IN RE: PETITION FOR SPECIAL HEARING SE/S of Franklinville Road, 230 ft. NE centerline of Chapman Road 11th Election District 5th Councilmanic District (11531 Franklinville Road)

Marcia Galloway

Petitioner

- BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 05-551-SPH

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

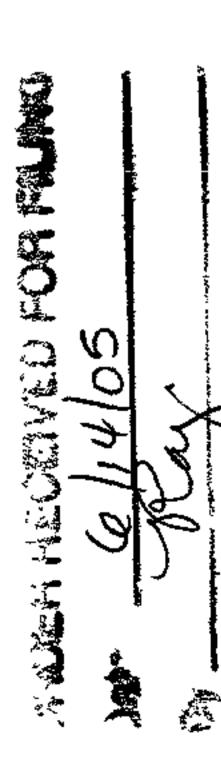
This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Marcia Galloway. The Petitioner is requesting special hearing relief for property located at 11531 Franklinville Road in the Kingsville area of Baltimore County. Special Hearing relief is requested to approve setbacks of 36 ft. to road centerline for a proposed dwelling and 28 ft. to road centerline for an open porch in lieu of 75 ft. and 56.25 ft. respectively, and side lot line setbacks of 30 ft. and 42 ft. in lieu of 50 ft. and a side open porch setback of 18 ft. in lieu of 37 ½ ft. (ref. to Sections 1A04.3.B.1.b, 1A04.3.B.2.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). See also Section 1A04.4 of the B.C.Z.R.

The property was posted with Notice of Hearing on May 30, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on May 31, 2005 to notify any interested persons of the scheduled hearing date.

Applicable Law

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

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning



Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Bureau of Development Plans Review dated May 17, 2005, a copy of which is attached hereto and made a part hereof. A ZAC comment was also received from the Office of Planning dated May 23, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance requests were Austin Childs, architect and Marcia Galloway, Petitioner. No Protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

 \sim

The Petitioner purchased a 0.93 acre parcel of property zoned RC 5 and improved with a vacant house. She proposes to raze the home replacing it with a new home, which she indicates will be no closer to Frankinville Road than the existing house. However, this means that the proposed home will be 36 ft. to the center of the road in lieu of the required 75 ft. She indicated that she could not move the new home further away from the road because the lot is almost triangular in shape and becomes more and more narrow as one travels from Franklinville Road. In fact, it is only approximately 24 ft. wide at the northern end.

She notes that no public water or sewer is available for this lot which in turn requires a new well and septic reserve area. Pushing the house back further from the road means squeezing the septic reserve area in the rear into this very narrow space. In addition, she proposes to center the home on the lot. This is in contrast to the existing home which is only 17 ft. from the westerly

property boundary and 60 ft. from the eastern boundary. Even with centering as possible, the side yard setbacks for the new home will be 30 ft. and 42 ft. respectively. This of course means that she can not meet the 50 ft. side yard setback required by RC 5. She indicated that a home that would meet the 50 ft. side yard setbacks would be impractical with the constraints of the lot shape. The proposed home would be approximately 40 ft. x 34 ft., whereas the existing home is approximately 35 ft. x 35 ft. so that it is not substantially larger than the existing home. Finally, she noted that there are many homes in the area with similar setbacks from the road although the two adjoining homes are setback further from the road than the proposed road.

The Petitioner submitted a redline plan (marked as exhibit 2) with minor modifications to Petitioner's Exhibit 1, in order to implement the ZAC comments of the Department of Public Works. Finally, the Office of Planning presented findings that the proposed dwelling meets the spirit and intent of the RC 5 regulations.

Findings of Fact and Conclusions of Law

Section 1A04.3.B.1.b of the RC 5 regulations provide that an owner of a single lot of record, which is not in a subdivision and has been in existence prior to September 2, 2003, but does not meet the minimum acreage requirement or meet the setback requirements, may apply for a special hearing under Article 5 to alter the minimum lot size requirement. This commission has interpreted the provision allowing alteration of minimum lot size to include altering the setback requirements as well. Also, this Commission has also treated these requests for special hearing as if they were requests for variances. Consequently, I will apply the criteria for variances here.

I have no reason to believe that the lot purchased by the Petitioner was created after September 2, 2003. Therefore, the Petitioner may apply for a special hearing to allow different setbacks than required under the regulations.

