IN RE: DEVELOPMENT PLAN HEARING and

PETITION FOR VARIANCE – N/S

Marriottsville Road, 1700' W of the c/l

Hernwood Road

(George A. Strauss Property)

2<sup>nd</sup> Election District

4<sup>th</sup> Council District

\* BEFORE THE

\* ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* Case Nos. II-660 & 05-005-A

George A. Strauss, Jr., et ux Owners/Developers

#### HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for a combined public hearing, pursuant to Section 26-206.1 of the Baltimore County Code (B.C.C.). That Section permits an applicant to request development plan approval and zoning relief through a single public hearing. Pursuant to the development review regulations codified in Title 26 thereof, the Owners/Developers seek approval of a redlined development plan, prepared by W. Duvall and Associates, Inc., for the proposed residential development of the subject property with four single-family detached dwelling units, and one parcel reserved for future development. In addition, variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (barn/shop) to be located in the front yard in lieu of the required rear yard. The proposed subdivision is more particularly described on the redlined development plan submitted and marked into evidence as Developer's Exhibit 1.

As to the history of this project through the development review process codified in Title 26 of the Baltimore County Code, a concept plan of the proposed development was prepared and a conference held thereon on January 12, 2004. As the name suggests, the concept plan is a schematic representation of the proposed subdivision and is reviewed by and between representatives of the Developer and the reviewing County agencies at the Concept Plan Conference (CPC). Thereafter, as required, a Community Input Meeting (CIM) is scheduled during evening hours at a location near the property to provide residents of the area an opportunity to review and comment on the plan. In this case, the CIM was held on February 17,

OHDER REGENTAL FOR FILING

2004 at the Randallstown High School. Subsequently, a development plan is prepared, based upon the comments received at the CPC and CIM, and submitted for further review at a Development Plan Conference (DPC) which is again held between the Developer's consultants and reviewing County agencies. In this case, the DPC was held on July 21, 2004. Following the DPC, comments are submitted by the appropriate County reviewing agencies and a revised development plan incorporating these comments is submitted at the Hearing Officer's Hearing, which in this case was held on August 12, 2004.

Appearing at the public hearing required for this project were Agata Strauss, property owner, and Shawn Strauss and Nancy Strauss, members of her family. Also present were Kevin Wight, a representative of W. Duvall and Associates, Inc., the consultants who prepared the development plan, and Michael L. Snyder, Esquire, attorney for the Owners/Developers. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including the following individuals from the Department of Permits and Development Management (DPDM): Christine Rorke, Project Manager; Bob Bowling, Development Plans Review; Ron Goodwin, Land Acquisition; and, Jun Fernando, Zoning Review. Also appearing on behalf of the County were Mark Cunningham, Office of Planning (OP); John Oltman, Department of Environmental Protection and Resource Management (DEPRM); and Jan Cook, Department of Recreation and Parks (R&P). There were no citizens from the surrounding locale or other interested persons present.

The subject property under consideration is an irregularly shaped parcel located with frontage on the north side of Marriottsville Road, just west of its intersection with Hernwood Road in Randallstown. The property contains a gross area of approximately 23.0752 acres, zoned R.C.5, and is currently comprised of three lots. In this regard, the property was apparently subdivided by deed on or about July 30, 1987. At that time, approximately 6 acres was subdivided to create two building lots and one tract, which was retained for future development. Lot 1 contains 1.2289 acres, more or less, and is improved with a single-family dwelling known as 10702 Marriottsville Road, which is owned by Carolyn A. Strauss. Lot 2 contains 1.2448

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Appearing at the public hearing required for this project were Agata Strauss, property owner, and Shawn Strauss and Nancy Strauss, members of her family. Also present were Kevin Wight, a representative of W. Duvall and Associates, Inc., the consultants who prepared the development plan, and Michael L. Snyder, Esquire, attorney for the Owners/Developers. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including the following individuals from the Department of Permits and Development Management (DPDM): Christine Rorke, Project Manager; Bob Bowling, Development Plans Review; Ron Goodwin, Land Acquisition; and, Jun Fernando, Zoning Review. Also appearing on behalf of the County were Mark Cunningham, Office of Planning (OP); John Oltman, Department of Environmental Protection and Resource Management (DEPRM); and Jan Cook, Department of Recreation and Parks (R&P). There were no citizens from the surrounding locale or other interested persons present.

