IN RE: PETITION FOR SPECIAL HEARING
S/S of Woodens Lane, 3,696 feet west
c/l of Glen Falls Road
4th Election District
3rd Councilmanic District
(14022 Woodens Lane)

* BEFORE THE

* DEPLITY ZON

DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 06-648-SPH

Jennifer Marie and Allen Lee DeMoss Petitioners

* * * * * * * *

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a request from the Douglas N. Silber, Esquire, to amend and clarify the original Order dated August 14, 2006.

Original Case

This matter originally came before this Deputy Zoning Commissioner as a Petition for Special Hearing for the property located at 14022 Woodens Lane. The Petition was filed by Jennifer Marie and Allen Lee DeMoss, Petitioners. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory use to a principal dwelling, the parking of a school bus for a private school in the front yard approximately 265 feet from the front property line on a gravel parking pad 22 feet x 40 feet with a gross vehicle weight greater than 10,000 pounds per Section 431 of the B.C.Z.R. The Petitioner's request was granted in this Commission's August 14, 2006 Order.

Request for Clarification

Douglas N. Silber, Esquire, requested clarification in his letter of August 22, 2006 for the following:

1. Page 4, in the first full paragraph, that ... "if the bus is property screened there will be adverse effect on the community". The sentence should read "If the bus is property screened there will be <u>no</u> adverse effect on the community".

2. Page 4, at the bottom of the page, regarding the required "use permit". Petitioner was advised by the Zoning Office that in the case of parking a commercial vehicle in a residential zone, there is no use permit.

Findings of Fact and Conclusions of Law

Mr. Silber is quite correct that there was a typographical error in the original decision. The word "no" was inadvertently left out of the findings so that the findings should read "If the bus is property screened, there will be no adverse effect on the community". In addition he notes that no use permit is required in this matter. Based upon his proffer I will amend the Order previously issued.

Amended Order

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this ______ day of September, 2006, that Condition #1 is hereby removed from the Original order dated August 14, 2006.

IT IS FURTHER ORDERED that all other terms and conditions of this Commissioner's August 14, 2006 Order shall remain in full force and effect.

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:pz



JAMES T. SMITH, JR. County Executive

September 6, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

JENNIFER MARIE AND ALLEN LEE DEMOSS 14022 WOODENS LANE REISTERSTOWN MD 21136

> Re: Petition for Special Hearing Amended Order Case No. 06-648-SPH Property: 14022 Woodens Lane

Dear Mr. and Mrs. DeMoss:

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,

John V. Murphy

Deputy Zoning Commissioner

for Baltimore County

JVM:pz

Enclosure

c: Doug Silber, 40 West Chesapeake Avenue, Suite 412, Towson, MD 21204

LAW OFFICES

DOUGLAS N. SILBER, L.L.C.

40 W. Chesapeake Avenue, Suite 412 Baltimore, Maryland 21204 www.silberlawfirm.com

Tel: 410-296-1030 Fax: 410-769-9444

August 22, 2006

John V. Murphy Deputy Zoning Commissioner 401 Bosley Avenue, MS 3401 Towson, Maryland 21204

> Re: Case No. 06-648 SPH 14022 Woodens Lane

> > Property Owners: Jennifer Marie and Allen Lee DeMoss

Dear Commissioner Murphy:

I received your letter of August 14 and the attached ruling granting the petition for special hearing. Thank you on behalf of my clients as well as on behalf of McDonogh School.

I wanted to advise you that a landscape plan was submitted to Mr. Avery Harden and has been approved. A copy of the approved plan and Mr. Harden's correspondence is enclosed for your information.

I also wanted to point out two items included in your order and request clarification. First, on page 4 in the first full paragraph, you state:

"... and I find that, if the bus is properly screened, there will be adverse effect on the community."

I believe that you had intended to say, consistent with your comments at the proceeding and the conclusions contained in the order, that "if the bus is properly screened, there will be *no* adverse effect on the community."

Additionally, at the bottom of page 4, in the first of three numbered paragraphs that contain your ruling, you state that "Petitioners may apply for their *use permit*..." We checked with the Zoning Office and were advised that, in the case of parking a commercial vehicle in a residential zone, there is no use permit. A use permit would be issued if a building was to be built or the use within of a building required a special exception or variance or other special hearing. Here, we were advised, all we need to do is park the bus. If the Code Enforcement division issued a citation, my clients would simply provide a copy of your order to explain this is a permitted use.

John V. Murphy August 22, 2006 Page Two

As I am requesting only clarifications that do not affect the decision to grant the petition, I would hope that the appeal time would continue to run from 30 days of the August 14 decision, however, I of course defer to you on this issue. Perhaps my questions may simply be addressed by a letter from you advising whether or not we need to obtain a use permit.

Respectfu

Again, thank you for your time in this matter.

Douglas N. Syber

Enclosures

cc:

Jennifer Marie and Allen Lee DeMoss 14022 Woodens Lane Reisterstown, Maryland 21136 IN RE: PETITION FOR SPECIAL HEARING
S/S of Woodens Lane, 3,696 feet west
c/l of Glen Falls Road
4th Election District
3rd Councilmanic District
(14022 Woodens Lane)

Jennifer Marie and Allen Lee DeMoss Petitioners BEFORE THE

* DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

* CASE NO. 06-648-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 14022 Woodens Lane. The Petition was filed by Jennifer Marie and Allen Lee DeMoss, Petitioners. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory use to a principal dwelling, the parking of a school bus for a private school in the front yard approximately 265 feet from the front property line on a gravel parking pad 22 feet x 40 feet with a gross vehicle weight greater than 10,000 pounds per Section 431 of the B.C.Z.R.

The property was posted with Notice of Hearing on July 27, 2006, 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 July 27, 2006, 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.

THE CONTRACTOR

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 requested special hearing was Jennifer Marie and Allen Lee DeMoss, Petitioners. Doug Silber, Esquire, represented the Petitioners. No protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

THE REPORT OF THE PARTY OF THE

The subject property contains 1.823 acres zoned RC 8 and is improved by the Petitioners' home. Ms. DeMoss explained that she drives a school bus for McDonough School which is located off Reisterstown Road and needs to park the bus on her property. She begins and ends her bus route on Woodens Lane and so parks the bus on the area outlined in pink on exhibit 1. This is the most efficient way to operate the bus. If she were not allowed to park the bus as shown, she would have to travel approximately 12 miles with an empty bus each afternoon to park on the McDonough campus and then drive her car back to her home. In the morning she would have to drive her car to the campus, drive the empty bus to Woodens Road, complete her route and return to the McDonough campus to pick up her car. Mr. Silber presented extensive evidence of the folly of such an arrangement including wasted fuel for both bus and car, higher maintenance costs and increased peak traffic.

The Petitioner presented photographs of the bus parked on its parking pad as shown in exhibit 1 from various perspectives. See exhibit 2. The photographs show the bus parked on a ridge line which bisects the subject property. She indicated that the issue first arose because of a

complaint by a neighbor. She contacted him and virtually all the other neighbors to discuss the proposed use and presented extensive letters of support and well as a petition that she be allowed to park as shown. No maintenance will be performed on site. It is purely a matter of parking.

At this point in the hearing a discussion ensued as to whether or not the bus could be parked over the ridge line and closer to the Petitioner's home to reduce the visibility of the bus by those driving along Woodens Lane and the neighbors in lots 9 and 11 as shown on exhibit 1. The Petitioner indicated that there are trees and a shed over the ridge so that the most practical place to park the bus is a shown. She noted that she has planted white pines along the parking pad to reduce visibility of the bus. She agreed to submit a landscape plan to the Baltimore County Landscape Architect for review and approval to assure proper screening of the bus from the road and neighbors.

Finally Mr., Silber opined that school busses are not "commercial vehicles" under the definition of the BCZR and thus the not regulated under Section 431. In the alternative he opined that the request for special hearing in this case meets the criteria of Section 502.1 of the BCZR.

Findings of Fact and Conclusions of Law

THE PROPERTY OF THE PARTY OF TH

While I appreciate Mr. Silber's argument that school busses are not included in the definition of "commercial vehicle", there is no dispute this school bus weighs over 10,000 pounds and so is by definition a commercial vehicle subject to Section 431 of the BCZR.

The subject property is almost 2 acres in size. The pad site is located nearly 180 feet away from any non-family household. Photographs show dense woods between the parking pad and the nearest non-family home. The only issue for me in reviewing the photographs is the fact

that this large yellow bus is parked on the ridgeline and is highly visible from Woodens Lane. This is so even though there is nearly 265 feet to the edge of the right of way. The small trees planted by the Petitioner along the side of the bus just are not sufficient to screen the bus from the road.

I will grant the request for special hearing as I find that this can be granted within the spirit and intent of the RC 8 regulations, and I find that, if the bus is properly screened, there will be adverse effect on the community. No maintenance of any kind will be performed on the bus on the property.

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 Petitioner, I find that the Petitioners' request for special hearing should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14th day of August, 2006, that the Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory use to a principal dwelling, the parking of a school bus for a private school in the front yard approximately 265 feet from the front property line on a gravel parking pad 22 feet x 40 feet with a gross vehicle weight greater than 10,000 pounds per Section 431 of the B.C.Z.R. and for such other relief as may be required and is GRANTED subject to the following conditions:

- 1. The Petitioners may apply for their use permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. No maintenance will be performed on the bus on the subject site.

3. The Petitioner shall submit a landscape plan to the Baltimore County Landscape Architect for his review and approval to assure the parking pad and bus as depicted in exhibit 1 are properly screened from adjoining homes and Woodens Lane.

