

IN RE: PETITION FOR VARIANCE
E/S Cedar Avenue, 216.75' S of the c/l
Evergreen Lane
(1113 Cedar Road)
15th Election District
7th Council District

Michael P. Ledley, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-057-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, Michael P. Ledley and his wife, Jill Pakaski-Ledley. The Petitioners seek relief from Sections 400.1&3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (pole barn) to be located on a corner lot, in the rear corner of the lot closest to the road, in lieu of the third of the lot farthest removed from any street, and to permit a height for said structure of 20 feet in lieu of the maximum allowed 25 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 in support of the request were Michael and Jill Ledley, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is located on the northwest corner of Cedar Road and Bayside Road, south of Evergreen Lane, not far from Back River in Essex. Although not waterfront, the property is located within the Chesapeake Bay Critical Areas due to its close proximity to Back River. The property actually consists of four lots, namely, Lots 101 through 104 of the subdivision known as Evergreen Park, which was recorded in the Land Records of Baltimore County on November 6, 1924. Collectively, the property contains a gross area of 40,350 sq.ft., more or less, zoned R.C.5 and is presently unimproved. The

ORDER RECEIVED FOR FILING

Date

By

9/16/12
Rep

Petitioners are desirous of developing the property with a single family dwelling and a detached garage, which is the subject of the instant Petition.

Originally, these lots were part of a farm owned by Mrs. Ledley's family. In fact, Mrs. Ledley's sister resides on adjacent Lots 118 through 121, which immediately abut the subject property. Other family members live nearby. Vehicular access to the site is by way of an unimproved, gravel private drive that leads from Evergreen Lane, a public street. This private drive is known as Cedar Road which terminates along the subject property's frontage at Bayside Road. As shown on the original plat of the subdivision and the site plan submitted, Bayside Road ends at Cedar Road, but continues as a paper street alongside the subject property. It was indicated at the hearing that Bayside Road is in agricultural use and the Petitioners are unaware of any plans to ultimately develop same. Nonetheless, due to its existence on the subdivision plat, variance relief is necessary in order to proceed with the proposed improvements. As shown on the site plan, the proposed garage is located in that portion of the property that abuts the bed of Bayside Road. Although that road does not actually exist, variance relief is nonetheless necessary to locate the garage where proposed, which is in close proximity to that road.

In this regard, the site plan shows that the Petitioners propose the construction of a single family dwelling on their property. The dwelling will be 40' by 28' in dimension, with a wrap-around porch. The dwelling will face Cedar Road, which is the unimproved, gravel private driveway leading from Evergreen Lane. The side of the Petitioners' dwelling will face Bayside Road, which as stated above, is presently an unimproved paper street. In addition to the dwelling, the Petitioners propose to construct a freestanding garage in their rear yard. The garage will be a pole-barn type structure, 40' x 30' in dimension, with a height of 20' which is greater than that permitted by the regulations. The Petitioners indicated that the garage will not be used for residential or business purposes but will be used for the storage of their vehicles and other personal items such as lawn maintenance equipment and furniture, etc.

No one appeared in opposition and the Petitioners produced a letter from the nearest adjacent property owner, her sister, in support of the request. However, an adverse Zoning

Advisory Committee (ZAC) comment was received from the Office of Planning. In my view, the comment appears to have been prepared without knowledge of the actual conditions at the site. Specifically, the fact that the impacted road is a paper street and is not actually constructed is a significant factor. Moreover, testimony from the Petitioners demonstrated that the pole barn structure is compatible with the immediate area which is largely used for agricultural purposes.

