

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
 S/S Sycamore Avenue, 320 ft. +/-  
 W of Lodge Farm Road \* ZONING COMMISSIONER  
 2528, 2530, & 2532 Sycamore Ave.  
 15th Election District \* OF BALTIMORE COUNTY  
 7th Councilmanic District  
 Calvin E. Watkins, Sr., et ux \* Case No. 98-58-A  
 Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for a Zoning Variance for the property known as 2528, 2530, & 2532 Sycamore Avenue located in eastern Baltimore County. The Petition was filed by Calvin E. Watkins, Sr., and Bertina Watkins, his wife, property owners. Variance relief is requested from Section 402 of the Baltimore County Zoning Regulations (BCZR) to allow a lot width of 50 ft., in lieu of the required 90 ft., for proposed lot B, which contains a duplex dwelling known as 2528/2530 Sycamore Avenue; and an existing side yard setback of 11 ft. and proposed side yard set back of 15 ft. for a sum of side yard widths of 26 ft. in lieu of the required 35 ft., also for proposed lot B.

The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Calvin E. Watkins, Sr. There were no Protestants or other interested persons present.

Testimony and evidence presented was that Mr. and Mrs. Watkins are the owners of the subject property, which is 1.102 acres in area, zoned D.R.5.5. The subject property is roughly rectangular in shape, approximately 200 ft. in width and 230 ft. in depth. The property has frontage on Sycamore Avenue, not far from Lodge Farm Road, Sparrows Point Road and North Point Road, (Md. Route 20) in eastern Baltimore County.

ORDER RECORDED & INDEXED  
 Date 1/29/98  
 By [Signature]

Presently the property is improved with two dwellings. The first is a two story frame structure which is used as a duplex. That structure contains units known as 2528 and 2530 Sycamore Avenue. That building is located on the northwest corner of the property. The second structure is on the northeast corner of the site. That building is a one story frame single family dwelling known as 2532 Sycamore Avenue. As shown on the site plan, there is a significant distance (approx. 113 ft.) between these dwellings. Other than those dwellings, the site is largely vacant, but for several sheds which are used for storage.

Apparently, Mr. and Mrs. Watkins propose subdividing the property. The plan shows that three lots will be created, respectively shown on the plan as lots A,B & C. Lot A will contain the one story single family dwelling known as 2532 Sycamore Avenue. That lot will be 7,626 sq. ft. in area which is larger than the minimum required of 6,000 sq. ft. Lot B will contain the two story frame duplex. That lot will be 11,490 sq. ft. in area, also larger than required by regulation. Lot C will encompass the center portion of the property, which is presently unimproved. The site plan shows a proposed 1-1/2 story single family dwelling to be located on lot C. Lot C also widens towards the rear of the site.

Variance relief is requested for lot B. Specifically, the subdivision will result in a lot with a width of 50 ft., in lieu of the required 90 ft. Additionally, the duplex presently maintains an 11 ft. side yard setback towards the eastern side property line. That dimension, coupled with the proposed 15 ft. side yard setback on the west side, will result in a sum of the side yard setbacks of 26 ft. in lieu of the required 35 ft.

In support of the request, the Petitioner noted that the site contains sufficient acreage to support the proposed three lot subdivision and

1/20/98  
M. Spack

that the plan submitted was the most reasonable and practical approach to development. Although it may be possible to adjust the lot lines in a manner to meet the requirements of the zoning regulations without a variance, it was argued that such a configuration of the lots would constitute a practical difficulty upon the Petitioners. Specifically, the property would have to be subdivided with a panhandle driveway and the third lot confined to the rear of the property. The Petitioner claims that such a configuration is inappropriate for the neighborhood and inconsistent with development in the community.

There were no Protestants present and no adverse Zoning Plans Advisory Committee (ZAC) comments. A ZAC comment was received from the Office of Planning indicating that no action should be taken on this request until such time as the subdivision issues were resolved. A similar comment was received from the Development Plans Review Section of the Office of Permits and Development Management. Although the case has been held, sub curia, since the date of the hearing (Sept. 17, 1998), this Zoning Commissioner has received no indication that the subdivision process has been completed and those issues resolved.

