ORDER RECKIVED FOR FILING Date 1000/100 FOR FILING By 1000/1000 IN RE: PETITION FOR VARIANCE

NE/S Owings Avenue, 409' S of the c/l

Stocksdale Avenue

(Whiteraft Property)

4th Election District

3rd Council District

Craig C. Whitcraft, et ux Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 04-047-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, Craig C. and Mary C. Whitcraft, through their attorney, Alan Betten, Esquire. The Petitioners request variance relief from Sections 238.1 and 238.2B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 5 feet in lieu of the required 25 feet, a street centerline setback of 22 feet in lieu of the required 50 feet, and a side yard setback of 5 feet in lieu of the required 30 feet for a proposed commercial building, and from Sections 238.2 and 102.2 of the B.C.Z.R. to permit a rear yard setback of 2 feet in lieu of the required 30 feet and a minimum distance of 3 feet between buildings in lieu of the required 60 feet, for three relocated storage sheds. 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 Craig and Mary Whitcraft, property owners, James Markle, the Professional Engineer who prepared the site plan for this property, and Alan Betten, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the northeast side of Owings Avenue, just south of Stocksdale Avenue in Reisterstown. The property contains a gross area of 0.4533 acres, more or less, zoned B.R. and is

proposed for redevelopment with an automotive service garage. As shown on the site plan, the property is presently improved with five wooden sheds, which actually straddle the rear property line of an adjacent parcel. As part of the proposed improvements, the Petitioners propose removing two of these sheds and relocating the other three to be entirely located on the subject site. In addition, the Petitioners propose to construct a 4,000 sq.ft. commercial building adjacent to the front property line.

As shown on the site plan, the Petitioners own several adjacent properties. One such lot has frontage on Reisterstown Road (Maryland Route 140), and is improved with a large building containing 14 lifts and used as a transmission repair shop. This business operates under the name Whitcraft Automotive Transmissions and has been owned and operated by the Petitioners for a number of years. In addition to that parcel, the Petitioners own several other adjacent lots, one of which is improved with a single-family dwelling in which the Petitioners reside. Another adjacent property is improved with a single-family dwelling in which Mr. Whitcraft's mother resides.

As shown on the site plan, the subject property shares a common side property line with the parcel that contains the transmission shop building. Although the subject property does not have frontage on Reisterstown Road, access to that road is provided through the transmission shop property. The rear of the subject property abuts a lot owned by Hess Realty Corporation of Delaware. That lot has frontage on Reisterstown Road and is improved with a fuel service station.

As noted above, the subject property is presently improved with five wooden sheds, which are used for storage in conjunction with the transmission shop operation on the adjacent lot. The Petitioners propose removing two of the sheds and relocating three others. As shown on the site plan, these sheds actually straddle the property line to the rear of the gas station property. The three sheds will be moved so as to be entirely located on the subject lot. Additionally, the Petitioners propose the construction of a 4,000 sq.ft. commercial building, 50' x 80' in dimension. The proposed building will be used for storage, offices and a work area in connection with the transmission shop building.

A series of variances are needed to accommodate the Petitioners' plans. Some of these variances are for the proposed new building, due to its location immediately adjacent to Owings Avenue and the side property line, as well as the three storage sheds which are to be relocated within the property. In this regard, it is to be noted that a Baltimore County water tower is located immediately across Owings Avenue from the subject site. Additionally, Owings Avenue terminates shortly past the subject property. Finally, the Petitioners produced letters from several property owners along Owings Avenue indicating their support of the requested relief (see Petitioners' Exhibits 3).

Based upon the testimony and evidence offered, I am easily persuaded to grant the request. In my judgment, the proposal represents a reasonable use of the subject site that is consistent with the area. The uniqueness associated with the property relates to its configuration and location adjacent to properties owned by the Petitioners. In sum, I am persuaded that the requirements of Section 307 of the B.C.Z.R. have been met and that relief can be granted.

As noted above, no one appeared in opposition to the request. Additionally, a Zoning Advisory Committee (ZAC) comment was received from the Office of Planning, which will be incorporated as a condition to the relief granted to the extent that building elevation drawings shall be submitted to that agency for review and approval prior to the issuance of any permits. Their comment also requested approval of a landscape plan. In my view, little landscaping is warranted here, given the commercial nature of the property and adjacent uses. Thus, a detailed landscape plan will not be required.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of October, 2003 that the Petition for Variance seeking relief from Sections 238.1 and 238.2B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 5 feet in lieu of the required 25 feet, a street centerline setback of 22 feet in lieu of the required 50 feet, and a side yard setback of 5 feet in lieu of the required 30 feet for a proposed commercial

