IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
centerline of Old Hanover Road, 610' S
centerline of Frye Road
4th Election District
3rd Councilmanic District
(14616 Old Hanover Road)

Thomas E. Nolte *Petitioners* 

- \* BEFORE THE
- \* DEPUTY ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* CASE NO. 03-374-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Thomas E. Nolte. The Petitioner is requesting variance relief for property located at 14616 Old Hanover Road, located in the Reisterstown area of Baltimore County. The variance request is to allow two accessory structures, an old existing barn and shed, with a height of 31.5 ft. and 20 ft. in lieu of the maximum permitted 15 ft. In addition, special hearing relief is requested to allow the accessory structures to exceed the size of the footprint of the existing dwelling.

Appearing at the hearing on behalf of the requested special hearing and variance relief were Tom Nolte, owner of the property, along with A. L. Snyder, the surveyor who prepared the site plan of the property. Mr. Glen Elseroad, a nearby neighbor, appeared as an interested citizen. No one appeared in opposition.

Testimony and evidence indicated that the property, which is the subject of this special hearing and variance request, consists of 2.3860 acres, more or less, zoned R.C.2. The property is improved with an existing single-family residential dwelling, an existing barn and two existing sheds. The house and accessory structures have existed on the property for many years. Recently, Mr. Nolte subdivided the property in order to create a lot for his son to build a home. By virtue of the minor subdivision, the lot upon which these improvements are located resulted in less than 3

4/3/63

acres in size. This triggered the need for the variance in order for these existing structures to remain.

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 and special hearing are not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the 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.

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3<sup>rd</sup> day of April, 2003, that the Petitioner's request to allow two accessory structures, an old existing barn and shed, with a height of 31.5 ft. and 20 ft. in lieu of the maximum permitted

63

15 ft. and special hearing relief to allow the accessory structures to exceed the size of the footprint of the existing dwelling., be and they are hereby GRANTED.

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

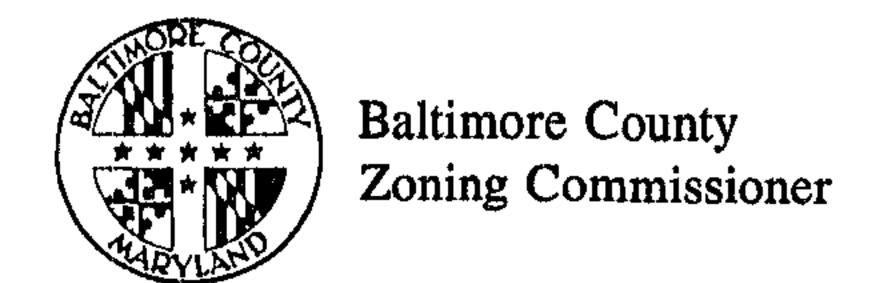
TIMOTHY'M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj

4/3/63 4/3/63



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

Fax: 410-887-3468

April 3, 2003

Mr. Thomas E. Nolte 151 Larkspur Lane Weems, Virginia 22576

Re: Petitions for Special Hearing, & Variance

Case No. 03-374-SPHA

Property: 14616 Old Hanover Road

Dear Mr. Nolte:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

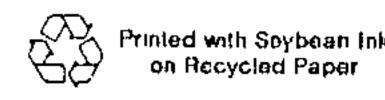
Very truly yours,

Timothy M. Kotroco

Lustry 16hroco

Deputy Zoning Commissioner

TMK:raj Enclosure





# Petition for Variance

#### to the Zoning Commissioner of Baltimore County

for the property located at 14616 Old Hanover Road which is presently zoned RC2

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) 101 and 400.3

To permit (2) accessory structures (an existing barn and existing shed) with a height of 31.5 feet and 20 feet in lieu of the maximum permitted 15 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Both buildings are solid structures and will continue to be used for storage by the owners.

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 bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

			perjury, the I/we are is the subject of this	<del>-</del>	(s) of the pro	perty which
Contract Purchaser/Lessee:			Legal Owner(s):			
			Thomas E. Nolte			
Name - Type or Print			Name - Type or Print	5//		
Signature			Signaturė			<u> </u>
Address	T	elephone No.	Name - Type or Print	·		
City	State	Zip Code	Signature	<u> </u>		<u></u>
Attorney For Petitioner:			151 Larkspur Lane Address Telephone No.			
-,		······································	Weems	<u>V.</u>	<del></del>	<u>22576</u>
Name - Type or Print			City	Si	tate	Zip Code
Sígnature		<del></del>	<u>Representative to</u>	be Contacted:		
		·	A. L. Snyder, Surv	veyor, Inc.		
Company			Name			
Address		elephone No.	<u>1911 Hanover Pike</u> <u>410-239-7744</u> Address Telephone No.			
Address	•	Oppiono ivo.		1.00	•	
en 3	State	Zip Code	<i>Hampstead</i> City		<u>2107</u> tate	/4 Zip Code
Ser 3			C	FFICE USE	ONLY	
Jan Jan			ESTIMATED L	ENGTH OF H	EARING_	
Case No. 03 - 31	14-SPHA		UNAVAILABLE		NG	
		Rev	iewed By D. THOM	PSOV Date	2121	03