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:pz



JAMES T. SMITH, JR. County Executive

August 14, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

JENNIFER MARIE AND ALLEN LEE DEMOSS 14022 WOODENS LANE REISTERSTOWN MD 21136

> Re: Petition for Special Hearing Case No. 06-648-SPH Property: 14022 Woodens Lane

Dear Mr. and Mrs. DeMoss:

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,

John V. Murphy

Deputy Zoning Commissioner

for Baltimore County

JVM:pz

Enclosure

2: Doug Silber, 40 West Chesapeake Avenue, Suite 412, Towson, MD 21204



REV 9/15/98

MOER RECEIVED FOR FILMA

to the Zoning Commissioner of Baltimore County

for the property located at 14022 Woodens Lane which is presently zoned RC-8

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

see attached

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): Name - Type or Print Name - Type or Print Signature e Moss Allen Lee Address Telephone No. Name ->Type or Print City State Zlp Code Signature WoodensLane 410-429-0934 (Home) **Attorney For Petitioner:** Address Telephone No. Reisterstown 21136 Name - Type or Print Clty Zip Code Representative to be Contacted: Signature Company Name 410-581-4705 Address Telephone No. Address Telephone No. Owings Mills MD City State Zip Code Zip Code State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING ____ Case No. 06-648-584 UNAVAILABLE FOR HEARING

As an accessory use to a principal dwelling, the parking of a school bus for a private school (McDonogh) in the front yard approximately 265 ft. from the front property line on a gravel parking pad (22'x 40') with a gross vehicle weight greater than 10,000 lbs. per Section 431 (BCZR).

Zoning Description

ZONING DESCRIPTION FOR 14022 Woodens Lane, Reisterstown, MD 21136

Beginning at a point on the south side of Woodens Lane which is 50 feet of right of way wide at a distance of 3,696 feet west of the centerline of the nearest improved intersecting street Glen Falls Road which is 50 feet right of way wide. *Being Lot # 12, Block _____, Section # _____ in the subdivision of Cooper's Ridge as recorded in Baltimore County Plat Book # 76, Folio 050, containing 1.838 acres. Also known as 14022 Woodens Lane, Reisterstown, MD 21136 and located in the 4th Election District, 3rd Councilmanic District.

		ASHIER'S WALDATION
No.		
		FRIOW CUSTOMER
		PIMIK - AUSTRACK
OFFICE OF BUDGET & FINE COLUS RI	1	DISTRIBUTION WHITE-CASSINER

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: #06-848-SPH
14022 Moddons I are

Case: #06-646-SPH
14022 Woodens Lane
Southside of Woodens Lane, 3,696 feet west centerline
Glen Falis Road
4th Election District 3rd Councilmanic District
Legal Owner(s): Jennifer Marie & Alien Lee DeMoss
Special Hearing: to permit an accessory use to a
principal dwelling, the parking of a school bus for a
private school in the front yard approximately 265 feet
from the front property line on a gravel parking pad 22' x
40' with a gross vehicle eight greater than 10,000 lbs. per
Section 431 (BOZR).
Hearing: Friday, August 11, 2006 at 11:00 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) 887-3868.

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

CERTIFICATE OF PUBLICATION

727,2006
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md., once in each of successive weeks, the first publication appearing on,20
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter North County News
S. Wilking

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 04-648-594

	Petitioner/Developer: TENNIFER
	à ALLEN DEMOSS
	Date Of Hearing/Closing: 8/11/06
Baltimore County Department Permits and Development M County Office Building, Roc 11 West Chesapeake Avenu	anagement om 111
Attention:	
adies and Gentlemen:	
This letter is to certify under	the penalties of perjury that the necessary posted conspicuously on the property 14022 WOODENS LANE
	posted conspicuously on the property

im000747 (1152x864x24b jpeg)



RE: PETITION FOR SPECIAL HEARING
14022 Woodens Lane; S/S Woodens Lane,
3,696' W c/line Glen Falls Road
4th Election & 3rd Councilmanic Districts
Legal Owner(s): Jennifer & Ellen DeMoss
Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 06-648-SPH

* * * * * * * *

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 27th day of June, 2006, a copy of the foregoing Entry of Appearance was mailed to, Larry Zile, 8600 McDonogh Road, Owings Mills, MD 21117, Representative for Petitioner(s).

RECEIVED

JUN 2 7 2006

Per....

PETER MAX ZIMMERMAN

 $I \cap \Lambda$

People's Counsel for Baltimore County

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 27, 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: 06-648-SPH

14022 Woodens Lane

Southside of Woodens Lane, 3,696 feet west centerline Glen Falls Road

4th Election District – 3rd Councilmanic District

Legal Owners: Jennifer Marie & Allen Lee DeMoss

Special Hearing to permit an accessory use to a principal dwelling, the parking of a school bus for a private school in the front yard approximately 265 feet from the front property line on a gravel parking pad 22' X 40' with a gross vehicle weight greater than 10,000 lbs. per Section 431 (BCZR).

Hearing: Friday, August 11, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Jennifer & Allen DeMoss, 14022 Woodens Lane, Reisterstown 21136 Larry Zile, 8600 McDonogh Road, Owings Mills 21117

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 27, 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

TO:

PATUXENT PUBLISHING COMPANY

Thursday, July 27, 2006 Issue - Jeffersonian

Please forward billing to:

Jennifer DeMoss

14022 Woodens Lane Reisterstown, MD 21136 410-429-0934

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: 06-648-SPH

14022 Woodens Lane

Southside of Woodens Lane, 3,696 feet west centerline Glen Falls Road

4th Election District – 3rd Councilmanic District

Legal Owners: Jennifer Marie & Allen Lee DeMoss

Special Hearing to permit an accessory use to a principal dwelling, the parking of a school bus for a private school in the front yard approximately 265 feet from the front property line on a gravel parking pad 22' X 40' with a gross vehicle weight greater than 10,000 lbs. per Section 431 (BCZR).

Hearing: Friday, August 11, 2006 at 11:00 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.

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.

Item Number or Case Number: 06-648-	SPH
Petitioner: <u>Jennifer Demoss</u>	
Address or Location: 14022 Woodens Lane	Reisterstown, Mi) 21136
PLEASE FORWARD ADVERTISING BILL TO: Name: <u>Jean fer De Moss</u>	
Address: 14022 Woodens Lane	
D = C + C	
Reisterstown, MD 21136	
Keisterstown, MD 21136	



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and
Development Management

Jennifer Marie DeMoss Allen Lee DeMoss 14022 Woodens Lane Reisterstown, MD 21136

Dear Mr. and Mrs. DeMoss:

RE: Case Number: 06-648-SPH, 14022 Woodens Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 15, 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. Cal Rohal D

WCR:amf

Enclosures

c: People's Counsel

Larry A. Zile 8600 Mc Donogh Road Owings Mills 21117

11 km

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 30, 2006

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-648- Special Hearing

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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

JUL 1 1 2006

CM/LL

2011ING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 28, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 3, 2006

Item Nos. 647, 649, 649, 650, 651, 652,

653, 654, 655, and 656

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-06282006.doc



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 29,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 26, 2006

6018

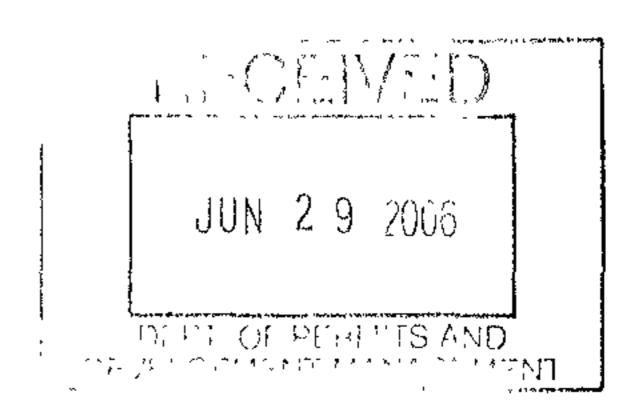
Item Number(s): 644 through 656

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





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

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

Maryland Department of Transportation

Date: 6.27.06

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

RE:

Baltimore County

Item No. 6 48

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

*

Law Offices DOUGLAS N. SILBER, LLC

40 W. Chesapeake Avenue, Suite 412 Baltimore, Maryland 21204-4856

Tel: 410-296-1030 Fax: 410-769-9444

FAX TRANSMITTAL

Date: 8/22/06

No. Pages this transmittal not including cover sheet: 4

To:

John V. Murphy

Fax No. 410-887-3468

Deputy Zoning Commissioner

Attn: Patty

Client Reference: Jennifer and Allen DeMoss

Re: Case No. 06-648-SPH

Urgent

□ For Your Review

Please Comment

□ Please Reply

Diginal Will Be Mailed

MESSAGE:

Enclosing letter to Mr. Murphy as discussed.

Thanks

CONFIDENTIALITY PROVISION: THIS TRANSMISSION CONTAINS CONFIDENTIAL INFORMATION THAT IS PRIVILEGED AND INTENDED ONLY FOR THE PARTY OR PARTIES TO IT IS ADDRESSED ABOVE. IF THIS TRANSMISSION, INCLUDING ANY ATTACHMENTS, IS received in error, please notify the sender at the above telephone number or email address, and return all COPIES RECEIVED TO THE ABOVE ADDRESS BY UNITED STATES POSTAL SERVICE MAIL, AT THE EXPENSE OF THE FIRM OF DOUGLAS N. SILBER, LLC. THANK YOU FOR YOUR COOPERATION.

LAW OFFICES

DOUGLAS N. SILBER, L.L.C.

40 W. Chesapeake Avenue, Sulte 412 Baltimore, Maryland 21204 www.silberlawfirm.com

Tel: 410-296-1030 Fax: 410-769-9444

August 11, 2006

RECEIVED

Mr. Avery Harden
Department of Permits and
Development Management, Room 119
111 W. Chesapeake Avenue, M.S. 1105
Towson, Maryland 21204

AUG 1 5 2006

ZONING COMMISSIONER

Re: Case No. 06-648 SPH 14022 Woodens Lane

Property Owners: Jennifer Marie and Allen Lee DeMoss

Dear Mr. Harden:

I am writing to you in follow up to our meeting in your office today. As you recall, Mr. and Mrs. DeMoss own this 1.83 acre property in a rural area of Reisterstown, where she parks a school bus well back from the road. We met with you at the suggestion of Deputy Zoning Commissioner John Murphy to discuss an appropriate manner of providing a landscape/vegetative planting to serve as a visual buffer between the bus and the public road.

After your review of the photographs of the property (which showed the bus and the existing vegetation) you indicated that an appropriate solution was to removal the small white pines on the north side of the parking pad replace them with a staggered hedge of 15 gallon Leyland Cypress. As the bus pad and bus are approximately 48 feet long, you agreed with my clients that ten (10) plants spaced eight feet apart in a staggered fashion would be the proper solution.

By copy of this letter, I am requesting that Mr. and Mrs. DeMoss provide you with a sketch plan showing the parking pad and the proposed planting for your review and approval. The plan will show the existing parking pad and mature Leyland Cypress on the west and south of the pad, as well as the proposed plantings. This planting work would be done this fall.

