IN RE: PETITION FOR VARIANCE
S/S Wilkens Avenue, 400' E of
Old Maiden Choice Lane
(4411 Wilkens Avenue)
13th Election District
1st Council District

Candice Diamond Petitioner

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 03-275-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 owner of the subject property, Candice Diamond. The Petitioner seeks relief from Section 409.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a two-way driveway width of 9 feet in lieu of the required 20 feet, and from Section 204.3.A.2 thereof to permit a Class A Office Building with 34.7% of the total adjusted gross floor area occupied by medical offices in lieu of the maximum allowed 25%. 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 Candice Diamond, property owner, and Geoffrey C. Schultz, the Professional Engineer who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the south side of Wilkens Avenue, just east of Old Maiden Choice Lane in Catonsville. The property contains a gross area of 0.195 acres, more or less, zoned R.O., and is improved with a two-story frame dwelling and a one-story garage. Testimony indicated that the Petitioner is licensed as an Occupational Therapist by the State of Maryland and specializes in hand therapy. In this regard, she renders therapeutic services to individuals who have suffered illness or injury to the hand and arm. Ms. Diamond acquired the subject property last year and

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has been using the first floor of the building as a medical office. In terms of gross area, the first floor office space encompasses 34.7% of the total floor area of the building. Ms. Diamond indicated that the second floor is used as a residential apartment and that the basement of the structure is used for storage. Ms. Diamond testified that she practices at the site three days a week (Monday, Wednesday and Thursday), and typically has hours during the afternoon. Ms. Diamond indicated that she maintains another office Pikesville.

Section 101 of the B.C.Z.R. defines the words and terms used throughout the regulations. A medical office is defined as "A place for the treatment of outpatients by one or more medical practitioners..." A "medical practitioner" is defined as a physician, dentist, optometrist, chiropractor, podiatrist, psychologist, physical therapist, nurse, massage therapist, or other similar health professional licensed by the State. Thus, it is clear that Ms. Diamond is a medical practitioner as defined in the B.C.Z.R.

Section 204 of the B.C.Z.R. regulates uses in the R.O. zone. Among the uses permitted are Class A and Class B office buildings. A Class A office building is a structure that was originally built as a dwelling but converted for office use without any external enlargement. A Class B office building is a building used for offices that is not a Class A office building. The testimony and evidence presented indicated that the subject building was converted for office use without external enlargement. Thus, the subject building is a Class A office building.

Section 204.3 of the B.C.Z.R. indicates that Class A office buildings are permitted in the R.O. zones by right, except that no more than 25% of the total adjusted gross floor area of the building may be occupied by medical offices. As noted above, the Petitioner's use of the subject property occupies 34.7% of the total floor area of the building. Thus, the relief requested is necessary in order to continue such use.

It is clear from the testimony that the Petitioner's use of the subject property for a medical office is not intense and will not detrimentally impact adjacent properties. The lack of any Protestants at the hearing is of note, given the fact that she has operated her practice at this location for several months, apparently without any adverse impact to her neighbors.

(1)

Although there were no Protestants present, an unfavorable Zoning Advisory Committee (ZAC) comment was received from the Office of Planning. That comment opines that the variance requested is in the nature of a use variance. Under the Baltimore County Code (B.C.C.) and the B.C.Z.R., the Zoning Commissioner has no authority to grant variances from the use regulations, only variances from height, width and other similar area requirements.

This issue has been considered in prior opinions of this office. The Zoning Commissioner's Office has consistently held that the requested relief is not in the nature of a use variance, but is an area variance that is within the jurisdiction of the Zoning Commissioner. In Case No. 90-57-SPHA, then Deputy Zoning Commissioner Ann M. Nastarowicz held that an identical request was within the jurisdiction of the Zoning Commissioner. Within her written opinion, she cited a decision rendered in prior Case No. 89-554-SPHA, which reached a similar conclusion in the Circuit Court of Maryland for Baltimore County (see <u>Balint v. County Board of Appeals of Baltimore County</u>, #82-M-201).

