

IN RE: PETITION FOR VARIANCE

W/S Striminic Court, 400' S
centerline of Bart Allen Lane
11th Election District
5th Councilmanic District
(Lot 6 Striminic Court)

Stephen P. and Deborah A. Hoeck,
Legal Owners &
Mark Allen Kessler, Contract Purchaser
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-335-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, Stephen and Deborah Hoeck and the contract purchaser, Mark Kessler. The variance request is for property located at Lot No. 6 Striminic Court. The subject property is zoned RC 5. The variance request is from 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 30 ft. and 32 ft. in lieu of the required 50 ft.

Appearing at the hearing on behalf of the variance request were Mark and Susan Kessler, the purchasers of the property. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1.81 acres, more or less, zoned RC 5. The subject property is unimproved at this time. The Kesslers are desirous of constructing a single-family home on the property. However, they wish to face their proposed house towards the cul-de-sac from which they take access. They believe the property would be better developed with the house facing towards the cul-de-sac than the way it was originally designed. In order to turn the house in this direction, the variance request is necessary.

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DMD

BY

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to 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).

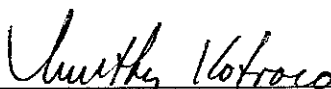
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of 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.

COPIES RECEIVED FOR FILING
4/12/01
BY R. J. JAMESON

THEREFORE, IT IS ORDERED this 12th day of April, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 30 ft. and 32 ft. in lieu of the required 50 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

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DND
4/12/01
BY 



Baltimore County
Zoning Commissioner

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

April 12, 2001

Mr. & Mrs. Mark Kessler
48 Tudor Court
Timonium, Maryland 21093

Re: Petition for Variance
Case No. 01-335-A
Property: Lot 6 Striminic Court

Dear Mr. & Mrs. Kessler:

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 Department of Permits and Development Management. 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, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

C: Mr. & Mrs. Stephen P. Hoeck
135113 Devonfield Drive
Baldwin, MD 21013

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Lct #1-6 Strumic Court

which is presently zoned RC-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) 1 A04.3.B.3 to permit

side yard setbacks of 30 ft and 32 ft in lieu of the required 50 ft

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

The house selected will not fit within existing building envelope
Present orientation of house within building envelope provides
undesirable sight lines into side of neighbors' (WABON) house.

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:

MARK ALLEN KESSLER

Name - Type or Print

Mark Kessler

Signature

48 TUDOR COURT (410) 561-4859

Address

TIMONUM

City

MD

State

Telephone No.

21093

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

Case No. 01-335-A

Legal Owner(s):

Stephen P. Hoeck

Name - Type or Print

Stephen Philip Hoeck

Signature

Deborah Ann Hoeck

Name - Type or Print

Deborah Ann Hoeck

Signature

13513 Devonfield Dr. 410-592-6016

Address

Baldwin

City

MD

State

Telephone No.

21013

Zip Code

Representative to be Contacted:

MARK KESSLER

Name

48 TUDOR CT

Address

TIMONUM

City

MD

State

W- 468-3837

H- 561-4859

Telephone No.

21093

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By BR Date 2/21/01

ORDER RECEIVED FOR FILING

FILED
 9/15/98
 BY

ZONING DESCRIPTION

6 Striminic Court

Zoning description for Lot #1 Striminic Court

Beginning at a point on the West side of Striminic Court

Which is *24* feet wide at the distance of *400* feet *South* of the

Centerline of the nearest improved intersecting street *Bert Allen Lane*

Which is *24* feet wide.

Being lot #1 Block , Section # in the subdivision of Manor's Choice as

Recorded in Baltimore County Plat Book # *64* , Folio # *75* , containing

1.81 acres. Also known as Lot #1 (#6) Striminic Court and located in the 11th

Election District, *5th* Councilmatic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 91794

DATE 2/21/01 ACCOUNT R001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mark Kessler

FOR: Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item #335

PAID RECEIPT

PAYMENT ACTUAL TIME
2/22/2001 2/21/2001 12:06:21

REG MS01 CASHIER JRIC JMR DRAWER 1
RECEIPT # 033-20 DEFN

Dep 5 FOR ANNUAL VERIFICATION
CR 10. 091794

Perp Tot 50.00
50.00 OK .00 CA
Baltimore County, Maryland

01-335-A

CASHIER'S VALIDATION

**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/neighbor 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: 01-335-A

Petitioner: Mark Kessler

Address or Location: Lot #1 Strimling Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK KESSLER

