

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
 PETITIONS FOR SPECIAL HEARING * ZONING COMMISSIONER
 and VARIANCE – N/S Glen Falls Road, * OF BALTIMORE COUNTY
 W/S Woodens Lane, W of Hanover Pike * Case No. IV-542 & 00-026-SPHA
 (Midsummer Hill II)
 4th Election District 3rd Councilmanic District
 Woodensburg, II, LLC
 Owner/Developer

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for consideration of a development plan prepared by McKee & Associates, Inc., for the proposed development of the subject property by Woodensburg, II, LLC, Owner/Developer. In addition to development plan approval, the Owner/Developer requests a special hearing to allow existing structures, identified as Barn Nos. 1 and 2 on the plan, to remain on the property and be recognized as accessory structures, pursuant to Sections 101 and 1A03.3.A.9(f) of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief from the B.C.Z.R. as follows: From Section 101 to permit existing Barn No. 1 to have an area larger than the principal dwelling and to remain and be recognized as an accessory structure, pursuant to Section 1A03.3.A.9(f)(ii), and from Section 400.3 to permit a height of 28 feet in lieu of the maximum allowed 15 feet; from Section 1A03.4.B.2(a) to permit an existing residential principal dwelling to remain located 8 feet from a public street right-of-way or property line, in lieu of the required 25 feet; and from Section 1A03.4.B.2(d) to permit an existing residential principal dwelling to remain located 38 feet from an existing adjacent R.C.2 zoning line in lieu of the required 100 feet. The subject property and relief requested are more particularly described on the development plan/site plan submitted which was accepted into evidence and marked as Developer's Exhibit 1.

The subject property consists of 55.127 acres, more or less, zoned R.C.4, and is located on the north side of Glen Falls Road, not far from its intersection with Hanover Pike in Boring.

ORDER RECEIVED FOR FILING

Date

4/28/99
 [Signature]

The Owner/Developer proposes to develop the site with 11 single family dwellings, in accordance with the development plan submitted and marked into evidence as Developer's Exhibit 1.

As to the history of this project through the development review process codified in Title 26 of the Baltimore County Code, a concept plan of the proposed development was prepared and a conference held thereon on May 17, 1999. As required, a community input meeting was held on June 15, 1999 at the Boring Volunteer Fire Company. Subsequently, a development plan was submitted and a conference held thereon on September 1, 1999. Following the submission of that plan, development plan comments were submitted by the appropriate reviewing agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the combined Hearing Officer's Hearing/zoning hearing held before me on September 23, 1999.

Appearing at the requisite public hearing for this project were James McKee on behalf of Woodensburg II, LLC, Owner/Developer, and James D. Grammer, both representatives of McKee & Associates, Inc., the land use consulting firm which prepared the development plan, and Howard L. Alderman, Jr., Esquire, attorney for the Owner/Developer. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including Lynn Lanham with the Office of Planning (OP), R. Bruce Seeley with the Department of Environmental Protection and Resource Management (DEPRM), and Bruno Rudditis, Zoning Review, Phil Martin, Developer's Plans Review, and Colleen Kelly, Land Acquisition, all divisions of the Department of Permits and Development Management (DPDM). Appearing out of interest on behalf of the County Council was Mari-Jan Shaffer. No residents from the surrounding locale appeared.

The subject property at issue is an irregularly shaped parcel, approximately 55.127 acres in area, zoned R.C.4. The property is located along Glen Falls Road, west of Hanover Pike (Maryland Route 30) in northwestern Baltimore County. Previously, the property was approved as a three-lot subdivision (PDM #04-543) on March 18, 1999. The property owner now seeks development plan approval and variance relief as set forth above to permit development of the site with 11 single family dwellings. All of the lots will be a minimum of 1.0 acre in area. Moreover,

in that the entire parcel is zoned R.C.4, a conservancy area/lot is required. Lot 1 is shown on the plan as the conservancy lot and contains 39.3 acres in area. It will feature one dwelling to be known as 13926 Woodens Lane. The plan also shows an area of forest conservation and forest buffer easements. Environmental features on the site include a stream, a large area of woods and significant portions of the property contain severe slopes. An existing dwelling that fronts on Glen Falls Road will remain as Lot 11.