In my judgment, the grant of the Petition for Variance is appropriate. However, in so granting, I am rendering no judgment on the propriety of the subdivision at large. It is unclear whether this property owner need undergo review of his proposal as a major subdivision or through the minor subdivision process. Moreover, the merits of the subdivision plan have apparently not been considered by Baltimore County. I have not been requested, in the instant Petition, to resolve those issues and make no determination thereof. My decision, in this case, is only to approve the variances which have been requested, which relates only to lot B. I reserve any further decision on the subdivision until such time as it is

OFFICE OF ZONING  
DEC 10 1998  
By: [Signature]

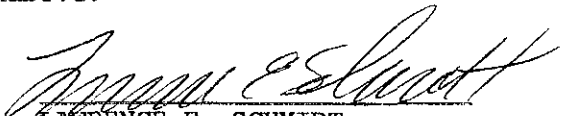
properly brought before me, if ever, or relief is sought through other means (e.g., D.R.C.).

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of January 1998 that a variance from Section 402 of the Baltimore County Zoning Regulations (BCZR) to allow a lot width of 50 ft., in lieu of the required 90 ft., for proposed lot B, which contains a duplex dwelling known as 2528/2530 Sycamore Avenue. A variance to allow an existing side yard setback of 11 ft. and proposed side yard set back of 15 ft., for a sum of side yard widths of 26 ft., in lieu of the required 35 ft., also for proposed lot B, be and is hereby GRANTED. subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The approval authorized by the grant of the variance herein is not to be construed as an approval of the Petitioners' subdivision of the subject property, as more fully set forth hereinabove.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mm

ORDER NO. 120/98  
DATE 1/20/98  
BY: [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

January 16, 1998

Mr. and Mrs. Calvin E. Watkins, Sr.  
22 Windover Lane  
Willingboro, New Jersey 08046

RE: Case No. 98-58-A  
Petition for Variance  
Property: 2528/2530 and 2532 Sycamore Avenue, Baltimore, Md.

Dear Mr. and Mrs. Watkins:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.



58



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 2528/2530 & 2532 SYCAMORE AVENUE  
98-58-A which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits & Development Management

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

Section 402 (BCZR ) to allow for the following regarding an existing semi-detached known as 2528 / 2530 Sycamore Avenue: ( 1 ) A lot width as small as 50.0' in lieu of the required 90.0' ( 2 ) An existing west side yard width of 11.0' and a proposed east side yard width of 15.0' for a sum of side yard widths of 26.0' in lieu of the required 35.0'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The 24' wide semi-detached was built in the early 1930's with an 11.0' west side yard and a set-aside of 15.0' for a driveway on the east side. All past and current activities for this unit continue to function adequately within this 50.0' site width. The additional 40.0' of width required for strict compliance with Section 402 can not be equally distributed to each of the two units as such would create a visual and land equity imbalance. It would best serve the owner and the community if this 40.0' was assigned to the new lot he seeks to create for construction of his retirement home. Edgemere is an older community with many homes on narrow lots where development and growth was not at all times in strict compliance with applicable zoning requirements; thus, granting this variance would have little or no impact upon other property owners in the community

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

RECEIVED AUG 21 1997



Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

#58

2528 ~~00~~  
THRU 8/14/97  
2532 Sycamore

**ZONING DESCRIPTION FOR**  
**Avenue** ( also known as the A. E . Snyder Plat PT LT 8,  
1.05 AC)

**98-58-A**

Beginning at a point on the **south side** of Sycamore Avenue,  
which is **40 feet** wide at a distance of about **320 (+/-) feet** west of  
the centerline of the nearest improved street **Lodge Farm Road**  
which is **40 feet** wide, and proceeding with the following courses:

S 37° 13' 40" W, 230.00 feet; N 52° 46' 20" W, 190.21 feet;  
N 41° 52' 44" W, 9.97 feet; N 37° 13' 40' E, 228.12 feet;  
thence S 52° 46' 40" E to the point of beginning. Containing  
45,990 net square feet ( 1.056 Acres )