Address: 48 TUDOR COURT

ITIMONIA, MD 21053

Telephone Number: (410) 561-4859

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 27, 2001 Issue – Jeffersonian

Please forward billing to:

Mark Kessler
48 Tudor Court
Timonium MD 21093

410 561-4859

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: 01-335-A

6 Striminic Court

W/S Striminic Court, 400' S of centerline Bart Allen Lane

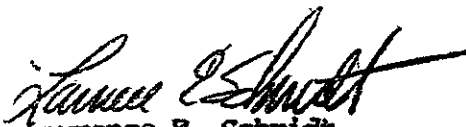
11th Election District – 5th Councilmanic District

Legal Owners: Deborah Ann & Stephen P. Hoeck

Contract Purchaser: Mark Allen Kessler

Variance to permit side yard setbacks of 30 feet and 32 feet in lieu of the required 50 feet.

HEARING: Wednesday, April 11, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
GDZ

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

March 7, 2001

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: 01-335-A

6 Striminic Court

W/S Striminic Court, 400' S of centerline Bart Allen Lane

11th Election District – 5th Councilmanic District

Legal Owners: Deborah Ann & Stephen P. Hoeck

Contract Purchaser: Mark Allen Kessler

Variance to permit side yard setbacks of 30 feet and 32 feet in lieu of the required 50 feet.

HEARING: Wednesday, April 11, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature is the handwritten code "G12".

Arnold Jablon
Director

C: Deborah A & Stephen P Hoeck, 13513 Devonfield Drive, Baldwin 21013
Mark Kessler, 48 Tudor Court, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 27, 2001.**
- (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.





Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

April 6, 2001

Deborah A & Stephen P Hoeck
13513 Devonfield Avenue
Timonium MD 21093

Dear Mr. & Mrs. Hoeck:

RE: Case Number: 01-335-A, 6 Striminic Court, Lot 1

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 21, 2001.

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Mark Kessler, 48 Tudor Court, Timonium 21093
People's Counsel



Sept
4/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 12, 2001

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

SUBJECT: 6 Striminic Court

INFORMATION:

Item Number: 01-335

Petitioner: Stephen P. Hoeck

Zoning: RC 5

Requested Action: Variance

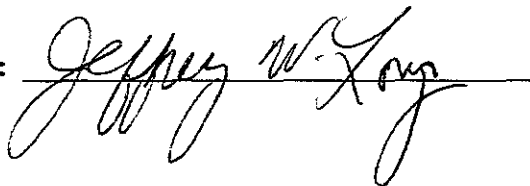
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the requested variance(s). However, adequate evergreen screening should be provided along the rear lot line of lot 4 in order to mitigate any front to rear orientation that might result from the proposal.

Prepared by:



Section Chief:
AFK:MAC:





Baltimore County
Fire Department

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

March 14, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 5, 2001

Item No.: See Below

Dear Ms. Stephens:

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:

332, 333, 334, 335, 336, 338, 339, 340, and 341

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 19, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For March 12, 2001
Item Nos. 332, 334, 335, 337, 340 and
341

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

RWB:HJO:jrb

cc: File



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3 . 7 . 01

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

RE: Baltimore County
Item No. 335 B2

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,

Kr 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, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MB*

DATE: March 8, 2001

SUBJECT: Zoning Item #335
6 Striminic Court

Zoning Advisory Committee Meeting of March 5, 2001

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Groundwater Management: The proposed house must be a minimum of 30 feet from the well and 20 feet from the septic reserve area.

Reviewer: Sue Farinetti

Date: March 8, 2001

RE: PETITION FOR VARIANCE
6 Striminic Court, W/S Striminic Ct,
400' S of c/l Bart Allen Ln
11th Election District, 5th Councilmanic

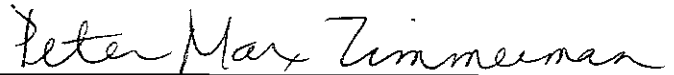
Legal Owner: Stephen P. & Deborah A. Hoeck
Contract Purchaser: Mark A. Kessler
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-335-A

