IN RE: DEVELOPMENT PLAN HEARING and \* BEFORE THE

PETITION FOR VARIANCE - W/S

(The Preserve @ Manor Woods)

W/S Owings Mills Blvd., between

Lyons Mill Road & Lakeside Blvd.

4<sup>th</sup> Election District

3<sup>rd</sup> Council District

. BELOKE THE

\* ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* Case Nos. II-646 & 03-478-A

Painters Mill Venture, Owners; \*
Kensington Development, LLC, Developers

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

This matter comes before this Hearing Officer/Zoning Commissioner for a combined public hearing, pursuant to Section 26-206.1 of the Baltimore County Code (B.C.C.). Pursuant to Title 26 thereof, the Owners, Painters Mill Venture, LLC, and Developers, Kensington Development, LLC, propose the residential development of the subject property with 88 townhouse condominium units, in accordance with the 5-page redlined development plan marked into evidence as Developer's Exhibit 1. In addition, the Owners/Developers (Applicants) request a series of variances from the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with the Attachment filed with the Petition for Variance in companion Case No. 03-478-A. A minor amendment to the Petition for Variance to properly designate certain of the lots at issue and identify relevant Sections of the Comprehensive Manual of Development Policies (C.M.D.P.) was offered at the hearing. The subject proposal and requested relief are more particularly described on the 5-page redlined development plan submitted into evidence and marked as Developer's Exhibit 1A.

This proposal has been reviewed in accordance with the development review regulations codified in Title 26 of the Baltimore County Code. The process described therein is initiated by the filing of a concept plan, which is a schematic representation of the proposed development. The concept plan is submitted for review at a conference held by and between representatives of the Developer and the County at a Concept Plan Conference (CPC), which in this case was conducted on February 3, 2003. Thereafter, as required, a Community Input Meeting (CIM) is conducted during evening hours at a public facility in the vicinity of the proposed

development. The CIM provides an opportunity for residents of the locale to review and offer comment on the proposal. The CIM for this project was held on March 10, 2003 at the Deer Park Elementary School. Subsequently, a development plan is submitted for review and comment at a conference held again between the Developer and County agency representatives. Often the development plan has been revised to incorporate changes suggested at the CPC and/or CIM. The Development Plan Conference (DPC) in this case was held on June 11, 2003. Following the DPC, a public hearing on the proposal is conducted before the Zoning Commissioner/Deputy Zoning Commissioner. In this case, the Hearing Officer's Hearing was held before me on June 27, 2003.

Appearing at the requisite public hearing in support of the project were Jonathan Meyers on behalf of Kensington Development, LLC, Developers; Kenneth Colbert and Stu Darley, on behalf of Colbert Matz Rosenfelt, Inc., the consultants who prepared the development plan; Glenn Cook, a traffic engineer with The Traffic Group, Inc.; and Robert A. Hoffman, Esquire, attorney for the Owners/Developers. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including the following individuals from the Department of Permits and Development Management (DPDM): Christine Rorke, Project Manager; Bob Bowling and Dennis Kennedy, Development Plans Review; Ron Goodwin, Land Acquisition; and, Jeff Perlow and Jun Fernando, Zoning Review. Also appearing on behalf of the County were Mark Cunningham, Office of Planning (OP); Todd Taylor, Department of Environmental Protection and Resource Management (DEPRM); and Jan Cook, Department of Recreation and Parks (R&P). Ben Ballard, who owns property in the vicinity, appeared as an interested person. No one appeared in opposition to the proposal.

The subject property is an irregularly shaped parcel located with frontage along the west side of Owings Mills Boulevard, between Lakeside Boulevard and Lyons Mill Road in Owings Mills. The property contains approximately 19.99 acres, zoned D.R.5.5, and is presently undeveloped. Generally, surrounding properties are zoned D.R.16 and most of those parcels are improved with either apartments or townhouses. It was indicated in open hearing that this property was also previously zoned D.R.16, but was mistakenly downzoned to D.R.5.5 in the year

2000 comprehensive zoning process. Notwithstanding that downzoning, there is sufficient acreage under the density regulations to allow development as proposed.

In this regard, the Applicants propose development of the subject site with 88 townhouse dwelling units. The particulars of the proposed subdivision are shown on the 5-page development plan marked into evidence as Developer's Exhibit 1, as well as the Site Compatibility Report and Design Guideline Manual, which was accepted into evidence as Developer's Exhibit 2A. Additionally, an overall schematic of the area depicting the proposed subdivision was submitted into evidence and marked as Developer's Exhibit 3.

The proposed townhouse community is a unique proposal in terms of its design and architecture. As more particularly shown on the plan, vehicular access to the individual units is by way of the rear of the buildings. The fronts of the buildings face either the adjacent public roads (Owings Mills Boulevard and Lyons Mill Road) or open court and lawn type areas. Additionally, the townhouse units will each contain a two-car garage. The living quarters are built over the garage area and the units will also have an elevated deck over the driveway. Testimony was offered as to the unique design of these particular townhouse units by Mr. Colbert, the engineer who prepared the development plan, and Mr. Meyers on behalf of the Developer.

Pursuant to Section 26-206 of the Baltimore County Code, which regulates the conduct at the Hearing Officer's Hearing, I am required to first identify any unresolved agency comments or issues. In this regard, Counsel for the Developer indicated that there were no outstanding issues and the County agency representatives who were present corroborated this representation. Mr. Cunningham from the Office of Planning indicated that the plan complies with his agency's requirements. He indicated that the Developer's compatibility report (Exhibit 2A) has been reviewed and accepted by the Office of Planning. Additionally, the Office of Planning recommends approval of a requested modification of the standards found in Division II, Section A, p.24 of the C.M.D.P. Specifically, this standard limits each individual building to a maximum of 6 units. The Applicants seek relief to permit up to 8 units in each building. The Office of Planning supports this proposal. Additionally, it was indicated that the project met the legal requirements of

Bill No. 110-99, the Adequate Public Facilities Act. Although schools in the immediate area are over-capacity, there is sufficient capacity in adjoining school districts. Thus, development is not prohibited under the provisions of the Adequate Public Facilities Act.

Mr. Cook from the Department of Recreation & Parks, Mr. Taylor from DEPRM, and Messrs. Fernando and Perlow from the Zoning Review Division of DPDM all indicated that their respective departments had no outstanding issues which needed to be addressed. On behalf of the Department of Public Works, Mr. Bowling indicated that some grading change had been made near the intersection of Owing Mills Boulevard and Lyons Mill Road, and that this grade change was properly reflected on the redlined plan. Mr. Goodwin also offered an advisory comment that the building containing Units 49 through 54 was located near an existing drainage and utility easement. This easement must be released prior to the issuance of any building permits. Ultimately, the plan should show the release of that easement.

