FILING ORDER RECEIVED FOR $\hat{\omega}$ IN RE: PETITION FOR VARIANCE SE/Corner Maple Crest Drive and

Bird River Road

(The Commons at White Marsh)

15th Election District 5th Council District

Sawyer Realty Holdings, LLC Petitioner

- BEFORE THE
- ZONING COMMISSIONER
- OF BALTIMORE COUNTY
- Case No. 03-317-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, Sawyer Realty Holdings, LLC, by Doug Mueller, Managing Director, through their attorney, Jennifer R. Busse, Esquire. The Petitioner seeks relief from Sections 102.2 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a gatehouse as a non-residential, principal building, to be located in a front yard. In addition, relief is requested from Section 1B01.2.C.1a of the B.C.Z.R. to permit a non-residential, principal building to have the following setbacks: Front yard – 5 feet in lieu of the required 30 feet; street side yard - 15 feet in lieu of the required 25 feet; and, interior side yard - 15 feet in lieu of the required 25 feet. 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 Jerome R. Gentile, on behalf of Sawyer Realty Holdings, LLC, property owners; Richard L. Smith, on behalf of KCI Technologies, Inc., the consultants who prepared the site plan for this property; and G. Scott Barhight, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

The subject property is shown on the site plan as a small parcel located on the east side of Maple Crest Road adjacent to its intersection with Bird River Road in Middle River. The

property contains a gross area of 1,861 sq.ft., more or less, zoned D.R.16 and is part of a larger tract that is developed with a residential community known as The Commons at White Marsh. The property was originally developed as a rental community known as Maple Crest and contains a mix of townhouse and apartment units. The Petitioners apparently recently acquired the property from the prior owner and are in the process of upgrading the site. In order to improve and "dress up" the entrance to the community, the Petitioners propose constructing a 12' x 8' gatehouse building adjacent to the intersection. The gatehouse will not be manned but may be occupied from time to time and there will be no gate or blockage of the road. It will primarily be for decorative purposes to provide some visual aesthetic amenity at the entrance to this community. As shown on Drawing No. 2 of Petitioner's Exhibit 2, a wall will be constructed on both sides of Maple Crest Road to identify the entrance to the community. That wall will contain a sign identifying The Commons at White Marsh residential complex. The gatehouse building and sign are more particularly shown in elevation drawings that were submitted as Drawings Nos. 4 and 5 of Petitioner's Exhibit 2.

Variance relief is requested as set forth above to approve the location of the building. The need for relief from Sections 102.2 and 504 of the B.C.Z.R. is questionable. First, the building is indeed non-residential in character; however, whether it is a "principal" building as envisioned under Sections 102.2 and 504 of the B.C.Z.R. is less than clear. The building might well be considered to be an accessory structure. In that event, it would be accessory to all of the various residential units and buildings within the community in that it serves the entire complex. Secondly, it is unclear as to whether the structure will be located in the "front yard" of the site. Within the subject small parcel delineated on the site plan, there are no other buildings therein; thus, no "front" yard exists. When compared to the nearest building, the proposed gatehouse appears to be located in the side yard.

Whatever the characterization, identification and orientation of the building, it is clear that variance relief should be granted as is necessary to approve the location of the structure. To achieve the desired aesthetics, the building must be situated adjacent to the intersection and near

the road. However, it is clear that the structure will not impact sight distance, nor cause any disruption or negative influence on traffic.

The second series of variances from area setback requirements may also not be required. The parcel that has been created for the purpose of filing the Petition is somewhat arbitrarily drawn in that the entire apartment complex is one single tract. As more particularly shown on the site plan, the owners' consultants have created a parcel from which side, front and rear yard setbacks are measured; however, these distances are somewhat of a legal fiction in that the subject parcel is not a separately identified tract. Since the building will be located within 5 feet of the right-of-way for Maple Crest Road, a front ("street centerline") setback of 5 feet is necessary. However, whether the side yard variances are necessary is less than clear in that again the "lot lines" for this created parcel are arbitrarily drawn.

Upon due consideration of the testimony and evidence offered, and given the fact that the plan is drawn in the manner set forth above, I will grant variance relief as requested. It is clear that the relief will not result in any detriment to the health, safety or general welfare of the surrounding locale and that strict compliance with the regulations would cause undue hardship. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and no one appeared in opposition to the request. Thus, I am persuaded to grant the requested relief.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this ______ day of March 2003 that the Petition for Variance seeking relief from Sections 102.2 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a gatehouse as a non-residential, principal building, to be located in a front yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B01.2.C.1a of the B.C.Z.R. to permit a non-residential, principal building to have the following setbacks: Front yard

lieu of the required 30 feet; street side yard – 15 feet in lieu of the required 25 feet; and, interior side yard – 15 feet in lieu of the required 25 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

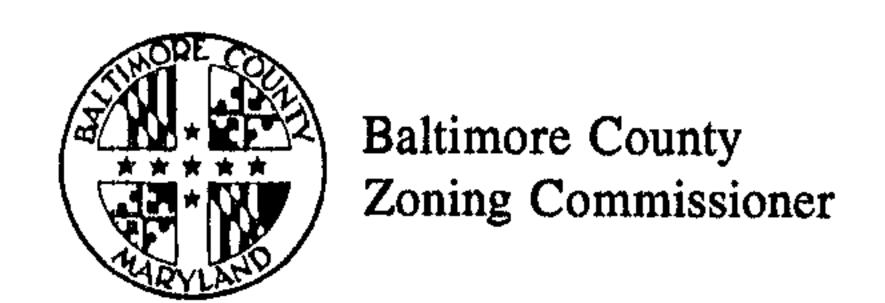
- 1) The Petitioners may apply for their building/sign permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed gatehouse and signage shall be constructed in accordance with elevation Drawings 2, 3, 4 and 5 of Petitioner's Exhibit 2.

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



March 6, 2003

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

Fax: 410-887-3468

Jennifer R. Busse, Esquire G. Scott Barhight, Esquire Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue, 4th Floor Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/Corner Maple Crest Drive & Bird River Road
(The Commons at White Marsh)
15th Election District – 5th Council District
Sawyer Realty Holdings, LLC - Petitioners
Case No. 03-317-A

Dear Ms. Busse & Mr. Barhight:

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

Mr. Jerome R. Gentile, Sawyer Realty Holdings, LLC
 9658 Baltimore Avenue, Suite 300, College Park, Md. 20740
 Mr. Richard L. Smith, KCI Technologies, Inc.
 10 North Park Drive, Hunt Valley, Md. 21030
 People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Bird River Rd & Maple Crest Dr. which is presently zoned ____ D.R. 16__

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)

Please see attached

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

To be provided 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.

> 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:		<u>Legal Owner(s):</u>
N/A	·	Sawyer Realty Holdings, LLC
Name - Type or Print	Nε	ame - Type or Print Signature Doug Mulli
Signature		Signature MANAGING BIRECTOR
Address	Telephone No.	Name - XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
City	Zlp Code	Signature
Attorney For Petitioner:		9658 Baltimore Ave, Suite 300
		Address Telephone No.
Jennifer R. Busse		College Park, MD 20740 410-832-2077
Name - Type or Print	Cii	Ity State Zip Code
Signature (MCS)	7 	Representative to be Contacted:
Signature		Town defeat D. Danier
Whiteford, Taylor & Preston Company,		<u>Jennifer R. Busse</u> Name
Company 210 W Pennsylvania Ave, 4th Addess Towson, MD 21204	F1	210 W. Pennsylvania Ave 410-832-2077
Addless	Telephone No.	Address Telephone No.
Towson, MD 21204		Towson, MD 21204
City	Zip Code	City State Zip Code
City		OFFICE USE ONLY
07-217 A		ESTIMATED LENGTH OF HEARING
6 6 6. <u>03-317-A</u>		UNAVAILABLE FOR HEARING
л і	Reviewed By	
REV 9/15/98	•	
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The Commons At White Marsh Bird River Road and Maple Crest Drive

Petitioner requests the following Variances:

- 1. Variance from BCZR Section 102.2 and Section 504 to allow a Gatehouse as a non-residential principal building to be located in a front yard.
- 2. Variance from BCZR Section 1B01.2.C.1.a to allow a non-residential principal building to have the following setbacks:
 - a. Front Yard 5' in lieu of the required 30'
 - b. Street Side Yard 15' in lieu of the required 25'
 - c. Interior Side Yard 15' in lieu of the required 25'

