IN RE: PETITION FOR VARIANCE
W/S of Powers Avenue, 1550' N
centerline of Sherwood Road
8th Election District
3rd Councilmanic District
(10918 Powers Avenue, Lot 1)

Charlotte O'Brien and Chris Tzanakos (formerly owned by Highlander, LLC)

Petitioners

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 03-039-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, Charlotte O'Brien and Chris Tzanakos. The Petitioners are requesting a variance for property they now own at 10918 Powers Avenue, located in the Cockeysville area of Baltimore County. The variance request is to allow an old existing springhouse to remain on the property in the front yard in lieu of the required rear yard. The springhouse itself is considered to be an accessory structure.

Appearing at the hearing on behalf of the request was Charlotte O'Brien, one of the owners of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 4.360 acres, more or less, zoned R.C.4. The subject property is unimproved at this time. However, it did contain two separate single-family residential dwellings in the past. Those dwellings have since been torn down and the property is unimproved at this time except for the old existing springhouse which use to serve the prior dwellings. The property owners are now desirous of constructing a new home on the property in the area depicted on the site plan. The Petitioners are desirous of keeping the old springhouse as it is on the property, as shown on the site plan. The owners believe the springhouse provides a great deal of character and charm to

OFFICE TEACHER THING

the property and they do not want to remove it from the property. In order for it to remain as sited, given the location of the new home to be built, the variance request is necessary..

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.

THEREFORE, IT IS ORDERED this day of September, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.1 of the Baltimore County Zoning Regulations, to allow an old existing springhouse to remain on the property in the front yard in lieu of the required rear yard, be and is hereby GRANTED.

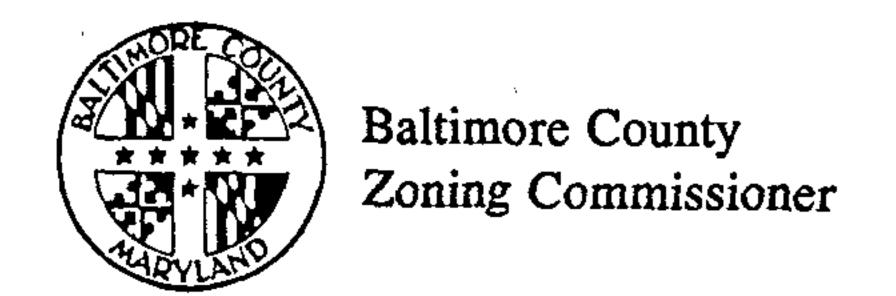
IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

IMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



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

Fax: 410-887-3468

September 10, 2002

Highlander, LLC John W. Browning 102 W. Pennsylvania Avenue, Ste. 600 Towson, Maryland 21204

> Re: Petition for Variance Case No. 03-039-A

> > Property: 10918 Powers Avenue, Lot 1

Dear Mr. Browning:

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,

Timothy M. Kotroco

Deputy Zoning Commissioner

buth 16troco

TMK:raj Enclosure



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property loc	cated at 10918 Powers Ave Let 1
•	which is presently zoned RC4
	Cockeysville
This Petition shall be filed with the Department of Permits and owner(s) of the property situate in Baltimore County and which is demands a part hereof bereity petition for a Variance from Section (a)	escribed in the description and plat attached hereto an
made a part hereof, hereby petition for a Variance from Section(s)	

TO PERMIT AN ACCESSORY STRUCTURE (SPRINGHOUSE) ON A LOT WITHOUT A PRINCIPAL STRUCTURE AND ALTERNATIVELY TO PERMIT AN ACCESSORY STRUCTURE (SPRINGHOUSE) IN THE FRONT YARD IN LIEU OF THE REQUIRED PEAR YARD.

