

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – S/S Cody Avenue,
110' E of Simms Road
(19 Cody Avenue)
11th Election District
6th Councilmanic District

Shipping Creek, LLC
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-468-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Shipping Creek, LLC, through Thomas W. Sperl, Member. The Petitioner requests a special hearing to approve an amendment to the Final Development Plan of the Brewer Property, Lot 14 thereof, and a variance from Section 1B01.2.C.b of the Baltimore County Zoning Regulations to permit a rear yard setback of 25 feet in lieu of the required 30 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public held in support of the request was Richard E. Matz, Professional Engineer who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an unimproved lot, consisting of a gross area of 0.1636 acres, more or less, zoned D.R.3.5. The property is also known as Lot 14 of the Brewer Property, a new subdivision of single family homes which was approved in November 1998, and is in the process of being built out. The Petitioner is desirous of developing the subject lot with a single family dwelling in accordance with Petitioner's Exhibit 1; however, due to the narrow depth of the property, the requested variance is necessary in order to proceed. Testimony indicated that due to the configuration of this development, Lots 5 through 15

ORDER RECEIVED FOR FILING

Date

By

taper down in size to the extent that Lot 14 does not have the required depth to meet setback requirements. In order to develop the property with a home consistent with other houses in this community, the requested variance is necessary. Further testimony revealed that Lots 5 through 15 are located along the south side of the development, adjacent to the Seven Oaks Elementary School property. Thus, there are no immediately adjacent dwellings that will be impacted by the proposed variance. Moreover, only a small portion of the dwelling, a family room "bump-out", will encroach into the required setback.

After due consideration of the testimony and evidence offered, and there being no community opposition to the request, I am persuaded to grant the requested variance. As noted above, the rear of the property abuts open space belonging to the Seven Oaks Elementary School; thus, there are no immediately adjacent dwellings that would be impacted by the requested variance. Moreover, only a small portion of the dwelling will encroach into the required setback. In my view, the relief requested meets the spirit and intent of the zoning regulations and will not adversely affect the health, safety or general welfare of the surrounding locale. Thus, the variance shall be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of June, 2000 that the Petition for Special Hearing to approve an amendment to the previously approved Final Development Plan for the Brewer Property, Lot 14 thereof, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.C.b of the Baltimore County Zoning Regulations to permit a rear yard setback of 25 feet in lieu of the required 30 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware

ORDER RECEIVED FOR FILING
Date 6/27/00
By [Signature]

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

ORDER RECEIVED FOR FILING

Date

6/22/06

By





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 19 Cody Ave.

which is presently zoned D.R. 35

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 of thereof, hereby petition for a Variance from Section(s)

Section 1B01.2.C.b. of the BCZR for a rear setback of 25 feet in lieu of 30 feet required, and to amend the Final Development Plan for Lot 14, Brewer Property.

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

The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property.

Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property 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:

Name - Type or Print

Signature

Company

Address

Telephone No.

State Zip Code

Legal Owner(s):

Thomas W. Sperl, Member

Name - Type or Print

Signature

Name - Type or Print

Signature

Shipping Creek, LLC

, 4208 Ebenezer Rd

Address

410-256-1000

Telephone No.

Baltimore, MD 21236

City

State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

Address

410-653-3838

Telephone No.

Baltimore

City

MD 21209

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

SM

Date 05-10-00

ORDER RECEIVED FOR FILING

Case No. 00-468-AP47

Date

By

Colbert Matz Rosenfelt, Inc.