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

October 1, 2003

Alan Betten, Esquire Kandel, Klitenic, Kotz & Betten, LLP 502 Washington Avenue, Suite 610 Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NE/S Owings Avenue, 409' S of the c/l Stocksdale Avenue
(Whiteraft Property)
4th Election District – 3rd Council District
Craig C. Whiteraft, et ux - Petitioners
Case No. 04-047-A

Dear Mr. Betten:

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. & Mrs. Craig C. Whitcraft
538 Main Street, Reisterstown, Md. 21136
Mr. James Markle, G. W. Stephens, Jr. & Assoc., Inc.
1020 Cromwell Bridge Road, Towson, Md. 21286-3396
Office of Planning; People's Counsel; Case File





FILING

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CUREY 9/15/98

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at <u>Owings Avenue S of Stocksdale Avenue</u>

which is presently zoned <u>BR</u>

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) 238.1BCZR — to permit a front yard for a commercial building of 5' in lieu of the 25' minimum from the property line and to permit 22' from the centerline of the street in lieu of the 50' minimum. 238.2BCZR — to permit a side yard of 5' in lieu of the 30' minimum. 238.2/102.2BCZR — to permit a rear yard of 2' in lieu of the 30' minimum and to permit a minimum distance of 3' between buildings in lieu of the required 60'.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): N/A Craig C. Whitcraft Name - Type or Print Name_Type or Print Signature Signature Mary C. Whitcraft Address Telephone No. Name - Type or Print City Zip Code State Signature **Attorney For Petitioner:** 410-833-5752 538 Main Street Telephone No. Address **21136** <u> Alan Betten, Esq.</u> Reisterstown <u>Maryland</u> Name - Type or Print City Zip Code State Representative to be Contacted: Signature Kandel, Klitenic, Kotz and Betten, LLP Alan Betten Name Gompany <u>410-339-7100</u> 502 Washington Avenue, Ste. 610 410-339-7100 502 Washington Avenue, Ste. 610 Telephone No. Address Address Telephone No. 21204 Towson 21204 <u>Maryland</u> <u>Maryland</u> Towson Zip Code Zip Code City State State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING _____ Case No. Reviewed By D.THOMPSON Date 7 50 03

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS 1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Description of a 0.453 Acre Parcel to accompany Petitions for Zoning Variance for Whitcraft Property

May 15, 2003 Page 1 of 1

Beginning for the description of a 0.453 Acre Parcel at a point on the northeasterly side of Owings Avenue, 35 feet wide, at the end of the 1st or North 36 degree 43 minute 52 second West 156.88 foot line of that First Parcel of Land described in the Deed, dated July 31, 2001, between Craig C. Whitcraft and Craig C. Whitcraft, et ux, recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 15440 folio 038, said point of beginning having a Baltimore County Metropolitan District Coordinate of North 57578.42 and West 59431.55 as mentioned in said herein above mentioned First Parcel and being measured South 40 degrees 50 minutes East 409 feet more or less from the centerline intersection of said Owings Avenue and Stocksdale Avenue, running thence leaving said point of beginning and the northeasterly side of said Owings Avenue, binding on all of the 2nd, 3rd and 4th lines of said herein above mentioned First Parcel, the three following courses,

- 1) North 48 degrees 56 minutes 08 seconds East 116.07 feet,
- 2) South 44 degrees 07 minutes 52 seconds East 156.66 feet and
- 3) South 48 degrees 56 minutes 08 seconds West 136.30 feet to intersect said northeasterly side of Owings Avenue, 35 feet wide, running thence binding on said northeasterly side of Owings Avenue and binding on all of the 1st line of said herein above mentioned First Parcel,
- 4) North 36 degrees 43 minutes 52 seconds West 156.88 feet to the point of beginning.

Containing 19,740 Square Feet or 0.453 Acres of Land more or less.

The above bearings are based on the Baltimore County Metropolitan District Grid System as mentioned in said herein above-mentioned First Parcel.

NOTE: THE ABOVE DESCRIPTION IS COMPILED FROM PLATS AND DEEDS AND DOES NOT CONSTITUTE A FIELD SURVEY AND IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONTRACTS, CONVEYANCES OR AGREEMENTS.



