IN RE: PETITION FOR SPECIAL HEARING SE/S Flintstone Road, 830' NE of the c/l

Cotter Road

(2823 Flintstone Road)

6th Election District 3rd Council District

S. Baird Bailey, et ux Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 05-337-SPH

*

* * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, S. Baird Bailey and his wife, Stacey Doxanas-Bailey, through their attorney, Benjamin Bronstein, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved site plan and Order issued in Case No. 03-266-XA to remove Restriction No. 3 thereof to allow for a personal use garage and a commercial office (used in the landscape service operation) to be attached to the existing single family dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1A.

Appearing at the requisite public hearing in support of the request were Baird Bailey, property owner; Thomas Church, the Professional Engineer who prepared the site plan for this property; and Benjamin Bronstein, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the east side of Flintstone Road, just north of Cotter Road in northern Baltimore County. The property contains a gross area of 16.762 acres, more or less, split zoned R.C.2 and R.C.4, and is improved with a single-family dwelling and numerous outbuildings. The property was the subject of prior zoning Case No. 03-266-XA in which the Petitioners obtained special exception and variance relief for a landscape service operation. By his Order dated

SEER REGION FOR FILMS

February 5, 2003, then Deputy Zoning Commissioner Timothy M. Kotroco granted the relief, subject to certain terms and conditions, Restriction No. 3 of which prohibited the construction of any additional buildings on the property without another public hearing. The Petitioners now come before me seeking relief as set forth above to allow the construction of an attached garage.

As noted in the prior opinion, the existing dwelling and two barns have existed on the property since 1876. The Petitioners have owned and resided on the property for several years and utilize the two barns for the purpose of storing equipment used in the landscape service operation. Testimony indicated that the Petitioners' business has grown and that additional storage space is needed for office use. Thus, the Petitioners propose the construction of a 40' x 40' garage that will be attached to the dwelling via a breezeway. As shown on the site plan, the proposed construction will meet all required building setbacks; thus, no variance relief is necessary. Moreover, the proposed building will not be visible from Flintstone Road, which dead-ends not far from the Petitioner's property, or from adjacent properties that are used for agricultural purposes.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. I find that the proposed amendment is appropriate in this instance and will not be detrimental to the health, safety and general welfare of the surrounding locale. There were no adverse comments submitted by any County reviewing agency and no one appeared in opposition to the request. Moreover, I find that the relief requested meets the special exception requirements set forth in Section 502.1 of the B.C.Z.R. and should therefore be granted. However, it is to be noted that although the Office of Planning had no objections to the proposed construction, it recommended that Restriction No. 3 not be removed from the grant of any relief. Mr. Church opined that the imposition of this restriction creates a hardship for this small business operator in that any future development on this site must proceed through the Development Review Committee and that requiring a public hearing before the Zoning Commissioner obligates attorney and engineering participation and fees. I am persuaded that the imposition of Restriction No. 3, as previously written, would be unnecessarily burdensome. Therefore, I will require that

the Petitioners obtain the requisite permits for any future construction on the subject property and proceed through the DRC for approval.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of March 2005 that the Petition for Special Hearing to approve an amendment to the previously approved site plan and Order issued in Case No. 03-266-XA to remove Restriction No. 3 to allow for a personal use garage and a commercial office (used in the landscape service operation) to attach to the existing single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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) There shall be no business signage, lighting erected or buildings constructed on the subject property without the requisite permits, and if necessary, proceeding through the DRC for approval.
- 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 with the exception of Restriction No. 3, all other terms and conditions of the Order issued on February 5, 2003 in Case No. 03-266-X shall remain in full force and effect.