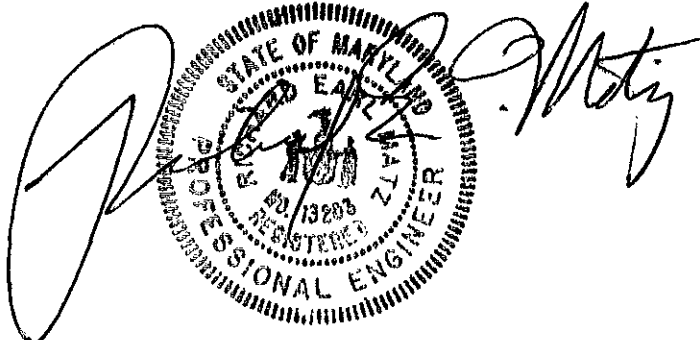
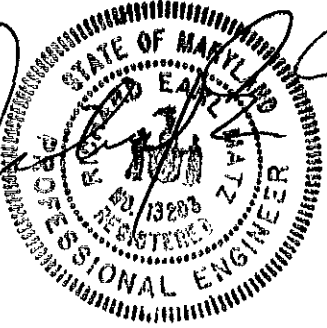
Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 19 CODY AVENUE

Beginning at point on the south side of Cody Avenue, which is 50 feet wide, at the distance of 110 feet from the centerline of Simms Road, which is 50 feet wide.

Being Lot 14, Plat One in the Brewer Property subdivision, as recorded in Baltimore County Plat Book No. 71, Folio No. 134, and containing 0.1636 acres. Also known as 19 Cody Avenue, and located in the 11th Election District, 6th Councilmanic District.



May 10, 2000

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 081327

DATE 05/10/2000 ACCOUNT ROC 1650

AMOUNT \$

50.00

RECEIVED
FROM:

COURT PLATT-KORRFIELD

FOR:

REC WAX

TOTAL

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

5/10/2000 5/10/2000 14:34:18

NEG WSK CASHIER JRIC JNY DONNEL

DEPT 5 429 BONDING REIFICATION

Receipt # 148398

CR NO. 081327

Receipt Tot 50.00

50.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 00-468-A

Petitioner/Developer BREWER PROP., ETAL

Date of Hearing/Closing: 6/20/00

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 #19 CODY AVE

The sign(s) were posted on

6/3/00
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 6/6/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

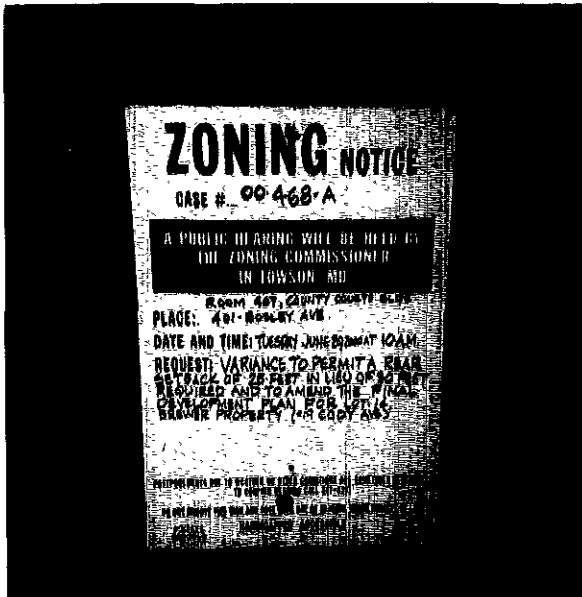
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



00-468-A

**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: #00-468-A
19 Cody Avenue
S/S Cody Avenue, 110' E of
centerline Simms Road
11th Election District
6th Councilmanic District
Legal Owner(s): Shipping
Creek, LLC

Variance: to permit a rear
setback of 25 feet in lieu of
30 feet required and to
amend the Final Develop-
ment Plan for Lot 14,
Brewer Property.

Hearing: Tuesday, June
20, 2000 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave.

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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

6/034 June 1 C395283

CERTIFICATE OF PUBLICATION

6/11, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 6/11, 2000.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No

00-468-A

Petitioner/Developer BREWER, ETAL

Date of Hearing/Closing

6/20/00

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 # 19 CODY AVE.

