RE:	PETITION FOR SPECIAL HEARING	*	BEFORE THE
	9126 Winands Rd; N/side Winands Rd,		
		46	
	630' of Offutt Rd	*	ZONING COMMISSIONER
	2 nd Election & 4 th Councilmanic Districts		
	Legal Owner(s): Nancy Jean &	*	FOR
	Carl Willams Lee		
	Contract Purchaser(s): Russ Dickens, V.P.,	*	BALTIMORE COUNTY
	Elm Street Development		
	Petitioner(s)	*	03-534-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 May, 2003, a copy of the foregoing Entry of Appearance was mailed to David K Gildea, Esquire, 301 N Charles Street, Suite 900, Baltimore, MD 21201, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



1280 9115198

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9126 Winands Rd which is presently zoned DR-3.54DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baitimore 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 Baitimore County, to determine whether or not the Zoning Comil issioner should approve

the review of the proposed amendments to the Master Water and Sewer Plan to redesignate the property's water and sewer designation, with a concurrent review pursuant to the Phase I Development Review Process, including, but not limited to, the following: the filing of a Concept Plan, Concept Plan Conference, Community Input Meeting, the filing of a Development Plan, Development Plan Conference, but not including the Hearing Officer's hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.
If or we, agree to pay expenses of above Special Flearing, 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.

Legal Owner(s): Contract Purchaser/Lessee: Russ Dickens/Elm Street Development Nancy Jean Lee V.P. ELM ST. DEVELOMENT Name - Type or Print Name Type of Print Sphature Signature Williams Lee රිස්දීO Elm St., Suite 200 Name - Type or Print Telephone No. Address McLean, VA 22101 703)734-9730 Slanature Zip Code City State Winands Rd-9126 Attorney For Petitioner: Telephone No Address David K. Gildea 21117 Owings Mills, MD Name | Typelar Print Zip Cade State City Representative to be Contacted: Signature David K. Gildea Gildea, LLC Name Company Suite 900 301 N. Charles St., Suite 900 301 N. Charles St., Telephone No i elephone No. Address Address. Baltimore, MD 21201 (410)234-0070410)234-0070 Baltimore, MD 21201 City City State Zip Code State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. 63-534-5 PH UNAVAILABLE FOR HEARING

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS



Zoning Description

Beginning for the same at a point located on the northerly side of Winands Road which has a variable width at the distance of 630 feet easterly of the nearest intersecting street, Offutt Road, which has a variable width. **Thence** the following courses and distances:

Southwesterly by a non-tangential curve to the left having a radius of 1530.49 feet, an arc length of 80.91 feet, the chord of said arc bearing South 85 degrees 12 minutes 45 seconds West, 80.90 feet to a point; South 83 degrees 41 minutes 53 seconds West, 107.35 feet to a point; Northwesterly by a tangential curve to the right having a radius of 765.00 feet, an arc length of 364.95 feet, the chord of said arc bearing North 82 degrees 38 minutes 11 seconds West, 361.50 feet to a point; North 68 degrees 58 minutes 06 seconds West, 158.81 feet to a point; South 21 degrees 01 minutes 54 seconds West, 38.13 feet to a point; North 68 degrees 44 minutes 00 seconds West, 864.96 feet to a point; North 06 degrees 34 minutes 16 seconds East, 1913.85 feet to a point; North 85 degrees 36 minutes 24 seconds East, 1458.04 feet to a point; South 15 degrees 49 minutes 01 seconds East, 1261.07 feet to a point; South 18 degrees 18 minutes 29 seconds West, 709.60 feet to a point; North 71 degrees 41 minutes 33 seconds West, 206.42 feet to a point; South 14 degrees 19 minutes 51 seconds West, 368.81 feet to a point; South 02 degrees 10 minutes 55 seconds East, 196.55 feet to the point and place of beginning.

Containing an area of 3,778,696 square feet or 86.7469 acres of land, more or less, being all of #9126 Winands Road, and being located in the Second Election District of Baltimore County, Maryland.



110 West Road, Suite 245, Towson, MD 21204

(410) 821-1690

Fax: (410) 821-1748

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DISTRIBUTION WHITE - CASHIER	FOR: (1)) 6	RECEIVED A	DATE	BALTIMORE COU
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NOTICE OF ZONING HEARING

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

Case: #03-534-SPH
9126 Winands Road
N/Side of Winands Road
Special Hearing: 4th Councilmanic District
Logal Owner(S): Nancy Jean and Carl Willams Lee
Contract Puchaser: Russ Dickens, Elm Street Development
Contract Puchaser: Russ Dickens, Elm Street Development
Special Hearing: to approve the review of the proposed
amendments to the Master Water and Sewer Plan to redesignate the property water and sewer designation. With
a concurrent review pursuant to the Phase 1 Development
a concurrent review pursuant to the Phase 1 Development
Community Input Meeting, but not limited to the followReview Process, including, but not limited to the followReview Process, including, but not limited to Development
Plan, Development Plan Conference, but not including the
Hearing: Monday. Detoler 20, 2003 at 11:00 a.m. in
Hearing: Monday. Detoler 20, 2003 at 11:00 a.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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

Contact the Zoning Review Office at (410) 887-3391.

