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IN RE: PETITION FOR VARIANCE
SE corner of Whitehall Road
and Kings Road

7th Election District

3rd Councilmanic District

(1701 Whitehall Road)

Christopher Crowhurst

Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 07-218-A

ENIDNICS OF FACT AND CONCLUSIONS OF LAY

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Christopher Crowhurst. The Petitioner is requesting variance relief for property located at 1701 Whitehall Road. The variance request is from Sections 1A01.3.B.3 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sixty-six (66) foot setback from the centerline of a street in lieu of the required seventy-five (75) feet, and to permit accessory buildings outside of the third of the lot farthest removed from any street; and for such other and further relief as may be deemed necessary by the Zoning Commissioner.

The property was posted with Notice of Hearing on January 1, 2007 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on January 2, 2007 to notify any interested persons of the scheduled hearing date and relief requested.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where

special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the variance request was Kenneth Wells, with K.J. Wells, Inc., who prepared the site plan. Lawrence Schmidt, Esquire, represented the Petitioner. Megan Avery, Todd Gray, Melvin Badders, and Laurin Leslie nearby property owners appeared at the hearing. Jeff Gray Esquire represented Melvin Badders, an adjoining property owner. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

THE PARTY OF

The subject property contains 2.14 acres zoned RC 2 and improved by the Petitioner's home and two garages as shown on exhibit 1 which were built in 1919. The subject property is located at the oblique intersection of Kings Road and White Hall Road.

The Petitioner would like to subdivide the property into two lots each of which meet the minimum lot area. Lot 1 will contain the existing house and garages while lot 2 will have a proposed home as shown. The house on lot 2 will meet all regulations.

The need for variance arises because the existing house is 66 feet from the centerline of Kings Road whereas the regulations require 75 feet. Also one of the existing garages is not located in the farthest third of the rear yard as required by Section 400.1. Mr. Schmidt noted that the Zoning Office required lot 1 to be brought up to date via variance in order to proceed with the minor subdivision. He indicated that the existing house and garage were constructed many years before the zoning regulations were imposed on this property.

Mr. Schmidt indicated that the variance for the garage may not be needed as section 400.1 applies only to residential zones and not resource conservation zones such as RC 2. He opined that the property was unique given its configuration, that it would be impractical to move the house back or chop off 9 feet to meet the regulations and that granting the variance would not adversely affect the community as this is an existing house.

He noted that the adjoining property owners had expressed concern about storm water coming off the subject property flowing across White Hall Road onto the Badders' property. Mr. Gray agreed that there is an historical problem of water coming off the subject property. Mr. Schmidt indicated that the subdivision and new home had nothing to do with the relief requested for the existing house and garage, and that DEPRM would require the Petitioner to handle its storm water during the subdivision process.

At this point in the hearing, Mr. Wells noticed that the new home will sit on a ridge which runs east to west through the property. He opined that he might be able to improve the storm water situation by redirecting water from the new house away from White Hall Road. This could be done either by grading the property or by capturing water from downspouts on the new house and directing that water away from White Hall Road.

AND THE STATES

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Mr. Badders indicated that while this might help with water from the new house it would not help water from the new driveway which faces White Hall Road. Mr. Wells indicated that there is an existing drain under White Hall Road that possibly could be employed to divert more storm water but that the problem may be area wide. If so, the County may have to improve White Hall Road with ditches and the like. Ms. Avery indicated that there is a serious flooding problem in the immediate area. Mr. Wells presented the subdivision plat as exhibit 2 as it shows the topo contours and explained further the flow of water from the site.

Mr. Gray indicated that his client is still opposed to the new house and therefore the request for variance.

Findings of Fact and Conclusions of Law

As mentioned at the hearing, if the line proposed by the Petitioner causes the need for variance, the variance is self imposed and can not be granted. However the need for these variances is there whether or not the Petitioner subdivides his property. The existing house is not set back from the center line of the road sufficiently to meet the regulations. Again this is a problem regardless of a proposed subdivision.

In regard to the question of whether Section 400.1 applies in an RC zone, that Section specifies that accessory buildings in "residence zones" shall, etc. The definitions section specifies that a "residential zone" is a zone classified as RC, DR, RO, ROA, or RAE. I think that this is close enough for government work. I find that Section 400.1 applies to RC zones so that the existing garage needs a variance.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Mr. Schmidt tells me that the existing house and garage were built in 1919 much before

the RC 2 zoning regulations were imposed. The imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district. Therefore I find the property unique in a zoning sense.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. It is impractical either to cut off 9 feet of the house or move the house and garage.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. I find this even though I understand that there is a serious flooding problem in the area and that this property may contribute to it significantly. I will certainly add the condition that storm water from the house be diverted away from White Hall Road as suggested by Mr. Wells. However this problem will not improve until the neighbors engage the County in general and DEPRM/Public Works in particular. This is the time and the subdivision process is the vehicle to convince the County there is a problem.