We would ask for your prompt review and approval of the plan as we would like to resolve this issue prior to the start of the school year in early September. Thank you for your cooperation and assistance.

Douglas N. Silber

Very truly yours,

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

THE DEMOSS 155UE

8-18-04

DOUG THIS IS THE LANDSCAPE PLANT WITH MY APPROVAL STAMP. THE DE MOSS'S LEFT NO FAX OR AHONEE NUMBER, SO I TRUST YOU TO FORWARD MY APPROVAL TO TOKEM.

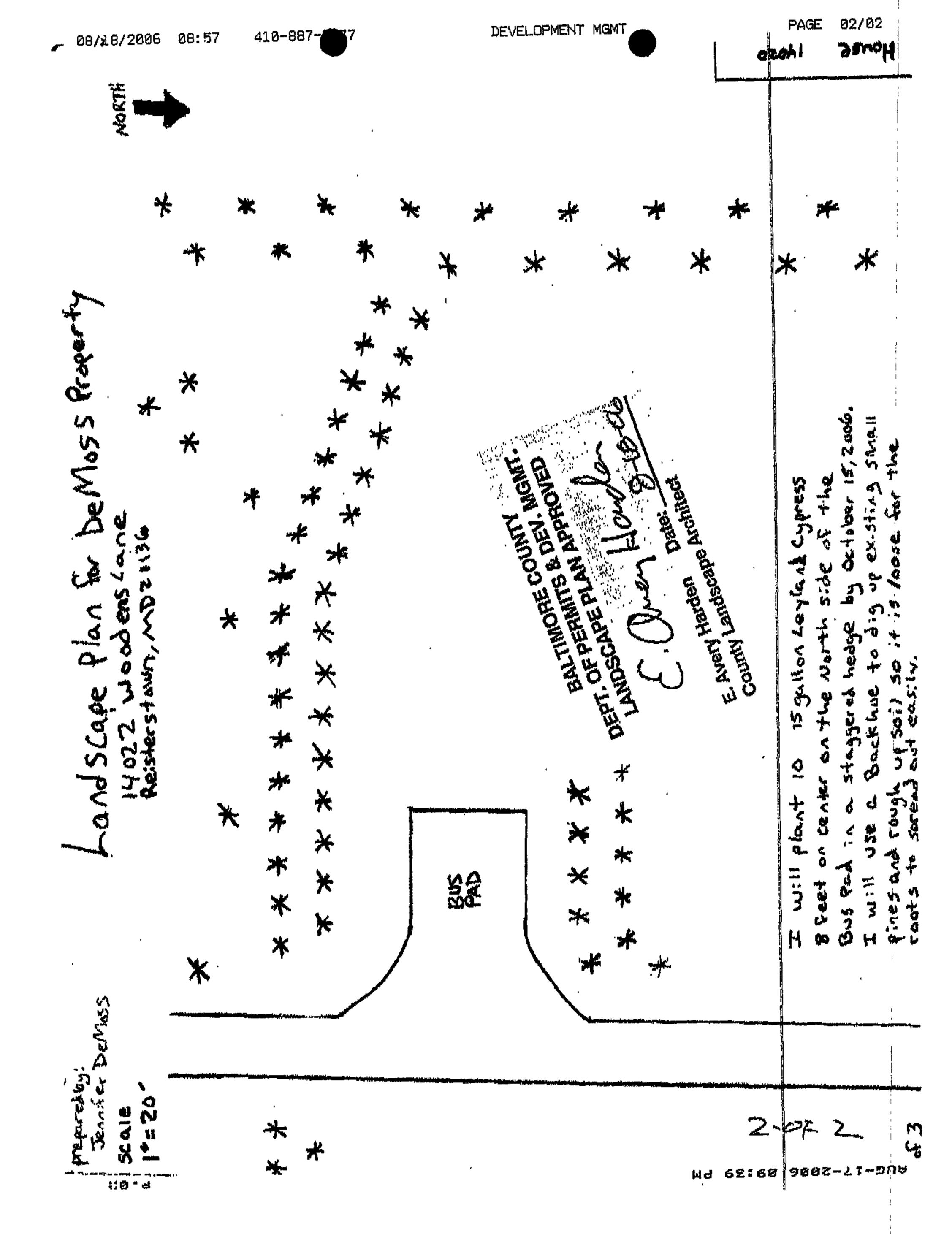
16Anus

AUEAY HARDEN

Corner LANDSCAFE ARAGIEST

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

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LAW OFFICES

DOUGLAS N. SILBER, L.L.C.

40 W. Chesapeake Avenue, Suite 412 Baltimore, Maryland 21204 www.silberlawfirm.com

Tel: 410-296-1030 Fax: 410-769-9444

August 22, 2006

John V. Murphy Deputy Zoning Commissioner 401 Bosley Avenue, MS 3401 Towson, Maryland 21204

> Re: Case No. 06-648 SPH 14022 Woodens Lane

4107699444

Property Owners: Jenniser Marie and Allen Lee DeMoss

Dear Commissioner Murphy:

I received your letter of August 14 and the attached ruling granting the petition for special hearing. Thank you on behalf of my clients as well as on behalf of McDonogh School.

I wanted to advise you that a landscape plan was submitted to Mr. Avery Harden and has been approved. A copy of the approved plan and Mr. Harden's correspondence is enclosed for your information.

I also wanted to point out two items included in your order and request clarification. First, on page 4 in the first full paragraph, you state:

"... and I find that, if the bus is properly screened, there will be adverse effect on the community."

I believe that you had intended to say, consistent with your comments at the proceeding and the conclusions contained in the order, that "if the bus is properly screened, there will be no adverse effect on the community."

Additionally, at the bottom of page 4, in the first of three numbered paragraphs that contain your ruling, you state that "Petitioners may apply for their use permit . . ." We checked with the Zoning Office and were advised that, in the case of parking a commercial vehicle in a residential zone, there is no use permit. A use permit would be issued if a building was to be built or the use within of a building required a special exception or variance or other special hearing. Here, we were advised, all we need to do is park the bus. If the Code Enforcement division issued a citation, my clients would simply provide a copy of your order to explain this is a permitted use.

John V. Murphy August 22, 2006 Page Two

As I am requesting only clarifications that do not affect the decision to grant the petition, I would hope that the appeal time would continue to run from 30 days of the August 14 decision, however, I of course defer to you on this issue. Perhaps my questions may simply be addressed by a letter from you advising whether or not we need to obtain a use permit.

Again, thank you for your time in this matter.

TO NI Stille on

Respectfully

Enclosures

cc:

Jennifer Marie and Allen Lee DeMoss 14022 Woodens Lane Reisterstown, Maryland 21136



May 16, 2006

McDonogh School, Inc. 8600 McDonogh Road Owings Mills, Maryland 21117

County Office Building, Rm. 213
Permits and Development Management
Code Inspections and Enforcement
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Sir or Madam:

We at McDonogh School, along with our insurance carrier, have allowed our school bus drivers to take our buses and park them in their area of operation, which is normally at their home address. We have done this in order to save fuel and time, as our daily bus routes begin close to the driver's home location. McDonogh has 23 buses that cover territories in Anne Arundel, Baltimore, Carroll and Howard Counties as well as Baltimore City. As you can see, it is very important that we conserve fuel and time, since a number of our routes are a distance from our school in Owings Mills.

We are aware that the drivers in the Hereford Zone of Baltimore County have been granted a wavier, which allows them the benefit of taking and parking buses in the Hereford route zone. We kindly ask for the same permission concerning the bus that is parked at 14022 Woodens Lane in Reisterstown, Maryland 21136. As you can see, this saves us an enormous amount of fuel and time during the year.

We thank you in advance for your consideration and time concerning this matter. If you require additional information please call our Transportation Office at 410 581-4701 or E-mail me at LZile@McDonogh.org.

Sincerely,

Larry A. Zile

Transportation Director

skating rink or course; baseball, racquetball, tennis or squash court; archery range or similar facility; or any combination of the above. For the purpose of these regulations, a commercial recreational facility shall not include a rifle, pistol, skeet or trap range; go-cart course; amusement park; or similar use. [Bill Nos. 176-1994; 21-1996]

COMMERCIAL VEHICLE — Any vehicle with a gross vehicle weight or gross combination weight over 10,000 pounds or any vehicle, regardless of weight, which: (1) is used for the transportation of materials, products, freight, other vehicles or equipment in furtherance of any commercial activity; (2) is used "for hire"; or (3) displays advertising thereon. Identification of the vehicle's manufacturer model or dealer shall not be considered as advertising. Commercial vehicles shall not be deemed to include any farm vehicle or farm equipment actually and regularly used on a farm, satellite farm or farmette; school or church vehicle located at a civic, educational, social, recreational or religious institution; recreational vehicle as defined in Section 101; trailer (or mobile home) as defined in Section 101; vanpool or historic vehicle as registered with the State Motor Vehicle Administration. As used herein, gross vehicle weight or gross combination weight means the weight recorded by the State Motor Vehicle Administration on the vehicle's registration certificate or recorded by the manufacturer on the certificate of origin if no specific weight is recorded on the registration certificate. [Bill No. 70-1988]¹⁰

COMMUNITY CARE CENTER — A small-scale facility, sponsored or operated by a private charitable organization or by a public agency and licensed by the Maryland State Department of Health and Mental Hygiene or by the Maryland State Department of Social Services, for the housing, counseling, supervision or rehabilitation of alcoholics or drug abusers or of physically or mentally (including emotionally) handicapped or abused individuals who are not subject to incarceration or in need of hospitalization. [Bill No. 142-1979]

COMPARTMENTALIZED WAREHOUSE ESTABLISHMENT — A building consisting of individual, small, self-contained units that are leased or owned for self-service storage of business or household goods. [Bill No. 46-1992]

CONSERVANCY AREA — The portion of a rural cluster development which contains significant natural or historic features and which has been dedicated through deed restriction and easements for continued farming, forestry or open space use in order to remain largely undisturbed. [Bill No. 113-1992]

CONSTRUCTION EQUIPMENT STORAGE YARD — The use of any space, whether inside or outside a building, for the storage of construction equipment or machinery, including landscaping equipment and associated materials. [Bill No. 149-1987]

CONTINUING CARE FACILITY — A building or group of buildings that contains dwelling facilities for assisted living, and facilities for convalescent or nursing care on the same site, where occupancy of the facility is restricted to persons 60 years of age or older or couples where either the husband or wife is 60 years of age or older. [Bill No. 36-1988]

CONTRACTOR'S EQUIPMENT STORAGE YARD — The use of any space, whether inside or outside a building, for the storage or keeping of contractor's equipment or

1-12 04-15-2005

Editor's Note: The definition of "community..." which followed this definition was repealed by Bill No. 3-1992.

