RE: PETITION FOR SPECIAL EXCEPTION \*

NS Piney Grove Rd. & SE/S Old Hanover Rd.

(14419 Old Hanover Road) \* ZONING COMMISSIONER

4<sup>th</sup> Election District \* FOR

Lee E. Yachimowicz \* BALTIMORE COUNTY

Petitioner \* Case No. 07-154-X

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

\*

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the subject property, Lee E. Yachimowicz. The Petitioner requests a special exception to allow a horticultural nursery and landscaping service operation in an R.C.2 zone per Section 1A01.2.C.12 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Lee E. Yachimowicz, Petitioner; his brother, Louis Yachimowicz, and Bruce E. Doak, surveyor with Gerhold, Cross & Etzel, Ltd., the consultants who prepared the site plan and assisted the Petitioner in this matter. Appearing as interested citizens/Protestants were George Harman, Robert H. Slaterbeck, and S. Glenn Elseroad, representatives of the Hanover Road Association. A letter was received from William E. Carlson, a nearby property owner, requesting certain conditions be attached to any approval.

The subject property is an irregular shaped parcel located at the intersection of Piney Grove Road (north side) and Old Hanover Road with frontage on the east side of Hanover Pike, just south

of Osborn Road in northwestern Baltimore County, just a short distance from the Carroll County line. The property, although a single lot of record, is bisected by the Western Maryland railroad tracks that run north/south through the central portion of the tract. The Petitioner's residence and buildings supporting the landscaping business (that has been operating at this location since 1982) are located in an area between Old Hanover Road and the western side of the railroad tracks right-ofway. In addition to the buildings that exist, a macadam driveway leads into the property from Old Hanover Road and extends through the landscaping business area and large parking lot terminating at the Petitioner's home. Mr. Yachimowicz testified that he recently appeared before the Baltimore County Agricultural Advisory Board as he was desirous of constructing a new barn to accommodate his nursery and landscaping service operations. Although the board recognizes the residential and agricultural uses on the property, it recommended that Mr. Yachimowicz proceed through the zoning approval process in order to legitimize the horticultural nursery and landscape service operations. In this regard, a 3.15-acre area as more particularly described on the site plan in red hatch marks, will be dedicated to this special exception use. The largest portion of the property located on the eastern side of the railroad tracks will continue to serve solely for agricultural uses. The property contains a gross area of 22.9 acres, more or less, and zoned R.C.2. The Petitioner has owned and resided on the property for over 24 years. Photographs, which depict the commercial and residential use areas, show that the property is well maintained and attractive. See photographs received collectively as Petitioner's Exhibit 3.

Mr. Yachimowicz's current operations, in addition to the parking area, utilize a 75-foot by 50 foot utility building, small shed and mobile trailer used to haul equipment. He proposes as additional improvements, a 40' x 80' barn and 24' x 24' shed. He testified that there would be no retail sales,

and that no customers would come to the property. No trucks would exceed 26 ton in gross vehicle weight (GVW) and that no signs would be placed on the property. He wishes to maintain the rural character of the area as well as protecting neighboring property values. Moreover, he is willing to buffer the special exception area from the prospective of vehicles traveling on Old Hanover and Osborn Roads and limit the number of employees and vehicles permitted on the property. Mr. Yachimowicz indicated that he and his employees meet daily at the site to pick up equipment/vehicles necessary for a particular job, then travel to clients' properties to perform whatever nursery and landscaping services are necessary, and return to the site in late afternoon or early evening. He testified that the hours of operation are Monday through Saturday, 7AM to 7PM. Relief is requested as set forth above simply to allow the operations to continue as they have done so for many years without incident or complaint from the surrounding community.

Mr. Doak appeared and testified on behalf of the Petitioner. He noted that a special exception is necessary due to the property's location in a rural/agricultural zone. He addressed the special exception requirements set forth in Section(s) 404.1, 404.2 and 502.1 of the B.C.Z.R. and believes that the limited landscape service operations as proposed will not be detrimental to the health, safety or general welfare of the surrounding locale.

As noted above, several members of the community appeared as interested persons. Mr. Harman testified on behalf of the Hanover Road Association. As past president, he now serves on the "watch dog committee" and spoke of the association's goals of protecting the agricultural use and rural character of the region. He acknowledged that Mr. Yachimowicz was a valued member of the community and kept his property in good order, however, was concerned that a future owner would not be as responsible. He requested that conditions be placed on the property that would run with the

land and bind future property owners. Additionally, he wanted a limit on the number of allowed buildings to be erected on the property, to be restricted to those shown on Exhibit 1, as well as height restrictions on these improvements. He further wanted assurances that no firewood operations would be conducted and that no waste products would be stored on the property for no more than 30 days. Time was allowed for discussions to take place between the Petitioner, his representative and community representatives leading to an agreement of these understandings to be placed on the use.

Based upon all of the testimony and evidence offered, I am persuaded to grant the special exception relief. It is clear that the proposed use will not be detrimental to the health, safety, and general welfare of the locale and satisfies the criteria set out in Section 502.1 of the B.C.Z.R. I am, likewise, persuaded that the Petitioner will comply with the special regulations of Sections 404.1 and 404.2 as required in the Resource Conservation Zones. The fact that the special exception area will occupy a modestly sized area of the R.C.2 zoned parcel and be clustered in the 3.15 acre envelope on the east side of the existing driveway, as shown on the site plan, is persuasive. Thus, I am persuaded to grant the requested relief.

The Zoning Commissioner is empowered to impose restrictions upon the grant of any relief. Pursuant to Section 502.2 of the B.C.Z.R., conditions and restrictions may be imposed for the protection of the surrounding and neighboring properties. A number of restrictions are appropriate here, particularly given the concerns expressed by the Hanover Road Association and Mr. Carlson. First, the proposed buildings shall use similar building materials as that of existing structures. The buildings shall not exceed a height of 24 feet above current land elevations with possible lowering of the proposed barn by way of grading. Secondly, the Petitioner shall landscape the property by constructing an earth berm with evergreen-type plantings along the east side of the driveway in the

4

area of the special exception use and all equipment, vehicles and materials will be placed on the east side of the existing driveway. This landscaping will buffer both the proposed building and parking area from the Old Hanover Road to the west and homes along Osborn Road to the north. Third, the maximum number of employees is limited to 20 and the maximum number of company vehicles shall not exceed 15 with no more than 5 of these trucks having a maximum load limit in excess of 26 ton GVW. Fourth, there shall be no firewood operations or retail sales conducted on the site and there will be no storage of logs, large limbs or stumps on this property. Fifth, there will be no dumping or disposal of waste of any kind in the special exception use area or on the adjoining portions of the property, except that temporary storage of tree and shrub trimmings and clean soil may be placed in the special exception area for no more than a 30-day period. Lastly, signage on the property shall not be permitted and no outside external lighting other than those controlled by motion detectors and shielded to prevent direct off-site lighting and glare are to be installed in the commercial area.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted, subject to the terms and conditions set forth below.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of December, 2006, that the Petition for Special Exception to allow a horticultural nursery and landscaping service operation in an R.C.2 zone per Section 1A01.2.C.12 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and the same is hereby GRANTED, subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby

ORIDER RECEIVED FOR FILING Jare 12-19-00 3y (2000) made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

