IN RE: PETITION FOR VARIANCE W/S of Langrehr Road, 200' N centerline of Liberty Road 2nd Election District 2nd Councilmanic District (3602 Langrehr Road)

> William Stitely Petitioner

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- OF BALTIMORE COUNTY *
- × CASE NO. 03-300-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, William Stitely. The special hearing request is to approve an undersized lot located at 3602 Langrehr Road. The subject property is located in the Randallstown area of Baltimore County.

Appearing at the hearing on behalf of the special hearing request were Richard Stitely, representing the owners of the property and Adam & Lee Shpritz, representing the contract Appearing in opposition to the Petitioner's request were Ebenezer & Gelda Olarewaju and Elizabeth & Jose Martinez. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this undersized lot approval request, consists of 7,500 sq. ft. and is zoned BR-AS. The subject property is located on the west side of Langrehr Road, approximately 150 ft. north of its intersection with Liberty Road. The property is unimproved at this time.

Mr. Richard Stitely testified that he and his brothers inherited the subject property from their father. In addition to inheriting this vacant lot, he and his brothers also inherited the adjacent property which is improved with a 1 ½ story, single-family residential dwelling. That property was sold by the Stitely heirs to Mr. & Mrs. Martinez, two of the protestants who attended the hearing. At the time of the sale to Mr. & Mrs. Martinez, the vacant lot situated adjacent to the home was not sold to them. According to Mr. Stitely, Mr. & Mrs. Martinez were

not in a position to purchase the unimproved lot at the time they purchased the single-family dwelling. Therefore, Mr. Stitely, on behalf of his brothers, is interested in selling the property to Adam and Lee Shpritz so that they can construct a home thereon. Because of the fact that the lot is only 50 ft. wide, the property owner has applied for approval utilizing Section 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.).

As stated previously, residents from the surrounding community appeared in opposition to the request. Mr. & Mrs. Martinez, who purchased their house from this owner, as well as Mr. & Mrs. Olarewaju, appeared in opposition to the construction of a house on this lot. Their testimony and the site plan demonstrates that the subject property is located adjacent to a Shell gasoline station. In fact, the property which is the subject of this hearing is actually zoned BR-AS which is a zoning classification that permits gasoline stations and is not the most suitable classification for a residential dwelling. These neighbors believe the lot in its unimproved condition provides a nice buffer between the commercial use and their neighborhood. They, therefore, ask that the special hearing be denied and that no house be constructed on this open lot.

It should be noted that the Petitioner has chosen to proceed by way of a special hearing filed pursuant to Section 304.1 of the Baltimore County Zoning Regulations. In order to satisfy the requirements of that section, the property owner must demonstrate at the hearing before me that the owners of the property, that is Mr. Stitely and his brothers, do not own sufficient adjoining land to conform to the width and area requirements contained in these regulations. The testimony offered at the hearing demonstrated that Mr. & Mrs. Martinez purchased their property from this Petitioner less than one year ago. The best case scenario would have been for this Petitioner to sell not only the house to Mr. & Mrs. Martinez, but this vacant lot along with it. Since the Petitioner chose to keep the undersized lot in lieu of selling it to Mr. & Mrs. Martinez, Section 304.1.C of the B.C.Z.R. prevents them from developing the lot at this time.

COURT THOM SAN FOR FILLING

A further explanation of this is found in the Zoning Commissioner's Policy Manual on page 3-3 which references undersized lots. The policy manual utilizes a "Six Year Rule" which has been traditionally applied to this scenario. In essence, this property owner should wait a total of six years from the sale of their property to Mr. & Mrs. Martinez before this unimproved lot can be considered for approval as an undersized lot. Accordingly, the special hearing request filed at this time must be denied. The evidence clearly demonstrates that this property owner fails to meet Subsection C which involves contiguous ownership.

In the alternative, Mr. Stitely and his brothers could proceed by way of a variance petition. However, they have not chosen to proceed in that fashion in this case. Rather, they have chosen to proceed for approval of this undersized lot pursuant to a special hearing request and that request must be denied.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this //day of March, 2003, that the Petitioner's request for special hearing to approve the subject property as an undersized lot, for the reasons stated within the body of this Order, be and is hereby DENIED.

