IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE N/S of Carroll Manor Road, 342' E centerline of Alliston Drive 10th Election District 6th Councilmanic District

Nancy M. & John W. Kernan Petitioners

(4706 Carroll Manor Road)

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 03-219-SPHA

* * * * * * * *

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, Nancy M. and John W. Kernan. The Petitioners are requesting special hearing relief to allow the construction of a new dwelling on their property where the well and septic areas are located in separately zoned portions of the site. The property, which is the subject of this request, is split-zoned R.C.2 and R.C. 5. In addition to special hearing relief, the Petitioners are requesting a variance to allow two accessory structures to be located in the front and side yard of the proposed dwelling and for one of those structures to be 18 ft. in height in lieu of the permitted 15 ft.

Appearing at the hearing on behalf of the special hearing and variance requests were John and Nancy Kernan, owners of the property and Geoffrey Schultz, representing McKee & Associates, the engineers who prepared the site plan of the property. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 2 acres, more or less, 1.46 acres of which are zoned R.C.2 and the remaining 0.54 acres zoned R.C.5. The subject property is improved with an old single-family residential dwelling that has been in Mrs. Kernan's family for several generations. The Kernan's are interested in constructing a new dwelling on the property in the fashion depicted on Petitioners' Exhibit No. 1.

Originally, the Kernan's were advised to connect the new dwelling by way of a covered breezeway to the old house. This was done in an attempt to keep the old and new house one principal structure. However, the design was awkward and not in keeping with what one normally sees on residential property. The Kernan's preferred not to construct this breezeway and would simply like to construct this new house on their property. They intend to abandon the old structure as a dwelling and use it for storage purposes only. Therefore, based on their request, the breezeway shall be removed from the site plan and the new dwelling shall be constructed on its own. By virtue of this modification of the site plan, the variance relief to allow the old dwelling to exist 33 ft. from the street centerline is eliminated. Additionally, new variance relief is needed to approve the two existing structures to remain on the property in the front and side yard as accessory structures and for one of those accessory structures to be 18 ft. in height in lieu of the permitted 15 ft. The special hearing relief is still necessary, given that the well and septic are situated on differently zoned portions of this lot.

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 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 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 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 3 day of January, 2003, that the Petitioners' request for special hearing relief to

allow the construction of a new dwelling on their property where the well and septic areas are

located in separately zoned portions of the site and a variance to allow two accessory structures to

be located in the front and side yard of the proposed dwelling and for one of those structures to be

18 ft. in height in lieu of the permitted 15 ft., be and they are hereby GRANTED, subject, however,

to the following restriction:

1. The Petitioners shall be required to submit elevation drawings of the new house to be constructed on the property to the Office of Planning for their review and approval prior

to the issuance of any building permit for this dwelling.

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

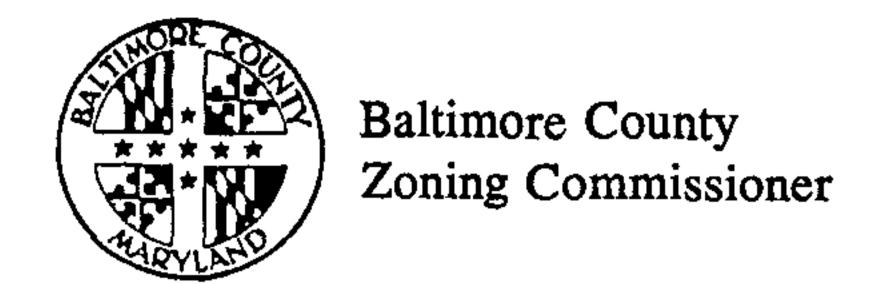
DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj

 $(M^{\frac{1}{2}})$

3



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

Fax: 410-887-3468

January 3, 2003

Mr. & Mrs. John W. Kernan 4706 Carroll Manor Road Baldwin, Maryland 21013

Re: Petitions for Special Hearing & Variance

Case No. 03-219-SPHA

Property: 4706 Carroll Manor Road

Dear Mr. & Mrs. Kernan:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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

Cuitay Hobroco

Deputy Zoning Commissioner

TMK:raj Enclosure

c: Geoffrey C. Schultz
McKee & Associates, Inc.
5 Shawan Road, Suite 1
Cockeysville, Maryland 21030





