

IN RE: PETITIONS FOR SPECIAL HEARING *

AND VARIANCE - SW/S Back River

Neck Road, 145' S of Williams Avenue

(200 Back River Neck Road)

15th Election District 6th Council District

Sachs Development Group Petitioners/Owners **BEFORE THE**

ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

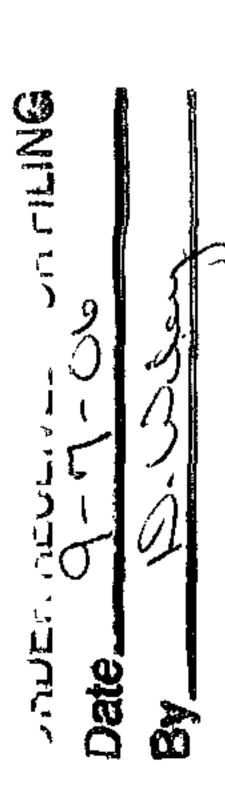
* Case No. 06-632-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a Petition for a Special Hearing filed by the owner of the subject property, Sachs Development Group, Inc., by and through its attorneys John B. Gontrum, Esquire, and Whiteford, Taylor & Preston, LLP. The Petitioner requests a special hearing to permit business parking in a residential zone, pursuant to Section 409.8B of the Baltimore County Zoning Regulations (BCZR), subject to compliance with Section 409.8B.2 of the BCZR, and variance relief from Section 303.2 of the BCZR to permit a front yard setback of 10 feet in lieu of the required 51 feet. The subject property and relief sought are more particularly described on the site plan, which was submitted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing was Todd Sachs, the sole owner and President of Sachs Development Group, Inc., owner of the subject property and a related corporation, Construction Services, Inc., and John B. Gontrum, Esquire, attorney for the Petitioner. Also appearing was Patrick Richardson of Richardson Engineering, the consulting engineers who prepared the site plan. There were no Protestants or other interested persons present.

Testimony and evidence offered in support of the proposal was presented by proffer from Counsel for the Petitioners. Testimony disclosed that the subject property is a triangular shaped parcel located on the southwest side of Back River Neck Road, just east of Williams



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Avenue in Essex. The property contains a gross area of 1.136 acres, more or less, split zoned B.L. and D.R.16, and is presently unimproved. The Petitioner proposes to develop the site with a one-story retail building comprising 8,300 sq.ft., including a basement level, with a related 43-space parking area to the rear. Elevation drawings submitted into evidence as Petitioners Exhibit 2 show an attractive, masonry building with brick fronts and windows and access from both the front and rear into separate retail units.

Special hearing and variance relief is necessary as set forth above owing to the property's irregular shape and split zoning. As shown on the site plan, the property is an almost perfect isosceles triangle with approximately 290' of frontage on Back River Neck Road. The road frontage and proposed building site are located in the BL zone. Crossing the property at right angles is an area zoned D.R.16, which appears to contain slightly less than half of the property. To the rear of the property are apartment complexes, and along Back River Neck Road are a convenience store to the north and a restaurant to the south. These buildings set back considerably from Back River Neck Road and generate the required average 51 feet of front setback. The convenience store, in particular, has most of its parking in front of the building. The subject property appears to be the only undeveloped parcel in the area. Commercial development would be impossible on the site without the requested relief.

There can be little question that the property's shape and the imposition of the zoning lines upon it make it unique. Based on the uncontested proffer and the exhibits introduced into evidence, I find that the subject property has characteristics that are unique, thereby meeting the first prong of the test set forth in *Cromwell v. Ward*, 107 Md. App. 691 (1995) and contained in Section 307.1 of the BCZR. While it might be possible to develop the site for residential uses, in this location such uses would be highly impractical. Use of the property consistent with other

properties in the neighborhood would be out of the question without the requested variance. I find, therefore, that the shape of the property, its highly unusual split-zoning, and the relationship of the adjoining buildings that impose the setback requirements create a unique situation that generates a practical difficulty in meeting the setback requirements. I further find that consistent with the test articulated in *McLean v. Soley*, 270 Md. 208 (1973), compliance with the strict letter of the restrictions would unreasonably prevent the owner from using the property for a permitted purpose. Finally, the grant of the variance applied for would do substantial justice to the applicant as well as to other property owners in the district, and the relief sought is within the spirit of the ordinance and would not be injurious to the public safety and welfare. *Id.* at 214-215.

