IN RE: PETITION FOR SPECIAL EXCEPTION

AND VARIANCE

E/S Flintstone Road, 830' NE

of Cotter Road

6th Election District

3rd Councilmanic District

(2823 Flintstone Road)

*

Baird Bailey

Petitioner

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 03-266-XA

BEFORE THE

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception and Variance filed by the legal owner of the property, Baird Bailey, requesting zoning relief for property he owns at 2823 Flintstone Road, located in the Freeland area of Baltimore County. The special exception request is to approve a landscape service operation on the subject property. In addition, variance relief is requested to allow two (2), 100-year old barns to exist with a front setback of 4 ft. to the front property line in lieu of the required 50 ft.

Appearing at the hearing on behalf of the relief requested were Baird Bailey, legal owner, Thomas Church, the professional engineer who prepared the site plan of the property, and Ben Bronstein, attorney at law, representing the Petitioner. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this relief, consists of 16.762 acres, more or less, split-zoned R.C.2 and R.C.4. The subject property is improved with an existing single-family residence wherein Mr. Bailey now resides. Mr. Bailey recently purchased the property and is desirous of locating his landscape service operation on this site. The house and two barns that are the improvements on the property have existed in this fashion for the past 100 years. As stated previously, Mr. Bailey lives on the property and intends to utilize the two barns for the purpose of storing landscaping equipment that he uses in his business. In addition, Mr. Bailey intends to grow nursery stock for the purpose of sale to

landscape wholesalers. He indicated that he will not sell any items to the general public from the subject property. Furthermore, no member of the general public will come to this site for commercial purposes. The owner did indicate that his employees assemble on the property each day and then go out to the particular job of the day. Based on the representations of Mr. Bailey as to how he intends to operate his business from the property, I have no problems with granting the special exception for this landscape service operation. In addition, the variance request shall be granted to allow the 100-year old barns to remain in the same location as they have for the past century.

It is clear the Baltimore County Zoning Regulations permit the Petitioner's use in a R.C.2 and R.C.4 zone by special exception. It is equally clear that the proposed use is not detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioner has shown that the use will be conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioner's Exhibit No. 1 has any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

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 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 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.

THEREFORE, IT IS ORDERED, this $5^{4/4}$ day of February 2003, by this Deputy Zoning Commissioner, that the special exception request to approve a landscape service operation on the subject property, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance request to allow two (2), 100-year old barns to exist with a front setback of 4 ft. to the front property line in lieu of the required 50 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the granting of the special exception relief and variance shall be conditioned upon the following conditions and restrictions:

- 1. The Petitioner shall be prohibited from selling to the general public any landscaping materials from the subject property. This shall include plant materials, mulch, sand, top soil, or any other landscaping commodity. Members of the general public shall have no reason to come and go from the subject site.
- 2. The Petitioner shall be required to park and keep all landscaping equipment either inside the barn buildings or screened from view from Flintstone Road.
- 3. There shall be no additional buildings constructed on the property without the approval of this office and, if necessary, the scheduling of a future public hearing.

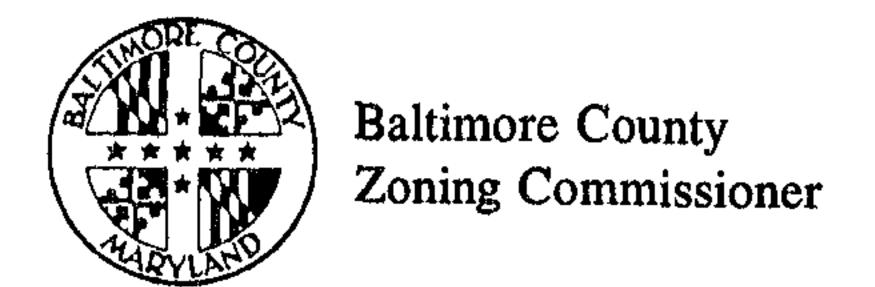
IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

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

February 5, 2003

Benjamin Bronstein, Esquire 29 W. Susquehanna Avenue, Suite 205 Towson, Maryland 21204

RE: Petitions for Special Exception & Variance

Case No. 03-266-XA

Property: E/S Flintstone Rd, 830' NE of Cotter Rd

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special exception 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 Office 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

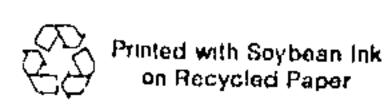
Deputy Zoning Commissioner

Autho Horroco

TMK:raj Enclosure

c: Baird Bailey 2823 Flintstone Road Freeland, MD 21053

> Tom Church, PE Development Engineering Consultants, Inc. 6603 York Road Baltimore, MD 21212





for the property located at 2823 Flintstone Road

which is presently zoned RC2 & RC4

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Property is to be posted and advertised as prescribed by the zoning regulations.

landscape service operation.