IT IS FURTHER ORDERED, that the Petitioner may re-file this request as a variance petition in the event he chooses to proceed with the intended construction of a house on this lot or may appeal this matter to the Board of Appeals.

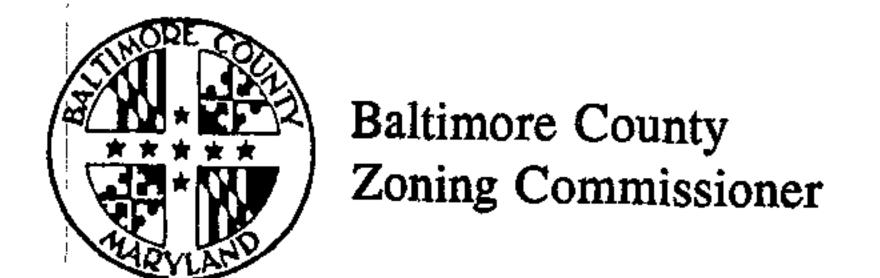
IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

Lufly lokoco TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JMK:raj



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

Fax: 410-887-3468

March 10, 2003

Mr. William Stitely 110 Burning Tree Road Pine Hurst, North Carolina 28374

Re: Petition for Special Hearing

Case No. 03-300-SPH

Property: 3602 Langrehr Road

Dear Mr. Stitely:

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

Deputy Zoning Commissioner

TMK:raj Enclosure

c: Mr. & Mrs. Ebenezer Olarewaju 3607 Langrehr Road Baltimore, MD 21244 Mr. & Mrs. Jose Martinez 3604 Langrehr Road Baltimore, MD 21244

JOHN C. MELLEMA SR., INC. LAND SURVEYORS 5409 EAST DR. BALTO., MD. 21227 PHONE: 410-247-7488 FAX: 410-247-2507

ZONING DESCRIPTION LOT 78 AND 79 LAGATHIA

BEGINNING FOR THE SAME AT A POINT ON THE NORTHWEST SIDE OF LANGREHR ROAD (30' RIGHT OF WAY) APPROXIMATELY 183 FEET NORTHERLY OF THE CENTERLINE OF LIBERTY ROAD (66' RIGHT OF WAY), THENCE RUNNING NORTHEASTERLY AMONG LANGREHR ROAD FOR A DISTANCE OF 50 FEET, THENCE NORTHWESTERLY 150 FEET, THENCE SOUTHWESTERLY 50 FEET, THENCE SOUTHEASTERLY 150 FEET TO THE PLACE OF BEGINNING CONTAINING 7,500 SQUARE FEET OF LAND MORE OR LESS.

BEING LOT 78 AND LOT 79 AS SHOWN ON A REVISED PLAT SECTION "A" LAGATHIA RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY MARYLAND IN PLAT BOOK 9 FOLIO 15



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: #03-300-SPH 3602 Langrehr Road
W/side of Langrehr Road at
the distance of 200 feet
anorth of the centerline of Liberty Road 2nd Election District 2nd Councilmanic District Legal Owner(s); William
Stitely
FORMAL DEMAND for hearing to approve Undersized Lot.

Hearing: Tuesday, February 25, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bos-· ley 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.

