IN RE: PETITION FOR VARIANCE

S/S Old Court Road, 321' E of the c/l

Park Heights Avenue

(3512 Old Court Road)

3rd Election District 2nd Council District

3512 Old Court, LLC Petitioner

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 06-635-A

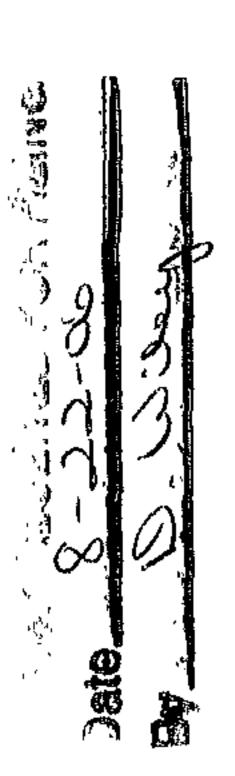
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, 3512 Old Court, LLC, by Howard Perlow, Member. The Petitioner seeks relief from Section 1B02.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet in lieu of the minimum required 15 feet for a proposed garage addition. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing were Howard Perlow, Member and Principal of the 3512 Old Court, LLC, property owner, Richard E. Matz, the Professional Engineer who prepared the site plan for this property, and David E. Miller, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is an irregular shaped parcel located with frontage on the south side of Old Court Road and the north side of Park Heights Avenue and Ridge Terrace in Reisterstown. The property contains a gross area of 2.5515 acres, more or less, zoned D.R.2 and is improved with a two-story single-family dwelling and an attached two-car garage. The Petitioner recently purchased the property and is desirous of making substantial renovations to the existing dwelling, which was built in 1928, and expanding the existing garage to increase parking and storage space within. Variance relief is necessitated given the layout and location of existing improvements. As shown on the site plan, the garage is located



on the east side of the existing house, which is not centered on the lot, but situated towards the rear of the lot in close proximity to the east side property line. Moreover, an existing driveway leads into the site from Old Court Road along its eastern boundary. Thus, expanding the garage in this direction is the most practical and feasible. However, due to the location of existing improvements, the proposed garage addition will be located within 10 feet of the side property line. Thus, the requested variance relief is necessary

In support of the proposal, the Petitioner testified that he has spoken with his neighbors, including David and Barbara Hirschhorn who reside immediately east of the subject site and would be most affected, and no one had any objections. It is also to be noted that there will be a distance of 75 feet between the proposed garage addition and the Hirschhorn home. Moreover, the Hirschhorn's in-ground swimming pool is located within that 75-foot distance. Thus, it appears that relief can be granted and that there will be no adverse impact to the adjacent property.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. It is clear that the house and garage have existed on the property since at least 1928 and that strict compliance with the D.R.2 zoning regulations would result in a practical difficulty and unreasonable hardship for the Petitioner. There were no adverse comments from any County reviewing agency and the neighbors support the proposal, as evidenced by the signed statements contained within the case file and collectively marked into evidence as Petitioner's Exhibit 2. Thus, I find that relief can be granted without detrimental impact to adjacent properties or the surrounding locale. However, as a condition to the relief granted, the proposed improvements shall be constructed substantially in accordance with the building elevation drawings, dated May 4, 2006, which were reviewed and approved by the Office of Planning.

Pursuant to the advertisement, posting of the property and public hearing on this Petition 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 22 day of August 2006 that the Petition for Variance seeking relief from Section 1B02.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet in

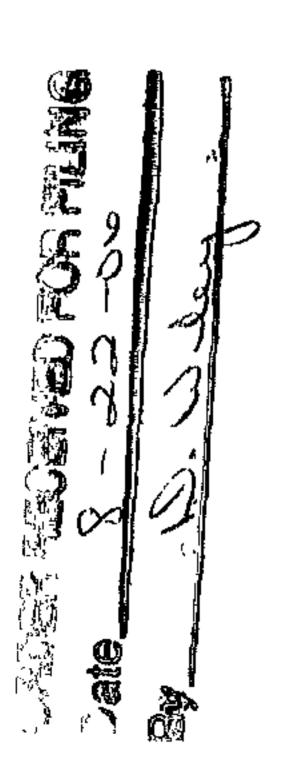
lieu of the minimum required 15 feet for a proposed garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed improvements shall be constructed substantially in accordance with the building elevation drawings, dated May 4, 2006, which were reviewed and approved by the Office of Planning.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WILKIAM KWISEMAN, III Zoning Commissioner

for Baltimore County

WJW:bjs





JAMES T. SMITH, JR. County Executive

August 22, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

David E. Miller, Esquire 1829 Reisterstown Road Baltimore, Maryland 21208

RE: PETITION FOR VARIANCE

S/S Old Court Road, 321 E of the c/l Park Heights Avenue

(3512 Old Court Road)