REV 09/15/98

 or we, agree to pay expenses of above Special Exception, adver- zoning regulations and restrictions of Baltimore County adopted pur 	rtising, posting, etc. and further agree to and are to be bounded by resuant 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:	Legal Owner(s):
	Julia E. Blum
Name - Type or Print	Name - Type or Print
Signature	Signature Signature
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	2823 Flintstone Road (WTACT PTTNY), Address Telephone No.
Benjamin Bronstein	Freeland, Baltimore County Maryland 21053
Name - Type of Print	City State Zip Code
Signature	Representative to be Contacted:
Company	Tom Church, P.E., Development Engineering Consultants, Inc.
29 West Susquehanna Avenue, Suite 205 410-296-0200	6603 York Road 410-377-2600
Address Telephone No.	Address Telephone No.
Towson Samuel Maryland 21204	Baltimore Maryland 21212
City State Zip Code	City State Zip Code
- War and the second of the se	OFFICE USE ONLY
G. Fr	ESTIMATED LENGTH OF HEARING 3HRS
Case No. 03 266 XA	UNAVAILABLE FOR HEARING
To the state of th	Reviewed By JL Date 12 03 02



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2823 Flintstone Road

which is presently zoned RC2 & RC4

I/We do solemnly declare and affirm, under the penalties of

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)

404.1C to permit an existing building with a front setback as low as 4 ft. from the property line in lieu of the required 50 ft.

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

- 1. the configuration of the property
- 2. the topography of the property
- 3. and for such further reasons as may be stated at 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.

•		perjury, that I/we are the legal over is the subject of this Petition.	vner(s) of the pro	operty which
Contract Purchaser/Lessee:		Legal Owner(s):		
		Julia E. Blum		
Name - Type or Print		Name - Type or Print		
Signature		Signature		**************************************
Address	Telephone No.	Name - Type or Print		
City	Zip Code	Signature		
Attorney For Petitioner:		2823 Flintstone Road	Contak	- ATTWY
With I all all all all all all all all all a		Address		Telephone No/
Benjamin Bronstein		Freeland, Baltimore County	Maryland	21053
Name - Type or Print	, <u>, , , , , , , , , , , , , , , , , , </u>	City	State	Zip Code
Jen H		Representative to be Co	ntacted:	
Signature		Tom Church, P.E., Developmen	t Engineering Co	onsultants, Inc.
Company		Name		440 055 0600
29 West Susquehanna Avenue, Suite 205	410-296-0200	6603 York Road	· · · · · · · · · · · · · · · · · · ·	410-377-2600 Теlephone No.
Address	Telephone No.	Address	3 d 1 1	•
Towson Maryland	21204	Baltimore	Maryland State	21212 Zip Code
City	Zip Code	City		—,
		OFFICE US		_
Case No. 03 266 XA		ESTIMATED LENGTH OF	HEARING	34RS
Case 140. (0) (0) (1)		UNAVAILABLE FOR HEAR Reviewed By	ING	20307

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road Baltimore, Maryland 21212 (410) 377-2600 (410) 377-2625 Fax

ZONING DESCRIPTION

FOR 2823 FLINTSTONE ROAD

Beginning at a point at the centerline of Flintstone Road, which has no existing in-fee right-of-way, at the distance of 830 feet northeast of the centerline of the nearest improved road, Cotter Road which has no existing in-fee right-of-way. Thence the following courses and distances: 1) North 42 degrees 30 minutes 51 seconds East 392.45 feet, 2) curve to the right with a radius of 866.96 feet and length of 163.51 feet, 3) North 53 degrees 19 minutes 14 seconds East 68.30 feet, 4) curve to the left with a radius of 784.06 feet and length of 95.88 feet, 5) North 46 degrees 18 minutes 50 seconds East 387.53 feet, 6) curve to the right with a radius of 775.00 feet and length of 200.00 feet, 7) South 51 degrees 01 minutes 24 seconds East 206.04 feet, 8) South 02 degrees 27 minutes 57 seconds West 1,055.90 feet, 9) North 74 degrees 27 minutes 55 seconds West 1,110.68 feet, to the point of beginning.

Being the same parcel of land recorded in the Land Records of Baltimore County in Liber 10135, Folio 186 and containing 730,142 square feet or 16.762 acres of land, more or less.

Also known as 2823 Flintstone Road and located in the 10th Election District.