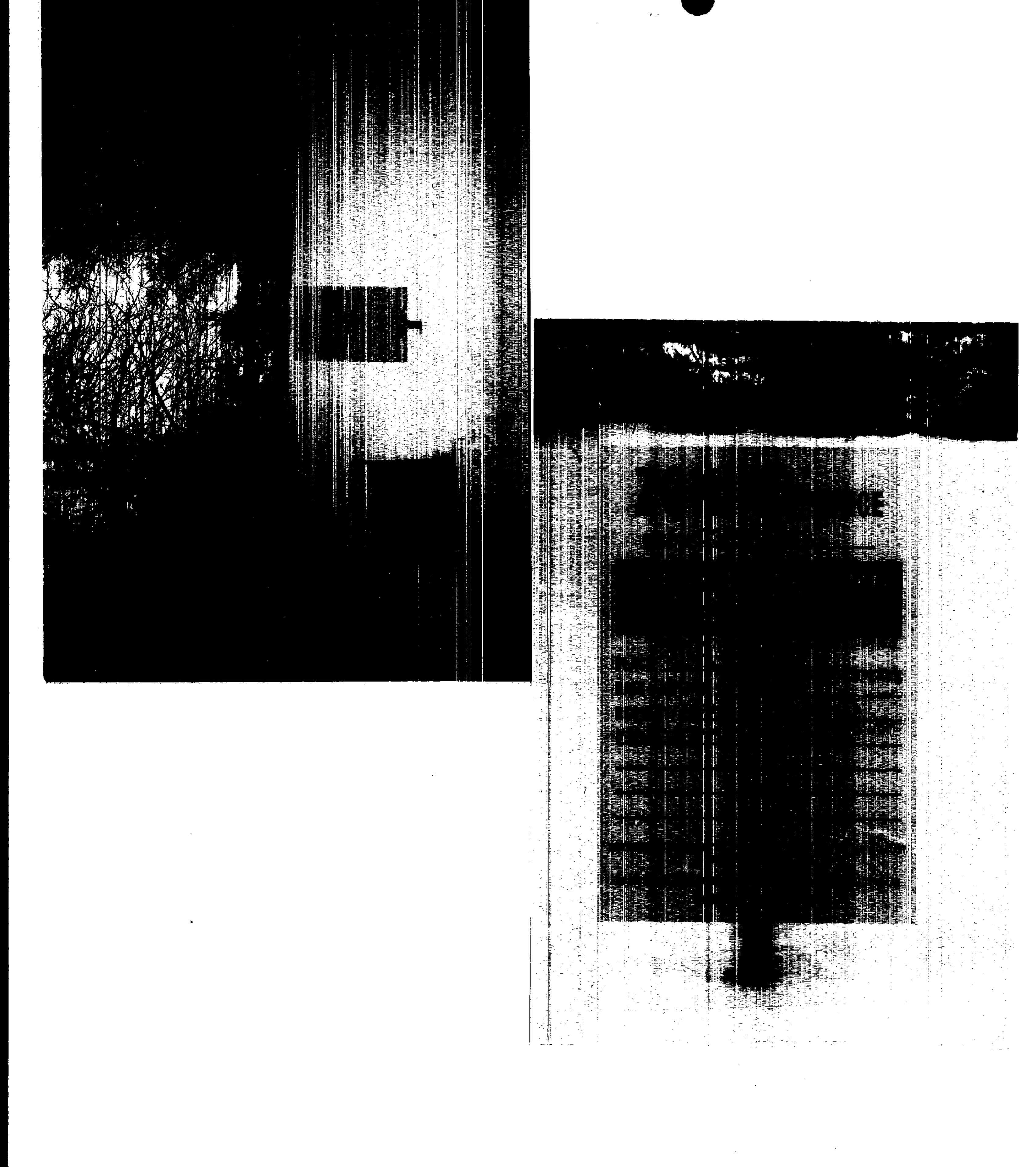
CERTIFICATE OF PUBLICATION

214,2003
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. Willings

LEGAL ADVERTISING

MISCELLANEOUS RECEIPT OFFICE OF BUDGET BALTIMORE COUNT & FINANCE

DATE		ACCOUNT	
		AMOUNT \$ SC.C	
RECEIVED ASA			
		TARRO.	77
DISTRIBUTION			
WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER	



•

SCHEDULED DATE CERTIFICATE OF FILING 1D POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

