

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
NE/S of Bird River Road, 418' N
centerline of Campbell Boulevard
15th Election District
5th Councilmanic District
(9940 Bird River Road)

Kenneth G. Lucas
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-174-SPHA

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance and Special Hearing, to allow an accessory structure, a garage with a height of 20 ft. 5 in., in lieu of the required 15 ft. The Petitioner is also requesting a special hearing, to approve an accessory structure that is larger than the principal dwelling.

Appearing at the hearing on behalf of the requests was Kenneth G. Lucas, owner of the property, and Mike Tana. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 0.999 acres, more or less, D.R.3.5. The subject property is improved with a single-family residential dwelling wherein Mr. Lucas resides. He is interested in constructing a garage in the rear of his property, large enough to accommodate a 23 ft. boat and a work van that Mr. Lucas owns. The location of the garage is more particularly shown on Petitioner's Exhibit No. 1, the sit plan submitted into evidence.

No one appeared in opposition to the Petitioner's request. However, the Office of Planning was concerned over the appearance of the garage, given its proposed size. They therefore ask that the Petitioner submit to them elevation drawings of the garage prior to a building permit being issued for its construction. This was discussed with Mr. Lucas who

11/21/02
R. J. J. J.

agreed to work with the Office of Planning to design a garage that would be in character and keeping with the community. Apparently, there are other similar type garages in and around this neighborhood, and it is Mr. Lucas' desire to construct a garage similar to the others in his neighborhood. However, as a condition of approval, I shall require that he obtain approval from the Office of Planning as to the details of this structure.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner 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 and special hearing are 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 Petitioner seeks 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.

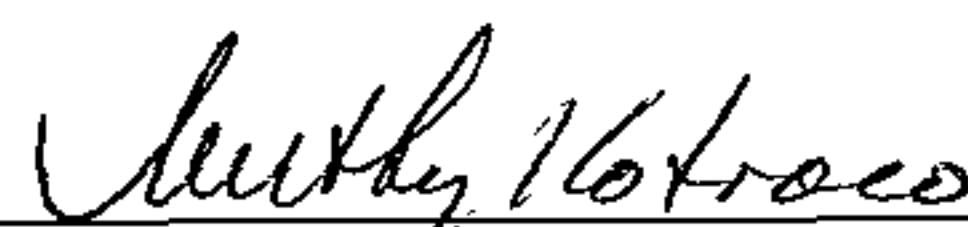
Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 21st day of November, 2002, that the Petitioner's request for variance, to allow an accessory structure, a garage with a height of 20 ft. 5 in., in lieu of the required 15 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the special hearing request, to approve an accessory structure that is larger than the principal dwelling, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner shall be required to submit building elevation drawings to the Office of Planning for their review and approval prior to the issuance of a building permit for this garage.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

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

November 21, 2002

Mr. Kenneth G. Lucas
9940 Bird River Road
Baltimore, Maryland 21220

Re: Petition for Special Hearing
Case No. 03-174-SPHA
Property: 9940 Bird River Road

Dear Mr. Lucas:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing 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,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Mike Tana
1539 Merritt Boulevard
Baltimore, MD 21222

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



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on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9940 BIRD RIVER RD.

which is presently zoned DR 3.5

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) 400.3 BCZR

To permit an accessory structure (garage) with a height of 20.5' 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)

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):

KENNETH G. LUCAS

Name - Type or Print

Signature

Name - Type or Print

Signature

9940 BIRD RIVER RD. 410-918-9222

Address

Telephone No.

BALTIMORE

MD.

21220

City

State

Zip Code

Representative to be Contacted:

MIKE TANA

Name

1539 MERRITT BLVD. (P.M.B. 131) 443-722-0830

Address

Telephone No.

BALTIMORE

MD.

21222

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF Date 10/7/02

Case No. 03-174-SPHA

REU 9/15/98



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9940 Bird River Rd
which is presently zoned DR 3.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an accessory structure (garage) larger than the principal dwelling.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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

City

Representative to be Contacted:

Name

Address

City

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF Date 10/7/02

Case No. 03-174-SP4A

Zoning Description

ZONING DESCRIPTION FOR- 9940 Bird River RD.

Beginning at a point on the north/east side of Bird River rd. which is 50 ft. R/W wide at the distance of 418 ft. north/east of the centerline of Campbell blvd. Which is 60 ft. R/W wide.

“As recorded in Deed Liber 16413, Folio 198/202”

S.41 35' 00" W. 106 ft.,

N.49 02' 00" W. 329 ft.,

N.15 52' 00" W. 193.74 ft.,

S.49 02' 00" E. 492.32 ft.

to the place of beginning. Containing 43,516 sq. ft. Also known as 9940 Bird river rd. and located in the 15th. Election District, 5th. Councilmanic District.

#174

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 17838

DATE 10-7-02 ACCOUNT 001-006-0150
AMOUNT \$ 100.00

RECEIVED FROM: Kenneth S. Lucas
7740 Pine River Rd.
FOR: 1 VARIANCE & Special Hearing Item # 174
Taken by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
10/08/2002 10/07/2002 11:30:02
RFG W005 WALKIN RD03 LRD DEAMEL 5
RECEIPT # 294812 10/07/2002 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 017838

Recpt Tot \$100.00
100.00 OK .00 CH
Baltimore County, Maryland

CK # 1432

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows.