ATE OF PUBLICATION

10/2 2003

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

XX The Jeffersonian

Arbutus Times

Catonsville Times

Owings Mills Times Towson Times

NE Booster/Reporter

County News North

J. Calmar

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County
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.

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☐ North County News

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Baltimore County Department of

County Office Building, Room 111

Attention: Ms. Gwendolyn Stephens

111 West Chesapeake Avenue

Towson, MD 21204

Ladies and Gentlemen:

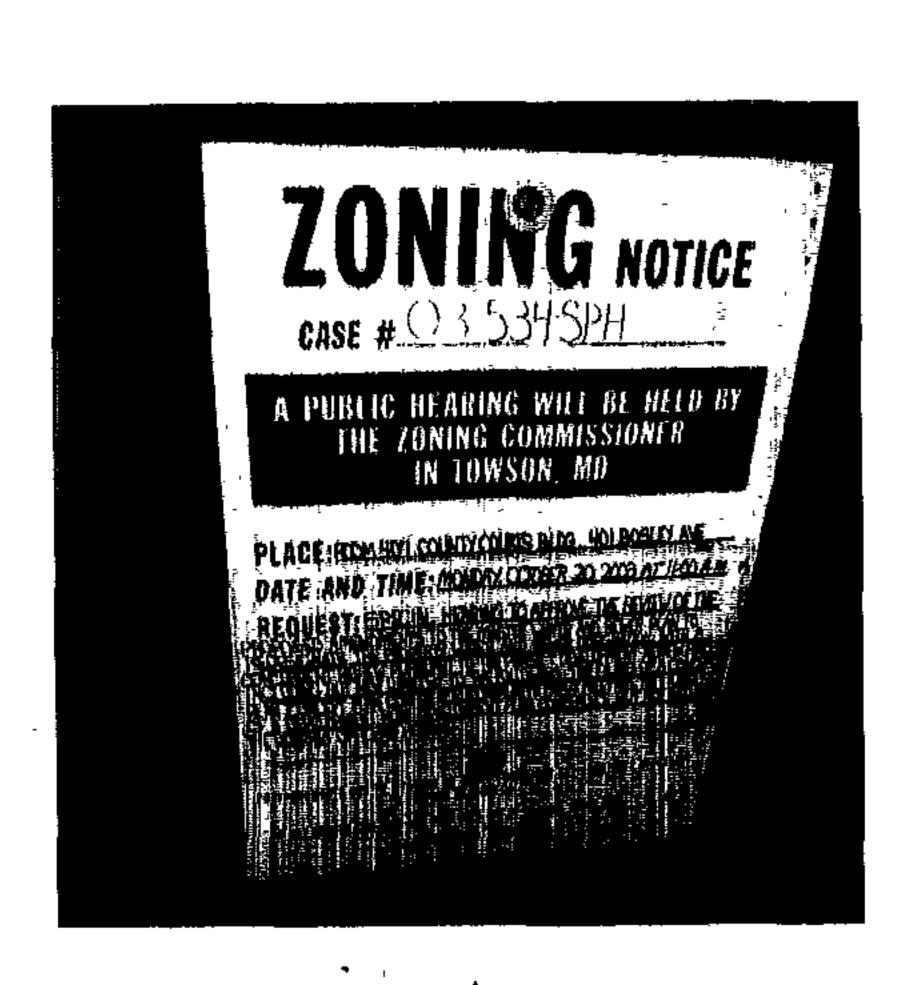
Permits and Development Management

RE: Case No.: 03 - 534-5PH Petitioner/Developer: 2USS DICKEUS BLM ST DEVELODMENT Date of Hearing/Closing: 10 20 03 This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 9126 WINANDS RD 10-4-03 (Month, Day, Year) Sincerely, 10-4-03 (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd (Address) Dundalk, Maryland 21222

(City, State, Zip Code)

(Telephone Number)

(410) 282-7940



The sign(s) were posted on ____

CERTIFICATE OF POSTING

RE: Case No.: 03-534-SPH Petitioner/Developer: RUSS DICKENS
ELM ST. DEVELOPMENT Date of Hearing/Closing: 9/ **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: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 9126 WINANDS The sign(s) were posted on (Month, Day, Year) Sincerely, (Signature of Sign Poster) SSG Robert Black CASE #. (Print Name) A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER 1508 Leslie Road IN TOWSON, MD PLACE: 8201/101/COLINIT COURS PLUG. 401/802/TEX AVE (Address) DATE AND TIME: MONDAY SEPTEMBER 22 2003 AT GODAN Dundalk, Maryland 21222 REQUEST: TUN DIRECT TO THE REPORT OF THE PERSON AND THE REPORT OF THE RE (City, State, Zip Code) (410) 282-7940 MANUE AND THE MEATHER OR GENERAL EDNOISEMENT AND ROMETIMES MERCAND TO COULIEM MENATHE CUEF BOL TEN

