IN RE: PETITION FOR VARIANCE W/S of Leisure Hill Drive, 600 ft. W centerline of Park Heights Avenue 3rd Election District 2nd Councilmanic District (8578 Leisure Hill Drive)

> Richard Alter Petitioner

- **BEFORE THE**
- DEPUTY ZONING COMMISSIONER
- OF BALTIMORE COUNTY
- CASE NO. 04-562-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 owner of the subject property, Richard Alter. The Petitioner is requesting variance relief for property located at 8578 Leisure Hill Drive in the Park Heights area of Baltimore County. The variance request is from Section 1A04.3B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit building setbacks to a lot line of 25 ft. and 35 ft. in lieu of the required 50 ft. and to permit a building setback to a street centerline of 55 ft. in lieu of the required 75 ft.

The property was posted with Notice of Hearing on July 31, 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 July 29, 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 hariance shall be granted only if in strict harmony with the spirit and intent of said height, area,

WAW WAR

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: None.

#### Interested Persons

Appearing at the hearing on behalf of the variance request were Jim Matis of Matis/ Warfield, consulting engineers, and Richard Alter, the Petitioner. The Petitioner was represented by Joseph Woolman, Esquire. 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

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 2.23 acres of land, more or less, and is zoned RC 5. The subject property is improved by an existing single-family home that has a front porch which the Petitioner would like to enclose. Mr. Alter indicated that he needed more room on the first floor of his home to accommodate this father-in-law who needed a place to live on one floor. The porch exists today as shown on Petitioner's Exhibit Nos. 3 and 4, and the new room would occupy the same foot print as the existing porch. However, once the porch is enclosed it will be part of the structure of the house and therefore require a variance.

The RC 5 zoning requires 50 ft. to any lot line from the home on the property. The first request is to have 25 ft. from the corner of the enclosed porch to the driveway which serves this home and the adjacent lot 2 A. This lot, however, continues on the other side of the driveway so

that there is no home on the other side of the driveway that could see the enclosure. In fact, the nearest home in this direction is more than 500 ft. away.

The second request is to allow a structure 35 ft. to the lot line along Leisure Hill Drive and 55 ft. to the center line of Leisure Hill Road. In this direction, the nearest house is more than 220 ft. away across Leisure Hill Road. Petitioner's Exhibit Nos. 3 and 4 show the plantings which shield the porch from sight along the driveway and Leisure Hill Road. Mr. Alter indicated that he contacted each of his neighbors who did not object to his design.

Mr. Woolman noted that the odd configuration of the driveway dividing parts of the subject lot was the kind of peculiarity envisioned to justify a zoning variance. In short, the property is unique. In addition, he indicated that it would be a hardship to have to locate the new room elsewhere on the property as there is an existing porch that can be enclosed to serve the purpose of providing living space for the Petitioner's father-in-law.

### Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The driveway which divides this lot creates a lot line on the north side of the property where ordinarily there would be none. The Petitioner owns both sides of the driveway and it is the peculiar condition envisioned by the regulations as justifying a variance. Had this driveway been established as an easement, there would be no need to vary the 25 ft. dimension.

I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is an existing porch, and requiring the Petitioner to construct a new addition from scratch would be prohibitively expensive as compared to enclosing the existing porch. No increase in residential density beyond that

otherwise allowable by the Zoning Regulations will occur as a result of any such grant of these variances.

I further find these variances 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. The nearest home is quite a distance from the enclosed porch. With the foliage and separation, I do not believe any adjacent property owner will be adversely affected by granting these variances.

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 Petitioner, I find that the Petitioner's variance requests should be granted.