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

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.

	perjury, that I/we are t	he legal owner(s) of the p	penalties of roperty which
	Legal Owner(s): Highlander LLC		
<u> </u>	Name - Type or Print	a. It men ber	<u>-</u>
	Signature		
Telephone No.	Name - Type or Print	iny	
Zip Code	Signature	<u> </u>	<u> </u>
		2 W. Penn Ave 4108	123 / 800
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			Zip Code
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		o be comacteu.	
	Name		
Telephone No.	Address	<u> </u>	Telephone No.
Zip Code	City	State	Zip Code
	<u>OF</u>	FICE USE ONLY	
	ESTIMATED LEN	GTH OF HEARING _	
-	UNAVAILABLE FO	OR HEARING	\
	Reviewed By DI	HOMPSON Date 7	20 00
			ι '
	Zip Code Telephone No.	perjury, that I/we are to is the subject of this P Legal Owner(s): High lander LLC Name - Type or Print By: Signature Telephone No. Zip Code Signature Suite 600 10: Address Touron Mod City Representative to SIA Name Telephone No. Address Zip Code City City City City City Coff C	Name - Type of Print By: B-p anth member Signature Telephone No. Name - Type of Print Zip Code Signature Surte 600 102 W. Penn Ave 410 & Address Tourn Md 21204 City State Representative to be Contacted: SIA Name Telephone No. Address

LOT₁

Being a parcel of land lying situate in the eighth election district of Baltimore County, Maryland; said parcel being a part of the land described in a deed from Peter W. Plamondon to Highlander LLC, dated July 13, 2001 and recorded among the land records for Baltimore County, Maryland in Liber 15393 Folio 1 and which describes as follows:

Beginning for the same at a stone found said stone being the beginning point of the above mentioned deed, and also being point 31 shown on plat 1 of Sherwood dated June 18, 1984 and recorded among the land records for said county in plat book EHK, Jr. 51 Folio 139; running thence binding on the division line between said property and the subdivision of Sherwood with bearings referred to the Maryland Coordinate System (NAD 83/91) as now surveyed;

- 1) North 03°-22'-19" East a distance of 647.28 to a pipe found; said pipe being on the eastern boundary line of Lot 6 as shown on the previously mentioned plat of Sherwood, and also the beginning point of a deed from Robert D. Owens to Robert D. and Maryann Barbieri Owens dated April 29, 1998 and recorded in said land records in Liber 12854, Folio 583; running thence leaving the boundary line between said Highlander property and the subdivision of Sherwood and running reversely with the last or North 58°-09'-58" West 122.17 feet line of said Owens deed, and with a part of the second or South 61°-20' East 479.3 feet line of said Highlander deed
- 2) South 68°-21'-41" East a distance of 461.04 feet to a point; said point being at the end of the second or South 86°-44'-30" West 409.20 feet line of a deed from Mary H. Grim to Anthony J. and Susan D. Falcone dated September 7, 1989 and recorded among said land records in Liber 8286 Folio 160; thence running reversely with said second line;
- 3) North 79°-25'-06" East a distance of 405.15 to intersect the northwest side of Powers Ave (60' wide) at a point, thence leaving the lands of Anthony J. and Susan D. Falcone and binding on said Powers Ave;
- 4) South 06°-42'-25" East a distance of 15.04 feet to the centerline of an existing 30 foot right-of-way; thence leaving Powers Ave and running in the center of said right-of-way for the following nine new lines of division viz.;
- 5) South 79°-25'-06" West a distance of 423.61 feet; thence
- 6) South 33°-20'-27" West a distance of 71.46 feet, thence
- 7) South 12°-17'-40" West a distance of 200.44 feet; thence
- 8) South 73°-48'-12" West a distance of 140.39 feet; thence
- 9) North 58°-03'-42" West a distance of 90.74 feet; thence
- 10) South 23°-21'-20" West a distance of 143.78 feet; thence
- 11) South 74°-09'-25" East a distance of 76.92 feet; thence
- 12) South 20°-42'-45" East a distance of 121.83 feet; and

- 13) South 29°-04'-52" West a distance of 40.00 feet to intersect the last of North 58°-14' West 626 feet line of the aforementioned Plamondon to Highlander LLC deed at a point; said point being on the northern boundary of Lot 3 as shown on the previously mentioned plat of Sherwood; running thence with a part of said last line and also with a part of the northern boundary line of said Lot 3;
- 14) North 65°-16'-00" West a distance of 217.00 feet to the place of beginning. Containing 4.360 acres of land more or less. This lot now being known as Lot 1 as shown on a minor subdivision entitled "Highlander Property" intended to be recorded herewith.