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at which is	4706 Carroll Manor Road			
	presently zoned	RC-2/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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The construction of a dwelling straddling the RC-2/RC-5 Zoning line and the placement of the well and septice areas in two distinct zones on the property.

not ruded

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 Durchasnell assess

Lamal Our andal

Contract Purchaseri	<u>Lessee:</u>			<u>Legal Owner(s):</u>			
				John W. Kerman			
Name - Type or Print			Name -	Type of Print W. W.	em		· · · · · · · · · · · · · · · · · · ·
Signature			~	Signature Nancy M. Kerman			
Address		Telephone No.	-	Name - Type or Print * Cancer //	n K	, , , , , ,	
City	State	Zip Code	~	Signature	<u> </u>	KZLIM	
Attorney For Petition	<u>ner:</u>			4706 Carroll Manor Ro Address Baldwin, Maryland	oad 2101.3	<u> </u>	92–2278 Telephone No.
Name - Type or Print		·	City	Televille, i Elly leaki	State	·	ip Code
Signature			-	Representative to be Geoffrey C. Schultz McKee & Associates,		cted:	
Company				Name			
Address	<u>. </u>	Telephone No.	-	5 Shawan Road, Suite Address		(410) <u>52</u>	27 –1 555 Telephone No.
City §	State	Zip Code	~	Cockeysville, Marylar City	<u>nd 2</u>	1030 . State	Zıp Code
			-	OFFICE L	JSE ONLY		
3				ESTIMATED LENGTH OF HE	ARING		
Case No. 03-2	19-SPHA			UNAVAILABLE FOR HEARING	9	<u></u>	 _
DE 16 0/16 100			Reviewe	By JRF	_ Date	11-6	-02



Petition for Variance

which is presently zoned _

to the Zoning Commissioner of Baltimore County

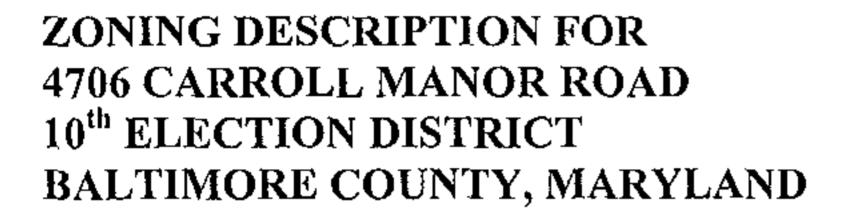
for the property tocated at 4706 Carroll Manor Road

RC-2/RC-5

This Petition shall be filed with the Department of Permits owner(s) of the property situate in Baltimore County and who and made a part hereof, hereby petition for a Variance from Standard County and Stand	ich is described in the description and plat attached hereto Section(s)
400.1 to allow an accessory structure (existing Shed	to be located in the sideward of the proposed
. Acadition	and one structure to be 18 in/
and S	Sections 1A01.3B.3. (RC-2) and 1A04.3B.2. (RC-5) to allow
of the Zonling Regulations of Baltimore County, to the zo	street of 33 feet in-lieu-of the minimum required 75 feet. ning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty) The location of the existing shed on the subject pro-	halled works
	nor in account
The location of the existing shed on the subject pro	perty prevents reasonable placement of the
proposed addition without the requested relief.	<u> </u>
Property is to be posted and advertised as prescribed by the a	zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, post	ling, 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.
	1080 do polografia do dose pad -60 me anales lles massallis e e
!	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which
ĺ	is the subject of this Petition.
O 4 4 Decre had a	
Contract Purchaser/Lessee:	<u>Legal Owner(s):</u>
	T.1 57 12
Name - Type or Print Name	John W. Kerman
Maine - Type of Finit	- Type or Print
Signature	Signature Signature
oignature .	
Address Telephone No.	Name - Type or Print
i copiidita ; is:	
City State Zip Code	Signature M. Kornan
Attorney For Petitioner:	4706 Carroll Manor Road (410) 592-2278 Address Telephone No.
	Baldwin, Maryland 21013
Name - Type or Print City	State Zip Code
Signature	Representative to be Contacted:
Signature	Geoffrey C. Schultz McKee and Associates, Inc.
Company	
Company	Name ((40) COT 4FFF
Address Telephone No.	5 Shawan Road, Suite 1 (410) 527-1555
Address Telephone No.	Address Telephone No.
	Cockeysville, Maryland 21030
City State Zip Code	City State Zip Code
	OFFICE USE ONLY
Case No 503-219-5PHA	ESTIMATED LENGTH OF HEARING
	UNAVAILABLE FOR HEARING
Reviewed By	TRF Date 11-4-07
REV 9/15/98	
	i 1
· 1/2 post	

