IN RE: PETITION FOR ADMIN. VARIANCE

SW/Corner Greene Tree Road and

Clifton Court

(2 Clifton Court)

3<sup>rd</sup> Election District

3<sup>rd</sup> Council District

Steve Overbeck, et ux Petitioners

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- <sup>k</sup> Case No. 06-030-A

\*

\* \* \* \* \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Steve Overbeck and his wife, Harriett Overbeck. The Petitioners seek relief from Sections 1B02.3.B (504) of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.a of the 1970 Comprehensive Manual of Development Policies (C.M.D.P.) to permit a rear window setback from a public street right of way of 20 feet in lieu of the required 25 feet for a proposed addition, and an amendment to the Final Development Plan for "Grey Rock, Phase IV, Lot 11, only, accordingly. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.



Based upon all of the evidence contained therein, I am persuaded that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship to the Petitioners. Variance relief is necessitated given the unique configuration of this corner lot and the layout and location of the existing dwelling thereon. As shown on the site plan, the existing dwelling is currently located 15 feet from the rear property line. Thus, the encroachment of the proposed addition within the required setback will be minimal. Moreover, there were no adverse comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that relief can be granted and that there will be no detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

this \_\_\_\_\_\_ day of August 2005 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.B (504) of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.a of the 1970 Comprehensive Manual of Development Policies (C.M.D.P.) to permit a rear window setback from a public street right of way of 20 feet in lieu of the required 25 feet for a proposed addition, and an amendment to the Final Development Plan for "Grey Rock, Phase IV, Lot 11, only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

DE LES

#### Zoning Commissioner

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





James T. Smith, Jr., County Executive William J. Wiseman III, Zoning Commissioner

August 11, 2005

Mr. & Mrs. Steve Overbeck 2 Clifton Court Pikesville, Maryland 21208

RE: PETITION FOR ADMINISTRATIVE VARIANCE SW/Corner Greene Tree Road & Clifton Court (2 Clifton Court)

3<sup>rd</sup> Election District – 3<sup>rd</sup> Council District Steve Overbeck, et ux - Petitioners Case No. 06-030-A

Dear Mr. & Mrs. Overbeck:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance 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. L. J. Link, Jr.

P.O. Box 727, Brooklandville, Md. 21022

People's Counsel; Case File





#### Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 122 Ciffy Court which is presently zoned 23.5.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) / らっこう。 (5つ4 らっとう くっちゃう To permit an addition with a rear yard setback of 20' from window to right of way line in lieu of the required 25'. And to amend the 1st amended Partial Development Plan for Gray Rock Phase IV, Lot# 11 only. of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form. Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser/Lessee: Name - Type or Print Signature Signature Telephone No. Address Zip Code State City Attorney For Petitioner: Address Zip Code State Name - Type or Print Representative to be Contacted: Signature Company Telephone No. Telephone No. Address Address Zip Code City State

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

, , , , , , , ,			
		Zoning Commissioner of Baltimore C	County
CASE NO.	06-030-A	Reviewed By	13-05
REV 10/25/01		Estimated Posting Dateフー24ーウ	

### Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

	1-1-1-1-1H	TM Ci	m.		
<u>4</u>	Pley vl	<u>او</u>	State		Zip Code
That based upon personal knowledge, the following Variance at the above address (indicate hardship of	or practical difficul	lty):			an Administrative
le hardstupt difficulty of 1. Surell lot size	Jaddine	Dsc w (	Jue d	reto:	
1. surll tot size	ر ا				
2. limitablot avan.	•				
3. Famotraine lagnet of	your.	•			
That the Affiant(s) acknowledge(s) that if a form	nal demand is file	ed, Affianti	(s) will be re	equired to pay	a reposting and
advertising fee and may be required to provide add	allionai iniormatio	n.	/ 		
Signature		gnature	wof	Willes	
Name - Type or Print	Na	me - Type or		lerbech.	·
	. <b></b>		<b></b>	<b></b>	<b></b>
STATE OF MARYLAND, COUNTY OF BALTIMO	Λ				
of Maryland, in and for the County aforesaid, person	onally appeared	,700 - ×	before	me, a Notary I	Public of the State
the Affiant(s) herein, personally known or satisfaction	orily identified to	ne as such	Affiant(s).		<u></u> .
AS WITNESS my hand and Notarial Seal					
				ICE JOSEPH IN	NK, JR
	Notary Pu	blic	NU IAHT PUE	SLIC STATE OF	ALTER LANGE

