

IN RE: PETITIONS FOR VARIANCE
SW/S Stemmers Run Road, 682' & 744' NW
of the c/l Eastern Avenue
(32 & 34 Stemmers Run Road)
15th Election District
7th Council District

Soleman Haile
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Cases Nos. 05-083-A & 05-085-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance filed by Soleman Haile, legal owner of the subject adjacent properties, known as 32 and 34 Stemmers Run Road. Since the properties are owned by the same person and are located adjacent to one another, the two cases were heard contemporaneously. In Case No. 05-083-A, the Petitioner requests variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1B02.3.C.1 to permit a side yard setback of 8 feet in lieu of the required 10 feet; from Section 301.1.A to permit a side yard setback of 0 feet in lieu of the required 7.5 feet for an existing carport; and, from Section 304 to permit a lot width of 51 feet in lieu of the minimum required 55 feet for a contiguously owned property. In Case No. 05-085-A, the Petitioner seeks relief from Section 1B02.3.C.1 (Chart) of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the minimum required 55 feet for a proposed dwelling. The subject properties and requested relief are more particularly described on the site plan submitted in each case, which were accepted into evidence and marked as Petitioner's Exhibits 2.

Appearing at the requisite public hearing on behalf of the property owner was Vince Moskunas, the Surveyor who prepared the site plan for these properties. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject properties are located adjacent to one another on the southwest side of Stemmers Run Road, near its intersection with

ORDER RECEIVED FOR FILING

Date

By

11/13/14
[Signature]

Anne Avenue, south of Eastern Boulevard in Essex. The properties were recorded in the Land Records in 1920 as part of the John Betz property, well prior to the first set of zoning regulations in Baltimore County. As is often the case with older subdivisions, many of the lots do not meet current area and width requirements. In this regard, the property known as 32 Stemmers Run Road (Lot 1 of the Betz Property), contains a gross area of 11,648 sq.ft. more or less, zoned B.L. That lot is 51' wide by 197.35' deep and is improved with a single-family dwelling, which was built in 1967. The adjacent parcel, known as 34 Stemmers Run Road, was shown on the Betz Plat as part of the roadbed for Franklin Avenue, a paper street which was never built. The State Highway Administration apparently had a temporary easement for construction of that road which terminated when Anne Avenue was built just north and parallel to the subject property. That parcel is 50' wide by 143' deep and contains a gross area of 7,851 sq.ft., zoned R.O. That parcel is presently unimproved; however, has been used over the years as a side yard for the dwelling lot.

The Petitioner is desirous of developing the vacant parcel with a single-family dwelling and filed the instant Petitions seeking recognition that these are two separate building lots. As to the improved parcel, variance relief is necessary to legitimize existing setbacks for the dwelling known as 32 Stemmers Run Road. In this regard, the dwelling maintains an 8-foot setback on the south side; however, due to an existing attached carport, a 0-foot setback is proposed for the north side. As shown on the site plan, the carport actually crosses over the internal lot line. The Petitioner has agreed to reduce the size of the carport to meet the proposed setback.

As to the adjacent parcel, relief is requested to approve a lot width of 50 feet in lieu of the required 55 feet. The new dwelling will meet all front, side and rear setback requirements. It is to be noted that public water and sewer serve both lots. Moreover, Petitioner's Exhibits 1 (Betz Plat) and 3 (a topographical drawing) show that most of the houses in this community were built on 50-foot wide lots. Additionally, the property is located in an area that contains a mix of commercial, business and residential uses. In this regard, the properties north and west of the subject site are used commercially and a community of townhouses is located across the street. Thus, it appears that the relief requested is appropriate and consistent with the neighborhood.

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Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. As to Case No. 05-085-A, the proposed dwelling to be known as 34 Stemmers Run Road will meet all front, side and rear setback requirements and will be situated on the lot consistent with other houses in the community. The only deficiency in this instance is the lot width, which is 5 feet shy of the required 55 feet. As noted above, many of the other houses in this community were built on 50-foot wide lots and thus the proposal is consistent with the neighborhood. In my view, the relief requested is appropriate and will not result in any detriment to the health, safety and general welfare of the surrounding locale.

