

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

S/side of Kelly-Case Lane, 100 ft. west
of c/l of Cedar Lane
15th Election District
6th Councilmanic District

**(1208 Kelly-Case Lane &
Lots 160 & 161 Kelly-Case Lane)**

Kelly and Casey Porter
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY

*
CASE NO. 06-140-SPHA
& 06-141-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, Kelly and Casey Porter, Petitioners.

In case 06-140-SPHA, the Petitioner is requesting special hearing and variance relief for property owned at 1208 Kelly-Case Lane in the Essex area of Baltimore County. The variance request is filed pursuant to Section 1A04.3.B.1.a from the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an existing lot with a dwelling with an area of 0.918 acres in lieu of the required 1.5 acres. The special hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve the density on these lots (156-159) and confirm that the overall density of the surrounding neighborhood is not affected.

In case 06-141-SPHA, the Petitioner is requesting special hearing and variance relief for property located at Lots 160 and 161 Kelly-Case Lane in the Essex area of Baltimore County. The variance request is filed pursuant to Section 1A04.3.3.1a. & 2.3 from the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an existing lot with an area of 0.459 acres in lieu of the required 1.5 acres and permit 30 ft. side yard setbacks in lieu of 50 ft. The special hearing

ORDER RECEIVED FOR FILING

Date 11-10-05

By [Signature]

request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve that overall density is not affected.

The properties were posted with Notice of Hearing on October 15, 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 October 13, 2005 for case 06-141-SPHA and October 20, 2005 for 06-140-SPHA, 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.

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."

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Date 11-10-05

By [Signature]

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Department of Permits and Development Management dated September 23, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief were Frank Lee, professional surveyor, William Wheatley and Casey Porter, Petitioner. Debra Dopkin, Esquire represented the Petitioner. There were no protestants or interested citizens in attendance at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

These cases were consolidated by agreement such that any evidence presented on one case applies to both. Ms. Dopkin proffered that the Petitioners own six fifty-foot wide lots (lots 156 through 161) in the Evergreen Subdivision, which was recorded in the land records of the County in 1924. All lots are zoned RC 5. Lot numbers 157, 158 and 159 are improved by a single-family dwelling. The dwelling is located on lot 158 as shown in Petitioner's exhibit 1. Ms. Dopkin indicated that the well for the home is located on lot 157 while the septic system for the home is located on lot 159. Lots 156, 160 and 161 are unimproved wooded lots.

The Petitioner would like to split off lots 160 and 161 into a new lot, which could be sold as a building lot. The combined width of this lot has an area of 0.459 acres while 1.5 acres is required under the RC 5 regulations. In addition, the new home would have side yard setbacks of 30 feet. The width of this lot is 100 feet. The RC 5 regulations require 50-foot property line

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setbacks. Finally, the special hearing for this lot is to confirm that the overall density would not be affected.

The existing home would be located on a lot composed of four 50-foot lots (lots 156 through 159) which have a combined area of 0.918 acres in lieu of the 1.5 acres required. The special hearing is to approve the density on these lots and confirm the overall density of the neighborhood is not affected.

Both lots have the potential to have public water and sewer. Lots 156 through 159 already have access to the public sewer system via grinder pump. Ms. Dopkin indicated that these lots are located in a planned service area for public water and sewer.

Mr. Lee testified that lots 160 and 161 are completely wooded with no improvements or connections to the existing dwelling. He noted that many homes in the neighborhood are built of 50-foot wide lots so that a new home on the proposed lots would have less density than the neighborhood. He noted that the Essex Sky Park zoned RC 20 is located behind these lots so that there would be no impact on anyone in this direction. - See Petitioner's exhibit 3, the aerial photograph of the area. While there is an existing home on Cedar Lane, the new home on lots 60 and 61 could not be seen from that house because of the trees.

Ms. Porter testified that her father built the family home on lot 158 in 1976 and she has owned lots 160 and 161 since his death in 1997. She supplied extensive photographs of houses in the neighborhood showing the new home would be compatible with the pattern of development of the neighborhood (see exhibit 7). In addition, she prepared a summary of State Department of Assessments and Taxation (SDAT) records in exhibit 5 which shows 67% of homes in the neighborhood are built on lots < .5 acres in size. Finally, Ms. Dopkin presented a

zoning history of the area by way of a zoning map marked with ten or more variance cases in which homes were allowed to be built on undersized lots (see exhibit 8).

The Petitioner is aware that the new building lot would not be allowed until public water and sewer is available and operational at the new lot.

Findings of Fact and Conclusions of Law

If the six lots are taken together, they do not meet the 1.5 acre lot size required recently in the revised RC 5 regulations. Dividing the property as proposed, of course, reduces the size of the lots further. Yet, from all the evidence it is clear that a significant part of the community is built on undersized lots. The proposed division will not change the pattern of development in the neighborhood. Nor will it significantly change the density of the area when the Essex Sky Park is factored in. A building permit for the new building lot would not be allowed until public water and sewer is available and operational at the new lot.

The two lots which the Petitioners want to break off are completely undeveloped wooded lots. There is simply no evidence that these lots were merged with the other four as opposed to the fact that the other four lots have well, house, septic, sheds etc and are generally cleared. I find that lots 160 and 161 are not merged with the other lots from a zoning perspective.

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. These lots were created many years before the RC 5 regulations were imposed and as such are impacted differently from lots in the area created after the RC regulations began. I also find strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is no land available to increase the area of either lot. If the proposed lot moves to include lot 159, that would mean the septic system for the house on lot 158 could belong to some stranger. That's not

a good idea when it comes to maintenance of septic systems. The resulting 100-foot new lot cannot practically meet the 50-foot side yard setback requirements. I find that no increase in residential density beyond that otherwise allowable by the Zoning Regulations will result by granting these variances when looking at the overall neighborhood density including the Essex Sky Park. Finally, I find these variances 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. There are at least 10 other variance cases in the area in which homes have been permitted on undersized lots. Many are built on 50-foot wide lots. This new home will be built on 100-foot wide lot. This will not adversely affect the pattern of development of the neighborhood.

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 Petitioners, I find that the Petitioners' special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10 day of November, 2005:

In case no. 06-140-SPHA that the Petitioners' request for the variance filed pursuant to Section 1A04.3.B.1.a from the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an existing lot with a dwelling with an area of 0.918 acres in lieu of the required 1.5 acres, be and is hereby GRANTED; and

The special hearing request filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve the density on these lots (156-159) and confirm that the overall density of the surrounding neighborhood is not affected, be and are hereby GRANTED; and

ORDER RECEIVED FOR FILING

Date 11-10-05

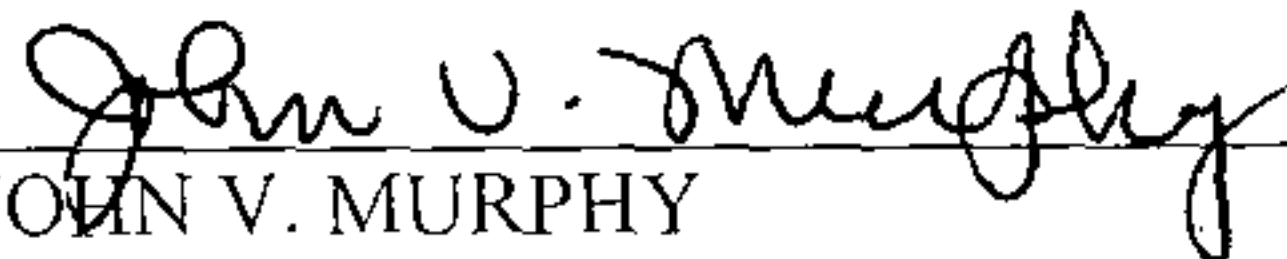
By [Signature]

IT IS FURTHER ORDERED that the Petitioners' request for the variance in case no. 06-141-SPHA filed pursuant to Section 1A04.3.3.1a. & 2.3 from the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an existing lot within an area of 0.459 acres in lieu of the required 1.5 acres and permit 30 ft. side yard setbacks in lieu of 50 ft., be and is hereby GRANTED; and

The special hearing request filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve that overall density is not affected, be and are hereby GRANTED subject to the following conditions:

1. A building permit for the new building lot (160 & 161) shall not be issued until public water and sewer is available and operational at the new lot.
2. The Petitioner shall comply with the ZAC comment received from the Bureau of Plans Review dated September 23, 2005 attached hereto.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

ORDER RECEIVED FOR FILING
Date 11-10-05
By [Signature]

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

November 10, 2005

Deborah Dopkin, Esquire
409 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing and Variance
Case Nos. 06-140-SPHA & 06-141-SPHA
Properties: 1208-Kelly-Case Lane and
Lots 160 & 161 Kelly-Case Lane

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned case.

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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:dlw
Enclosure

c: Kelly and Casey Lynn Porter, 1208 Kelly-Case Lane, Baltimore, MD 21221
Frank Lee, 719 Chesaco Avenue, Baltimore, MD 21237
William Wheatley, 14595 London Lane, Bowie, MD 20715
People's Counsel; Case File

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 1208 Kelly-Cox Lane
which is presently zoned RC-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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

the density on these lots (156-159) and confirm that the overall density of the surrounding neighborhood is not affected.

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 9/7/05

ORDER RECEIVED FOR FILING

Date 9/15/98
By [Signature]

Case No. 06-140-SPHA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1208 Kelly-Case Lane
which is presently zoned RC-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)

existing lot ^{with a dwelling} 1A04.3.B.1.a to approve an
area of 0.918 acres in lieu of the
required 1.5 acres.

If 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 the hearing

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

(Kelly Butler) Kelly Porter
Name - Type or Print

Signature

Casey Lynn Porter
Name - Type or Print

Signature

1208 Kelly Case
Address

Belts MD 21221-6500
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By ER Date 9/7/05

ORDER RECEIVED FOR FILING
Date 11-10-05
By [Signature]

ISSUE No. 06-140-SBHA

ZONING DESCRIPTION

Zoning Description For 1208 Kelly-Case Lane

Beginning at a point on the South side of Kelly-Case Lane, which is 30 feet wide at a distance of 100 feet west of the centerline of the nearest improved intersecting street Cedar Lane which is 30 feet wide. Being Lots #156-159, in the subdivision known as Evergreen Park as recorded in Baltimore County Plat Book #7, Folio# 174, containing 40,000 square feet. Also known as 1208 Kelly-Case Lane and located in the 15th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 449423

DATE 9/7/05

ACCOUNT 12001-006-6150

AMOUNT \$ 130.00

RECEIVED

FROM: 64902 Pct. for

FOR:

Special Handling & Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

John #1910

PAID RECEIPT

CHECKED BY: [Signature]

DATE: 9/13/2005

AMOUNT: \$130.00

RECEIPT NO: 449423

DATE: 9/13/2005

TIME: 4:00 PM

RECEIVED BY: [Signature]

DATE: 9/13/2005

TIME: 4:00 PM

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #06-140-SPHA

1208 Kelly Case Lane
S/side of Kelly Case Lane, 100 feet west of centerline of Cedar Lane
15th Election District - 6th Councilmanic District
Legal Owner(s): Kelly (Butler) Porter & Casey Lynn Porter

Variance: to approve an existing lot with a dwelling with an area of 0.918 acres in lieu of the required 1.5 acres.

Special Hearing: to approve the density on these lots (156-159) and confirm that the overall density is not affected.

Hearing: Monday, October 31, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

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.

J.10/276 Oct. 20

71994

CERTIFICATE OF PUBLICATION

10/20/2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/20/2005.

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

J. Wilkinson

LEGAL ADVERTISING

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: #06-140-SPHA

1280 Kelly Case Lane

S/side of Kelly Case Lane, 100 feet west of centerline of Cedar Lane

15th Election District - 8th Councilmanic District

Legal Owner(s): Kelly (Butler) Porter & Casey Lynn Porter

Variance: to approve an existing lot with a dwelling with an area of 0.918 acres in lieu of the required 1.5 acres.

Special Hearing: to approve the density on these lots (156-159) and confirm that the overall density is not affected.

Hearing: Monday, October 31, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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10/097 Oct. 13

70718

CERTIFICATE OF PUBLICATION

10/13/2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/13/2005.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 06-140-SPHA

Petitioner/Developer: KELLY ;
CASEY PORTER

Date Of Hearing/Closing: 10/31/05

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1208 KELLY CASE LANE

This sign(s) were posted on October 15, 2005
(Month, Day, Year)

Sincerely,

Martin Ogle 10/15/05
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

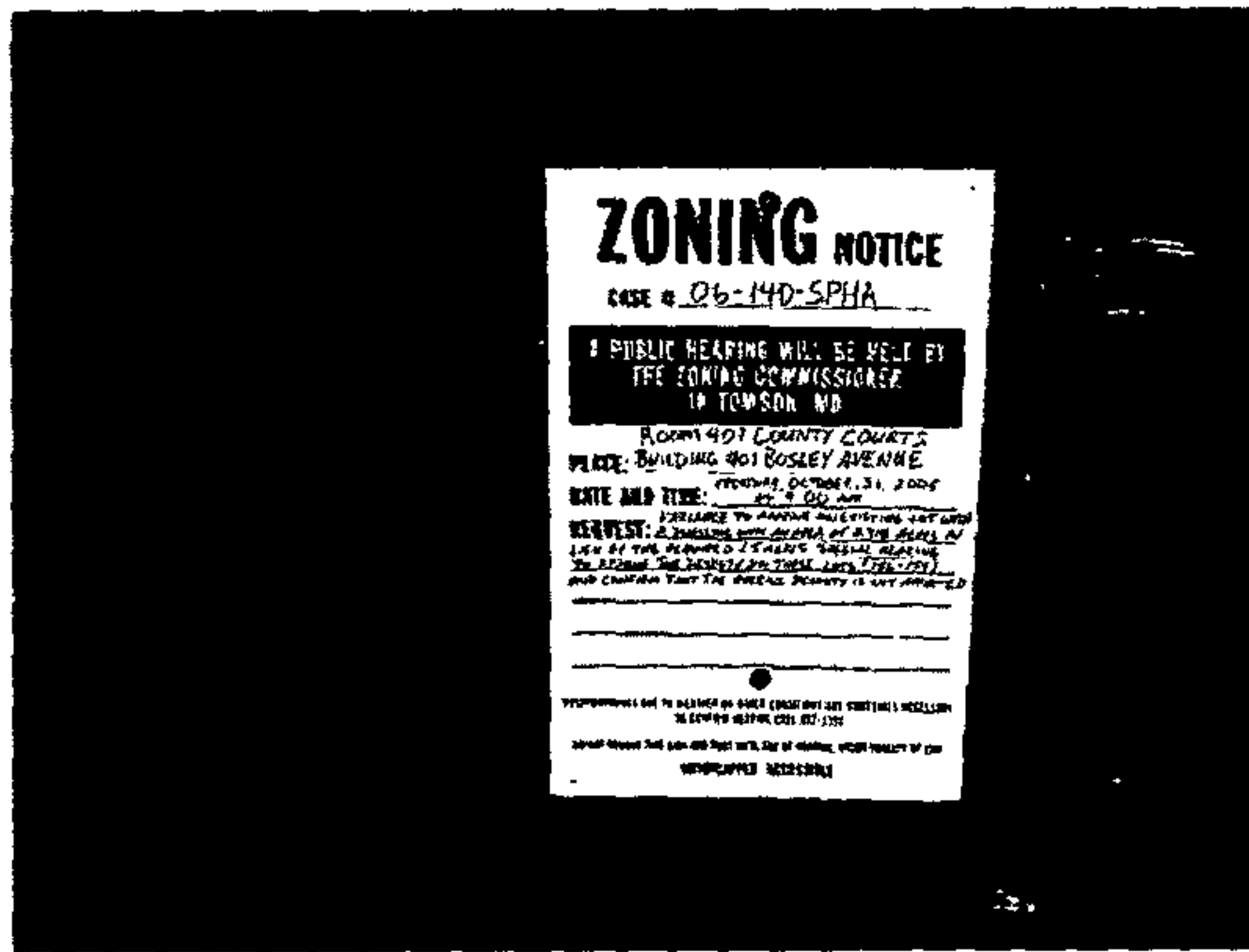
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000428 (576x432x24b jpeg)



Yesterdgl October 13, 2005

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 13, 2005 Issue - Jeffersonian

Please forward billing to:

Casey Lynn Porter
45 Strawhat Road, Apt. 3D
Owings Mills, MD 21117

410-905-5441

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: 06-140-SPHA

1280 Kelly Case Lane

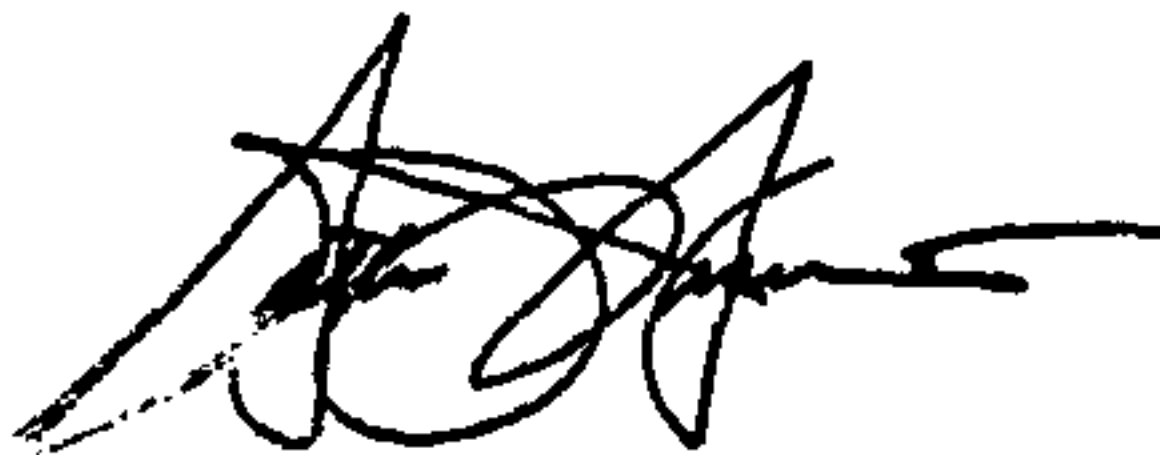
S/side of Kelly Case Lane, 100 feet west of centerline of Cedar Lane

15th Election District – 6th Councilmanic District

Legal Owners: Kelly (Butler) Porter & Casey Lynn Porter

Variance to approve an existing lot with a dwelling with an area of 0.918 acres in lieu of the required 1.5 acres. Special Hearing to approve the density on these lots (156-159) and confirm that the overall density is not affected.

Hearing: Monday, October 31, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM 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.



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Tel: 410-887-3353 • Fax: 410-887-5708

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

September 22, 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: 06-140-SPHA

1280 Kelly Case Lane

S/side of Kelly Case Lane, 100 feet west of centerline of Cedar Lane

15th Election District – 6th Councilmanic District

Legal Owners: Kelly (Butler) Porter & Casey Lynn Porter

Variance to approve an existing lot with a dwelling with an area of 0.918 acres in lieu of the required 1.5 acres. Special Hearing to approve the density on these lots (156-159) and confirm that the overall density is not affected.

Hearing: Monday, October 31, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Kelly Porter & Casey Lynn Porter, 1208 Kelly Case Lane, Baltimore 21221

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 15, 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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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: x 06-140-SPH A
Petitioner: CASEY LYNN PORTER / KELLY ANN PORTER
Address or Location: 1208 KELLY CASE LANE ESSEX MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: CASEY LYNN PORTER
Address: 45 STRAW HAT Apt #3D
OWINGS MILLS MD 21117
Telephone Number: 410-905-5441

**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

October 31, 2005

Kelly Porter
Casey Lynn Porter
1208 Kelly Case Lane
Baltimore, Maryland 21221

Dear Ms. Porter:

RE: Case Number: 06-140-SPHA, 1208 Kelly Case Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 7, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

September 22, 2005

ATTENTION: Zoning review planners

Distribution Meetings of: **September 26, 2005**

Item No.: 127, 138-141, 143-144, 146-154

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

Lieutenant J.D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 23, 2005

FROM: Dennis A. Kennedy, Supervisor^{DAK}
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 3, 2005
Item No. 140

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-feet. Show the 40-foot right-of-way for Kelly Case Lane centered on the existing 30-foot-wide right-of-way.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 140-09232005.doc

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



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

Maryland Department of Transportation

Date: 9.21.05

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

RE: Baltimore County
Item No. 140 BPR

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

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



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

Maryland Department of Transportation

Date: 10.31.05

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

RE: Baltimore County
Item No. 06-140-SPNA

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 * BEFORE THE
AND VARIANCE
1280 Kelly-Case Lane; S/side Kelly-Case Lane,* ZONING COMMISSIONER
100' W c/line Cedar Lane
15th Election & 6th Councilmanic Districts * FOR
Legal Owner(s): Kelly (Butler) & Casey Porter
Petitioner(s)* BALTIMORE COUNTY
* 06-140-SPHA

* * * * *

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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
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 20th day of September, 2005, a copy of the foregoing Entry of Appearance was mailed to Kelly Porter, 1208 Kelly Case Lane, Baltimore, MD 21221, Petitioner(s).

RECEIVED

SEP 20 2005

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**PLEASE SCHEDULE
CASES #140 AND #141
BACK-TO-BACK.**

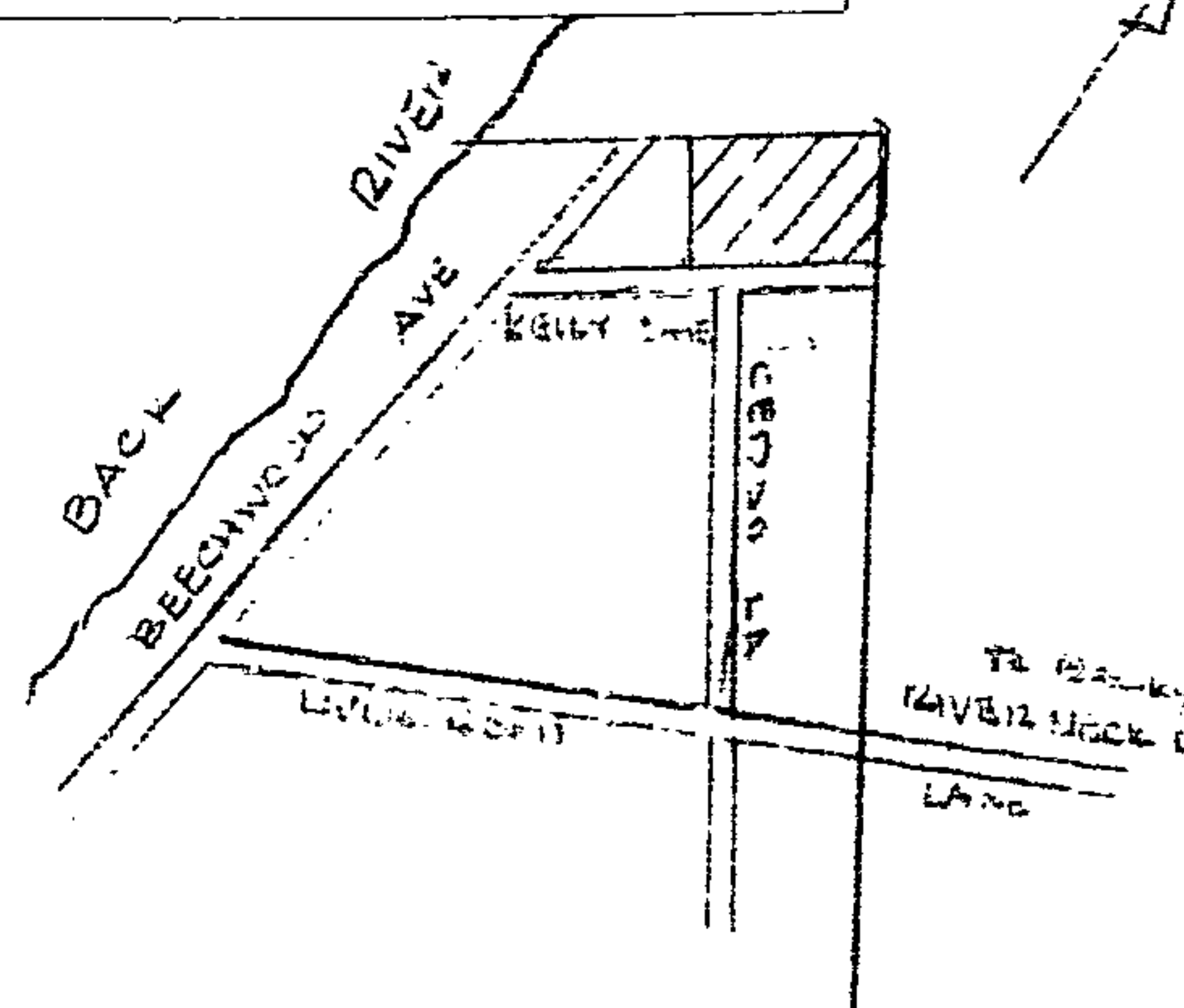
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS Lot 160 Kelly - Case Lane SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Evergreen Park

PLAT BOOK # 7 FOLIO # 174 LOT # 156-159 SECTION # N/A

OWNER Kelly Ann (Butler) Porter and Casey Lynn Porter



LOCATION MAP
SCALE 1" = 500'

RC 20

OUTLINE

N 49°-10'-18"E

156

157

158

159

160

161

#1208

KELLY CASE

30'

LANE

N 49°-10'-18"E

N 38°-18'-42"W

EX. ZONING - RC 5

2" SEWER
CEDAR LANE

S 41°25'0"

E 61°25'0"



NORTH

PREPARED BY Chp

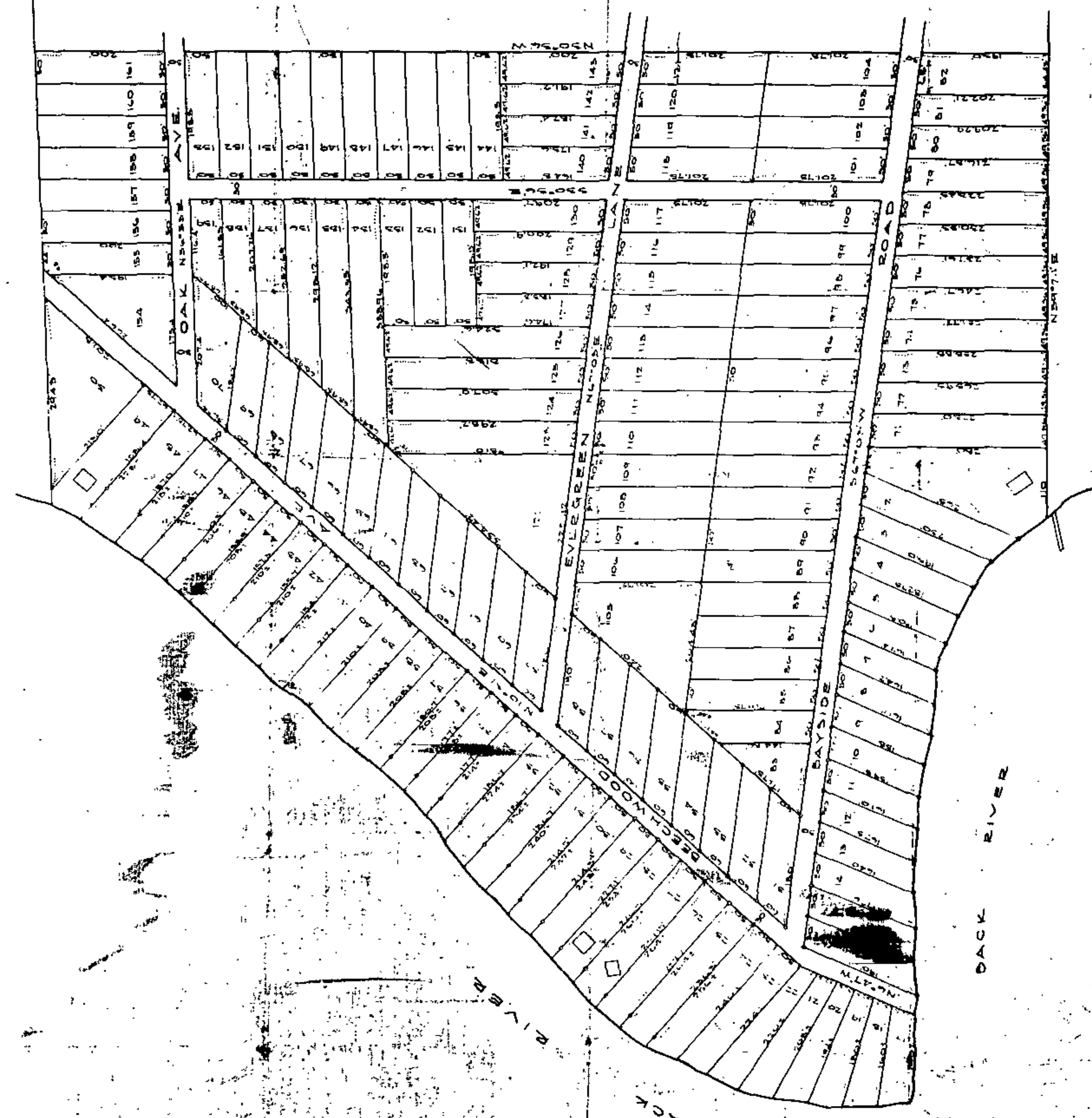
SCALE OF DRAWING: 1" = 30'

