MECENTED FOR FR. P. 200 P. 200

IN RE: PETITIONS FOR SPECIAL HEARING

AND VARIANCE

E/S of Pleasant Hill Road, N of Dolfield Road *

E/S of Pleasant Hill Road, 820 ft. S

centerline of Run Crossing Drive

4th Election District

3rd Councilmanic District

(E/S of Pleasant Hill Road, N of Dolfield Road)

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 05-002-SPHA

Redbrook Financial Center, LLC

By: Howard Brown, Managing Member

Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Variance and Petition for Special Hearing for the property located at north side of Pleasant Hill Road, north of Dolfield Road in the Owings Mills area of Baltimore County. The Petition was filed by Redbrook Financial Center, LLC., by Howard Brown, Managing Member, the Petitioners and legal owner of the property. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a 36-unit residential building in the O.T. zone. In addition, variance relief is requested from the B.C.Z.R. as follows:

- from Section 209.4.C.1, to permit a building to lot line setback a minimum of 3.91 ft. in lieu of the required 50 ft.;
- 2. from Section 209.4.C.1, to permit a building to lot line setback a minimum of 32.31 ft. in lieu of the required 50 ft.; and
- 3. from Section 209.4.C.2, to permit a building to street line setback a minimum of 23 ft. in lieu of the required 50 ft.

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

FOR RECEIVED FOR FLARS

Applicable Law

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

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.

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 Comments are made part of the record of this case and contain the following highlights: ZAC comments were submitted by the Bureau of Development Plans Review dated August 27, 2004, a copy of which is attached hereto and made a part hereto.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief was Arthur Adler, member of the Petitioner LLC and Steve Warfield appeared on behalf of

PAR PECENTED FOR FLAG

Date

9/24/04

9/24/04

Matis/Warfield, Inc., the engineering firm that prepared the site plan of the property on behalf of the Petitioners. Robert A. Hoffman., Esquire represented the Petitioners. Appearing as protestants or interested citizens at the hearing were Sidney Katz, Allan McLeod, Dorothy Kesinger, Peggy Ricely, Cephas Thornton and Amy Mitchell. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The Petitioner would like to erect a 36-unit condo residential unit on the remaining lot in the Lakeside Financial Center located on Pleasant Hill Road. The overall site contains 600,000 sq. ft. of office buildings and to a large extent is built out. The zoning is OT (Office and Technology Zone) which allows residential development by right as a principal use along with the office and research facilities associated with a technology park. The condo would be isolated from larger office development having its only road access via Pleasant Hill Road through a guarded entrance. The condo will be located on Parcel A-1a of the previously subdivided project. See Petitioner's Exhibit No. 1.

Mr. Hoffman indicated that he was not sure why a special hearing was required because the residential use is as of right. However, he indicated that the Petitioner requests one internal variance of 3.91 ft. in lieu of the required 50 ft. for the distance between the proposed residential building and the lot line. He noted this request was for an internal variance between lots in the existing Center and obviously the adjacent and affected lot was owned by the Petitioner. In addition, the Petitioner is requesting two variances for the guardhouse located at the entrance to the condos off of Pleasant Hill Road. This guardhouse would be 23 ft. from the right-of-way of Pleasant Hill Road and 32.31 ft. from the lot line of the subject lot in lieu of the 50 ft. setback requirement prescribed by the OT zone. The Petitioner agreed to the comment from

SERVED FOR FLAN

Development Plans Review regarding the 50 ft. right-of-way that is incorporated into the site plan.

The protestants universally did not oppose approval of a 36-unit condo on the site or any of the variances. Mr. Hoffman pointed out that parcel A-1a could be developed in a much more intense manner than proposed under the regulations. However, the protestants were concerned with the traffic generated by any new development in the area. Their principal issue was the added traffic on Pleasant Hill Road, which they described as woefully inadequate for the presently existing uses.