The subject property under consideration is an irregularly shaped parcel located with frontage on the north side of Marriottsville Road, just west of its intersection with Hernwood Road in Randallstown. The property contains a gross area of approximately 23.0752 acres, zoned R.C.5, and is currently comprised of three lots. In this regard, the property was apparently subdivided by deed on or about July 30, 1987. At that time, approximately 6 acres was subdivided to create two building lots and one tract, which was retained for future development. Lot 1 contains 1.2289 acres, more or less, and is improved with a single-family dwelling known as 10702 Marriottsville Road, which is owned by Carolyn A. Strauss. Lot 2 contains 1.2448

OFFICE RECEIVED FOR FILES

acres in area and is unimproved, however does contains several outbuildings. The balance of the previously subdivided property is shown on the redlined plan as "Possible Future Lot 5." That parcel contains approximately 3.6115 acres and may ultimately be developed with another single-family dwelling for one of the Strauss children.

The remainder of the overall tract following the subdivision in 1987 contains approximately 16 acres in area. As shown on the plan, this portion of the property is comprised of two lots, identified as Lots 3 and 4 on the plan. Lot 3 contains 10.4463 acres in area and is improved with a one-story dwelling, known as 10620 Marriottsville Road, which is occupied by Agata Strauss, property owner. Lot 4 contains 5.9062 acres in area and is unimproved but for a one-story barn, which is the subject of the variance request. Lot 4 is proposed for future development with a two-story dwelling, to be known as 10630 Marriottsville Road, which will be occupied by Shawn Strauss, the property owners' son.

Insofar as the development plan, the Owners/Developers' witnesses represented at the hearing that there were no open issues or unresolved agency comments. That is, they advised that the plan is in compliance with all County regulations, rules and standards for development. The County representatives who appeared at the hearing corroborated this representation. Mr. Fernando, Mr. Cook, Mr. Cunningham, Mr. Goodwin and Mr. Bowling all stated that there were no outstanding issues or unresolved comments from their respective agencies. Mr. Oltman on behalf of DEPRM indicated that the plan had been reviewed and approved by the Groundwater Management and Storm Water Management divisions of that agency. However, he testified that the Environmental Impact Review division had recently received a Steep Slopes/Erodible Soils Analysis from the Developer and had not yet completed its review of same. Mr. Oltman requested that a condition on any approval of the plan be imposed, requiring that the EIR complete its review and approval of that analysis. The Developer indicated no objection to that request.

Based upon the testimony and evidence presented, I find that the development plan as submitted meets all County rules, regulations and standards for development and should be

approved. Such approval shall be conditioned upon DEPRM's final analysis and approval of the steep slopes/erodible soils report identified above.

Turning to the Petition for Variance, relief is requested as set forth above to allow the existing barn to remain in the front yard in lieu of the required rear yard. Testimony offered at the hearing indicated that this barn has existed in its present location for approximately 20 years and is used for the storage of tractors, animal feed, and other purposes incidental to the residential use and occupancy of the property. It was also indicated that the location of the barn and the need for the variance is largely driven by certain environmental factors associated with this property. Specifically, as more particularly shown on the plan, there is a large area of wetlands and an existing pond near the front portion of proposed Lot 4. These environmental constraints result in a forest buffer easement area, pursuant to the appropriate environmental regulations. For these reasons, the proposed dwelling will be located towards the rear of Lot 4, resulting in the barn being located in the front yard. Thus, the requested variance is necessary to legitimize its location.