The Petitioner has a very long narrow lot which greatly constrains the distance the new home can be from the road given her need for a full septic reserve area and well. The property is almost triangular in shape. It has only 131 ft. of road frontage. As such, the zoning regulations impact this property differently that other lots in the area and, therefore, it is unique from a zoning standpoint. I find that the Petitioner would suffer a hardship and practical difficulty if the zoning regulations were strictly enforced in this case. Obviously, the existing home does not meet the regulations and although the new home will be centered on the front of the lot, the home still needs many alterations from the setback regulations. The proposed home is only slightly larger than the existing home. Imposing the 50 ft. side yard setback requirements would result in a long narrow home which would be out of character with the neighborhood. There will be no increase in density and there already is an existing home on the property.

Finally, I find that the requested relief can be granted within the spirit and intent of the regulations and will not adversely effect the neighborhood. The Petitioner is simply replacing an existing home with a more modern one. The Office of Planning presented findings that the proposed dwelling meets the spirit and intent of the RC 5 regulations.

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

THEREFORE, IT IS ORDERED, this day of June, 2005, by this Deputy Zoning Commissioner, that the Petitioner's request for special hearing from Sections 1A04.3.B.1.b, 1A04.3.B.2.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and also Section 1A04.4 of the B.C.Z.R., to approve setbacks of 36 ft. to road centerline for a proposed dwelling and 28 ft. to road centerline for an open porch in lieu of 75 ft. and 56.25 ft. respectively, and side lot line setbacks of 30 ft. and 42 ft. in lieu of 50 ft. and a side open porch setback of 18

50

ft. in lieu of 37 ½ ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;
- 2. Compliance with the ZAC comments submitted by the Bureau of Development Plans Review dated May 17, 2005, a copy of which is attached hereto and made a part hereof.
- 3. Compliance with the ZAC comments submitted by the Office of Planning dated May 23, 2005, a copy of which is attached hereto and made a part hereof.
- 4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

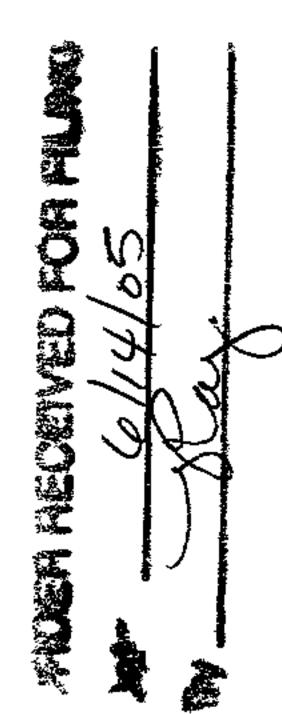
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHNÍN. 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 William J. Wiseman III, Zoning Commissioner

June 14, 2005

Ms. Marcia Galloway 712 Rockaway Beach Avenue Baltimore, Maryland 21221

Re: Petition for Special Hearing
Case No. 05-551-SPH
Property: 11531 Franklinville Road

Dear Ms. Galloway:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Austin Childs, 15260 Falls Road, Monkton, MD 21111



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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

| for the property located at _ | 11531 | FRANK | UNVILLE | RD |
|-------------------------------|-----------|---------|---------|----|
| which is | presently | y zoned | RC-5 | |

UNAVAILABLE FOR HEARING

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

CENTERLINE FOR A PROPOSED BWELLING AND 28 TO ROAD CENTERLINE FOR AN OPEN PORCH IN LIEU OF 75' AND 56.25 FT. RESPECTIVELY AND SIDE LOT LINE SETBACKS OF 30' AND 42' IN LIEU OF 50' AND A SIDE OPEN SETBACK OF 18' IN LIEU OF 37/2 PT. (REF. TO SECTION 1404.3.B.1.b AND 1404.3.B.2.b AND 301.1. BC2R. ALSO 1404.4. BCZR)

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.