(Telephone Number)

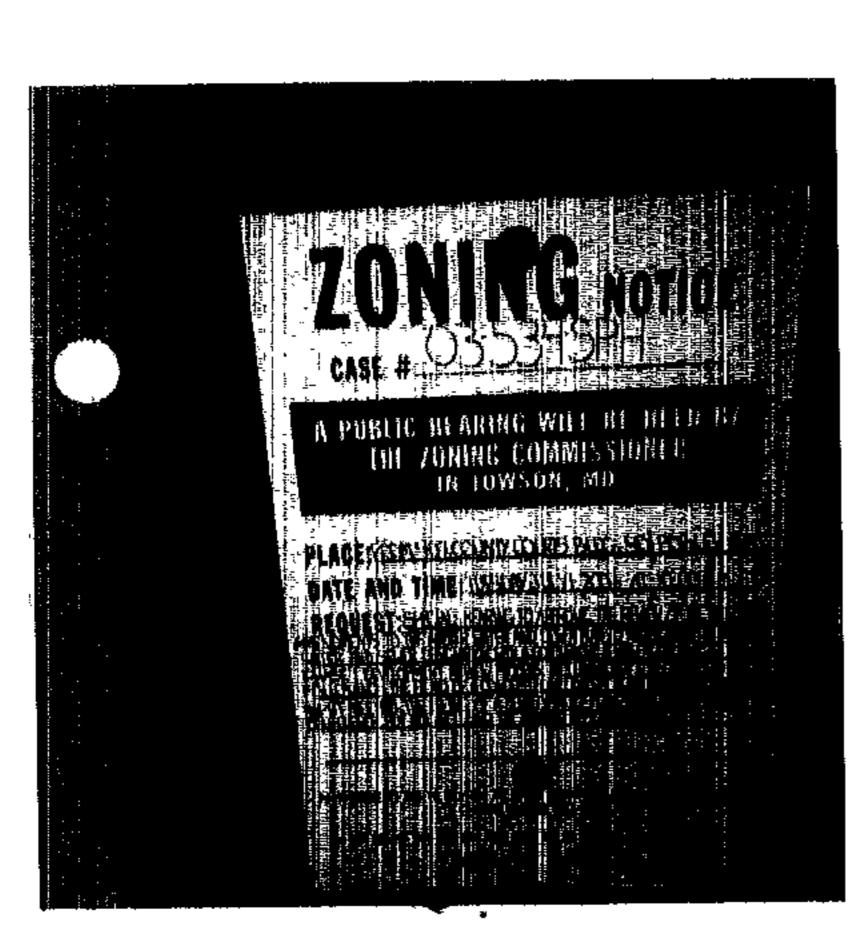
CERTIFICATION POSTING

•	RE: Case No.: <u>03-534-SPH</u>
•	Petitioner/Developer: RUSS DICK
	ELM STREET DEVELOPMEN
	Date of Hearing/Closing: 8/6/03
Baltimore County Department of Permits and Development Manage County Office Building, Room 11 111 West Chesapeake Avenue Towson, MD 21204	ement
Attention: Ms. Gwendolyn Stephe	ns
Ladies and Gentlemen:	1
were posted conspicuously on the	enalties of perjury that the necessary sign(s) required by law property located at
	Sincerely,
TO SERVE TO	(Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name)
	1508 Leslie Rd
	(Address)
	Dundalk, Maryland 21222
DICE TO BE SHOWN THE PARTY OF T	(City, State, Zip Code)
	(410) 282-7940
	(410) 282-7940 (Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 03-534-5PH Petitioner/Developer: RUSS DICKENS, ELM STREET DEVELOPMENT Date of Hearing/Closing: 7/1/03 This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 126 WINANDS RD (Month, Day, Year) Sincerely, (Signature of Sign Poster) **SSG Robert Black** (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940

(Telephone Number)



Baltimore County Department of

County Office Building, Room 111

ATTN: Becky Hart {(410) 887-3394}

111 West Chesapeake Avenue

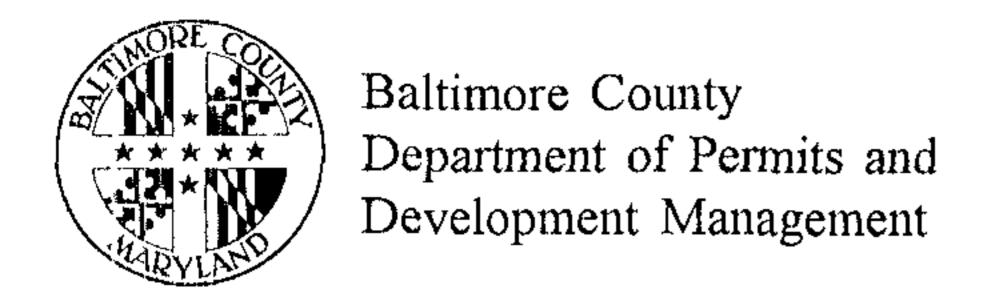
Towson, Maryland 21204

Ladies and Gentlemen:

The sign(s) were posted on

Permits and Development Management

•



Fax: 410-887-5708

August 26, 2003

David Gildea Gildea, LLC 301 N. Charles Street, Suite 900 Baltimore, MD 21201

Dear Mr. Gildea:

RE: Case Number: 03-534-SPH, 9126 Winands Road

The above matter, previously scheduled for September 22, 2003, has been postponed. Once the hearing has been rescheduled you will be notified by mail.