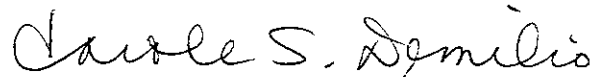
* * * * *

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

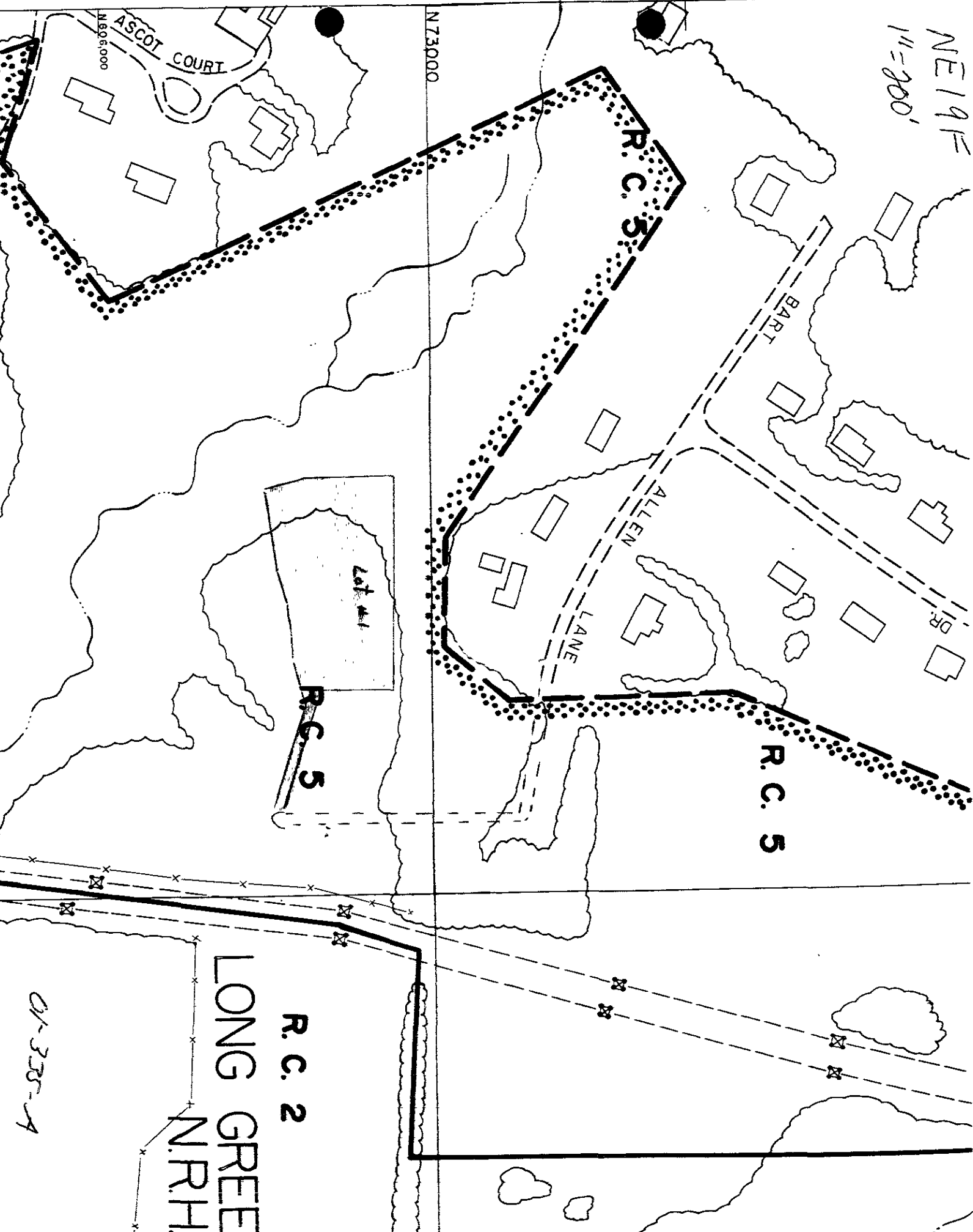
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of March, 2001 a copy of the foregoing Entry of Appearance was mailed to Legal Owners Stephen P. & Deborah A. Hoeck, 13513 Devonfield Drive, Baldwin, MD 21013, and to Contract Purchaser Mark A. Kessler, 48 Tudor Court, Timonium, MD 21093, Petitioners.



PETER MAX ZIMMERMAN

NE 191
1"=200'



ASCOT COURT

N73000

R.C. 5

BART LANE

ALLEN LANE

R.C. 5

R.C. 5

Lot #1

R.C. 2

LONG GREEN
N.R.H.D.