Mr. Hoffman explained that the County has a major capital improvement project to construct a bridge over marshy land to the west of the site. This bridge will connect this lot and the adjacent and rapidly growing residential corridor to Dolfield Boulevard, which in turn will give this area access to Owings Mills Boulevard and the interstate road system. The portion of Dolfield Boulevard that would serve the subject condo and the exiting community is a developer's road, the actual construction of which is the responsibility of the various developers in the area. Testimony indicated that the County bridge project was recently delayed by design problems and that the developers were less than enthusiastic about building their portion of extended Dolfield Boulevard.

The Petitioner in this case agreed with and fully supported any effort to move the County and other developers along to complete extended Dolfield Boulevard. In fact, all parties left the hearing to jointly petition the Department of Public Works to accelerate these projects. The problem for this project is not the long term traffic, which all agree will likely be acceptable once the extended Dolfield Boulevard is completed, but what to do in the short term. Specifically, the community is concerned that not only is Pleasant Hill inadequate but various connecting roads as

well. The Petitioner indicated that in all likelihood, the subject condo would not be complete until the fall of 2005. The County bridge is now scheduled to be completed in 2007. The Petitioner is opposed to connecting the subject condo to Red Brook Boulevard in order to allow residents of the condo access to the major roadways through the Center.

A general discussion then arose as to what, if any, short term solutions could be found. Eventually, the Petitioner agreed to provide a connection of the road that serves the subject site to the internal circle road in the Center until extended Dolfield Boulevard is ready to accept traffic. In all likelihood, this would be about 18 months after which time the temporary connection will be severed and the residents of the condo will use Pleasant Hill Road.

Findings of Fact and Conclusions of Law

From the testimony and evidence, I find that the proposed 36-unit residential building is compatible with the letter, spirit and intent of the OT zoning. I see no adverse impact on the community given the short term and long term traffic arrangements in place or in planning.

I further find that the variances requested are reasonable and for the most part internal to the Center. The Center is nearly built out. Parcel A-1a is oddly shaped and constrained by a large storm water management facility. I find that it would be a hardship for the Petitioner to comply with the setback regulations. Therefore, I will grant the variances requested provided the Petitioner constructs temporary access to the project from the Center until extended Dolfield Boulevard is able to handle traffic.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance and special hearing requests should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 34 day of September, 2004, that the Petitioner's request for special hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a 36-unit residential building in the O.T. zone, be and is hereby GRANTED;

IT IS FURTHER ORDERED, that the variance relief requested from the B.C.Z.R. as follows:

- 1. from Section 209.4.C.1, to permit a building to lot line setback a minimum of 3.91 ft. in lieu of the required 50 ft.;
- 2. from Section 209.4.C.1, to permit a building to lot line setback a minimum of 32.31 ft. in lieu of the required 50 ft.; and
- 3. from Section 209.4.C.2, to permit a building to street line setback a minimum of 23 ft. in lieu of the required 50 ft.

be and is hereby GRANTED subject to the following conditions:

The Petitioner shall provide a temporary road connection to serve the 36 residential units on the subject project directly to the existing roadways in the Lakeside Financial Center until extended Dolfield Boulevard is able to handle traffic.

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

SADER RECEIVED FOR

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

Sèptember 24, 2004

Robert A. Hoffman, Esquire Venable, Baetjer & Howard, LLP 210 Allegheny Avenue Towson, Maryland 21204

Re: Petitions for Special Hearing & Variance

Case No. 05-002-SPHA

Property: E/S of Pleasant Hill Road, N of Dolfield Road

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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: Arthur Adler, 100 Painters Mill Rd., Ste. 900, Owings Mills, MD 21117
Steve Warfield, Matis/Warfield, Inc., 10540 York Rd., Ste. M, Hunt Valley, MD 21030
Sidney Katz, 9732 Ashlyn Cir., Owings Mills, MD 21117
Allan McLeod, 9683 Ashlyn Cir., Owings Mills, MD 21117
Dorothy Keslinger, 9423 Ashlyn Cir., Owings Mills, MD 21117
Cephas Thornton, 9521 Tessa La., Owings Mills, MD 21117
Amy Mitchell, 11027 Mill Centre Dr., Owings Mills, MD 21117



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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore Count

E/S of Pleasant Hill Road, for the property located at North of Dolfield Road

UNAVAILABLE FOR HEARING

Reviewed By DITHOMPSON

which is presently zoned ___OT

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

A 36 unit residential building in the O.T. zone.

