IN RE: PETITION FOR VARIANCE
N/S Mt. Gilead Road, 2,490'
NW of Maryland Rte. 30
4th Election District
3rd Councilmanic District
(5708 Mt. Gilead Road)

Allyson K. & James Gaitan Petitioners

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 03-375-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Allyson and James Gaitan. The Petitioners are requesting variance relief for property they own at 5708 Mt. Gilead Road, located in the Reisterstown area of Baltimore County. The variance request is to allow a front yard setback of 42 ft. in lieu of the required 50 ft. and to amend the Final Development Plan for "Taylor's Glen", Lot #6.

Appearing at the hearing on behalf of the variance request were Mr. & Mrs. Gaitan, along with their builder and an interested neighbor. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1.088 acres, split-zoned R.C.2 and R.C.4. The subject property is unimproved at this time. The Gaitans are interested in constructing a single-family residential dwelling on the subject property. As a result of a forest conservation easement located to the rear of the lot, the home which they propose to construct on the property has been moved closer to Mt. Gilead Road in order to maintain the forest conservation setbacks. As a result of moving the home closer to Mt. Gilead Road, a small portion of the front façade of the dwelling to be constructed is located 42 ft. from an interior zone line on the property. The need for the variance

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results from an R.C.4/R.C.2 zone line which transects the southeast corner of this lot. In order to proceed with the construction of this home, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek 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 on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

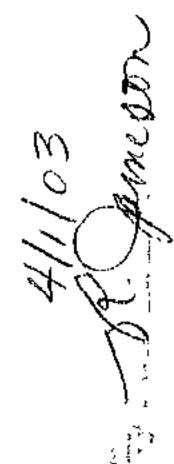
1. The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

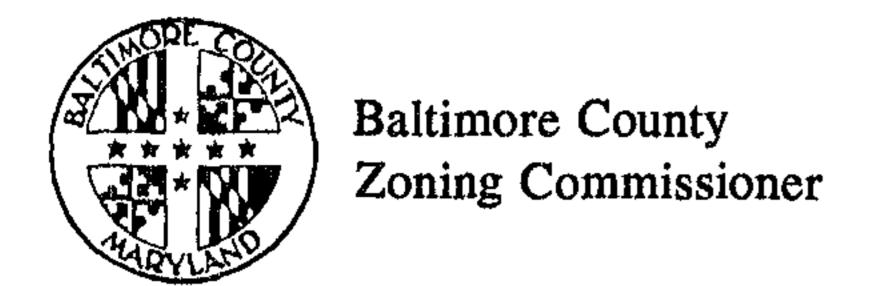
TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj





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

Fax: 410-887-3468

April 1, 2003

Mr. & Mrs. James Gaitan 6 Chancery Court Reisterstown, Maryland 21136

> Re: Petition for Variance Case No. 03-375-A

> > Property: 5708 Mt. Gilead Road

Dear Mr. & Mrs. Gaitan:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has 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

Deputy Zoning Commissioner

butly Hotroco

TMK:raj Enclosure



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5708 mit 6 Lexis Rd
which is presently zoned Rc4/Pc2
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 par hereof, hereby petition for a Variance from Section(s) AO3. 4. 17. 2. 4 TO PRIMIT A DWELLING TEACH TO A RC 2 STAND TO FT. AND TO AMEND THE ORDINAN PLAN INC. ASET O I-279-A AND TO AMEND THE ORDINAN PLAN IN CASETO I-279-A AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR TAY LONG GLEN COT 6
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
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: Legal Owner(s):

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Contract Purchaser	/Lessee:		Legal Owner(s):	<u> </u>	
			James	Gaitan	
Name - Type or Print			Name - Type or Print	e /	· · · · · · · · · · · · · · · · · · ·
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Signature	<u> </u>		<u>Representative t</u>	to be Contacted:	
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Case No. 3	375	A	ESTIMATED LENG	TH OF HEARING	121412
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REV 9/15/98	SET TO			7-6/-	
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We respectfully petition the county zoning commissioner to approve a change in the front yard set-back of our building envelope from the present 50 feet to 49-feet.

