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IN RE: PETITION FOR SPECIAL HEARING
Center of Green Glade Road, 180 +/- ft.
W centerline of Green Glade Court
10th Election District
3rd Councilmanic District
(4010 & 4008 Green Glade Road)

Beverly A. Daniels & Barnaby F. Starr *Petitioners*

- BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 04-328-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Beverly A. Daniels and Barnaby F. Starr. The Petitioners are requesting special hearing relief for property they own at 4010 and 4008 Green Glade Road in the Phoenix area of Baltimore County. The special hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to determine whether the Zoning Commissioner should approve a lot line adjustment between two existing contiguous RC-5 zoned parcels (being P. 70 and P. 59 as shown on the attached plan) and to confirm the existing and future zoning density units for each parcel.

The property was posted with Notice of Hearing on February 23, 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 24, 2004 to notify any interested persons of the scheduled hearing date.

Notice is taken that the property, which is the subject of this special hearing request, consists of 5.88 acres, more or less, and is zoned R.C.5.

Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

FOR HELEVIEW OF FILMS

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing relief was Trina Strathy, Monica Starr, John Nowicki Esq., Charles Daniels and Beverly Daniels, Petitioner. In addition, Guy C. Ward of McKee & Associates, Inc., the engineering firm that prepared the site plan of the property appeared as an expert witness for the Petitioner. Howard L. Alderman, Jr., Esquire represented the Petitioners. Richard Oberlin appeared as a citizen at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

This property is a 5.88 acre lot in an R.C.5 zone, which is restricted in density by private covenant to one house for three acres. The Petitioner Daniels needs to acquire 0.12 acres of land to have six acres allowing one more home to be built on the property. The proposal is to transfer 0.19 acres of land from the adjacent property owner, Mr. Starr to Ms. Daniels in a nondensity transfer. See Petitioner's Exhibit No. 1.

Mr. Alderman proffered that under the RC Zoning Regulations the density allowed (excluding private covenant) would be 3 dwellings on the Starr and Daniels lots. After the transfer, the allowable density would be exactly the same. See Density Calculation on Exhibit

No. 1. However, by private covenant, Mr. Starr cannot build any more homes on his property, while one home can be built on the Daniels property if the transfer is approved. The Petitioner's representatives indicated that the relief, if granted, would not be detrimental to the surrounding community.

Mr. Oberlin said that he initially objected to the transfer but, now understanding what was being proposed, he is not opposed to the relief requested. Apparently, he would not see the new house from his home. Mr. Ward indicated that the new home site in the rear of the Daniels' property is limited in location by the stream (Sawmill Branch), wetlands and buffers, as well as the locations of wells and septic reserve areas. In any case, the transfer would not be a detriment to the neighborhood.

Findings of Fact and Conclusions of Law

I find that a nondensity transfer of 0.19 acres of land from the Starr to the Daniels' property will not adversely impact the community. As important, even though a new home could be built on site, the density of the Starr and Daniels' properties after the transfer will not increase beyond that allowed by the zoning regulations. In fact, because of the private covenant the density will be substantially less than allowed in this RC 5 area.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the special hearing request shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18 day of March, 2004, that the Special Hearing request filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to determine whether the Zoning Commissioner should approve a lot line adjustment between two existing contiguous RC-5

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zoned parcels (being P. 70 and P. 59 as shown on the attached plan) and to confirm the existing and future zoning density units for each parcel, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

DEPUTY ZONING COMMISSIONÉR

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 17, 2004

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

Re: Petition for Special Hearing
Case No. 04-328-SPH
Property: 4010 & 4008 Green Glade Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing 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

Ms. Beverly A. Daniels 4010 Green Glade Road Phoenix, MD 21131

Mr. Barnaby F. Starr 4008 Green Glade Road Phoenix, MD 21131 Guy C. Ward McKee & Associates, Inc. 5 Shawan Road, Suite 1 Hunt Valley, MD 21030

John V. Murghy



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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	4010 and 4008 Green Glade Road
	s presently zoned RC-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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

* See Attached

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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.

