IN RE: PETITION FOR VARIANCE SW/S of Rolling Road, 300.90 ft. SE of Mumford Road 1st Election District 1st Councilmanic District (2101 Kennicott Road)

> Anna E. & John Thomas Moylan Petitioners

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 04-091-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance for the property located at 2101 Kennicott Road in the western area of Baltimore County. The Petition was filed by Anna E. and John Thomas Moylan, the legal owners of the property. The Petitioners are requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow rear yard setbacks of 19.5 ft. and 10 ft. in lieu of the required 30 ft. and 22.5 ft. respectively for proposed dwellings.

The property was posted with Notice of Hearing on October 4, 2003 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on October 2, 2003 to notify any interested persons of the scheduled hearing date.

Notice is taken that the property, which is the subject of this variance request, consists of 0.603 acres of land, more or less, and is zoned D.R.5.5.

Applicable Law

Section 307 of the B.C.Z.R. – Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted

as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights. ZAC comments were received from the Office of Planning dated September 10, 2003, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief were John Moylan, Petitioner, and Joseph Larson, civil engineer whose form prepared the plan to accompany the variance request. Citizens at the hearing included adjacent and nearby property owners, Mr. and Mrs. Patillo and Barbara Quinn. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony was proffered by Mr. Larson that the property is improved by an existing single family dwelling. The lot fronts on both Rolling Road and Kennicott Road as do all the nearby properties. The Petitioner would like to subdivide his property such that two new lots would be created which would front on N. Rolling Road. Eventually, the plan is to renovate the existing home and build two new homes on the property. Mr. Larson indicated that all three homes would be sold.

The variance request stems from the depth of the proposed rear lot line from the existing home. The request is for 19.5 ft from the existing home to the line and 10 feet from the existing

porch to the line. Mr. Larson presented Petitioner's Exhibit No. 2, the applicable 200 to 1 zoning map. He pointed out the map shows thirteen lots which have double frontage between Rolling and Kennicott Roads as does the subject property and that each had been developed with homes on both roads. The subject property is the only one without this feature. He also opined that this is an oversized lot compared to the other lots in the neighborhood. However, because of the location of the existing home and the depth of the lot, the same problem would exist whether one or two homes were built on the property. However, if the variances are granted, the two new homes would meet all County requirements. He also pointed out that with .6 acres, three homes are the most that can be built on this lot which is zoned DR 5.5.

This latter point was one of the concerns of the citizens. In addition, they were concerned that the three properties would be sold to homeowners and not rented. Mr. Larson stated that the owner intended to sell the properties to homeowners but could not guarantee that they would never be rented. Finally, the Planning Office comments included several items of maintenance which the owner agreed he would do. However, the citizens wanted to include removal of dead or dying trees on Rolling Road as well as those requested to be removed in recommendation 4 from the Planning Office. Again the Petitioner agreed.

Findings of Fact and Conclusions of Law

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This is the only lot compared to the thirteen or so others with double frontage that does not have homes on Rolling Road. In addition, I find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship as the location of the existing home limits the use of the property to build homes on Rolling Road. No increase in residential density beyond that otherwise allowable by the Zoning Regulations was requested. Furthermore, I find that such

variances can be granted in strict harmony with the spirit and intent regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22 day of October, 2003, that the Petitioners' request for variance from Section 1B02.3.C.1 of the B.C.Z.R., to allow rear yard setbacks of 19.5 ft. and 10 ft. in lieu of the required 30 ft. and 22.5 ft. respectively for proposed dwellings, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

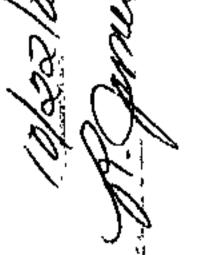
- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
- 2. The Petitioners must comply with the recommendations made by the Office of Planning in their ZAC comment dated September 10, 2003, a copy of which is attached hereto and made a part hereof;
- 3. In addition to removing dead and dying trees on Kennicott Road, the Petitioner shall likewise remove dead or dying trees on the Rolling Road portion of his property.
- 4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

IVM:rai



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 22, 2003

Mr. & Mrs. John Thomas Moylan 9614 Susies Way Ellicott City, Maryland 21042

> Re: Petition for Variance Case No. 04-091-A

> > Property: 2101 Kennicott Road

Dear Mr. & Mrs. Moylan:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy.