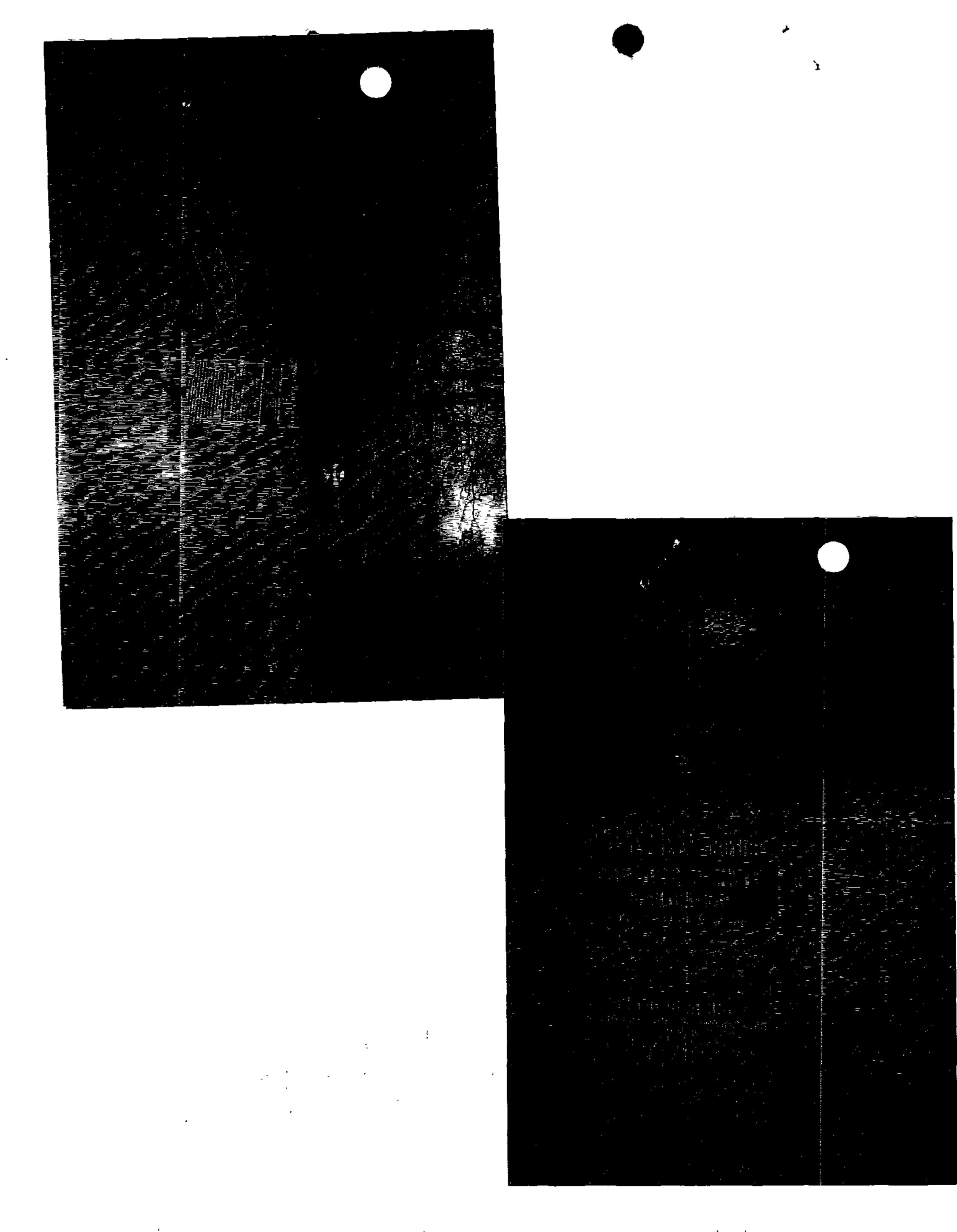
Department of Permits and Development Management (PDM)

County Office Building

111 West Chesapeake Avevnue

Towson, Maryland 21204

The application for your proposed Building Permit applications by JUN R. FERHANDO on	ion has been r	eviewed and is a らどに、 ユフ ユウ	ccepted for
(name of planner)	Dat	<u> </u>	(A)
A sign indicating the proposed building must be posted on decision can be rendered. The cost of filing is \$50.00. current fees prior to filing the application.	the property fo This fee is sub	or fifteen (15) da ject to change.	ys before a Confirm all
In the absence of a request for public hearing during the expected within approximately four weeks. However, if a value then the decision shall only be rendered after the required of	oud demand it i	'Maritalana' incombana	ion can be losing date.
	<u> </u>	(15 Days Before	C)
DATE POSTED DEC. 67	2002		
HEARING REQUESTED? YES NO DATE		·	
CLOSING DAY (LAST DAY FOR HEARING DEMAND) _ do	EC. 24, 200	2_ C (B-3 Wor	k Daýs)
TENTATIVE DECISION DATE DE	C. 27, 200.	<u> </u>	Days)
*Usually within 15 days of filing			·
CERTIFICATE OF POSTING			~ * + = = = ***
District:			
Location of Property: 3602 LANGRENR	ROAD		 _
Posted by: Day Signature Date	of Posting:	2-7-02	
Number of Signs:			
TO CORISTRUCT A SINGLE F	AMILY	DWOC	C/ K/ G
* TO APPROVED AN UNDERSIZED LO	7 ON 36	02 LANGRE	HR RN
* TO APPROVED AN UNDERSIZED LO	OT.	Re	vised 2/25/99