Pursuant to Section 26-206 of the Baltimore County Code, which regulates the conduct at the Hearing Officer's Hearing, I am required to first identify any unresolved agency comments or issues. In this regard, Mr. Alderman proffered on behalf of the Owner/Developer that the plan is in full compliance with all County regulations, requirements and standards. Thus, he identified no unresolved issues and opined that the plan should be approved, pursuant to the provisions of Section 26-206 of the Baltimore County Code.

But for several minor "housekeeping" issues, the County representatives who were present agreed. Ms. Kelly from the Bureau of Land Acquisition indicated that deed references, as described on her agency's development plan comment, needed to be added. But for that comment, the other County agency representatives present indicated that the plan met their respective agency's requirements and development plan comments.

Mr. Alderman also indicated that one slight aspect of the plan might be changed before final approval. Pursuant to the County's rural fire suppression regulations, the Owner/Developer proposes the construction of an underground holding tank for water storage. As proposed, the holding tank will be located adjacent to an existing residential lot on Woodens Lane. Apparently, at the request of that homeowner, the Owner/Developer is under negotiation to relocate this tank to another area of the site. Whatever the final location for this tank, it will be in compliance with the County regulations. Mr. Alderman requested that flexibility be afforded to this Developer to relocate the tank to an agreed place for so long as its construction and location satisfy County standards. Such a request is appropriate and will be granted. Based upon the uncontradicted

ORDER RECEIVED FOR FILING
Case 9/25/19
By [Signature]

testimony and the absence of any community participation, it appears that the development plan should be approved.

Turning to the zoning relief sought, a special hearing is requested to approve existing structures on proposed Lot 11. As noted above, presently there is an existing dwelling and two barns (Barns 1 and 2) located on the property. These structures will be retained and are shown on Lot 11, which contains 2.365 acres in area. Apparently, these buildings are quite old and do not comply with current zoning requirements. Zoning relief as set forth in the Petitions for Special Hearing and Variance is necessary to legitimize the location and existence of these buildings.

Based upon the testimony and evidence offered, I am persuaded to grant the zoning relief. I find that the requirements of Section 307 of the B.C.Z.R. have been satisfied. Clearly, there will be no detrimental impact associated with the retention of these structures on any adjacent property owner. To the contrary, these buildings should be retained and preserved.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter and the Petitions for Special Hearing and Variance relief granted.

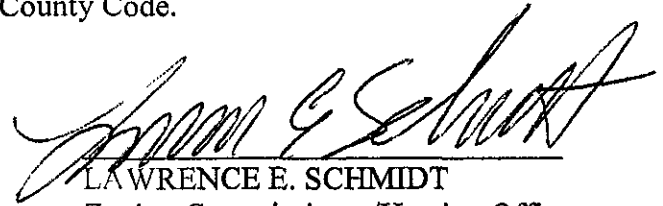
THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 25th day of September, 1999 that the development plan for Midsummer Hill II, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to allow existing structures, identified as Barn Nos. 1 and 2 on Developer's Exhibit 1, to remain on the property and be recognized as accessory structures, pursuant to Sections 101 and 1A03.3.A.9(f) of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 101 of the B.C.Z.R. to permit existing Barn No. 1 to have an area larger than the principal dwelling and to remain and be recognized as an accessory structure, pursuant to Section 1A03.3.A.9(f)(ii),

and from Section 400.3 to permit a height of 28 feet in lieu of the maximum allowed 15 feet; from Section 1A03.4.B.2(a) to permit an existing residential principal dwelling to remain located 8 feet from a public street right-of-way or property line, in lieu of the required 25 feet; and from Section 1A03.4.B.2(d) to permit an existing residential principal dwelling to remain located 38 feet from an existing adjacent R.C.2 zoning line in lieu of the required 100 feet, in accordance with Developer's/Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.


LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 9/25/14
By [Signature]



Baltimore County
Zoning Commissioner

September 29, 1999

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

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and
PETITIONS FOR SPECIAL HEARING & VARIANCE
N/S Glen Falls Road and W/S Woodens Lane, W of Hanover Pike
(Midsummer Hill II)
4th Election District – 3rd Councilmanic District
Woodensburg, II, LLC – Owner/Developer
Case No. IV-542 & 00-026-SPHA

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved, and the Petitions for Special Hearing and Variance 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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. James McKee and James D. Grammer
McKee & Associates, 5 Shawan Road, Hunt Valley, Md. 21030

Dave Flowers, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case/File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5700 Glen Falls Road
which is presently zoned RC-4