WJW:bjs

の対象

Zoning Commissione for Baltimore County

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 William J. Wiseman III, Zoning Commissioner

March 8, 2005

Benjamin Bronstein, Esquire 29 W. Susquehanna Avenue, Suite 205 Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SE/S Flintstone Road, 830' NE of the c/l Cotter Road
(2823 Flintstone Road)
6th Election District — 3rd Council District
S. Baird Bailey, et ux - Petitioners
Case No. 05-337-SPH

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. & Mrs. S. Baird Bailey
2823 Flintstone Road, Millers, Md. 21102
Mr. Thomas Church, Development Engineering Consultants,
6603 York Road, Baltimore, Md. 21212
Office of Planning; People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of 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

for the property located at 2823 Flintstone Road which is presently zoned RC 2 and RC 4

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

an amended site plan and order in Case 03-266-XA by removing restriction #3 which would allow for a personal use garage and a commercial office (used in the landscape service operation) to be attached to the existing single family dwelling.

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

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

	•		is the subject of ti	his Petition.						
Contract Purchase	r/Lessee:		Legal Owner(s):							
			5.13	aird Baile						
Name - Type or Print			Name - Type or Prin	"In						
Signature			Gignature	DOXAGUA - I	301/0					
Address		Telephone No.	Name - Type or Prin		S-Rull					
City	State	Zip Code	Signature							
Attorney For Petitic	oner:		2823 Flin	tstone Road						
ZILLOTTION TOTAL OCTUR	<u> </u>		Address	<u> </u>	Telephone No.					
Benjamin/Brons	égin,		Millers	Maryland	21102					
Name - Type or Print		· · · · · · · · · · · · · · · · · · ·	City	State	Zip Code					
fren V dy			Representativ	e to be Contacted:	· •					
Signature /				urch, P.E.	i i					
			Developme	nt Engineering	Consultant					
Company			Name							
W. Susquehar	ına Ave. S	Suite 205	6603 York	Road 410-	377-2600					
Artidress		Telephone No.	Address	M 1 M	Telephone No.					
	ryland 21 State	Zip Code	Towson	Maryland State	21212 Zip Code					
	State	Zip Code	City	State	Zip Gode					
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Lase No. 05-	337-SPH		UNAVATI ARI F	FOR HEARING	<u> </u>					
	•	F	Reviewed By	Date	13/05-					
R80 9/15/98										
588					1					

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road Baltimore, Maryland 21212 (410) 377-2600 (410) 377-2625 Fax

ZONING DESCRIPTION

FOR 2823 FLINTSTONE ROAD

Beginning at a point at the centerline of Flintstone Road, which has no existing in-fee right-of-way, at the distance of 830 feet northeast of the centerline of the nearest improved road, Cotter Road which has no existing in-fee right-of-way. Thence the following courses and distances: 1) North 42 degrees 30 minutes 51 seconds East 392.45 feet, 2) curve to the right with a radius of 866.96 feet and length of 163.51 feet, 3) North 53 degrees 19 minutes 14 seconds East 68.30 feet, 4) curve to the left with a radius of 784.06 feet and length of 95.88 feet, 5) North 46 degrees 18 minutes 50 seconds East 387.53 feet, 6) curve to the right with a radius of 775.00 feet and length of 200.00 feet, 7) South 51 degrees 01 minutes 24 seconds East 206.04 feet, 8) South 02 degrees 27 minutes 57 seconds West 1,055.90 feet, 9) North 74 degrees 27 minutes 55 seconds West 1,110.68 feet, to the point of beginning.

Being the same parcel of land recorded in the Land Records of Baltimore County in Liber 10135, Folio 186 and containing 730,142 square feet or 16.762 acres of land, more or less.

Also known as 2823 Flintstone Road and located in the 10th Election District.

02-154

January 5, 2005



05-337-SPM

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: #05-337-SPH
2823 Flintstone Road

Seast side of Fintstone Road, 830 ft. n/east of Cotter Road 6th Election District - 3rd Councilmanic District Legal Owner(s): S. Baird & Stacy Balley

Special Hearing: to amend site plan and order in Case No. 03-266-XA by removing restriction #3 which would allow for a personal use garage and a commercial office (used in landscape service operation) to be attached to the existing single family dwelling.

