

IN RE: PETITION FOR VARIANCE
S/S Kauffman Road, 1480' NW of the c/l
York Road (Lot 1 of Piereman Property)
(101 Kauffman Road)
7th Election District
3rd Council District

Odessa Development Corporation
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-527-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Odessa Development Corporation, through their attorney, Howard Alderman, Jr., Esquire. The Petitioners seek relief from Sections 400.1 and 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the continued use of an existing accessory barn, which is larger than the existing principal dwelling and located in the side yard, in lieu of the required rear yard. In addition, the Petitioners seek relief from Section 400.3 of the B.C.Z.R. to permit a height of 32 feet for the existing accessory barn, in lieu of the maximum allowed 15 feet. The subject property and requested relief 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 hearing on behalf of the Petitioners were Michael Alderman, a principal of the Odessa Development Corporation, property owners; Howard Alderman, Jr., Esquire, attorney for the Petitioners, and Dwight Little, 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 irregular shaped parcel located on the south side of Kauffman Road, just north of York Road in northern Baltimore County. The property is also known as Lot 1 of the subdivision known as the Piereman Property, which was recently approved for residential development. The subject property contains a gross area of 1.46 acres, more or less, zoned R.C.5, and is improved with a single family

ORDER RECEIVED FOR FILING

Date

By

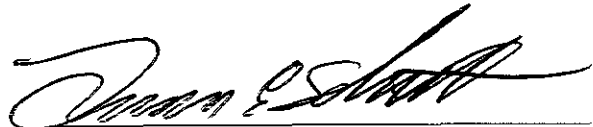
dwelling, known as 101 Kauffman Road, and a barn, which is the subject of the instant request. The barn is 32' x 38' in dimension, with a height of 32 feet, and is located in the side yard. Testimony indicated that the barn has existed on the property for many years and is older than the existing dwelling. Although many years old, the Petitioners wish to legitimize the structure and seek relief as set forth above to allow its continued use.

Based upon the testimony and evidence presented, I am persuaded to grant the request. Although the variance is necessitated as a result of the subdivision of the Piereman Property and creation of Lot 1, both the dwelling and barn have existed on the property for some time. Additionally, there are no other variances being requested. In my view, the Petitioners have met the requirements of Section 307 of the B.C.Z.R. and relief can be granted without detriment to the health, safety or general welfare of the surrounding locale.

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 31st day of August, 2001, that the Petition for Variance seeking relief from Sections 400.1 and 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory barn, which is larger than the existing principal dwelling, to be located in the side yard in lieu of the required rear yard, and, from Section 400.3 of the B.C.Z.R. to permit an existing accessory barn height of 32 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

EES:bjs

ORDER RECEIVED FOR FILING
Date 8/31/01
By [Signature]



Baltimore County
Zoning Commissioner

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

August 31, 2001

Howard L. Alderman, Jr., Esquire
Levin & Gann
502 Washington Avenue, 8th Floor
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
S/S Kauffman Road, 1480' NW of the c/l York Road
(Lot 1 of Piereman Property, aka 101 Kauffman Road)
7th Election District – 3rd Council District
Odessa Development Corporation - Petitioners
Case No. 01-527-A

Dear Mr. Alderman:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Michael Alderman
Odessa Development Corp., 26 Ivy Reach Court, Cockeysville, Md. 21030
Mr. Dwight Little
1045 Taylor Avenue, Suite 101, Towson, Md. 21286
People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 101 Kauffman Road/Lot 1 @ Piereman Prop.
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)

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 Alderman
Name - Type or Print _____ City _____
Signature _____
Levin & Gann, PA
Company
502 Washington Ave. 8th Floor (410) 321-0600
Address _____ Telephone No. _____
Towson MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Odessa Development Corporation
Name - Type or Print _____
Signature _____
Michael Alderman, President
Name - Type or Print _____
Signature _____
26 Ivy Reach Court (410) 241-6664
Address _____ Telephone No. _____
Cockeysville MD 21030
City _____ State _____ Zip Code _____