ORDER REGENVED FOR FILING
By

By

DESCRIPTION

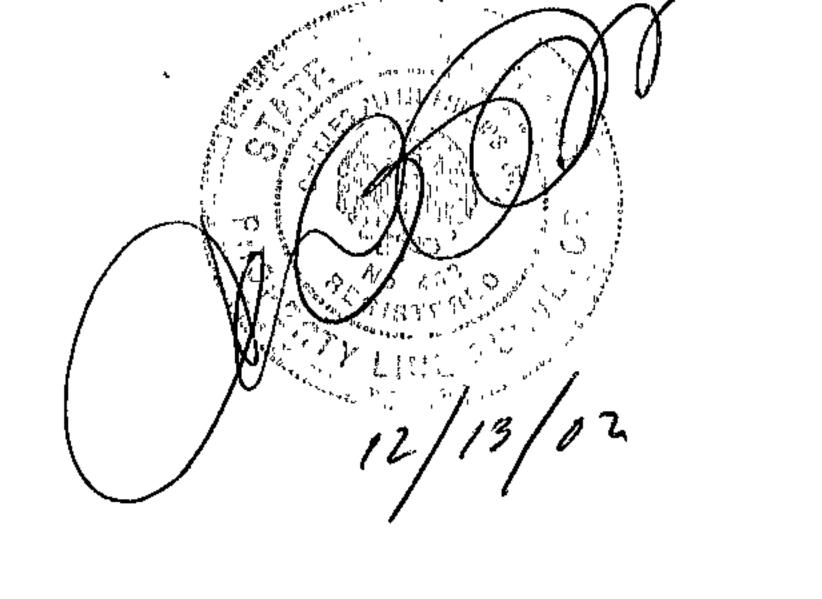
0.043 ACRE, MORE OR LESS PARCEL EAST SIDE MAPLE CREST DRIVE SOUTHEAST OF BIRD RIVER ROAD, 15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME AT A POINT ON THE EAST RIGHT OF WAY LINE OF MAPLE CREST DRIVE, SAID POINT BEING LOCATED AS FOLLOWS: FROM THE CENTERLINE INTERSECTION OF MAPLE CREST DRIVE WITH THE CENTERLINE OF PAVING OF BIRD RIVER ROAD, SOUTHEASTERLY BINDING ON THE CENTER LINE OF MAPLE CREST DRIVE BY A CURVE TO THE LEFT WITH A RADIUS OF 770.00' AND ON AN ARC LENGTH OF 73.18' MORE OR LESS; SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S14° 29' 57" E 73.49' MORE OR LESS TO A POINT ON SAID CENTERLINE; THENCE CROSSING A PORTION OF MAPLE CREST DRIVE N72° 13' 57" W 35.00' MORE OR LESS TO THE AFOREMENTIONED POINT OF BEGINNING; THENCE THE 3 FOLLOWING COURSES AND DISTANCES; (1) N 72° 13' 57" W 43.67' MORE OR LESS TO A POINT, THENCE (2) S17° 46' 03" E 42.00' MORE OR LESS TO A POINT; THENCE (3) S 72° 13' 57" W 42.88' MORE OR LESS TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAPLE CREST DRIVE; THENCE BINDING ON SAID LINE BY A CURVE TO THE RIGHT WITH A RADIUS OF 735.00' AND AN ARC LENGTH OF 42.01' MORE OR LESS; SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N19° 05' 44" W 42.01' MORE OR LESS W TO THE POINT OF BEGINNING.

CONTAINING 1896.00 SQUARE FEET, MORE OR LESS (0.043 ACRES, OF LAND MORE OR LESS) AND BEING PART OF "THE COMMONS AT WHITE MARSH" FORMERLY KNOWN AS "SECTION ONE MAPLE CREST APARTMENTS" AND RECORDED OTG 33-33.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY





BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No. 16388	1	PAID RECEIPT SHASS ACTION THE
DATE / - /3 - C3 ACCOUNT_	001-106-6150	四日即	3/2(0)5
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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, #03-317-A

Bird River Road and Maple Crest Drive

S/east corner of Bird River Road and Maple Crest Drive 15th Election District - 5th Councilmanic District

Legal Owner(s): Sawyer Realty Holdings, LLC

Variance; to allow a Gatehouse as a non-residential prin-cipal building to be located in a front yard. To approve non-residential principal building to have a front yard set-back 5 feet in lieu of the required 30 feet. To approve a street side yard setback 10 feet in lieu of the required 25 fest and to approve interior side yard setback 15 feet in

lieu of the required 25 feet. Hearing: Friday, February 28, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWAENCE 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. 2/164 Feb. 13

CERTIFICATE OF PUBLICATION

LCGAL ADVERTISING

CERTIFICATE OF POSTING

•	• • • • • • • • • • • • • • • • • • •
	RE: Case No.: <u>03-3/7-A</u>
•	Petitioner/Developer: SAWYER
	REALITY HOLDINGS, LLC
	Date of Hearing/Closing: 2/28/03
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	f perjury that the necessary sign(s) required by law
	located at BIRD RIVER ROAD AND
MAPLE CT	
	AND AND THE PROPERTY OF THE PR
TO THE PERSON NAMED OF THE	
The sign(s) were posted on	2/3/03 (Month, Day, Year)
	(Month, Day, Year)
	Sincerely,
	2//3/02
	(Signature of Sign Poster and Date)
	SSG ROBERT BLACK
	(Printed Name)
	1508 Leslie Rd
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940 (Telephone Number)
	(Telephone Number)

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Pennsylvania Avenue, 4th Floor, Towson, MD 21204, Attorney for Petitioner(s).

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Thursday, February 6, 2003 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, MD 21204

410-832-2077

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: 03-317-A

Bird River Road and Maple Crest Drive S/east corner of Bird River Road and Maple Crest Drive 15th Election District – 5th Councilmanic District Legal Owner: Sawyer Realty Holdings, LLC

<u>Variance</u> to allow a Gatehouse as a non-residential principal building to be located in a front yard. To approve non-residential principal building to have a front yard setback 5 feet in lieu of the required 30 feet. To approve a street side yard setback 10 feet in lieu of the required 25 feet and to approve interior side yard setback 15 feet in lieu of the required 25 feet.

Hearings:

Friday, February 21, 2003 at 9:00 a.m. in Room 106, County Office

Building, 111 W. Chesapeake Avenue

lawrence E. Schmidt

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Thursday, February 13, 2003 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, MD 21204

410-832-2077

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Hearings:

Friday, February 28, 2003 at 9:00 a.m. in Room 407, County Courts

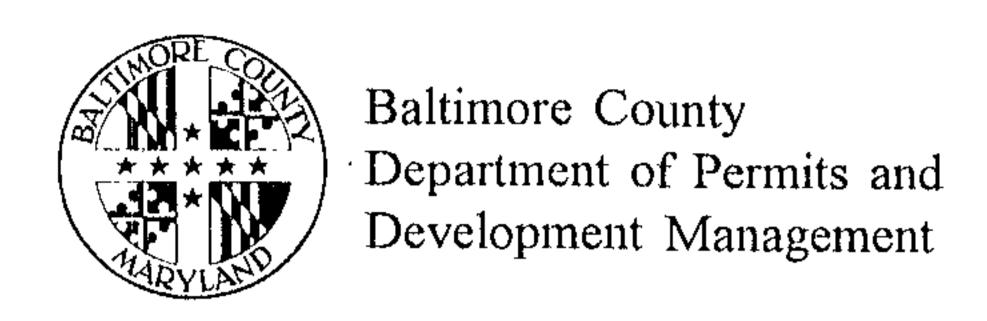
Building, 401 Bosley Avenue

awrence 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.



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

Fax: 410-887-5708

January 21, 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: 03-317-A

Bird River Road and Maple Crest Drive S/east corner of Bird River Road and Maple Crest Drive 15th Election District – 5th Councilmanic District Legal Owner: Sawyer Realty Holdings, LLC

<u>Variance</u> to allow a Gatehouse as a non-residential principal building to be located in a front yard. To approve non-residential principal building to have a front yard setback 5 feet in lieu of the required 30 feet. To approve a street side yard setback 10 feet in lieu of the required 25 feet and to approve interior side yard setback 15 feet in lieu of the required 25 feet.

Hearings:

Friday, February 21, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon Director

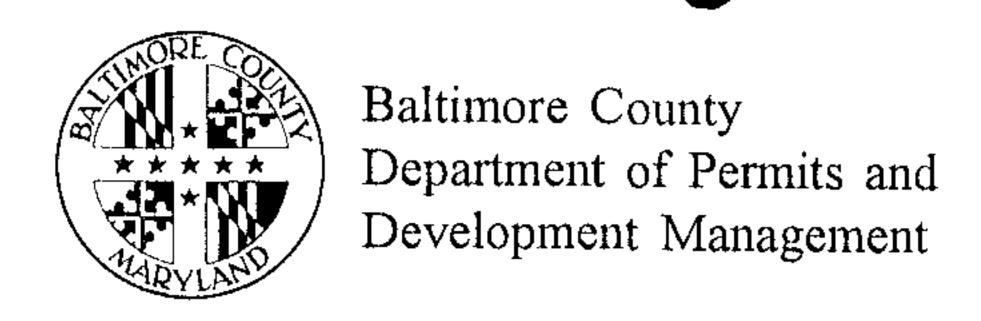
AJ:rlh

C: Jennifer R. Busse, Whiteford, Taylor & Preston, 210 W. Pennsylvania Ave., 4th Floor, Towson 21204

Sawyer Realty Holdings, LLC, Doug Mueller, Managing Director, 9658 Baltimore Avenue, Suite 300, College Park 20740

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 6, 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.



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

Fax: 410-887-5708

January 27, 2003

NOTICE OF ZONING HEARING

(HEARING DATE CHANGE)

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: 03-317-A

Bird River Road and Maple Crest Drive S/east corner of Bird River Road and Maple Crest Drive 15th Election District — 5th Councilmanic District Legal Owner: Sawyer Realty Holdings, LLC

<u>Variance</u> to allow a Gatehouse as a non-residential principal building to be located in a front yard. To approve non-residential principal building to have a front yard setback 5 feet in lieu of the required 30 feet. To approve a street side yard setback 10 feet in lieu of the required 25 feet and to approve interior side yard setback 15 feet in lieu of the required 25 feet.