01-335-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

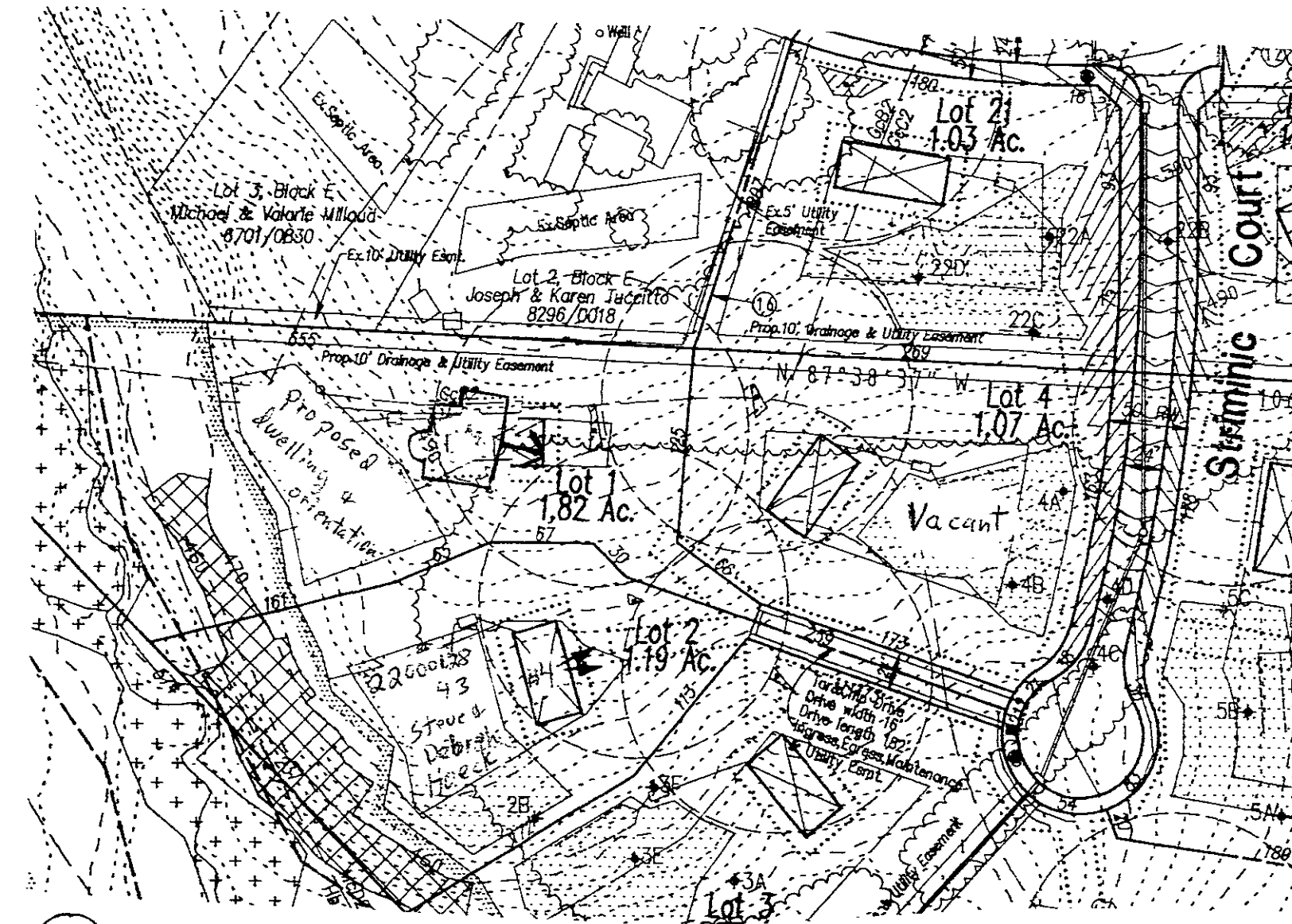
PROPERTY ADDRESS: 6 Striminie Court

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Manor's Choice

plat book# 64, folio# 75, lot# 1, section#

OWNER: Stephen Hoek

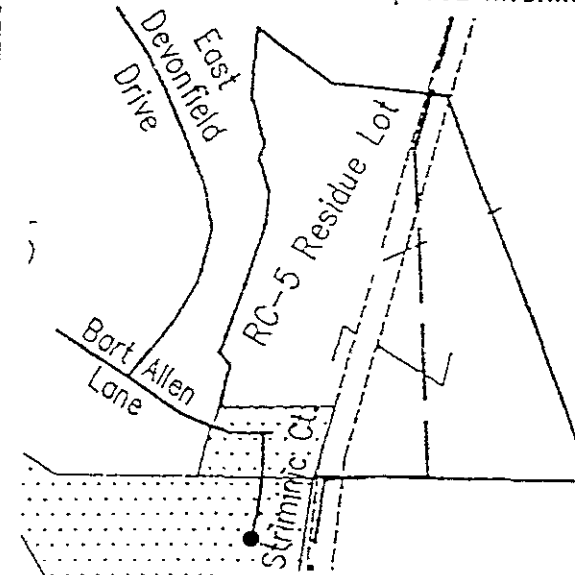


North

date: 2/2/01

prepared by: ML

Scale of Drawing: 1" = 100'



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 11 + 4

Councilmanic District: 5 + 4

1"=200' scale map#: N.E. 19-F

Zoning: RC-5

Lot size: 1.81 78843.6
acreage square feet

SEWER: ☐ public ☒ private

WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

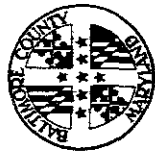
None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

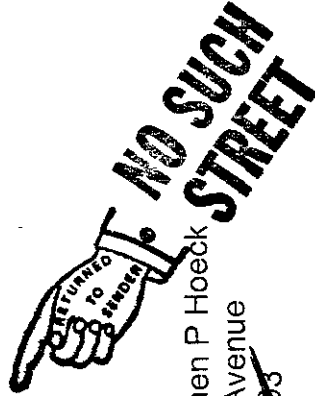
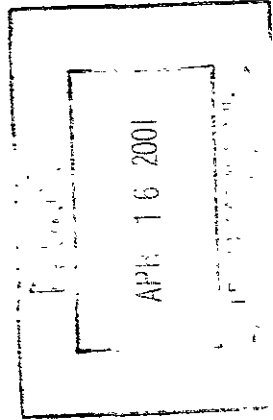
AK 335 01-335-A

Pet. Ex. #1

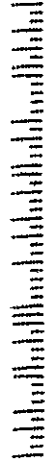


Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Return Service Requested



Deborah A & Stephen P Hoeck
13513 Devonfield Avenue
Timonium MD 21063



653

**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: #01-335-A
6 Strimnic Court
W/S Strimnic Court, 400' S
of centerline Bart Allen Lane
11th Election District
5th Councilmanic District
Legal Owner(s): Deborah
Ann & Stephen P. Hoeck
Contract Purchaser: Mark
Allen Kessler

Variance: to permit side
yard setbacks of 30 feet and
32 feet in lieu of the re-
quired 50 feet.

Hearing: Wednesday, April
11, 2001 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

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.

JT/3/756 Mar. 27 C458922

CERTIFICATE OF PUBLICATION

3/29/2001

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 3/27/2001.

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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-335-A

Petitioner/Developer: KESSLER, ETAL
561-4859

Date of Hearing/Closing: 4/11/01

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 #6 STRIMINIC CT.

The sign(s) were posted on 3/24/01
(Month, Day, Year)

Sincerely,

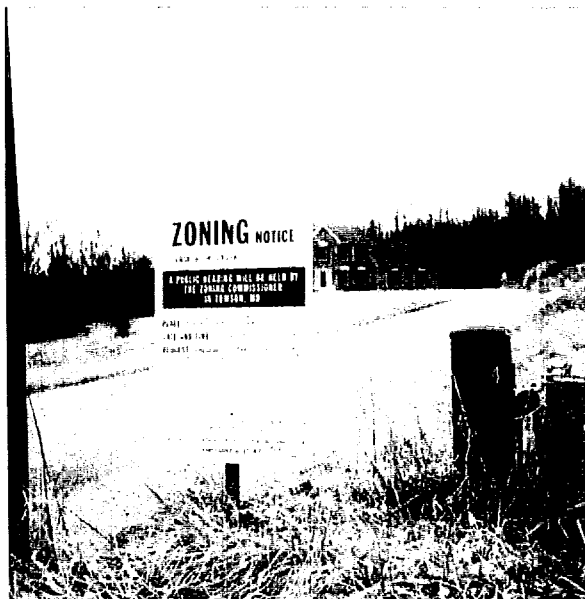
Patrick M. O'Keefe 3/25/01
(Signature of Sign Poster and Date)

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)



01-335-A
#6-STRIMINIC CT
KESSLER-561-4859
4-68-3819 4/11/01