Case: #03-174-SPHA

9940 Bird River Road

N/East side of Bird River Road at the distance of 418;
north of the centerline Campbell Boulevard

15th Election District - 5th Councilmanic District

Legal Owner(s): Kenneth G. Lucas

Special Hearing: to permit an accessory (garage) structure larger than the principal dwelling. **Variance:** to permit an accessory (garage) with a height of 20.5 feet in lieu of the required 15 feet.

Hearing: Tuesday, November 19, 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.

JT/11/625 Nov. 5

0572865

CERTIFICATE OF PUBLICATION

11/7/, 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 11/5/, 2002.

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

J. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
& VARIANCE *
9940 Bird River Road NE/side of Bird * ZONING COMMISSIONER
River Road 418' N of ctrl Campbell Blvd. *
15th Election District 5th Councilmanic * FOR
District *
Legal Owner: Kenneth G. Lucas * BALTIMORE COUNTY
Petitioner(s) *
03-174-SPHA

* * * * *

ENTRY OF APPEARANCE

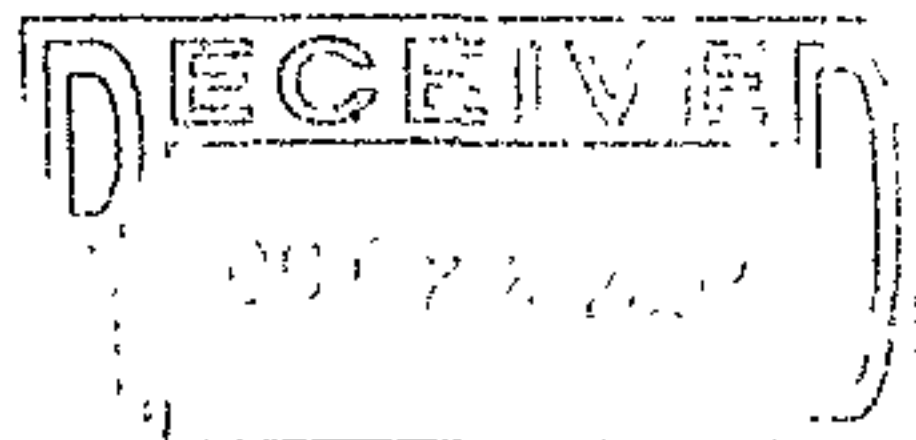
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 22nd day of October, 2002, a copy of the foregoing Entry of Appearance was mailed to Mike Tanna, 1539 Merritt Blvd., Baltimore, MD 21222 Representative for Petitioner(s).



Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
November 5, 2002 Issue – Jeffersonian

Please forward billing to:
Kenneth Lucas
9940 Bird River Road
Baltimore, MD 21220

410-918-9222

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: 03-174-SPHA

9940 Bird River Road

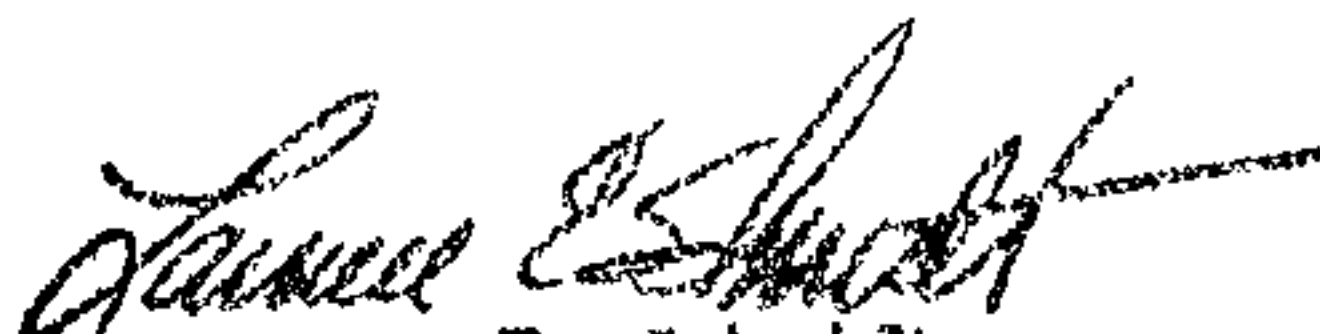
N/east side of Bird River Road at the distance of 418; north of the centerline Campbell Boulevard

15th Election District – 5th Councilmanic

Legal Owner: Kenneth G. Lucas

Special Hearing to permit an accessory (garage) structure larger than the principal dwelling. Variance to permit an accessory (garage) with a height of 20.5 feet in lieu of the required 15 feet.

HEARING: Tuesday, November 19, 2002 at 11:00 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

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

October 22, 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: 03-174-SPHA

9940 Bird River Road

N/east side of Bird River Road at the distance of 418; north of the centerline Campbell Blvd.

