IN RE: DEVELOPMENT PLAN HEARING
W/S of Jarrettsville Pike, N of
Stansbury Mill Road
10th Election District
3rd Councilmanic District
(Cook Property)

Mario Florio

Developer/Petitioner

- BEFORE THE
- \* HEARING OFFICER
- \* OF BALTIMORE COUNTY
- \* Case No. X-415 & 05-112-A

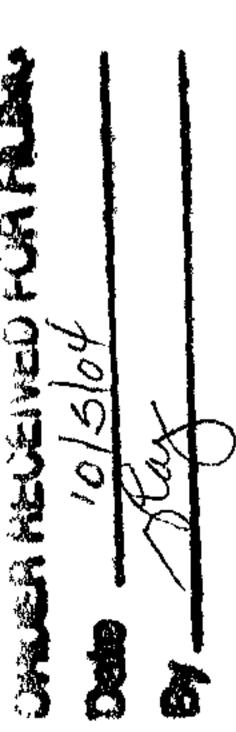
## HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, as a requested approval of a Development Plan known as the "Cook Property", prepared by Colbert, Matz, Rosenfelt, Inc. The Developer is proposing the development of the subject property into 4 single-family dwellings. The subject property is located on the west side of Jarrettsville Pike, north of Stansbury Mill Road. The particulars of the manner in which the property is proposed to be developed are more specifically shown on Developer's Exhibit No. 1, the Development Plan entered into evidence at the hearing.

In addition, the Developer is requesting variance relief from Section 32-4-409 of the Baltimore County Code to permit a panhandle driveway in excess of 1,000 ft. in length in an RC 2 zone.

The property was posted with Notice of Hearing Officer's Hearing on September 2, 2004, for 20 working days prior to the hearing, in order to notify all interested citizens of the date and location of the hearing. In addition, the property was posted with Notice of Hearing for the variance request on September 11, 2004 and a Notice of Zoning Hearing was published in "The Jeffersonian" newspaper on September 16, 2004 to notify any interested persons of the scheduled hearing date of October 1, 2004.

As to the history of the project, a Concept Plan Conference was held on April 12, 2004. A Community Input Meeting was held at the Jarrettsville Elementary School on May 10, 2004, and a Development Plan Conference followed on September 8, 2004. A Hearing Officer's Hearing



FERNING COLUMN

for this development was held on October 1, 2004 in Room 106 of the County Office Building.

Appearing at the hearing on behalf of the Development Plan approval request were Ermanno Florio, Petitioner and Richard E. Matz, appearing on behalf of Colbert, Matz, Rosenfelt, Inc., the firm who prepared the Development Plan. D. Dusky Holman, Esquire represented the Petitioner.

There were no Protestants or interested citizens at the hearing.

Also in attendance were representatives of the various Baltimore County reviewing agencies; namely, Donna Thompson (Zoning Review), Robert Bowling (Development Plans Review), Stephany Wright (Bureau of Land Acquisition) and Christine Rorke (Development Management), all from the Office of Permits & Development Management; John Oltman from the Department of Environmental Protection and Resource Management (DEPRM); Mark Cunningham from the Office of Planning; and Jan Cook from the Department of Recreation & Parks.

## Developer Issues

The Developer presented no issues for resolution.

### County Issues

Each of the reviewing agencies indicated that the Development Plan met all County regulations with the following highlights:

### Recreation and Parks

The representative of the department indicated that the department granted a waiver for Local Open Space as shown in the department's September 30, 2004 letter added to the file.

## Public Works/ Fire Department

The representative of the department indicated that the department supported the Developer's request for variance for the panhandle driveway longer than 1,000 ft. as the

Developer incorporated the Fire Department comments in the redline plan to widen the road in certain places to allow large vehicles to pass one another and add another turnaround.

## Planning Office

The representative of the department indicated that the department requested the Developer to keep old buildings on lot 1, to the extent possible. These buildings are not on any historical list or inventory but, as an accommodation to the Office of Planning, the Developer agreed to notify the purchaser of lot 1 of the existence of and value in preserving these structures. A letter dated September 13, 2004 from the Office of Planning was added to the redline plan and further notes added to the plan on the day of the hearing.