Mr. Ballard, who owns property in the vicinity, identified no open issues or unresolved comments from his perspective relative to the development plan. In that there were no unresolved issues or agency comments identified, the plan shall be approved. The undisputed testimony and evidence offered was that the plan is in compliance with all appropriate County agency regulations and requirements.

As noted above, in addition to development plan approval, the Applicants also seek a series of variances as more particularly identified on Page 5 of the development plan. Mr. Colbert offered testimony in support of these requests. He indicated that the property was unique based on several factors. First, the shape and configuration of the property is unusual. As significant, the property is bisected in two areas by an existing underground gas pipeline. Obviously, the existence of this pipeline limits development in that buildings cannot be constructed over that area. Finally, a portion of the property contains a floodplain. Mr. Colbert opined that these factors drove the need for the variance relief that was requested. He also noted the innovative design of the proposed townhouse units with the rear vehicular access as described above and that the proposal itself is unique given its condominium nature. That is, individuals will have an ownership interest

only in the individual condominium units. All of the land and open area within the overall site will be owned and maintained by the condominium association. This generates an unusual application of the zoning regulations in that there are no internal property lines. That is, there is no in-fee individual ownership of yards and thus no lot lines. Mr. Colbert addressed each of the variance requests in detail and explained how the regulations were applied to this project. Mr. Colbert also addressed the requested modification of standards, which is supported by the Office of Planning as described above. He noted that although some buildings will contain up to 8 units, the overall length of the buildings is still less than the limit dictated by the zoning regulations.

Based upon the testimony and evidence offered, all of which was undisputed, it is clear that the Applicants have satisfied the requirements of Section 307 of the B.C.Z.R. for variance relief to be granted. The existence of the underground gas line, the shape of the property and a portion of its location within a floodplain are all factors that render the property unique and drive the need for variance relief. Additionally, I am persuaded that the Developers' innovative design is appropriate for this area. The project is under-density and there is no increase in the amount of density permitted by the zoning regulations. Moreover, a denial of the variances would result in a practical difficulty and it is clear that the relief will not cause detrimental impacts to adjacent properties. For all of these reasons, the relief will be granted.

It is to be noted that only Mr. Ballard appeared from the surrounding community. He owns adjacent property and did raise certain issues regarding the traffic that will be generated by this project. Mr. Cook, the Developer's traffic engineer, generally addressed his questions and satisfactorily resolved the issues raised by Mr. Ballard.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the development plan shall be approved and the Petition for Variance granted, consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this day of July 2003, that the red-lined development plan for The

Preserve @ Manor Woods, identified herein as Developer's Exhibit 1A, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 1B01.2.C.1.c and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), and Division II, Section A, p. 19 and p. 24, as amended, of the Comprehensive Manual of Development Policies (C.M.D.P.), in accordance with the amended Attachment thereto, and Developer's Exhibit 1, be and is hereby GRANTED, in accordance with the conditions and requirements stated herein.

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

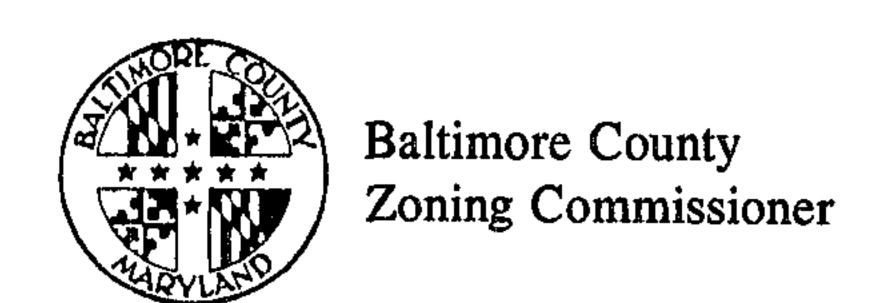
LAWRENCE E. SCHMIDT

Zoning Commissioner/Hearing Officer

for Baltimore County

LES:bjs

No Turino



July 3, 2003

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

Fax: 410-887-3468

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

RE: DEVELOPMENT PLAN HEARING & PETITION FOR VARIANCE W/S Owings Mills Boulevard, between Lyons Mill Road and Lakeside Boulevard (The Preserve @ Manor Woods)

4<sup>th</sup> Election District – 3<sup>rd</sup> Council District
Painters Mill Venture, Owners; Kensington Development, LLC, Developer Cases Nos. II-646 & 03-478-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved and the amended Petition for Variance 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. Jonathan Meyers, Kensington Development, LLC, 4750 Owings Mills Blvd., Owings Mills, Md. 21117

Messrs. Kenneth Colbert & Stu Darley, Colbert Matz Rosenfelt, Inc.

2835 Smith Avenue, Suite G, Baltimore, Md. 21209

Mr. Glenn Cook, The Traffic Group, 9900 Franklin Sq.Dr., Baltimore, Md. 21236

Mr. Ben Ballard, 9401 Lyons Mill Road, Owings Mills, Md. 21117

Don Rascoe, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case File



# FLOOD Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at	Northwest corner	Lyons MillR
which is	presently zoned DR	5,5

I/We do solemnly declare and affirm, under the penalties of

is the subject of this Petition.

perjury, that I/we are the legal owner(s) of the property which

Date

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 herato and made a part hereof, hereby petition for a Variance from Section(s)

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 determined at 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.

Contract Purchaser/Lessee: Legal Owner(s): PAINTERS VENTURE Name - Type or Print Name - Type of Pluch Signature Signature Jack Baylin. Managing Mombo Address Telephone No. Name - Type or Print City Zip Code Signature State \_1.56\_9900 Тёмэлола Na. Attorney For Petitioner: Owings Mills Blad Address Robert A. Hoffman Owings Mills" Zip Code City State Name - Type or Print Representative to be Contacted: Signature Robert A. Hoffman Baetier and Howard? <u>Venable</u> Name Company 410 - 494 - 6200210 Allegheny Ave 410-494-6200 210 Allegheny Teleginone No. Address Telephone No. Address 2 1 20 / Coss Towson/ MDTowson/ MD 21204 SINIO City Zip Code Sigle OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. UNAVAILABLE FOR HEARING Reviewed By \_\_\_\_\_\_

FOR FILING ORDER

Date

Rev 9/15/98

### Petition for Variance

and perfect 127/03 Variance from Baltimore County Zoning Regulations ("BCZR") Section 1 1601.2.C.1.c and Division II, Section A, p. 19 of the Comprehensive Manual of Development Policies ("CMDP") to allow a minimum distance of 3 feet from building envelope face of buildings adjacent to an arterial roadway to tract boundary in lieu of the required 50 feet for Unit Nos.49-54,67-72,73-77, and 84-88.

- Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 12 feet from front building envelope face to public street right-of-way or property line in lieu of the required 25 feet for Unit Nos. 9-12,13-16,17-21,30-33,38-42.
- 3. Variance from BCZR Section 1B01.2.C.1.c to allow a minimum distance of 3 feet from front building envelope face of buildings adjacent to an arterial roadway to public street right-of-way or property line in lieu of the required 45 feet for Unit Nos. 49-54,67-72,73-77,78-83,84-88.
- 4. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 7 feet from side building envelope face to side building envelope face in lieu of the required 25 feet for Unit Nos. 1,4,5,8,12,13,17,21,22,25,26,29,30,33,34,38,42,43,54,55,58,59,66,67,72,73,77,78,83, and 84.
- Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 30 feet from rear building envelope face to rear building envelope face in lieu of the required 60 feet for Unit Nos. 1-4,5-8,9-12,13-16,26-29,30-33,34-37,59-66,67-72,73-77,and 78-83.
- 6. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 34 feet from front building envelope face to front building the face in lieu of the required 50 feet for Unit Nos. 9-12,13-16,17-21,26-29,30-33,and 38-42.
- 7. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 13 feet from side building envelope face to rear building envelope face in lieu of the required 42.5 feet for Unit Nos. 5-8,38-42,49-54,55-58,67-72,73-77,78-83 (if necessary).
- 8. Variance from BCZR Section 301.1.A to allow open projections (decks) for Unit Nos. 1-88 to extend a maximum of 70% into the required rear yard depth in lieu of the permitted 25%. (No choser THAN 12 FEBT TO THE USE DIVESTOR CHIEF.
- Additionally, a modification of standards is requested from the requirements of Division II, Section A, p. 26 of the CMDP to allow a maximum of eight (8) units in a group in lieu permitted six (6) units. (GEE BUZR GECTION 1801.2.B.2) of the

p. 24 award in person 1995/27/03

13-478-A

ORDER RECEIVED FOR FILING
Date
By

And to approve any additional variance relief deemed necessary by the Zoning Commissioner for the building (and unit) locations as shown and indicated on the site plan filed in this case.

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



## ZONING DESCRIPTION THE PRESERVE @ MANOR WOODS

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF LYONS MILL ROAD, HAVING A VARIABLE WIDTH RIGHT-OF-WAY, AT A DISTANCE OF 313 FEET, MORE OR LESS, NORTHWEST OF THE CENTERLINE OF OWINGS MILLS BOULEVARD, THENCE FOLLOWING THE COURSES AND DISTANCES:

- 1. SOUTH 87 DEGREES 42 MINUTES 12 SECONDS WEST, 150.95 FEET
- 2. SOUTH 02 DEGREES 17 MINUTES 39 SECONDS EAST, 23.07 FEET
- 3. SOUTH 87 DEGREES 57 MINUTES 59 SECONDS WEST 472.07 FEET

THENCE LEAVING SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES:

- 4. NORTH 19 DEGREES 07 MINUTES 06 SECONDS EAST 570.22 FEET
- 5. NORTH 41 DEGREES 04 MINUTES 48 SECONDS EAST 805.00 FEET
- 6. NORTH 48 DEGREES 55 MINUTES 14 SECONDS WEST 232.18 FEET
- 7. NORTH 20 DEGREES 40 MINUTES 17 SECONDS EAST 404.99 FEET

TO THE SOUTHERLY SIDE OF LAKESIDE BOULEVARD, 80 FEET WIDE, THENCE FOLLOWING THE COURSES AND DISTANCES:

- 8. SOUTH 43 DEGREES 19 MINUTES 27 SECONDS EAST 31.53 FEET
- 9. BY A CURVE TO THE LEFT WITH AN ARC LENGTH OF 308.11 FEET AND A RADIUS OF 1027.76 FEET
- 10. SOUTH 68 DEGREES 41 MINUTES 52 SECONDS EAST 19.00 FEET

THENCE LEAVING SAID RIGHT-OF-WAY AND BINDING ON THE WESTERLY SIDE OF OWINGS MILLS BOULEVARD, HAVING A VARIABLE WIDTH RIGHT-OF-WAY, THENCE FOLLOWING THE COURSES AND DISTANCES:

- 11. SOUTH 15 DEGREES 23 MINUTES 13 SECONDS EAST 43.64 FEET
- 12. SOUTH 21 DEGREES 18 MINUTES 09 SECONDS WEST 105.97 FEET
- 13.BY A CURVE TO THE LEFT WITH AN ARC LENGTH OF 176.19 FEET AND A RADIUS OF 1327.24 FEET
- 14.BY A CURVE TO THE LEFT WITH AN ARC LENGTH OF 233.66 FEET AND A RADIUS OF 938.25 FEET
- 15. SOUTH 00 DEGREES 34 MINUTES 21 SECONDS EAST 640.62 FEET
- 16. NORTH 89 DEGREES 25 MINUTES 39 SECONDS EAST 13.00 FEET

THENCE LEAVING SAID RIGHT-OF-WAY THE FOLLOWING COURSE AND DISTANCE:

17.BY A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 408.30 FEET AND A RADIUS OF 265.00 FEET TO THE PLACE OF BEGINNING.

BEING PART OF THE PROPERTY AS DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 4460, FOLIO 473 AND CONTAINING 18.44 ACRES, MORE OR LESS.

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DISTRIBUTION
WHITE - CASHIER RECEIVED FROM: OFFICE OF BUDGET & FINANCE MISCELLANEOUS BALTIMORE MUCH COUNTY, PINK - AGENCY RECEIPT OK 11 8/ MARYL AMOUNT ACCOUNT YELLOW - CUSTOMER AND 4 ( sry くぞく 00 00 No. 23617 £. <del>50</del> 4 T 2058 の東京 (16/201) Respi lot 说到7 (0)(9) 进"始化"和环糖 180400 4/15/2003 2002/51/4 000992 CASHIER'S M113 M1138 VALIDATION (0.003 E. っ 蓋

S. S.

# NOTICE OF ZONING HEARING

The Zoning Commissioner of Battimore County, by authority of the Zoning Act and Regulations of Battimore County will hold a public hearing in <u>Iowson, Maryland</u> on the property identified herein as follows.

Case, 8(30-478-4).

Northwest corner of Lyons Mill Road and Owings Mills Blvd.

Nuside of Lyons Mill Road, 313 feet northwest of Owings Mills Blvd.