OMEGA LAND DEVELOPMENT CORPORATION

7115 AMBASSADOR ROAD, BALTIMORE, MD 21244-4728

Tel: 410-944-8647

Fax: 410-944-3684

August 25, 2006

Mr. Timothy Kotroco, Director Department of Permits and Development Management Baltimore County 111 West Chesapeake Avenue Towson, Maryland 21204

> RE: 1107 West Lake Avenue Case No. 06-648-SPH

Dear Mr. Kotroco:

As owners of the property across the street from the subject property, we have no objection to the proposed request.

Very truly yours,

OMEGA LAND DEVELOPMENT CORPORATION

David S. Thaler

President

Copy: Sandy Marenberg

By: Facsimile

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06-648 SPA

OMEGA LAND DEVELOPMENT CORPORATION

7115 AMBASSADOR ROAD, BALTIMORE, MD 21244-4728

Tel: 410-944-3647 Fax: 410-944-3684

FAX

From:

David S. Thaler, President

To:

Timothy Kotroco, Director

Fax:

410-887-5708

Re:

1107 West Lake Avenue

Case No. 06-643-SPH

CC:

Sandy Marenberg - 410-377-8504

Date:

August 25, 2006

Pages:

2 (including cover sheet)

CASE CASE DATE NAME OF NUMBER

08-11-0

EET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
	14022 Wooders Lane	25400	
Aller De Moss		21136	
Doug Silber	40 W Chesapeake the #412	horiz des permon	dsilberpsilberlawfirm

To whom it may concern:

We do not object to the school bus being parked at 14022 Woodens Lane. It does not pose a threat of danger and has no impact on traffic to the area. It is not an eyesore because there are trees planted around it to block it from view. We do not mind the school bus being parked in our neighborhood.

Sim Brosen

14027 Woodens La. Reister Stud Md 21136 14025 Woodens La. Reister Md. 21136

Lieu Cooper Dyma Cooper

14024 Woodens Lane Reisters town MO.21136 14028 Woodenshane Reister stown MD 21136

Inda K. Lowit

14015 Woodens Lane Reisterstown, MD 21136

Huh Hoh

3 Jarretts Ct Reisterstan, MD 2/136

SWART ZAUER

14029 WOODENS UN

Chris & Shari Donato 14033 Woodens Lane Reisterstown, MD 21136

6 August 2006

Subject: School Bus

To: Whom it may Concern

The school bus that parked on the land owned by Ms. Jennifer DeMoss, who resides on Woodens Lane is not in our view from our house. Regardless of the view of the bus from our home, however, we do not necessitate its removal from the DeMoss' property.

The DeMoss' property is part of the beauty of our community and we support them in their decision to have the bus parked wherever they wish on their own property. If you should require any other information from us, please do not hesitate to contact us @ 410-429-4404.

Sincerely,

Chris Donato

Shari Donato

Mark J. & Karen L. Kohr 14017 Woodens Lane Reisterstown, MD 21136

August 9, 2006

Re: School Bus being parked at 14022 Woodens Lane

To Whom It May Concern:

We have no objection to the school bus being parked at 14022 Woodens Lane. It is not an eyesore and it does not impede traffic coming in or going out of the neighborhood.

We are neighbors of the Demoss family and live directly across the street from the spot where Jennifer parks the bus. She has been parking the bus there since before we moved here four years ago and it has never bothered us.

Jennifer grew up on the land she lives on and our neighborhood was her playground. Her and her family lost a lot of their privacy when this neighborhood was built, so allowing her to continue to park her bus there seems only fair.

Sincerely,

Mark & Karen Kohr

Marke & Karen Kohr

To Whom It May Concern:

We are writing this letter to indicate our position concerning the parking of a school bus on the DeMoss property on Woodens Lane in Reisterstown, MD. We are in favor of allowing a school bus to be parked at this location. Our property is located at 14013 Woodens Lane which is across the street from the DeMoss property. We feel that the parking of a school bus is appropriate and presents no problem.

Should you need to contact us concerning this matter, please feel free to call us at (410) 833-2628.

Best Regards,

Septimental Seposite

Many Company Comp

Joseph G. Esposito

Anne M. Esposito

August 9, 2006

14005 Woodens Lane Reisterstown, MD 21136

Re: Bus parked at 14002 Woodens Lane

To Whom It May Concern:

As residents of Midsummer Hill, we have no objection to the school bus parked at 140 2 Woodens Lane. It in no way impedes traffic in or out of the neighborhood or obstructs our view.

We are happy to have our neighbors at 14002 and hope they will be able to continue parking the bus on their property.

Sincerely,

William and Jane Porter

Yes, to the school bus.

Kids represent the future of our nation and our society. To make them as valuable as they can be, they need to attend good schools on a regular basis.

We applaud people who dedicate their time and effort to answer the call for needed school bus drivers. We should be doing everything possible to make their important jobs easier.

We are sorry that there are so many Not In My Back Yard people in this world.

If they would examine the larger picture, they would find more important issues to spend their time on.

We do not mind the school buses in our neighborhood of Mid-Summer Hill as they and the driver are performing a valuable function.

Linda and Larry Lichtenauer
14021 Woodens Lane

Reisterstown, MD 21136

Bruce C. Moore 14023 Woodens Lane Reisterstown, MD 21136

To Whom It May Concern:

I am writing regarding the hearing on August 11th concerning the issue of a School Bus being parked on the DeMoss property at 14022 Woodens Lane.

As a neighbor, I have absolutely no problem whatsoever with this situation. The bus poses no safety hazard, as it is parked 250-300 feet from the street on a private driveway, and has no impact on traffic. Also, the DeMoss' have gone to the trouble to plant trees on 3 sides of the parking area, so that the bus will be as minimally visible as possible. I do not believe there is an issue here, and that the bus should be allowed to remain parked in its' current location.

Thank you for your consideration in this matter. Please feel free to contact me if you should need additional information.

Sincerely yours,

Bruce C. Moore

August 7, 2006

To Whom It May Concern:

We <u>do not</u> object to the school bus being parked at 14022 Woodens Lane, Reisterstown, MD 21136.

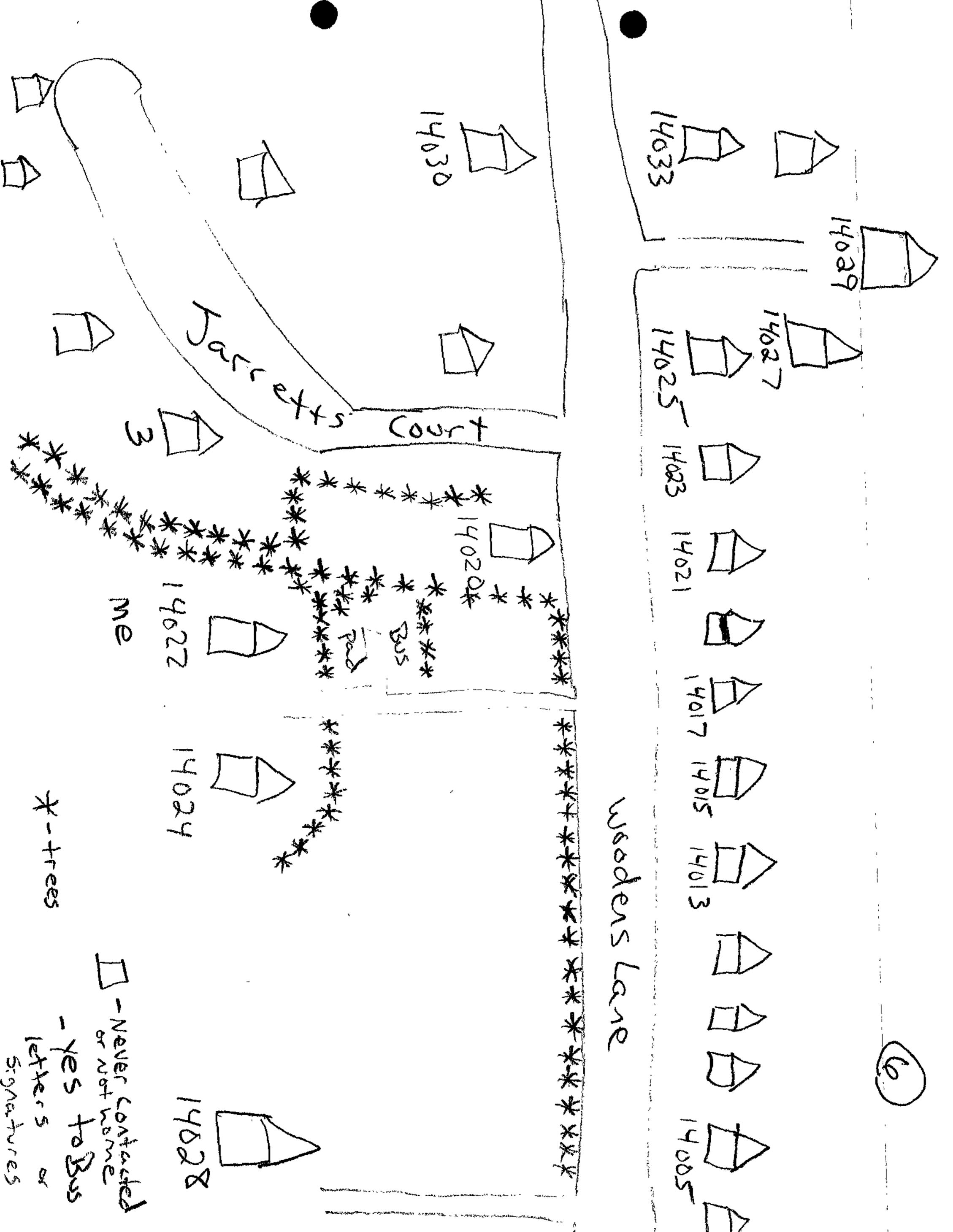
It does not pose a threat of danger and has no impact on traffic in or to the area. It is not an eyesore because there are trees planted around it to block it from view.