My Commission Expired Commission Expires May 1, 2009

### Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the per follows: That the information herein given is well	vithin the bersonal Knov	wedge of the Amani	(15) and that Amands) is are
competent to testify thereto in the event that a pu	iblic nearing is screening		gard increte.
	Mº2 Cutw	· / 5	
That the Amanda, does do procently rooted at		(aw)	
	Address	<b>A</b> 1 <b>A</b> .	^
	Mille	Me. 1	208
	City	State	Zip Code
		مطلا محمط مينال عادنيان	request for an Administrative
That based upon personal knowledge, the follow	ving are the facts upon	which live base the	request for an Administrative
Variance at the above address (indicate hardship	or practical difficulty):		
		1	t

That based upon personal knowledge, the following are the facts upon which live base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The hadship the difficulty of adding elsewhere due to:

1. Such life Size

2. Imited bot aver. 3. Functional layout of house.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Signat

AS WITNESS my hand and Notarial Seal

Notary Public LAWRENCE JOSEPH LINK, JR
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires Baltimore County

My Commission Expires May 1, 2009

REV 10/25/01



CASE NO.

EV\_10/25/01

#### Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	H22	diffen	Court 21200	9
	*		DR.3.5.	_

Zoning Commissioner of Baltimore County

Date 7-13-05 7-24-05

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3. B. 504 BCZR; U.S.6.4.
10 permit an addition with a rear yard setback of an 1
from window to right of way line in lieu of the required
25'. And to amend the 1st amended Partial Development
Plan for Gray Rock Phase IV, Lot # 11 anly.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.
Property is to be posted and advertised as prescribed by the zoning regulations.  I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser/Lessee: Name - Type or Print Signature Signature Telephone No Address Type or Print Signature' Zip Code City State Attorney For Petitioner: Address Zıp Code Name - Type or Print Representative to be Contacted: Signature Company Name Address Telephone No. Address 21022 Zip Code State Zip Code Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning day of ulations of Baltimore County and that the property be reposted.

Reviewed By \_

Estimated Posting Date \_

06-030-A

BEING LOT HE II RESURDIVISION GREGROCK, PHOSE 4,
CONTRINMY 01231A DEED REFERENCE: S.M. LIBER 12798 FOLIO 404
TAX ACCOUNT No. 22-00-0008533

TAX ACCOUNT No. 22-00-009533

TOTAL AREA OF LOTS = 2.988 Ac.++

TOTAL AREA OF REMAINDER PHASE IV= 2.770 AC.++

TOTAL AREA OF ROAD = 0.301 Ac.++

TOTAL AREA OF PLAT = 6.039 Ac.++

#030

できって

Bed for record

140

Date JUL 1 2003

Beet: Segme Com

PLAT RECORDIN
TOTAL
Rest BAS4 Roft \$
SM JLF Blk \$4
Jul 81, 2883 85

Clark

REASON FOR PLAT IS TO RESUBDIVIDE PHASE IV
AS SHOWN ON A PLAT DATED OCTOBER 8, 1991 AND
ENTITLED "PHASE II & IV GREY ROCK", RECORDED AMONG
THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND
IN PLAT BOOK S.M. 63/133

# RESUBDIVISION PHASE IV GREY ROCK

(FORMERLY SHOWN ON PLAT ENTITLED PHASE II & IV GREY ROCK-S.M.63/133)

ELECTION DISTRICT 3
SCALE 1"=40"

COUNCILMANIC DISTRICT NO. 3
RICT 3 BALTIMORE COUNTY, MARYLAND
1"=40' MAY 15, 2003

### GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS, LAND PLANNERS & LAND SURVEYORS

1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21286 PHONE: (410) 825-8120