Hearing: Wednesday, February 23, 2005 at 9:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT/2/637 Feb. 8

CERTIFICATE OF PUBLICATION

<u>2</u> 9,2005
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

	Account N 200 To 100 Feb.	
OPE COUNTY MARY PRUBEL REPRET		
DOUBLE STREET OF THE STREET OF		PROFILE CASHIES

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CERTIFICATE OF POSTING

	RE: Case No.: 05-337-5PH.
≯	Petitioner/Developer: 3. BAIRD
	+ STACEY BAILEY
	Date of Hearing/Closing: 2/23/05
Baltimore County Department of Permits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Towson, Maryland 21204	
TTN: Kristen Matthews {(410) 887-3394}	
Ladies and Gentlemen:	F
This letter is to certify under the penalties of osted conspicuously on the property locate	f perjury that the necessary sign(s) required by law were d at:
2823 FLINTS	
"	
**************************************	2/2/2
he sign(s) were posted on	Month, Day, Year)
	Sincerely,
	Lowert Black 2/9/05
	(Signature of Sign Poster) (Date)
	SSG Robert Black
	(Print Name)
	1508 Leslie Road
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY

Tuesday, February 8, 2005 Issue - Jeffersonian

Please forward billing to:

Ben Bronstein 29 W. Susquehanna Avenue Towson, MD 21204 410-296-0200

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: 05-337-SPH

2823 Flintstone Road S/east side of Flintstone Road, 830 ft. n/east of Cotter Road 6th Election District – 3rd Councilmanic District Legal Owner: S. Baird & Stacy Bailey

Special Hearing to amend site plan and order in Case No. 03-266-XA by removing restriction #3 which would allow for a personal use garage and a commercial office (used in landscape service operation) to be attached to the existing single family dwelling.

Hearing: Wednesday, February 23, 2005 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN

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

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

January 18, 2005

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: 05-337-SPH

2823 Flintstone Road S/east side of Flintstone Road, 830 ft. n/east of Cotter Road 6th Election District – 3rd Councilmanic District Legal Owner: S. Baird & Stacy Bailey

Special Hearing to amend site plan and order in Case No. 03-266-XA by removing restriction #3 which would allow for a personal use garage and a commercial office (used in landscape service operation) to be attached to the existing single family dwelling.

Hearing: Wednesday, February 23, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Benjamin Bronstein, 29 W. Susquehanna Avenue, Ste. 205, Towson 21204 S. Baird & Stacy Doxanas-Bailey, 2823 Flintstone Rd., Millers 21102 Thomas Church, 6603 York Road, Towson 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 8, 2005.

- (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 ZONING REVIEW

<u>ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS</u>

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: Balley	·	- · · · · · · · · · · · · · · · · · · ·
Address or Location: 2823	Flintstone Road	······································
PLEASE FORWARD ADVERT		
Name: Ken Dur	nsteur	
Address:	V Suguelhama Ar	
Address:	Deugelhama Au Towson 21204	· · · · · · · · · · · · · · · · · · ·

Department of Permit 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

February 15, 2005

Benjamin Bronstein 29 W. Susquehanna Avenue Towson, Maryland 21204

Dear Mr. Bronstein:

RE: Case Number: 05-337-SPH, 2823 Flintstone Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 5, 2005.

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.

W. Carl Richall

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Mr. and Mrs. Bailey 2823 Flintstone Road Millers 21102
Thomas Church P.E. Development Engineering Consultants 6603 York Rd Towson 21212



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



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

January 16, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 24, 2005

Item No.:

(337)

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.

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Franklin J. Cook Fire Marshal's Office (0)410-887-4881 (C)443-829-2946 MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: January 24, 2005

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 January 24, 2005

Item Nos. 336, 337, 338, 339, 344,

346, and 347

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

PDM

FROM:

John D. Oltman, Jr J

DEPRM

DATE:

December 10, 2004

SUBJECT:

05-237 Zoning Item

Address

2116 Rosalie Ave.

Zoning Advisory Committee Meeting of November 22, 2004.