The sign(s) were posted on

6/4/00
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL: 410-905-8571

(Telephone Number)

ZONING NOTICE

CASE # 00-468-A

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

ROOM 407, COUNTY COURTS BLDG.

PLACE: 401 BOSLEY AVE

DATE AND TIME: TUESDAY JUNE 29, 2000 AT 10 AM

REQUEST: VARIANCE TO PERMIT A REAR
SETBACK OF 25 FEET IN LIEU OF 30 FEET
REQUIRED AND TO AMEND THE FINAL
DEVELOPMENT PLAN FOR LOT 14
BREWER PROPERTY 19 CODY AVE

POSTING OF THIS NOTICE IS REQUIRED BY LAW. IF YOU HAVE ANY QUESTIONS, PLEASE CALL 410-324-4100.
DO NOT REMOVE THIS SIGN AND POSTER. VIOLATION SUBJECT TO PENALTY OF LAW.

0-11111
0-11111

HANDICAPPED ACCESSIBLE

**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: 00 - 468 - SP4A
Petitioner: SHIPPING CREEK, LLC
Address or Location: 19 CODY AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: BREWERS LANDMARK, INC.
Address: P.O. BOX 216
KINGSVILLE, MD 21087
Telephone Number: 410-592-6859

Revised 2/20/98 - SCJ

807A 00-468 SP4A



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

May 24, 2000

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: 00-468-SPAC
19 Cody Avenue
S/S Cody Avenue, 110' E of centerline Simms Road
11th Election District – 6th Councilmanic District
Legal Owner: Shipping Creek, LLC

Variance to permit a rear setback of 25 feet in lieu of 30 feet required and to amend the Final Development Plan for Lot 14, Brewer Property.

HEARING: Tuesday, June 20, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with a stylized "sc" or "sl" at the end.

Arnold Jablon
Director

C: Shipping Creek, LLC, 4208 Ebenezer Road, Baltimore 21236
Colbert Matz Rosenfelt Inc., 2835 Smith Avenue, Suite G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 5, 2000.**
(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
Thursday, June 1, 2000 Issue – Jeffersonian

Please forward billing to:
Brewers Landmar, Inc.
P.O. Box 216
Kingsville, MD 21087

410-592-6859

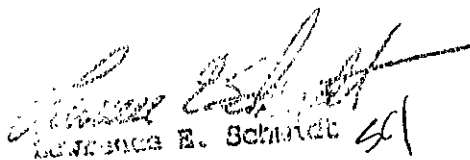
NOTICE OF ZONING HEARING

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: 00-468-~~S~~ PIA A
19 Cody Avenue
S/S Cody Avenue, 110' E of centerline Simms Road
11th Election District – 6th Councilmanic District
Legal Owner: Shipping Creek, LLC

Variance to permit a rear setback of 25 feet in lieu of 30 feet required and to amend the Final Development Plan for Lot 14, Brewer Property.

HEARING: Tuesday, June 20, 2000 at 10:00 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, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For May 29, 2000
Item Nos. 463, 464, 466, 467, 468, 469,
470, 471, 472, 473, 474, 475, and 476

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: June 1, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of May 22, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
463	6035 Harristown Road
464	6701 Maxalea Road
466	7329 Hughes Avenue
468	19 Cody Avenue
470	204 Parkwood Road
472	7371 Edsworth Road
474	6425 Baltimore National Pike
475	5401 East Drive

les
6/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 1, 2000

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

SUBJECT: 19 Cody Avenue

JUN 2 2000

INFORMATION:

Item Number: 468

Petitioner: Thomas W. Sperl

Zoning: D.R. 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the variance for a rear setback of 25 feet in lieu of the minimum required 30 feet or to amend the Final Development Plan. This office has determined that the "need" is self-created and is the result of over-development of the lot.