Representative to be Contacted:

Chuck Merritt c/o Little & Associates, Inc.
Name _____
1045 Taylor Ave., Suite 101 (410) 296-1636
Address _____ Telephone No. _____
Towson MD 21286
City _____ State _____ Zip Code _____

OFFICE USE ONLY

Case No. 01-527-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JRF Date 6-14-01

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 8/31/01
By [Signature]

PETITION FOR VARIANCE

CASE NO: _____

Address: 101 Kauffman Property/Lot 1 @ Pierman Property

Legal Owner: Odessa Development Corporation

Present Zoning: RC-5

REQUESTED RELIEF

- AND 101
- A. A variance from: BCZR § 400.1^A to permit the continued use of an existing, accessory barn which is: i) larger than the existing principal dwelling, and ii) located in the side yard in relation to the existing dwelling; and
- B. A variance from BCZR §§400.3 to permit the continued use of an existing, accessory barn having a height of 32± feet in lieu of the 15 feet permitted, all as shown more particularly on the Plat to Accompany this Petition.

JUSTIFICATION:

- The existing, accessory structure has been in place longer than the existing dwelling;
- There is no planned modification for enlargement or increase in height of the existing, accessory structure;
- The existing, accessory structure, although many years old, remains in useable condition; and
- For such further reasons as will be presented at the time of the hearing held on this petition.

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners



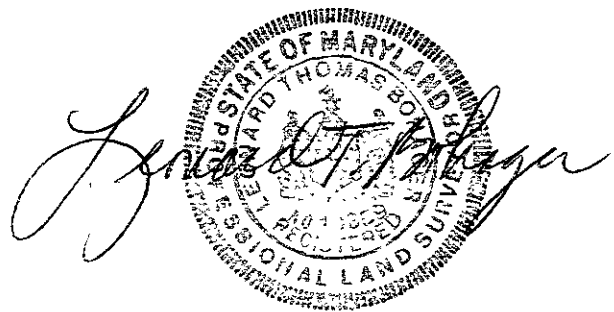
530 East Joppa Road
Towson, Maryland 21286

Telephone: (410) 583-9571
Fax: (410) 583-1513

February 5, 2001

ZONING DESCRIPTION FOR "PIEREMAN PROPERTY"

Beginning at the centerline of Kauffman Road, which is 20 feet wide, at the distance of 1480 feet northwesterly of the centerline of the nearest improved intersecting street, York Road, which is 60 feet wide; thence (1) South 82 degrees 17 minutes 44 seconds West 105.60 feet; thence (2) North 76 degrees 26 minutes 25 seconds West 207.46 feet; thence (3) North 70 degrees 14 minutes 01 seconds West 222.15 feet; thence (4) North 68 degrees 13 minutes 41 seconds West 208.63 feet; thence (5) North 69 degrees 50 minutes 32 seconds West 445.39 Feet; thence (6) South 50 degrees 02 minutes 10 seconds West 1346.89 feet; thence (7) South 15 degrees 42 minutes 37 seconds West 180.77 feet; thence (8) North 62 degrees 01 minutes 52 seconds West 521.12 feet; thence (9) South 33 degrees 25 minutes 20 seconds West 25.50 feet; thence (10) South 26 degrees 13 minutes 41 seconds West 209.01 feet; thence (11) South 50 degrees 42 minutes 26 seconds East 332.88 feet; thence (12) South 39 degrees 17 minutes 34 seconds West 150.00 feet; thence (13) South 50 degrees 42 minutes 26 seconds East 338.34 feet; thence (14) North 89 degrees 36 minutes 30 seconds East 532.87 feet; thence (15) South 80 degrees 16 minutes 02 seconds East 1277.38 feet; thence (16) South 18 degrees 16 minutes 02 seconds East 16.50 feet; (17) North 21 degrees 08 minutes 13 seconds East 1535.46 feet to the place of beginning. Containing 64.1553 acres of land, more or less and being all that land described in Liber G. L. B. 1915 folio 87.