Deputy Zoning Commissioner

John musphy

JVM:raj Enclosure

c: Joseph Larson Spellman & Larson, Inc. 105 W. Chesapeake Avenue, Ste. 406 Towson, MD 21204

Mrs. Barbara Quinn 2040 Rolling Road Baltimore, MD 21244 Mr. & Mrs. Randy Patillo 2032 Kennicott Road Baltimore, MD 21244





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2101 Kennicott Road *

*Formerly known as 2100 Rolling Road

which is presently zoned DR5-5

IWe do solemnly declare and affirm, under the penalties of

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)

1 BO2.3C.1 to allow rear yard setbacks of 19.5' and 10' in lieu of the required 30' and 22.5' respectively.

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

Argument for Variance to be presented 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.

		•	perjury, the	at I/we are the le	gai owne n.	r(s) of th	e property which
Contract Purchaser/Lessee:		Legal Ov	vne r(s):	. •		-	
Not Applicable	<u> </u>	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	الوالكالك الأسر ميزجين ومجروب والمستوال والمستوال والمستوال والمستوال والمستوال والمستوال والمستوال	omas Moylan	·	7 9	
Name - Type or Print		1 t 1	Nargo - Type	Thomas	Me	ryler	<u>^</u>
Signature	•	·	Anna E.	Movlan		9	
Address	<u></u>	Telephone No.	Name + Type	or Print		0	
City	State	Zip Code	Honature			1	
Attorney For Petitioner			9614 Sus	<u> </u>		4	10-418-4330 Telephone No
	•		Ellicott City	City	, , , , , , , , , , , , , , , , , , ,	MD	21042
Hame - Type or Print			•	ntative to be		State cted:	Zip Coce
Signature			· Vabi asai	Maira a sa	AAUM	KIVIII	
		ر چې د مورون د د د د د د د د د د د د د د د د د د د	<u>Joseph L</u>	.arson			//
Company		,	Name 105 W. C	Chesapeake /	Ave.	4	10-823-3535
Address		Telephone No.	Address		•••	MD	Telephone No. 21,204
ax 3	State	Zip Code	Towson			MD State	Zip Code
A B	State	zip oud	4 117	OFFICE			
	mai ()		ESTIMAT	ed Length	OF HE	aring	
Case No. O'4-C	771.1-1		UNAVAIL Reviewed	ABLE FOR H	EARING	Date	08.77.0





RÖBERT E. SPELLMAN, P.L.6 JÖSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

DESCRIPTION FOR ZONING, 2101 KENNICOTT ROAD, MOYLAN PROPERTY, FIRST DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the southwest side of Rolling Road 70 feet wide at the distance of 300.90 feet measured southeasterly along the southwest side of Rolling Road from the center line of Munford Road 60 feet wide and running thence and binding on the southwest side of Rolling Road south 22 degrees 04 minutes 16 seconds east 9.80 feet and southeasterly by a curve to the right with a radius of 2,048.48 feet the distance of 115.33 feet thence leaving the southwest side of Rolling Road and running south 66 degrees 57 minutes 20 seconds west 206.78 feet to the northeast side of Kennicott Road, 60 feet wide and running thence and binding on the northeast side of Kennicott Road north 23 degrees 02 minutes 40 seconds west 125.00 feet thence leaving the northeast side of Kennicott Road and running north 66 degrees 57 minutes 20 seconds east 212.15 feet to the place of beginning.

CONTAINING 0.603 acres of land more or less.

January 24, 2003

File#D01240301



04.091.B

BALTIMORE COUNTY, MARYLAND No. 23195 OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT 65.(9) (X RECEIVED falliars bait. Mylani FROM: C 4-691. DISTRIBUTION CASHIER'S VALIDATION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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: #04-091-A Case: #04-091-A
2101 Kentcott Road
S/west side of Rolling Road,
300.90 feet southeast of
Mumford Road
1st Election District
1st Councilmanic District
LegalOwner(s): John Thomas and
Anne E. Moylan
Variance: to permit rear
yard setbacks of 19.5 and
10 feet in lieu of the required 30 feet and 22.5 respectively. spectively.

Hearing: Monday, October

20, 2003 at 9:00 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
Piease 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) 8873391.