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No. 1440	
DATE 73302 ACCOUNT	001006150	### TIMESS ACTUAL FIME
AMQUNT \$	50.00	Dept 5 528 ZONING VERIFICATION CR NO. 014486
RECEIVED HIGHLANDER LLC /	JOHN W. BROWNING	Recet Tot \$50.00 50.00 CK .00 Baltimore County, Maryland
FOR: ITEM # 39 03-029-	<u> </u>	,
10918 FOWERS AVE	BY DIHOMPSON	
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTO	DMER	CASHIFR'S VALIDATION

TUAL 田龍 3/2002 15:18:38 RBOS LRB DRAWEK 7/23/2002 OFLN ING VERIFICATION \$50.00 .00 CA.

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 <u>Towson</u>. Maryland on the property identified herein as follows:

Case: #03-039-A

10918 Power Avenue, Lot 1

W/side of Powers Avenue 1550' north of centerline of

Sherwood Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Highlander, LLC

Variance: to permit an accessory structure (Springhouse)
on a lot without a principal structure and alternatively to
permit an accessory structure (Springhouse) in the front
yard in lieu of the required rear yard.

Hearing: Friday, September 6, 2002 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.

8/297 Aug. 22

CERTIFICATE OF PUBLICATION

8/22,2002
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 822,2002.
The Jeffersonian
🖵 Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OPPOSTING

RE: Case No.: 03-039		
	,	
Petitioner/Developer:	, 	
Petitioner/Developer: CHRIS TZANAKOS CHARLOTTE O'BRIC	<i>⊊</i>	
Date of Hearing/Closing: 9	16/02	
Baltimore County Department of Permits and Development Management County Office Building, Room III 111 West Chesapeake Avenue Towson, MD 21204 MR. George Samuer Attention: Management Stephens		
Ladies and Gentlemen:		
This letter is to certify under the penalties of perjury that the necessary sign(s) require	ed by law	
were posted conspicuously on the property located at		
10918 POWER AVE., LOT,		
The sign(s) were posted on (Month, Day, Year)	**************************************	
SENO 03-039-A		

10918 POWER AVE., LOT 1 POSTED 8/24/02 And EAR 0/26/02

(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN (Printed Name)

904 DELLWood DR. (Address)

FALLSTON, MO 21047 (City, State, Zip Code)

410) 879.3122

(Telephone Number)

RE: PETITION FOR VARIANCE.

10918 Powers Avenue

W/side of Powers Ave, 1550' north

of ctrl of Sherwood Road

8th Election District 3rd Councilmanic

Legal Owner: Highlander LLC

Authorized Member: John W. Browning

* BEFORE THE

* ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 03-039-A

* * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 5th day of August, 2002, a copy of the foregoing Entry of Appearance was mailed to Highlander LLC, John W. Browning, Suite 600, 102 West Pennsylvania Avenue, Towson, Maryland 21204 Petitioner(s).

ETER MAX ZIMMERMAI

People's Counsel for Baltimore County

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: 03-039-A Petitioner: HIGHLANDER LLC
Address or Location: 10918 POWERS AVE., 21030
PLEASE FORWARD ADVERTISING BILL TO:
Name: John W Browning Highlander, LLC
Address: Smite 600 102 W. Ponn Ave
Towson Md 21204
Telephone Number: 410 813 1800

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY

Thursday, August 22, 2002 Issue – Jeffersonian

Please forward billing to:

John Browning Highlander, LLC

410-828-1800

102 W. Pennsylvania Ave.

Suite 600

Towson, MD 21204

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: 03-039-A 10918 Power Avenue, Lot 1

W/side of Powers Avenue 1550' north of centerline of Sherwood Road

8th Election District – 3rd Councilmanic District

Legal Owner: Highlander, LLC

<u>Variance</u> to permit an accessory structure (Springhouse) on a lot without a principal structure and alternatively to permit an accessory structure (Springhouse) in the front yard in lieu of the required rear yard.