527

ZONING DESCRIPTION FOR
#101 KAUFFMAN ROAD

Beginning for the same on the proposed south side of Kauffman Road, which is of a variable width, at the distance of 1,300 feet west of the centerline of the nearest improved intersecting street, York Road. Thence, **(1)** South 21 degrees 08 minutes 13 seconds West 237.68 feet; thence **(2)** South 88 degrees 55 minutes 36 seconds West 212.85 feet; thence **(3)** North 01 degrees 08 minutes 53 seconds West 157.00 feet; thence **(4)** North 84 degrees 54 minutes 15 seconds West 74.44 feet; thence **(5)** North 01 degrees 08 minutes 53 seconds West 118.47 feet; thence binding on the proposed south side of Kauffman Road **(6)** South 70 degrees 12 minutes 48 seconds East 171.95 feet; **(7)** by a curve to the left having a radius of 305.00 feet and an arc length of 187.84 feet (the chord of said arc being South 87 degrees 51 minutes 27 seconds East 184.89 feet); and **(8)** North 74 degrees 29 minutes 57 seconds East 32.82 feet to the place of beginning. Being a part of that land described in a deed dated December 4, 1950 and recorded among the Land Records of Baltimore County in Liber G.L.B. 1915 folio 87. Also being known as Lot 1 as will be shown in the future subdivision of "The Piereman Property" to be recorded among the Plat Records of Baltimore County containing 1.47 acres of land, more or less. Also to be known as #101 Kauffman Road and located in the 7th Election District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

3300

DATE 6-14-01 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Little & Associates, Inc.
101 KAUFFMAN RD. ITEM # 527
FOR: 01 VARIANCE TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
6/14/2001 6/14/2001 10:18:10

RE: MS02 CASHIER SMAT SMAT DRAWER 2
>> RECEIPT # 176883 OFLH

Dept 5 528 ZONING VERIFICATION
CP NO. 003300

Receipt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #81-527-A

101 Kauffman Road/Lot 1

S/S Kauffman Road, 1480' NW York Road

7th Election District -- 3rd Councilmanic District

Legal Owner(s): Odessa Development Corp,

Michael Alderman, President

Variance: to permit the continued use of an existing, accessory barn, which is larger than existing principal dwelling, and located in the side yard in relation of the existing dwelling and to permit the continued use of an existing, accessory barn having a height of 32+ feet in lieu of the 15 feet required.

Hearing: Tuesday, August 14, 2001 at 11:00 a.m. in Room 407, County Courts Building, 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.

7/29/01 July 26

C483480

CERTIFICATE OF PUBLICATION

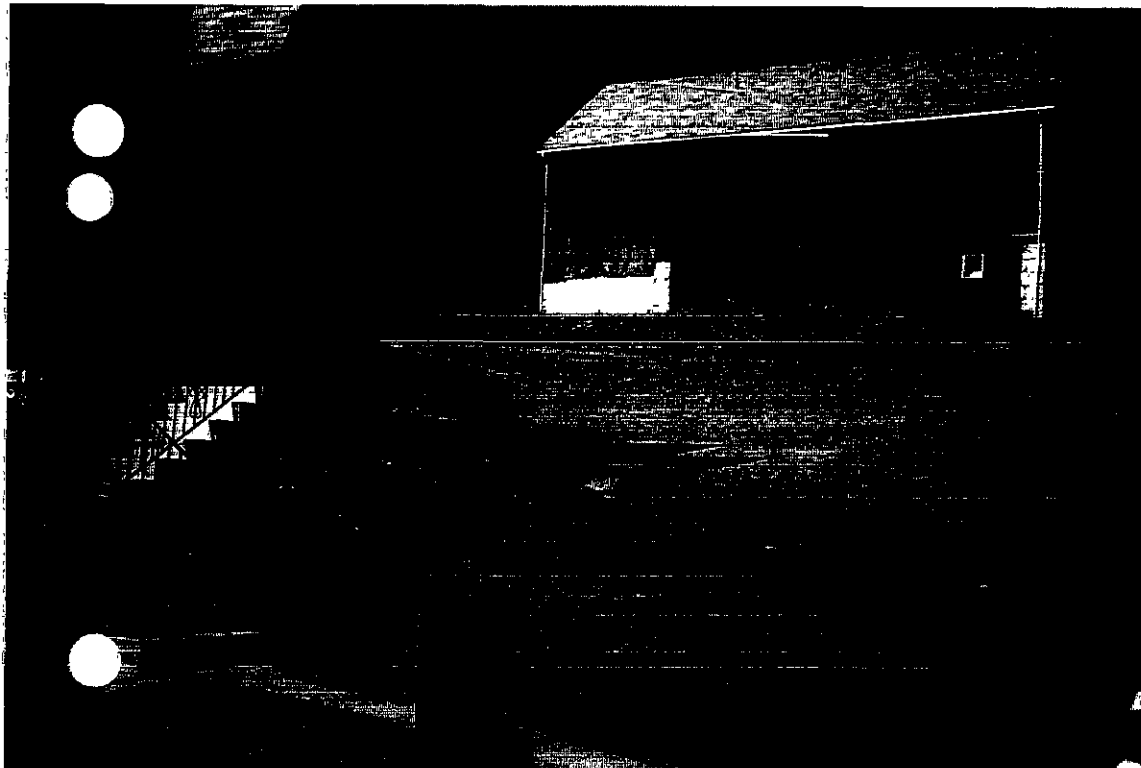
7/26/2001

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 7/26/2001.

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

J. Wilkinson

LEGAL ADVERTISING



NOTICE

37-527-A

HEARING WILL BE HELD BY
ZONING COMMISSIONER
IN TOWSON, MD

BEFORE THE COUNTY COURTS
DEPT 40 BOSLEY AVENUE
TUESDAY, AUGUST 14, 2001
AT 11:00 A.M.

VARIANCE TO PERMIT THE
EXISTING ACCESSORY BARN
TO REMAIN IN THE YARD IN RELATION OF THE
EXISTING PRINCIPAL DWELLING
TO PERMIT THE CONTINUED
USE OF THE ACCESSORY BARN HAVING A
HEIGHT OF THE 15 FEET

NECESSARY.

CERTIFICATE OF POSTING

RE: Case No.: 01-527-A

Petitioner/Developer: _____

ODESSA DEVELOPMENT CORP.

Date of Hearing/Closing: AUG. 14, 2001

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 _____

#101 KAUFMAN ROAD

~~JULY 26, 2001~~

The sign(s) were posted on JULY 27, 2001
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(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: 527

Petitioner: Odessa Development Corporation

Address or Location: 101 Kauffman Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Odessa Development Corporation

Address: 26 Ivy Reach Court

Cockeysville, Maryland 21030

Telephone Number: (410) 241 - 6664

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 26, 2001 Issue – Jeffersonian

Please forward billing to:

Michael Alderman, President
Odessa Development Corp
26 Ivy Reach Court
Cockeysville MD 21030

410 241-6664

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: 01-527-A

101 Kauffman Road/Lot 1

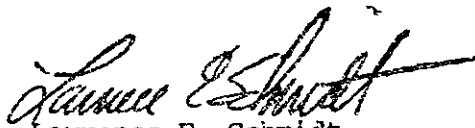
S/S Kauffman Road, 1480' NW York Road

7th Election District – 3rd Councilmanic District

Legal Owner: Odessa Development Corp, Michael Alderman, President

Variance to permit the continued use of an existing, accessory barn, which is larger than existing principal dwelling, and located in the side yard in relation of the existing dwelling and to permit the continued use of an existing, accessory barn having a height of 32+ feet in lieu of the 15 feet required.

HEARING: Tuesday, August 14, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 672
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

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

July 19, 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: 01-527-A

101 Kauffman Road/Lot 1

S/S Kauffman Road, 1480' NW York Road

7th Election District – 3rd Councilmanic District

Legal Owner: Odessa Development Corp, Michael Alderman, President

Variance to permit the continued use of an existing, accessory barn, which is larger than existing principal dwelling, and located in the side yard in relation of the existing dwelling and to permit the continued use of an existing, accessory barn having a height of 32+ feet in lieu of the 15 feet required.

HEARING: Tuesday, August 14, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon 672
Director

C: Howard Alderman, Levin & Gann, 502 Washington Ave, 8th Flr, Towson 21204
Michael Alderman, President Odessa Development Corp, 26 Ivy Reach Court,
Cockeysville 21030
Chuck Merritt, Little & Associates, Inc, 1045 Taylor Ave, Suite 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 28, 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

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 10, 2001

Howard Alderman
Levin & Gann
402 Washington Avenue
8th Floor
Towson MD 21204

Dear Mr. Alderman:

RE: Case Number: 01-527-A, 101 Kauffman Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 14, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Michael Alderman, President, Odessa Development Corp., 26 Ivy Reach Court,
Cockeysville 21030
Chuck Merritt, Little & Associates Inc., 1045 Taylor Avenue, Suite 101,
Towson 21286
People's Counsel



**Baltimore County
Fire Department**

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

July 24, 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 July 16, 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:

527, 528, 529, 531, 533, 534, 535, 536, 539, 540, 541, 542, 543,
545, 548, 550, and 551

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



Printed with Soybean Ink
on Recycled Paper

John Alexander

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 2, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For July 23, 2001
Item Nos. 485, 527, 528, 529, 530, 532,
534, 536, 537, 540, 541, 542, 543, 544,
546, 547, 548, 549, and 550

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

RWB:HJO:jrb

cc: File

HP
8/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 23, 2001

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

JUL 23 2001

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-527, 01- 530, 01-536, 01-537, 01-540,
01-541, and 01- 543

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey M. Long

AFK/JL.MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7-23-01

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

RE: Baltimore County
Item No. 527 JRF

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,

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

LD
8/14

RE: PETITION FOR VARIANCE
101 Kauffman Road, Lot 1, S/S Kauffman Rd,
1480' NW of York Rd
7th Election District, 3rd Councilmanic

Legal Owner: Odessa Development Corp.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-527-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 7th day of August, 2001 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

MICHAEL ALDERMAN

26 Ivy Reach Ct.

HOWARD ALDERMAN

LEVIN & GANN PA 502 WASHINGTON AVE
SUITE 800, TOWSON MD 21204

DWIGHT LITTLE

LITTLE & ASSOC, INC.

1045 TAYLOR AVE., SUITE 101, TOWSON 21286



☒ Variance	☐ Special Hearing

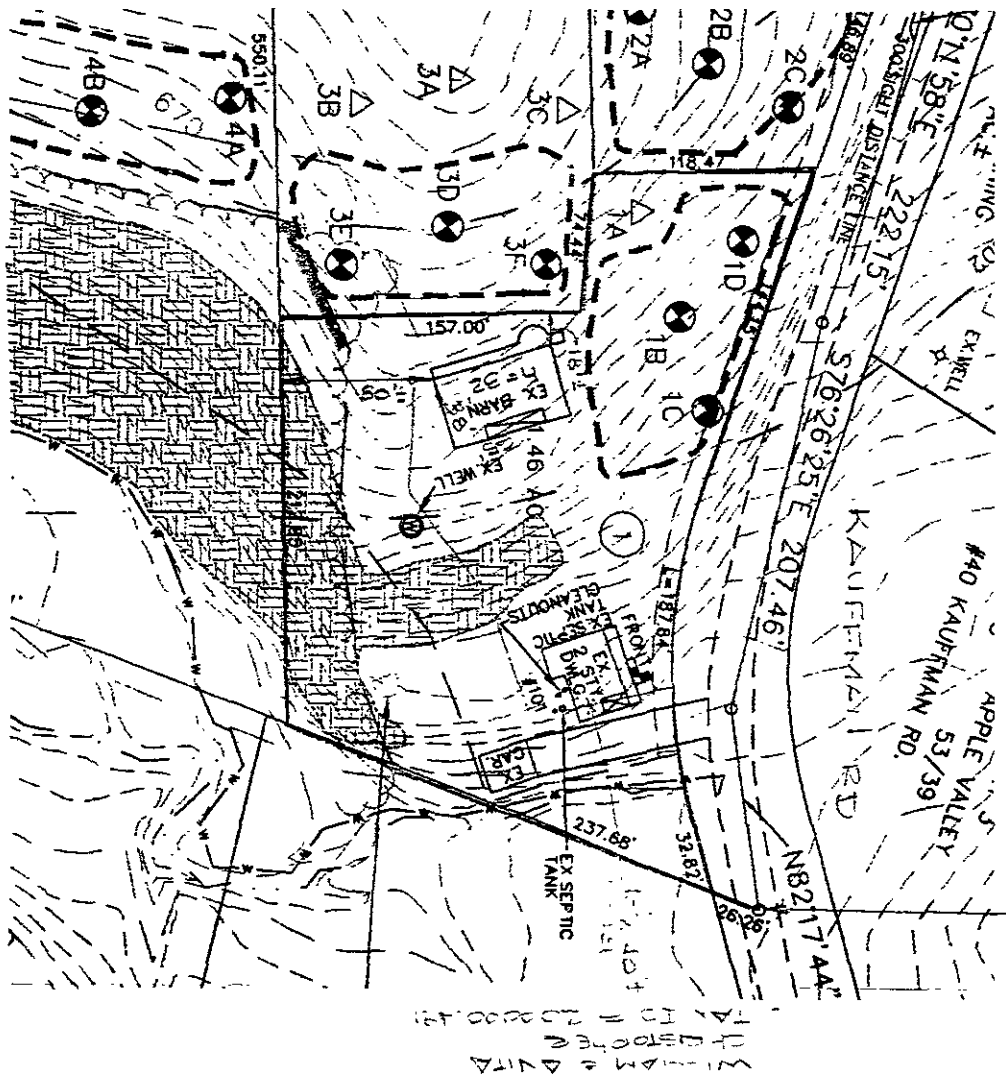
see pages 5 & 6 of the CHECKLIST for additional required information

GREENMAN PROPERTY

	_____	,lot # _____,	'section #' _____
olio#	_____	,	

~~SSA~~ DEVELOPMENT CORP.

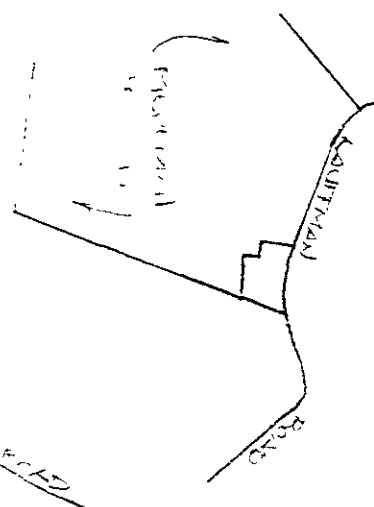
POINT OF
BEACHHEAD



North

date: 5/30/01
prepared by: .

Scale of Drawing: 1" = 100'



LOCATION INFORMATION

Vicinity Map
Scale: 1" = 1000'

Election District 11

Councilman District 3

1'-200 scale map#: NW 35-E

Zongzi: 4-2-5

Lot size:	1.16	square feet
acreage		

Public Private

SEVEN:

WATER

Local Area:

Prior Zoning Hearings: NO

Not in the French Academy

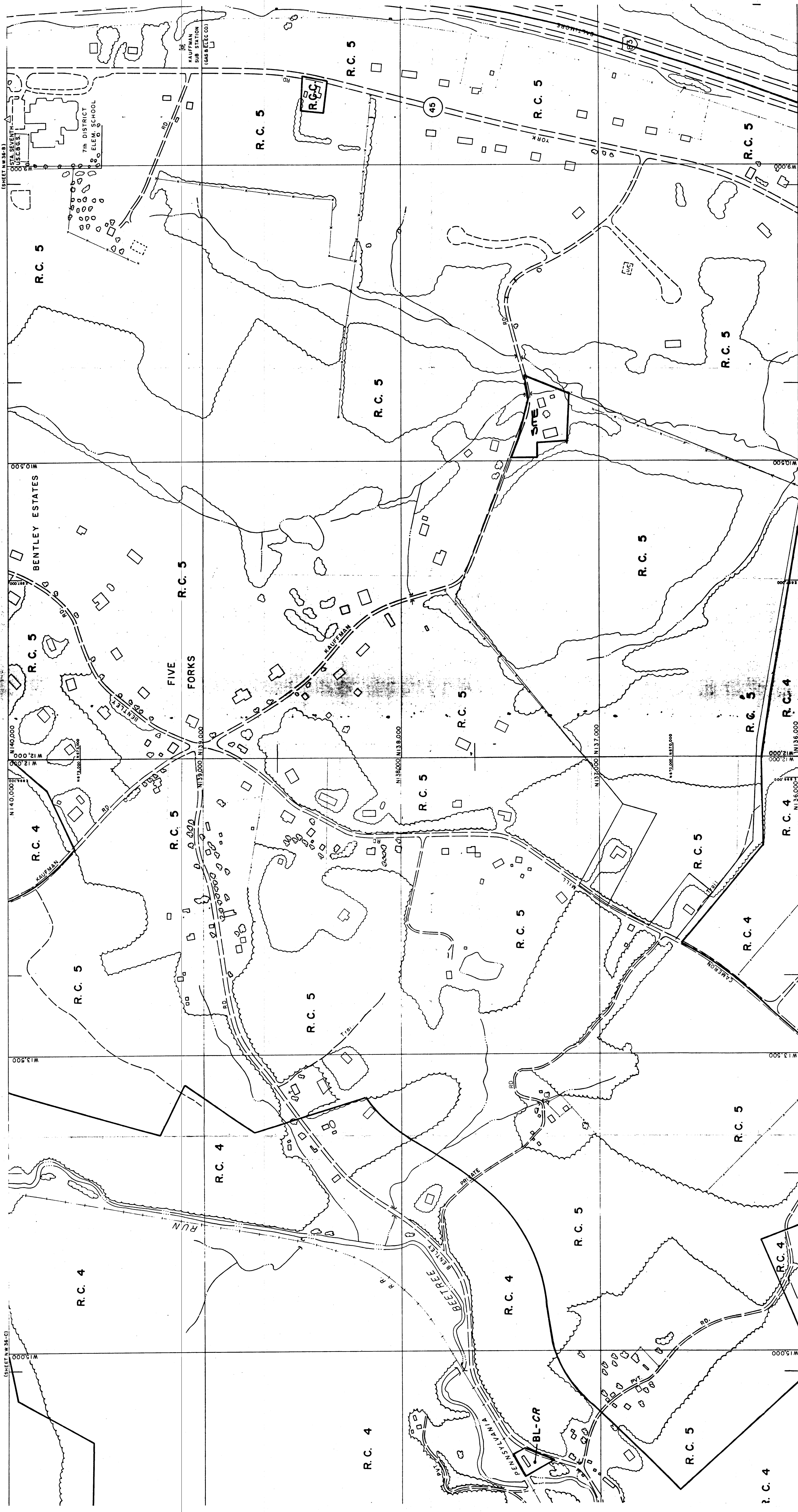
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

527

527

527



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE	LOCATION	SHEET
1" = 200' ±	BENTLEY SPRINGS	NW.
DATE OF PHOTOGRAPHY JANUARY 1986		35-C

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1990 BALTIMORE COUNTY ZONING MAP
ADOPTED BY THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1990
with Amendments 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Karin Kaneney
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210