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

for verigree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning law for Baltimore County. IWe do selemnly 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 Patition. Converse! Purchaser/Lessee: Legal Owner(s): Redbrook Financial Center Nan. Fre or Pont Name - Type of Brint 5,75 Loward Brown, Managing Member ATTE . Telephone No. Name - Type or Print City Size Zip Code Signature 100 Painters Mill Road Afformer: For Petitioner: (410) 363-3434 Address Penthouse .. Hoffman Telephone No. Owings Mills, Maryland 21117 ZIS Code State Representative to be Contacted: LLP Robert A. Hoffman Name -gherry Avenue (410) 494-6200 210 Allegheny Avenue (410) 494-6200 Telephone No. Address Telephone Na Maryland 21204 Towson, Maryland 21204 Sule Zip Code Chy ZID COOS Sigle OFFICE USE ONLY ESTIMATED LENGTH OF HEARING





Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at north of Bolffield Road.

which is presently zoned OT

This Patition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baitimore 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)

SEE ATTACHED

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 DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
It or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the coning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

	IMe do solemnly declara and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
-	Redbrook Financial Center LLC
Name - Type of Print	Nattle - Type selfmit
Signature	Howard Brown, Managing Member
Acciess Telephi	she No. Name - Type or Print
C.A	Signature 100 Painters Mill Road (410) 363-3434
Attorney For Petitioner:	Address No
	Owings Mills, MD 21117
Robert A. Hoffman	C!!
Rote FA Man 1 Sh	Representative to be Contacted:
Venable LLP	Robert A. Hoffman
Company	Name ((10) (n) (200
$340.411 = 8000 \times 4000 \times 410 \times 410 \times 494$	-6200 210 Allegheny Avenue (410) 494-6200 Telephone No.
Actress Conner	- 21204
Towson, MD 21204	Zip Code City State
Sizio	OFFICE USE ONLY
	ESTIMATED LENGTH OF HEARING
## 115198	Reviewed By Dithompson Date Thompson

Petition for Variance

E/S of Pleasant Hill Road North of Dolfield Road

- 1. Variance from Baltimore County Zoning Regulations ("BCZR") Section 209.4.C.1 to permit a building to lot line setback a minimum of 3.91 feet in lieu of the required 50 feet.
- 2. Variance from BCZR Section 209.4.C.1 to permit a building to lot line setback a minimum of 32.31 feet in lieu of the required 50 feet.
- Variance from BCZR Section 209.4.C.2 to permit a building-to-street line setback a minimum of 23 feet in lieu of the required 50 feet.

TOI DOCS 1/DHK01/#187970 VI

Matis Warfield

consulting engineers

ZONING DESCRIPTION to Accompany Petition For Special Hearing and Variance Request

Beginning at a point on the east side of Pleasant Hill Road which is 50-feet wide at the distance of 820(+/-)-feet south of the centerline of the nearest improved intersecting street, Run Crossing Drive, which is 50-feet wide. Thence the following courses and distances:

\$ 25° 52' 15" W 724.85'; N 78° 19' 50" E 74.70'; N 65° 37' 33" E 193.04'; N 23° 46' 04" E 149.01'; \$ 86° 54' 01" E 105.56'; N 53° 55' 32" E 61.35'; N 24° 42' 08" W 323.44'; N 04° 32' 00" E 87.61'; N 64° 07' 45" W 21.68'; To the place of beginning,

Being a portion of Lot #A-1 in the subdivision known as Friedler Property, as recorded in Baltimore County Plat Book #72, Folio #139, containing 2.5413-acres±. Also known as Lakeside Financial Center, and located in the 4th Election District.

THIS DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS



Matis Warfield, Inc.