02-154

November 1, 2002



NOTICE OF ZONING HEARING

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

Case: #03-266-XA
2823 Flinestone Road
S/east side Flinestone Road
830 feet northeast of Cotter Rd
6th Election District
3rd Councilmanic District
Legal Owner(s): Julia E, Blum
Special Exception to permit
landscape service operation. Variance to permit an
existing building with a
front setback as low as 4.
feet from the property line
In lieu of the required 50
feet

Hearing: Tuesday, February 4, 2003 at 11;00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

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 1/721 Jan 21 C583699

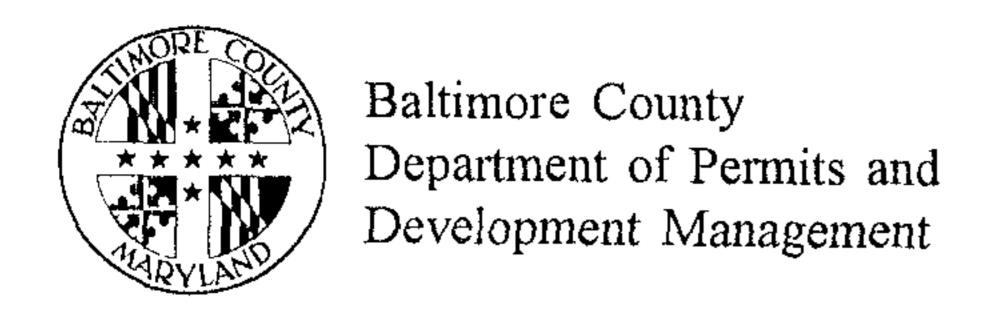
CERTIFICATE OF PUBLICATION

124,2003
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
The Jeffersonian
🖵 Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. William Strammer
LEGAL ADVERTISING

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CERTIFICATE OPPOSTING

	RE: Case No.: (10 - 166 - 174
•	Petitioner/Developer: JULIA E
•	BLUM
	Date of Hearing/Closing: 2/4/0.3
Baltimore County Department of Permits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Fowson, MD 21204	
Attention: Ms. Gwendolyn Stephens	•
adies and Gentlemen:	
i ms letter is to certify under the penalties of	perjury that the necessary sign(s) required by law
vere posted conspicuously on the property lo	ocated at 2823 - FLINTSTONE
	RD
A AND THE RESIDENCE OF THE PROPERTY OF THE PRO	A CONTRACTOR OF THE PROPERTY O
he sign(s) were posted on	1/20/03
- Contact the property Off	(Month, Day, Year)
-	· ····································
	Sincerely, .
	• ·
	(Signature of Sign Poster and Date)
	(A.S. grand of 2:Ru Loster sind Date)
	SSG ROBERT BLACK
	(Printed Name)
	1508 Leslie Rd
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)



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

Fax: 410-887-5708

December 31, 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: 03-266-XA

2823 Flintstone Road S/east side Flintstone Road 830 feet northeast of Cotter Road 6th Election District – 3rd Councilmanic District Legal Owner: Julia E. Blum

<u>Special Exception</u> to permit landscape service operation. <u>Variance</u> to permit an existing building with a front setback as low as 4 feet from the property line in lieu of the required 50 feet.

Hearings: Tuesday, February 4, 2003 at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Benjamin Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson 21204 Julia E. Blum, 2823 Flintstone Road, Freeland 21053 Tom Church, Development Engineering Consultants, 6603 York Road, Baltimore 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 20, 2003.

- (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

Tuesday, January 21, 2003 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein 29 W. Susquehanna Ave. Towson, MD 21204

410-296-0200

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: 03-266-XA

2823 Flintstone Road S/east side Flintstone Road 830 feet northeast of Cotter Road 6th Election District – 3rd Councilmanic District Legal Owner: Julia E. Blum

<u>Special Exception</u> to permit landscape service operation. <u>Variance</u> to permit an existing building with a front setback as low as 4 feet from the property line in lieu of the required 50 feet.

Hearings:

Tuesday, February 4, 2003 at 11:00 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

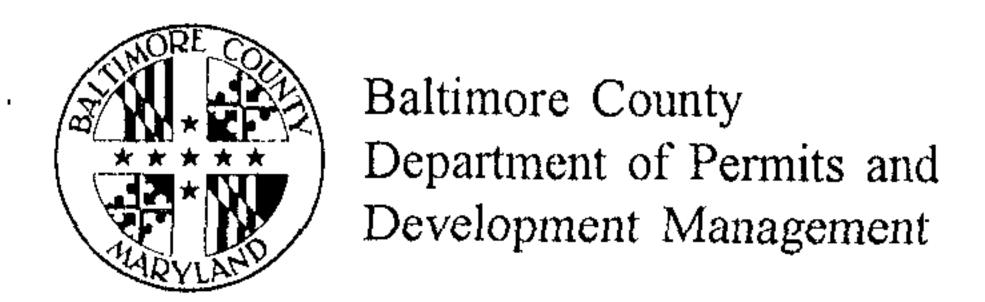
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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: <u>03 266 XA</u>
Petitioner: Julia & Blum
Address or Location: 2823 Flanstone Ra
PLEASE FORWARD ADVERTISING BILL TO:
Name: Benjamin BRONSTEIN
Address:
Towson Md 21204
Telephone Number: 410 - 246 - 0200

