

IN RE: PETITION FOR VARIANCE
S/S Greene Tree Road, 700' SE of the c/l
Reisterstown Road
(15 and 17 Austringer Court)
3rd Election District
3rd Councilmanic District

Avalon Associates, L.L.C.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-453-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Avalon Associates, L.L.C., by John B. Colvin, a principal, through his attorney, Deborah C. Dopkin, Esquire. The Petitioners seek relief from Section 1B01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.3.b of the Comprehensive Manual of Development Policies {C.M.D.P.}) to permit a building to building separation of 32 feet in lieu of the required 40 feet, and from Section 1B01.2.C.2.b of the B.C.Z.R. (Section V.B.6.c of the C.M.D.P.) to permit a window to window separation of 32 feet in lieu of the required 40 feet. The subject property and relief sought are more particularly described on the site plan submitted, identified as the Fifth Amended Partial Development Plan for Avalon East, Courts 5, 6 and 10, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John B. Colvin, principal with Avalon Associates,, L.L.C., Melanie Mosner, a representative of Daft-McCune-Walker, Inc., who prepared the site plan for this property, and Deborah C. Dopkin, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

An examination of the site plan indicates that the subject requests relate to two unit buildings, identified as Building G-7 and Building H-8, located in the Avalon East residential subdivision. This is a community of townhouse villas located adjacent to Reisterstown Road, north of Pikesville. As shown on both the site plan and in photographs submitted as the hearing

ORDER RECEIVED FOR FILING

Date

By

(marked as Petitioner's Exhibits 2A through 2D), the housing style in this community is innovative and features large, two-story townhouses. The subject relief is requested due to a proposed building addition to a unit in Building G-7. Specifically, Unit 17 will feature a two-story addition which reduces the distance of that structure from the end Unit 15 in adjacent Building H-8.

Counsel for the Petitioner indicated that the property contains a number of unique characteristics which drive the need for the variance. First, the property is irregularly shaped and configured. Specifically, these units are near a historic church building which was preserved as part of the development of this subdivision. The location of the historic church building causes an irregular property line which limits development on this site. Additionally, the community was laid out to respect the historic features of a road which winds through the community.

The Petitioner also indicated that practical difficulty would be suffered if relief were denied. Specifically, the Petitioner would be unable to construct buildings in a manner consistent with the scheme of this development. Moreover, it is clear that there will be no adverse impact on surrounding properties.

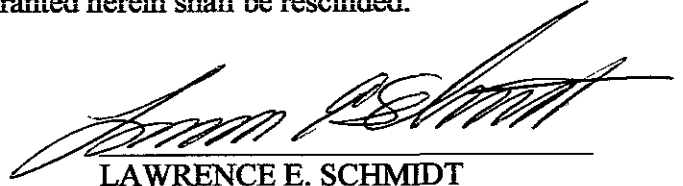
Based on the testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has satisfied the criteria set out in Section 307 of the B.C.Z.R. and the case law. Thus, the Petition shall be granted in accordance with the site plan.

Pursuant to the advertisement, posting of the property, and public hearing held thereon, and for the reasons set forth herein, the relief requested shall be granted.

WHEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of June, 1999 that the Petition for Variance seeking relief from Section 1B01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.3.b of the Comprehensive Manual of Development Policies {C.M.D.P.}) to permit a building to building separation of 32 feet in lieu of the required 40 feet, and from Section 1B01.2.C.2.b of the B.C.Z.R. (Section V.B.6.c of the C.M.D.P.) to permit a window to window separation of 32 feet in lieu of the required 40 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

CLERK RECEIVED
Date 6/28/99
By [Signature]

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

COURT RECEIVED FOR FILING
Date 6/28/09
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 28, 1999

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
S/S Greene Tree Road, 700' SE of the c/l Reisterstown Road
(15 and 17 Austringer Court
3rd Election District – 3rd Councilmanic District
Avalon Associates, L.L.C. - Petitioners
Case No. 99-453-A

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. John B. Colvin, Avalon Assoc., L.L.C.
124 Slade Avenue, Baltimore, Md. 21208

Ms. Melanie Mosner, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286

People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 15 & 17 Austringer Court

which is presently zoned D. R. 5.5 & D.R.10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.6 of the Baltimore County Zoning Regulations (V.B.3.b CMDP) to permit a building to building separation of 32' in lieu of the requested 40'; and

Section 1B01.2.C.2.b of the Baltimore County Zoning Regulations (V.B.6.c CMDP) to permit a window to window separation of 32' in lieu of the required 40'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) practical difficulty and for such reasons as will be presented at the hearing.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire

Name - Type or Print

Signature

Deborah C. Dopkin, P.A.

