

IN RE: PETITION FOR VARIANCE

E/S Green Pastures Drive, approximately
325' N of centerline Joppa Road
9th Election District
4th Councilmanic District
(8719 Green Pastures Drive)

Harry & Michael Thorn
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-008-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owners of the subject property, Harry & Michael Thorn and the Contract Purchaser of the site, Stephen J. Sausnock, President of the Loch Raven Optimists Club. The variance request involves property located at 8719 Green Pastures Drive in the Loch Raven area of Baltimore County. The subject property is zoned BR. The variance request is from Section 238.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 3 ft. in lieu of the required 25 ft., and from Section 409.8A(2) and (6) to permit a crusher run surface without striping.

Appearing at the hearing on behalf of the variance request were: Stephen Sausnock and Martin Marvel, on behalf of the Loch Raven Optimists Club; Harry Thorn and Michael Thorn, owners of the property; William Lippincott, the realtor who is handling the transaction between the parties; and William Monk, land planning and zoning consultant. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.89 acres, more or less, zoned BR. The subject property is currently improved with a two-story dwelling, wherein Mr. & Mrs. Thorn have resided for many years. The subject property has been rezoned commercially in the past, however, the Thorns have continued to utilize

ORDER RECEIVED FOR FILING

Date

9/10/99

BY

R. Jamison

the building as their residence. The subject property is located on the east side of Green Pastures Drive, not far from Joppa Road, in the Loch Raven area of Baltimore County. The Loch Raven Optimists are eager to purchase the subject property wherein they intend to operate their headquarters. Most of the property surrounding the Thorns' property have long since been converted into commercial uses. The Thorns are one of the few families remaining in this area along Green Pastures Drive. They believe that it is now time to convert their longtime residence into a commercial use which in fact will be more conforming to the commercial zoning that was placed on this property some time ago.

In order for the Loch Raven Optimists Club to be able to utilize the subject building and parking lot area as their headquarters, the variance request to allow a front yard setback of 3 ft. in lieu of the required 25 ft. for the existing two-story structure and to utilize a crusher run surface parking lot area in lieu of paved macadam is being requested. The 3 ft. setback for the existing two-story dwelling has existed ever since the house was built. The Petitioners are not proposing to add on or expand the building at this time. Therefore, the setback of 3 ft. is for an existing improvement that has been situated in this fashion for many years. In addition, the Petitioners propose to install a crusher run parking area for their members and officers of the Loch Raven Optimists Club. The installation of this type of parking surface will keep expenses down for the Optimist Club, as well as provide a better drainage situation for storm water runoff given the permeability of the crusher run surface itself. Having considered the testimony and evidence offered at the hearing, I find that the variance request should be granted.

ORDER RECEIVED FOR FILING

Date 9/10/99

By J.R. Spenser

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

ORDER RECEIVED FOR FILING

Date 9/10/99

By R. J. J. J.

THEREFORE, IT IS ORDERED this 10th day of September, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 238.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 3 ft. in lieu of the required 25 ft., and from Section 409.8A(2) and (6) to permit a crusher run surface without striping, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any party has the right to file an appeal within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 9/10/99
By R. Jensen



Baltimore County
Zoning Commissioner

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

September 10, 1999

Mr. & Mrs. Harry Thorn
8719 Green Pastures Drive
Towson, Maryland 21286-2100

Re: Petition for Variance
Case No. 00-008-A
Property: 8719 Green Pastures Drive

Dear Mr. & Mrs. Thorn:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed 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 from 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Copies to:

Mr. Stephen J. Sausnock, President
c/o Loch Raven Optimists Club
19811 Sandringham Road
Cockeysville, Maryland 21030

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



Printed with Soybean ink
on Recycled Paper

Mr. Marvin E. Marvel
21 W. Susquehanna Avenue
Suite 100
Towson, Maryland 21204

Mr. William Monk
c/o William Monk, Inc.
222 Bosley Avenue, Suite B-6
Towson, Maryland 21204

