ORDER REGEIVED FOR FILING
Date
By

IN RE: PETITION FOR VARIANCE

W/S York Road, 327' S of the c/l

Warren Road

(10400 York Road)

8th Election District

3rd Council District

Frankel Properties, LLC Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 02-561-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, Frankel Properties, LLC, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a variance from Section 450.4.5.g of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a freestanding sign of 64 sq.ft. in lieu of the maximum allowed 50 sq.ft. 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 in support of the request were Rich Giroux, on behalf of Frankel Properties, LLC, property owners; Bruce E. Doak, a representative of Gerhold, Cross & Etzel, the consultants who prepared the site plan for this property; and David Karceski, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the east side of York Road near its intersection with Warren Road in Cockeysville. The property contains a gross area of 11.72 acres, more or less, zoned B.R.-A.S. and was developed in the 1980s as an automotive dealership. Presently, the dealership sells Acura and Mazda vehicles. Photographs of the site show an attractively maintained business operation.

The instant Petition relates to a proposed freestanding sign advertising the Mazda dealership. The zoning regulations allow one freestanding sign for each dealership on the premises and there are two such signs on the property, one for the Mazda dealership and the other for the Acura operation. The Petitioners propose replacing the existing Mazda sign with an updated, more modern version. The new sign will be approximately 64 sq.ft. in area, slightly larger than the maximum 50

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Date
By

sq.ft. permitted. Testimony indicated that the proposed sign is necessary to adequately identify the Mazda dealership, given the uniqueness of the property and area. Specifically, the site is located at the bottom of a valley and York Road has grades in both directions. Thus, the dealership is not visible to approaching traffic until they are immediately adjacent to the property. Also, the showroom buildings are setback a significant distance from York Road and are not easily visible. Testimony indicated that the proposed sign is consistent with Mazda's requirements for dealerships. Apparently, the manufacturer provides three different signs for its dealerships and the proposed sign is the smallest of the three. Testimony also indicated that the area has a number of dealerships in the area and the size of the subject sign is consistent with other signs in the locale.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. I find that the proposed sign is appropriate and will not adversely affect adjacent properties. Strict compliance would be unnecessarily burdensome and result in a practical difficulty for the Petitioners. Moreover, the relief requested will not result in any detriment to the health, safety and 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.

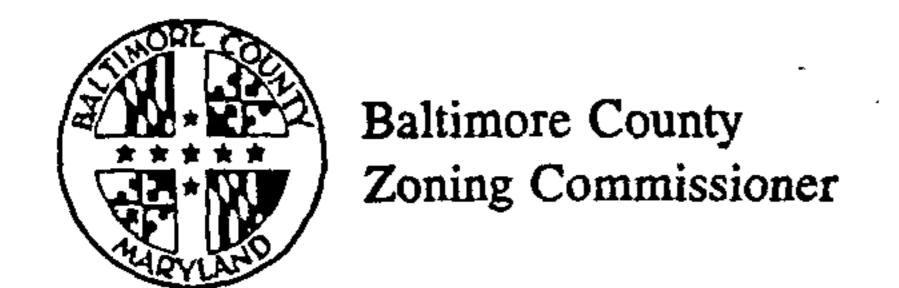
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of July, 2002 that the Petition for Variance seeking relief from Section 450.4.5.g of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a freestanding sign of 64 sq.ft. in lieu of the maximum allowed 50 sq.ft., 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 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



August 2, 2002

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

Fax: 410-887-3468

Robert A. Hoffman, Esquire David Karceski, Esquire Venable, Baetjer & Howard 210 Allegheny Avenue Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S York Road, 327'S of the c/l Warren Road
(10400 York Road)
8th Election District - 3rd Council District
Frankel Properties, LLC - Petitioners
Case No. 02-561-A

Dear Messrs. Hoffman & Karceski:

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,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. Robert E. Frankel, President

Frankel Properties, LLC, 201 Reisterstown Road, Pikesville, Md. 21208

Mr. Rich Giroux, Frankel Mazda/Acura, 10400 York Road, Cockeysville, Md. 21030

Mr. Bruce E. Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson, Md. 21286

People's Counsel; Case File



ORDER RECEIVED FOR

Date

ŝ

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10400 York Road

which is presently zoned BR-AS

IWe do solemnly declare and affirm, under the penalties of

is the subject of this Petition.

perjury, that I/we are the legal owner(s) of the property which

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)

To be determined at Hearing.