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Must comply with the Limited Development Area Regulations of 25% maximum impervious surface and 15% minimum tree cover (5 trees) and the Buffer Management Area Regulations (i.e. mitigation for the additional impervious surface within the 100foot buffer.

Reviewer:

Martha Mickey

Date: December 30, 2004

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

RECEIVED

JAN 1 2 2005

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:	Tim Kotroco								
FROM:	John D. Oltman, Jr 🕬								
DATE:	February 11, 2005								
SUBJECT:	Zoning Item # 05-337 Address 3765 Clark Point Road								
Zoning	g Advisory Committee Meeting of January 18, 2005								
	epartment of Environmental Protection and Resource Management has no ents on the above-referenced zoning item.								
	epartment of Environmental Protection and Resource Management offers lowing comments on the above-referenced zoning item:								
	Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).								
	Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).								
<u>X</u>	Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).								
<u>Additi</u>	onal Comments:								
The proposed	garage must be at least 30-feet from the well. An inspection of the well								

and septic system may be required prior to approval of any building permits.

Tom Panzarella, Sue Farrinetti

Date: February 15, 2005

Reviewer:

16W 2/23

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

RECEIVED

DATE: January 31, 2005

FEB · 1 2005

G COMMISSIONER

SUBJECT:

2823 Flinstone Road

INFORMATION:

Item Number:

5-337

Petitioner:

S. Baird Bailey

Zoning:

RC 2/RC 4

Requested Action:

Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to construct a personal use garage with a commercial office at the proposed location on the subject property. However, this office opposes the removal of restriction #3 associated with the Zoning Commissioner's Order in Case 03-266-XA.

Prepared by:

Division Chief:

AFK/LL:MAC:

postmetion creates a hardship on the small business operator.

He is required to go then the ER DRC process and they

will regume compliance with responsible the ZC

obligates Atty tengener

Costly and Ist



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



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

Maryland Department of Transportation

Date: 1.19.05

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

RE:

Baltimore County

Item No. 2,

337

JMP

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, Chief

Engineering Access Permits Division

RE: PETITION FOR SPECIAL HEARING

2823 Flintstone Road; SE/side Flintstone Rd,

830' NE Cotter Road

6th Election & 3rd Councilmanic Districts Legal Owner(s): S. Baird & Stacy Bailey

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-337-SPH

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence and documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

RECEIVED

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 21st day of January, 2005, a copy of the foregoing Entry of Appearance was mailed to Thomas A. Church, P.E., Development Engineering Consultants, 6603 York Road, Baltimore, MD 21212 and to to Benjamin Bronstein, Esquire, 29 W Susquehanna Avenue, Suite 205, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

BENJAMIN BRONSTEIN

ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
Benbronstein@terralaw.net

January 5, 2005

Hand Delivered

Mr. Jeffrey Perlow
Dept of Permits & Development Mgt
Zoning Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 2823 Flintstone Road

Dear Mr. Perlow:

In reference to the above-entitled property I am hereby enclosing the following:

- 1. Petition for Special Hearing in triplicate;
- 2. Twelve (12) copies of the Plan to Accompany Petition for Special Hearing with 200 Scale Zoning Map;
 - 3. Three copies of the property description under seal; and
 - 4. My check for costs.

There are no violations. Please enter my appearance on behalf of the Petitioner and kindly set this matter in for an expedited hearing.

Thank you for your kind attention and cooperation.

Benjamin Bronstein

BB/mlh Enclosures

cc: Mr. Baird Bailey
Thomas Church, P.E.

05-337-SPH

BENJAMIN BRONSTEIN

ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
Benbronstein@terralaw.net

To Krister, northank

January 18, 2005

Dept of Permits & Development Mgt ATTN: Kristin County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

RE: Case No.: 05-337-SPH

Dear Kristin:

Reference is made to our phone conversation of January 19 pertaining to the above-entitled case. I am unavailable for hearing on February 16, 2005. I am therefore requesting that this case be postponed to the agreed date of February 23, 2005 at 9:00 a.m.

