

JAMES T. SMITH, JR. County Executive

October 1, 2009

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

Bruce E. Doak, Principal Gerhold, Cross & Etzel, Ltd. Suite 100 320 E. Towsontown Boulevard Towson, Maryland 21286

RE: Spirit and Intent of Zoning Case. 07-157-SPH

15610 Chilcoat Road, 5th Election District

Dear Mr. Doak:

Your recent request for a determination of Zoning Case 07-157-SPH has been referred to me for reply. Based on zoning information available and conferring with William J. Wiseman, III, Zoning Commissioner for Baltimore County the following has been determined.

Provided that no above ground structures are placed on the 2.5 acre non-density parcel as shown on the plat for the above case as well as the plat submitted with your request, our office shall permit a well to be located on this property. Both plans will become part of the zoning hearing.

Zoning Review has signed off the building permit (B724172) for a proposed house at this location.

Should you have any questions I can be reached at 410-887-3391.

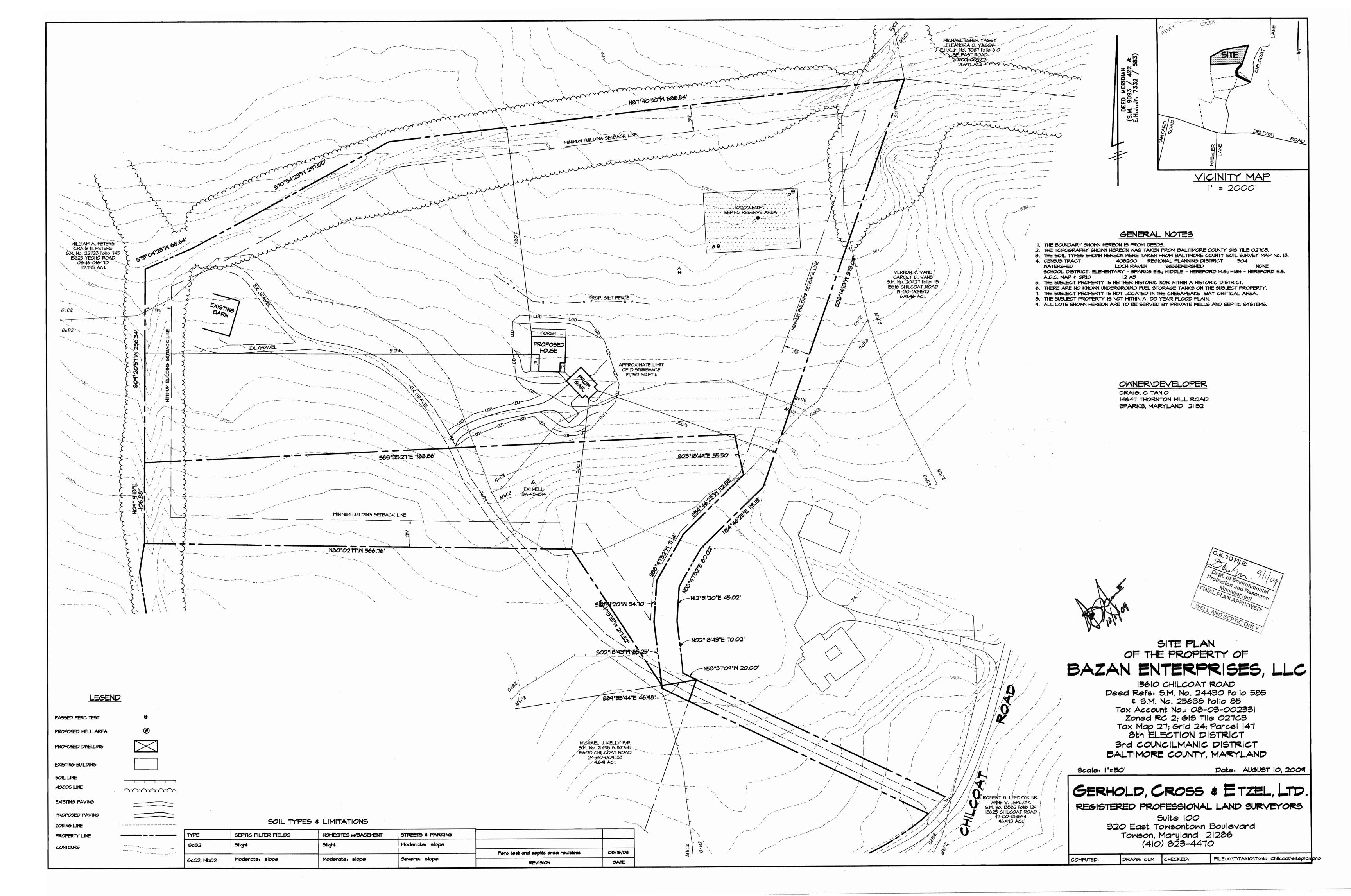
Sincerely,

Donna Thompson

Planner II, Zoning Review

Dt

Cc: Mr. Ed Smith, Artisan Fine Homes



Date 19 15 - Charling

IN RE: PETITION FOR SPECIAL HEARING *

W/S Chilcoat Road, 1737' N of c/l

Belfast Road

(15600 Chilcoat Road)

8th Election District

3rd Council District

Carson Enterprises, LLC

Bazan Enterprises, LLC **Contract Purchaser**

Legal Owner

Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 07-157-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

*

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Carson Enterprises, LLC. The Petitioners request a special hearing to approve the non-density transfer of 2.5 acres from Carson Enterprises to Bazan Enterprises, LLC and 3.454 acres from Carson Enterprises to Caron Enterprises. Bazan Enterprises is the owner of an adjacent parcel to that owned by Carson Enterprises. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of the Petitioners was Edward A. Halle, Jr., Esquire, legal counsel and representative of Carson Enterprises, LLC, the property owner, and Bazan Enterprises, LLC, the contract purchaser. Also appearing were Bruce E. Doak, the Surveyor with Gerhold, Cross & Etzel, Ltd., the consultants who prepared the site plan for this property, and Stephen Edelen, realtor with Coldwell Banker. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped tract of land located on the west side of Chilcoat Road, 1737 feet north of the centerline of