3391. 10/006 Oct. 2 C629316 ||

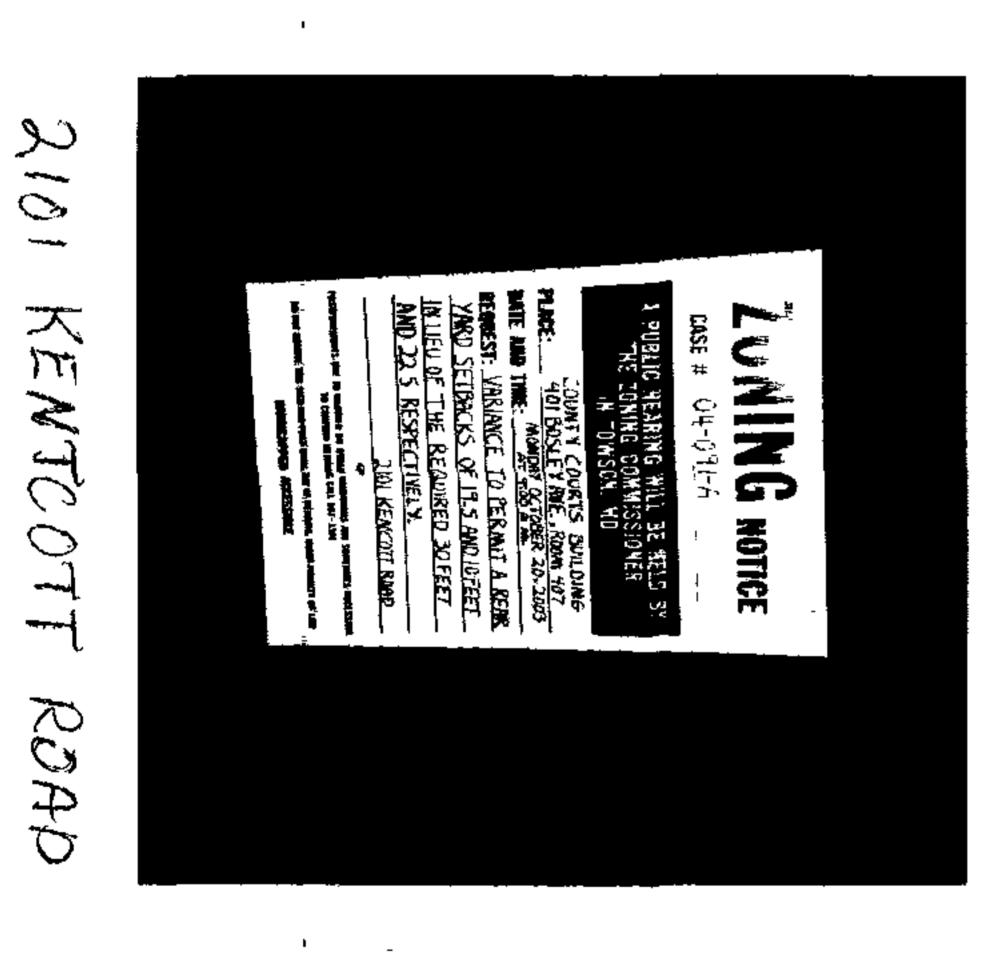
CERTIFICATE OF PUBLICATION

10/2/2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 10 2 ,2003.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilking

LEGAL ADVERTISING

CERTIFICATE OF POSTING

TTE	ENTION: BECKY HART.	Date: October 6, 2003
RE:	Case Number <u>04-091-A</u> Petitioner/Developer: <u>Mr+MRS, JOHN MOY</u> Date of Hearing/Closing: <u>October</u> 20	LAN/MR.JOSEPH LARSON 0, 2003
were	This is to certify under the penalties of perjury the posted conspicuously on the property located at	nat the necessary sign(s) required by law 2101 KENTCOTT RD.
	The sign(s) were posted on Oa	Tober 4, 2003 (Month, Day, Year)



(Signature of Sign Poster)

LINDA O 'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MP 21030
(Cily, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

RE: PETITION FOR VARIANCE
2101 Kennicott Road; SW/side Rolling Rd,
300.9' SE Mumford Road

1st Election & 1st Councilmanic Districts
Legal Owner(s): John T & Anna E Moylan

Petitioner(s)

* BEFORE THE

ZONING COMMISSIONER

* FOR

Petitioner(s)

* BALTIMORE COUNTY

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 5 day of September, 2003, a copy of the foregoing Entry of Appearance was mailed to, Joseph Larson, 105 W Chespeake Avenue, Towson, MD 21204, Representative for Petitioner(s).

SEP 0 5 28 3

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Per.....