Also known as 2532 Sycamore Avenue which is located in  
the 15th Election District and 7th Councilmanic District

Also recorded in Plat Book 01, Folio 271

**NOTICE OF HEARING**

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

Case: #98-58-A  
2528, 2530, and 2532 Sycamore Avenue  
S/S Sycamore Avenue, 320' +/- W of Lodge Farm Road  
15th Election District  
7th Councilmanic Legal Owner(s):

Calvin E. Watkins, Sr. and Bertina Watkins

Variance: to allow a lot width as small as 50 feet in lieu of the required 90 feet; and existing west side yard width of 11 feet and a proposed east side yard width of 15 feet for a sum of side yard widths of 26 feet in lieu of the required 35 feet.

Hearing: Wednesday, September 17, 1997 at 11:30 a.m., Room 407, Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible for special accommodations  
Please Call (410) 887-3353  
(2) For information concerning the file and/or hearing, Please Call (410) 887-3391.

8/327 August 28 C169195

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., Aug 28, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 28, 1997.

**THE JEFFERSONIAN,**

*A. Henrickson*

**LEGAL AD. - TOWSON**



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. **98-58**  
**042719**

DATE 8/14/97 ACCOUNT R0016150  
AMOUNT \$ 50.00

RECEIVED FROM: WATKINS

FOR: RV FILING.

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
8/14/1997	8/14/1997	08:42:46

REG #001 CASHIER CLUN CAL DROWER 1  
E MISCELLANEOUS CASH RECEIPT  
Receipt # 018662 OR #  
OR NO. 042719  
50.00 CHECK: FH  
Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 98-58-A

Petitioner/Developer: \_\_\_\_\_

CALVIN E. WATRINS

Date of Hearing/Closing: 9-17-97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

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 \_\_\_\_\_

2528, 2530 & 2532 SYCAMORE AVE,  
BALTO. MD 21219

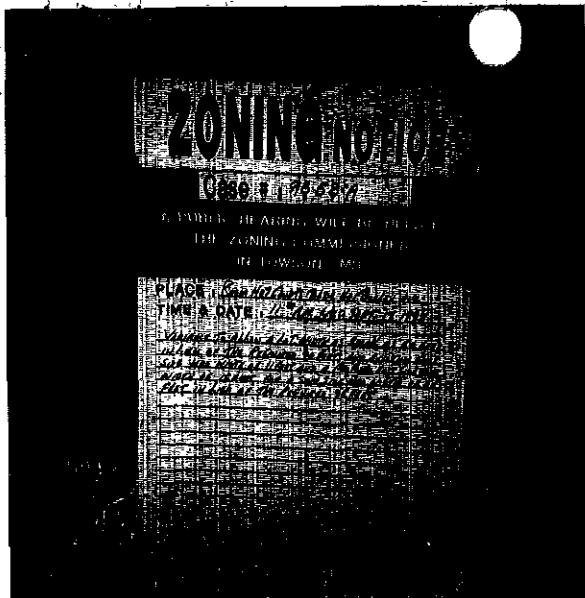
The sign(s) were posted on 9-2-97  
(Month, Day, Year)

Sincerely,

Thomas P. Ogle 9/2/97  
(Signature of Sign Poster and Date)

Mr. Thomas P. Ogle  
325 Nicholson Rd.  
Baltimore, MD 21221-6809  
(Address)

(City, State, Zip Code)  
(410) 687-8405  
(Telephone Number)



98-58-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \*

Format for Sign Printing, Black Letters on White Background:

# ZONING NOTICE

Case No.: 97-58-A

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

PLACE: \* \_\_\_\_\_

DATE AND TIME: \* \_\_\_\_\_

REQUEST: A VARIANCE TO PERMIT AN EXISTING SEMI-DETACHED (2 APARTMENT)  
DWELLING ON A PROPOSED LOT WITH A FRONT BUILDING LOT LINE WIDTH  
OF 50 FT IN LIEU OF THE REQUIRED 90 FT, A SIDE YARD MINIMUM SETBACK OF  
11 FT. IN LIEU OF THE REQUIRED 15 FT. AND A SUM OF SIDE YARDS OF  
26 FT. IN LIEU OF THE REQUIRED 35 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