And Election District—4th Councilmanic District
Lagal Owner(5): Painters Mill Venture, LLC.
Jack Bevlin, Managing Member

Variance to allow a minimum distance of 3 feet to tract boundary in lieu of the required 5D feet for Unit Nos. 49-54, 67-72, 73-77, and 84-88. To allow a minimum distance of 12 feet from front building to public street right-or-way or property line in lieu of the required 25 feet for Unit Nos. 9-12, 73-77, and 84-88. To allow a minimum distance of 3 feet from front building tace to public street right-or-way or property line in lieu of the republic street right-or-way or property line in lieu of the republic street right-or-way or property line in lieu of the republic street right-or-way or property line in lieu of the republic street right-or-way or property line in lieu of the republic street right-or-way or property line in lieu of the republic street for Unit 1, 4, 5, 8, 12, 13, 21, 22, 22, 26, 29, 30, 34, 38, 43, 38, 44, 35, 45, 38, 58, 58, 56, 57, 72, 73-77, 78, 33, 34, 38, 44, 35, 45, 38, 45, 38, 59, 56, 57, 72, 73-77 and 78-83. To allow a minimum distance of 34 feet from front building face to rear building melope face in lieu of the required 60 feet for Unit Nos. 1-4, 5-8, 9-12, 13-16, 17-21, 26-29, 30-33, and 39-33, 34-37, 38-34-37, 38-36, 67-72, 73-77 and 78-83. In allow a minimum distance of 34 feet from front building and to rear building melope face in lieu of the required 60 feet for Unit Nos. 1-4, 5-8, 9-12, 13-16, 17-21, 26-29, 30-33, 3nd 38-40-72, 73-77, 78-83 (fi necessary). To allow open projections (deck) for Unit Nos. 1-8, 38-42, 38-42, 38-52, 38-53, 40-72, 73-77, 78-83 (fi necessary). To allow a minimum distance of 34

SCHMIDT LAWRENCE E.

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.

FY, that the annexed advertisement was published THIS IS TO CERTII

newspaper published in Baltimore County, Md., in the following weekly successive weeks, the first publication appearing 3 once in each of

Catonsville Times Arbutus Times

Times Towson

Owings Mills Times

NE Booster/Reporter □ North County News MULLING.

LEGAL ADVERTISING

# CORRECTED 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: #03-478-A

Northwest comer of Lyons Mill Road and Owings Mills Blvd. N/side of Lyons Mill Road, 313 feet northwest of Owings Mills Blvd.

Mulls bivo.

2nd Election District – 4th Councilmanic District
Legal Owner(s): Painters Mill Venture, LLC,
Jack Bevlin, Managing Member

Variance: to allow a minimum distance of 3 feet to tract
bounday in fleu of the required 50 feet for Unit Nos. 4954, 67-72, 73-77, and 84-88. To allow a minimum distance of 12 feet from front building to public street rightof-way or property line in fleu of the required 25 feet for
Unit Nos. 9-12, 13-16, 17-21, 30-33, 38-42. To allow a
minimum distance of 3 feet from front building face to
public street right-of-way or property line in lieu of the required 45 feet for Unit Nos. 49-54, 67-72, 73-77, 78-83,
84-88. To allow a minimum distance of 7 feet from side
building face to side building face in lieu of the required 25
feet for Unit 1, 4, 5, 8, 12, 13, 17, 21, 22, 25, 26, 29, 30,
33, 34, 38, 42, 43, 54, 55, 58, 59, 66, 67, 72, 73, 77, 78,
83, and 84-70 allow a minimum distance of 30 feet from
rear building face to rear building face in lieu of the required 60 feet from front building face to rear building face in lieu of the required 50 feet for Unit Nos. 9-12, 13-16, 17-21, 26-29, 30-33, and 3842. To allow a minimum distance of 13 feet from side
building face to rear building envelope face in lieu of the required 42.5 feet for Unit Nos. 5-8, 38-42, 49-54, 55-58,
67-72, 73-77, 78-83 (if necessary). To allow open projections (deck) for Unit Nos. 5-8, 38-42, 49-54, 55-58,
67-72, 73-77, 78-83 (if necessary). To allow open projections (deck) for Unit Nos. 1-88 to extend a maximum of fight (8) units in a group in lieu of the permitted 25%. (No closer than 12 feet to the use division line). A modification of standards is requested to allow a maximum of eight (8) units in a group in lieu of the permitted 25%. (No closer than 12 feet to the use division line). A maximum of eight (8) units in a group in lieu of the permitted six (8) units. To approve any additional variance relief deemed necessary by the Zoning Commissioner for the building (and unit) locations as s

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.
6/137 June 12

C608809

# OF PUBLICATION

, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published

successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., 20Q once in each of

