IN RE: PETITION FOR VARIANCE SW/S Old Bosley Road, 1880' SE of the c/l of Pot Spring Road (2421 Old Bosley Road) 8th Election District 4th Council District	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
	*	Case No. 02-576-A
Stonewall Associates, Inc., Owners; Ted & Lisa Julio, Lessees	*	

* * * * * * * * * * *

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, Stonewall Associates, Inc., and the Contract Purchasers, Ted and Lisa Julio. The Petitioners seek relief from Section 1A03.5.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit disturbance of R.C.4 zoned land of 32,075 sq.ft. in lieu of the maximum allowed 20,000 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 Ted Julio, Contract Purchaser, and Patrick Richardson, 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 at the end of a private driveway on the east side of Old Bosley Road, not far from Pot Spring Road and the Loch Raven Reservoir. The property contains a gross area of 1.436 acres, more or less, zoned R.C.4 and is presently unimproved. Mr. & Mrs. Julio have contracted to purchase the property and intend to develop the site with a single family dwelling as shown on the site plan. Pursuant to Section 1A03.5.F of the B.C.Z.R., only 20,000 sq.ft. of R.C.4 zoned land may be disturbed for development. However, owing to the topography of the land, the Petitioners propose disturbing a greater area (32,075 sq.ft.) than that allowed. At the hearing, Mr. Richardson indicated that the property has significant grades and is irregularly shaped. The proposed dwelling will feature a walk-out basement and rather than construct a retaining wall in view of the grades of the property, the Petitioners propose grading to the rear of the house to conform the

ORDER RECEIVED FOR FILING
Date 8/21/02
By

property with the house and existing contours. In this regard, the Petitioners have consulted with the Department of Environmental Protection and Resource Management (DEPRM), which supports the request for so long as additional landscaping is provided on the lot. In response to this request, the plan shows a modified landscape plan to enhance the previously approved landscape plan for this property.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief with restrictions. The uniqueness associated with this lot is its configuration and grade. These factors necessitate the variance to permit an increased area of disturbance. Moreover, with the implementation of the enhanced landscaping, as shown on the plan, I am persuaded that relief can be granted without detrimental impact to adjacent properties. Moreover, denial of the relief would result in a practical difficulty upon the Petitioners. For all of these reasons, the relief requested 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 21st day of August, 2002 that the Petition for Variance seeking relief from Section 1A03.5.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit disturbance of R.C.4 zoned land of 32,075 sq.ft. in lieu of the maximum allowed 20,000 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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.

2) Landscaping shall be consistent with that shown on the plan.

3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/21/02
By

Baltimore County
Zoning Commissioner

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

August 22, 2002

Mr. Thomas R. Moore
Stonewall Associates, Inc.
P.O. Box 400
Phoenix, Maryland 21131

RE: PETITION FOR VARIANCE
SW/S Old Bosley Road, 1880' SE of the c/l Pot Spring Road
(2421 Old Bosley Road)
8th Election District – 4th Council District
Stonewall Associates, Inc., Owners; Ted & Lisa Julio, Contract Purchasers - Petitioners
Case No. 02-576-A

Dear Mr. Moore:

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. & Mrs. Ted Julio
9640 Deereco Road, Timonium, Md. 21093
Mr. Patrick C. Richardson, Jr.
730 W. Padonia Road, Cockeysville, Md. 21030
DEPRM; People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2421 OLD BOSLEY RD

which is presently zoned RC 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A03.5.F TO ALLOW A DISTURBANCE OF 32,075 SF INSTEAD OF THE MAXIMUM ALLOWED 20,000SF.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) TO ALLOW GRADING TO CONFORM WITH PROPOSED HOUSE AND EXISTING CONTOURS.

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:

Ted + Lisa Julio
Name - Type or Print

Signature

9640 Deereco Rd., 410-837-5200
Address Telephone No.

Timonium, Md. 21093
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Stonewall Associates, Inc.
Name - Type or Print

Signature

Thomas R. Moore, president
Name - Type or Print

Signature

P.O. Box 400 410-667-0800
Address Telephone No.