Engineering • Surveying • Environmental Planning
Real Estate Development

November 4, 2002





BEGINNING at a point in the centerline of Carroll Manor Road, at a distance of 342.00 feet east of the centerline of Alliston Road; thence running

- 1) North 20 degrees 29 minutes 20 seconds West, 240.21 feet,
- 2) North 51 degrees 46 minutes 00 seconds East, 255.00 feet,
- 3) South 21 degrees 58 minutes 00 seconds East, 436.83 feet,
- 4) South 76 degrees 29 minutes 00 seconds West, 11.50 feet,
- 5) South 83 degrees 23 minutes 00 seconds West, 108.30 feet, and
- North 76 degrees 56 minutes 00 seconds West to the place of beginning.

CONTAINING 87,120 square feet or 2.00 acres of land, more or less as recorded in deed Liber 6510, folio 545.

BEING known as 4706 Carroll Manor Road and located in the 10th Election District, 6th Councilmanic District of Baltimore County, Maryland.

219

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

Case: #03-219-SPHA

4706 Carroll Manor Road

N/side of Carroll Manor Road, 342 feet east of the centerline of Alliston Drive

10th Election District - 6th Councilmanic District

Legal Owner(s): John W and Nancy M. Kernan

Special Hearing: to permit the construction of a dwelling stradding the RC-2/RC-5 zoning line and the placement of the well and septic areas in two district zones on the property Variance: to permit an accessory structure (existing shed) to be located in the side yard of the proposed addition, and to allow a principal building setback to the centerline of a street of 33 feet in lieu of the minimum required 75 feet

Hearing: Friday, January 3, 2003 at 9:00 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.

C579328 12/170 Dec. 19

CERTIFICATE OF PUBLICATION

12/19/2002
THIS IS TO CERTIFY, that the annexed advertisement was published
the following weekly newspaper published in Baltimore County, Md.,
nce in each ofsuccessive weeks, the first publication appearing
n 12 19 ,2002.
M The Leffersonian
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
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). WULLING LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT

No.16367

ACCOUNT OOL-OOG-GISO

AMOUNT \$ 100.00

RECEIVED Mckes & Associates

H706 Corrol Manor Rd. ITEM # 219

FOR: Vor. & SPA TAKEN BY: JRF

DISTRIBUTION
WHITE-CASHIER PINK-AGENCY YELLOW-CUSTOMER

HISTNESS ACTUAL TIME

1 /06/2002 11/06/2002 10:14:10

REG WEGGA WALKIN DDGL DWD DRAWER

>RECEIPT # 201780 11/06/2002 OFL

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CR 10. 016367

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Baltimore County, Maryland

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CENTIFICATE OF POSTING

RE Case No 03-219-SPHA

Petitioner/Developer: KERNAN, ETAL

MCKEE

Date of Hearing/Closing. 1.13,103

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

Attention '

🐗 Gentlemen.