X The Jeffersonian

Arbutus Times

Catonsville Times Towson Times

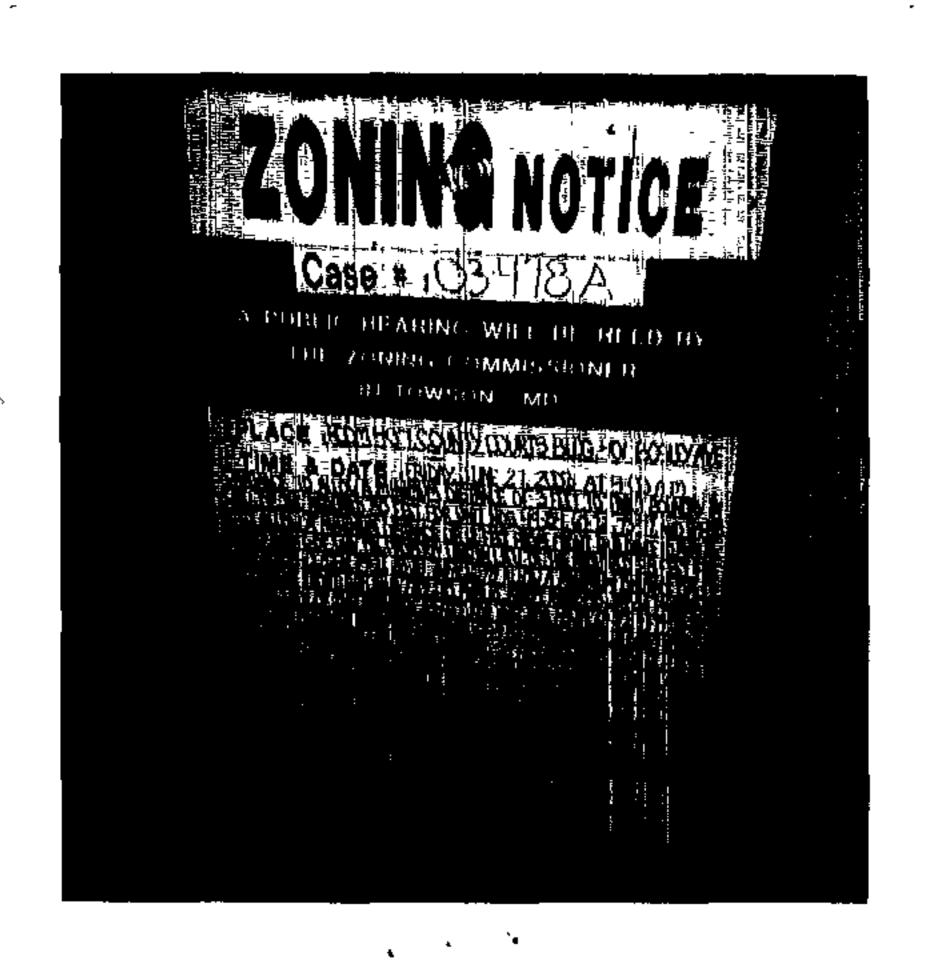
Owings Mills Times

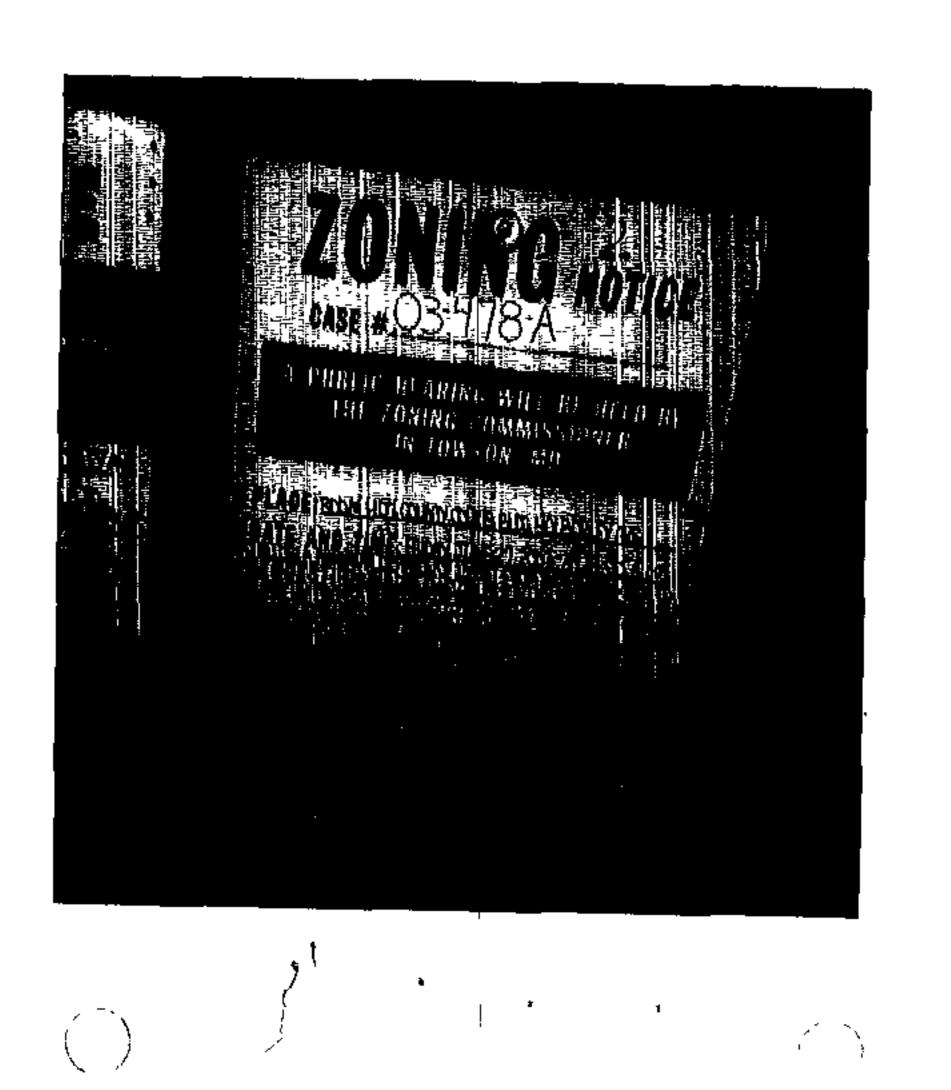
NE Booster/Reporter

North County News

KING WINDY

LEGAL ADVERTISING





### CERTIFICATE OF POSTING

	RE: Case No.: 03-478-A	
	VENTURE, LL	Petitioner/Developer: PAINTERS MILE  TACK BEVLIN, MANAGING M  Date of Hearing/Closing: 9/27/03
	Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204  ATTN: Becky Hart {(410) 887-3394}  Ladies and Gentlemen:	
	posted conspicuously on the property located at:  NORTHNEST CORNER  AND OWINGS BLVD	<del></del>
73. H.	F CASE $#(Z)$ 51614 Sincere	/7/03 (Day, Year) ly,
2575 1311	D. BECAUGE OF LENGTH OF	(Signature of Sign Poster) (Date)
	A	SSG Robert Black
		(Print Name)
		1508 Leslie Road
		(Address)  Dundalk, Maryland 21222
. •	•	(City, State, Zip Code)
•	r	(410) 282-7940
		(Telephone Number)

RE: PETITION FOR VARIANCE

NW Corner Lyons Mill Rd & Owings Mills

Blvd; N/side Lyons Mill Rd, 313' NW

Owings Mills

2<sup>nd</sup> Election & 4<sup>th</sup> Councilmanic Districts

Legal Owner(s): Painters Mill Venture, LLC

Jack Baylin, Managing Member

Petitioner(s)

\* BEFORE THE

ZONING COMMISSIONER

\* FOR

BALTIMORE COUNTY

\* 03-478-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 <u>U</u> day of May, 2003, a copy of the foregoing Entry of Appearance was mailed to, Robert A Hoffman, Esquire, Venable, Baetjer & Howard, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED	Peter Mas Dummerman
MAY 0 6 2003	PETER MAX ZIMMERMAN People's Counsel for Baltimore County
<sup>J</sup> er	

TO:

PATUXENT PUBLISHING COMPANY

Thursday, June 5, 2003 Issue - Jeffersonian

Please forward billing to:

Amy Dontell 210 Allegheny Avenue Towson, MD 21204

410-494-6244

### CORRECTED 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: 03-478-A

Northwest corner of Lyons Mill Road and Owings Blvd.