722	_7
TUC 61=103	
5.12.03	_
1 24-03	7

COMPUTED BY: MBT/DRT

CHECKED BY: MBTUP

DRAWN BY: MBT/SAK

W.O. No. 109863

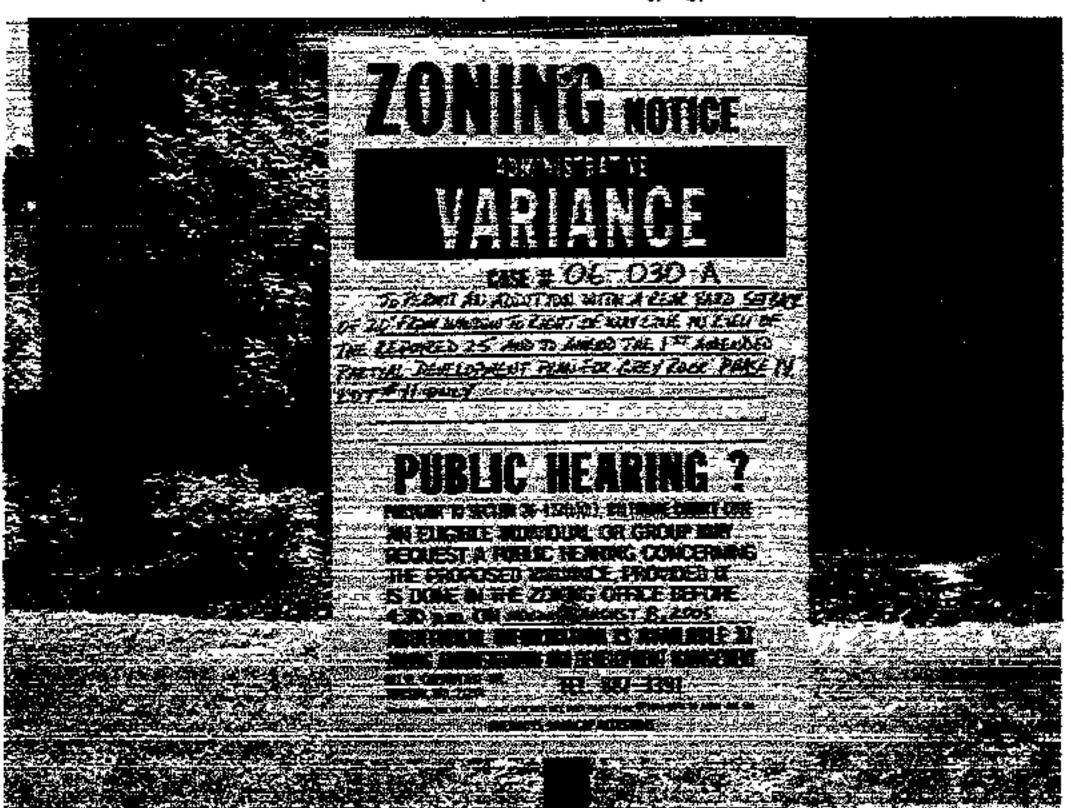
DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88

	A THE STREET OF		7. 7. 7.		and the second of the second o		
		7 % (1 ) (1 ) (1 ) (1 ) (1 ) (1 ) (1 ) (1	ાં જાજી:-	The second secon			ر دار ا
		9		و حربي المحمد ا		₹ 7 ×	7
			<u> </u>	- al - control of the		60-	٠. ١
				n			
		3				257	141150 A
	inguage in the	- A				300	
<b>2</b>						SIE	庭 \ <b>数</b> 1
			195 4 166 197 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				1,1,13. 72. 12. 13.
5			The second secon			TEX	終い 関連 関係
3		2.100				m D z	
			Parties .			7 0 D	Ages Ages Ages
						A TO STATE OF THE PARTY OF THE	を受ける
	_ 10 g , 3 ; 4 ;			<b>S</b>	8		Park Town
<b>Q</b>	y see the second						
2							
				10 Sept. 10	19		۱۳۰۶ می ۱۳۶۶ میل ۱۳۶۶ میلی
Š:			200 S.				ξ ;
	المنافعة أعلامه أنجا						<u>}</u>
	ang sa					and the second s	
							FF G
And the second	And the state of t	G G				P. 9	
							20 mily 20 mily 20 mily 20 mily
	and not be a succession of	Charles The Control of the Control o				No	
							filmon gal- ga gal- ga gal- gal- gal-
TO STATE OF THE							
الله المستولية المستولة المستو المستولة المستولة ال				rentalises Rusia		ng magana a garaga ng mga mga ng mga mga mga mga mga mga mga mga mga mg	b. 
							an t Silva E
							7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
A STATE OF THE STA		Same and Branch					,
					g E		
		to a sile of the second se Second second se	200				rituri Erenga Tirkinga
The STA		and the second					÷ ÷
			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		<b>E</b> 3		
	- "" (4 - ""	27 <b>3</b> k 11 2 k 24 k 1	7			rest of the second	<i>?</i> ?
						20 mg	
	- January - January January - January Garage Marie Maria						الريخ ماريخ ماريخ
	in the second	- 4 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	″	ر پاکستان استان استان استان در استان د		40 F. C.	_ ī