10540 york road • suite m • hunt valley, maryland 21030 phone 410-683-7004 • facsimile 410-683-1798 www.matiswarfield.com

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEPT DATE - 70 04 Account + CC C
PAID RECEIPT BUSINESS ACTIVATION TOUZONA WILL DENTE TOUR SHAPE ACTUAL STATES ACTUAL STATES

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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: #05-002-SPHA

E/side of Pleasant Hill Road, north of Dolfield Road E/side of Pleasant Hill Road, 820 ft. south of centerline of Run Crossing Drive

4th Election District - 3rd Councilmanic District Legal Owner(s): Redbook Financial Center, LLC Howard Brown, Managing Member

Special Hearing: to permit a 36 unit residential building on 2.5413 acres in the O.T. zone. Variance: to permit a building to lot line setback a minimum of 3.91 feet in lieu' of the required 50 feet. To permit a building lot line, setback a minimum of 32.31 feet in lieu of the required 50, feet. To permit a building to street line setback a minimum of 23 feet in lieu of the required 50 feet. Hearing: Wednesday, September 8, 2004 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handlcapped 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. 1<u>8558</u> JT 8/776 August 24

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times Owings Mills Times □ NE Booster/Reporter ☐ North County News

LEGAL ADVERTISING



RE: Case No.: 05-002-3PHA

Petitioner/Developer: REDBROOK

FINANCIAL CENTER

Date of Hearing/Closing: SEPT 8, 2004

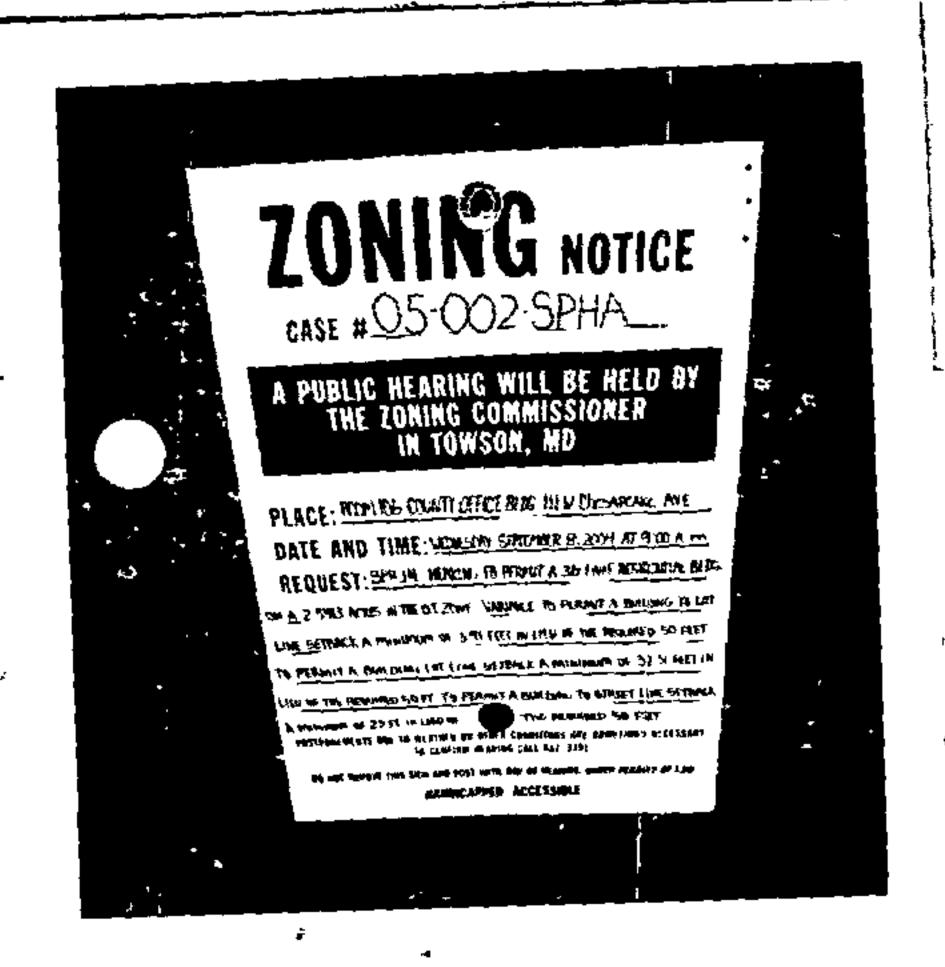
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:	
ESIDE OF PLEASANT HILL RD, NOF DOLFIELD ND	
ESIDE OF ELEASANT HILL RD 820 FT S/OF CENTERLINE OF RUN CROSS	يمرار ف
The sign(s) were posted on $8/23/09$;	DRIVE
(Month, Day, Year)	•