Based on the testimony and evidence offered, I am persuaded that the Zoning Commissioner does have the authority to variance the 25% limit set out in Section 204.3.A.2 of the B.C.Z.R. and that such variance relief is warranted in this case. I shall impose as a restriction, reasonable limitation on the hours of operation so that the use does not conflict with other residential uses in the vicinity. However, I am persuaded that variance relief should be granted in this case. In sum, the Petitioner has presented sufficient evidence to comply with Section 307 of the B.C.Z.R. for relief to be granted.

Variance relief is also requested to approve an existing driveway. As shown on the site plan, the existing driveway leads from Wilkens Avenue and the property's frontage along the side of the house to the rear. The site plan shows that the rear of the property contains a small parking lot to accommodate visitors. The existing house provides but a 13-foot setback on that side of the lot. Thus, the 20-foot width requirement cannot be met in this case. It appears that the present arrangement works and is not detrimental to the neighborhood. Again, I am satisfied that the Petitioner has met the requirements of Section 307 of the B.C.Z.R.

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.

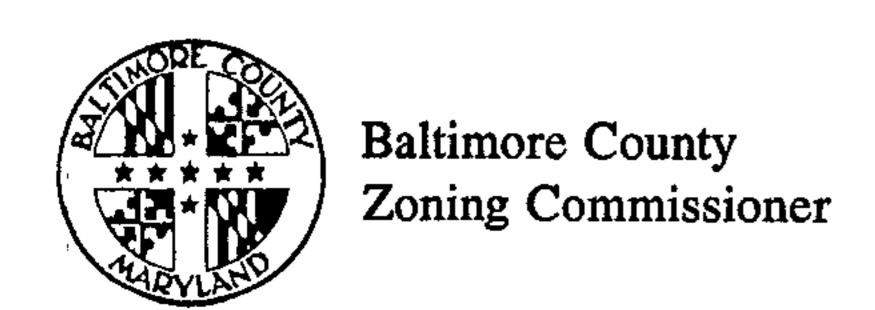
this day of February, 2003 that the Petition for Variance seeking relief from Section 409.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a two-way driveway width of 9 feet in lieu of the required 20 feet, and from Section 204.3.A.2 thereof to permit a Class A Office Building with 34.7% of the total adjusted gross floor area occupied by medical offices in lieu of the maximum allowed 25%, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for her use permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 hours of operation shall be restricted to Monday through Friday, 8:30 AM to 5:00 PM.
- 3) When applying for any permits, 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



February 24, 2003

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

Fax: 410-887-3468

Ms. Candice Diamond 33 Highlands Court Owings Mills, Maryland 21117

RE: PETITION FOR VARIANCE
S/S Wilkens Avenue, 400' E of Old Maiden Choice Lane
(4411 Wilkens Avenue)
13th Election District — 1st Council District
Candice Diamond - Petitioner
Case No. 03-275-A

Dear Ms. Diamond:

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,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. Geoffrey C. Schultz, McKee & Assoc., Inc. 5 Shawan Road, #1, Hunt Valley, Md. 21030 Office of Planning; People's Counsel; Case Hile



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4411 Wilkens Avenue which is presently zoned _____RO

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

Telephone No.

Zip Code

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)

409.4A to allow a two-way driveway width of 9 feet in-lieu-of the required 20 feet and Section 204.3A.2 to allow a Class A Office Building with 34.7 percent of the total adjusted gross floor area occupied by medical offices in-lieu-of the maximum permitted 25 percent.

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

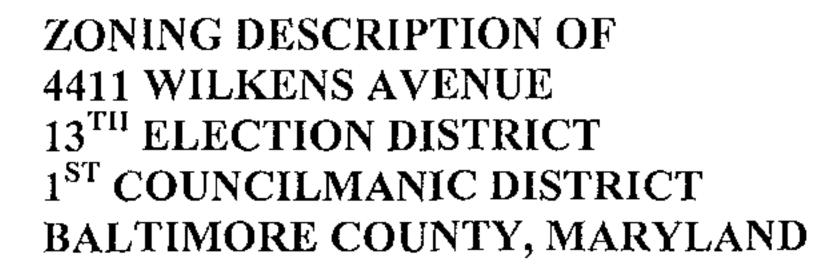
The driveway is existing and cannot be widened due to the location of the existing house and topographic constraints and the existing building cannot be practically remodeled to reduce the first floor area to 25 percent.

