ORDER RECEIVED FOR FILING Date

By IN RE: PETITION FOR SPECIAL HEARING

N/S Winands Road, 286' W of the c/l

Dutch Mill Road

(8624 Winands Road)

2nd Election District

4th Council District

Powers Homes at Whitehurst, Inc.

Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 04-564-SPH

*

* * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Powers Homes at Whitehurst, Inc. by Jeffrey Powers, Vice President. The Petitioners request a special hearing to approve the Third Amended Final Development Plan for "Winands Valley Estates" to reflect the creation of four (4) additional lots. 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.

Appearing at the requisite public hearing in support of the request were Jeffrey Powers, Vice President of Powers Homes at Whitehurst, Inc., Dwight Little and Chris McMahon, on behalf of Little & Associates, Inc., the consultants who prepared the site plan for this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. Appearing as interested citizens were Derrick A. Burnett and Norma Jackson, nearby residents of the area. There were no Protestants or other interested persons present.

The subject property under consideration is part of an overall tract located on the north side of Winands Road, just west of Mt. Wilson Lane in Randallstown. The property contains a gross area of 24.04 acres, more or less, zoned D.R.3.5 and was approved for residential development by the County Review Group (CRG) in 1986. There have been two amendments to the approved plan since that time and the matter now comes before the undersigned Zoning Commissioner for consideration of a Third Amended Final Development plan. Under the third

amended plan, the Petitioners propose the subdivision of existing Lot 81 into four (4) lots, to be known as Lots 81, 82, 83, and 84. Lot 81 is improved with a single-family dwelling, known as 8624 Winands Road, and was originally the home of the owner of the overall tract. Lot 81 has frontage on both Windmill Road and Winands Road. When the property was subdivided in 1986, the house and 1.381 acres were retained as Lot 81. Apparently, the house has fallen into a state of disrepair and the Petitioners are desirous of razing the structure and related outbuildings and subdividing the property into four lots. As shown on the plan, new Lots 81 and 84 will have frontage on Winands Road with access to that roadway, and Lots 82 and 83 will be to the rear of those lots and have frontage on Windmill Road. Additionally, the existing well will be back-filled and the new lots served by public water and sewer.

As more particularly shown on the plan, the overall tract contains 24.08 acres in area and the density allows 84 lots. Under the third amended development plan, 84 lots in the overall community are proposed. Thus, the project is within the density limitations set out by the B.C.Z.R. Additionally, the proposed lots appear compatible with existing lots in the subdivision, in terms of size, layout, etc.

The individuals who appeared from the neighborhood raised several questions about the proposed subdivision. Although they would prefer that the existing lot and mature trees thereon be retained as part of open space for this community, they understood that the owner could develop the property by right under the zoning regulations.

Based upon the testimony and evidence presented, I am persuaded that the Third Amended Final Development plan should be approved. The subject lot was not kept as a public park or as open space for the benefit of the community. In this regard, an area to the rear of the proposed subdivision is shown on the plan as Homeowners' Association Open Space. Moreover, the proposed subdivision does not exceed the permitted density. For all of these reasons, I am persuaded that the requested amendment should be approved.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this Amended Final Development Plan for "Winands Valley Estates" to reflect the creation of four (4) additional lots, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

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

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

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 31, 2004

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

RE: PETITION FOR SPECIAL HEARING
N/S Winands Road, 286' W of the c/l Dutch Mill Road
(8624 Winands Road)
2nd Election District – 4th Council District
Powers Homes at Whitehurst, Inc. - Petitioners
Case No. 04-564-SPH

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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: Mr. Jeffrey Powers

113 Westminster Road, Suite 200, Reisterstown, Md. 21136 Messrs. Dwight Little & Chris McMahon, Little & Associates, Inc. 1055 Taylor Avenue, Suite 307, Towson, Md. 21286

Mr. Derrick A. Burnett, 8627 Windmill Road, Randallstown, Md. 21133

Ms. Norma Jackson, 7 Thyme Court, Randallstown, Md. 21133

People's Counsel; Case File



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



PEOR FILING

ORDER RECEIVED

Darte_

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	8624	WINANDS	RD.	•	
which i	s presei	ntly zoned [).R.	3.5	

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE THIRD AMENDED FINAL DEVELOPMENT PLAN OF "WINANDS VALLEY ESTATES"

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.

> I/We do sòlemnly 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

		is the subject of this retition.									
Contract Purchaser/Lessee:		Legal Owner(s): POWERS HOMES AT WHITEHURST INC. JEFFREY POWERS - VICE PRESIDENT									
Name - Type of Print	Name	- Type or Print MUMM M (MAPL)									
Signature		Signature (10)									
Address	Telephone No.	Name - Type or Print									
City State	Zip Code	Signature									
Attorney For Petitioner:		113 WESTMINSTER RD. SUITE 200 410-833-370 Address Telephone No									
TO BE DETERMINED		REISTERSTOWN MD 21136									
Name - Type or Print	City	State Zip Code									
		Representative to be Contacted:									
Signature	•	DWIGHT LITTLE C/O LITTLE & ASSOCIATES INC.									
Company		Name 1055 TAYLOR AVE. SUITE 307 410-296-1636									
Address	Telephone No.	Address Telephone No									
		TOWSON MD 21286									
City	Zip Code	City State Zip Code									
		OFFICE USE ONLY									
		ESTIMATED LENGTH OF HEARING									
Cise No. 04-564-SP	N	UNAVAILABLE FOR HEARING									
		med by 50F7 Date 06.03.04									
RIV 9/15/98											

May 24, 2004

ZONING DESCRIPTION FOR 8624 WINANDS ROAD

Beginning at a point on the north side of Winands Road, which is 70 feet wide, at the distance of 286 feet West of the centerline of the nearest improved intersecting street, Dutch Mill Road, which is 50 feet wide. Being Lot #81 in the subdivision of Owings Overlook as recorded in Baltimore County Plat Book #62, Folio #141, containing 1.386 acres. Also known as 8624 Winands Road and located in the 2nd Election District, 4th Councilmanic District.

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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: #04-564-SPH 8624 Winands Road N/side of Winands Road, 286 feet west of centerline of Dutch Mill Road

of Dutch Mill Road
2nd Election District
4th Councilmante District
Legal Owner(s): Powers
Homes at Whitehurst,
Jeffrey Powers - V.P.
Special Hearing: to approve the third Amended Firmands Valley Estates."
Hearing: Monday, August
28, 2004 et 2100 p.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) 887-4386.

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

8/011 Aug 5: 15490

8/011 Aug 5 : 15490

CERTIFICATE OF PUBLICATION

8/5/, 20 <u>04</u>
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 8/5/,20 <u>04</u> .
The Jeffersonian
☐ Arbutus Times
🖵 Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
2 Wilking

LEGAL ADVERTISING

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: #04-564-SPH

8624 Winands Road

N/side of Winands Road, 286 feet west of centerline of Dutch Mill Road

2nd Election District — 4th Councilmanic District
Legal Owner(s); Powers Homes at Whitehurst,
Jeffrey Powers - V.P.
Special Hearing:to approve the third Amended Final Development Plan of "Winands Valley Estates".
Hearing: Wednesday, August 18, 2004 at 9:00 a.m. in
Room 407, County Courts Building, 401 Bosley Ave.

una.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for

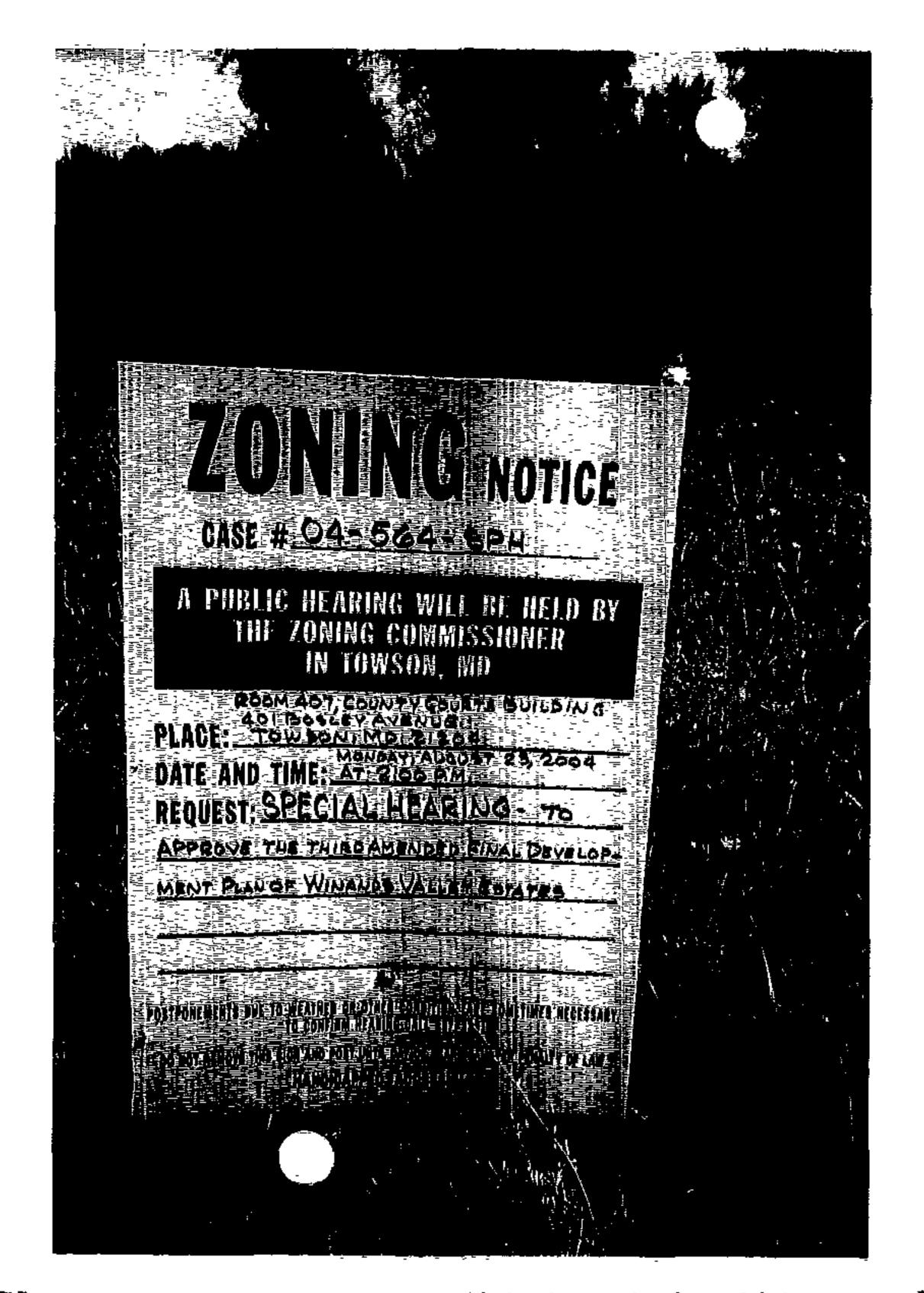
special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. JT 8/606 August 3

CERTIFICATE OF PUBLICATION

= $8/5/$, $200+$
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 <u>8/3</u> ,20 <u>04.</u>
The Jeffersonian
🖵 Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING





Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204
Attention: Becky Hart
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 #8624 WILLAMDS POAD
The sign(s) were posted on AUG. 15, 700 4 (Month, Day, Year) Sine rely, Sine and Date (Signature of Sign Poster and Date) GRALAND E. Moore (Printed Name) 3225 RYERSON CIRCLES (Address) DAUT IMORE, MD. 21227 (City, State, Zip Code) (410) 242-4263 (Telephone Number)

RE: Case No.: 04-564-50H

Petitioner/Developer: Powons Homes AT WHITE HURST

Date of Hearing/Closing: AUG. 23, 2004

TO: PATUXENT PUBLISHING COMPANY

Tuesday, August 3, 2004 Issue - Jeffersonian

Please forward billing to:

Jeffrey Powers

410-833-3700

Powers Homes at Whitehurst, Inc. 113 Westminster Road, Ste. 200 Reisterstown, MD 21136

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: 04-564-SPH

8624 Winands Road

N/side of Winands Road, 286 feet west of centerline of Dutch Mill Road

2nd Election District – 4th Councilmanic District

Legal Owner: Powers Homes at Whitehurst, Jeffrey Powers - V.P.

Special Hearing to approve the third Amended Final Development Plan of "Winands Valley Estates."

Hearing: Wednesday, August 18, 2004, at 9:00 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.

TO: PATUXENT PUBLISHING COMPANY

Thursday, August 5, 2004 Issue - Jeffersonian

Please forward billing to:

Jeffrey Powers

410-833-3700 Powers Homes at Whitehurst, Inc.

113 Westminster Road, Ste. 200 Reisterstown, MD 21136

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: 04-564-SPH

8624 Winands Road

N/side of Winands Road, 286 feet west of centerline of Dutch Mill Road

2nd Election District – 4th Councilmanic District

Legal Owner: Powers Homes at Whitehurst, Jeffrey Powers – V.P.

Special Hearing to approve the third Amended Final Development Plan of "Winands Valley Estates."

Hearing: Monday, August 23, 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

> FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

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: 04-564-SPH

8624 Winands Road

N/side of Winands Road, 286 feet west of centerline of Dutch Mill Road

2nd Election District – 4th Councilmanic District

Legal Owner: Powers Homes at Whitehurst, Jeffrey Powers - V.P.

Special Hearing to approve the third Amended Final Development Plan of "Winands Valley Estates."

Hearing: Wednesday, August 18, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Jeffrey Powers, Powers Homes at Whitehurst, 113 Westminster Rd., Ste. 200, Reisterstown 21136 Dwight Little, Little & Associates, 1055 Taylor Ave., Ste. 307, Towson 21286

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

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

July 22, 2004

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-564-SPH

8624 Winands Road

N/side of Winands Road, 286 feet west of centerline of Dutch Mill Road

2nd Election District – 4th Councilmanic District

Legal Owner: Powers Homes at Whitehurst, Jeffrey Powers - V.P.

Special Hearing to approve the third Amended Final Development Plan of "Winands Valley Estates."

Hearing: Monday, August 23, 2004 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Howard Alderman, Levin & Gann, 502 Washington Ave., 8th Floor, Towson 21204 Jeffrey Powers, Powers Homes at Whitehurst, 113 Westminster Rd., Ste. 200, Reisterstown 21136 Dwight Little, Little & Associates, 1055 Taylor Ave., Ste. 307, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 7, 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.





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.

	per or Case Number: <u>54-564</u>
Petitioner:	POWERS HOMES AT WHITEHURST INC.
Address o	r Location: 8624 WINANDS RD.
	ORWARD ADVERTISING BILL TO: OWERS HOMES AT WHITEHURST INC. JEFFREY POWERS - VICE PRESIDENT
Address:	113 WESTMINSTER RD.
	SUITE 200
	REISTERSTOWN, MD 21136
Telephon	e Number:410-833-3700

Revised 2/20/98 - SCJ

04-564.5P4

Department of Permits 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 17, 2004

Jeffrey Powers, Vice President Powers Homes at Whitehurst, Inc. 113 Westminster Road, Ste. 200 Reisterstown, Maryland 21136

Dear Mr. Powers:

RE: Case Number: 04-564-SPH, 8624 Winands Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 3, 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: clb

Enclosures

c: People's Counsel
Dwight Little c/o Little & Associates 1055 Taylor Avenue, Ste. 307 Towson 21286



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



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

TO:

Timothy M. Kotroco, Director

DATE: July 2, 2004

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

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

DATE: June 29, 2004

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 4-555 and 4-564

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. 564

JRA

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. Hadh

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

July 22, 2004

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

Dear Mr. Alderman:

RE: Case Number: 04-564-SPH, 8624 Winands Road

The above matter, previously scheduled for August 18, 2004, has been postponed. The hearing date has been reset and the new notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

Timothy Kotroco

Director

TK:klm

C: Jeffrey Powers, 113 Westminster Road, Ste. 200, Reisterstown 21136 Dwight Little, 1055 Taylor Avenue, Ste. 307, Towson 21286

RE:	PETITION FOR SPECIAL HEARING
	8624 Winands Road; N/side of Winands
	Road. 286' W c/line Dutch Mill Road
	2 nd Election & 4 th Councilmanic Districts
	Legal Owner(s): Jeffrey Powers, VP of
	Powers Homes at Whitehurst Inc.
	Petitioner(s)

BEFORE THE

- * ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * 04-564-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.

RECEIVED

JUN 2 3 2004

Per.....

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 23rd day of June, 2004, a copy of the foregoing Entry of Appearance was mailed to Dwight Little, c/o Little & Associates, Inc, 1055 Taylor Avenue, Suite 305, Towson, MD 21286, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

HOWARD L. ALDERMAN, JR. halderman@LevinGann.com

DIRECT DIAL 410-321-4640 LAW OFFICES

LEVIN & GANN

A PROFESSIONAL ASSOCIATION

NOTTINGHAM CENTRE 502 WASHINGTON AVENUE 8th Floor TOWSON, MARYLAND 21204 410-321-0600 TELEFAX 410-296-2801

July 20, 2004

ELLIS LEVIN (1893-1960) CALMAN A LEVIN (1930-2003)

Case # 04-564-5PH

VIA TELEFAX & REGULAR MAIL

Timothy M. Kotroco, Director
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

RE: Request for Hearing Date

Petition for Special Hearing 8624 Winands Road

Dear Mr. Kotroco:

At my request and due to a scheduling problem I previously requested that the hearing on the above-referenced matter be rescheduled. I spoke with Kristen in your office and was advised that the request had been granted. However, to date I have not received a rescheduled hearing date.

To assist your office in rescheduling the hearing. I am setting forth below the dates/time that I am not available.

8/12 7am - 10am

8/18 - entire morning

8/20 - entire day (HOH)

(circuit ct & zoning hearing)

8/26 - entire day

HLA/gk

9/7 - entire day (CBA)

9/10 - afternoon (zoning)

I hope that this provides sufficient, alternate dates for rescheduling. Should you need any additional information, please do not hesitate to contact me.

Very truly yours,

c: Powers Homes at Whitehurst, Inc.

G. Dwight Little, PE

HOWARD L. ALDERMAN, JR. halderman@LevinGann.com

DIRECT DIAL 410-321-4640 LAW OFFICES

Levin & Gann

A PROFESSIONAL ASSOCIATION

NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

June 29, 2004

ELLIS LEVIN (1893-1960)
CALMAN A. LEVIN (1930-2003)

Mr. Timothy M. Kotroco, Director Department of Permits and Development Management 111 W. Chesapeake Avenue, Suite 111 Towson, Maryland 21204

Re:

8624 Winands Road Case No. 04-564-SPH Request for Continuance

Dear Mr. Kotroco:

I have the pleasure of representing Power Homes at Whitehurst, owner of the property located at 8624 Winands Road. I have just received via telefax a Notice of Zoning Hearing set forth Wednesday, August 18, 2004 at 9:00 in Case No. 04-564-SPH. Due to a judicial scheduling conflict, a hearing that was specially assigned to the Honorable Ruth Ann Jakubowski has been reassigned by Her Honor to August 18 at 9:30. Therefore, I am unable to be in both places at one time. As the matter before Judge Jakubowski has been specially reset, I respectfully request that the above-referenced matter be continued to the earliest possible date after the scheduled hearing date.

Should you or your staff need any additional information in evaluating this request, please contact me at your earliest convenience.

Very truly yours,

Howard L. Alderman, Jr.

HLA/pal

cc:

Mr. Jeffrey Powers

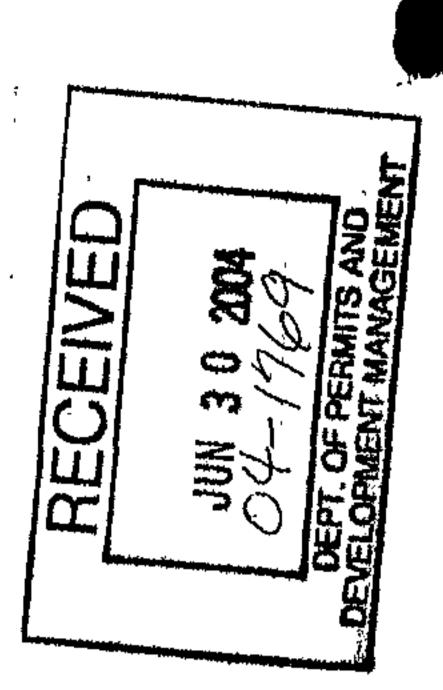
Mr. G. Dwight Little

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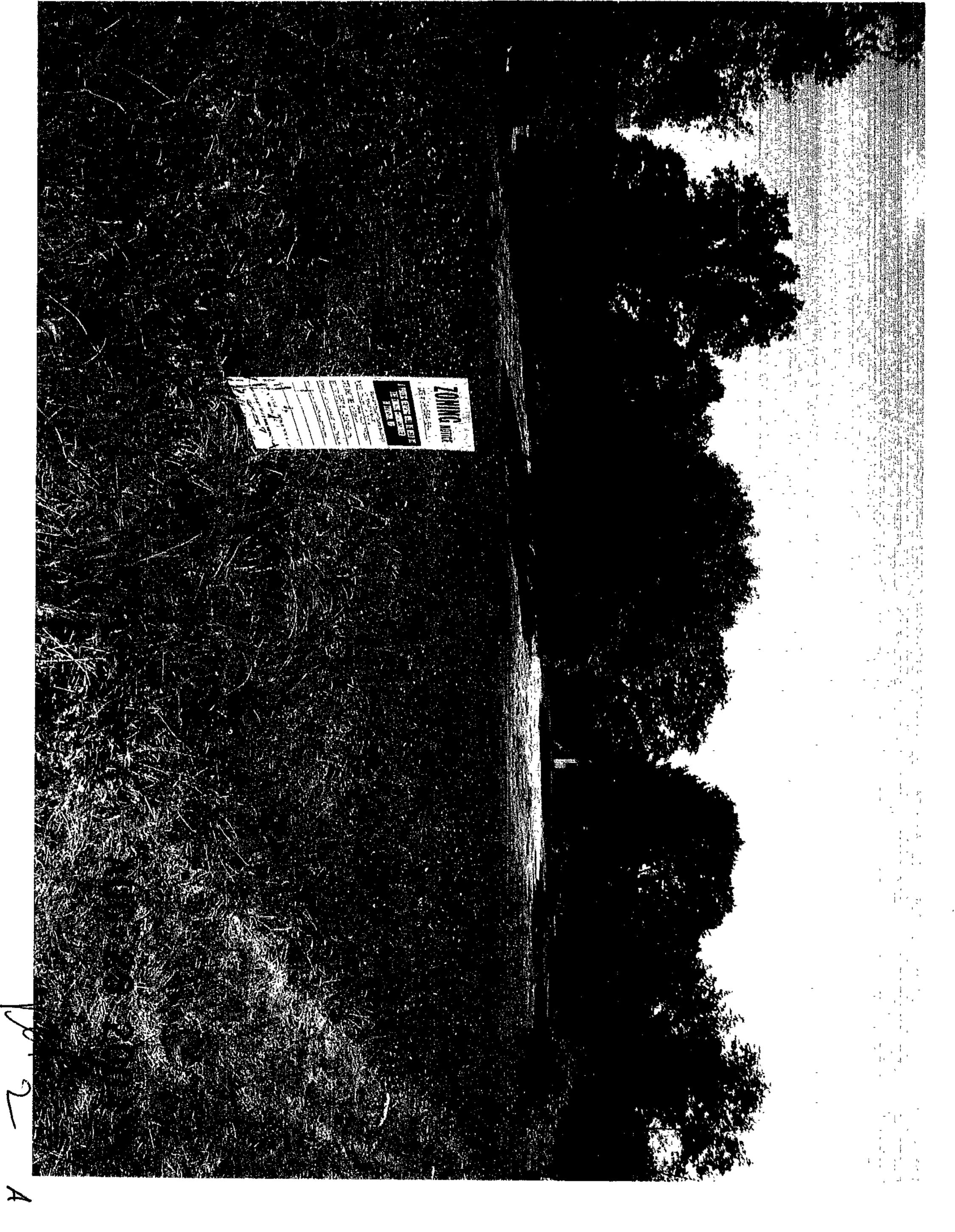
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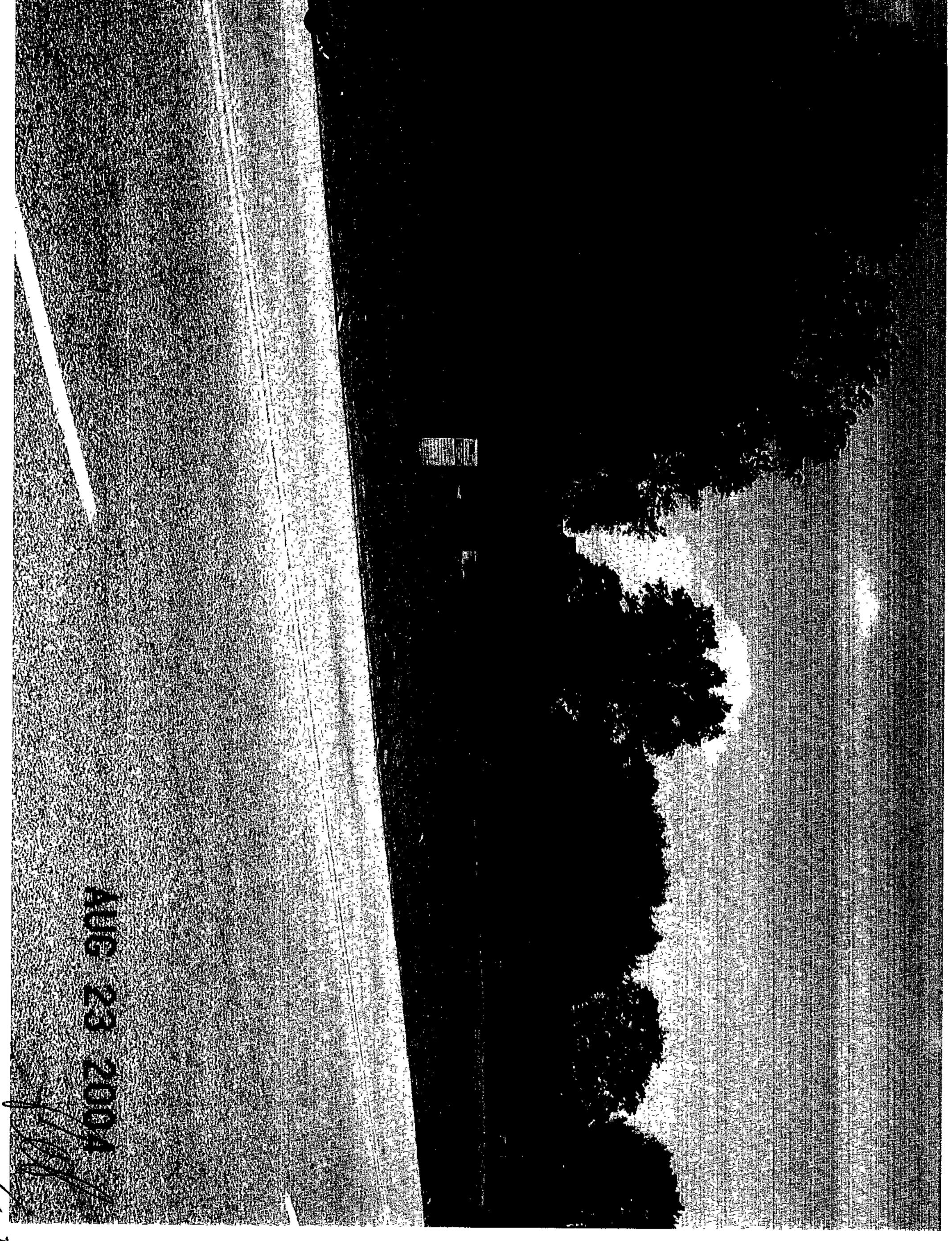
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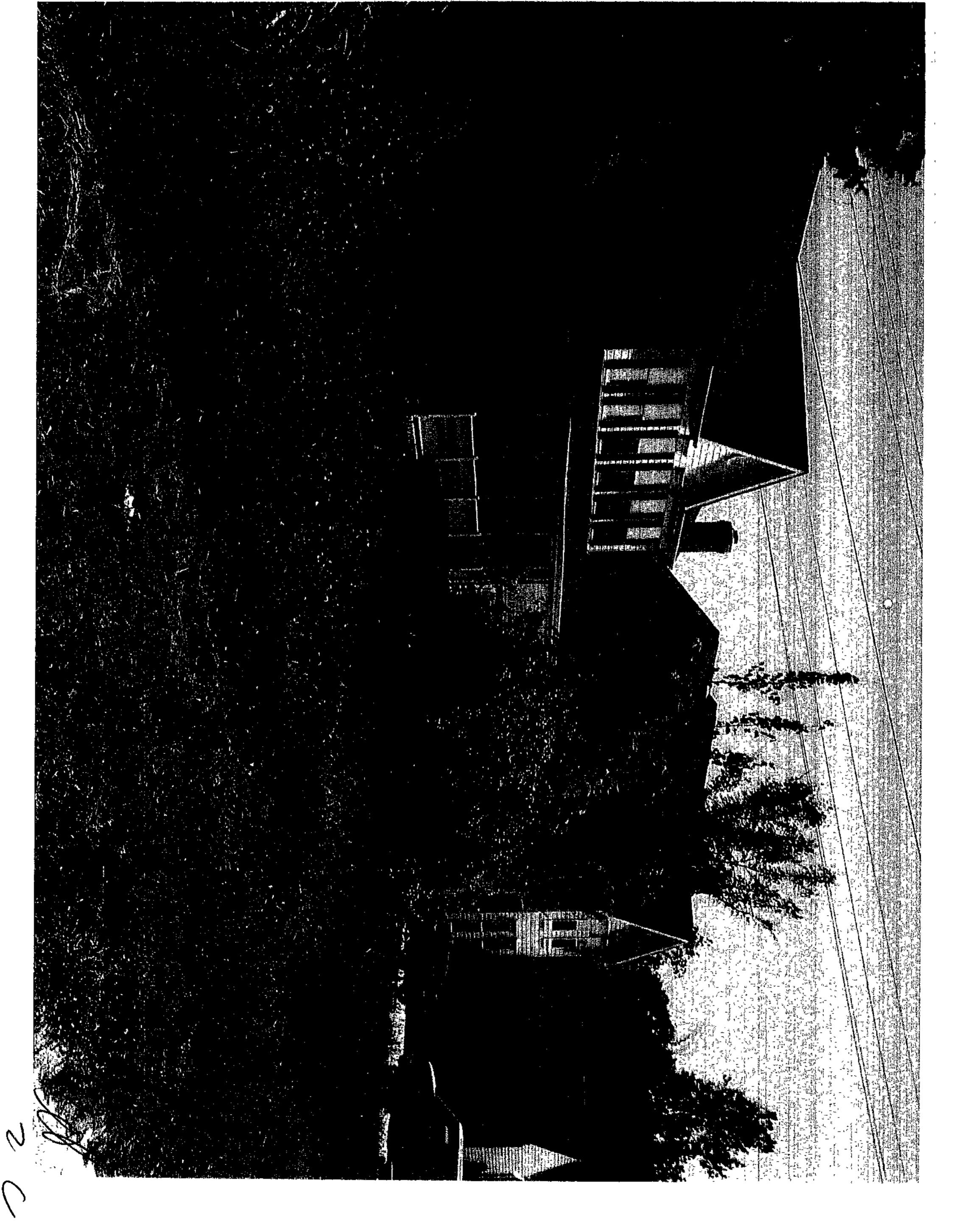
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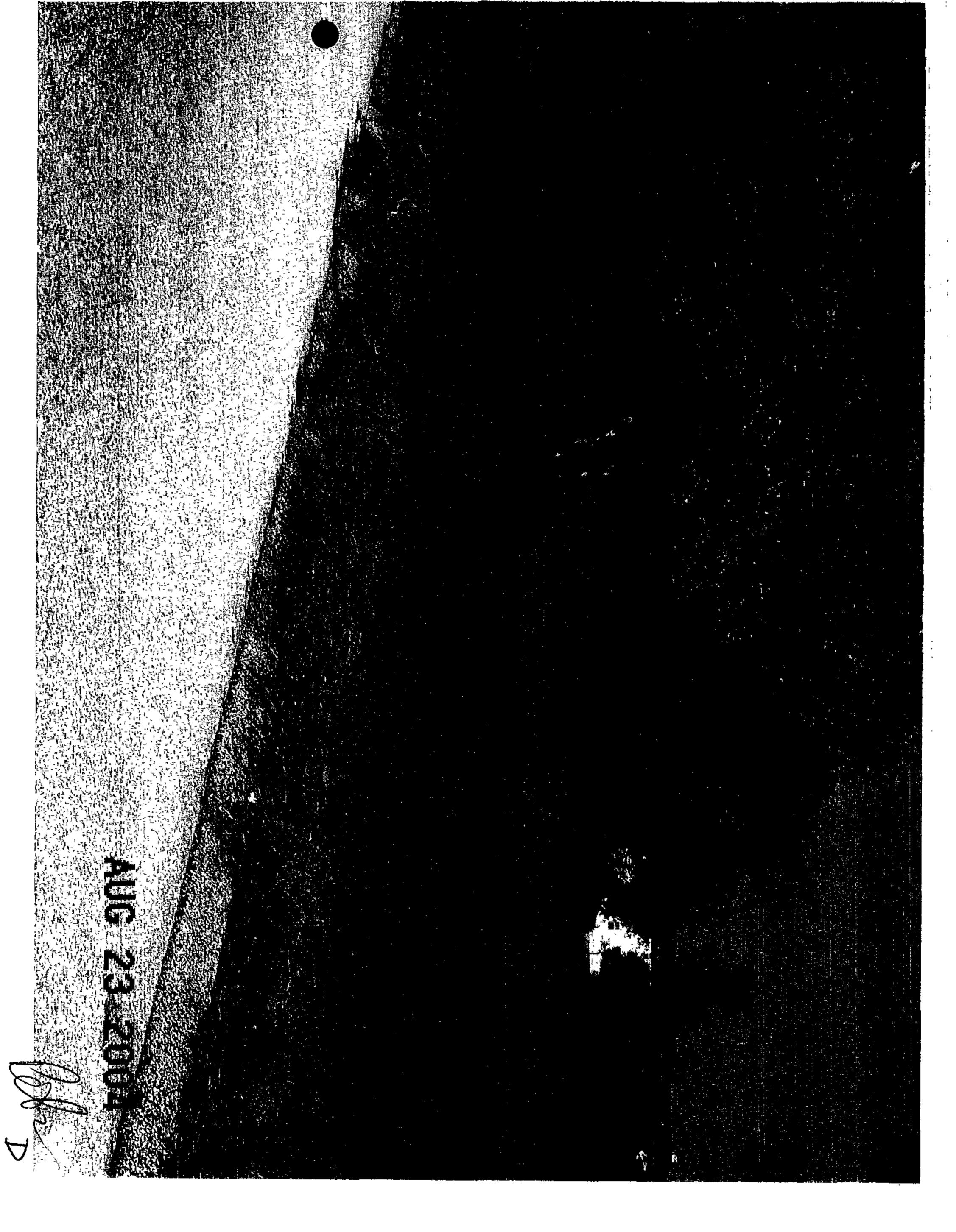
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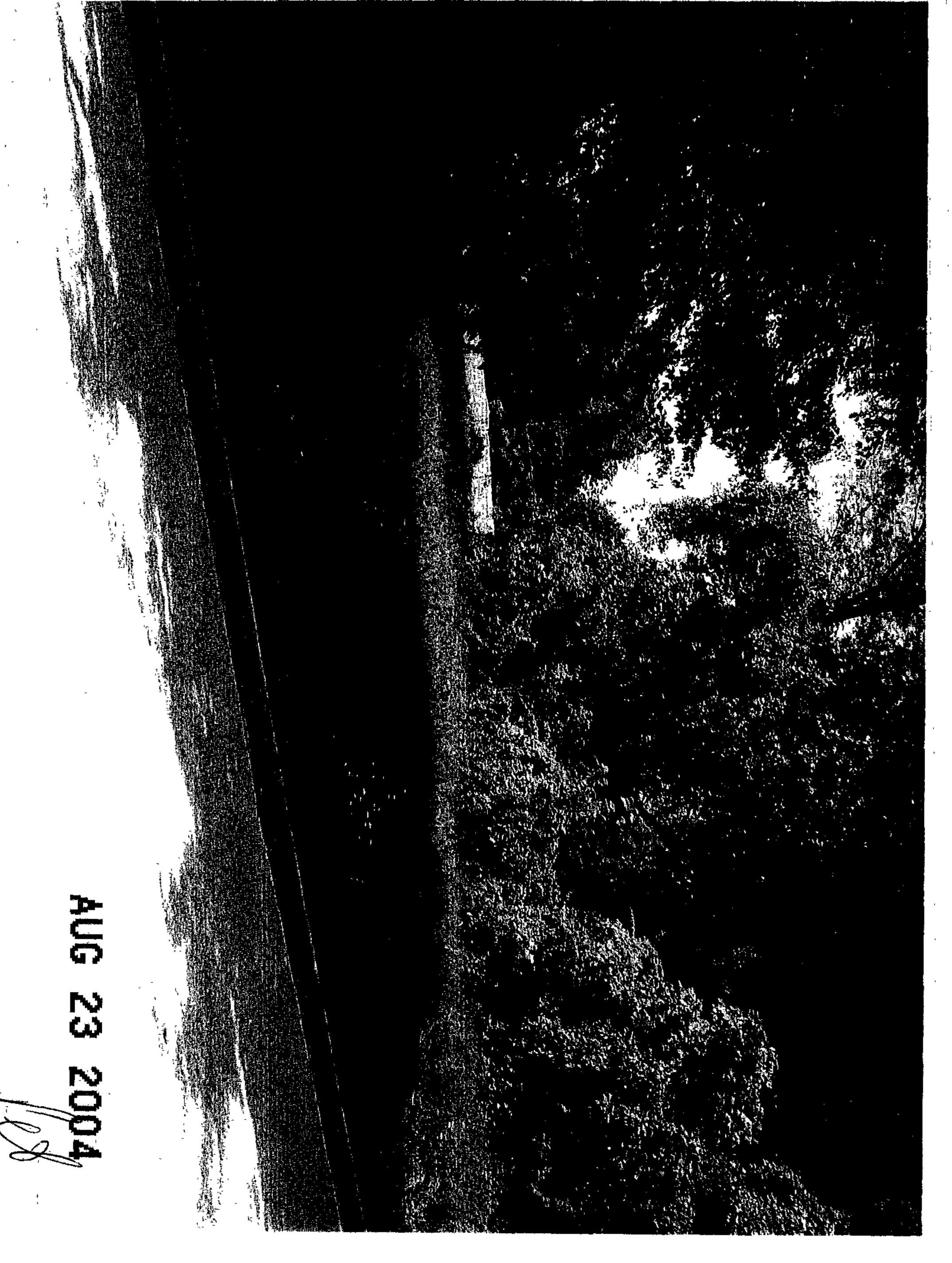




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