Company

409 Washington Avenue, #920 (410) 494-8080

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

Legal Owner(s):

Avalon Associates, I.I.

Name - Type or Print

By

Signature

John B. Colvin

Name - Type or Print

Signature

124 Slade Avenue

(410) 486-1234

Address

Telephone No.

Baltimore,

MD

21208

City

State

Zip Code

Representative to be Contacted:

John B. Colvin

Name

124 Slade Avenue

(410) 486-12

Address

Telephone No.

Baltimore,

MD

21208

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

ORDER RECEIVED FOR FILING

Date

By

Case No. 99-453-F

REV 9/15/98

453

Zoning Description

To Accompany Petition for Variance

Avalon East, Court 5

Building 7 and 8

South Side of Greene Tree Road

Third Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

*200 East Pennsylvania Avenue
Towson, Maryland 21286*

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Court 5

Beginning at a point on the south side of Greene Tree Road which is 60 feet wide at the distance of 700 feet southeast of the centerline of the nearest improved intersecting street, which is 100 feet wide, thence the following courses and distances south of Greene Tree Road: (1) South 14 degrees 05 minutes 17 seconds East 83.01 feet to a point of curvature, thence (2) Southwesterly by a line curving to the right having a radius of 88.89 feet for a distance of 63.89 feet (the arc of said curve being subtended by a chord bearing South 06 degrees 30 minutes 11 seconds West 62.52 feet) to a point of reverse curvature, thence (3) Southwesterly by a line curving to the left having a radius of 308.00 feet for a distance of 121.77 feet (the arc of said curve being subtended by a chord bearing South 15 degrees 46 minutes 06 seconds West 120.98 feet) to a point of tangency, thence (4) South 86 degrees 22 minutes 12 seconds West 96.98 feet, thence (5) South 06 degrees 14 minutes 36 seconds West 35.39 feet, thence (6) South 03 degrees 37 minutes 48 seconds East 88.30 feet, thence (7) South 41 degrees 36 minutes 20 seconds West 54.93 feet, and thence (8) South 03 degrees 37 minutes 48 seconds East 267.16 feet to intersect the north side of Stone Chapel Lane (private right-of-way), thence along the north side of Stone Chapel Lane (9) North 86 degrees 22 minutes 12 seconds East 651.00 feet,

thence (10) North 03 degrees 12 minutes 17 seconds West 380.28 feet, thence (11) North 86 degrees 17 minutes 10 seconds East 214.82 feet, thence (12) North 02 degrees 24 minutes 57 seconds West 348.06 feet, thence (13) South 87 degrees 35 minutes 03 seconds West 167.47 feet, thence (14) South 38 degrees 08 minutes 43 seconds West 253.50 feet to a point of curvature, thence (15) Southwesterly by a line curving to the right having a radius of 265.00 feet for a distance of 370.51 feet (the arc of said curve being subtended by a chord bearing South 87 degrees 11 minutes 58 seconds West 341.06 feet) to a point of compound curvature, thence (16) Northeasterly by a line curving to the right having a radius of 268.00 feet for a distance of 31.62 feet (the arc of said curve being subtended by a chord bearing North 23 degrees 42 minutes 50 seconds East 31.61 feet) to a point of reverse curvature, thence (17) Northeasterly by a line curving to the left having a radius of 128.89 feet for a distance 92.64 feet (the arc of said curve being subtended by a chord bearing North 06 degrees 30 minutes 11 seconds East 90.66 feet) to a point tangency, thence (18) North 14 degrees 05 minutes 17 seconds West 83.01 feet to a point of curvature, thence (19) Southwesterly by a line curving to the right having a radius of 410.00 feet for a distance of 40.02 feet (the arc of said curve being subtended by a chord bearing South 75 degrees 54 minutes 41 seconds West 40.00 feet) to the point of beginning; containing 9.11 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

May 12, 1999

Project No. 94104.CQ (L94104CQ)



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

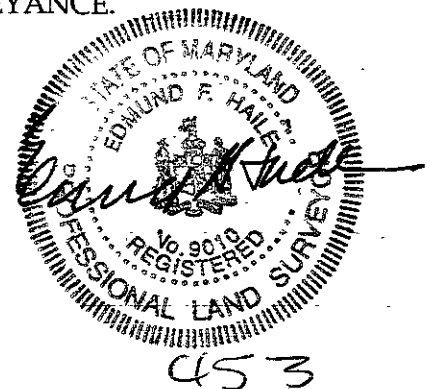
Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 067355

DATE 5-13-99 ACCOUNT R CO. 6150

AMOUNT \$ 50.00

RECEIVED FROM: PLACER O'SSE, L.L.C.