Phoenix MD 21131
City State Zip Code

Representative to be Contacted:

PATRICK C. RICHARDSON JR
Name

730 W PADONIA RD 410.560-1502
Address Telephone No.

COCKEYSVILLE MD 21030
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By JRE Date 6/24/02

Case No. 02-576-A

ORDER RECEIVED FOR FILING
Date 6/24/02
By

Richardson Engineering, LLC

730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

ZONING DESCRIPTION
JULIO PROPERTY
2421 OLD BOSLEY ROAD
8TH ELECTION DISTRICT /C-4 PCR
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the southwest side of Old Bosley Road approximately 1,880 feet southeast of the intersection of Pot Spring Road and Old Bosley Road; for the following courses and distances: (1) by a curve to the left with a radius of 68.00 feet and length of 69.05 feet (2) South 18 degrees 30 minutes 49 seconds East 42.17 feet, (3) by a curve to the right with a radius of 112.00 feet and length of 134.32 feet (4) by a curve to the right with a radius of 312.00 feet and length of 154.81 feet, (5) by a curve to the left with a radius of 253.00 feet and length of 253.47 feet, (6) by a curve to the left with a radius of 103.00 feet and length of 152.64 feet (7) South 63 degrees 40 minutes 42 seconds East 182.07 feet, (8) South 07 degrees 35 minutes 35 seconds West 185.17 feet, (9) South 66 degrees 04 minutes 07 seconds East 43.60 feet, (10) South 12 degrees 35 minutes 27 seconds East 163.02 feet, (11) North 76 degrees 54 minutes 33 seconds East 119.74 feet, (12) North 07 degrees 48 minutes 33 seconds East 245.05 feet, (13) North 63 degrees 40 minutes 42 seconds West 402.19 feet, (14) by a curve to the right with a radius of 90.00 feet and length of 130.84 feet, (15) by a curve to the right with a radius of 245.00 feet and length of 245.46 feet, (16) by a curve to the left with a radius of 320.00 feet and length of 158.78 feet, (17) by a curve to the left with a radius of 120.00 feet and length of 143.92 feet, (18) North 18 degrees 30 minutes 49 seconds West 42.17 feet, (19) by a curve to the right with a radius of 60.00 feet and length of 154.81 feet, (20) by a curve to the left with a radius of 570.00 feet and length of 8.00 feet, to the place of beginning, being lot 9 of the Plat of Jones Property.

Containing 1.436 acres of land, more or less.

STATE OF MARYLAND
PATRICK L. RICHARDSON
No. 16597
REGISTERED
PROFESSIONAL ENGINEER

6/10/02

576

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 143662

DATE 6/24/02

ACCOUNT 001-06-6150

AMOUNT $50.00

RECEIVED
FROM: Theodore R. Julio

2421 Old Boston Rd. ITEM #576

FOR: 01 VARIANCE

TAKEN BY: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS ACTUAL TIME
6/24/2002 08:22:10
RECEIPT 120786 6/24/2002 OLM
Rec'd from
For: 01 VARIANCE
Baltimore County, Maryland

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: #02-576-A
2421 Old Bosley Road
S/west side of Old Bosley Road at the distance of 1,880 feet southeast of the intersection of Pot Spring Road and Old Bosley Road
8th Election District - 4th Councilmanic District
Legal Owner(s): Stonewall Associates, Inc., Thomas R. Moore, President
Contract Purchaser: Ted and Lisa Julio

Variance: to allow a disturbance of 32,075 square feet instead of the maximum allowed 20,000 square feet.

Hearing: Friday, August 9, 2002 at 10:00 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.

7/234 July 25 C552175

CERTIFICATE OF PUBLICATION

7/26/, 2002

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 7/25/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-576-A

Petitioner/Developer: JULIO, ETAL
C/O RICHARDSON

Date of Hearing/Closing: 8/15/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

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 #2421 - OLD BOSLEY RD.