Mr. William Lippincott
3505 Crossland Avenue
Baltimore, Maryland 21213

DROP. OFF
NO REVIEW

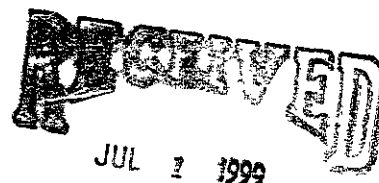
**ZONING DESCRIPTION
8719 GREEN PASTURES DRIVE
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point 565.00 feet, more or less, north of the intersection formed by the northern right-of-way line of Joppa Road, and the western right-of-way line of Green Pastures Drive; thence leaving said right-of-way line of Green Pastures Drive and proceeding with the following bearings and distances, (1) South 19 degrees 48 minutes East 230.32 feet, (2) North 49 degrees 59 minutes East 125.15 feet, (3) North 85 degrees 56 minutes East 89.88 feet, (4) North 4 degrees 4 minutes West 148.21 feet, (5) South 85 degrees 56 minutes West 253.65 feet, to the point of beginning.

Containing 0.89 acres of land, more or less.



A handwritten signature in black ink, appearing to be "M. Walkley", written over the bottom right portion of the professional seal.



ZONING OFFICE

00-008-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 069249

DATE 7/8/99 ACCOUNT 001-6150

AMOUNT \$ 250.00 (WCR)

RECEIVED FROM: Optimist Club of Loch Raven MD Foundation, Inc.

FOR: #999 00-008-A
8719 Green Pastures Drive
Drop-Off -- No Review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

7/08/1999 7/08/1999 14:23:14

REG 14504 CASHIER JGR JLK DRIVER 5

DEPT 5 528 ZONING VERIFICATION

Receipt H 079007 OFLN

CR NO. 069249

Receipt Tot 250.00

250.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/5/, 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 8/5/, 1999.

THE JEFFERSONIAN,
J. Wilkinson
LEGAL ADVERTISING

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: #00-008-A
8719 Green Pastures Drive
E/S Green Pastures Drive, approximately 325' N of center line Joppa Road
9th Election District
4th Councilmanic District
Legal Owner(s): Michael S. Thom & Harry R. Thom
Contract Purchaser: Optimist Club of Loch Raven, Inc.

Variance: to permit a front yard setback of 3 feet in lieu of the required 25 feet and to permit a crusher run surface without striping.

Hearing: Tuesday, August 24, 1999 at 11:00 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.
8/6/99 Aug. 5 C329725

CERTIFICATE OF POSTING

RE: CASE # 00-008-A
PETITIONER/DEVELOPER:
(Opti. Clb of Loch Raven)
DATE OF Hearing
(Aug. 24, 1999)

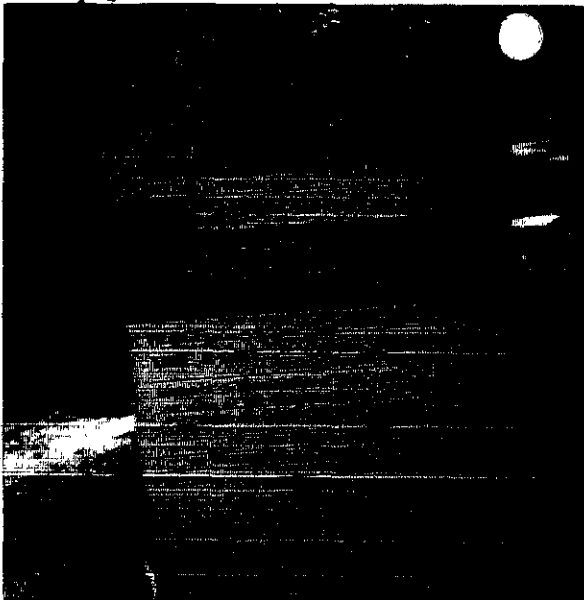
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
8719 Green Pastures Drive Baltimore, Maryland 21286_____