Sincerely,



(Signature of Sign Poster)	3/23/01 (Date)
SSG Robert Black	
(Print Name)	<u>, , , , , , , , , , , , , , , , , , , </u>
1508 Leslie Road	
(Address)	
Dundalk, Maryland 21222	
(City, State, Zip Code)	,
(410) 282-7940	•
(Telephone Number)	

Department of Permits and Development Management

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



Baltimore County

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

July 30, 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: 05-002-SPHA

E/side of Pleasant Hill Road, north of Dolfield Road E/side of Pleasant Hill Road, 820 ft. south of centerline of Run Crossing Drive 4th Election District – 3rd Councilmanic District Legal Owner: Redbrook Financial Center, LLC, Howard Brown, Managing Member

Special Hearing to permit a 36 unit residential building on 2.5413 acres in the O.T. zone. Variance to permit a building to lot line setback a minimum of 3.91 feet in lieu of the required 50 feet. To permit a building lot line setback a minimum of 32.31 feet in lieu of the required 50 feet. To permit a building to street line setback a minimum of 23 feet in lieu of the required 50 feet.

Hearing: Wednesday, September 8, 2004 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Timothy Kotroco

Director

TK:klm

C: Robert Hoffman, Venable, LLP, 210 Allegheny Ave., Towson 21204 Howard Brown, 100 Painters Mill Road, Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 24, 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

Tuesday, August 24, 2004 Issue - Jeffersonian

Please forward billing to:

Amy Dontell 210 Allegheny Avenue Towson, MD 21204 410-494-6244

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: 05-002-SPHA

E/side of Pleasant Hill Road, north of Dolfield Road

E/side of Pleasant Hill Road, 820 ft. south of centerline of Run Crossing Drive

4th Election District ~ 3rd Councilmanic District

Legal Owner: Redbrook Financial Center, LLC, Howard Brown, Managing Member

Special Hearing to permit a 36 unit residential building on 2.5413 acres in the O.T. zone. Variance to permit a building to lot line setback a minimum of 3.91 feet in lieu of the required 50 feet. To permit a building lot line setback a minimum of 32.31 feet in lieu of the required 50 feet. To permit a building to street line setback a minimum of 23 feet in lieu of the required 50 feet.

Hearing: Wednesday, September 8, 2004 at 9:00 a.m. in Room 106, County Office Building,

111 W. Chesapeake Avenue

avrence B. 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.



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.

