

IN RE: PETITION FOR VARIANCE

N side of Cockeys Mill Rd., 300 ft. west
of centerline of Franklin Valley
4th Election District
4th Councilmanic District
(621 Cockeys Mill Road)

Adam McGettigan
Petitioner

* BEFORE THE
*
* DEPUTY ZONING COMMISSIONER
*
* OF BALTIMORE COUNTY
*
* CASE NO. 06-154-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Adam McGettigan. The Petitioner is requesting variance relief for property located at 621 Cockeys Mill Road. Variance relief is requested from Section 1A00.3.B.3 (1970 RDP) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 40-foot side yard setbacks in lieu of the required 50-foot.

A Notice of Zoning hearing was published in "The Jeffersonian" newspaper on October 6, 2005 to notify any interested persons of the scheduled hearing date. Since there was no record of the original posting, it was re-posted on November 7, 2005.

Applicable Law

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

ORDER RECEIVED FOR FILING

Date

By

12-12-05
Deputy Zoning Commissioner

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."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the variance request was Adam McGettigan, Petitioner. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. McGettigan indicated that he recently purchased the subject 3.2 acre vacant lot zoned RC 4. This is Lot 13 on the Franklin Valley subdivision, which was recorded in the land records in the 1970's after review and approval by the County. Petitioner's Exhibit 1 indicates the long narrow configuration of the lot and the accompanying building restriction line. He opined that he would like to build a house on the property but that the 50-foot setback regulations resulted in a home that would be only 50-feet wide in the area indicated. He indicated that he needed to be able to offer a home 65 feet wide in order to match the larger homes going up in the neighborhood. The new home should be in the 3200 to 3500 sq. feet in area to be attractive to today's buyers.

He admitted at the hearing that the existing homes on Lot 12 and Lot 10 are approximately 50-feet wide. However, he pointed out that these homes were older and not up to standard of the homes recently built in the neighborhood. He opined that the neighborhood was changing and that only larger homes would be considered compatible at the present time.

ORDER RECEIVED FOR FILING
Date 12-12-05
By [Signature]

Findings of Fact and Conclusions of Law

I have no problem finding the property unique from a zoning standpoint. Its long narrow configuration results in the 50-foot setback regulations impacting this property differently from others in this RC 4 neighborhood.

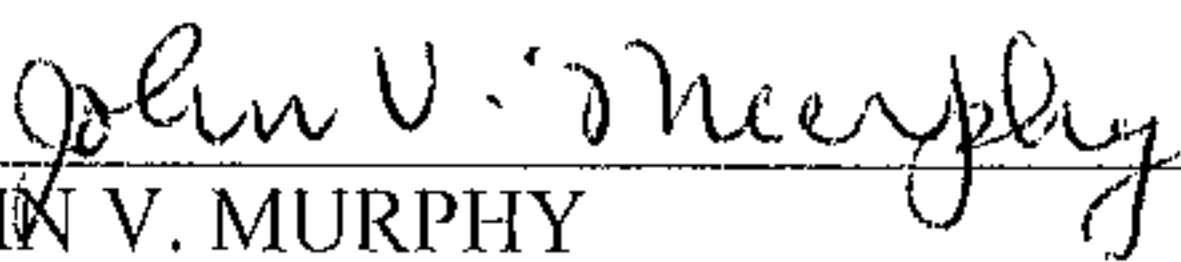
However, I do not see that the Petitioner has a problem so severe that it amounts to hardship or practical difficulty. He admitted that he could build a house with 50-feet of front façade. A 3200 sq. ft house would be 64-feet long. The Petitioner clearly has plenty of room for the longer home within the setback lines. Essentially, he would rotate the proposed house 90 degrees.

In addition, as noted, the neighbors' houses are approximately 50-feet wide. This may not be how newer homes are being built but a 50-foot wide house on this lot would clearly be compatible with the immediate 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' variance request should be denied.

THEREFORE, IT IS ORDERED, this 12 day of December, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A00.3.B.3 (1970 RDP) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 40-foot side yard setbacks in lieu of the required 50-foot, be and is hereby DENIED.

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

ORDER RECEIVED FOR FILING
Date 12-12-05
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 621 COLKINS MILL ROAD

which is presently zoned RC-4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A00. 3. B. 3 (1970 RDP) to permit 40-foot side yard setbacks in lieu of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) *DUE TO THE NARROW SHAPE OF THE LOT OR BUILDING FOOTPRINT, I'M HAVING TROUBLE BUILDING A HOME THAT IS BOTH SATISFACTORY TO ME AND THE NEIGHBORHOOD. I'D LIKE TO HAVE MY SET BACK DECREASED FROM 50' TO 40'. THIS WILL ALLOW ME TO BUILD MY HOME.*

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.