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 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

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

I, or we, agree to pay expenses of above Special Hearing, 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:

Howard L. Alderman, Jr.
Name - Type or Print _____ City _____
Signature Howard L. Alderman, Jr.
Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Company 305 W. Chesapeake Avenue, Suite 113
Towson, MD 21204 410-321-0600
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Woodensburg II, LLC
Name - Type or Print _____
By: James E. Matthews
Signature _____ James Matthews, General Manager
Name - Type or Print _____
Signature _____
Five Shawan Place, Suite 1 410-527-1555
Address _____ Telephone No. _____
Hunt Valley, Maryland 21030
State _____ City _____ Zip Code _____

Representative to be Contacted:

Woodensburg II, LLC
Name _____
Five Shawan Place, Suite 1 410-527-1555
Address _____ Telephone No. _____
Hunt Valley, Maryland 21030
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JL Date 7/21/99

SCHEDULE WITH H.O.H.,
FDM # 1V-542

ORDER RECEIVED FOR FILING

Date

By

Case No. 00-26-SPAA

REV 9/15/98

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO: _____

Address: 5700 Glen Falls Road

Legal Owners: WOODENSBURG II, LLC, a Maryland limited liability company

Present Zoning: RC-4

REQUESTED RELIEF:

Special Hearing approval to allow the structures identified and labeled as **Ex. Barn #1** and **Ex. Barn #2**, as shown more particularly on the Plat to Accompany this Petition, to remain and be recognized as accessory structures per BCZR §§101 & 1A03.3.A.9.F.

FOR ADDITIONAL INFORMATION CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@counsel.com

ORDER RECEIVED FOR FILING
Date 9/23/09
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5700 Glen Falls Road
which is presently zoned RC-4

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)

See Attached

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

See Attached

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:

Howard L. Alderman, Jr.
Name - Type or Print _____ City _____
Signature _____
Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Company 305 W. Chesapeake Avenue, Suite 113
Towson, MD 21204 410-321-0600
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Woodensburg II, LLC
Name - Type or Print _____
By _____
Signature _____
James Matthews, General Manager
Name - Type or Print _____
Signature _____
Five Shawan Place, Suite 1 410-527-1555
Address _____ Telephone No. _____
Hunt Valley, Maryland 21030
State _____ Zip Code _____

Representative to be Contacted:

Woodensburg II, LLC
Name _____
Five Shawan Place, Suite 1 410-527-1555
Address _____ Telephone No. _____
Hunt Valley, Maryland 21030
City _____ State _____ Zip Code _____

OFFICE USE ONLY

Case No. 00-26-8PHA
ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____
Reviewed By JL Date 7/21

SCHEDULE WITH HOH
PDM # 1V-54Z

ORDER RECEIVED FOR FILING

REV 9/15/98

Date _____
By _____

PETITION FOR VARIANCE

CASE NO: _____

Address: 5700 Glen Falls Road

Legal Owners: WOODENBURG II, LLC, a Maryland limited liability company

Present Zoning: RC-4

REQUESTED RELIEF:

A variance from: i) BCZR § 101/Definitions, Accessory Use or Structure, to permit an *existing* structure (shown and labeled as **Ex. Barn #1** on the Plat to Accompany this Petition), to have an area larger than the principal dwelling and to remain and be recognized as an accessory structure per BCZR § 1A03.3.A.9.f; ii) BCZR § 400.3 to permit an *existing structure* (shown and labeled as **Ex. Barn #1** on the Plat to Accompany this Petition) to remain with an *existing* height of twenty-eight feet, in lieu of the 15 feet permitted; iii) from BCZR § 1A03.4.B.2.a, to permit an *existing*, residential, principal dwelling to remain located eight feet from the building face to a public street right-of-way or property line, in lieu of the 25 feet required; and iv) from BCZR § 1A03.4.B.2.d, to permit an *existing*, residential, principal dwelling to remain located thirty-eight feet from the building face to an existing, adjacent RC 2 zoning line, in lieu of the 100 feet required.

JUSTIFICATION:

1. All structures for which variances are sought are *existing* structures that have been in existence for many years;
2. To require relocation or removal of the existing structures would result in practical difficulty on the Petitioners who purchased the subject property with the structures in their restive, existing configuration and location; and
3. For such further reasons as will be presented at the time of the hearing held on this petition.