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 Signature Signature Address Telephone No. Name - Type or Print City State Zip Code Signature BOCKAWAY BEACH NE **Attorney For Petitioner:** Address Telephone No. SHITMORE MT Name - Type or Print Zip Code State Representative to be Contacted: Signature Company Name Address Telephone No. Address Telephone No. State Zip Code State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING

55/ SPH

551

ZONING DESCRIPTION for the GALLOWAY PROPERTY, 11531 FRANKLINVILLE ROAD, UPPER FALLS, MARYLAND 21156

Beginning at a point on the Southeast side of Franklinville Road, which is 24 ft. wide at the distance of 230 ft. Northeast of the centerline of the nearest intersecting street, Chapman Road, which is 30 ft. wide, thence running N 27°32'53" W 551.20 ft., thence N 52°36'08" E 6.75 ft., thence N 74°06'40" E 16.83 ft., thence S 16°51'33 E 579.95 ft., thence N 35°16'57" E 131.73 ft., to the point of beginning, containing .98 acres.

| | | | | en samen en e |
|--------|---|----------------|--|--|
| | A CONTRACT OF THE PROPERTY OF | | The control of the co | and the part of the comment of the c |
| | | | | |
| | | | | 5 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| 22 | | | | |
| | | | | |
| | | | | |
| | the second section is the | and the second | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| HEEL N | | | | |
| | | | | |
| | | | | |
| | | | | |

•

·

-

. .

| The little of the state of the |
|--|
| Andrew Control of the |
| County will hold a public hearing in rowson; Maryland on |
| the property identified herein as follows: |
| Case: #05-551-SPH |
| 11531 Franklinville Road |
| |
| S/east side of Franklinville Road, 230 feet n/east of |
| Chapman Road |
| 11th Election District — 5th Councilmanic District |
| Legal Owner(s): Marcia Galloway |
| Special Hearing: to allow setbacks of 36 feet to road |
| centerline for a proposed dwelling and 28 feet to road |
| |
| centerline for an open porch in lieu of 75 feet and 56.25 |
| feet respectively and side lot line setbacks of 30 feet and |
| 42 feet in lieu of the 50 feet and a side open porch |
| setback of 18 feet in lieu of 37 1/2 feet. |
| Hearing: Tuesday, June 14, 2005 at 11:00 a.m. in |
| Room 196, County Office Building, 111 W. Chesapeake |
| |
| Avegue, Towson 21204. |
| ု မေရသော ရေးကြေးရွာရှိ ရှိသြား ။ လူ ရေးမြောက်မြောက် ရုရှိသူမှာ မေရိသည်။ သည်။ သည်မြောက်များမှ မေရိသည်။ မေရိသည်မ သည် မေရိသည်မေရိသည်။ (၁၈) (၁၈) (၁၈) (၁၈) (၁၈) (၁၈) (၁၈) (၁၈) |
| -WILLIAM-J. WISEMAN, Water of Table of the state of the |
| Zormer 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 |
| JF 5/797 May 31 53246 |
| |
| |

CERTIFICATE OF PUBLICATION

| 6/1,2005 |
|--|
| 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 5 31,20 05. |
| The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter North County News |
| |