The sign(s) were posted on 7/25/02
(Month, Day, Year)

Sincerely,

7/25/02
(Signature of Sign Poster and Date)

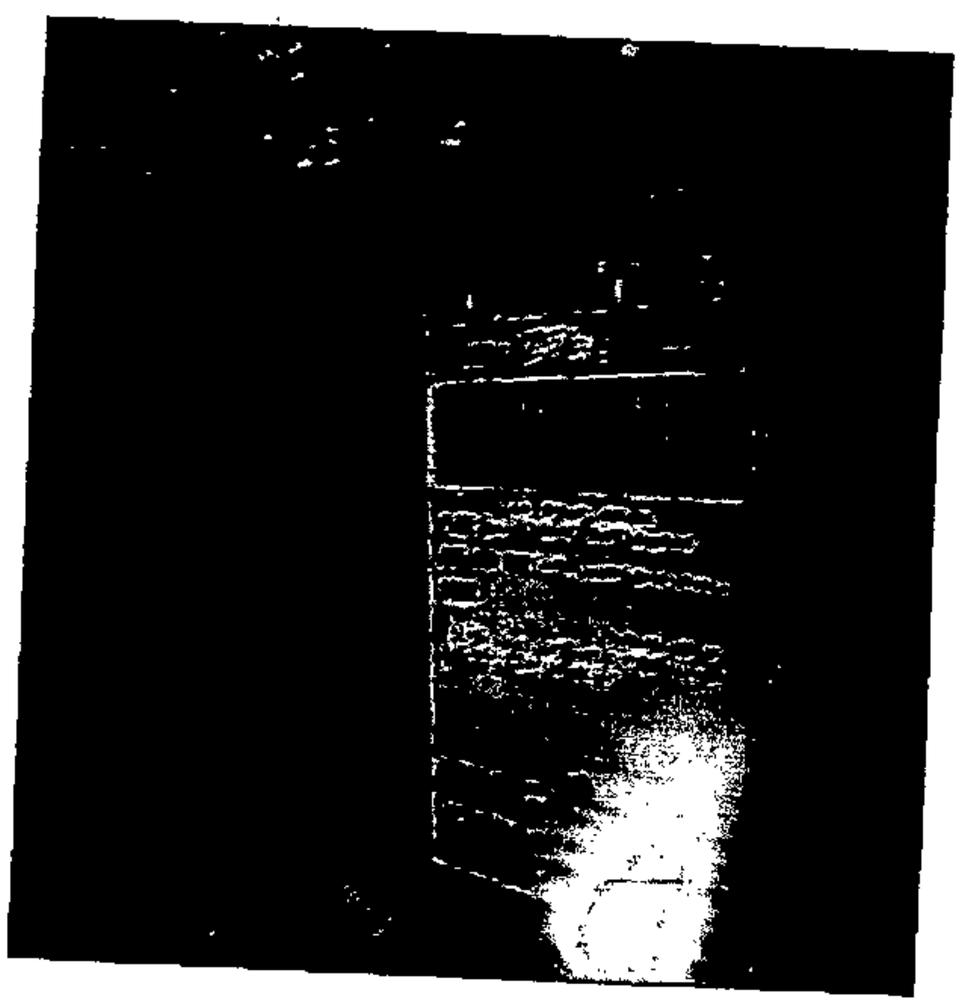
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)

Post-it® Fax Note 7671
Date
# of pages
To
From
Co.
Dept.
Phone #
Fax #
Phone #
Fax #



02-576-A
2421 Old Bosley
RICHARDSON / JULIO 8/15/02

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: 02-576-A

Petitioner: TED JULIO

Address or Location: 2421 OLD BOSLEY RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: TED JULIO

Address: [redacted]
9640 DEERECO RD
TIMONIUM MD 21093

Telephone Number: 410 837 5200

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 25, 2002 Issue – Jeffersonian

Please forward billing to:
Ted Julio 410-837-5200
9640 Deereco Road
Timonium, MD 21093

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: 02-576-A
2421 Old Bosley Road
S/west side of Old Bosley Road at the distance of 1,880 feet southeast of the intersection of Pot Spring Road and Old Bosley Road
8th Election District – 4th Councilmanic District
Legal Owner: Stonewall Associates, Inc., Thomas R. Moore, President
Contract Purchaser: Ted and Lisa Julio

Variance to allow a disturbance of 32,075 square feet instead of the maximum allowed 20,000 square feet.

HEARING: Friday, August 9, 2002 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
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 8, 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: 02-576-A
2421 Old Bosley Road
S/west side of Old Bosley Road at the distance of 1,880 feet southeast of the intersection of Pot Spring Road and Old Bosley Road
8th Election District – 4th Councilmanic District
Legal Owner: Stonewall Associates, Inc., Thomas R. Moore, President
Contract Purchaser: Ted and Lisa Julio

Variance to allow a disturbance of 32,075 square feet instead of the maximum allowed 20,000 square feet.