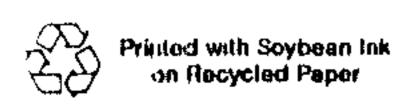
Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with 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).

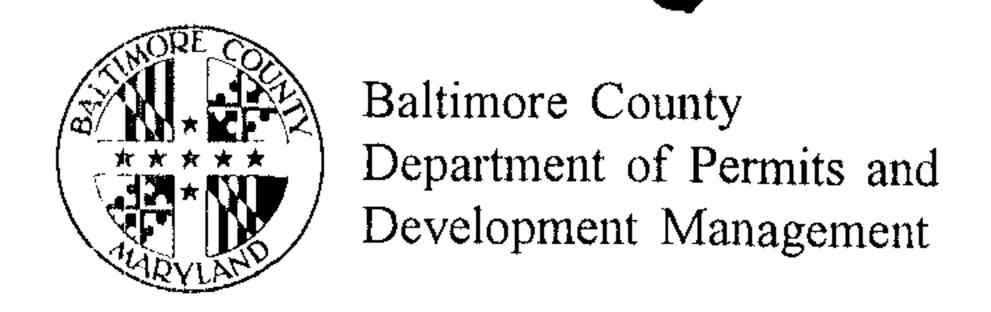
Very truly yours,

Timothy Kotroco
Director

TK:klm

C: Nancy Jean and Carl Williams Lee, 9126 Winands Rd., Owings Mills 21117 Russ Dickens, 6820 Elm St., Ste. 200, McLean, VA 22101





Fax: 410-887-5708

August 4, 2003

David Gildea Gildea, LLC 301 N. Charles Street, Suite 900 Baltimore, MD 21201

Dear Mr. Gildea:

RE: Case Number: 03-534-SPH, 91263 Winands Road

The above matter, previously scheduled for Wednesday, August 6, 2003, has been postponed. Once the hearing has been rescheduled you will be notified by mail.

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,

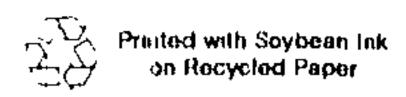
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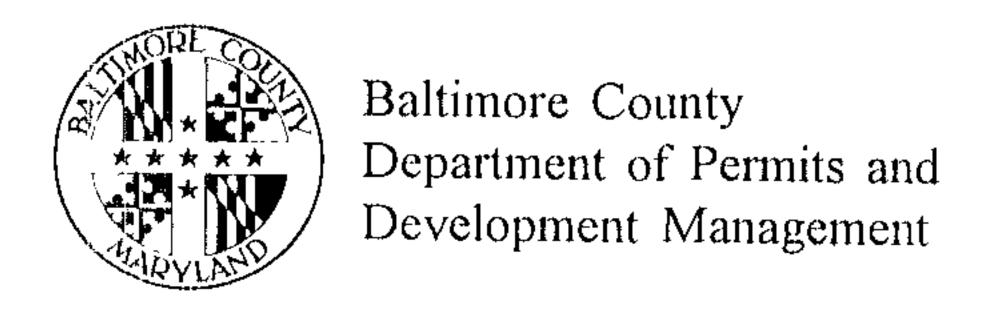
Timothy Kotroco

Director

TK:klm

C: Nancy and Carl Lee, 9126 Winands Rd., Owings Mills 21117 Russ Dickens, Elm Street Development, 6820 Elm St., Ste. 200, McLean VA 22101





Fax: 410-887-5708

June 20, 2003

Mr. Joseph R. Woolman Gildea, LLC 301 N. Charles St., Suite 900 Baltimore, MD 21201

Dear Mr. Woolman:

RE: Case Number: 03-534-A

The above matter, previously scheduled for July 1, 2003, has been postponed. Once the hearing has been rescheduled you will be notified by mail.

