IN RE: PETITION FOR VARIANCE
N/S of Bird River Grove Road,
5,175 ft. E from Ebenezer Road
15th Election District
6th Councilmanic District
(11210 Bird River Grove Road)

Patricia S. Foley & Richard H. Barnes

Petitioners

* BEFORE THE

DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 04-307-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

*

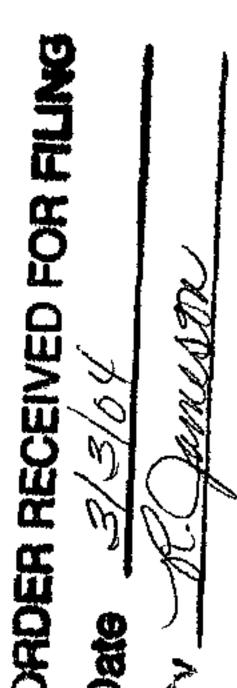
This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Patricia S. Foley and Richard H. Barnes. The Petitioners are requesting variance relief for property located at 11210 Bird River Grove Road in the eastern area of Baltimore County. Variance relief is requested from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a left side setback of 10 ft. and a right side setback of 19 ft. in lieu of the 35 ft. minimum for each for a proposed dwelling.

The property was posted with Notice of Hearing on February 10, 2004, 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 February 12, 2004 to notify any interested persons of the scheduled hearing date

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: A ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated January 20, 2004 stating that the Petitioners must comply with the Chesapeake Bay Critical Area Regulations, a copy of which is attached hereto and made a part hereof. A ZAC comment was also received from the Bureau of Development Plans Review dated February 2, 2004 setting forth several federal and county code requirements the Petitioners must comply with for this project

Interested Persons

Appearing at the hearing on behalf of the variance request was James Grammer of McKee & Associates, Inc. and Patricia Foley & Richard Barnes, Petitioners. No Protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

RC-2. Mr. Grammer proffered that this property is a lot of record in the "Bird River Grove" subdivision, which was recorded in the Land Records in 1925. The lot is almost 50 ft. wide and fronts on Bird River. It is improved by an existing cottage and several accessory buildings. The Petitioners would like to raze the existing home and build a new two-story home as shown on Petitioner's Exhibit No. 1 in orange. The yellow outline is the existing home which is 10 ft. from the west side boundary and 12 ft. from the east side boundary. Clearly the existing home does not meet the RC 2 side yard setback requirements of 35 ft. on each side which were imposed upon it

many years after the lot and cottage existed. The new home will be narrower so that the west setback would be 10 ft. while the east setback would be 19 ft. However, the new home would be longer, have two stories, contain four bedrooms and a built in garage. Finally, the new home will exceed the minimum flood elevation required by Plans Review. Mr. Grammer opined that if the petition were granted there would be no adverse impact on the community as the new home is in keeping with the neighborhood. No smaller home would satisfy the space required for the Petitioners' family.

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. Clearly the new home although requiring less of variance than the existing home cannot meet the present RC setback requirements. These requirements were imposed on the property long after the subdivision was created. I further find that 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 was requested. Furthermore, I find that the variance requested can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this ______ day of March, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a left side setback of 10 ft. and a right side setback of 19 ft. in lieu of the 35 ft. minimum for each for a proposed dwelling, be and is hereby

ORIDER RECEIVED FOR FILING

By

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. Compliance with the ZAC comments made by DEPRM dated January 20, 2004, a copy of which is attached hereto and made a part hereof.
- 3. Compliance with the ZAC comments made by the Bureau of Development Plans Review dated February 2, 2004, a copy of which is attached hereto and made a part hereof.
- 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.

JOHNW. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

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 3, 2004

Ms. Patricia S. Foley Mr. Richard H. Barnes 3811 Cedarbrooke Place Baltimore, Maryland 21236

Re: Petition for Variance
Case No. 04-307-A
Property: 11210 Bird River Grove Road

Dear Ms. Foley & Mrs. Barnes:

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

JVM:raj Enclosure

c: McKee & Associates, Inc. 5 Shawan Road, Suite 1 Cockeysville, MD 21030



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



WHOER RECEIVED

Petition for Variance

A CONTRACTOR OF THE PARTY OF TH	to the Zoning Con	mmissioner o	f Balti	more Cour 11210 Bird Ri	nty iver Grove Road
•				resently zoned _	
CALICITOL OF FIG DICTORICA S	ed with the Department of I situate in Baltimore County a ereby petition for a Variance	inn which ic docent	opment h	danagement. To description and	he undersigned, legal d plat attached hereto
1A01.3.B.3 to permit in-lieu-of the thirty-	a left side setback of the five foot (35') minimum f	ten feet (10') and for each, a nd to t	a right aprove c	side setback (In undersize l	of nineteen feet (19 et. K
of the Zoning Regulation (indicate hardship or pract	s of Baltimore County, to ical difficulty)	the zoning law of	Baltimore	County, for the	ne following reasons:
 The lot is exist The required set 	ing backs, if applied, will n	ot pennit constru	rction of	a dwelling.	
4, or we, agree to pay expens	nd advertised as prescribed to es of above Variance, advertisin f Baltimore County adopted pur	10, posting, etc. and fi	irther sere	e to and are to be more County.	bounded by the zoning