15th Election District – 5th Councilmanic

Legal Owner: Kenneth G. Lucas

Special Hearing to permit an accessory (garage) structure larger than the principal dwelling. Variance to permit an accessory (garage) with a height of 20.5 feet in lieu of the required 15 feet.

HEARING: Tuesday, November 19, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

AJ:rlh

C: Kenneth G. Lucas, 9940 Bird River Road, Baltimore 21220
Mike Tana, 1539 Merritt Blvd., Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 4, 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.

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



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on Recycled Paper

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: 03-174-JPHA

Petitioner: KENETH LUCAS

Address or Location: 9940 Bird River Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: KENETH LUCAS

Address: 9940 Bird River Rd.

BALTO, MD 21220

Telephone Number: 410 - 918 - 9222

Revised 2/20/98 - SCJ

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

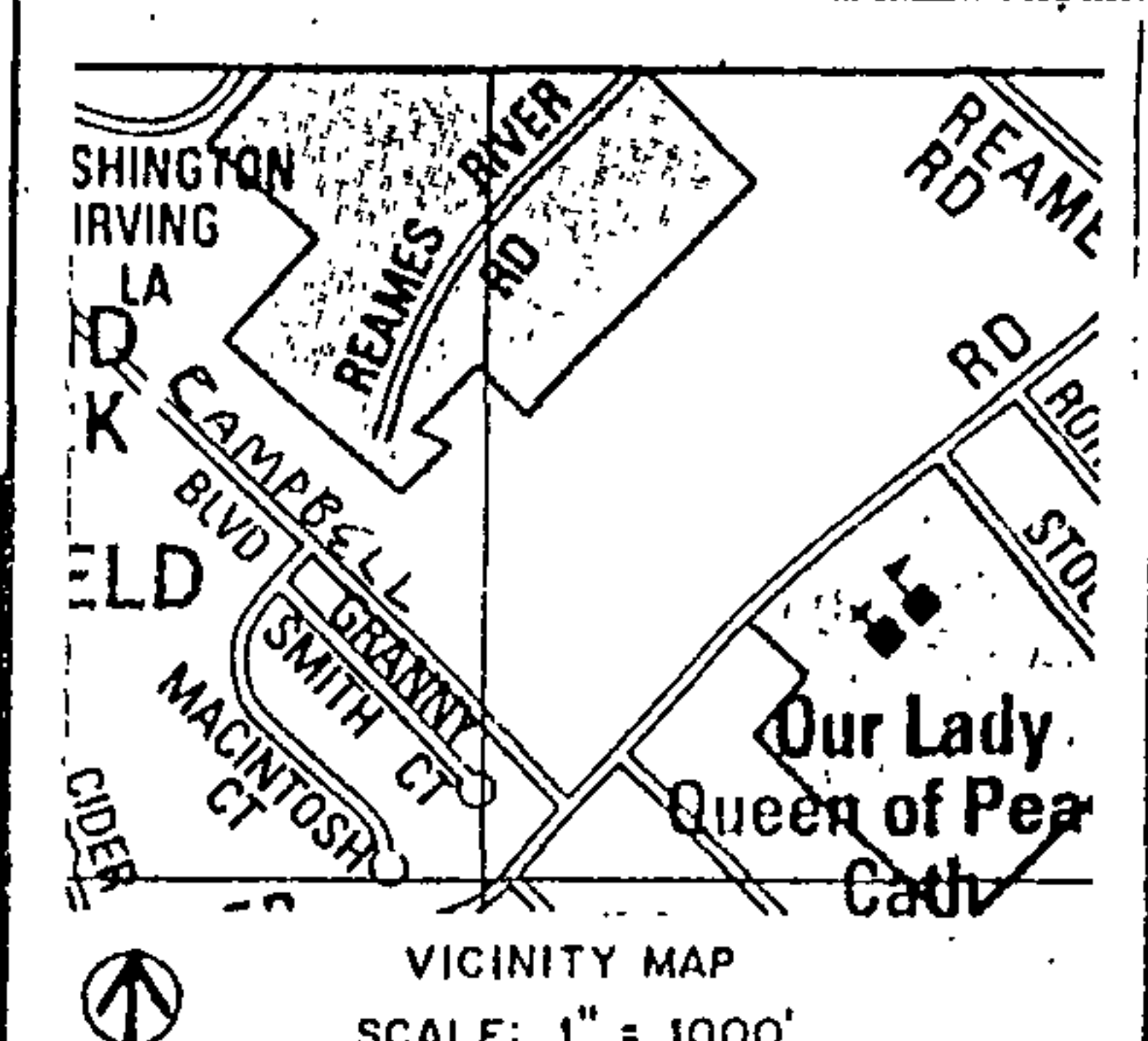
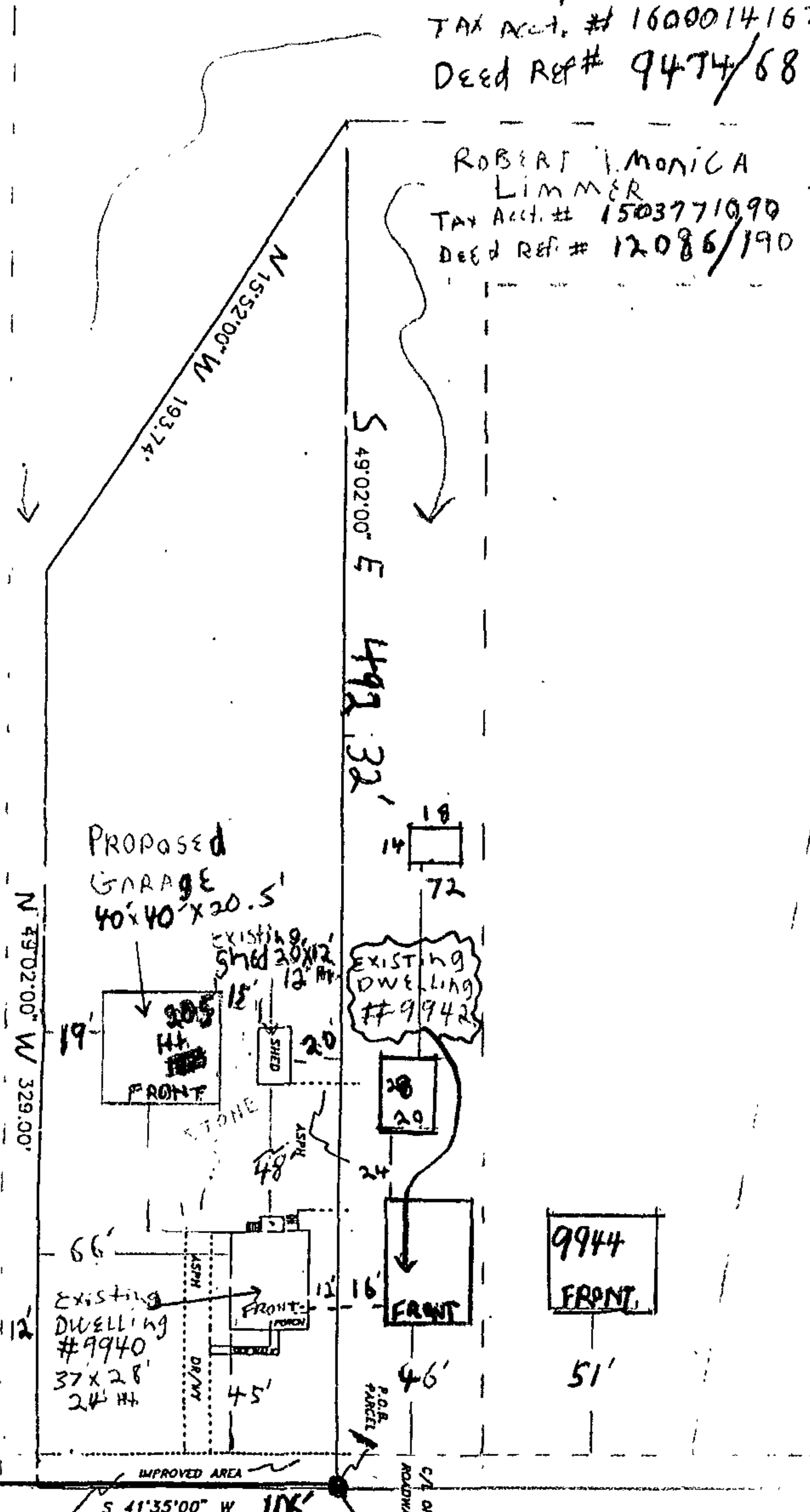
PROPERTY ADDRESS 9940 BIRD RIVER Rd.
LIBER 16413, Folio 198/202