LOCATION INFORMATION

ELECTION DISTRICT 15th
COUNCILMANIC DISTRICT 6th
1" = 200' SCALE MAP # 10403
ZONING RC-5
LOT SIZE
ACREAGE 20.000 SQUARE FEET
SEWER ☐ PUBLIC ☒ PRIVATE
WATER ☐ PUBLIC ☒ PRIVATE
CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO
100 YEAR FLOOD PLAIN ☒ YES ☐ NO
HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PLATOP
 EVERGREEN PARK
 FIFTEENTH DISTRICT
 BALTIMORE COUNTY
 MARYLAND



Scale 1"=100' Oct 29, 1924
 Surveyed by C. W. Jones
 Surveyed by C. W. Jones
 Surveyed by C. W. Jones

Det #1

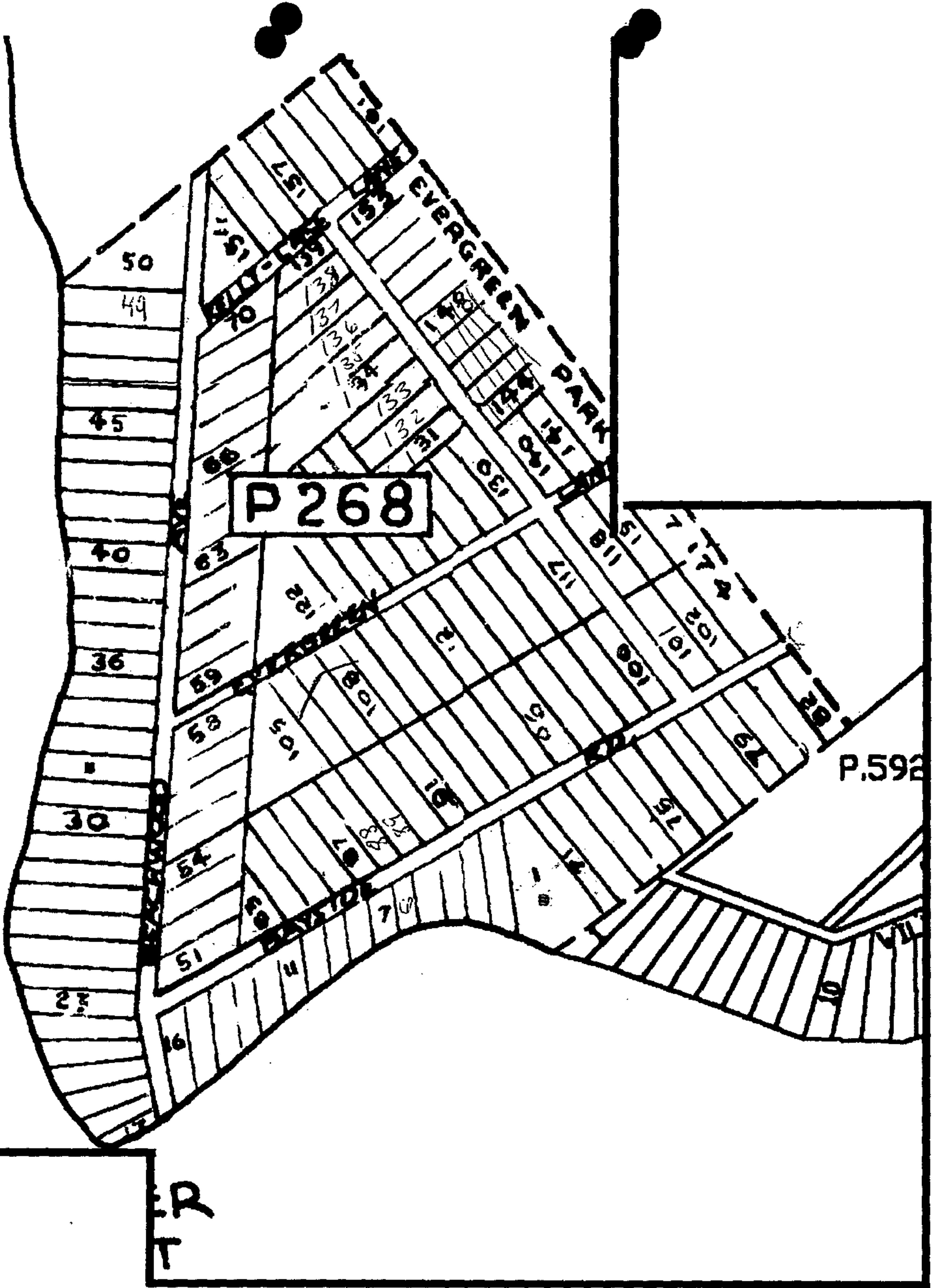


BUTLER PROP.

0 25 50 100 150 200 Feet



Det 43



P 268

P.592

P.590

Kelly Case Lane

- * Ed - supervisor - access crusher, new
limit previous surface
LPA → Limit

- prior /
- 10 feet setback

?? Intrafamily transfer

Critical area
Shrubs to show people
one building



Summary Statistics for Evergreen Park*

Total Number of Homes:	69	
Homes with ≥ 1.5 acers	2	2.90%
Homes with ≥ 1 and < 1.5 acer	5	7.25%
Homes with $\geq .5$ and < 1 acer	15	21.74%
Homes with $\geq .25$ and $< .5$ acer	24	34.78%
Homes with $< .25$ acer	23	33.33%
		100.00%

* information compiled from the website of the
Maryland Department of Assessments and Taxation

Rel # 5A

Name	Address	Lot Number	Sq. Footage	Acreage	Total acreage for homes
ADAMS JOHN L	BAYSIDE RD	000 268 93	10,050.00	0.231	
ADAMS JOHN L JR	1220 BAYSIDE RD	000 268 94	20,100.00	0.461	0.69
AHL FRANK J	1704 BEECHWOOD AVE	000 268 49	11,470.00	0.263	0.263
AHL FRANK J	1702 BEECHWOOD AVE	000 268 50	43,995.00	1.010	1.010
AHL FRANK J	OAK AVE	000 268 154	31,222.00	0.717	
AYLOR ROBERT GSR	1826 BEECHWOOD AVE	000 268 21	17,928.00	0.412	0.412
BARBAGALLO FRANCIS	1301 EVERGREEN LA	000 268 118	40,075.00	0.920	0.920
BONOLIS VINCENT J	1820 BEECHWOOD AVE	000 268 25	12,500.00	0.287	0.287
BOSSLE R DONOVAN	1248 BAYSIDE RD	000 268 98	30,150.00	0.692	0.692
BRONUSHAS JOHN W	1734 BEECHWOOD AVE	000 268 34	10,000.00	0.230	0.230
BUTLER KELLY A	1208 KELLY-CASE LA	000 268 156	60,112.00	1.380	1.380
CELMER DOUGLAS B	1721 BEECHWOOD AVE	000 268 59	32,234.00	0.740	0.740
CHANNEY HERBERT L	1209 BAYSIDE RD	000 268 12	8,050.00	0.185	0.185
CHANNEY LOUIS H	BEECHWOOD AVE	000 268 51	4,312.00	0.099	
CHANNEY LOUIS H	BEECHWOOD AVE	000 268 53	12,600.00	0.289	
CHANNEY LOUIS H	BEECHWOOD AVE	000 268 54	10,800.00	0.248	
CHANNEY LOUIS H	BEECHWOOD AVE	000 268 55	10,800.00	0.248	
CHANNEY LOUIS H	1208 BAYSIDE RD	000 268 83	8,870.00	0.204	1.09
CLASING ALFRED E3R	1221 BAYSIDE RD	000 268 6	8,400.00	0.193	0.193
CLASING ALFRED E3R	BAYSIDE RD	000 268 88	6,400.00	0.147	

17.5

CLASING ALFRED E3R	BAYSIDE RD	000 268 89	5,000.00	0.115	
COLLISON BEVERLY A	1718 BEECHWOOD AVE	000 268 42	9,100.00	0.209	0.209
CONGDON RICHARD W	BEECHWOOD AVE	000 268 40	10,550.00	0.242	
CONGDON RICHARD W	BEECHWOOD AVE	000 268 41	10,600.00	0.243	
CONGDON RICHARD W	400 BEECHWOOD AVE	000 268 64	10,800.00	0.248	0.248
CONGDON RICHARD W	1713 BEECHWOOD AVE	000 268 65	10,800.00	0.248	0.248
CONGDON RICHARD W	BEECHWOOD AVE	000 268 66	10,800.00	0.248	
CONGDON RICHARD W	BEECHWOOD AVE	000 268 67	10,800.00	0.248	
CONGDON RICHARD W	EVERGREEN RD	000 268 122	1,445.00	0.033	
CONGDON RICHARD W	EVERGREEN LA	000 268 123	4,704.00	0.108	
CONGDON RICHARD W	EVERGREEN LA	000 268 124	4,900.00	0.112	
CONGDON RICHARD W	EVERGREEN LA	000 268 125	4,900.00	0.112	
CONGDON RICHARD W	EVERGREEN LA	000 268 126	4,900.00	0.112	
CONGDON RICHARD W	CEDAR RD	000 268 132	500.00	0.011	
CONGDON RICHARD W	CEDAR RD	000 268 133	500.00	0.011	
CONGDON RICHARD W	CEDAR RD	000 268 134	10,443.00	0.240	
CONGDON RICHARD WD	1205 KELLY CASE LA	000 268 135	18,880.00	0.433	
CONGDON RICHARD WD	CEDAR RD	000 268 136	16,225.00	0.372	
CONGDON RICHARD WD	1205 KELLY CASE LN	000 268 137	13,511.00	0.310	
CONGDON RICHARD WD	CEDAR RD	000 268 138	10,856.00	0.249	
CONGDON RICHARD WD	CEDAR RD	000 268 139	8,142.00	0.187	2.79
COOCH DORSEY LJR	1816 BEACHWOOD AVE	000 268 27	12,450.00	0.286	0.286
COSGROVE PATRICK E	1225 BAYSIDE DR	000 268 5	8,800.00	0.202	0.202
DOYLE DENNIS MICHA	1227 BAYSIDE RD	000 268 4	9,400.00	0.216	0.22
FOERTSCHBECK GEORG	BAYSIDE RD	000 268 91	25,125.00	0.577	
FRAZIER EUGENE	1204 BAYSIDE RD	000 268 84	10,492.00	0.241	0.241

GARTSIDE ROBERT M3	BEECHWOOD AVE	000 268 17	18,560.00	0.426	
GERBER JOANNE	1215 BAYSIDE RD	000 268 9	7,950.00	0.183	
GERBER JOANNE	1215 BAYSIDE RD	000 268 10	7,900.00	0.181	0.364
GOODMAN FRED WAYNE	1213 EVERGREEN LA	000 268 109	20,100.00	0.461	0.461
GRONCKI THEODORE J	1219 BAYSIDE RD	000 268 7	8,250.00	0.189	0.535
GRONCKI THEODORE J	BAYSIDE RD	000 268 86	10,050.00	0.231	
GRONCKI THEODORE J	BAYSIDE RD	000 268 87	5,000.00	0.115	
HOFFERBERT JULIA M	1207 BAYSIDE RD	000 268 13	8,150.00	0.187	0.187
JEWELL DOROTHY H	1806 BEECHWOOD AVE	000 268 31	11,350.00	0.261	0.261
JEWELL KEITH C	1217 EVERGREEN LA	000 268 113	20,100.00	0.461	0.461
JONES ALLAN D	1712 BEECHWOOD AVE	000 268 45	9,100.00	0.209	0.209
KARDASH EDNAL	BEECHWOOD AVE	000 268 37	9,034.00	0.207	
KARDASH JAMES	1212 EVERGREEN LA	000 268 122	30,912.00	0.710	0.710
KEUSCH NORMAN JR	BAYSIDE RD	000 268 85	10,050.00	0.231	
KEUSCH NORMAN JR	1217 BAYSIDE RD	000 268 8	8,100.00	0.186	0.417
KOLB WILLIAM M	BAYSIDE RD	000 268 96	10,050.00	0.231	
KOLB WILLIAM M	1246 BAYSIDE DR	000 268 97	10,050.00	0.231	0.461
KRUSE ELAINE P	1226 EVERGREEN LA	000 268 127	38,009.00	0.873	0.873
KRUSE ELAINE P	CEDAR RD	000 268 144	9,900.00	0.227	
KRUSE ELAINE P	CEDAR RD	000 268 145	9,900.00	0.227	
KRUSE ELAINE P	CEDAR RD	000 268 146	9,900.00	0.227	
KRUSE ELAINE P	CEDAR RD	000 268 147	9,900.00	0.227	

KRUSE ELAINE P	CEDAR RD	000 268 148	9,900.00	0.227	
LAPASHA ELAINE U	1706 BEECHWOOD AVE	000 268 48	11,904.00	0.273	0.273
LONG HENRY W	1231 BAYSIDE RD	000 268 2	12,350.00	0.284	0.284
LONG HENRY WILLIAM	1239 BAYSIDE RD	000 268 1	28,016.00	0.643	1.25
LONG HENRY WILLIAM	BAYSIDE RD	000 268 71	26,482.00	0.608	
MACCREHAN MARIONE	1708 BEECHWOOD AVE	000 268 47	9,400.00	0.216	0.216
MERCER WALTER M JR	1201 BAYSIDE RD	000 268 16	9,776.00	0.224	0.224
MICRIOTTI FRANK PJ	1209 EVERGREEN LA	000 268 105	27,280.00	0.626	0.626
NERF RONALD L	1710 BEECHWOOD AVE	000 268 46	9,250.00	0.212	0.212
NGUYEN SON MINH	1313 KELLY CASE LN	000 268 149	49,658.00	1.140	1.140
NOMM ALVA G	1814 BEECHWOOD AVE	000 268 28	12,000.00	0.275	0.275
NUTH MARIE A	1812 BEECHWOOD AVE	000 268 29	11,850.00	0.272	0.272
PAKASKI FRANK F JR	BAYSIDE RD	000 268 79	44,866.00	1.030	
PAKASKI LEDLEY JILL	1113 CEDAR RD	000 268 101	40,075.00	0.920	0.920
PALMES INVESTMENT	BAYSIDE RD	000 268 89	5,025.00	0.115	
PALMES INVESTMENT	BAYSIDE RD	000 268 90	5,025.00	0.115	
PIVONSKI BARBARA E	1247 BAYSIDE DR	000 268 73	75,794.00	1.740	1.740
PIVONSKI BRIAN D	1234 EVERGREEN LA	000 268 131	39,600.00	0.909	0.909
PODLES CARROLL E	1726 BEECHWOOD AVE	000 268 38	20,900.00	0.480	0.480

PONDO VIVIAN JANE	1744 BEECHWOOD AVE	000 268 44	9,100.00	0.209	0.209
QUATY RICHARD R	1830 BEECHWOOD AVE	000 268 20	6,464.00	0.148	0.148
REHAN M JANET	1811 BEECHWOOD AVE	000 268 51	17,284.00	0.397	0.397
ROTH EDWARD S	1800 BEECHWOOD AVE	000 268 33	11,250.00	0.258	0.258
ROWE DENNIE D	1227 EVERGREEN LA	000 268 115	30,150.00	0.692	0.692
RUGGIERO JAMES A	1808 BEECHWOOD AVE	000 268 30	11,400.00	0.262	0.262
RYDER OLIN M	1203 BAYSIDE RD	000 268 15	8,950.00	0.205	0.205
SCHAEFER JOANN	1300 EVERGREEN LA	000 268 140	36,400.00	0.836	0.836
SCHMID CHARLES H	1212 BAYSIDE RD	000 268 87	10,000.00	0.230	0.230
SCHULZ EDWIN W	1818 BEECHWOOD AVE	000 268 26	12,500.00	0.287	0.287
SENNETT LEROY W	1716 BEECHWOOD AVE	000 268 43	9,100.00	0.209	0.209
SENNETT LEROY WILL	BEECHWOOD AVE	000 268 62	21,600.00	0.496	0.496
SENNETT RICHARD J	1711 BEECHWOOD AVE	000 268 68	38,214.00	0.877	0.877
SHIFFLETT BETTY JO	1215 EVERGREEN LN	000 268 111	10,050.00	0.231	0.461
SHIFFLETT BETTY JO	EVERGREEN LN	000 268 112	10,050.00	0.231	
SHIVELY JAMES R	1824 BEECHWOOD AVE	000 268 23	11,600.00	0.266	0.266
SLIGH PATRICIA A	1229 BAYSIDE RD	000 268 3	10,600.00	0.243	0.243
SOCCHA DAVID J	1211 BAYSIDE RD	000 268 11	8,000.00	0.184	0.184
TILGHMAN PAULA BRA	1218 EVERGREEN LN	000 268 123	40,994.00	0.941	0.941

TUEN PAUL T	1804 BEACHWOOD AVE	000 268 32	10,500.00	0.241	0.241
VAETH GEORGE FRANC	1822 BEECHWOOD AVE	000 268 24	12,400.00	0.285	0.285
WALSH CLIFTON TJR	1730 BEACHWOOD AVE	000 268 35	17,877.00	0.410	0.410
WILD ROBERT BENJAM	1211 EVERGREEN LA	000 268 106	10,050.00	0.231	0.692
WILD ROBERT BENJAM	EVERGREEN LA	000 268 107	10,050.00	0.231	
WILD ROBERT BENJAM	EVERGREEN LA	000 268 108	10,050.00	0.231	
WILSON DAVID L	1801 BEECHWOOD AVE	000 268 56	32,400.00	0.744	0.744
ZABLOCKI WILLIAM G	1205 BAYSIDE RD	000 268 14	8,400.00	0.193	0.193

Lot Number	Name	Address	Sq. Feet	Acerage
000 268 1	LONG HENRY WILLIAM	1239 BAYSIDE RD	28,016.00	0.643
000 268 2	LONG HENRY W	1231 BAYSIDE RD	12,350.00	0.284
000 268 3	SLIGH PATRICIA A	1229 BAYSIDE RD	10,600.00	0.243
000 268 4	DOYLE DENNIS MICHA	1227 BAYSIDE RD	9,400.00	0.216
000 268 5	COSGROVE PATRICK E	1225 BAYSIDE DR	8,800.00	0.202
000 268 6	CLASING ALFRED E3R	1221 BAYSIDE RD	8,400.00	0.193
000 268 7	GRONCKI THEODORE J	1219 BAYSIDE RD	8,250.00	0.189
000 268 8	KEUSCH NORMANJR	1217 BAYSIDE RD	8,100.00	0.186
000 268 9	GERBER JOANNE	1215 BAYSIDE RD	7,950.00	0.183
000 268 10	GERBER JOANNE	1215 BAYSIDE RD	7,900.00	0.181
000 268 11	SOCHA DAVID J	1211 BAYSIDE RD	8,000.00	0.184
000 268 12	CHANEY HERBERT L	1209 BAYSIDE RD	8,050.00	0.185
000 268 13	HOFFERBERT JULIA M	1207 BAYSIDE RD	8,150.00	0.187
000 268 14	ZABLOCKI WILLIAM G	1205 BAYSIDE RD	8,400.00	0.193
000 268 15	RYDER OLIN M	1203 BAYSIDE RD	8,950.00	0.205
000 268 16	MERCER WALTER MJR	1201 BAYSIDE RD	9,776.00	0.224
000 268 17	GARTSIDE ROBERT M3	BEECHWOOD AVE	18,560.00	0.426
000 268 20	QUATY RICHARD R	1830 BEECHWOOD AVE	6,464.00	0.148
000 268 21	AYLOR ROBERT GSR	1826 BEECHWOOD AVE	17,928.00	0.412
000 268 23	SHIVELY JAMES R	1824 BEECHWOOD AVE	11,600.00	0.266
000 268 24	VAETH GEORGE FRANC	1822 BEECHWOOD AVE	12,400.00	0.285
000 268 25	BONOLIS VINCENT J	1820 BEECHWOOD AVE	12,500.00	0.287
000 268 26	SCHULZ EDWIN W	1818 BEECHWOOD AVE	12,500.00	0.287
000 268 27	COOCH DORSEY LJR	1816 BEACHWOOD AVE	12,450.00	0.286
000 268 28	NOMM ALVA G	1814 BEECHWOOD AVE	12,000.00	0.275
000 268 29	NUTH MARIE A	1812 BEECHWOOD AVE	11,850.00	0.272
000 268 30	RUGGIERO JAMES A	1808 BEECHWOOD AVE	11,400.00	0.262
000 268 31	JEWELL DOROTHY H	1806 BEECHWOOD AVE	11,350.00	0.261
000 268 32	TUEN PAUL T	1804 BEACHWOOD AVE	10,500.00	0.241
000 268 33	ROTH EDWARD S	1800 BEECHWOOD AVE	11,250.00	0.258
000 268 34	BRONUSHAS JOHN W	1734 BEECHWOOD AVE	10,000.00	0.230
000 268 35	WALSH CLIFTON TJR	1730 BEACHWOOD AVE	17,877.00	0.410
000 268 37	KARDASH EDNA L	BEECHWOOD AVE	9,034.00	0.207
000 268 38	PODLES CARROLL E	1726 BEECHWOOD AVE	20,900.00	0.480
000 268 40	CONGDON RICHARD W	BEECHWOOD AVE	10,550.00	0.242
000 268 41	CONGDON RICHARD W	BEECHWOOD AVE	10,600.00	0.243
000 268 42	COLLISON BEVERLY A	1718 BEECHWOOD AVE	9,100.00	0.209
000 268 43	SENNETT LEROY W	1716 BEECHWOOD AVE	9,100.00	0.209
000 268 44	PONDO VIVIAN JANE	1714 BEECHWOOD AVE	9,100.00	0.209
000 268 45	JONES ALLAN D	1712 BEECHWOOD AVE	9,100.00	0.209
000 268 46	NERF RONALD L	1710 BEECHWOOD AVE	9,250.00	0.212
000 268 47	MACCREHAN MARION E	1708 BEECHWOOD AVE	9,400.00	0.216
000 268 48	LAPASHA ELAINE U	1706 BEECHWOOD AVE	11,904.00	0.273
000 268 49	AHL FRANK J	1704 BEECHWOOD AVE	11,470.00	0.263
000 268 50	AHL FRANK J	1702 BEECHWOOD AVE	43,995.00	1.010
000 268 51	CHANEY LOUIS H	BEECHWOOD AVE	4,312.00	0.099
000 268 51	REHAN M JANET	1811 BEECHWOOD AVE	17,284.00	0.397
000 268 53	CHANEY LOUIS H	BEECHWOOD AVE	12,600.00	0.289
000 268 54	CHANEY LOUIS H	BEECHWOOD AVE	10,800.00	0.248
000 268 55	CHANEY LOUIS H	BEECHWOOD AVE	10,800.00	0.248
000 268 56	WILSON DAVID L	1801 BEECHWOOD AVE	32,400.00	0.744
000 268 59	CELMER DOUGLAS B	1721 BEECHWOOD AVE	32,234.00	0.740

52

000	268	62	SENNETT LEROY WILL	BEECHWOOD AVE	21,600.00	0.496
000	268	64	CONGDON RICHARD W	400 BEECHWOOD AVE	10,800.00	0.248
000	268	65	CONGDON RICHARD W	1713 BEECHWOOD AVE	10,800.00	0.248
000	268	66	CONGDON RICHARD W	BEECHWOOD AVE	10,800.00	0.248
000	268	67	CONGDON RICHARD W	BEECHWOOD AVE	10,800.00	0.248
000	268	68	SENNETT RICHARD J	1711 BEECHWOOD AVE	38,214.00	0.877
000	268	71	LONG HENRY WILLIAM	BAYSIDE RD	26,482.00	0.608
000	268	73	PIVONSKI BARBARA E	1247 BAYSIDE DR	75,794.00	1.740
000	268	79	PAKASKI FRANK FJR	BAYSIDE RD	44,866.00	1.030
000	268	83	CHANEY LOUIS H	1208 BAYSIDE RD	8,870.00	0.204
000	268	84	FRAZIER EUGENE	1204 BAYSIDE RD	10,492.00	0.241
000	268	85	KEUSCH NORMAN JR	BAYSIDE RD	10,050.00	0.231
000	268	86	GRONCKI THEODORE J	BAYSIDE RD	10,050.00	0.231
000	268	87	GRONCKI THEODORE J	BAYSIDE RD	5,000.00	0.115
000	268	87	SCHMID CHARLES H	1212 BAYSIDE RD	10,000.00	0.230
000	268	88	CLASING ALFRED E3R	BAYSIDE RD	6,400.00	0.147
000	268	89	CLASING ALFRED E3R	BAYSIDE RD	5,000.00	0.115
000	268	89	PALMES INVESTMENT	BAYSIDE RD	5,025.00	0.115
000	268	90	PALMES INVESTMENT	BAYSIDE RD	5,025.00	0.115
000	268	91	FOERTSCHBECK GEORG	BAYSIDE RD	25,125.00	0.577
000	268	93	ADAMS JOHN L	BAYSIDE RD	10,050.00	0.231
000	268	94	ADAMS JOHN LJR	1220 BAYSIDE RD	20,100.00	0.461
000	268	96	KOLB WILLIAM M	BAYSIDE RD	10,050.00	0.231
000	268	97	KOLB WILLIAM M	1246 BAYSIDE DR	10,050.00	0.231
000	268	98	BOSSLE R DONOVAN	1248 BAYSIDE RD	30,150.00	0.692
000	268	101	PAKASKILEDLEY JILL	1113 CEDAR RD	40,075.00	0.920
000	268	105	MICRIOTTI FRANK PJ	1209 EVERGREEN LA	27,280.00	0.626
000	268	106	WILD ROBERT BENJAM	1211 EVERGREEN LA	10,050.00	0.231
000	268	107	WILD ROBERT BENJAM	EVERGREEN LA	10,050.00	0.231
000	268	108	WILD ROBERT BENJAM	EVERGREEN LA	10,050.00	0.231
000	268	109	GOODMAN FRED WAYNE	1213 EVERGREEN LA	20,100.00	0.461
000	268	111	SHIFFLETT BETTY JO	1215 EVERGREEN LN	10,050.00	0.231
000	268	112	SHIFFLETT BETTY JO	EVERGREEN LN	10,050.00	0.231
000	268	113	JEWELL KEITH C	1217 EVERGREEN LA	20,100.00	0.461
000	268	115	ROWE DENNIE D	1227 EVERGREEN LA	30,150.00	0.692
000	268	118	BARBAGALLO FRANCIS	1301 EVERGREEN LA	40,075.00	0.920
000	268	122	CONGDON RICHARD W	EVERGREEN RD	1,445.00	0.033
000	268	122	KARDASH JAMES	1212 EVERGREEN LA	30,912.00	0.710
000	268	123	CONGDON RICHARD W	EVERGREEN LA	4,704.00	0.108
000	268	123	TILGHMAN PAULA BRA	1218 EVERGREEN LN	40,994.00	0.941
000	268	124	CONGDON RICHARD W	EVERGREEN LA	4,900.00	0.112
000	268	125	CONGDON RICHARD W	EVERGREEN LA	4,900.00	0.112
000	268	126	CONGDON RICHARD W	EVERGREEN LA	4,900.00	0.112
000	268	127	KRUSE ELAINE P	1226 EVERGREEN LA	38,009.00	0.873
000	268	131	PIVONSKI BRIAN D	1234 EVERGREEN LA	39,600.00	0.909
000	268	132	CONGDON RICHARD W	CEDAR RD	500.00	0.011
000	268	133	CONGDON RICHARD W	CEDAR RD	500.00	0.011
000	268	134	CONGDON RICHARD W	CEDAR RD	10,443.00	0.240
000	268	135	CONGDON RICHARD WD	1205 KELLY CASE LA	18,880.00	0.433
000	268	136	CONGDON RICHARD WD	CEDAR RD	16,225.00	0.372
000	268	137	CONGDON RICHARD WD	1205 KELLY CASE LN	13,511.00	0.310
000	268	138	CONGDON RICHARD WD	CEDAR RD	10,856.00	0.249
000	268	139	CONGDON RICHARD WD	CEDAR RD	8,142.00	0.187
000	268	140	SCHAFFER JOANN	1300 EVERGREEN LA	36,400.00	0.836