TO: PATUXENT PUBLISHING COMPANY

October 4, 2003 Issue - Jeffersonian

Please forward billing to:

Joseph Larson

105 W. Chesapeake Avenue

Towson, MD 21204

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: 04-091-A

2101 Kentcott Road

S/west side of Rolling Road, 300.90 feet southeast of Mumford Road

1st Election District – 1st Councilmanic District

Legal Owner: John Thomas and Anne E. Moylan

Variance to permit rear yard setbacks of 19.5 and 10 feet in lieu of the required 30 feet and 22.5 respectively

Hearings: Mor

Monday, October 20, 2003 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

SCHOOL SC

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

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

September 4, 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: 04-091-A

2101 Kentcott Road

S/west side of Rolling Road, 300.90 feet southeast of Mumford Road

1st Election District – 1st Councilmanic District

Legal Owner: John Thomas and Anne E. Moylan

Variance to permit rear yard setbacks of 19.5 and 10 feet in lieu of the required 30 feet and 22.5 respectively

Hearings:

Monday, October 20, 2003 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:rlh

C: Mr. and Mrs. John Moylan, 9614 Susies Way, Ellicott City 21042 Mr. Joseph Larson, 105 West Chesapeake Ave., Towson 21204

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.

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: $04-09(-1)$
Petitioner: Sours ANNA Moguni
Address or Location: 2101 Kennicotties.
PLEASE FORWARD ADVERTISING BILL TO:
Name: <u>Soseph Larbon</u>
Address: 105 W. CHESAFEAKE Hac.
Cowson, Mb. 71204
Telephone Number: 4(0-828. 3535.

Department of Permits and Development Management

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

October 16, 2003

John Thomas Moylan Anna Moylan 9614 Susies Way Ellicott City, MD 21042

Dear Mr. and Mrs. Moylan:

RE: Case Number: 04-091-A, 2101 Kennicott Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 22, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. Supervisor, Zoning Review

U. Cal Robal D

WCR:klm

Enclosures

c: People's Counsel Joseph Larson, 105 W. Chesapeake Avenue, Towson 21204





700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

September 2, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: September 2, 2003

Item No.:

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 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

DATE: September 26, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 8, 2003 Item Nos. 088, 089, 090 091, 092, 093, 094, 096, and 097

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

RWB:CEN:jrb

cc: File

Jul 20

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:

2101 Kennicoott Road

INFORMATION:

Item Number:

04-091

Petitioner:

John Thomas Moylan

Zoning:

DR 5.5

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

- 1. Remove and/or replace the entire chain link fence that surrounds the property.
- 2. Replace the sidewalk along Kennicott Road.
- 3. Remove the 4 existing trees located just inside the front yard fence along the Kennicott Road sidewalk (1 is dead and 3 are in poor condition).
- 4. Remove and properly dispose of all trash and litter from the yard areas and the front deck.
- 5. Remove and properly dispose the metal sheds.

RECEIVED

DATE: September 10, 2003

SEP 1 1 2003

ZONING COMMISSIONER

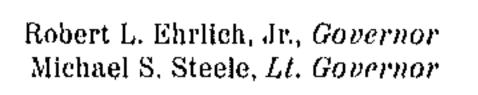
6. Repair and/or replace all exterior siding on the existing dwelling that is damaged or the paint has worn off.

Prepared by:

Section Chief:

AFK/LL:MAC:







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

JRA

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8.29.03

Baltimore County

Item No. 09/

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,

D

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

CASE NAME	2101 Kennicott Rd
CASE NUME	BER 04-091-F)
DATE /	0/20/03

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL	
JOSEPH LARSON	105 W. Chesapeak And 2100 N. ROLLING RD	Towson, Md 21204		
-OHN T. MOYUN	ZION N. ROLLING RD	WOOTHNWN WD 21244	· · · · · · · · · · · · · · · · · · ·	
· · · · · · · · · · · · · · · · · · ·				
			······································	
			· · · · · · · · · · · · · · · · · · ·	
· · · · · · · · · · · · · · · · · · ·	,			
				
			· · · · · · · · · · · · · · · · · · ·	
			···	
		<u> </u>		
			· · · · · · · · · · · · · · · · · · ·	
	-			
	·	<u> </u>		