3rd Election District – 2nd Council District

3512 Old Court, LLC - Petitioner

Case No. 06-635-A

Dear Mr. Miller:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

cc: Mr. Howard Perlow, 3512 Old Court, LLC
1829 Reisterstown Road, Suite 385, Baltimore, Md. 21208
Mr. Richard E. Matz, Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G, Baltimore, Md. 21209
Office of Planning; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3512 Old Court Road which is presently zoned_____ DR-2

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 of thereof, hereby petition for a Variance from Section(s)

1B02.3, BCZR, for a side setback of 10 feet in lieu of 15 feet required.

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

Practical difficulty is created by the location of the existing garage and driveway, which constrains the location of the garage expansion.

Property 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 Telephone No. Zip Code State

Legal Owner(s):

Reviewed By Dit.

785(12 Old-Gourt, LLC		
Name - Type or Print	Norte	2
Signature /		
HOWARD PERLOW, MEMBER Name - Type or Print		
Signature	· <u></u>	
1829 Reisterstown Road, Suite 385	410-6	53-3400
Address.	Teleph	one No.
Baltimore	MD	21208
City	State	Zip Code
Representative to be Contacted:		

Richard E. Matz, P.E. (eve) 410-484-8			
COLBERT MATZ ROSENFELT, IN	IC		
2835 Smith Avenue, Suite G	(day)	410-6	53-3838
Address	· · · · · · · · · · · · · · · · · · ·	Teleph	one No.
Baltimore		MD	21209
City		State	Zlp Code

OFFICE USE ONLY	
ESTIMATED LENGTH OF HEARING	
UNAVAILABLE FOR HEARING	

Date 69106

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 3512 OLD COURT ROAD

Beginning at a point on the south side of Old Court Road, which is of varying width, at a distance of ±321 feet east of Park Heights Avenue, which is 74 feet wide, thence the following courses and distances:

By a curve to the right, with a radius of 1182.21 ft. and length of 151.60 ft., thence,

By a curve to the right, with a radius of 700.01 ft. and a length of 90.03 ft.; S 05°19'33" E, 253.49 ft.;

N 84°40'27" E. 7.50 ft.;

S 05°19'33" E, 209.30 ft., thence,

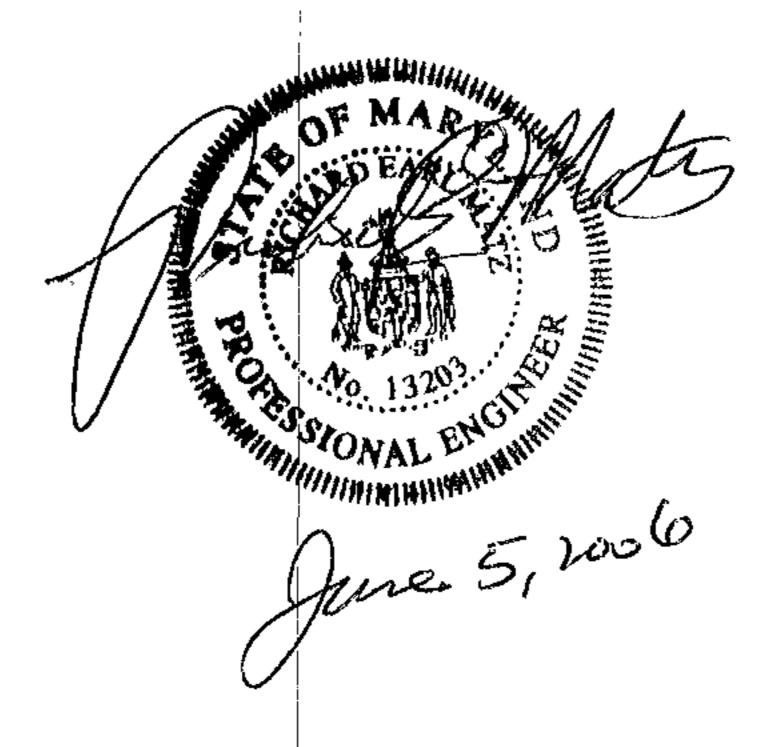
By a curve to the left, with a radius of 860.12 ft. and a length of 52.48 ft., thence, By a curve to the left, with a radius of 142.54 ft. and a length of 102.69 ft.;

N 53°16'46" W, 187.28 ft.;

N 36°43'14" E, 78.92 ft; thence,

N 09°00'10" W, 307.02 ft., to the Point of Beginning.

Being all of Lot 26 and part of Lots 1, 2, 3 and 25, Section 1 in the Subdivision of Dumbarton, as recorded in Baltimore County Plat Book #7, folio #151, and containing 2.5515 acres, more or less. As recorded in Deed Liber 22252, folio 264. Also known as 3512 Old Court Road and located in the 3rd Election District, 2nd Councilmanic District.



2835 Smith Avenue, Suite G Baltimore, Maryland 21209 Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

06-635-A

WHITE CASHIER PRIK AGENC OFFICE OF BUDGET & FINA MISCELLANEOUS REC BALTIMORE COUNTY, RECEIVED FROM:

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: # 06-635-A

3512 Old Court Road
South side of Old Court Road, 321 feet east of Park
Heights Avenue
3rd Election District — 2nd Councilmanic District
Legal Owner(s): 3512 Old Court, LLC, Howard Perlow,
Member

Variance: to permit an addition with a side setback of 10 feet in lieu of 15 feet required.
Hearing: Wednesday, August 9, 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; fo 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 7/729 July 25

103121

CERTIFICATE OF PUBLICATION

CERTIFICATE OF POSTING

ATTENTION:	KRISTEN MATHHE	DATE:	7/17/06
Case Number:	06-635-A		
		W~COLBERT, MATZ & ROSENFELT	
Date of Hearing (Closing):	08/09/06		
This is to certify under the pena conspicuously on the property	•	hat the necessary sign(s) required by law were posted 3512 OLD COURT ROAD & RIDGE TERRACE (ON-SITE)	
The sign(s) were posted on:	07/23/06		-
	SEE ATTAC	CHED PHOTOS	
		Sundu O Kuff (Signature of Sign Poster)	Le
		Linda O'Keefe (Printed Name of Sign Poster)	 }
		523 Penny Lane (Street Address of Sign Poster	 r)
		Hunt Valley Maryland 216 (City, State, Zip Code of Sign Pos	
		410-666-5366	
		(Telephone Number of Sign Post	er)

CASE # 06-635-A

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

ROOM 106. COUNTY OFFICE BUILDING PLACE: III W. CHESAPEAKE AVE. TOWSON-21204

POSTPONEMENTS OUT TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES HECESSARY.
TO CONFIRM HEARING DALL 887-3391

DO NOT REMOVE THIS SIGH AND POST UNTIL DAY OF HEARING, UNDER PERALTY OF LAW HANDICAPPED ACCESSIBLE

LUITITU NUIGE

CASE # 06-635-A

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

ROOM 106, COUNTY OFFICE BUILDING PLACE: 111 W. CHESAPEAKE AVE. TOWSON, 21204 DATE AND TIME: REQUEST: WITH A SIDE SETBACK OF TO FEET IN LIEU OF 15 FEET REQUIRED.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887-3391

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

1 @ 3512 Old Court Rd

TO: PATUXENT PUBLISHING COMPANY

Tuesday, July 25, 2006 Issue - Jeffersonian

Please forward billing to:

Richard Matz

Colbert Matz & Rosenfelt 2835 Smith Avenue, Ste. G. Baltimore, MD 21209 410-653-3838

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: 06-635-A

3512 Old Court Road

Southside of Old Court Road, 321 feet east of Park Heights Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: 3512 Old Court, LLC, Howard Perlow, Member

Variance to permit an addition with a side setback of 10 feet in lieu of 15 feet required.

Hearing: Wednesday, August 9, 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 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 Development Management

Director's Office County Office Building 111 W. Chesapcake 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 20, 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: 06-635-A

3512 Old Court Road

Southside of Old Court Road, 321 feet east of Park Heights Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: 3512 Old Court, LLC, Howard Perlow, Member

Variance to permit an addition with a side setback of 10 feet in lieu of 15 feet required.