LEGAL ADVERTISING

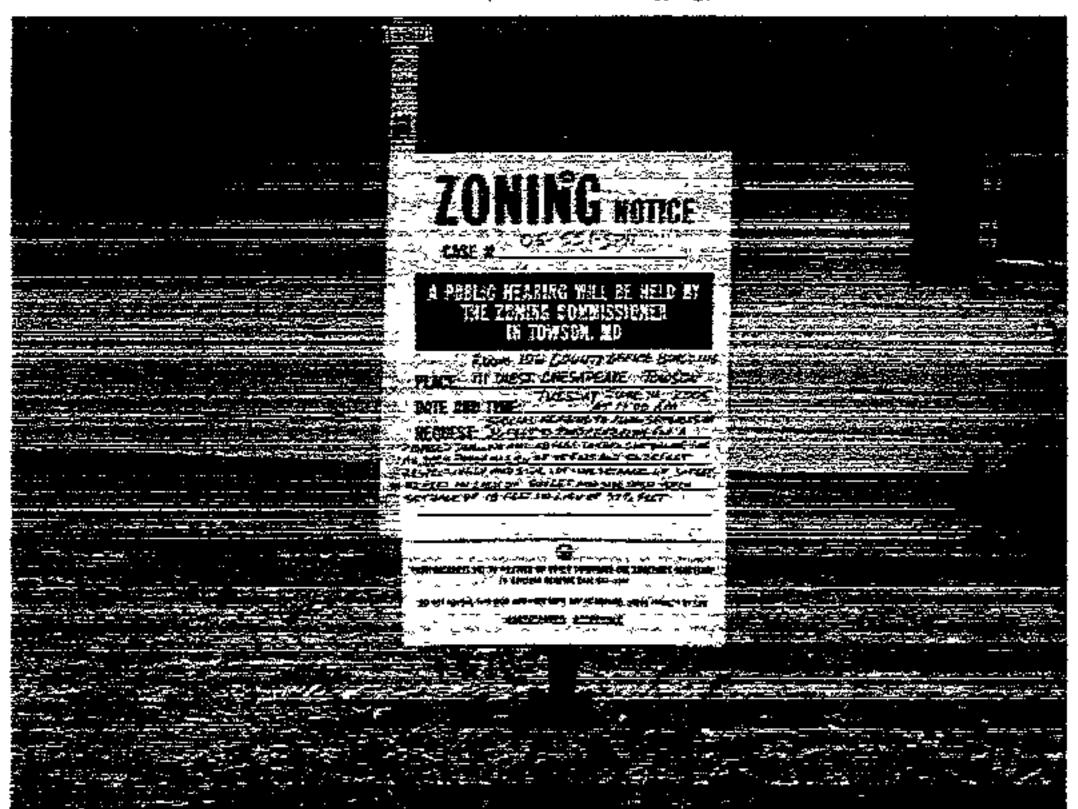
CERTIFICATE OF POSTING

RE:Case No. 06-55/- SPH

Petitioner/Developer:_

| | MARCIA GALLOWA |
|--|---|
| | Date of Closing/Heari |
| Baltimore County Department of Permits and Development Manage County Office Building, Room 1 11 West Chesapeake Avenue | gement |
| Attention: | |
| Ladies and Gentlemen: | |
| sign(s) required by law were pos | penalties of perjury that the necessary ted conspicuously on the property 31 FRANKLINUILLE ROAD |
| | |
| This sign(s) were posted on | May 30, 2005 |
| | Month, Day, Year |
| | Sincerely, |
| | Sign Poster and Date Martin Ogle 5016 Castlestone Drive Baltimore Maryland 21237 (443-629-3411) |

im000319 (576x432x256 jpeg)



martin Ogli 5/30/05

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

May 9, 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: 05-551-SPH

11531 Franklinville Road

S/east side of Franklinville Road, 230 feet n/east of Chapman Road

11th Election District – 5th Councilmanic District

Legal Owner: Marcia Galloway

Special Hearing to allow setbacks of 36 feet to road centerline for a proposed dwelling and 28 feet to road centerline for an open porch in lieu of 75 feet and 56.25 feet respectively and side lot line setbacks of 30 feet and 42 feet in lieu of 50 feet and a side open porch setback of 18 feet in lieu of 37 ½ feet.

Hearing: Tuesday, June 14, 2005 at 11:00 a.m. in Room 106, County Office Building,

111 W. Chesapeake

Timothy Kotroco

Director

TK:klm

C: Marcia Galloway, 712 Rockaway Beach Avenue, Baltimore 21221

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 30, 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.



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, May 31, 2005 Issue - Jeffersonian

Please forward billing to:

Marcia Galloway 712 Rockaway Beach Avenue Baltimore, MD 21221

410-780-9286

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: 05-551-SPH

11531 Franklinville Road

S/east side of Franklinville Road, 230 feet n/east of Chapman Road

11th Election District – 5th Councilmanic District

Legal Owner: Marcia Galloway

Special Hearing to allow setbacks of 36 feet to road centerline for a proposed dwelling and 28 feet to road centerline for an open porch in lieu of 75 feet and 56.25 feet respectively and side lot line setbacks of 30 feet and 42 feet in lieu of 50 feet and a side open porch setback of 18 feet in lieu of 37 ½ feet.

Hearing: Tuesday, June 14, 2005 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake

MILLIAM J WISEMAN III

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: | |
|--|---|
| Petitioner: GALLOWAY | |
| Address or Location: 1531 FRANKLINVILLE RD | • |
| PLEASE FORWARD ADVERTISING BILL TO: Name: MARCIA GALLOWAY | |
| Address: 712 Bockaway BEACH AVE | |
| Address: 712 ROCKAWAY BEACH AVE BALTIMORE, MD 2122, | |
| | |

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

June 6, 2005

Marcia Galloway 712 Rockaway Beach Avenue Baltimore, Maryland 21221

Dear Ms. Galloway:

RE: Case Number: 05-551-SPH, 11531 Franklinville Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 26, 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.