000	268	144	KRUSE ELAINE P	CEDAR RD	9,900.00	0.227
000	268	145	KRUSE ELAINE P	CEDAR RD	9,900.00	0.227
000	268	146	KRUSE ELAINE P	CEDAR RD	9,900.00	0.227
000	268	147	KRUSE ELAINE P	CEDAR RD	9,900.00	0.227
000	268	148	KRUSE ELAINE P	CEDAR RD	9,900.00	0.227
000	268	149	NGUYEN SON MINH	1313 KELLY CASE LN	49,658.00	1.140
000	268	154	AHL FRANK J	OAK AVE	31,222.00	0.717
000	268	156	BUTLER KELLY A	1208 KELLY-CASE LA	60,112.00	1.380

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 06-170 SPK-A

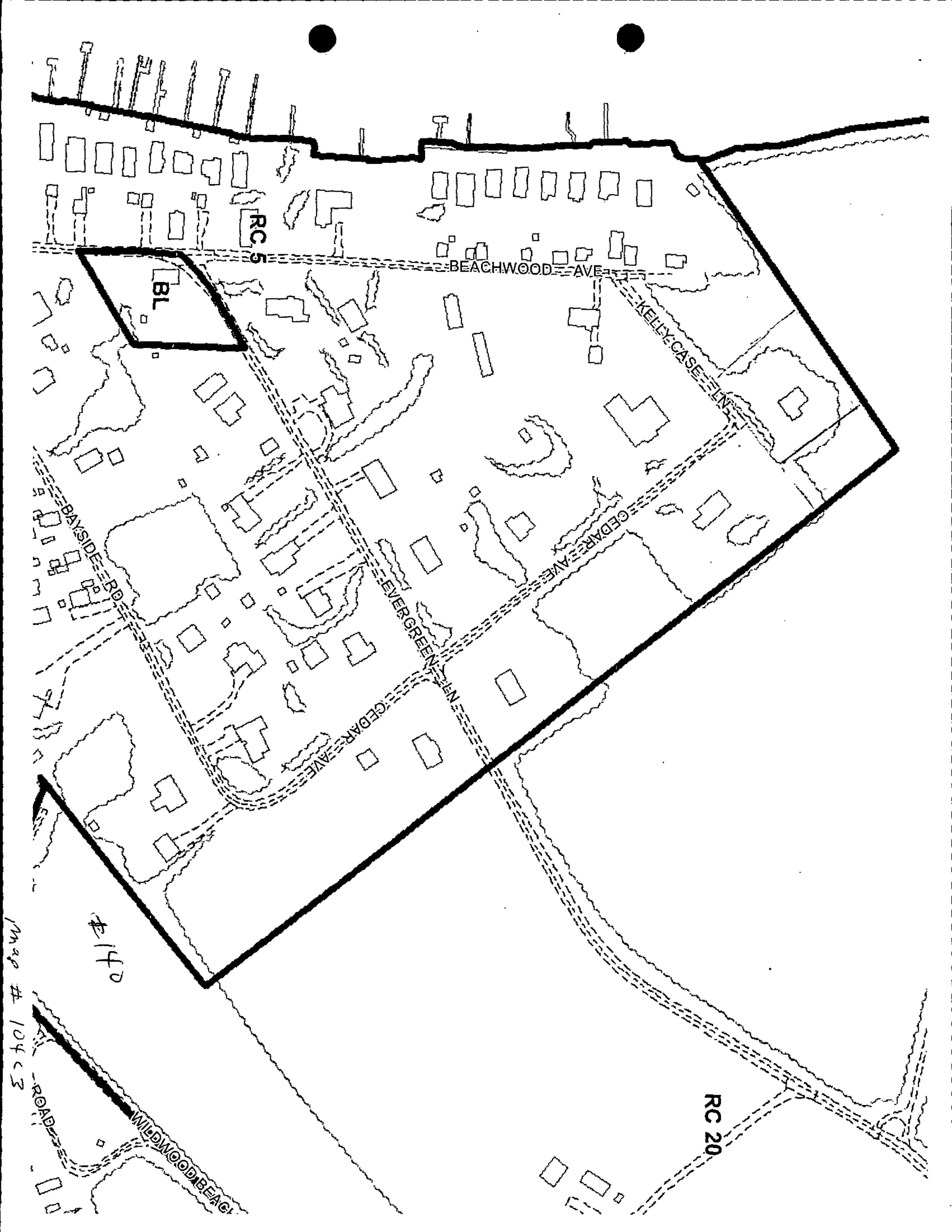
DATE 10-31-05

PETITIONER'S SIGN-IN SHEET

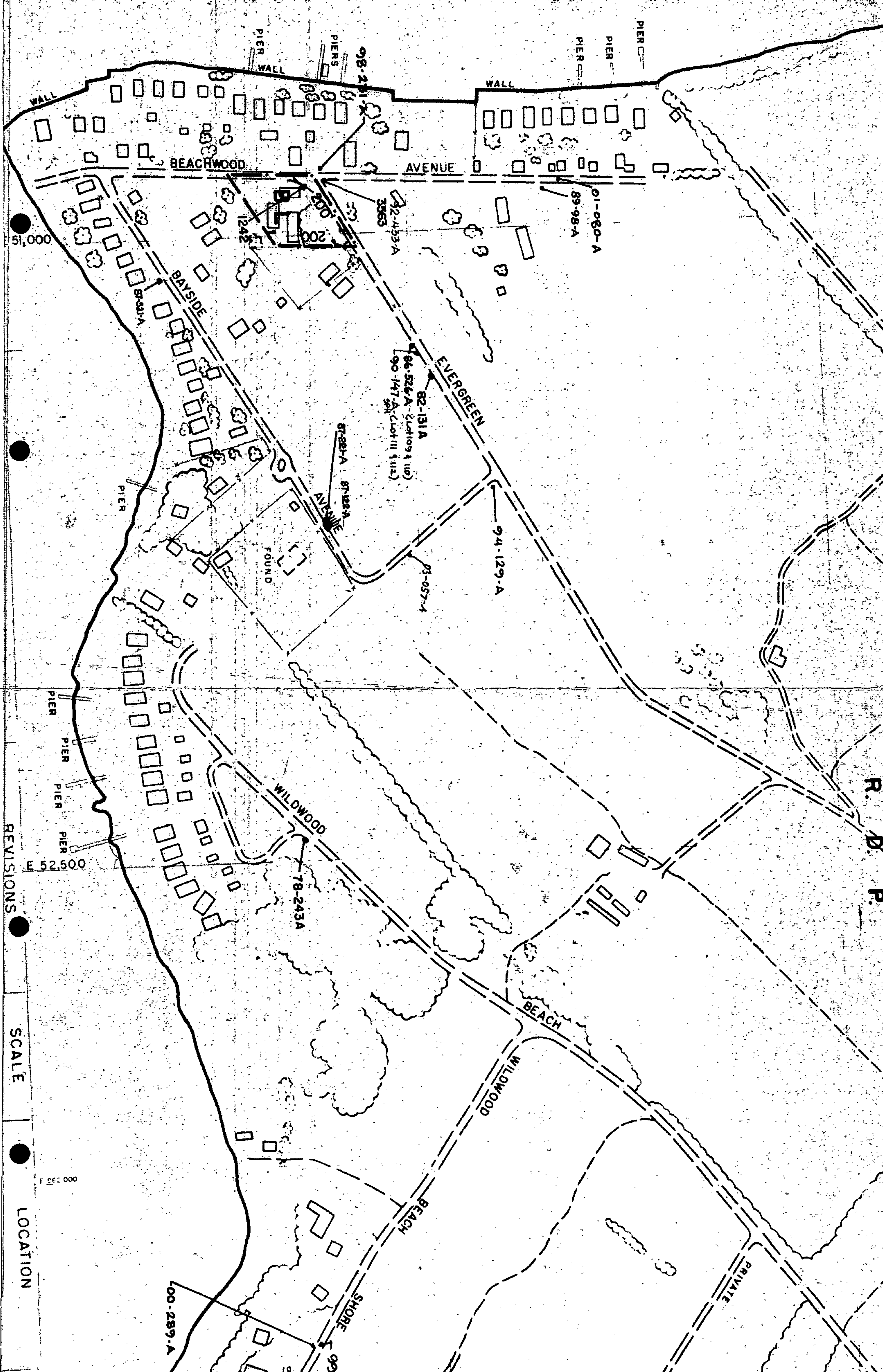
NAME ADDRESS CITY, STATE, ZIP E-MAIL

DC Dopkin	409 Washington Ave	Towson Md 21204	ddopkin@dotkinlaw.com
Casey Lynn Porter	1208 Kelly Chase Lane	Essex Md 21221	cporter@ycp.edu.com
FRANIL UEE	719 CHESAPE AVE	BALTO. MD 21237	
William Wheatley	14595 London Lane	Bowie, MD 20715	bwheatley@dchweb.org

45 Stacey St



Map # 104 < 3



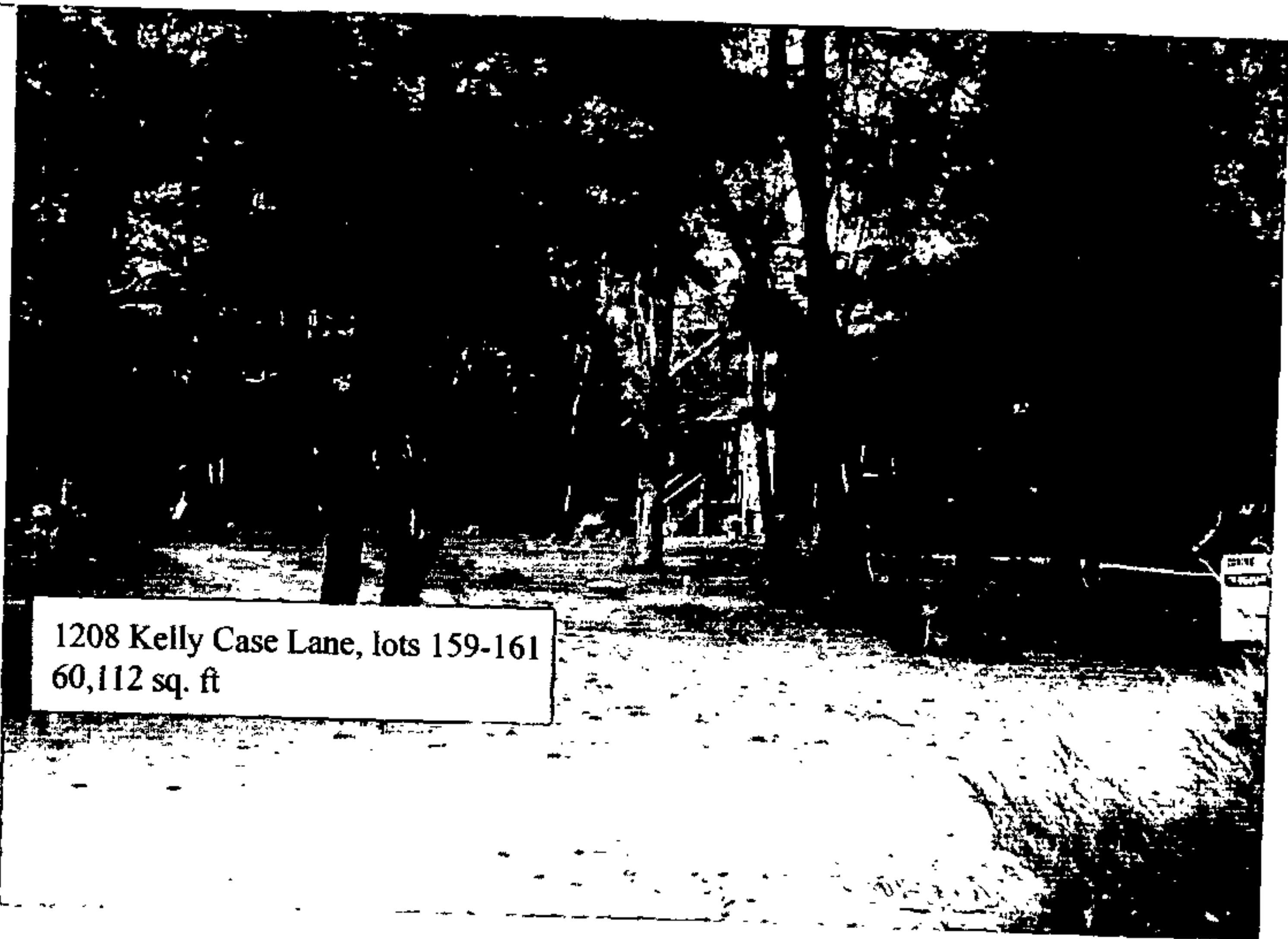
REVISIONS

SCALE

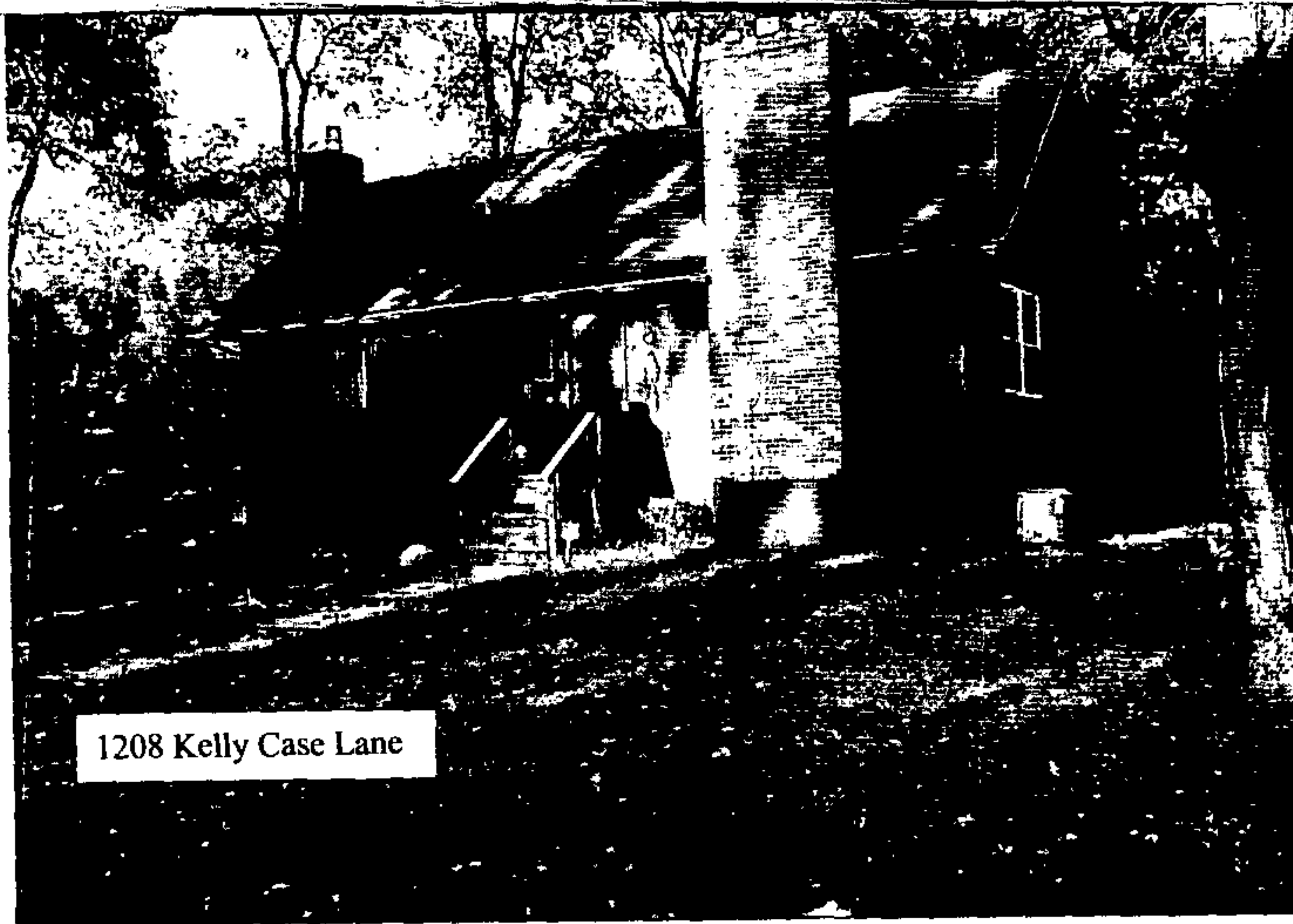
LOCATION

R. D. P.

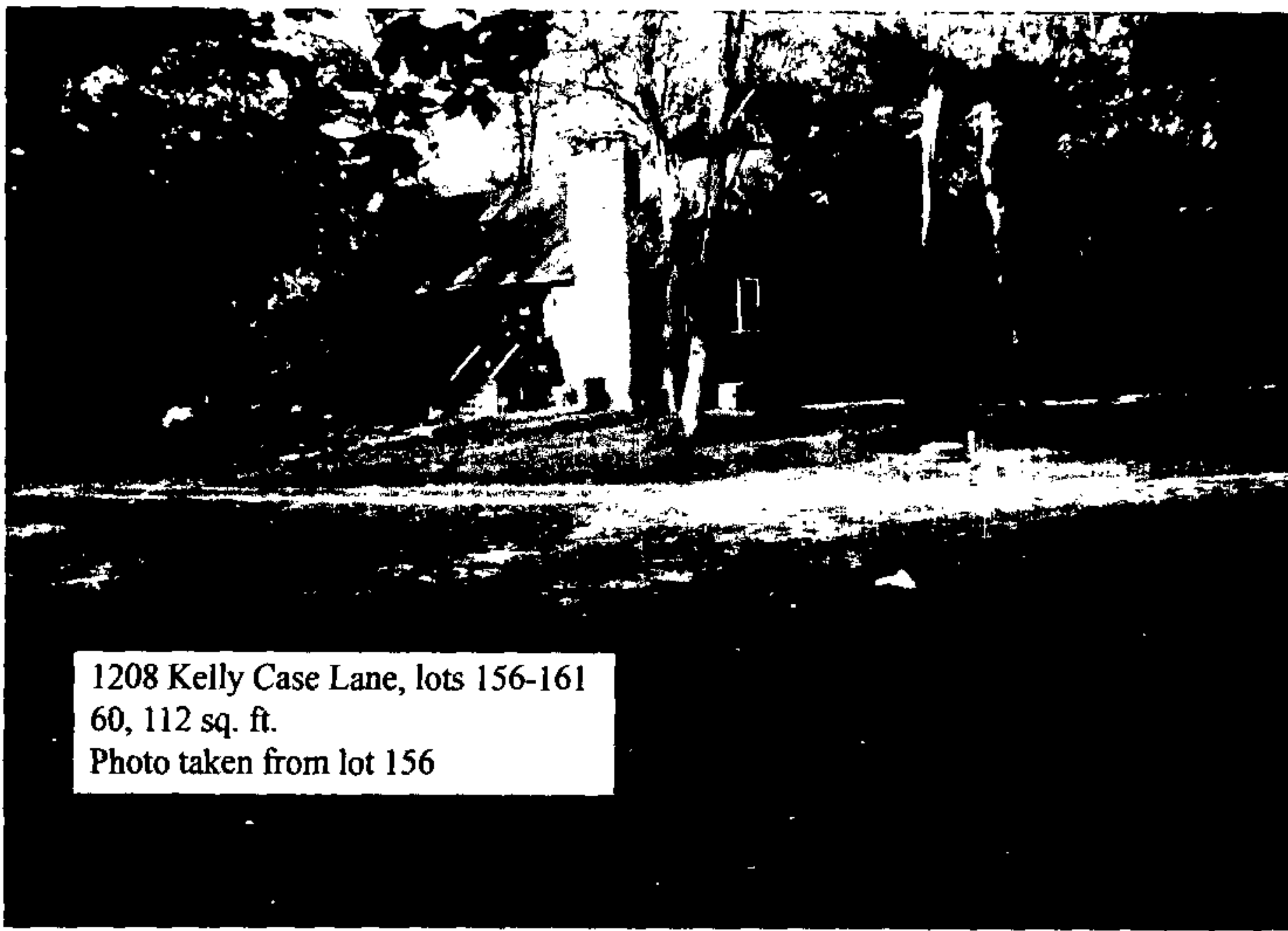
06-140
141 SPHA



1208 Kelly Case Lane, lots 159-161
60,112 sq. ft

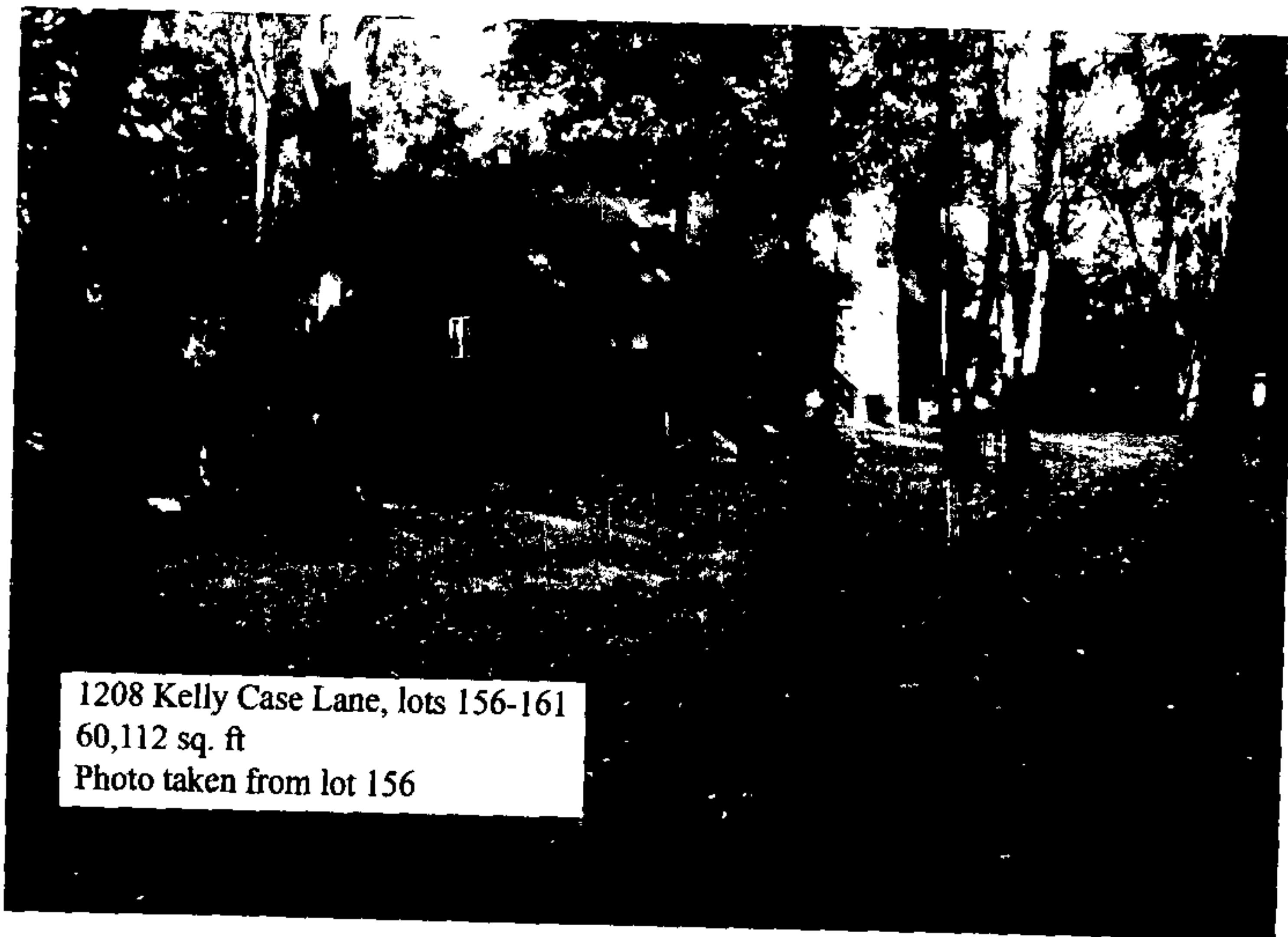


1208 Kelly Case Lane



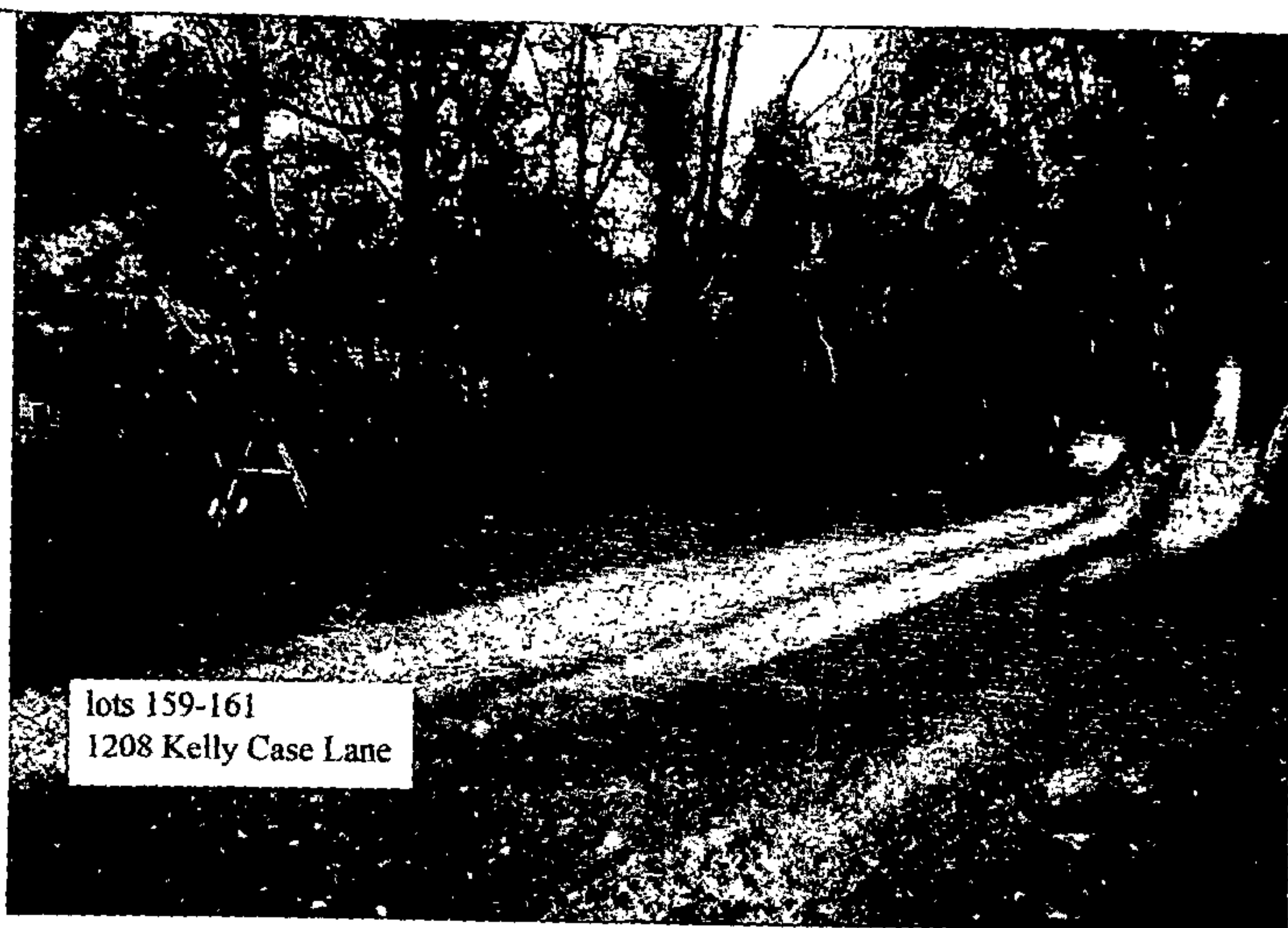
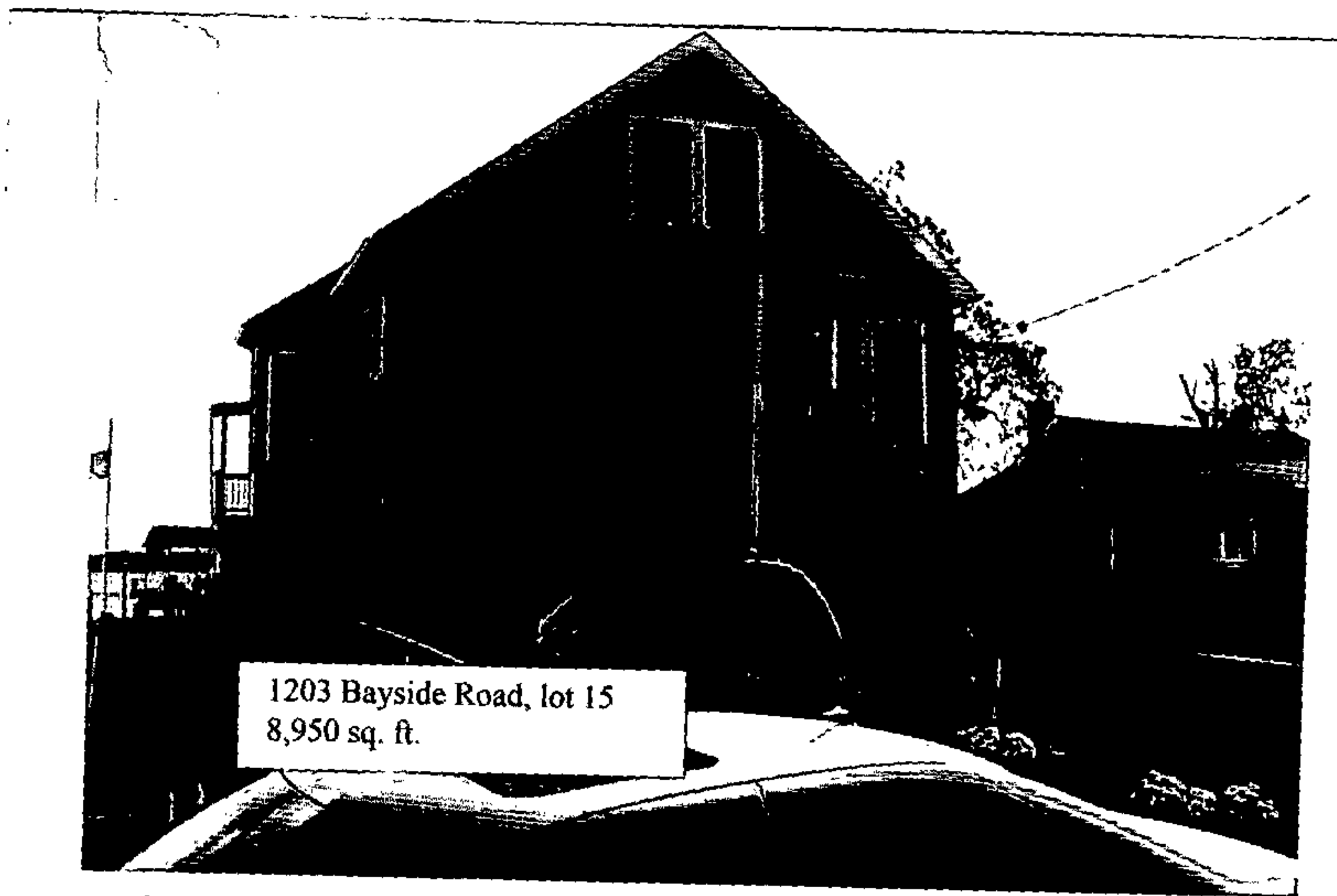
1208 Kelly Case Lane, lots 156-161
60, 112 sq. ft.
Photo taken from lot 156