HEARING: Friday, August 9, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Stonewall Associates, Inc., Thomas Moore, President, P.O. Box 400, Phoenix 21131
Ted and Lisa Julio, 9640 Deereco Road, Timonium 21093

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 25, 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.

Printed with Soybean Ink

NEW HEARING DATE

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 11, 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: 02-576-A
2421 Old Bosley Road
S/west side of Old Bosley Road at the distance of 1,880 feet southeast of the intersection of Pot Spring Road and Old Bosley Road
8th Election District – 4th Councilmanic District
Legal Owner: Stonewall Associates, Inc., Thomas R. Moore, President
Contract Purchaser: Ted and Lisa Julio

Variance to allow a disturbance of 32,075 square feet instead of the maximum allowed 20,000 square feet.

HEARING: Thursday, August 15, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Stonewall Associates, Inc., Thomas Moore, President, P.O. Box 400, Phoenix 21131
Ted and Lisa Julio, 9640 Deereco Road, Timonium 21093

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 31, 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.

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on Recycled Paper

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

August 9, 2002

Stonewall Associates Inc
Thomas R Moore
P O Box 400
Phoenix MD 21131

Dear Mr. Moore:

RE: Case Number: 02-576-A, 2421 Old Bosley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 24, 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.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Mr. & Mrs. Ted Julio, 9640 Deereco Road, Timonium 21093
Patrick C Richardson Jr, 730 W Padonia Road, Cockeysville 21030
People's Counsel

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Baltimore County
Fire Department

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

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

July 2,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 8, 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:

576

575-582

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

cc: File

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JUL 2002
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

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LS
8/15

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 5, 2002

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

RWB

SUBJECT: Zoning Advisory Committee Meeting
For July 15, 2002
Item Nos. 575, 576, 577, 578, 579, 580,
581, and 582

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

RWB:CEN:jrb

cc: File

ZAC-7-15-2002-NO COMMENT ITEMS-852002

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: August 7, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of July 8, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

576

575-577, 579, 581,582

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 29, 2002

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-576, 03-023, & 03-037**

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: Lynn Lanham

AFK/LL:MAC

AUG 3 0 2002

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7 · 3 · 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. 576 JRP

Dear. Mr. Zahner:

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,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

RE:	PETITION FOR VARIANCE S/west side of Old Bosley Road Distance of 1880 ft 8th Election District, 4th Councilmanic District	* * *	BEFORE THE ZONING COMMISSIONER FOR
	Legal Owner:Thomas R. Moore, Pres. Petitioner: Stonewall Associates, Inc.	*	BALTIMORE COUNTY
		*	02-576-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 17th day of July, 2002, a copy of the foregoing Entry of Appearance was mailed to Thomas R. Moore, President , Stonewall Associates Inc., P.O. Box 400, Phoenix Md. 21131 : Petitioner

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

7/16 AL
WCR

Richardson Engineering, LLC

730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

OK
To: George
Dates match?
Carl

July 15, 2002

Attn: Mr. Arnold Jablon
Director of Zoning Administration and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Subject: Zoning Hearing for 2421 Old Bosley Road
Hearing No. 02- 576A
Project No.: 01057

Dear Mr. Jablon:

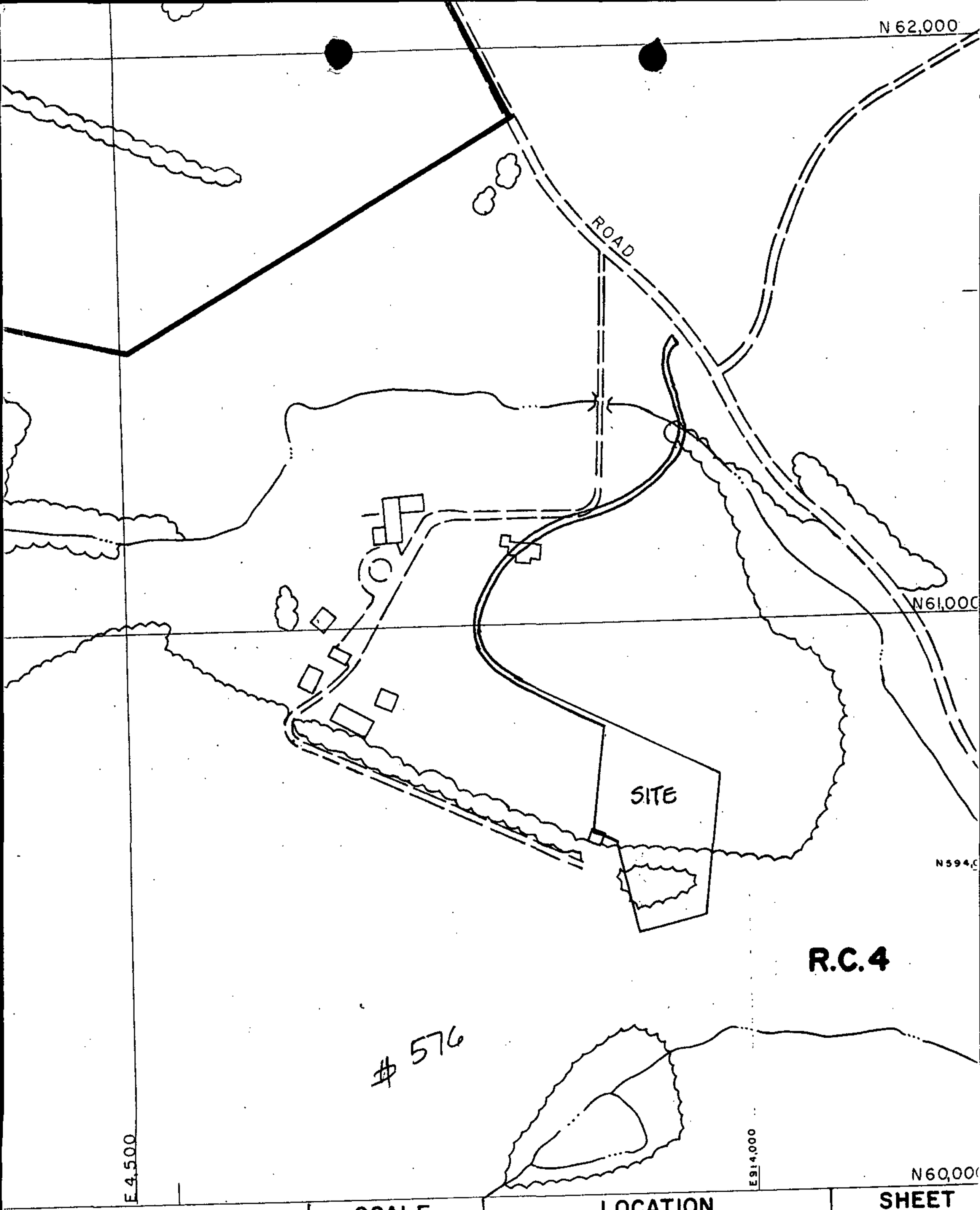
On behalf of my client, Ted Julio, and myself, I am respectfully requesting a rescheduling of the zoning hearing under Case 02-576A. This case is currently scheduled for 10 am on August 9, 2002. I have a HOH hearing that same day starting at 9 am, and cannot attend both hearings on that day. Your cooperation in postponing Mr. Julio's hearing would be greatly appreciated.

If you have any questions, please feel free to contact me at any time.