Relief will likewise be granted to legitimize the existing dwelling on the adjacent lot, known as 32 Stemmers Run Road (Case No. 05-083-A). Again, the fact that this subdivision was platted and recorded many years ago, well prior to the adoption of the B.C.Z.R., is a persuasive factor. Moreover, the dwelling has existed on the site where located since 1967. However, as a condition to the relief granted, the Petitioner shall reduce the existing carport to provide a minimum side setback of 2 feet on the north side. The site plan submitted shows that the existing carport is currently 18 feet wide; however, extends over the internal property line by 2 feet. An overall reduction of 4 feet will result in a carport width of 14 feet. Given that an average parking space is 8½ wide, the resulting width of 14 feet should provide sufficient area for vehicle maneuvering and access.

It is also to be noted that the Petitioner sought relief pursuant to Section 304, which regulates undersized lots. In this regard, it is clear that the improved parcel does not qualify for relief under that Section given the fact that the Petitioner owns the adjacent lot, which is currently vacant and variance relief is necessary to legitimize existing conditions on the improved parcel. Thus, this request shall be dismissed as moot.

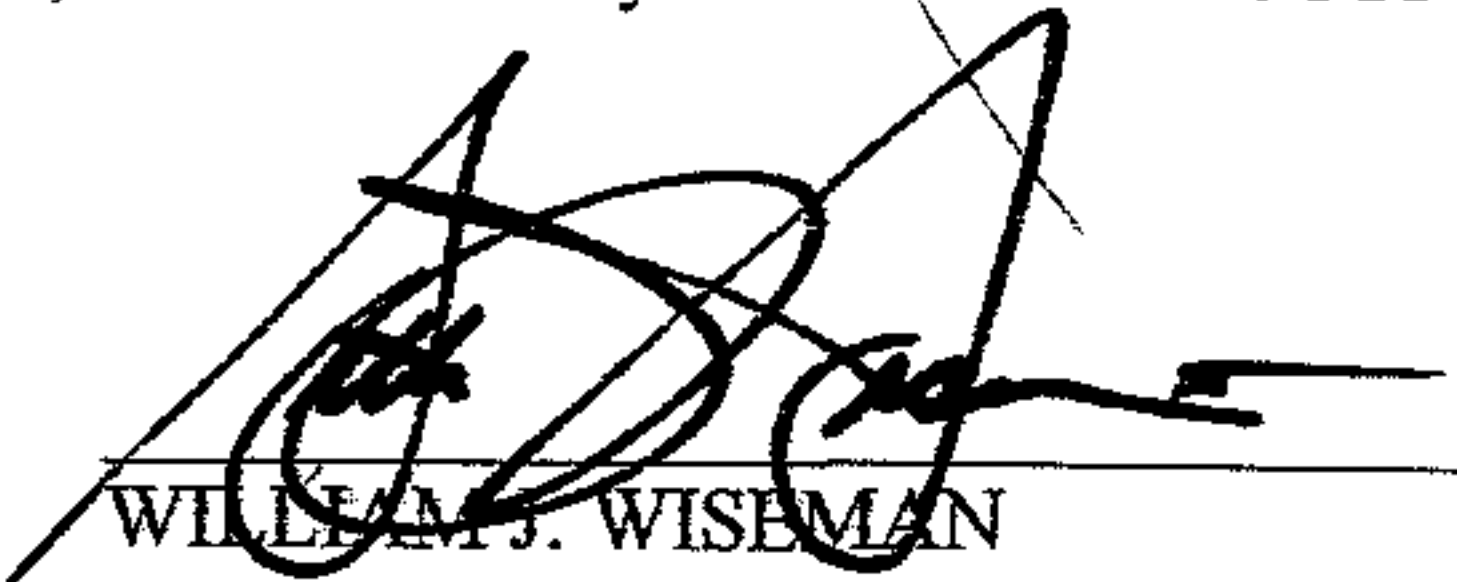
Pursuant to the advertisement, posting of the properties, and public hearing on these Petitions held, and for the reasons set forth above, the relief requested, as modified above, shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of October 2004 that the Petition for Variance filed in Case No. 05-085-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the minimum required 55 feet, for a proposed dwelling to be known as 34 Stemmers Run Road, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 05-083-A, seeking relief from Sections 1B02.3.C.1 and 301.1.A of the B.C.Z.R. to permit a side yard setback of 8 feet in lieu of the required 10 feet and an open projection (carport) setback of 2 feet in lieu of the required 7½ feet, and a lot width of 51 feet in lieu of the minimum required 55 feet, for the existing dwelling, known as 32 Stemmers Run Road, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The existing carport on the dwelling known as 32 Stemmers Run Road, shall be reduced so as to provide a minimum side yard setback of 2 feet on the north side.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 05-083-A seeking relief, pursuant to Section 304 of the B.C.Z.R., be and is hereby DISMISSED AS MOOT.