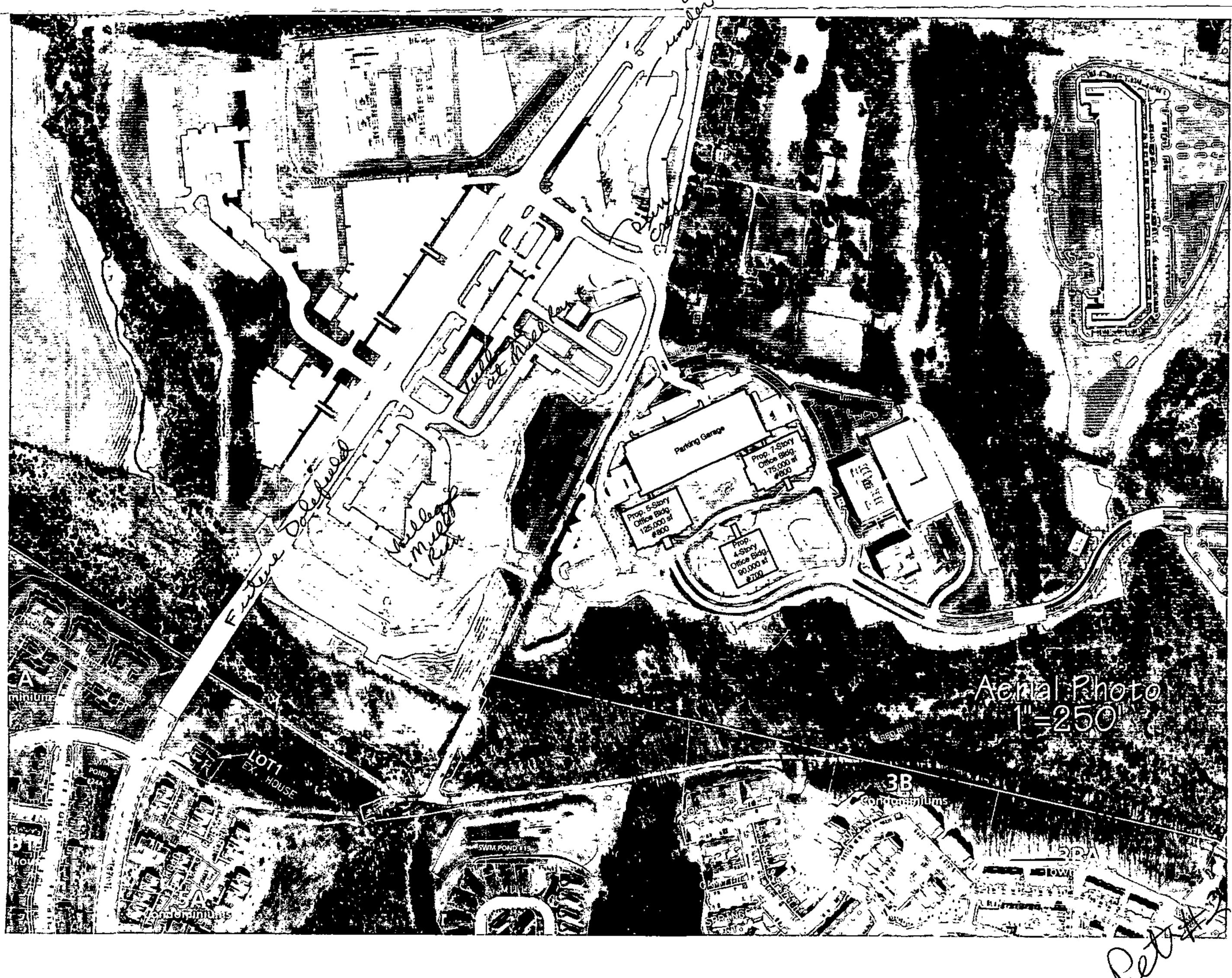
Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number:05-003-SPHA
Petitioner: David S. Brown Enterprises, Ltd.
Address or Location: E/s of Pleasant Hill Rd., Nof Dolfield Ro
PLEASE FORWARD ADVERTISING BILL TO:
Name: Amy Contell
Address: 210 Allegheny Avenue
Tauson 40. 21204
Telephone Number: (410) 494 - 16244

Market Sound Transmission

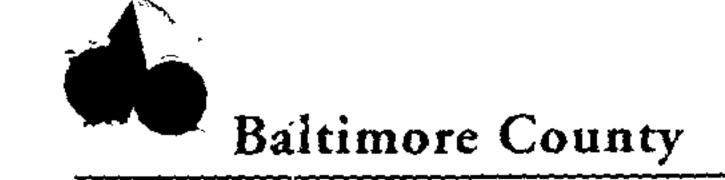
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Department of Permits Development Management

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





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

August 31, 2004

Robert A. Hoffman Venable, LLP. 210 Allegheny Avenue Towson, Maryland 21204

Dear Mr. Hoffman:

RE: Case Number: 05-002-SPHA

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 1, 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 Rilal D

