-22v-22w-22x-22y-22z-23a-23b-23c-23d-23e-23f-23g-2

[illegible]

Address _____
City/Town/Village _____
State _____
Zip _____

President's Attorney

[illegible]

RESEARCH REPORT, COMPTON-14000-1

Pub. No. 4079 G. S. No. Z0000 Compendium Date March 31, 1967
 FROM Leslie M. Gould, Deputy Director of Planning
 SUBJECT Public Law 85-924, Special Legislation for a Community Building
1957-66 1967-68 1969-70 1971-72 1973-74 1975-76 1977-78 1979-80 1981-82 1983-84 1985-86 1987-88 1989-90 1991-92 1993-94 1995-96 1997-98 1999-00 2001-02 2003-04 2005-06 2007-08 2009-10 2011-12 2013-14 2015-16 2017-18 2019-20 2021-22 2023-24 2025-26 2027-28 2029-30 2031-32 2033-34 2035-36 2037-38 2039-40 2041-42 2043-44 2045-46 2047-48 2049-50 2051-52 2053-54 2055-56 2057-58 2059-60 2061-62 2063-64 2065-66 2067-68 2069-70 2071-72 2073-74 2075-76 2077-78 2079-80 2081-82 2083-84 2085-86 2087-88 2089-90 2091-92 2093-94 2095-96 2097-98 2099-00 2101-02 2103-04 2105-06 2107-08 2109-10 2111-12 2113-14 2115-16 2117-18 2119-20 2121-22 2123-24 2125-26 2127-28 2129-30 2131-32 2133-34 2135-36 2137-38 2139-40 2141-42 2143-44 2145-46 2147-48 2149-50 2151-52 2153-54 2155-56 2157-58 2159-60 2161-62 2163-64 2165-66 2167-68 2169-70 2171-72 2173-74 2175-76 2177-78 2179-80 2181-82 2183-84 2185-86 2187-88 2189-90 2191-92 2193-94 2195-96 2197-98 2199-00 2201-02 2203-04 2205-06 2207-08 2209-10 2211-12 2213-14 2215-16 2217-18 2219-20 2221-22 2223-24 2225-26 2227-28 2229-30 2231-32 2233-34 2235-36 2237-38 2239-40 2241-42 2243-44 2245-46 2247-48 2249-50 2251-52 2253-54 2255-56 2257-58 2259-60 2261-62 2263-64 2265-66 2267-68 2269-70 2271-72 2273-74 2275-76 2277-78 2279-80 2281-82 2283-84 2285-86 2287-88 2289-90 2291-92 2293-94 2295-96 2297-98 2299-00 2301-02 2303-04 2305-06 2307-08 2309-10 2311-12 2313-14 2315-16 2317-18 2319-20 2321-22 2323-24 2325-26 2327-28 2329-30 2331-32 2333-34 2335-36 2337-38 2339-40 2341-42 2343-44 2345-46 2347-48 2349-50 2351-52 2353-54 2355-56 2357-58 2359-60 2361-62 2363-64 2365-66 2367-68 2369-70 2371-72 2373-74 2375-76 2377-78 2379-80 2381-82 2383-84 2385-86 2387-88 2389-90 2391-92 2393-94 2395-96 2397-98 2399-00 2401-02 2403-04 2405-06 2407-08 2409-10 2411-12 2413-14 2415-16 2417-18 2419-20 2421-22 2423-24 2425-26 2427-28 2429-30 2431-32 2433-34 2435-36 2437-38 2439-40 2441-42 2443-44 2445-46 2447-48 2449-50 2451-52 2453-54 2455-56 2457-58 2459-60 2461-62 2463-64 2465-66 2467-68 2469-70 2471-72 2473-74 2475-76 2477-78 2479-80 2481-82 2483-84 2485-86 2487-88 2489-90 2491-92 2493-94 2495-96 2497-98 2499-00 2501-02 2503-04 2505-06 2507-08 2509-10 2511-12 2513-14 2515-16 2517-18 2519-20 2521-22 2523-24 2525-26 2527-28 2529-30 2531-32 2533-34 2535-36 2537-38 2539-40 2541-42 2543-44 2545-46 2547-48 2549-50 2551-52 2553-54 2555-56 2557-58 2559-60 2561-62 2563-64 2565-66 2567-68 2569-70 2571-72 2573-74 2575-76 2577-

Wednesday, April 12, 1956 (Good Luck)

[illegible][illegible][illegible][illegible][illegible]

Testing Competency of Builders' Costs

INTRODUCTION

December 9, 1967

Program of Foreign Vets - The Veterans Study, research regarding the attitudes of veterans and military families living in the Eastern District.