Thank you for your kind cooperation.

Very truly yours,

Benjamin Bronstein

BB/mlh

cc: Baird Bailey, President Thomas Church, PE

> JAN 20 2004 05.94

Cogo Ma	05-	337	SPH
Case No.:			

Exhibit Sheet

Petitioner/Developer

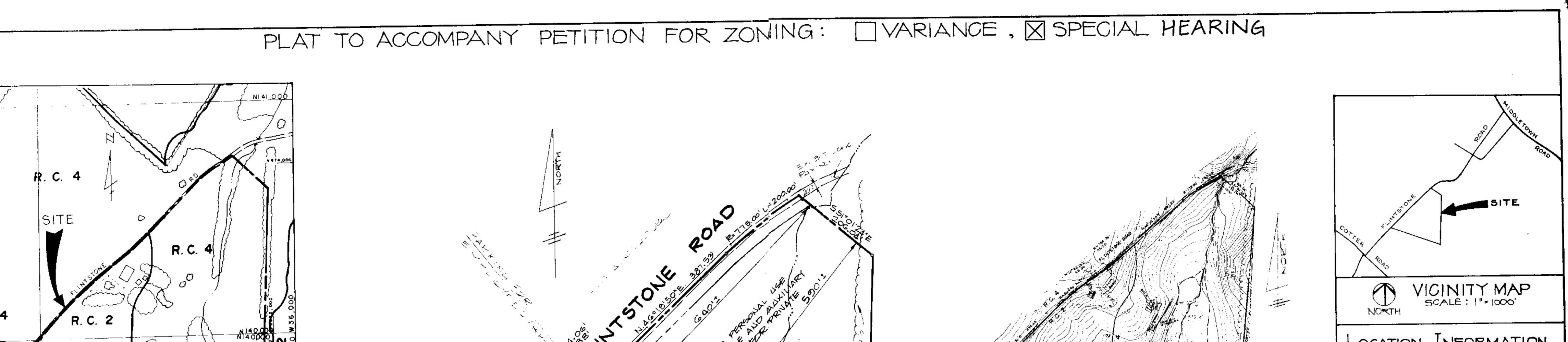
Protestant.

No. 1	1-5,tE PLAN 1A-Color Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9	-	
No. 10		
No. 11		
No. 12		

CASE NAME CASE NUMBER D

EET

								Mr. Bunstu	Tom Church	NAME,
								2823 + Think to Re!	6603 York Rd	ADDRESS
								Milles Min 21102	Matte mi 21212	CITY, STATE, ZIP
					-			Pleas tenolow . met		E- MAIL



SCREENING FOR

LOADING AREA

EXISTING UNLOWDING E

DADING AREA

UNLOADING &

FLOOD PLAN

(ZONE/A)

I EX. POND .

SHED (STRUCTURE) (EX. STOLLE)
EX. DRIVEWAY BUSINESS) SHED

POINT OF

ZONING

(NW 35G, NW 36G)

SCALE I" = 200'

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SECTION SERVICES AND ACCOUNT.

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DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS

6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

The Bridge Skins

REVISIONS:

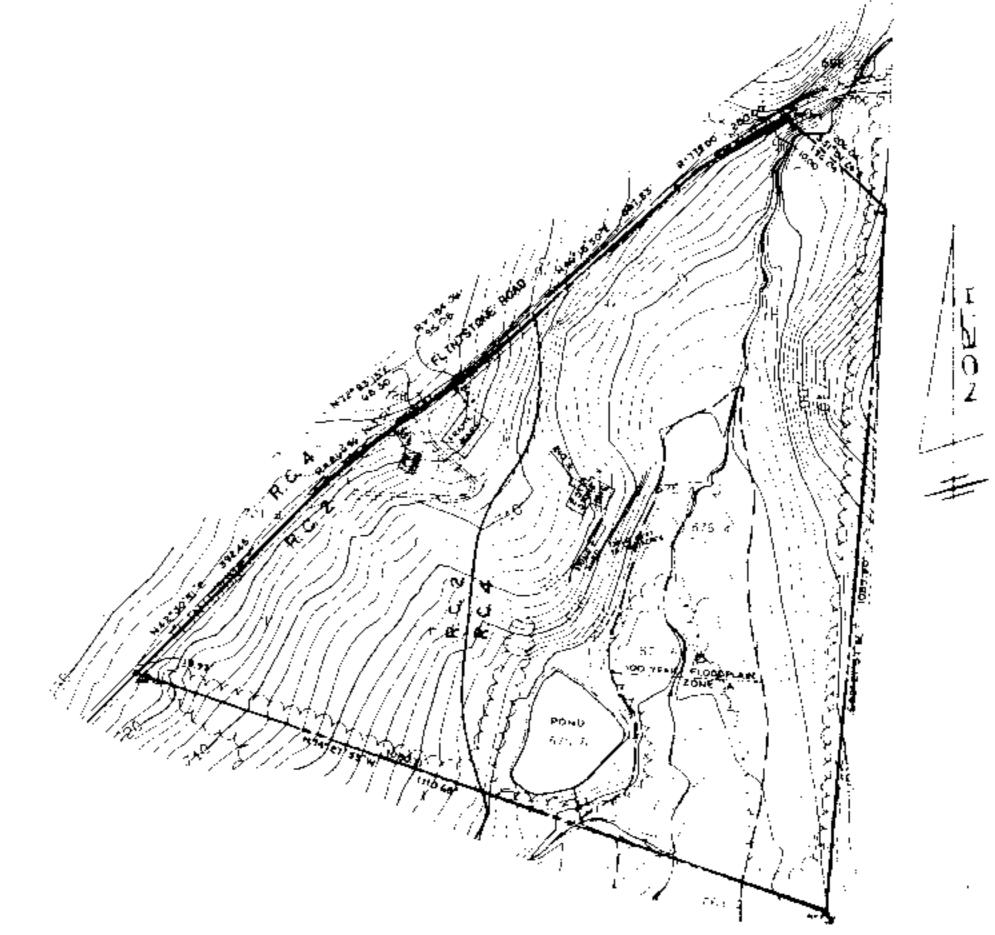
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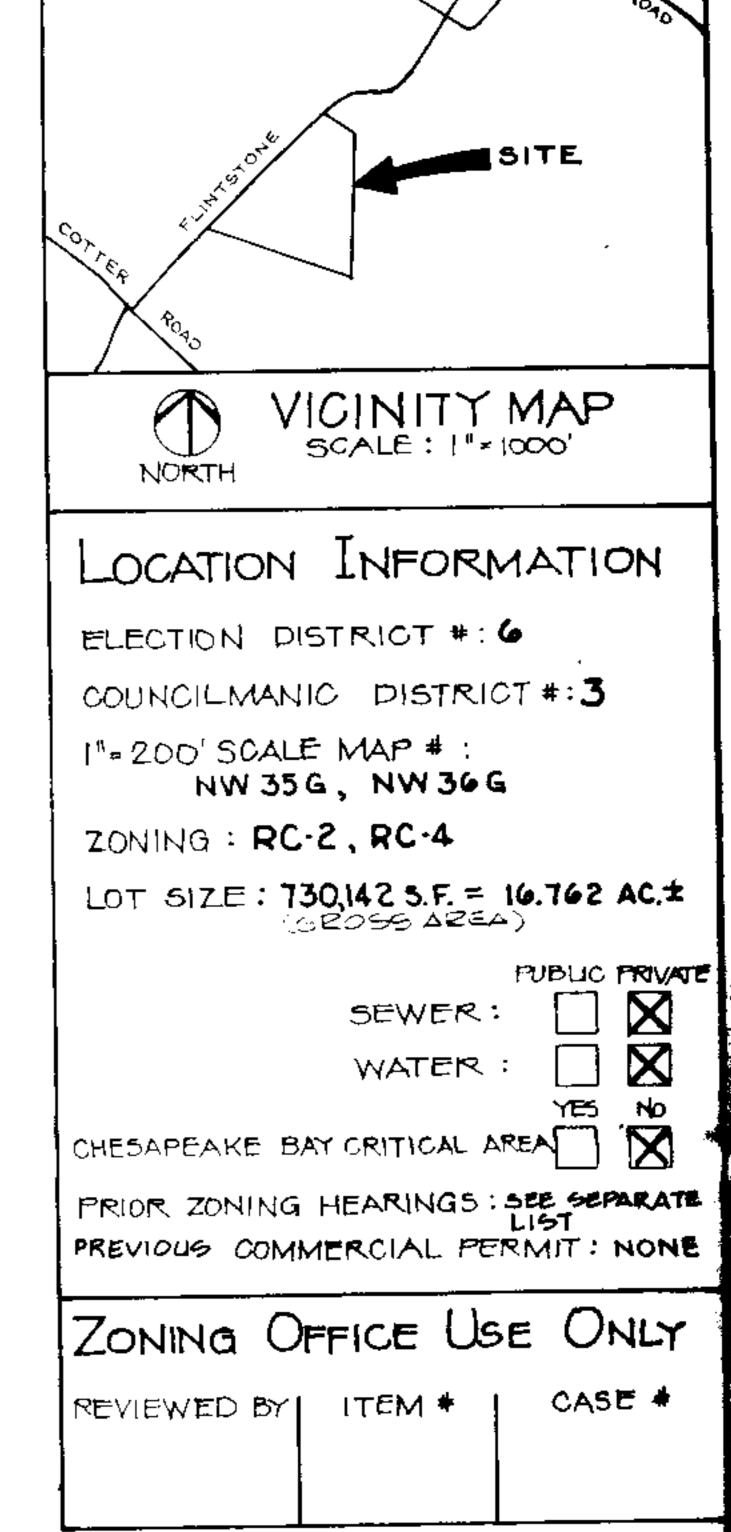