The sign(s) were posted on

12/19/02 (Month, Day, Year) FIXED 12/20/02

Sincerely,

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

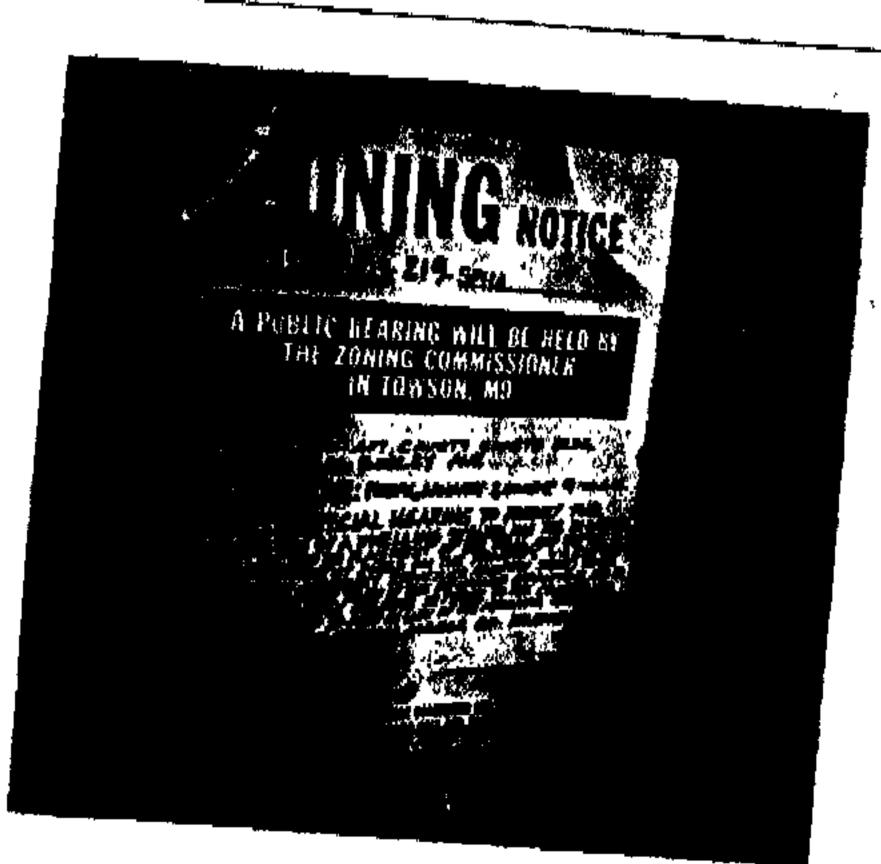
(Address)

HUNT VALLEY, MD. 21030

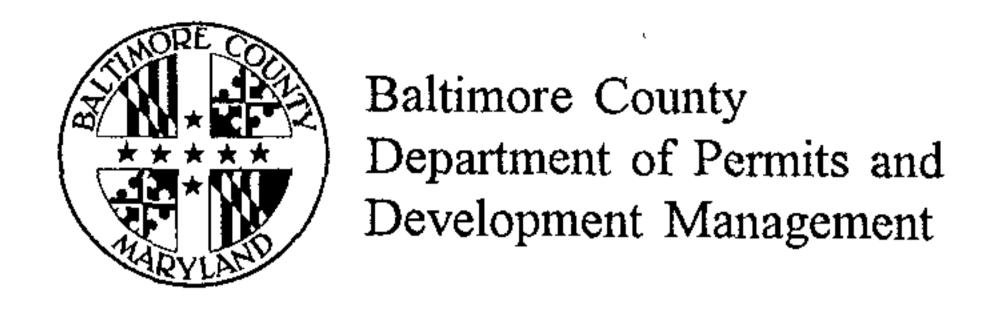
(City, State, Zip Code)

410-666-5366 ; CELL-4:09:05-8571

(Telephone Number)



#4706-CARROLL MANOR RD.
MILKEE/KERHAN 1/3/03



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

Fax: 410-887-5708

November 27, 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: 03-219-SPHA

4706 Carroll Manor Road

N/side of Carroll Manor Road, 342 feet east of the centerline of Alliston Drive 10^{th} Election District — 6^{th} Councilmanic District Legal Owner: John W. and Nancy M. Kernan

Special Hearing to permit the construction of a dwelling straddling the RC-2/RC-5 zoning line and the placement of the well and septic areas in two distinct zones on the property. Variance to permit an accessory structure (existing shed) to be located in the side yard of the proposed addition, and to allow a principal building setback to the centerline of a street of 33 feet in lieu of the minimum required 75 feet.

Hearings: Friday, January 3, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon Director

AJ:rlh

C: John and Nancy Kernan, 4706 Carroll Manor Road, Baldwin 21013 Geoffrey C. Schultz, McKee & Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 19, 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.