HEARING: Friday, September 6, 2002 at 11:00 a.m. in Room 407, County Courts

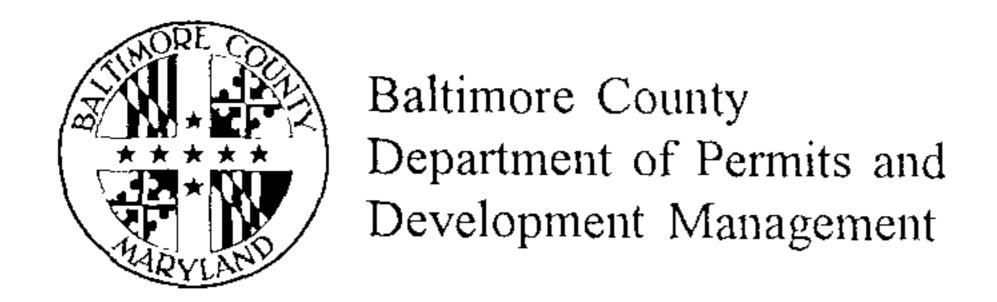
Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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

August 2, 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: 03-039-A 10918 Power Avenue, Lot 1

W/side of Powers Avenue 1550' north of centerline of Sherwood Road

8th Election District – 3rd Councilmanic District

Legal Owner: Highlander, LLC

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<u>Variance</u> to permit an accessory structure (Springhouse) on a lot without a principal structure and alternatively to permit an accessory structure (Springhouse) in the front yard in lieu of the required rear yard.

HEARING: Friday, September 6, 2002 at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

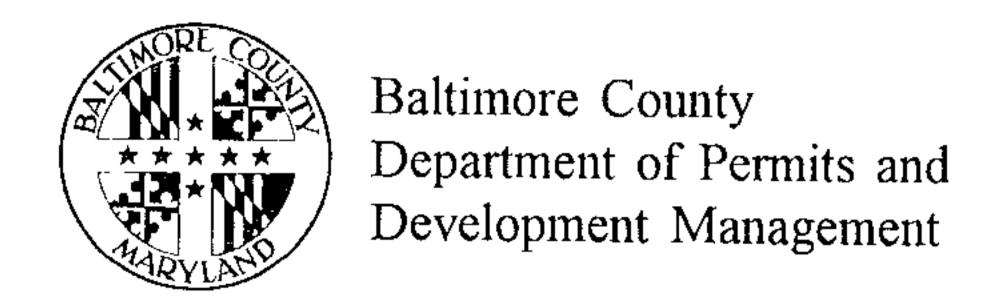
Arnold Jablon Director

C: Highlander, LLC, John Browning, 102 W. Pennsylvania Ave., Suite 600, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 26, 2002.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPÉCIAL 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.



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

August 30, 2002

Highlander LLC
John W Browning
102 W Pennsylvania Avenue
Suite 600
Towson MD 21204

Dear Mr. Browning:

RE: Case Number: 03-039-A, 10918 Power Avenue Lot 1

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 22, 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. 607 L Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



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

July 30, 2002

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

ATTENTION: George Zahner

RE:

Property Owner:

Location: 10918 Powers Ave.

Item No.: 039

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.

- 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 200 Edition prior to occupancy.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

DATE: August 23, 2002

Department of Permits & Development Mgmt.

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 5, 2002

Item Nos. 031, 032, 033, 034, 036, 037,

039,**0**040, and 041

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:		Arnold Jablon
FROM	:	R. Bruce Seeley RBS TGT
DATE:		August 16, 2002
SUBJE	CT:	Zoning Item (039) Address 10918 Powers Avenue(Highlander Lot 1)
	Zoning	Advisory Committee Meeting of July 29, 2002
		epartment of Environmental Protection and Resource Management has no ents on the above-referenced zoning item.
	an exte	epartment of Environmental Protection and Resource Management requests ension for the review of the above-referenced zoning item to determine the to which environmental regulations apply to the site.
		epartment of Environmental Protection and Resource Management offers lowing comments on the above-referenced zoning item:
	X	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).