	r	I/We do solemnly declare and a perjury, that I/we are the legal of is the subject of this Petition.	ffirm, under the wner(s) of the	e penalties of property which
Contract Purchaser/Lessee:	•	Legal Owner(s): 4010	Green Glade	Road
		Beverly A. Daniels Phoe	nix, MD 21131	. (410) 592-9187
Name - Type or Print		Name - Type on Print	inels	
Signature		Signature Rarnaby F. Starr	<u></u>	
Address	Telephone No.	Name - Type or Print	<u> </u>	······································
City	Zip Code	Signature		.
Attorney For Petitioner:		4008 Green Glade Road	L !	+10592-334
		Address		Telephone No.
Howard L. Alderman, Jr.		Phoenix, MD 21131	•	•
Howard L. Alderman, Jr. Name - Type or Print	·	City	State	Zip Code
	•	Representative to be Co	ntacted:	
Signature		•		
Levin & Gann, P.A.		Guy C. Ward McKee and Associates, Inc.	,	
Company Nottingham Centre, 8th Floor	'	Name		· · · · · · · · · · · · · · · · · · ·
502 Washington Avenue (410) 321-0600		5 Shawan Road, Suite 1	(410) 527–1555
Address Towson, MD 21204	Telephone No.	Address Cockeysville, MD 2		Telephone No.
City 3 State	Zip Code	City	State	Zip Code
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Case No. 04-328 SPH	۷	UNAVAILABLE FOR HEAR	ING	
	Rev	riewed By	ite /-	16-04

Attachment 1 Petition for Special Hearing

Case Number
Address: 4010 Green Glade Road
Legal Owner(s): Beverly A. Daniels
Petitioner / Contract Purchaser: N/A
Present Zoning: RC-5
Prior Zoning Case: N/A
Request for Special Hearing:
To determine whether or not the Zoning Commissioner should approve:
A lot line adjustment between two existing contiguous RC-5 zoned parcels (being P. 70 and

P. 59 as shown on the attached plan) and to confirm the existing and future zoning density

units for each parcel.

FOR ADDITIONAL INFORMATION ON THIS PETITION PLEASE CONTACT:

Guy C. Ward, R.S., Associate

McKee & Associates, Inc

Engineering, Surveying, Land Planning, Real Estate Development Shawan Place, 5 Shawan Road, Suite 1, Hunt Valley, MD 21030 Tel: (410) 527-1555 Fax: (410) 527 1563 E-Mail: mckee@qis.net

328

Zoning Description for 4010 Green Glade Road:

Beginning at point located in or near the Center of Green Glade Road which is 20 feet wide, +/-, at a distance of 180 feet,+/- West of the centerline of the nearest improved intersecting street, Green Glade Court, which is 50 feet wide,+/- as recorded in deed liber 12620 folio 175 and thence running for the six courses and distances as follows:

- 1. South 72 degrees 13 minutes 00 seconds East 74.89 feet,
- 2. South 65 degrees 46 minutes 00 seconds West 184.98 feet,
- 3. South 78 degrees 20 minutes 00 seconds West 0.50 feet,
- 4. North 21 degrees 48 minutes 00 seconds East 502.19 feet,
- 5. North 21 degrees 53 minutes 00 seconds West 511.90 feet,
- 6. North 78 degrees 559 minutes 00 seconds East 265.44 feet,
- 7. South 21 degrees 48 minutes 00 seconds East 961.92 to the place of beginning

Containing 256,133 S.F.+/-, or 5.88 acres,+/-.

Also know as 4010 Green Glade Road and located in the 10th Election District, 3rd Councilmanic District.

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REV 9/15/98

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	401.0 and 4008 Green	Glade Road	٠.
which is	presently zoned	RG-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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

* See Attached

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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.

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Contract Purchaser/Les	ssee:	,		Legal Owner(s):	1010 a	61 1	
			•	Beverly A. Daniels	4010 Gre Phoenix,		Road 1 (410) 592 - 9187
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Signature			,	Signature Barnaby F. Staur	<u></u>		
Address	,	Telephone No.	×	Name - Type or Print	#7)	
City	State	Zip Code	1	Signature	- 		<u> </u>
Attorney For Petitioner	•			4008 Green Glade Roa	d	410	592-3341
Howard I. Alderman Tr			•	Address Phoenix, MD 21131		•	Telephone No.
Howard L. Alderman, Jr. Name - Type or Print		······································		City	<u> </u>	State	Zip Code
· · · · · · · · · · · · · · · · · · ·		•		Representative to b	e Conta	cted:	•
Signature Levin & Gann, P.A.	,	•	.*	Guy C. Ward McKee and Associates		, <u>~ 4 × 4 1</u>	
Company Nottingham Centre	, 8th Floor	· · · · · · · · · · · · · · · · · · ·		Name			· ···· · · · · · · · · · · · · · · · ·
502 Washington Avenue (410) 321,-0600	'	,	5 Shawan Road, Suite	1	(410)) 527 – 1555
Address Towson, MD 21204	`	Telephone No.		Address Cockeysville, MD 2		+	Telephone No.
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Attachment 1 Petition for Special Hearing

Case Number
Address: 4010 Green Glade Road
Legal Owner(s): Beverly A. Daniels
Petitioner / Contract Purchaser: N/A
Present Zoning: RC-5
Prior Zoning Case: N/A
Request for Special Hearing:
To determine whether or not the Zoning Commissioner should approve:
A lot line adjustment between two existing contiguousRC-5 zoned parcels (being P. 70 and

P. 59 as shown on the attached plan) and to confirm the existing and future zoning density

units for each parcel.