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

January 13, 2003

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: 03-300-SPH

3602 Langrehr Road

W/side of Langrehr Road at the distance of 200 feet north of the centerline of Liberty Road.

2nd Election District – 2nd Councilmanic District

Legal Owner: William Stitely

FORMAL DEMAND for hearing to approve Undersize Lot

Hearings:

Tuesday, February 25, 2003 at 10:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Ashland LLC, 9227 Harvest Rush Road, Baltimore 21117 William Stitely, 1113 Castle Harbor Way, Glen Burnie 21060

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 10, 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, February 11, 2003 Issue - Jeffersonian

Please forward billing to:

Ashland LLC

9227 Harvest Rush Road Baltimore, MD 21117

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: 03-300-SPH

3602 Langrehr Road

W/side of Langrehr Road at the distance of 200 feet north of the centerline of Liberty Road

2nd Election District – 2nd Councilmanic District

Legal Owner: William Stitely

FORMAL DEMAND for hearing to approve Undersize Lot

Hearings:

Tuesday, February 25, 2003 at 10:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Awrence 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.

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: 03-300-59H Retitioner: Natible to Stribe Lac
Petitioner: William Stitely Address or Location: 3602 LANGREHR RD.
PLEASE FORWARD ADVERTISING BILL TO:
Name: ASHLAND ilc Address: 9227 Horvost Rush Rd. 2-117
Beltimore, MD 21117 Telephone Number: 410-365-3555

Revised 2/20/98 - SCJ







Baltimore County Department of Permits and Development Management

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

February 20, 2003

Ashland LLC 9227 Harvest Rush Road Baltimore, MD 21117

To Whom It May Concern:

RE: Case Number 03-300-SPA, 3602 Langrehr Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 27, 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.

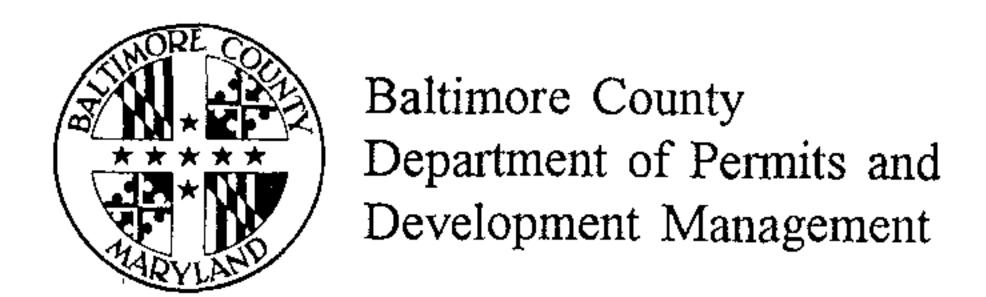
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: William Stitely 1113 Castle Harbor Way Glen Burnie, MD 21060 People's Counsel

Come visit the County's Website at www.co.ba.md.us GNZoning Review/Leners-ZAC Comments/03-200-SPH Comments doc



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

January 7, 2002

Ashland LLC 9227 Harvest Rush Baltimore, MD 21117

RE: Demand for Public Hearing, Undersize Lot Approval Case Number:03-300-SPH

Gentlemen:

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on December 23, 2002 for a public hearing concerning your proposed undersized lot. I regret to inform you that we are withholding approval of your use permit because it has been superseded by a demand for a public hearing, pursuant to Section 304.4 of the Baltimore Count Zoning Regulations (BCZR)