Our property contains both RC-2 land and RC-4 land. Our home, to be built on RC-4 land has a 50 foot set-back from our RC-2 land. Our home dimensions will not fit within the present building envelope and we therefore are asking for a modification to the set-back to 40 feet. The additional 10 feet will allow the home to be built.

The reason for our request is as follows:

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- We purchased a lot in Baltimore County after many months of search. Land for building a custom home in Baltimore County is scarce in the vicinity of Reisterstown. We needed to find land near Reisterstown since our children attend schools in Glyndon and Reisterstown. We have 5 children.
- We purchased a 1.088 acre building lot that is part of a new planned community of 6 homes. The building lot is part of a forest preservation area which is one of the reasons we bought the lot.
- 3. After purchasing the lot and designing our home, we realized that the home does not fit the building envelope. We now have a serious problem because we have closed on our home and have obtained a construction/permanent loan. The loan is for 9 months and we are already 3 months into the loan without having started building. The bank has financed this home based on the current design.
- 4. When we realized that our home would not fit the envelope, we contacted DEPRM (the Department of Environmental and Resource Management) to file for a special variance to allow our home to extend into our backyard buffer area of 35 feet. DEPRM would not allow our home to extend into the 35 foot buffer area unless we installed a long fence that traces the entire perimeter of the forestation buffer (see attached diagram). This solution takes away from the natural beauty of the lot, destroys the entire purpose of why we bought this lot, and will cost us close to \$7,500 to erect the fence in order to satisfy DEPRM.

If we able to move our home forward the required 10 feet, we will still have approximately 120 feet to Mt. Gilead Road. Since our lot is 100% wooded, it will not impact the surrounding homes and neighborhood as most homes are close to the road without trees. Our lot, with trees, and our set-back of approximately 120 feet hides our home from view and our variance request should have no impact on the surrounding properties.

We kindly ask the zoning commissioner permission to move our home forward. If we cannot move our home forward we will need to reconfigure our home to fit the envelope which will not only come with great expense to our family but will yield a home design that isn't functional for our family size.

We understand that we made a mistake in not understanding our building envelope prior to our purchase of the lot. We are facing very troubling consequences for our mistake and we believe the relief that we are requesting won't impact our neighbors because of our lot size, the wooded nature of our lot, and our home will sit back approximately 120 feet from the road.

In closing, we kindly ask the county zoning commissioner to understand our plight and provide us the relief that we are requesting.

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Zoning Description

ZONING DESCRIPTION FOR: 5708 Mt. Gilead Road Reisterstown, MD 21136

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	5003 ar across	FOR: MARY AND		ME 7/17/03 ACCOUNT 130.00	BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT MISCELLANEOUS RECEIPT	
CASHIER'S VALIDATION	************************************		Harring Attention and the first that	即即即即		

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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 <u>Towson, Maryland</u> on the property identified herein as follows:

Case: #03-375-A

5708 Mt. Gilead Road

North side of Mount Gilead Road, 2,490 feet north west of Maryland Rte. 30.

4th Election District - 3rd Councilmanic District Legal Owner(s): James and Allyson Gaitan

Variance: to permit a setback to a R.C. 2 zone line of 42 feet in lieu of the 50 feet. To amend the order in plan for Case# 01-279-A and to amend the Final Development Plan for Taylors Glen Lot 6.

Hearing: Monday, March 31, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

Conting 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.

