

JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

November 8, 2006

John B. Gontrum Whiteford, Taylor, Preston, LLP 210 W. Pennsylvania Avenue Baltimore, MD 21204

Dear Mr. Gontrum:

RE: Case Number: 07-094-SPHA,

Southwest corner of Luiss Deane Drive and Robin Ridge Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 31, 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

WCR:amf

Enclosures

c: People's Counsel
Glen Arm Homes, LLC David T. Schulte 12238 Long Green Glen Arm 21057

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

7-094 Ple for 80

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

Development Managen

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

DATE: October 3, 2006

SUBJECT:

Pine Grove- 3rd Refinement

OCT - 4 2006

INFORMATION:

Item Number:

7-094

ZONING COMMISSIONER

Petitioner:

Glen Arm Homes, LLC

Zoning:

DR 5.5

Requested Action:

Special Hearing

SUMMARY OF RECOMMENDATIONS:

The petitioner requests to amend the final development plan for the subdivision of Pine Grove to add two additional lots (lot numbers 29 and 30). While this portion of the development plan was originally approved as forest conservation reservation, the Baltimore County Department of Environmental Protection and Resource Management (DEPRM) has recently approved a fee in lieu payment to build on this reservation area.

The Office of Planning does not oppose the petitioners request provided the following conditions are met:

- Architectural elevation drawings shall be submitted to the Office of Planning for the proposed single-family dwellings to be built on the newly created lots (lots 29 and 30).
 - Note: This is consistent with this Office's conditions associated with the Development Review Committee (DRC) submittal for this project (See with DRC item 110705G).
- Single family dwelling on proposed lot 30 shall include a wrap around porch along the front right portion of the building, and shall partially wrap around to the right side of the dwelling.

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

Prepared by:

Division Chief: AFK/LL: CM

RE: PETITION FOR SPECIAL HEARING

AND VARIANCE

SW corner Luiss Deane Dr and Robin Ridge Ct* N/S Luiss Deane Dr, 15' N c/line Robin Ridge

9th Election & 5th Councilmanic Districts

Legal Owner(s): Glen Arm Homes, LLC

by David Schulte

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-094-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/ x Limmer Man 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 18th day of September, 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 SEP 18 2006

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, October 31, 2006 Issue - Jeffersonian

Please forward billing to:

Glen Arm Homes, LLC 12238 Long Green Pike Glen Arm, MD 21057 410-552-7997

CORRECTED 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: 07-094-SPHA

S/west corner of Luiss Deane Drive and Robin Ridge Court
N/side of Luiss Deane Drive at a distance of 15 feet north of centerline of Robin Ridge Court
9th Election District – 5th Councilmanic District
Legal Owners: Glen Arm Homes, LLC

Special Hearing to approve an amended Final Development Plan for Pine Grove to add Lots 29 and 30. Variance to permit a 26.0-foot rear yard setback in lieu of required 30-foot setback on Lots 29 and 30.

Hearing: Wednesday, November 15, 2006 at 2:00 p.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

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





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

September 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: 07-094-SPHA

S/west corner of Luiss Deane Drive and Robin Ridge Court N/side of Luiss Deane Drive at a distance of 15 feet north of centerline of Robin Ridge Court 9th Election District – 5th Councilmanic District Legal Owners: Glen Arm Homes, LLC

Special Hearing to approve an amended Final Development Plan for Pine Grove to add Lots 29 and 30. Variance to permit a 26.0-foot rear yard setback in lieu of required 30-foot setback on Lots 29 and 30.

Hearing: Monday, October 30, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: John Gontrum, 210 W. Pennsylvania Avenue, Baltimore 21204
David Schulte, Glen Arm Homes, LLC, 12238 Long Green Pike, Glen Arm 21057

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 14, 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

CERTIFICATE OF POSTING

RE: Case No.: 07-094-5PHA

Petitioner/Developer: GLEU FIRM Date of Hearing/Closing: NOV 15, 2004 **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: WEST CORNER OF LINSS DEANE DRIVE A 90.1°, 30, 2006 The sign(s) were posted on (Month, Day, Year) Sincerely, (Signature of Sign Poster) **SSG Robert Black** CASE #07-094-SPHA (Print Name) A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD 1508 Leslie Road PLACE: 401 BOSLEY AVE TOLING 2001 (Address) DATE AND TIME: LANGUE HOLDING 15.200 820 2. REQUEST: SPECIAL HERENE TO APPEAR AS ASSESSED FOR Dundalk, Maryland 21222 LINCONFESSE TERM FOR PIPE CHARGE TO NEW LATE 29 AND 30. VIGURE TO PLEASE & 26 O FOR TOM. HOS SIZERCE IN LINE STEWERS NO HOST SETENCE ON LISTS 29 AM 30 (City, State, Zip Code) (410) 282-7940

(Telephone Number)

TICE OF ZONING HEARING

The Zoningagommissioner of Baltimore County, by authority of this Zoning Act and Regulations of Baltimore County will field a public hearing in Towson, Maryland on the propertylidentified herein as follows:

Cate: #07-894-\$PHA

S/west corner of Luiss Deane Drive at a distance of 15 feet north of centerline of Robin Ridge Court 9th Election District - 5th Councilmanic District Legal Owner(s): Glen Arm Homes, LLC

Special Hearing: to approve an amended Final Development Plan for Pine Grove to add Lots 29 and 30. Varlequired 30-foot setback on Lots 29 and 30.

Hearing: Wednesday, November 15, 2005 at 2:00 p.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.

JT/10/807 Oct. 31

OF PUBLICATION

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, that the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERTIFY once in each of ono

The Jeffersonian

- Arbutus Times
- Catonsville Times
- Towson Times
- Times Owings Mills

NE Booster/Reporter

News North County

LEGAL ADVERTISING

- ¥

WHITEFORD, TAYLOR & PRESTON L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

20 COLUMBIA CORPORATE CENTER 10420 LITTLE PATUXENT PARKWAY SUITE 495 COLUMBIA, MARYLAND 21044-3528 TELEPHONE 410 884-0700 FAX 410 884-0719

JOHN B. GONTRUM

DIRECT NUMBER

410-832-2055

JGontrum@wtplaw.com

210 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204-4515 410 832-2000 DIRECT FAX 410 339-4058 www.wtplaw.com 1025 CONNECTICUT AVENUE, NW WASHINGTON, D.C. 20036-5405 TELEPHONE 202 659-6800 FAX 202 331-0573

115 ORONOCO STREET
ALEXANDRIA, VIRGINIA 22314
TELEPHONE 703 836-5742
FAX 703 836-3558

September 27, 2006

Timothy Kotroco, Director
Department of Permits and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case Number: 07-094-SPHXA

Glen Arm Homes

15 feet north of centerline of Robin Ridge Court 9th Election District ~ 5th Councilmanic District

Legal Owners: Glen Arm Homes, LLC

Dear Director Kotroco:

Please be advised that a Special Hearing with regard to the above-captioned matter is presently scheduled for October 30, 2006 at 11:00 a.m. Due to a conflict in my schedule, I respectfully request an adjournment of this matter until November 15, 2006 at 2:00 p.m..

Thank you for your time and consideration in this matter.

Very truly yours,

John B. Gontrum

JBG:vm

Cc: Gary Hartman, Glen Arm Homes, LLC

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07.094-SPHA

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Development Management Zoning 111 West Chesapeake Avenue, Room 111 Towson, Maryland 21204 Baltimore County Department of Permits and

Return Service Requested

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POBOX 250

12238 LONG GREEN PIKE GLEN ARM HOMES LI MR DAVID SCHULTE

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WHITEFORD, TAYLOR & PRESTON L.L.P.

867SEVEN SAINT PAUL STRYET
BAUTIMORE, MARYLAND 212021626
TELEPHONE 410 347-2700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
1164EPHONE 410 884-0700
FAX 410-884-0719

210 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204-4515

410 832-2000 FAX 410 339-4058 1025 CONNECTICUT AVENUE, NW WASHINGTON, D.C. 20036-5405 TELEPHONE 202 659 6400 FAX 202-331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-292×
TELEPHONE 703 836-5742
FAX 703 836-0265

TELECOPY TRANSMITTAL

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Fax Number:	(410) 887-3048	File No.:					
Firm Name:		<u> </u>	· · · · · · · · · · · · · · · · · · ·				
Attention:	Kristin		<u> </u>				
From:	Ronnie Myers	<u> </u>					
Re:	Glen Arm Homes	<u> </u>					
	ıs: Please see attached letter.	· ·					
PRIVILEGED AND CONFIDENTIAL - All information transmitted hereby is intended only for the use of the addressee(s) named above. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient(s), please note that any distribution or copying of this communication is strictly prohibited. Anyone who receives this communication in error should notify us immediately by telephone and return the original message to us at the above address via the U. S. mail							
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WHITEFORD, TAYLOR & PRESTON L.L.P.

SEVEN SAINT PAUL STRUCT
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
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JOHN B. GONTRUM

DIRECT NUMBER

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JOSSTuri@wiplew.com

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September 27, 2006

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County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case Number: 07-094-SPHXA
Glen Arm Homes
15 feet north of centerline of Robin Ridge Court
9th Election District – 5th Councilmanic District
Legal Owners: Glen Arm Homes, LLC

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Thank you for your time and consideration in this matter.

Very truly yours

John B. Gontrum

JBG:vm

Cc: Gary Hartman, Glen Arm Homes, LLC

369153

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 20, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 18, 2006,

Item Nos. 07-093, 994, 095, 096, 098, and 099

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-09192006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: October 3, 2006

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Pine Grove- 3rd Refinement

INFORMATION:

Item Number:

7-094

Petitioner:

Glen Arm Homes, LLC

Zoning:

DR 5.5

Requested Action:

Special Hearing

SUMMARY OF RECOMMENDATIONS:

The petitioner requests to amend the final development plan for the subdivision of Pine Grove to add two additional lots (lot numbers 29 and 30). While this portion of the development plan was originally approved as forest conservation reservation, the Baltimore County Department of Environmental Protection and Resource Management (DEPRM) has recently approved a fee in lieu payment to build on this reservation area.

The Office of Planning does not oppose the petitioners request provided the following conditions are met:

- Architectural elevation drawings shall be submitted to the Office of Planning for the proposed single-family dwellings to be built on the newly created lots (lots 29 and 30).
 - Note: This is consistent with this Office's conditions associated with the Development Review Committee (DRC) submittal for this project (See with DRC item 110705G).
- Single family dwelling on proposed lot 30 shall include a wrap around porch along the front right
 portion of the building, and shall partially wrap around to the right side of the dwelling.

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

Prepared by:

AFK/LL: CM

Division Chief:

W:\DEVREV\ZAC\7-094.doc



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: September 12, 2006

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

RE: Baltimore County

Item No. 7-94-SPHA

Pine Grove

Variance for Rear Yard

Set Back (29.9')

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-94-SPHA.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chi

Engineering Access Permits

Division

SDF/MB

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





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

October 5, 2006

NEW NOTICE OF ZONING HEARING

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

CASE NUMBER: 07-094-SPHA

S/west corner of Luiss Deane Drive and Robin Ridge Court N/side of Luiss Deane Drive at a distance of 15 feet north of centerline of Robin Ridge Court 9th Election District – 5th Councilmanic District Legal Owners: Glen Arm Homes, LLC

Special Hearing to approve an amended Final Development Plan for Pine Grove to add Lots 29 and 30. Variance to permit a 26.0-foot rear yard setback in lieu of required 30-foot setback on Lots 29 and 30.

Hearing: Wednesday, November 15, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

butty Kotroco

Director

TK:klm

C: John Gontrum, 210 W. Pennsylvania Avenue, Baltimore 21204
David Schulte, Glen Arm Homes, LLC, 12238 Long Green Pike, Glen Arm 21057

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 31, 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, October 12, 2006 Issue - Jeffersonian

Please forward billing to:

Glen Arm Homes, LLC 12238 Long Green Pike Glen Arm, MD 21057 410-552-7997

NOTICE OF ZONING HEARING

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CASE NUMBER: 07-094-SPHA

S/west corner of Luiss Deane Drive and Robin Ridge Court N/side of Luiss Deane Drive at a distance of 15 feet north of centerline of Robin Ridge Court 9th Election District – 5th Councilmanic District Legal Owners: Glen Arm Homes, LLC

Special Hearing to approve an amended Final Development Plan for Pine Grove to add Lots 29 and 30. Variance to permit a 26.0-foot rear yard setback in lieu of required 30-foot setback on Lots 29 and 30.

Hearing: Monday, October 30, 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 A 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.

Ilem Number or Case Number	07-094-SPHA
Petitioner Glan Man	Homes, LLC
	29 \$ 39 2620 \$ 2622 Luiss Deane D
PLEASE FORWARD ADVERT	
Name: <u>Glew Arm</u>	Homes, LLC
Address 122 38 /ou	··· ——————————————————————————————————

Barbara A. Schuler 30 Robin Ridge Court Baltimore, Maryland 21234 410.663.8689 (home) 410.887-3206 (office)

November 14, 2006

Mr. Timothy M. Kotroco, Director
Department of Permits and Development Management
Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Hearing -- Luiss Deane Drive and Robin Ridge Court

No. 07-094-SPHA, Hearing Date: November 15, 2006

Dear Mr. Kotroco:

Attached herewith are copies of letters from several of the homeowners that reside on Robin Ridge Court to William J. Wiseman, Zoning Commissioner, which are self explanatory.

We **oppose** the approval of "an amended Final Development Plan for Pine Grove to add Lots 29 and 30. <u>Variance</u> to permit a 26.0 foot rear yard setback in lieu of required 30-foot setback on Lots 29 and 30."

Thank you!

Sarbara A. Schuler

Attachments (6)

cc William J. Wiseman, Esq. Zoning Commissioner

Barbara A. Schuler
30 Robin Ridge Court
Baltimore, Maryland 21234
410.663.8689 (home)
410.887-3206 (office)

November 14, 2006

William J. Wiseman, Esq.
Zoning Commissioner
Office of Zoning
County Courts Building, Room 405
401 Bosley Avenue
Towson, MD 21204

Re:

Zoning Hearing -- Luiss Deane Drive and Robin Ridge Court

No. 07-094-SPHA, Hearing Date: November 15, 2006

Dear Commissioner Wiseman:

I am a homeowner at 30 Robin Ridge Court and live in close proximity to lots 29 and 30 that are the subject of the proposed plan to amend the Final Development Plan for Pine Grove to add Lots 39 and 30. The owners of these lots seek a variance to permit a 26.9 foot rear yard setback in lieu of the required 30-foot setback on Lots 29 and 30.

The current homeowners on Robin Ridge Court oppose any and all further development of the said property. The original homeowners were promised that the subject area was to be deeded back to Baltimore County and preserved as open space areas. That obviously was not done. Over the years, single-family homes were built on small lots on Luiss Deane Drive which required the developer to ask for special variances on the front and rear of the properties to comply with existing building codes. The development of the Luiss Deane homes has caused an increase of traffic and congestion to Robin Ridge Court. The front end of the court is now used as a cut-through for people to speed through to Throgmorton Road. This area also serves as a parking area where many cars often park illegally blocking the intersection which impedes trash/recycling pickup and plowing of the Court during the winter. The building of two additional homes will cause even more congestion!

I ask that the County (1) preserve these two lots as open space and (2) not grant the amendment to the Final Development Plan for Pine Grove, disallowing the variance. Thank you!

Barbara A. Schuler

Hon. Vincent J. Gardina, County Councilman, District 5

Hon. James T. Smith, County Executive

Mr. William Wiseman Zoning Commissioner Office of Zoning Room 405 County Courts Building 401 Bosely Avenue Towson, Maryland 21204

Re: Zoning Hearing-Luiss Deane Drive and Robin

Ridge Court

Case Number: 07-094-SPHA

Hearing Date: November 15, 2006

Dear Commissioner Wiseman:

The undersigned are residents of Robin Ridge Court who live in close proximity to proposed lots 29 and 30 that are the subject of the proposed plan to amend the Final Development Plan for Pine Grove to add Lots 29 and 30. The owners of these proposed lots seek a variance to permit a 26.9-foot rear yard setback in lieu of the required 30-foot setback on Lots 29 and 30. The current residents oppose any and all further development of the said property. Many of us are original owners of our properties. We were promised that the area was to be deeded back to the county and preserved as open space areas. That obviously was never done. Over the years we have seen the area add numerous homes, specifically the ones on Luiss Deane Drive, which consists of single-family homes on small lots, where the developer once again had to ask for special variances on the front and rear of the properties, as they would not meet existing building codes!! The addition of the Luiss Deane homes has caused an increase of traffic and congestion to our once quiet court. The front end of the court is now used as a cut-through for people to speed through to Throgmorton Road. This area also serves as a parking area where many cars park often illegally blocking the intersection. An addition of two additional homes will cause even more congestion! The wooded area in question is also a peaceful area where much wildlife lives.

We think enough is enough! Please do not grant the amendment to the Final plan for Pine Grove and not allow the variance. Should you have any questions please contact us. Thank you.

Sincerely,

Solve M. Criefee - Baker

Som M. T. T.

cc; Vince Gardina, County Council James T. Smith, County Executive

Mr. William Wiseman Zoning Commissioner Office of Zoning Room 405 County Courts Building 401 Bosely Avenue Towson, Maryland 21204

Re: Zoning Hearing-Luiss Deane Drive and Robin

Ridge Court

Case Number: 07-094-SPHA

Hearing Date: November 15, 2006

Dear Commissioner Wiseman:

The undersigned are residents of Robin Ridge Court who live in close proximity to proposed lots 29 and 30 that are the subject of the proposed plan to amend the Final Development Plan for Pine Grove to add Lots 29 and 30. The owners of these proposed lots seek a variance to permit a 26.9-foot rear yard setback in lieu of the required 30-foot setback on Lots 29 and 30. The current residents oppose any and all further development of the said property. Many of us are original owners of our properties. We were promised that the area was to be deeded back to the county and preserved as open space areas. That obviously was never done. Over the years we have seen the area add numerous homes, specifically the ones on Luiss Deane Drive, which consists of single-family homes on small lots, where the developer once again had to ask for special variances on the front and rear of the properties, as they would not meet existing building codes!! The addition of the Luiss Deane homes has caused an increase of traffic and congestion to our once quiet court. The front end of the court is now used as a cut-through for people to speed through to Throgmorton Road. This area also serves as a parking area where many cars park often illegally blocking the intersection. An addition of two additional homes will cause even more congestion! The wooded area in question is also a peaceful area where much wildlife lives.

We think enough is enough! Please do not grant the amendment to the Final plan for Pine Grove and not allow the variance. Should you have any questions please contact us. Thank you.

20 Robin Ridge Court

Baltimore, Maryland 21234

(410) 665-1328

cc; Vince Gardina, County Council James T. Smith, County Executive

Mr. William Wiseman
Zoning Commissioner
Office of Zoning
Room 405 County Courts Building
401 Bosely Avenue
Towson, Maryland 21204

Re: Zoning Hearing-Luiss Deane Drive and Robin

Ridge Court

Case Number: 07-094-SPHA

Hearing Date: November 15, 2006

Dear Commissioner Wiseman:

The undersigned are residents of Robin Ridge Court who live in close proximity to proposed lots 29 and 30 that are the subject of the proposed plan to amend the Final Development Plan for Pine Grove to add Lots 29 and 30. The owners of these proposed lots seek a variance to permit a 26.9-foot rear yard setback in lieu of the required 30-foot setback on Lots 29 and 30. The current residents oppose any and all further development of the said property. Many of us are original owners of our properties. We were promised that the area was to be deeded back to the county and preserved as open space areas. That obviously was never done. Over the years we have seen the area add numerous homes, specifically the ones on Luiss Deane Drive, which consists of single-family homes on small lots, where the developer once again had to ask for special variances on the front and rear of the properties, as they would not meet existing building codes!! The addition of the Luiss Deane homes has caused an increase of traffic and congestion to our once quiet court. The front end of the court is now used as a cut-through for people to speed through to Throgmorton Road. This area also serves as a parking area where many cars park often illegally blocking the intersection. An addition of two additional homes will cause even more congestion! The wooded area in question is also a peaceful area where much wildlife lives.

We think enough is enough! Please do not grant the amendment to the Final plan for Pine Grove and not allow the variance. Should you have any questions please contact us. Thank you.

Sincerely,

Donald E. Kyne, Jr Kathleen S. Kyne 28 Robin Ridge Court

Baltimore, Maryland 21234

(410) 665-3724

Mr. William Wiseman Zoning Commissioner Office of Zoning Room 405 County Courts Building 401 Bosely Avenue Towson, Maryland 21204

Re: Zoning Hearing-Luiss Deane Drive and Robin

Ridge Court

Case Number: 07-094-SPHA

Hearing Date: November 15, 2006

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We think enough is enough! Please do not grant the amendment to the Final plan for Pine Grove and not allow the variance. Should you have any questions please contact us. Thank you.

Sincerely,

Kenneth A. Pivec Deborah J. Pivec

32 Robin Ridge Court

Baltimore, Maryland 21234

(410) 665-5618

Mr. William Wiseman Zoning Commissioner Office of Zoning Room 405 County Courts Building 401 Bosely Avenue Towson, Maryland 21204

Re: Zoning Hearing-Luiss Deane Drive and Robin

Ridge Court

Case Number: 07-094-SPHA

Hearing Date: November 15, 2006

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We think enough is enough! Please do not grant the amendment to the Final plan for Pine Grove and not allow the variance. Should you have any questions please contact us. Thank you.

Sincerely,

Matth Sokolis
Walter Sokolis
Karen Sokolis

26 Robin Ridge Court

Baltimore, Maryland 21234

(410) 668-7780



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Loiss Deane Dr. and Rolin Rige BRime which is presently zoned D. R. S. S.

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

AN Amended Finish development Plum For Pine Great Co add 605 25 and 30.

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:

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REV 9/15/98		N.E.	**************************************		



Petition for Special Hearing

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

AN Amended Final development Plan For Pine grove to add Lots 25 and 30.

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:

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Signature Signature			sentative to be Con	tacted:	
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Case No.	07-094-5PHA	UNAVAIL	ABLE FOR HEARING		
REV 9/15/98		Reviewed By	JE Date	8/3/1	106



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

Sles consen

for the property located at Loiss Davic M. and Rolin Ridge et.

which is presently zoned D. R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AN Amended First development Plan Fox Pine Grove to add

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.

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Case No. 07-094-5PHA

REV 9/15/98

Petition for Variance

2630 Luiss Demo LT

to the Zoning Commissioner of Baltimore County for the property located at Just Da. * Robin Pudge of. which is presently zoned 7.

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

a 26.9 'Rear Yourd setbook in Lieu or reavised 30' setSacle on LOTS 25 and 30.

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

Ressure to be supplied at heary , to being lots and development into component with existing development.

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.

ESTIMATED LENGTH OF HEARING ____

UNAVAILABLE FOR HEARING

Contract Purchaser/	<u>Lessee:</u>		<u>Legal Owner(s):</u>		
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Attorney For Petition	<u>ier:</u>		12238 Cons	Gnew Pike	7/0-552-75 Telephone No.
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4113 /			Representative to		Zip Code
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Reviewed By _



Petition for Variance

to the Zoning Commissioner of Baltimore County 2622 cir.

for the property located at **Connect Lists Drice & Restin Ricke Cir.

which is presently zoned D. 1. 5.5

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

a 26.5' rear yourd strack in lieu or required 30' set book on lots 25 and 30.

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

development into conformance with existing development

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:

			Glen	ARM.	Homes .	Uc	
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Signature			Signature	Dougl	7 Cal	rulle	
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Attorney For Petitione	<u>r:</u>		ノみスラ Address	8 long	Green F	ika	4/0-552-2682 Telephone No.
10 HN B. GO	nThum		alen	Man.	md	2,	1057
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REV 9/15/98

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Connect Cooks Dense Dancy Petric

which is presently zoned D. R. 5. 15 Property.

This Petition shall be filed with the Department of Permits and Development Management. owner(s) of the property situate in Baltimore County and which is described in the description a	and plat attached hereto
and made a part hereof, hereby petition for a Variance from Section(s) 1301. Ze. 1. Permit a 26.5 Reak Yund Sattack in Lieu of	1 to BCZR
30' 50 TSoule on 60/5 25 and 30.	reaurrad

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

Reasons to be supplied at hearing: to bring lots and development into conformance with existing development

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:			<u>Legal Owner(s</u>	<u>注</u>	
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Attorney For Petitione	<u>er:</u>		12238 4	out Gran Al	ke 410-552-7557
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210 W. Pennsy	bensi Ac.		,		-
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Case No	194-SPH	<u>Α</u>	ESTIMATED LENGTH	OF HEARING	

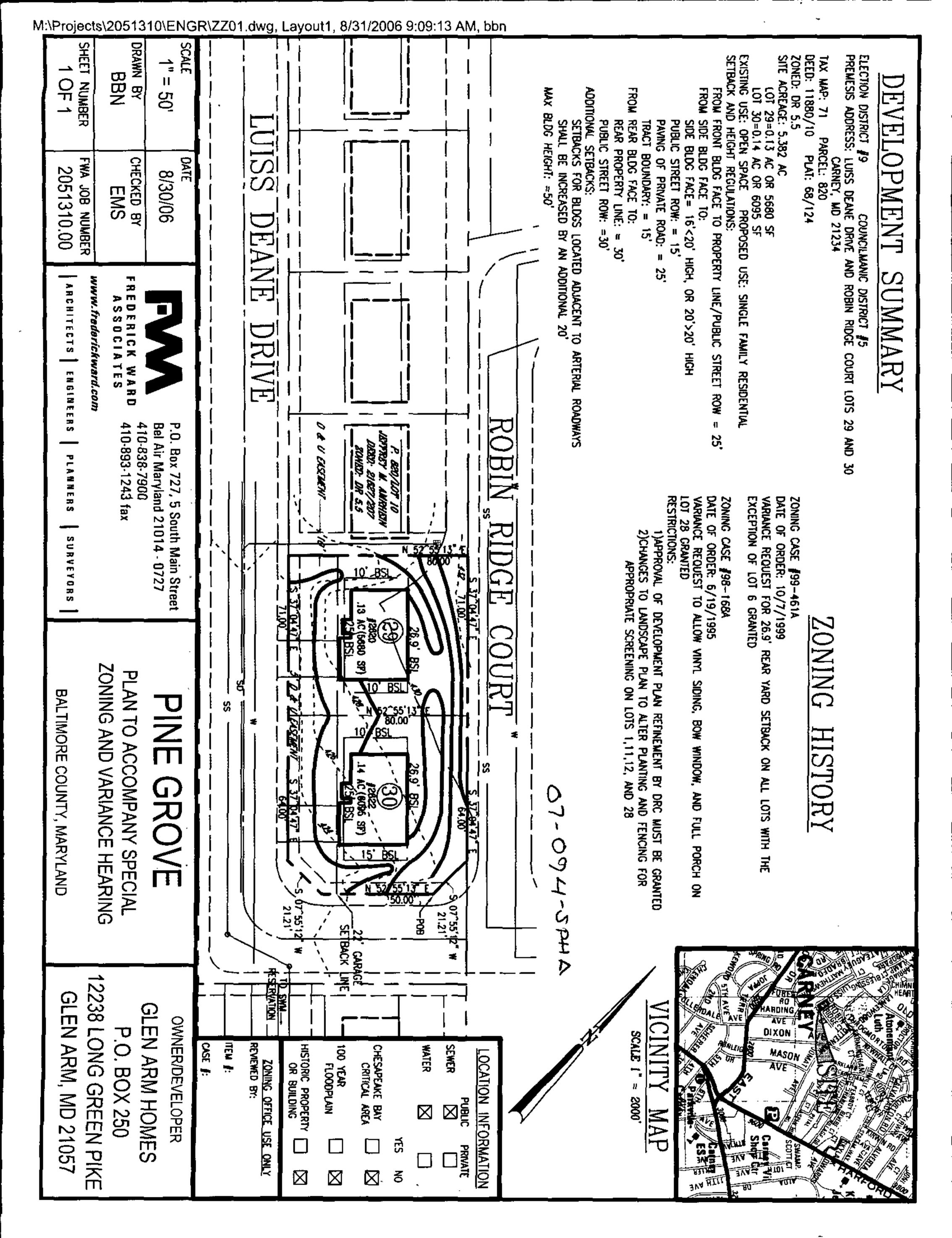
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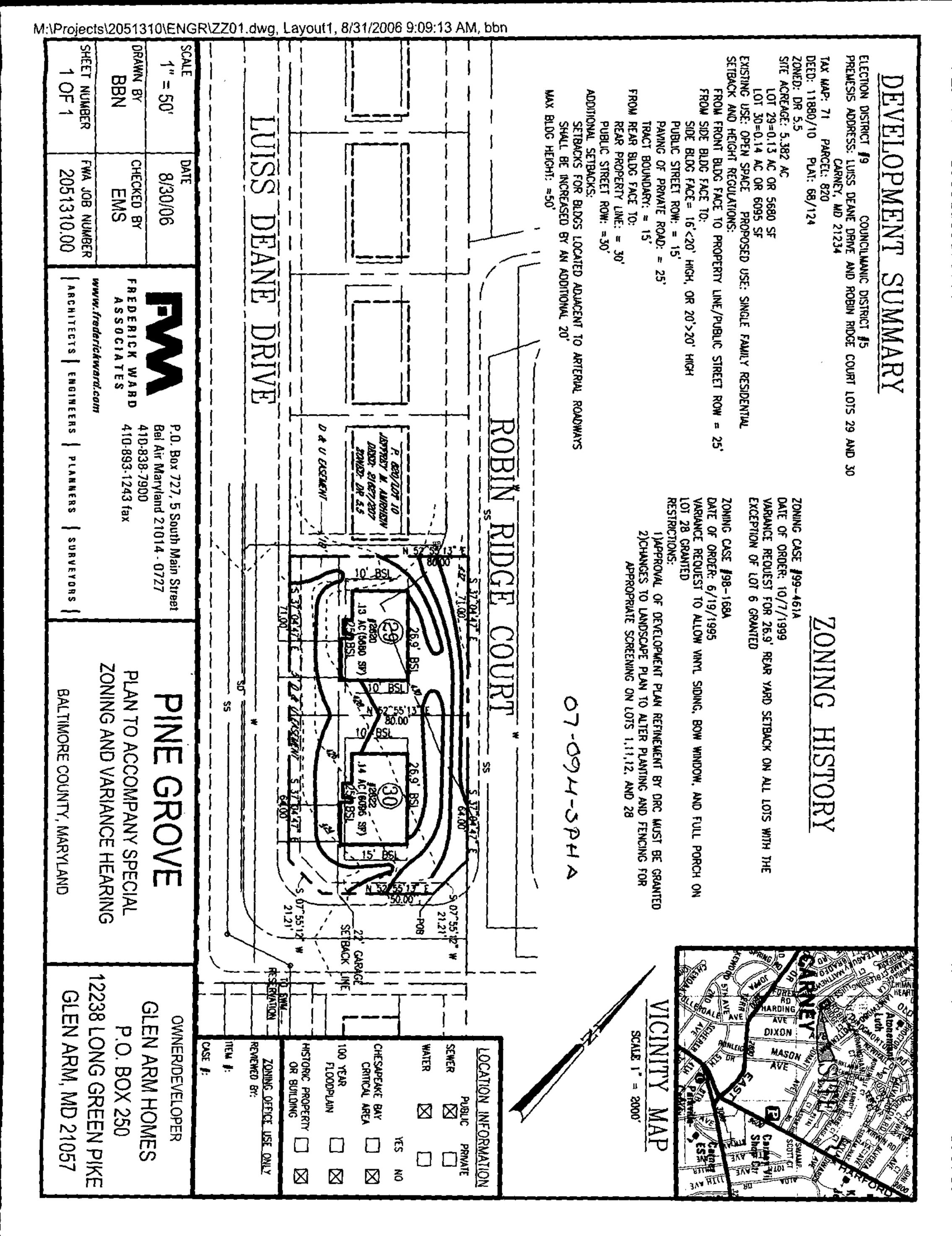
ZONING DESCRIPTION

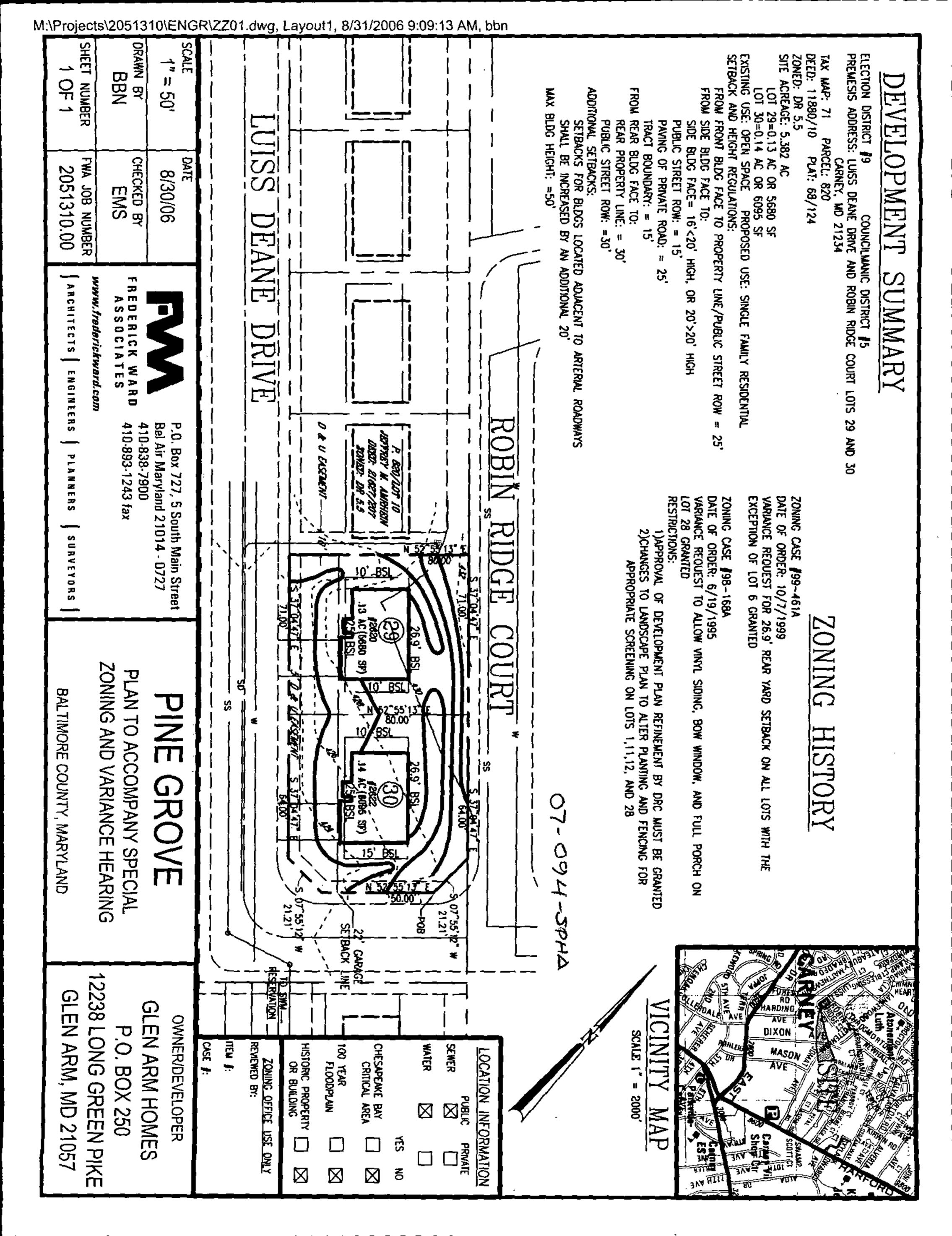
ZONING DESCRIPTION FOR: Lots 29 and 30 Luiss Deane Drive and Robin Ridge Court of the Pine Grove Subdivision, Carney. MD 21234

Beginning at a point on the north side of Luiss Deane Drive which is 35' wide at a distance of 15' north of the centerline of the nearest improved intersecting street Robin Ridge Court which is 35' wide. Being the forest conservation reservation described in deed reference 11880/10 in the Pine Grove subdivision as recorded in Baltimore County Plat Book #68, Folio #124 containing .270 acres. Also known as Map 71, Grid 9, and Parcel 820 and located in the 9th Election District, 6th Councilmanic District.

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Z	MISCELLANEOUS RECEIP!	DATE	FROM: 2520 3 2522 CUISS DAYS OF THE STANDARD TO THE STANDARD T	LOR. CO. HO.		DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER WHITE - CASHIER







Barbara A. Schuler 30 Robin Ridge Court Baltimore, Maryland 21234 410.663.8689 (home) 410.887-3206 (office)

RECEIVED

November 14, 2006

NOV 1 4 2006

William J. Wiseman, Esq.
Zoning Commissioner
Office of Zoning
County Courts Building, Room 405
401 Bosley Avenue
Towson, MD 21204

ZONING COMMISSIONER

Re:

Zoning Hearing -- Luiss Deane Drive and Robin Ridge Court

No. 07-094-SPHA, Hearing Date: November 15, 2006

Dear Commissioner Wiseman:

I am a homeowner at 30 Robin Ridge Court and live in close proximity to lots 29 and 30 that are the subject of the proposed plan to amend the Final Development Plan for Pine Grove to add Lots 39 and 30. The owners of these lots seek a variance to permit a 26.9 foot rear yard setback in lieu of the required 30-foot setback on Lots 29 and 30.

The current homeowners on Robin Ridge Court oppose any and all further development of the said property. The original homeowners were promised that the subject area was to be deeded back to Baltimore County and preserved as open space areas. That obviously was not done. Over the years, single-family homes were built on small lots on Luiss Deane Drive which required the developer to ask for special variances on the front and rear of the properties to comply with existing building codes. The development of the Luiss Deane homes has caused an increase of traffic and congestion to Robin Ridge Court. The front end of the court is now used as a cut-through for people to speed through to Throgmorton Road. This area also serves as a parking area where many cars often park illegally blocking the intersection which impedes trash/recycling pickup and plowing of the Court during the winter. The building of two additional homes will cause even more congestion!

I ask that the County (1) preserve these two lots as open space and (2) not grant the amendment to the Final Development Plan for Pine Grove, disallowing the variance. Thank you!

Barbara A. Schuler

Hon. Vincent J. Gardina, County Councilman, District 5

Hon. James T. Smith, County Executive

IMPORTANT MESSAGE			
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Mr. William Wiseman Zoning Commissioner Office of Zoning Room 405 County Courts Building 401 Bosely Avenue Towson, Maryland 21204 RECEIVED

NOV 1 4 2006

ZONING COMMISSIONER

Re: Zoning Hearing-Luiss Deane Drive and Robin

Ridge Court

Case Number: 07-094-SPHA

Hearing Date: November 15, 2006

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We think enough is enough! Please do not grant the amendment to the Final plan for Pine Grove and not allow the variance. Should you have any questions please contact us. Thank you.

Sincerely,

Rober M. Crieve - Bates Som Mr II

cc; Vince Gardina, County Council James T. Smith, County Executive

Mr. William Wiseman **Zoning Commissioner** Office of Zoning Room 405 County Courts Building 401 Bosely Avenue Towson, Maryland 21204

RECEIVED NOV 1 4 2006 2011NG CC 175 7000

Re: Zoning Hearing-Luiss Deane Drive and Robin

Ridge Court

Case Number: 07-094-SPHA

Hearing Date: November 15, 2006

Dear Commissioner Wiseman:

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We think enough is enough! Please do not grant the amendment to the Final plan for Pine Grove and not allow the variance. Should you have any questions please contact us. Thank you.

Sincerely,

AMMA (a) Communication of the second of the se 20 Robin Ridge Court

Baltimore, Maryland 21234

(410) 665-1328

cc; Vince Gardina, County Council James T. Smith, County Executive

Mr. William Wiseman Zoning Commissioner Office of Zoning Room 405 County Courts Building 401 Bosely Avenue Towson, Maryland 21204 RECEIVED

NOV 1 4 2006

ZONNG COMME

Re: Zoning Hearing-Luiss Deane Drive and Robin

Ridge Court

Case Number: 07-094-SPHA

Hearing Date: November 15, 2006

Dear Commissioner Wiseman:

The undersigned are residents of Robin Ridge Court who live in close proximity to proposed lots 29 and 30 that are the subject of the proposed plan to amend the Final Development Plan for Pine Grove to add Lots 29 and 30. The owners of these proposed lots seek a variance to permit a 26.9-foot rear yard setback in lieu of the required 30-foot setback on Lots 29 and 30. The current residents oppose any and all further development of the said property. Many of us are original owners of our properties. We were promised that the area was to be deeded back to the county and preserved as open space areas. That obviously was never done. Over the years we have seen the area add numerous homes, specifically the ones on Luiss Deane Drive, which consists of single-family homes on small lots, where the developer once again had to ask for special variances on the front and rear of the properties, as they would not meet existing building codes!! The addition of the Luiss Deane homes has caused an increase of traffic and congestion to our once quiet court. The front end of the court is now used as a cut-through for people to speed through to Throgmorton Road. This area also serves as a parking area where many cars park often illegally blocking the intersection. An addition of two additional homes will cause even more congestion! The wooded area in question is also a peaceful area where much wildlife lives.

We think enough is enough! Please do not grant the amendment to the Final plan for Pine Grove and not allow the variance. Should you have any questions please contact us. Thank you.

Sincerely,

Donald E. Kyne, Jr Kathleen S. Kyne 28 Robin Ridge Court Baltimore, Maryland 21234 (410) 665-3724

cc; Vince Gardina, County Council James T. Smith, County Executive

Mr. William Wiseman Zoning Commissioner Office of Zoning Room 405 County Courts Building 401 Bosely Avenue Towson, Maryland 21204 RECEIVED

NOV 1 4 2006

ZONING COMMISSIONER

Re: Zoning Hearing-Luiss Deane Drive and Robin

Ridge Court

Case Number: 07-094-SPHA

Hearing Date: November 15, 2006

Dear Commissioner Wiseman:

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Sincerely,

Kenneth A. Pivec Deborah J. Pivec

32 Robin Ridge Court
Baltimore, Maryland 21234

(410) 665-5618

Mr. William Wiseman Zoning Commissioner Office of Zoning Room 405 County Courts Building 401 Bosely Avenue Towson, Maryland 21204 RECEIVED

NOV I 4 2006

ZONING COMMISSIONER

Re: Zoning Hearing-Luiss Deane Drive and Robin

Ridge Court

Case Number: 07-094-SPHA

Hearing Date: November 15, 2006

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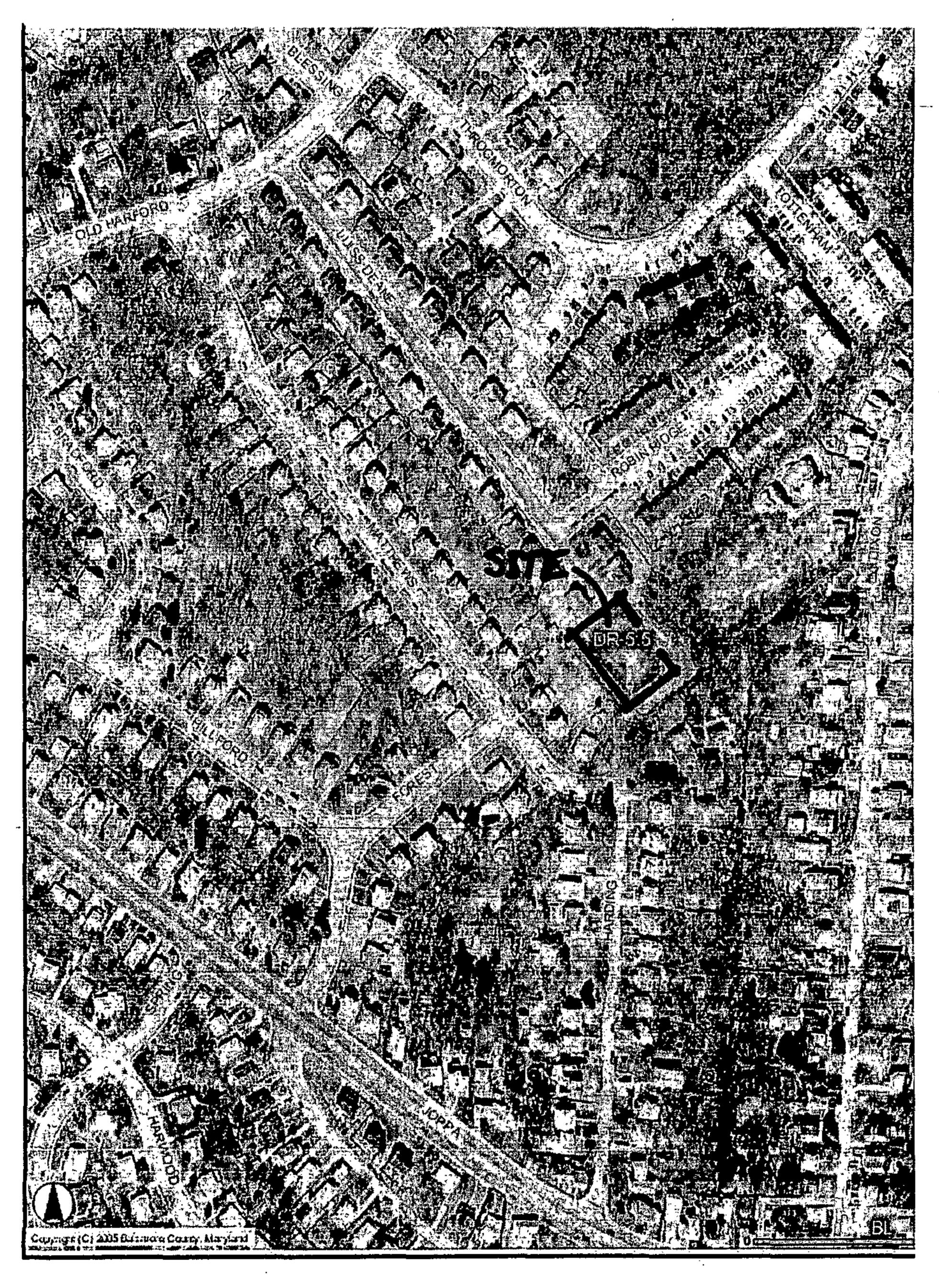
Sincerely,

Malth Sokolis
Walter Sokolis
Karen Sokolis

26 Robin Ridge Court

Baltimore, Maryland 21234

(410) 668-7780



Barbara A. Schuler 30 Robin Ridge Court Baltimore, Maryland 21234 410.663.8689 (home) 410.887-3206 (office)

November 14, 2006

Mr. Timothy M. Kotroco, Director
Department of Permits and Development Management
Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Hearing -- Luiss Deane Drive and Robin Ridge Court

No. 07-094-SPHA, Hearing Date: November 15, 2006

Dear Mr. Kotroco:

Attached herewith are copies of letters from several of the homeowners that reside on Robin Ridge Court to William J. Wiseman, Zoning Commissioner, which are self explanatory.

We **oppose** the approval of "an amended Final Development Plan for Pine Grove to add Lots 29 and 30." <u>Variance</u> to permit a 26.0 foot rear yard setback in lieu of required 30-foot setback on Lots 29 and 30."

Thank you!

Sincerely,

Barbara A. Schuler

Attachments (6)

CC

William J. Wiseman, Esq. Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO:

Timothy M. Kotroco, Director

DATE: November 20, 2006

Department of Permits & Development Management

FROM:

William J. Wiseman, III
Zoning Commissioner

SUBJECT:

07-094-SPHA

S/W Corner Luiss Deane Drive & Robin Ridge Court

N/S Luiss Deane Dr., 15' N c/line Robin Ridge

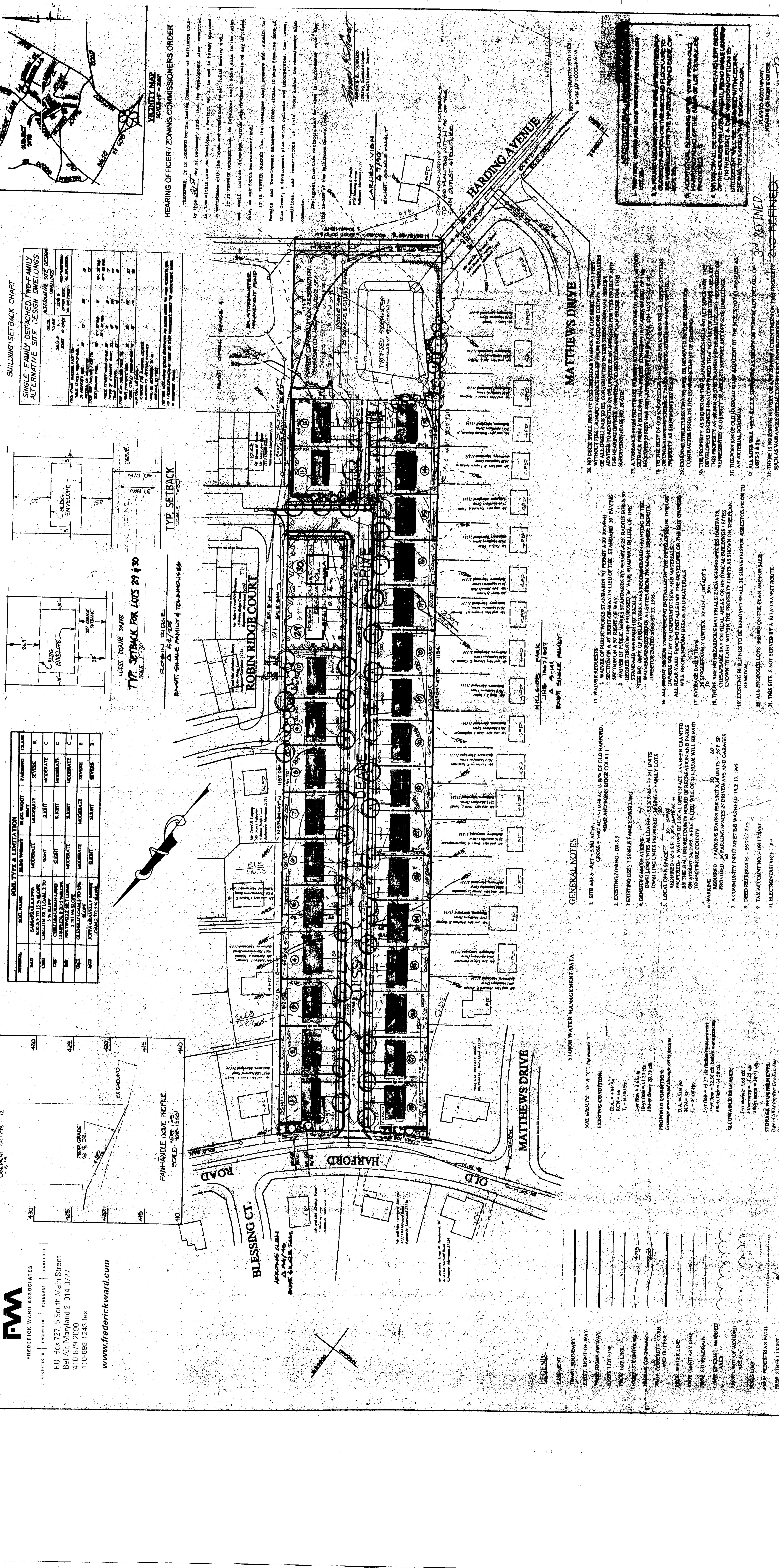
9th Election & 5th Council Districts Glen Arm Homes, LLC – Legal Owner

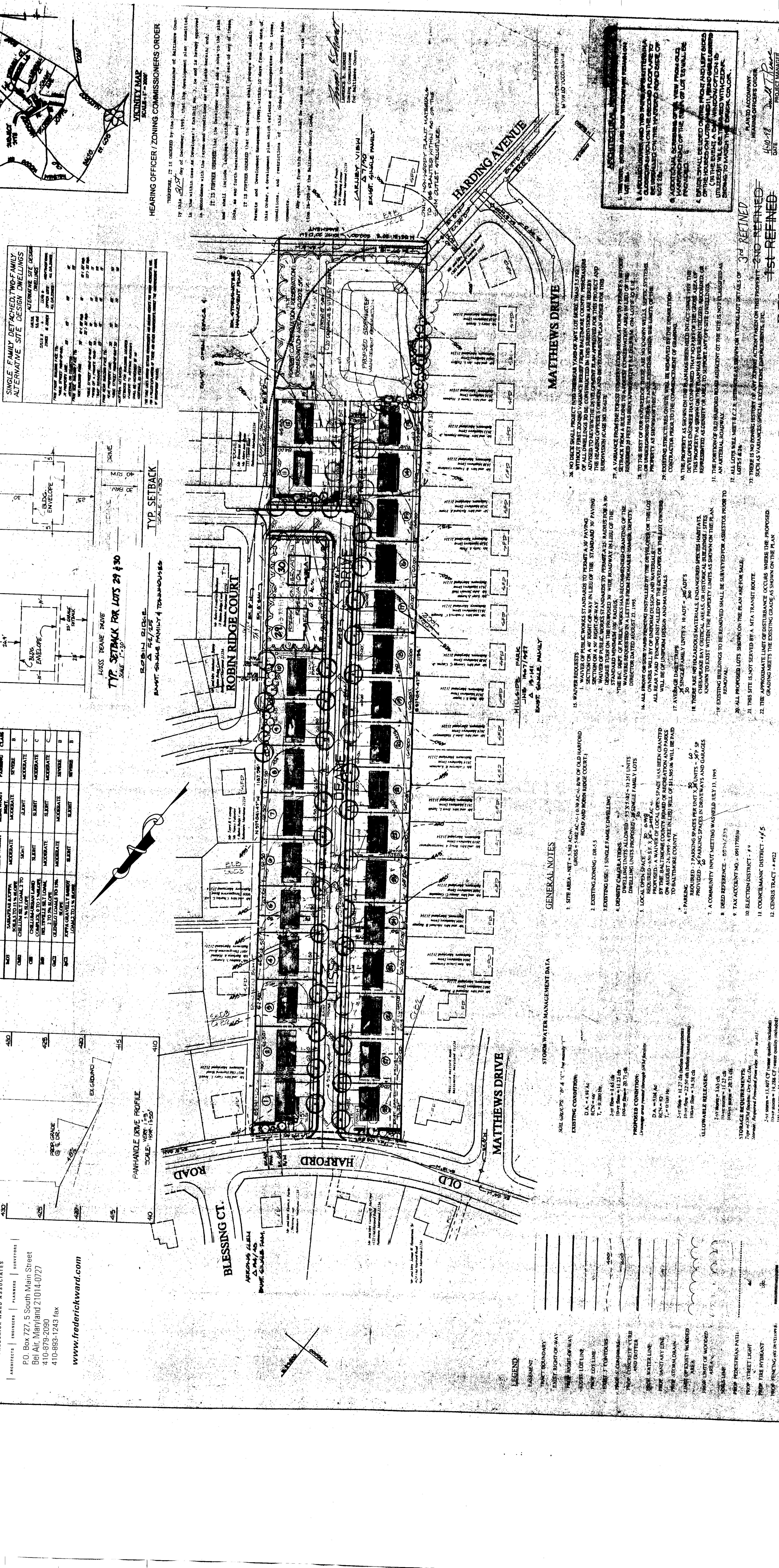
I'm returning the zoning file to your department for safekeeping. The scheduled hearing for November 15, 2006 at 2:00 p.m. was continued at the request of the Petitioner's counsel, John B. Gontrum, Esquire. Although the posting and notice requirements had been satisfied, there were unresolved issues with respect to the previous forest conservation reservation shown on the Final Development Plan. Until there is some finality between the developer, PDM, DEPRM and possibly a title company, who would have to warrant the title for new lots 29 and 30, there is no basis to proceed with the special hearing before the Zoning Commissioner.

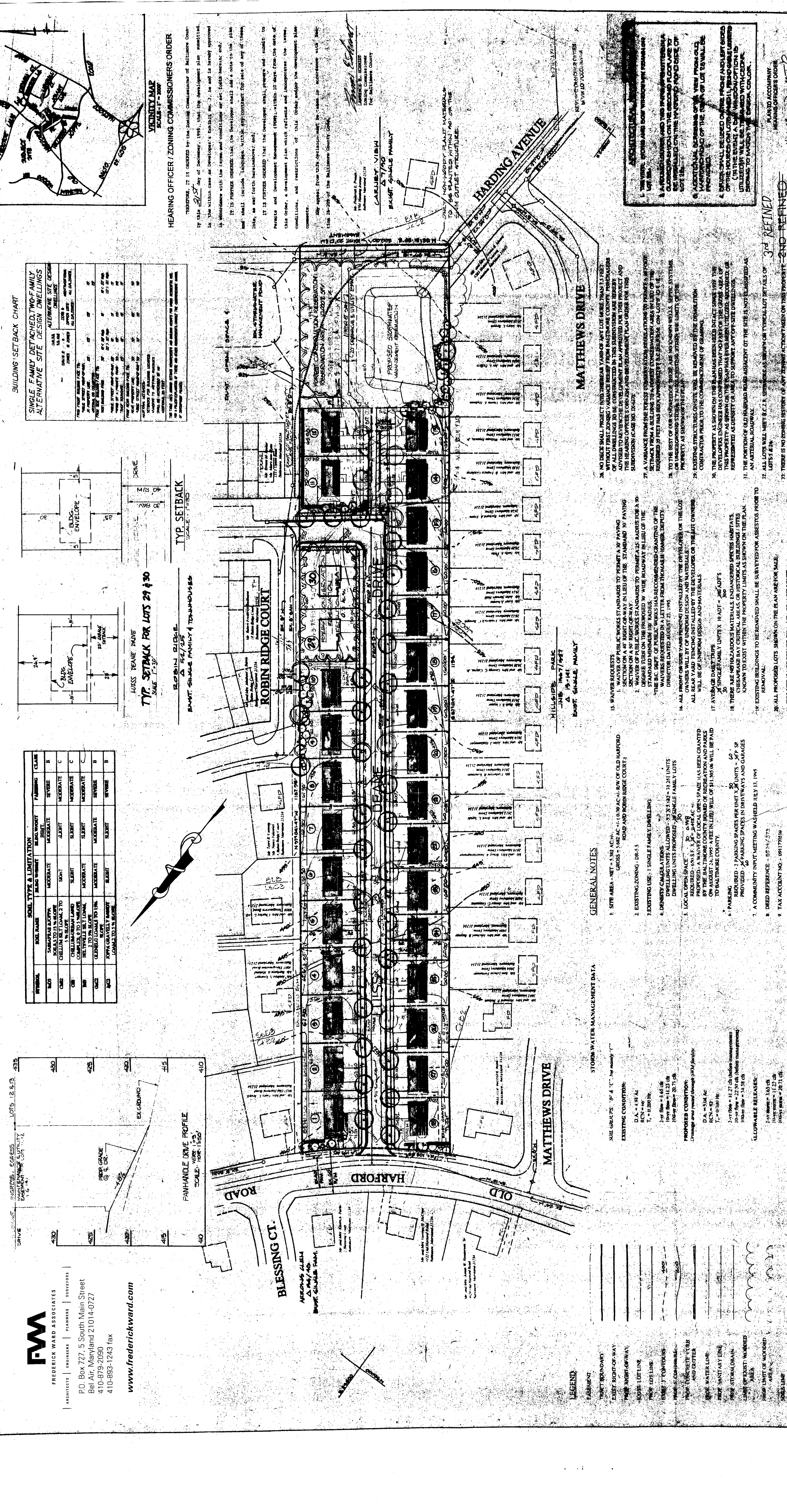
As the file contains letters from six residents on Robin Ridge Court, I believe reposting and readvertising would be appropriate should the developer decide to proceed with his request to approve an amendment to the Final Development Plan.

Please let me know if you have any questions.

WJW:dlw







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