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

Case No. 06-154-A

REV 9/15/08

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

Date

7/14/05

Zoning Description

Zoning description for 621 Cockey's Mill Road beginning at a point on the north side of Cockey's Mill Road which is 35' wide at the distance of 300 feet west of the centerline of the nearest improved intersecting street which is Franklin Valley which is 40 feet wide. Being Lot # 13, Section # 2 in the subdivision of Franklin Valley as recorded in Baltimore County Plat book #40, Folio # 79, containing 3.263 acres. Also known as 621 Cockey's Mill Road and located in the 4th Election District, 4th Councilmanic District.

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: 06-154-A

621 Cockeysmill Road

S/side of Cockeysmill Road, 300 west of centerline of

Franklin Valley Circle

4th Election District — 4th Councilmanic District

Legal Owner(s): Adam McGettigan

Variance: to permit 40-foot side yard setbacks in lieu of the required 50 feet.

Hearing: Thursday, October 20, 2006 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.

10/04/06 Oct. 6

69928

CERTIFICATE OF PUBLICATION

10/6/2005

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 10/6/2005.

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

J. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0046

DATE

9/14/05

ACCOUNT

2001-006-6150

AMOUNT

\$ 65.00

RECEIVED
FROM

From McCallister

FOR

PAID RECEIPT

RECEIVED

DATE

TIME

000

9/14/2005

9:14 AM

2

DEPT. 001

DEPT. 001

0114

RECEIVED & PAID

10/2005

0114

DEPT. 001

DEPT. 001

0114

DEPT. 001

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DEPT. 001

0114

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

From #184

CERTIFICATE OF POSTING

Date: 11/8/05

RE: Case Number: OC-154 A

Petitioner/Developer: ADAM McGETTIGAN

Date of Hearing/Closing: NOV 23, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at SOUTH SIDE of COCKERSMILL RD 300' WEST
of FRANKLIN VALLEY CIRCLE

The sign(s) were posted on 11/7/05
(Month, Day, Year)


(Signature of Sign/Poster)

Charles E. Merritt
9831 Maqledt Road
Baltimore, MD 21234
410-665-5562

ZONING NOTICE

CASE # 06-154A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 106, COUNTY OFFICE BLDG
PLACE: 111 WEST CHESAPEAKE, TOWSON, MD

DATE AND TIME: WED. NOVEMBER 23, @ 10:00AM

REQUEST: TO PERMIT 40-FOOT

SIDEYARD SETBACKS IN LIEU OF THE

REQUIRED 50 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.

TO CANCEL THE HEARING CALL 410-336-7333

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
ROOM 106, COUNTY OFFICE BLDG
PLACE: 111 WEST CHESAPEAKE, TOWSON, MD
DATE AND TIME: WED. NOVEMBER 23, @ 10:00AM
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DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



October 20, 2005

NEW 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: 06-154-A

621 Cockeysmill Road

S/side of Cockeysmill Road, 300 west of centerline of Franklin Valley Circle

4th Election District – 4th Councilmanic District

Legal Owner: Adam McGettigan

Variance to permit 40-foot side yard setbacks in lieu of the required 50 feet.

Hearing: Wednesday, November 16, 2005 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Adam McGettigan, 9709 Sherwood Farm Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 1, 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.





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: 06-154-A

621 Cockeysmill Road
S/side of Cockeysmill Road, 300 west of centerline of Franklin Valley Circle
4th Election District – 4th Councilmanic District
Legal Owner: Adam McGettigan

Variance to permit 40-foot side yard setbacks in lieu of the required 50 feet.