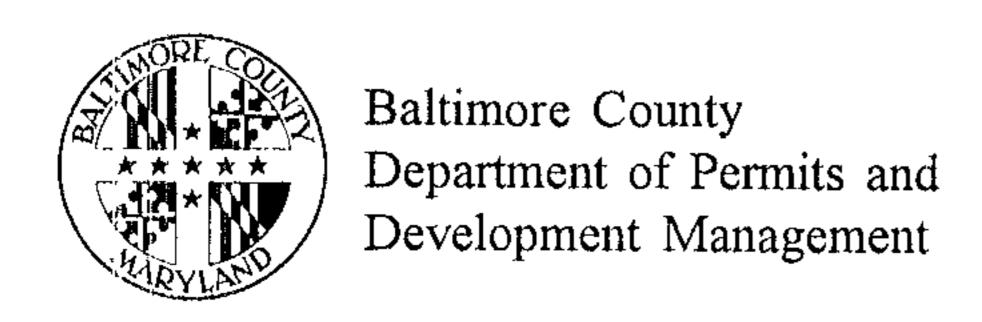
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Very thuly yours, Korroco

Timothy Kotroco Director

KT:rlh

C: Nancy Jean and Carl Williams Lee, 9126 Winands Road, Owings Mills 21117 Elm Street Development, Russ Dickens, 6820 Elm Street, Suite 200, McLean, Va. 22101



Fax: 410-887-5708

August 26, 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: 03-534-SPH

9126 Winands Road

N/side of Winands Road, 639 feet off of Offutt Road

2nd Election District – 4th Councilmanic District

Legal Owner: Nancy Jean and Carl Williams Lee

Contract Purchaser: Russ Dickens, Elm Street Development

Special Hearing to approve the review of the proposed amendments to the Master Water and Sewer Plan to redesignate the property water and sewer designation, with a concurrent review pursuant to the Phase 1 Development Review Process, including, but not limited to the following: the filing of a Concept Plan, Concept Plan Conference, Community Input Meeting, the filing of a Development Plan, Development Plan Conference, but not including the Hearing Officer's hearing.

Hearings:

Monday, October 20, 2003, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

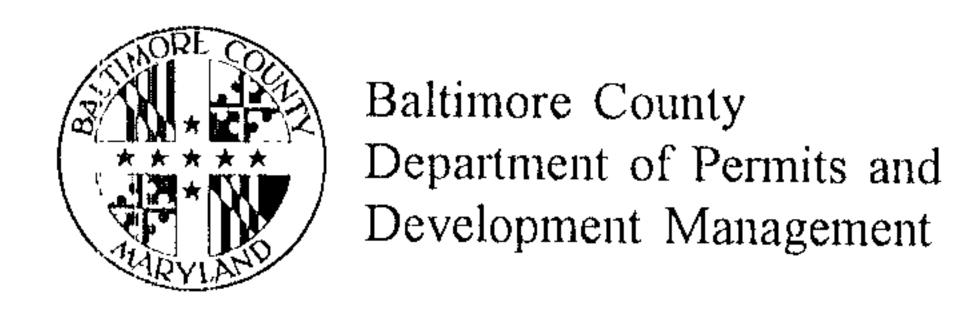
Director

TK:klm

C: David Gildea, Gildea, LLC, 301 N. Charles St., Ste. 900, Baltimore 21201
Nancy and Carl Lee Williams, 9126 Winands Road, Owings Mills 21117
Russ Dickens, Elm Street Development, 6820 Elm St., Ste. 200, McLean, VA 22101

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 4, 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.



June 20, 2003

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CASE NUMBER: 03-534-SPH

9126 Winands Road

N/side of Winands Road, 639 feet of Offutt Road 2nd Election District – 4th Councilmanic District Legal Owner: Nancy Jean and Carl Williams Lee

Contract Purchaser: Russ Dickens/Elm Street Development

Special Hearing to approve the review of the proposed amendments to the Master Water and Sewer Plan to redesignate the property water and sewer designation, with a concurrent review pursuant to the Phase 1 Development Review Process, including, but not limited to the following; the filing of a Concept Plan, Concept Plan Conference, Community Input Meeting, the filing of a Development Plan, Development Plan Conference, but not including the Hearing Officer's hearing.

Hearings:

Wednesday, August 6, 2003 at 10:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

Timothy Kotroco

Director

TK:rlh

C: Nancy Jean Lee and Carl W. Lee, 9126 Winands Road, Owings Mills 21117
David K. Gildea, Gildea, LLC, 301 N. Charles Street, Suite 900, Baltimore 21201
Russ Dickens/Elm Street Development, Russ Dickesn, V. P., 6820 Elm Street, Suite 200, McLean, VA 22101

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 22, 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

Thursday, October 2, 2003 Issue - Jeffersonian

Please forward billing to:

Russ Dickens
Elm Street Development
6820 Elm Street
McLean, VA 22101

703-734-9730

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: 03-534-SPH

9126 Winands Road

N/side of Winands Road, 639 feet off of Offutt Road

2nd Election District – 4th Councilmanic District

Legal Owner: Nancy Jean and Carl Williams Lee

Contract Purchaser: Russ Dickens, Elm Street Development

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Hearings: Monday, October 20, 2003, at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

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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.