We do not mind the school bus being parked in our neighborhood at this residence.

Sincerely,

Mr. and Mrs. James H. Page

14030 Woodens Lane Reisterstown, MD 21136



Joe A. Hairston, Superintender I

6901 Charles Street

Towson, MD • 21204-3711

April 25, 2006



Mr. Gary Freund Baltimore County Gover ment Department of Pennits and Development Management 111 W. Chesapeake Ave: me - Room 213 Towson, MD 21204

Dear Mr. Freund:

This letter is in resporse to a complaint filed with Baltimore County regarding a Baltimore County Public School bus parking at a private residence on Foreston Road, Parkton, MD.

Baltimore County Public Schools operates 48 school buses in north am Baltimore County that serve Hereford High School, Hereford Middle School, and the respective elementary feeder schools. These schools and the students who attend these chools are located in what has been known as he Hereford Zonc.

Since Baltimore County Public Schools does not own or lease a bus facility to; park school buses in the Here ford Zone, it has been customary for the bus drivers that serve this community to park their buses at home.

The closest bus facility is located in Cockeysville, MD. The cost to operate school buses in the Hereford Zone from the Cockeysville facility would represent a significant fiscal impact to Baltimore County Public Schools.

I am available to discuss this issue with you in more detail at your earliest convenience. I can be reached in the Office of Transportation, 410-887-4111.

Sincercly,

Linda Fitchett, Director

Frida Fitch At

Office of Transportation



May 16, 2006



McDonogh School, Inc. 8600 McDonogh Road Owings Mills, Maryland 21117

County Office Building, Rm. 213
Permits and Development Management
Code Inspections and Enforcement
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Sir or Madam:

We at McDonogh School, along with our insurance carrier, have allowed our school bus drivers to take our buses and park them in their area of operation, which is normally at their home address. We have done this in order to save fuel and time, as our daily bus routes begin close to the driver's home location. McDonogh has 23 buses that cover territories in Anne Arundel, Baltimore, Carroll and Howard Counties as well as Baltimore City. As you can see, it is very important that we conserve fuel and time, since a number of our routes are a distance from our school in Owings Mills.

We are aware that the drivers in the Hereford Zone of Baltimore County have been granted a wavier, which allows them the benefit of taking and parking buses in the Hereford route zone. We kindly ask for the same permission concerning the bus that is parked at 14022 Woodens Lane in Reisterstown, Maryland 21136. As you can see, this saves us an enormous amount of fuel and time during the year.

We thank you in advance for your consideration and time concerning this matter. If you require additional information please call our Transportation Office at 410 581-4701 or E-mail me at <u>LZile@McDonogh.org</u>.

Sincerely,

. . . .

Larry A. Zile

Transportation Director

baltimoresun.com





http://www.baltimoresun.com/business/bal-te.md.buses29aug29,0,5772962.story?coll=bal-businessindepth

From the Baltimore Sun

The cost of energy

Bus fuel stretching schools' budgets

Price of diesel is up 38% since last year

By John Fritze Sun Staff

August 29, 2005



Owen Baldwin checked the emergency flares, practiced driving his route and waxed his 30-foot school bus so well he can see his reflection in its bright yellow paint.

"We're ready to go," said Baldwin, a 51-year-old driver with the Baltimore County public school system who will be on the road today as schools reopen across the region. "We're set."

The bus might be ready, but in many cases the budget is not.

As summer's end brings thousands of students back to classrooms, schools are faced with record diesel prices as they struggle to keep their fuel-guzzling fleets on the road.

The average price for a gallon of diesel nationally is up about 38 percent from last year, to \$2.64, according to AAA. Although many school districts buy fuel at wholesale rates, they're feeling the pinch.

And considering that a school bus gets less than 8 miles per gallon on average, the cost of transporting kids can quickly spin out of control.

Baltimore County, which moves 70,000 children a day on 850 buses, pays \$2.20 a gallon. Last year, on average, the district spent \$1.74.

Anne Arundel County public schools pay \$2.53 a gallon - about a 40-cent increase over last year. Multiplied by the 10 million miles its drivers cover annually, the difference will mean a \$536,000 increase in this year's fuel costs.





And that's if prices don't go up more.

"There's no question that this expense has a dramatic impact," said Winship Wheatley, the district's superintendent of transportation.

"I know that this school system would prefer that we spend that additional money on instruction," he said.

Wheatley - who has been around long enough to have driven a school bus during the oil shortages of the mid-1970s - said the recent price spike is about the worst he has seen during his career.

A survey of about 530 districts conducted recently by the Association of School Business Officials found that 96 percent of administrators feel that the rising price of fuel is putting the squeeze on their budgets.

Asked in the survey what officials are doing to make ends meet, one administrator responded simply: "praying."

Absent divine intervention, districts are reducing field trips, prohibiting drivers from idling and cutting buses from the fleet. Fairfax County, Va., public schools increased the price of lunch by 20 cents, in part to pay for fuel.

Administrators in the Baltimore area said they expect to take less-drastic measures.

Baltimore County school officials recently purchased a line of buses that get better mileage - up to about 10 miles per gallon. Baldwin, a retired deputy sheriff, was happy to lift the hood and show visitors the engine's manufacturer: Mercedes-Benz.

Most drivers motored through their routes for practice and fueled their buses late last week in anticipation of the first day of school.

Depending on the length of the route, some buses will need to refuel every day - the process can take 10 minutes - while others might go as long as three days before refueling.

The county made its last bulk purchase of fuel in July, but officials couldn't say precisely how long that supply would last.

Baltimore City school administrators are hoping to boost their purchasing power by buying fuel in partnership with City Hall. City schools provide bus service to 15,000 special-education students. Other students walk or receive vouchers to ride public transportation.

Several officials said there is little that can be done to grapple with fuel costs. Like other businesses, schools are also paying more for deliveries, yardwork and heating.

Harford County public schools could spend \$900,000 more in fuel than last year - more than double the \$400,000 set aside this year in case prices went up.

Howard County public schools pay \$2.45 a gallon, compared with \$1.78 a year ago, said Glenn Johnson, the district's director of transportation.



Johnson said his district is waiting before making drastic cuts.

If prices remain steady, the district projects it will spend \$800,000 more on fuel this year.

"It has just kept going up and up and up," Johnson said. "And there's a long way to go yet in the school year."

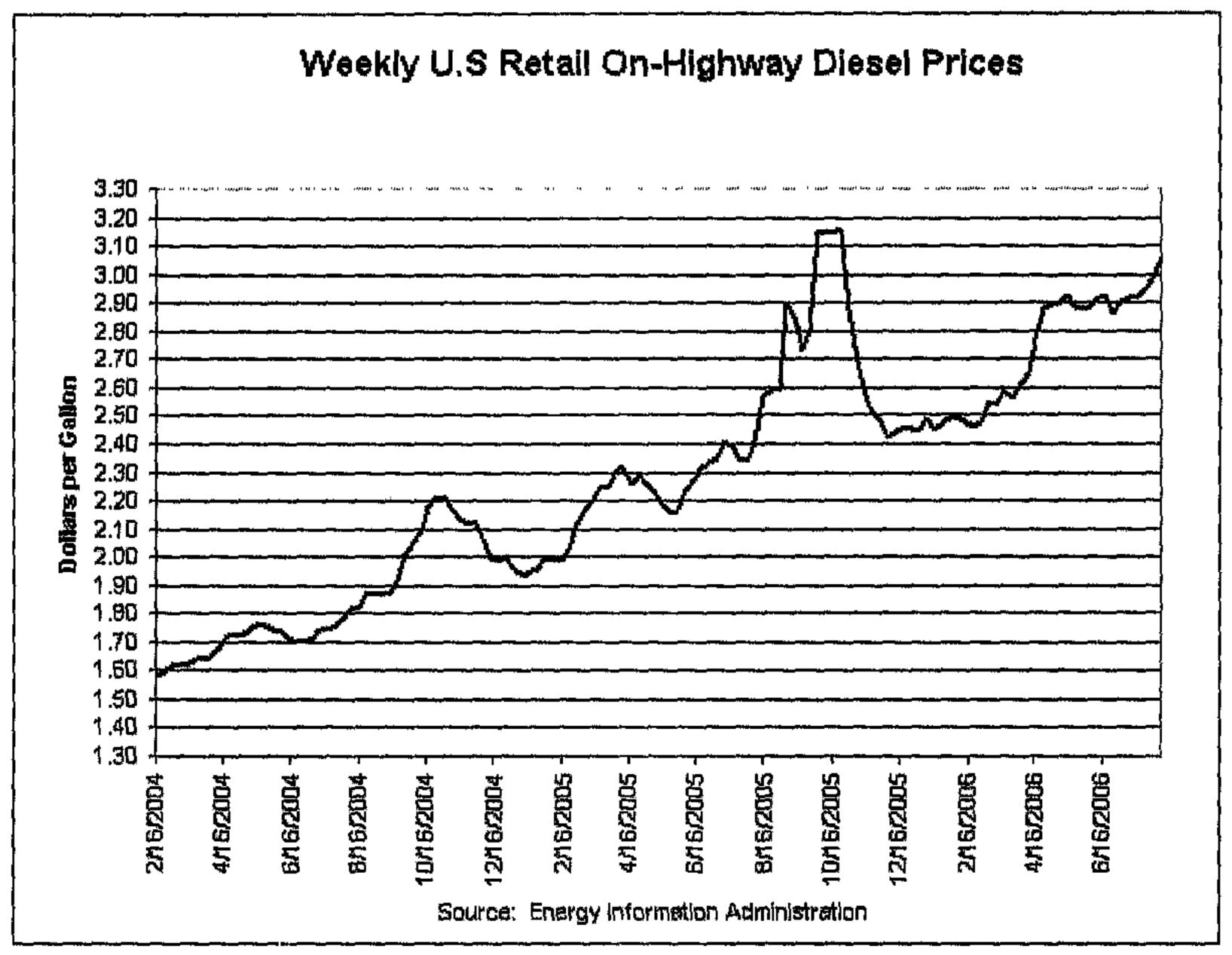
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Prices in Dollars Per Gallon