Hearing: Thursday, October 20, 2005 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Adam McGettigan, 9709 Sherwood Farm Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 6, 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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, October 6, 2005 Issue - Jeffersonian

Please forward billing to:
Adam McGettigan
9709 Sherwood Farm Road
Owings Mills, MD 21117

443-744-6331

NOTICE OF ZONING HEARING

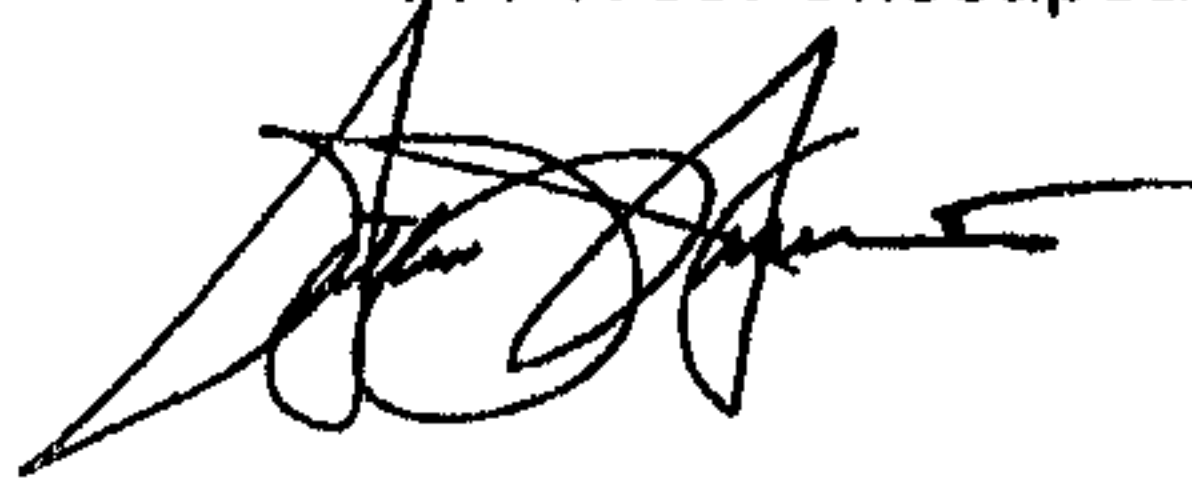
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621 Cockeysmill Road
S/side of Cockeysmill Road, 300 west of centerline of Franklin Valley Circle
4th Election District – 4th Councilmanic District
Legal Owner: Adam McGettigan

Variance to permit 40-foot side yard setbacks in lieu of the required 50 feet.

Hearing: Thursday, October 20, 2005 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake 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.

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/neighbors 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: 06-154-A

Petitioner: ADAM MCGERTIGAN

Address or Location: 621 COCKENS MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ADAM MCGERTIGAN

Address: 9707 SHIRWOOD FARM RD

OWINGS MILLS MD 21117

Telephone Number: 443 744 6331

**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*

November 14, 2005

Adam McGettigan
9709 Sherwood Farm Road
Owings Mills, Maryland 21117

Dear Mr. McGettigan:

RE: Case Number: 06-154-A, 621 Cockeysmill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 14, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



**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 17, 2005

Adam McGettigan
9709 Sherwood Farm Road
Owings Mills, Maryland 21117

Dear Mr. McGettigan:

RE: Case Number: 06-154-A, 621 Cockeysmill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 14, 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 dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

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



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

RE: Baltimore County
Item No. 154 BPR

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
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 27, 2005

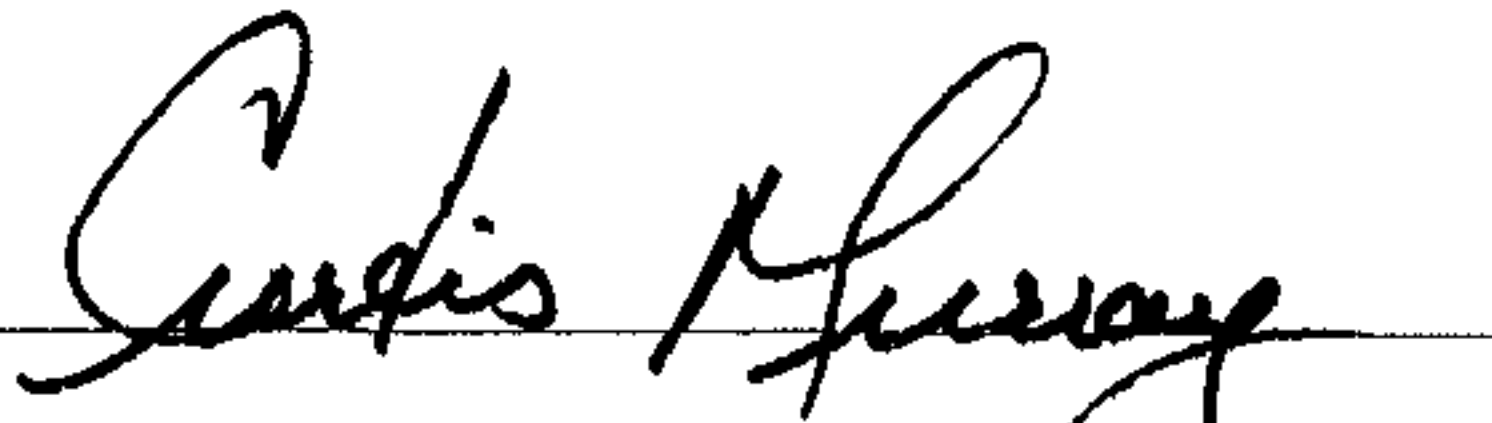
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-154- Variance