U. Calling yours

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director

DATE: May 17, 2005

Department of Permits & Development

Management

DA

FROM: Dennis Kennedý, Acting Supervisor

Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

For May 16, 2005 Item No. 551

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right of way for all public roads in Baltimore County is 40-foot. Setback shall be modified accordingly.

DAK:CEN:clw Cc: file

ZAC-ITEM NO 551-05172005.doc



TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

May 24, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 9, 2005

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

05-543 05-546 05-550 05-551 05-552

05-554 05-555

Reviewers: Sue Farinetti, Dave Lykens

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

9114 1114

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-551

The Office of Planning reviewed the petitioner's request and accompanying site plan and elevation drawing and finds the proposal to be in accordance with the spirit and intent of the RC 5 regulations and performance standards listed within Bill 55-04. As such, this office does not oppose the subject request.

Prepared By:

RECEIVED

DATE: May 23, 2005

MAY 2 4 2005

Division Chief:

ZONING COMMISSIONER

MAC/LL



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

JLL

Maryland Department of Transportation

Date: 5-4.05

RE:

Baltimore County

Item No. 551

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

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

1. 1. Ind.

Engineering Access Permits Division

PETITION FOR SPECIAL HEARING RE:

11531 Franklinville Road; SE/side

Franklinville Road, 230' NE Chapman Road*

11th Election & 5th Councilmanic Districts

Legal Owner(s): Marcia Galloway

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-551**-**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.

RECEIVED

MAY 4 0 20 TO

Per....

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 10th day of May, 2005, a copy of the foregoing Entry of Appearance was mailed to Marcia Galloway, 712 Rockaway Beach Avenue, Baltimore, MD 21221, -Petitioner(s).