THEREFORE, IT IS ORDERED, this <u>17</u> day of August, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1A04.3B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit building setbacks to a lot line of 25 ft. and 35 ft. in lieu of the required 50 ft. and to permit a building setback to a street centerline of 55 ft. in lieu of the required 75 ft., be and it is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition;

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. 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

August 17, 2004

Joe Woolman, Esquire Gildea, LLC 300 E. Lombard Street, Ste. 1440 Baltimore, MD 21202-3228

> Re: Petition for Variance Case No. 04-562-A Property: 8578 Leisure Hill Drive

Dear Mr. Woolman:

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: Mr. Richard Alter 7061 Columbia Gateway Drive Columbia, MD 21046

James Matis Matis/Warfield 10540 York Road, Suite M Hunt Valley, MD 21030





TOT IN THE

NO THE SECTION OF THE

# Petition for Variance

is the subject of this Petition.

to the Zoning Commissioner of 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

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)

1A04.3B.2 to permit building setbacks to a lot line of 25 ft. and 35 ft. in lieu of the required 50 ft. and to permit a building setback to a street centerline of 55 ft. in lieu of the required 75 ft.

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

To be presented at hearing.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Contract Purchaser/Lessee: Legal Owner(s): Richard Alter-Name - Type or Print Name - Type or Print Signature Signature Address Telephone No. Name - Type or Print City State Zip Code Signature **Attorney For Petitioner:** 7061 Columbia Gateway Dr. Address Telephone No. Joseph R. Woolman, III Columbia, MD 21046(410)290-1463 Name - Type or City State ZIp Code Representative to be Contacted: Signature Gildea, Company LLC Joseph R. Woolman, III Name E. Lombard St., Suite 1440 300 Lombard St., Suite 1440 Acdress Telephone No. Address Telephone No. Baltimore, MD 21202 (410)234-0070 Baltimore, MD 21202 (410)234-0070 State Zip Code City State Zip Code OFFICE USE ONLY dase No. 04-562-A ESTIMATED LENGTH OF HEARING \_ UNAVAILABLE FOR HEARING Reviewed By \_



June 1, 2004

DESCRIPTION TO ACCOMPANY ZONING PETITION No. 8578 Leisure Hill Drive 3rd Election District RC-5 Zone Baltimore County, Maryland

BEGINNING for the 1<sup>st</sup> at a point on the west side of Leisure Hill Road said point distant South 50° West 838 feet more or less from the intersection of the centerlines of Leisure Hill Drive and Park Heights Avenue, thence leaving the west side of Leisure Hill Drive and running for the five following courses viz:

- 1. North 68° 36' 32" West 273.15 feet to a point,
- 2. North 24° 53' 38" East 152.97 feet to a point;
- 3. North 84°34' 13" East 42.62 feet to a point;
- 4. South 59° 25' 47" East 78.60 feet to a point;
- 5. South 85° 55' 47" East 40.81 feet to the west side of Leisure Hill Drive, running thence and binding along the west side of Leisure Hill Drive the three following courses viz:
- 6. by a curve to the left having a radius of 340.00 feet for an arc distance of 98.09 feet to a point;
- 7. South 15° 23' 00" East 78.75 feet to a point; and
- by a curve to the right having a radius of 328.23 feet for an arc distance of 27.36 feet to the place of beginning.

Containing 0.796 acres of land, more or less

Matis Warfield, Inc.
10540 york road • suite m
hunt valley, maryland 21030
phone 410-683-7004 • fax 410-683-1798

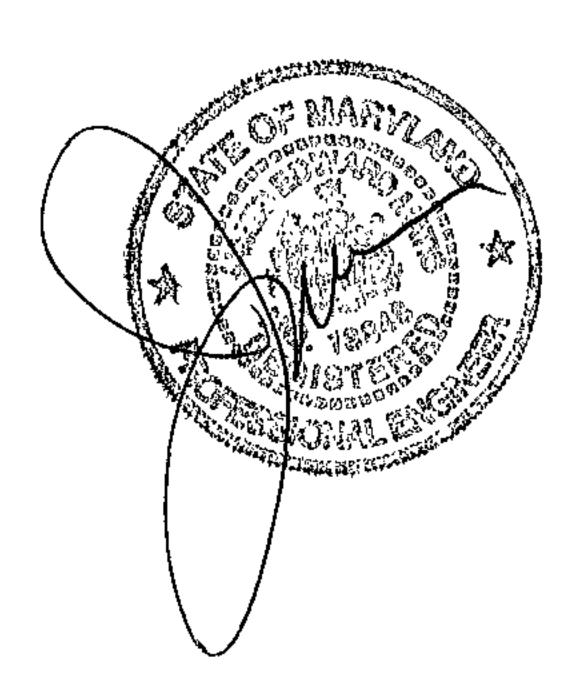
### DESCRIPTION TO ACCOMPANY ZONING PETITION No. 8578 Leisure Hill Drive Page -2-

BEGINNING for the 2nd at a point on the west side of Leisure Hill Road said point distant South 65° West 753 feet more or less from the intersection of the centerlines of Leisure Hill Drive and Park Heights Avenue, thence leaving the west side of Leisure Hill Drive and running for the eight following courses viz:

- 1. North 85° 55' 47" West 35.65 feet to a point,
- 2. North 59° 25' 47" West 80.41 feet to a point;
- 3. South 84°34' 13" West 37.42 feet to a point;
- 4. North 24° 53' 38" East 33,86 feet to a point;
- 5. North 15° 33' 46" East 196.61 feet to a point;
- 6. North 44° 54' 52" West 120.00 feet to a point;
- 7. North 66° 58' 08" East 113.15 feet to a point; and
- 9. South 44° 54' 52" East 233.51 feet to the west side of Leisure Hill Drive, running thence and binding along the west side of Leisure Hill Drive
- 10. by a curve to the left having a radius of 340.00 feet for an arc distance of 255.16 feet to the place of beginning.

Containing 1.223 acres of land, more or less

This description is intended for zoning purposes only and is not intended for use in conveyance of land.



10540 york road • suite m hunt valley, maryland 21030 phone 410-683-7004 • fax 410-683-1798

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#### NOTICE OF ZONING HEARING

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

Case: #04-562-A
8578 Lelsure Hill Drive.
W/side of Lelsure Hill Drive, 600 ft. w/of centerline of Park Heights Avenue
3rd Election District - 2nd Councilmanic District
Legal Owner(s): Richard Alter
Variance: to permit building setbacks to a lot line of 25 feet and 35 feet in lieu of the required 50 feet and to permit a building setback to a street centerline of 55 feet in lieu of the required 75 feet.

Hearing: Monday, August 16, 2004 at 11:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenue.

nue.

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.

7/373 July 29

# CERTIFICATE OF PUBLICATION

729,2004
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 $\frac{729}{200+}$
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

	RE: Case No.: 04-562-A
	Petitioner/Developer: RICHARD
	ALTER
	Date of Hearing/Closing: 16, 2
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	<b>i</b> }
Ladies and Gentlemen:	
This letter is to certify under the penalties of posted conspicuously on the property locate	of perjury that the necessary sign(s) required by law were ed at:
	EISURE HILL DRIVE
	LOUISE MICL DICIVE
The simple	
The sign(s) were posted on	(Month, Day, Year)
- · .	Sincerely,
	Sincerely,
	Robert Block 8/1/04
	(Signature of Sign Poster) (Date)
PURE REARING WILL BE HELD BY	SSG Robert Black
THE PORTER OF THE	(Print Name)
CL. FOM YOTOMY OWN NO WAY THE TOWN	1508 Leslie Road
WHEN THE TRANSPORT TO A STATE OF THE STATE O	(Address)
	Dundaik, 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



## Baltimore County

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

June 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: 04-562-A** 

8578 Leisure Hill Drive

W/side of Leisure Hill Drive, 600 ft. w/of centerline of Park Heights Avenue

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Richard Alter

Variance to permit building setbacks to a lot line of 25 feet and 35 feet in lieu of the required 50 feet and to permit a building setback to a street centerline of 55 feet in lieu of the required 75 feet.

Hearing: Monday, August 16, 2004 at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Joseph Woolman, Gildea, LLC, 300 E. Lombard St., Ste. 1440, Baltimore 21202 Richard Alter, 7061 Columbia Gateway Drive, Columbia 21046

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 31, 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, July 29, 2004 Issue - Jeffersonian

Please forward billing to:

Gildea, LLC

410-234-0070

300 E. Lombard Street, Ste. 1440 Baltimore, MD 21202

**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: 04-562-A

8578 Leisure Hill Drive

W/side of Leisure Hill Drive, 600 ft. w/of centerline of Park Heights Avenue

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Richard Alter

<u>Variance</u> to permit building setbacks to a lot line of 25 feet and 35 feet in lieu of the required 50 feet and to permit a building setback to a street centerline of 55 feet in lieu of the required 75 feet.

Hearing: Monday, August 16, 2004 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: $04-562-A$	
Petitioner: Richard Alter	<del></del>
Address or Location: 8508 Leisure 4:11 Dr.	
PLEASE FORWARD ADVERTISING BILL TO:	
Name: Gilder CLC.	
Address: SOO É Lambard St., Site 140. Baltimore, MD 21202	
Berlinare MD 21205	
Telephone Number: 410-234-00)0	

# Department of Permits and Development Management

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





James T. Smith, Jr., County Executive

Timothy M. Kotroco, Director

August 10, 2004

Joseph R. Woolman, III Gildea, LLC. 300 E. Lombard Street, Ste. 1440 Baltimore, Maryland 21202

Dear Mr. Woolman:

RE: Case Number:04-562-A, 8578 Liesure Hill Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 2, 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. Callibal)

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: db

Enclosures

c: People's Counsel Richard Alter 7061 Columbia Gateway Drive Columbia 21046



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

June 17, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 14, 2004

Item No.:

3550, 554-557, 559-571

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

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** July 2, 2004

TO:

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 June 21, 2004

Item Nos. 550, 554, 555, 556, 557, 559, 560, 561, 562, 563, 564, 565, 566, 568,

and 569

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 DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr Joo

DATE:

July 2, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 14, 2004

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

04-554

04-555

04-557

04-559

04-562

04-564

04-565

04-568

04-571

Reviewers:

Sue Farinetti, Dave Lykens

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



# 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 4-562

**DATE:** June 22, 2004

RECEIVED

JUN 2 3 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:

Division Chief

MAC/LL



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

#### MARYLAND DEPARTMENT OF TRANSPORTATION

Date:

6.15.04

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

RE:

**Baltimore County** 

Item No. 562

Dear. Ms. Matthews:

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,

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

1. 1. Hell

PETITION FOR VARIANCE RE:

8578 Leisure Hill Drive, W/side Leisure Hill

Drive, 600' W c/line Park Heights Avenue 3<sup>rd</sup> Election & 2<sup>nd</sup> Councilmanic Districts

Legal Owner(s): Richard Alter

FOR

Petitioner(s)

BALTIMORE COUNTY

ZONING COMMISSIONER

BEFORE THE

04-562-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

JUN 2 3 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 23<sup>rd</sup> day of June, 2004, a copy of the foregoing Entry of Appearance was mailed to, Joseph R. Woolman, III, Esquire, Gildea, LLC, 300 E. Lombard Street, Suite 1440, Baltimore, MD 21202, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

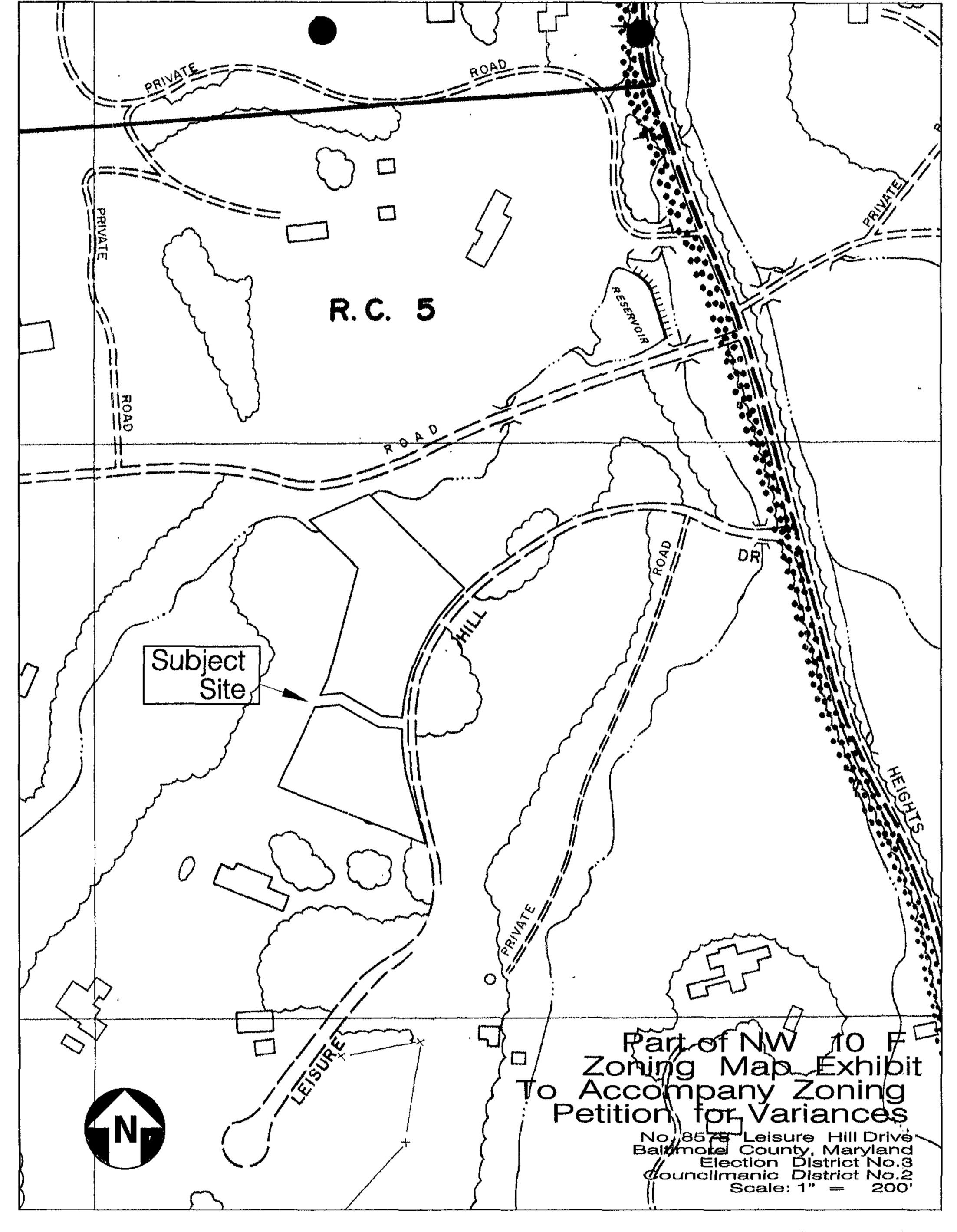
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME 8578 LELLANDER OF S62-A
DATE 8/10/04 S62-A

THEILS SICILIAN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
	SOF FLOWBARD &		Just Insame Sildee 16, Com.
MICS MA	<u>P</u> -	U4/102 Z	Long matiswarticted som
Hichard Mrts,	55/8 LELSUCT HIM 19105	DAVIES VRA LIZOF	K. HLTCIO IVANSTUM. CGI



04-562-A