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.

| Contract Purchaser/Lessee: | | Legal Owner(s): | | | |
|----------------------------|-----------------|------------------------------|-----------------------|-------------------|------------------------------|
| | | | Frankel Prop | erties, ELC. | |
| Name - Type or Pri | nt | | Name - Type or Print | 9 | |
| Signature | | | Signature | | |
| | | | Robert E. Fr | ankel, Presid | lent |
| Address | | Telephone No. | Name - Type or Print | | |
| City | State | Zip Code | Signature | | |
| Attorney For Petitioner: | | 201 Reisters | town Road (4 | 110)484-880 | |
| | | | Address | | Telephone No |
| Robert A. | | | Pikesville, | Maryland | 21208 |
| Name - Type or Prin | | | City | State | Zip Coce |
| Signature // | <u>//</u> | | Representative to | o be Contacted: | |
| · // | | _ | | | |
| Venable, B Company | aetjer and Howa | rd, LLP | Robert A. Ho | ffman | |
| • | | 0\404 6000 | Name | _ | |
| Address | eny Avenue (41 | 0) 494-6200 Telephone No. | 210 Allegheny Address | y Avenue (41 | 0) 494-6200 Telephone No. |
| Towson, | Maryland | 21204 | | M | • |
| City | State | Zip Code | Towson, City | Maryland State | 21204 Zip Code |
| | • | | <u>OFF</u> | ICE USE ONLY | |
| Case No. C | 2-561-A | | ESTIMATED LENG | TH OF HEARING | |
| | <u> </u> | • | UNAVAILABLE FO | R HEARING | |
| 2EV 9115198 | | | Reviewed By | R# Date | 6/12/02 |
| ور دهادر کمان | | | | | |

Variance from Section 450.4.5.g of the Baltimore County Zoning Regulations to allow a free-standing sign of 64 square feet in lieu of the permitted 50 square feet.

ORDER RECEIVED FOR FILING
Date 2/3///2

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TO1DOCS1/DHK01/#138153 v1

561



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

June 12, 2002

ZONING DESCRIPTION FRANKEL PROPERTIES, LLC. 10400 YORK ROAD

All that piece or parcel of land lying, situate and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning at a point on the west side of York Road being measured 327 feet, more or less, along the center of York Road from the center of Warren Road and thence 45 feet at a right angle from said center of York Road to the point of beginning, and running thence from said beginning point along the west side of York Road, (1) South 20 degrees 21 minutes 57 seconds East 228.14 feet, thence leaving the west side of York Road and binding on the property of Baltimore County, Maryland, (2) South 71 degrees 49 minutes 06 seconds West 173.40 feet, (3) South 26 degrees 39 minutes 20 seconds West 23.41 feet, (4) South 69 degrees 37 minutes 50 seconds West 57.86 feet, (5) South 24 degrees 48 minutes 04 seconds East 28.68 feet, (6) North 82 degrees 38 minutes 57 seconds East 79.73 feet, (7) South 86 degrees 08 minutes 52 seconds East 48.40 feet, (8) North 81 degrees 05 minutes 23 seconds East 32.34 feet, and (9) North 62 degrees 02 minutes 52 seconds East 93.04 feet to the west side of York Road, thence along the west side of York Road, (10) South 20 degrees 07 minutes 00 seconds East 84.50 feet, (11) North 71 degrees 42 minutes 11 seconds East 5.22 feet, (12) South 18 degrees 32 minutes 10 seconds East 53.16 feet, (13) South 71 degrees 27 minutes 50 seconds West 9.00 feet, (14) South 18 degrees 32 minutes 10 seconds East 45.00 feet, (15) North 71 degrees 27 minutes 50 seconds East 9.00 feet, and (16) South 18 degrees 32 minutes 10 seconds East 6.64 feet to the north side of Recycle Road, thence leaving York Road and binding along the north side of Recycle Road, (17) North 85 degrees 00 minutes 10 seconds West 1,215.33 feet to the east side of the Mass Transit Administration Light Rail Line, thence along the east side of the Light Rail Line, (18) North 03 degrees 33 minutes 00 seconds West 475.35 feet to the south side of Warren Road, thence running for a part along the south side of Warren Road, (19) South 85 degrees 00 minutes 10 seconds East 794.57 feet, (20) South 04 degrees 59 minutes 50 seconds West 30.00 feet, and (21) South 85 degrees 00 minutes 10 seconds East 281.59 feet to the place of beginning.