#### CERTIFICATE OF POSTING

	RE: Case No: 06-030-A
	Petitioner/Developer: STEUE &
	HARRIETT DYEKBECK
	Date Of Hearing/Closing: 8/8/05
Baltimore County Department Permits and Development Ma County Office Building, Room 111 West Chesapeake Avenue	nagement n 111
Attention:	
Ladies and Gentlemen:	
	the penalties of perjury that the necessary posted conspicuously on the property  CLIFTON CT.
· · · · · · · · · · · · · · · · · · ·	
This sign(s) were posted on	(Month, Day, Year) Sincerely,  Yalta Ogle (Signature of sign Poster and Date)  Martin Ogle Sign Poster  16 Salix Court  Address  Balto. Md 21220 (443-629 3411)

:m000365 (576x432x24b jpeg)



Matter Ogle 7/23/05

### 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 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.

Itam Number (	or Case Number: 06 - 030 - 4	
item ivanibei v		
Petitioner:	Steve Overleech.	
Address or Lo	ocation: Hº2 Cliffon Court 21	208.
PLEASE FOR	WARD ADVERTISING BILL TO:	
Name:	L. J. Link Dr.	
Address:	bx727.	
	Brooklandville ud 2107	!2

#### ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 030 -A Address 2 CLIFTON CT.

Contac	ct Person	1:	TUN Plan	FER I	Print Your Name		<u> </u>	Phone N	lumber: 4	10-887-3391
Filing	Date: _	7-13				ate: _	7-24-05	- Clo	sing Date	8-8-01
					egarding the sing the case			ninistratı	ve variand	e should be
	reverse reposting is again	side of g must respor	this for be done isible fo	m) and to only by r all ass	the petitioner one of the si ociated costs g date noted	is res gn po The	ponsible for sters on the zoning not	all print approve ice sign	ing/posting d list and must be v	g costs. Any the petitioner visible on the
	a forma	reque	st for a	public	s the deadline hearing. Ple process is no	ease t	inderstand t	that ever	n if there	
	commiss order th (typically	sioner. at the within	He ma matter 7 to 10	y: (a) g be set days of	te, the file warrant the requirements the requirements for a public the closing days. The order	iested ic hea ate) a	relief; (b) d aring. You s to whether	eny the will recent the petit	requested eive written ition has b	relief; or (c) n notification een granted,
	(whether commiss changed	r due to sioner), l giving certifica	o a nei notifica notice o	ighbor's ition will of the he	formal requests be forwarded aring date, time and a phone	est or ed to me an	by order or you. The dilocation.	f the zo sign on As when	ning or de the prope the sign v	eputy zoning erty must be vas originally
	<u> </u>				(Detach Along	Dotted Li	ne)			
Petitic	ner: Th	is Part	of the f	Form is	for the Sign	Poste	r Only			
		ļ	JSE TH	E ADMII	NISTRATIVE	VARI	ANCE SIGN	FORMA	T	
Case I	Number	06-	30	-A	Address	2	CLIFT	0~	c7.	
Petitio	ner's Nar	me	Steve	> 3 H	farriett c	Jyer	beck Te	elephone	410-	296-0142
Postin	g Date:	7	-24-	05		Clo	sing Date:	<u>- کی - ر</u>	8-05	
20	from	win	dow	to 1	right of	$\omega a $	y line	in lies	3 of 1	he Developme
Plar	for	Gre	y Ro	ck Ph	ose IV,	Lot	# 11 00	1/2.		
		•						•	WCR -	Revised 6/25/04

### 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

August 8, 2005

Steve Overbrook Harriett Overbrook 2 Clifton Court Reisterstown, Maryland 21209

Dear Mr. and Mrs. Overbrook:

RE: Case Number: 06-030-A, 2 Clifton Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 13, 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.

Very truly yours,

W. Carl Richards, Jr. Supervisor, Zoning Review

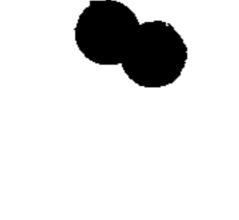
WCR: db

Enclosures

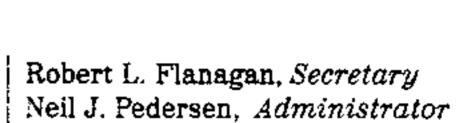
c: People's Counsel Link P.O. Box 727 Brooklandville 21022



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







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

Maryland Department of Transportation

Date: 7.15.05

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

RE:

Baltimore County

Item No.