The sign(s) were posted on _____ 8-9-99 _____
[Month, Day, Year]



Sincerely,


(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ [410]-687-8405 _____
[Telephone Number]

RE: PETITION FOR VARIANCE
8719 Green Pastures Drive, E/S Green Pastures
Drive, appx. 325' N of c/l Joppa Road
9th Election District, 4th Councilmanic

Legal Owner: Harry R. and Michael S. Thorn
Contract Purchaser: Stephen J. Sausnock
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-8-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 3rd day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to William Monk, Inc., 222 Bosley Avenue, Suite B-6, Towson, MD 21204, representative 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

July 27, 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: 00-008-A

8719 Green Pastures Drive

E/S Green Pastures Drive, approximately 325' N of centerline Joppa Road

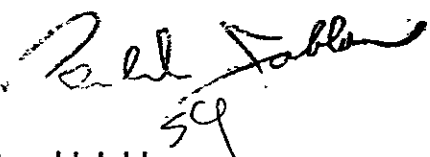
9th Election District – 4th Councilmanic District

Legal Owner: Michael S. Thorn & Harry R. Thorn

Contract Purchaser: Optimist Club of Loch Raven, Inc.

Variance to permit a front yard setback of 3 feet in lieu of the required 25 feet and to permit a crusher run surface without striping.

HEARING: Tuesday, August 24, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Michael & Harry Thorn, 8719 Green Pastures Drive, Towson 21286-2100

Optimist Club of Loch Raven, Inc., Stephen Sausnock, President, 10811

Sandringham Road, Cockeysville 21030

William Monk, Inc., 222 Bosley Avenue, Suite B-6, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 9, 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
Thursday, August 5, 1999 Issue – Jeffersonian

Please forward billing to:

Michael & Harry Thorn
8719 Green Pastures Drive
Towson, MD 21286-2100

410-828-8982

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: 00-008-A

8719 Green Pastures Drive

E/S Green Pastures Drive, approximately 325' N of centerline Joppa Road

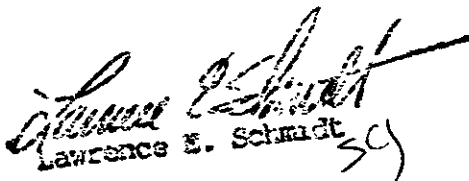
9th Election District – 4th Councilmanic District

Legal Owner: Michael S. Thorn & Harry R. Thorn

Contract Purchaser: Optimist Club of Loch Raven, Inc.

Variance to permit a front yard setback of 3 feet in lieu of the required 25 feet and to permit a crusher run surface without striping.

HEARING: Tuesday, August 24, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

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

August 20, 1999

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue, Suite B6
Towson, MD 21204

Dear Mr. Monk:

RE: Case No.: 00-8-A
Petitioner: Harry R. Thorn/Stephen J. Sausnock
Location: 8719 Green Pastures Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 8, 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,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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



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on Recycled Paper

INTEROFFICE CORRESPONDENCE

Date: August 4, 1999

SUBJECT: Zoning Advisory Committee Meeting
for July 26, 1999
Item No. 008

cc: File

ZAC07269.008



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

July 21, 1999

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 JULY 19, 1999

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:

525, 526, 528, 529, 531, 532, 002, 003, 004, 007, (008)
009, 010, 011, 012, AND 013.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File

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



Jim
8/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: August 17, 1999

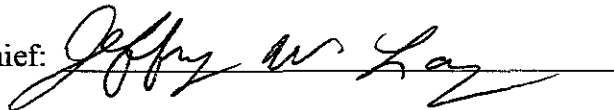
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 008

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: 7.20.99

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

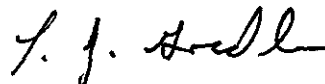
RE: Baltimore County
Item No. 008 WCR

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



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: July 24, 2000

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

RE: Baltimore County
Item No. 008 (BR)
Baltimore Air Park
I-95 @ Forge Hill RD

Dear Ms. Jackson:

This office has reviewed the referenced Item and has no objection to approval..