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at <u>14616 Old Hanover Road</u> which is presently zoned <u>RC 2</u>

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To permit (2) accessory structures (an existing barn and existing shed) to both have a building footprint area greater than the footprint area of the existing dwelling.

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

†			I/We do solemnly declar perjury, the I/we are the list is the subject of this Petit	legal owner (s) of the	_
Contract Purchaser/Lessee:			Legal Owner(s):		
Name - Type or Print	<del></del>		Thomas E. Nolte  Name - Type of Print		
Signature	·		Signature	2 / 20	
Address		elephone No.	Name - Type or Print		
City	State	Zip Code	Signature	<del></del>	
Attorney For Petitioner:			151 Larkspur Lane Address Telephone No.		
			Weems	VĄ	22576
Name Type or Print			City	State	Zip Code
Signature	· · · · · · · · · · · · · · · · · · ·		<u>Representative to be C</u>	<u>ontacted:</u>	
Company	······································	**************************************	A. L. Snyder, Surveyor, Name	, Inc.	
			1911 Hanover Pike	4	10-239-7744
Address Telep		elephone No.	Address	T	elephone No.
			Hampstead	MD	21074
City	State	Zip Code	City	State	Zip Code
			<del></del>	CE USE ONLY	
Case No. 03-374	-SPHA		ESTIMATED LENG UNAVAILABLE FO		VG

Reviewed By DIHOMPSON

A. L. Snyder Surveyor, Inc. 1911 Hanover Pike Hampstead, Maryland 21074

(410) 239-7744

(410) 374-9695 phone/fax

Zoning Description for 14616 Old Hanover Road

January 14, 2002

Beginning in the centerline of Old Hanover Road, 610 feet south of the centerline of Frye Road, thence

- 1.) South 28 degrees 24 minutes 37 seconds West 313.57 feet
- 2.) South 38 degrees 13 minutes 14 seconds East 139.91 feet
- 3.) North 77 degrees 52 minutes 19 seconds East 510.305 feet
- 4.) North 36 degrees 43 minutes 45 seconds West 266.42 feet
- 5.) North 62 degrees 27 minutes 05 seconds West 220.18 feet to the place of beginning.

Containing 2.3860 Acres of land, more or less.

Being a part of that land which was conveyed to Thomas E. Nolte from Thomas E. Nolte, by deed dated November 14, 2001 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 15843 folio 101 etc., and known as No. 14616 Old Hanover Road and located in the Fourth Election District and Third Councilmanic District of Baltimore County.

# MOTICE OF ZONING HEASING

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

Case. #03-374-SPHA
14616 Old Hanover Road
S/west side of Old Hanover Road, 610 feet south of centerline Frye Road
4th Election District - 3rd Councilmanic District
Legal Owner(s): Thomas E. Nolte
Variance: to permit 2 accessory structures, (existing barn and existing shed) with a height of 31.5 feet and 20 feet in teu of the maximum permitted 15 feet. Special Hearing:
to permit 2 accessory structures to have a combined foot print greater than the existing dwelling.
Hearing: Wednesday, April 2, 2003 at 11:00 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.
JT 3/701 March 18

2003

THIS IS TO CERTIFY, that the annexed advertisement was published

in the following weekly newspaper published in Baltimore County, Md.,

successive weeks, the first publication appearing 2003 once in each of 100 OH

X The Jeffersonian

Arbutus Times

Catonsville Times

Towson Times

Booster/Reporter Owings Mills Times RE

North County News

LEGAL ADVERTISING



		Date: 3 71 03
RE:	Case Number <u>03-374-5PHZ</u> Petitioner/Developer: <u>Thoras Nout</u> Date of Hearing/Closing: <u>APRIL</u> Z	TE
		jury that the necessary sign(s) required by law ed at <u>14616 OCD HANOUER</u>
	The sign(s) were posted on MARCH	にし、この3 (Month, Day, Year)
		Chu $\sum_{\text{Signature of Sign Poster)}} \sum_{\text{Signature of Sign Poster)}} \sum_{\text{Signature of Sign Poster}} \sum_{\text{Signature of Signature}} \sum_{\text{Signature of Signature}} \sum_{\text{Signature of Signature}} \sum_{\text{Signature}} \sum_{Signa$
		Charles E. MERRITT (Printed Name of Sign Poster)
		9831 MAGLEDT ROAD (Street Address of Sign Poster)
		BALTO MO. ZIZ34 (City, State, Zip Code of Sign Poster)
		410 65 - 5562 (Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than