Based upon these factors, I find that the requirements of Section 307 of the B.C.Z.R. have been met for variance relief to be granted. The uniqueness associated with the property is its unusual configuration and the environmental constraints which drive the location of the proposed dwelling. Moreover, I find that the applicants would suffer a practical difficulty and unreasonable hardship if relief were denied. Finally, relief can be granted in that there will be no detrimental impact to adjacent properties. In this regard, the property is heavily landscaped and additional landscaping is proposed so that the existing barn will not be visible from adjacent properties.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the development plan shall be approved and the Petition for Variance granted consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this day of August, 2004 that the redlined development plan for the

approved. Such approval shall be conditioned upon DEPRM's final analysis and approval of the steep slopes/erodible soils report identified above.

Turning to the Petition for Variance, relief is requested as set forth above to allow the existing barn to remain in the front yard in lieu of the required rear yard. Testimony offered at the hearing indicated that this barn has existed in its present location for approximately 20 years and is used for the storage of tractors, animal feed, and other purposes incidental to the residential use and occupancy of the property. It was also indicated that the location of the barn and the need for the variance is largely driven by certain environmental factors associated with this property. Specifically, as more particularly shown on the plan, there is a large area of wetlands and an existing pond near the front portion of proposed Lot 4. These environmental constraints result in a forest buffer easement area, pursuant to the appropriate environmental regulations. For these reasons, the proposed dwelling will be located towards the rear of Lot 4, resulting in the barn being located in the front yard. Thus, the requested variance is necessary to legitimize its location.

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Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the development plan shall be approved and the Petition for Variance granted consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this day of August, 2004 that the redlined development plan for the

George A. Strauss, Jr. Property, identified herein as Developer's Exhibit 1, be and is hereby APPROVED, subject to the following restriction:

1) DEPRM shall complete its review and approve the Steep Slopes/Erodible Soils Analysis prior to the issuance of any permits.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (barn/shop) to be located in the front yard in lieu of the required rear yard, in accordance with Developer's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

LAWRENCE E. SCHMIDT

Zoning Commissioner/Hearing Officer

for Baltimore County

LES:bjs

ONDER REGISTALING
OND CORP. THE INC.
OND CORP. THE

#### 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 25, 2004

Michael L. Snyder, Esquire Coady & Farley 400 Allegheny Avenue Towson, Maryland 21204

DEVELOPMENT PLAN HEARING and PETITION FOR VARIANCE RE:

N/S Marriottsville Road, 1700' W of the c/l Hernwood Road

(George A. Strauss, Jr. Property) 2<sup>nd</sup> Election District – 4<sup>th</sup> Council District

George A. Strauss, Jr. and Agata Strauss - Owners/Developers

Cases Nos. II-660 and 05-005-A

Dear Mr. Snyder:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved and the Petition for Variance 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

Ms. Agata Strauss, 10620 Marriottsville Road, Randallstown, Md. 21133 cc:

Mr. Kevin Wight, W. Duvall & Assoc., Inc., 530 E. Joppa Road, Towson, Md. 21286

Mr. Shawn Strauss, 2106 Cambridge Street, Baltimore, Md. 21231

Ms. Nancy Strauss, 988 Wilde Drive, Westminster, Md. 21157

Christine Rorke, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case/File



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

LES:bis



# Petition for Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 10630 Marriotts ville Road which is presently zoned RC5

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)

400.1 to permit an accessory structure

(existing barn) be located in the front yard in lieu of the required

that yard.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The existing structure (Istory metal barn) is located on proposed Lot 4. The location of the future dwelling on Lot 4 is limited to the rear of the lot due to environ mental and other site constraints, making it impossible for the barn to be located in the rear yard. Therefore, the petitioner hereby requests a variance to permit the barn to be located in the front yard in lieu of the required rear yard location.

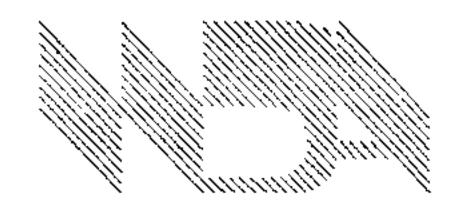
Property is to be posted and advertised as prescribed by the zoning regulations.

l, 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.

I/We do solemnly 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.