Hearings:

Friday, February 28, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Jennifer R. Busse, Whiteford, Taylor & Preston, 210 W. Pennsylvania Ave., 4th Floor, Towson 21204

Sawyer Realty Holdings, LLC, Doug Mueller, Managing Director, 9658 Baltimore Avenue, Suite 300, College Park 20740

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 13, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

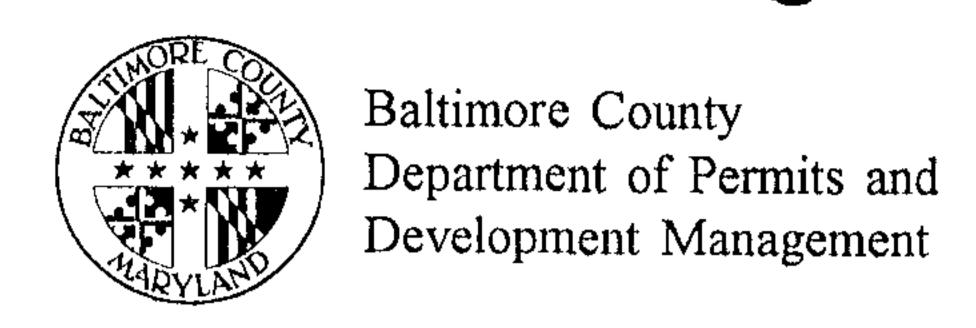
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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:
tem Number or Case Number: 03-317- Petitioner: SAWYLV Rulty Address or Location: BIVD Live RI & Mark Crest Dr
PLEASE FORWARD ADVERTISING BILL TO: Name: DUNN BUSSE Clo Whitehod, Taylor
Address: 210 W. Pennsylvania Are, Sk. You Towson MD 21204
Telephone Number:

Revised 2/20/98 - SCJ



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

February 21, 2003

Jennifer R. Busse Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue 4th Floor Towson, MD 21204

Dear Ms. Busse:

RE: Case Number: 03-317-A, Bird River Road and Maple Crest Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 13, 2003.

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: Sawyer Realty Holdings, LLC Doug Mueller Mgr. Director 9658 Baltimore Avenue Suite 300 College Park, MD 20740 People's Counsel





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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: January 21, 2003

Item No.:

305, 307-311, 316-322, 324 &325

Dear Ms. Hart:

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.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4681, MS-1162F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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 January 27, 2003

Item No. 317

The Bureau of Development Plans Review has reviewed the subject-zoning item.

DATE: January 28, 2003

Public Roads cannot be blocked by "gates".

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley pos frot

DATE:

February 20, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of January 21, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

305-308, 310, 311, 313, 315-319, 321-325

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: February 5, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-316 & 03-317

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



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams
Administrator

Date: 1.17.03

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

RE: Baltimore County

Item No. 317 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



Robert L. Ehrlich Jr. Governor Michael S. Steele Lt. Governor

Andrey E. Scott Secretary

January 21, 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

Zoning Advisory Committee Agenda, 01/27/03 re: case numbers 03-305-SPH, 03-306-Re: X, 03-307-SPH, 03-308-A, 03-309-A, 03-310-A, 03-311-A, 03-312-X, 03-313-SPH, 03-314-XA, 03-315-SPH, 03-316-SPHX/03-317-X, 03-318-A, 03-319-A, 03-320-A, 03-321-A, 03-322-A, 03-323-SPHA, 03-324-A, 03-325-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/16/03. 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 K. Manager James R. Gatto

Metropolitan Planning

Finial Gall

Local Planning Assistance Unit

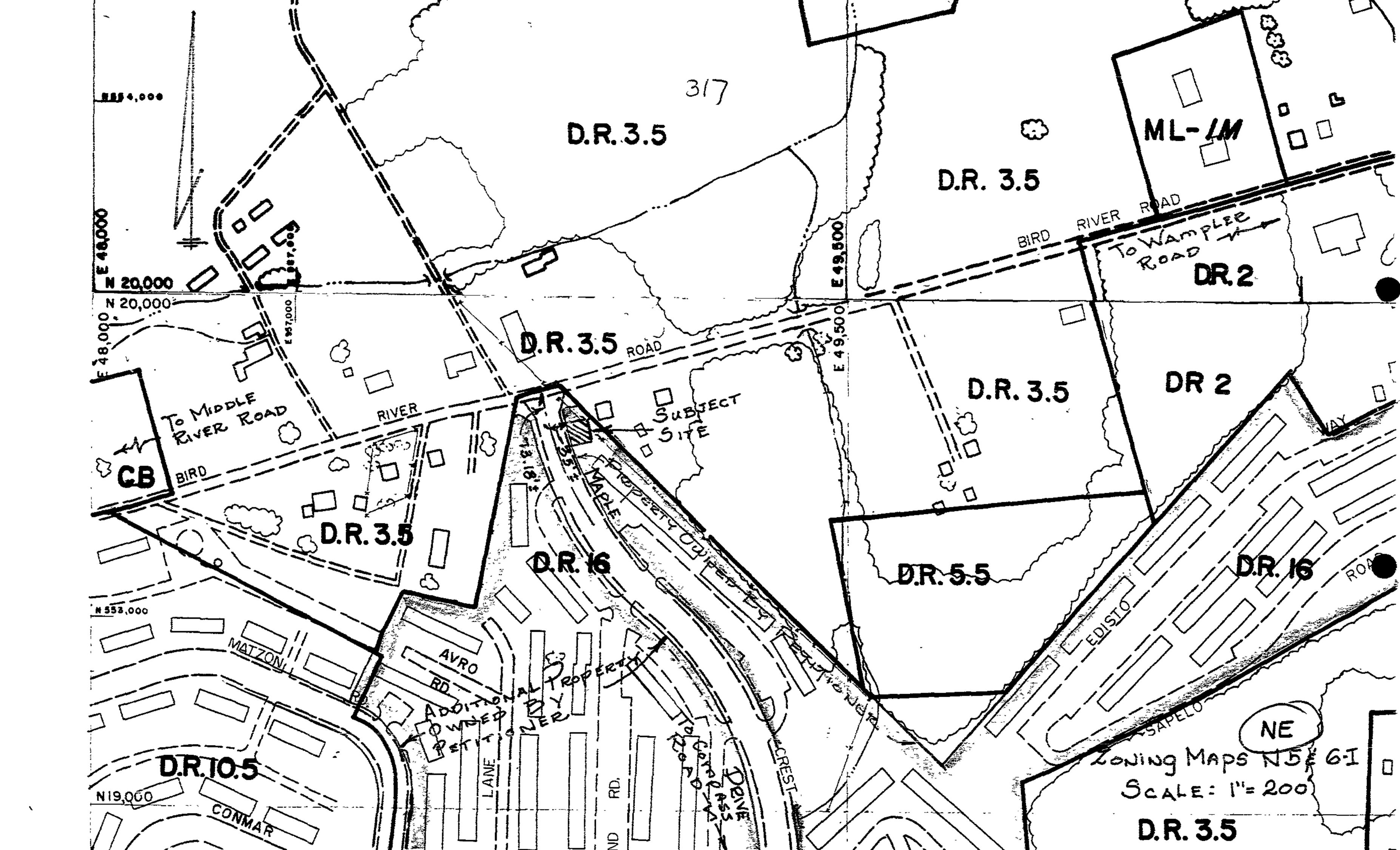
Mike Nortrup cc:

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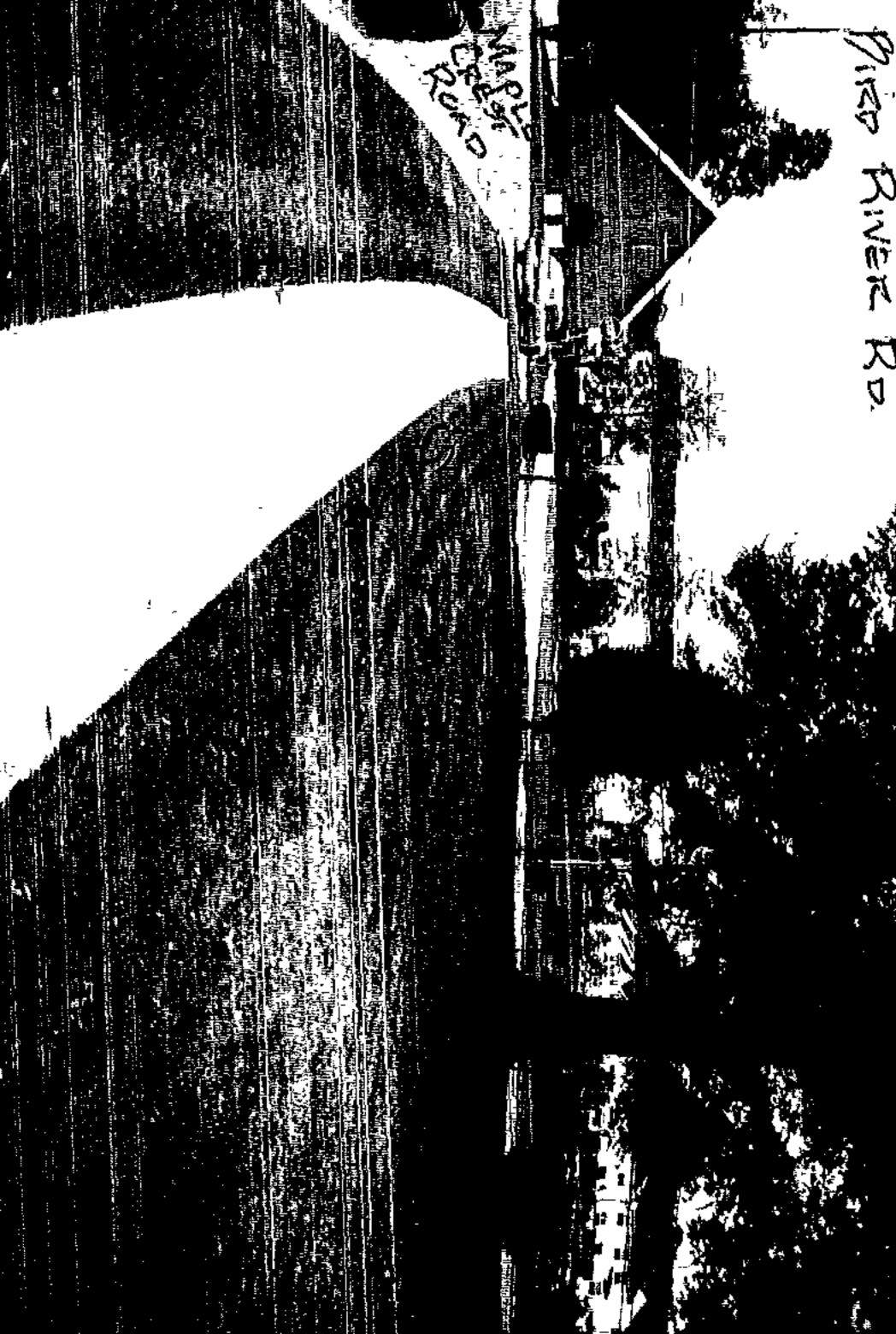
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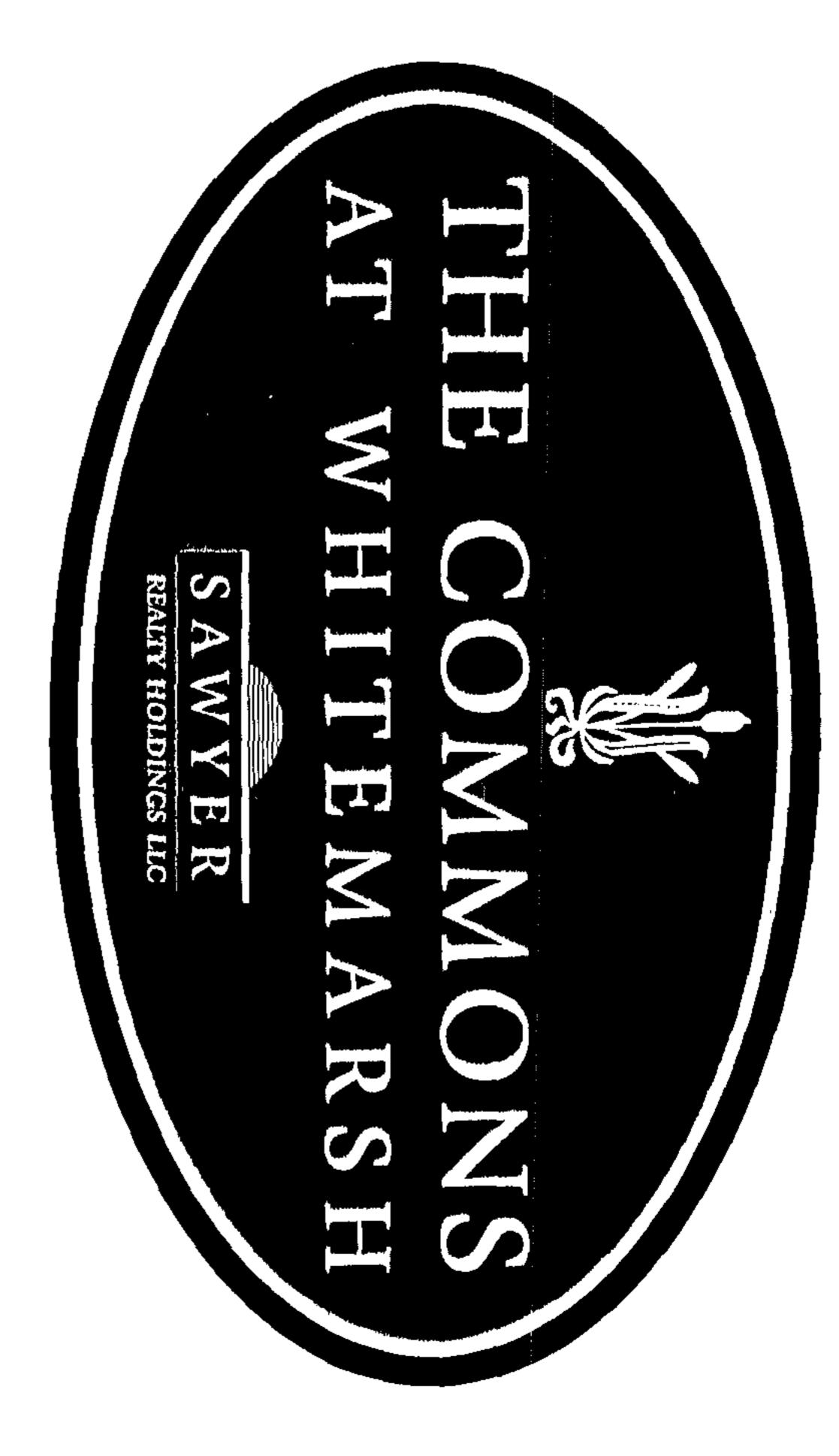




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