OWNER Kenneth G. Lucas

"UNDEVELOPED"
 PARCELL

Joseph MESSENGER
 TAX ACT. # 1600014162
 DEED REF# 9474/687

ROBERT L. MONICA
 LIMER
 TAX ACT. # 1503771090
 DEED REF# 12086/190



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 5

1"=200' SCALE MAP # NE-51

ZONING DR 3.5

LOT SIZE .999 43,516
 ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>None</u>	

Notes: PARCEL DIMENSIONS
 Extend to BIRD RIVER RD.

ROAD RIVER BIRD

418' to E of CAMPBELL Blvd.



PREPARED BY M.J. T SEPT 18, 2002 SCALE OF DRAWING: 1" = 60'

ZONING OFFICE USE ONLY

REVIEWED BY JRF ITEM # 174 CASE #



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

November 14, 2002

Kenneth G. Lucas
9940 Bird River Road
Baltimore, MD 21220

Dear Mr. Lucas:

RE: Case Number: 03-174-SPHA, 9940 Bird River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 7, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
Mike Tana, 1539 Merritt Blvd., Baltimore 21222

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





Baltimore County
Fire Department

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

October 22, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 171-179, 181

174

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 14, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For October 28, 2002
Item Nos. 171, 173, 174, 175, 176, 177,
180, and 181

and

Item No. marked: "Use Permit Posting"
(111 Hanover Pike)

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: November 15, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of October 21, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

171, 174, 175, 176, 178, 179, 180

11/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 28, 2002

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

SUBJECT: 9940 Bird River Road

INFORMATION:

Item Number: 03-174

Petitioner: Kenneth G. Lucas

Zoning: DR 3.5

Requested Action: Special Hearing/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning is concerned with the excessive size of the proposed garage, and could not find any valid justification for said structure.