Format for Sign Printing, Black Letters on a White Background:

# ZONING NOTICE

## ADMINISTRATIVE VARIATION.

Case No.: 03-374-5PHA PRACE: COUNTY COURTS BUILDING 401 BOSLEY AVE. TOWSON ROOM 407

TIME & DATE: WEDNESDAY APRIL Z, ZOOB 11:00 AM

VARIANCE TO PERHIT 2 ACCESSORY STRUCTURES (EXISTING BARN AND EXISTING SHED) WHY A HEIGHT OF 31.5 FEET AND ZO FEET IN LIEU OF THE MAXIMUM PERMITTED IS FEET. SPECIAL HEARING TO PERMIT 2 ACCESSORY STRUCTURES TO HAVE A COMBINED FOOT PRINT GREATER THAN THE EXISTING DWELLING

### PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RE:	PETITION FOR SPECIAL HEARING
	AND VARIANCE
	14616 Old Hanover Road; Sw/side Old
	Hanover Rd; 610' S ctrline Frye Road
	4 <sup>th</sup> Election & 3 <sup>rd</sup> Councilmanic District
	Legal Owner(s): Thomas Nolte
	Petitioner(s)

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* FOR
- \* BALTIMORE COUNTY
- \* 03-374-SPHA

\* \* \* \* \* \* \* \* \*

#### **ENTRY OF APPEARANCE**

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue Towson, MD 21204

(410) 887-2188

#### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this the day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to A.L. Snyder, Surveyor, Inc, 1911 Hanover Pike, Hampstead, MD 21074, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, March 18, 2003 Issue - Jeffersonian

Please forward billing to:

Thomas E. Nolte 151 Larkspur Lane Weems, VA 22576 804-438-6528

#### **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: 03-374-SPHA

14616 Old Hanover Road

S/west side of Old Hanover Road, 610 feet south of centerline Frye Road

4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Thomas E. Nolte

<u>Variance</u> to permit 2 accessory structures, (existing barn and existing shed) with a height of 31.5 feet and 20 feet in lieu of the maximum permitted 15 feet. <u>Special Hearing</u> to permit 2 accessory structures to have a combined foot print greater than the existing dwelling.

Hearings: Wednesday, April 2, 2003 at 11:00 a.m. in Room 407, County Courts

Bldg, 401 Bosley Avenue

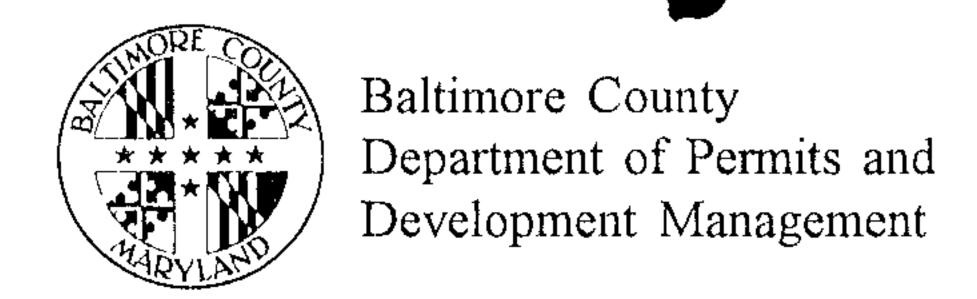
LAWRENCE E. SCHMIDT

Me and the second of the secon

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

March 6, 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: 03-374-SPHA

14616 Old Hanover Road

S/west side of Old Hanover Road, 610 feet south of centerline Frye Road

4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Thomas E. Nolte

<u>Variance</u> to permit 2 accessory structures, (existing barn and existing shed) with a height of 31.5 feet and 20 feet in lieu of the maximum permitted 15 feet. <u>Special Hearing</u> to permit 2 accessory structures to have a combined foot print greater than the existing dwelling.