N/side of Lyons Mill Road, 313 feet northwest of Owings Mills Blvd.

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

Legal Owner: Painters Mill Venture, LLC, Jack Bevlin, Managing Member

Variance to allow a minimum distance of 3 feet to tract boundary in lieu of the required 50 feet for Unit Nos. 49-54, 67-72, 73-77, and 84-88. To allow a minimum distance of 12 feet from front building to public street right-of-way or property line in lieu of the required 25 feet for Unit Nos. 9-12, 13-16, 17-21, 30-33, 38-42. To allow a minimum distance of 3 feet from front building face to public street right-of-way or property line in lieu of the required 45 feet for Unit Nos. 49-54, 67-72,73-77, 78-83, 84-88. To allow a minimum distance of 7 feet from side building face to side building face in lieu of the required 25 feet for Unit 1, 4,5,8,12,13,17, 21, 22, 25, 26, 29, 30,33, 34, 38, 42, 43, 54, 55, 58,59,66,67,72,73,77,78, 83, and 84. To allow a minimum distance of 30 feet from rear building face to rear building face in lieu of the required 60 feet for Unit Nos. 1-4, 5-8, 9-12, 13-16, 26-29, 30-33, 34-37, 59-66, 67-72, 73-77 and 78-83. To allow a minimum distance of 34 feet from front building face to front building envelope face in lieu of the required 50 feet for Unit Nos. 9-12, 13-16, 17-21, 26-29, 30-33, and 38-42. To allow a minimum distance of 13 feet from side building face to rear building envelope face in lieu of the required 42.5 feet for Unit Nos. 5-8, 38-42, 49-54, 55-58, 67-72, 73-77, 78-83 (if necessary). To allow open projections (deck) for Unit Nos. 1-88 to extend a maximum of 70% into the required rear yard depth in lieu of the permitted 25%. (No closer than 12 feet to the use division line). A modification of standards is requested to allow a maximum of eight (8) units in a group in lieu of the permitted six (6) units. To approve any additional variance relief deemed necessary by the Zoning Commissioner for the building (and unit) locations as shown and indicated on the site plan filed in this case.

Hearings:

Monday, June 23, 2003 at 2.00 p.m. in Room 407, County Courts Building,

401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.

TO:

PATUXENT PUBLISHING COMPANY

Thursday, June 12, 2003 Issue - Jeffersonian

Please forward billing to:

Amy Dontell 210 Allegheny Avenue Towson, MD 21204

410-494-6244

### CORRECTED 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: 03-478-A

Northwest corner of Lyons Mill Road and Owings Blvd.

N/side of Lyons Mill Road, 313 feet northwest of Owings Mills Blvd.

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

Legal Owner: Painters Mill Venture, LLC, Jack Bevlin, Managing Member

Variance to allow a minimum distance of 3 feet to tract boundary in lieu of the required 50 feet for Unit Nos. 49-54, 67-72, 73-77, and 84-88. To allow a minimum distance of 12 feet from front building to public street right-of-way or property line in lieu of the required 25 feet for Unit Nos. 9-12, 13-16, 17-21, 30-33, 38-42. To allow a minimum distance of 3 feet from front building face to public street right-of-way or property line in lieu of the required 45 feet for Unit Nos. 49-54, 67-72,73-77, 78-83, 84-88. To allow a minimum distance of 7 feet from side building face to side building face in lieu of the required 25 feet for Unit 1, 4,5,8,12,13,17, 21, 22, 25, 26, 29, 30,33, 34, 38, 42, 43, 54, 55, 58,59,66,67,72,73,77,78, 83, and 84. To allow a minimum distance of 30 feet from rear building face to rear building face in lieu of the required 60 feet for Unit Nos. 1-4, 5-8, 9-12, 13-16, 26-29, 30-33, 34-37, 59-66, 67-72, 73-77 and 78-83. To allow a minimum distance of 34 feet from front building face to front building envelope face in lieu of the required 50 feet for Unit Nos. 9-12, 13-16, 17-21, 26-29, 30-33, and 38-42. To allow a minimum distance of 13 feet from side building face to rear building envelope face in lieu of the required 42.5 feet for Unit Nos. 5-8, 38-42, 49-54, 55-58, 67-72, 73-77, 78-83 (if necessary). To allow open projections (deck) for Unit Nos. 1-88 to extend a maximum of 70% into the required rear yard depth in lieu of the permitted 25%. (No closer than 12 feet to the use division line). A modification of standards is requested to allow a maximum of eight (8) units in a group in lieu of the permitted six (6) units. To approve any additional variance relief deemed necessary by the Zoning Commissioner for the building (and unit) locations as shown and indicated on the site plan filed in this case.

Hearings:

Friday, June 27, 2003 at 9:00 a.m. in Room 407, County Courts Building,

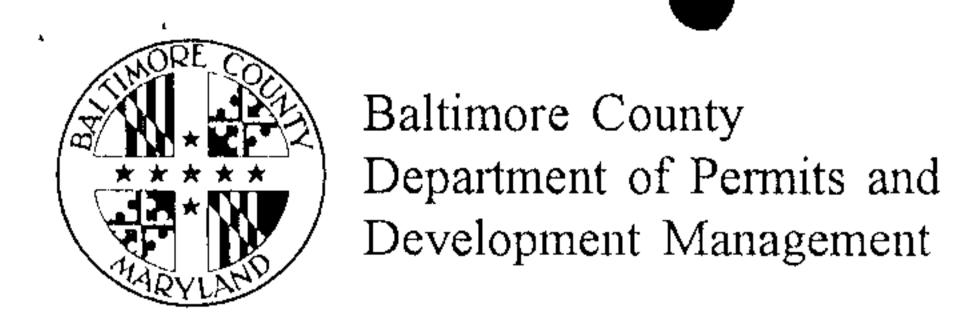
401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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(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 April 28, 2003

### CORRECTED 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: 03-478-A

Northwest corner of Lyons Mill Road and Owings Blvd.

N/side of Lyons Mill Road, 313 feet northwest of Owings Mills Blvd.