FOR: Com. Ch. 150

SEE RECEIPT # 067356. FURNISH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER 507

PAID RECEIPT

PROCESS ACTUAL TIME
5/14/1999 5/15/1999 15:27:31
REG 0603 CASHIER PAID PER DIAMER
Dept 5 528 ZONING VERIFICATION
Receipt # 067356
TR NO. 067355

Receipt for 50.00
50.00 OK
Baltimore County, Maryland

99-453-A
CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

453
No. 067356

DATE 5-13-99 ACCOUNT 2-CCO-6150

AMOUNT \$ 200.00

RECEIVED FROM: Avacore Assoc. LLC.

FOR: Conn. DBA

(See Receipt # 667355 Tax Revenue \$50)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

507

PAID RECEIPT

RECEIVED 5/13/1999 15:36:50
REQ 4903 CASHIER PLED PLED DRAFTER 5
Dept 5 528 ZIRING VERIFICATION
Receipt # 065373
CR NL 067356

Receipt 101 200.00
200.00 CR .00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

99453-A

**NOTICE OF ZONING
HEARINGS**

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: #99-453-A
15 & 17 Austringer Court
S/S Austringer Court, 25'
W. of Kestrel Lane
3rd Election District
3rd Councilmanic District
Legal Owner(s):

Avalon Associates, LLC
Variance: to permit a building to building separation of 32 feet in lieu of the required 40 feet, and to permit a window to window separation of 32 feet in lieu of the required 40 feet.

Hearing: Tuesday, June 15, 1999 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

5/4/95 May 27 C315181

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/27/, 1999

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 5/27/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.

99-453 A

Petitioner/Developer

Avalon Associates, LLC

Date of Hearing/Closing

June 15, 1999

10:00 a.m.

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

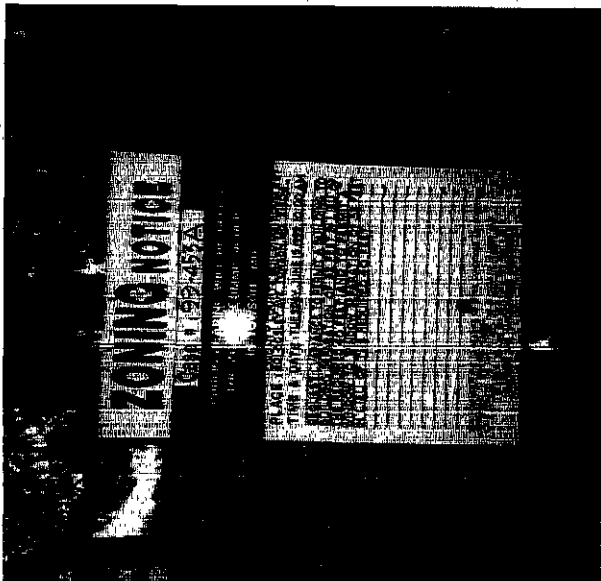
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under penalties of perjury that the necessary sign(s) required by
law were posted conspicuously for the property known as

15 and 17 Austringer Court

The signs were posted on Wednesday, May 26, 1999
(Month, Day, Year)



Sincerely,

Don Hauk

(Signature of Sign Poster and Date)

Don Hauk, DMW, Inc.

(Printed Name)

200 East Pennsylvania Avenue

Towson, MD 21286

(Address)

410-296-3333

(Telephone Number)

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-453 A

Petitioner: AVALON ASSOCIATES, LLC

Address or Location: 15 & 17 AUSTRINGER CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEBORAH C DOPKIN, ESQUIRE

Address: 409 WASHINGTON AVE ST 920

TOWSON MD 21204

Telephone Number: 410 494-8080

Revised 2/20/98 - SCJ

453



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 14, 1999

NOTICE OF ZONING HEARING

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

CASE NUMBER: 99-453-A
15 & 17 Austringer Court
S/S Austringer Court, 25' W of Kestrel Lane
3rd Election District – 3rd Councilmanic District
Legal Owner: Avalon Associates, LLC

Variance to permit a building to building separation of 32 feet in lieu of the required 40 feet; and to permit a window to window separation of 32 feet in lieu of the required 40 feet.