WILLIAM J. WISEMAN
Zoning Commissioner
for Baltimore County

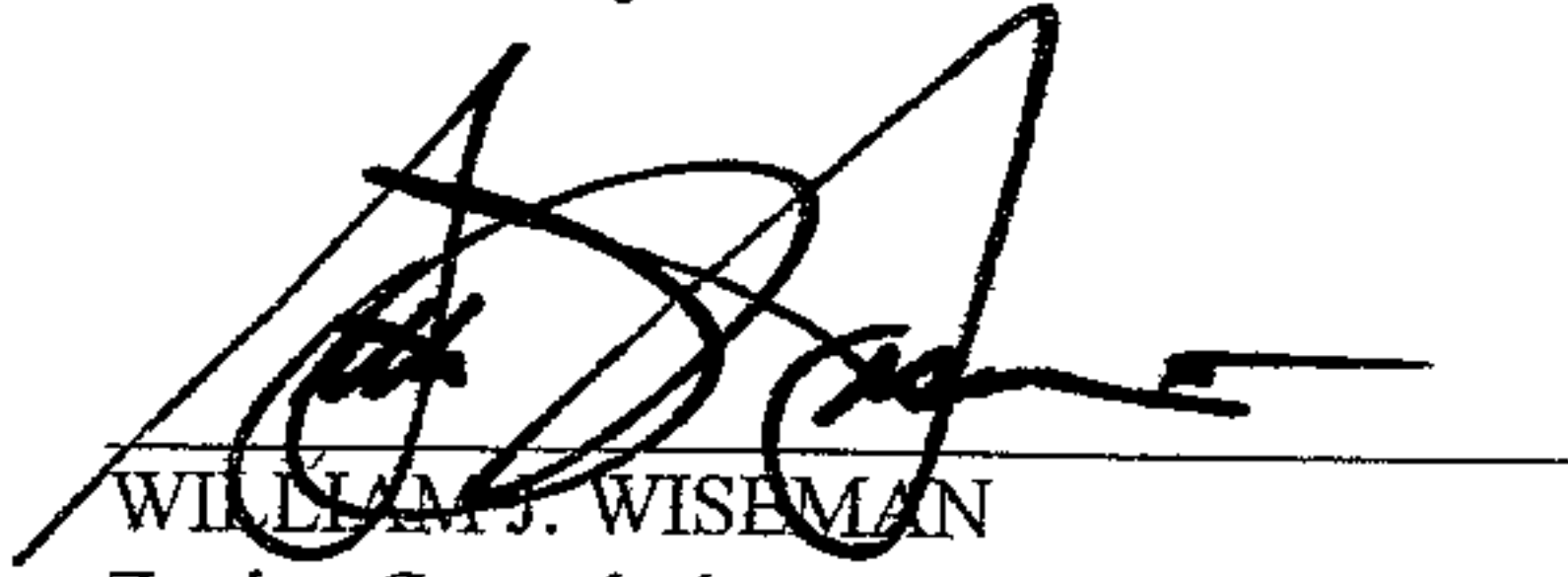
WJW:bjs

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- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 05-083-A seeking relief, pursuant to Section 304 of the B.C.Z.R., be and is hereby DISMISSED AS MOOT.