3



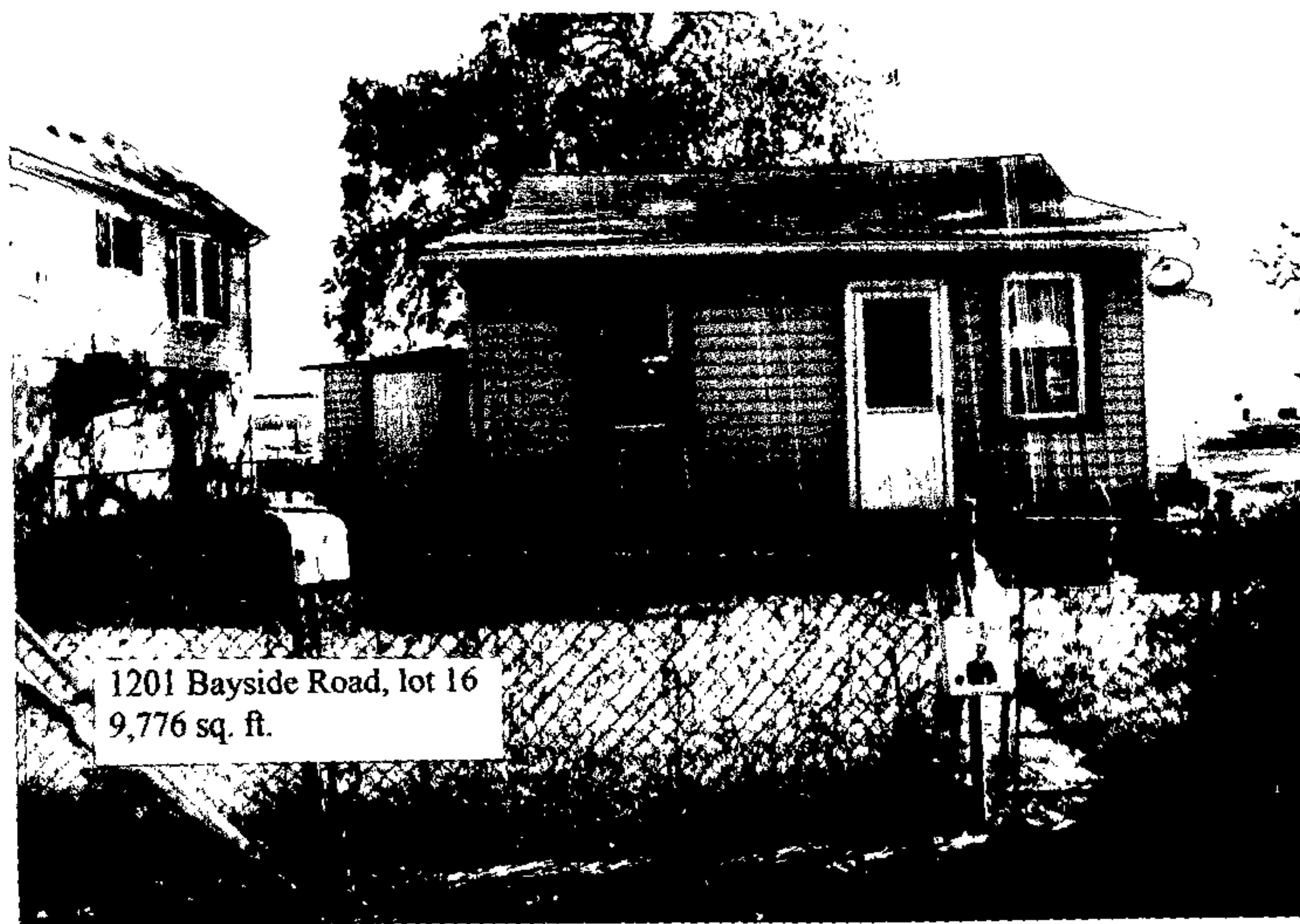
1208 Kelly Case Lane, lots 156-161
60,112 sq. ft
Photo taken from lot 156

4

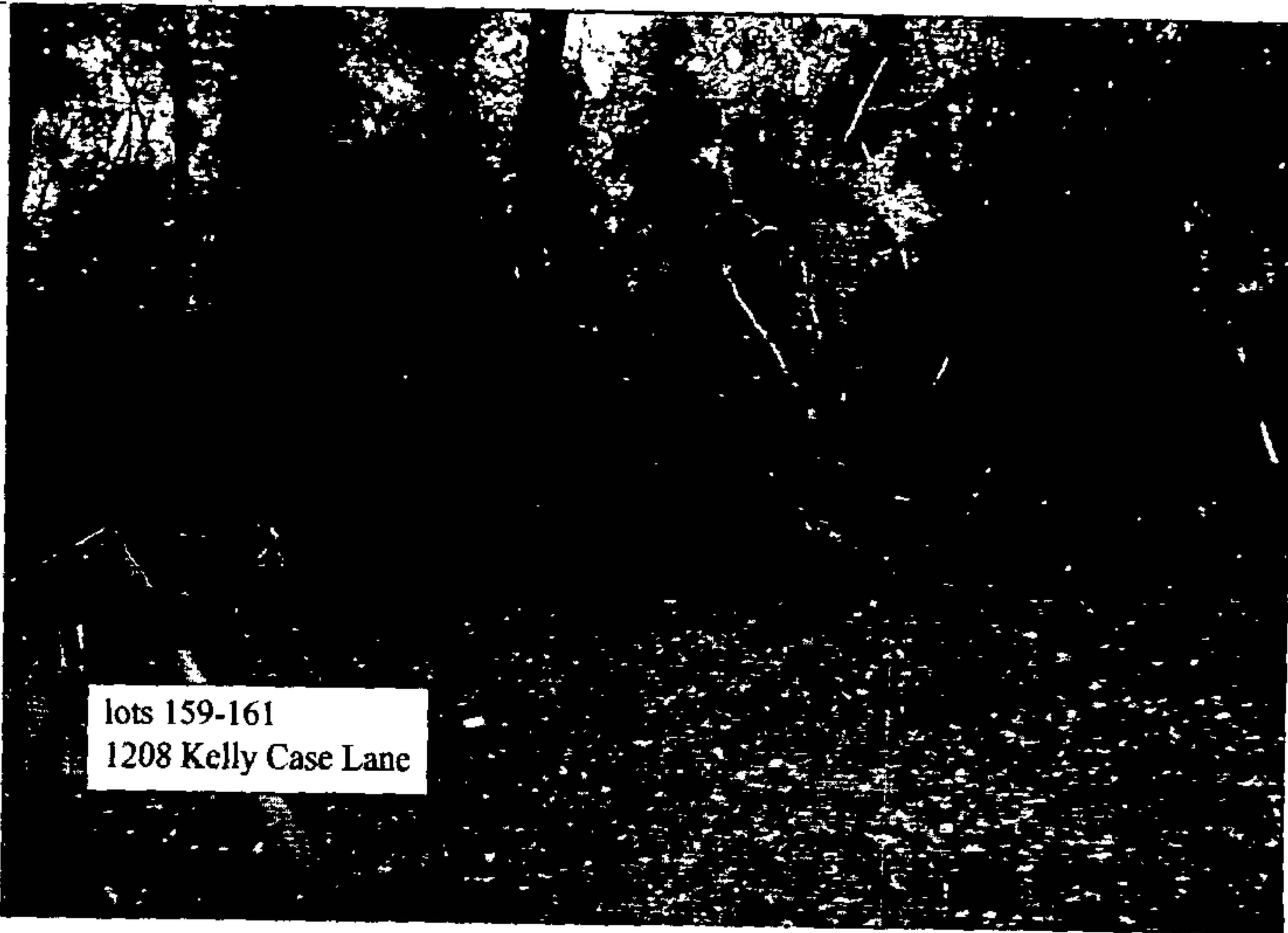




1301 Evergreen Lane, lot 118
40,075 sq. ft.



1201 Bayside Road, lot 16
9,776 sq. ft.



lots 159-161
1208 Kelly Case Lane

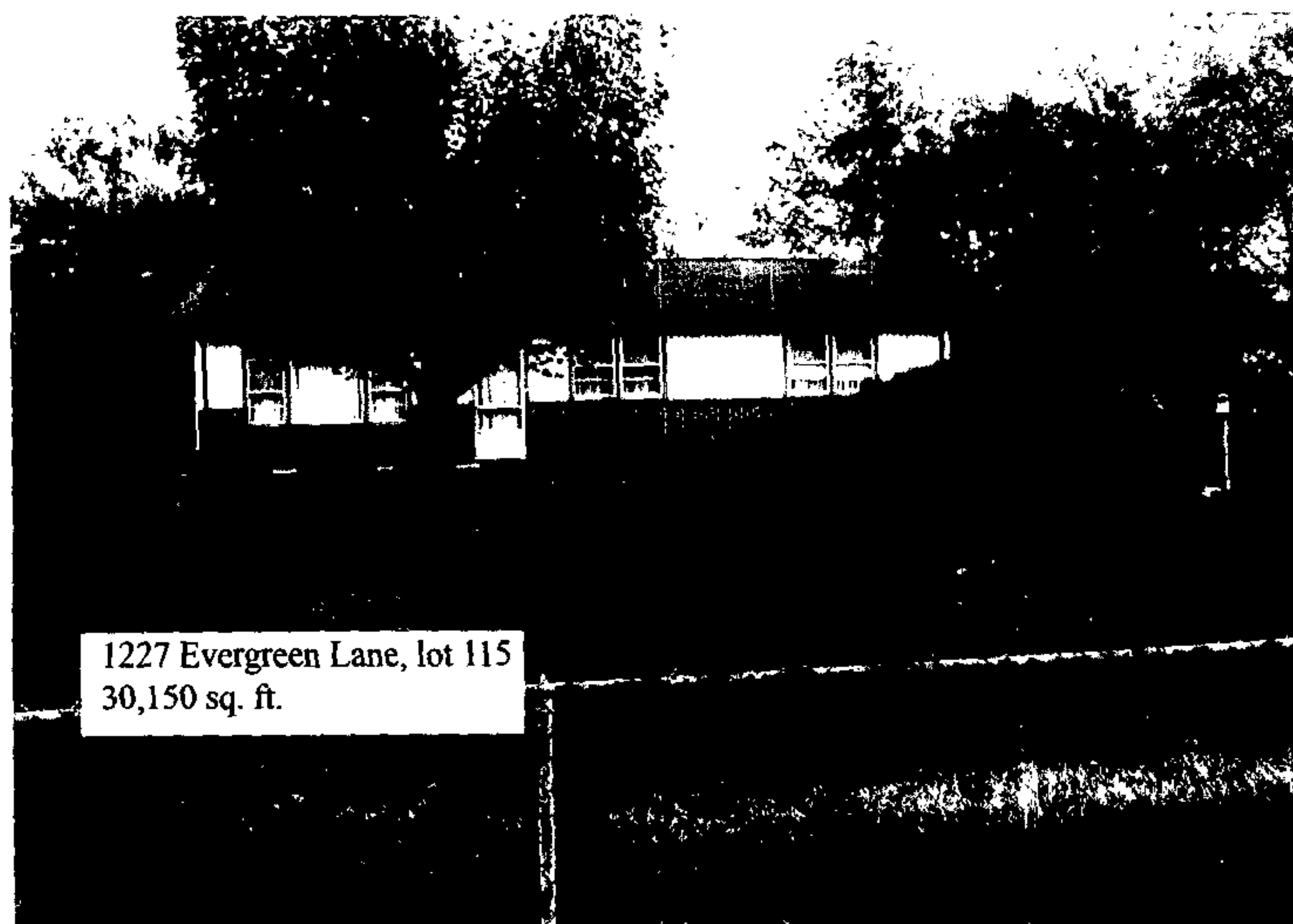
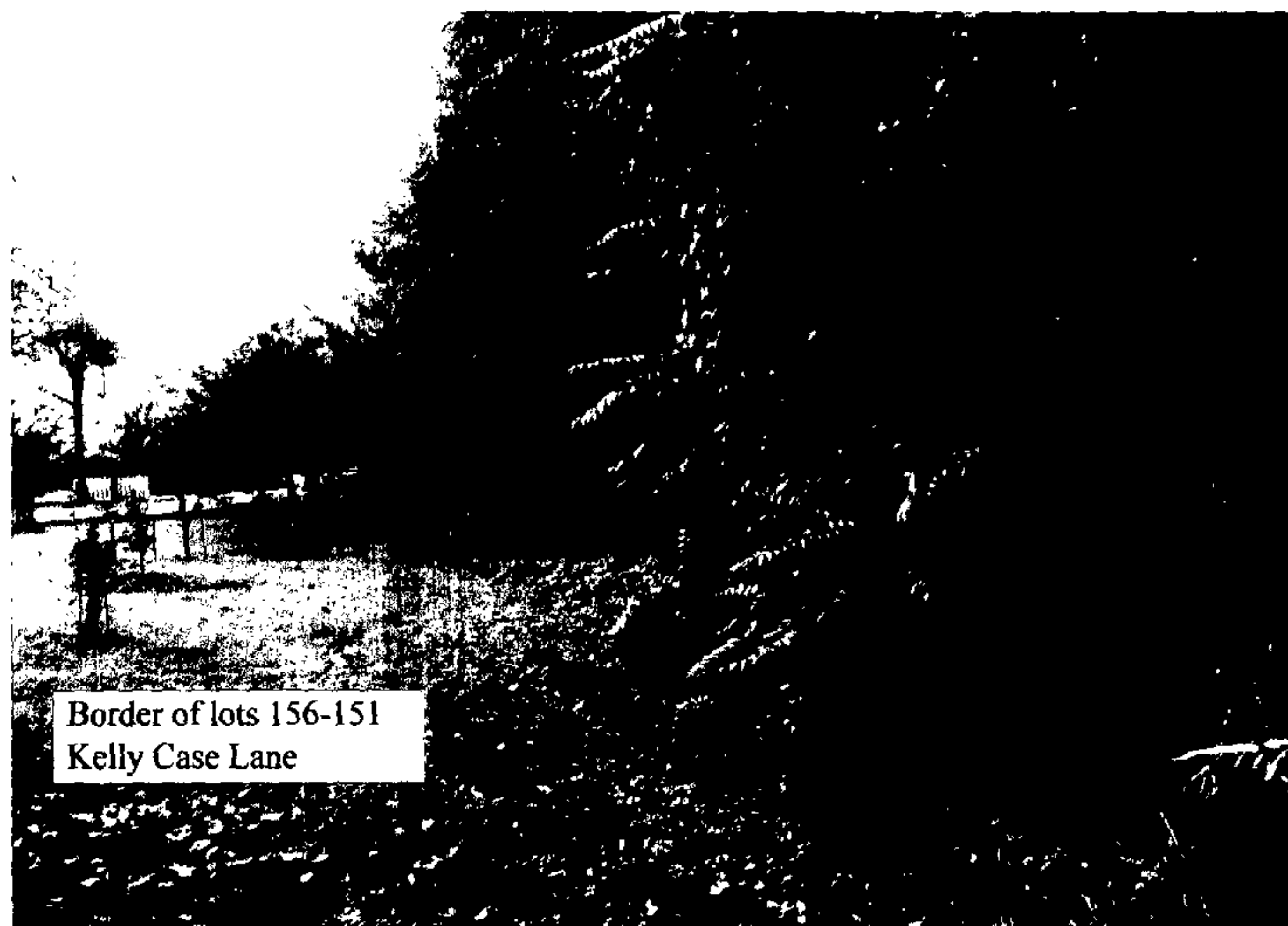
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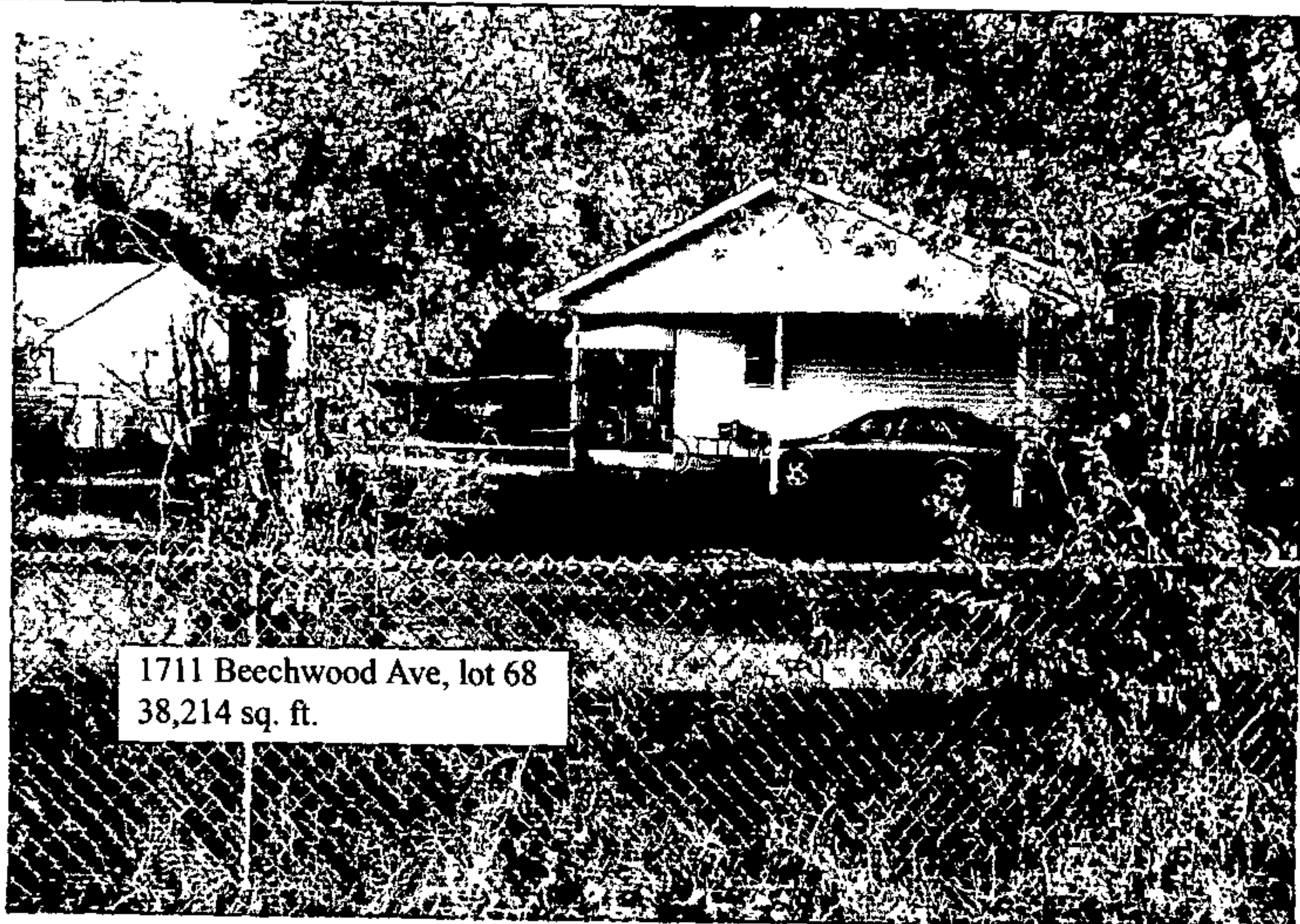


Lots 160-161
Kelly Case Lane

7

8

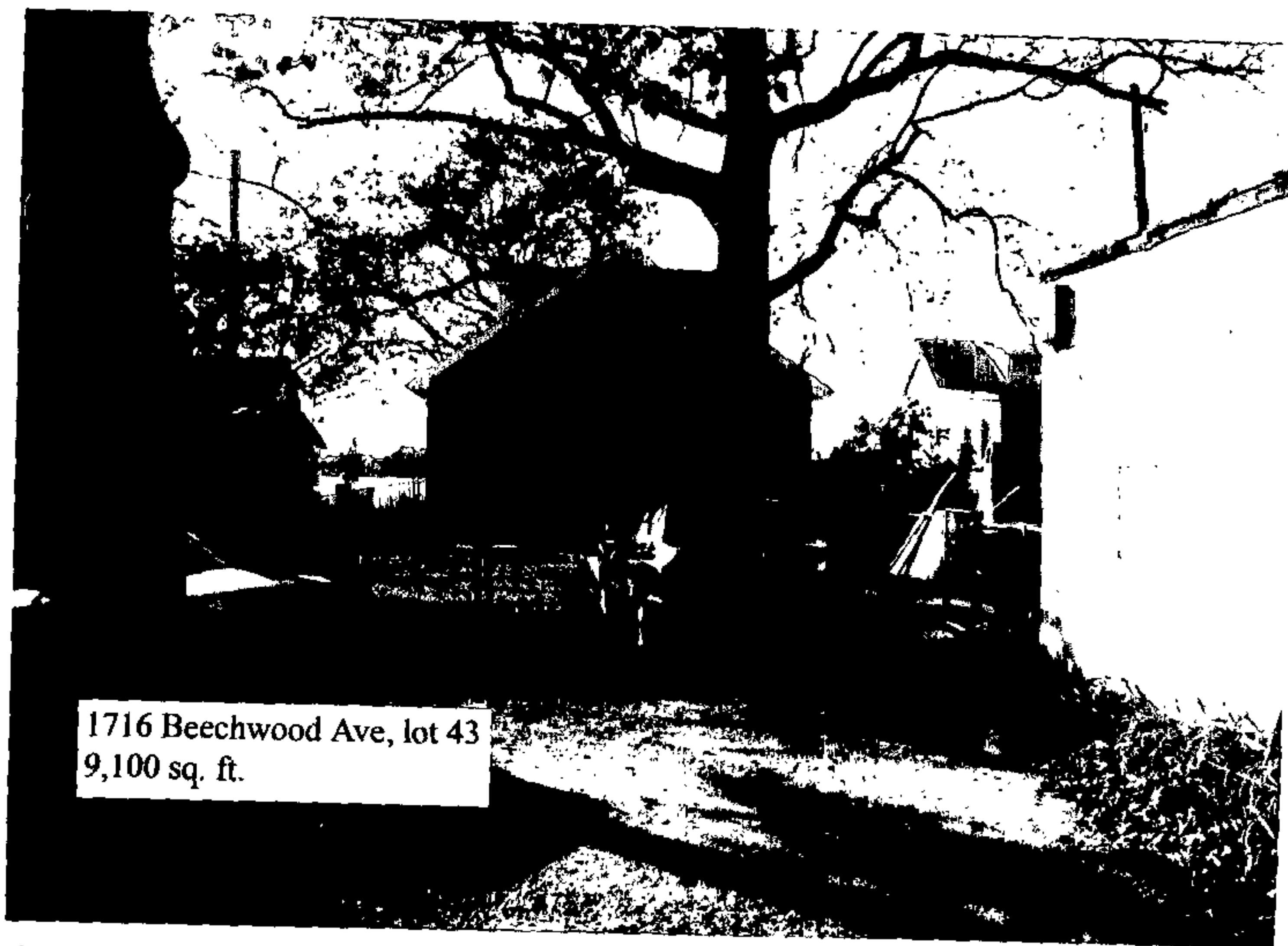




1711 Beechwood Ave, lot 68
38,214 sq. ft.



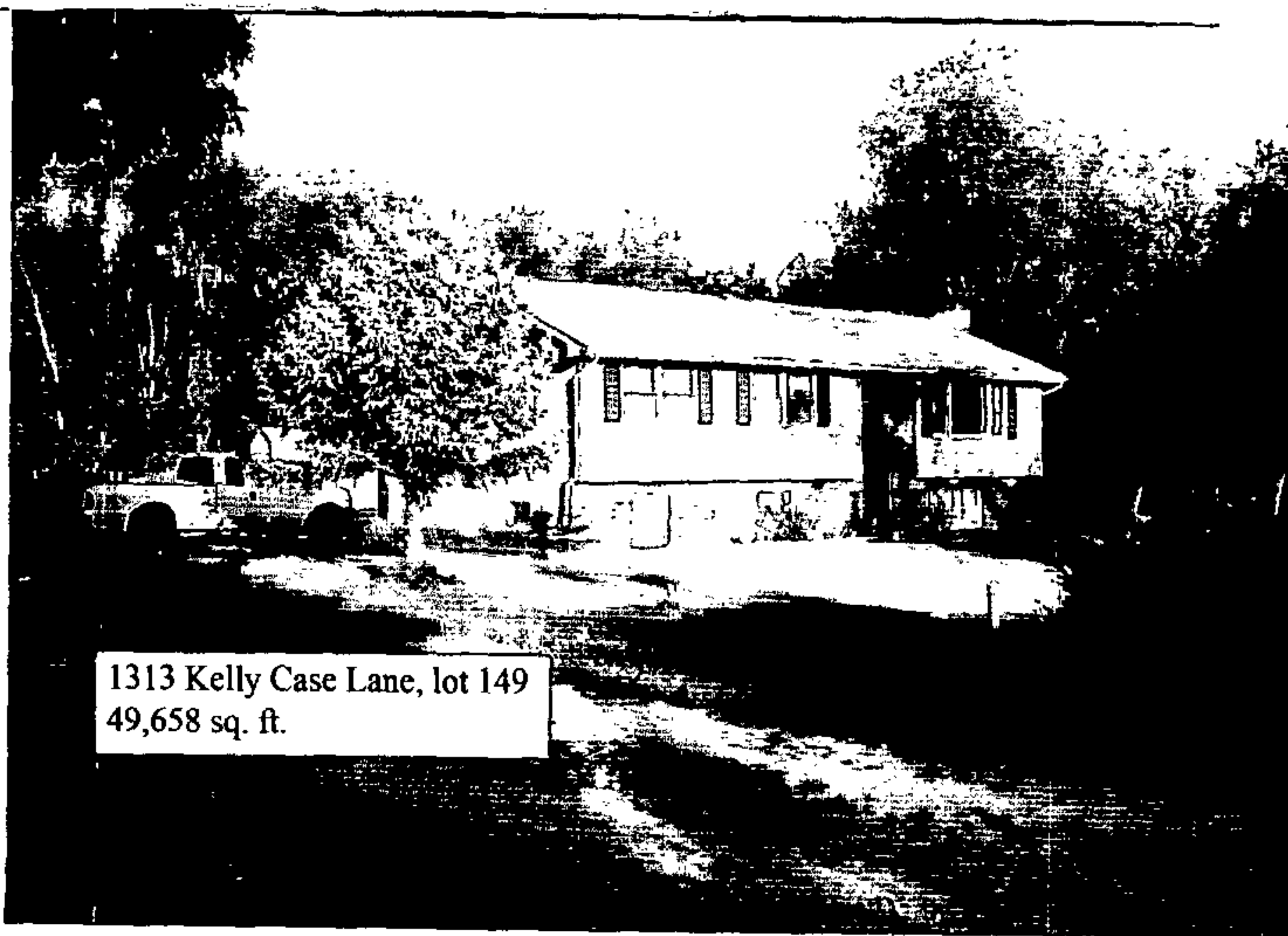
1718 Beechwood Ave, lot 42
9,100 sq. ft.