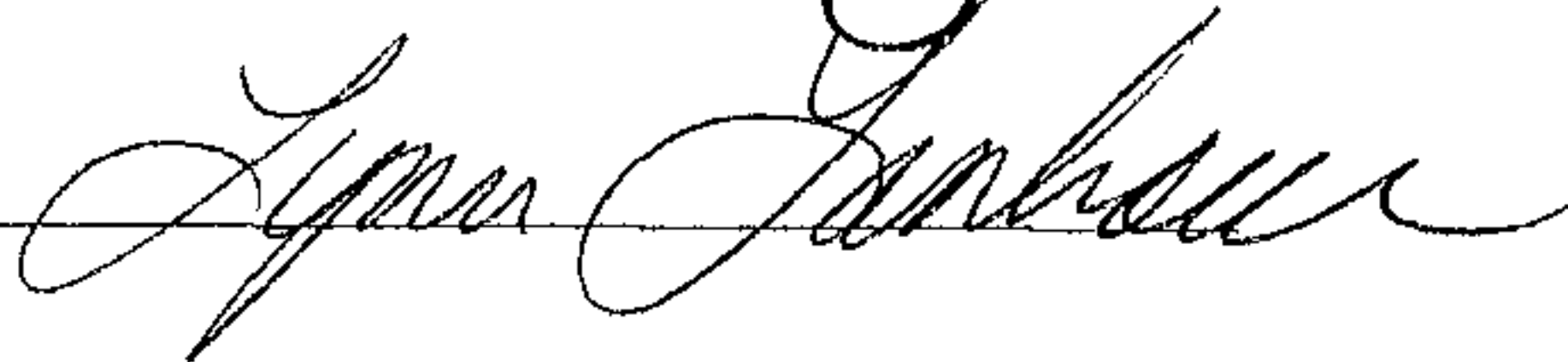
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 23, 2005

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 3, 2005
Item Nos. 139, 142, 144, 145, 146, 147,
148, 149, 150, 152, 153, and 154

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

Jack -
on flood plain,
however, in Dennis
Kennedy's comments -
he had none -
Do we need to
reflect "flood" info.
in Order ?

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

Des

RE: PETITION FOR VARIANCE
621 Cockeysmill Road; S/side Cockeysmill
Road, 300' W c/line Franklin Valley Circle
4th Election & 4th Councilmanic Districts
Legal Owner(s): Adam McGettigan
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 06-154-A

Jan
10/20
11/16
9 a.m.

* * * * *

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 and all 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, Adam McGettigan, 9709 Sherwood Farm Road, Owings Mills, MD 21117, Petitioner(s).

RECEIVED

SEP 27 2005
CLERK OF COURT

Per.....

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

November 2, 2005

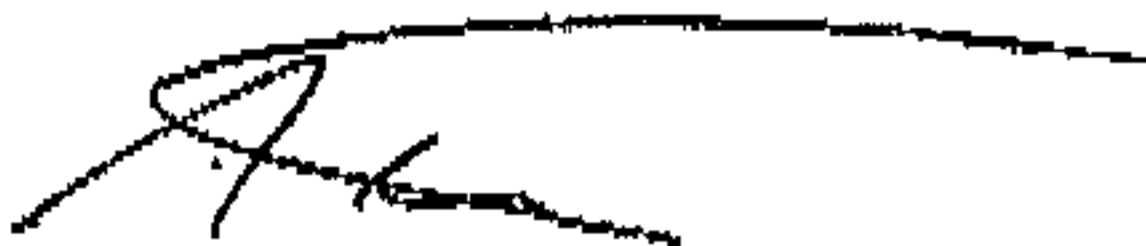
Attn: Kristen Matthews
Re: Hearing

Per our conversation, please cancel my hearing scheduled for Nov. 16th and reschedule per your recommended date Nov. 23rd. My case number is 06-154-A

Call me with any questions.