## Zoning

The representative of the department indicated that the department would have to wait to see what use would be made of the old buildings on Lot 1 by the purchaser before defining what zoning relief if any would be needed.

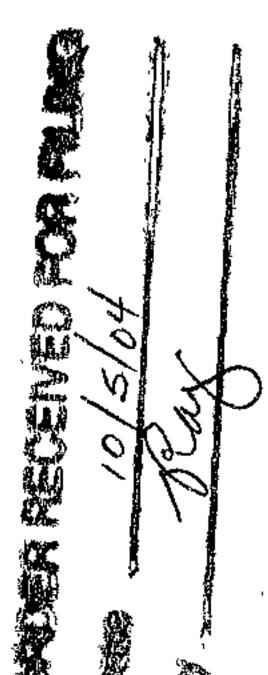
#### Community Concerns

None

#### Applicable Law

### § 32-4-228. SAME – CONDUCT OF THE HEARING.

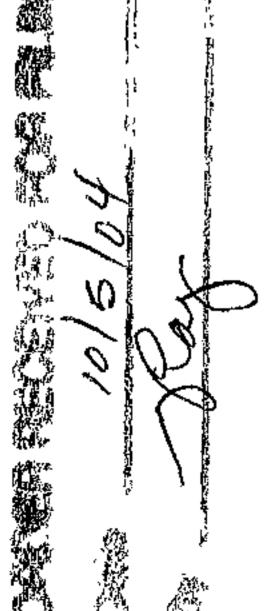
- (a) Hearing conducted on unresolved comment or condition.
  - (1) The Hearing Officer shall take testimony and receive evidence regarding any unresolved comment or condition that is relevant to the proposed Development Plan, including testimony or evidence regarding any potential impact of any approved development upon the proposed plan.
  - (2) The Hearing Officer shall make findings for the record and shall render a decision in accordance with the requirements of this part.
- (b) Hearing conduct and operation. The Hearing Officer:



- (i) Shall conduct the hearing in conformance with Rule IV of the Zoning Commissioner's rules;
- (ii) Shall regulate the course of the hearing as the Hearing Officer considers proper, including the scope and nature of the testimony and evidence presented; and
- (iii) May conduct the hearing in an informal manner.

## § 32-4-229. SAME – DECISION OF THE HEARING OFFICER.

- (a) Final decision.
  - (1) (i) The Hearing Officer shall issue the final decision within 15 days after the conclusion of the final hearing held on the Development Plan.
    - (iii) The Hearing Officer shall file an opinion which includes the basis of the Hearing Officer's decision.
  - (2) If a final decision is not rendered within 15 days:
    - (i) The Development Plan shall be deemed approved as submitted by the applicant; and
    - (ii) The Hearing Officer shall immediately notify the participants that:
      - 1. The Development Plan is deemed approved; and
      - 2. The appeal period began on the fifteenth day after the conclusion of the final hearing.
- (b) Appeals. A final decision of the Hearing Officer on a Development Plan may be appealed to the Board of Appeals in accordance with Part VIII of this subtitle.
- (c) Conditions imposed by Hearing Officer.
  - (1) This subsection does not apply to a Development Plan for a Planned Unit Development.
  - (2) In approving a Development Plan, the Hearing Officer may impose any conditions if a condition:
    - (i) Protects the surrounding and neighboring properties;
    - (ii) Is based upon a comment that was raised or a condition that was proposed or requested by a participant;
    - (iii) Is necessary to alleviate an adverse impact on the health, safety, or welfare of the community that would be present without the condition; and
    - (iv) Does not reduce by more than 20 %:



- 1. The number of dwelling units proposed by a residential Development Plan in a DR 5.5., DR 10.5, or DR 16 zone; or
- 2. The square footage proposed by a non-residential Development Plan.
- (3) The Hearing Officer shall base the decision to impose a condition on factual findings that are supported by evidence.

Prior Law Still Applicable Section 26-206 of the B.C.Z.R. Development Plan Approval.