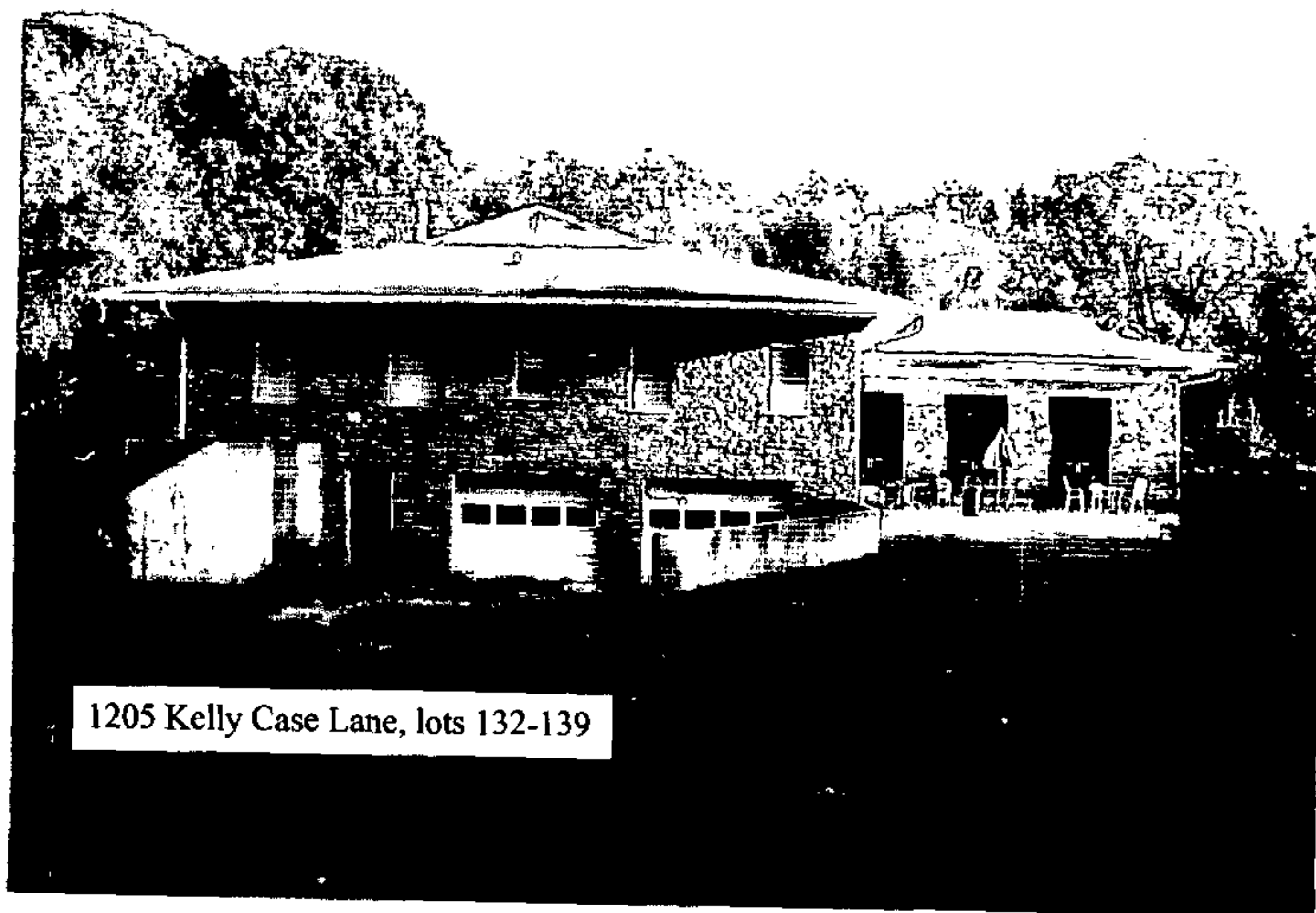
1716 Beechwood Ave, lot 43
9,100 sq. ft.



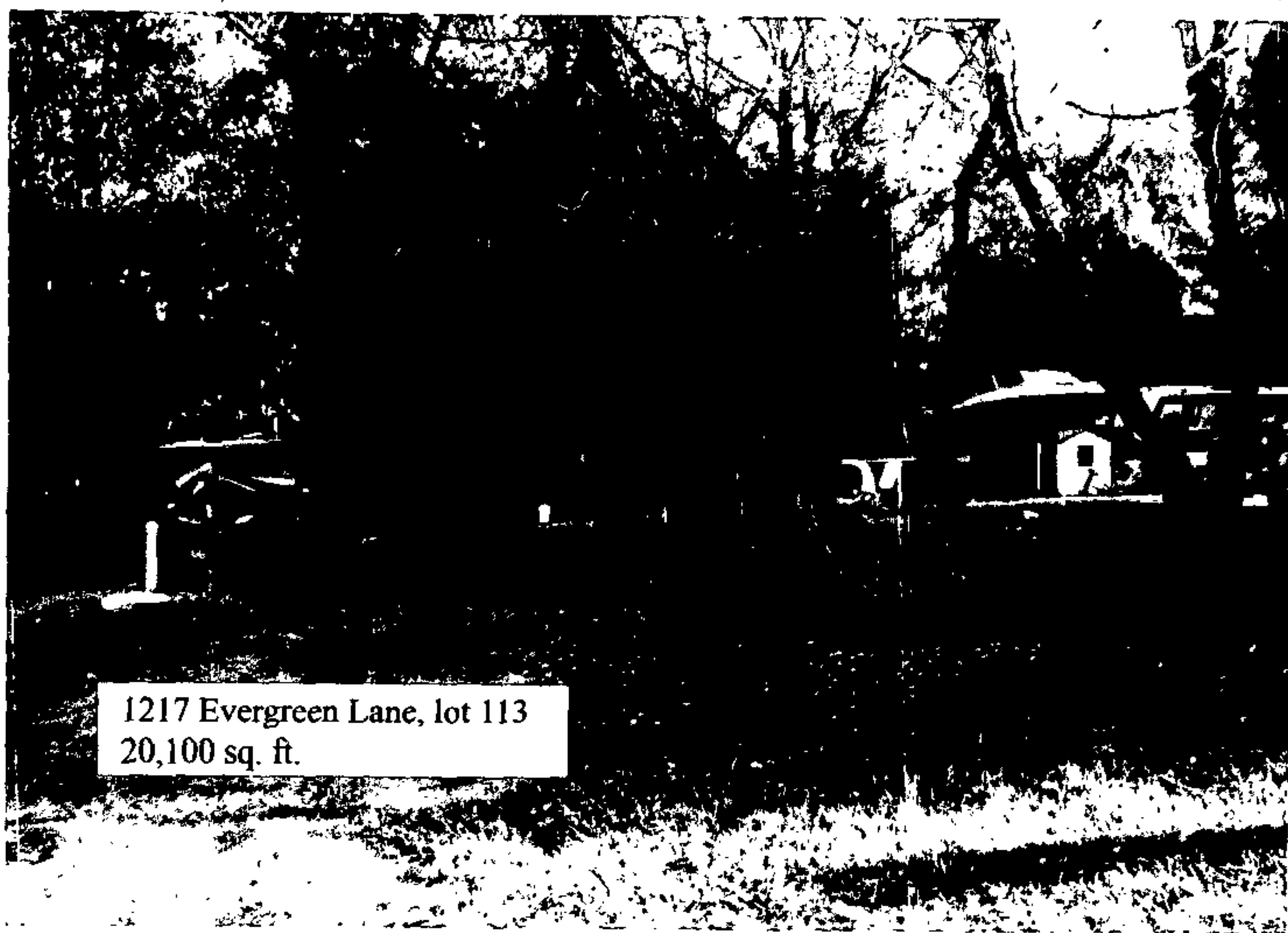
1714 Beechwood ave, lot 44
9,100 sq. ft.



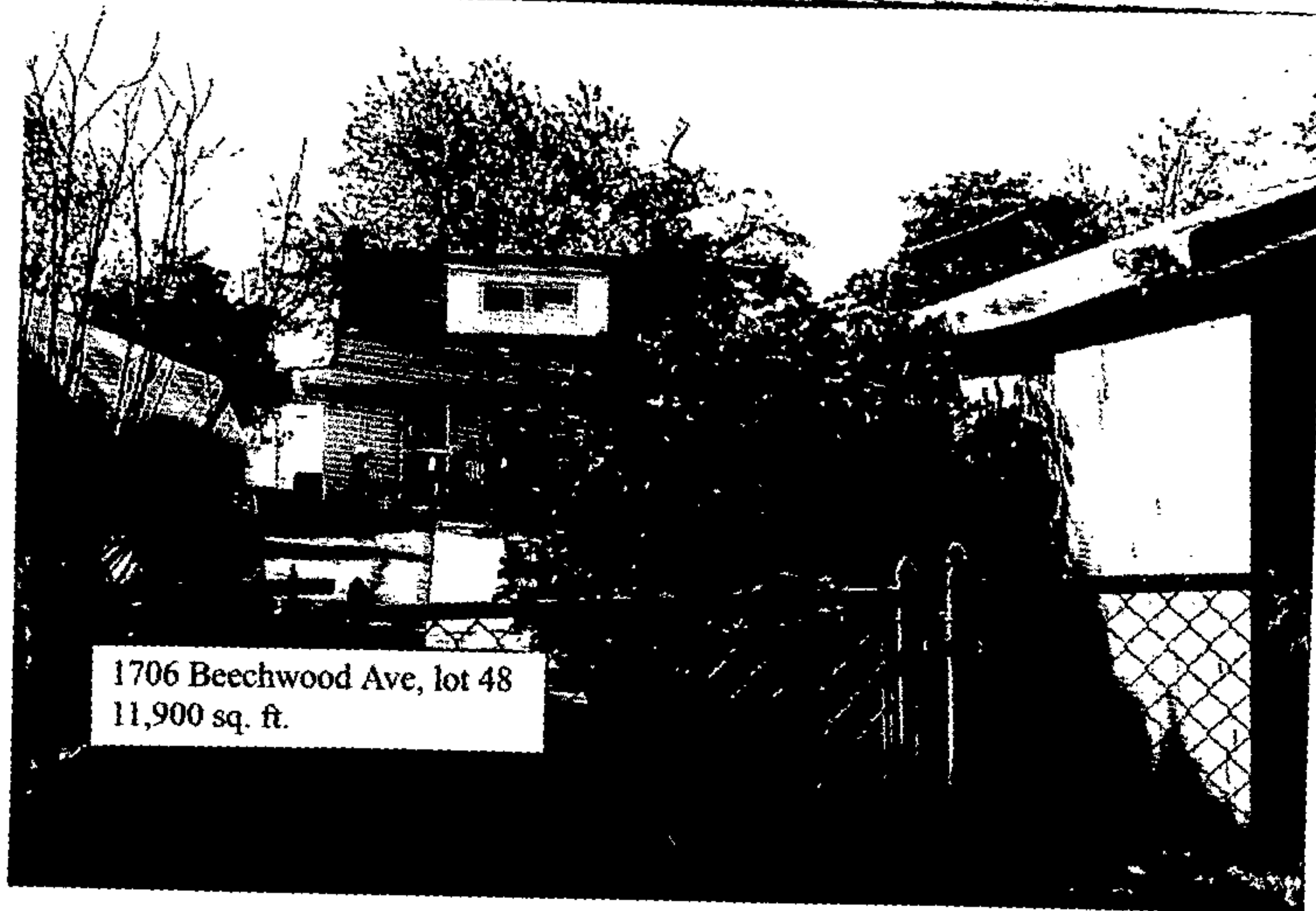
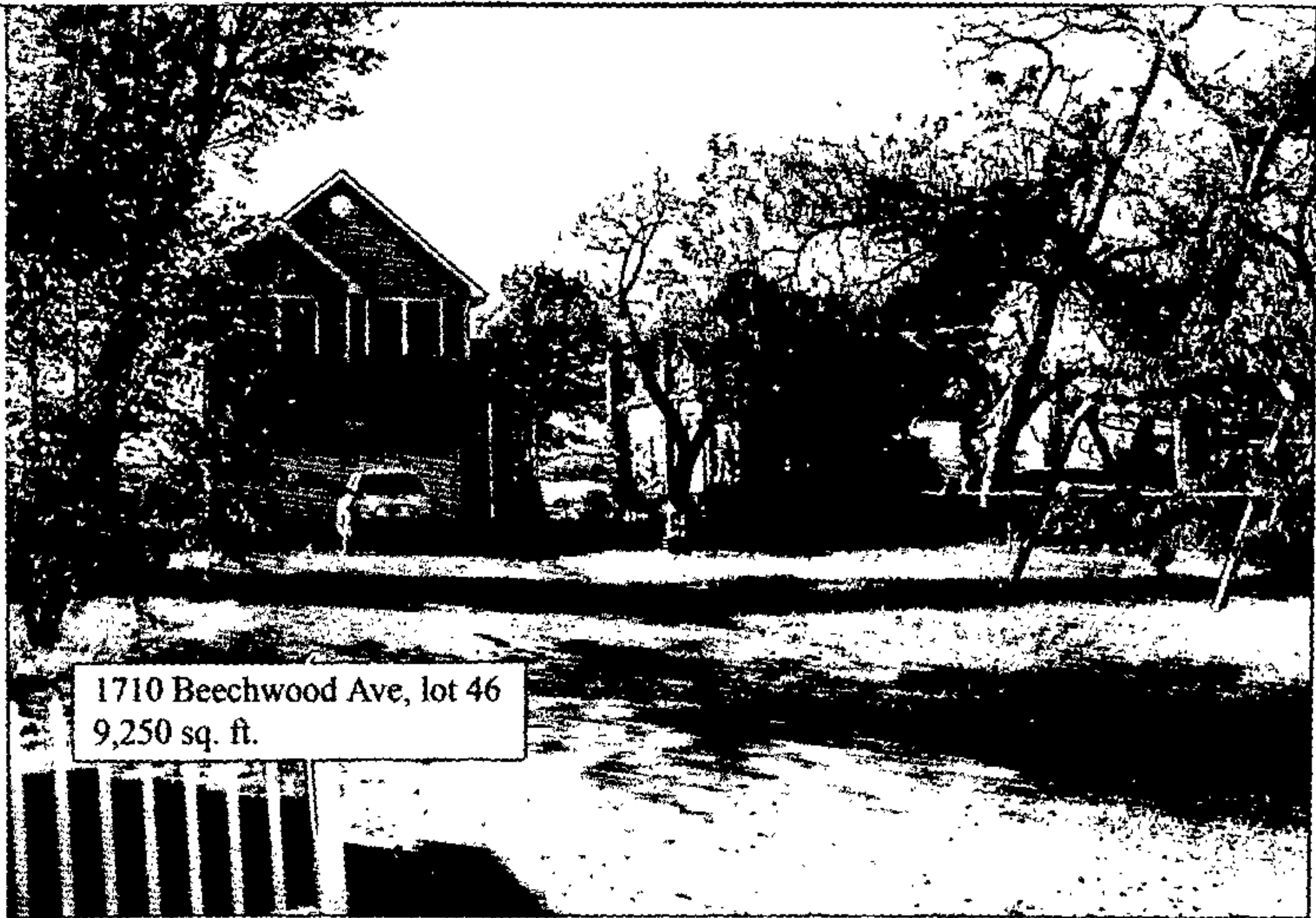
1313 Kelly Case Lane, lot 149
49,658 sq. ft.