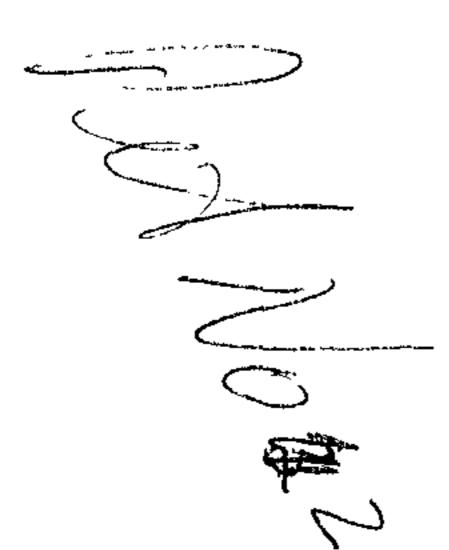
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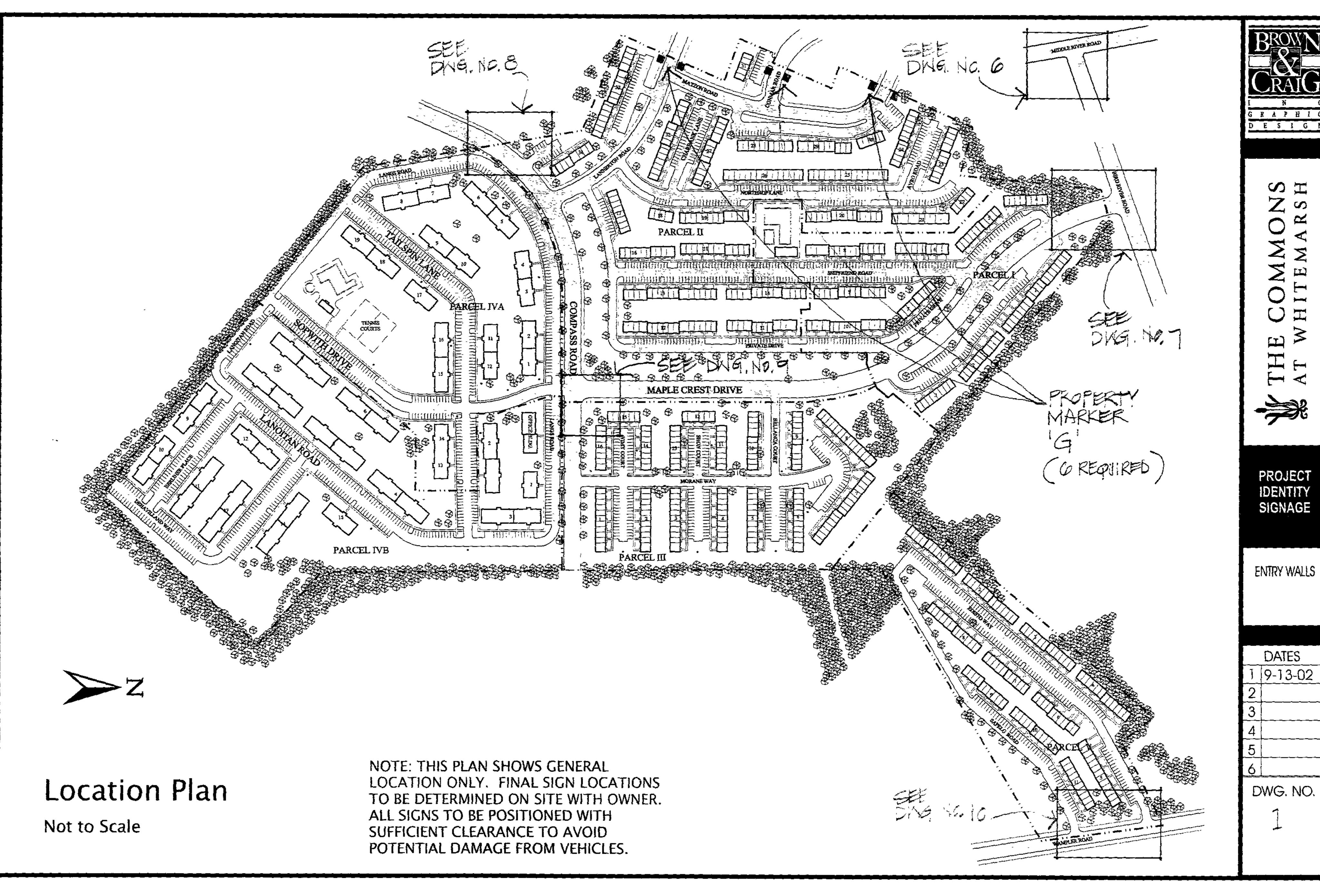
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SEPTEMBER 16, 2002