- 2. There shall be no more than fifteen (15) commercial vehicles, trucks/trailer combinations stored on the property at any one time, and no more than 5 trucks shall have a maximum load limit greater than 26 ton GVW. The hours of operation shall be limited to 7AM to 7PM, Monday through Saturday (except in snow removal activities).
- 3. There shall be no additional structural improvements permitted at this site other than those buildings related to the special exception use granted herein and as shown on the site plan (3.15 acre area designed on Petitioner's Exhibit 1) without a public hearing and obtaining requisite permits.
- 4. There shall be no use of high-intensity or intrusive lighting (other than low-intensity motion detector security types) located within the special exception area.
- 5. The Petitioner shall construct an earth berm with landscape evergreen-type plantings along the eastern side of the existing driveway to buffer the view of the special exception area from vehicles traveling on Old Hanover Road and any structure to be placed in this commercial area shall be limited to a maximum height of 24 feet.
- 6. There shall be no business signage erected on the buildings or property, no firewood operations or retail sales of any landscape or nursery stock conducted or permitted on the premises.
- 7. The maximum number of employees shall at no time exceed 20 in number and appropriate sanitation facilities shall be made available on the premises for all employees: Employee vehicles and all equipment and materials will be placed only on the east side of the existing driveway and inside the special exception area and no waste disposal will be permitted on any portion of the Petitioner's property (special exception, residential or agricultural use areas) other than the temporary holding of materials for off-site disposal and in that event, for no longer than a 30-day period.
- 8. These conditions are intended to run with the land and bind the Petitioner and his successors and assigns. Accordingly, Petitioner,

ORDER RECEIVED FOR FILING Date 19 19 20 By through counsel, shall place in any deed of conveyance a reference to this case number and these restrictions.

9. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date hereof.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

December 19, 2006

Mr. Bruce Doak Gerhold, Cross & Etzel, Ltd. 320 East Towsontown Blvd. Towson, MD 21286

RE:

PETITION FOR SPECIAL EXCEPTION NS Piney Grove Rd. & SE/S Old Hanover Rd.

(14419 Old Hanover Road)

4<sup>th</sup> Election District - 3<sup>rd</sup> Council District

Lee E. Yachimowicz - Petitioner

Case No. 07-154-X

Dear Mr. Doak:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:dlw

c: Mr. Lee E. Yachimowicz, 14419 Old Hanover Road, Reisterstown, MD 21136

Mr. Louis Yachimowicz, 4801 Piney Grove Road, Reisterstown, MD 21136

Mr. George Harman, 5429 Weywood Drive, Reisterstown, MD 21136

Mr. Robert H. Slaterbeck, 13929 Old Hanover Road, Reisterstown, MD 21136

Mr. S. Glenn Elseroad, 5423 Mt. Gilead Road, Reisterstown, MD 21136

Mr. William E. Carlson, 4343 Osborn Road, 21020

People's Counsel; Case File

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RE:

PETITION FOR SPECIAL EXCEPTION

NS Piney Grove Rd. & SE/S Old Hanover Rd.

(14419 Old Hanover Road)

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Very truly yours,

WILLIAM J. WISEMAN, III Zoning Commissioner for Baltimore County

WJW:dlw

c: Mr. Lee E. Yachimowicz, 14419 Old Hanover Road, Reisterstown, MD 21136 Mr. Louis Yachimowicz, 4801 Piney Grove Road, Reisterstown, MD 21136

Mr. George Harman, 5429 Weywood Drive, Reisterstown, MD 21136

Mr. Robert H. Slaterbeck, 13929 Old Hanover Road, Reisterstown, MD 21136

Mr. S. Glenn Elseroad, 5423 Mt. Gilead Road, Reisterstown, MD 21136

Mr. William E. Carlson, 4343 Osborn Road, Boring, MD 21020

People's Counsel; Case File



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 14419 OLD HANOVER ROAD

which is presently zoned R.C.Z.

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

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 Exception, 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> LEE E. YPCHIMOUICZ Name - Type or Print See E. Muchimanica Name - Type or Print Signature Address Telephone No. Name - Type or Print City State Zip Code Signature Attorney For Petitioner: Telephone No. Name - Type or Print Zip Code Representative to be Contacted: Signature BRUCE DOAK @ GC, EE, Company 320 E. TOUSONTOWN BLVD 823-4470 Address Telephone No. Address Telephone No. MD 21286 City State Zip Code State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING \_ Case No. 07 - 154 - XUNAVAILABLE FOR HEARING Reviewed By CADER RECEIVED FOR FILING REV 09|15|98

### PETITION FOR A SPECIAL EXCEPTION

on the YACHIMOWICZ PROPERTY

TO ALLOW A HORTICULTURAL NURSERY AND LANDSCAPING SERVICE OPERATION IN A R.C. 2 ZONE PER SECTION 1A01.2.C.12 OF THE B.C.Z.R.

Item #154



# Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

**September 29, 2006** 

### ZONING DESCRIPTION YACHIMOWICZ PROPERTY 14419 Old Hanover Road, Baltimore County, Maryland

All that piece or parcel of land situate, lying and being in the Fourth Election District, Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at the intersection of the north side of Piney Grove Road and the east side of Old Hanover Road, running thence

- 1) a curve to the right, 292.56 feet, having a radius of 2365.00 feet and a chord bearing and distance of North 36 degrees 59 minutes 37 seconds East, 292.38 feet,
- 2) North 40 degrees 32 minutes 13 seconds East 186.12 feet,
- 3) a curve to the left, 205.30 feet, having a radius of 408.45 feet and a chord bearing and distance of North 26 degrees 08 minutes 14 seconds East 203.15 feet,
- 4) North 11 degrees 44 minutes 16 seconds East 467.94 feet,
- 5) South 78 degrees 46 minutes 08 seconds East 81.07 feet,
- 6) South 14 degrees 03 minutes 17 seconds East 113.89 feet,
- 7) South 05 degrees 35 minutes 19 seconds East 260.00 feet,
- 8) South 04 degrees 22 minutes 16 seconds West 39.62 feet,
- 9) South 77 degrees 48 minutes 49 seconds East 264.01 feet,
- 10) South 29 degrees 05 minutes 27 seconds East 579.50 feet,
- 11) South 17 degrees 50 minutes 43 seconds West 658.28 feet,
- 12) North 65 degrees 55 minutes 51 seconds West 428.75 feet,
- 13) South 25 degrees 17 minutes 44 seconds West 191.94 feet,
- 14) a curve to the right, 76.50 feet, having a radius of 805.00 feet and a chord bearing and distance of North 58 degrees 59 minutes 48 seconds West 76.47 feet,
- 15) North 25 degrees 17 minutes 44 seconds East 119.44 feet,
- 16) North 56 degrees 46 minutes 42 seconds West 158.27 feet,
- 17) South 34 degrees 34 minutes 48 seconds West 111.85 feet,
- 18) North 54 degrees 34 minutes 19 seconds West 98.16 feet,
- 19) a curve to the right, 121.67 feet, having a radius of 677.50 feet and a chord bearing and distance of North 49 degrees 25 minutes 38 seconds West 121.51 feet,
- 20) a curve to the right, 83.59 feet, having a radius of 150.00 feet and a chord bearing and distance of North 28 degrees 18 minutes 40 seconds West 82.51 feet,
- 21) North 12 degrees 21 minutes 20 seconds West 251.71 feet, to the point of beginning. Containing 22.9007 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and not to be used for the purposes of conveyance.

Item #154

NOTICE OF ZONING HEARING

thority 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: # 07-154-X

14419 Old Hanover Road
Corner southeast side Old Hanover Road and northeast side Piney Grove Road.

4th Election District — 3rd Councilmanic District Legal Owner(s):Lee E. Yachimowicz

SPECIAL EXCEPTION: To allow a horticultural nursery and landscaping service operation in a RC - 2 zone per Section 1401.2.C.12 of the BCZR.