Date	U.S. Average	East Coast	New England	Central Atlantic	Lower Atlantic	Midwest	Gulf Coast	Rocky Mtn	West Coast	California
08/07/06	3.055	3.026	3.061	3.104	2.989	3.070	2.988	3.208	3.113	3.130
07/31/06	2.980	2.958	2,991	3.030	2.924	2.988	2.925	3.052	3.066	3.093
07/24/06	2.946	2.925	2.972	3.002	2.888	2.951	2.895	2.987	3.047	3.097
07/17/06	2.926	2.906	2.970	2.992	2.864	2.927	2.868	2.960	3.051	3.097
07/10/06	2.918	2.887	2.947	2.963	2.849	2.919	2.866	2.966	3.060	3.113
07/03/06	2.898	2.874	2,948	2.951	2.834	2.887	2.845	2.958	3.056	3.119
06/26/06	2.867	2.864	2,952	2.956	2.816	2.819	2.822	2.960	3.068	3.140
06/19/06	2.915	2.907	2.960	2.990	2.867	2,873	2.859	3.018	3.117	3.185
06/12/06	2.918	2.909	2.979	2.997	2.866	2.874	2.848	3.041	3.149	3.217
06/05/06	2.890	2.881	2.969	2.992	2.825	2.837	2.805	3.043	3.159	3.227
05/29/06	2,882	2.873	2.966	2.987	2.815	2,824	2.798	3,044	3.161	3.227
05/22/06	2.888	2.877	2.982	2.987	2.820	2.836	2.801	3.024	3.175	3.234
05/15/06	2.920	2.907	3.003	3.014	2.853	2.870	2.829	3.074	3.192	3.242
05/08/06	2,897	2.884	2.972	2.983	2.834	2,841	2.814	3.054	3.180	3.244
05/01/06	2.896	2.892	2.979	2.987	2.843	2,853	2.832	3.012	3.098	3.163
04/24/06	2.876	2.888	2.961	2.978	2.843	2,847	2.817	2.903	3.026	3.103
04/17/06	2.765	2.788	2.865	2.876	2.743	2.735	2.725	2.756	2.881	2.933
04/10/06	2,654	2.676	2,769	2.767	2.629	2.614	2.601	2.680	2.812	2.881
04/03/06	2.617	2.639	2.731	2.727	2.593	2.578	2.579	2.629	2.753	2.812
03/27/06	2,565	2.586	2.700	2.681	2.536	2.523	2.528	2.601	2.698	2.727
03/27/06	2.581	2.606	2.702	2.697	2.558	2.533	2.552	2.608	2.716	2.738
03/13/06	2,543	2.567	2.702	2.681	2.507	2.491	2.497	2.566	2.725	2.747
03/06/06	2.545	2.571	2.656	2.682	2.516	2.500	2.499	2.545	2.711	2.739
02/27/06	2 471	2.402	2 502	2 502	2.441	2 417	2 4 4 2	2 500	2 632	2 600
02/27/06 02/20/06	2.471 2.455	2.493 2.487	2.593 2.593	2.593 2.580	2.441 2.437	2.417	2.443	2.509	2.623	2.688 2.674
02/20/06	2.433 2.476	2.407	2.593 2.617	2.580	2.45 <i>1</i> 2.464	2.398 2.419	2.427 2.447	2.497 2.500	2.594 2.621	2.674 2.709
02/15/06	2.499	2.536	2.659	2.591	2.490	2.445	2.463	2.503	2.645	2.739
01/30/06	2.489	2.530	2.661	2.618	2.481	2,431	2.455	2.474	2.640	2.733