Sawyer Realty Holdings LLC 9658 Baltimore Avenue College Park, MD 20740 tel 301.479.1600 fax 301.479.1700

Brown & Craig Architects 407 N. Charles Street Baltimore, MD 21201 tel 410.837.2727 fax 410.837.7447

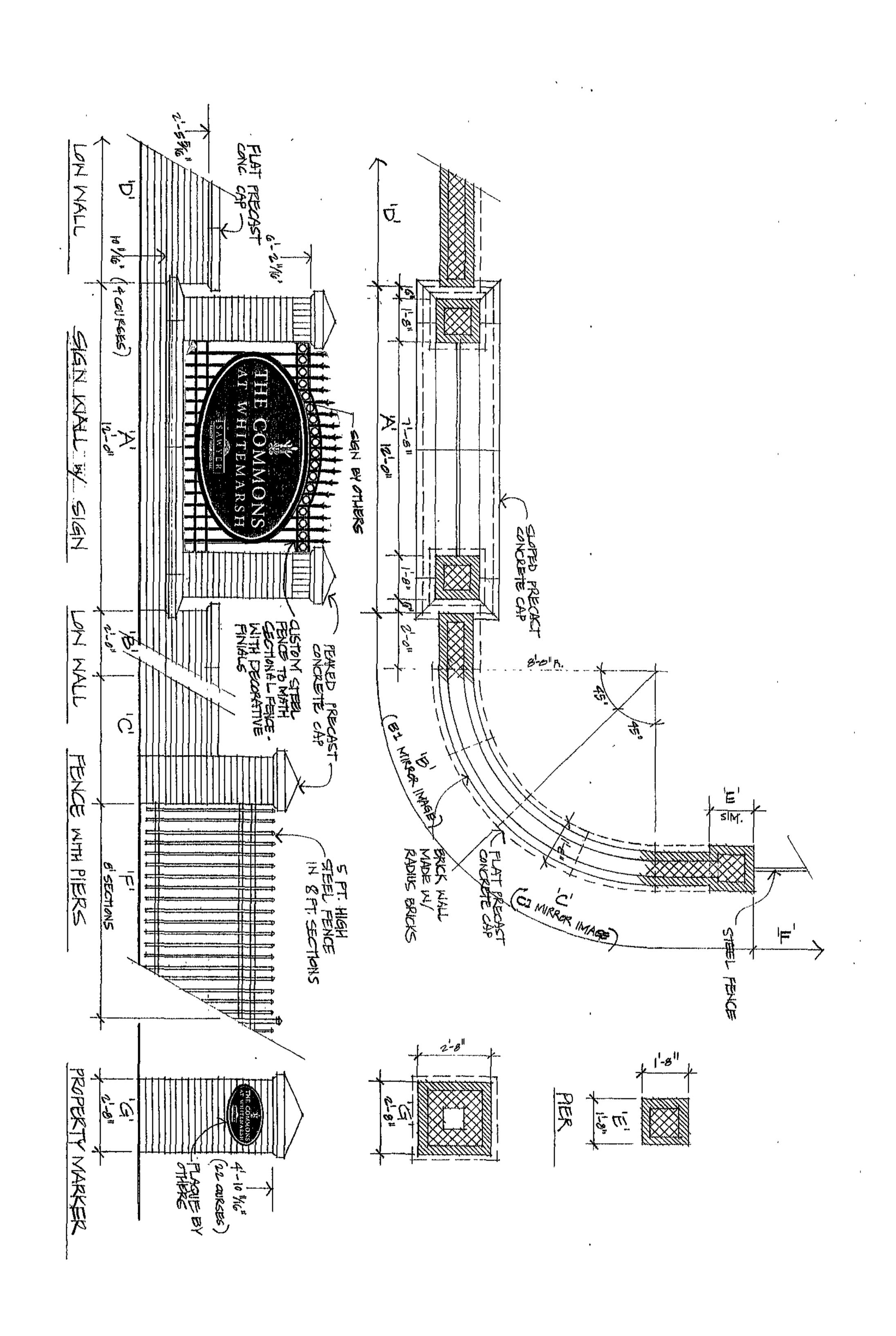




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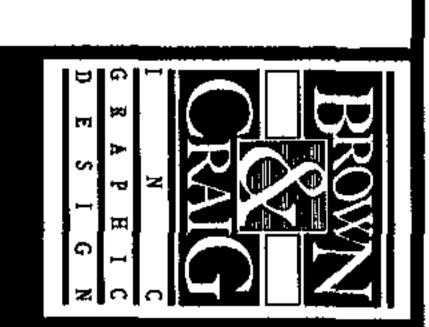


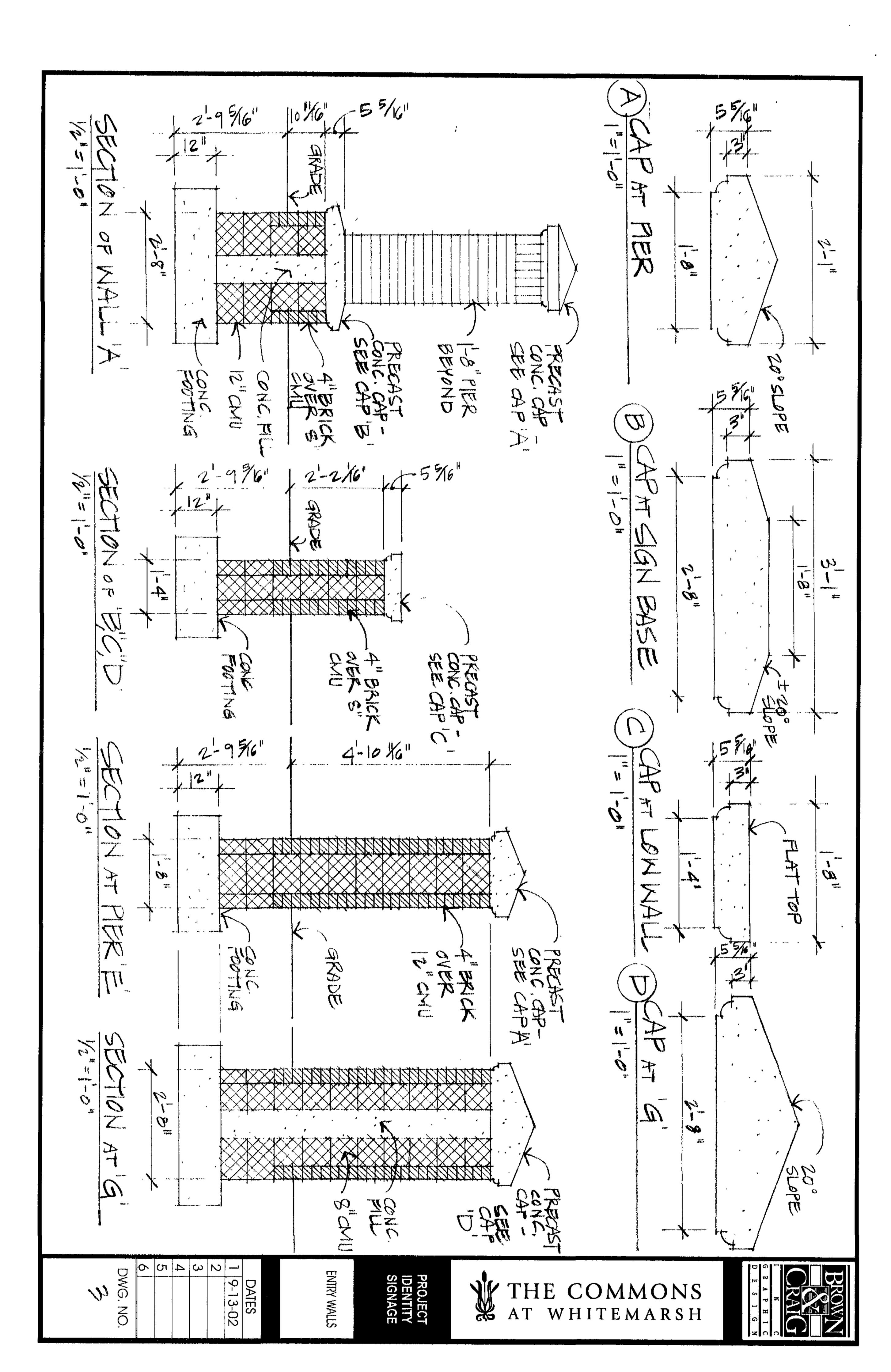
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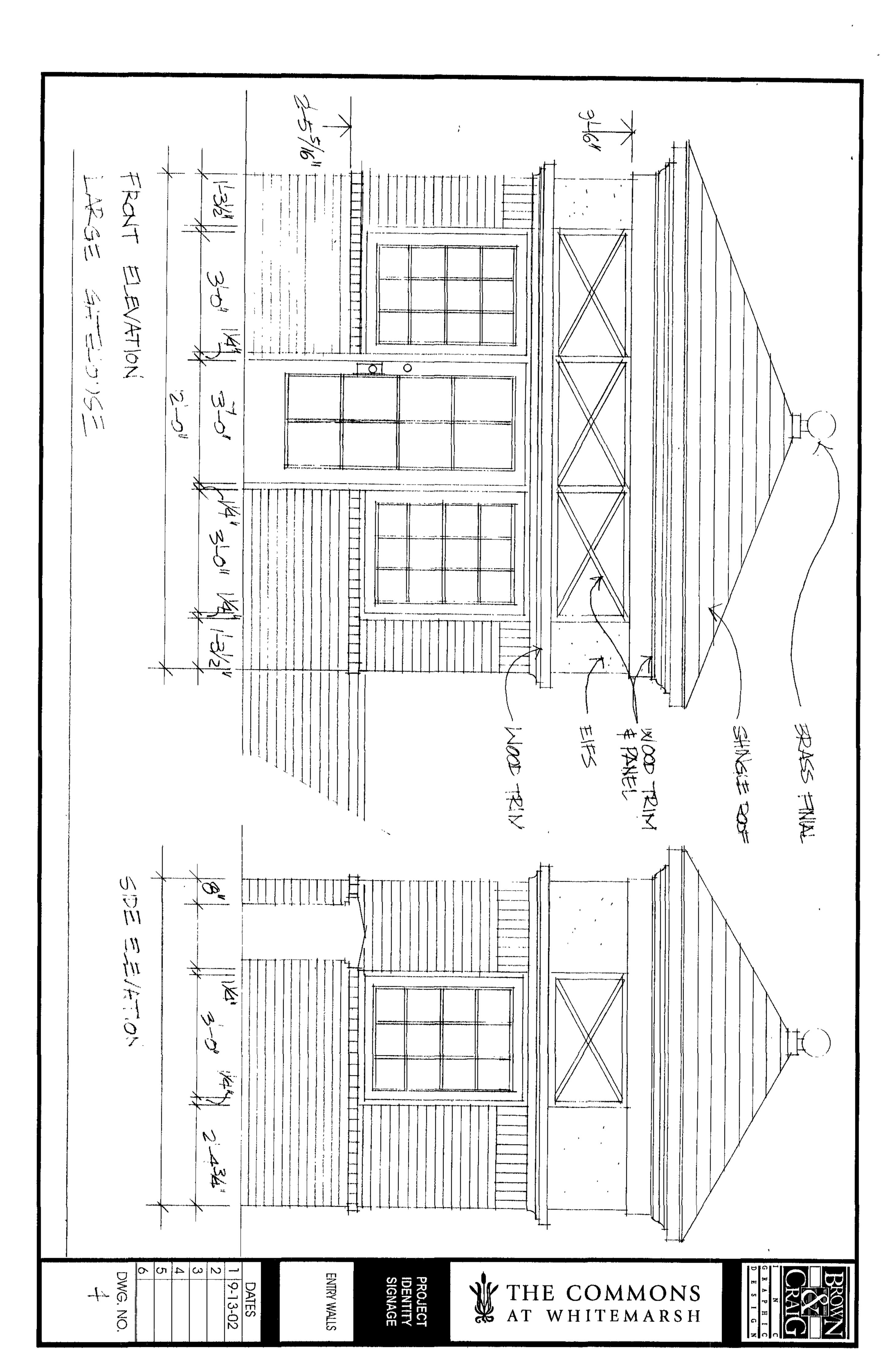