WILLIAM J. WISEMAN
Zoning Commissioner
for Baltimore County

WJW: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

October 13, 2004

Mr. Soleman Haile
32 Stemmers Run Road
Baltimore, Maryland 21221

RE: PETITIONS FOR VARIANCE
SW/S Stemmers Run Road, 682' & 744' NW of the c/l Eastern Avenue
(32 and 34 Stemmers Run Road)
15th Election District – 7th Council District
Soleman Haile - Petitioner
Cases Nos. 05-083-A and 05-085-A

Dear Mr. Haile:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have 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,

A handwritten signature in black ink, appearing to read "William J. Wiseman", is written over the typed name.

WILLIAM J. WISEMAN
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Vincent J. Moskunas/
Site Rite Surveying, Inc., 200 E. Joppa Road, #101, Towson, Md. 21286
People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #34 Stemmers Run Road
which is presently zoned RO

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) 1302.3 c1. (Curb) to 1600 ft

A 50 FT WIDTH OF PROPERTY IN LESS OF THE REQUIRED 55 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty) 1. The subject property held in tact since 1959 as being part of the bed of Franklin Avenue on recorded plat dated 1920.

2. Lot size is compatible with numerous residential lots within 500 feet of the property.

3. Strict compliance with B.C.Z.R. would unreasonably prevent the permitted use of the property.

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

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

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. OS-085-A

REV 9/15/98

Legal Owner(s):

Soleman Haile

Name - Type or Print

Signature

Name - Type or Print

Signature

32 Stemmers Run Road

Address

Baltimore MD 21221

State

Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.

Name

200 E. Joppa Road Rm 101

Address

TOWSON MD 21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By STJ

Date 08-11-04

ORDER RECEIVED FOR FILING
Date
By

ZONING DESCRIPTION

#34 STEMMERS RUN ROAD

Beginning at a point on the southwest side of Stemmers Run Road which is 50 feet wide at the distance of 744 feet northwest of Eastern Avenue which is 60 feet wide. As recorded in deed Liber No. 18237, folio 717 (parcel two) and as described per boundary survey dated March 2003, as follows: thence S 77° 35' 00" W, 197.33 feet; thence N 12° 25' 00" W, 50.00 feet; thence N 77° 35' 00" E, 142.26 feet; thence S 61° 41' 43" E, 67.20 feet and thence S 45° 36' 12" E, 7.47 feet, to the Point of Beginning, containing 8,529 square feet, more or less. Also known as #34 Stemmers Run Road and located in the 15th Election District, 7th Councilmanic District.



Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 East Joppa Road
Suite 101
Towson MD 21186
(410) 828-9060

OS-085-17

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

05085-P
No. 39737

DATE 05-11-04 ACCOUNT R-001-006-6150

AMOUNT \$ 115.00

RECEIVED FROM: Res. Unit 5 Underserved Lot.

FOR: Sullivan Alice

34 SEMINOLS RUN RD.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SD

PAID RECEIPT

BUSINESS ACTUAL TIME DOW
02/12/2004 8/11/2004 14:54:10 1

ISSUED WALKIN JRIC JNR

RECEIPT # 201240 8/11/2004 (FLEN

NOTE 5 528 ZONING VERIFICATION

TR NO. 039737

Receipt Tot \$115.00

\$115.00 CK 6.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

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 # 05-085-A

34 Stemmers Run Road

Southwest side of Stemmers Run Road, 744 feet north-west of Eastern Avenue

15th Election District - 7th Councilmanic District

Legal Owner(s): Solomon Haile

Variance: to permit a 50 foot width of property in lieu of the required 55 feet.