Prepared by:  _____

Section Chief:  _____
AFK:MAC:



Maryland Department of Transportation
State Highway Administration

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

Date: **5.22.00**

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

RE: Baltimore County
Item No. **468** **JRA**

Dear, Ms. Jackson:

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,

lu

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

RE: PETITION FOR VARIANCE
19 Cody Avenue,
S/S Cody Ave, 110' from c/l Simms Rd
11th Election District, 6th Councilmanic

Legal Owner: Thomas W. Sperl
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-468-A

* * * * *

ENTRY OF APPEARANCE

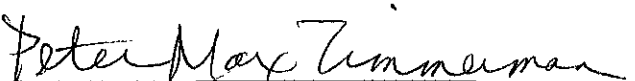
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


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 24th day of May, 2000 a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, Colbert, Matz Rosenfelt, Inc., 2835 G Smith Avenue, Baltimore, MD 21209, representative for Petitioners.


PETER MAX ZIMMERMAN

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-468-~~SP~~4A

Date Completed/Initials

5/24/00 SC

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

06-12-00

NOTE to FILE:

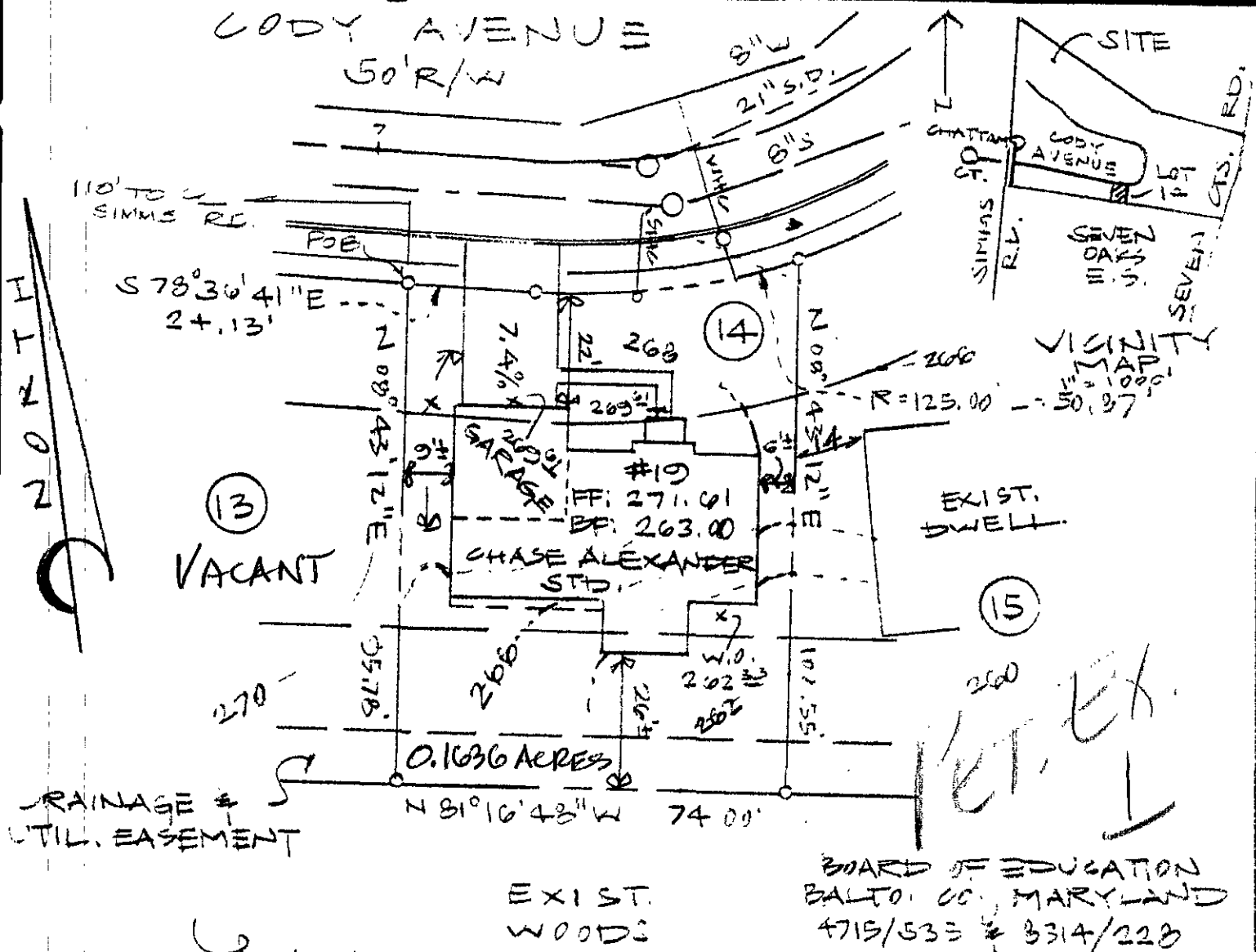
RE: ZONING CASE # 00-468-SPHA.