It was noted that the Office of Planning has been working to provide pedestrian friendly retail opportunities with buildings oriented toward the street and parking to the rear. The proposed design meets those objectives, and the elevations that were reviewed with the Office of Planning are consistent with the quality sought by that Office in this location.

Because of the configuration of the property the parking is virtually required to be in the residential zone. Section 409.8B of the BCZR permits the Zoning Commissioner to issue a use permit for the use of land in a residential zone for commercial parking, provided that the parking facility will not be detrimental to the health, safety or general welfare and that the objectives of Section 502.1 are met. Subject to meeting the conditions contained in Section 409.8B.2 it appears that those objectives have been met. Thus, I find that the granting of the special hearing request will not be injurious to the public health, safety or general welfare. Once again the unique situation of this property plays a significant part in this determination. The northern boundary of the property is separated from the residential housing by a 20-foot right-of-way and 10-foot concrete alley. Parking, therefore, is separated from the rear property lines of the units by

Date A-1-06 FOR FILME

approximately 30 feet and the intervening travel way. On the southern side of the property a storm water management area that will serve the use is proposed in the residential zone separating the parking from the apartments. I do not see how the proposed automobile parking area could adversely impact either of the residential areas.

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

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County this ______ day of September 2006, that the Petition for Special Hearing to permit business parking in a residential zone, pursuant to Section 409.8B of the Baltimore County Zoning Regulations (BCZR), subject to compliance with Section 409.8B.2 of the BCZR, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 303.2 of the BCZR to permit a front yard setback of 10 feet in lieu of the required 51 feet, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject to the following restriction:

1) The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at its 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.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the

Baltimore County Code.

WILLIAM I WISEMAN, III

Zoning Commissioner For

Baltimore County



JAMES T. SMITH, JR. County Executive

September 6, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

John B. Gontrum, Esquire Whiteford, Taylor & Preston, LLP 210 W. Pennsylvania Avenue Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE

SW/S Back River Neck Road, 145' S of the c/l Williams Avenue

(200 Back River Neck Road)

15th Election District – 6th Council District Sachs Development Group, Inc. - Petitioner Case No. 06-632-SPHA

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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. Todd Sachs, 126-A Church Lane, Cockeysville, Md. 21030 Mr. Rick Richardson, 110 Old Padonia Road, Suite LC, Cockeysville, Md. 21030 Office of Planning; People's Counsel; Case File



OKUMIT AND MAN AND K

Date

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 200 BACK RIVER NECK RD which is presently zoned BL & DR 16

owner(s) of t	he propert	v situate in Balt	epartment of Per imore County and	l which is de	scribed in the	description a	and plat attached	i, legal hereto
and màde a _l	part hereof	, hereby petition	າ for a Variance fro	om Section(s)	303.2	00 6	RR RMIT A	
FremT	yond	St. back	05 10' in	Lever	OF RECK	sid 57		

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

configuration or property and zone lines predelike

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:		Legal Owner(s):	3. Tre.
		SACHS DEVELOPM	ENT GROUP
Name - Type or Print	Name	- Type or Print	FRESIDENT
Signature	· · · · · · · · · · · · · · · · · · ·	Signalure	
Address	ephone No.	Name - Type or Print	······································
City	Zìp Code	Signature	·
Attorney For Petitioner:		126A CHURCH LANE Address	410-999-832. Telephone No
Name - Type or Print	City	COCKEYSVILLE MID	2/03/0 Zip Code
Signature Signature		Representative to be Conta	cted:
WHITE FORD, TAYLOR & PRESI	ON	Name	
210 W. PENNSYLVANIA AVE A	410-832-2055		
Address Tele	ephone No.	Address	Telephone No.
TOWSON MD :	Zip Code	City	State Zip Code
		OFFICE USE ONLY	
Care No. 06-632-SPHA-		ESTIMATED LENGTH OF HEARING	F' '== A.L.E.V.
	Davidson I Da	UNAVAILABLE FOR HEARING	
RI-M9/15/98	Reviewed By	Date 6	06