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TO: PATUXENT PUBLISHING COMPANY

Issue - Jeffersonian

Please forward billing to:

Russ Dickens, V. P., Elm Street Development 6820 Elm Street, Suite 200

McLean, VA 22101

703-734-9730

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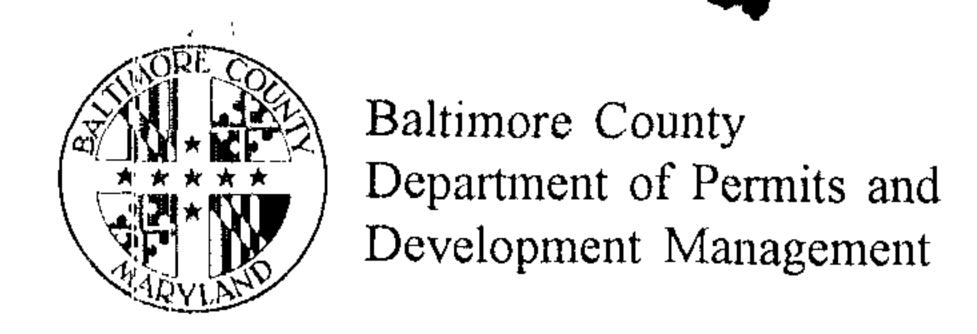
Wednesday, August 6, 2003 at 10:00 a.m. in Room 407, County Courts Building,

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.



Fax: 410-887-5708

August 4, 2003

NOTICE OF ZONING HEARING

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CASE NUMBER: 03-534-SPH

9126 Winands Road

N/side of Winands Road, 639 feet off of Offutt Road

2nd Election District – 4th Councilmanic District

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Hearings:

Monday, September 22, 2003, at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

buth Kotroco

Director

TK:klm

C: David Gildea, Gildea, LLC, 301 N. Charles St., Ste. 900, Baltimore 21201 Nancy and Carl Lee, 9126 Winands Rd., Owings Mills 21117 Russ Dickens, Elm Street Development, 6820 Elm St., Ste. 200, McLean, VA 22101

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 6, 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

Thursday, September 4, 2003 Issue - Jeffersonian

Please forward billing to:

Russ Dickens Elm Street Development 6820 Elm Street McLean, VA 22101

703-734-9730

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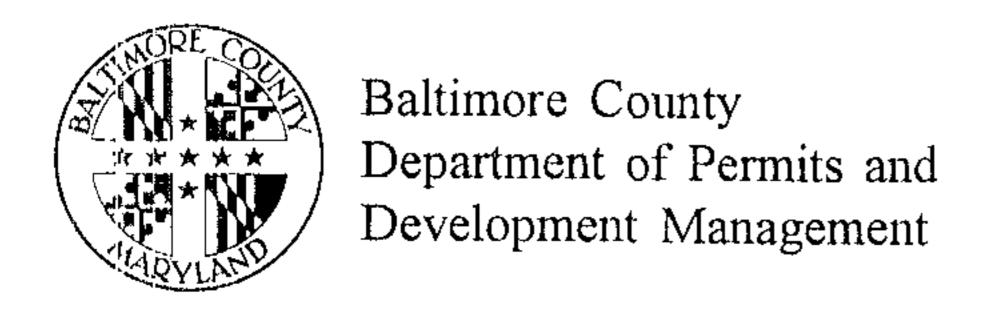
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Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

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Fax: 410-887-5708 May 19, 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: 03-534-SPH

9126 Winands Road

N/side of Winands Road, 639 feet of Offutt Road

2nd Election District – 4th Councilmanic District

Legal Owner: Nancy Jean and Carl Williams Lee

Contract Purchaser: Russ Dickens/Elm Street Development, Russ Dickens, Elm Street

Development

Special Hearing to approve the review of the proposed amendments to the Master Water and Sewer Plan to redesignate the property water and sewer designation, with a concurrent review pursuant to the Phase 1 Development Review Process, including, but not limited to the following; the filing of a Concept Plan, Concept Plan Conference, Community Input Meeting, the filing of a Development Plan, Development Plan Conference, but not including the Hearing Officer's hearing.

Hearings:

Tuesday, July 1, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon Director

AJ:rlh

C: Nancy Jean Lee and Carl W. Lee, 9126 Winands Road, Owings Mills 21117
David K. Gildea, Gildea, LLC, 301 N. Charles Street, Suite 900, Baltimore 21201
Russ Dickens/Elm Street Development, Russ Dickesn, V. P., 6820 Elm Street, Suite 200, McLean, VA 22101

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 16, 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

Thursday, June 12, 2003 Issue - Jeffersonian

Please forward billing to:

Russ Dickens, V. P., Elm Street Development 6820 Elm Street, Suite 200 McLean, VA 22101

703-734-9730

NOTICE OF ZONING HEARING

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Hearings:

Tuesday, July 1, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401

Bosley Avenue

LAWRENCE E. SCHMIDT

months.

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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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: 03-53 4-5PM				
Petitioner LEE				
Address or Location 9126 WINANDS ROAD				
PLEASE FORWARD ADVERTISING BILL TO				
Name: Russ Dickens Elm Street Development				
Address: 6820 Elm St. Site 200				
Mclean, VA ZZIOI				
Telephone Number: 33-334-5350				



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

JMP

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Date: 5.27.03

Item No.