Additional Comments:

During the minor subdivision Process, a continued existing use variance from the regulations for the protection of water quality, streams, wetlands, and floodplains was granted for portions of this lot. The continued existing use area included the springhouse.

Reviewer: Paul Dennis Date: August 13, 2002

Sun-9/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: August 5, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-036, 03-039, & 03-040

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

4UG - 6:



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams
Administrator

Date: 7.27.62

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

RE: Baltimore County

Item No. 039

DI

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,

1...

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



Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. Governor Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

July 30, 2002

Baltimore County Department of Permits and Development Management County Office Building 111 West Chesapeake Avenue Room 111, Mail Stop #1105 Towson MD 21204

Re: Zoning Advisory Committee Agenda - case numbers 03-031-A, 03-032-A, 03-033-SPH, 03-034-SPHA, 03-035-SPH, 03-036-A, 03-037-A, 03-038-A, 03-039-A, 03-040-SPH & 03-041-A

To whom it may concern:

The Maryland Department of Planning has received the above-referenced information on 7/29/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review 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

cc: Mike Nortrup



1/3/02 Werk duck

11933 Tech Road • Silver Spring, MD 20904 • (800) 220-8378 • FAX (301) 622-5636

June 1, 2002

Baltimore County Code Inspections and Enforcement

Towson, MD

Fax Number: (410) 887-2824

RE: Freedom of Information Act Request for 1329 Western Avenue, 1329 Western

Avenue, Baltimore, MD 21230-1711

CEI Project #001-136-0602

To Whom It May Concern:

Certified Environments, Inc. (CEI) is performing an assessment of the above referenced property. As part of the due-diligence process, we are submitting this letter through the Freedom of Information Act to obtain information specific to the property. We request your assistance by providing us with the following information concerning the site and building(s):

- a) The zoning designation and description (such as MF-4, High Density Multi-Family);
- b) Whether the property is a legal and conforming use, and if not, whether or not the property can be rebuilt as it exists in the event of a capital loss;
- c) If there are any other zoning related issues regarding the property (such as inadequate numbers of parking spaces);
- d) The historical uses of the property back to 1940, if possible; and
- e) Contact name and number in case of any further questions.

In order to simplify your effort you may fax back the requested information. Our fax number is (301) 622-5636. Please inform CEI immediately if any fees are associated with this request.

If you have any questions or need to discuss this matter, you may reach me at (301) 622-7100 x 103.

Thank you for your time.

Sincerely,

For Certified Environments, Inc.

Demetria Watford



11933 Tech Road • Silver Spring, MD 20904 • (301) 622-7100 • FAX (301) 622-5636

July 1, 2002

Baltimore County Director's Office

Towson, MD

Fax Number: (410) 887-5708

RE: Freedom of Information Act Request for 1329 Western Avenue, 1329 Western Avenue, Baltimore, MD 21230-1711

CEI Project #001-136-0602

To Whom It May Concern:

Certified Environments, Inc. (CEI) is performing an assessment of the above referenced property. As part of the due-diligence process, we are submitting this letter through the Freedom of Information Act to obtain information specific to the property. We request your assistance by providing us with the following information concerning the site and building(s):

- a) For each building, the issuance date of the initial Certificate of Occupancy (C.O.) and most recent C.O. if more than one has been issued;
- b) The date of the most recent inspection of the property if it was after the C.O. was issued;
- c) If there any known building code violations, and if so, what they are;
- d) Any other pertinent information that would be helpful in conducting the property condition assessment, such as foundation, wall or roof structure repairs;
- e) Records of any storage tanks;
- Based on any pertinent information such as building permits, what is the history of the subject property uses back to 1940, if possible; and
- g) Contact name and number in case of any further questions.

In order to simplify your effort you may fax back the requested information. Our fax number is (301) 622-5636. Please inform CEI immediately if any fees are associated with this request.

If you have any questions or need to discuss this matter, you may reach me at (301) 622-7100 x 103.

Thank you for your time.

Sincerely,

For Certified Environments, Inc.

Demetria Watford