PLEASE PRINT CLEARLY

Ž	ZICZ Kennicott Rd
CASE NAME	0102 Kennicott Rd
CASE NUMBER	•
DATE 10-20	-03

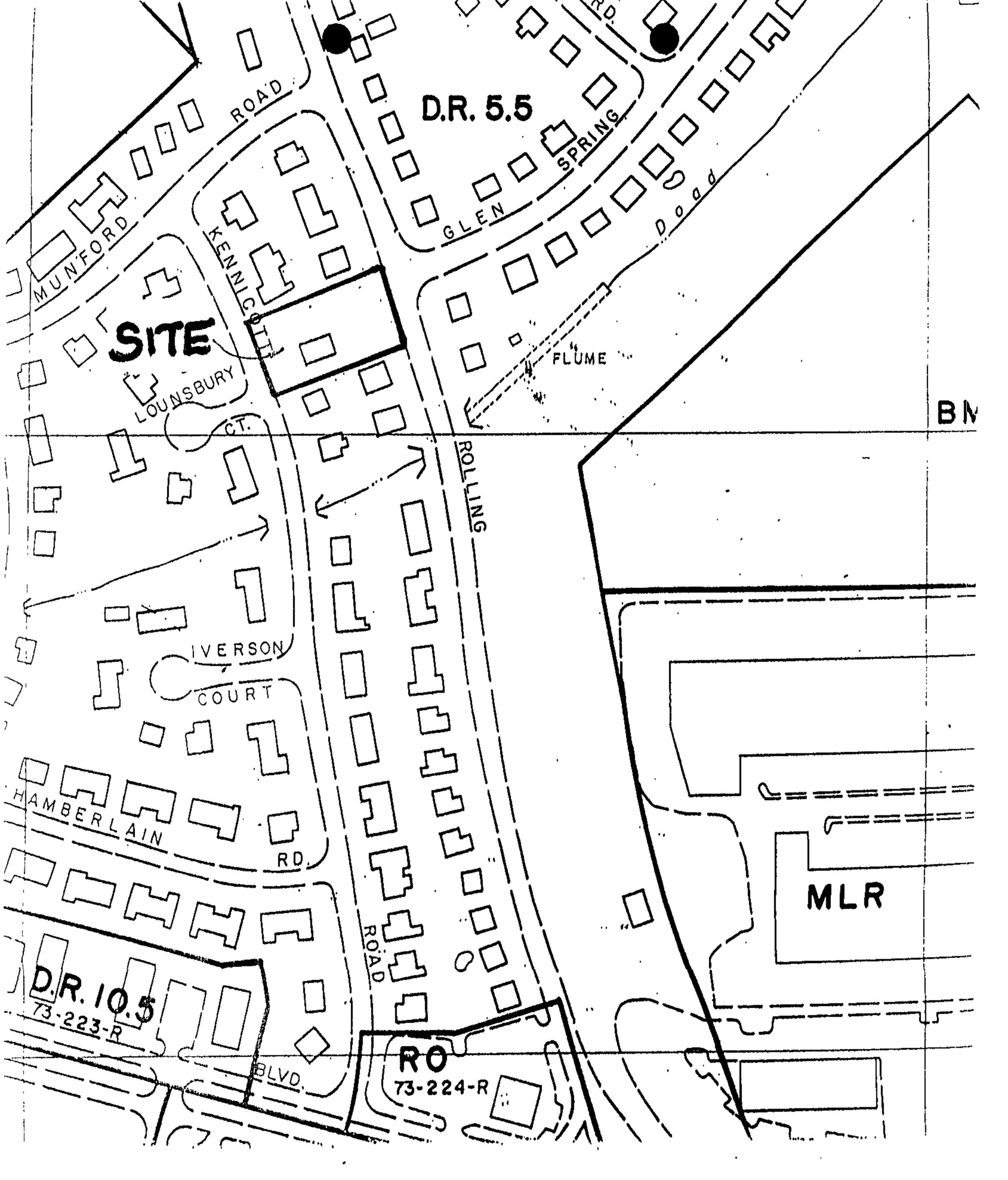
CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL dpatillo@ comcast. net	
Mr. + Mrs. Randy Patillo	2032 Kennicott Rd	Baltimore, MD 21244		
Mv. + Mrs. Randy Patillo Man Bunkerer Bush	2040 Rolling Rd	Belto m 21244	Bobbiquin DADL.Com	
		<u> </u>		
	· · · · · · · · · · · · · · · · · · ·			
	· · · · · · · · · · · · · · · · · · ·			
	- · · · · · · · · · · · · · · · · · · ·			
·				

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. D4-09/-A

Date Completed/Initials	
9-3-03	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 on front of folder)
<u>, </u>	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)
· · · · · · · · · · · · · · · · · · ·	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)
	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)
<u> </u>	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)



2017につく 以上ア

17W·2G

