SATE RECEIVED FOR FILING

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IN RE: PETITION FOR VARIANCE

N/S Cranford Road, 100' W of the c/l

Waterford Road

(522 Cranford Road)

15th Election District

7th Council District

Donald R. Ratcliff, et ux Petitioners * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 04-301-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, Donald R. and Barbara S. Ratcliff. The Petitioners request a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the required 10 feet for a proposed dwelling. 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.

This matter was originally scheduled for a public hearing on Monday, March 8, 2003; however, due to a typographical error, the Notice of Hearing issued by the Department of Permits and Development Management indicated that the hearing date was set for Monday, March 3, 2004. March 3, 2004 was actually a Wednesday. Additionally, the property was posted and advertised with the incorrect date. Mr. & Mrs. Ratcliff, property owners, and their daughter, Carole Sue Nixon, appeared on Wednesday, March 3, 2004, and testimony and evidence was taken at that time. There were no other interested persons present. Moreover, Hearing Room 407 was opened on Monday, March 8, 2004, and no Protestants or other interested persons appeared on that date.

Testimony and evidence offered revealed that the subject property is a roughly square shaped parcel, approximately 100 feet wide by 100 feet deep, located on the north side of Cranford Road, just west of Waterford Road in Hyde Park. The property contains a gross area of 10,000 sq.ft., more or less, zoned D.R.5.5 and is presently vacant; however, is served by public water and

sewer. The property was originally part of a larger tract owned by Bryan and Josephine Goetzke, who reside immediately adjacent to the subject property, at the intersection of Waterford and Cranford Roads. Apparently, Mr. & Mrs. Goetzke obtained minor subdivision approval to create the subject lot and ultimately sold same to the Petitioners. The Petitioners are desirous of constructing a single family dwelling on the lot. When the Petitioners originally filed the Petition, they anticipated constructing a 76-foot wide modular home with side yard setbacks of 5 feet and 19 feet, as shown on Petitioner's Exhibit 1. In this regard, testimony indicated that the Petitioners own a recreational vehicle, which they intend to store to the rear of the dwelling; however, need a driveway of sufficient width to accommodate maneuvering same. The Petitioners now propose a 65-foot wide, ranch style house; however, still propose citing the house in such a manner so as to leave no less than a 5-foot setback on the Goetzke side. Mr. & Mrs. Goetzke apparently do not object to this proposal.

Based upon all of the testimony and evidence presented, I am persuaded to grant the variance. The Petitioners' request appears to be reasonable, given the circumstances and I find that there will be no detrimental impacts to the health, safety and general welfare of the surrounding locale. As noted above, no one appeared in opposition to the request, and there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. However, although not waterfront, the property is located in close proximity to Back River, a tributary of the Chesapeake Bay and thus, the proposed construction must be in compliance with Critical Areas regulations as well as Federal Flood Insurance requirements. Thus, relief will be granted conditioned upon compliance with those regulations.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this _____ day of March 2004 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in

lieu of the required 10 feet for a proposed dwelling, 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) Prior to the issuance of any permits, the Petitioners shall submit a revised site plan depicting the newly proposed 65-foot wide dwelling, with a side setback of as close as 5 feet on the Goetzke (east) side.
- 3) The proposed construction must be in compliance with Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations, pursuant to the ZAC comments submitted by DEPRM and the Development Plans Review Division of DPDM, copies of which have been attached hereto and made a part hereof.

4) When applying for any permits, 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:bis

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

March 10, 2004

Mr. & Mrs. Donald R. Ratcliff 123 Robert Lincoln Court Elizabethton, Tennessee 37643-7111

RE: PETITION FOR VARIANCE
N/S Cranford Road, 100' W of the c/l Waterford Road
(522 Cranford Road)
15th Election District – 7th Council District
Donald R. Ratcliff, et ux - Petitioners
Case No. 04-301-A

Dear Mr. & Mrs. Ratcliff:

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: Ms. Carol Sue Nixon

644 Hyde Park Road, Baltimore, Md. 21221

Chesapeake Bay Critical Areas Commission

1804 West Street, Suite/100, Annapolis, Md. 21401

DEPRM; Development Plans Review, DPDM;

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 522 Granfoed Road which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in 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) 1802,3,c.1 to approx 51DE YARD SETBACK OP 5 FEET IN 11 < U OF The REQUIRED 10 FEET.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) TO ALLOW SPACE FOR ADEQUATE DRIVEWAY ON OTHER SIDE OF home to be able to park a Recreational Vehicle.

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):
Name - Type or Print	######################################	Name - Type or Print OF 10/1
Signature		Signature Kay Kaleleff
Address	Telephone No.	BARBARA S. KATCLIFF Name - Type of Print
	Tolophone (10.	Barbara & Ratcliff
City	Zip Code	Signature
Attorney For Petitioner:	-	123 ROBERT LINCOLN CT.423-643-15
		Address ENTA BETHTON TN 37643-7111
Name - Type or Print		City State Zip Code
ediciliado de la como en entra como en entra como entra		Representative to be Contacted:
Signature 2		CAROL SUE NIXON
Company		Name 1.111 / Loude Dunk Road 1111-5711-77167.
Address	Telephone No.	Address ESSEX Telephone No.
State		Address ESSEX Telephone No. State Zip Code
State	Zip Code	
20		OFFICE USE ONLY
Case No. 104-301-A	•	ESTIMATED LENGTH OF HEARING
		UNAYAILABLE FOR HEARING
REV 9/15/98	Reviewed By	13h Date 12/22/03
	•	
REV 9/ 5/98		

ZONING DESCRIPTION

Zoning Description For 522 Cranford Road

Beginning at a point on the north side of Cranford Road which is 50 feet wide at the distance of zero feet west of the centerline of the nearest improved intersecting street Waterford Road which is 50 feet wide. Being Lots # 303 and 304, in the subdivision of Hyde Park as recorded in Baltimore County Plat Book #9, Folio 59, containing 10,000 square feet. Also known as 522 Cranford Road and located in the 15th Election District, 7th Councilmanic District.

#301

BALTIMORE COUNTY, M OFFICE OF BUDGET & FINAN MISCELLANEOUS RECEI	ICE NO.		
DATE // / / / / / / / / / / / / / / / / /	ACCOUNT S 6 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	HELETO HE VIZIE LEUR LEUR HELETON HELETON HELETON HE VIZIE LEUR LEUR LEUR LEUR LEUR LEUR LEUR LEU	DS OF N ICATION
FROM: FOR:		Caltiuse Courts 4	611_6 /v. 4 _ / _ / _ / 1 % 10 % Thit has been visible. Y
DISTRIBUTION WHITE - CASHIER PINK - AGENCY	YELLOW - CUSTOMER	CASHIER'S VALID.	ATION

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MOTICE OF ZONING HEARING

The Zoring 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: #04-301-A
522 Cranford Road
N/west corner of Cranford
and Waterford Roads
15th Election District
7th Councilmanic District
Legal Owner(s): Donald and
Barbara Ratcliff
Wariance: to permit a side
yard setback of 5 feet in lieu
of the required 10 feet.
Hearing: Monday, March
3, 2004 at 10:00 a.m. in
8, 2004 at 10:00 a.m. in
8, 2004 at 10:00 a.m. in
8, 2004 at 10:00 a.m. in

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) 8873391.

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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., once in each of O

The Jeffersonian

Arbutus Times

Catonsville Times

Towson Times

Owings Mills Times

☐ NE Booster/Reporter ☐ North County News

LEGIST ADVERTISING

CERTIFICATE OF POSTING

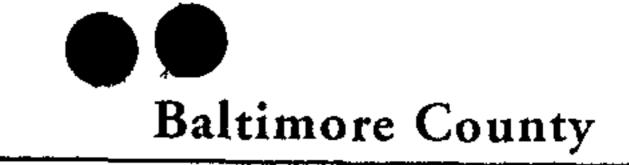
RE: Case No.: 04-30/-A Petitioner/Developer: DONALD &

BARBARA RATCLIFF Date of Hearing/Closing: MARCH 3, 2004 **Baltimore County Department of** Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 ATTN: Kristen Matthews {(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: _ 522 CRANFORD ROAD The sign(s) were posted on _ Sincerely, (Signature of Sign Poster) SSG Robert Black A PUBLIC HEARING WILL BE HELD DO (Print Name) THE TOMBE COMBINING IN TOWSON, 500 1508 Leslie Road PLANT RUM LOUNT CHEEN MAN A VOICE AND THE PARTY OF THE PA (Address) PORT YOUR DEWLER AND THE Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940 (Telephone Number)

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

January 15, 2004

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: 04-301-A

522 Cranford Road

N/west corner of Cranford and Waterford Roads

15th Election District – 7th Councilmanic District Legal Owners: Donald and Barbara Ratcliff

Variance to permit a side yard setback of 5 feet in lieu of the required 10 feet.

Hearing: Monday, March 3, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco Director

TK:klm

C: Donald and Barbara Ratcliff, 123 Robert Lincoln Court, Elizabethton TN 37643-7111 Carol Sue Nixon, 644 Hyde Park Road, Essex 21221

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 17, 2004.

- (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.

TURNERT PUBLISHING COMPANY

Tuesday, February 17, 2004 Issue - Jeffersonian

Please forward billing to:

Carol Nixon 644 Hyde Park Road Essex, MD 21221

410-574-7742

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: 04-301-A

522 Cranford Road N/west corner of Cranford and Waterford Roads 15th Election District – 7th Councilmanic District Legal Owners: Donald and Barbara Ratcliff

Variance to permit a side yard setback of 5 feet in lieu of the required 10 feet.

Hearing: Monday, March 3, 2004 at 10:00 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.

<u>For Newspaper Advertising:</u>
Item Number or Case Number: 04-301-A
Petitioner: Dougld & Rateliff
Address or Location: 644 Hyde Spak fel. Essex Mcl. 21331
PLEASE FORWARD ADVERTISING BILL TO:
Name: CAROL NIXON
Address: 644 Hade Park Nd.
Est Md. 21221
Telephone Number: 410-574-7742

Department of Permits and 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

March 3, 2004

Donald R. Ratcliff Barbara S. Ratcliff 123 Robert Lincoln Court Elizabethton, Tennessee 37643-7111

Dear Mr. and Mrs. Ratcliff:

RE: Case Number: 04-301-A, 522 Crawford Road

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

u. Callibal)

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Carol Sue Nixon 644 Hyde Park Road Baltimore 21221



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 January 14, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: January 12, 2004

Item No.:

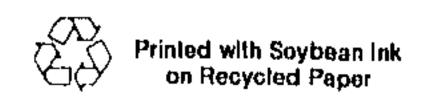
300-303, 305-310

Dear Ms. Hart:

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

LIEUTENANT JIM MEZICK Fire Marshal's Office PMONE 887-4881 MS-1100F

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: 1.13.04

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

RE: Baltimore County

Item No. 301

BPR

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

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:	Tim Kotroco		
FROM:	R. Bruce Seeley (195		
DATE:	January 20, 2004		

SUBJECT: Zoning Item # 04-301

Address 522 Cranford Road
Ratcliff Property

Zoning Advisory Committee Meeting of January 12, 2004

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

__X__ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer:

Keith Kelley

Date: January 16, 2004

ORDER RECEIVED FOR FILING

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Jul

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: Zoning Advisory Petition(s): Case 04-301

DATE: January 21, 2004

CEIVED

JAN 2 2 2004

ZONING COMMISSIONER

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By

Section Chief:

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 2, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 20, 2004

Item No. 301

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

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

RWB:jrb

cc: File

ON HING ORDER RECEIVED Dafe

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ZAC-01-20-2004-ITEM NO 301-02022004

RE: PETITION FOR VARIANCE * BEFORE THE

522 Cranford Road; NW/corner of
Cranford & Waterford Roads * ZONING COMMISSIONER

15th Election & 7th Councilmanic Districts
Legal Owner(s):Donald R & Barbara Ratcliff*

Petitioner(s)

* BALTIMORE COUNTY

* 04-301-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.

RECEIVED

JAN 15 2004

PETER MAX ZIMMERMAN

People's Counsel for Baltimore

People's Counsel for Baltimore County

*

CAROLES DEMILIO

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 15th day of January, 2004, a copy of the foregoing Entry of Appearance was mailed to, Carol Sue Nixon, 644 Hyde Park Road, Baltimore, MD 21221, Representative for Petitioner(s).

PERENAX ZIMMERMAN

People's Counsel for Baltimore County

Baltimore County Government Department of Permits and Development Management



111 West Chesapeake Avenue Towson, MD 21204

410-887-3335

April 12, 2002

Bryan & Josephine Goetzke 524 Cranford Road Baltimore, MD 21221

> RE: Cranford Road 524 Cranford Road DRC Number 032502J, Dist. 15C5

Dear Sir or Madam:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 26-171 and Section 26-211 of the <u>Baltimore County Code</u> and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in fact, met in an open meeting on March 25, 2002, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (A) (9). Please provide copies of the newly recorded deeds to the Land Acquisition Office so our Geographical Information System (CIS) database files can be brought up-to-date.

Bryan & Josephine Goetzke Cranford Road April 12, 2002 Page 2

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 12th day of April 2002, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Arnold Jablon

Director

AJ:DTR:dak

c: File