Should the petitioner's request be granted, building elevations of the proposed structure (including materials to be used and color scheme), and a landscape plan for the area in front of the board on board fence should be submitted to this office for review and approval prior to the issuance of any building permit.

Prepared by:

Maeha Cump

Section Chief:

Arnold F. Keller, III

AFK/LL:MAC:

11/19/02
R. G. Keller



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.22.02

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

RE: Baltimore County
Item No. 174 JRF

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,

lv 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



Maryland Department of Planning

*Parris N. Glendening
Governor*

*Kathleen Kennedy Townsend
Lt. Governor*

*Roy W. Kienitz
Secretary*

*Mary Abrams
Deputy Secretary*

October 22, 2002

Mr. George Zahner
111 West Chesapeake Avenue
County Office Building, Room 111
Mail Stop # 1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, October 28, 2002**
Case numbers 03-171-A, 03-173-SPH, 03-174-SPHA, 03-175-A, 03-176-A, 03-177-A,
03-178-A, 03-179-SPH, 03-180-SPHA, 03-181-SPH, and 111 Hanover Pike Property

Dear Mr. Zahner:

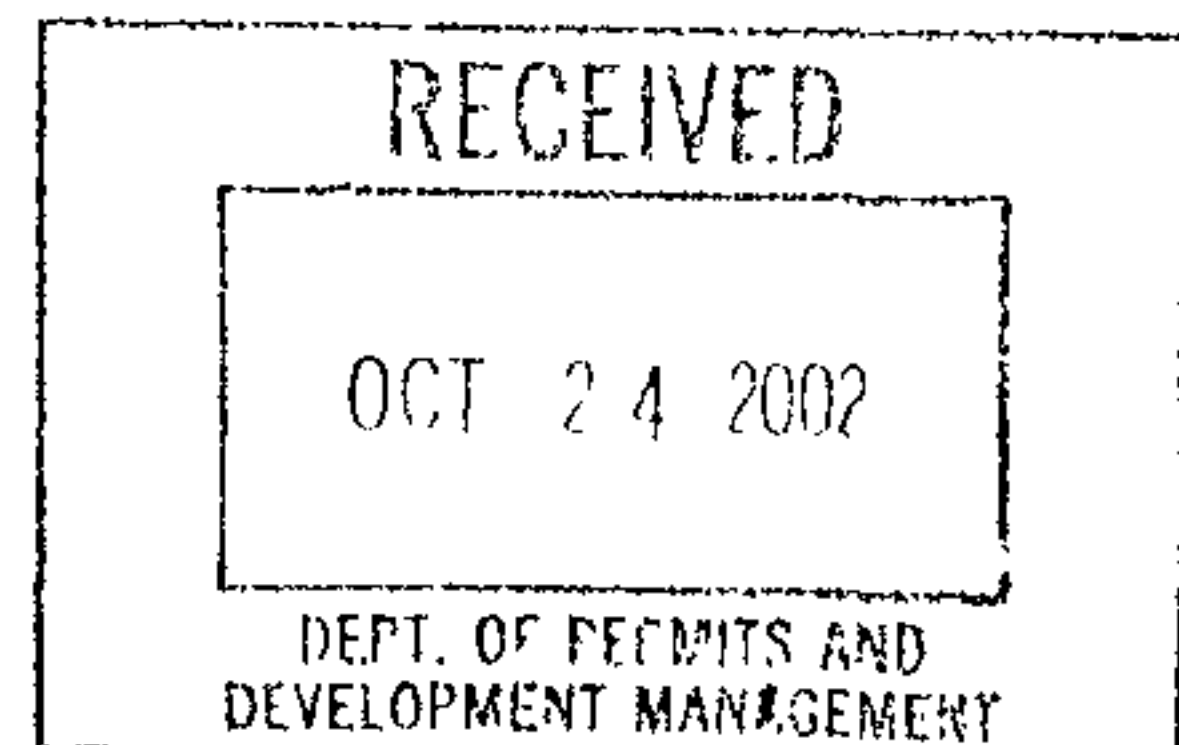
The Maryland Department of Planning has received the above-referenced information on 10/21/02. The information has been submitted to Mr. Mike Nortrup.

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.