Belfast Road in the Sparks area of the County. The property contains a gross area of 5.954 acres, more or less, zoned R.C.2, and is unimproved. Bazan Enterprises has contracted to buy 2.5 acres of the subject property to use in conjunction with the agricultural uses on its property. As more particularly shown on the site plan, the 5.954 acre parcel is located immediately to the south of the 8.7294 acre parcel owned by Bazan Enterprises. It was indicated that the 2.5 acre portion of the property to be transferred to Bazan Enterprises is presently planted in soy beans and that the agricultural use of the property would continue, in keeping with its R.C.2 zoning. It was also indicated that the 3.454 acre parcel is presently planted in soy beans and that the agricultural use of that portion of the property would also continue, consistent with the purpose of the R.C.2 zone. Moreover, there is no density associated with either transfer. In this regard, a Zoning Advisory Committee (ZAC) comment received by Dave Lykens, of the Department of Environmental Protection and Resource Management ("DEPRM") indicates that DEPRM supports this proposal provided that a condition is placed on the transfer indicating that no residential structures, residential support, or accessory structures be allowed to be located on this portion of the land. In addition, the comment indicated that DEPRM's Wallace Lippincottt, Jr. recommends that this acreage be placed under a preservation easement. The Petitioners have agreed to the imposition of these conditions.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. There were no adverse comments submitted by any County reviewing agency and no one appeared in opposition to the request. As noted above, the proposal is for a non-density transfer and as such, Petitioners will not acquire any rights of subdivision. In my judgment, the conveyance will not be detrimental to the health, safety or general welfare of the

locale and is entirely consistent with the R.C.2 zoning and agricultural use of the subject and adjacent properties.