Baltimore County

RE:

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

Dear Ms. Hart:

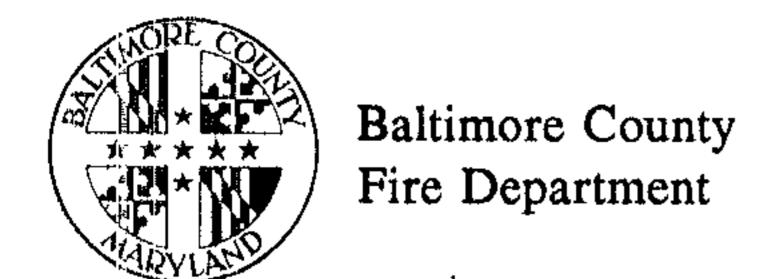
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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,

人

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

June 3, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 19, 2003

Item No.: 532-536, 538-542 (554)

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

My Office of the contract of t

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management **DATE:** June 16, 2003

RECEIVED

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

JUN 2'5 2003

ZONING COMMISSIONED

SUBJECT: Zoning Advisor

Zoning Advisory Petition(s): Case 03-534 - Special Hearing

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.

Prepared by:

Section Chief:

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits &

Development Management

DATE: May 30, 2003

FROM: Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 27, 2003 Item Nos. 532, 533, 534, 535, 536, 538, 542, and 543

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

DAYIDGILDEA GILDEALLC.COM

GILDEA. LLC

301 NORTH CHARLES STREET

SUITE 900

BALTIMORE, MARYLAND 21201 TELEPHONE 410-234-0070

FACSIMILE 410-234-0072

www.gildeallc.com

ZOMING COMMISSIONER September 15, 2003

2Eb I 1 5003

BECEINED

DAVID K. GILDEA

SEBASTIAN A CROSS SCROSS@GILDEALLC.COM

JOSEPH R. WOOLMAN, III JWOOLMAN@GILDEALLC.COM

D. DUSKY HOLMAN DHOLMAN OCIL DEALLC.COM

STUART W. COX SCOX@GILDEALLC.COM

Mr. Timothy Kotroco Office of Permits & Development Management 111 W. Chesapeake Avenue, Room 111 Towson, MD 21204

Re:

Elm Street Development/Lee Property

Case No.: 03-534-SPH

Dear Mr. Kotroco:

Elm Street Development, by and through its attorneys, Joseph R. Woolman, III and Gildea, LLC, hereby withdraws its petition in the above referenced matter.

Should you have any questions or comments regarding this matter, please contact me.

Respectfully submit

Woolman, III

JRWIII: dls

Cc:

Russ Dickens, Elm Street Development, Inc.

Dean C. Hoover, Morris & Ritchie Associates, Inc.

Lawrence E. Schmidt, Baltimore County Zoning Commissioner

David K. Gildea, Esquire

GILDEA. LLC

DAVID K. GILDEA LAVIDGILDEA@GILDEALLC.COM 301 NORTH CHARLES STREET SUITE 900

SEBASTIAN A. CROSS SCROSS@GILDEALLO.COM BALTIMORE, MARYLAND 21201 TELEPHONE 410-234-0070 FACSIMILE 410-284-0072

www.gildeallo.com

JOSEPH R. WOOLMAN, III JWOOLMAN@GILDEALLC.COM

D. DUSKY HOLMAN DHOLMAN@GILDEALLC.COM

STUART W. COX SCOX#GILDEALLC.COM August 15, 2003

Ms. Kristin Matthews Baltimore County Office of Zoning 111 W. Chesapeake Avenue, Room 111 Towson, MD 21204

> Elm Street/Lee Property Re:

> > Case No.: 03-534-SPH

Dear Kristin:

Pursuant to our conversation today, it is my understanding that you will be rescheduling the above matter for hearing. This matter was previously scheduled for August 6, 2003 and was postponed until September 22, 2003. Please reschedule the above matter for mid to late October, 2003. No party to this proceeding will be prejudiced by this postponement request.

Should you have any questions or comments, please contact me. With kind regards, lam

Very truly yours,

R. Woolman, III

JRWIII:bhb

Timothy Kotroco, Director, Office of Permits & Development Management CC: Russ Dickens, Elm Street Development, Inc.

Dean C. Hoover, Morris & Ritchie Associates

David K. Gildea, Esquire

/UG 1 2 2003 03-3004

GILDEA, LLC

DAVID K. GILDEA DAVIDGH.DEA@GILDEALLC.COM 301 NORTH CHARLES STREET SUITE 900

SEBASTIAN A. CROSS SCROSSØGILDEALLC.COM BALTIMORE, MARYLAND 21201

TELEPHONE 410-234-0070 FACSIMILE 410-234-0072

www.gildeallc.com

JOSEPH R. WOOLMAN, III JVOOLMAN@GILDEALLC COM

D. DUSKY HOLMAN DHOLMANOGILDEALLO.COM

STUART W. COX SCOX & GYLDEALLC, COM July 28, 2003

Timothy Kotroco, Director Office of Permits & Development Management 111 W. Chesapeake Avenue, Room 111 Towson, MD 21204

Re: Elm Street Development/Lee Property

Case No.: 03-534-SPH

Dear Mr. Kotroco:

This office represents Elm Street Development in the above referenced matter. Elm Street respectfully requests that the Zoning Commissioner's hearing presently scheduled for Wednesday, August 6th, 2003, at 10:00 a.m., be postponed. No party to this proceeding will be prejudiced by the requested postponement.