Hearing: Wednesday, November 29, 2006 at 2:00 p.m.

Hearing: Wednesday, November 29, 2006 at 2:00 p.m.

W. Chesapeake Avenue, Towson 21204. ng Commissioner of Baltimore County, by authe Zoning Act and Regulations of Baltimore hold a public hearing in Towson, Maryland on y identified herein as follows: The Zonin

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT 11/645 Nov. 14

1161,2006

Y, that the annexed advertisement was published successive weeks, the first publication appearing ewspaper published in Baltimore County, Md., in the following weekly n THIS IS TO CERTIF each of once in 9

The Jeffersonian

- ĭmes Arbutus T
- Catonsville Times
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- Owings Mills Times
- NE Booster/Reporter
- North County News

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LEGAL ADVERTISING

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BALTIMORE COUNTY MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT  DATE  RECEIVED FROM: FOR: CONTINUTON WHITE - CASHIER  PINK - AGENCY VELLOW	



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### Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

### **CERTIFICATE OF POSTING**

RE: CASE#07-154X
PETITIONER/DEVELOPER:
Lee E. Yachimowicz
DATE OF HEARING:11/29/06

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

**ATTENTION: KRISTEN MATTHEWS** 

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

LOCATION:

14419 Old Hanover Road

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 11/10/06

# MOTICE NOTICE

CASE #:07-154-X

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

Room 106 County Office Building 111 West Chesapeake Avenue, Towson, MD 21204 2:00 pm Wednesday, November 29, 2006

Special Exception: to allow a horticultural nursery and landscaping service operation in a RC-2 zone per Section 1A01.2.C.12 of the BCZR.

Postponements due to weather or other conditions are sometimes necessary to confirm Hearing. Call a10-387-3391 the Day before the scheduled Hearing Date HEARINGS ARE HANDICAPPED ACCESSIBLE

0114 2000 22:30



JAMES T. SMITH, JR. County Executive

Octobeon 18, 2006 TROCO, Director
Department of Permits and
Development Management

### 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: 07-154-X

14419 Old Hanover Road

Corner southeast side Old Hanover Road and northeast side Piney Grove Road.

4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner(s): Lee E. Yachimowicz

SPECIAL EXCEPTION To allow a horticultural nursery and landscaping service operation in a RC – 2 zone per Section 1A01.2.C.12 of the BCZR.

Hearing: Wednesday, November 29, 2006 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson 21204.

Timothy Kotroco

Director

TK:amf

C: Lee E. Yachimowicz 14419 Old Hanover Road Reisterstown 21136
Bruce Doak Gerhold, Cross & Etzel 320 E. Towsontowne Blvd Towson 21286

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

RE: PETITION FOR SPECIAL EXCEPTION

14419 Old Hanover Road; Corner SE/S Old

Hanover Road & NE/S Piney Grove Road

4<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts

Legal Owner(s): Lee E. Yachimowicz

Petitioner(s)

BEFORE THE

**ZONING COMMISSIONER** 

\* FOR

\* BALTIMORE COUNTY

\* 07-154-X

: \* \* \* \* \* \* \* \* \*

### 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 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 12<sup>th</sup> day of October, 2006, a copy of the foregoing Entry of Appearance was mailed Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

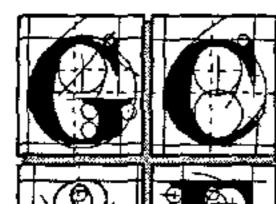
RECEIVED

GCF 1 2 2006

Per

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



# Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906



Suite 100 • 320 East Towsontown Boulevard • Towson, MD 21286

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Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

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NOTES/COMMENTS:



JAMES T. SMITH, JR. County Executive

Octobeo 11-84, 2006 TROCO. Director

Department of Permits and

Development Management

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4th Election District - 3rd Councilmanic District

Legal Owner(s): Lee E. Yachimowicz

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Hearing: Wednesday, November 29, 2006 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson 21204.

Timothy Kotroco

Director

TK:amf

C: Lee E. Yachimowicz 14419 Old Hanover Road Reisterstown 21136
Bruce Doak Gerhold, Cross & Etzel 320 E. Towsontowne Blvd Towson 21286

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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, November 29, 2006 Issue - Jeffersonian

Please forward billing to:

Lee Yachimowicz 14419 Old Hanover Road Reisterstown, MD 21136 410-823-4470

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WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:				
em Number or Case Number: 07-154-X				
etitioner: <u>Lee Yachimowicz</u>				
dress or Location: 14419 Old Hanover Road, Reisterstown, MD				
21136				
LEASE FORWARD ADVERTISING BILL TO:				
ame: <u>Above</u>				
dress: Above				
elephone Number: <u>410 - 823 - 4470</u>				

Revised 7/11/05 - SCJ



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

November 20, 2006

Lee E. Yachimowicz 14419 Old Hanover Road Reisterstown, MD 21136

Dear Mr. Yachimowicz:

RE: Case Number: 07-154-X, 14419 Old Hanover Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 4, 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. Callaballa

WCR:amf

**Enclosures** 

c: People's Counsel Bruce Doak Gerhold, Cross & Etzel 320 E. Towsontowne Blvd Towson 21286 December 15, 2006

TO: Honorable William Wiseman,

Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

RECEIVED

DEC 1 9 2006

FROM: S. Glenn Elseroad

President, Hanover Road Association, Inc.

P.O. Box 70

Boring, MD 21020

ZONING COMMISSIONER

RE:

Special Exception – Submitted by Lee Yachimowicz - Case #7-154-X

November 29, 2006

Dear Commissioner Wiseman:

I have not received comments for review from Bruce Bdoak with Gerhold, Cross, & Etzel, LTD. for Special Exception case #7-154-X to allow a Horticultural Nursery and Landscape Service Operation in RC-2 zone.

So at this time I am forwarding a listing of suggested limitations recommended by the Hanover Road Association, Inc. to be attached to the special exception proposal submitted by Lee Yachimowicz (Case # 7-154-X) to Baltimore county.

It is understood that the Special Exception authorizations apply only to the approximately 2 acre portion of the property as indicated on petitioners exhibit #1. There shall be no structural improvements to the other portions of the property unless approved by Baltimore County under regular building permit processes or additional Special Exception requests. It is also understood that no retail sales are to be permitted on this property. Only limited to wholesale sales or growing in support of a landscape service is to be permitted.

- 1. Structural improvements to the site will be limited to those indicated in petitioners exhibit #1.
- 2. The maximum height of any of the proposed buildings or future buildings shall not exceed 24 feet above current-land elevations.
- 3. There will be no parking allowed to the west of the existing driveway as shown on exhibit #1. Parking for all commercial and employee vehicles will be contained to an area east of the existing driveway and north of the new proposed storage building. A berm will be constructed and will be planted in evergreen type planting to conceal the parking area from Old Hanover Road, Piney Grove Road and homes along Osborne Road.
- 4. The number of commercial vehicles allowed on site will be limited to no more than 15 at any one time.
- 5. Limit the number of trucks larger than ¼ ton pick-up trucks to 5 with the maximum load limit being 26 ton GVW.
- 6. Hours of operation shall be limited to those hours between 7:00 AM and 7:00 PM.
- 7. The landscape and horticultural nursery operations together shall not exceed 20 employees.