Pursuant to the advertisement, posting of the property and public hearing on this Petition

held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of December, 2006, that the Petition for Special Hearing seeking approval of a non-density transfer of 2.5 acres to Bazan Enterprises, LLC and 3.454 acres to Caron Enterprises, LLC, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the

following restrictions:

The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

The relief granted herein for the non-density transfer of 2.5 acres from the subject property to the adjacent parcel owned by Bazan Enterprises, is for agricultural purposes, only and that no residential structures, residential support, or accessories structures be allowed to be located on this portion of the land. There are no rights of subdivision associated with this transfer.

Within one hundred twenty (120) days of the date of this Order, new deeds shall be recorded in the Land Records of Baltimore County referencing this case and incorporating the conditions and restrictions of this Order.

When applying for any permits, the site plan filed must reference this case and set

forth and address the restrictions of this Order,

WIŁLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

Graben RECEIVED FOR FILING Date 12-15-22



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

A non-density transfer of 2,5 acres from

County, to determine whether or not the Zoning Commissioner should approve

to the Zoning Commissioner of Baltimore County for the property located at Chilcoat Road
which is presently zoned R.C. 2

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Property is to be poly I, or we, agree to pay zoning regulations at	osted and advertis y expenses of above nd restrictions of Ba	sed as prescribe e Special Hearing altimore County ad	d by the zon , advertising, opted pursua	ing regulation posting, etc. a nt to the zoning	s. nd further as g law for Bal	gree to and Itimore Cou	f are to be unty.	bounded by the
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Signature— 14647 THOR Address Sparks City	Mo	30 410-472. Telephone 2115	9725 No.	Signature Name - Type or I	Srint S	Gr 13	WOL	D
Attorney For Pet	State itioner:	Zip Co		Signature 2409 (<u> </u>	T)		
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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

September 26, 2006

ZONING DESCRIPTION CARSON ENTERPRISES LLC PROPERTY Chilcoat Road Baltimore County, Maryland

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

Beginning for the same at a point on the north west side of Chilcoat Road, 1,737 feet from the intersection of the west side of Chilcoat Road and the north side of Belfast Road, thence running north west N64'35'20"W 407' to place of beginning, thence running,

- 1) North 89 degrees 55 minutes 44 seconds West 660.41 feet,
- 2) North 00 degrees 04 minutes 23 seconds East 257.97 feet,
- 3) North 18 degrees 32 minutes 58 seconds East 39.48 feet,
- 4) North 09 degrees 20 minutes 57 seconds East 106.85 feet,
- 5) South 83 degrees 35 minutes 27 seconds East 783.86 feet,
- 6) South 03 degrees 18 minutes 49 seconds East 55.50 feet,
- 7) South 54 degrees 46 minutes 25 seconds West 112.33 feet,
- 8) South 38 degrees 47 minutes 52 seconds West 71.14 feet,
- 9) South 12 degrees 51 minutes 20 seconds West 54.70 feet,
- 10)South 02 degrees 18 minutes 43 seconds East 85.25 feet, to the point of beginning.

Containing 5.954 Acres of land, more or less.

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

9/26/06

OFFICE OF BUDGET BALTIMORE MISCELLANEOUS FROM: RECEIVED DISTRIBUTION
WHITE - CASHIER FOR: COUNT PINK - AGENCY RECEIP FINANCE MARYL FYELLOW - CUSTOMER AND 25 to 195 APTERIO # LALENDARK WOLF WIL CASHIER'S SHIP OF THE PROPERTY OF THE PR Recot int \$(5.W) 011110 STATE OF THE MILLULARY CHIME 1994 SHEARING VALIDATION 馬門 ALL WAR MENON III 111120:00 Phyland \$65.03 THE \$ 193

Case: # 07-157-SPH
15600 Chilcoat Hoad a public hearing in Towson, Maryland on the property Identified herein as follows:

Case: # 07-157-SPH
15600 Chilcoat Hoad, 1737 feet north of centerline of Belfast Road
W/side of Chilcoat Road, 1737 feet north of centerline of Belfast Road
8th Election District — 3rd Councilmanic District
Legal Owher(s): Carson Enterprises, LLC
Contract Purchaser: Bazan Enterprises, LLC
Contract Purchaser: Bazan Enterprises, LLC
Special Hearing: to approve a non-density transfer of 2.5 acres from Carson Enterprises to Bazan Enterprises and 3.454 acres from Carson Enterprises to Carson Enterprises.

