IN RE: DEVELOPMENT PLAN HEARING
N/S Windsor Mill Rd., W/S Mayfield Ave.

2nd Election District 2nd Councilmanic District (Ehrhardt/Rude Property)

Robert Rude Petitioner/Developer BEFORE THE

\* HEARING OFFICER

\* OF BALTIMORE COUNTY

Case Nos. II-619 & 03-377-SPH

#### HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Deputy Zoning Commissioner and Hearing Officer for Baltimore County as a requested approval of a Development Plan prepared by Daft, McCune & Walker, proposing the development of the subject property into fifty-seven (57) single-family residential lots. The property, which is the subject of this Development Plan approval request, is located on the northwest corner of the intersection of Windsor Mill Road and Mayfield Avenue in Owings Mills.

Appearing at the hearing on behalf of the Special Hearing and Development Plan approval requests were David Vannoy and Wayne Caples, appearing on behalf of the Developer of the site, Grayson Development Company, LLC, J. Robert Green, Robert Hurwitz and Lyndon Hart, appearing on behalf of Daft, McCune & Walker, the engineering firm who prepared the Development Plan of the property, and Robert Hoffman, attorney at law, representing the Developer. Appearing in opposition to the special hearing request were Dr. Richard McQuaid, David Goldsmith, M. V. Runkles, III and Gloria McQuaid. As is usual and customary, representatives of the various Baltimore County reviewing agencies also attended the hearing; namely, Lloyd Moxley (Zoning Review), Robert W. Bowling (Development Plans Review) and Christine Rorke (Development Management), all from the Office of Permits & Development Management; R. Bruce Seeley from the Department of Environmental Protection and Resource Management (DEPRM); and Mark Cunningham from the Office of Planning.

As to the history of this project, a Concept Plan Conference was held on July 16, 2001. As required, a Community Input Meeting was held on August 7, 2001 at the Winfield Elementary School. Subsequently, a Development Plan Conference was held on September 4, 2002 and a

Labourd Herman

Hearing Officer's Hearing was scheduled to be heard on September 26, 2002. The September 26, 2002 hearing was postponed at the Developer's request and rescheduled for a hearing before this Hearing Officer on Friday, April 4, 2003.

At the Hearing Officer's hearing held before me, I attempt to determine what, if any, issues or comments remain unresolved regarding the proposal to develop the subject property. No one in attendance at the hearing before me had any issues with the manner in which the property is to be developed as depicted on Developer's Exhibit No. 1A, the Development Plan submitted into evidence. Accordingly, the Development Plan submitted into evidence shall be approved.

However, several residents who attended the hearing were opposed to the special hearing request filed in Case No. 03-377-SPH. That Petition for Special Hearing was filed as a companion to the Development Plan approval request. The special hearing request involves the old farmhouse which is situated on the subject property, adjacent to Windsor Mill Road. The old farmhouse has been assigned Maryland Historic Trust Inventory No. BA-3006. As a result of this designation, the Developer has requested special hearing relief to approve a waiver pursuant to Sections 26-171, 26-172B, 26-203C8 and 26-278 of the Baltimore County Code. The purpose of this special hearing request is to permit the razing of the old farmhouse.

Testimony and evidence indicated that the old house, which is the subject of the special hearing request, was originally constructed in 1838. The old farmhouse is serviced by a handdug well and an old septic system. Mr. Bruce Seeley, who appeared at the hearing on behalf of the Department of Environmental Protection & Resource Management (DEPRM) testified regarding an agreement that was reached between his department and the Developer of the site. The Developer has agreed to bring the well and the septic system into compliance with all health regulations pertaining thereto by May 4, 2003. Furthermore, the Developer has agreed to provide a pumping schedule with a licensed septic contractor to DEPRM evidencing the periodic pumping of the septic tank on the property. This agreement shall be imposed as a condition of approval of the Development Plan.

Additional testimony was provided relative to the old farmhouse. This testimony demonstrated that the structure is in need of extensive repair and renovation. The Developer engaged the services of Home Advantage (a professional home inspections business), who visited the subject house and prepared a full report regarding the condition of the structure itself. That report was submitted into evidence as Developer's Exhibit No. 4. Home Advantage found problems with asbestos and lead paint within the subject dwelling. They also noted in their report problems with the electrical service to the house, terminate infestation, and other defects in the structure itself.