Hearing: Wednesday, August 9, 2006 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Howard Perlow, 1829 Reisterstown Road, Ste. 385, Baltimore 21208 Richard Matz, 2835 Smith Avenue, Ste. G., Baltimore 21209

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 ubject 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:	06-635-A
Petitioner: <u>3512 010</u>	OURT LLC
Address or Location: 3512 01	D COURT RD.
PLEASE FORWARD ADVERTISING	G BILL TO:
Name: RICHARD E. MA	12, P.E.
±	ROSENFELT INC
2835 Smith A	
BALTO. MD 216)
Telephone Number: 410-65	
	I



JAMES T. SMITH, JR. County Executive

August 3, 2006

TIMOTHY M. KOTROCO, Director

Department of Permits and
Development Management

Howard Perlow 1829 Reisterstown Road, Suite 385 Baltimore, MD 21208

Dear Mr. Perlow:

RE: Case Number: 06-635-A, 3512 Old Court Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 9, 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. Callalala

WCR:amf

Enclosures

c: People's Counsel
Richard E. Matz, P.F., Colbert Matz Rosenfelt, I

Richard E. Matz, P.E. Colbert Matz Rosenfelt, Inc. 2835 Smith Avenue, Suite G. Baltimore 21209



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

 $(g^{\gamma})^{\gamma}$

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

4 .



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotrodo, 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, Director

DATE: July 17, 2006

Paris Paris

JUL 2 6 2006

ZONING COMMISSIONER

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

3512 Old Court Road

INFORMATION:

Item Number:

6-635

Petitioner:

3512 Old Court LLC

Zoning:

DR 2

Requested Action:

Variance

The petitioner is proposing a substantial addition on the rear of the existing single-family dwelling, which does not require a variance. The petitioner requests a side yard variance for a setback of 10.8 feet in lieu of the required 15 feet for a garage addition on the front of the existing dwelling.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the requested variance provided it is constructed in accordance with the elevation drawings dated 5/4/06 prepared by Plymouth Road Architects.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by:

Division Chief: AFK/LL: CM

W \DEVREV\ZAC\6-635.doc



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

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

Maryland Department of Transportation

Date:

RE:

6.20.06

Baltimore County

Item No. 635

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

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief

1. f. Shelh

Engineering Access Permits Division

RE: PETITION FOR VARIANCE

3512 Old Court Road; S/S Old Court Road,

321' E Park Heights Avenue

3^{1d} Election & 2nd Councilmanic Districts Legal Owner(s): 3512 Old Court, LLC

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

*

* BALTIMORE COUNTY

* 06-635-A

* * * * * * * *

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

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 to, Richard E. Matz, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209, Representative for Petitioner(s).

RECEIVED

2006

Parananananan

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME - OG- 635-A Read DATE ANGUST 9 2006.

PETITIONER'S SIGN-IN SHEET

	7 2				
E- MAIL	dm, 11000000, de 14/				
CITY, STATE, ZIP	B, Hmere, MD 21208				
ADDRESS	1825 Revitenton Rd 16 Talton Gi				
NAME	41 - V				

		12	5	Λ
Case No.:	()0-	60	J - /	

Exhibit Sheet

Petitioner/Developer

Protestant

<u> </u>				<u></u>	
No. 1	SITE PLAN				
No. 2	Letter of Support Husekhorn - Eart	s, le			
No. 3	Letter of Suppor Goodman - West	ticle			
No. 4	Letter of Supp	ort			
No. 5			<u> </u>		
No. 6					
No. 7					
No. 8				<u> </u>	· · · · · · · · · · · · · · · · · · ·
No. 9					
No. 10					
No. 11					· · · · · · · · · · · · · · · · · · ·
No. 12					
			1 .		

David and Barbara B. Hirschhorn 3510 Old Court Road Baltimore, MD 21208

July 5, 2006

Zoning Commissioner **Baltimore County** 401 Bosley Avenue, Rm. 405 Towson, MD 21204

To the County Zoning Commissioner:

We reside at 3510 Old Court Road. We have seen the plans for the garage addition to Mr. Perlow's house at 3512 Old Court Road, and we have no objections to the addition.

Yours truly,

David Line Allon by Daniel B. Hirschhorn par Power of Attorney

David Hirschhorn

Barbara B. Hirschhorn

PETITIONER'S

EXHIBIT NO.

June 8, 2006

Zoning Commissioner Baltimore County 401 Bosley Avenue, Rm. 405 Towson, Md. 21204

To the County Zoning Commissioner:

We reside at 7811 Park Heights Avenue. We have seen the plans for the garage addition to Mr. Perlow's house at 3512 Old Court Road, and we have no objections to the addition.

Yours truly,

William R. Goodman

Alice K. Goodman

7811 Park Heights Avenue Baltimore, Md. 21208