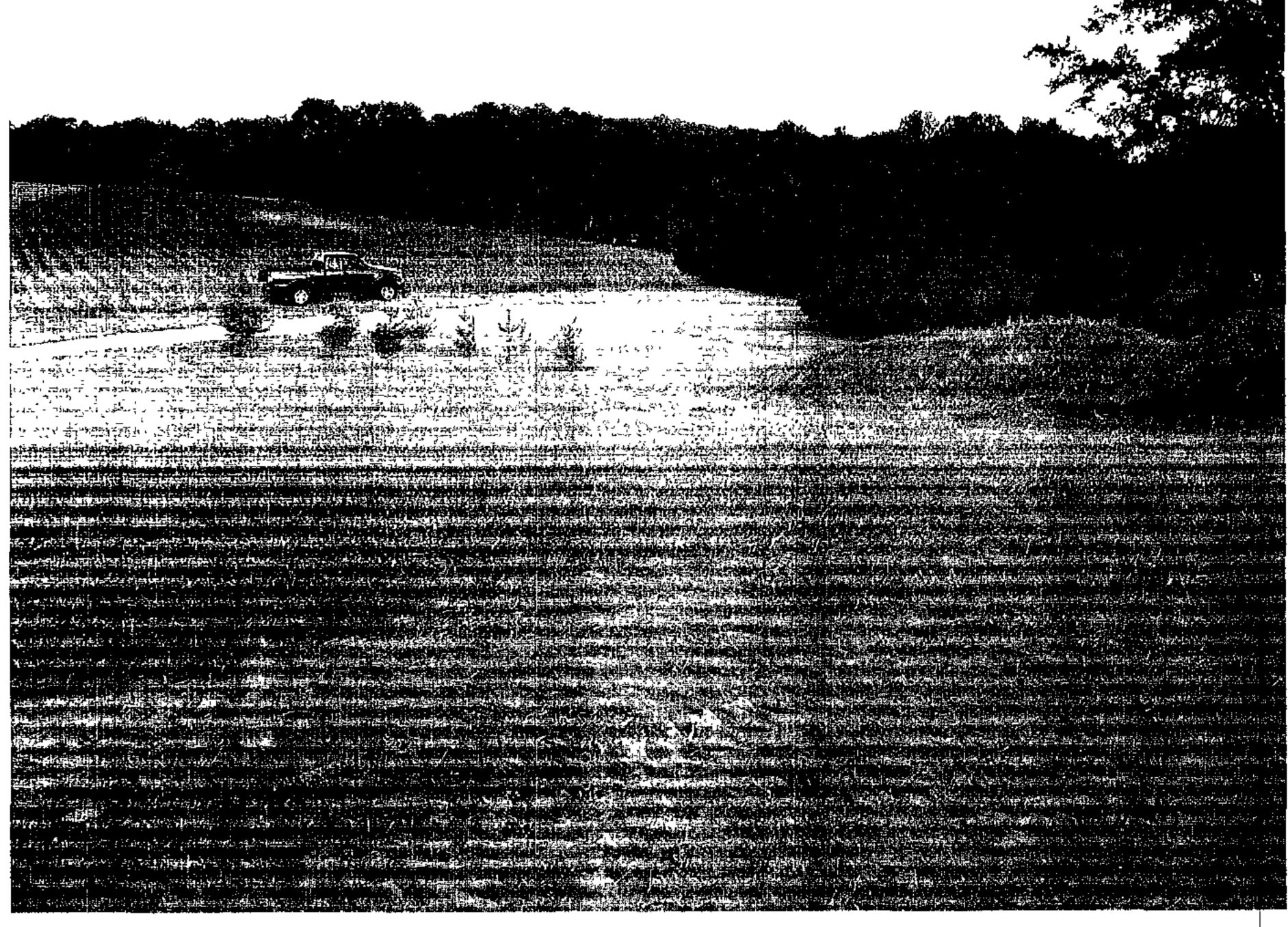
01/23/06	2.472	2.516	2.668	2.610	2.462	2.423	2.432	2.435	2.608	2.674
01/16/06	2.449	2.489	2.663	2.605	2.424	2.408	2.415	2.411	2.565	2.603
01/09/06	2.485	2.528	2.676	2.626	2,473	2.451	2.453	2.421	2.577	2.601
01/02/06	2.442	2.481	2.645	2.590	2.420	2.412	2.414	2.392	2.519	2.538
12/26/05	2.448	2.481	2.643	2.599	2,416	2.420	2.421	2.410	2.523	2.543
12/19/05	2.462	2.499	2.647	2.609	2,438	2.443	2.435	2.410	2.505	2.521
12/12/05	2.436	2.458	2.598	2.577	2,393	2.409	2.429	2.401	2.500	2.465
12/05/05	2.425	2.428	2.591	2.569	2.354	2.390	2.411	2.471	2.538	2.486
11/28/05	2.479	2.467	2.619	2.604	2.394	2.442	2.456	2.591	2.617	2.559
11/21/05	2.513	2.491	2.652	2.615	2.423	2.477	2.491	2.654	2.652	2.599
11/21/05	2.602	2.565	2.699	2.689	2.500	2.575	2.585	2.766	2.738	2.717
11/07/05	2.698	2.657	2.744	2.755	2.608	2.671	2.679	2.907	2.821	2.797
<u></u>	<u> </u>	<u></u>	<u></u>	.,,,,	··· <u>-</u>					
10/31/05	2.876	2.784	2.834	2,848	2.753	2.907	2.846	3.079	2,951	2.936
10/24/05	3.157	3.051	2.873	2.940	3.115	3.235	3.146	3.232	3.142	3.152
10/17/05	3.148	3.116	2.913	2.966	3.199	3.144	3.177	3.178	3.178	3.210
10/10/05	3.150	3.160	2.947	2.990	3.252	3.123	3.182	3.143	3.167	3.240
10/03/05	3.144	3.198	3.012	3.040	3.283	3.083	3.185	3.079	3.174	3.262
00/07/05	0.700	2.000	2.050	2.055	^ 775	2.720	0.557	2.020	2.070	2.021
09/26/05	2.798	2.808	2.859	2.875	2.775	2.739	2.756	2.938	2.978	3.031
09/19/05	2.732	2.749	2.804	2.846	2.702	2.648	2.677	2.902	2.985	3.060
09/12/05	2.847	2.849	2.920	2.935	2.806	2.782	2.797	2.957	3.093	3.158
09/05/05	2.898	2.900	2.977	2.993	2.853	2.843	2.833	2.976	3.149	3.250
08/29/05	2.590	2.564	2.649	2.654	2.518	2.532	2.508	2.726	2.920	3.045
08/22/05	2.588	2.564	2.642	2.654	2.519	2.540	2.512	2.679	2.897	3.037
08/15/05	2.567	2,544	2.618	2.633	2.499	2.524	2.481	2.615	2.891	3.042
08/08/05	2.407	2.386	2.492	2.484	2.334	2.336	2.323	2.486	2.801	2.943
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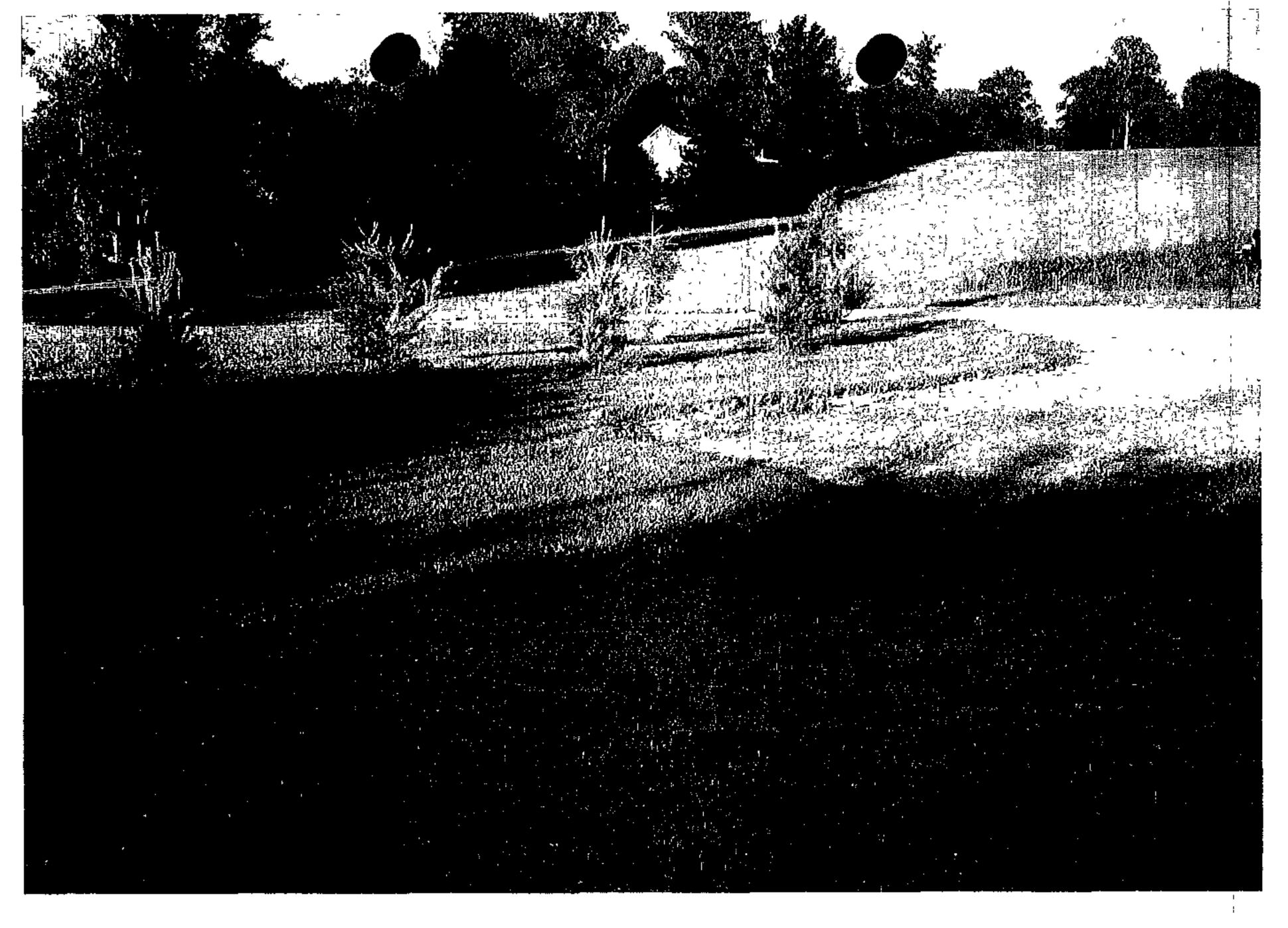
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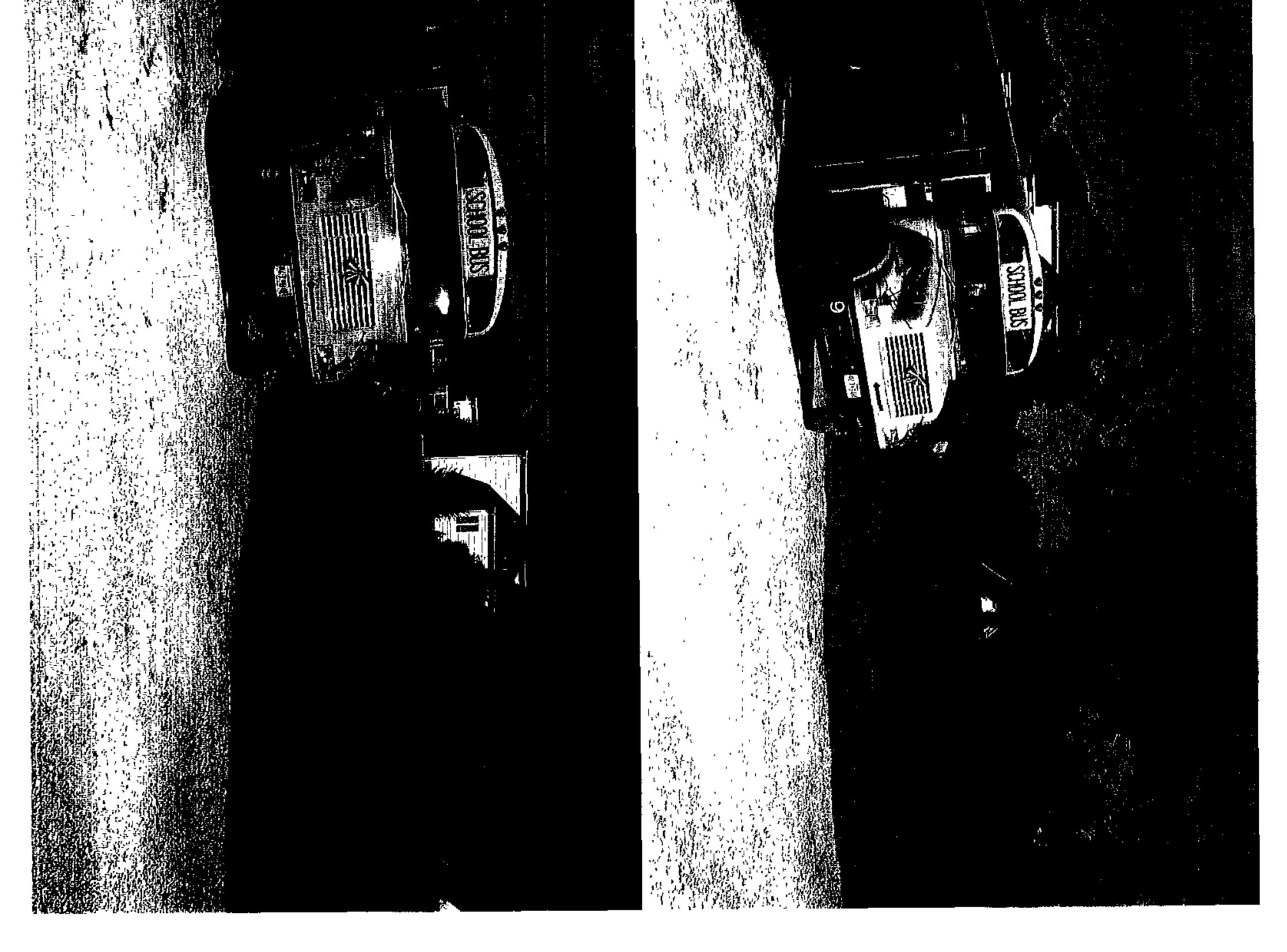