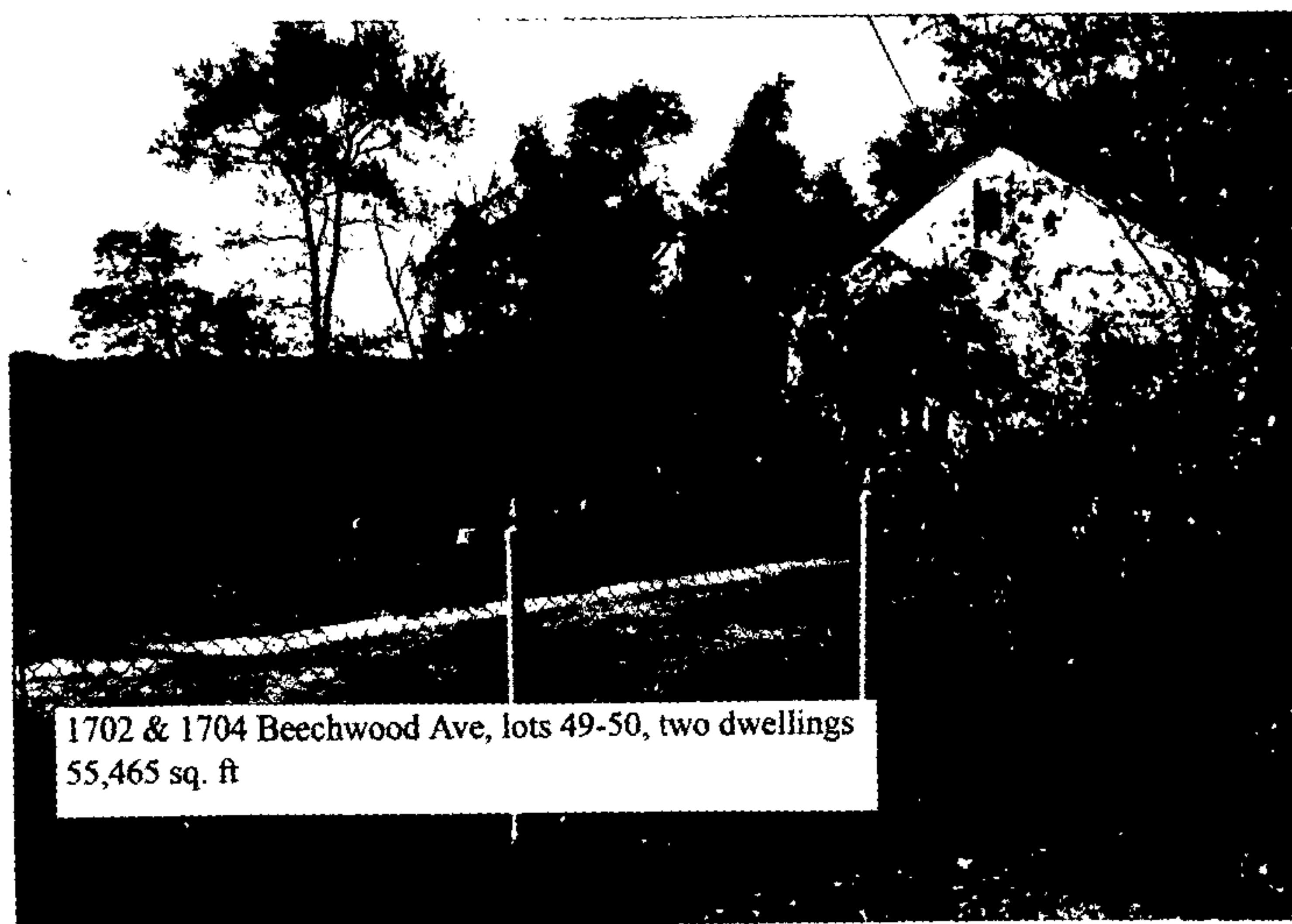


1205 Kelly Case Lane, lots 132-139

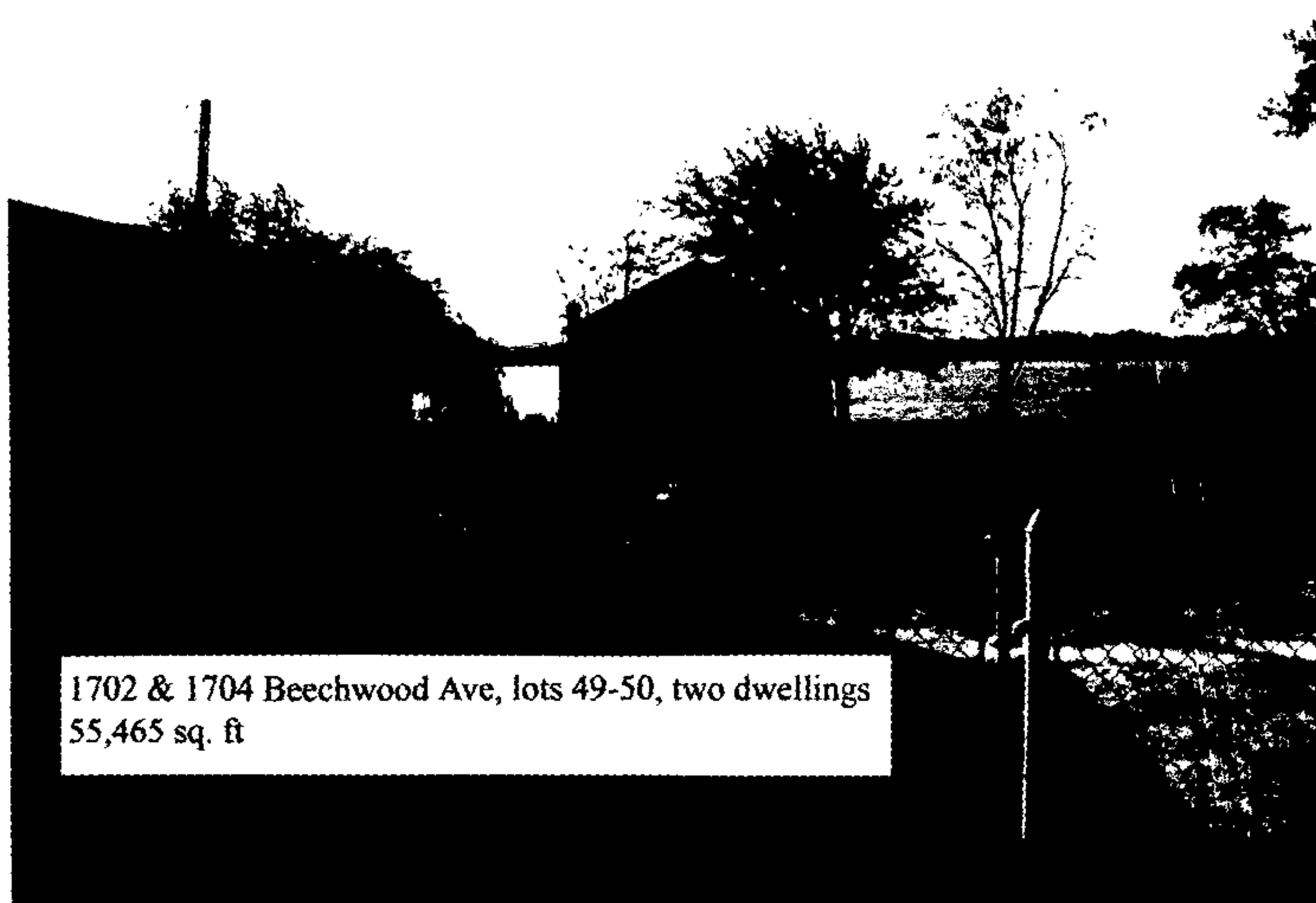


1217 Evergreen Lane, lot 113
20,100 sq. ft.

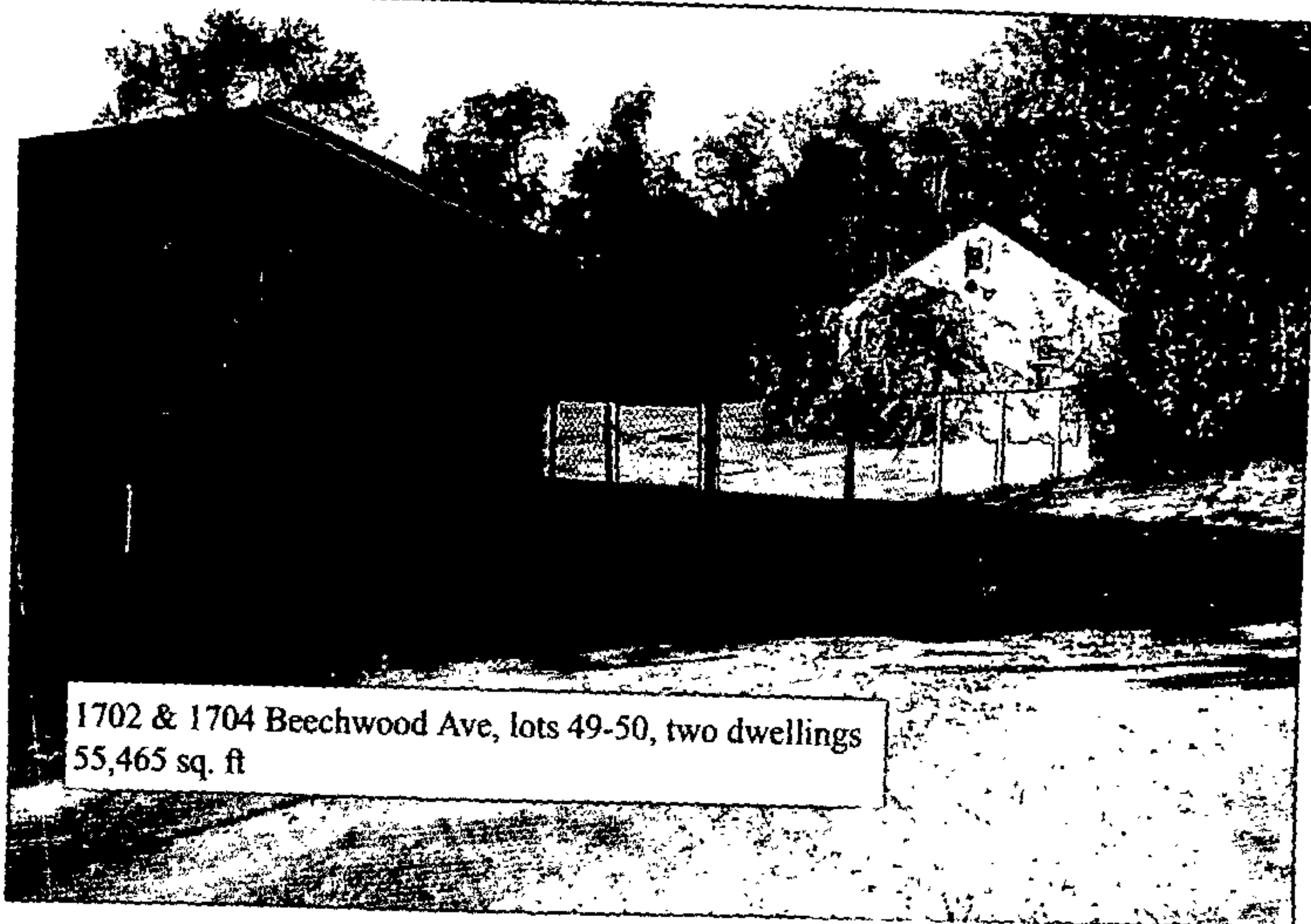


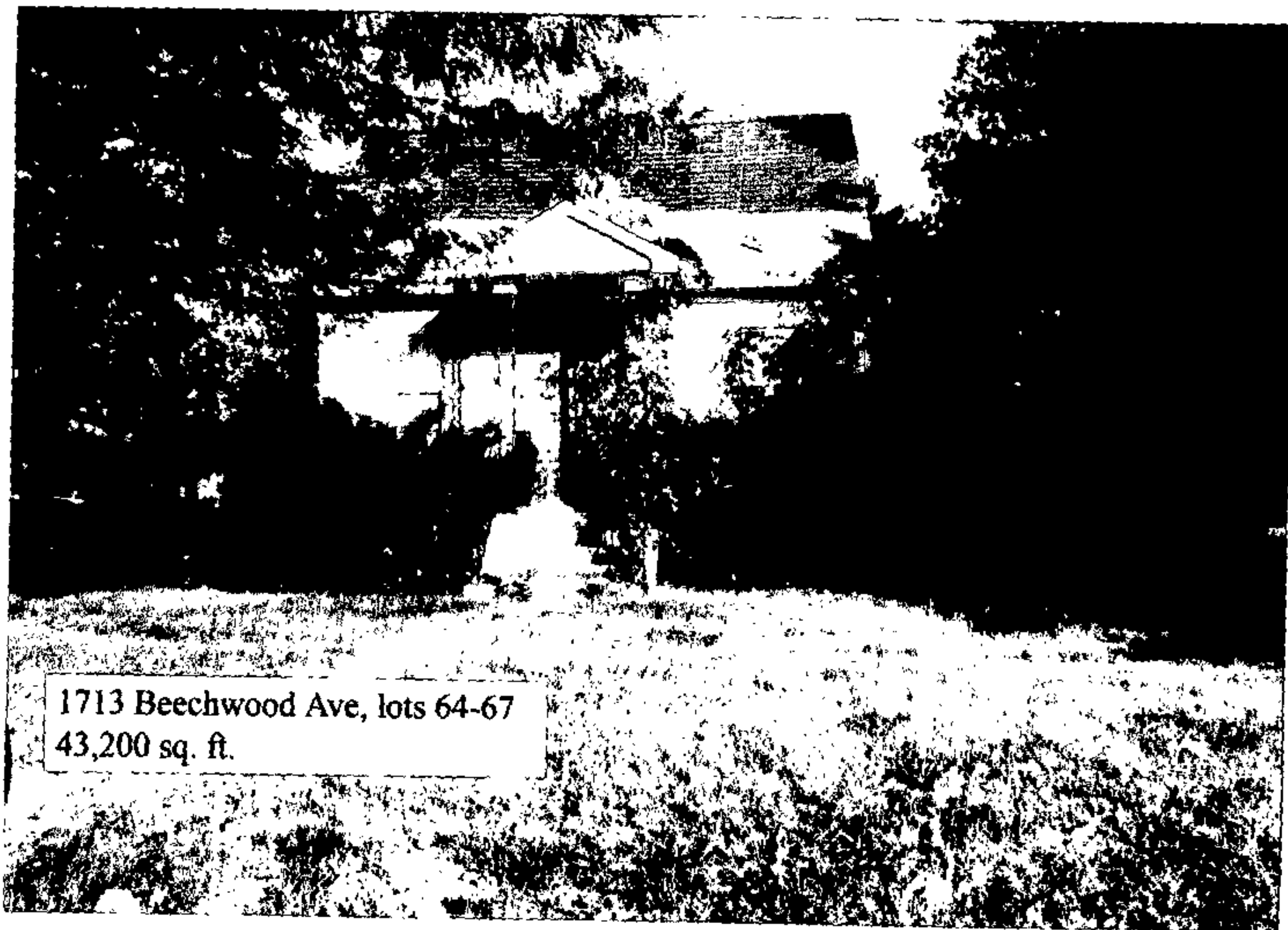


1702 & 1704 Beechwood Ave, lots 49-50, two dwellings
55,465 sq. ft

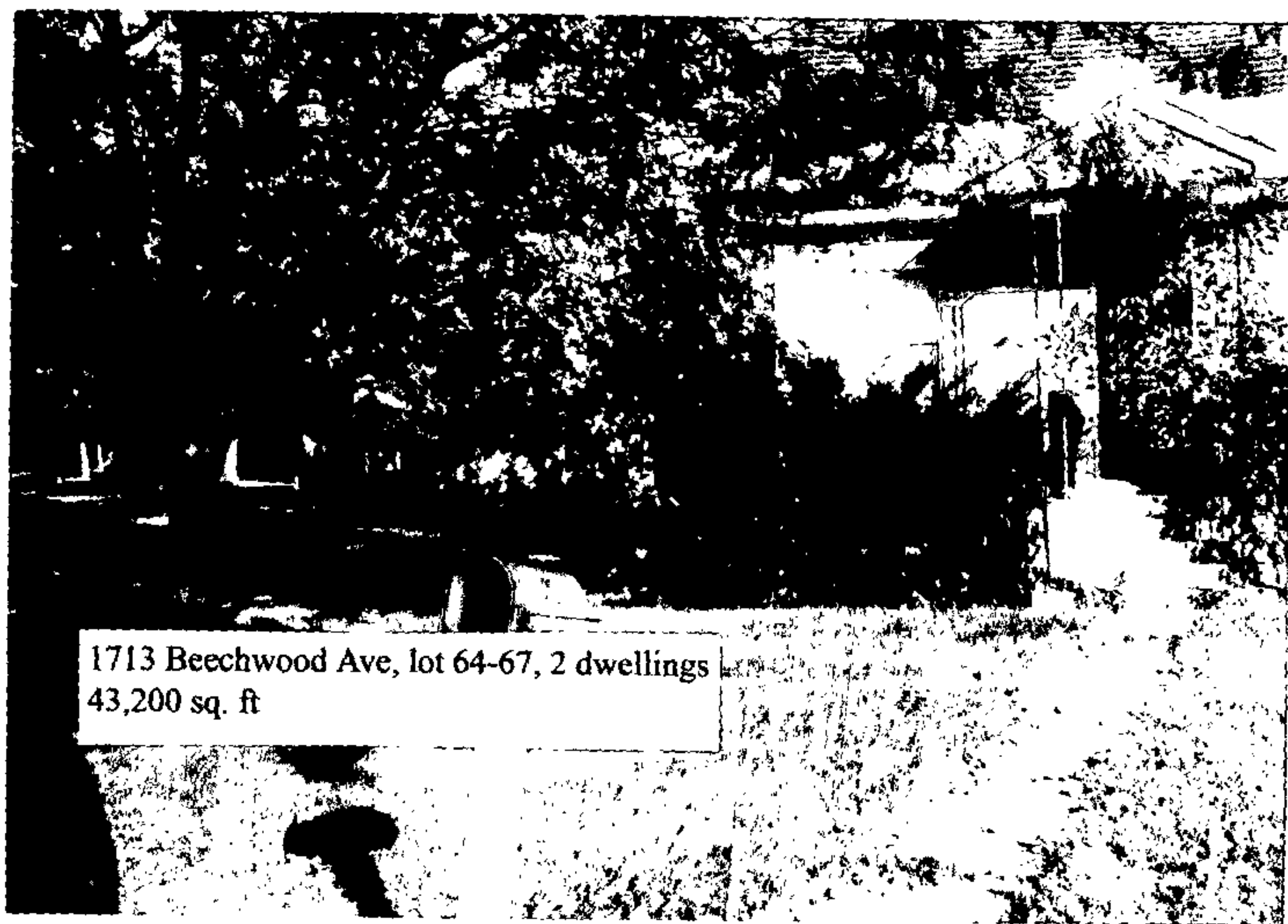


1702 & 1704 Beechwood Ave, lots 49-50, two dwellings
55,465 sq. ft

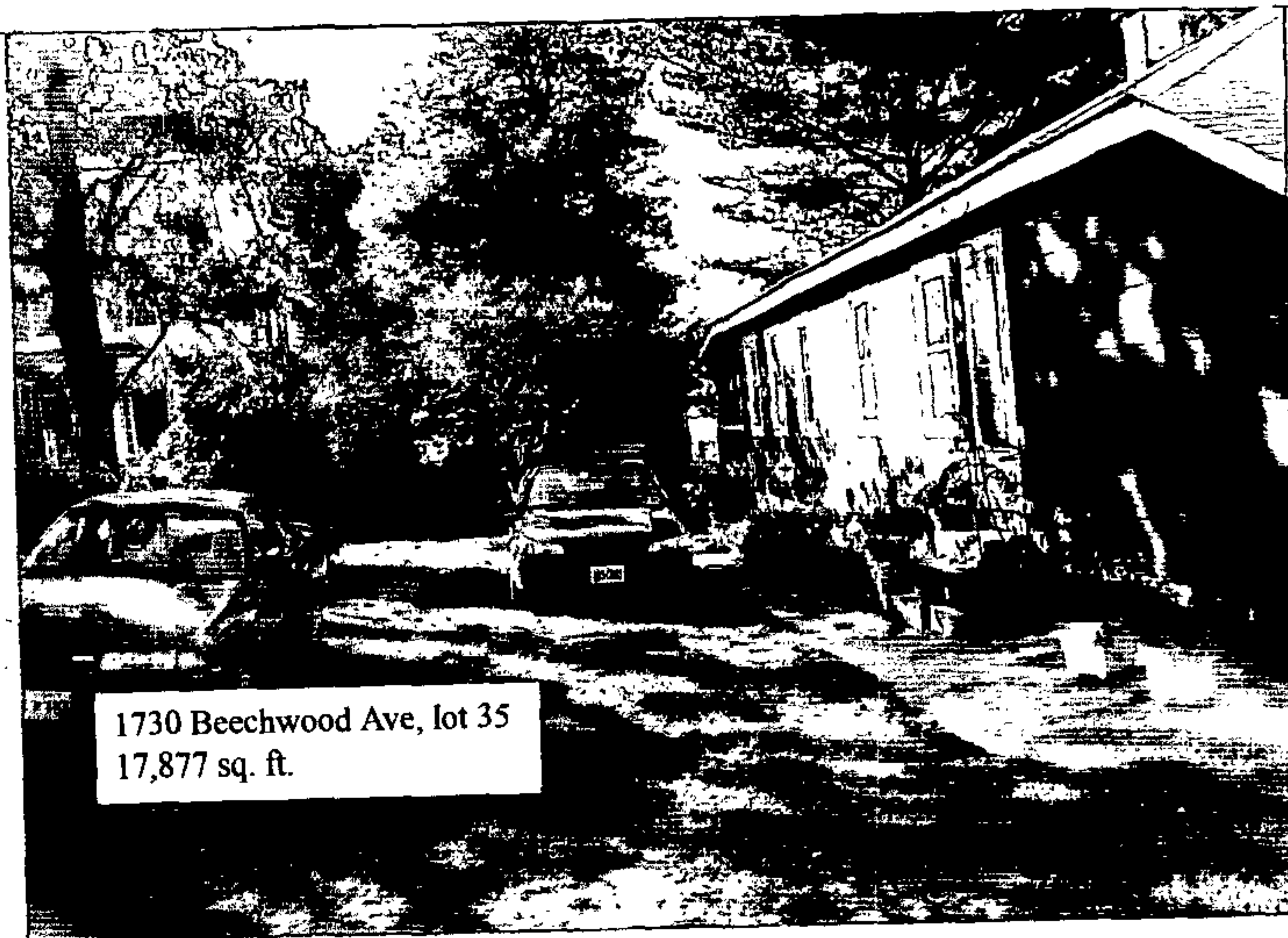


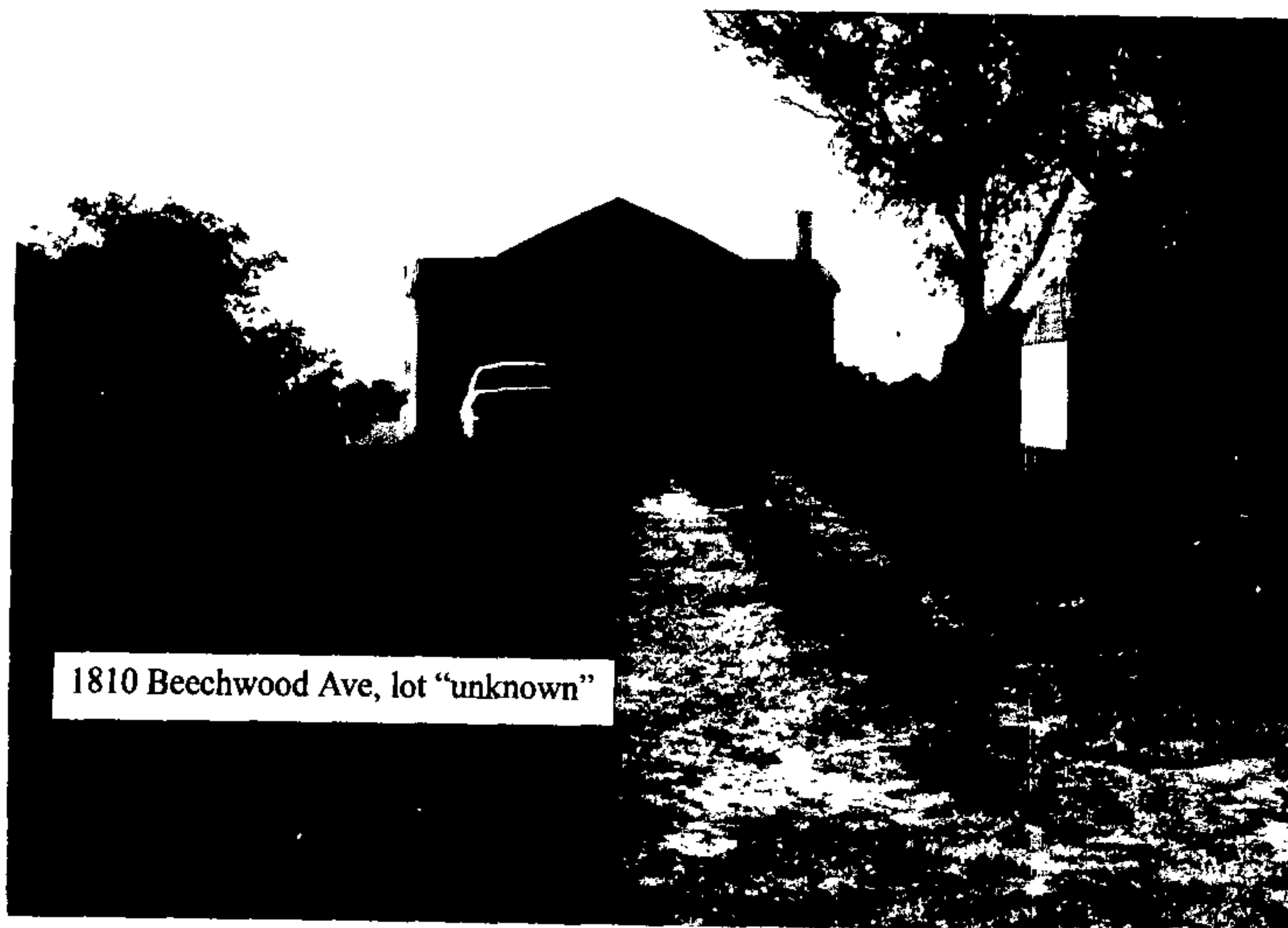


1713 Beechwood Ave, lots 64-67
43,200 sq. ft.

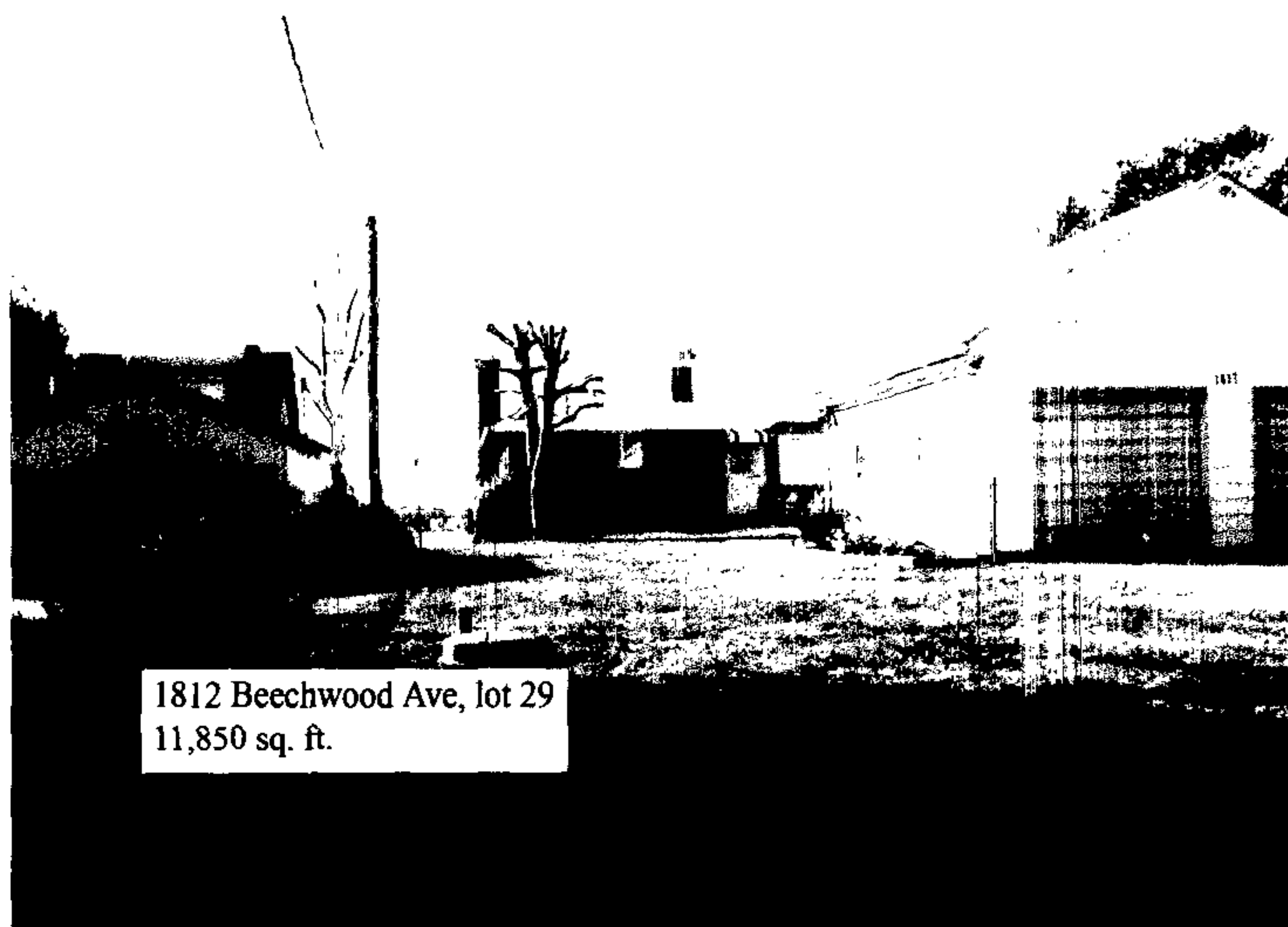


1713 Beechwood Ave, lot 64-67, 2 dwellings
43,200 sq. ft

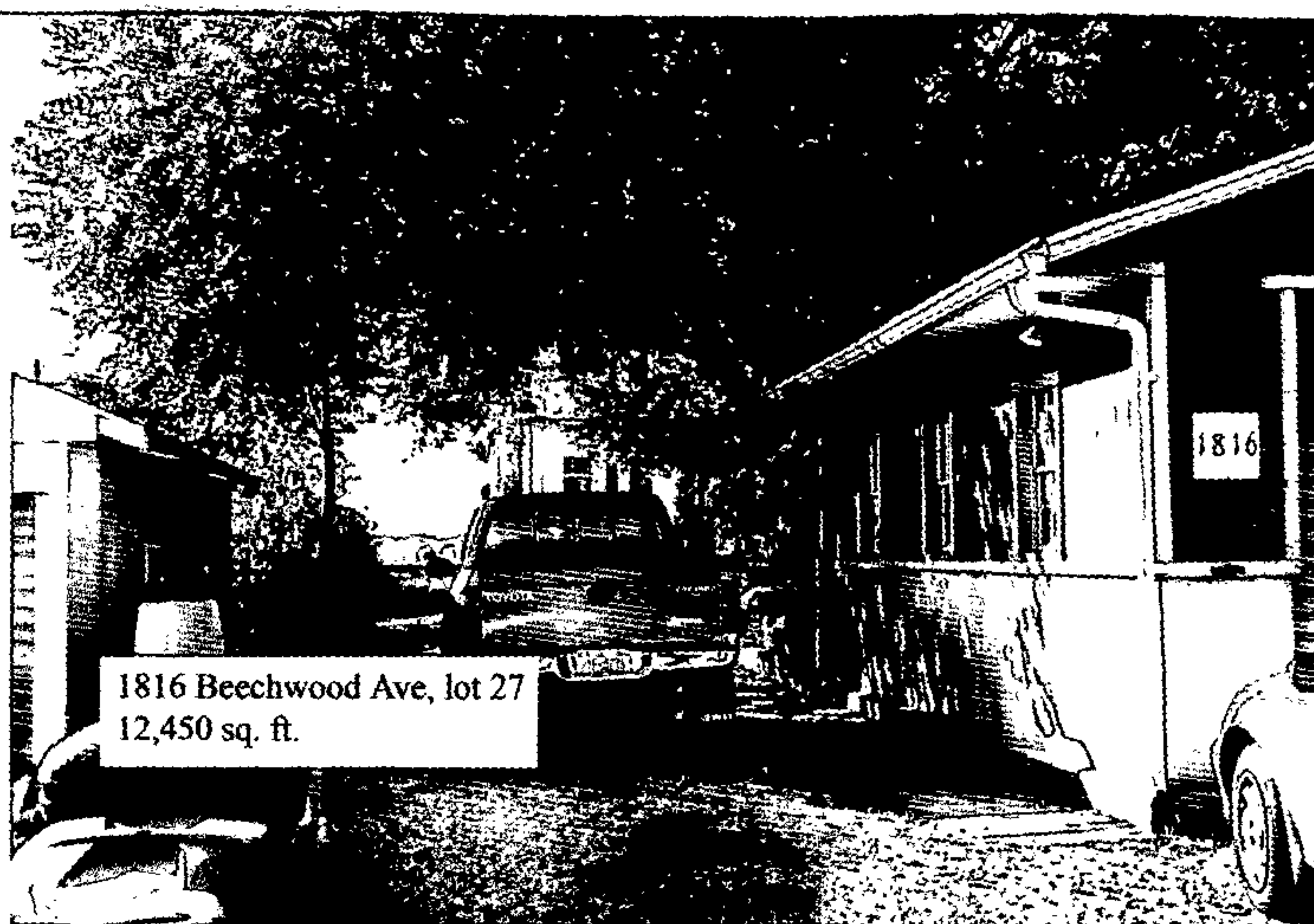
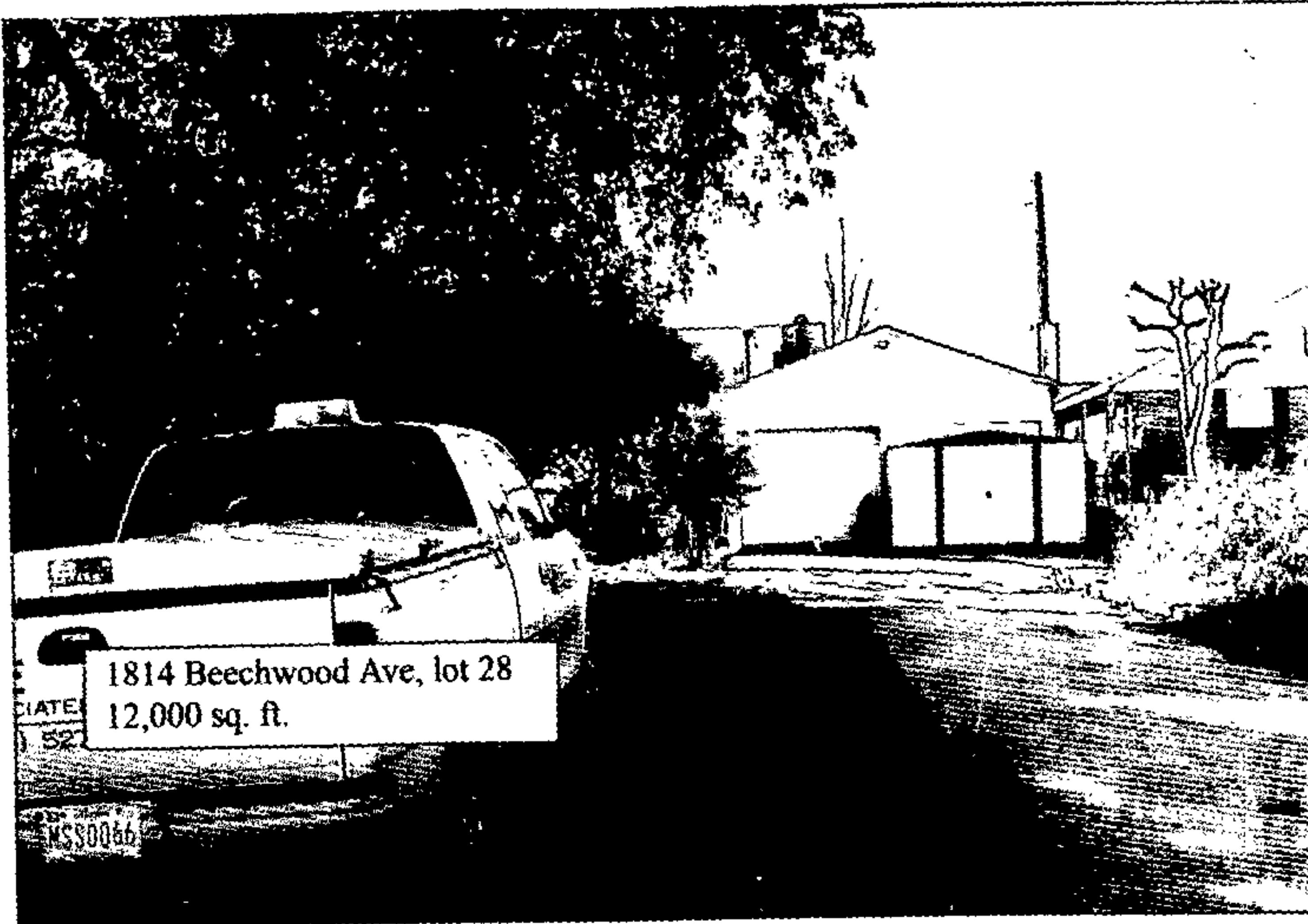