No. 274 OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT RECEIVED FOR: ITEM # 047 04-047-A DW1165 AVE

SOESTOCKSDAIF THE DY DIHOMPSON

YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND

PINK - AGENCY

DISTRIBUTION

WHITE - CASHIER

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CASHIER'S VALIDATION

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. Marviand on the property identified herein as follows:

Case: #04-047-A

N/east side of Owings Avenue, 400 ft. +/- southeast of Stockdale Avenue
N/east side of Owings Avenue, 400 ft. +/- southeast of Stocksdale Avenue
Ath Election District —'3rd Councilmanic District
Legal Owner(s): Craig and Mary Whiteraft
Variance: to permit a front yard for a commercial building of 5 feet in lieu of the 25 feet minimum from the property line and to permit 22 feet from the centerline of the street in lieu of the 50 feet minimum. To permit a side yard of 5 feet in lieu of the 30 feet minimum. To permit a rear yard of 2 feet in lieu of the 30 feet minimum and to permit a minimum distance of 3 feet between buildings in lieu of the required 60 feet.
Hearing(s): Friday, September 26, 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.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

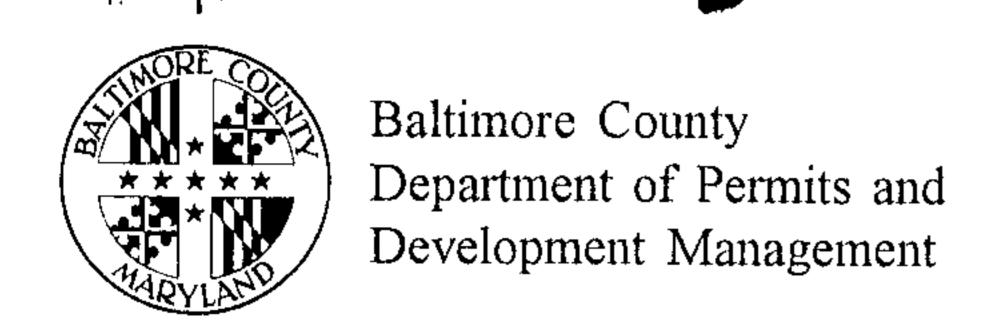
9/232 Sep 11

CERTIFICATE OF PUBLICATION

CERTIFICATE OF POSTING

RE: Case No.: 04-04

Petitioner/Developer: CRA/G 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: The sign(s) were posted on (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) L SE HELD ISSIONER



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

August 13, 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: 04-047-A

N/east side of Owings Avenue, 400 ft. +/- southeast of Stocksdale Avenue N/east side of Owings Avenue, 400 ft. +/- southeast of Stocksdale Avenue 4th Election District – 3rd Councilmanic District Legal Owners: Craig and Mary Whitcraft

<u>Variance</u> to permit a front yard for a commercial building of 5 feet in lieu of the 25 feet minimum from the property line and to permit 22 feet from the centerline of the street in lieu of the 50 feet minimum. To permit a side yard of 5 feet in lieu of the 30 feet minimum. To permit a rear yard of 2 feet in lieu of the 30 feet minimum and to permit a minimum distance of 3 feet between buildings in lieu of the required 60 feet.

Hearings:

Friday, September 26, 2003, at 11:00 a.m. in Room 407, County Office Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Alan Betten, Esq., Kandel, Klittenic, Kotz & Betten, 502 Washington Ave., Ste. 610, Towson 21204

Craig & Mary Whitcraft, 538 Main Street, Reisterstown 21136

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 11, 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 11, 2003 Issue - Jeffersonian

Please forward billing to:

Craig Whitcraft 538 Main Street

Reisterstown, MD 21136

410-526-6508

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: 04-047-A

N/east side of Owings Avenue, 400 ft. +/- southeast of Stocksdale Avenue N/east side of Owings Avenue, 400 ft. +/- southeast of Stocksdale Avenue 4th Election District – 3rd Councilmanic District Legal Owners: Craig and Mary Whitcraft

<u>Variance</u> to permit a front yard for a commercial building of 5 feet in lieu of the 25 feet minimum from the property line and to permit 22 feet from the centerline of the street in lieu of the 50 feet minimum. To permit a side yard of 5 feet in lieu of the 30 feet minimum. To permit a rear yard of 2 feet in lieu of the 30 feet minimum and to permit a minimum distance of 3 feet between buildings in lieu of the required 60 feet.

Hearings:

Friday, September 26, 2003, at 11:00 a.m. in Room 407, County Office 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.