Hearing: Thursday, October 7, 2004 at 10:00 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 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.
9/349 Sept. 23 22506

CERTIFICATE OF PUBLICATION

9/23/, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/23/, 2004.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-085-A

Petitioner/Developer: GENESIS BUILDERS, INC.

Date of Hearing/ Closing: OCT. 7, 2004

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 #34 STEMMERS RUN ROAD

The sign(s) were posted on SEPT. 21, 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

ZONING NOTICE
CASE # 05-085-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
ROOM 407, COUNTY COURTS BLDG
PLACE: 401 BOSLEY AVENUE
TOWSON, MD 21204
DATE AND TIME: THURSDAY, OCTOBER 7, 2004
AT 10:00 A.M.
REQUEST: VARIANCE TO PERMIT A 50 FOOT
WIDTH OF PROPERTY IN LIEU OF THE
REQUIRED 55 FEET.

ZONING NOTICE

CASE # 05-085-A

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THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BLDG.
PLACE: 401 BOSLEY AVENUE
TOWSON, MD 21204
DATE AND TIME: THURSDAY, OCTOBER 7, 2004
AT 10:00 A.M.
REQUEST: VARIANCE TO PERMIT A 50 FOOT
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REQUIRED 55 FEET.



August 23, 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: 05-085-A

34 Stemmers Run Road

Southwest side of Stemmers Run Road, 744 feet northwest of Eastern Avenue.

15th Election District—7th Councilmanic District

Legal Owners: Soleman Haile

Variance to permit a 50 foot width of property in lieu of the required 55 feet.

Hearing: Thursday, October 7, 2004 at 10:00 am in Room 407, County Courts Building
401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK: clb

C: Soleman Haile 32 Stemmers Run Road Baltimore 21221
Site Rite Surveying, Inc. 200 E. Joppa Road, Rm. 101 Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY SEPTEMBER 22, 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.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, September 23, 2004 Issue - Jeffersonian

Please forward billing to:
Genesis Builders, Inc.
c/o Johe Pyle
2615 Smallwood Drive
Abingdon, Maryland 21009

443-463-3499

NOTICE OF ZONING HEARING

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CASE NUMBER: 05-085-A

34 Stemmers Run Road

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15th Election District—7th Councilmanic District

Legal Owners: Soleman Haile

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Hearing: Thursday, October 7, 2004 at 10:00 am in Room 407, County Courts Building
401 Bosley Avenue.



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (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: 05-085-A

Petitioner: Soleman Hank

Address or Location: #34 Stemmers Run Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Genesis Builders, Inc. % John Ryle

Address: 2615 Smallwood Drive
Abingdon, MD 21009

Telephone Number: 443 463 3499

05-085-A

**Department of Permits and
Development Management**

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



Baltimore County

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

September 28, 2004

Soleman Haile
32 Stemmers Run Road
Baltimore, Maryland 21221

Dear Mr. Haile:

RE: Case Number: 05-085-A, 34 Stemmers Run Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 11, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Site Rite Surveying, Inc. 200 E. Joppa Road, Rm 101 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

August 24, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 23, 2004

Item No.: 073, 078, 082-089

085

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

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

cc: File



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

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

Maryland Department of Transportation

Date: 8.20.04

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

RE: Baltimore County
Item No. 085 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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

10/7

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

SEP 14 2004

ZONING COMMISSIONER

TO: Tim Kotroco

FROM: John D. Oltman, Jr JPO

DATE: September 14, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 23, 2004

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

05-073

04-082

04-083

04-084

04-085

04-087

~~04-089~~

Reviewers: Sue Farinetti, Dave Lykens

LD
10/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 27, 2004

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-059 and 5-085**
Administrative Variance

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: _____

Mark A. Cunningham

Division Chief: _____

Jeff Magher

MAC/LL

RECEIVED

AUG 31 2004

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 10, 2004

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 30, 2004
Item No. 085

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

Satisfactory proof should be provided to assure road closing for Franklin Avenue and the transfer of ownership to the new owner.

Permission to cross State Highway Administration property is needed.

RWB:CEN:jrb

cc: File