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

Legal Owner: Painters Mill Venture, LLC, Jack Bevlin, Managing Member

Variance to allow a minimum distance of 3 feet to tract boundary in lieu of the required 50 feet for Unit Nos. 49-54, 67-72, 73-77, and 84-88. To allow a minimum distance of 12 feet from front building to public street right-ofway or property line in lieu of the required 25 feet for Unit Nos. 9-12, 13-16, 17-21, 30-33, 38-42. To allow a minimum distance of 3 feet from front building face to public street right-of-way or property line in lieu of the required 45 feet for Unit Nos. 49-54, 67-72,73-77, 78-83, 84-88. To allow a minimum distance of 7 feet from side building face to side building face in lieu of the required 25 feet for Unit 1, 4,5,8,12,13,17, 21, 22, 25, 26, 29, 30,33, 34, 38, 42, 43, 54, 55, 58,59,66,67,72,73,77,78, 83, and 84. To allow a minimum distance of 30 feet from rear building face to rear building face in lieu of the required 60 feet for Unit Nos. 1-4, 5-8, 9-12, 13-16, 26-29, 30-33, 34-37, 59-66, 67-72, 73-77 and 78-83. To allow a minimum distance of 34 feet from front building face to front building envelope face in lieu of the required 50 feet for Unit Nos. 9-12, 13-16, 17-21, 26-29, 30-33, and 38-42. To allow a minimum distance of 13 feet from side building face to rear building envelope face in lieu of the required 42 5 feet for Unit Nos. 5-8, 38-42, 49-54, 55-58, 67-72, 73-77, 78-83 (if necessary). To allow open projections (deck) for Unit Nos. 1-88 to extend a maximum of 70% into the required rear yard depth in lieu of the permitted 25%. (No closer than 12 feet to the use division line). A modification of standards is requested to allow a maximum of eight (8) units in a group in lieu of the permitted six (6) units. To approve any additional variance relief deemed necessary by the Zoning Commissioner for the building (and unit) locations as shown and indicated on the site plan filed in this case.

Hearings:

Monday, June 23, 2003 at 2:00 p.m. in Room 407, County Courts Building,

401 Bosley Avènue

Arnold Jablon

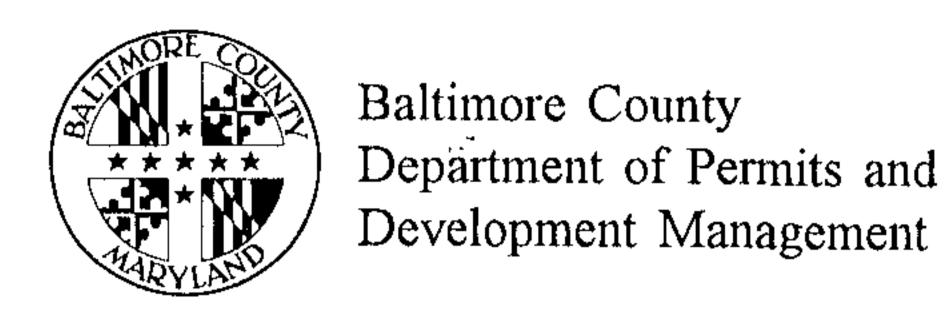
Director

AJ:klm

C: Robert Hoffman, Venable, Baetjer & Howard, 210 Allegheny Ave., Towson 21204 Painters Mill Ventures, Jack Bevlin, 4750 Owings Mill Blvd., Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 7, 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.



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

Fax: 410-887-5708

May 29, 2003

### CORRECTED 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: 03-478-A

Northwest corner of Lyons Mill Road and Owings Blvd.

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

Legal Owner: Painters Mill Venture, LLC, Jack Bevlin, Managing Member

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Hearings:

Friday, June 27, 2003 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

Arnold Jablon Director

, AJ:klm

C: Robert Hoffman, Venable, Baetjer & Howard, 210 Allegheny Ave., Towson 21204 Painters Mill Ventures, Jack Bevlin, 4750 Owings Mill Blvd., Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 12, 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

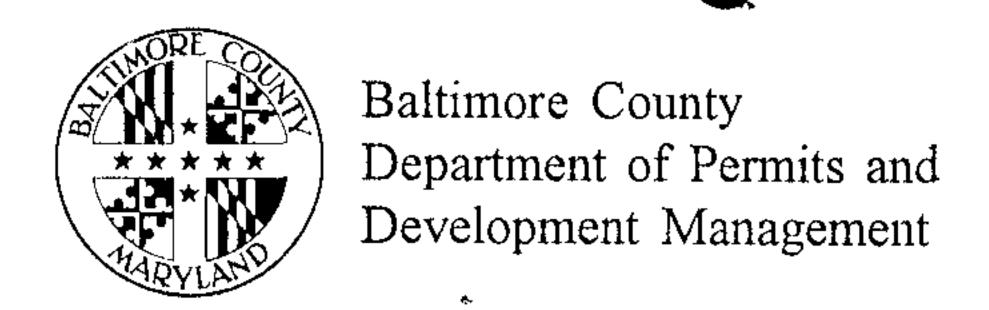
### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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: 03-478-A	
Petitioner: PANTERS MILL VENTURE, LLC	
Address or Location: NORTHWEST CORNER LYONS MILL & DWINGS MILLS.	SUD
PLEASE FORWARD ADVERTISING BILL TO:	
Name: AMY DONTELL	
Address: 2/0 AUS HENY AVENUE	
Jowson MANGLAND	
Telephone Number: $(710)$ $494$ $-624$ $4$	



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

Fax: 410-887-5708

June 20, 2003

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

Dear Mr. Hoffman:

RE: Case Number: 03-478-A, Northwest corner of Lyons Mill Road and Owings Mills Blvd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 15, 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

WCR:klm

Enclosures

c: People's Counsel Painters Mills Venture, Jack Baylin, Managing Member, 4750 Owings Mills Blvd., Owings Mills 21117



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

April 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 28, 2003

Item No.:

478-480, 483-487, 489-490, 492-495

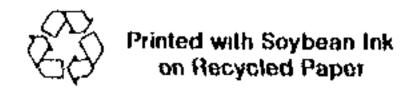
Dear Ms. Hart:

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



### **BALTIMORE COUNTY, MARYLAND**

### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** May 6, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 5, 2003 Item No. 478

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

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above floodplain elevation.

RWB:CEN:jrb

cc: File



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

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

### MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5 1.03

Ms. Rebecca Hart
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE:

Baltimore County

Item No. 478

JMP

Dear. Ms. Hart:

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.