Hearings: Wednesday, April 2, 2003 at 11:00 a.m. in Room 407, County Courts Bldg, 401 Bosley Avenue

Arnold Jablon

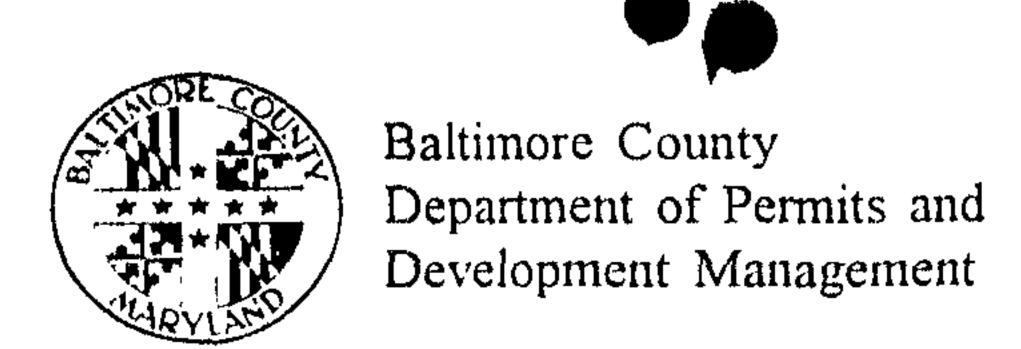
Director

AJ:klm

C: Thomas E. Nolte, 151 Larkspur Avenue, Weems, VA 22576 A.L. Snyder, Surveyor, Inc., 1911 Hanover Pike, Hampstead MD 21074

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 18, 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.



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

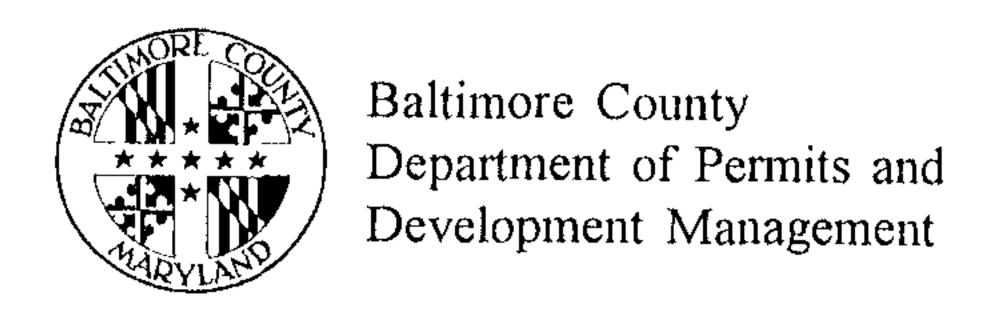
This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIREC	TOR
For newspaper advertising:	* *** *** *** *** *** *** ***
Item No.: 03-374-SPHA	
Petitioner: THOMAS E. NOLTE	<del></del>
Location: 14616 OLD HANOVER ROAD UPPERCO MO.	21155
PLEASE FORWARD ADVERTISING BILL TO:	
NAME: THOMAS E. NOLTE	<del></del>
ADDRESS: 151 LARKSPUR LANE	<del></del>
WEEMS, VIRGINIA 22576	
PHONE NUMBER: 804-438-6528	
AJ:ggs (Revised (	09/24/96)

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

March 28, 2003

Thomas E. Nolte 151 Larkspur Lane Weems, VA 22576

Dear Mr. Nolte:

RE: Case Number: 03-374-SPHA

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 12, 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

U. Cal Rohal D.

WCR:rjc

Enclosures

c: 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

March 11, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 3, 2003

Item No.:

359, 369, 370, 374-380, 382, 383, 386

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 887-4881, MS-1102F

cc: File

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** March 14, 2003

Department of Permits & Development Management

FROM

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 10, 2003

Item Nos. 359, 369 REVISED, 370 REVISED, 372, 373, 374, 375, 376, 377, 378, 379, 380,

381, 382, 383, and 386

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

RWB:CEN:jrb

cc: File

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley 235 /TUT

DATE:

May 19, 2003

SUBJECT:

Zoning Item 374

Address

14616 Old Hanover Road

Zoning Advisory Committee Meeting of March 3, 2003

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

The request raises concerns for overcrowding of the land. As a result of subdivision, land can no longer sustain an agricultural operation of any scale. Size of the lot does not meet the definition of a farm. If there is a permit variance, it is recommended that barnes not be used for support or justification for livestock operations on the property. Sufficient acreage for grazing or pastureage for animal operations.

Reviewer: Wally Lippincott

Date: April 18, 2003

# BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

> Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

**DATE:** March 11, 2003

RECEIVED

MAR 1 1 2003

ZONING COMMISSIONER

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 03-374

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 Robert L. Ehrlich, Jr., Governor • Michael S. Steele, Lt. Governor • Trent M. Kittleman, Acting Secretary

RE:

Date: 3.4.03

Baltimore County

Item No. 374

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

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