FOR ADDITIONAL INFORMATION CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

(410) 321-0600

Fax: (410) 296-2801

halderman@counsel.com

ORDER RECEIVED FOR FILING

Date

By

Handwritten signature and date

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

26

July 15, 1999

**ZONING DESCRIPTION
#5700 GLEN FALLS ROAD
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on the north side of Glen Falls Road, being 60 feet wide, said point being located 2900 feet more or less, westerly from the centerline of Woodens Lane, being 50 feet wide, then running with and binding on the north side of Glen Falls Road by a curve to the right having a radius of 220.00 feet and an arc length of 133.57 feet, then N 59° 03' 48" W, 96.32 feet, then by a curve to the left having a radius of 405.00 feet and an arc length of 99.54 feet, then leaving said north side of Glen Falls Road and running N 29° 43' 62" E, 358.71 feet, then S 79° 09' 16" E, 210.36 feet, then S 11° 57' 48" W 401.21 feet to the point of beginning.

CONTAINING 103,019 square feet or 2.365 acres of land, more or less.

BEING KNOWN as future Lot 11, Midsummer Hill II, PDM No. IV-542.

ALSO BEING KNOWN as #5700 Glen Falls Road and lying in the 4th Election District, 3rd Councilmanic District.

00-026-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 070456

DATE 7/21/99

ACCOUNT R0016150

AMOUNT \$ 100.00

RECEIVED FROM: WOODENSBURG II LLC

FOR: RES VAR+SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
7/21/1999	7/21/1999	12:55:32
REG #306	CASHIER BTRY BMT	DRAWER 11
Dept	5	528 ZONING VERIFICATION
Receipt #	081556	OFLN
CR NO.	070456	
Receipt Tot	100.00	
100.00	CK	.00 CA
Baltimore County, Maryland		

00-026-SPHA

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE #00-026-SPHA
PETITIONER/DEVELOPER:
(Mid Summer Hill 2)
DATE OF Hearing
(Sept. 23, 1999)**

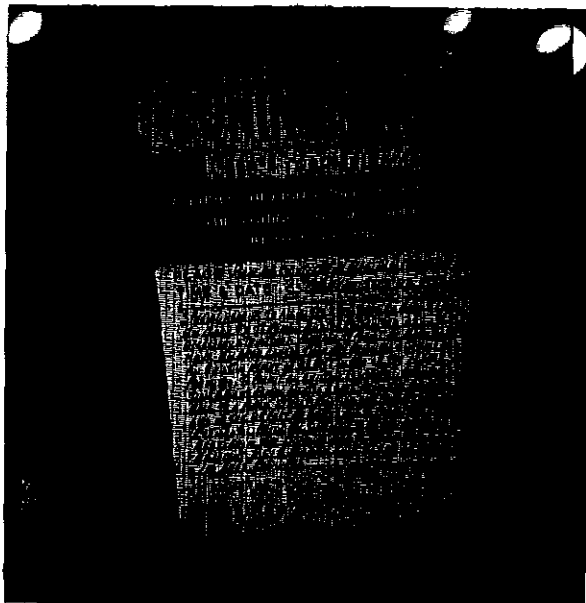
**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204**

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
Post on Glen Falls Rd. & Woodens Lane Baltimore, Maryland 21136_____**

**The sign(s) were posted on _____ 8-25-99 _____
[Month, Day, Year]**



*POSTED ON
GLEN FALLS ROAD.*

Sincerely,

Thomas P. Ogle, Sr. 8/25/99
(Signature of Sign Poster & Date)

_____**Thomas P. Ogle, Sr.**_____

_____**325 Nicholson Road**_____

_____**Baltimore, Maryland 21221**_____

_____**(410)-687-8405**_____
[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: _____

26

Petitioner: WOODENSBURG, Z L.L.C.