However the owner should contact the Maryland Toll Administration at 410-288-8484 to determine any requirements associated to the connection, construction or grading activities adjacent to the I-95 right-of-way.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., 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



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

August 2, 1999

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue, Suite B-6
Towson, MD 21204

Dear Mr. Monk:

RE: Drop-Off Petition Review, Case Number: 00-008-A, 8719 Green Pastures Dr.

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Variance = front average setback (all buildings within 100 feet of each side property line pursuant to Section 303.2.
2. Label use (or "vacant lot") on property on the northside.
3. Add "General" office use (if using 3.3 parking spaces per 1,000 square feet of gross floor area).
4. Label setback of existing parking spaces to the street right-of-way.
5. Add arrows for traffic circulations $\longleftrightarrow$.
6. Show any curbing, RR ties, etc. around parking area.

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

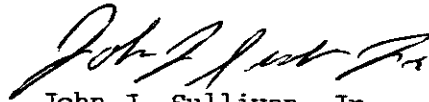


Mr. William Monk
August 2, 1999
Page 2

7. Add note: "Handicap parking spaces will comply with Section 05.01.07, Maryland Building Code for the Handicapped.
8. Contract Purchaser/Lessee should read "Loch Raven Opt. Club" by _____ Officer.

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

Sincerely,



John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:ggs

Enclosure (receipt)

c: Zoning Commissioner

Tuesday, June 01, 1999

Baltimore County Zoning Commissioner
111 West Pennsylvania Avenue
Towson, MD 21204

RE: 8719 Green Pastures Drive - Petition for Variance

Dear Zoning Commission:

We are the owners of record of the above referenced property, and we do hereby authorize the Loch Raven Optimist to file and proceed with all necessary actions involved in gaining the necessary variances so they can utilize 8719 Green Pastures Drive for their purposes.

Sincerely,

Michael S. Thorn
Michael S. Thorn

6/9/99
Date

Harry R. Thorn
Harry R. Thorn

6/9/99
Date

RECEIVED
JUN 1 1999
ZONING OFFICE

00-008-A

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

July 1, 1999

PDM
111 W. Chesapeake Avenue
1st Floor
Towson, MD 21204

Subject: Zoning application drop-off
8719 Green Pastures Drive
WMI Project No.: 99-058

Gentlemen:

Attached please find the application forms, plats and exhibits to accompany our drop-off. There are no outstanding zoning violations for this property. This plan has not been reviewed by PDM.

Cordially,

William Monk

Encl.

RECEIVED
JUL 2 1999
ZONING OFFICE

00-008-A

WILLIAM MONK, INC.**ENGINEERS • PLANNERS**

COURTHOUSE COMMONS, SUITE B-6
222 BOSLEY AVENUE, TOWSON, MD 21204-4302
410-494-8931 • FAX 410-494-9903

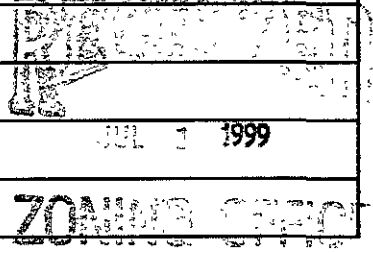
TO: PDM
Room 123 COUNTY OFFICE BLDING
111 W. CHESAPEAKE AVE
TOWSON, MD 21204

LETTER OF TRANSMITTAL

Date <u>7/1/99</u>	Our Job No. <u>99-058</u>
Attention <u>SOPHIE JENNINGS</u>	
Re: <u>8719 GREEN PASTURES DR</u> <u>BALTIMORE COUNTY, MD</u>	

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____ the following items:

- | | | | |
|---------------------------------|---|---|--|
| ☐ Prints | ☐ Disk | ☐ Specifications | ☐ Shop drawings |
| ☐ Plans | ☐ Copy of letter | ☐ Change order | ☐ Other |