Hearing: Tuesday, December 5, 2006 at 11:00 a.m.
County Courts Building, 401 Bosley Avenue, Towson 21204.

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 11/696 Nov. 21

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

The Jeffersonian

Times Arbutus

Catonsville Times

Mills Times Times Towson

NE Booster/Reporter Owings

North County News

> Wulns

LEGAL ADVERTISING



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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# 07-157-SPH
PETITIONER/DEVELOPER:
Carson Enterprises, LLC
DATE OF HEARING: Dec. 5, 2006

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

2006

16,

November

POSTED ON:

LOCATION: 15600 Chilcoat Road

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER

John J. Dill

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

ZONING NOTICE

CASE #:07-157-SPH

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

Room 407 County Courts Building PLACE: 401 Bosley Avenue, Towson, MD

11:00 am Tuesday, December 5, 2006

Special Hearing:

To approve a non-density transfer of 2.5 acres from Carson Enterprises to Eazan Enterprises and 3.454 acres com Carson Enterprises to Carson Enterprises.

TO STPONEMENTS DUE TO WEATHER ON WHER CONDITIONS ARE SOMETIMES MEGESSARY TO CONFIRM HEARING.

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ORGANICATIONS ARE SOMETIMES.



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RE: PETITION FOR SPECIAL HEARING

15600 Chilcoat Road; W/S Chilcoat Road,

1,737' N c/line Belfast Road

8th Election & 3rd Councilmanic Districts

Legal Owner(s): Carson Enterprises, LLC *

Contract Purchaser(s): Bazan Enterprises, LLC

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-157-SPH

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLES DEMILIO

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 17th day of October, 2006, a copy of the foregoing Entry of Appearance was mailed to, Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286 and Ned Halle, Esquire, 11350 McCormick Road, Suite 502, Hunt Valley, MD 21031, Attorney for Petitioner(s).

RECEIVED

(. . 1 : 2003

Per

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Max 2 mmelman

Department of Permits and Development Management

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



Baltimore County

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

November 2, 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: 07-157-SPH

15600 Chilcoat Road

W/side of Chilcoat Road, 1737 feet north of centerline of Belfast Road

8th Election District – 3rd Councilmanic District

Legal Owners: Carson Enterprises, LLC

Contract Purchaser: Bazan Enterprises, LLC

Special Hearing to approve a non-density transfer of 2.5 acres from Carson Enterprises to Bazan Enterprises and 3.454 acres from Carson Enterprises to Carson Enterprises.

Hearing: Tuesday, December 5, 2006 at 11:00 a.m. County Courts Building,

401 Bosley Avenue, Towson 21204

Multy Kotroco
Timothy Kotroco

Director

TK:klm

C: Ned Halle, 11350 McCormick Road, Ste. 502, Hunt Valley 21031 Jack Griswold, 2409 Gadd Road, Cockeysville 21030 Bazan Enterprises, LLC, 14647 Thornton Mill Road, Sparks 21152 Bruce Doak, 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 20, 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

Tuesday, November 21, 2006 Issue - Jeffersonian

Please forward billing to:

Jack Griswold 2409 Gadd Road

Cockeysville, MD 21030

410-537-5406

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: 07-157-SPH

15600 Chilcoat Road

W/side of Chilcoat Road, 1737 feet north of centerline of Belfast Road

8th Election District – 3rd Councilmanic District

Legal Owners: Carson Enterprises, LLC

Contract Purchaser: Bazan Enterprises, LLC

Special Hearing to approve a non-density transfer of 2.5 acres from Carson Enterprises to Bazan Enterprises and 3.454 acres from Carson Enterprises to Carson Enterprises.