¹⁷ Stevens proposed not to be on the site with a 319, 316 smoking vehicle. 312, 311, 310 and 309 were smoking vehicles. 308, 307, 306, 305, 304, 303, 302, 301, 300, 299, 298, 297, 296, 295, 294, 293, 292, 291, 290, 289, 288, 287, 286, 285, 284, 283, 282, 281, 280, 279, 278, 277, 276, 275, 274, 273, 272, 271, 270, 269, 268, 267, 266, 265, 264, 263, 262, 261, 260, 259, 258, 257, 256, 255, 254, 253, 252, 251, 250, 249, 248, 247, 246, 245, 244, 243, 242, 241, 240, 239, 238, 237, 236, 235, 234, 233, 232, 231, 230, 229, 228, 227, 226, 225, 224, 223, 222, 221, 220, 219, 218, 217, 216, 215, 214, 213, 212, 211, 210, 209, 208, 207, 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0.

There is no evidence of any harm from the existing system at Los Angeles. Mr. Brown said the system had been in use for 100 years and that he had not observed any significant increases in cancer. He said the system was used to control the spread of cholera in Mexico. He said the system was used to control the spread of cholera in Mexico.

RE: John
On: 7/7 - John D. King Working Condition

also chief of or parcel of land situated lying and being in the Fourth Election District of Baltimore County, State of Maryland.

PROPERTY from the area at a point in Tolpeltis Road and 23rd Street approximately from the intersection of the centerlines of Tolpeltis Road and 23rd Street, said point also being at the west end of 23rd Street.

The word "it" in paragraph four of the petition line is a noun from Section

[illegible][illegible]

RECEIVED at the same time furnished by the above mentioned
agent from Edward M. Birt et al. to his father-in-law Mr. John A. Leonard
at Fresno, Yreka and the United States, Inc., after October 31, 1906, was
entered by letter dated Nov. 30th fully shown.

AS corrected December 8, 1905.

[illegible]

Mr. Andrew C. Wynn
Dec 4, 2006
Baltimore, Maryland
UNITED STATES OF AMERICA

Security Office Building
111 W. Chaspekin Avenue
Tussey, Maryland 21084

200 PAGES RUN FROM FEBRUARY AND APRIL 4 FOR FILING IN
200 400 of March, 1967.

Plaintiff, Anthony D. Weiss
 Defendant's Attorney, _____

Signed by _____
 Notary Public
 My Comm. Expires _____

ARMY CARD
6-1-34
CERTIFICATE OF POSSESSION
JAMES DONALDSON OF BALTIMORE COUNTY

[illegible]

1893

[illegible][illegible]

MAKING GOOD NEWS—Here the major source of pipeline news is *the* *Energy* and *the* *Oil* magazines. *Oil* magazine is published by the American Petroleum Institute, and *the* *Energy* magazine is published by the American Petroleum Institute.

GENERAL ADVERTISING SECTION—The general advertising section is divided into two parts: the *General Advertising* section and the *Special Advertising* section. The *General Advertising* section is divided into two parts: the *General Advertising* section and the *Special Advertising* section. The *Special Advertising* section is divided into two parts: the *General Advertising* section and the *Special Advertising* section.

The above summary is not intended to indicate the appropriateness of the various sections of the *Energy* and *Oil* magazines for the various sections of the *Energy* and *Oil* magazines. The *Energy* and *Oil* magazines are published by the American Petroleum Institute, and the *Energy* and *Oil* magazines are published by the American Petroleum Institute.

Very truly yours,
Samuel B. Hays
 SAMUEL B. HAYS,
 President, Society for
 the Study of Early
 American History.

Mr. Charles Davis, Representative from Oregon, State Road Commission, Mr. George
 Smith, Representative, C. National Bank, Tullahoma, Tennessee

RECEIVED
 OFFICE OF
 THE
 SECRETARY OF
 THE ARMY

THE BALTIMORE COUNTY
and
Independent Papers
of
BALTIMORE, MARYLAND,
and
COUNTY, MD.