QTY.	DESCRIPTION	ACTION
12	SITE PLAN	
3	PETITION FOR VARIANCE	
1	LETTER OF AUTHORIZATION	
1	LETTER OF AUTHORIZATION-OPTIMIST CLUB	
1	ZONING APPLICATION DROP-OFF LETTER	 JUL 1 1999 ZONING OFFICE
1	ZONING MAP	
3	ZONING DESCRIPTION	
1	APPLICATION FEE	

THESE ARE TRANSMITTED AS CHECKED BELOW:

- | | | |
|---|---|---|
| ☐ For approval | ☐ As requested | ☐ Prints returned after loan to us |
| ☐ For your use | ☐ For review and comment | ☐ Per _____ |
| ☐ For bids due _____ | ☒ Other <u>DROP-OFF</u> | |

REMARKS:

00-008-A

COPY TO: _____

SIGNED: John F. Plummer

If enclosures are not as noted, please notify us at once.



**OPTIMIST CLUB
of LOCH RAVEN**

INCORPORATED

1022 TAYLOR AVENUE
TOWSON, MARYLAND 21204

June 7, 1999

Baltimore County Zoning Commissioner
111 Chesapeake Avenue
Baltimore, MD 21204

To Whom It May Concern:

This letter is to inform you that Steve Sausnock is the current President of the Loch Raven Optimist Club. As the head of the Executive Board of Directors, Mr. Sausnock has the authority to act on behalf of the entire membership with regard to controlling and managing club activities (Article VII Section 2 Club By-Laws).

Furthermore, he has appointed William Monk and Associates to work with the Loch Raven Optimist Club with respect to their pursuit of the property at 8719 Green Pastures Drive, Baltimore, Maryland.

Please note that as Past President, I am also a voting member of the Executive Board of Directors as well.

Due to the fire that destroyed our Club on February 21, 1999, we are no longer at the address on our letterhead. If there are any questions, please feel free to contact Steve Sausnock or myself at the addresses below.

Sincerely,

Don Buschman
306 Linden Avenue
Baltimore, MD 21286

Steve Sausnock
10811 Sandringham Road
Cockeysville, MD 21030

RECEIVED

1999

ZONING OFFICE

CC: Kevin Ciamarra, Loch Raven Optimist Club Secretary

00.008-A

7-27-99

TC to Bill Monk regarding
contract purchaser. CP is NOT
Stephen Sausnock, as on petition
form. CP is the Loch Raven
Optimist Club as indicated by
the letters in the file.

Sophia

00-008-A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BILL MONIK

222 RUSLEY NE

SUITE B-6

TOWSON, MD 21204

STEVE SAUSNOCK

10811 Sandringham Rd.

Cockeysville, Md 21030

MARTIN E. MARVEL

2165 SUSSEX/HANNA AVE

SUITE 100 TOWSON MD 21204

HARRY THORN

8719 GREEN PASTURES DRIVE

MICHAEL THORN

TOWSON, MD, 21286

William Hippincott

3505 Crossland Ave

BLVD MD 21213



WILLIAM MONK, INC.