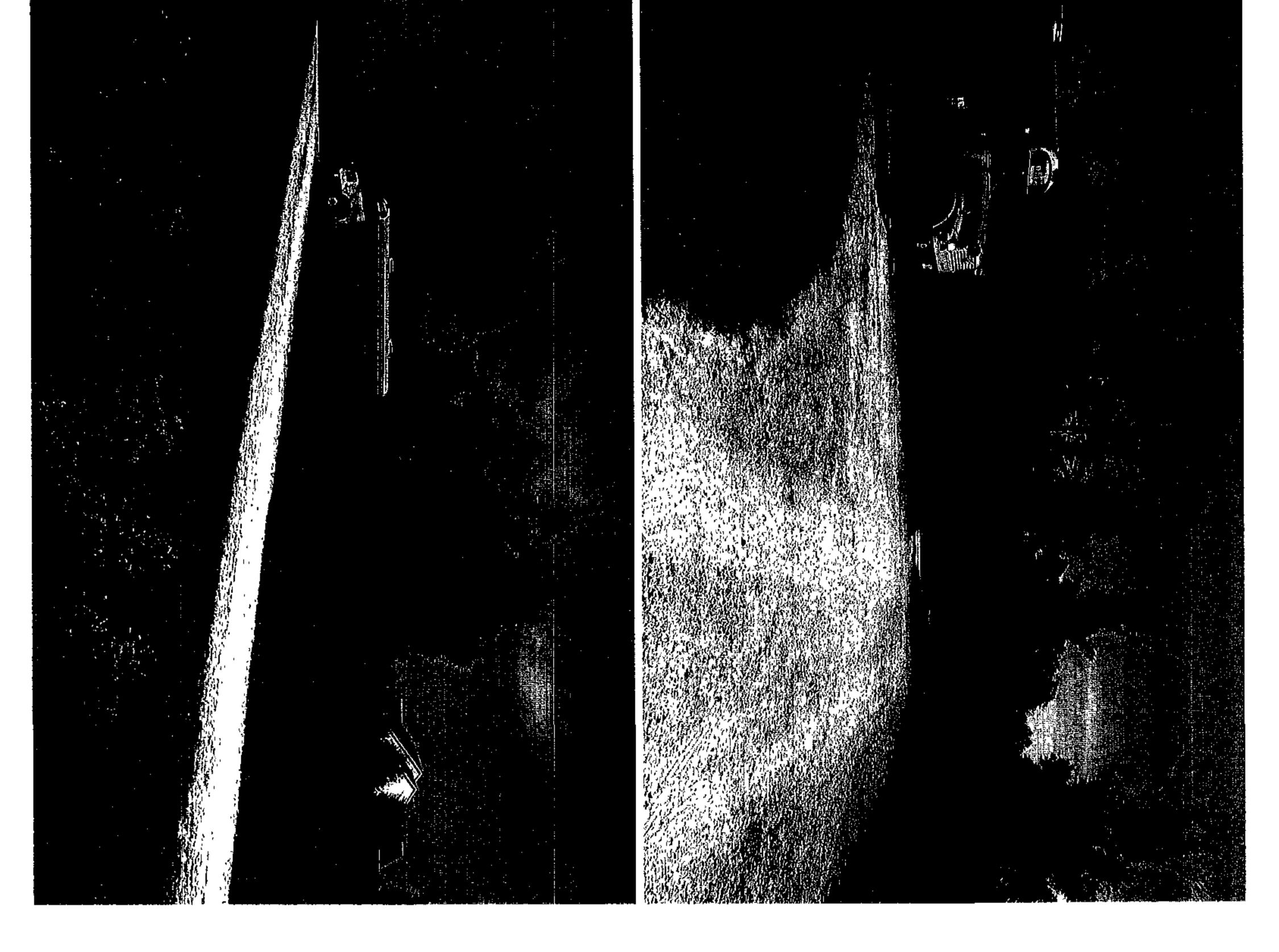




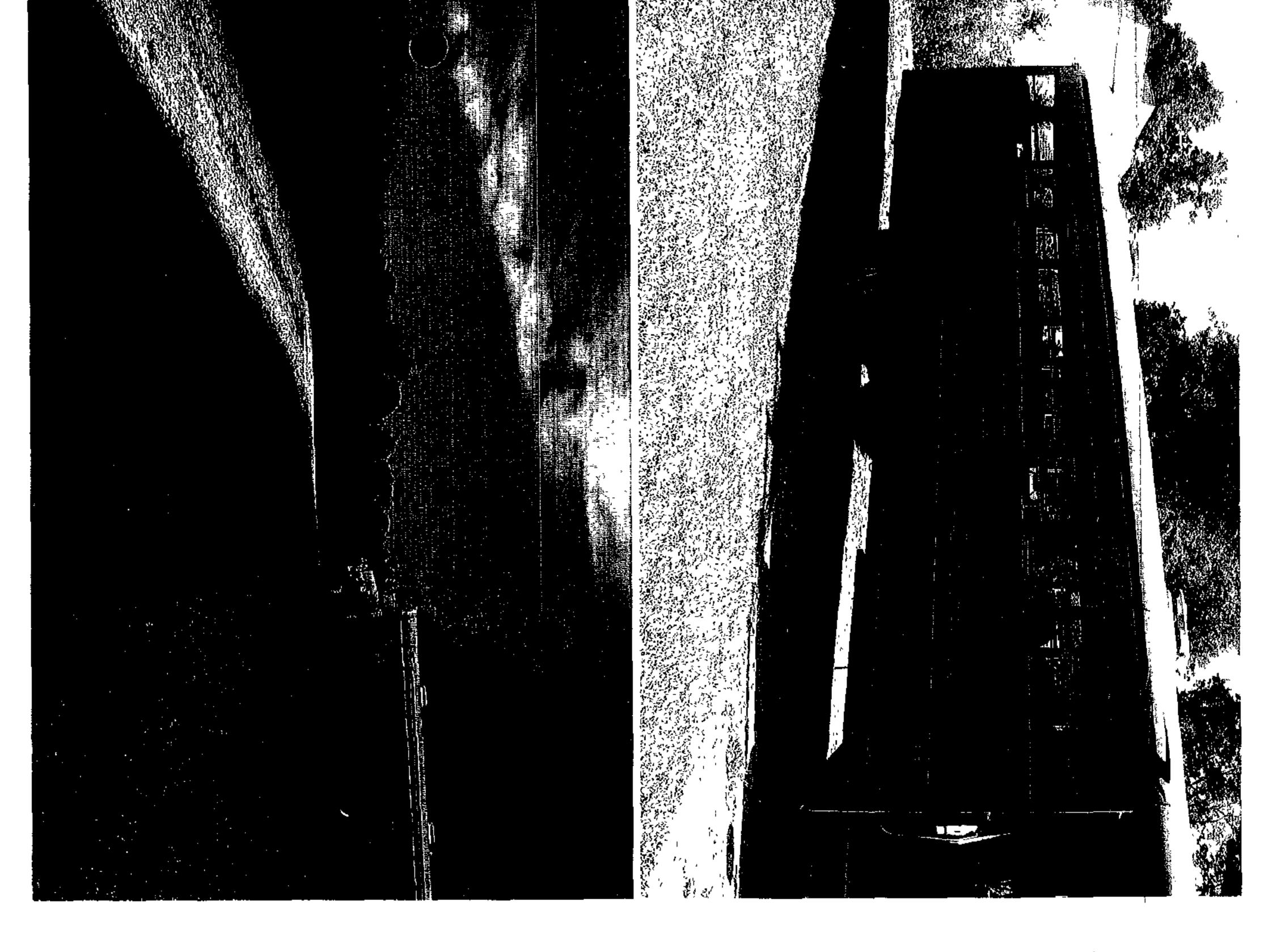











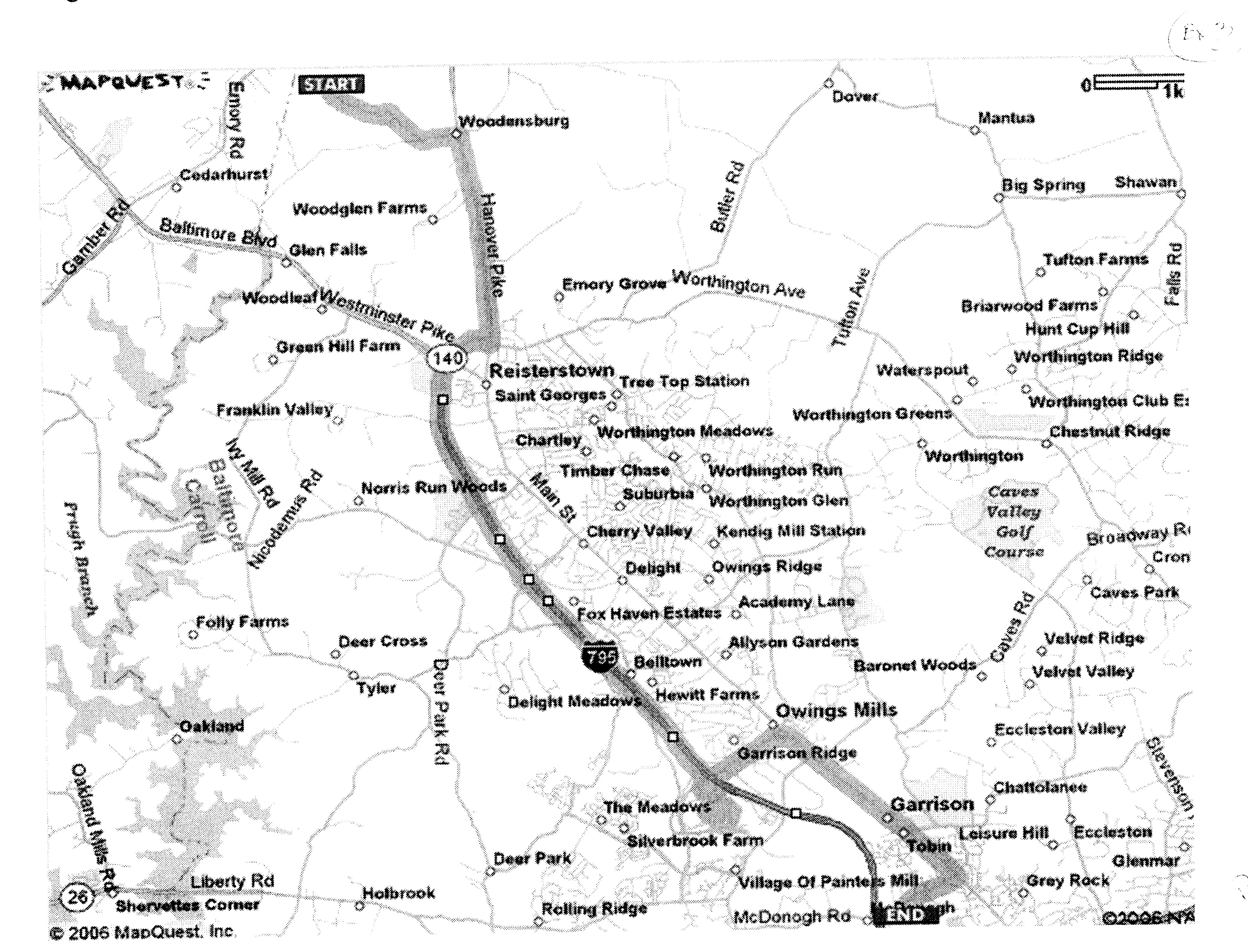














14022 Woodens Ln Reisterstown, MD 21136-4542, US Mc Donogh School: 410-363-0600 8600 Mcdonogh Rd, Owings Mills, MD 21117, US

Total Est. Time: 23 minutes

Total Est. Distance: 13.01 miles

Maneuve	ers	Distance
START	1: Start out going SOUTHEAST on WOODENS LN toward MIDSUMMER CT.	1.0 miles
	2: Turn LEFT onto GLEN FALLS RD.	0.3 miles
	3: Turn RIGHT onto HANOVER PIKE / MD-30.	2.1 miles
128	4: Turn RIGHT onto MD-128 S / BUTLER RD.	0.4 miles
5555	5: Merge onto I-795 S.	4.5 miles
	6: Merge onto OWINGS MILLS BLVD via EXIT 4A / 4B toward MD-140 / REISTERSTOWN RD	1.6 miles
	7: Take the REISTERSTOWN RD / MD-140 ramp.	0.1 miles
	8: Turn RIGHT onto REISTERSTOWN RD / MD-140.	2.1 miles
	9: Turn RIGHT onto MCDONOGH RD.	0.5 miles
ENC	10: End at Mc Donogh School 8600 Mcdonogh Rd, Owings Mills, MD 21117, US	
Total Es	st. Time: 23 minutes Total Est. Distance: 13.01 miles	