443-744-6331

Regards



Adam McGettigan

RECEIVED

NOV 02

Per *KQm*

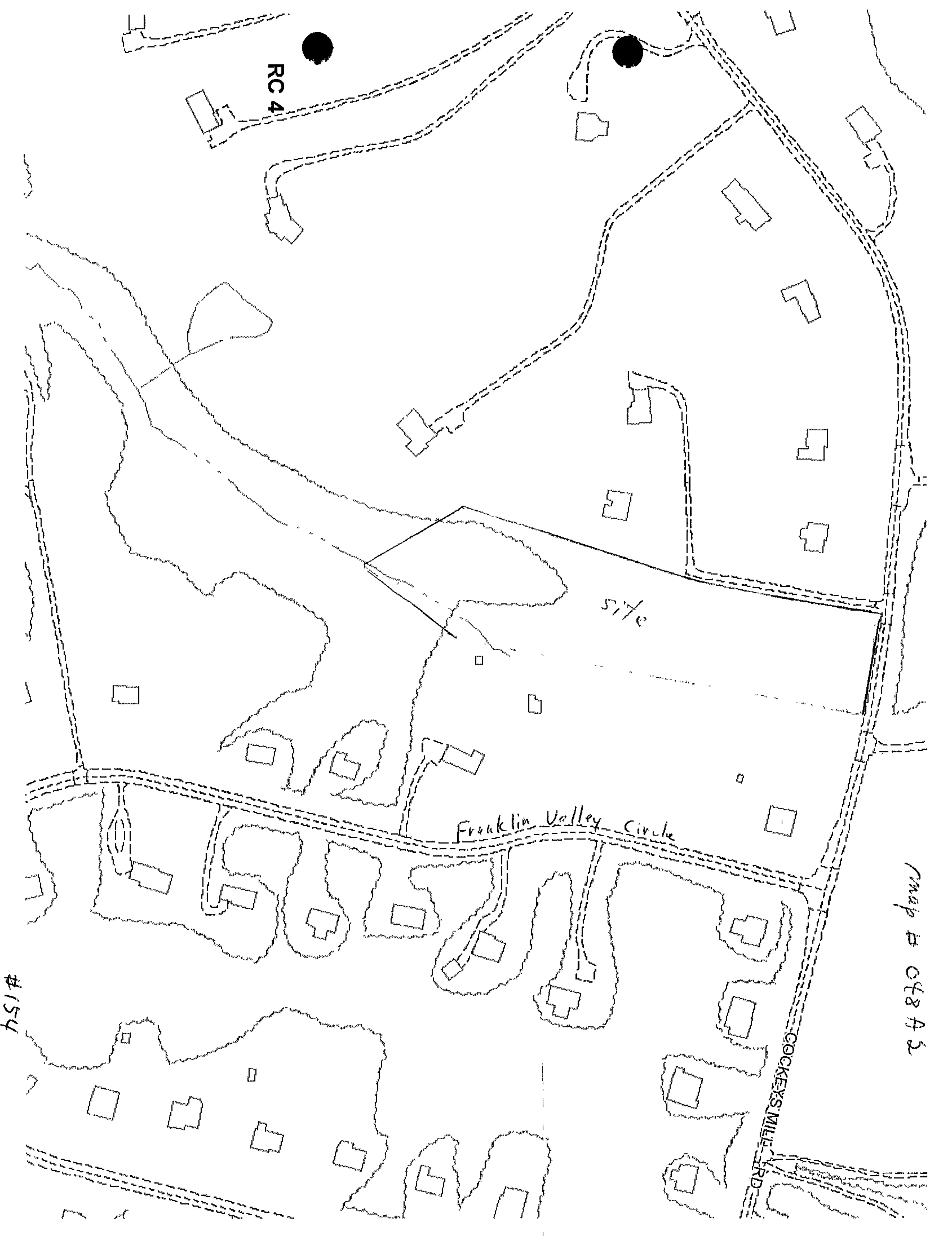
TEST

1 2 3 4 5

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

[illegible]