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

**HANDICAPPED ACCESSIBLE**



ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: ~~57~~ 58

Petitioner: WATKINS

Location: 2528/2530 & 2532 SYCAMORE AVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CALVIN E. WATKINS

ADDRESS: 22 WINDOVER LANE

WILLINGBORO, NJ 08046

PHONE NUMBER: 609-877-1264

AJ:ggs

(Revised 09/24/96)

TO: PUTUXENT PUBLISHING COMPANY  
August 28, 1997 Issue - Jeffersonian

Please forward billing to:

Calvin E. Watkins  
22 Windover Lane  
Willingboro, N.J. 08046  
609-877-1264

---

NOTICE OF HEARING

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

CASE NUMBER: 98-58-A  
2528,2530, and 2532 Sycamore Avenue  
S/S Sycamore Avenue, 320'+/- W of Lodge Farm Road  
15th Election District - 7th Councilmanic  
Legal Owner(s): Calvin E. Watkins, Sr. and Bertina Watkins

Variance to allow a lot width as small as 50 feet in lieu of the required 90 feet; and existing west side yard width of 11 feet and a proposed east side yard width of 15 feet for a sum of side yard widths of 26 feet in lieu of the required 35 feet.

HEARING: WEDNESDAY, SEPTEMBER 17, 1997 at 11:30 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 22, 1997

NOTICE OF HEARING

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

CASE NUMBER: 98-58-A  
2528, 2530, and 2532 Sycamore Avenue  
S/S Sycamore Avenue, 320'+/- W of Lodge Farm Road  
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HEARING: WEDNESDAY, SEPTEMBER 17, 1997 at 11:30 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: Calvin E. Watkins, Sr. and Bertina Watkins  
Bafitis & Associates, Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 2, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 11, 1997

Mr. and Mrs. Calvin Watkins  
22 Windover Lane  
Willingboro, NJ 08046

RE: Item No.: 58  
Case No.: 97-58-A  
Petitioner: Calvin Watkins, et ux

Dear Mr. and Mrs. Watkins:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 14, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

*So check  
for filings  
afk*

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:**

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

**SUBJECT:** 2528-2530 Sycamore Avenue

INFORMATION

Item Number: 58  
Petitioner: Watkins Property  
Zoning: DR 5.5  
Requested Action: Variance

Summary of Recommendations:

Staff recommends that no action be taken on this request until such time as the subdivision issues are resolved.

Prepared by: Jeffrey W. Law

Division Chief: Gary L. Kerns

AFK/JL



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:           Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date: August 29, 1997

FROM:         Robert W. Bowling, Chief  
              Bureau of Developer's Plans Review

SUBJECT:      Zoning Advisory Committee Meeting  
              for September 2, 1997  
              Item No. 058

The Development Plans Review Division has reviewed the subject zoning item. If variance is approved, the site will be subject to the Development Regulations of Baltimore County.

RWB:HJO:jrb

cc: File

ZONE902.058

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/26/97

FROM: R. Bruce Seeley.  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: August 25, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 52  
53  
56  
57  
58  
60  
61  
62  
63  
64

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

AUGUST 25, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 25, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

052, 055, 057, 058, 060, 062, AND 064

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

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

RE: Baltimore County  
Item No. 58 (JLL)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as the proposed development is not located on a State roadway and there are no impacts to any SHA facilities.

Please contact Larry Gredlein at 410-545-5606 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

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

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

RE: PETITION FOR VARIANCE  
2528, 2530, and 2532 Sycamore Avenue, S/S  
Sycamore Ave, 320'+/- W of Lodge Farm Rd  
15th Election District, 7th Councilmanic

Calvin E. and Bertina Watkins, Sr.  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 98-58-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of September, 1997, a copy of the foregoing Entry of Appearance was mailed to Calvin E. and Bertina Watkins, Sr., 22 Windover Lane, Willingboro, NJ 08046, Petitioners.



PETER MAX ZIMMERMAN