(b) The hearing officer shall grant approval of a Development Plan that complies with these development regulations and applicable policies, rules and regulations promulgated pursuant to section 2-416 et seq. of the Code, provided that the final approval of a plan shall be subject to all appropriate standards, rules, regulations, conditions, and safeguards set forth therein.

### 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."

## Testimony and Evidence

The Developer proffered that the property was 49 acres in size and is zoned RC 2. The Developer intends to create 4 lots varying in size from 3 to 30 acres. The property is presently vacant and unimproved except for the old dwelling and outbuildings on lot 1. See the highlights of County issues above concerning these structures. Mr. Matz, the Developer's engineer, proffered that the lots were configured to satisfy DEPRM's concerns to preserve the valuable

forest on the site to the extent possible. The Developer proffered that the Development Plan met all County regulations and should be approved.

In regard to the request for variance relief, Mr. Holman proffered that the property is oddly shaped with a long thin configuration containing wetlands and forests and limited road frontage. He indicated that if the 1,000 ft. limitation for panhandle driveways in RC zones were imposed the driveway would end in the middle of lot 3 and leave lot 4 without access to the public road. While easements could be imposed on lot 3, access to this otherwise buildable lot is better via one driveway because the issue of maintenance can be addressed by all four lots. This configuration also avoids access going through environmentally sensitive areas. Finally, he proffered that granting the variance would be within the spirit and intent of the regulations and would not be a detriment to the community.

## Findings of Fact and Conclusions of Law

SOUTH SOUTH

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Particularly, these parcels are peculiarly shaped in a long thin configuration. I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. If the 1,000 ft. limit was imposed, the driveway would end in the middle of lot 3 and make lot 4 landlocked. No increase in residential density beyond that otherwise allowable by the Zoning Regulations will occur by granting this variance. Furthermore, this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Therefore, I will grant the variance.

Considering all of the testimony and evidence, I find that the Development Plan marked as

Developer's Exhibit No. 1, complies with the development regulations and applicable policies, rules and regulations promulgated pursuant to Section 3-7-203 et seq. of the Baltimore County Code. I further find that final approval of this plan is subject to all appropriate standards, rules, regulations, conditions, and safeguards set forth therein. Therefore, I will approve the Development Plan.

IT IS FURTHER ORDERED, that the Development Plan known as the "Cook Property", submitted into evidence as "Developer's Exhibit No. 1", be and it is hereby APPROVED.

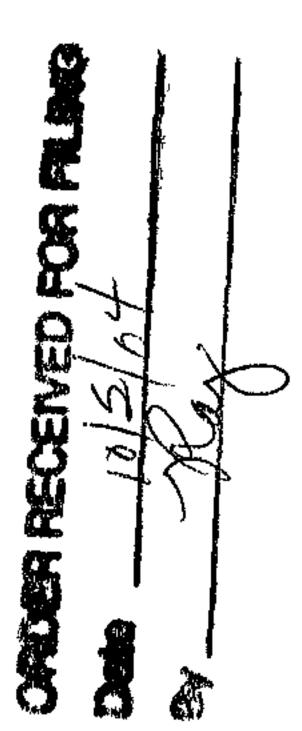
Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

OHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



## Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



## Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

October 5, 2004

D. Dusky Holman, Esquire Gildea, LLC 300 E. Lombard Street, Suite 1440 Baltimore, Maryland 21202

> Re: Hearing Officer's Hearing Case No. X-415 & 05-112-A Property: W/S of Jarrettsville Pike, N of Stansbury Mill Rd. 10th Election District, 3rd Councilmanic District (Cook Property)

Dear Mr. Holman:

Enclosed please find the decision rendered in the above-captioned cases. The Development Plan and variance request for the Cook Property has been approved 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 & 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

c: Richard E. Matz Colbert, Matz, Rosenfelt, Inc. 2835 Smith Ave., Suite G Baltimore, MD 21209

Ermanno Florio 13218 Dulaney Valley Road Glen Arm, MD 21057

John V. Murphy





# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located	at	14536	Jarrettsville	Pike
which is	presently	zoned_	R.C2	

I/We do solemnly declare and affirm, under the penalties of

Reviewed By DITHOMPSON

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 of thereof, hereby petition for a Variance from Section(s)

324409 of the Baltimore County Code, to permit a panhandle in excess of 1000 feet in length in an R.C.-2 zone.