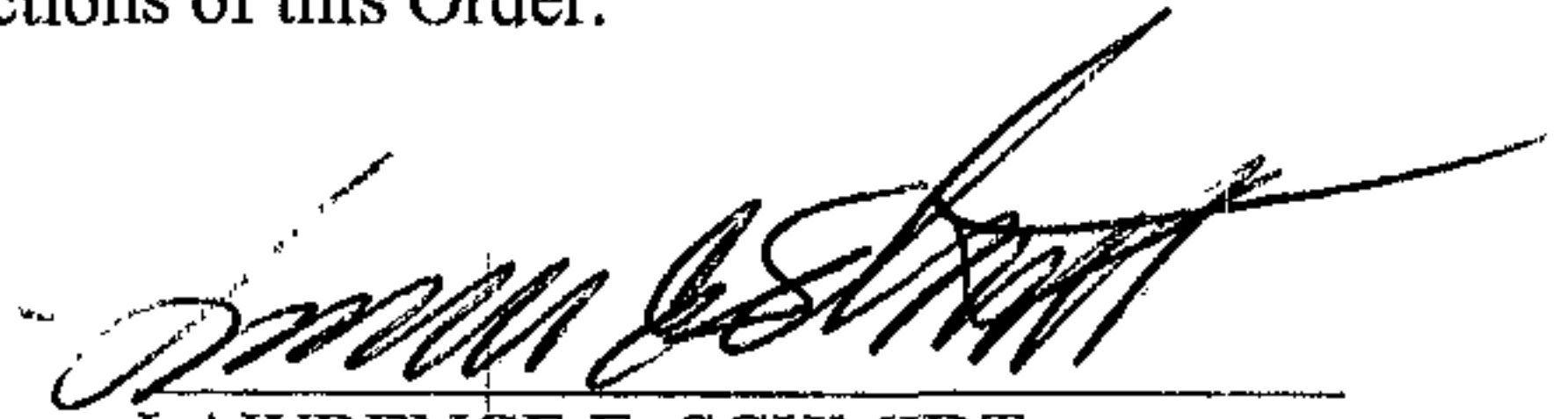
Based upon the testimony and evidence offered, I am persuaded to grant the variance. I find that the Petitioners have met the requirements of Section 307 of the B.C.Z.R., as construed by the Court of Special Appeals in Cromwell v. Ward, 102 Md. App. 691 (1995). However, in granting the relief, I will impose a restriction limiting the use of the garage to purposes accessory to the residential use of the property. Moreover, as noted above, the property is located within the Chesapeake Bay Critical Areas. Thus, the proposed development must be in compliance with the Critical Areas regulations set forth in the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated September 13, 2002.

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 16th day of September, 2002 that the Petition for Variance seeking relief from Sections 400.1&3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (pole barn) to be located on a corner lot, in the rear corner of the lot closest to the road, in lieu of the third of the lot farthest removed from any street, and to permit a height for said structure of 20 feet in lieu of the maximum allowed 25 feet, 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) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business uses. Moreover, the Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 3) Compliance with the Chesapeake Bay Critical Areas regulations as set forth in the ZAC comment submitted by DEPRM, dated September 13, 2002, a copy of which is attached hereto and made a part hereof.
- 4) When applying for a building permit, the site 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 9/16/02
By [Signature]



Baltimore County
Zoning Commissioner

September 15, 2002

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

Mr. & Mrs. Michael P. Ledley
1509 Denton Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
E/S Cedar Road, 216.75' S of the c/l Evergreen lane
(1113 Cedar Road)
15th Election District – 7th Council District
Michael P. Ledley, et ux - Petitioners
Case No. 03-057-A

Dear Mr. & Mrs. Ledley:

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", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1113 CEDAR RD.

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) 400.1 AND 400.3 BCZR

To allow an accessory structure (pole barn) to be located on corner lot closer to the road in lieu of the required third of the lot furthest removed from any street. And to allow a 20' height in lieu of the required 15'.

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 discussed at the 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.