- 8. Signs on the property identifying the facility should be no larger than allowed by Baltimore County regulations.
- 9. External lighting shall be controlled by motion detectors and shielded to prevent direct offsite lighting and glare.
- 10. There will be no storage of logs, large limbs or stumps on this property. There will be no firewood operation on this property associated with this Special Exception.
- 11. There will be no dumping or disposal of waste of any kind on the Special Exception Site or on the adjoining portions of the property, except that temporary storage of tree and shrub trimmings and clean soil may be placed on the Special Exception parcel for no more than 30 days.

Mr. Wiseman we have met with Mr. Yachimowicz (Lee) on two occasions and discussed these issues during the hearing. We believe they are mutually agreed upon and urge you to incorporate them in this request for a Special Exception.

Thank you for allowing us the time to negotiate several of these points with Mr. Yachimowicz during the hearing.

Sincerely

S. Glenn Elseroad

President, Hanover Road Association

Cell 443-465-6227

References used:

1. Exhibit #1 - Baltimore County Zoning Regulation			404.1		
2. Request of the	comm	unity _ H	IRA.		
3. Regulation - B	altimo	re County	y Zonin	g Regulation	404.3 -C2
4. Regulation -	11	•••	ft	17	404.2 -B1
5 Same as #4	66	• 66	66	66	404.2 –B1
6. Request of the community HRA					
7. Request of the	comm	unity _ H	<b>IRA</b>		
8. Regulation - B	altimo	re County	y Zonin	g Regulation	404.1 -D subject to 450
9. Regulation -	tī	T1	11	11	404.3 -C1
10. Regulation -	11	rt	**	11	404.2 - A
11. Regulation -	11	<b>f</b> 1	<b>f</b> †	<b>f1</b>	404.2 - A



# Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, MD 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcclimited.com

FACSIMILE TRANSMITTAL SHEET						
то: Bill Wisemar	FROM; Wiseman Bruce E. Doak					
COMPANY:	PANY: DATE: 12/6/2006					
RE: Case #07-15	TOTAL NO. OF PAGES INCLUDING COVER:					
FAX NUMBER: 410-887-3468	} 	PHONE NUMBI	ER;			
URGENT	T FOR REVIEW	D PLEASE COMMENT	D PLEASE REPLY X F.Y.I.			

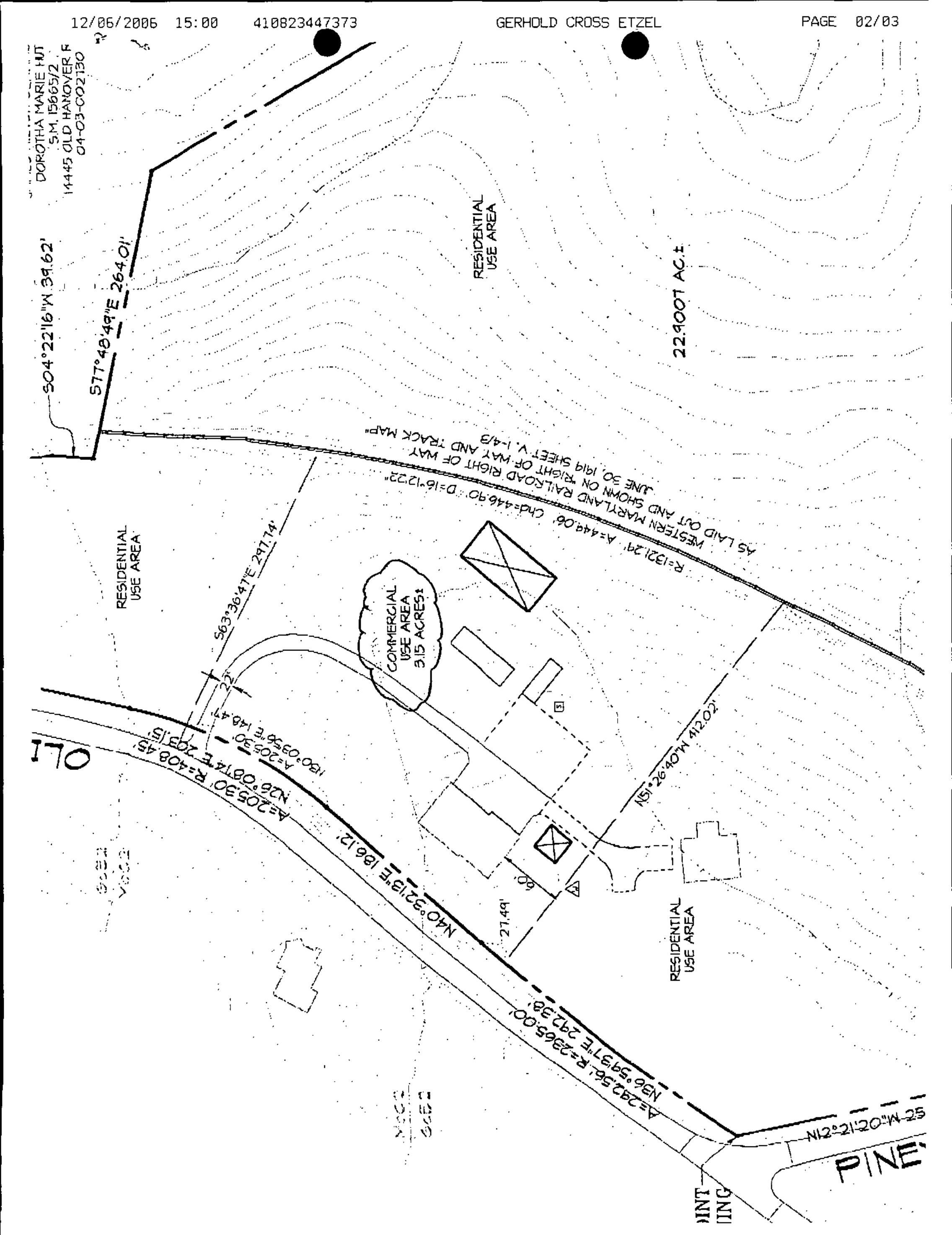
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NOTES/COMMENTS:

In the hearing you asked me for the acreage of the proposed commercial area. I said that I could not give it to you at that time. We have now computed it and it is 3.15 acres. I have enclosed a portion of the plan showing the acreage. This page can be placed in the case file and the acreage referenced in the order.

I am also including in this fax a list of the conditions that we agreed on in the hearing. I emailed them to you yesterday, but I thought I would be sure that it got to you via this fax. I emailed them to Glenn Elseroad yesterday also.

Please call me with any questions that you may have.



# CASE #07-154X 14419 OLD HAVOVER ROAD CONDITIONS AGREED UPON IN THE HEARING

- The approved use will run with the land for other similar landscape operations
- Hours of operation: 7am ~ 7pm Monday Saturday (except for snow removal)
- No outside lighting other than motion detector residential spot lights
- All equipment, vehicles and materials will only be placed on the east side of the existing driveway (area red dashed on Petitioner's Exhibit #1)
- No signs
- No trucks over 26,000 GVW
- Barn to be less than 35' in height
- No firewood operations
- No retail sales
- No waste disposal other than temporary disposal for 30 days or less
- Maximum number of employees: 20
- Maximum number of company vehicles: 15
- Possible lowering of the proposed barn by way of grading
- Earth berm to be placed along the existing driveway



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

September 28, 2007

Lee E. Yachimowicz 14419 Old Hanover Road Reisterstown, MD 21136

Re: Spirit & Intent; Case # 07-154-X; 14419 Old Hanover Road; 4th Election District

Dear Mr. Yachimowicz:

Your recent letter to this office regarding the above referenced property was forwarded to me for reply. Based upon the information provided and my review of the available zoning records, the following has been determined. The proposed changes outlined in your letter dated September 10, 2007 and shown in red on your accompanying site plan do not meet the Spirit and Intent of the zoning case #07-154-X because restriction #3 imposed by the Zoning Commissioner states "There shall be no additional structural improvements permitted at this site other than those buildings related to the special exception use granted herein and as shown on the site plan (3.15 acre area) designed on Petitioner's Exhibit 1) without a public hearing and obtaining requisite permits." The new proposal indicates a 20-foot lean-to on the south side of the proposed pole barn not shown on the original site plan.