CHARGE TECHNOLOGY



to the Zoning Commissioner of Baltimore County

for the property located at 200 BACK RIVER NECK RD which is presently zoned BL & DR-16

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

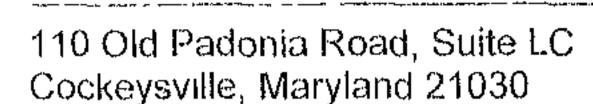
Business Pereley in a regidation the (D.R. 16) per section 409.8. B surveit Ed compliance with section 409.8. B.2

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

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

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

Contract Purchaser/Lessee:		Legal Owner(s): Construction Services, Inc SACHE DEVELOPMENT GI	。 20117
Name - Type or Print	Name -	Type or Print	PRESIDENT
Signature		Signature	1 1001110141
Address	one No.	Name - Type or Print	
City State :	Zip Code	Signature	
Attorney For Petitioner:		126 A CHURCH LANE.	410-599-832
1.61.1 8 15 5		Address	Telephone No.
Name - Type or Print	City	COCKEYSVILLE MID State	Z-10-5.0 Zip Code
De63 9/4		Representative to be Contacted:	
Signature		itopicació to so ociitactoa.	
WHITEFORD, TAYLOR & FRESTON	<u> </u>		·
Company O 10 14		Name	
210 W. PENNSYLYANIA AVE 410-83 Telepho	32 <i>-205</i> 5 one No.	Address	Telephone No.
TOWSON MID	21204	, idea ogo	reseptione No.
	Zip Code	City	Zip Code
		OFFICE USE ONLY	
	 	ESTIMATED LENGTH OF HEARING	
Case No. 06-632-5PHA		UNAVAILABLE FOR HEARING	
RF 9/15/98	Reviewed		8/06



410-560-1502, fax 410-560-0827

ZONING DESCRIPTION 200 BACK RIVER NECK ROAD 15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point 145 feet southerly of the intersection of Back River Neck Road and Williams Avenue, having a right of way width of 60 feet to the point of beginning, thence the following courses and distances (1) South 28 degrees 00 minutes 52 seconds West 238.15 feet, being on the centerline of a 20'+/- wide right of way, (2) South 31 degrees 27 minutes 59 seconds West 75.20 feet, (3) North 83 degrees 25 minutes 50 seconds East 319.85 feet to a point on Back River Neck Road, thence along the western side of the 60' right of way of Back River Neck Road (4) North 35 degrees 01 minutes 20 seconds West 290.37 feet to the point of beginning.

Containing a net area of 0.925 acres or 40,290 square feet of land, more or less.

15th E.D.

Item # 632

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: # 06-632-SPHA

200 Back River Neck Road Southwest side of Back River Neck Road, 145 feet south of Williams Avenue

15th Election District — 6th Councilmanic District
Legal Owner(s): Sachs Development Group
Special Hearing: to permit business parking in a residential zone per Section 409.8B subject to compliance with Section 409.8B.2. Variance: to permit a front yard setback of 10 feet in lieu of the required 51 feet.
Hearing: Wednesday, August 9, 2006 at 9:00 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) 887-3868.

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

JT 7/728 July 25

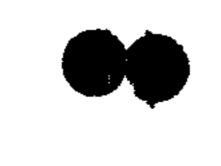
103119

CERTIFICATE OF PUBLICATION

7/27,2006
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on $\frac{1}{25}$, $\frac{2006}{}$.
on 725,20 <u>06</u>
The Jeffersonian
Arbutus Times
🗔 Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
D/1/04.

LEGAL ADVERTISING

		Contraction of the state of the		CASHIER'S VALIDATION
BALTIMORE COUNTY, WARYLAND OFFICE OF BUDGET & FINANCE	MISCELLANEOUS RECEIPT	.		DISTRIBUTION PINK - AGENCY YELOW CUSTOMER