FOR ADDITIONAL INFORMATION ON THIS PETITION PLEASE CONTACT:

Guy C. Ward, R.S., Associate

McKee & Associates, Inc

Engineering, Surveying, Land Planning, Real Estate Development Shawan Place, 5 Shawan Road, Suite 1, Hunt Valley, MD 21030 Tel: (410) 527-1555 Fax: (410) 527 1563 E-Mail: mckee@qis.net 22

Zoning Description for 4010 Green Glade Road:

Beginning at point located in or near the Center of Green Glade Road which is 20 feet wide, +/-, at a distance of 180 feet, +/- West of the centerline of the nearest improved intersecting street, Green Glade Court, which is 50 feet wide, +/- as recorded in deed liber 12620 folio 175 and thence running for the six courses and distances as follows:

- 1. South 72 degrees 13 minutes 00 seconds East 74.89 feet,
- 2. South 65 degrees 46 minutes 00 seconds West 184.98 feet,
- 3. South 78 degrees 20 minutes 00 seconds West 0.50 feet,
- 4. North 21 degrees 48 minutes 00 seconds East 502.19 feet,
- 5. North 21 degrees 53 minutes 00 seconds West 511.90 feet,
- 6. North 78 degrees 559 minutes 00 seconds East 265.44 feet,
- 7. South 21 degrees 48 minutes 00 seconds East 961.92 to the place of beginning

Containing 256,133 S.F.+/-, or 5.88 acres,+/-.

Also know as 4010 Green Glade Road and located in the 10th Election District, 3rd Councilmanic District.

Zoning Description for 4008 Green Glade Road:

Beginning at point located in or near the Center of Green Glade Road which is 20 feet wide, +/-, at a distance of 440 feet, +/- West of the centerline of the nearest improved intersecting street, Green Glade Court, which is 50 feet wide, +/- as recorded in deed liber 12037 folio 574 and thence running the seven following courses and distances:

- 1. South 78 degrees 20 minutes 00 seconds West 117.70 feet,
- 2. South 81 degrees 25 minutes 00 seconds West 191.19 feet,
- 3. North 86 degrees 23 minutes 00 seconds West 37.22 feet,
- 4. North 09 degrees 53 minutes 30 seconds West 976.67 feet,
- 5. North 78 degrees 59 minutes 00 seconds East 134.94 feet,
- 6. South 21 degrees 53 minutes 00 seconds East 511.90 feet, and
- 7. South 21 degrees 48 minutes 00 seconds Eest 502.19 feet to the place of beginning.

Containing 235,224 square feet ,+/- or 5.46 acres,+/-.

Also know as 4008 Green Glade Road and located in the 10th Election District, 3rd Councilmanic District.

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NOTICE OF ZONING HEARING

The Zoning Gommissioner 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: #04-328-SPH
4008 & 4010 Green Glade Rd
Centerline of Green Glade Road, 180 it. w/ of centerline of Green Glade Court
10th Election District - 3rd Councilmanic District
Legal Owner(s): Bamaby Starr (4008) and Beverly Daniels (4010)

Special Hearing: to permit a lot line adjustment between two existing contiguous RC-5 zoned parcels (being P. 70 and P. 59 as shown on the attached plan) and to confirm the existing and future zoning density units for each parcel.

Hearing: Monday, March 8, 2004 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4388.

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

JT/2/809 Feb. 24

C651095

CERTIFICATE OF PUBLICATION

2/26,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md., once in each ofsuccessive weeks, the first publication appearing
on 224,2004.
The Jeffersonian
🖵 Arbutus Times
☐ Catonsville Times
Towson Times
Owings Mills Times
NE Booster/Reporter
North County News
•

LEGAL ADVERTISING

Engineering • Surveying • Environmental Planning Real Estate Development

DATE: February 24, 2004 RE: 4008 and 4010 Green Glade Road TO: Baltimore County PADM MAI Job. No.: 03-052 ATTENTION: Ms. Becky Hart (X) We are submitting () We are returning () We are forwarding () Under separate cover (X) Hand Delivery (X) Herewith **Description** <u>No.</u> Certificate of Posting with Photo () For your use () For processing () For your review () Please call when ready () Please return to this office (x) In accordance with your request Remarks: For further information, please contact the writer at this office. Very truly yours, McKee & Associates, Inc. Enclosure Lawrence Pilson, R.S. MCKEE FILES