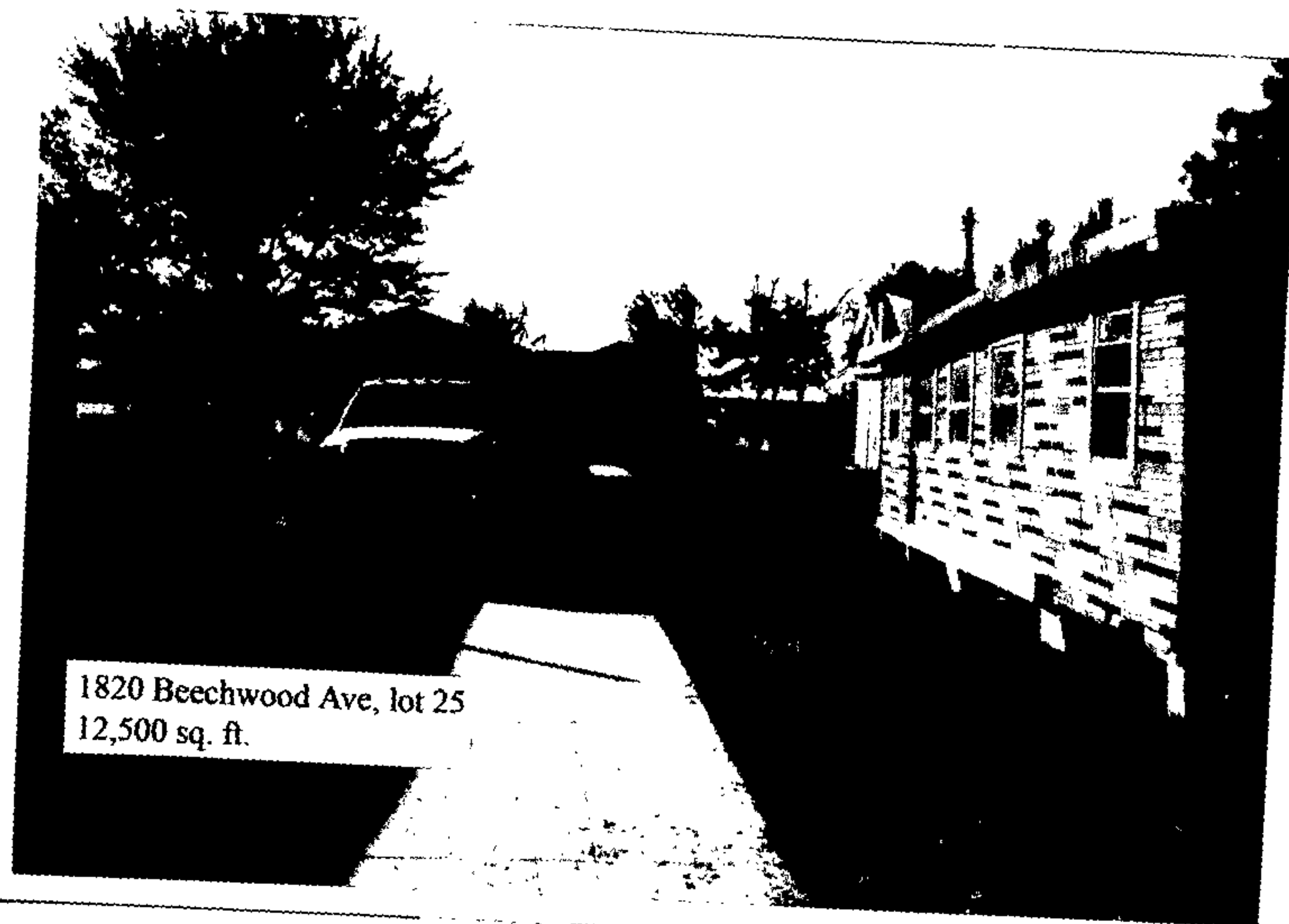
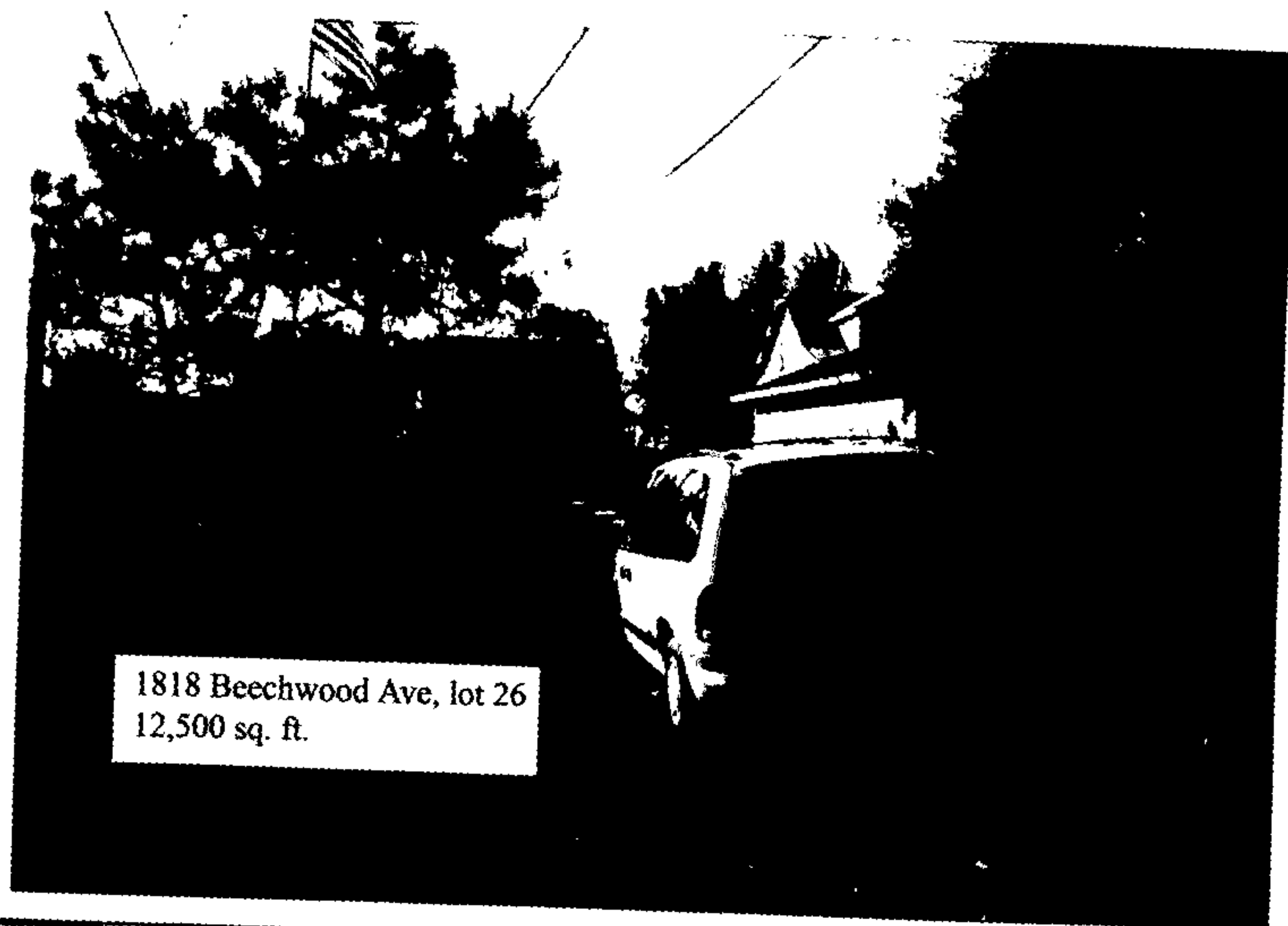


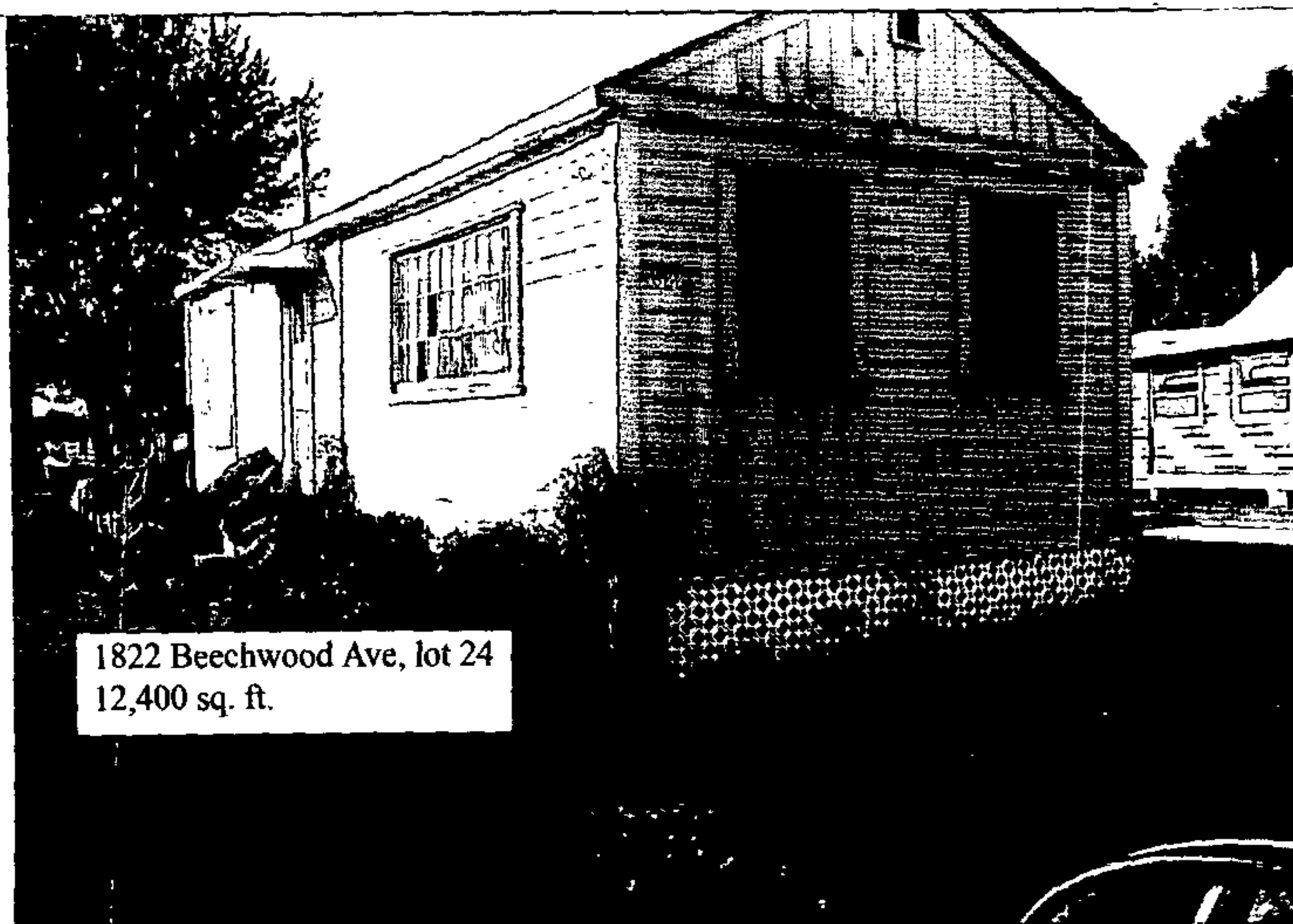
1810 Beechwood Ave, lot "unknown"



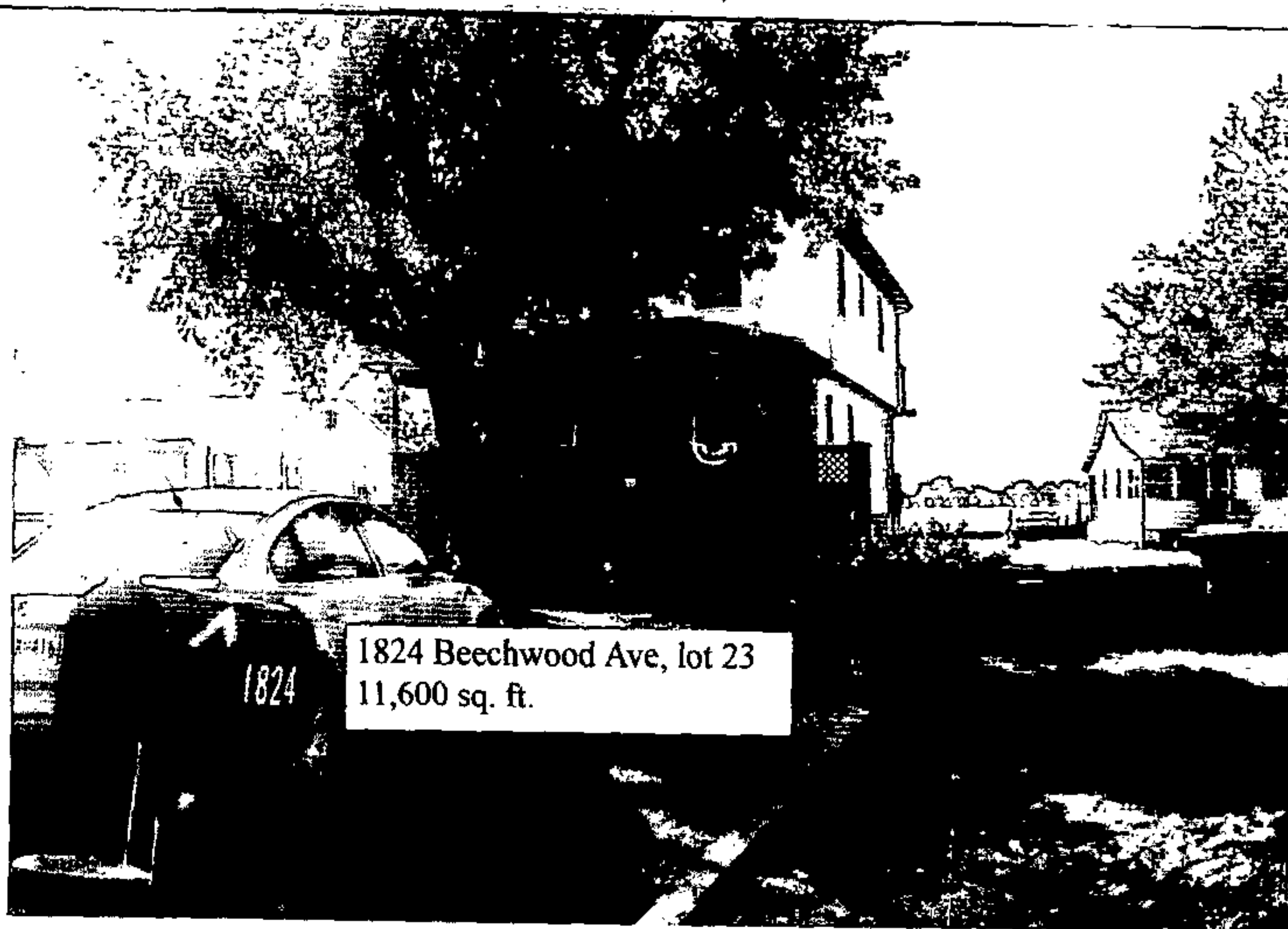
1812 Beechwood Ave, lot 29
11,850 sq. ft.



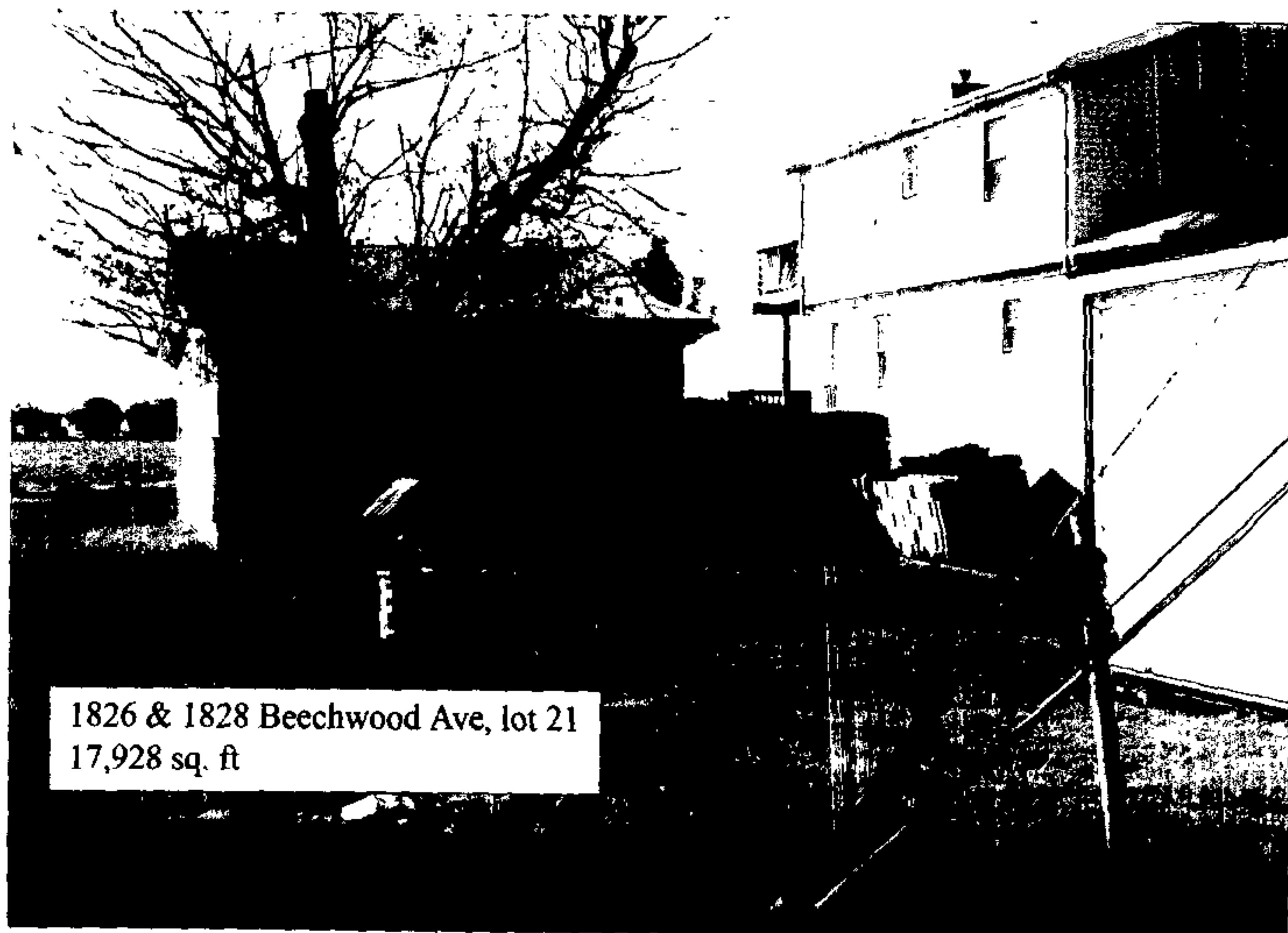


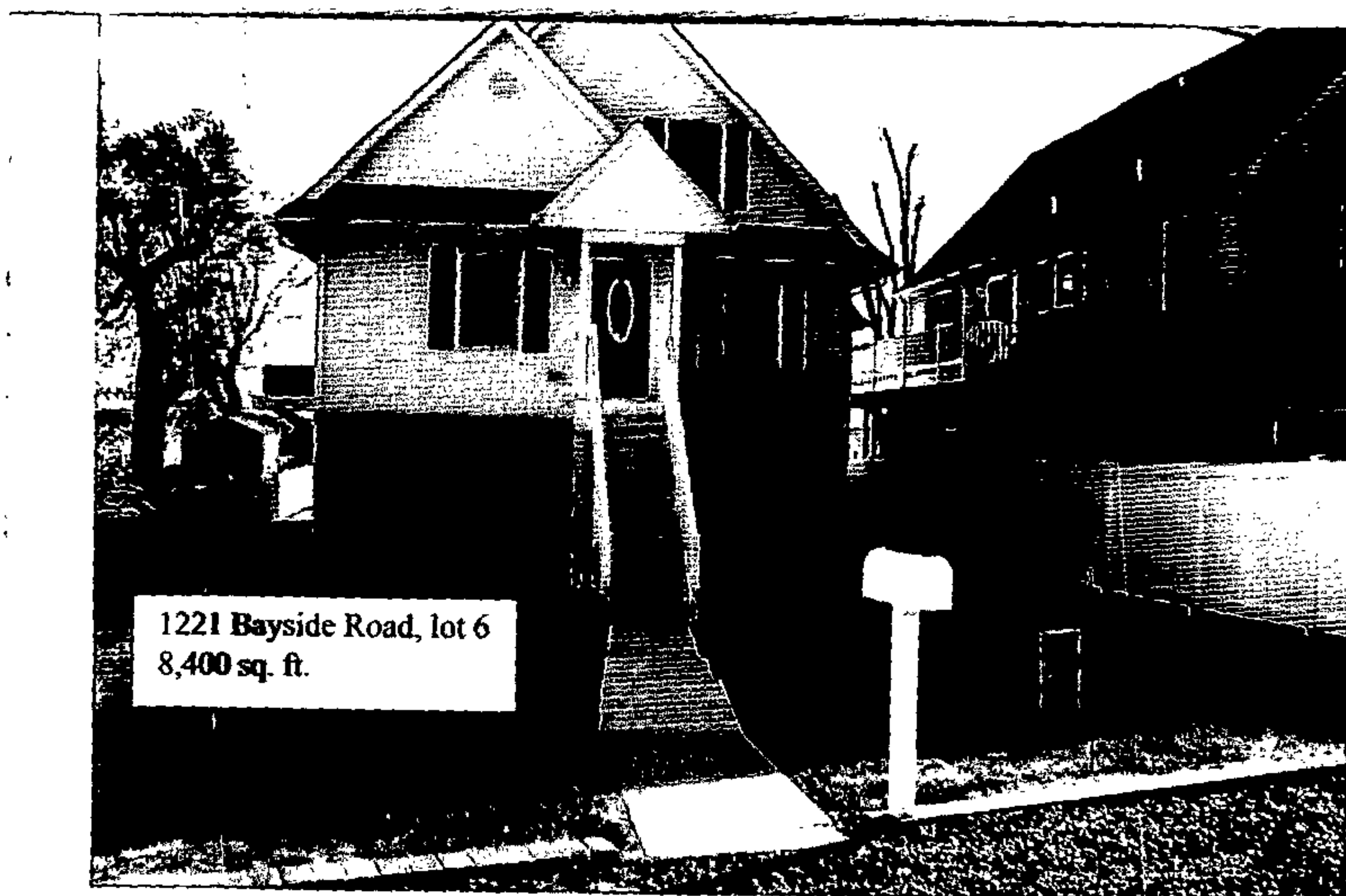
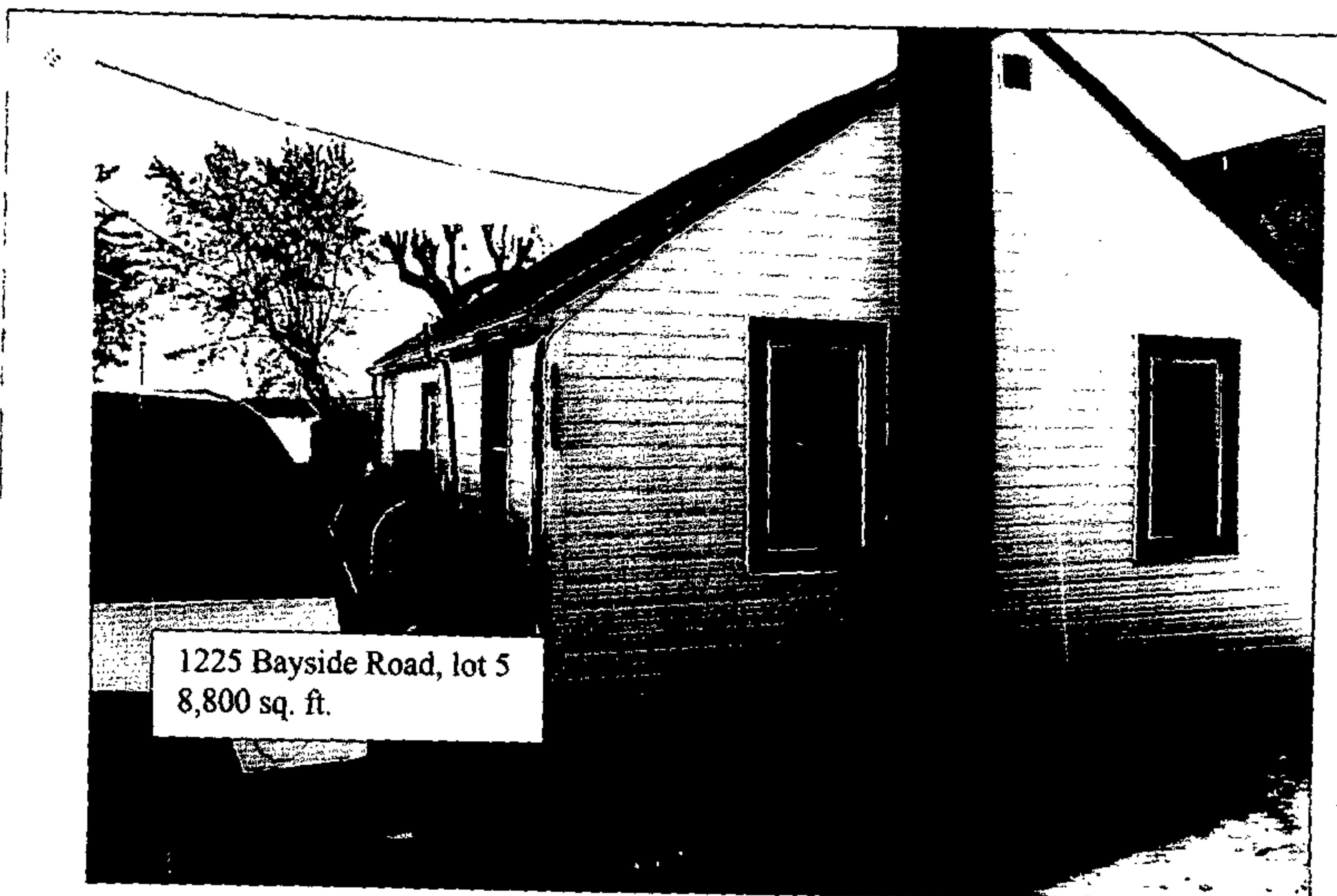


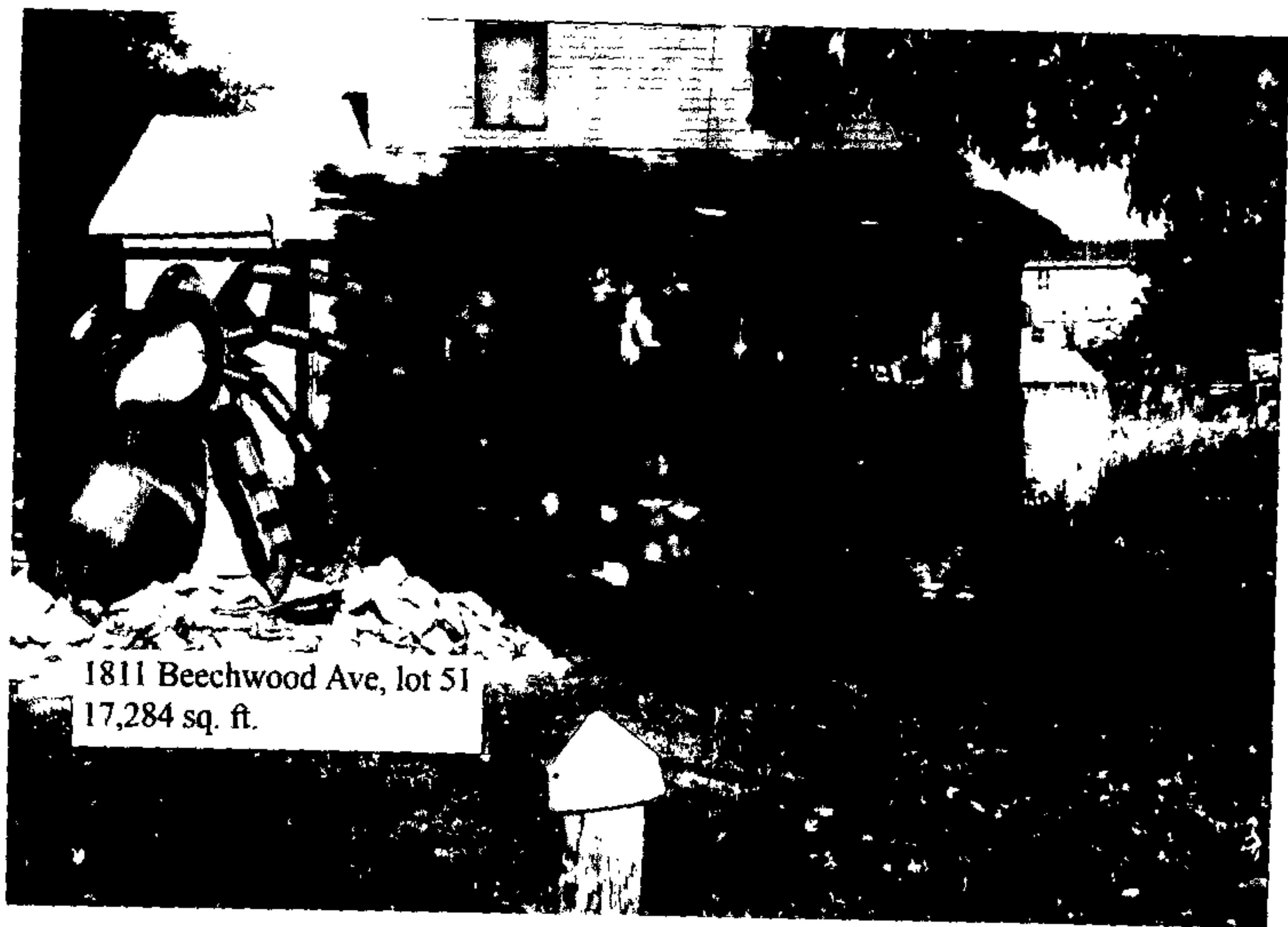
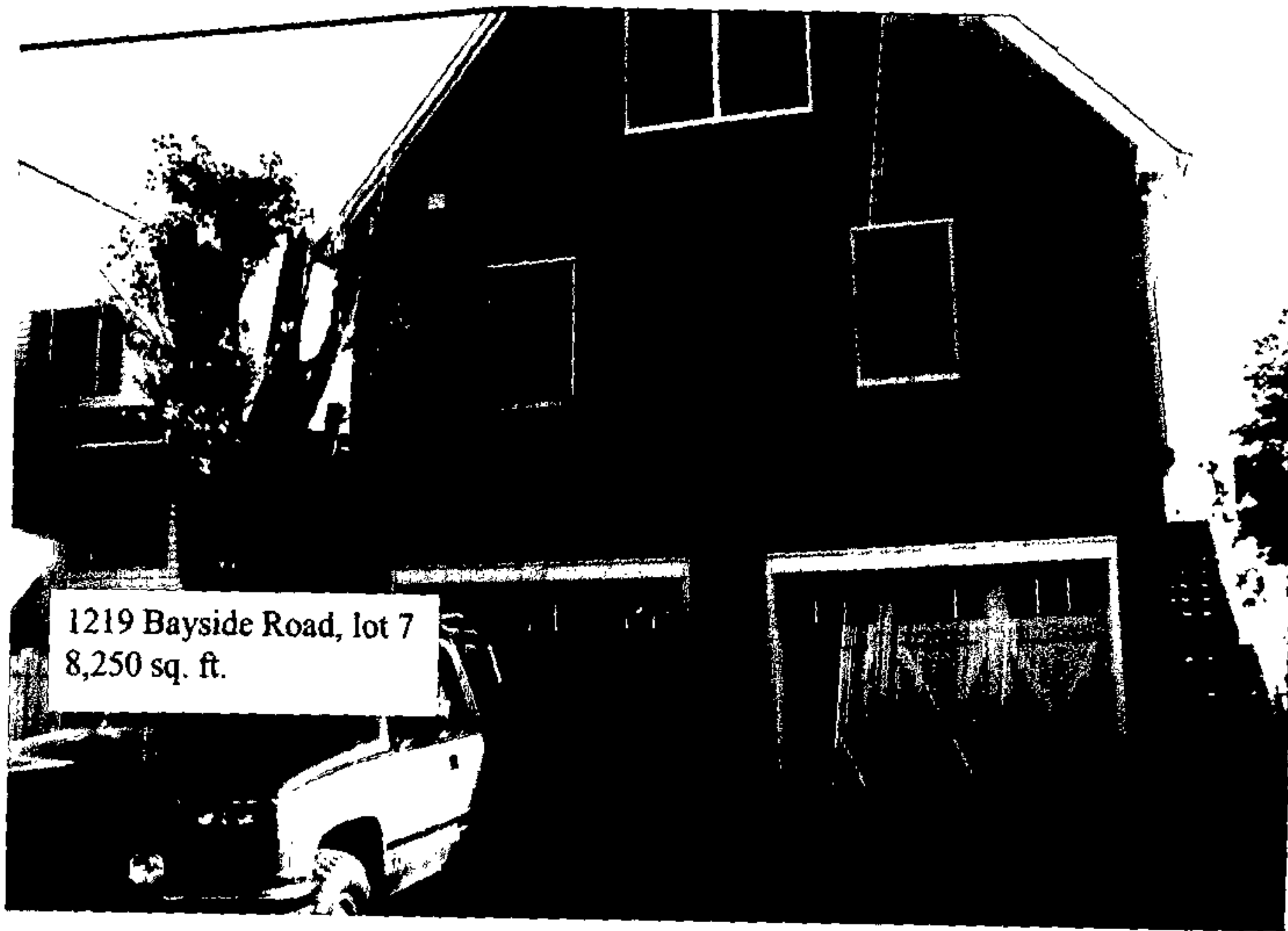
1822 Beechwood Ave, lot 24
12,400 sq. ft.