TO: PATUXENT PUBLISHING COMPANY

Thursday, December 19, 2002 Issue - Jeffersonian

Please forward billing to:

McKee & Associates, Inc. 5 Shawan Road, Suite 1 Cockeysville, MD 21030

410-527-1555

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: 03-219-SPHA

4706 Carroll Manor Road N/side of Carroll Manor Road, 342 feet east of the centerline of Alliston Drive 10th Election District – 6th Councilmanic District Legal Owner: John W. and Nancy M. Kernan

Special Hearing to permit the construction of a dwelling straddling the RC-2/RC-5 zoning line and the placement of the well and septic areas in two distinct zones on the property. Variance to permit an accessory structure (existing shed) to be located in the side yard of the proposed addition, and to allow a principal building setback to the centerline of a street of 33 feet in lieu of the minimum required 75 feet.

Hearings: Friday, January 3, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence B. 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.



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

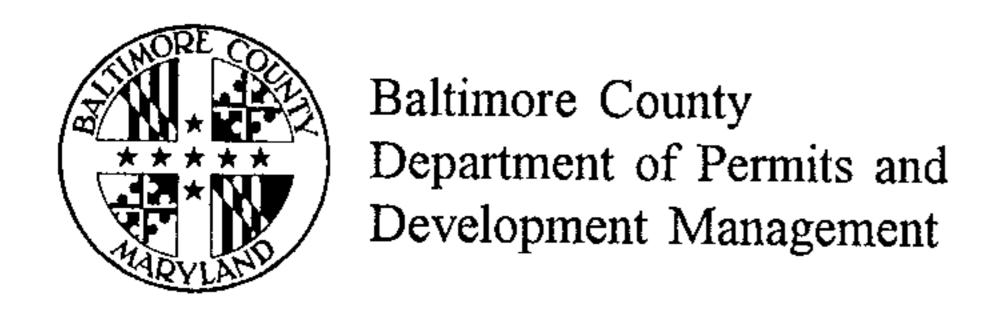
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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: 03-219-SPHA
Petitioner: John W. and Nancy M. Kernan
Petitioner: John W. and Nancy M. Kernan Address or Location: 4706 Carroll Manor Road, Baldwin, MD 21013
PLEASE FORWARD ADVERTISING BILL TO:
Name: McKee and Associates
Address: 5 Blann Rd, Suite 1
Cockeywelle, HD 21030
Telephone Number: 410-527-1555

Revised 2/20/98 - SCJ



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

December 27, 2002

John and Nancy Kernan 4706 Carroll Manor Road Baldwin, MD 21013

Dear Mr. and Mrs. Kernan:

RE: Case Number: 03-219-SPHA, 4706 Carroll Manor Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 6, 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,

u. Callibal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel Geoffrey C. Schultz, McKee & Associates, 5 Shawan Road, Suite 1, Cockeysville 21030



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date: 11.27.07

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

RE:

Baltimore County

Item No. 215

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,

1. J. McDonald Jr., Chief Engineering Access Permits Division



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

November 20, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: ZAC Dist. Meeting of 11/18/2002

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:

203-209, 211-227

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File



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

November 26, 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

Distribution Meeting of November 25, 2002

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: 214-223

210

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: November 27, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-215 & 03 219

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.

Section Chief: Jeffy M. J.

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: January 16, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

SUBJECT:

Zoning Advisory Committee Meeting

For December 2, 2002 Item Nos. 215, 216, 217, 218 219,

220, and 223

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING

AND VARIANCE

4706 Carroll Manor Road; N/side of Carroll *

Manor Road, 342ft E of centerline of

Alliston Drive

10th Election District

6th Councilmanic District

Legal Owner: John & Nancy Kernan

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

*

1 010

BALTIMORE COUNTY

03-219-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

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 day of November, 2002, a copy of the foregoing Entry of Appearance was mailed to Geoffrey C. Schultz, Mckee & Associates, Inc, 5 Shawnan Road, Suite 1, Cockeysville, MD 21030, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

ASE	NAME_	4766	CARR	ell	MANDE	RD
CASE	NUMBE	R 03	- 219-	SP	HA	
DATE	1/3/0	3			 -	

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL	
GEOFFREY C SCHULTZ	5 SHAWAN ROAD	HUNT VALLEY MO 21030	GCS @ MCKEEINC - COM	
Mancy M. Kernan	4706 Carroll Manon Rd	Baldwin, mp 21013		
John W. Kernan	7 . 1			
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Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. Governor

Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

December 2, 2002

Mr. George Zahner
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 12/2/02 re: Case numbers 03-214-SPHA, 03-215-SPH, 03-216-A, 03-217-A, 03-218-SPH, 03-219-SPHA, 03-220-A, 03-221-SPH, 03-222-A, 03-223-SPH

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 11/26/02. 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,

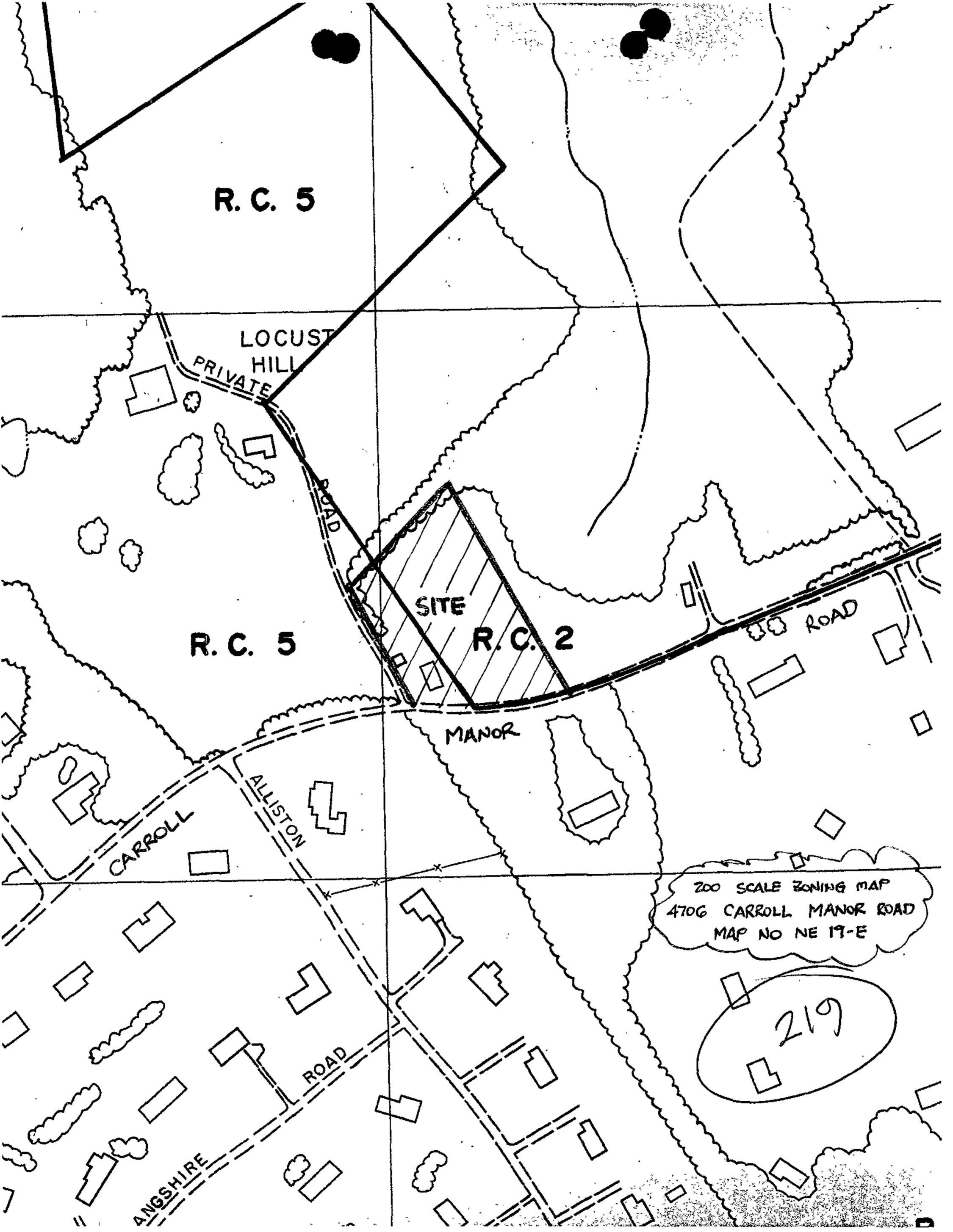
James R. Gatto

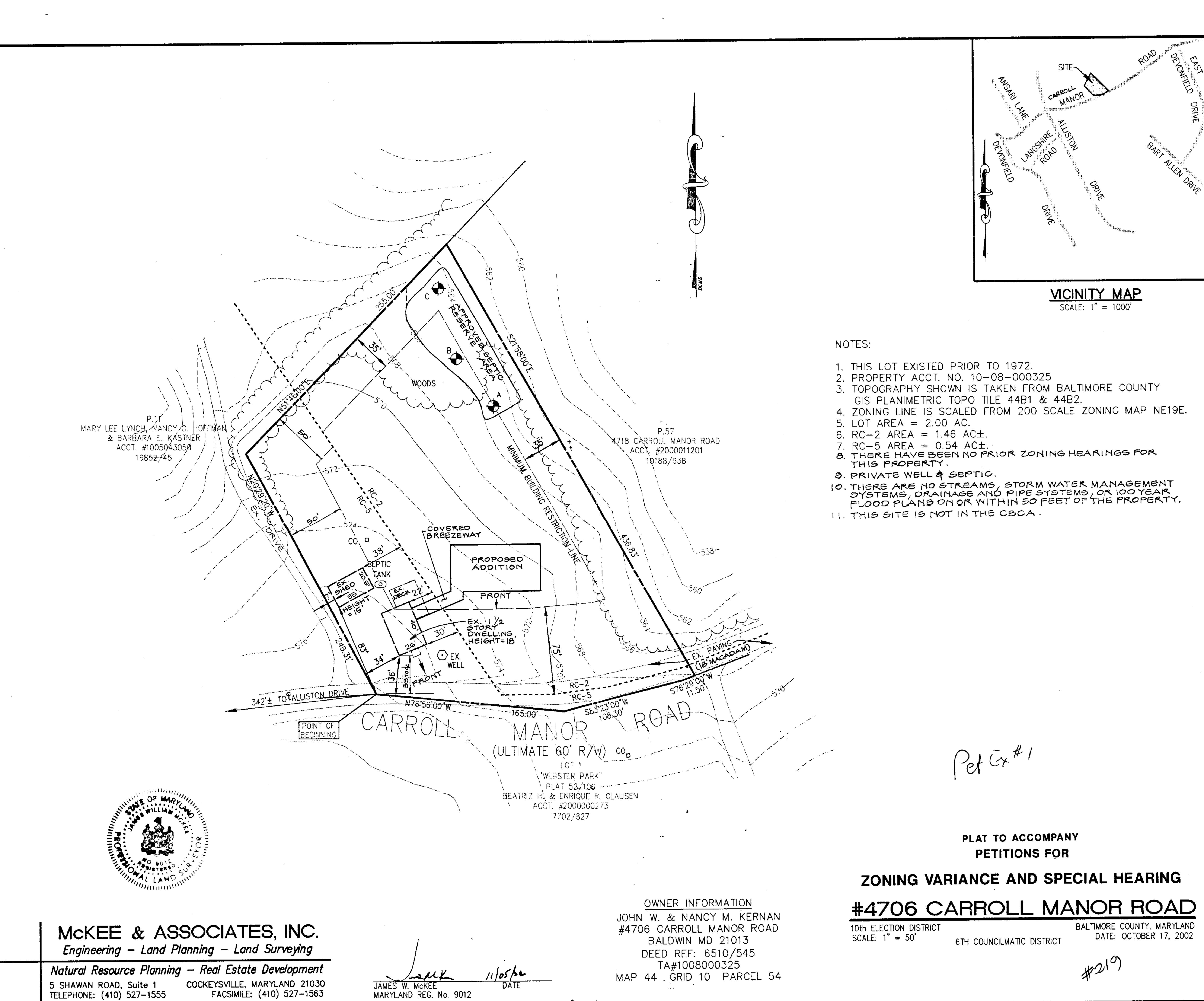
Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup





TELEPHONE: (410) 527-1555