If you discuss this new proposal with George Harman, Robert Slaterbeck, and Glenn Elseroad of the Hanover Road Association and get their approval in writing, then you could proceed with the new proposal assuming the Department of Environmental Protection and Resource Management (DEPRM) has no objections to relocating the septic field.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

Bruno Rudaitis

Planner II, Zoning Review

10:BPR 5+F 9/25/07

Lee E Yachimowicz 14419 Old Hanover Road Reisterstown, MD 21136

September 10, 2007

Mr. Timothy Kotroco Director PDM Room 111 111 West Chesapeake Avenue Towson, MD 21204

RE: Spirit and Intent of Case #07-154X

Dear Mr. Kotroco:

I had stopped by the zoning office on Friday, September 07, 2007 and was informed to submit this letter to you regarding my application for a proposed pole barn building permit.

There are two changes that I would like to make regarding the pole barn that are different from the site plan referenced with the above case.

#1. Change the position of the pole barn (see red-line on site plan):

It was requested that when I grade for the building, which I knew that I would have to do to level the site, that I lower the grade three to four feet to make the building sit lower. After taking the site readings, I have determined the grade will need to be lowered by seven to eight feet, allowing the building to sit even lower, also providing more dirt to level a larger area and allow the building to turn. The gable ends will be east and west instead of north and south. This will be more aesthetically pleasing from all angles, as well as more functional for my intended use of the building.

#2. Attach a twenty foot lean-to on south side of building (see proposed drawings):

In making the seven to eight foot cut needed to lower and level the site I will need to construct a retaining wall, to be engineered by Morton Buildings. I want to add a lean-to between the pole barn and retaining wall - basically a roof from the pole barn to the top of the retaining wall to cover the space in between. This will prevent drifting snow and accumulation of water in this area, as well as adding additional storage space to keep equipment out of the weather and out of sight.

In summary, the changes I propose, in conjunction with the landscaping I will perform, will result in a more appealing site and the barn will be more functional for my use.

I appreciate your help and consideration with this matter. I can be reached at 443-463-2928 to answer any questions that you may have.

Thank you very much.