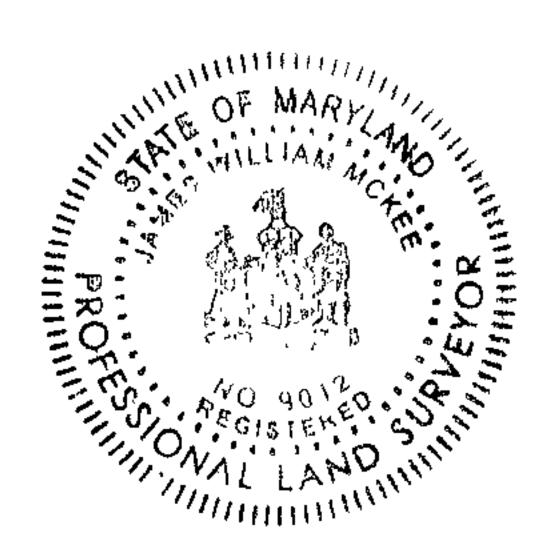
Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

 			perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:			Legal Owner(s):
Name - Type or Print			Candice Diamond Name - Type or Print
Signature		······································	Signature NUMBER NORTH N
Address		Telephone No.	Name - Type or Print
City	State	Zip Code	Signature
Attorney For Petitic	Attorney For Petitioner:		4411 Wilkens Avenue (410) 415-5260
	· · · · · · · · · · · · · · · · · · ·		Address Telephone N
Maria Tura as Calat		· ··	Baltimore, Maryland 21229
Name - Type or Print			City State Zip Cod
£ 402	· 		Representative to be Contacted:
Signature			Geoffrey C. Schultz
Company			McKee and Associates, Inc.
r f f			Name 5 Clara Daniel C. 11 4 (440) 7507 4555
ASSIess		Telephone No.	5 Shawan Road, Suite 1 (410) 527-1555 Address Telephone No.
			Cockeysville, Maryland 21030
2000	State	Zip Code	City State Zip Code
7000			OFFICE USE ONLY
Case No. 03-	275-9		ESTIMATED LENGTH OF HEARING 200/2
Case No.	2257		UNAVAILABLE FOR HEARING
220 9[15] 98			Reviewed By Date 12-9-02
REV 9115198			
6-, i DD			

Engineering • Surveying • Environmental Planning
Real Estate Development

December 9, 2002





BEGINNING at a point on the south side of Wilkens Avenue (80-foot wide right-of-way), said point being 400 feet east of the east side of Old Maiden Choice Lane (50-foot wide right-of-way); thence running along Wilkens Avenue Northeast 50 feet; thence leaving Wilkens Avenue and running the three (3) following courses and distances Southeast 140 feet, Southwest 50 feet, and Northwest 140 feet to the place of beginning.

CONTAINING 7,000 square feet or 0.161 acres of land as recorded in Deed Liber 16930, folio 452.

215

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: #03-275-A 4411 Wilkens Avenue East of Old Maiden Choice Lane 13th Election District 1st Councilmanic District Legal Owner(s): Candice Diamond

Variance: to permit a two way driveway width of 9 feet in lieu of the required 20 feet and to allow a Class A office building with 34.7 percent of the total adjusted gross floor area occupied by medical offices in lieu of the medium permitted 25 percent.

Hearing: Monday, February 10, 2003 at 10:00 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.