Revised 2/20/98 - SCJ



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

January 31, 2003

Mr. Benjamin Bronstein 29 W. Susquehanna Ave., Suite 205 Towson, MD 21204

Dear Mr. Bronstein:

RE: Case Number: 03-266-XA, 2823 Flintstone Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 3, 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)

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel Julia E. Blum, 2823 Flintstone Road, Freeland 21053 Tom Church, Developing Engineering Consultants, Inc., 6603 York Road, Baltimore 21212



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date: /2.32.02

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

RE: Baltimore County

Item No. 244 JL

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,

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

Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

December 31, 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 December 23, 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:

257-290

266

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

December 19, 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 12/23/02

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:

242-249, 251-269

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 PBS TUT									
DATE:	February 26, 2003									
SUBJECT:	Zoning Item 266 Address 2823 Flintstone Road									
Zoning	g Advisory Committee Meeting of December 23, 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 request 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 (Section 14-331 through 14-350 of the Baltimore County Code).									
<u>X</u>	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).									
<u>X</u>	Additional Comments:									
These regulati	ons may apply depending on any permits that may be required.									

Reviewer: Dave Lykens Date: February 11, 2003

Sem 2/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: December 30, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-266

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: January 27, 2003

TO: Arnold Jablon, Director

> Department of Permits & Development Management

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

Review

SUBJECT: Zoning Advisory Committee Meeting

For December 30, 2002

Item Nos. 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287,

288, 289, and 290

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 EXCEPTION *

AND VARIANCE

2823 Flintstone Road; SE Side Flintstone Rd*

830 ft NW Cotter Rd 6th Election District

3rd Councilmanic District

Legal Owner(s): Julia E. Blum

BEFORE THE

ZONING COMMISSIONER

FOR

*

BALTIMORE COUNTY

* 03-266-XA

* * * * * * * *

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 December, 2002, a copy of the foregoing Entry of Appearance was mailed to Tom Church, P.E., Development Engineering Consultants, Inc., 6603 York Road, Baltimore, MD 21212, & to Benjamin Bronstein, 29 W. Susquehanna Avenue, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Parris N. Glendening Governor Kathleen Kennedy Yownsend 1st. Governor Roy W., Kienitz Secretary Mary Abrams Deputy Secretary

December 27, 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, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

13alung An Jim Mitter

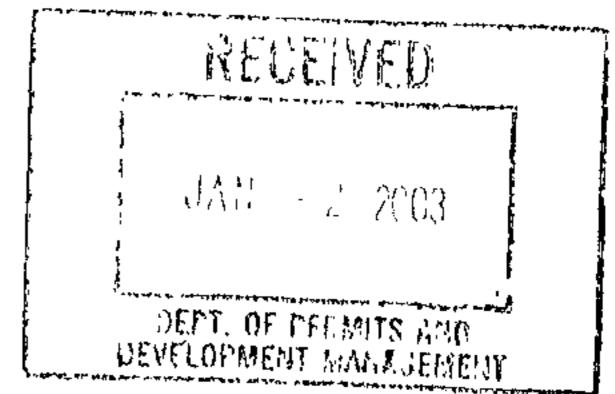
James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit


cc: Mike Nortrup



CASE NUMBER 05-266-XA

PETITIONER'S SIGN-IN SHEET

									Bailed Bailer	Den Danistur	7.4 Chuch	NAME
									12823 #100+8+00= 12	29 W Suchushanno Mrs	GGG3 Clork Rd	ADDRESS
									Millers MD alloa	Toward 21, 4	Marke May 2012	CITY, STATE, ZIP
										Olivasilean as AsL cim		E- MAIL



DEED PEFERENCE: 10135/186

OWNER INFORMATION

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

SITE ENGINEERS & SURVEYORS

6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

REVISIONS

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION SHEET 11/01/02 CONTRACT NUMBER

2823 FLINTSTONE ROAD

OF 102-154

ELECTION DISTRICT NO. 6

BALTIMORE COUNTY, MD

OC-154