W. Carl Richards, Jr. Supervisor, Zoning Review

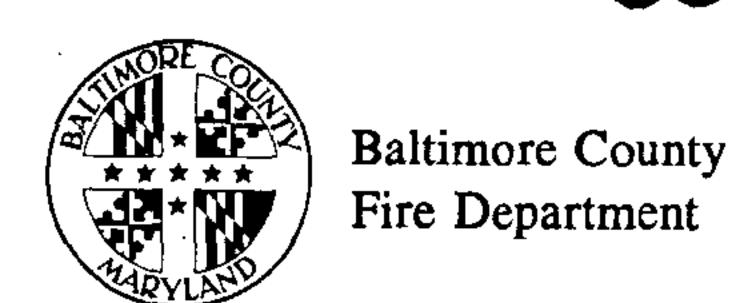
WCR: clb

Enclosures

People's Counsel C; Redbrook Financial Center, LLC. 100 Painters Mill Road Owings Mills 21117



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

August 2, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 2, 2004

Item No.:

(002)

036-049, 051

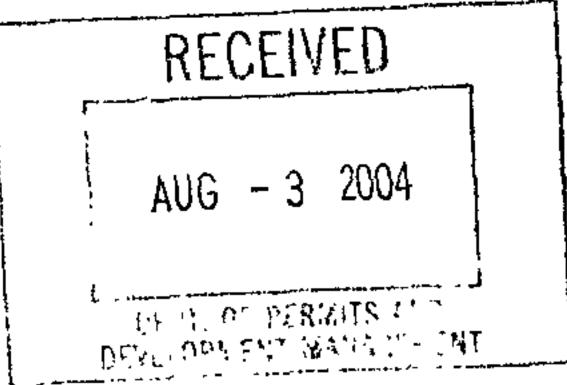
Dear Ms. Mathews:

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



Come visit the County's Website at www.co.ba.md.us









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

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

Maryland Department of Transportation

Date: 8.2.64

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

RE: Baltimore County

Item No. OOZ

DT

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,

Steven D. Foster, Acting Chief Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr 🎝

DATE:

August 25, 2004

SUBJECT:

Zoning Items # See List Below

AUG 2 6 2004 ZONING COMMISSIONFA

Zoning Advisory Committee Meeting of August 2, 2004

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

Reviewers:

Sue Farinetti, Dave Lykens

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

Zoning Advisory Petition(s): Case(s) 5-002 **SUBJECT:**

DATE: September 16, 2004

RECEIVED

SEP 1 6 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.

MAC/LL





BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 27, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 9, 2004

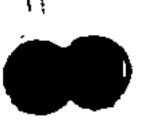
Item No. 002

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

Pleasant Hill Road shall be widened to a 30-foot paving section on a 50-foot right-of-way from Run Crossing Drive to the proposed driveway; and an adequate right-of-way for a future cul-de-sac shall be provided on site. All of this work is the sole responsibility of the developer.

RWB:CEN:jrb

cc: File





RE: PETITION FOR SPECIAL HEARING

AND VARIANCE

E/side of Pleasant Hill Road; N of Dolfield Road; 820' S c/line of Run Crossing Drive 4th Election & 3rd Councilmanic Districts

Legal Owner(s): Redbrook Financial Center, LLC; Howard Brown, Managing Member

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-002-SPHA

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

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 9th day of August, 2004, a copy of the foregoing Entry of Appearance was mailed to Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

AUG 0 9 2004

ETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Рег.....

PLEASE PRINT CLEARLY

CASE NAME 6/501 HERSON HOLL A CASE NUMBER 05 -002-SPHA DATE 9/8/04

PETITIONER'S SIGN-IN SHEET

E- MAIL 21030 1112 June CITY, STATE, ZIP M 100 Buth, Mill 16, 5, 900 ADDRESS NAME

PLEASE PRINT CLEARLY

CASE NAME "15 MONLY LO LASE NUMBER 0 5-002-SPHA
DATE 9/8/64

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
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	11027 Will Centre Drive	Lucs hill	amitchel@Ihmi.edy
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