IN RE: DEVELOPMENT PLAN HEARING and

PETITION FOR SPECIAL VARIANCE -

N/S Bucks Schoolhouse Road, S of

Broadbridge Road

(Goddard Property)

14th Election District

2nd Council District

BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Cases Nos. XIV-416 & 04-191-SA

Roger L. Goddard, Owner; Regional Homes, LLC, Developer

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for a combined public hearing, pursuant to Section 26-206.1 of the Baltimore County Code (B.C.C.). That Section permits consideration of both a development plan and a request for zoning relief at a single public hearing. The development plan and Petition were filed by the owner of the subject property, Roger L. Goddard, and the Developer, Regional Homes, LLC, through their attorney, Howard L. Alderman, Jr., Esquire.

Pursuant to the development review regulations codified in Title 26 of the B.C.C., the Owner/Developer seeks approval of a revised red-lined development plan, prepared by Little & Associates, Inc. for the proposed residential development of the subject property with 42 single family dwellings. In addition to development plan approval, the Owners/Developers request special variance relief from Sections 4A02.4.G and 4A02.4.F.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a centerline radii of 300 feet on Bucks Schoolhouse Road in lieu of the required 380 feet, and for such further relief as the nature of this case and proposed development may require. The subject proposal is more particularly described on the revised, redlined development plan submitted and marked into evidence as Developer's Exhibit 2.

This proposal has been reviewed in accordance with the development review regulations codified in Title 26 of the Baltimore County Code. The process described therein is initiated by the filing of a concept plan, which is a schematic representation of the proposed development. The concept plan is submitted for review at a conference held by and between

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representatives of the Developer and the County at a Concept Plan Conference (CPC). The CPC in this case was conducted on February 3, 2003. Thereafter, as required, a Community Input Meeting (CIM) is conducted during evening hours at a public facility in the vicinity of the proposed development. The CIM provides an opportunity for residents of the locale to review and offer comment on the proposal. The CIM for this project was held on March 6, 2003 at the Fullerton Elementary School. Subsequently, a development plan is submitted for review at a conference held again between the Developer and County agency representatives. Often the development plan has been revised to incorporate changes suggested at the CPC and/or CIM. The Development Plan Conference (DPC) in this case was held on November 26, 2003. Following the DPC, the appropriate reviewing agencies submit development plan comments and a public hearing on the proposal is ultimately conducted before the Zoning Commissioner/ Deputy Zoning Commissioner. In this case, the Hearing Officer's Hearing was scheduled before the undersigned for December 18, 2003; however, was continued at the request of R. Bruce Seeley on behalf of the Department of Environmental Protection and Resource Management (DEPRM). Mr. Seeley indicated that computations necessary for considering the storm water management proposal had not been submitted and reviewed by his agency. Thus, the matter was continued for further proceedings on January 15, 2004.

Appearing at one or both of the public hearings held for this project were Roger Goddard and Dan Goddard, co-owners of the subject property, Steven Rosen, on behalf of Regional Homes, LLC, Developer, and Howard L. Alderman, Jr., Esquire, attorney for the Owners/Developers. Also appearing on behalf of the Owners/Developers were Dwight Little and Chris Hanson, representatives of Little & Associates, Inc., the consultants who prepared the development plan; Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including the following individuals from the Department of Permits and Development Management (DPDM): Donald Rascoe, Project Manager; Bob Bowling, Development Plans Review; Bill Minor, Land Acquisition; and Lloyd Moxley, Zoning Review. Also appearing on behalf of the County were Lynn Lanham, Office

ORDER RECENEDIFOR FILING Deta Ev of Planning (OP); R. Bruce Seeley, Department of Environmental Protection and Resource Management (DEPRM); and Jan Cook, Department of Recreation and Parks (R&P). Several citizens from the surrounding locale appeared as interested persons. They included Tom Seymour on behalf of the South Perry Hall Boulevard Community Association, who was represented by Leslie M. Pittler, Esquire; Michael Jurkiewicz, Bill Horner, Patricia Eckenrode, Jen Przydzial, William Falkenhan, Roy Turner, Barry Glenn, Jim Eckenrode and Becky Verzinski.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located with narrow frontage on the north side of Bucks Schoolhouse Road, west of Perry Hall Boulevard in the White Marsh growth area of Perry Hall. The property contains a gross area of 18.92 acres, more or less, zoned D.R.3.5 and is presently primarily open field with some existing woods along the eastern portion of the site. There are also environmental constraints associated with the property, including wetlands and forest buffers in the central portion of the site. As noted above, a residential subdivision of 42 single-family homes is proposed, as shown on Developer's Exhibit 2. The layout and scheme of the proposed development is driven in large part by the proposed realignment of Bucks Schoolhouse Road. As more particularly shown on the plan, Bucks Schoolhouse Road presently abuts the south/side property line. Immediately west of the site, the road features a 90° turn, and a short distance later, there is another 90° turn as the road leads further west. Apparently it has long been the desire of the Department of Public Works (DPW) to realign and straighten Bucks Schoolhouse Road to eliminate these two turns, which are considered very sharp and dangerous. Thus, DPW has requested that the subject property be utilized to provide an area to realign the road. Under the proposal, the road will enter the property from the east and proceed in a gradual curve through the site and terminate at the western property line. Ultimately, this new road will be extended across the neighboring property owned by Michael M. Jurkiewicz and connect to the existing road to the west of that property. Upon completion of these improvements, the two 90° turns will be eliminated. Some of the proposed houses will have

frontage on the realigned Bucks Schoolhouse Road and an internal road will be built to provide access to the other homes within the interior of the site. A forest buffer and forest conservation area of 4.23 acres is proposed, and there are storm water management reservation areas shown on the plan.

