Date REGENVED FOR FILING By IN RE: PETITION FOR VARIANCE

SW/Corner Goucher Boulevard

and Colbury Road

(The Fairways at Towson)

9th Election District 5th Council District

Fairways at Towson Property, LLC Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 03-409-A

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Fairways at Towson Property, LLC, c/o Sawyer Realty Holdings, LLC, through their attorney, Jennifer R. Busse, Esquire. The Petitioners request variance relief from Sections 102.2 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a Gatehouse as a non-residential principal building to be located in a front yard. In addition, relief is requested from Section 1B01.2.C.1(a) of the B.C.Z.R. to allow a non-residential principal building to have the following setbacks: a front yard setback of 1 foot in lieu of the required 30 feet; a street side yard setback of 15 feet in lieu of the required 25 feet; an interior side yard setback of 15 feet in lieu of the required 25 feet; and, a rear yard setback of 15 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Jerome R. Gentile, on behalf of Sawyer Realty Holdings, LLC, property owners; Richard L. Smith, on behalf of KCI Technologies, Inc., the consultants who prepared the site plan for this property; and Dino LaFiandra, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

The subject property is shown on the site plan as a small parcel located on the north side of Colbury Road, just west of its intersection with Goucher Boulevard in Towson. The property contains a gross area of 0.018 acres, more or less, zoned D.R.16 and is located within a large residential community known as The Fairways at Towson, formerly known as the Glenmont Apartments. The Petitioners recently acquired the subject property from the prior owner and are in the process of upgrading the site, including the addition of new identification signs to enhance the entrances to this community. As shown on Petitioner's Exhibit 1, the Petitioners propose constructing a 12' x 8' gatehouse building on the north side of Colbury Road adjacent to its intersection with Maple Crest Drive. The gatehouse will not be manned but may be occupied from time to time and there will be no gate or blockage of the road. It will primarily be for decorative purposes to provide some visual aesthetic amenity at the entrance to this community. As shown on Drawing No. 2 of Petitioner's Exhibit 2, a wall will be constructed on the southwest corner of Goucher Boulevard and Colbury Road to identify the entrance to the community. That wall will contain a sign identifying The Fairways at Towson residential complex. The gatehouse building and sign are more particularly shown in elevation drawings that were submitted into evidence and marked as Petitioner's Exhibit 2.

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

Whatever the characterization, identification and orientation of the building, it is clear that variance relief should be granted as is necessary to approve the location of the structure. To achieve the desired aesthetics, the building must be situated adjacent to the intersection and near the road. However, it is clear that the structure will not impact sight distance, nor cause any disruption or negative influence on traffic.

The second series of variances from area setback requirements may also not be required. The parcel that has been created for the purpose of filing the Petition is somewhat arbitrarily drawn in that the entire apartment complex is one single tract. As more particularly shown on the site plan, the owners' consultants have created a parcel from which front, side, and rear yard setbacks are measured; however, these distances are somewhat of a legal fiction in that the subject parcel is not a separately identified tract. Since the building will be located within 1 foot of the right-of-way for Colbury Road, a variance is necessary from front ("street centerline") setback requirements. Additionally, due to the existence of a townhouse building to the rear of the property, the requested rear yard setback is necessary. However, it is unclear whether the side yard variances are necessary in that again the "lot lines" for this created parcel are arbitrarily drawn.

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

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of May 2003 that the Petition for Variance seeking relief from Sections 102.2 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a gatehouse as a non-residential,

principal building, to be located in a front yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B01.2.C.1a of the B.C.Z.R. to permit a non-residential, principal building to have the following setbacks: a front yard setback of 1 foot in lieu of the required 30 feet; a street side yard setback of 15 feet in lieu of the required 25 feet; an interior side yard setback of 15 feet in lieu of the required 25 feet; and, a rear yard setback of 15 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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