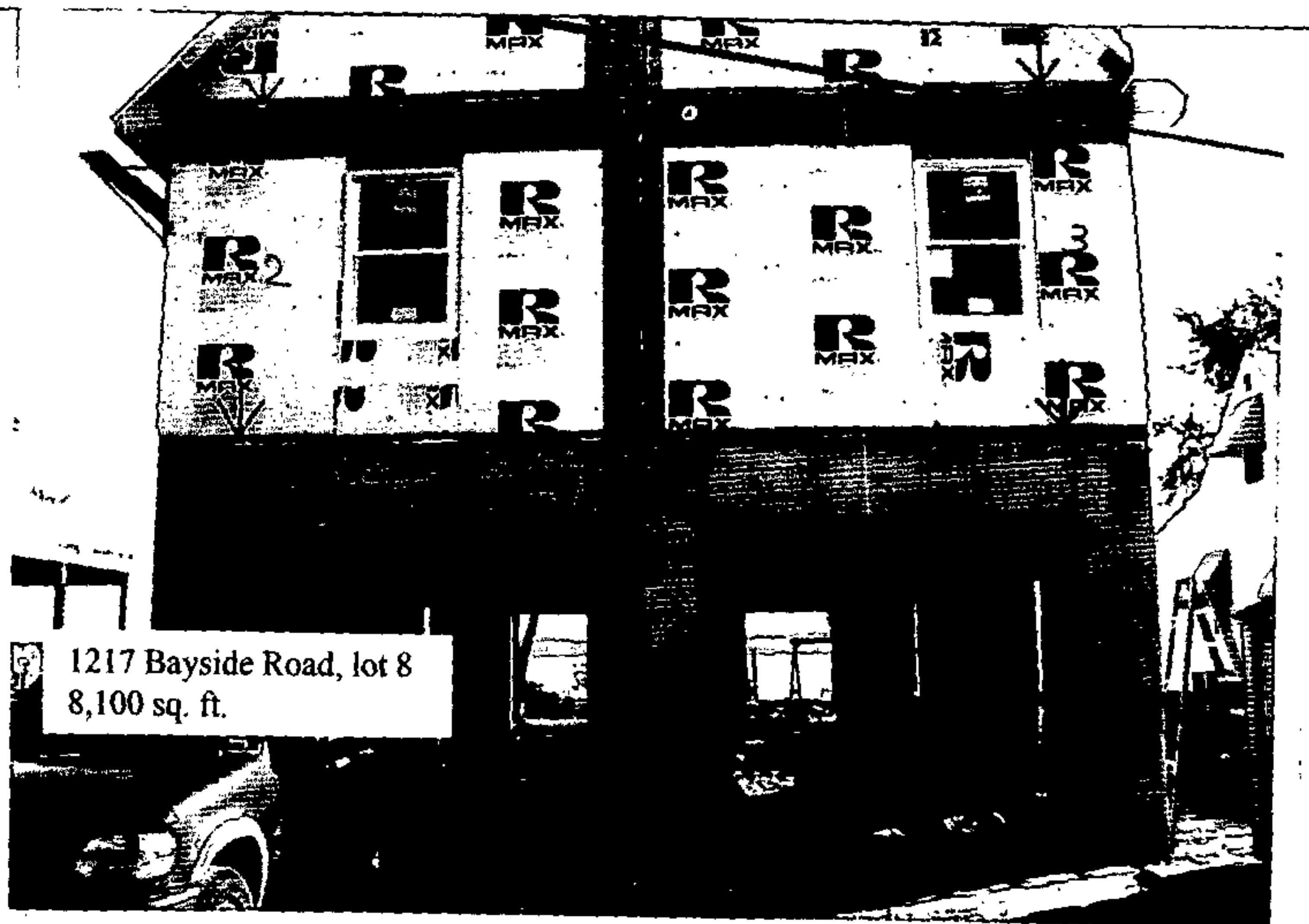


1824 Beechwood Ave, lot 23
11,600 sq. ft.

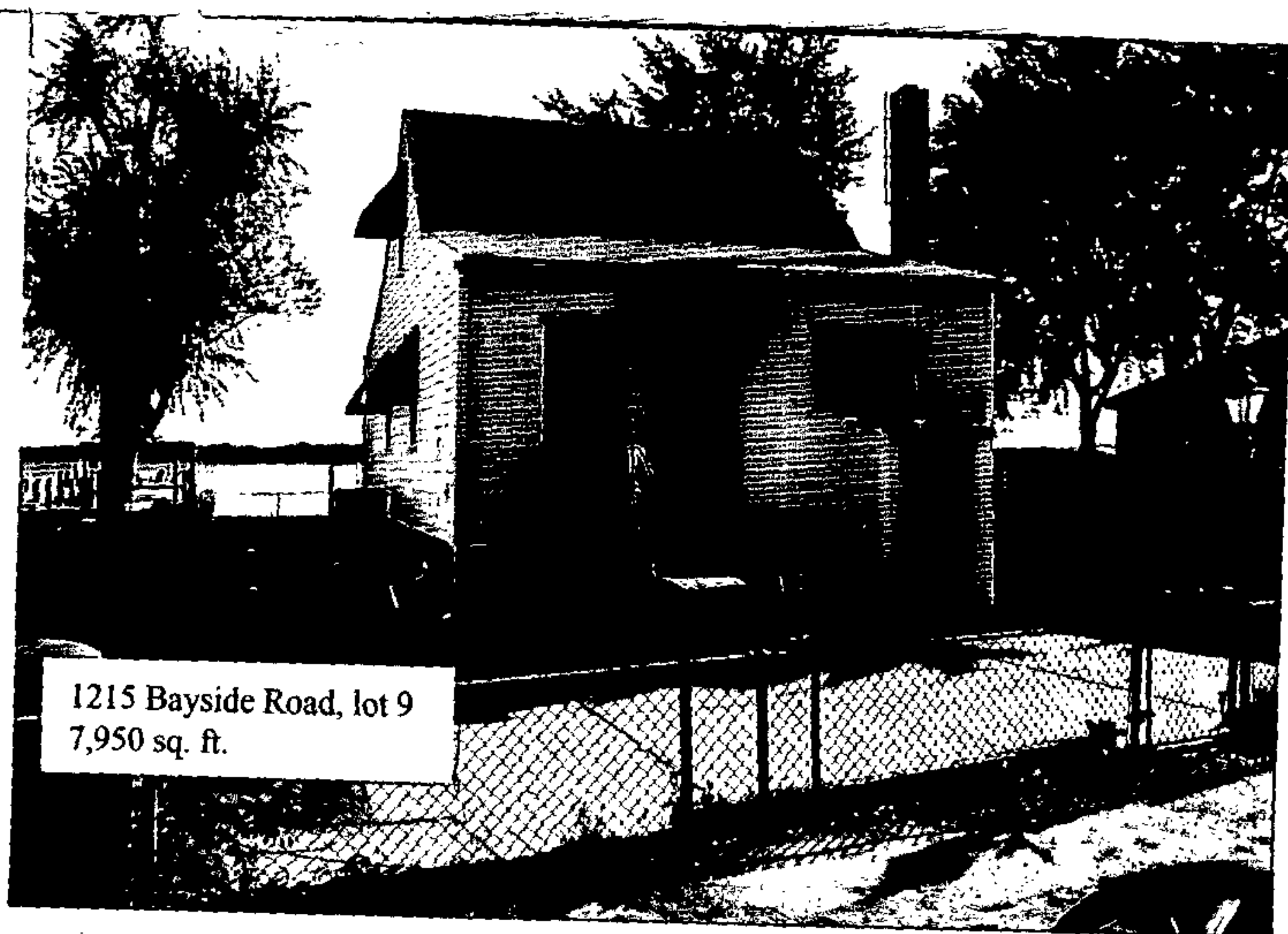




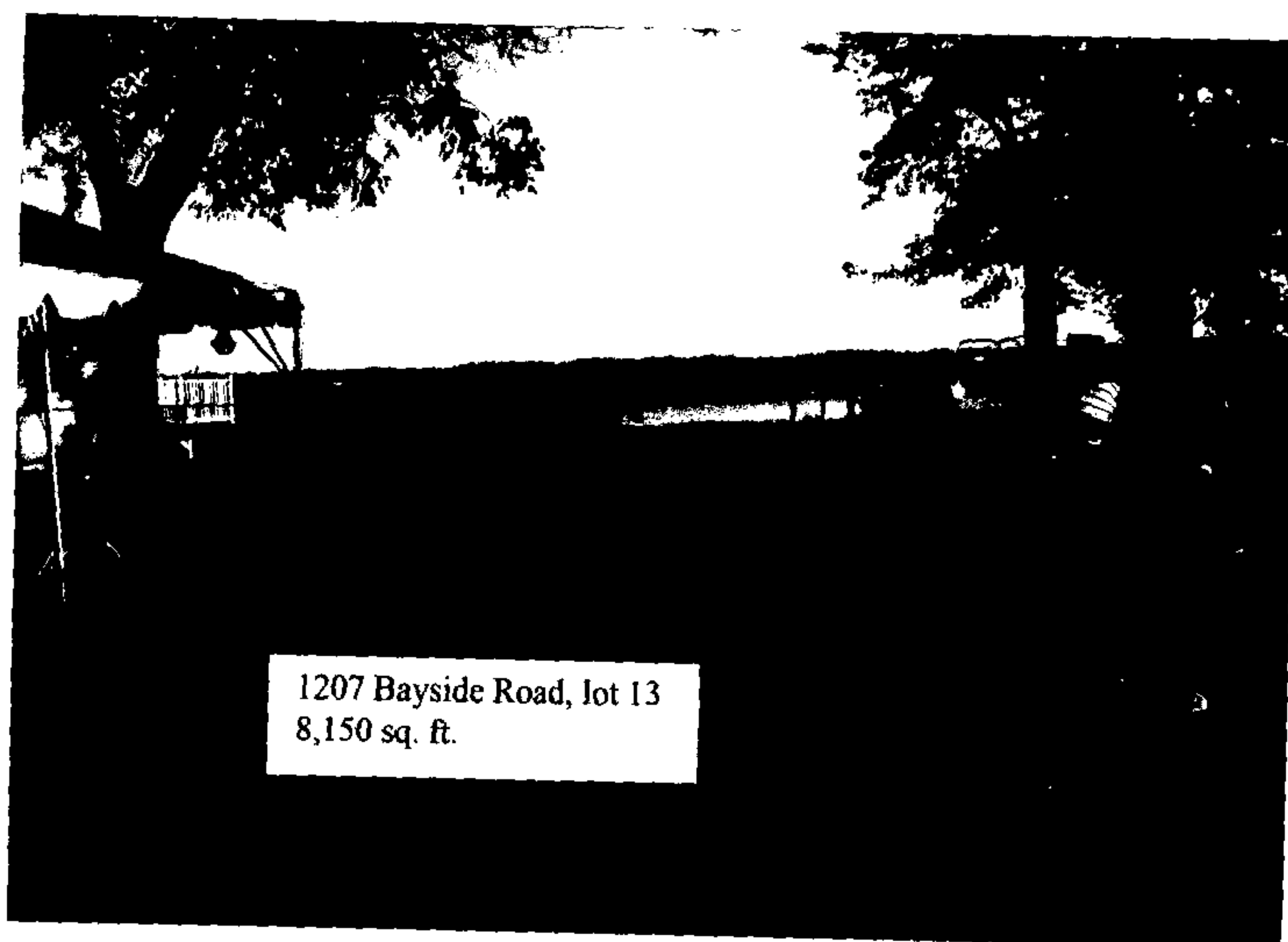
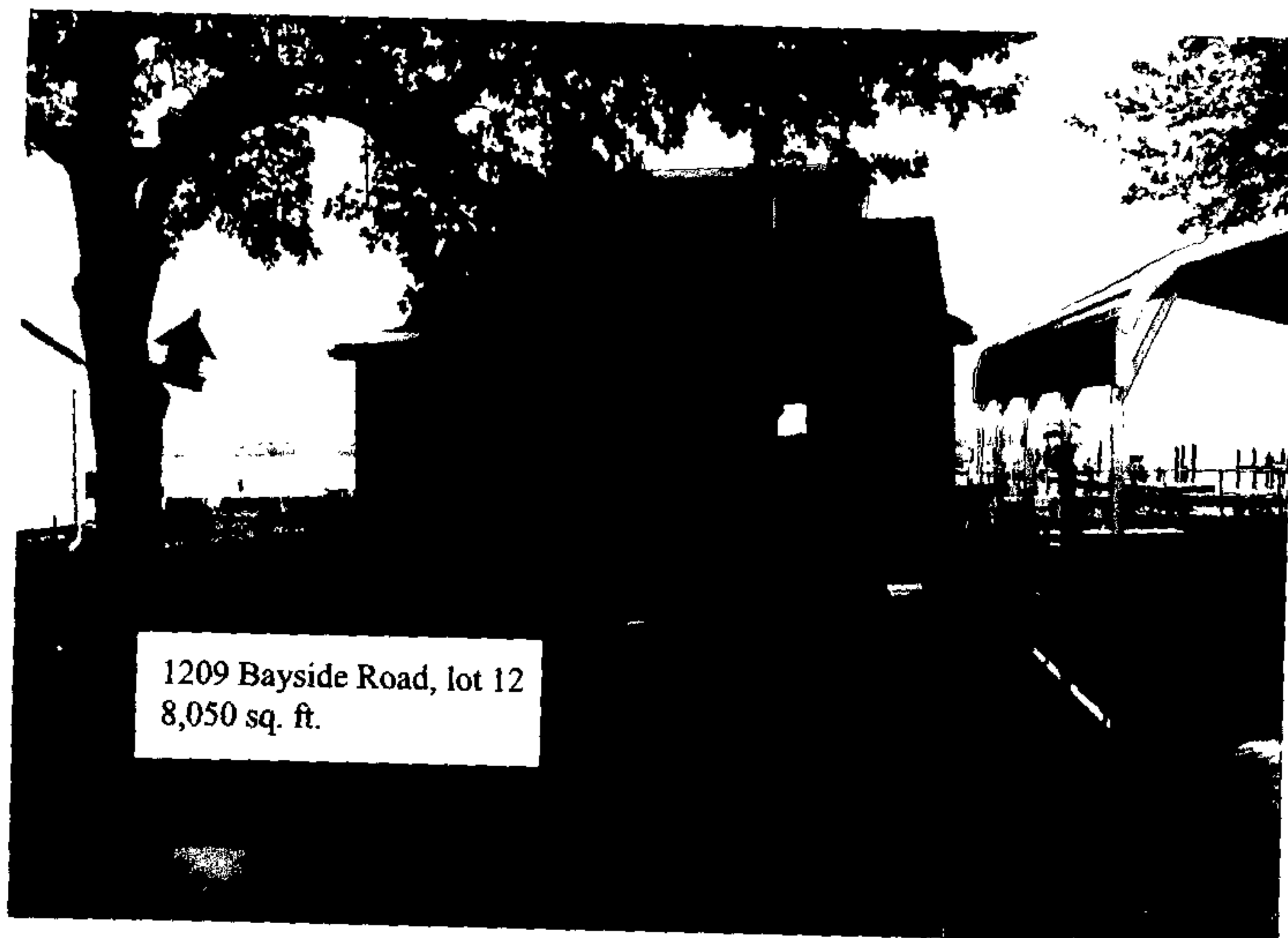


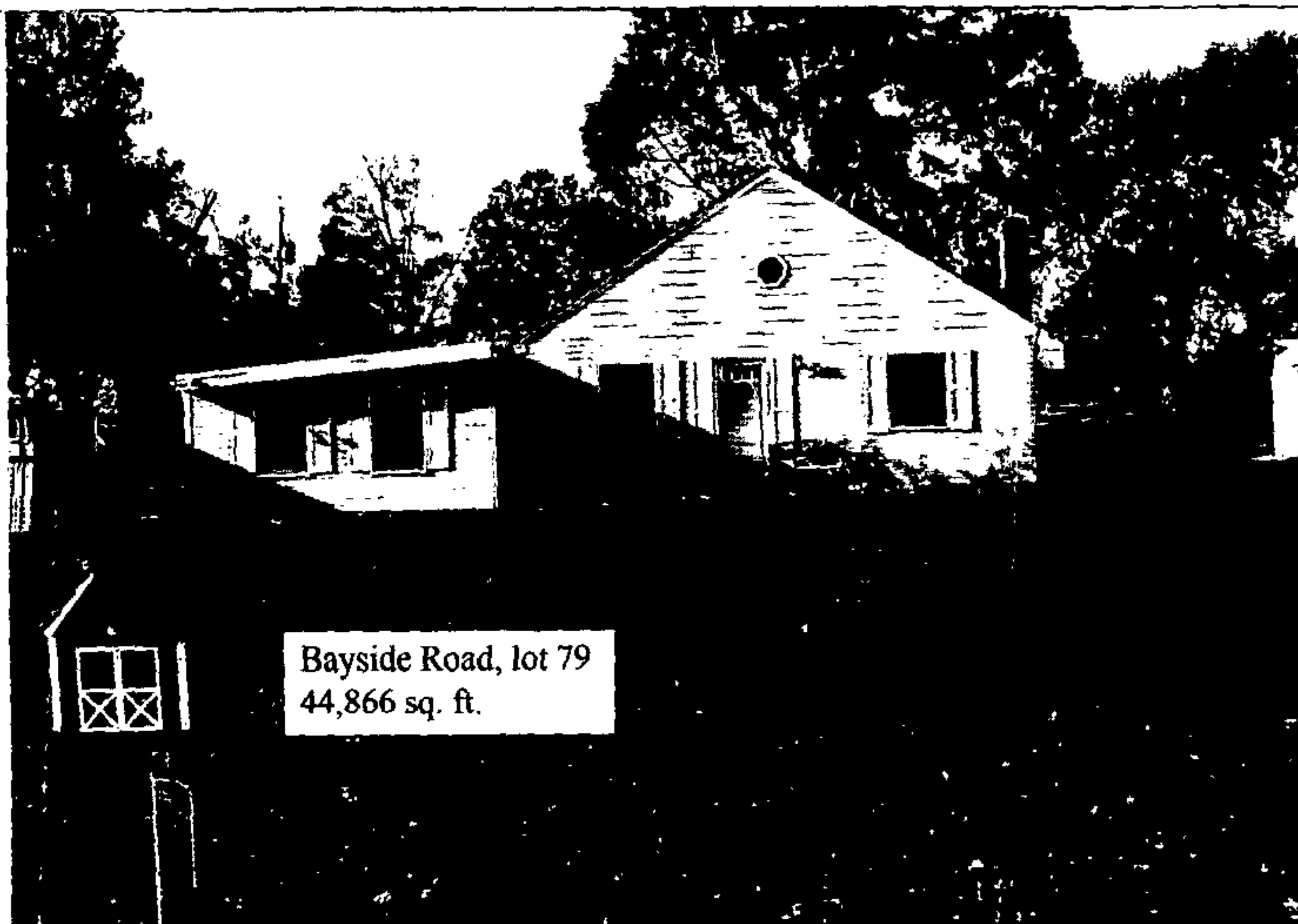


1217 Bayside Road, lot 8
8,100 sq. ft.

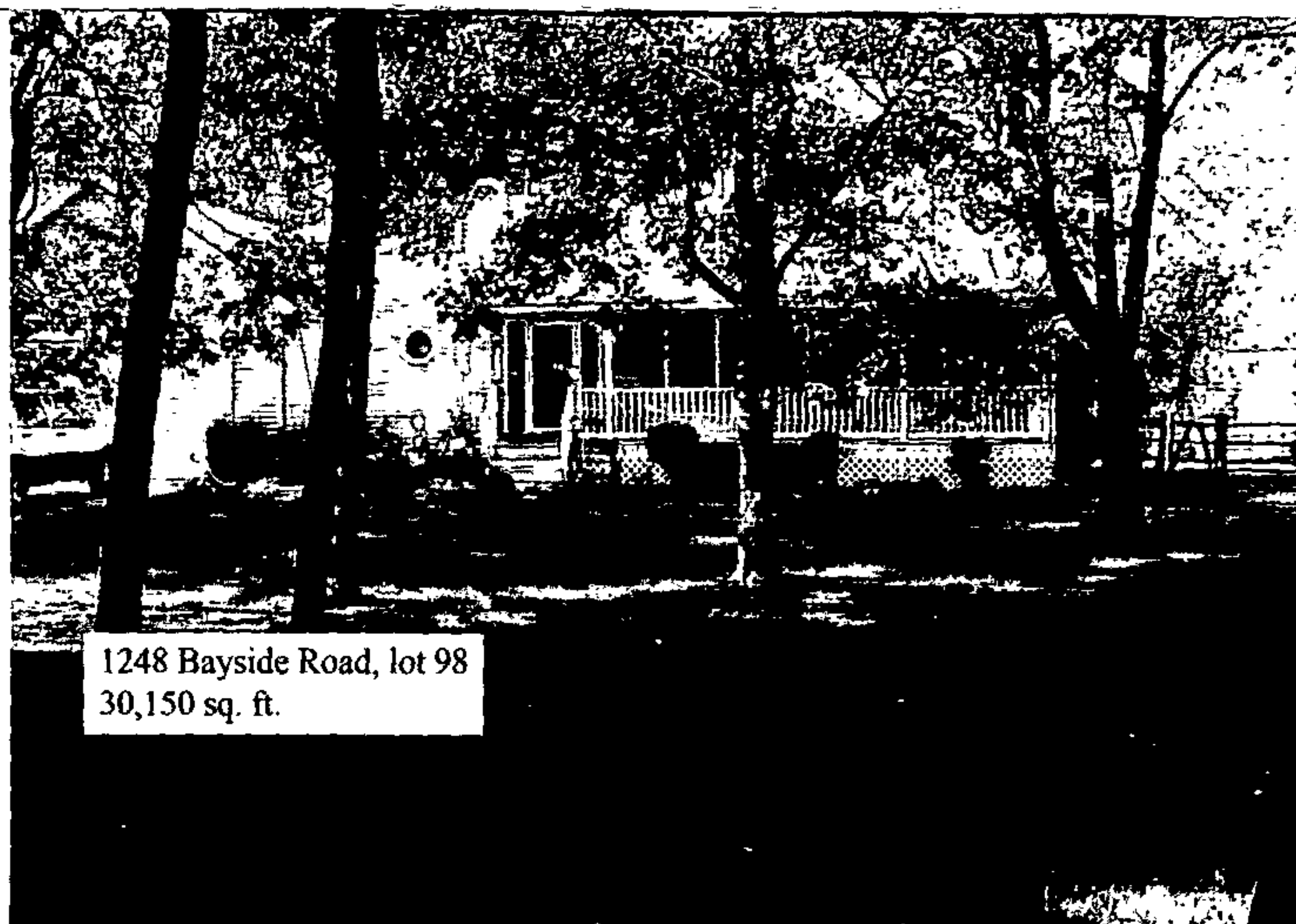


1215 Bayside Road, lot 9
7,950 sq. ft.





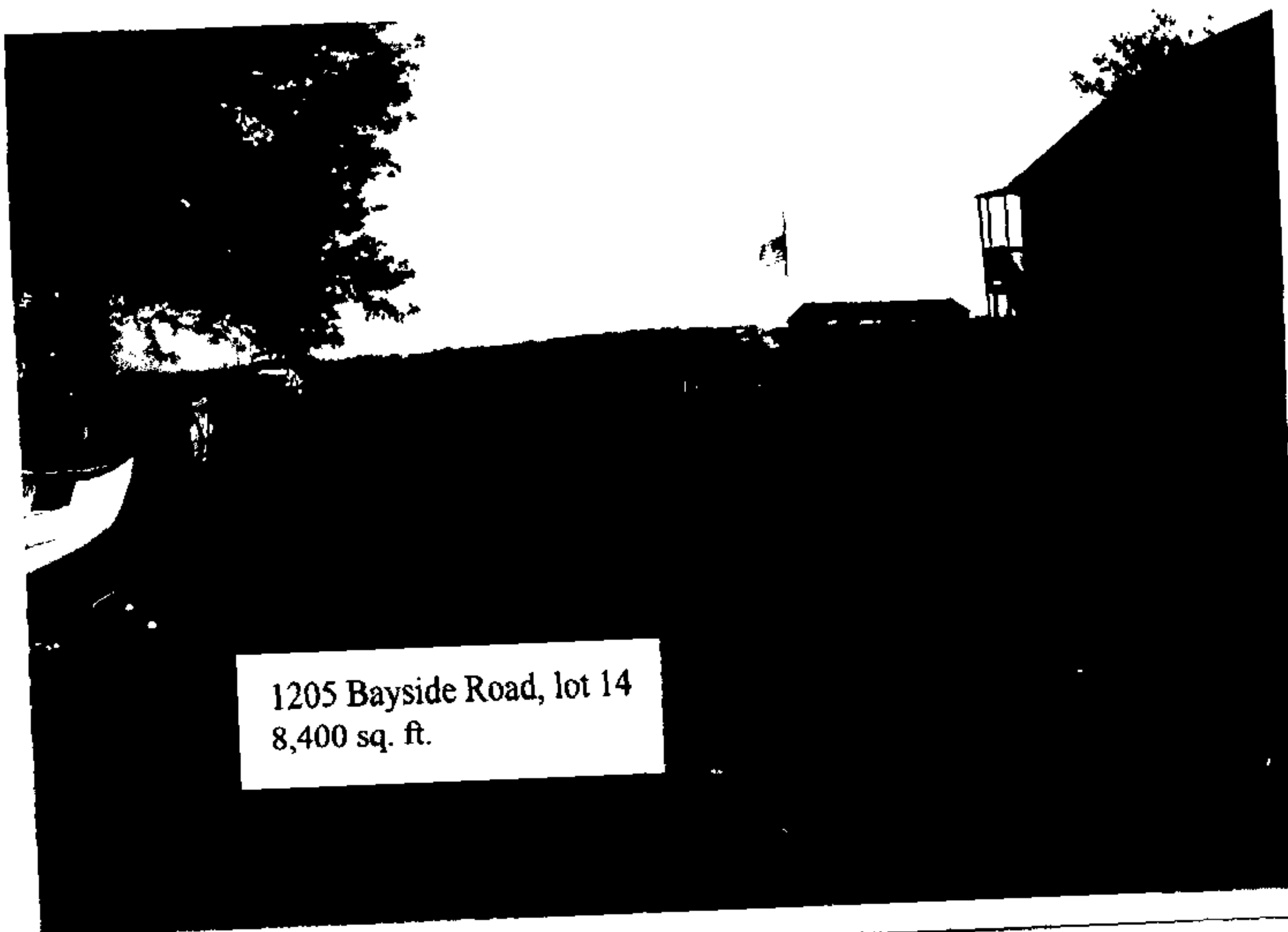
Bayside Road, lot 79
44,866 sq. ft.



1248 Bayside Road, lot 98
30,150 sq. ft.



1113 Cedar Road, lot 101
40,075 sq. ft.



1205 Bayside Road, lot 14
8,400 sq. ft.