Contract Purchaser/Lessee:			Legal Owner(s):			
Name - Type or Print	<del></del>		George A. Strauss, Jr. Name - Type or Print			
Signature			Signature Signature			
Address	<del></del>	Telephone No.	Agata Strauss Name - Type or Print			
City	State	Zip Code	Signature Straws			
Attorney For Petition			10620 Marriottsville Road 410-922-4194 Address Telephone No.			
	11.51.	VVER	Randallstown Maryland 21133			
Name - Type or Print			City / State Zip Code  Representative to be Contacted:			
Signature Coady & Farle	V	<u> </u>	Kevin Wight			
Company 400 Alleahenv	Avenue 410	-337-0200	Name 530 E-Joppa Road 410-583-9571			
Address Mary	land	Telephone No.	Address Telephone No.  Towson Waryland 21286			
36	State	Zip Code	City State Zip Code  OFFICE USE ONLY			
Case No. 05	-005-A		ESTIMATED LENGTH OF HEARING			
F 4/9/5/98	<u> </u>	Reviewed B	UNAVAILABLE FOR HEARING  by BK Date 7/6/04			

# W. DUVALL & ASSOCIATES, INC.



#### Engineers • Surveyors • Land Planners

530 East Joppa Road Towson, Maryland 21286

e-mail: wduvall2@verizon.net

Telephone: (410) 583-9571 Fax: (410) 583-1513

#### Zoning Description For Strauss Property

Beginning at a point on the north side of Marriottsville Road as proposed to be 70 feet wide, at the distance of 1700 feet, more or less, west of the center of Hernwood Road, thence the following courses and distances;

- 1) North 23 degrees 32 minutes 31 seconds East, 752.13 feet,
- 2) North 86 degrees 20 minutes 10 seconds East, 306.75 feet,
- 3) South 22 degrees 18 minutes 12 seconds West, 439.51 feet,
- 4) South 67 degrees 41 minutes 48 seconds East, 18.84 feet,
- 5) South 22 degrees 18 minutes 12 seconds West, 475.62, and
- North 56 degrees 23 minutes 30 seconds West, 332.21 feet to the place of beginning.

Containing 5.91 acres of land, more or less.

Being part of that property described in a deed dated July 15, 1986 and recorded among The Land Records of Baltimore County, Maryland in liber 7209, Folio 353.

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## NOTICE OF ZOMING

The Zoning Commissioner of Baltimore County, by an thority 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: # 05-005-A
10630 Marriottsville Road
N/side of Marriottsville Road
1,700 feet west of centerline
of Hernwood Road
2nd Election District
4th Councilmanic District
Legal Owner(s): George A.
Strauss, Jr.

Variance: to permit an accessory structure (existing barn) to be located in the front yard in lieu of the required rear yard.

Hearing: Thursday, August 12, 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 Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Of-

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/7/711 Jy 27 14526

# CERTIFICATE OF PUBLICATION

$\frac{728}{2004}$
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
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkings

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

Date:_	7/19/04
RE: Case Number: 05-005-A  Petitioner/Developed GEORGE STRA  Date of Hearing/ Closing: AUG. iZ. 2	
This is to certify under the penalties of perjury that the ron the property located at 10630 MARRIO	necessary sing(s) required by law were posted conspicuously
The sign(s) were posted on 71904	(Month, Day, Year)
	Clee & EMM (Signature of Sign Poster)
	Charles E. Merritt 9831 Magledt Road Baltimore, MD 21234 410-665-5562

APPLICANT REQUESTSA COMBINED HEARING WITHTHE HOH. PLEASE SCHEDULE TO COMPLY WITHTHR REQUEST.

Straves Property

Hearing Officer's Hearing

(H.O.H.) for Development

Plan and Variance:

(Development Plan Conference:

7/21/2004 @ 9:00am.)

## 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 19, 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: 05-005-A

Muth Kotroco

10630 Marriottsville Road

N/side of Marriottsville Road, 1,700 feet west of centerline of Hernwood Road

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owner: George A. Strauss, Jr.

<u>Variance</u> to permit an accessory structure (existing barn) to be located in the front yard in lieu of the required rear yard.