Containing 11.72 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zon not to be used for the purposes of conveyance.

#56

FROM: RECEIVED MISCEL OFFICE 유 BUDGET & FINANCE Snoant RECEIPT AMOUNT 4> HIN'N ULT 17102

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DISTRIBUTION
WHITE - CASHIER

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AGENCY

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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: #02-561-A
10400 York Road
W/side of York Road at the
distance of 327 feet +/south from the centerline of
Warren Road
8th Election District
3rd Councilmanic District
Legal Owner(s): Franke)
Properties, Robert E.
Frankel, Pres.
Variance: to allow freestanding sign of 64 square
feet in lieu of the permitted
50 square feet.
Hearing: Wednesday, July
24, 2002 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Battimore 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.
JT/7/696 July 9 C549331

OF PUBLICATION

7/11/2002

, that the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERTIFY once in each of ou

The Jeffersonian

Arbutus Times

Catonsville Times

Towson Times

Owings Mills Times

NE Booster/Reporter

News North County > Willings

LEGAL ADVERTISING

CERTIFICATE OF POSTING

| | RE: Case No.: 02 - 561-A |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| | Petitioner/Developer: Robert A. |
| | HOFFMAN |
| | Date of Hearing/Closing: 7/24/02 |
| 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: | |
| were posted conspicuously on the property k | perjury that the necessary sign(s) required by law ocated at 10460 YORK RD |
| The sign(s) were posted on | 7/9/02 |
| · · · · · · · · · · · · · · · · · · · | (Month, Day, Year) |
| LONNOTICE Case # :02-561-A | Sincerely, |
| PUBLIC HEARING WILL BE LIE | (Signature of Sign Poster and Date) |
| IN TOWSON , MD. | SSG ROBERT BLACK |
| IME & DATE : LENSON: TUY 25 2002 or 1500 and | (Printed Name) |
| THE & DATE : LEASON TRAY 25 2002 or 1600 AM THE FRANCISC SO STREET HIS SOURCE | 1508 Leslie Rd |
| | Dendalk, Maryland 21222 |
| | (City, State, Zip Code) |
| | (410) 282-7940 |
| | (Telephone Number) |

Case #:02-561-A A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD. PLACE : 800M 401 COUNTY COURTS PLDG. 40V BYSLEY AVENUE

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 02-561-A |
| Petitioner: Franke Properties (10 |
| Address or Location: 10 400 York Road |
| PLEASE FORWARD ADVERTISING BILL TO: Name: Amy Donte !! |
| Address: 20 Allegheny Ave. |
| 1005m, Mary and 21204 |
| Teiephone Number: 410-494-6244 |
| |

TO: PATUXENT PUBLISHING COMPANY

Tuesday, July 9, 2002 Issue - Jeffersonian

Please forward billing to:

Amy Dontell 210 Allegheny Avenue Towson, MD 21204 410-494-6244

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: 02-561-A

10400 York Road

W/side of York Road at the distance of 327 feet +/- south from the centerline of Warren Road

8th Election District – 3rd Councilmanic District

Legal Owner: Frankel Properties LLC, Robert E Frankel, President

Variance to allow freestanding sign of 64 square feet in lieu of the permitted 50 square feet.