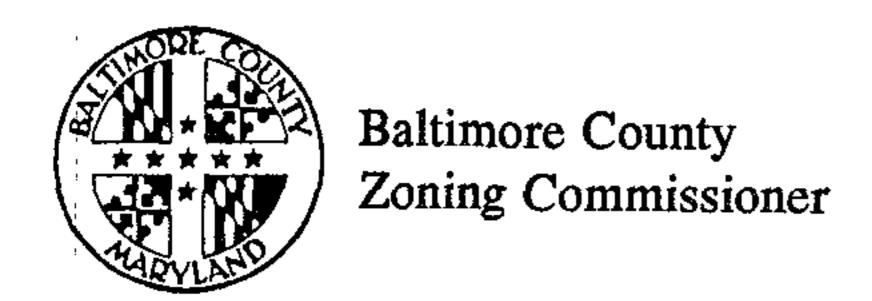
3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

CALL TOLL



May 13, 2003

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

Fax: 410-887-3468

Dino LaFiandra, Esquire Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue, 4th Floor Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SW/Corner Goucher Boulevard and Colbury Road
(The Fairways at Towson)

9th Election District — 5th Council District
Sawyer Realty Holdings, LLC - Petitioners

Case No. 03-409-A

Dear Mr. LaFiandra:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Goucher Blvd & Colbury Rd

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Please see attached

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

To be provided at the hearing

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

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

> I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchasaril accor-

I and Owner(s).

		<u>Legal Owner(5).</u>
Name - Type or Print	Name -	Sawyer Realty Holdings LLC Type or Print
•		x bless
Signature	 	Signature
Address Telec	hone No.	Name - Type or Print
		MANAGING DIRECTOR RE
City	Zip Code	Signature
Attorney For Petitioner:		9658 Baltimore Ave (410) 832-29 Address Telephone
Jennifer R. Busse		College Park, MD 21204
Name - Type of Print	City	State Zip Code
Signature / MM M		Representative to be Contacted:
Whiteford, Taylor & Preston Company		<u>Jennifer R. Busse</u> Name
210 W. Pennsylvania Ave 410-832-2 Addless Telep	hone No.	210 W. Pennsylvania Ave 410-832-207 Address Telephone I
Towson, MD 21204	70.70.71	Towson, MD 21204
City	Zip Code	City State Zip Co
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DESCRIPTION

0.018 ACRE, MORE OR LESS PARCEL NORTHWEST SIDE COLBURY ROAD SOUTHWEST OF GOUCHER BOULEVARD, 9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME AT A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF COLBURY ROAD, SAID POINT BEING LOCATED AS FOLLOWS: FROM THE CENTERLINE INTERSECTION OF COLBURY ROAD WITH THE CENTERLINE OF PAVING OF GOUCHER BOULEVARD, SOUTHWESTERLY BINDING ON THE CENTER LINE OF COLBURY ROAD S60° 30' 32" W119.5' MORE OR LESS TO A POINT ON SAID CENTERLINE; THENCE CROSSING A PORTION OF COLBURY ROAD N19° 29' 28" W 39.00' MORE OR LESS TO THE AFOREMENTIONED POINT OF BEGINNING; THENCE BINDING ON THE NORTHWEST RIGHT OF WAY LINE OF COLBURY ROAD (1). S60° 30' 32" W 32.00' MORE OR LESS TO A POINT; THENCE THE THREE FOLLOWING COURSES AND DISTANCES: (2) N19° 29' 28" W 24.17' MORE OR LESS TO A POINT; THENCE BY A LINE DRAWN PARALLELL TO COLBURY ROAD (3) N60° 30' 32" E 32.00' MORE OR LESS TO A POINT; THENCE (4) S19° 29' 28" E 24.17' MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 773 SQUARE FEET OF LAND, MORE OR LESS (0.018 ACRES, MORE OR LESS) AND BEING PART OF "FAIRWAYS AT TOWSON" FORMERLY KNOWN AS "SECTION ONE, GLENMONT APARTMENTS" AND RECORDED OTG 32-103.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY

()3-409-A

03-409

Fairways at Towson Vicinity Goucher Blvd and Colbury Rd

Petitioner requests the following Variances:

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

275566

NOTICE OF ZONING HEARING

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

Case: #03-409-A

Goucher Bivd. and Colbury Road

W/side Colbury Road 100 feet +/- west of centerline

Goucher Blvd.