PRINTED BY
J. M. CROCKETT, at
the "BALTIMORE COUNTY"
PRINTING OFFICE,
No. 11, Maryland Avenue.

CHICAGO, MD.

March 25, 1893.

7-15-93 TO CARET, that the amount referred to of

[illegible]

The following table shows the results of the 1990 election for the U.S. House of Representatives in the 11th Congressional District of New York. The table lists the candidates, their party affiliations, and the number of votes they received. The total number of votes cast is 10,000.

Candidate	Party	Votes
James J. McGreevey	Democrat	5,000
Robert J. C. Davis	Republican	4,000
William J. Miller	Libertarian	500
John J. Smith	Green Party	200
Thomas J. Brown	Independent	100
David J. White	Other	50
Total		10,000

[illegible]

PETITION FOR SPECIAL EXEMPTION—4TH DISTRICT

Subject: Petition for Special Exemption from the Community Building.
Location: North side of Talgate Road 223 feet, more or less, West of Ritters Lane.

DATE & TIME: Wednesday, April 12, 1967, 10:30 A.M.
PUBLIC HEARING: Room 103, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the Baltimore County Board of Zoning Regulations, Baltimore County, will hold a public hearing.

Petition for Special Exemption for Community Building.

All that parcel of land in the Fourth District of Baltimore County, Maryland, for the same at a point in Talgate Road and 223 feet Northwesterly from the intersection of the extension of Talgate Road and Ritters Lane, said point also being at the end of 223 feet in the North 45 degrees West 62 feet line to a Deed from Helen B. Huff et al. to L. Peter Bosch, Inc., No. 521, Veterans of Foreign Wars of the United States, Inc., dated October 20, 1954, recorded in Liber G.L.R. No. 244, folio 61 etc. Thence beginning on that Deed and running in Talgate Road North 73 degrees 13 minutes West 285.10 feet, thence bearing on property belonging to Thomas L. Prew the two following lines, North 13 degrees 42 minutes East 286.70 feet and North 11 degrees 13 minutes West 119.00 feet, thence by a line of division, North 14 degrees 29 minutes East 217.2 feet to the Southernmost corner of property belonging to Oliver Flannery, thence along the Southernmost line of that property, North 19 degrees 42 minutes East 174.2 feet, thence bearing on the south of land heretofore conveyed from the same mentioned Deed, the five following lines as now surveyed, South 87 degrees 54 minutes West 226.00 feet, North 19 degrees 12 minutes East 95.10 feet, South 87 degrees 54 minutes West 223.00 feet, North 13 degrees 42 minutes East 119.00 feet and South 89 degrees 53 minutes West 119.11 feet to the place of beginning, containing three acres and two hundred and eighty-eight one thousandths of an acre (3.2781) of land more or less.

Being a part of the same land described in the above mentioned Deed from Helen B. Huff et al. to L. Peter Bosch, Inc., No. 521, Veterans of Foreign Wars of the United States, Inc., dated October 20, 1954, recorded in Liber G.L.R. No. 244, folio 61 etc.

Being the property of L. Peter Bosch, Inc., No. 521 V.F.W. of U.S., has an abutment on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, April 12, 1967 at 10:30 A.M.

Public Hearing: Room 103, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
JOHN O. ROSE
 Zoning Commissioner, of
 Baltimore County.

March 21

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 23, 1967.

THIS IS TO CERTIFY, that the annexed advertisement was published in **THE JEFFERSONIAN**, a weekly newspaper printed and published in Towson, Baltimore County, Md., **RECORDING** **NO. 1 time** **RECORDING** before the **12th** day of **April**, 1967, the **2nd** publication appearing on the **23rd** day of **March** 1967.

THE JEFFERSONIAN

L. Frank Smith
 Manager.

Cost of Advertisement, \$.....