HEARING: Wednesday, July 24, 2002 at 11:00 a.m. in Room 407, County Courts

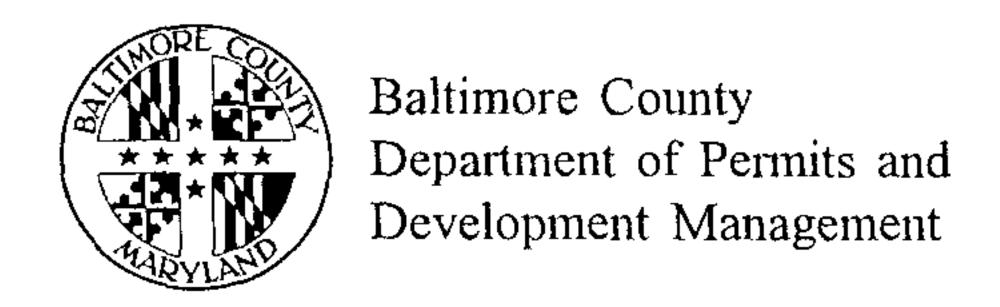
Building, 401 Bosley Avenue

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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.



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

Fax: 410-887-5708

June 21, 2002

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: 02-561-A

10400 York Road

W/side of York Road at the distance of 327 feet +/- south from the centerline of Warren Road

8th Election District – 3rd Councilmanic District

Legal Owner: Frankel Properties LLC, Robert E Frankel, President

Variance to allow freestanding sign of 64 square feet in lieu of the permitted 50 square feet.

HEARING: Wednesday, July 24, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon Director

C: Robert A. Hoffman, Esquire, Venable, Baetier &

C: Robert A. Hoffman, Esquire, Venable, Baetjer & Howard, LLP, 210 Allegheny Avenue, Towson 21204

Frankel Properties, LLC, Robert Frankel, President, 201 Reisterstown Road, Pikesville 21208

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 9, 2002.

(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 pdmlandacq@co.ba.md.us

July 19, 2002

Robert A Hoffman Venable Baetjer & Howard 210 Allegheny Avenue Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 02-561-A, 10400 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 12, 2002.

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. 627

Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Frankel Properties, Robert E Frankel, 201 Reisterstown Road, Pikesville 21208
Amy Dontell, Venable Baetjer & Howard, 210 Allegheny Avenue Towson 21204
People's Counsel

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





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

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

June 19,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 17, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

550-554, 556&557, 559-562

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File

7.1 2002

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: July 9, 2002

Department of Permits & Development Mgmt.

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 24, 2002

Item Nos. 550, 552, 553, 554, 556, 557, 559, 560, 561, and 562

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

RWB:HJO:jrb

cc: File

1/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: June 24, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-550, 02-554, 02-559, & 02-561

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:

Section Chief:

AFK/LL:MAC

17. 5 ×



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams

Administrator

Date: 6-19-02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. 561 JRF

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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

PETITION FOR VARIANCE RE: W/side of York Rd 327 ft +/-Centerline of Warren Road

8th Election District, 3rd Councilmanic

District

FOR

Legal Owner: Robert E. Frankel, President *

BALTIMORE COUNTY

ZONING COMMISSIONER

BEFORE THE

02-561-A

ENTRY OF APPEARACE

Please enter the appearance of People's Counsel in the above-captioned matter.m Notice sent of any hearing dates of other proceedings in this matter and the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of July, 2002, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, VENABLE, BAETJER & HOWARD, LLP,

210 Allegheny Avenue, Towson, Md. 21204

Attorney for Petitioner

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. Governor

Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

June 20, 2002

Mr. George Zahner **Baltimore County** Department of Permits and Development Management 111 West Chesapeake Avenue, Room 111 County Office Building (Mail Stop #1105) Towson MD 21204

Zoning Advisory Committee meeting - June 24, 2002 Re:

Case #'s 02-550-A, 02-551-XA, 02-552-X, 02-553-A, 02-554-SPH, 02-555-SPHXA, 02-556-A, 02-557-A, 02-558-SPHXA, 02-559-A, 02-560-A, 02-561-, and 02-562-SPHA

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 6/19/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