We do splemnly 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

Contract Purchaser/Lessee:			Legal C	wner(s):		
			Richard	H. Barnes		
Name - Type or Print		Name -	Type or Print			· · · · · · · · · · · · · · · · · · ·
Signature	 	. <i>u</i>	Signature) 	·
Address	Telephone No.	•	Patrici Name - Tyr	a S. Foley	<u> </u>	·
City	Zip Code	. •/		ica 2. Fol	24	
Attorney For Petitioner:	_ p	•		darbrooke Place	•	(410) 879-6785
			Address Baltin	ore, MD 21236		Telephone No.
Name - Type or Print	,	City		State		Zip Code
Signature	'/		Repres	entative to be Co	ntacted:	
-¢-			McKee a	nd Associates, In	c.	
Company		•	Name 5 Shawa	n Road, Suite 1	(410)	527-1555
Aidress	Telephone No.		Address Cockeys	ville, MD 21030	-1 <u>-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1</u>	Telephone No.
State	Zip Code	•	City		State	Zip Code
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January 5, 2004

ZONING DESCRIPTION OF 11210 BIRD RIVER GROVE ROAD 15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING on the north side of Bird River Grove Road, thirty feet wide at a point situated 5,175 feet easterly from Ebeneezer Road. **BEING** Lot 31, Section A in the subdivision of Bird River Grove as recorded in Baltimore County Plat Book 7, page 189, containing 10,300 square feet or 0.24 acres of land, more or less. **ALSO** known as 11210 Bird Grove Road and located in the 15th Election District, 6th Councilmanic District.

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		MARYLAND	

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: #04-307-A 11210 Bird River Road N/side of Bird River Road, 5, 175 feet east of Ebenezer Road

16th Election District
6th Councilmanic District
Legal Owner(s); Richard
Barnes and Patricia Foley
Variance: to permit a left
side setback of 10 feet and
a right side setback of 19
feet in lieu of the 35-foot
minimum for each
Hearing: Tuesday, March
2, 2004 at 2:00 p.m. in
Room 407, County Courts
Building, 401-Bosley Avenue. Road nue

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

2/138 Feb. 12 C648990

CERTIFICATE OF PUBLICATION

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**************************************	2/12/,2004
THIS IS TO C	ERTIFY, that the annexed advertisement was published
n the following w	eekly newspaper published in Baltimore County, Md.,
once in each of	successive weeks, the first publication appearing
on 2/12/	20 <u>04</u> .
XI Th	e Jeffersonian
	utus Times
Car	onsville Times
Tor	wson Times
□ Ow	ings Mills Times
□ NE	Booster/Reporter
□ No	rth County News
	AF
	11 10 VIIICA

LEGAL ADVERTISING

CERTIFICATE OF POSTING

	•		Date: _	2/13/04
RE:	Case Number	04-307 A		
	Pelitioner/Developer: _	Richard Barnes and Pa		
	Date of Hearing/Closin	g: <u>Tuesday, March 2, 1</u>	2004, 2PM	·
were	This is to certify under posted conspicuously or	the penalties of perjur the property located	y that the no at <u>11210 r</u>	ecessary sign(s) required by law Bird River Grove Rd .
	The sign(s) were poste	d on 2/10./04	+	
		į	(Month, t	Day, Year)
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	CASE # CASE ROTE CRIME AND TIME. SQUEST: CASE AND TIME.	F 1 1 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	(Cit	y, State, Zip Code of Sign Poster)
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, and a second			(Te	lephone Number of Sign Poster)

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 16, 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: 04-307-A

11210 Bird River Road

N/side of Bird River Road, 5, 175 feet east of Ebenezer Road

15th Election District – 6th Councilmanic District

Legal Owners: Richard Barnes and Patricia Foley

Variance to permit a left side setback of 10 feet and a right side setback of 19 feet in lieu of the 35-foot minimum for each.