RC 4

site

Franklin Valley Circle

Map # 04843

COCKEYS MILL RD

#154

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

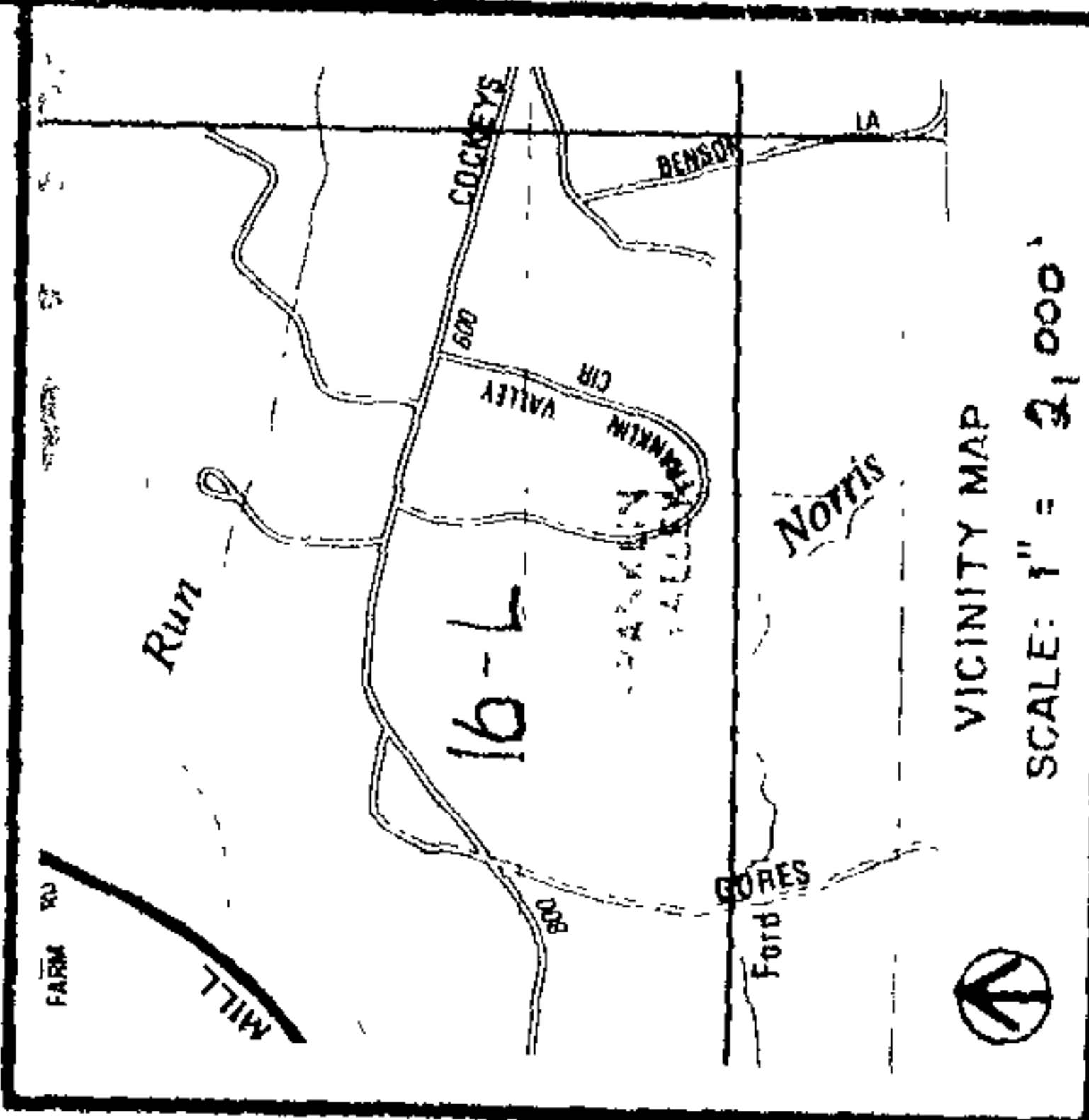
PROPERTY ADDRESS 621 COLLEYS MILL ROAD

SUBDIVISION NAME FRANKLIN VALLEY

PLAT BOOK # 40 FOLIO # 79 LOT # 13 SECTION # 2

OWNER ADAM MCGETIGAN

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 4

1"=200' SCALE MAP # 048A2

ZONING RC-4

LOT SIZE 3.263

ACREAGE

SQUARE FEET

PUBLIC ☐

PRIVATE ☒

SEWER ☐

WATER ☐

YES ☐

NO ☒

CHESAPEAKE BAY
CRITICAL AREA

YES ☐

NO ☒

100 YEAR FLOOD PLAIN

YES ☒

NO ☐

HISTORIC PROPERTY/
BUILDING

YES ☐

NO ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

AK 154 06-154-A