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF

Date 8/11/02

ORDER RECEIVED FOR FILING

Date

By

Case No. 03 - 057 - A

REV 9/15/98

Zoning Description
1113 Cedar Rd
15th ED.; C-7

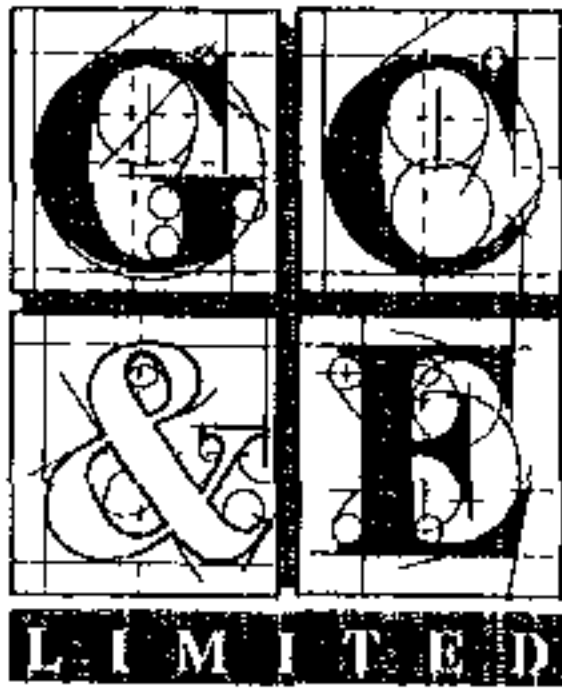
Beginning on the East side of Cedar Ave 30 feet wide a distance of 216.75 feet from the centerline of Evergreen Lane 30 feet wide and running:

- 1) South 30° -36' East 201.75'
- 2) North 67° -03' East 200.00'
- 3) North 30° -36' West 201.75'
- 4) South 67° -03' West 200.00'

Lots 101-104

Plat of Evergreen Park 7:174

#057



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

CERTIFICATE OF POSTING

RE: CASE # 03-057-A
PETITIONER/DEVELOPER
Michael P. & Jill Pakasik-Ledley
DATE OF HEARING
September 6, 2002

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

LOCATION
1113 Cedar Road

DATE
August 23, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

ZONING NOTICE

CASE # 03-057-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: Room 407 County Courts Building
401 Bosley Avenue, Towson, MD

TIME & DATE: 9:00 am, Friday, September 6, 2002

Variance: to allow an accessory
structure (pole barn) to be located on
corner lot closer to the road in lieu of
the required third of the lot farthest re-
moved from any street and to allow a 20
foot height in lieu of the required 12 03/22/2002

POSTED ON August 22, 2002

RE: PETITION FOR VARIANCE.
1113 Cedar Road E/s of Cedar Ave
SE ctrl of Evergreen Lane
15th Election District, 7th Councilmanic
District
Legal Owner: Michael P Ledley &
Jill Pakasik-Ledley
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-057-A

* * * * *

ENTRY OF APPEARANCE

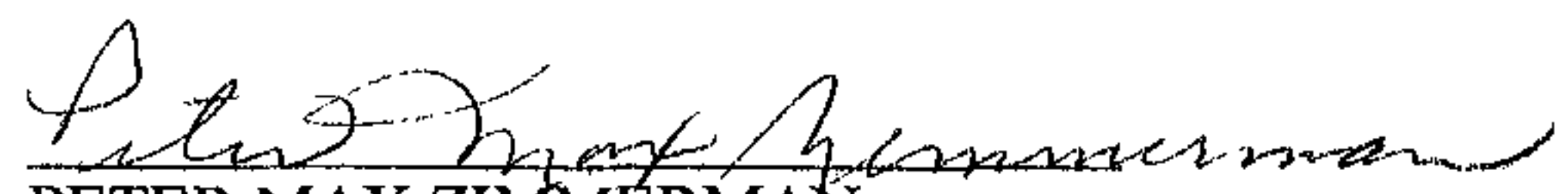
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in 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 20th day of August, 2002, a copy of the foregoing Entry of Appearance was mailed to Tracy Morrou, 57 Stone Park Place, Baltimore, MD 21236 Representative for Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 22, 2002 Issue – Jeffersonian

Please forward billing to:

Tracy Morrow
57 Stone Park Place
Baltimore MD 21236

410 529-8168

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: 03-057-A

1113 Cedar Road

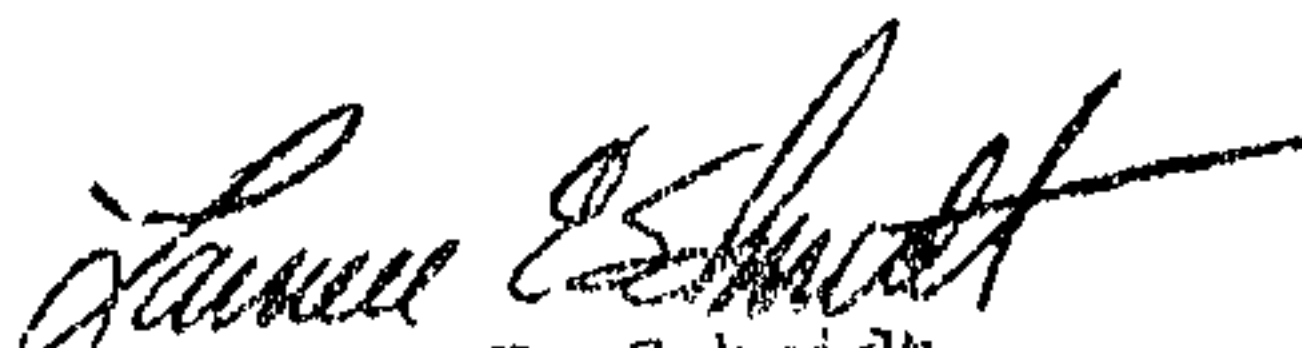
E/S of Cedar Avenue, 216.75' SE from centerline of Evergreen Lane

15th Election District – 7th Councilmanic District

Legal Owner: Michael P & Jill Pakasik-Ledley

Variance to allow an accessory structure (pole barn) to be located on corner lot closer to the road in lieu of the required third of the lot farthest removed from any street and to allow a 20 feet height in lieu of the required 15 feet.

HEARING: Friday, September 6, 2002 at 9:00 a.m. in room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *LS*
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

August 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: 03-057-A

1113 Cedar Road

E/S of Cedar Avenue, 216.75' SE from centerline of Evergreen Lane

15th Election District – 7th Councilmanic District

Legal Owner: Michael P & Jill Pakasik-Ledley

Variance to allow an accessory structure (pole barn) to be located on corner lot closer to the road in lieu of the required third of the lot farthest removed from any street and to allow a 20 feet height in lieu of the required 15 feet.

HEARING: Friday, September 6, 2002 at 9:00 a.m. in room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Mr. & Mrs. Michael P Ledley, 1509 Denton Road, Baltimore MD 21221
Tracy Morrow, 57 Stone Park Place, Baltimore 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 22, 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.

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: 03-057-A

Petitioner: Jill + Michael Ledley

Address or Location: 1113 Cedar Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Tracy Morrow

Address: 57-Stone Park Pl Baltimore, MD- 21236

Telephone Number: 529-8168

Revised 2/20/98 - SCJ



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 30, 2002

Mr. & Mrs. Michael P Ledley
1509 Denton Road
Baltimore MD 21221

Dear Mr. & Mrs. Ledley:

RE: Case Number: 03-057-A, 1113 Cedar Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 01, 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: Tracy Morrow, 57 Stone Park Place, Baltimore 21236
People's Counsel

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





**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

August 13, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF August 12, 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:
055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066 and 067.

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: 9/13/02

SUBJECT: Zoning Item 057
Address 1113 CEDAR RD (LEDLEY) PROPERTY

Zoning Advisory Committee Meeting of 8/12/02

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____ Additional Comments:

Reviewer: DAVID LYKENS

Date: 9/13/02

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: August 27, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of August 12, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

55,56,57,62,63-67

for
9/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 15, 2002

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

Aug 15

SUBJECT: 1113 Cedar Road

INFORMATION:

Item Number: 03-057

Petitioner: Michael P. Ledley

Zoning: RC 5

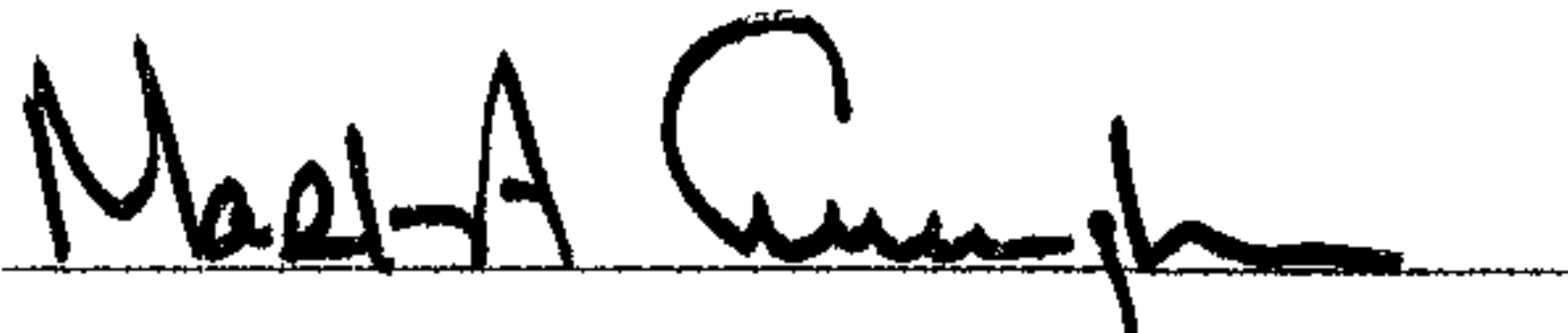
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's request to permit an accessory structure to be located on the corner lot closest to the right-of-way in lieu of the required third of the lot furthest removed from any street. This office also opposes the request to permit a height of 20 feet in lieu of the maximum permitted height of 15 feet for said structure.

This office is of the opinion that the large dimensions of the subject pole barn will be visually intrusive, and have a negative impact on the neighborhood.

Prepared by:



Section Chief:



AFK/LL:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.12.02

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

RE: Baltimore County
Item No. 057 JEF

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,

K 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Michael + Jill Ledley

1509 Denton Rd





Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
I.t. Governor

Roy W. Kientz
Secretary
Mary Abrams
Deputy Secretary

August 12, 2002

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

Re: **Zoning Advisory Committee Agenda - 8/19/02 re: case numbers 03-055-A, 03-056-A, 03-057-A, 03-058-A, 03-059-A, 03-060-A, 03-061-A, 03-062-A, 03-063-A, 03-064-A, 03-065-A, 03-066-A, 03-067-SPH**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/9/02. 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

September 3, 2002

To whom it may concern,

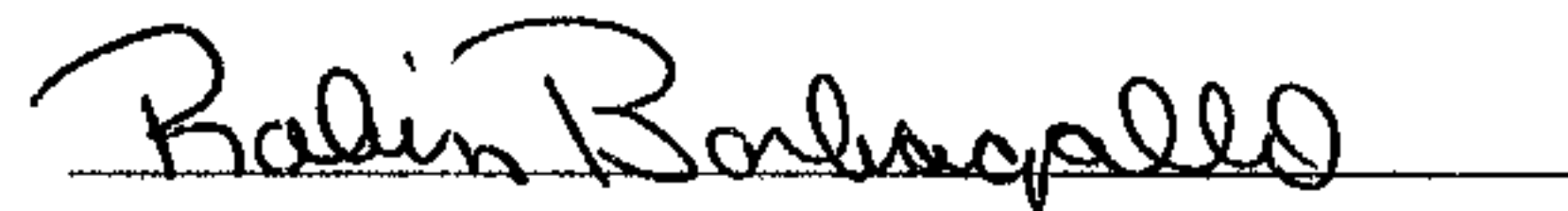
We the Barbagallo Family of 1301 Evergreen Lane do not oppose the building of a 20-foot high Pole barn structure that will be located on the corner lot of the Ledley property. This lot adjoins the working farm of the Pakaski family. The lot is bordered by one dirt road, which is not maintained by the county, and a small right of way for only the use of said lots. We see that there would not be a problem with any view obstructions due to the open and rural setting of the area. Thank you for your time and consideration concerning this matter. We hope our input of this matter will help you make a positive decision.

Very truly yours,

Frank Barbagallo

A handwritten signature in cursive script, reading "Frank Barbagallo", written over a horizontal line.

Robin Barbagallo

A handwritten signature in cursive script, reading "Robin Barbagallo", written over a horizontal line.

SE-4-I R.C. 20