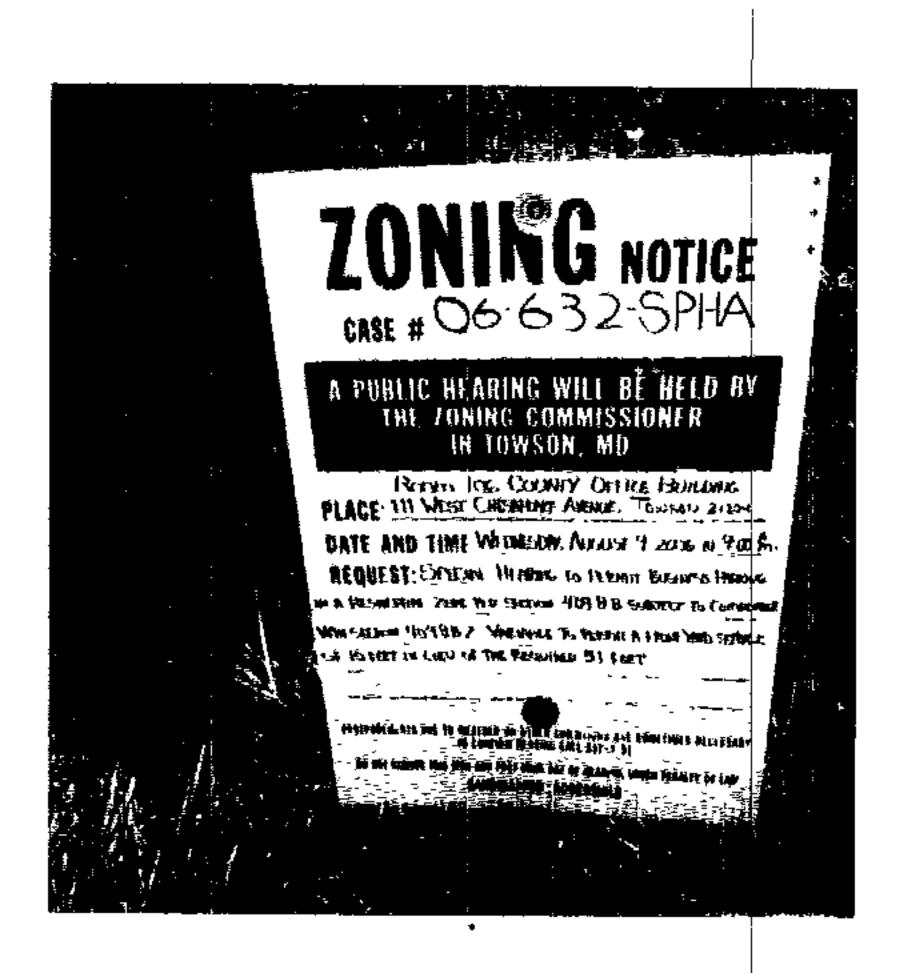


CERTIFICATE OF POSTING

RE: Case No.: 26-632-5PHA

Petitioner/Developer: 5ACHS DEVELOPMENT GROUP Date of Hearing/Closing: AUG 9 2006 **Baltimore County Department of** Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 ATTN: Kristen Matthews {(410) 887-3394} 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 located at: 200 BACK RIVER NECK ROAL JULY 24, 2006 The sign(s) were posted on (Month, Day, Year)

Sincerely,



Signature of Sign Poster) (Date)	· OL.
SSG Robert Black	
(Print Name)	-
1508 Leslie Road	F
(Address)	
Dundalk, Maryland 21222	
(City, State, Zip Code)	
(410) 282-7940	
(Telephóne Number)	,

TO: PATUXENT PUBLISHING COMPANY

Tuesday, July 25, 2006 Issue - Jeffersonian

Please forward billing to:

Sachs Development Group 126A Church Lane Cockeysville, MD 21030 410-599-8323

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: 06-632-SPHA

200 Back River Neck Road

Southwest side of Back River Neck Road, 145 feet south of Williams Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Sachs Development Group

Special Hearing to permit business parking in a residential zone per Section 409.8B subject to compliance with Section 409.8B.2. <u>Variance</u> to permit a front yard setback of 10 feet in lieu of the required 51 feet.

Hearing: Wednesday, August 9, 2006 at 9:00 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

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

June 19, 2006

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: 06-632-SPHA

200 Back River Neck Road
Southwest side of Back River Neck Road, 145 feet south of Williams Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Sachs Development Group

Special Hearing to permit business parking in a residential zone per Section 409.8B subject to compliance with Section 409.8B.2. <u>Variance</u> to permit a front yard setback of 10 feet in lieu of the required 51 feet.