3/183 Mar. 13

C592098

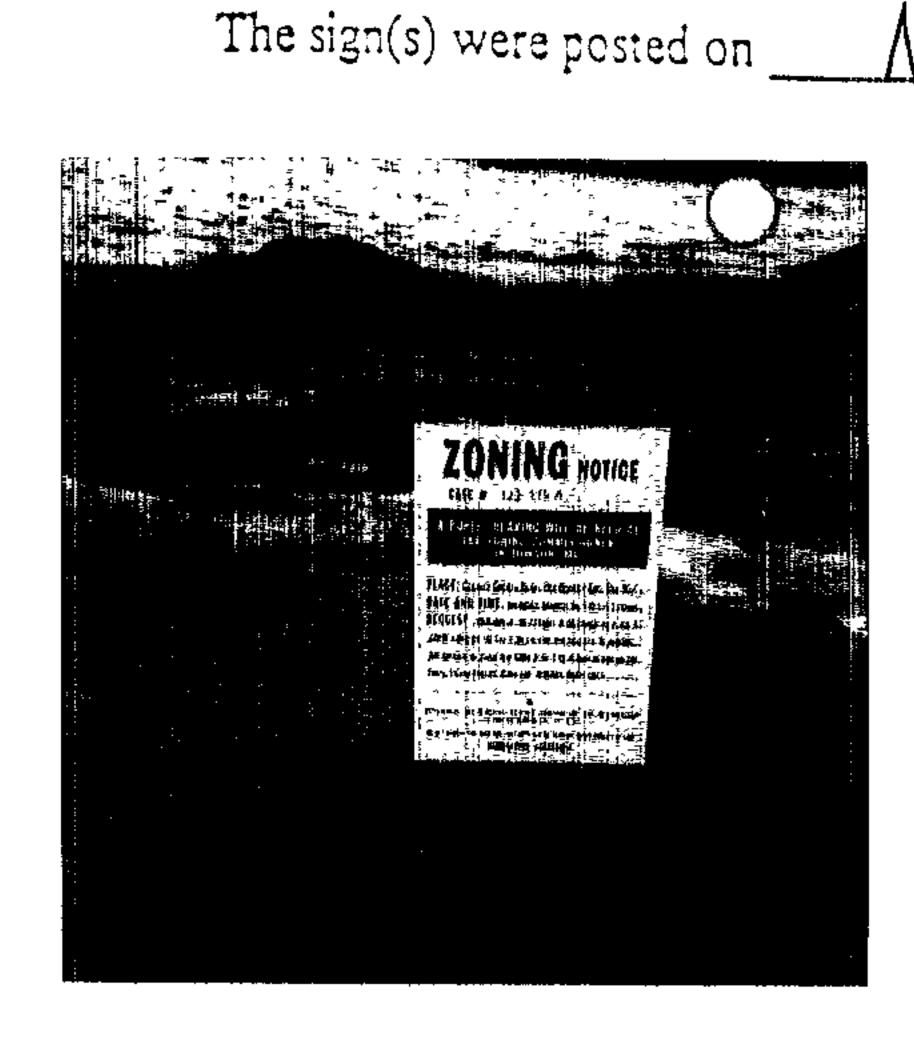
	once in each of	in the following	THIS IS TO
SON SON	successive weeks, the first publication appearing	in the following weekly newspaper published in Baltimore County, Md.,	THIS IS TO CERTIFY, that the annexed advertisement was published

☐ North County News	Owings Mills Times	☐ Towson Times	☐ Catonsville Times	Arbutus Times	Al The Jeffersonian
North County News	Owings Mills Times	I Towson Times	☐ Catonsville Times	Arbutus Times	1 he Jettersonian

LEGAL ADVERTISING 1 Della Man

CERTIFICATE OF POSTING

· I	RE: Case No.: <u>03-375-A</u>
	Petitioner/Developer: Inmes &
	Allyson Gaitan
	Date of Hearing/Closing: 3-31-03
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 perjuwere posted conspicuously on the property locate	ed at the future ails Con Fino
Mt. Gilead Rd. Reisterstown, MD 21/3	36
The sign(s) were posted on March 12, 2	2003 Ionth, Day, Year)
	Sincerely,
ZONING Notice	(Signature of Sign Poster and Date)



2003
Month, Day, Year)
Sincerely,
(Signature of Sign Poster and Date)
(Signature of Sign Poster and Date)
(1)
Stacy Gardner
SHANNON BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURGes MD. 21784
(City, State, Zip Code)
(City, State, Zip Code) 410-781-4000

(Talanhana V.