DETAIL SHOWING SITE TOPOGRAPHY SCALE : 1"=2001

NOTE: ALL BUILDINGS ARE EXISTING AND ARE TO REIMAIN. TURBE ARE NO DEVISORE DWELLINGS WITHIN SOO! OF

ZONING HISTORY

CASE NO. 03-266-XA GRANTED A SPECIAL EXCEPTION TO APPROVE A LANDSCAPE SERVICE OPERATION AND A VARIANCE TO ALLOW 2, 100-YEAR BARNS TO EXIST WITH A 4 FOOT FRONT SETBACK IN LIEU OF REQUIRED. BOTH APPROVED WITH RESTRICTIONS. GRANTED FEB. 5, 2003 (SEE SIGNED OPDER DROWN HERBON)



NOTES:

- THE SETS IS A COMMERCIAL ACE OFFICE OFFICE
- 2. PART OF THE SITE IS WITHIN THE
- 3. SITE S NOT HISTORIC.
- 4 FARKING -
 - REDUIRED = TEMPLOYEESE 1/EMP. = 7 PS. PROV DE DE BRO

PARKING AREA WILL BE A BE PERMANEN LY STRIPED.

THERE ARE NO SIGNS ON SITE.





TAX ACCOUNT NO. 1800013371 DEED REFERENCE: 17666/44

BAIRD BAILEY & STACY BAILEY-DOXAMUS 2823 FLINTSTONE ROAD MILLERS, MARYLAND 21102 PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING # 2823 FLINTSTONE ROAD

ELECTION DISTRICT NO. 6

BALTIMORE COUNTY, MD

DATE CONTRACES NUMBER & 1" = 100' 02-15