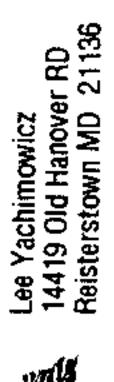
Sincerely,

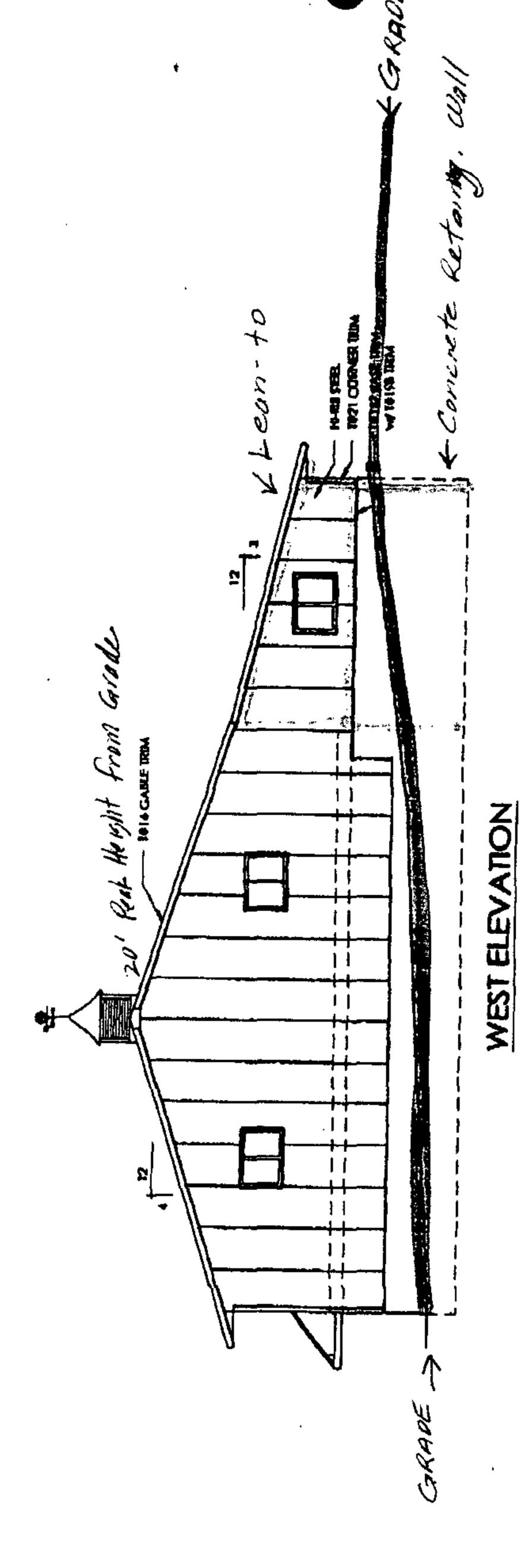
Lee E. Yachimowicz

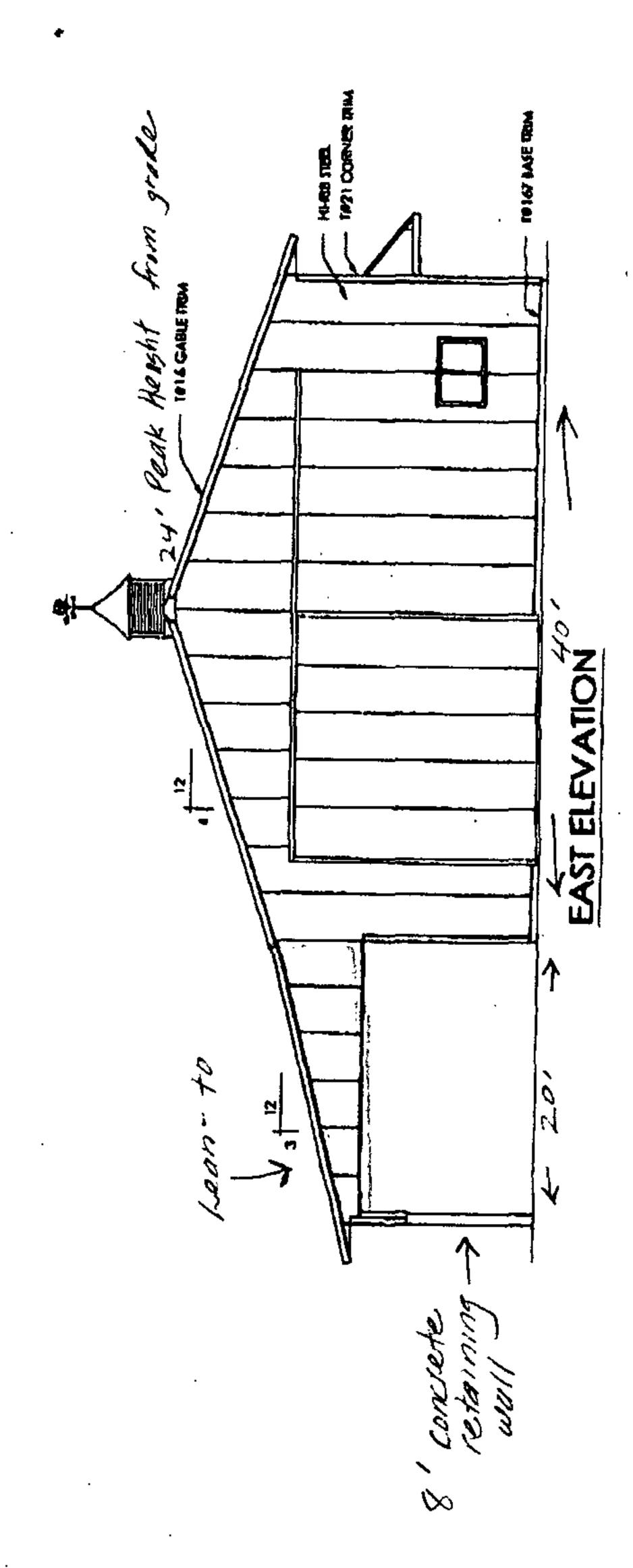
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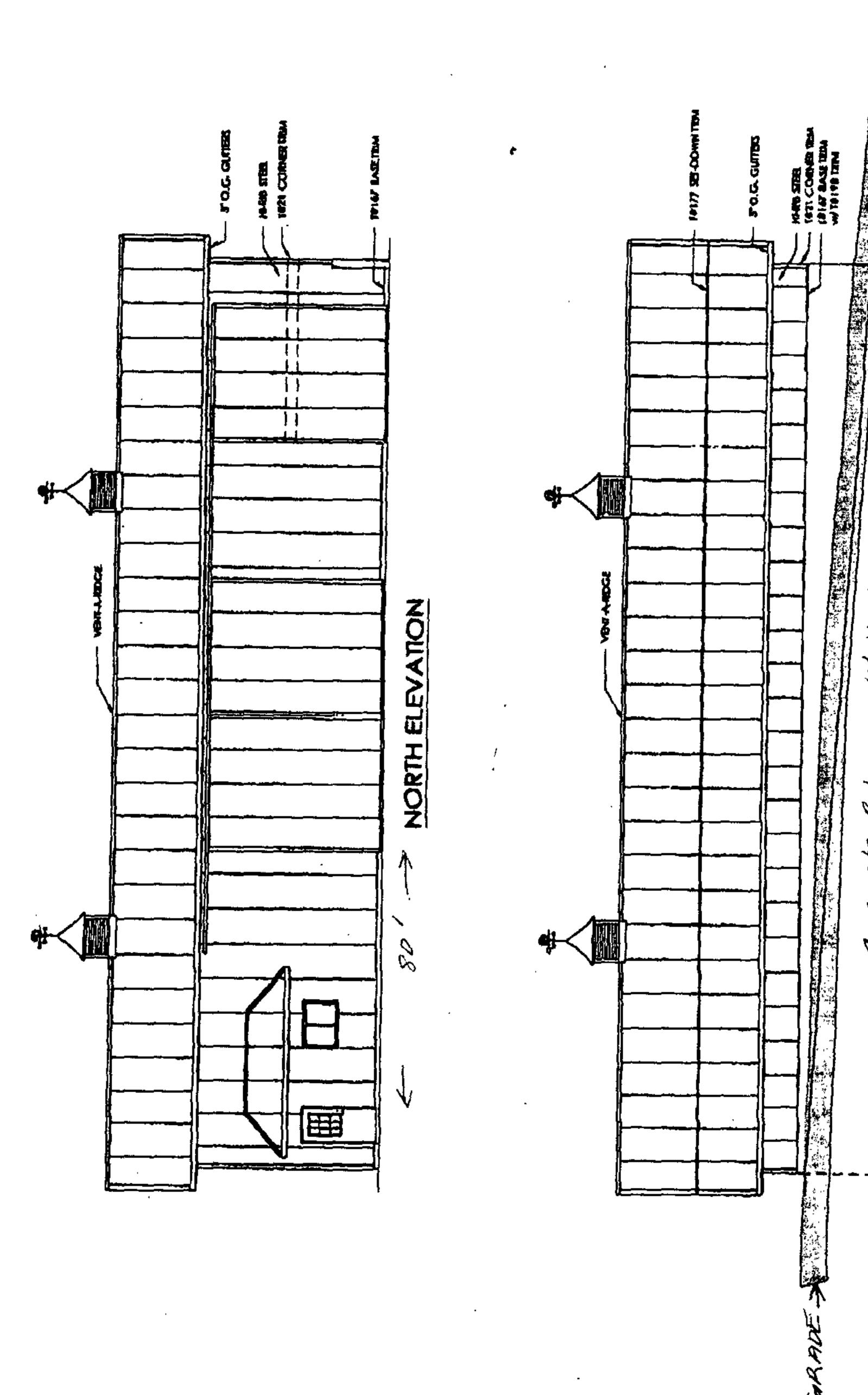
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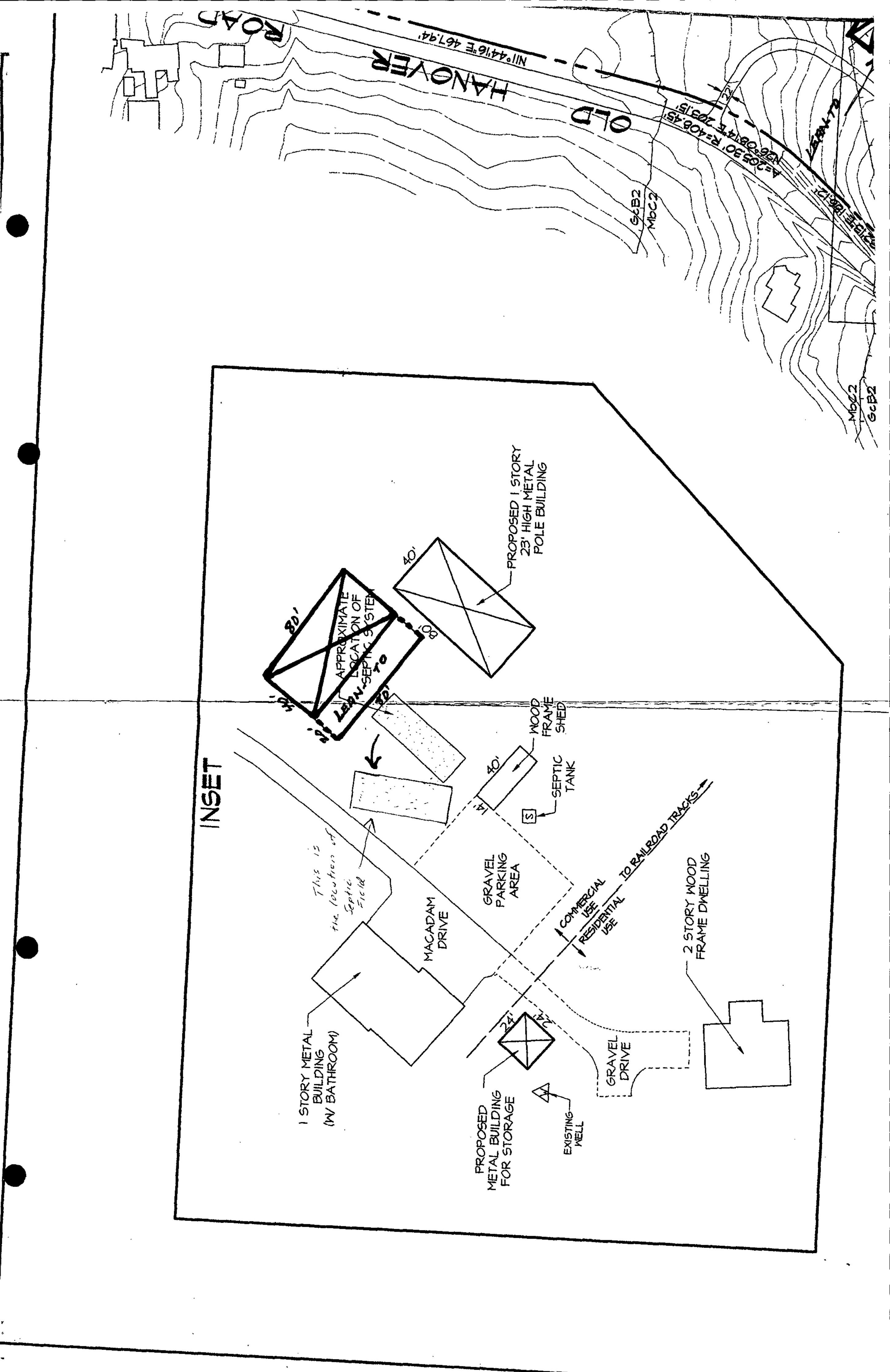