Address or Location: 5700 GLEN FALLS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: WOODENSBURG, Z L.L.C

Address: 5 SHANAN ROAD, SUITE 1

COCKEYSVILLE, MD 21030

Telephone Number: 410 527-1555

Revised 2/20/98 - SCJ

00-026-SPHA



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 11, 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:

HEARING OFFICER HEARING
PROJECT NAME: Midsummer Hill II
Project Number: IV-542
Location: W/S Woodens Lane, N Glen Falls
Acres: 55.127
Developer: Woodensburg 2LLC
Engineer: McKee & Assoc.
Proposal: 11 SFDS

***** AND *****

CASE NUMBER: 00-026-SPHA
5700 Glen Falls Road
N/S Glen Falls Road, 2900' +/- W of Woodens Lane
4th Election District – 3rd Councilmanic District
Legal Owner: Woodensburg II, LLC

Special Hearing to allow the structures Ex. Barn #1 and Ex. Barn #2 to remain and be recognized as accessory structures. Variance to permit Ex. Barn #1 to have an area larger than the principal dwelling and an existing height of 28 feet in lieu of the 15 feet permitted; to permit an existing, residential, principal dwelling to remain located 8 feet from the building face to a public street right-of-way property line in lieu of the 25 feet required; and to permit an existing, residential, principal dwelling to remain located 38 feet from the building face to an existing, adjacent R.C.2 zoning line in lieu of the 100 feet required.



HEARING OFFICER HEARING
PROJECT NAME: *Midsummer Hill II*
CASE NUMBER: 00-026-SPHA
PAGE 2

HEARING: Thursday, September 23, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Arnold Jablon
Director

c: Howard L. Alderman, Jr., Esquire, Levin & Gann, 305 West Chesapeake Ave.,
Suite 111, Towson 21204
Wodensburg II, LLC, 5 Shawan Place, Suite 1, Hunt Valley 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 8, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 7, 1999 Issue – Jeffersonian

Please forward billing to:
Woodensburg, 2 LLC 410-527-1555
5 Shawan Road
Suite 1
Cockeysville, MD 21030

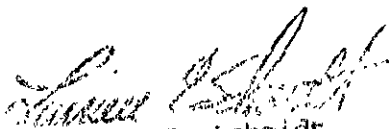
NOTICE OF ZONING HEARING

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: 00-019-A
11000 Old Landing Road
W/S Old Landing Road, 840' S of Juniper Road
11th Election District – 5th Councilmanic District
Legal Owner: Stanley M. Newton

Variance to allow an accessory building with a footprint larger than the current house; to permit an accessory building in the side yard (partially) in lieu of the rear yard; and to allow an accessory building of 22 feet in height in lieu of the permitted 15 feet.

HEARING: Wednesday, September 8, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

scf
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
Fire Department**

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

August 26, 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 AUGUST 9, 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:

015, 016, 017, 019, 022, 023, 024, 025, 026, 027,

028, 029, 030, 031, 032, 033, 034, 035, 036, 038,

039, 040, 043, 044,

REVIEWER: LT. HERB TAYLOR

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

cc: File

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





**Maryland Department of Transportation
State Highway Administration**

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

Date: 8.10.99

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


RE: Baltimore County
Item No. 026 JLL

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,

to 
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 SPECIAL HEARING
PETITION FOR VARIANCE
5700 Glen Falls Road, N/S Glen Falls Rd,
2900' +/- W of Woodens Ln
4th Election District, 3rd Councilmanic

Legal Owner: Woodensburg II, LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-26-SPHA

* * * * *

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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 19th day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

REQUEST FOR HOH

PROJECT MANAGER: DAVE FLOWERS

NAME: MIDSUMMER HILL II

NUMBER: IR-542

LOCATION: W/S WOODENS LA; N Glen Falls

55.127

DEVELOPER: WOODENSBURG 2LLC

ENGINEER: MCKEE + ASSOC.

PROPOSAL: 11 SFDS

REVIEWER:

DOES THIS NEED A SPECIAL EXCEPTION OR A VARIANCE
YES NO **00-026-SPHA**
00-20-8 SPHA

ITEM NUMBER AND/OR DROP-OFF DATE _____ FOR
VARIANCE, ET AL.