1/331 Jan. 23 C583955

CERTIFICATE OF PUBLICATION

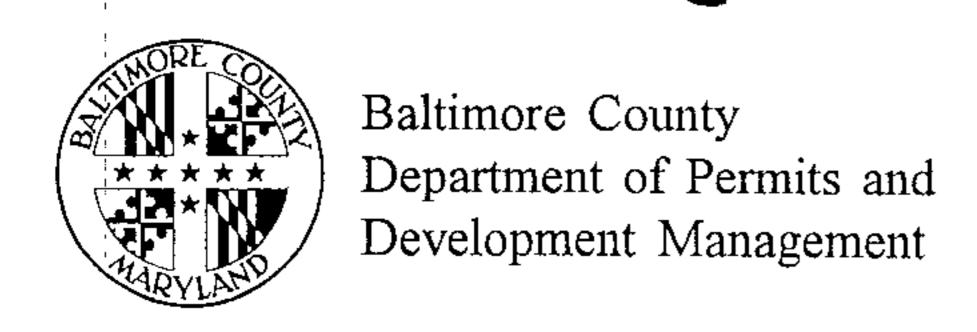
1/24,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
$\frac{123}{2003}$
🗡 The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
P/Welman_

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT No. 1 - 3 - 2 - 7	
DATE 12.0902 ACCOUNT R.001-006-6130	[2] [3] [4] [4] [4] [4] [4] [4] [4] [4] [4] [4
AMOUNT \$ 250,00	THE CALL THAN THE TIME OF THE STATE OF THE S
RECEIVED FROM: The properties LLC	
FOR: 1000000 11 / Marine part of the State	
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	CASHIER'S VALIDATION

CERTIFICATE OF POSTING

•	RE: Case No.: <u>03-275-A</u>
	Petitioner/Developer:
	Candice Diamond
•	Date of Hearing/Closing: 2-10-03
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 were posted conspicuously on the property Baltimore, MD 21229	of perjury that the necessary sign(s) required by law located at 44/1 Wilkens Avenue
The sign(s) were posted onanuar	<u>V 17) 200 - </u>
	(Month, Day, Year)
	Sincerely, they arabel 1-17-03
	(Signature of Sign Poster and Date) Stacy Gardner
	(Printed Name) SHANNON-BAUM SIGNS INC.
	ELDERSBURG, MD. 21784
	(City, State, Zip Code) 4/0-78/-4000
	(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: 03-275-A

4411 Wilkens Avenue
East of Old Maiden Choice Lane
13th Election District – 1st Councilmanic District
Legal Owner: Candice Diamond

<u>Variance</u> to permit a two way driveway width of 9 feet in lieu of the required 20 feet and to allow a Class A office building with 34.7 percent of the total adjusted gross floor area occupied by medical offices in lieu of the medium permitted 25 percent.

Hearings: Monday, February 10, 2003 at 10:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon Director

AJ:rlh

C: Candice Diamond, 4411 Wilkens Avenue, Baltimore 21229
Geoffrey Schultz, McKee & Assoc., 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 SATURDAY, JANUARY 25, 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

Thursday, January 23, 2003 Issue - Jeffersonian

Please forward billing to:

Candice Diamond 4411 Wilkens Avenue Baltimore, MD 21229

410-415-5260

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: 03-275-A

4411 Wilkens Avenue

East of Old Maiden Choice Lane

13th Election District – 1st Councilmanic District

Legal Owner: Candice Diamond

<u>Variance</u> to permit a two way driveway width of 9 feet in lieu of the required 20 feet and to allow a Class A office building with 34.7 percent of the total adjusted gross floor area occupied by medical offices in lieu of the medium permitted 25 percent.

Hearings:

Monday, February 10, 2003 at 10:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

PSIME BINGS D. DOINITOR

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: 03-275-4
Petitioner: <u>Cardice Diamond</u>
Address or Location: 4411 Wilkens Ave
PLEASE FORWARD ADVERTISING BILL TO:
Name: CANDICE DIAMOND
Address: 4411 Wilkens Ave
Balto Hd 21229
Telephone Number: 410 - 415-5260



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

February 7, 2003

Ms. Candice Diamond 4411 Wilkens Avenue Baltimore, MD 21229

Dear Ms. Diamond:

RE: Case Number: 03-275-A, 4411 Wilkens Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 9, 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.
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: 12.30.07

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

RE: Baltimore County

Item No. 275

775

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:

257-290 279

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: December 30, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

4411 Wilkens Avenue

INFORMATION:

Item Number:

03-275

Petitioner:

Candice Diamond

Zoning:

RO

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that the subject request is a use variance due to the fact that the restriction on floor area is contained in the <u>use regulations</u> for the R-O Zone (i.e., Section 204.3). Section 307.1 of the BCZR only allows variances from the regulations for height, area, off-street parking, and signs.