Mike Nortrup CC:

| | 02-56/-A |
|-------------|----------|
| Case Number | |

PLEASE <u>PRINT</u> LEGIBLY

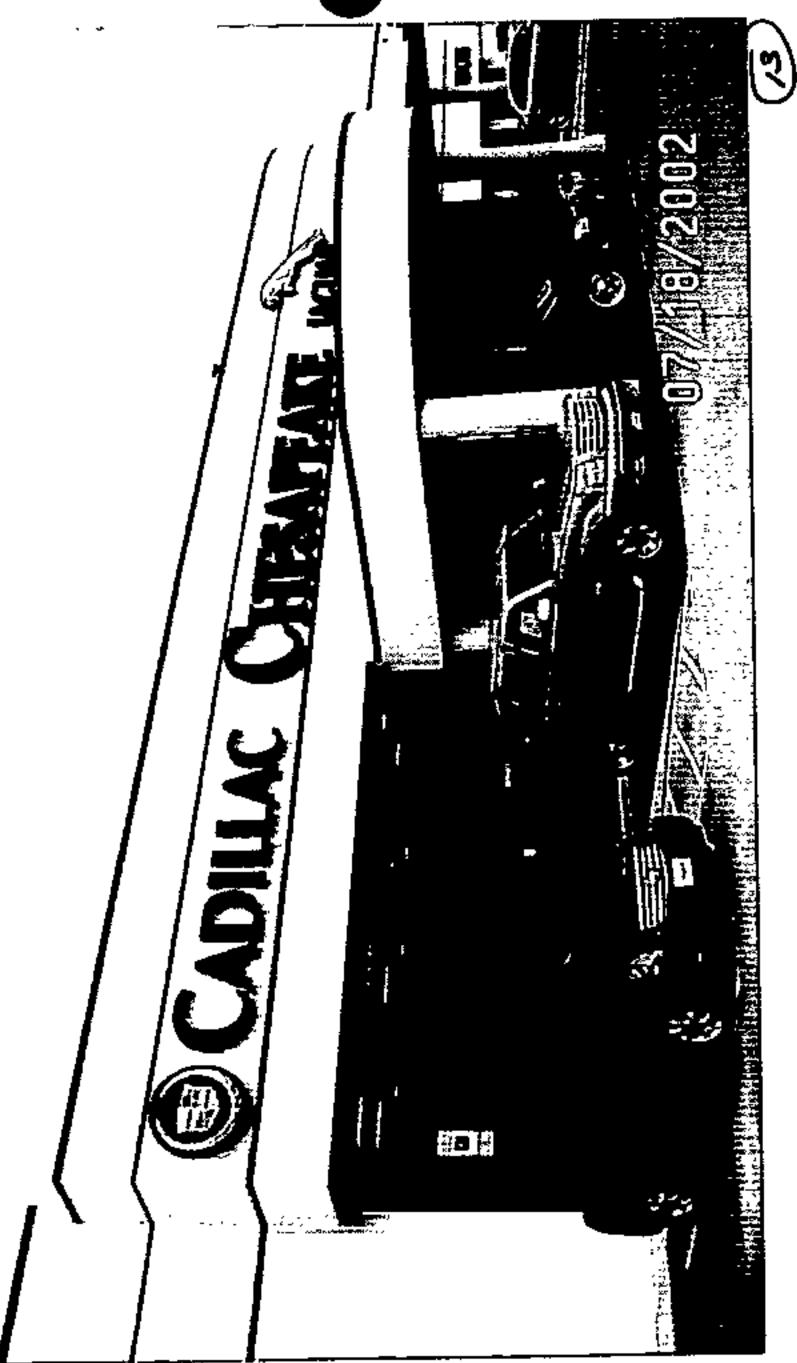
PETITIONER'S SIGN-IN SHEET

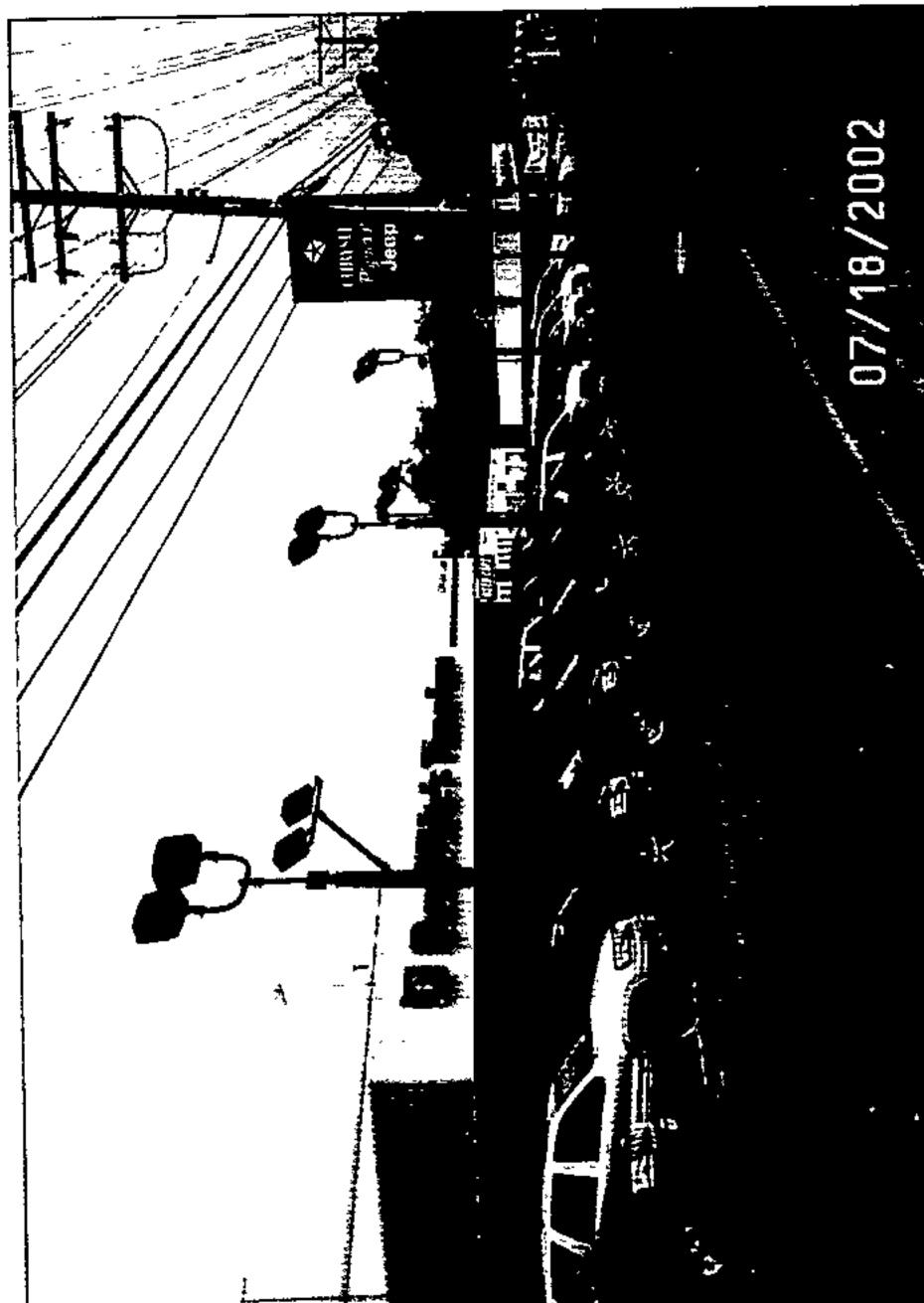
| Name | Address | City, State | Zip Code |
|---------------------------------------|-----------------------------------------|-----------------|------------|
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| PICH GIROUX BRUCO E. DOAK | 10400 Youk No. 320 F. TOWSONTOWN BUD | Towson Mo | 21286 |
| TORMOLD CROSS & ETZOL | | | |
| DAVID KARCESKI | 210 Arissikny Ara | TONSON MD. | 21204 |
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