The Developer also hired a structural engineer to investigate the subject dwelling for structural defects. Mr. Bryant Blake, a professional engineer with Hillis-Carnes Engineering Associates, Inc., inspected the subject dwelling. He concluded that the house is structurally deficient and exists in an unsafe condition which could lead to injury or death of anyone who occupies the dwelling. Based on these professional reports, the Developer is requesting that the farmhouse is not worthy of restoration and, therefore, should be razed.

As stated previously, several citizens appeared in opposition to the razing of the old farmhouse. These individuals were not opposed to the approval of the Development Plan. However, they vehemently opposed the razing of the old farmhouse. Testifying regarding the preservation of the house was Marion Runkles. Mr. Runkles testified that he purchased a dilapidated historic structure 24 years ago known as the "Weisburg Inn". Mr. Runkles indicated in his testimony that the condition of the Weisburg Inn, at the time of his purchase, was far worse than the old farmhouse in this application. He has fully restored the Weisburg Inn, which is today considered a showpiece. He believes the same can be done with the old farmhouse and, therefore opposes its demise.

Also testifying in opposition to the razing of the old farmhouse was Dr. Richard McQuaid. Dr. McQuaid testified that the issue should be referred to the Baltimore County Landmarks Preservation Commission for their review and consideration. He further testified that less than 1% of pre-1850 structures still remain in Baltimore County and that this is another example of

losing a structure from that era. He, therefore, opposes the special hearing request and asks that the matter be referred to the Landmarks Preservation Commission.

Lastly, testifying regarding the farmhouse was David Goldsmith. Mr. Goldsmith is the current Chairman of the Landmarks Preservation Commission. He was testifying as an individual and not in any representative capacity of the commission itself. He too is strongly opposed to the razing of the old farmhouse and believes that his commission should have an opportunity to review the matter prior to the resolution of the special hearing request.

In addition to the testimony offered by the Developer and the citizens who appeared at the hearing, Mr. Mark Cunningham appeared from the Office of Planning and testified regarding this issue. Mr. Cunningham stated that the original submittal of a concept plan indicated that the old farmhouse would remain on the property. As the development of the property proceeded through the development process, a later plan indicated that the house would be demolished. At that point in time, as a matter of precaution, the Office of Planning filed an application to place the old farmhouse on the Maryland Historical Trust Inventory. This was done in an effort to give the Planning Office a sufficient amount of time to study, review and evaluate the old farmhouse prior to any demolition of same.

The Planning Office contracted with Traceries to determine whether the farmhouse was worthy of protection and renovation. The issue of the preservation and protection of historic structures falls under the purview of the Office of Planning. The individuals employed by that office go to great extents to preserve and protect historic buildings, when necessary. In this particular application, not only did Traceries study whether the house should be preserved, but, in addition, a representative from the Office of Planning performed a site visit to the house. After a full and extensive review of the matter, the Office of Planning issued a comment dated March 13, 2003 indicating that they supported the Petitioner's request to raze the old farmhouse. The Office of Planning, who has personnel specifically trained in this area of expertise, is the primary protector of historic structures in Baltimore County. In fact, in this application, it was the Office of Planning who filed to protect the old farmhouse in the first place. Were it not for

their efforts, the old farmhouse may well have been destroyed without any outsider knowing of its existence. Given the position of the Office of Planning, I find that the special hearing should be granted to allow the house to be razed.

While I appreciate the concerns raised by the citizens who attended this hearing, and thank them for their time invested in this matter, I believe their objections relate more to procedure and not to substance. If the Office of Planning deemed it appropriate, they could have referred this issue to the Landmarks Preservation Commission. The Protestants disagree with the Office of Planning's decision and ask that I intervene. I am reluctant to interfere with the Office of Planning's decision, given the level of expertise within that office.

THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County this April, 2003, that the Development Plan submitted into evidence as Developer's Exhibit No. 1A, proposing the development of the subject property with 57 single-family residential dwellings and the razing of the old farmhouse, be and is hereby APPROVED, subject, however, to the following restriction:

1. The Developer shall be required to bring the existing well and septic system for the existing dwelling into compliance with all health regulations prior to May 4, 2003. In addition, the Developer shall submit a pumping schedule with a licensed septic contractor to DEPRM prior to that date.