Hearing: Tuesday, March 2, 2004, at 2:00 p.m. in Room 407, County Courts Building,

401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Richard Barnes & Patricia Foley, 3811 Cedarbrooke Place, Baltimore 21236 McKee & Associates, Inc., 5 Shawan Road, Ste. 1, Cockeysville 21030

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



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

TO: PATUXENT PUBLISHING COMPANY

Thursday, February 12, 2004 Issue - Jeffersonian

Please forward billing to:

Patricia Foley

3811 Cedarbrooke Place Baltimore, MD 21236 410-879-6785

NOTICE OF ZONING HEARING

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401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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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

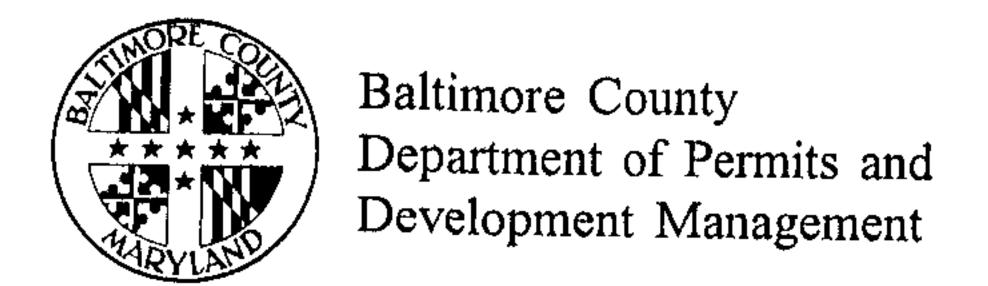
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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 News	paper Advertising:	
ı	per or Case Number:	
Address o	44040 Dt. 1 Dt. 0 D	-
PLEASE F	ORWARD ADVERTISING BILL TO: Patricia 5. Foley	
Address:	3811 Cedarbrooke Place	
_	Baltimore, MD 21236	
Telephone	Number: (410) 879-6785	,

Revised 2/20/98 - SCJ



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

February 25, 2004

Mr. Richard H. Barnes Ms. Patricia S. Foley 3811 Cedarbrooke Place Baltimore, Maryland 21236

Dear Mr. Barnes and Ms. Foley:

RE: Case Number:04-307-A, 11210 Bird River Grove Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 5, 2004.

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. Call Richards II

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:clb

Enclosures

c: People's Counsel Mckee & Associates, Inc. 5 Shawan Road, Suite 1 Cockeysville 21030



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 (BO)

Dear Ms. Hart:

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

LIEUTENANT JIM MEZICK
Fire Marshal's Office
TYPNE 887-4881
MS-115"

cc: File



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

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

MARYLAND DEPARTMENT OF TRANSPOR ACON

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. 307

LTM

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,

1/2

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

DATE:

January 20, 2004

SUBJECT:

Zoning Item # 04-307

Address

11210 Bird River Grove Road

Barnes 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:

A variance to allow building within one hundred feet (100') of the tidal gut was approved by DEPRM on December 30, 2003.

M. Junes

PADER RECEIVED

Reviewer:

Keith Kelley

Date: January 16, 2004

972

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 04-300, 04-305, and 04-307

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: Mark

Section Chief: _

RECEIVED

DATE: January 22, 2004

JAN 2 3 2004

AFK/LL

ZONING COMMISSIONER

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. 307

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

ORDER RECEIVED FOR FILING Date 3/3/04

ZAC-01-20-2004-ITEM NO 307-02022004

RE: PETITION FOR VARIANCE

11210 Bird River Grove Rd; N/S Bird River
Grove Rd, 5,175' E Ebenezer Road

15th Election & 6th Councilmanic Districts
Legal Owner(s): Richard H Barnes & * FOR

Patricia S Foley

Petitioner(s) * BALTIMORE COUNTY

* 04-307-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.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

RECEIVED

14.1 15 2004

Per....

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, McKee & Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 04-307-A