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

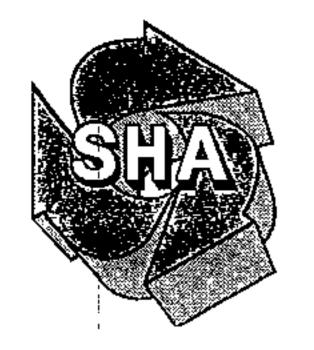
Very truly yours,

W. Carl Richards, Jr.

Supervisor

Zoning Review

WCR:rjc



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams

Administrator

Date: 1.10.03

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

RE: Baltimore County

Item No. 300

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-

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



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

January 14, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Rebecca Hart

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.

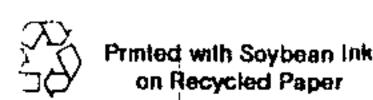
7. The Fire Marshal's Office has no comments at this time, in reference to the following items: $\frac{200}{200}$

items: 300 291, 293-301, 303 +304

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File



Sim

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: February 3, 2003

RECEIVED
FEB 5 2003
VG COMMISSION

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

3602 Langrehr Road

INFORMATION:

Item Number:

03-300

Petitioner:

William Stitely, et. al.

Zoning:

BR-AS

Requested Action:

Variance/Undersized Lot

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit an undersized lot.

Prepared by:

Section Chief:

AFK/LL:MAC:

0;

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TQ:	Director, Office of Planning & Community Conservation Attention: Jeffrey Long	, ' ,	WANTED LIGHT LOWING			
•	County Courts Building, Room 408 401 Bosley Avenue	•	Permit	or Case No		_
,	Towson, MD 21204		•			
FROM;	Arnold Jablon, Director Department of Permits & Development Management	, ;		Residential Pri (\$50	ocessing Fee Paid	
RE:	Undersized Lots		·	Accepted by Date ///	JRF 22/02	
Pursuant	to Section 304.2 (Baltimore Ottom 1)					
the Office	to Section 304.2 (Baltimore County Zoning Regulations) effective of Planning and Community Conservation prior to this office's a	e June	25, 1992, this office is request	ing recommend		······································
1001	W APPLICANT SUPPLIED INFORMATION:	, ;	;		<i>}</i>	
A	SHIAND CLC 9727 HARVEST RU Print Name of Applicant Add Lot Address 3602 CANGRENZ 121	7 PZ 1.J	Bd. BALTO CO. A	de 2111-2	Carol man	معد وم
		less	District ZCouncilmanic Di		Telephone Number	<u>15</u>
Lot Locati	ion: NESIVISIGNICOTHER of ANGIZELIZ 12d (street)		feet from Na S W	strict Squ	RF2214 PO	
Land Own	ier WILLIAM STITELY	1			/an 441)	
Address. Z	TOF MATERIALS - UD be submitted to	BUILL	1/5 MN Tologham			
CHECKLIS.	T OF MATERIALS-, (to be submitted for design review by the O	21	OGO Telephone Numb	er (470) <u>2</u> 	47.7486	
TO BE F	LLED IN BY ZONING REVIEW DEDAGTER TO	TICE OF	Planning and Community Con-	Bervation)	Ohn Millemas.	may
•	ILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS	AND D	EVELOPMENT MANAGEME	NT ONLY!		
1	ommendation Form (3 copies)	, !	PROVIDED YES	7 NO		
2. Permit A						<u> </u>
3. Site Plan		•		<u> </u>		
	(2 copies), available in Room 205, County Office Building - (please label					
4. Building f	Elevation Drawings	site clea	itly)		国国	
5. Photograp Adjoining 8	phs (please label all photos clearly) Buildings	•		, , , , , , , , , , , , , , , , , , ,	5 2 2	
Surrounding	Neighborhood			71************************************	10-1	
6. Current Zo	oning Classification: BR-AS				Park # Phone	
					-05	
./	TO BE FILLED IN BY THE	OFFICE	OF PLANNING ONLY		5 3 3	
RECOMMENDA	TIONS & COMMENTS:	* :			2 8-1	
Аррг	Oval Disapproval Approval conditioned on requ	nteq wor	incations of the application to conf	orm with the (c	多面多为	
!			•		\$ 2 N	
		: ,	•	•	So Post-it	
gue S			GOBONS T	Ţİ		
gne (a) Jok t	Concern Office of Planning and Community Conservation		<u>15 10 15 1 17 15 1 1 1 1 1 1 1 1 1 1 1 1 1 1 </u>	Date: _		
560 1194.	A STATE OF THE PARTY OF THE PAR		DEC - 2 2002			·
HOE SE		OFF	CE OF PLANNING		Revised 2/25/9	9