Pursuant to Section 26-206 of the Baltimore County Code, which regulates the conduct at the Hearing Officer's Hearing, I am required to first identify any unresolved agency comments or issues. In this regard, on the first day of the hearing, several comments/issues were identified. Specifically, Mr. Alderman on behalf of the Developer indicated that the County had requested that a 20-foot wide drainage and utility easement between proposed Lots 29 and 30 be shown on the plan. Secondly, he indicated that it was requested that the sewer line be extended along the frontage of Lot 1 so that it could ultimately provide public sewer to the Jurkiewicz property. Third, it was indicated that elevation drawings for the garage of the Aspen unit needed to be submitted to the Office of Planning for review and approval. It is to be noted that because the hearing was reconvened several weeks after the first date, these issues were addressed in that interim period and the plan has been amended to show the drainage and utility easement between Lots 29 and 30 and the extension of the sewer line. Additionally, it was indicated that elevation drawings of the Aspen garage were submitted to the Office of Planning. Moreover, the Office of Planning submitted a written comment indicating that the development plan was in compliance with the Residential Performance Standards set forth in Section 260 of the B.C.Z.R. Thus, these three issues were resolved when the hearing was reconvened.

As for the community concerns, several were identified. At the initial hearing, Mr. Pittler on behalf of the South Perry Hall Boulevard Community Association raised a question regarding lot widths. He was assured that the plan shows that the minimum lot width is 75 feet, which is in compliance with the Perry Hall Community Plan. Thus, this issue was resolved favorably from his client's perspective. Mr. Horner raised concerns at the first hearing about potential landscaping and buffering for the dwellings to the rear of his property; however, at the subsequent hearing, it was indicated that he and representatives of the Developer had agreed upon

ORDER RECEVED/FOR FILING Date landscaping and mitigation of that view. It was not requested that their agreement be contained within the record of this case or incorporated into any approval granted by this Hearing Officer. Mr. Jurkiewicz raised several questions regarding the extension of utilities to his lot (see the issue regarding the extension of sewer line in front of Lot 1 above), and the realignment of Bucks Schoolhouse Road. Obviously, this Developer cannot make off-site improvements on Mr. Jurkiewicz' property. As noted above, the Developer will be responsible for road improvements on its property; however, those improvements will terminate at the property line. Ultimately, the County, through condemnation or otherwise, will obtain the rights-of-way across the Jurkiewicz property and the connection will be made.

There were also some general concerns expressed about traffic in the area and congestion; however, these issues were addressed during open hearing. There was one issue raised by a concerned citizen about the existence of junk and discarded appliances on the property. Between the two hearing dates, a representative of the Code Enforcement Division of the Department of Permits and Development Management (DPDM) inspected the site and confirmed that there is some debris on this property. A citation/correction notice was issued and that matter will be resolved through that agency.

The continuance of this case was necessitated due to an issue raised by DEPRM. Specifically, Mr. Seeley of that agency advised that the appropriate storm water management hydrology computations and verification of a suitable outfall had not been received. The hearing was continued to allow that issue to be addressed. On the second hearing date, Mr. Seeley produced an amended development plan comment, which was marked into evidence as County Exhibit 1. That comment indicates that the computations have been reviewed and approved by them and that the plan shows a suitable outfall. In addition, several general and site specific comments were identified by DEPRM. These comments will be attached as a condition of approval of the plan and the Developer will need to address these concerns during Phase 2 of the development process.

Turning to the variance request, the Owner/Developers request relief to allow a centerline radii of 300 feet in lieu of the required 380 feet on Bucks Schoolhouse Road. This variance relates to the proposed realignment of Bucks Schoolhouse Road, which was done in conjunction with the design proposed and approved by the County's Department of Public Works. The resulting 300-foot radius relates to the curvature of the road within the subject property. On behalf of DPW, Bob Bowling appeared at the hearing and indicated that his agency recommended approval of the variance in that it was his Department's design of the road that necessitated the variance. Moreover, a variance is warranted given the uniqueness of the property; specifically its narrowness at that location where the road will be realigned. Thus, I am persuaded that the relief requested meets the requirements of Section 307 of the B.C.Z.R. and that a grant of the variance will not result in any detriment to the health, safety and general welfare of the surrounding locale.

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

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 27 day of January, 2004 that the red-lined development plan for the Goddard Property, identified herein as Developer's Exhibit 2, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 4A02.4.G and 4A02.4.F.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a centerline radii of 300 feet on Bucks Schoolhouse Road in lieu of the required 380 feet, in accordance with Developer's Exhibit 2, be and is hereby GRANTED, subject to the following restriction:

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1) Compliance with the recommendations made by DEPRM in its development plan comments, marked as County Exhibit 1, a copy of which is attached hereto and made a part hereof.

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

LAWRENCE E. SCHMIDT

Zoning Commissioner/Hearing Officer

for Baltimore County

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HEARING OFFICERS HEARING

Project ID: A032839

GODDARD PROPERTY

NORTH SIDE OF BUCKS SCHOOLHOUSE RD., SOUTH OF BROADBRIDGE RD, JANUARY 15, 2004 AT 2:00 PM

STORM WATER MANAGEMENT COMMENTS:

1. The Storm Water Management Act:

- A. The Developer is responsible to address the requirements of the <u>Baltimore</u> County Code, Title 14, Article V.
- B. Provisions for exemptions, waivers and variances for Storm Water Management (SWM) are described in this document. Exemptions, waivers and variances should be applied for and granted (or denied) by the County before Development Plan approval is given.
- C. Conditions for recording plats and granting grading and building permits as related to SWM are also described in this document. The developer is advised to be aware of these conditions and include them in planning the project to avoid unnecessary delays to construction.

2. General Engineering Requirements:

- A. Water quality storage volume (WQ_v), Recharge storage volume (Re_v) and Channel protection volume (Cp_v) are normally required. If the development is in certain designated inter-jurisdictional watersheds or, if deemed necessary by Baltimore County, extreme flood protection (Qf) or 100 year peak management may also be required.
- B. Please refer to the 2000 Maryland Stormwater Design Manual, Volumes I & II for general design criteria. Hydrology shall be in accordance with the June 1986 version of TR-55.
- C. The developer is responsible for addressing all applicable requirements of agencies whether within or outside of Baltimore County having jurisdiction over water quality, streams or wetlands.
- D. Storm water management facilities are also subject to review and approval by the Baltimore County Soil Conservation District.