Notwithstanding the aforementioned, this office does not object the petitioner's request germane to the driveway, provided it can be demonstrated that adequate parking is provided.

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 VARIANCE

BEFORE THE

4411 Wilkins Avenue; E Old Maiden Choice Ln

13th Election District

ZONING COMMISSIONER

1st Councilmanic District

Legal Owner(s): Candice Diamond

FOR

* BALTIMORE COUNTY

* 03-275-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 day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to, Geoffrey C. Schultz, MeKee & Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. 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,

13aac 2 An Jin Datto

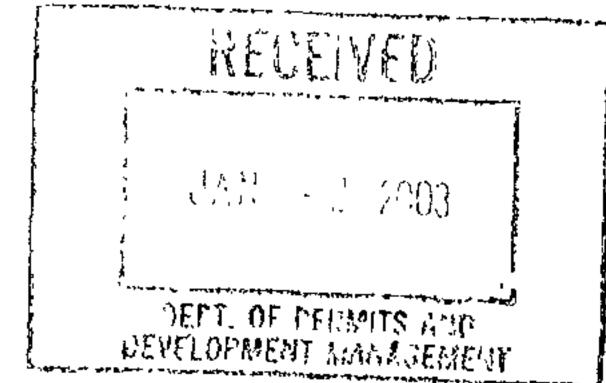
James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