Hearing: Tuesday, December 5, 2006 at 11:00 a.m. 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.



ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: <u>07-157-5PH</u>
Petitioner: Carson Enterprises LLC
Address or Location: Chilcoat Road
PLEASE FORWARD ADVERTISING BILL TO:
Name: Jack Griswold
Address: 2409 GADO ROAD
COCKEYSVILLE, MD 21030
Telephone Number: 410-537-5406



JAMES T. SMITH, JR. County Executive

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

November 29, 2006

Ned Halle Executive Plaza I, Suite 502 11350 McCormick Road Hunt Valley, MD 21031

Dear Mr. Halle:

RE: Case Number: 07-157-SPH, 15600 Chilcoat Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 5, 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,

U. Call Rillal

W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel Carson Enterprises, LLC 2409 Gadd Road Cockeysville 21030 Bazan Enterprises, LLC 14647 Thornton Mill Road Sparks 21152 Bruce Doak Gerhold Cross & Etzel 320 E. Towsontowne Blvd Towson 21286

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



 33-3-101 through 33-3-120 of the Baltimore County Code). Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code). Additional Comments: DEPRM supports this issue provided that a condition is 	ТО:		Timothy M. Kotroco
SUBJECT: Zoning Item # 07-157-SPH Address 15600 Chilcoat Road The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item. X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item: Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Section 33-3-101 through 33-3-120 of the Baltimore County Code). Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code). Additional Comments: DEPRM supports this issue provided that a condition is placed on the 2.5 acre and 3.4 acre transfers indicating that no residential structures, residential support or accessory structures be allowed to be located on this portion of the land. In addition, Mr. Lippincott	FROM	:	Dave Lykens, DEPRM - Development Coordination
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			placed on the 2.5 acre and 3.4 acre transfers indicating that no residential structures, residential support or accessory structures be allowed to be located on this portion of the land. In addition, Mr. Lippincott

Date:

Reviewer:

J:\Former NRS Folders\dave\SPH-07-157.doc



JAMES T. SMITH, JR. County Executive

December 15, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

Edward A. Halle, Jr., Esquire Executive Plaza I, Suite 502 11350 McCormick Road Hunt Valley MD 21031

RE: PETITION FOR SPECIAL HEARING
W/S Chilcoat Road, 1737' N of c/l Belfast Road
(15600 Chilcoat Road)
8th Election District - 3rd Council District
Carson Enterprises, LLC, Legal Owner;
Bazan Enterprises, LLC, Contract Purchaser- Petitioners
Case No. 07-157-SPH

Dear Mr. Griswold:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 410-887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III

William J Wise man III /49

Zoning Commissioner for Baltimore County

WJW:pz Enclosure

c: Jack S. Griswold, Carson Enterprises, LLC, 2409 Gadd Road, Cockeysville MD 21030 Bazan Enterprises, LLC, 14647 Thornton Mill Road, Sparks MD 21152 Bruce Doak, Gerhold Cross & Etzel, Ltd, 320 E. Towsontown Blvd., Towson MD 21286 Stephen Edelen, Coldwell Banker, 9 Schilling Road, Hunt Valley MD 21030 People's Counsel; Case File

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) 7-157- Special Hearing

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

CM/LL

DATE: October 25, 2006



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

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

October 20, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 23, 2006

Item Number(s): 157 through 169

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

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

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

cc: File



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 0 CTOBER 20, 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. 7-157-5PH
18600 CHILCOAT RD
CARSON ENTERPRISES

LLC PROPERTY

VARIANCE - SPECIAL HARRING TO APPROVE A NON-DRISH TY

TRANSFER

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. 7-1973PM.