9th Election District - 5th Councilmanic District Legal Owner(s): Sawyer Realty Holdings, LLC, Doug E. Mueller, Managing Director Variance: to allow a Gatehouse as a non-residential prin-

clple building to be located in a front yard. To permit the front yard 1.0 feet in lieu of the 30 feet. To permit street side yard 15 feet in lieu of the required 25 feet. To permit street side yard 15 feet in lieu of the required 25 feet. To permit interior side yard 15 feet in lieu of the required 25 feet and rear yard 15 feet in lieu of the required 30 feet

Hearing: Wednesday, April 30, 2003 at 11:00 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 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: 4/700 April 15

CERTIFICATE OF PUBLICATION

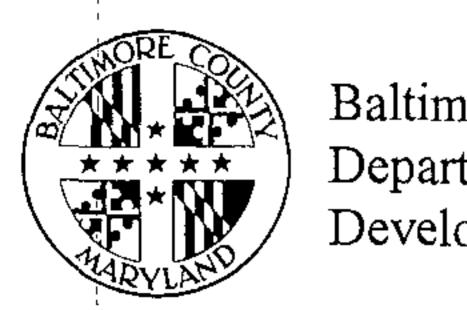
417,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on15,20 <u>03</u> .
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

BUDGET & FINANCE ANEOUS RECEIPT ANEOUS RECEIPT ANEOUS RECEIPT	
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CERTIFICATE OF POSTING

	RE: Case No.: 03-409-A	
•	Petitioner/Developer: SAWYER	
•	TREALITY HOLDINGS	
	Date of Hearing/Closing: 4/30/03	
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:	•	
were posted conspicuously on the property le Coll &	ocated at Gouchen BLVD AND 3y RD	
The sign(s) were posted on	4/12/03 (Month, Day, Year)	
	Sincerely,	
	4/12/03	
	(Signature of Sign Poster and Date)	
	SSG ROBERT BLACK	
	(Printed Name)	
	1508 Leslie Rd	
	(Address)	
	Dundalk, Maryland 21222	
	(City, State, Zip Code)	
	(410) 282-7940	
	(Telephone Number)	
	- - -	
cert.doe		



Baltimore County Department of Permits and Development Management

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: 03-409-A

Goucher Blvd. and Colbury Road

W/side Colbury Road 100 feet +/- west of centerline Goucher Blvd.

9th Election District – 5th Councilmanic District

Legal Owner: Sawyer Realty Holdings, LLC, Doug E. Mueller, Managing Director

Variance to allow a Gatehouse as a non-residential principle building to be located in a front yard. To permit the front yard 1.0 feet in lieu of the 30 feet. To permit street side yard 15 feet in lieu of the required 25 feet. To permit street side yard 15 feet in lieu of the required 25 feet. To permit interior side yard 15 feet in lieu of the require 25 feet and rear yard 15 feet in lieu of the required 30 feet.

Hearings:

Wednesday, April 30, 2003 at 11:00 in Room 106, County Office Building,

111 W. Chesapeake Avenue

Arnold Jablon

Director

AJ:rlh

C: Jennifer R. Busse, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson 21204 Sawyer Realty Holdings, LLC, Doug E. Mueller, Managing Director, 9658 Baltimore Avenue, College Park 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 15, 2003.

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

TO:

PATUXENT PUBLISHING COMPANY

Tuesday, April 15, 2003 Issue - Jeffersonian

Please forward billing to:

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

410-832-2077

NOTICE OF ZONING HEARING

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

CASE NUMBER: 03-409-A

Goucher Blvd. and Colbury Road

W/side Colbury Road 100 feet +/- west of centerline Goucher Blvd.

9th Election District – 5th Councilmanic District

Legal Owner: Sawyer Realty Holdings, LLC, Doug E. Mueller, Managing Director

<u>Variance</u> to allow a Gatehouse as a non-residential principle building to be located in a front yard. To permit the front yard 1.0 feet in lieu of the 30 feet. To permit street side yard 15 feet in lieu of the required 25 feet. To permit street side yard 15 feet in lieu of the require 25 feet and rear yard 15 feet in lieu of the required 30 feet.