RE: PETITION FOR SPECIAL HEARING

3602 Langrehr Road; Wside of Langrehr Rd

at the distance of 200ft N ctrline Liberty Rd *

2nd Election District

documentation filed in the case.

2nd Councilmanic District

Legal Owner(s): William Stitely

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

* 03-300-SPH

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/

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 14th day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to William Stitely, 1113 Castle Harbor Way, Glen Burnie, MD 21060, Petitioner(s).

PETER MAXZIMMERMAN

People's Counsel for Baltimore County

ZELDA OLAREWAJU 3607 LANGREHR ROAD BALTIMORE, MD 21244 coch 80:

410- 922- 6153

Permits and Development Management County Office Building 111 West Chesapeake Ave. Baltimore County, MD 21204 03-300-594

Tuesday, December 17, 2002

Dear Sir or Madam:

In response to the posted sign at 3602 Langrehr Road, I as a homeowner in the neighborhood, and some of my neighbors would like a public hearing on the proposed residential development on the undersized lot.

Sincerely,

Zelda Olarewaju

Cc: MEL Improvement Association

DEC 18 2002 02-48/4



Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. Governor Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

January 14, 2003

Ms. Rebecca Hart
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 01/21/03 re: case numbers 03-291-A, 03-292-SPHA, 03-293-A, 03-294-A, 03-295-A, 03-296-A, 03-297-SPHA, 03-299-A, 03-300-SPH, 03-301-A, 03-302-SPHXA, 03-303-SPHXA, 03-304-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/14/03. 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

Cania Reflicho

Local Planning Assistance Unit

cc: Mike Nortrup

CASE NAME Stitely (3602 Langrein) CASE NUMBER 03-300-SPA (7) DATE 2/25/03

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
EBENEZER FEMI DURREWAJU Elizabeth Martinez	3607 LANGREHR RD	BAITIMORE MD 21244	anochua Concastnet
Elizabeth Martinez	3604 Langreha Zd	Bothward MD 212044	
Jose Angel Martinez	3604 Langrehr Rd	Baltimore MD 21244	
Belda Olarewaju	3607 Languehre Rel	Balbonone md 21244	3elda Ugo Q Comcar
······································			*
<u> </u>	<u></u>		
		<u>- </u>	
E			
······································			
$oldsymbol{I}$			

CASE NA	ME Sti	foli.	(210)	100000	المداشي
CASE NU	MBER	b3	-3642	<u>ranna</u> s SPL	EV) V T)
DATE	0/23	103		<u> </u>	

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
191CHARD L. STITELY	110 BURNING TREERD	PINEHURST, N.C	28374
Holam Spotal	U227 Horrestaush		
Lee Shpritz	9227 Horvest Dush	OU:55 (4:115 MD 2415))
		-	
			<u> </u>
······································			
	· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·
· · · · · · · · · · · · · · · · · · ·			
		<u> </u>	
	-		