RE: PETITION FOR VARIANCE

5708 Mt. Gilead Road; Nside Mt. Gilead Rd

2,490' NW Maryland Rt 30

4th Election & 3rd Councilmanic District

Legal Owner(s): James and Allyson K. Gaitan*

*

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

03-375-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 March, 2003, a copy of the foregoing Entry of Appearance was mailed to, James & Allyson Gaitan, 5708 Mount Gilead Road, Reisterstown, MD 21136, Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Thursday, March 13, 2003 Issue - Jeffersonian

Please forward billing to:

Taylors Glen, LLC 14011 Woodens Lane Reisterstown, MD 21136

410-526-0023

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: 03-375-A

5708 Mt. Gilead Road

North side of Mount Gilead Road 2, 490 feet north west of Maryland, Rte. 30

4th Election District – 3rd Councilmanic District

Legal Owners: James and Allyson Gaitan

<u>Variance</u> to permit a setback to a R.C. 2 zone line of 42 feet in lieu of the 50 feet. To amend the order in plan for Case # 01-279-A and to amend the Final Development Plan for Taylors Glen Lot 6.

Hearings:

Monday, March 31, 2003 at 9:00 a.m. in Room 407, County Courts

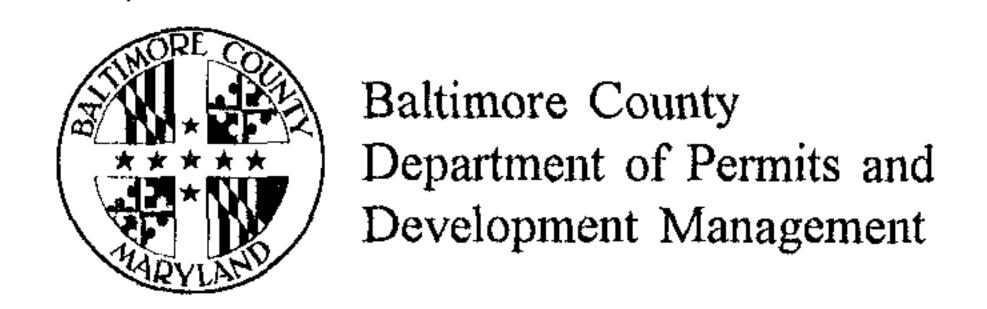
Building, 401 Bosley Avenue

rawrence E. Schmac

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

March 5, 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: 03-375-A

5708 Mt. Gilead Road

North side of Mount Gilead Road 2, 490 feet north west of Maryland, Rte. 30

4th Election District – 3rd Councilmanic District

Legal Owners: James and Allyson Gaitan

<u>Variance</u> to permit a setback to a R.C. 2 zone line of 42 feet in lieu of the 50 feet. To amend the order in plan for Case # 01-279-A and to amend the Final Development Plan for Taylors Glen Lot 6.

Hearings:

Monday, March 31, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: James and Allyson Gaitan, 5708 Mt. Gilead Road, Reisterstown 21136

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 15, 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.