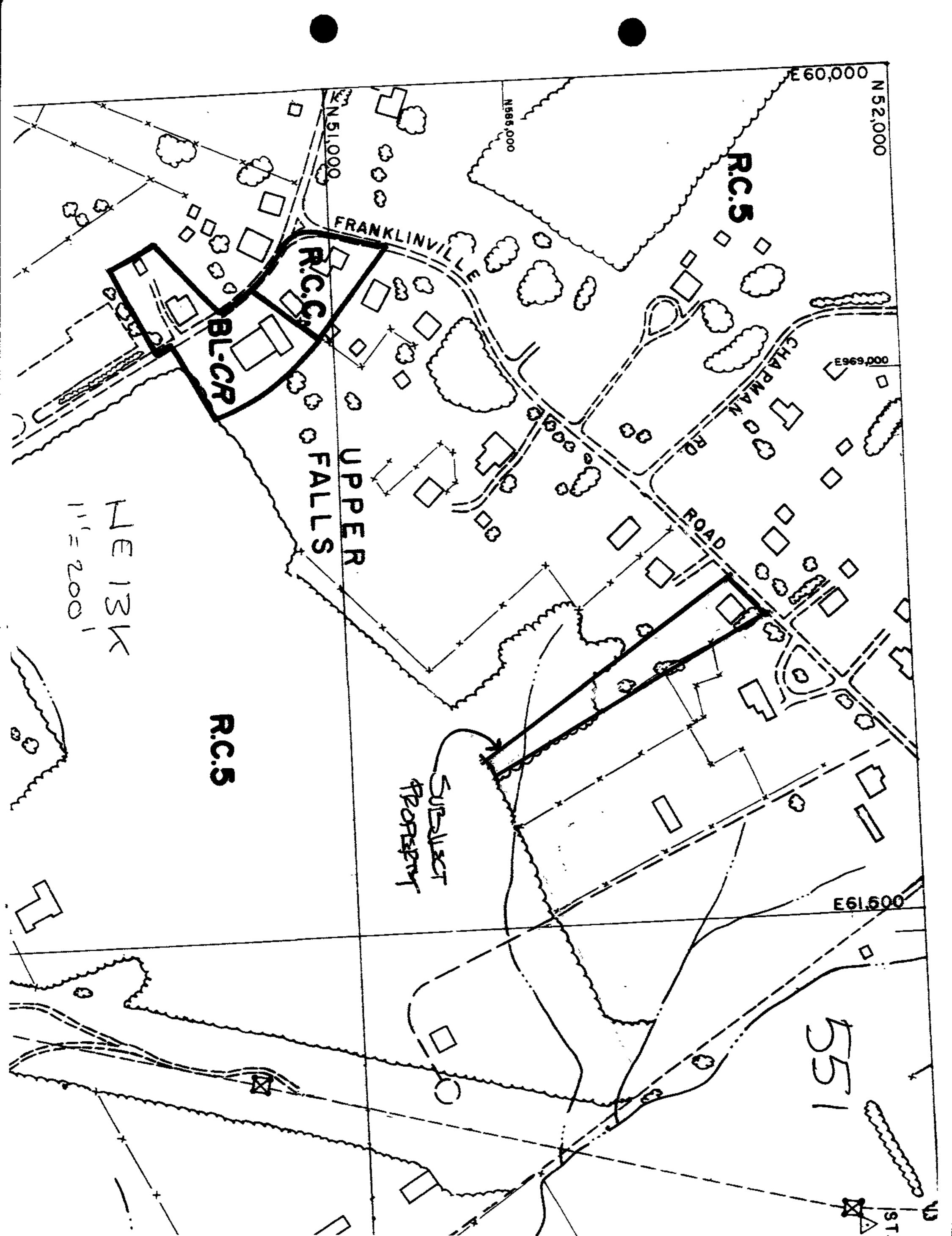
People's Counsel for Baltimore County


PLEASE PRINT CLEARLY

CASE NAME // 531 Hanking CASE NUMBER 05-551-SPH DATE 6/4/05

PETITIONER'S SIGN-IN SHEET

| VAME | ADDRESS | CITY, STATE, ZIP | E-MAIL |
|-----------------------------------|--|------------------|---------------------------|
| MARCIA GALLONAS ANSKIN CHIBONS | 10200 PAINS BEACH AND 16200 PAINS PRINTS PRI | MONTON MD 21221 | Marcy-galloway @ hathail. |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |





MARCY GALLOWAY HOUSE JOHN L. OLSON & JANE P. WINSLOW-OLSON 11535 FRANKLINVILLE ROAD TAX ID. NO. 1108004391 11531 FRANKLINVILLE ROAD, UPPER FALLS, MARYLAND 21156 VICINITY MAP SCALE: 1"=1,000" PROJECT DATA (First Mark) > 400 (1) (Mark) | 200 (1) (Mark) | 2 PROPERTY ADDRESS: 11531 FRANKLINVILLE ROAD OWNER:
MARCY GALLOWAY LOCATION INFORMATION 7 17 18 14 1 1 ELECTION DISTRICT: 11 COUNCILMANIC DISTRICT: 3 1"=200'5CALE MAP #: NE 13-K ZONING: RC.5 Copyright Austin B. Childs Architecture, LLC 2003. LOT SIZE: ,93 ACRES Unauthorized use, reproduction or distribution strictly prohibited. SEWER: WATER:
PRIVATE WELL THE RESIDENCE AND THE PROPERTY OF THE PROPERTY MARCY GALLOWAY CHES. BAY CRITICAL AREA: NO 11531 FRANKLINVILLE ROAD CHARLES WAS THE WAY TO STATE WAS A STATE OF THE STATE OF THE STATE OF THE PROPERTY OF THE STATE The transfer of the property of the control of the 100 YEAR FLOOD PLAIN: NO TAX ID. NO. 1119007400 THE RESERVE OF THE PROPERTY OF THE PARTY OF HISTORIC PROPERTY: NO PRIOR ZONING HEARING: NONE JOHN L. OLSON & JANE P. WINSLOW-OLSON 11535 FRANKLINVILLE ROAD NOTE: EXISTING STRUCTURE (SHOWN ON PLAN) IS TO BE RAZED UNDER SEPARATE PERMIT. TAX ID. NO. 1108004390 SAND MOUND AREA Carlos de Company Carlos and a series of the series and the series of th architecturë chickenranch design studio 16260 falls road monkton, maryland 21111 410.340.0012 achildsaia@msn.com FRANKLINVILLE ROAD April 25, 2005