IT IS FURTHER ORDERED, that the special hearing request to approve a waiver pursuant to Sections 26-171, 26-172B, 26-203C8 and 26-278 of the Baltimore County Code, be and is hereby GRANTED.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

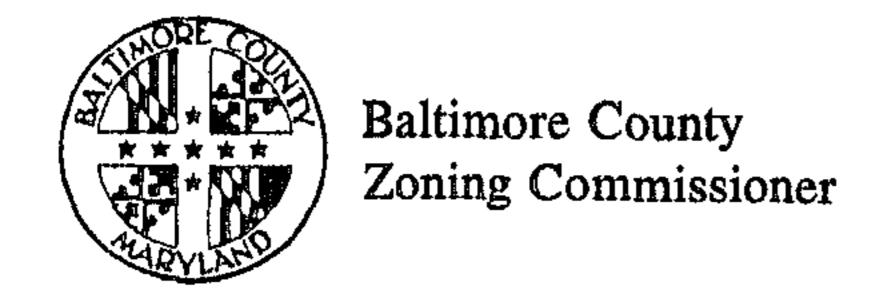
TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER/

HEARING OFFICER

FOR BALTIMORE COUNTY

TMK:raj



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

Fax: 410-887-3468

April 15, 2003

Robert A. Hoffman, Esquire Venable, Baetjer & Howard, LLP 210 Allegheny Avenue Towson, Maryland 21204

Re: Hearing Officer's Hearing No. II-619 & Case No. 03-377-SPH Property: N/S Windsor Mill Rd., W/S Mayfield Ave. 2nd Election District, 2nd Councilmanic District (Ehrhardt/Rude Property)

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The Development Plan and special hearing request 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 & Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

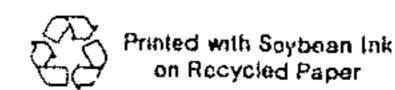
Very truly yours,

Timothy M. Kotroco

Deputy Zoning Commissioner

Mustly Hotroco

TMK:raj Enclosure



#### Copies to:

David Vannoy 9025 Chevrolet Drive, Ste. K Ellicott City, MD 21042

Wayne Caples 8815 Centre Park Drive Columbia, MD 21045

Robert Hurwitz
J. Robert Green
Lyndon Hart
Daft, McCune & Walker
200 E. Pennsylvania Avenue
Towson, MD 21286

Dr. & Mrs. Richard W. McQuaid 1501 Harris Mill Road Parkton, MD 21120

David Goldsmith 9911 Middle Mill Drive Owings Mills, MD 21117

M. V. Runkles, III 18,200 York Road Parkton, MD 21120

Paul Dorsey 9511 Old Court Road Baltimore, MD 21244

Rosemary K. Dorsey 8222 Windsor Mill Road Baltimore, MD 21244







# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

8012 Windsor Mill Road NES of Windsor Mill Road,

for the property located at WS of Mayfield Avenue

which is presently zoned D.R.5.5 and R.C.5

IWe 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special hearing to approve a waiver pursuant to Sections 26-171, 36-172(b),  $\beta \in \mathcal{O}$ Sections 26-203(c) (8) and 26-278 to raze a building. (MHT #BA-3006).

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.

				is the subject of t	are the legal owner his Petition.	(s) of the pr	operty which
Contract P	urchaser/Lesse	e:		Legal Owner	( <u>s):</u>		
	evelopment Cor			SEE AT'			
Name - Type or	BY BY DAVI	d B. Vanno	oy, Preside:	nt Name - Type or Pri	nt		
Signature /		0		Signature		<del></del>	
Address	rolet Drive St	<del></del>	10) 461-5900 Telephone No.	Name - Type or Pri	nt	<del></del>	, <u>, , , , , , , , , , , , , , , , , , </u>
Ellicott (	City, Maryla	State 21	042 Zip Code	Signature	······································	<del></del>	\ <u></u>
Attorney Fo	or Petitioner: Hoffman			Address	······································	· · · · · · · · · · · · · · · · · · ·	Telephone No.
Name - Type or I	Print A	/ 1/1.1.	<del> </del>	City	<u> </u>	State	Zip Code
Signature	ut A Mm	JANK	· · · · · · · · · · · · · · · · · · ·	. Representativ	ve to be Contac	:ted:	
···	Baetjer and Ho	oward, LL	P	Robert A. Ho	offman		
	neny Avenue	(410)49	4-6200	Name 210 Allegher	ny Avenue (	(410) 494-	<del>-</del> 6200
Address Towson,	Maryland	212	Telephone No. 04	Address Towson,	Maryland	2120	Telephone No. 4
Cip	······································	State	Zip Code	City	S	State	Zip Code
					OFFICE USE O	NLY	
1				ESTIMATED L	ENGTH OF HEA	ARING	
Case No.	03-377-	SPH		UNAVATI ARI F	FOR HEARING		
		<del></del>	ſ	Reviewed By			103
REV 9/15/98				SERIEMEN DY	Date _		<u> </u>