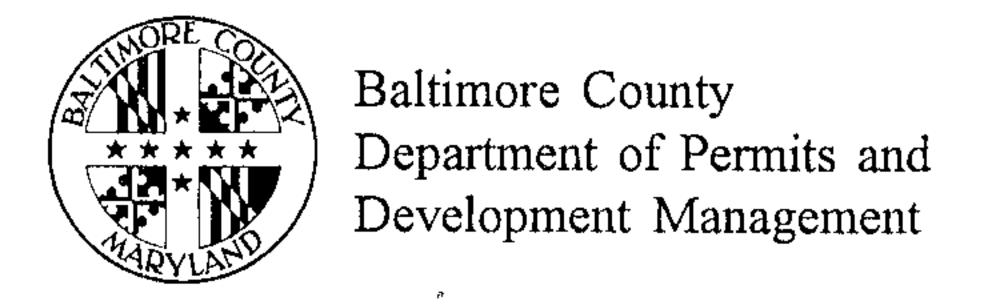
Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

f.f. Doell

1

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



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

Fax: 410-887-5708

May 29, 2003

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

Dear Mr. Hoffman:

RE: Case Number: 03-478-A

The above matter, previously scheduled for June 23, 2003, has been postponed so it may be heard with the Hearing Officers Hearing. You will be notified by mail of the date.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

Arnold Jablon Director

AJ:rlh

C: Painters Mill Ventures, Jack Bevlin, Managing Member, 4750 Owings Mills Blvd., Owings Mills 21117

RECENED 7-2-03 Alle JUL - 3 2003

CASE # 03-478A

PRESERVE @ MARANG COMPRESENT LLC DEVELOPER: KENSINGTON DEVELOPMENT LLC

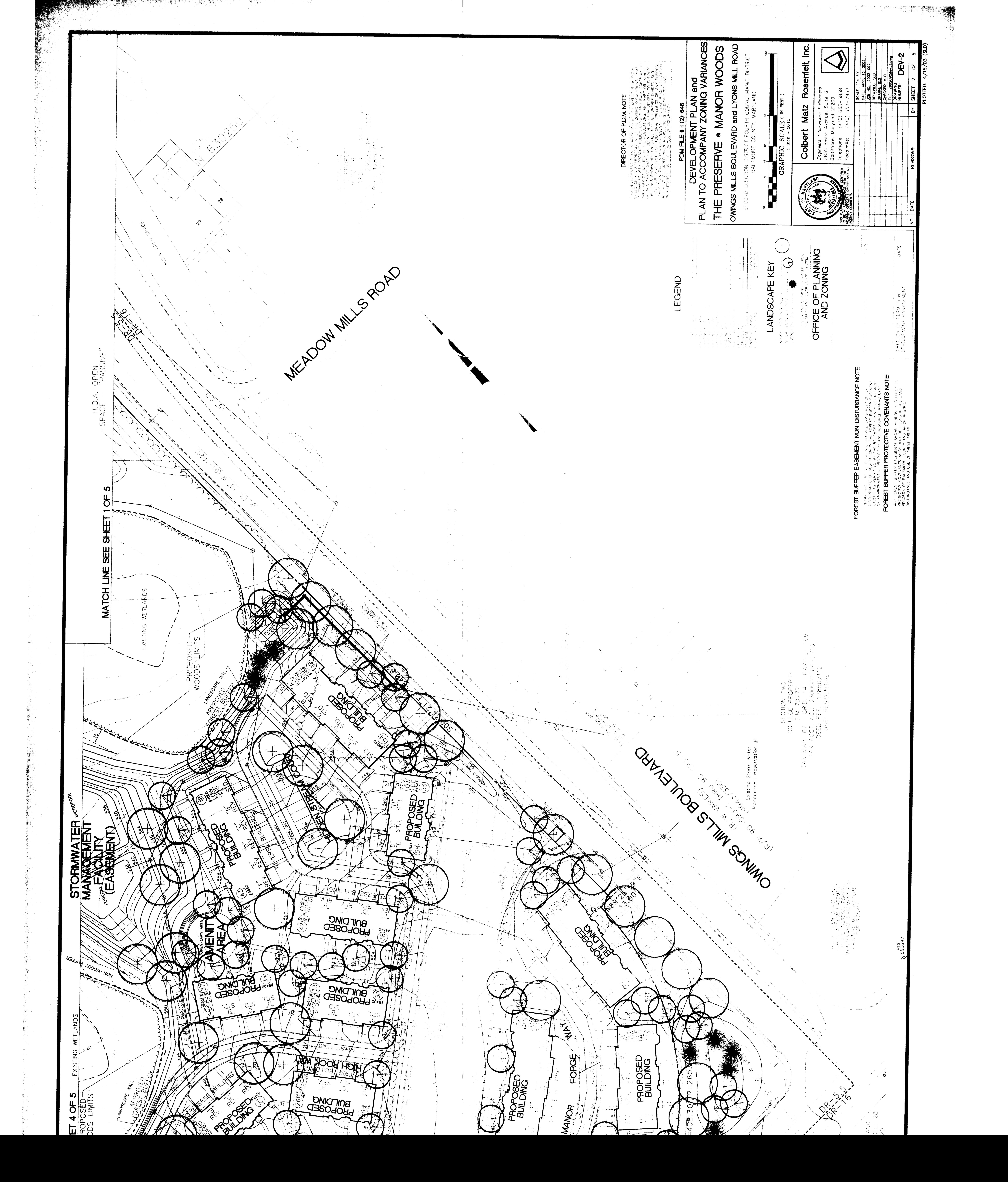
THERE WAS ORIGINALLY TO BE A HEARING ON ZONING CHANGES AFFECTING THIS PARCEL OF LAND ON JUNE 27, 2003, HOWEVER, INSUFFICIENT TIME FOR THE POSTING OF THIS HEARING (IS DAKE) RESULTED IN IT BEING CHANGED TO JUL 8. THE ORIGINAL POSTING WAS PLACED ON THE PROPERTY APPROXIMATELY ONE WEEK NOT 15 DAYS BEFORE THE HEARING WAS TO BE HELD.

IN AND AROUND TUNE 28, THE ORIGINAL PUBLIC HEARING POSTING (STAKED CARDBOARD NOTICES) WAS REMOVED. SINCE THAT DATE NO REPLACEMENT WITH UPDATED INFORMATION HAS BEEN MADE. THIS MEANS THAT THERE IS VERTUALLY NO PUBLIC NOTICE OF THE HEARING NOR PMY SPECIFICS ABOUT THE PROPERTY CHANGES.

I AM REQUESTING THE PROPER AND MAN-DATED NOTIFICATION BE POSTED ON THE PROPERTY AND THE HEARING DATE CHANGED TO ALLOW \$> A FULL 15 DAYS FROM TIME OF POSTING TO TIME OF HEARING,

> CARL ZAMBON 4900 LYON HEART DR. APT K OWINGS MILLS, MD 21117 410-902-0777 (CELL) 410-227-8371

لمجاورة المستعمل والمنافر والمنافي والمعاور المنافر والمنافر والمستقد والمنافر والمستعمل والمنافر والمنافر والمنافر The same of the sa MATCH LINE SEE SHEET 4 OF 5



V-B/H-SE