ZONING REVIEW

APPROVED SIGN POSTERS

Staff Sergeant Robert A. Black 1508 Leslie Road Dundalk, MD 21222	Telephone: Cell: Pager: Work:	410-282-7940 410-499-7940 410-373-9662 410-288-3284
Bruce E. Doak Gerhold, Cross & Etzel, Ltd. Suite 100, 320 E. Towsontown Boulevard Towson, MD 21286	Telephone: Fax:	410-823-4470 410-823-4473
Stacy Gardner Shannon-Baum Signs, Inc. 105 Competitive Goals Drive Eldersburg, MD 21784	Telephone: Toll Free: Fax:	410-781-4000 800-368-2295 410-781-4673
Thomas J. Hoff 406 W. Pennsylvania Avenue Towson, MD 21204	Telephone: Fax:	410-296-3668 410-296-5326
Richard Hoffman 904 Dellwood Drive Fallston, MD 21047	Telephone:	410-879-3122
Linda M. Jones Daft-McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, MD 21286	Telephone: Fax:	410-296-3333 410-296-4705
Garland E. Moore 3225 Ryerson Circle Baltimore, MD 21227	Telephone: Mobile:	410-242-4263 410-382-4470
Charles E. Merritt 9831 Magledt Road Baltimore, MD 21234	Telephone:	410-665-5562
J. Lawrence Pilson, R.S. McKee & Associates, Inc. 5 Shawan Place Suite 1 Cockeysville, MD 21030	Telephone Fax	410-527-1555 410-527-1555

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.





DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

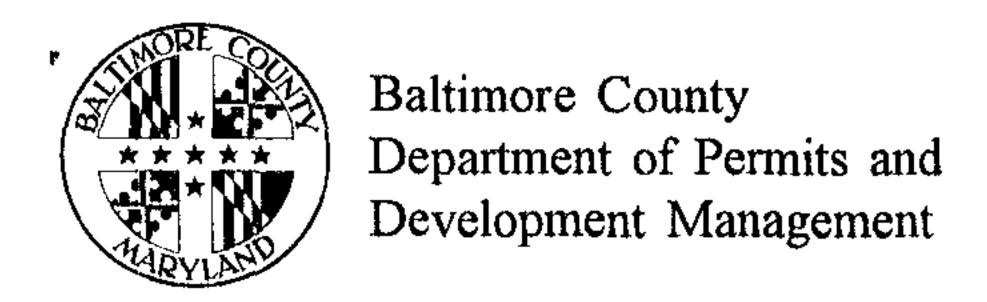
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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: 03355 A		
Petitioner: GAITHN		
Address or Location: 5708 MT GICERD RD		
PLEASE FORWARD ADVERTISING BILL TO:		
Name: TAYLORS GLEN LLC		
Address: 14011 WOODENS LANE		
Regters Town MD 21136		
Telephone Number: 410-576-0073		

Revised 2/20/98 - SCJ



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

March 28, 2003

Mr. and Mrs. James Gaitan 5708 Mt. Gilead Road Reisterstown, MD 21136

Dear Mr. and Mrs. Gaitan:

RE: Case Number: 03-375-A, 5708 Mt. Gilead Road

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

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, 378, 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 785 ToT
DATE:	May 5, 2003
SUBJECT:	Zoning Item <u>375</u> Address <u>5708 Mt. Gilead Road (Lot 6, Taylors Glen)</u>
Zoning	g Advisory Committee Meeting of 3/3/03
· · · · · · · ·	epartment of Environmental Protection and Resource Management has no ents on the above-referenced zoning item.
an ext	epartment of Environmental Protection and Resource Management requests ension for the review of the above-referenced zoning item to determine the to which environmental regulations apply to the site.
· · ·	epartment of Environmental Protection and Resource Management offers lowing comments on the above-referenced zoning item:
	If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
<u>X</u>	Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
**************************************	Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
	Additional Comments:

DEPRM would support the zoning variance to reduce the setback from the RC-2 zone, however, the plan to accompany the zoning petition does not show the proposed house a minimum of 20 feet from the Septic Reserve area. Either relocate the house or revise the SRA.

Reviewer: John Russo Date: 4/23/03

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RBS /TGT

DATE:

May 19, 2003

SUBJECT:

Zoning Item (3)

Address

5704 Mount Gilead 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:

This property was overdeveloped with too much density for the site constraints.

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

MAR 6 2003 ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-375 & 03-376

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.

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

Item No.

Baltimore County

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