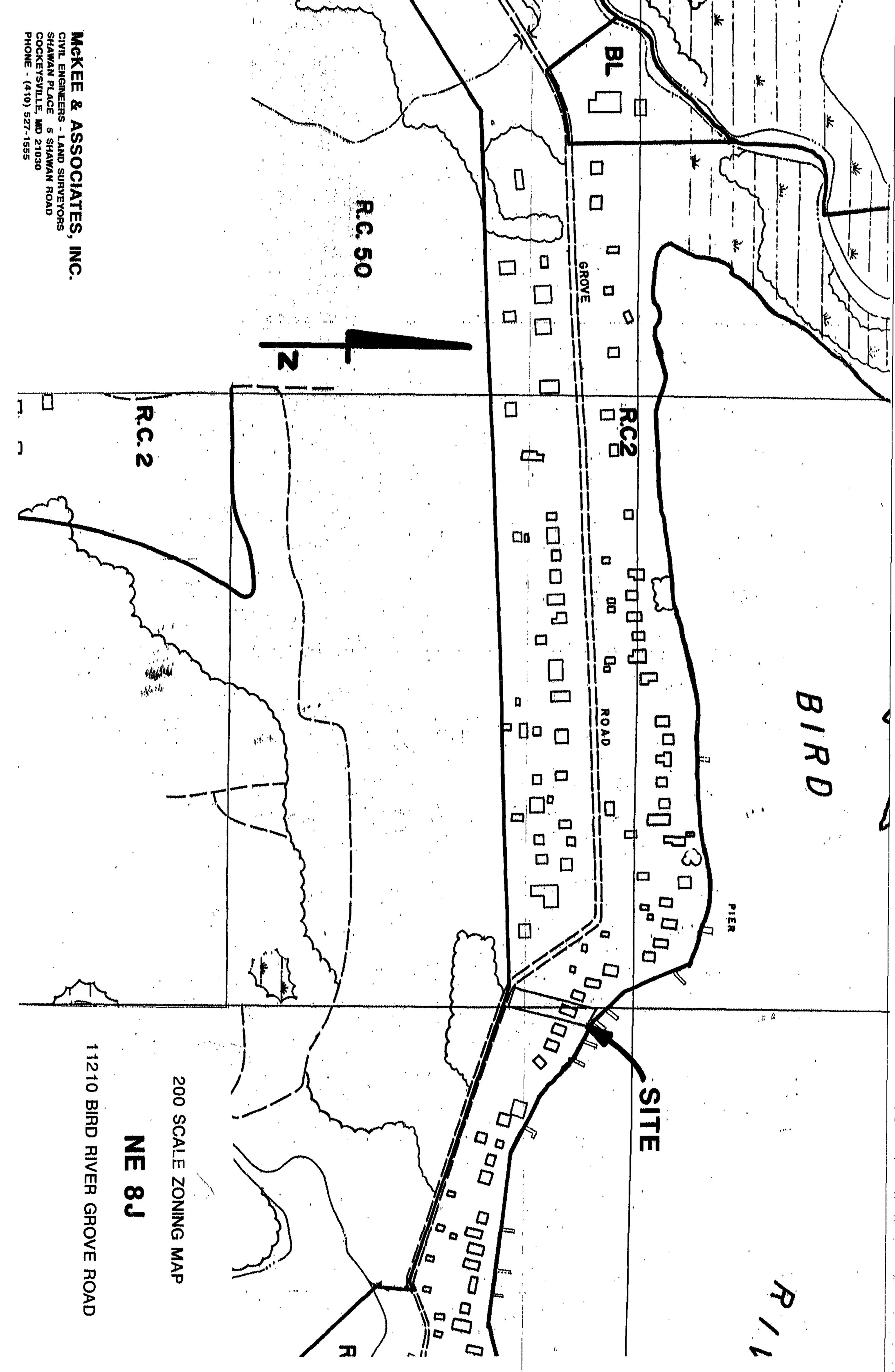
Date Completed/Initials	
1-16-64	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days 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)
	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)

PLEASE PRINT CLEARLY

CASE NAME # 11210 c...
CASE NUMBER 04 - 307 A
DATE MARCH 2, 2004

PETITIONER'S SIGN-IN SHEET

E-MAIL											
CITY, STATE, ZIP	Flatho. M.D 21236	COCKEYSUILE, MD 21030							Γ		
ADDRESS	"edarbrog	MCKEES ASSOC. INC. 5417EI									
NAME	Marriera Foley Kuthan Bunds	2									





Front of #11210 Bird River Grove Road



Rear of #11210 Bird River Grove Road

Zoning Case No. 04-307-A 11210 Bird River Grove Road 15th Election District

EXHIBIT No. AA



Bragg Residence: # 11208 Bird River Grove Road (Front)



Bragg Residence: # 11208 Bird River Grove Road (Rear)

Zoning Case No. 04-307-A 11210 Bird River Grove Road 15th Election District

EXHIBIT No. 28



Matthews Residence: #11212 Bird River Grove Road (Front)



Matthews Residence: # 11212 Bird River Grove Road (Rear)

Zoning Case No. 04-307-A 11210 Bird River Grove Road 15th Election District

EXHIBIT No. 3 C

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030 Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com



Northwesterly along Bird River Grove Road opposite from the subject property



Easterly along Bird River Grove Road opposite from the subject property

Zoning Case No. 04-307-A 11210 Bird River Grove Road 15th Election District

EXHIBIT No. 20



Property across Bird River Grove Road from front of subject property



Zoning sign posted on property

Zoning Case No. 04-307-A 11210 Bird River Grove Road 15th Election District

EXHIBIT No. 2E