Hearings:

Wednesday, April 30, 2003 at 11:00 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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

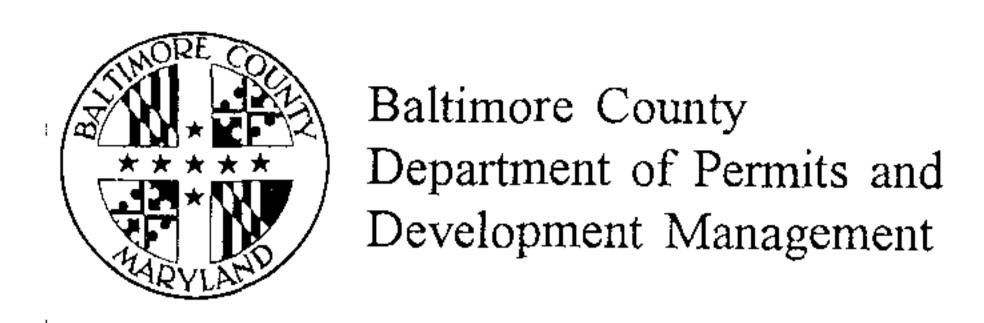
<u>ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS</u>

The Baltimore County Zoning Regulations (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: 03-409-A
Petitioner: Sauxer Realty Holdings UC
Address or Location: Grucher Blvd and Colbury Rel
PLEASE FORWARD ADVERTISING BILL TO:
Name:Bussc, Esq.
Address: Clo Whiteford Tarlor & Weston WP
210 W. Pennsylvania Ave. Jonson W 2/204
Telephone Number: 410 832 2077



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

Fax: 410-887-5708

April 25, 2003

Jennifer R. Busse, Esq. Whiteford, Taylor, Preston, LLP 210 W. Pennsylvania Avenue Towson, MD 21204

Dear Ms. Busse:

RE: Case Number: 03-409-A, Goucher Blvd. and Colbury Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 6, 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:klm

Enclosures

c: People's Counsel Sawyer Realty Holdings LLC, Doug Mueller, Managing Director, 9658 Baltimore Avenue, College Park 21204



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 26, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 24, 2003

Item No.:

409 407-418, 420-430

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.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File



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

Robert L. Flanagan, Secretary Neil J. Pedersen, Acting Administrator

HABILAND DEPARTMENT OF TOMISPORTATION

3・25・03 Date:

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

RE:

Baltimore County

Item No.

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. 1. Hell

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

DATE: April 2, 2003

RECEIVED

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-409

APR 3 2003

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-409

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: April 15, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 31, 2003

Item No. 409

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

The gatehouse (gates) shall be 65 feet behind the curb line.

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE

documentation filed in the case.

* BEFORE THE

ZONING COMMISSIONER

Goucher Blvd & Colbury Road; W/side

Colbury Rd; 100' +/- W c/line Goucher Blvd*

9th Election & 5th Councilmanic Districts

Legal Owner(s): Sawyer Realty Holdings,

LLC; Doug E. Mueller, Managing Director

FOR

g Director

Petitioner(s) * BALTIMORE COUNTY

* 03-409-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/

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 <u>28</u> day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to, Jennifer Busse, Whiteford, Taylor & Preston, LLP, 210 W Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Robert L. Ehrlich, Jr.



Audrey E. Scott Secretary

Michael S. Steele Lt. Governor

Florence E. Burtan
Deputy Secretary

March 25, 2003

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

Re: Zoning Advisory Committee Agenda, 03/31/03 re: case numbers 03-407-SPH, 03-408-SPH, 03-409-A, 03-410-A, 03-411-A, 03-412-A, 03-413-A, 03-414-SPH, 03-415-A, 03-416-SPH, 03-417-SPH, 03-418-SPH, 03-419-SPHX, 03-420-A, 03-421-A, 03-422-A, 03-423-A, 03-424-SPH, 03-425-SPH, 03-426-SPH, 03-427-A, 03-428-SPHAHSA, 03-429-A, 03-430-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/25/03. 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: Mike Nortrup

PLEASE PRINT CLEARLY

CASE NAME Fairways @ Towson CASE NUMBER 03-409-A DATE 4/30/03

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
DINO La Fiandra	210 W. Penn #400, KCI TECHNOLOGIES, INC. 10 NOETH PARK DRIVE	Towson	DiaFlandra
RICHARD L SMITH	· · · · · · · · · · · · · · · · · · ·	HUNT VALLEZY, Mp. 21030	ramith Ckci.com
Jerome R. Gentile	12 Cotone Root Lane	Concord MA 01742	ramith Ckci.com jay@gentileassoc.com
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