NO.314 D02



NO.314 D03

SOUTH ELEVATION





JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

December 5, 2007

Lee E. Yachimowicz 14419 Old Hanover Road Reisterstown, MD 21136

Re: Spirit & Intent; Case # 07-154-X; 14419 Old Hanover Road; 4th Election District

Dear Mr. Yachimowicz:

I am in receipt of a letter dated November 5, 2007 from Mr. S. Glenn Elseroad of the Hanover Road Association approving your proposed changes outlined in your letter dated September 10, 2007 and shown in red on the accompanying site plan.

You proposal meets the Spirit & Intent of the subject case and you may apply for a building permit. The Department of Environmental Protection and Resource Management (DEPRM) will need to approve the relocation of the septic field.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

Bruno Rudaitis

Planner II, Zoning Review

Ludatio

November 5, 2007

Mr. Bruno Rudaitis
Planner II, Zoning Review
Department of Permits and Development Management
Baltimore County, Maryland, 21204

Re: Spirit & Intent: Case # 07-15-X; 14419 Old Hanover Road; 4th Election District

Dear, Mr. Rudaitis:

I would like to thank you for reviewing and adhering to the design of the Petitioner's Exhibit I from the Special Exception Hearing for this property. We have reviewed your letter and the plans for the proposed new building with a 20-foot lean-to on the south side of the pole barn. We have also met with Lee E. Yachimowicz and reviewed the excavation work that has been completed and the change in grade for the proposed new pole barn. Mounded earth now planted in grass and evergreen trees give privacy and add to the interesting and attractive landscaping of this property. The proposed 20-foot lean-to will not be noticeable from the road or other properties with the grade change and landscape work that has already been completed.

We thank you for your attentiveness to the details of the special exception and for allowing the Hanover Road Association to have input about the proposed changes. After reviewing the plans and making a site visitation to the property we feel the changes requested by Mr. Yachimowicz are acceptable and will not have an adverse effect on any neighboring property. The changes and landscaping already completed are in alignment with our organization in maintaining the rural beauty of the area.

Respectfully,	
1 12 Co.	
S. Glenn Elseroad	
President, Hanover Road Associati	ion, Inc.
P.O. Box 70 Boring, MD 21020	
	•
<u></u>	
	Men Elser and
•	ell Phone #
<u> </u>	443-465-6227



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

September 28, 2007

Lee E. Yachimowicz 14419 Old Hanover Road Reisterstown, MD 21136

Re: Spirit & Intent; Case # 07-154-X; 14419 Old Hanover Road; 4th Election District

Dear Mr. Yachimowicz:

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I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

Bruno Rudaitis

Planner II, Zoning Review



William E. Carlson

Direct Dial: 410.385.420\$ wec@shapirosher.com

36 S. Charles Street Suite 2000 Baltimore, Maryland 21201-3147

Telephone: 410.385.0202 Facsimile: 410.539.7611

RECEIVED

November 29, 2006

### VIA FACSIMILE TRANSMISSION (410.887.3468) and FIRST CLASS MAIL

DEC 0 4 2006

William Wiseman, Zoning Commissioner Council District 3 - Room 407 401 Bosley Avenue Towson, Maryland 21204

ZONING COMMISSIONER

Re: November 29, 2006 Special Exception Hearing for "Horticultural Nurseries" Special Exception at 14419 Old Hanover Road (Case No. 07-154X)

### Dear Commissioner Wiseman:

In the event that the Board grants any Special Exception for Horticultural Nurseries under Section 1A01.2.C.12 for the above-captioned Case, I would urge the following:

- No retail sales whatsoever be permitted. Old Hanover Road and Piney Grove Road are rural roads and Old Hanover Road (particularly at the close intersection at Route 30) is over burdened. Only limited wholesale sales or growing in support of landscaping services (separately approved) should be permitted.
- 2. Section 404.1.B regarding Accessory Structures should recognize the closeness of the existing railroad right-of-way when applying the "50 feet" test.
- 3. The present staging, loading, and unloading of vehicles (which is easily seen on a daily basis from Old Hanover Road) should be better screened in accordance with Section 404.1.C.
- 4. No such operations should be permitted on the portion of the property to the east side of the railroad right-of-way.
- 5. Dumping of excess landscaping materials along the railroad right-of-way (as has occurred) should be prohibited.

My residence is at 4343 Osborne Road, around the corner from the subject property, and I pass by this property several times each day.

Thank you for your consideration of these requests.

Very truly yours,

William E. Carlson





36 SOUTH CHARLES STREET SUITE 2000 BALTIMORE, MD 21201-3147 (410) 385-0202 FACSIMILE (410) 539-7611

# **FAX COVER SHEET**

Client Number Today's Date Time No. of Pages 43049.049 11/29/06 1 + cover Please deliver the following pages William Wiseman, Zoning Commissioner To: Baltimore County Zoning Commission Company: 410.867.3868 Telephone #: 410.887,3468 Facsimile #: Jenny Masché William E. Carlson, Esquire (410/385-4231) Secretary: (410/385-4205) Sender: email: jlm@shapirosher.com email: wec@shapirosher.com

### Comments:

We are transmitting with group III facsimile machines. If any problems occur, please call (410) 385-0202 and ask for SENDER or SECRETARY.

### -----NOTICE-----

This facsimile page and its attachments are confidential and intended exclusively for the individual or entity named above. If you are not the intended addressee, you are hereby notified that reading, disseminating, distributing, or copying this communication is unauthorized and prohibited. If you have received this communication in error, please immediately notify us by telephone.