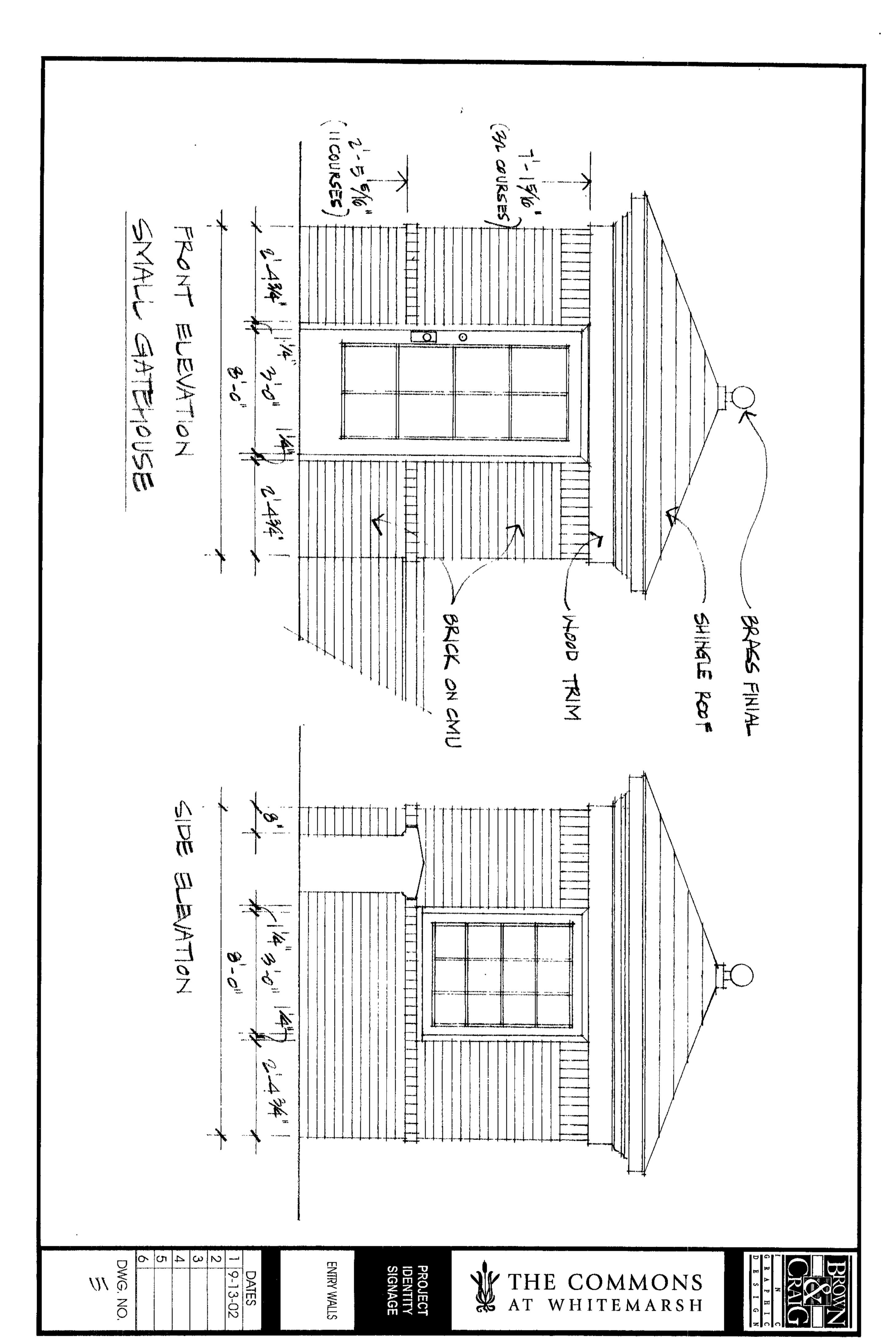


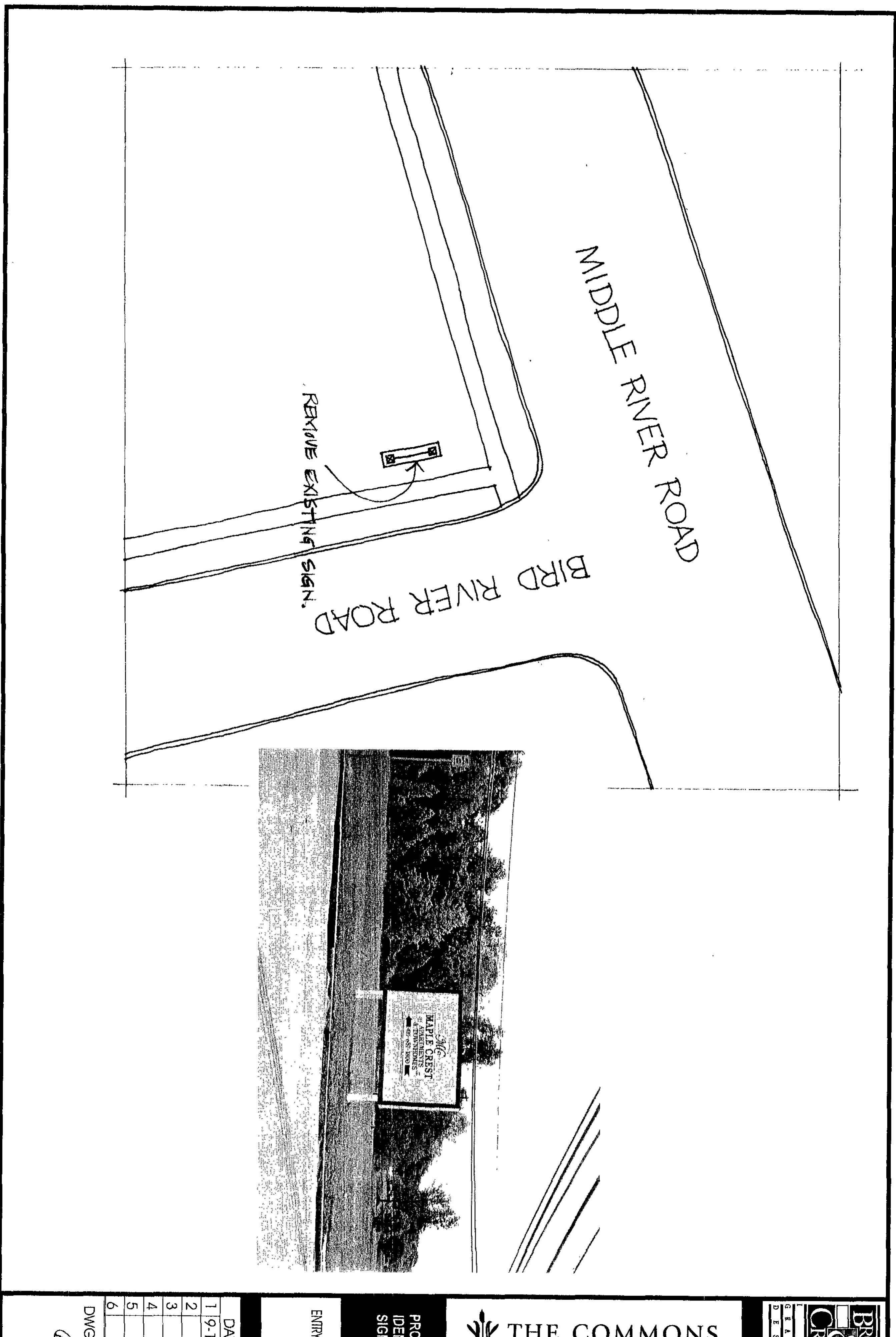








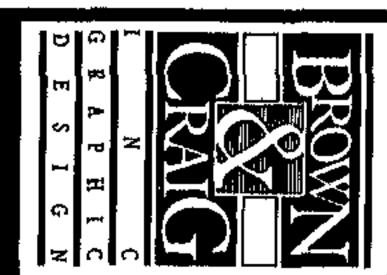


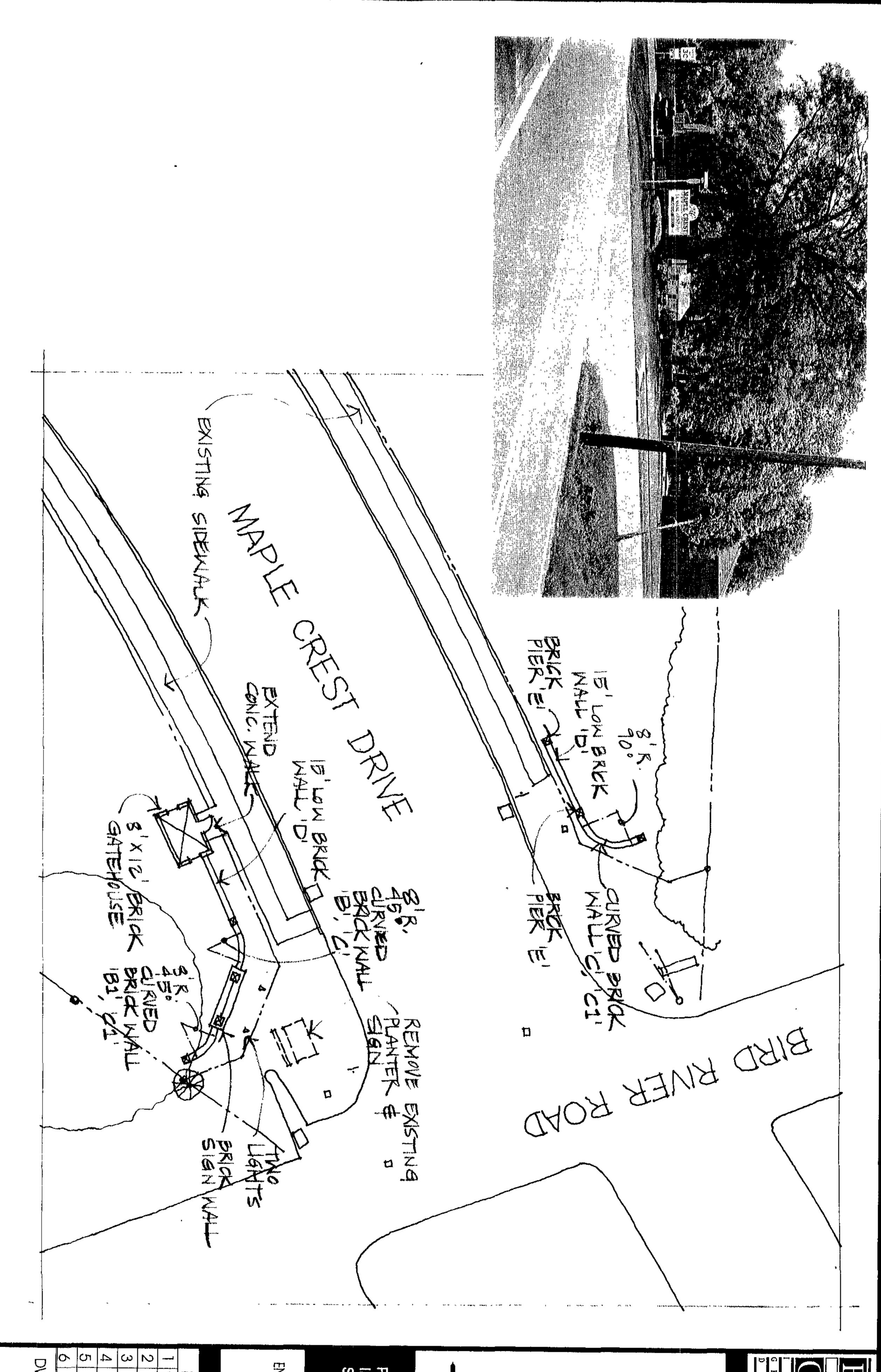


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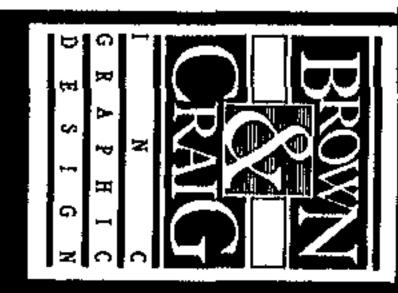