TELEPHONE 283-5000 EXT. 227

INVOICE **L. 44883**

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204

DATE: April 11, 1967

FILED
 Being Recd. of Baltimore

To: **L. Peter Bosch**
 Post No. 521 V.F.W.
 18140 18140, Md. 21117

PROPERTY TO ACCOUNT NO. **82-002**

QUANTITY 20

EXEMPTION FOR THE YEAR 1967

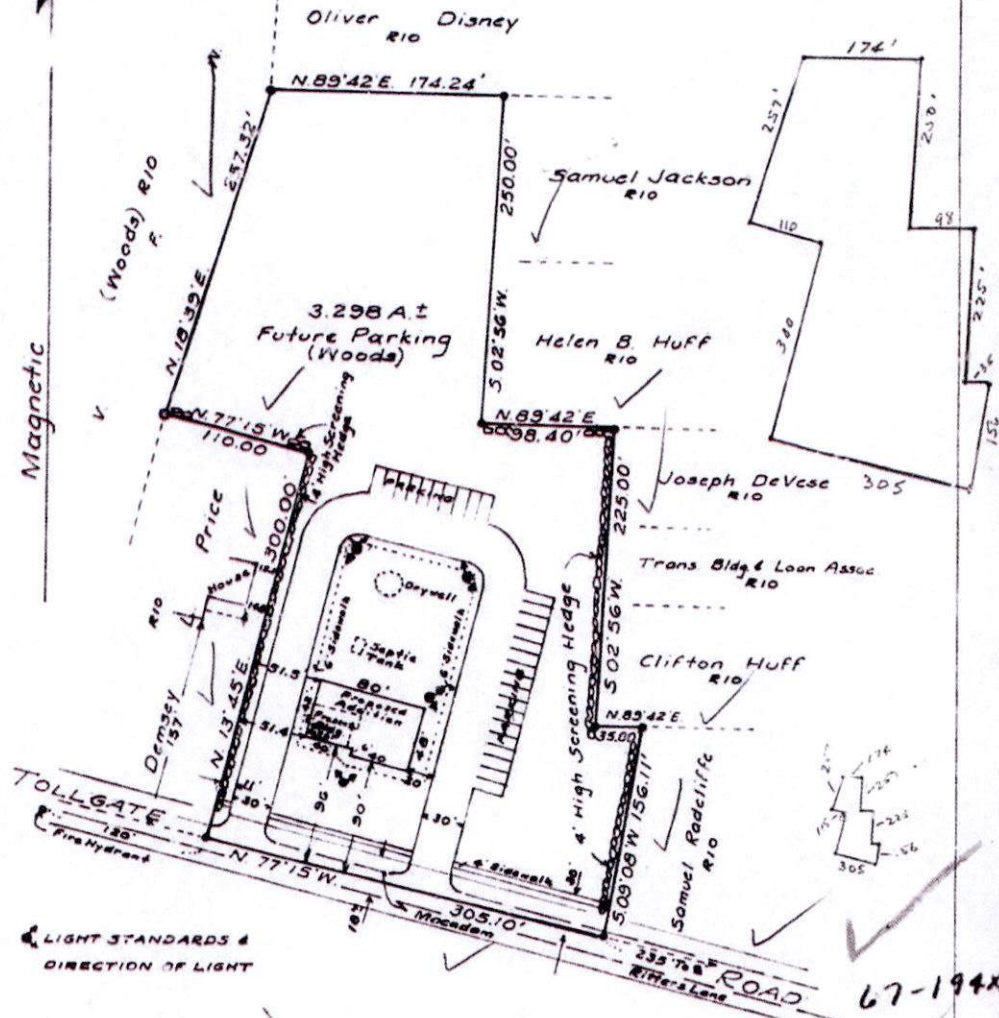
DETAILED AND PREPARED AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and printing of property **PR** **63.50**

63.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Magnetic



LIGHT STANDARDS &
DIRECTION OF LIGHT

BLDG 3600 SQ. FT.
1 SPACE PER 200 SQ. FT.
18 PARKING SPACES REQUIRED
27 PARKING SPACES SHOWN
PARKING SPACES 9' X 22'

ZONING R10 TO

4TH DISTRICT, BALTIMORE COUNTY, MD.
SCALE 1" = 100'

DEC. 8, 1965
C. A. MYERS, SURVEYOR
UPPERCO, MD. PHONE, GARFIELD 9-5079

OFFICE
COPY

MAP #4
SEC. 2-C

NW-12-I

"X"

67-194X