THE PETITIONERS REPRESENTATIVE, MR. RICH-
ARD MATZ, HAS BEEN ADVISED THAT
HIS CLIENT'S DECISION NOT TO
HAVE AN ATTORNEY REPRESENT
HIM & THE SHIPPING CREEK LLC.
AT THE HEARING FOR THE SUBJECT
CASE MAY LIMIT THEIR OPPORTUNITY
TO ADDRESS ISSUES, & MAY PREJUDICE
THE OUTCOME OF THE CASE.

JOHN R.
ALEXANDER.

WRONG FEE — SHOULD
BE \$50 FOR VARIANCE
+ \$50 TO AMEND FDP

DON'T THEY NEED
ATTORNEY — ISN'T LLC
A CORPORATION? ^{APPLICANT}
NOTE to the ^{COURT}



RAINAGE &
UTIL. EASEMENT

EXIST.
WOODS

BOARD OF EDUCATION
BALTO. CO., MARYLAND
4715/533 & 3314/228

VARIANCE REQUEST.
- TO PERMIT A 25' REAR
YARD IN LIEU OF THE
30' REQUIRED.

NOTES:

- 1" = 200' ZONING MAP: NE 11 F & G
- ZONING: DR 3.5
- PUBLIC WATER & SEWER
- CHESAPEAKE BAY CRITICAL AREA. NO
- PRIOR ZONING HEARINGS: NONE

PLAN TO ACCOMPANY
VARIANCE &
SITE GRADING PLAN
19 CODY AVENUE
LOT 14 - PLAT ONE
BREWER PROPERTY
71/134
11TH ELECTION DISTRICT
CITY COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.



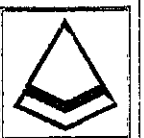
Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners

2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 853-3838

Facsimile: (410) 853-7953



SCALE: 1" = 30' DATE: 5-2-00

N.E. 10-F
N.E. 10-G

1" = 200'

D.R. 3.5

SITE

CODY AVE.

SEVEN COURTS DR.

D.R. 3.5

D.R. 5.5

TILA

RD.

HAPSBURG

PLANTAGENET

BERNADOTTE CT.

CT.

HAYES

GLENMILL RD

NAYGA

SIMMS

ROAD

E 34,500

E 34,000

N 40,000

N 40,000

E 34,500

E 36,000

E 36,000

N 573,000

N 573,000

N 39,000

N 39,000

N 38,000

N 38,000

SPR 00468 SP4A JOB No. 98208



Baltimore County
Zoning Commissioner

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

June 22, 2000

Mr. Thomas W. Sperl
Shipping Creek, LLC
4208 Ebenezer Road
Baltimore, Maryland 21236

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
S/S Cody Avenue, 110' E of Simms Road
(19 Cody Avenue)
11th Election District - 6th Councilmanic District
Shipping Creek, LLC - Petitioner
Case No. 00-468-SPHA

Dear Mr. Sperl:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Richard E. Matz
Colbert, Matz, Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore, Md. 21209
People's Counsel; Case File