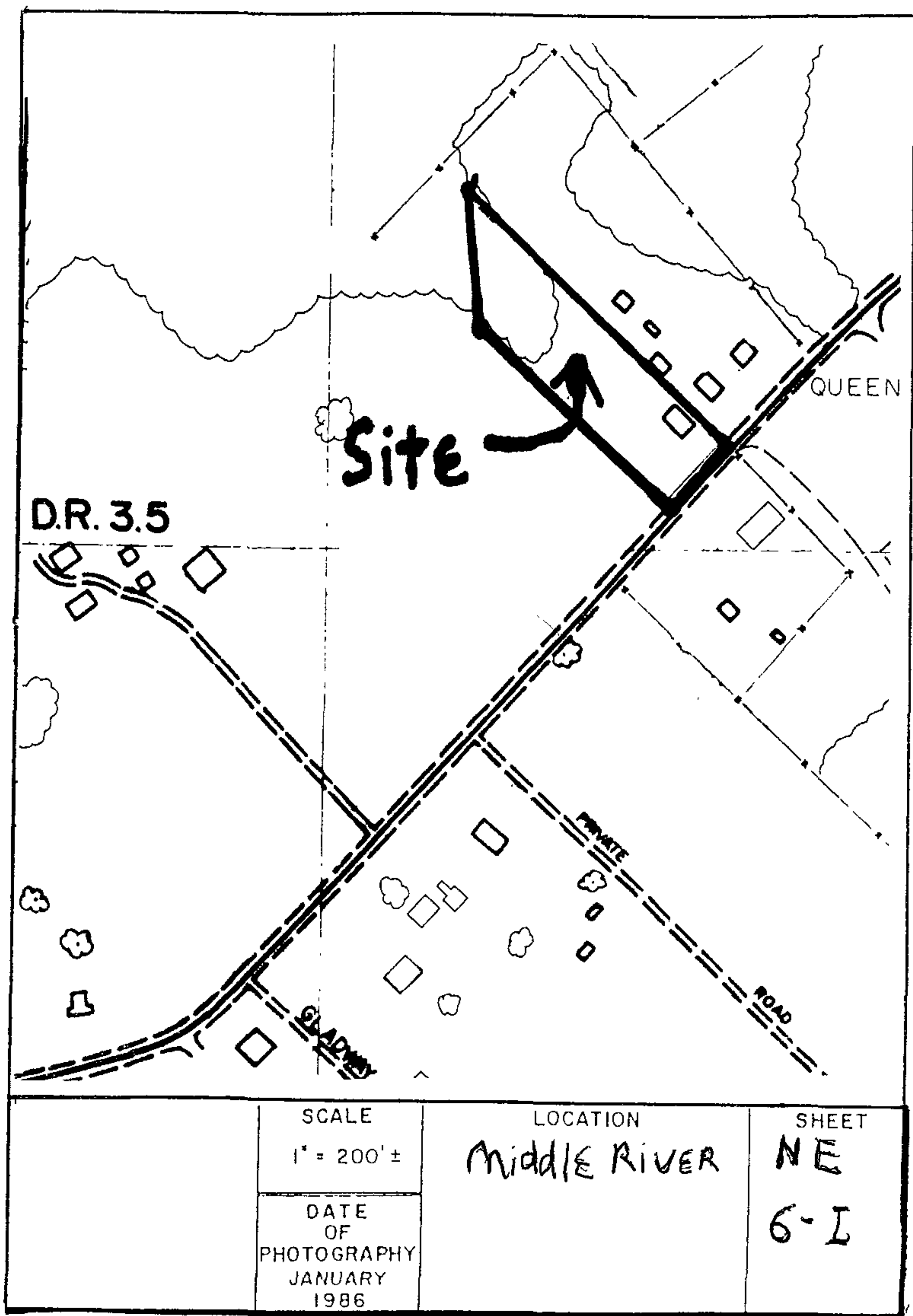
Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