Respectfully submitted,

Joseph R. Wootman, III

JRWIII:bhb

CC: Russ Dickens, Elm Street Development, Inc.

Dean C. Hoover, Morris & Ritchie Associates

David K. Gildea, Esquire

JUL 29 2003 03-2724

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GILDEA. LLC

DAVID K. GILDEA DAVIDGILDEA@GILDEALLC.COM 301 NORTH CHARLES STREET SUITE 900

SEBASTIAN A. CROSS SCROSE@GILDEALLC.COM BALTIMORE, MARYLAND 21201 TELEPHONE 410-234-0070

www.gildeallc.com

FACSIMILE 410-234-0072

JOSEPH R. WOOLMAN, III JWOOLMAN@GILDEALLC COM

D. DUSKY HOLMAN THOUMAN OGILDEALLC.COM

STUART W. COX SCOX#GILDEALLO.COM June 18, 2003

Timothy Kotroco, Director Office of Permits & Development Management 111 W. Chesapcake Avenue, Room 111 Towson, MD 21204

> Re: Elm Street Development/Lee Property

> > Case No.: 03-534-SPH

Dear Mr. Kotroco:

This office represents Elm Street Development in the above referenced matter. Elm Street respectfully requests that the Zoning Commissioner's hearing presently scheduled for Tuesday, July 1, 2003, at 10:00 a.m., be postponed. No party to this proceeding will be prejudiced by the requested postponement.

Respectfully submitted,

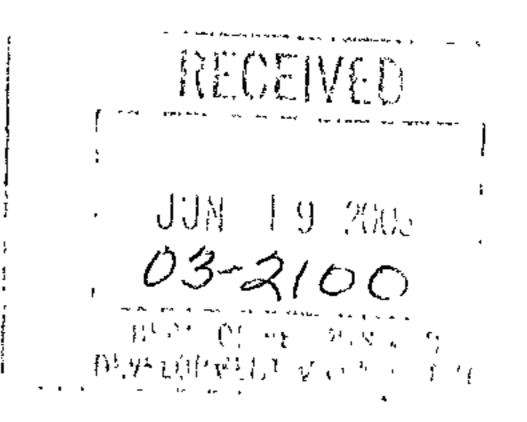
Joseph/R. Woolman, III

]RWIII:bhb

CC: Russ Dickens, Elm Street Development, Inc.

Dean C. Hoover, Morris & Ritchie Associates

David K. Gildea, Esquire





DATE:

May 7, 2003

TO:

Zoning Commissioner

FROM:

Jeffrey Perlow, Planner II

Zoning Review

RE:

03-534-SPH, 9126 Winands Road (North Side of Winands Road, 630 feet

east of Offutt Road, Nancy and Carl Lee-owners, Russ Dickens/Elm Street

Development-Contract Purchaser

Met with Joseph R. Woolman, III, attorney for petitioners, and Carl Richards, Zoning Review Supervisor, regarding the appropriateness and timing of this petition relative to the zoning regulations and development regulations. It is the position of this office that the filing of this petition in advance of an administrative denial from a County agency is an inappropriate action. In addition, this office feels that the Zoning Commissioner/Hearing Officer is not the correct venue for review of proposed amendments to the Master Water and Sewer Plan.

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 03-534 SPH

Date <u>Cempleted/Initial</u> s	
5-19-03	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder, complete information on stamp or front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file, make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder, mail copy to zoning commissioner's office)
- Line of the state of the stat	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
7-31-03	POSTPONEMENTS (type postponement letter, make appropriate copies, mail original and copies; send copy to zoning commissioner, file copy in hearing file; update hearing calendar and ZAC in computer)
- · · ·	RESCHEDULING (determine hearing date, type letter confirming new date, make appropriate copies, mail original and copies, file copy in hearing file, update hearing calendar and ZAC in computer, refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample, file cards in cabinet)
.	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
	COMMENTS (check off agency comments received on front of hearing file, make copies, type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday, verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative

on Tuesday morning)

Robert L. Ehrlich, Jr.



Audrey E. Scott Secretary

Florence E. Burlan
Deputy Secretary

Michael S. Steele

May 19, 2003

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

Zoning Advisory Committee Agenda 05/27/03 re: case numbers 03-532-X, 03-533-A, 03-534-SPH, 03-535-A, 03-536-SPH, 03-537-XA, 03-538-A, 03-539-A, 03-540-A, 03-541-A, 03-542-A, 03-543-X

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 05/19/03. 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

Planning Services

cc: Mike Nortrup