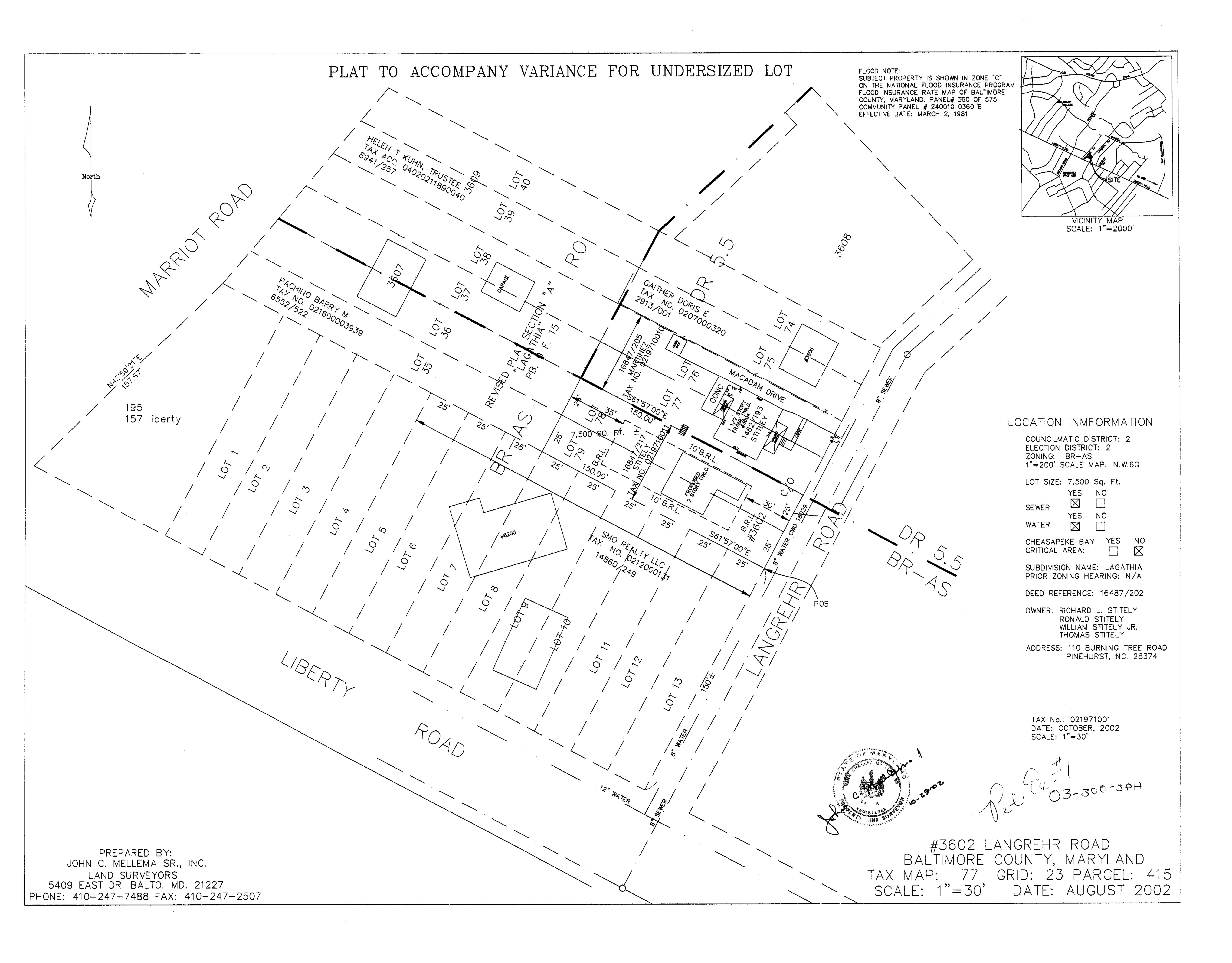








-



CERTIFICATE OF POSTING

	Date of Hearing/Closing: FEB. 25, 2003
altimore County Department of ermits and Development Management ounty Office Building, Room 111 11 West Chesapeake Avenue owson, MD 21204	
A 44.544 A 1.544 A 1.5	
Attention: Mr. George Zahner	
-	nder the penalties of perjury that the necessary sign(s) required by
ur ware nected conquiencely on the property l	located at #3602 LANG REHR ROAD
iw were posted conspicuously on the property i	Ocalculat
· - 	
he sign(s) were posted on FEB.	
	(Month, Day, Year)
	Sincerely,
	(Signature of Sign Poster and Date)
	CARLANDE, MO0125 (Printed Name)
	3225 RYERSON CIRCLE
	(Address)
	BAUTIMORE, MD. 21227 (City, State, Zip Code)
	(40) 242-4263
	(Telephone Number)
•	·

RE: Case No.: 03-300-5194

Petitioner/Developer: ASHLAGED LLC, STITELY