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

Engineering Access Permits

Division

SDF/MB

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

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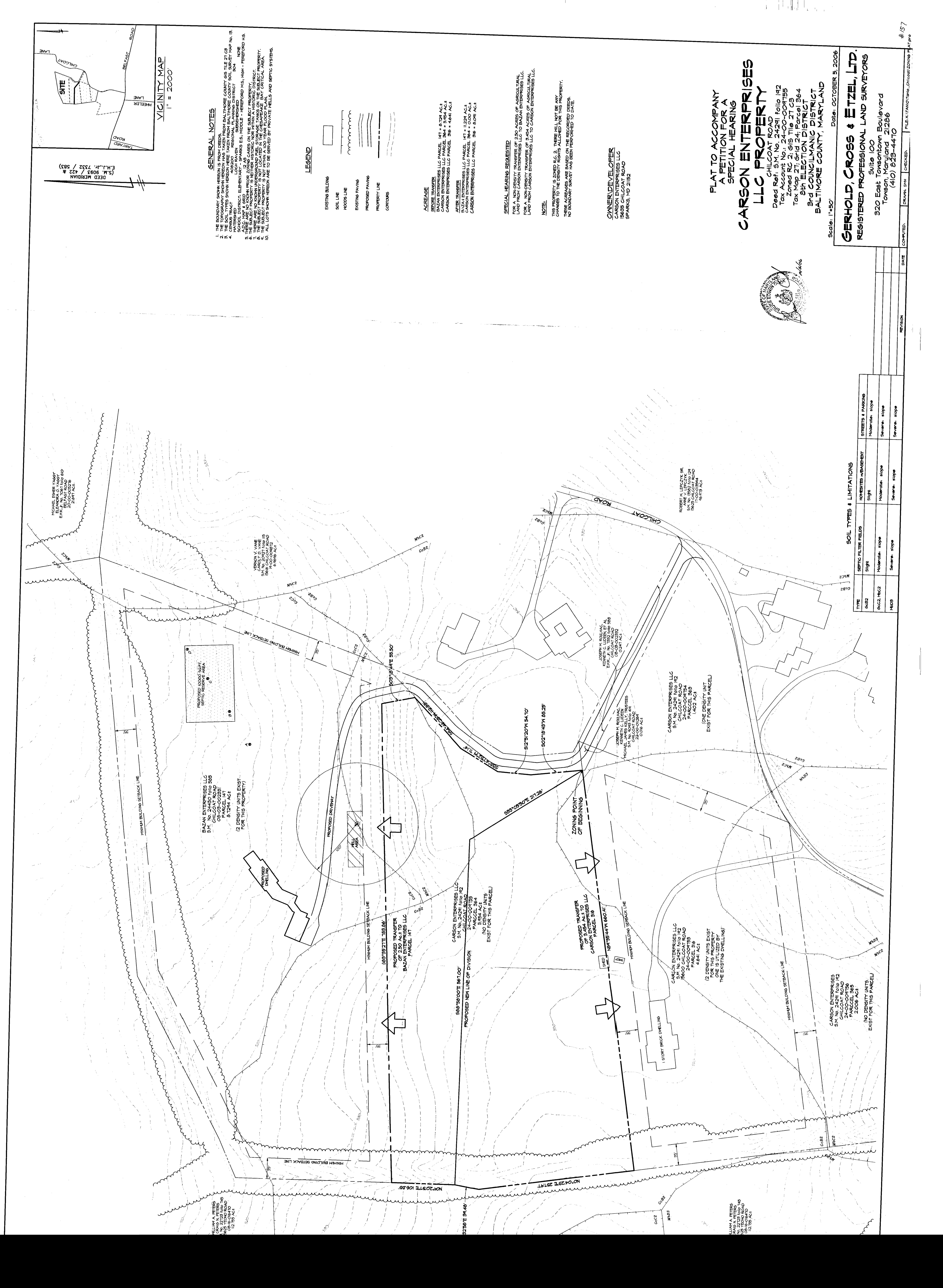
Case-No.: 07-157-SPH 15600 CHILCOAT RD