FEB 24 204

CC:

CERTIFICATE OF POSTING

			Date: _	1/30/04
RE:	Case Number0	4-328-SPH		
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			.7.	Lawrence Pilson
				rinted Name of Sign Poster)
			McK	ee and Associates, Inc.
			5 S	hawan Road, Suite 1
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:				keysville, MD 21030
			(0	ity, State, Zip Code of Sign Poster)
			_	
			**************************************	410) 527-1555
		~ M	(10	elephone Number of Sign Poster)
		49-1-43/4		

TO: PATUXENT PUBLISHING COMPANY

Tuesday, February 24, 2004 Issue - Jeffersonian

Please forward billing to:

Beverly Daniels 4010 Green Glade Road Phoenix, MD 21131

410-592-9187

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: 04-328-SPH

4008 & 4010 Green Glade Road

Centerline of Green Glade Road, 180 ft. w/ of centerline of Green Glade Court

10th Election District – 3rd Councilmanic District

Legal Owners: Barnaby Starr (4008) and Beverly Daniels (4010)

<u>Special Hearing</u> to permit a lot line adjustment between two existing contiguous RC-5 zoned parcels (being P. 70 and P. 59 as shown on the attached plan) and to confirm the existing and future zoning density units for each parcel.

Hearing: Monday, March 8, 2004, at 2:00 p.m. in Room 407, County Courts Building,

401 Bosley Avenue

Lewrence E. Schmidt

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 of Case Number 04 - 328 - 5P H
Petitioner: Beview A Davies
Address or Location: 4010 Green GLADE ROAD PHOENIX, MOZILIZI
PLEASE FORWARD ADVERTISING BILL TO:
Name: BEARLY A DANIEU
Address: 4010 GNEW GLADE ROM
PHOTO 12/13/
Telephone Number: 40

Revised 2/20/98 - SCJ

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

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

Dear Mr. Alderman:

RE: Case Number: 04-328-SPH, 4010 and 4008 Green Glade Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 16, 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Beverly Daniels and Barnaby Starr 4010 Green Glade Road Phoenix 21131
Guy Ward, McKee and Associates, Inc. 5 Shawan Road, Suite 1 Cockeysville 21030

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley M

DATE:

January 27, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 26, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-321

04-326

04-327



Reviewers:

Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc



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 30, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: January 26, 2004

Item No.:

321**/**328/

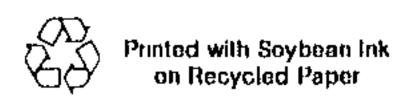
Dear Ms. Hart:

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.

6. 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: 1.29.004

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

RE:

Baltimore County

Item No. 328

772

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

J. J. Dredl

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 10, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 2, 2004 Item Nos. 321, 322, 327, and 328

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

RWB:CEN:jrb

cc: File

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

DATE: February 3, 2004

RECEIVED

FEB - 5 2004

ZONING COMMISSIONER

Zoning Advisory Petition(s): Case 4-328 and 4-340 **SUBJECT:**

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: Mach Cumple

Section Chief: Carry Extendence

AFK/LL

RE: PETITION FOR SPECIAL HEARING
4008 & 4010 Green Glade Rd; c/line & Green
Glade Rd, 180' W c/line of Green Gable Ct
10th Election & 3rd Councilmanic Districts
Legal Owner(s): Beverly A. Daniels &

Barnaby F. Starrr

Petitioner(s)

- BEFORE THE
- **ZONING COMMISSIONER**
- * FOR
 - * BALTIMORE COUNTY
- * 04-328-SPH

* * * * * * * * *

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 and documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of February, 2004, a copy of the foregoing Entry of Appearance was mailed to Guy C. Ward, McKee & Associates, 5 Shawan Road, St. 1, Cockeysville, MD 21030 & to Howard L. Alderman, Jr, Esquire, Levin & Gann, PA, 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

R	E	C	E	I	٧	E	D
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FEB 0 4 2004

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

PLEASE PRINT CLEARLY

CASE NAME 4010 \$400 SCAREELGERAL
CASE NUMBER 04 3 28-5PH
DATE 2/8/04

PETITIONER'S SIGN-IN SHEET

GOWE Mcles INC.Ca			
CITY, STATE, ZIP	Marik 10 21(31) Rate Med 21(2)		
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SE NAME	SE NUMBER	<u> </u>
CASE	CASE	DATE

"ITIZEN"S SIGN-IN SHEET

E- MAIL	roberling conneastinet											
CITY, STATE, ZIP	PHAENIX, MD 21131											
ADDRESS	4101 GREEN GLAJE RO					_					ţ	
NAME	RICHARD OBERLIN				•					•		