HEARING: Monday, June 14, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the number "364" written below it.

Arnold Jablon
Director

c: Deborah C. Dopkin, Esquire
Avalon Associates, LLC

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 30, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
May 27, 1999 Issue – Jeffersonian

Please forward billing to:

Deborah C. Dopkin, Esquire
409 Washington Avenue
Suite 920
Towson, MD 21204

410-494-8080

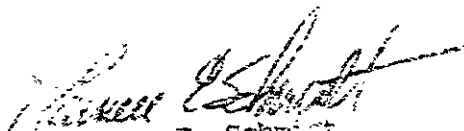
NOTICE OF ZONING HEARING

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CASE NUMBER: 99-453-A
15 & 17 Austringer Court
S/S Austringer Court, 25' W of Kestrel Lane
3rd Election District – 3rd Councilmanic District
Legal Owner: Avalon Associates, LLC

Variance to permit a building to building separation of 32 feet in lieu of the required 40 feet; and to permit a window to window separation of 32 feet in lieu of the required 40 feet.

HEARING: Monday, June 14, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
sd

*Ad changed to
6/15 by Susan
at Patuxent
on 5/24/99*

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 11, 1999

Deborah C. Dopkin, Esq.
409 Washington Avenue, #920
Towson, MD 21204

RE: Case No.: 99-453-A
Petitioner: Avalon Associates, LLC
Location: 15 & 17 Austringer Court

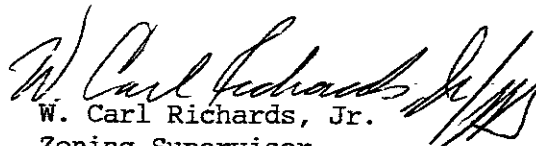
Dear Ms. Dopkin:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 13, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County 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 regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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: June 1, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for June 1, 1999
 Item Nos. 421, 426, 435, 436, 437,
 438, 444, 445, 447, 448, 449, 450,
 and 453

 The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: May 27, 1999

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

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 441, 449 and 453

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 5.21.99

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

RE: Baltimore County
Item No. 453 JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Chief
Engineering Access Permits Division

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
15 & 17 Austringer Court, S/S Austringer Ct,
25' W of Kestrel Ln
3rd Election District, 3rd Councilmanic

Legal Owner: Avalon Associates, LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 99-453-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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of June, 1999 a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 409 Washington Avenue, Suite 920, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 26, 1999

Deborah C. Dopkin, Esquire
409 Washington Avenue
Suite 920
Towson, MD 21204

Dear Mrs. Dopkin:

RE: Case Number 99-453-A, 15 & 17 Austringer Court

The above matter, previously assigned to be heard on June 14, 1999 has been postponed at your request. The hearing has been **rescheduled for Tuesday, June 15, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

As the person requesting the postponement, you are now responsible for affixing the new hearing date and time to the hearing notice sign posted on the property as soon as possible.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

AJ:scj

C: Avalon Associates, LLC

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 920
TOWSON, MARYLAND 21204
TELEPHONE 410-494-8080
FACSIMILE 410-494-8082
e-mail dbdop@erols.com

DEBORAH C. DOPKIN

May 27, 1999

VIA FACSIMILE TRANSMISSION
AND FIRST CLASS MAIL

Baltimore County
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Attention: Ms. Sophia Jennings

RE: Case Number: 99-453-A
15 & 17 Austringer Court
S/S Austringer Court, 25' W. of Kestrel Lane
3rd Election District - 3rd Councilmanic District
Legal Owner: Avalon Associates, LLC

Dear Ms. Jennings:

This is to request that the hearing in the above captioned matter be rescheduled from Monday, June 14th to Tuesday, June 15, 1999 at 10:00 a.m. The reason for this request is that I have a Circuit Court hearing at the same time on June 14th.

Thank you for your assistance in this matter.

Very truly yours,


Deborah C. Dopkin

DCD/kmc
cc: Avalon Associates, LLC

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-Petitioner's
Exhibits
2A-2D

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