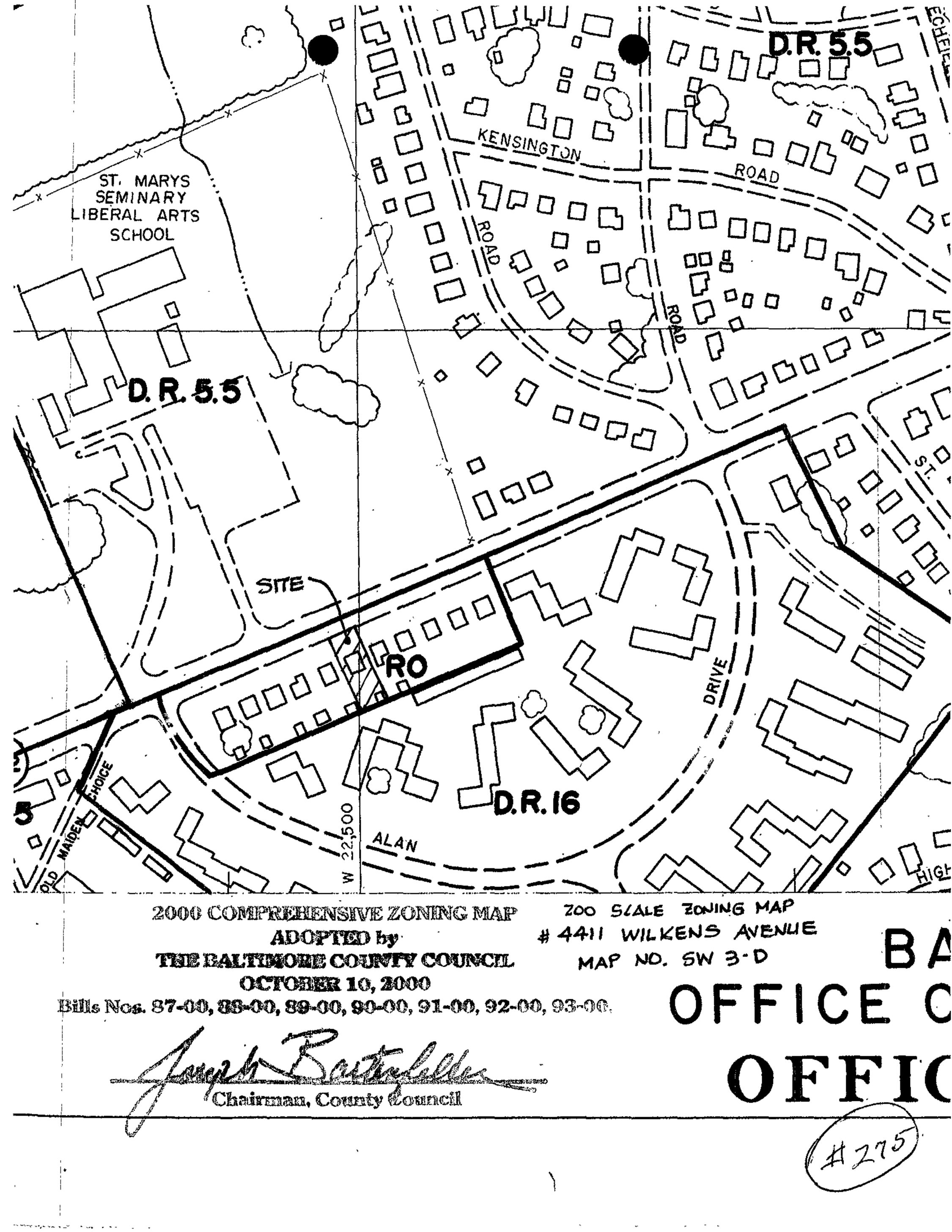
cc: Mike Nortrup



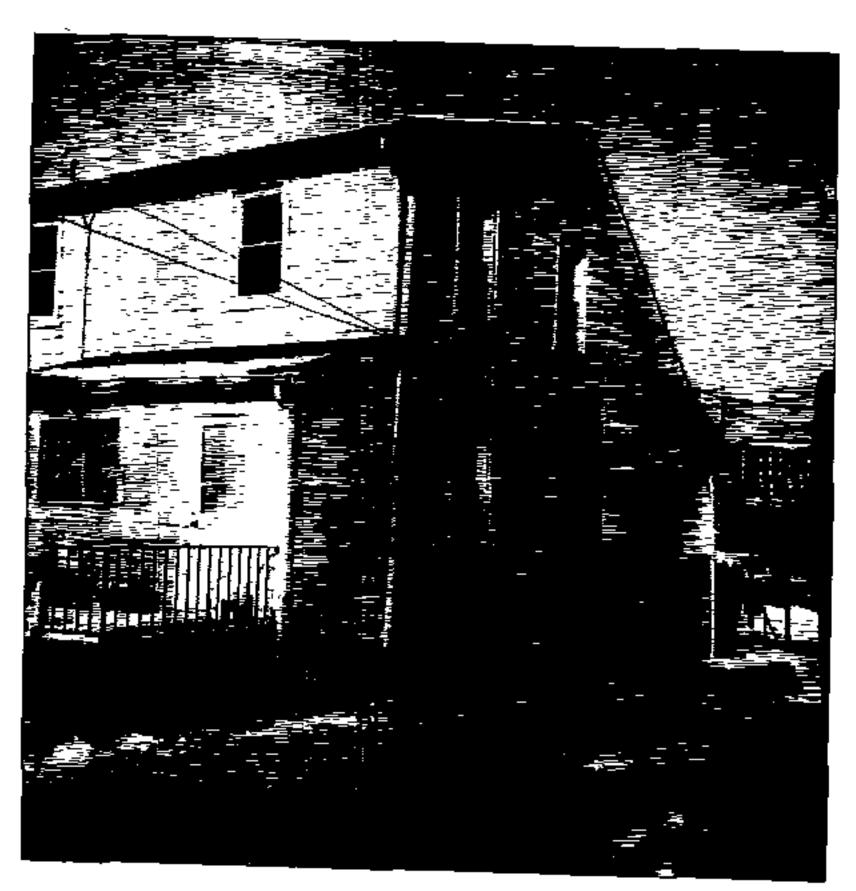
CASE NAME 4411 WILKENS AVE CASE NUMBER 03-275-A DATE 2/10/03

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
GEOFFREY C SCHULTZ	MCKEET ASSOC. 5 SHAWAN ROAD 33 Highlunds Court	HUNT VALLEY MD. Z1030	
Candice Dramond	33 Highlands Court	Owings Milly, MD 21117	
			
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Attlever's LX 2A - 20 Photograph # 13-275-A



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