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

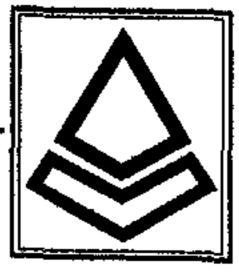
To be presented at hearing.

Property 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.

		perjury, that I/we are the legal owner is the subject of this Petition.	(s) of the property which
Contract Purchaser/Lessee:		Legal Owner(s):	•
	***	Ermanno Florio, Managing-Memi	er, Florio Properties, LLC
Name Type or Print		Name Type or Print  Afthory Cl.	MEMBERNE
Signature		Signature	,
Address.	Telephone No.	Name - Type or Print	<del></del>
City	State Zip Code	Signature	
Attorney For Petitioner:		4030 North Point Boulevard	410-477-2050
		Address.	Telephone No.
Deborah C. Dopkin, Esq.		Baltimore	Md. 21222
Name - Type or Print  Washington  Signature  Name - Type or Print  Washington		Representative to be Contac	State Zip Code
Deborah G. Dopkin, P.A.		Richard E. Matz, P.E.	
Compliny	······································	COLBERT MATZ ROSENFELT,	INC (eve.) 410-484-3757
109 Washington Avenue	410-821-0200	2835 Smith Avenue, Suite G	(day) 410-653-3838
Address	Telephone No.	Address	Telephone No.
Towson	Md. 21204	Baltimore	MD 21209
CIV 3	State Zip Code	City	State Zip Code
5000		OFFICE USE	ONLY
Case No 05-112-A		ESTIMATED LENGTH OF HE	
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Civil Engineers • Surveyors • Planners