William E. Carlson

Direct Dial: 410.385.4205 wec@shapirosher.com

36 S. Charles Street
Suite 2000
Baltimore, Maryland
21201-3147
Telephone: 410.385.0202
Facsimile: 410.539.7611

November 29, 2006

### VIA FACSIMILE TRANSMISSION (410.887.3468) and FIRST CLASS MAIL

William Wiseman, Zoning Commissioner Council District 3 - Room 407 401 Bosley Avenue Towson, Maryland 21204

Re: November 29, 2006 Special Exception Hearing for "Horticultural Nurseries" Special Exception at 14419 Old Hanover Road (Case No. 07-154X)

### Dear Commissioner Wiseman:

In the event that the Board grants any Special Exception for Horticultural Nurseries under Section 1A01.2.C.12 for the above-captioned Case, I would urge the following:

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- Section 404.1.B regarding Accessory Structures should recognize the closeness of the existing railroad right-of-way when applying the "50 feet" test.
- 3. The present staging, loading, and unloading of vehicles (which is easily seen on a daily basis from Old Hanover Road) should be better screened in accordance with Section 404.1.C.
- 4. No such operations should be permitted on the portion of the property to the east side of the railroad right-of-way.
- 5. Dumping of excess landscaping materials along the railroad right-of-way (as has occurred) should be prohibited.

My residence is at 4343 Osborne Road, around the corner from the subject property, and I pass by this property several times each day.

Thank you for your consideration of these requests.

1dus Contra

Very truly yours,

William E. Carlson

13W 11/29

# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-154- Special Exception

The Office of Planning does not oppose the petitioner's request provided the subject pole building is designed and uses similar building materials as that of the existing structure.

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:** 

CM/LL

**DATE:** October 31, 2006

MOA - 1 5003

### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** October 18, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 16, 2006

Item Nos. 07-145, 146, 147, 148, 149, 150, 151, 152, 153, 154) 155 and 156

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-10132006.doc

# BALTIMORE COUNTY, MARYLAND

# INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** October 31, 2006

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-154- Special Exception

The Office of Planning does not oppose the petitioner's request provided the subject pole building is designed and uses similar building materials as that of the existing structure.

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:

CM/LL



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

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

### MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 15,2006

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

RE:

Baltimore County
Item No. 7-154-X

14419 OLD HANOVERROAD
YACHIMOWICZ PROPERTY
VARIANCE - TO ALLOW A

HORTICULTURAL NURSERY FLANDSCAPING SERVICE

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.

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, Chief U

Engineering Access Permits

Division

SDF/MB



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 October 9, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 9, 2006

Item Number(s): 145 through 156

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



Printed with Soybean Ink

on Recycled Paper









# PLEASE PRINT CLEARLY

NAME	NUMBER	
CASE	CASE	DATE

# CITIZEN'S SIGN-IN SHEET

E- MAIL	harmangeonge @ hotmest	R SUATERBECK & CHATHWAY, NET	Sil Elserrans & Com Corr.									
CITY, STATE, ZIP	17e 15/erg1000 MD 2/136		الميل ليمام									
ADDRESS	5429 Weywood The	•	MT GILLAN	Era to Willer Carlson								
NAME	George Atames	T H. SLATE	S. GLENN FISEIRON	> Mu- senda Co		•						

# PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

E- MAIL					LOUIS @ WAGMD. CO								
CITY, STATE, ZIP		Towson 110 21286	UM ump		RELSTERSTOWN, MD 21136								
ADDRESS		320 E. TOWSONTOWN BENO	14419 Old Hanover Rul	5423 mr. 622	480 PINEY GROVE RU								
NAME	Bauce E. DALL	GERNOLD CRUSS F ETTER	LEE MCHIMONICZ	d	LOUES YACHIMOMICZ								

Case No.: 07-154-X

14419 OLD HANOVER RI

# Exhibit Sheet

# Petitioner/Developer

## Protestant

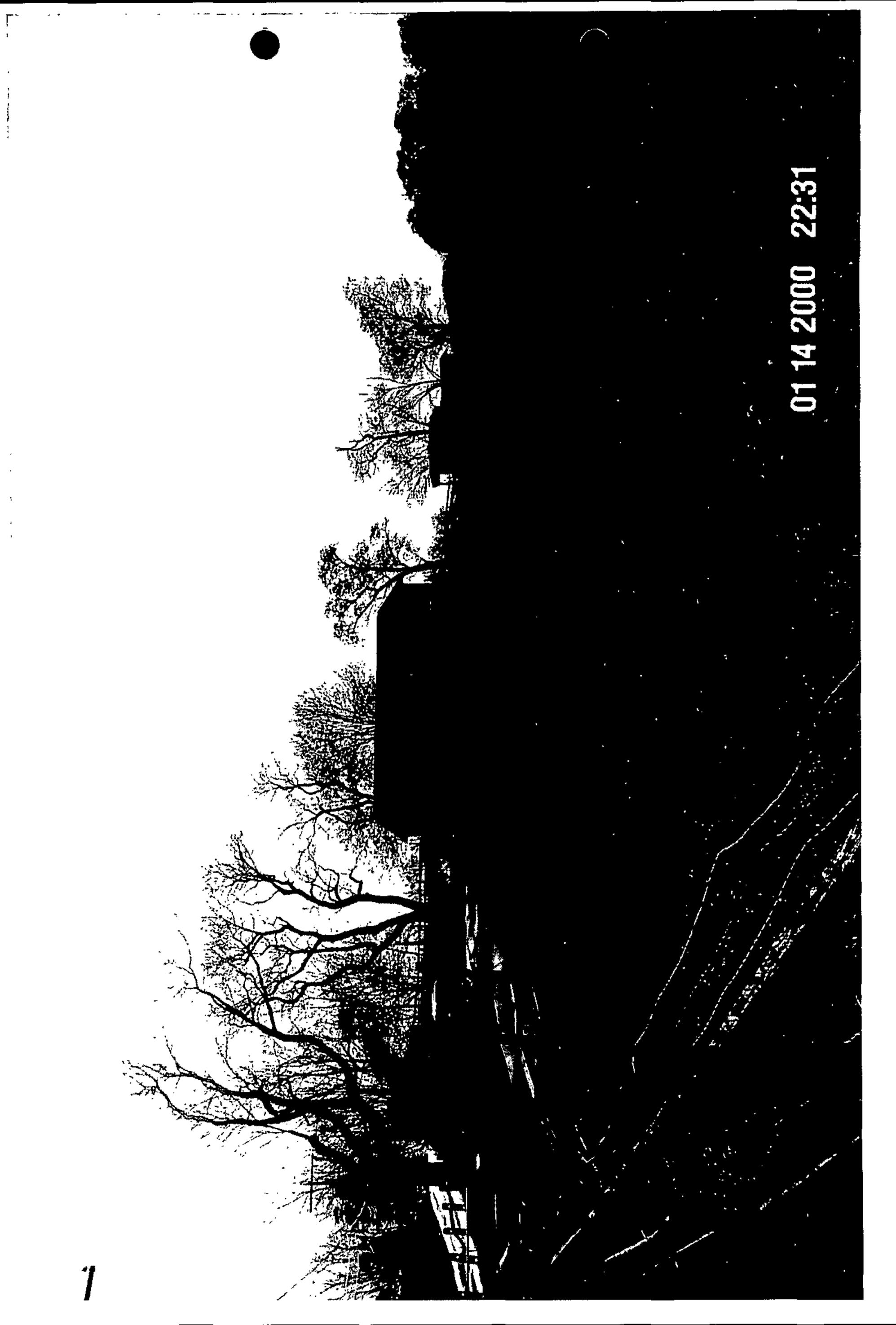
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No. 10		
No. 11		
No. 12		

PETITIONER'S









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