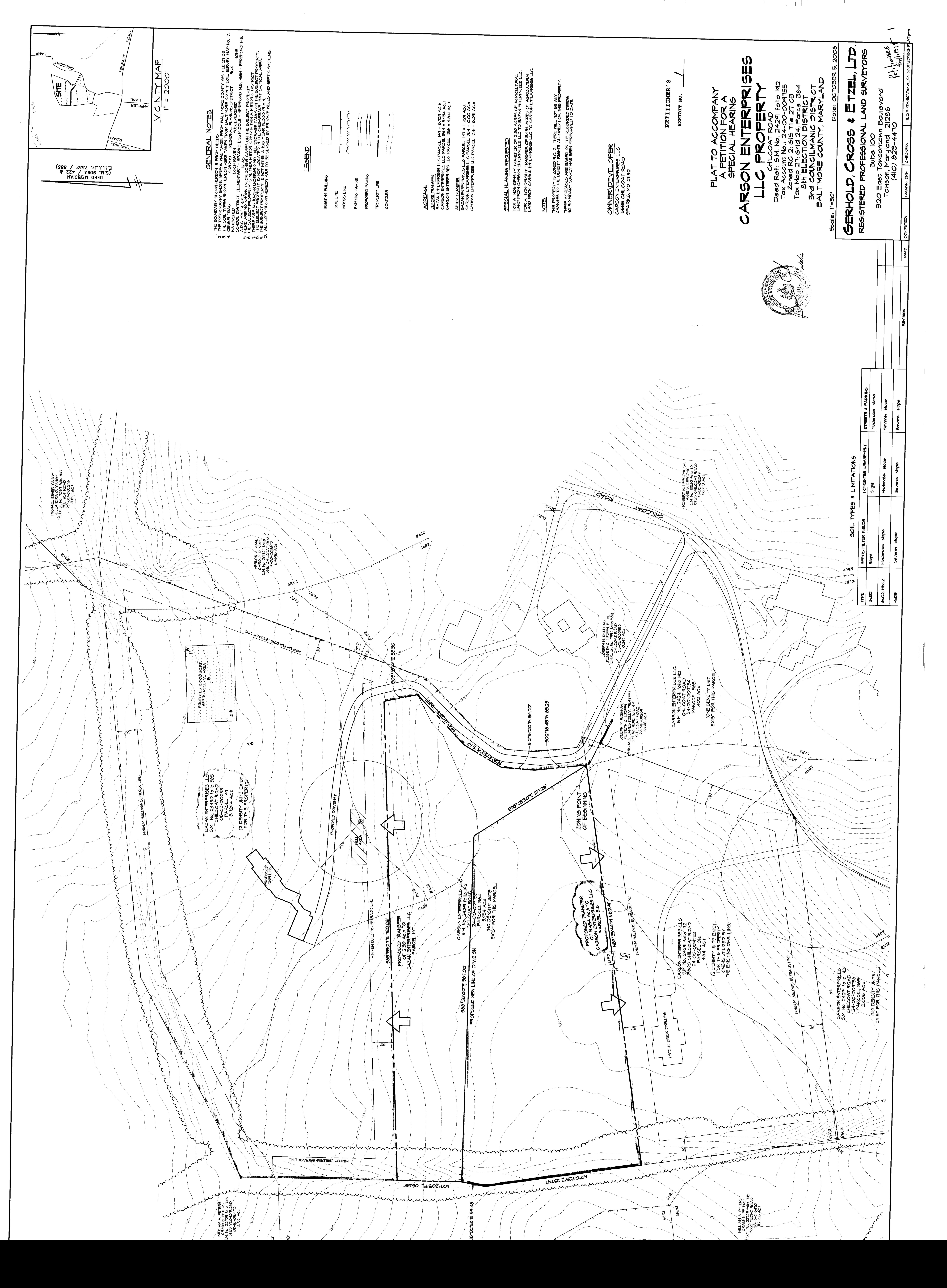
Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		2.5 mll
No. 7		The same of the sa
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No. 11		
No. 12		





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 23, 2006

Item Nos. 07-102 (157) 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, and 169

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-10182006.doc