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.

	ber or Case Number	04-047-A				
	CRAIA C. WH					
Address of	or Location: OwiNGS	AVE., South OF STOCKSDALE AVE.				
	FORWARD ADVERTIS					
Address	538 MAIN ST	REET				
REISTERSTOWM, MD 21136						



Baltimore County Department of Permits and Development Management

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

September 22, 2003

Alan Betten, Esq. Kandel, Klitenic, Kotz & Betten 502 Washington Avenue, Ste. 610 Towson, MD 21204

Dear Mr. Betten:

RE: Case Number: 04-047-A, Owings Ave., S/of Stocksdale Ave.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 30, 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. Callibal)

WCR:klm

Enclosures

c: People's Counsel Craig Whitcraft, Mary Whitcraft, 538 Main Street, Reisterstown MD 21136 State Druven to Excel
Administration

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

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9 (3), 0 DEPARTMENT OF TRANSPORTING

Date: 8. 13.03

Baltimore County

Item No. 047

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,

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 August 13, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 11, 2003

Item No.: 4-47-A

Dear Ms. Hart:

Pursuant to your request, the referenced properties 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.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code, (2000 edition of NFPA 1 & 101), prior to occupancy or beginning of operation.

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

cc: File

from the same

DATE: August 14, 2003

RECEIVED

AUG 1 4 2003

ZONING COMMISSION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Owings Avenue

INFORMATION:

Item Number: 04-047

Petitioner: Craig C. Whitcraft

Zoning: BR

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided building elevations (including exterior building materials and colors) and a landscape plan is submitted to this office for review and approval prior to the issuance of any building permits.

Prepared by:

Section Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM: Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT: Zoning Advisory Committee Meeting

For August 18, 2003

Item No. 047

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

DATE: September 25, 2003

Commercial entrance shall be 24 feet minimum revised drawing required. See Baltimore County Department of Public Works "Standard Details for Construction R-32".

The right-of-way for Owings Avenue is 50 feet; the set backs and requested variances shall be modified accordingly.

RWB:CEN:jrb

cc: File

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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. $\frac{\partial \log n}{\partial n} = \frac{1}{2} \frac{1}$

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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AUG 1 9 2003

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 August, 2003, a copy of the foregoing Entry of Appearance was mailed to, Alan Betten, Esquire, Kandel, Klitenic, Kotz and Betten, LLP, 502 Washington Avenue, Suite 610, Towson, MD 21204, Attorney for Petitioner(s).

ETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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CASE NAME	
CASE NUMBER	
DATE	

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL		
Jean Betten	5=2 warmers are 2-1-2-1	70-1201, 120 W204	abesser @k351 m. com		
JAMES MARKE	1020 GROMWELL BRIDGE BOAD, 250	70USON, MD. 21286	JMARKLE @ GLISTEPHENS, com		
CRAIG WHITCRAFT	538 Main ST	ReisTersTown No. 21136			
Mary Whitcraft	538 Main St.	Reisterstown MD 21136	Whiteraft @ aol.com		
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		<u></u>	<u> </u>		

September 14, 2003

Baltimore County Zoning Commissioner County Courts Building-4th Floor 401 Bosley Avenue Towson, Maryland 21204

Re: Case No.: 04-047-A; Northeast side of Owings Avenue 400 feet+/-southeast of Stocksdale Avenur, 4th Election District, 3rd Councilmanic District Legal Owners Craig and Mary Whiteraft

Dear Sir:

This is to advise you that I am president of the Stocksdale Community Association in which the Whitcraft property is located. I am aware of the proposed building as shown on the Plan to Accompany Petitions for Zoning Variance for Whitcraft Property. I have spoken with Mr. Whitcraft concerning the variances he is requesting and we approve of such requests.

Very truly yours,

Mark Chase

EXHIBIT
3

August 26, 2003

Baltimore County Zoning Commissioner County Courts Building - 4th Floor 401 Bosley Avenue Towson, Maryland 21204

Re:

Case No.: 04-047-A; Northeast side of Owings Avenue 400 feet +/- southeast of Stocksdale Avenue, 4th Election

District, 3rd Councilmanic District;

Legal Owners: Craig and Mary Whitcraft

Dear Sir:

This is to advise you that I reside at 510 Owings Mills Avenue, approximately one hundred twenty-six feet (126') from the proposed building as shown on the Plan to Accompany Petitions for Zoning Variance for Whitcraft Property. I have spoken with Mr. Whitcraft concerning the variances that he is requesting, and I approve such requests.

Very truly yours,

John F. Neighoff

cc: Mr. Craig Whitcraft



BUILDING 2






BUILDING 1 29



BUILDINGS 1+Z 2h



building, and from Sections 238.2 and 102.2 of the B.C.Z.R. to permit a rear yard setback of 2 feet in lieu of the required 30 feet and a minimum distance of 3 feet between buildings in lieu of the required 60 feet, for three relocated storage sheds, 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 permit and be granted same upon receipt of this Order; however, the 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 Petitioners shall submit building elevation drawings of the proposed building to the Office of Planning for review and approval prior to the issuance of any permits.

3) When applying for a building permit, 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