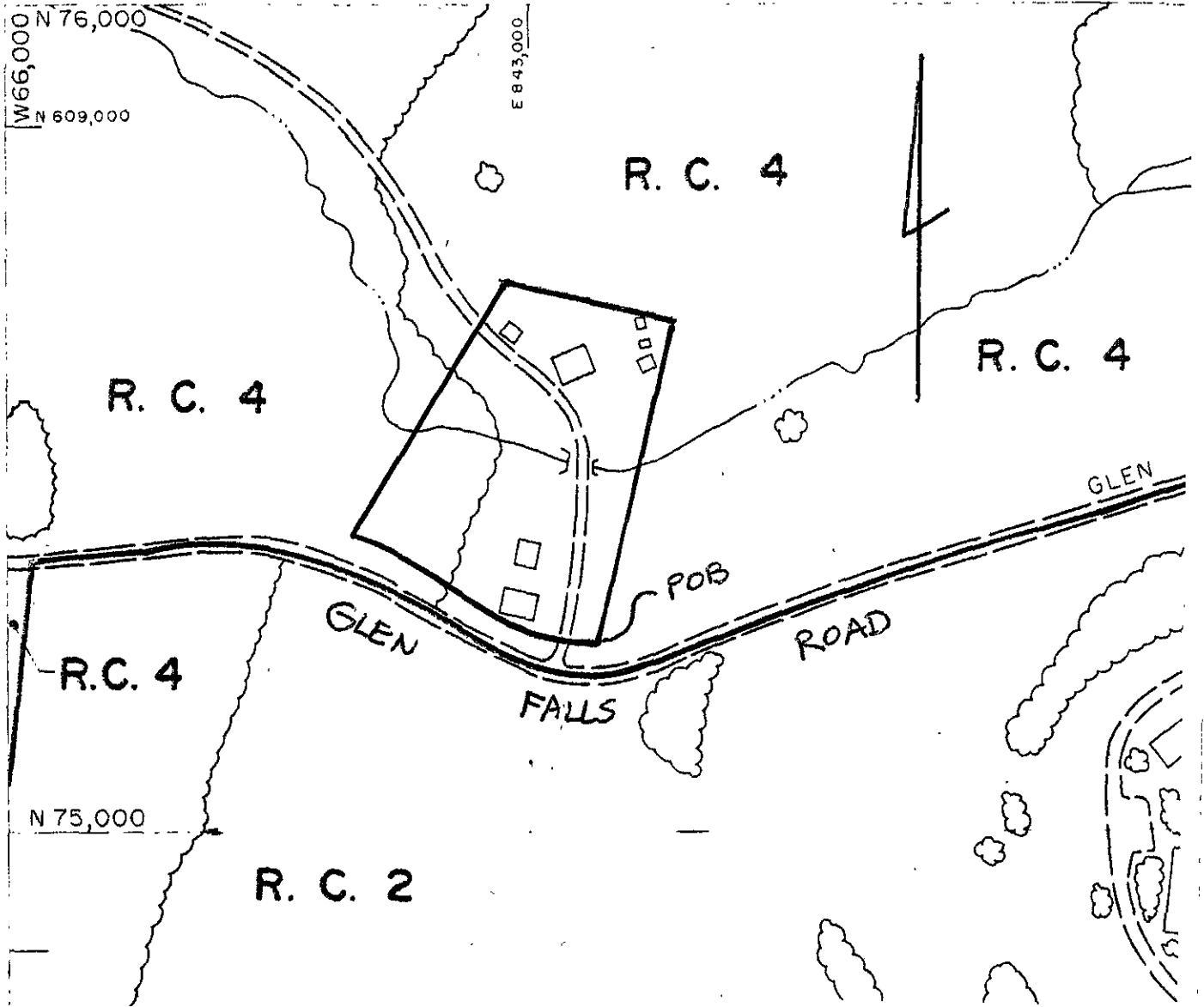
ESTIMATED LENGTH OF HEARING: 1/2 day

ATTORNEY: _____

OPPOSING ATTORNEY: _____

DATE (S) NOT TO SET: _____

**THURS, 9/23
2 PM
RM 106**



ZONING MAP
 Portion of 200 scale Zoning Map NW 19K

5700 GLEN FALLS ROAD

McKee & Associates, Inc.
 5 Shawan Road, Suite 1
 Cockeysville, MD 21030
 Phone: (410) 527-1555
 Facsimile: (410) 527-1563

Item No. 26
 Case No. _____

00-026-SPHA

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: August 16, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for August 16, 1999
Item Nos. 016, 017, 018, 019, 020,
021, 022, 023, 024, 026, 028, 030,
031, 032, 033, 034, 035, 042, 043,
044

and

Case Number 99-200-SPHXA
1010 Eastern Avenue and
1017 Eastern Boulevard

Item #37 (commercial)
Radcliffe Shopping Center
1017 York Road

Item #38 (residential)
OXEYE ROAD - Greengate
2208 OXEYE ROAD

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

RWB:HJO:jrb

cc: File