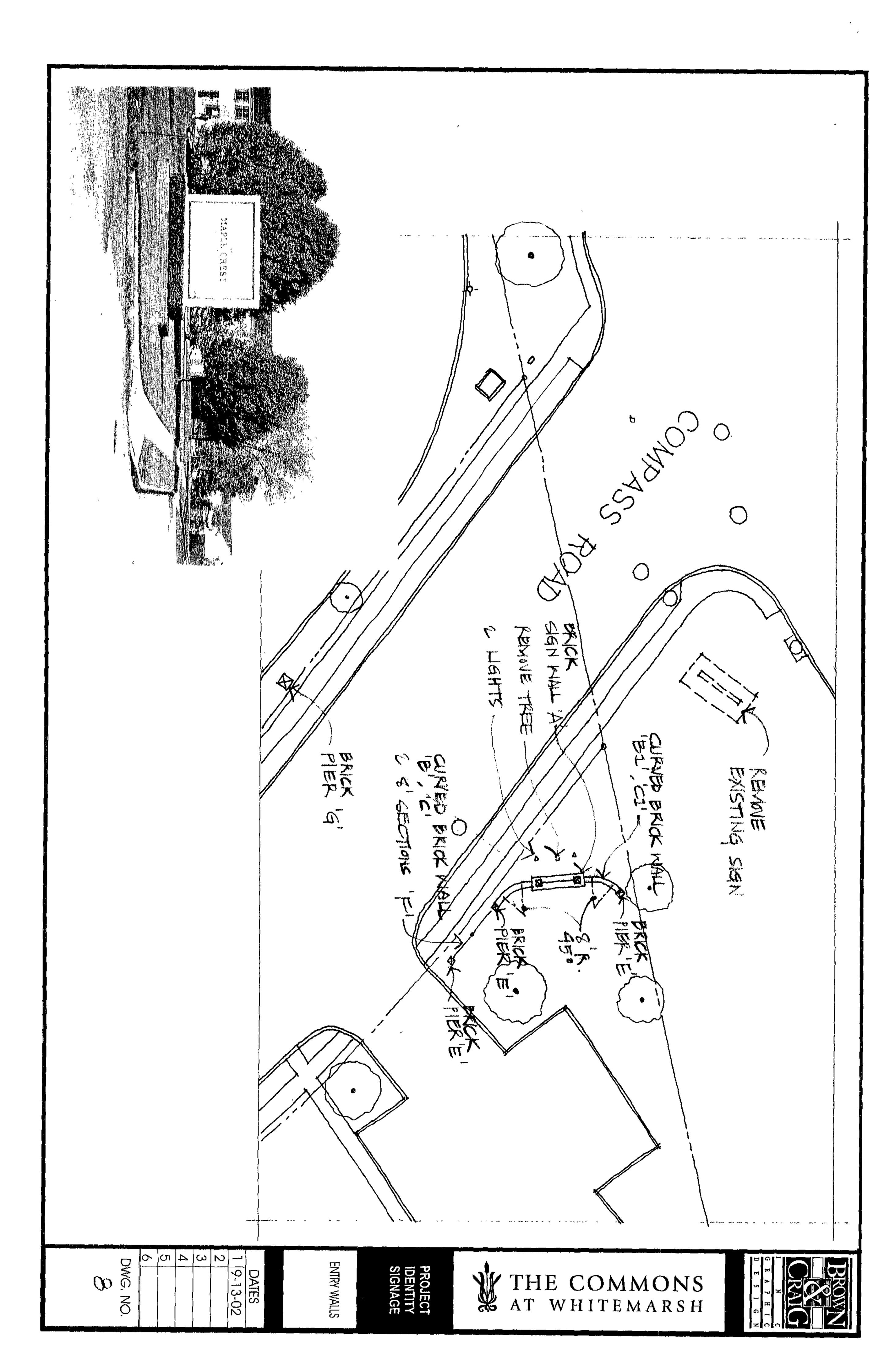


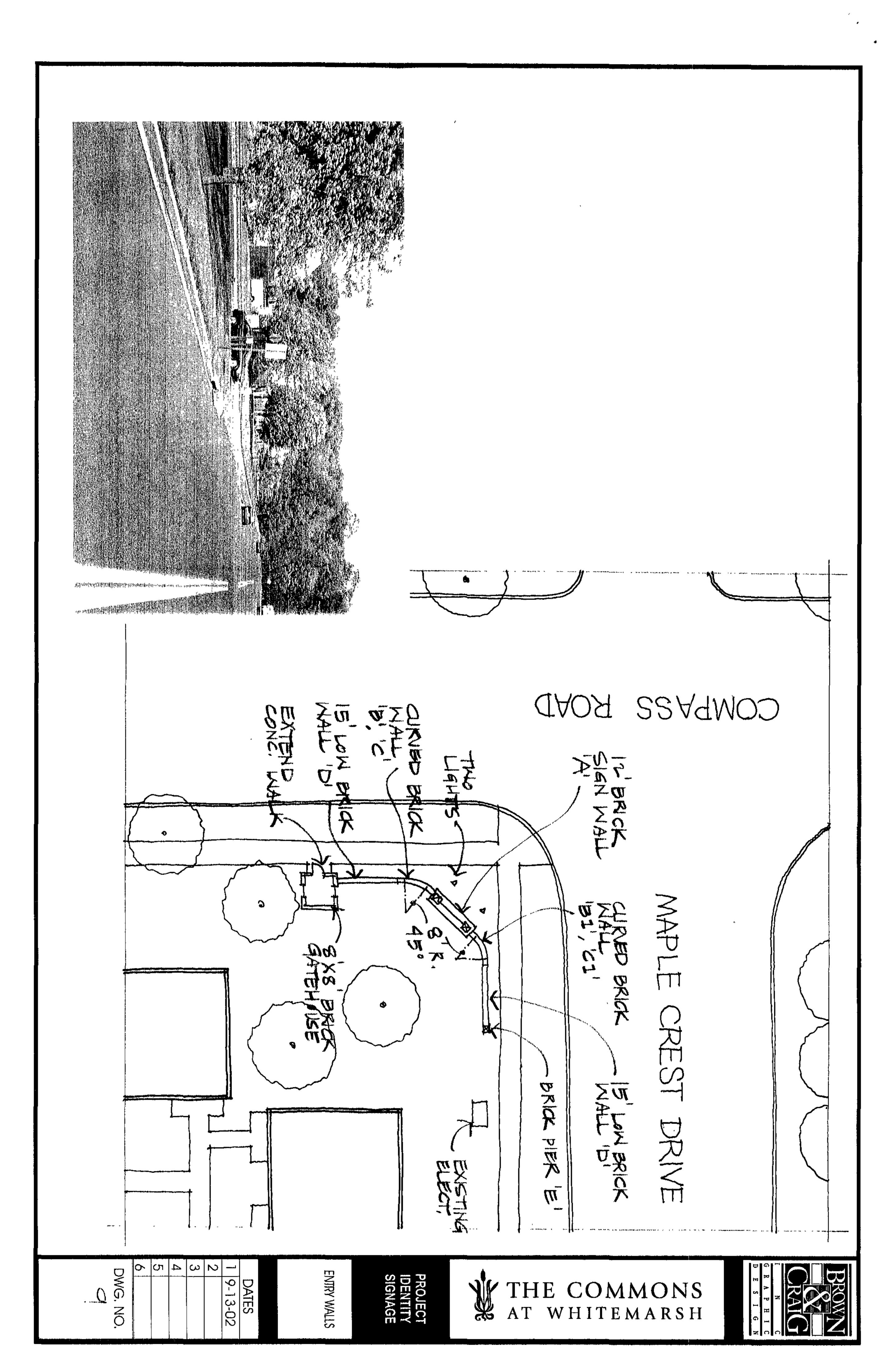
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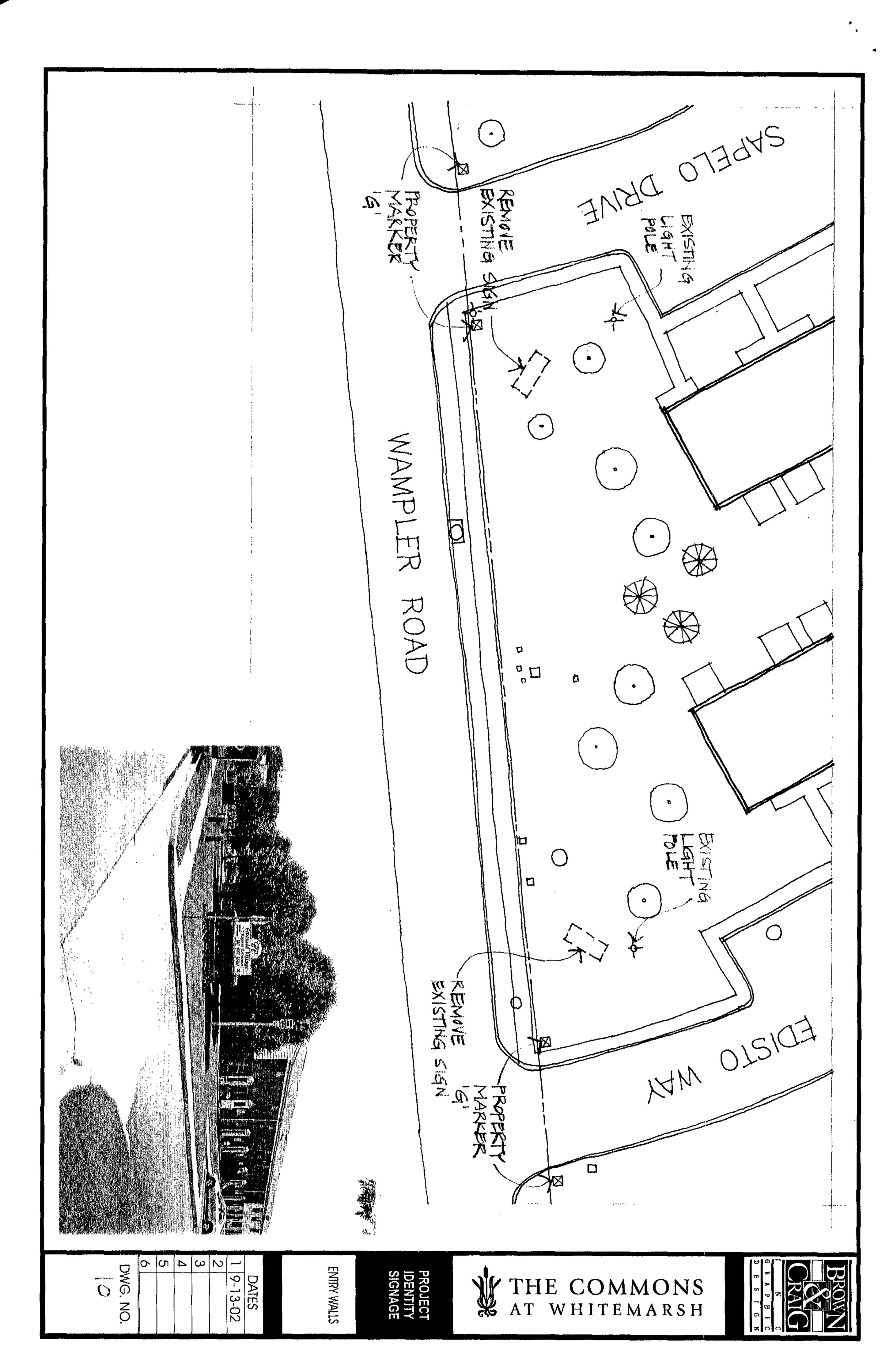
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












RE: PETITION FOR VARIANCE

Bird River Rd & Maple Crest Dr; SE corner

Bird River Rd & Maple Crest Dr

15th Election District

5th Councilmanic District

Legal Owner(s): Doug Mueller, Managing

Partner, Sawyer Realty Holdings, LLC

Petitioner(s)

* BEFORE THE

ZONING COMMISSIONER

* FOR

BALTIMORE COUNTY

* 03-317-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

I HEREBY CERTIFY that on this day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to, Jennifer R. Busse, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, Attorney for Petitioner(s).

CERTIFICATE OF SERVICE

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County