#### SIGNATURE PAGE

#### **LEGAL OWNERS:**

HELEN M. EHRHARDT

Helen M. Els hardt 8012 Windsor Mill Road

Baltimore, Maryland 21244-1300

KATHERINE M. EVANS-RUDE

3200 Ivv Wav

Harwood, Maryland 20776-2104

TO1DOCS1/DHK01/#146337 v1

# NOTECE OF ZOMING 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 #03-377-SPH
8012 Windsor Mill Road
N/east side of Windsor Mill
Road 385 feet northwest of
Mayfield Avenue
2nd Election District
4th Councilmanic District
Legal Owner(s): Helen M.
Ehrhardt and Katherine M.
Evans-Rude
Special Hearing: to permit
a waiver of the historic provisions of the county code
to raze a building.
Hearing: Friday, April 4,
2003 at 9:00 a.m. in Room
106, County Office Building,
111 W. Chesapeake
Avenue.

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-

3/260 March 20

C593023

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for

LAWRENCE E. SCHMIDT

# ERTIFICATE OF PUBLICATION

$\cup$
(C)
2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks, the first publication appearing on 3|20| .2003.

☐ North County News	☐ NE Booster/Reporter	Towson Times  Oning Mills Times	☐ Catonsville Times	☐ Arbutus Times	XI The Jeffersonian	ı
☐ North County News	☐ NE Booster/Reporter	Towson Times  On Owings Mills Times	☐ Catonsville Times	Arbutus Times	XI The Jeffersonian	

O. Williams

LEGAL ADVERTISING

## CERTIFICATED F POSTING

	RE: Case No.: 03-377-5PH
•	Petitioner/Developer: HELEN M.
EMMA	OF 2 KATHERINE M. EVANS-RUL
	Date of Hearing/Closing: 4/4/03
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:	
	ocated at 8012 WINDSOR MILL Rd
The sign(s) were posted on	(Month, Day, Year)
	Sincerely,
	(Signature of Sign Poster and Date)
THE LOWING COMMISSION IN THE TOTAL THE TOWN ON MIT	SSG ROBERT BLACK
	(Printed Name)
	1508 Leslie Rd
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code) (410) 282-7940
	(Telephone Number)

RE:	PETITION FOR SPECIAL HEARING	*	F
1417.	8012 Windsor Mill Road; NE side Windsor		_
	Mill Rd; 385' NW Mayfield Avenue	*	7
	2 <sup>nd</sup> Election & 4 <sup>th</sup> Councilmanic District		
	Legal Owner(s): Helen M. Ehrhardt &	*	I
	Katherine M. Evans-Rude		
	Contract Purchaser(s): David B. Vannoy,	*	I
	President, Grayson Development Co, LLC		
	Petitioner(s)	*	(

BEFORE THE

ZONING COMMISSIONER

FOR

**BALTIMORE COUNTY** 

03-377-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/ 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  $\frac{10^{17}}{100}$  day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to Robert Hoffman, Esquire, Venable, Baejter and Howard, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Thursday, March 20, 2003 Issue - Jeffersonian

Please forward billing to:

Amy Dontel Venable, Baetjer & Howard 210 Allegheny Avenue Towson, MD 21204

410-494-6244

#### 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: 03-377-SPH

8012 Windsor Mill Road

N/east side of Windsor Mill Road 385 feet northwest of Mayfield Avenue

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Helen M. Ehrhardt and Katherine M. Evans-Rude

Special Hearing to permit a waiver or the historic provisions of the county code to raze a building.