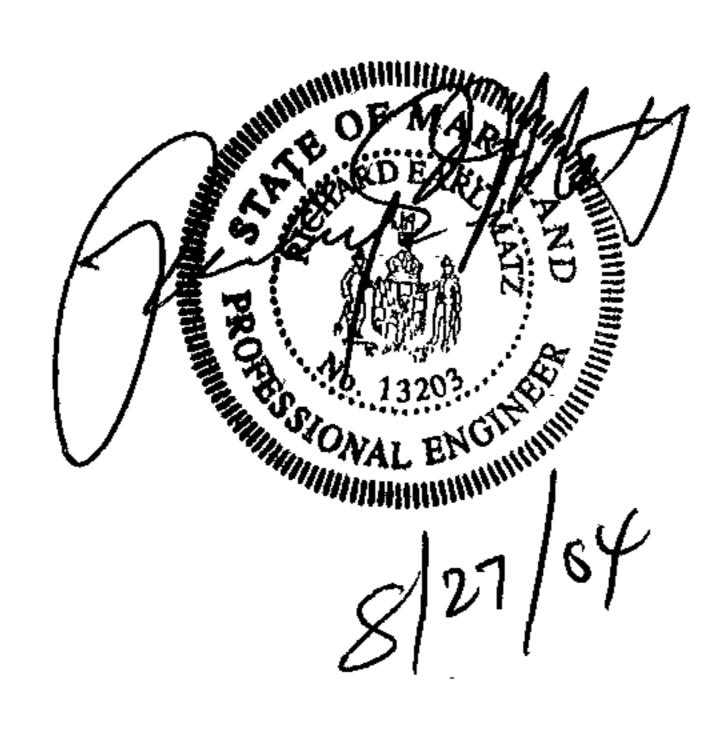


## ZONING DESCRIPTION 14536 JARRETTSVILLE PIKE

Beginning at point on the west side of Jarrettsville Pike (Maryland Route 146)which is 80 feet wide, at the distance of 850 feet, more or less, north of Stansbury Mill Road, which is 20 feet wide. Thence the following courses and distances:

```
S 79°59'44" W, 1760.72 ft.;
S 11°08'44" W, 388.87 ft.;
S 79°00'51" W, 1127.09 ft.;
S 85°45'51" W, 669.90 ft.;
N 03°00'52" E, 432.79 ft.;
N 01°45'52" E, 150.34 ft.;
N 63°59'19" E, 1085.87 ft.;
S 48°15'41" E, 541.22 ft.;
N 75°24'53" E, 143.76 ft.;
N 49°54'53" E, 651.75 ft.:
N 69°24'53" E, 641.52 ft.;
S 82°17'00" E, 535.36 ft.;
S 70°13'44" W, 10.83 ft.;
S 82°17'00" E, 503.88 ft.;
S 71°00'16" E, 71.90 ft.;
S 29°59'44" W, 258.31 ft. thence
S 28°14'44" W, 42.90 ft., to the Point of Beginning.
```

As recorded in Deed Liber 18061, folio 297, containing 49.14 acres. Also known as 14536 Jarrettsville Pike and located in the 10<sup>th</sup> Election District.



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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: # 05-112-A14536 Jarrettsville Pike
West side Jarettsville Pike
West side Jarettsville Pike, 850 feet north of Stansbury
Mill Road
10th Election District — 3rd Councilmanic District
Legal Owner(s): Ermanno Florio - Florio Properties, LLC
Varience: to permit a panhandle in excess of 1,000 feet in length.
Hearing: Friday, October 1, 2004 at 9:00 a.m. in Room
106, County Office Building, 111 West Chesapeake
Avenue.

Avenue.

AWRENCE 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.

9/230 Sept. 16

## CERTIFICATE OF PUBLICATION

9/16,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of $\frac{1}{20}$ successive weeks, the first publication appearing on $\frac{1}{20}$
The Jeffersonian
🗀 Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilking

## CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS	Date: September 13, 2004
RE: Case Number <u>05-112-A</u> Petitioner/Developer; <u>MARIO FLORIO</u> Date of Hearing Closing: <u>OCTOBER</u>	COLBERT, MATZ Y ROSENFELT.
This is to certify under the penalties of perjurwere posted conspicuously on the property located	and the same of th
The sign(s) were posted on	eptember 11, 2004 (Month, Day, Year)
	(Signature of Sign Poster)  LINDA O KEFF (Printed Name of Sign Poster)  523 PENNY LANE (Street Address of Sign Poster)  HUNT VALLEY MD 21036 (City, State, Zip Code of Sign Poster)  410-666-5366 (Telephone Number of Sign Poster)

## 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.

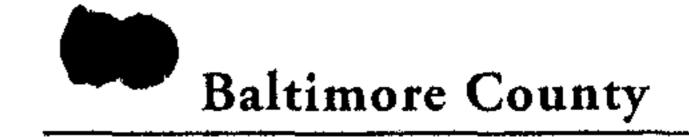
## OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number:
Petitioner: FLORIO
Address or Location: 4536 JARRETTSVILLE PIKE
PLEASE FORWARD ADVERTISING BILL TO:
Name:ERMANNO FLORIO
Address: FLORIO PROPERTIES LLC
4030 NORTH POINT BIND.
BALTO. MD 21222
Telephone Number: 410-477-2050

## 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

September 2, 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: 05-112-A

14536 Jarrettsville Pike

West side Jarrettsville Pike, 850 feet north of Stansbury Mill Road

10<sup>th</sup> Election District—3<sup>rd</sup> Councilmanic District

Legal Owners: Ermanno Florio-Florio Properties, LLC.

Variance to permit a panhandle in excess of 1,000 feet in length.

Hearing: Friday, October 1, 2004 at 9:00 am in Room 106, County Office Building

111 West Chesapeake Avenue.

Timothy Kotroco

Director

TK: clb

C: Deborah C. Dopkin, P.A. 409 Washington Avenue Towson 21204 Ermanno Florio, Florio Properties, Inc. 4030 North Point Blvd Baltimore 21222 Richard Matz, P.E. 2835 Smith Avenue, Ste. G. Baltimore 21209

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY SEPTEMBER 16, 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 October 5, 2004 Issue - Jeffersonian

Please forward billing to:

David E. Kelly 602 Oak Farm Court

Timonium, Maryland 21093

410-527-9254

## **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: 05-114-A

11295 Mays Chapel Road

Southeast side and private road, 1,220 feet east of Mays Chapel Road, 700 feet south

Timonium Road

8<sup>th</sup> Election District—3<sup>rd</sup> Councilmanic District

Legal Owners: David E. and Melissa M. Kelly

Variance to permit an accessory structure with a height of 28 feet in lieu of the permitted 15 feet.