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HEARING OFFICERS HEARING GODDARD PROPERTY JANUARY 15, 2004 AT 2:00 PM

- E. Storm water management facilities which either outfall to a Baltimore County storm drain system or for which a public road will serves as a pond embankment will be reviewed and approved concurrently by the Department of Public Works and the Department of Environmental Protection and Resource Management.
- F. Site design must maintain, to the extent possible, predevelopment drainage patterns and characteristics. Diversion of drainage is discouraged and DEPRM reserves the right to prohibit drainage diversions it finds detrimental.
- G. Refer to Chapter 5.0 Stormwater Credits for environmentally sensitive designs. Use of these credits shall be documented at the initial (concept) design stage, documented with submission of final grading and verified with As-Built Certification for grading

3. Maintenance Requirements:

- A. Storm water management facilities may be maintained by Baltimore County if the following conditions are met, subject to approval of the Department of Environmental Protection and Resource Management:
 - (1) Residential subdivision in which all lots are for sale in fee.
 - (2) Requirements for public facilities given in the <u>Baltimore County</u>

 <u>Department of Public Works Design Manual</u> are all met.
 - (3) Storm water management facility is enclosed in a reservation shown on the record plat to allow the facility to be deeded in-fee to Baltimore County.
- B. Private maintenance of SWM facilities is acceptable. A Deed of Declaration and Easement must be executed by the developer guaranteeing maintenance of and County access to SWM facilities before SWM permit security may be released. Storm water management facilities in residential subdivisions to be maintained privately by a Homeowners Association shall be designed according to the requirements for public facilities.

4. Guidelines for Development Plan Approval:

A. Show type, size and location of all Best Management Practices (BMP) on the Development Plan. Preliminary unified stormwater sizing criteria should be provided to verify that the SWM area(s) on the plan are adequate.

HEARING OFFICERS HEARING GODDARD PROPERTY JANUARY 15, 2004 AT 2:00 PM

- B. Show that all outfalls from BMP facilities and bypass areas are "suitable" as defined by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.
- C. Show that the BMP facilities do not create a hazard. An example of a hazard would be an embankment dam located so that in the event of a breach failure, down stream life or property is endangered.
- D. List on development Plan any waiver or variance and give date of approval by Baltimore County.

5. Site - Specific Comments:

In addition to the above, each project will be given a brief review by the DEPRM's Stormwater Management, and a set of specific comments will be provided. The developer is responsible for address these site specific comments, which are enumerated as follows:

- A. Refer to the preceding pages for general requirements.
- B. Water quality volume (WQ_v), Recharge storage volume (Re_v), and Channel protection volume (Cp_v) are required.
- C. All site runoff must be conveyed to a suitable outfall without adversely affecting the receiving wetland, watercourse, waterbody, storm drain or adjacent property.
- D. BMP volume computations, stormwater credits and drainage area maps indicating by-pass areas have been reviewed. Hydrology is approved for Hearing Officers Hearing. The ponds appear to be sized correctly and the outfall is suitable. The plans meet Baltimore County Regulations. A copy of the SWM review comments of 12-30-03 is attached.
- E. Building and grading permits will not be issued until BMP plans are approved.
- F. This project is subject to the new stormwater management requirements that Baltimore County adopted on July 2, 2001.
- G. BMP sizing and stormwater credit computations must be referenced to the 2000 Maryland Stormwater Design Manual by page and section.
- H. Please note use IV waters. Maximum release time for Cp_v shall be 12 hours.



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Date
By

I. Chain link fence, meeting current County Standards, shall be used on all stormwater management facilities in residential developments that require fencing. Fence construction shall be in accordance with State Highway Administration Standard Details 690.01 and 690.02 and Maryland State Highway Administration Standard Specifications for Construction and Material Section 914.

R. Alexander Wirth, PE Dan Artley
12/30/03
CONDEV GRD DDA

Department of Environmental Protection and Resource Management

401 Bosley Avenue, Suite 416 Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive David A.C. Carroll, Director

Storm Water Engineering
December 30, 2003

To:

Little & Associates, Inc. Attn.: George McCubbin

Re:

Goddard Property Storm Water Management Facilities

2nd Hydrology Submittal and Review

Project ID No.: A032839

George:

Hydrology is approved for Hearing Officer's hearing. You have demonstrated a suitable outfall for both facilities. I do have minor comments.

The Re_v storage for facility No. 2 is geographically downhill from the facility. I will approve this under the circumstances, but generally will be discouraged in order to subtract Re_v from the WQ_v. The facility must be able to drain if the Re_v doesn't percolate into the ground, i.e. no ponding of water above the surface. The overflow drain on the Re_v storage chamber for facility No. 1 is fine.

All facilities shall positively drain as per the Baltimore County Storm Water Management Regulations Draft, Chapter 02.05: Positive Drainage. If you do not have a copy of this, please let me know and I'll be glad to e-mail it to you as an attached file.

You have subtracted the Re_v volume of storage in the facility from the computed WQ_v to get your newer required WQ_v. Although this is negligibly different from the computed Re_v, it is the computed Re_v that should be subtracted.

In the last set of comments I was concerned about the swale at the backs of houses along lots 24 through 31 and referred to a phreatic line from the centerline of the swale invert. The phreatic line should be taken from the edge closest to the houses of the design high water elevation for a 10 year storm at a 4H:1V gradient, and fall a minimum of one foot below the basement floor elevation.

Please call me at 410-887-3768 should you have any questions.

HOH Plan Comments

D.D.A.

Daniel D. Ari

Very truly yours,

Visit the County's Website at www.baltimorecountyonline.info

Printed on Recycled Paper

HEARING OFFICERS HEARING

Project ID: A032839

GODDARD PROPERTY

NORTH SIDE OF BUCKS SCHOOLHOUSE RD., SOUTH OF BROADBRIDGE RD.