RF

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. Indh

Engineering Access Permits Division

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENÇE

TO:

Timothy M. Kotroco, Director

**DATE:** July 25, 2005

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 1, 2005

Item Nos. 920, 022, 023, 025, 026, 027,

028, 029, (030) and 031

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

DAK:CEN:clw

cc: File ZAC-NO COMMENTS-07262005.doc

#### 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 123 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 July 18, 2005

ATTENTION:

Zoning Plan Reviewers

Dist. Meeting of:

July 25,2005

Item No.:

02<del>0-031</del>

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.

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

Insp. Pack
Fire Marshal's Office
410-887-5178
MS-1102F

cc: File



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

#### 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

Zoning Advisory Petition(s): Case(s) 6-030

**DATE:** August 1, 2005

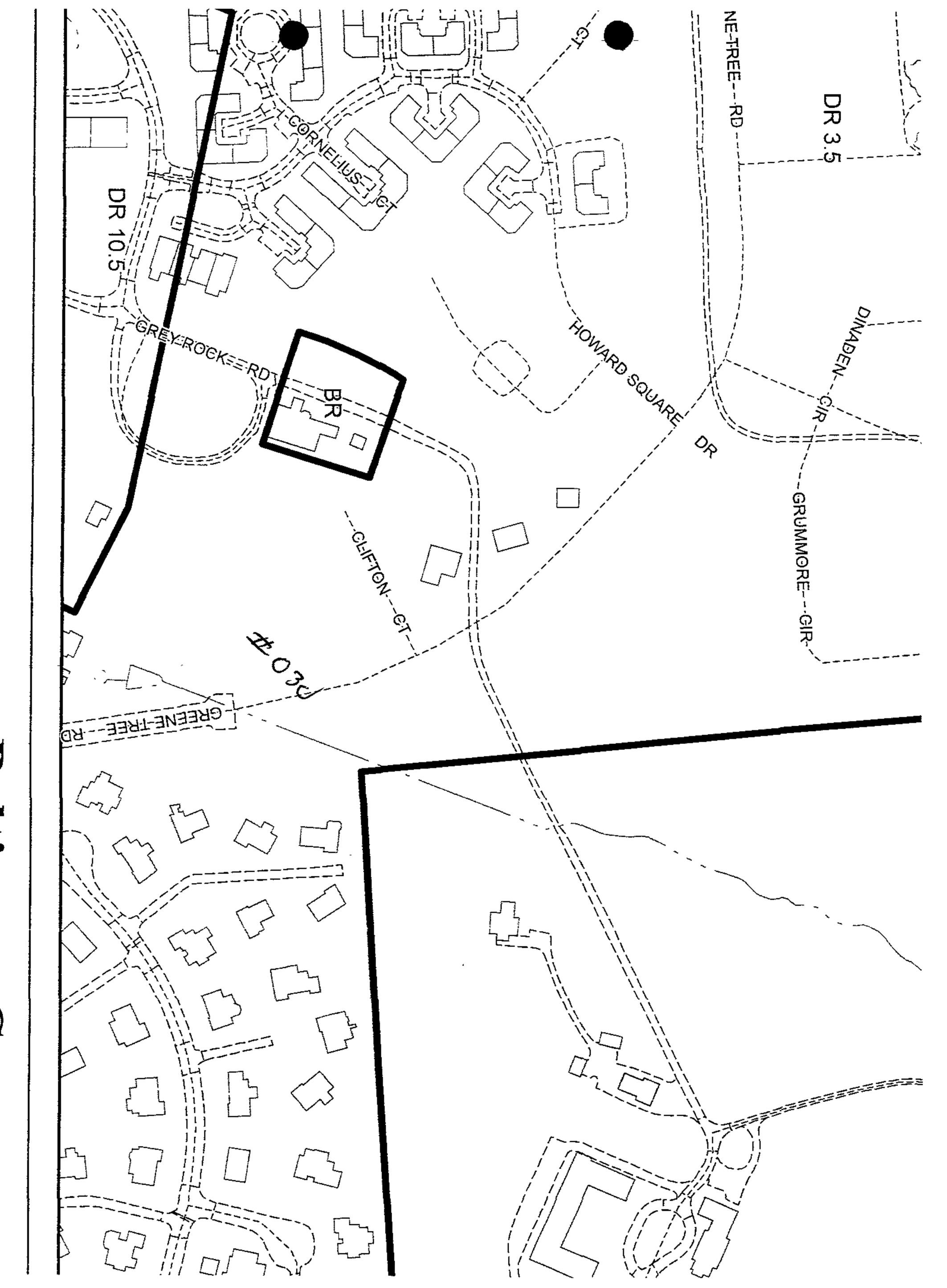
RECEIVED

AUG - 4 2005 ZONING COMMISSIONER

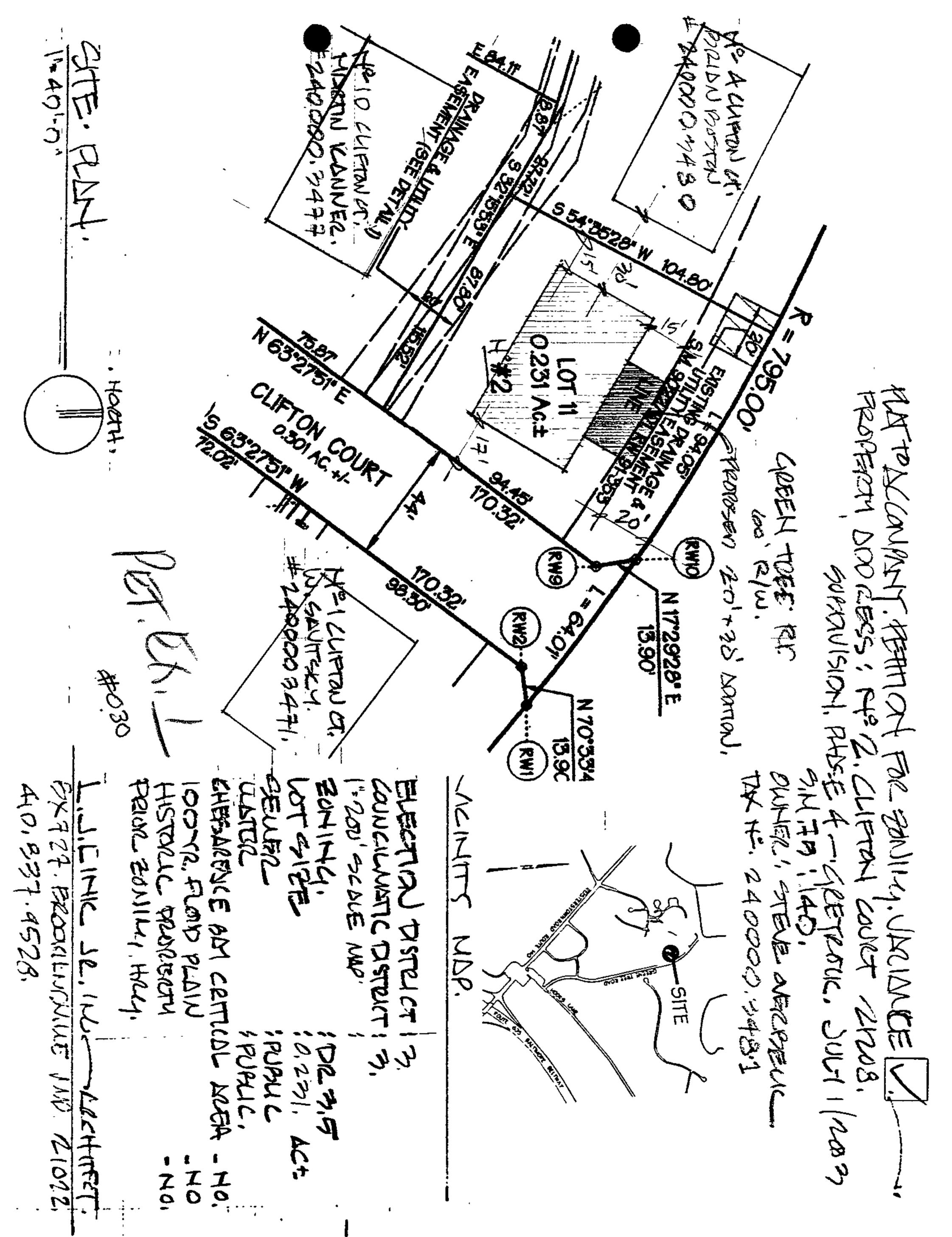
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dave Green in the Office of Planning at 410-887-3480.

CM/LL



Raltimore County &





## Heallithm Caut.