Hearing: Wednesday, August 9, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

butty Kotroco

Director

TK:klm

C: John Gontrum, 210 W. Pennsylvania Avenue, Towson 21204
Sachs Development Group, 126A Church Lane, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 25, 2006.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 06-632-SPHR Petitioner: Sachs Development GROUP (CONSTRUCTION SERVICES, IN Address or Location: 200 Bpck piven neck Rud, BNIT, Mod 212
Address or Location: 200 Brek peren neck pad, Britis mod 212
PLEASE FORWARD ADVERTISING BILL TO: Name: Socks Development Group
Address: 126 A CHURCH LANC Cockersulle, and. 21030
Telephone Number: 40-5558323

Revised 7/11/05 - SCJ

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:	
Item Number or Case Number:	36-632-5PHA
Petitioner: Sachs Develo	Port GROUP/CONSTANCTION SENICES, Time
Address or Location: 200 130	Pount GROUP (CONSTANCTION SENSIES, John Reck Rad, BACT, Med 2122
PLEASE FORWARD ADVERTISING	
Name: Sachs Develoon	out GROUP
Address: 126 A CHUR	cH LANC
Cockersulle	
Telephone Number:	-8323

Revised 7/11/05 - SCJ



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

August 3, 2006 Development Management

John B. Gontrum Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, MD 21204

Dear Mr. Gontrum:

RE: Case Number: 06-632-SPHA, 200 Back River Neck Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 8, 2006.

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

u. Callalal D.

WCR:amf

Enclosures

c: People's Counsel

Construction Services, Inc Sachs Development Group 126A Church Lane Cockeysville 21030



Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 410-887-4880

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 June 20,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 19, 2006

1836

Item Numbers: Item Number 611,621,624-637, 639-643

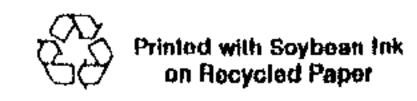
Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File

1 1



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 27, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 21, 2006

Item Nos. 611, 621, 622, 623, 624, 626, 627, 628, 632, 633, 635, 636, 637, 640,

641, 642, and 643

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- 06272006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO:	Timothy M. Kotroco	
FROM:	Dave Lykens, DEPRM - Development Coordination Jw-	
DATE:	July 21, 2006	
SUBJECT:	Zoning Item # 06-632-SPHA Address 200 Back River Neck Road Baltimore, MD 21120	
Zon	ning Advisory Committee Meeting of June 19, 2006	
	e Department of Environmental Protection and Resource Management has a nments on the above-referenced zoning item.	no
	e Department of Environmental Protection and Resource Management offer following comments on the above-referenced zoning item:	rs
	Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Section 33-3-101 through 33-3-120 of the Baltimore County Code).	e ions
	Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).	
·	Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).	
<u>Add</u>	ditional Comments:	
	·	

Date: July 10, 2006

Kevin Brittingham

Reviewer:



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

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

アフ

Marylahd Department of Transportation

Date: 6.20.06

RE:

Baltimore County

Item No. 632

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

RE: PETITION FOR SPECIAL HEARING

AND VARIANCE

200 Back River Neck Road; SW/S Back River*

Neck Road, 145' S Williams Avenue

15th Election & 6th Councilmanic Districts

Legal Owner(s): Todd Sachs, President of

Sachs Development Group

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

06-632-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

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47

400 Washington Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of June, 2006, a copy of the foregoing Entry of Appearance was mailed John B. Gontrum, Esquire, Whiteford, Taylor & Preston, LLP, 210 W Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

20 2006

Personalisation

TEXEL VIOX JIMMERMAN

People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

e Concrast, net Toold FSachs E- MAIL 26030 SYR CITY, STATE, ZIP Seyson the SUITE LC CHANG 110 040 PADOWIA 20 126 A Church CM ADDRESS RICK RICHINGOSON Sachs NAME odd

Case No.:	06
Case Ivo	

06-632-5PHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site	PCAN		
No. 2	BLDG	Ecevations		
No. 3				
No. 4				
No. 5				
No. 6		 		
No. 7				
No. 8				
No. 9				
No. 10			<u>, , , , , , , , , , , , , , , , , , , </u>	
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