JANUARY 15, 2004 AT 2:00 PM

GRADING, EROSION & SEDIMENT CONTROL COMMENTS:

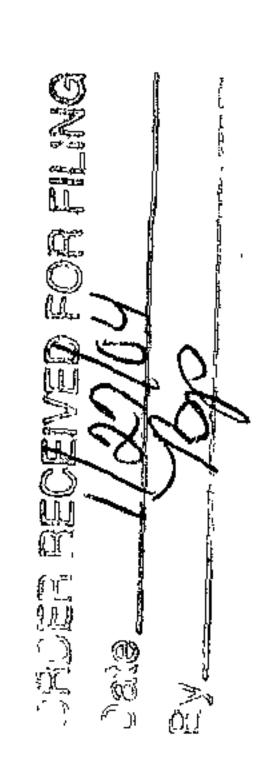
NOTE: Comments are advisory in nature and may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

1. Grading Requirements & Sediment Control Guidelines

- A. The developer is responsible to address the grading requirements of Baltimore County Code 14, Article VI and Baltimore County Department of Environmental Protection and Resource Management.
- B. A grading permit and security is required for any site having greater than 5,000 square feet of disturbed area. A security is required for sites having more than 20,000 square feet of disturbed area.
- C. An erosion and sediment control plan must be approved by the Soil Conservation District and a separate approved final grading plan is required for any site having greater than 20,000 square feet of disturbed area. These plans must be approved by DEPRM prior to obtaining a grading permit.
- D. Sites having less than 20,000 square feet of disturbed area may be exempt from the approved erosion and sediment control plan requirement and may qualify to use standard sediment control plan measures. Contact Inspection and Enforcement at (410) 887-3226 for additional information

2. General Engineering Requirements

- A. Erosion and sediment control plans for sites having greater than 20,000 square feet of disturbed area must be reviewed and approved by the Baltimore County Soil Conservation District (SCD). Upon such approval, plans are then returned to the Department of Environmental Protection and Resource Management for microfilming. Grading plans will not be approved prior to SCD signature on erosion and sediment control plans.
- B. Final grading plans for sites having greater than 20,000 square feet of disturbed area must be submitted for approval to Stormwater Management along with the site erosion and sediment control plans. Final grading plans must show all proposed grading, storm drain inlets and their connections to main storm drain system up to outfall, building locations, first floor elevations, septic reserve areas, sidewalks and driveways. Proposed sanitary and water lines and their connections



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HEARING OFFICERS HEARING GODDARD PROPERTY JANUARY 15, 2004 AT 2:00 PM

to existing systems must be shown on final grading plan. Sediment control devices should not be shown on the final grading plan. Mass grading plans are not acceptable unless a waiver to this standard is granted by Stormwater Management. Final grading must reflect the proposed condition of storm water management hydrology. Refer to Baltimore County Code Title 14, Article VI.

- C. Erosion and sediment control devices must be perimeter type devices and must be located sufficiently outside of proposed grading, therefore, proposed grading should not be shown to the limits of property lines, wetlands, floodplains or buffers. Erosion and sediment control plans must be designed for all work shown on the final grading plan.
- D. Proposed storm water management ponds must be used as temporary sediment basins unless prohibited as such by the Stormwater Management's project engineer.
- E. Grading plan must be in compliance with Development Plan.
- F. Erosion and sediment control devices may not outfall concentrated flow onto adjacent properties without the property owner's written permission or acquisition of Easements.
- G. All floodplains, wetlands, and buffers must be shown on final grading plans and should be shown on the sediment control plans. Erosion and sediment control devices may not be located within such areas except as allowed by DEPRM. Sediment traps outfalling into such areas must provide two times the normally required storage.
- H. Sediment trapping device must be located outside the septic reserve areas. Show location of septic reserve area on grading plan in absence of sanitary sewer line.
- I. Stormwater credits shall be documented with submission of final grading plans and verified with As-Built certification

Outlines for Development Plan Approval:

A. Proposed grading, especially filling, should not be shown up to limits of property lines, floodplains, wetlands, or buffers. There should be adequate room for perimeter sediment and erosion control devices and for movement of construction equipment.

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HEARING OFFICERS HEARING GODDARD PROPERTY JANUARY 15, 2004 AT 2:00 PM

- B. Proposed grading must not exceed slope requirements of 2:1 maximum on commercial properties and 3:1 maximum on residential lot areas and 4:1 within 25 feet down slope of septic reserve areas.
- C. All swales shall be designed to Department of Public Works Design Standards.
- D. Proposed grading must not adversely impact the adjacent properties. Runoff must be discharged at locations of suitable outfalls. Diversion of natural runoff pattern from ultimate outfall for more than 1,000 feet by proposed grading is not acceptable unless approved by Department of Environmental Protection & Resource Management

4. Site Specific Comments:

A. There are no site specific comments, refer to the preceding pages for general requirements.

R. Alexander Wirth, PE Dan Artley 12/30/03 CONDEV GRD DDA

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

January 23, 2004

Howard L. Alderman, Jr., Esquire Levin & Gann 502 Washington Avenue, Suite 800 Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING & PETITION FOR SPECIAL VARIANCE

N/S Bucks Schoolhouse Road, S of Broadbridge Road

(Goddard Property)

14th Election District – 2nd Council District

Roger L. Goddard, Owner; Regional Homes, LLC, Developer

Cases Nos. XIV-416 & 04-191-SA

Dear Mr. Alderman:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. Roger Goddard, 4924 Bucks Schoolhouse Road, Baltimore, Md. 21237

Mr. Dan Goddard, 51 Shrewsbury Court, Perry Hall, Md. 21128

Messrs. Dwight Little & Chris Hanson, Little & Assoc., Inc.

1055 Taylor Avenue, Suite 307, Towson, Md. 21286

Mr. Steven Rosen, 3722 Birchmere Court, Owings Mills, Md. 21117

Mr. Michael Jurkiewicz, 4816 Bucks Schoolhouse Road, Baltimore, Md. 21237

Mr. Tom Seymour, 7719 Babikow Road, Baltimore, Md. 21237

Leslie M. Pittler, Esquire, 29 W. Susquehanna Avenue, Towson, Md. 21204

Mr. William Falkenhan, 4925 Bucks Schoolhouse Road, Baltimore, Md. 21237

Mr. Bill Horner, 4936 Bucks Schoolhouse Road, Baltimore, Md. 21237

Mr. Roy Turner, 10 Broadbridge Road, Baltimore, Md. 21237

Mr. Barry Glenn, 8131 Glen Arbor Drive, Baltimore, Md. 21237

Ms. Jen Przydzial, 409 Washington Avenue, Towson, Md. 21204

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

Visit the County's Website at www.baltimorecountyonline.info









Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4924 Bucks School House Road

which is presently zoned DR 3.5

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)

SEE ATTACHED

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

SEE ATTACHED

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 is the subject of this Petition.

perjury, that I/we are the legal owner(s) of the property which DEVELOPER Contract Rurchaser/Lessee: Legal Owner(s): 1 4. Regional Homes, LLC Roger L. Goddard Name - Type or Print Name - Type or Rrint By: Signature 8 Greenspring Valley Road, Suite 200 410-356-9110 Address Telephone No. Name - Type or Print Owings Mills MD 21117 City Zip Code State Signature 4924 Bucks School House Road 410-665-0904 **Attorney For Petitioner:** Address Telephone No. Howard L. Alderman, Jr., Esquire Baltimore MD 21158 Name Type or Print City Zip Code State Representative to be Contacted: Signature Little & Assoc., Inc. G. Dwight Little, PE Levin & Gann, PA Nottingham Centre, 8th Floor Company Name 502 Washington Avenue 410-321-0600 410-296-1636 1055 Taylor Avenue, Suite 307 Address Telephone No. Address Telephone No. MD Towson 21286 Towson, MD 21204 Zip Code City State State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING

Reviewed By

UNAVAILABLE FOR HEARING

Date _____

FEV 9/15/98

tase No.

Attachment 1 PETITION FOR VARIANCE

CASE	NO:	<u>04–</u>	<u> </u>

Address:

4924 Bucks School House Road

Legal Owners:

Roger L Goddard

Contract Purchaser:

Regional Homes, LLC

REQUESTED RELIEF:

Variance pursuant to BCZR § 4A02.4G from BCZR § 4A02.4F4 to permit centerline radii of 300 feet on Bucks School House Road in lieu of the required 380 feet; and for such further relief as the nature of this case and development may require.

JUSTIFICATION:

- A. County selected alignment of Bucks School House Road;
- B. Existing topographic and environmental constraints; and
- C. For such further reasons that will be presented at the hearing on this Petition.

For Additional Information Contact:

Howard L. Alderman, Jr., Esquire Levin & Gann, P.A. Nottingham Centre 502 Washington Avenue 8th Floor Towson, Maryland 21204

(410) 321-0600 Fax: (410) 296-2801 halderman@LevinGann.com

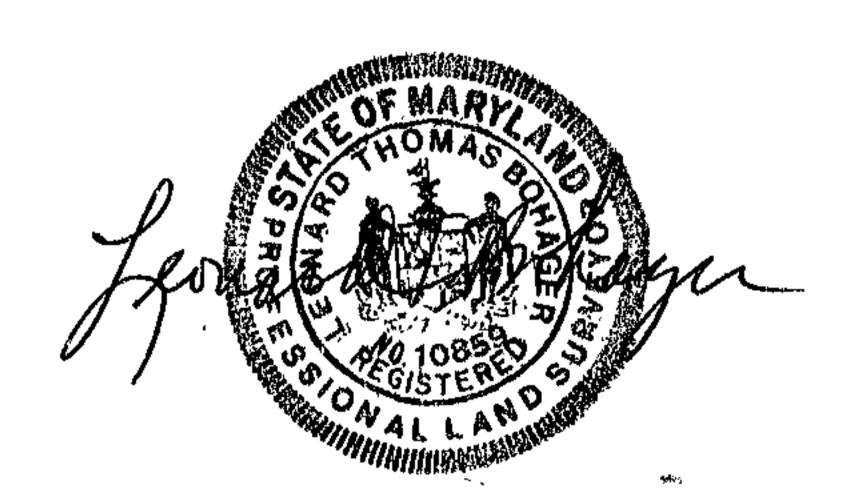
Page A1

04-191.SA

October 11, 2003

ZONING DESCRIPTION FOR 4924 BUCKS SCHOOL HOUSE ROAD THE GODDARD PROPERTY

Beginning at a point in the center of Bucks School House Road, which is proposed to be 50 feet wide, at the distance of 900 feet southerly of the centerline of the nearest improved intersecting street, Jacob Field Road, which is 50 feet wide. Thence North 82 degrees 48 minutes 28 seconds East 538.21 feet; thence North 17 degrees 54 minutes 37 seconds East 1482.87 feet; thence North 51 degrees 52 minutes 32 seconds West 521.90 feet; thence South 17 degrees 50 minutes 18 seconds West 1891.53 feet to the place of beginning. Containing 18.924 acres of land, more or less, as recorded in the Land Records of Baltimore County in Deed Liber 5058 folio 696. Also known as 4924 Bucks School House Road and located in the 14th Election District, 6th Councilmanic District.



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CERTIFICATE OF PUBLICATION

12/4/2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of __successive weeks, the first publication appearing on __I\rightarrow | \frac{1}{20} \rightarrow \frac{1}{20} \rightarrow \frac{2}{3}.

X The Jeffersonian

Arbutus Times

☐ Catonsville Times

☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter

☐ North County News

Jugan C

LEGAL ADVERTISING

NOTICE OF ZOMING 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: #04-191-SA

4924 Bucks School House Road

N/side of Bucks School House Road

N/side of Bucks School House Road

N/side of Bucks School House Road

Contract Purchaser. Regional Homes, LLC, Eric Smith

Legal Owner(s): Roger Goddard

Contract Purchaser. Regional Homes, LLC, Eric Smith

Special Variance: to permit centerline radii of 300 feet, and for such further relief as nature of this case and development may require.

Hearing: Honday, December 8, 2003 at 11:00 a.m. in Room 487, County Courts Building, 461 Bosley Avenue.

LAWRENCE E SCHMIDT

Zoning Commissioner for Baltanore County

MOTES. (*1). Hearings are Handicapped Accessine, for MOTES. (*1). Hearings are Handicapped Accessine, for his scenes Original Presentation Commissioners (*2). For information concerning the File and/or Hearing.

(2) For information concerning the File and/or Hearing.

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

11/187 Nov. 20. Cost.

ATE OF PUBI

2002

THIS IS TO CERTIFY, that the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., 23 8 once in each of

The Jeffersonian

Catonsville Times Arbutus Times

Towson Times

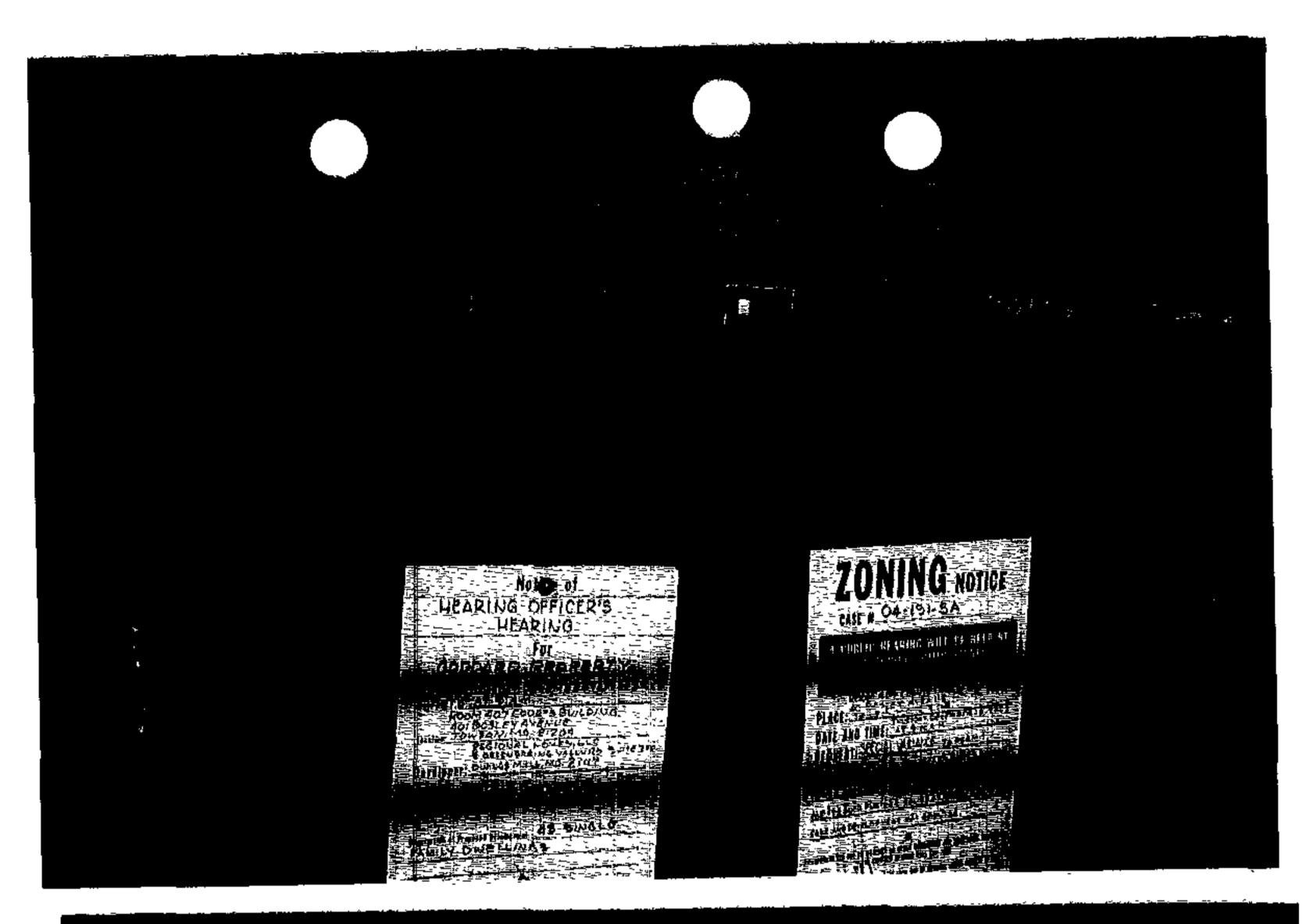
Owings Mills Times

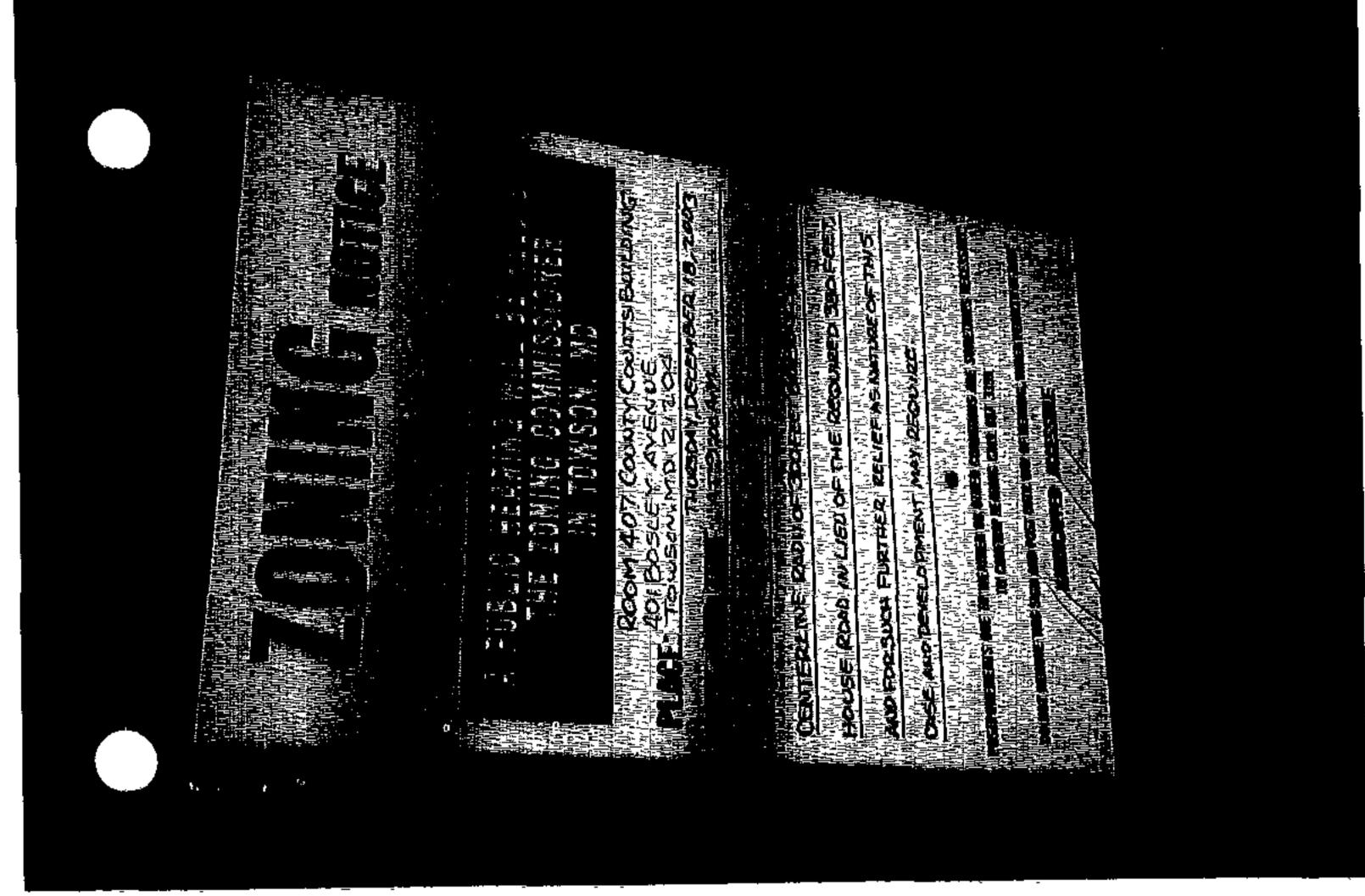
🖵 NE Booster/Reporter

North County News

Mulma

LEGAL ADVERTISING





CERTIFICATE OF POSTING.

.	Petitioner/Developer: (EECHOMESLL
•, ,	Date of Hearing/Closing: DEC.18, 2003
altimore County Department frmits and Development Mar ounty Office Building, Roon 1 West Chesapeake Avenue owson, MD 21204	nagement n 111
ttention: BECKY HA	×RT.
adies and Gentlemen: This le	etter is to certify under the penalties of perjury that the necessary sign(s) required by
	y on the property located at #49724 BUCKS SCHOOL HOUSE NOAL
	· · · · · · · · · · · · · · · · · · ·
he sign(s) were posted on	Mov. 13, 2003 (Month, Day, Year)
	Sincerely, Sincerely, Signature of Sign Poster and Date) CARLAND E. MOORE (Printed Name) 3225 RYERSON CIRCLES (Address) PAUTIMORE, MD. 21227 (City, State, Zip Code) C410) 242-4263 (Telephone Number)

RE: Case No.: 04-91-8A

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

December 24, 2003

Howard L. Alderman, Esquire Levin & Gann 502 Washington Avenue, 8th Floor Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and PETITION FOR SPECIAL VARIANCE

N/S Bucks School House Road, S of Broadbridge Road

(Goddard Property)

14th Election District – 6th Council District

Roger L. Goddard, Owner; Regional Homes, LLC, Contract Purchasers

Cases Nos. XIV-416 and 04-191-SA

Dear Mr. Alderman:

This letter is to confirm that due to a conflict in the Hearing Officer's schedule the continued hearing in the above-captioned matter has been moved. By agreement of all parties, the hearing will be held on Thursday, January 15, 2004 at 2:00 PM in Room 106 of the County Office Building.

Should anyone have any questions, please contact Don Rascoe, Project Manager, at 410-887-3335, or me. Thank you for your consideration in this matter.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bis

cc: Mr. Roger L. Goddard, 4924 Bucks School House Road, Baltimore, Md. 21237 Leslie M. Pittler, Esquire, 29 W. Susquehanna Avenue, Towson, Md. 21204

Mr. Eric Levitt, Regional Homes, 8 Greenspring Valley Rd., #200, Owings Mills, Md. 21117

Messrs. Dwight Little & Chris Hanson, Little & Assoc., 1055 Taylor Ave., #307, Towson, Md. 21286

Mr. Steven Rosen, 3722 Birchmere Court, Owings Mills, Md. 21117

Mr. Michael Jurkiewicz, 4816 Bucks School House Road, Baltimore, Md. 21237

Mr. Bill Horner, 4936 Bucks School House Road, Baltimore, Md. 21237

Mr. William Falkenhan, 4925 Bucks School House Road, Baltimore, Md. 21237

Mr. Tom Seymour, 7719 Babikow Road, Baltimore, Md. 21237

Mr. Roy Turner, 10 Broadbridge Road, Baltimore, Md. 21237

Mr. Barry Glenn, 8131 Glen Arbor Drive, Baltimore, Md. 21237

Mr. Dan Goddard, 51 Shrewsbury Court, Perry Hall, Md. 21128

Don Rascoe, Proj. Mgr.; Bob Bowling, Plans Review; Lloyd Moxley, Zoning Review;

Bill Minor, Land Acquisition; Lynn Lanham, OP; Jan Cook, R&P; Bruce Seeley, DEPRM



Visit the County's Website at www.baltimorecountyonline.info

Department of Permits Development Management

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



Baltimore County

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

November 20, 2003

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-191-SA

4924 Bucks School House Road

N/side of Bucks School House Rd., 900 ft. southerly of the centerline of Jacob Field Rd 14th Election District – 6th Councilmanic District

Legal Owner: Roger Goddard

Contract Purchaser: Regional Homes, LLC, Eric Smith

Special Variance to permit centerline radii of 300 feet on Bucks School House Road in lieu of the required 380 feet, and for such further relief as nature of this case and development may require.

Hearings:

Thursday, December 18, 2003, at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Howard Alderman, Jr., Levin & Gann, 502 Washington Avenue, Towson 21204 Roger Goddard, 4924 Bucks School House Rd., Baltimore 21158 Regional Homes, 8 Greenspring Valley Rd., Ste. 200, Owings Mills 21117 G. Dwight Little, 1055 Taylor Avenue, Ste. 307, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, DECEMBER 3, 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.



Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY

Thursday, December 4, 2003 Issue - Jeffersonian

Please forward billing to:

Eric Levitt

410-356-9110

8 Greenspring Valley Road, Ste. 200

Owings Mills, MD 21117

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-191-SA

4924 Bucks School House Road

N/side of Bucks School House Rd., 900 ft. southerly of the centerline of Jacob Field Rd 14th Election District – 6th Councilmanic District

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Special Variance to permit centerline radii of 300 feet on Bucks School House Road in lieu of the required 380 feet, and for such further relief as nature of this case and development may require.

Hearings:

Thursday, December 18, 2003, at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

Lawrence B. 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



Baltimore County

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

October 29, 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: 04-191-SA

4924 Bucks School House Road

N/side of Bucks School House Rd., 900 ft. southerly of the centerline of Jacob Field Rd

14th Election District – 6th Councilmanic District

Legal Owner: Roger Goddard

Contract Purchaser: Regional Homes, LLC, Eric Smith

Special Variance to permit centerline radii of 300 feet on Bucks School House Road in lieu of the required 380 feet, and for such further relief as nature of this case and development may require.

Hearings:

Monday, December 8, 2003, at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Howard Alderman, Jr., Levin & Gann, 502 Washington Avenue, Towson 21204 Roger Goddard, 4924 Bucks School House Rd., Baltimore 21158 Regional Homes, 8 Greenspring Valley Rd., Ste. 200, Owings Mills 21117 G. Dwight Little, 1055 Taylor Avenue, Ste. 307, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 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/OP HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY

Thursday, November 20, 2003 Issue - Jeffersonian

Please forward billing to:

Eric Levitt

410-356-9110

8 Greenspring Valley Road, Ste. 200

Owings Mills, MD 21117

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: 04-191-SA

4924 Bucks School House Road

N/side of Bucks School House Rd., 900 ft. southerly of the centerline of Jacob Field Rd 14th Election District – 6th Councilmanic District

Legal Owner: Roger Goddard

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Special Variance to permit centerline radii of 300 feet on Bucks School House Road in lieu of the required 380 feet, and for such further relief as nature of this case and development may require.

Hearings:

Monday, December 8, 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 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

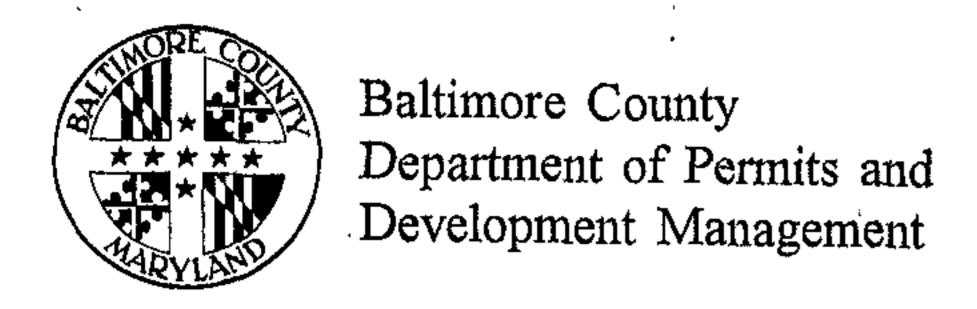
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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.

For Newspaper Advertising:
Item Number or Case Number: OCF 19(-5A.
Petitioner: PEGIONAL HOMES OF GODDAPED FATANS, LLC
Address or Location: #4924 Bucks 504600 House Pour
PLEASE FÖRWARD ADVERTISING BILL TO:
Name: ERC: LEVITT
Address: BERENSPRING VALLEY POND
SUITE 200
annes mus 2117
Telephone Number: 410-35/0-9110

Revised 2/20/98 - SCJ



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

December 16, 2003

Howard Alderman Levin & Gann, P.A. 502 Washington Avenue, 8th Floor Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 04-191-SA, 4924 Bucks School House Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 15, 2003.

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

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

Very truly yours,

W. Carl Richards, Jr. Supervisor, Zoning Review

u. Cal Robal D

WCR:klm

Enclosures

c: People's Counsel
Roger Goddard, 4924 Bucks School House Road, Baltimore 21218
Regional Homes, LLC, 8 Greenspring Valley Road, Ste. 200, Owings Mills 21117
G. Dwight Little, 1055 Taylor Avenue, Ste. 307, Towson 21286



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

October 27, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: October 27, 2003

Item No.:

183-194

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

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

cc: File



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10.28-63

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

RE:

Baltimore County

Item No. 191

JRA

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,

1. 1 sml

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



timore County

partment of Permits and
Development Management

Code Inspections and Enforcement
County Off. uilding
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: Building Inspection:

410-887-3351 410-887-3953

Plumbing Inspection: Electrical Inspection:

410-887-3620 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Cass	0308	Property No.	49740	·	Zoning	
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T^ THE PERSON(S) CHARGED:

- 1. It is important that you read this document carefully, as it charges you with a commission of a crime.
- 2. If you fail to correct the violations noted by the date dictated, you could be penalized by a fine, or imprisonment, or both.
- 3. A lawyer can give important assistance to you: (a) on how to correct the violation(s) in order to avoid trial, or (b) at trial, if you failed to correct the violation(s) noted. Assistance can be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information which could affect how you correct the violation(s) cited.
- 4. You have been ordered to correct the violation(s) cited on the front of this notice by a certain date. Failure to comply with the deadline stated is a misdemeanor. A conviction for each violation subjects you to potential fines of \$200, \$500, or \$1000 per day per violation, depending on the violation, or 90 days in jail, or both.
- 5. It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
- 6. Upon correction of these violations, contact the inspector for a reinspection. If you have any questions contact the inspector promptly.

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: November 13, 2003

OT:

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 November 3, 2003

Items Nos. 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, and 194

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL VARIANCE *
4924 Bucks School House Rd; W/side Bucks
School House Rd, 900' S c/line Jacob Field Rd*
14th Election & 6th Councilmanic Districts

Legal Owner(s): Roger L. Goddard
Contract Purchaser(s): Regional Homes,

LLC by Eric Smith

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

04-191-SA

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

RECEIVED

NOV 0 3 2003

Per Kor

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 3rd day of November, 2003, a copy of the foregoing Entry of Appearance was mailed to, G Dwight Little, PE, Little & Associates, Inc, 1055 Taylor Avenue, Suite 307, Towson, MD 21286 & to Howard L Alderman, Jr, Esquire, Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