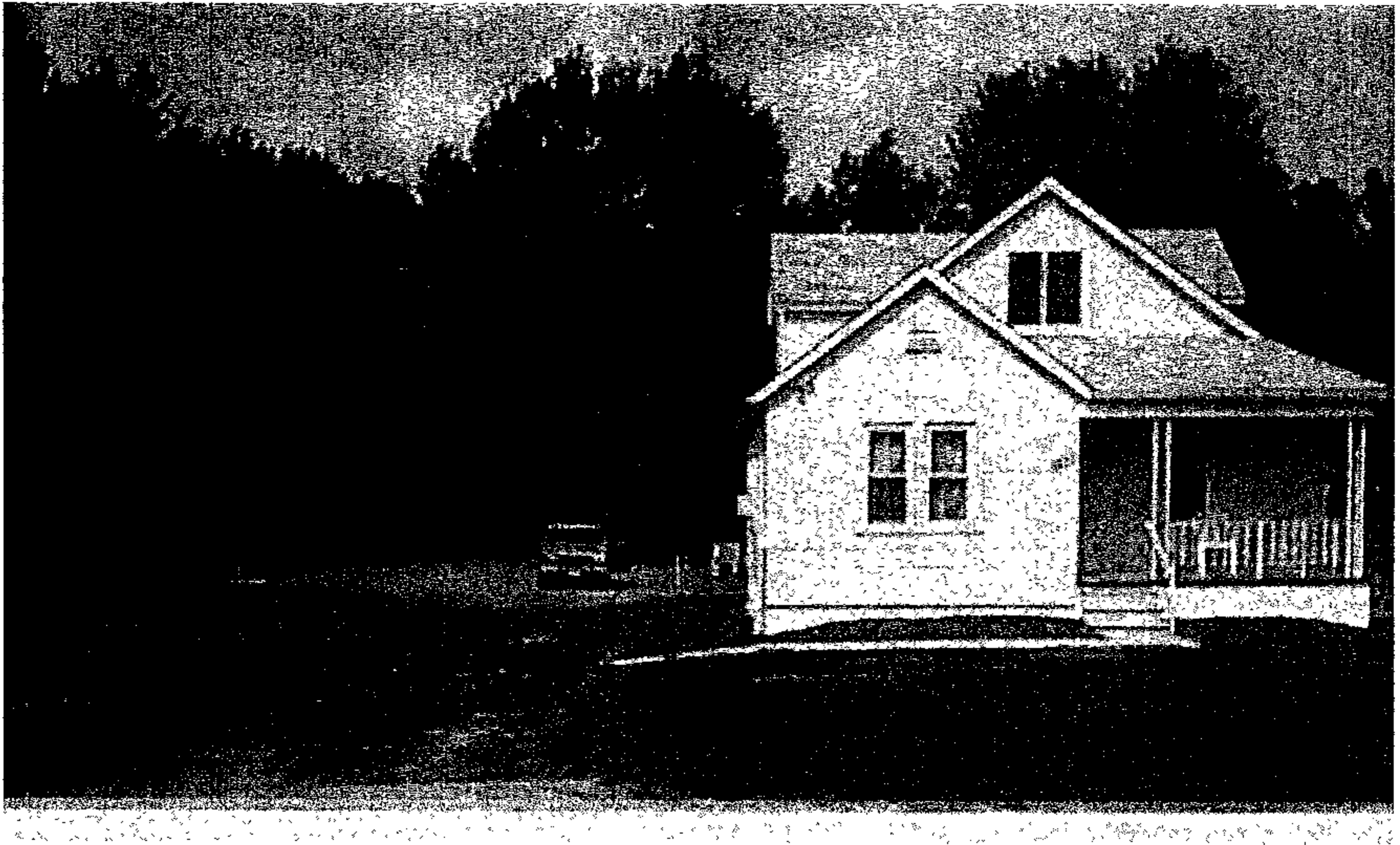
cc: Mike Nortrup



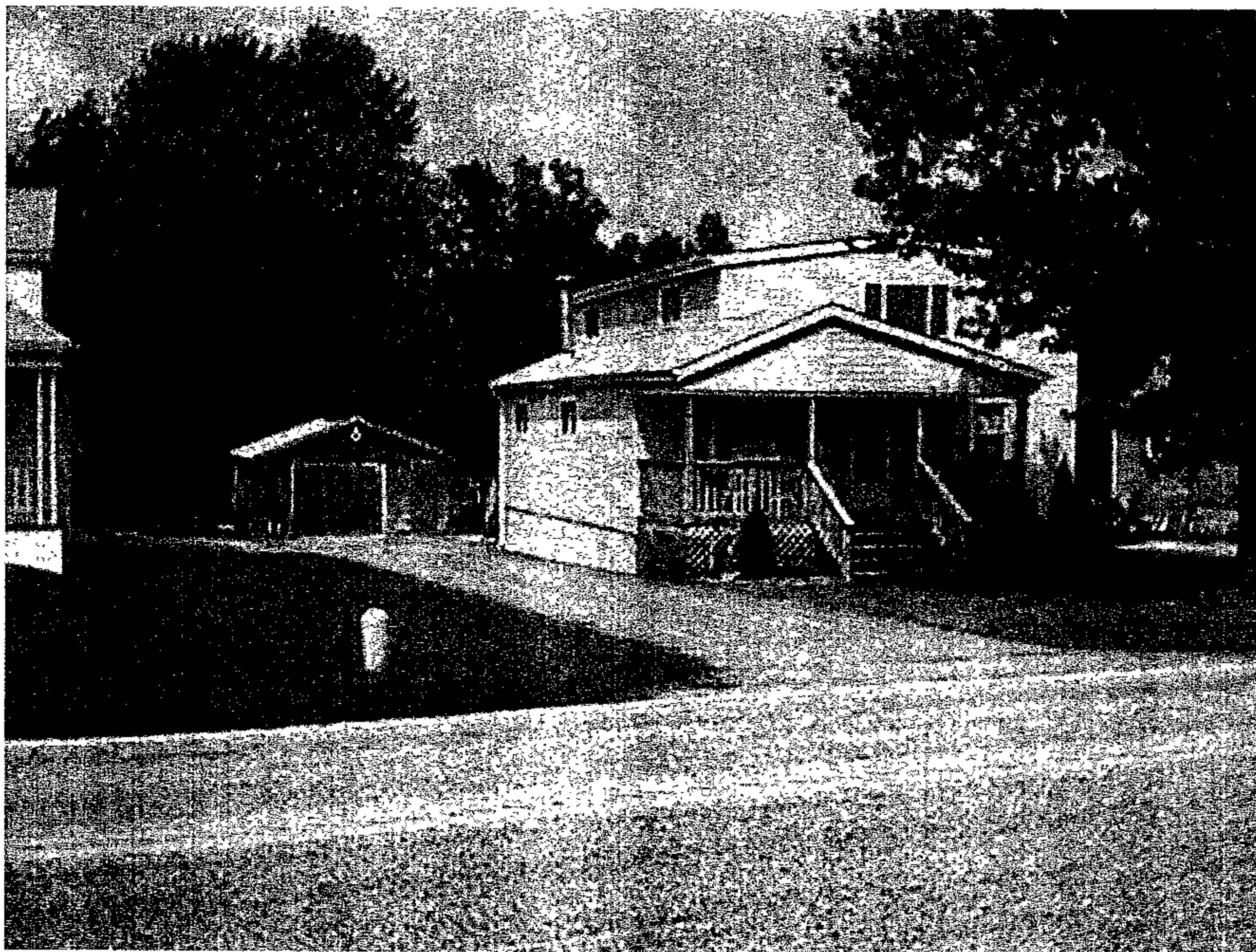
-- Zoning Map



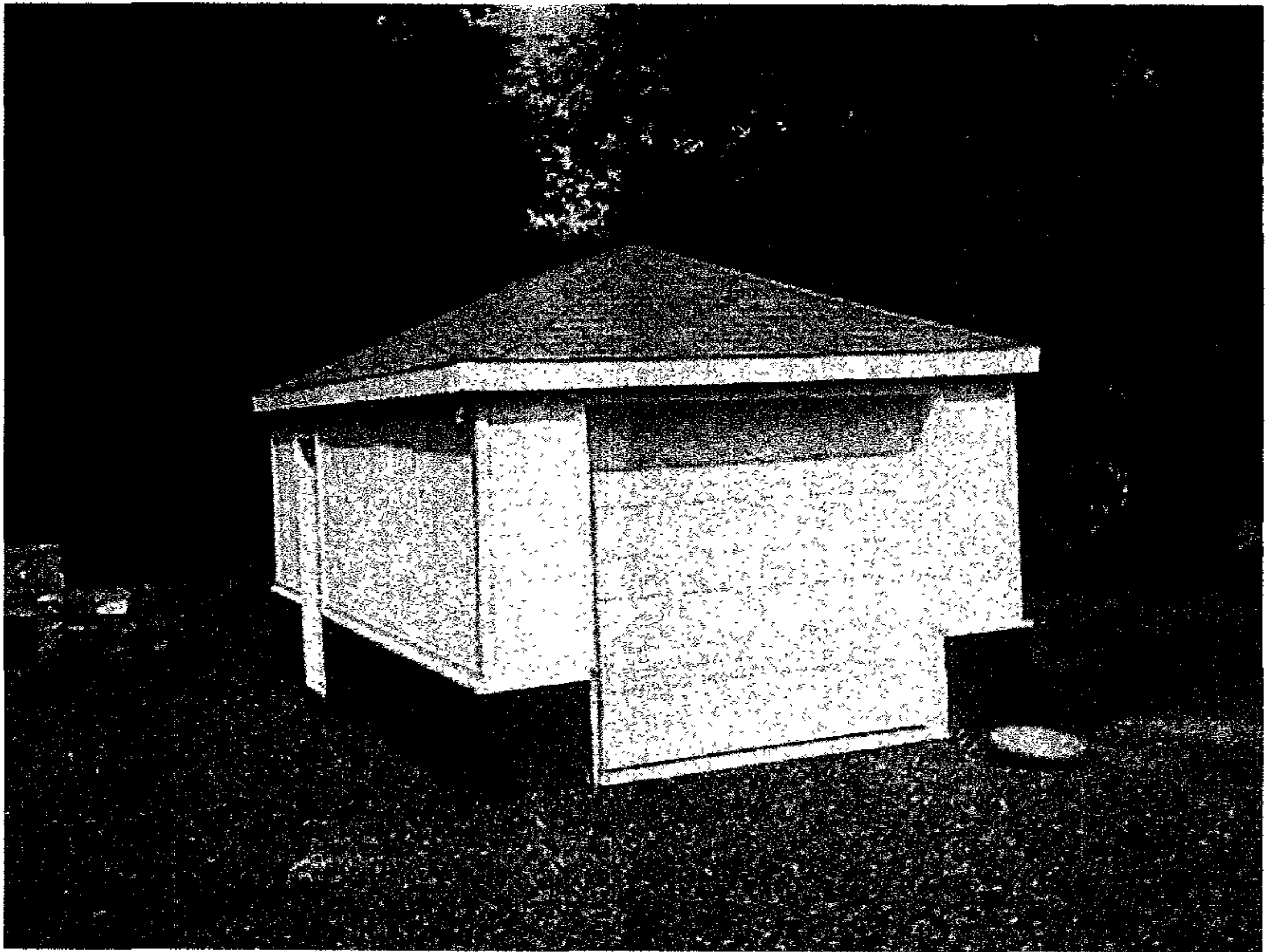
#174



PRIMARY RESIDENCE 9940 BIRD RIVER RD.



PRIMARY RESIDENCE 9942 BIRD RIVER RD.



EXISTING SHED 9940 BIRD RIVER RD.

CERTIFICATE OF POSTING

RE: Case No.: 03. 174-SPHA

Petitioner/Developer: KENNETH G.

LUCAS

Date of Hearing/Closing: 11/19/02

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:

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 9940 BIRD RIVER

ROAD

The sign(s) were posted on

11/2/02

(Month, Day, Year)

Sincerely,

[Signature]

11/2/02

(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

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