ENGINEERS • PLANNERS



8719 GREEN PASTURE DRIVE

Ref Ex 2

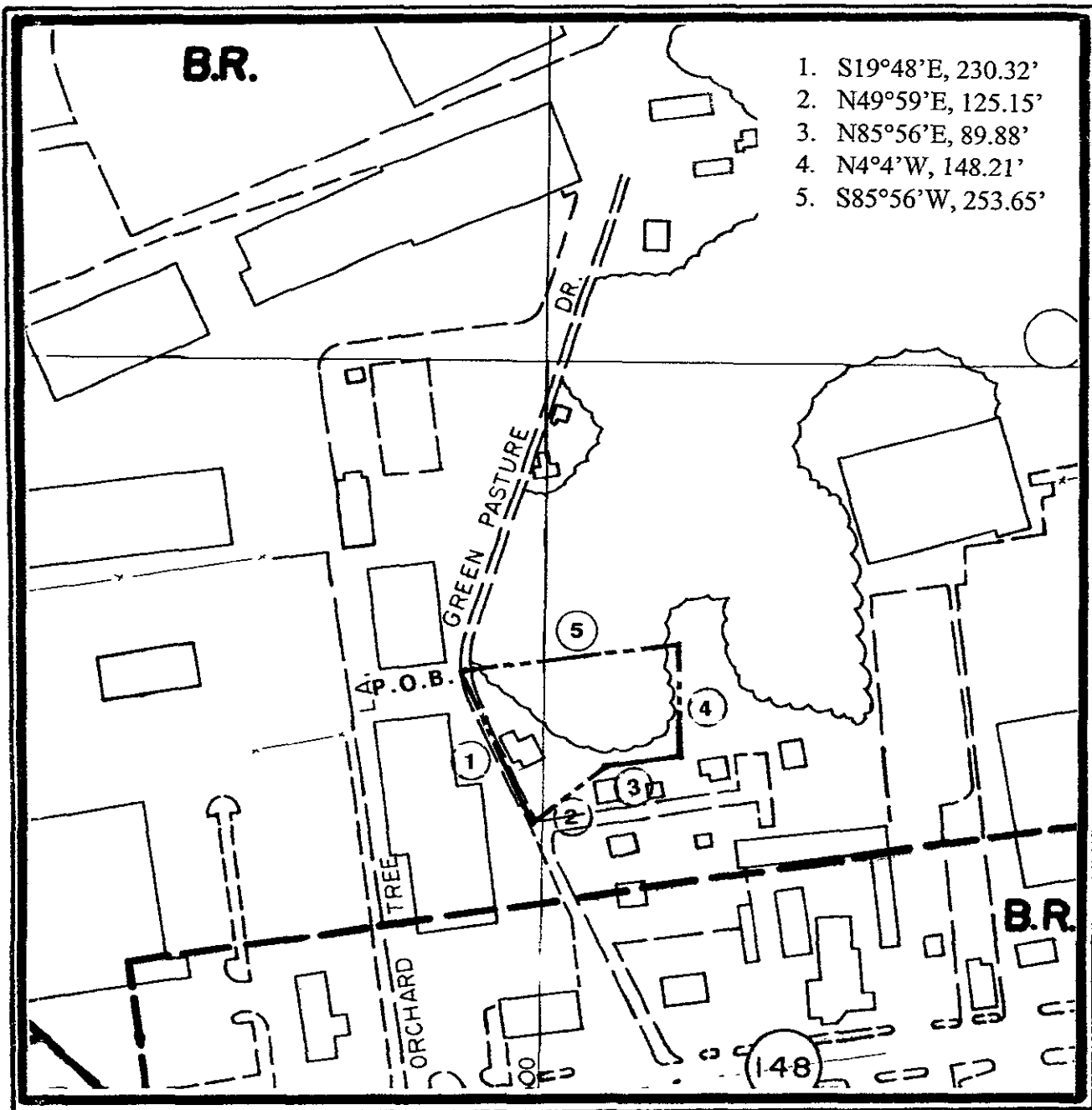
WILLIAM MONK, INC.

ENGINEERS • PLANNERS



**GREEN PASTURE DRIVE
(PRIVATE)**

VIEW LOOKING SOUTH TOWARDS JOPPA ROAD



ZONING MAP

SCALE : 1"=200'

RECEIVED

1999

WILLIAM MONK, INC.

SITE PLANNING • ENGINEERING
 ZONING • DEVELOPMENT SERVICES
 COURTHOUSE COMMONS
 222 BOSLEY AVENUE, SUITE B-6
 TOWSON, MD 21204
 410-494-8931; fax 410-494-9903

ZONING OFFICE

**8719 GREEN PASTURES DR
 BALTIMORE COUNTY, MARYLAND**

MAP #
N.E. 10-C

SCALE
1"=200'±

FILE #
99-058

00.008-A