Hearings: Friday, A

Friday, April 4, 2003 at 9:00 a.m. in Room 106, County Office Building,

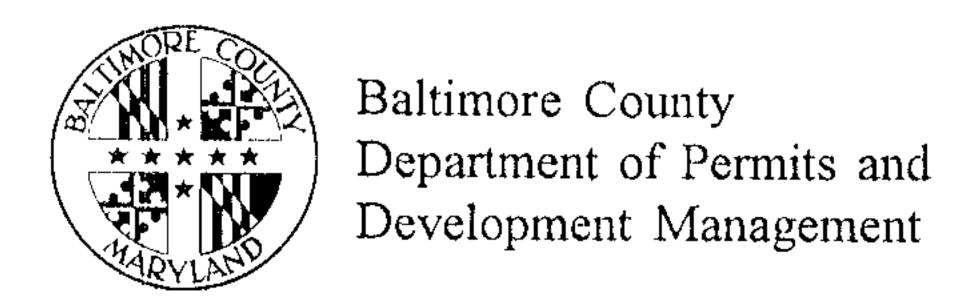
111 W. Chesapeake Avenue

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 4, 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: 03-377-SPH

8012 Windsor Mill Road

N/east side of Windsor Mill Road 385 feet northwest of Mayfield Avenue

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Helen M. Ehrhardt and Katherine M. Evans-Rude

Special Hearing to permit a waiver or the historic provisions of the county code to raze a building.

Hearings: Friday, April 4, 2003 at 9:00 a.m. in Room 106, County Office Building,

111 W. Chesapeake Avenue

Arnold Jablon

Director

AJ:rlh

C: Robert A. Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson 21204

Ms Helen M. Ehrhardt, 8012 Windsor Mill Road, Baltimore 21244-1300

Katherine M. Evans-Rude, 3200 Ivy Way, Harwood 20776

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 20, 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.

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

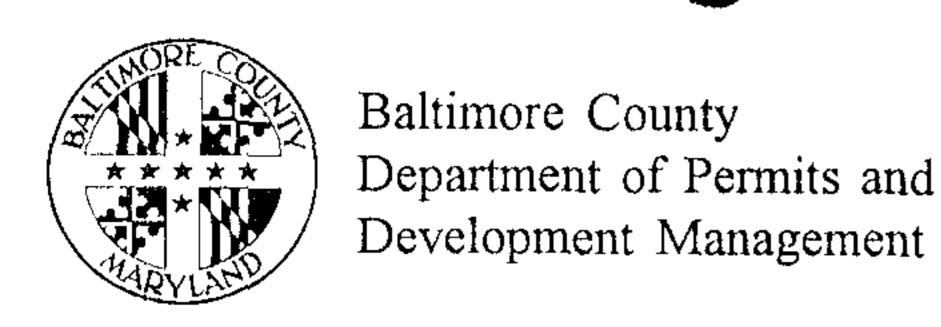
### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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: <u>03-377-5PH</u>
Petitioner: Helen M. Ehrhardt & Katherine M. Evans-Rude
Address or Location. 8012 Windson Mill Road (Wis of Windson Mill Road )
PLEASE FORWARD ADVERTISING BILL TO:  Name:
Address: Zio ALLE, Hing Ave
- Tow/on MD 2.1204-
Telephone Number: (+10) +4 42++



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

March 28, 2003

Robert Hoffman Venable, Baetjer & Howard, LLP 210 Allegheny Avenue Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number: 03-377-SPH, 8012 Windsor Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 14, 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. Callilald

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Helen M. Ehrhardt, 8012 Windsor Mill Road, Baltimore MD 21244-1300
Katherine M. Evans-Rude, 3200 Ivy Way, Harwood MD 20776-2104
Grayson Development Co., LLC., David Vannoy, Pres., 9025 Chevrolet Drive, Suite K, Ellicott City MD 21042

Come visit the County's Website at www.co.ba.md.us





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

ce: File

ZAC-3-10-2003-NO COMMENT ITEMS-03142003

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. 377

7 HP

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,

h

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



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** March 13, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

8012 Windsor Mill Road

**INFORMATION:** 

Item Number:

03-377

Petitioner:

Grayson Development Company, LLC

Zoning:

DR 5.5/RC 5

Requested Action:

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to raze the structure located on the subject property that is listed as MHT #BA-3006.

Prepared by:

Section Chief:

AFK/LL:MAC: