IN RE: DEVELOPMENT PLAN HEARING
N/S Carroll Manor Road,
Opposite Alliston Drive
10th Election District
6th Councilmanic District

(Lynch Property)

Gaylord Brooks Realty Co., Inc. Developer

- * BEFORE THE
- * HEARING OFFICER
- * OF BALTIMORE COUNTY
- * Case Nos. X-402 & 03-390-SPH

* * * * * * * * *

*

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer for Baltimore County, as a requested approval of a Development Plan and a Special Hearing request filed by the legal owners of the subject property, Mary Lee Lynch and Barbara A. Kastner, which proposes the development of a 31.45 acre parcel of property which is split-zoned R.C.5 and R.C.2. The property is proposed to be developed into 12 single-family residential lots as shown on the Development Plan submitted into evidence as Developer's Exhibit No. 1. In addition to the requested approval of the Development Plan, the applicants are also proceeding on a Petition for Special Hearing to approve that portion of Lot No. 3 which is zoned R.C.2 as shown on the plat to accompany the petition as a non-density parcel and to confirm the house location, use areas and lot configuration for the existing single-family dwelling in the R.C.2 and R.C.5 zones, and to approve that portion of Lot No. 6 which is zoned R.C.5 as a non-density area. The Petition for Special Hearing was filed in Case No. 03-390-SPH.

Appearing at the hearing on behalf of the Development Plan and Special Hearing request were Steve Smith, a representative of the Lynch family, Charles Main, II and Kristy Bischoff appearing on behalf of Daft, McCune, Walker, Inc., the engineering firm who prepared the Development Plan, and Howard L. Alderman, Jr., attorney at law, representing the Developer. Appearing as interested citizens in the matter were Mitchell Daly, Ellen and Edward Burger, Harry Young, Charlotte Pine and Carol Shaw. As is usual and customary, representatives of the various Baltimore County reviewing agencies attended the hearing; namely, Lloyd Moxley

5/15/63

(Zoning Review), Bob Bowling (Development Plans Review) Don Stires (Land Acquisition), and Walt Smith (Development Management), all from the Office of Permits & Development Management; R. Bruce Seeley and Paul Dennis from the Department of Environmental Protection and Resource Management (DEPRM); and Jan Cook from the Department of Recreation & Parks.

As to the history of the project, a Concept Plan Conference was held on July 22, 2002. A Community Input Meeting was held at the Carroll Manor Elementary School on September 12, 2002 and a Development Plan Conference followed on April 16, 2003. A Hearing Officer's Hearing for this development was held on May 8, 2003 in Room 106 of the County Office Building.

At the Hearing Officer's Hearing, I attempt to determine what, if any, issues or comments remain unresolved as of the time of the hearing before me. No unresolved issues were identified by any County representative who attended the hearing. Furthermore, the Developer was unaware of any unresolved issued. However, some minor issues were raised by the residents who attended the hearing. Mr. Harry Young, a former longtime County employee now turned community association representative, testified on behalf of the Carroll Manor Improvement Association. Mr. Young made several requests of the Developer which were discussed in the preliminary state of the Hearing Officer's Hearing. The Developer, in an effort to eliminate the concerns of the Carroll Manor Improvement Association, agreed to certain modifications of the plan which shall be imposed as conditions and restrictions at the end of this Order. In addition to those residents and representatives of the Carroll Manor Improvement Association, Ms. Charlotte Pine and Ms. Carol Shaw also attended on behalf of the Long Green Valley Association. No unresolved issues were raised by either Ms. Pine or Ms. Shaw.

Inasmuch as no unresolved issues were raised regarding the manner in which this property is proposed to be developed, I shall approve the Development Plan which was submitted into evidence as Developer's Exhibit No. 1. The approval of this plan shall be based on the conditions and restrictions imposed at the end of this Order.

As stated previously, the Developer is also requesting special hearing relief as set forth within their petition filed in Case No. 03-390-SPH. The Petition for Special Hearing results from the manner in which the zoning line traverses the property to be developed. That is, the property is split-zoned R.C.2 and R.C.5. This zoning line is clearly depicted on the Development Plan submitted, as well as the plan submitted to accompany the special hearing request. By virtue of the location of this zoning line, a non-density area is created on Lot No. 3, as well as on Lot No. 6 as shown on the site plan. Furthermore, the zoning line causes the existing house and improvements, which are proposed to remain on Lot No. 3, to be partially located in the R.C.5 zone with the remaining improvements located in the R.C.2 zone. Accordingly, the special hearing request is necessary in order to address these technical issues. The citizens who attended the hearing did not oppose the granting of the special hearing. Accordingly, that request shall be granted.

THEREFORE, IT IS ORDERED, by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, this 15 day of May, 2003, that the Development Plan submitted into evidence as Developer's Exhibit No. 1, be and it is hereby APPROVED, subject to the following conditions and restrictions:

- 1. The Developer shall be required to widen the paving for the entrance road to this subdivision, increasing the amount of paved surface from the 18 ft. proposed to 24 ft. This 24 ft. width of paving shall be installed for approximately the first 150 ft. of the entrance roadway from its intersection with Carroll Manor Road. This widening will be in character and keeping with the width of Alliston Drive situated directly opposite the entrance to this subdivision. In addition, it will provide a wider area of pavement for children who may await the school bus at this location. The full 24 ft. width of paving shall be installed at the time that Lots 1 and 12 are sold.
- 2. The Developer shall be prohibited from altering the existing cemetery shown as being located within the forest conservation easement on the western edge of the property to be developed. The cemetery is in a protected area, given the fact that it is located entirely within the forest conservation easement. Therefore, no construction activity shall be permitted to affect the existing cemetery.

IT IS FURTHER ORDERED, that the Special Hearing Request to approve a non-density area on Lot No. 3 and a non-density area on Lot No. 6, as well a the house location and use areas for the existing single-family dwelling to be in both the R.C.2 and R.C.5 zone portions of

that lot, be and is hereby APPROVED.

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

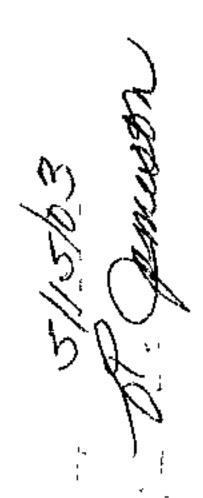
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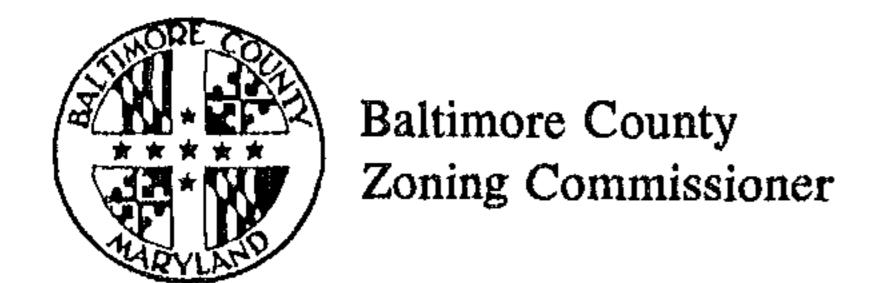
DEPUTY ZONING COMMISSIONER/

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

May 15, 2003

Howard Alderman, Esquire Levin & Gann 502 Washington Avenue, 8th Floor Towson, Maryland 21204

> Re: Hearing Officer's Hearing No. X-402 & Case No. 03-390-SPH Property: N/S Carroll Manor Road, Opposite Alliston Drive 10th Election District, 6th Councilmanic District (Lynch Property)

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The Development Plan 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 & 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

huthy lotroco

TMK:raj Enclosure

Copies to:

Steve Smith Gaylord Brooks Realty 3312 Paper Mill Road Phoenix, MD 21131

Charles Main, II Kristy Bischoff Daft, McCune, Walker, Inc. 200 E. Pennsylvania Avenue Towson, MD 21286

Mitchell Daly 13807 Ansari Lane Baldwin, MD 21013

Ellen & Edward Burger 13609 Brookline Road Baldwin, MD 21013

Harry Young 4509 Countryside Lane Baldwin, MD 21013

Charlotte Pine 607 Baltimore Avenue Towson, MD 21204

Carol Shaw 7 Country Hill Court Kingsville, MD 21087

REVISED PETITION AND PLAT FOR

CASE 03-390

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO: 03-390 -SPH

Address:

n/s Carroll Manor Road opp. Alliston Dr.

Legal Owners:

Mary Lee Lynch, Nancy C. Hoffman & Barbara A. Kaestner

Present Zoning:

RC 2 & RC 5

REQUESTED RELIEF:

"why the Zoning Commissioner should" [1] approve that portion of Lot No. 3 which is zoned RC 2, as shown on the Plat to Accompany this Petition, as a Non-Density Area/Parcel; [2] confirm the house location, use areas and lot configuration for the existing single family dwelling in the RC2 & RC5 zones as shown on the Plat to Accompany this Petition; [3] approve that portion of Lot No. 6 which is zoned RC 5, as shown on the Plat to Accompany this Petition, as a Non-Density Area/Parcel; and [4] approve such additional relief as the nature of this case as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire Levin & Gann, P.A. 8th Floor, Nottingham Centre 502 Washington Avenue Towson, Maryland 21204

(410) 321-0600 Fax: (410) 296-2801 halderman@LevinGann.com FLood.



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at n/s Carroll Manor Road opp. Alliston Dr. which is presently zoned RC2 & RC5

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

SEE ATTACHED

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 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): Nancy C. Hoffman Mary Lee Lynch Name - Type or Print Name - Type or Print Signature Signature Barbara A. Kaestner KASTNER Name - Type or Print Address Telephone No. City Zip Code State Signature 410-557-7852 c/o 2832 Baldwin Mill Road **Attorney For Petitioner:** Address Telephone No. Howard L_Alderman, Jr., Esquire 21013 MD Baldwin Name - Type or Print Zip Code State City Representative to be Contacted: Signature Gaylord Brooks Companies, Inc. Stephen R. Smith Levin & Gann, PA Name Company 410-667-0800 PO Box 400 3312 Paper Mill Road 502 Washington Avenue, Suite 800 410-321-0600 Telephone No. Address Address Telephone No. 21131 MD Phoenix 21204 Maryland Towson Zip Code City City State State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING _____ Case No. 03-390 SPA UNAVAILABLE FOR HEARING

REV 9/15/98

TO BE COMBINED WITH **HEARING OFFICER'S** HEARING BCC § 26-206.1

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO: <u>03-</u> -SPH

Address:

n/s Carroll Manor Road opp. Alliston Dr.

Legal Owners:

Mary Lee Lynch, Nancy C. Hoffman & Barbara A. Kaestner

Present Zoning:

RC 2 & RC 5

REQUESTED RELIEF:

"why the Zoning Commissioner should" [1] approve that portion of Lot No. 3 which is zoned RC 2, as shown on the Plat to Accompany this Petition, as a Non-Density Parcel; [2] confirm the house location, use areas and lot configuration for the existing single family dwelling in the RC2 & RC5 zones as shown on the Plat to Accompany this Petition; and [3] approve such additional relief as the nature of this case as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.

8th Floor, Nottingham Centre

502 Washington Avenue

Towson, Maryland 21204

(410) 321-0600 Fax: (410) 296-2801 halderman@LevinGann.com

03-390-SPH

Description

To Accompany Petition for Special Hearing

31.349 Acre Parcel

Northwest Side of Carroll Manor Road

Tenth Election District, Baltimore County, Maryland

aft • McCune • Walker, Inc.

'00 East Pennsylvania Avenue Towson, Marsland 21286 http://www.amw.com 410-296-3333 Fax 410-296-4705

A Feam of Land Manners

Landscape Architects

Golf Course Architects,

Engineers Surveyors &

Environmental Professionals

Beginning for the same at the end of the two following courses and distances measured from the point formed by the intersection of the centerline of Alliston Drive with the centerline of Carroll Manor Road, (1) Southwesterly 145 feet, more or less, measured along said centerline of Carroll Manor Road, and thence (2) Northeasterly 21.20 feet to the point of beginning, thence leaving said beginning point and said road and running the seven following courses and distances, viz: (1) North 36 degrees 46 minutes 54 seconds West 300.00 feet, thence (2) North 01 degree 59 minutes 44 seconds West 1443.00 feet, thence (3) North 57 degrees 54 minutes 56 seconds East 508.30 feet, thence (4) South 38 degrees 08 minutes 04 seconds East 850.92 feet, thence (5) South 20 degrees 15 minutes 04 seconds East 395.59 feet, thence (6) South 43 degrees 04 minutes 19 seconds West 759.68 feet, and thence (7) South 30 degrees 50 minutes 41 seconds East 231.04 feet to the northwest side of Carroll Manor Road, thence for the following course and distance partially running through the bed of said road, (8) South 76 degrees 12 minutes 19 seconds West 418.06 feet, and thence (9) South 43 degrees 56 minutes 06 seconds West 81.88 feet to the point of beginning; containing 31.420 acres of land, more or less,

Saving and excepting therefrom a cemetery parcel, being described as follows: Beginning for the same, said point being situate at the end of the three

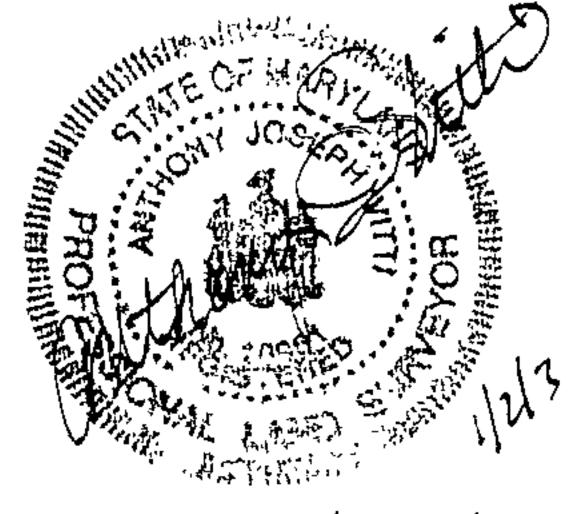
03.390.SPH

following courses and distances measured from the point of beginning of the above-described parcel, viz: (1) North 36 degrees 46 minutes 54 seconds West 300.00 feet, thence (2) North 01 degree 59 minutes 44 seconds West 620.00 feet more or less, and thence (3) North 88 degrees 00 minutes 16 seconds East 86.00 feet, more or less, to the point of beginning, thence running the four following courses and distances, viz: (1) North 60 degrees 29 minutes 02 seconds East 58.80 feet, thence (2) South 24 degrees 20 minutes 31 seconds East 53.97 feet, thence (3) South 62 degrees 12 minutes 59 seconds West 58.73 feet, and thence (4) North 24 degrees 16 minutes 32 seconds West 52.19 feet to the point of beginning; containing 0.071 acres of land, more or less, containing a net acreage of 31.349 acres, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

December 30, 2002

Project No. 00103.A (L00103.A-1)



Md. Res. \$ 10951

C3-390 Sty.

MOTICE 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: #03-390-SPH
4704 Cárroll Manor Road
N/s Carroll Manor Road opposite Alliston Drive
10th Election District-3rd Councilmanic District
Legal Owner(s): Mary Lee Lynch and Barbara E. Kastner
Special Hearing: to approve that portion of Lot No. 3, which is zoned RC 2, as a Non-Density Parcel. To confirm the house location, use areas and lot configuration for the existing single family dwelling in the RC 2 and RC 5 zones as shown on the Plat to accompany this Petition. To approve such additional relief as presented at the time of the hearing. Thursday, May 8, 2003 at 9:00 a.m. in Room
106, County Office Building, 111 W. Chesapeate Ave-

2003

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

¥ The Jeffersonian Arbutus Times Catonsville Times

Towson Times

Owings Mills Times

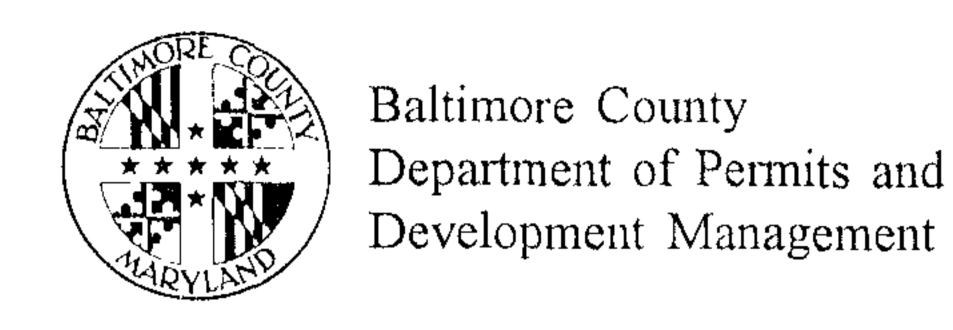
NE Booster/Reporter North County News W. Chas

LEGAL ADVERTISING

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PAID RECEIPT
BUSINESS ACTUAL TIME
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Baltimore County, Maryland

CASHIER'S VALIDATION



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

Fax: 410-887-5708

March 25, 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: 03-390-SPH

4704 Carroll Manor Road

N/s Carroll Manor Road opposite Alliston Drive

10th Election District - 3rd Election District

Legal Owners: Mary Lee Lynch and Barbara E. Kastner

<u>Special Hearing</u> to approve that portion of Lot No. 3, which is, zoned RC 2, AS A Non-Density Parcel. To confirm the house location, use areas and lot configuration for the existing single family dwelling in the RC 2 and RC 5 zones as shown on the Plat to accompany this Petition. To approve such additional relief as presented at the time of the hearing.

Hearings:

Thursday, May 8, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon Director

AJ:rlh

C: Mary Lee Lynch and Barbara E. Kastner, 2832 Baldwin Mill Road, Baldwin 21013 Howard L. Alderman, Jr., Levin & Gann, 502 Washington Avenue, Suite 800, Towson 21204

Stephen R. Smith, Gaylord Brooks Companies, P.O. Box 400, 3312 Paper Mill Road, Phoenix 21131

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 23, 2003.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, April 22, 2003 Issue - Jeffersonian

Please forward billing to:

Gaylord Brooks Realtly Company

410-667-0800

Attn: Steve Smith P.O. Box 400 Phoenix, MD 21131

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: 03-390-SPH

4704 Carroll Manor Road
N/s Carroll Manor Road opp

N/s Carroll Manor Road opposite Alliston Drive

10th Election District – 3rd Election District

Legal Owners: Mary Lee Lynch and Barbara E. Kastner

<u>Special Hearing</u> to approve that portion of Lot No. 3, which is, zoned RC 2, AS A Non-Density Parcel. To confirm the house location, use areas and lot configuration for the existing single family dwelling in the RC 2 and RC 5 zones as shown on the Plat to accompany this Petition. To approve such additional relief as presented at the time of the hearing.

Hearings:

Thursday, May 8, 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.



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.

Revised 2/20/98 - SCJ



Baltimore County Department of Permits and Development Management

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

May 2, 2003

Howard L. Alderman, Jr., Esquire Levin & Gann PA 502 Washington Avenue, Ste. 800 Towson MD 21204

Dear Mr. Alderman:

RE: Case Number: 03-390-SPH, n/s Carroll Manor Road opposite Alliston Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 21, 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. Callibal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

Mary Lee Lynch, Nancy Hoffman, Barbara Kastner, 2832 Baldwin Mill Rd., Baldwin 21013

Stephen R. Smith, Gaylord Brooks Companies, PO Box 400, 3312 Paper Mill Rd., Phoenix, 21131



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Scoretary Neil J. Pedersen, Acting Administrator

MARYLMO DEPARTMENT OF TRANSPORTINGS

Date: 3.25.23

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

RE: Baltimore County

Item No. 03 - 390

REVISED

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,

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12

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



Mais each Department of Transportation

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

Date: 3.11.03

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

RE: Baltimore County

Item No. 390

JRA

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,

10

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



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 10, 2003

390

Item No.:

384 - 395

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

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

MAR 3 1 2003 DATE: March 31, 2003

Department of Permits and Development Management () WG COMMSSIONER

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-390 and 03-425

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

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 17, 2003

Item No. 390

The Bureau of Development Plans Review did not receive plans for the subject-

zoning item.

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE

N/side Carroll Manor Rd opposite Alliston Dr. 10th Election & 3rd Councilmanic Districts *

Legal Owner(s): Mary Lee Lynch, Nancy C.

Hoffman, Barbra E. Kastner * FOR

Petitioner(s)

BALTIMORE COUNTY

ZONING COMMISSIONER

* 03-390-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 day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to Stephen R. Smith, Gaylord Brooks Companies, Inc, P.O. Box 400, 3312 Paper Mill Road, Phoenix, MD 21131 & to Howard L Alderman, Esquire, Levin & Gann, PA, 502 Washington Avenue, Suite 800, Towson, MD 21204, Attorney for Petitioner(s).

FETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Daft·McCune·Walker, Inc.

200 East Pennsylvama Avenue Towson, Maryland 21286 410-296-3333 Fax 410-296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

410-296-3333 Fax 410-296-4705	Engineers, Surveyors & Environmental Professionals
PDM Zonng Raview	te: 3-12-03 No.: 103, A ention: John Alexander ference: Lynch Property cover: A via Hand Delivery
Copies Date Number Description 12 3-11-03 Swf. Rowsel Bla Case # C 4704 Car These are transmitted as checked below: For approval Approved as submitted Approved as noted Returned for corrections For review and comment Image: Returned for corrections Image: R	n To Azcompany Peh Don Decrul Hearing 33-390-SPH Abl Manor Rd. Resubmit copies for approval Submit copies for distribution Return corrected prints
Remarks CC Sign	ed Charlie Main

Robert L. Ehrlich, Jr.

Michael S. Steele

Lt Governor



March 12, 2003

Audrey E. Scott Secretary

Florence E. Burtan Deputy Secretary

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 03,17-03 regarding case numbers: 03-384-A, 03-385-A, 03-387-A, 03-388-SPH, 03-389-A, 03-390-SPH, 03-391-A, 03-392-SPHA, 03-393-SPHA, 03-394-A, 03-395-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/11/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: MikeNortrup