Hearing: Thursday, August 12, 2004 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Timothy Kotroco

Director

TK:klm

C: Michael Snyder, Coady & Farley, 400 Allegheny Avenue, Towson 21204 George & Agata Strauss, 10620 Marriottsville Road, Randallstown 21133 Kevin Wight, 530 E. Joppa Rd., Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 28,2004.

- (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 14, 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: 05-005-A

10630 Marriottsville Road

N/side of Marriottsville Road, 1,700 feet west of centerline of Hernwood Road

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owner: George A. Strauss, Jr.

<u>Variance</u> to permit an accessory structure (existing barn) to be located in the front yard in lieu of the required rear yard.

Hearing: Thursday, August 12, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

buth Kotroco

Director

TK:klm

C: Michael Snyder, Coady & Farley, 400 Allegheny Avenue, Towson 21204 George & Agata Strauss, 10620 Marriottsville Road, Randalistown 21133 Kevin Wight, 530 E. Joppa Rd., Towson 21286

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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, July 27, 2004 Issue - Jeffersonian

Please forward billing to:

W. Duvall & Associates, Inc.

530 E. Joppa Rd. Towson, MD 21286 410-583-9571

#### **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: 05-005-A

10630 Marriottsville Road

N/side of Marriottsville Road, 1,700 feet west of centerline of Hernwood Road

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owner: George A. Strauss, Jr.

Variance to permit an accessory structure (existing barn) to be located in the front yard in lieu of the required rear yard.

Hearing: Thursday, August 12, 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.

# 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: 05 - 005 - A
Petitioner: George A. Stravss, Jr. and Agata Stravss
Address or Location: 10630 Matriotts ville Road
Randallstown, Md. 21133
PLEASE FORWARD ADVERTISING BILL TO:
Name: W. Duvall & Associatec, Inc.
Address: 530 E. Joppa Road Towson, Md. Ziz86
Towson, Md. ZizB6
Telephone Number: 410-583- 9571 (Kevin Wight)

## 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 3, 2004

Michael L. Sayder Coady & Farley 400 Allegheny Avenue Towson, Maryland 21204

Dear Mr. Sayder:

RE: Case Number:05-005-A, 10630 Marriottsville Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 6, 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. Callial Ailal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

**Enclosures** 

People's Counsel C: George and Agata Strauss 10620 Marriottsville Road Randallstown 21133 Kevin Wight 530 E. Joppa Road Towson 21286



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

### Fire Department

700 East Joppa Road Towson, Maryland 21286-5500 Tel: 410-887-4500



# Baltimore County

James T. Smith, Jr, County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 19, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of July 19, 2004

Item No.:

001, 003 - 016

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 torrected or incorporated into the final plans for the property.

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

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

C: File

State Highway
Administration

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

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

#### Maryland Department of Transportation

Date: 7.16.64

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

RE: Ba

Baltimore County

Item No. 775

BPR

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

1. J. Hadle

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

July 23, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of July 19, 2004

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

05-004

05-005

05-006

05-007

05-008

05-009

05-013

05-014

05-015

Reviewers:

Sue Farinetti, Dave Lykens

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

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** July 23, 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 July 26, 2003

Item Nos. 001, 003, 004, 005, 006, 007, 008, 009, 010, 012, 013, 014,

015, and 016

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE

10630 Marriottsville Road; N/side Marroitsville

Road, 1,700' W c/line Hernwood Rd

2<sup>nd</sup> Election & 4<sup>th</sup> Councilmanic Districts

Legal Owner(s): George A Strauss, Jr

Petitioner(s)

BEFORE THE

**ZONING COMMISSIONER** 

FOR

BALTIMORE COUNTY

05-05-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

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 21<sup>st</sup> day of July, 2004, a copy of the foregoing Entry of Appearance was mailed to, Kevin Wright, 530 E. Joppa Road, Towson, Maryland 21286 and to Michael Snyder, Esquire, Coady & Farley, 400 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).


RECEIVED

JUL 2 1 2004

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....



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