Hearing: Tuesday, October 19, 2004 at 9:00 am 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

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 22, 2004

Deborah C. Dopkin 409 Washington Avenue Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Case Number: 05-112-A, 14536 Jarrettsville Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 27, 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.

U. Call Rahal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Ermanno Florio Florio Properties, LLC. 4030 North Point Blvd. Baltimore 21222



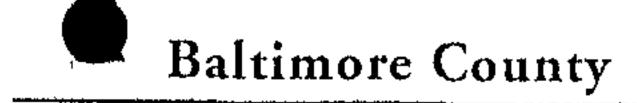
Visit the County's Website at www.baltimorecountyonline.info

## Fire Department



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





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

September 7, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: September 7, 2004

Item No.:

(112)

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.

Due to the great length of this panhandle drive, multiple passing and turn around areas are required to accommodate emergency apparatus access and egress. Please call for assistance.:

- Starting southbound at the T-turnaround, where the road turns westward, widen the road to 20 feet for the full radius of the turn so that two large vehicles may pass.
- Likewise where the westbound drive turns north toward the proposed lot 4 dwelling the turn should be enlarged as described above.
- Midway between these turns an area shall be created that would allow fire equipment to pass or turn around.
- At or near the terminal end of lot 4 driveway another turnaround shall be required.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 410-887-4881 MS-1102F

cc: File



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



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

### Maryland Department of Transportation

Date: September 7, 2004

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

RE: Baltimore County
Item No. 112 (DT)

14536 Jarrettsville Pike

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval of the variance. However, the owner will be required to obtain a residential access permit through our District office, they should contact, the Hereford Maintenance Facility at 410-329-6752.

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

John John

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

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr 100

DATE:

September 30, 2004

SUBJECT:

Zoning Items # See List Below

RECEIVED

OCT - 1 2004

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of September 7, 2004

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

05-101

04-103

04-105

04-106

04-107

04-109

04-110

04-112 04-113

04-114

Reviewers:

Sue Farinetti, Dave Lykens

## BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

**DATE:** September 14, 2004

TO: Timothy M. Kotroco, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

**SUBJECT:** Zoning Advisory Committee Meeting

For September 13, 2004

Item Nos. 101, 102, 103, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, and

115

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 \* BEFOR

14536 Jarrrettsville Pike; W/side of Jarrettsville

850' N of Stansbury Mill Road

10<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts

Legal Owner(s): Ermanno Florio - Florio

Properties, LLC

Petitioner(s)

BEFORE THE

**ZONING COMMISSIONER** 

FOR

BALTIMORE COUNTY

\* 05-112-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 13<sup>th</sup> day of September, 2004, a copy of the foregoing Entry of Appearance was mailed to, Richard E. Matz, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and to Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

RECEIVED

SEP 13 2014

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per....

DEBORAH C. DOPKIN, P.A.

ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200 PACSIMILE 410-823-8509 e-mail ddopkin@dopkinlaw.com La Chil

DEBORAH C. DOPKIN

September 20, 2004

Timothy Kotroco, Esquire
Director, Department of Permits and
Development Management
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance Horing is 10/1/04

Case No. 05-112-A

14536 Jarrettsville Pike

Ermano Florio - Florio Properties, LLC

Dear Mr. Kotroco:

Please be advised that I am withdrawing my representation and that of the law offices of Deborah C. Dopkin, P.A. as attorney for Petitioner in the above captioned matter. Please note the file accordingly.

Thank you for your assistance in this matter.

Very truly yours,

Deborah C. Døpkin

DCD/kmc

cc: People's Counsel for Baltimore County Zoning Commissioner for Baltimore County Mr. Richard E. Matz Florio Properties, LLC

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