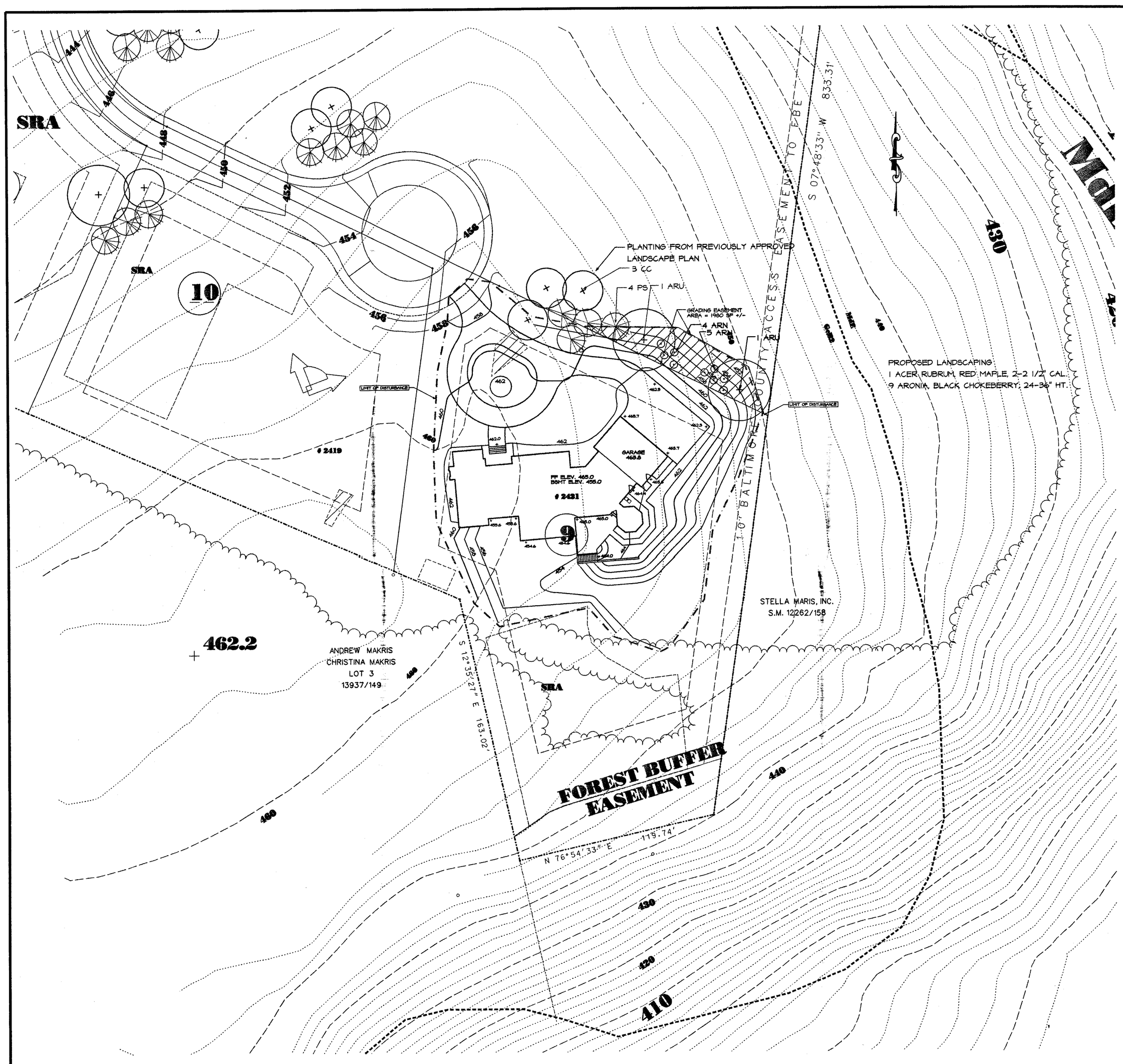
Very truly yours,

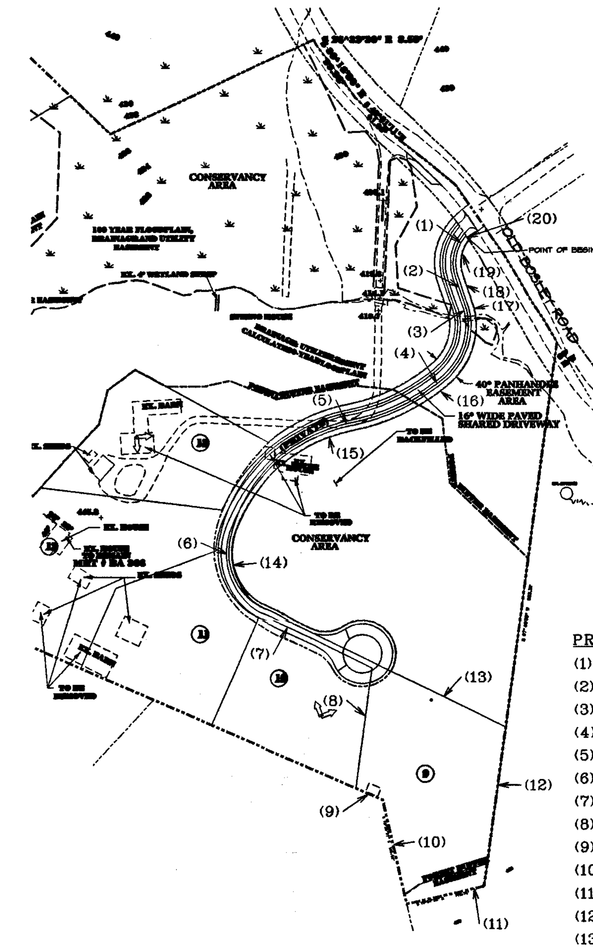
Patrick C. Richardson, Jr. PE

RECEIVED
02-2240
JUL 16 2002
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

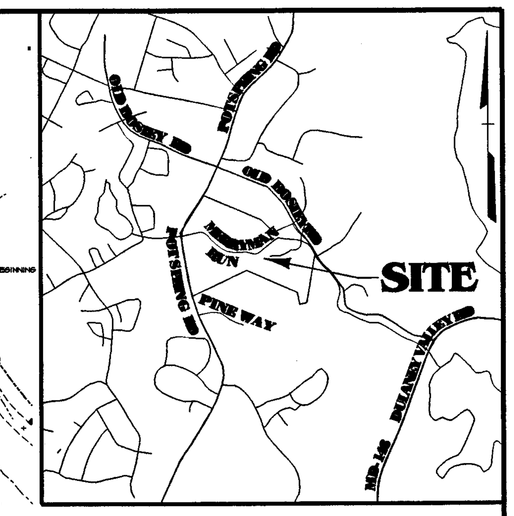


SCALE	LOCATION	SHEET
1" = 200' ±	LOCH RAVEN	NE 16A





TOTAL LOT PLAN
SCALE: 1" = 200'



VICINITY MAP
SCALE : 1"=2000'

PROPERTY DESCRIPTION

(1) R= 68.00 ' L= 69.05 '
(2) S 18° 30' 49" E 42.17'
(3) R= 112.00 ' L= 134.32 '
(4) R= 312.00 ' L= 154.81 '
(5) R= 253.00 ' L= 253.47 '
(6) R= 103.00 ' L= 152.64 '
(7) S 63 ° 40 ' 42 " E 182.07 '
(8) S 07 ° 35 ' 35 " W 185.17 '
(9) S 66 ° 04 ' 07 " E 43.60 '
(10) S 12 ° 35 ' 27 " E 163.02 '
(11) N 76 ° 54 ' 33 " E 119.74 '
(12) N 07 ° 48 ' 33 " E 245.05 '
(13) N 63 ° 40 ' 42 " W 402.19 '
(14) R= 90.00 ' L= 130.84 '
(15) R= 245.00 ' L= 245.46 '
(16) R= 320.00 ' L= 158.78 '
(17) R= 120.00 ' L= 143.92 '
(18) N 18 ° 30 ' 49 " W 42.17 '
(19) R= 60.00 ' L= 154.81 '
(20) R= 570.00 ' L= 8.00 '

GENERAL NOTES:

1. CONTRACT PURCHASER/ DEVELOPER:
   TED JULIO
   3 OAK TREE COURT
   TIMONIUM, MD 21093
2. OWNER: GAYLORD BROOKS
   3312 PAPER MILL ROAD
   PHOENIX, MD 21131
3. LOT AREA: LOT 9 62,550 SF OR 1.436 AC +/-
4. NO PRIOR ZONING HEARINGS FOR THIS PROPERTY.
5. DISTURBED AREA: 32,075 SF

Pet No1

Richardson Engineering, LLC

730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

PLAN TO ACCOMPANY VARIANCE PETITION
JULIO RESIDENCE
2421 OLD BOSLEY ROAD

9TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

REVISIONS 5/21/2002	DRAWN BY: PCR	DESIGNED BY: PCR	SCALE: 1" = 30'
576	DATE: 6/06/2002	JOB NO.: 01057	SHEET NO.: 1 OF 1