On the other hand regardless of whether I approve or deny the requested variances for the existing garage and house, the storm water problem will go on unless the Petitioner, the neighbors and the County address it.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

from the centerline of a street in lieu of the required seventy-five (75) feet, and to permit accessory buildings outside of the third of the lot farthest removed from any street is hereby GRNATED with the following:

- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition. The Petitioner's accepted the condition of approval that they could not obtain a building permit until the public sewer line was operational at their property; and
- 2. The Petitioner shall redirect storm water coming from the proposed dwelling on lot 2 away from White Hall Road to the satisfaction of the Department of Public Works and DEPRM.

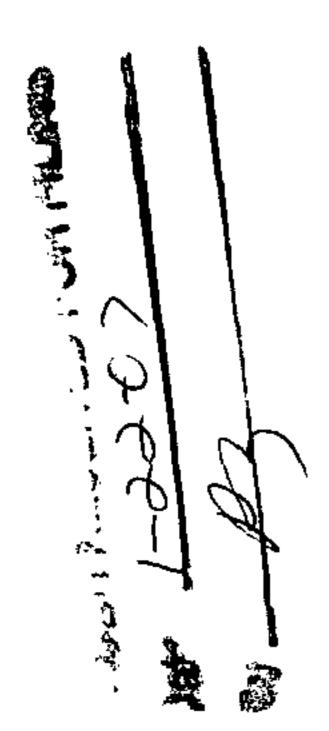
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz





JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

January 22, 2007

CHRISTOPHER CROWHURST 1701 WHITEHALL ROAD WHITE HALL MD 21161

> Re: Petition for Variance Case No. 07-218-A

> > Property: 1701 Whitehall Road

Dear Mr. Crowhurst:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

Jan V. musphy

JVM:pz Enclosure

c: Lawrence E. Schmidt, Esquire, Gildea & Schmidt, LLC, 300 E. Lombard Street, Ste. 1440, Baltimore, MD 21202-3228

Kenneth J Wells, KJ Wells, Inc.,7403 New Cut Road, Kingsville MD 21087

Megan Avery, 18315 Kings Road, White Hall MD 21161

Todd Gray, 18315 Kings Road, White Hall MD 21161

Melvin Badders, 1708 White Hall Road, White Hall MD 21161

Laurin Leslie, 3118 Deer Creek Road, Abington MD 21009

Jeff Gray, Esquire, Po Box 551, Monkton MD 21111-0551

County Courts Building | 401 Bosley Avenue, Suite 405 | Towson, Maryland 21204 | Phone 410-887-3868 | Fax 410-887-3468 | www.baltimorecountymd.gov



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1701 Whitehall Road

which is presently zoned RC 2

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

See attached sheet

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

See attached sheet

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.

			is the subject of this Pe	eution.						
Contract Purcha	ser/Lessee:		Legal Owner(s):							
			Christoper Crowburst							
Name - Type or Print		Name - T	ype or Print							
Signature	<u></u>		Signature							
Address		Telephone No.	Name - Type or Print							
City	State	Zip Code	Signature	<u>-</u>	<u>. </u>					
Attorney For Pet	itioner:		1701 Whitehall Road		410-357-9070					
<u> </u>	· · · · · · · · · · · · · · · · · · ·		Address		Telephone No.					
LAWRENCE	SCHMIOT		White Hall	Md.	21161					
Name Type or Print	- 1	City		State	Zip Code					
Januar &	- Achmilt		Representative to	be Contacted:						
Signature GILDEA	SCHMIDT		Kenneth Wells							
Сотрапу			Name							
300 E. LC	MBARD ST.	410-234-0070	7403 New Cut Road		410-592-8800					
Address		Telephone No.	Address		Telephone No.					
City	MD.	Z120Z	Kingsville	Md.	21087					
City	State	Zip Code	City	State	Zip Code					
			<u>OFFI</u>	CE USE ONLY						
Case No. 07	-218-A		ESTIMATED LENGTH OF	HEARING						
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Petition for Variance Continued

Variances Request:

- 1. 1A01.3.B.3 of the BCZR, to allow a Sixty-six (66) foot setback from the centerline of a street in lieu of the required Seventy-five (75) feet;
- 2. 400.1 of the BCZR, to permit accessory buildings at a location other than the third of the lot farthest removed from any street;
- 3. For such other and further relief as may be deemed necessary by the Zoning Commissioner.

Reasons for Hardship and Practical Difficulty:

The location of the existing dwelling, built in 1919, with its relationship to the centerline of the street predates current zoning regulations.

kjWellsInc

Trading for Kenneth J. Wells, Inc. Land Surveying and Site Planning

Telephone: (410) 592-8800

Fax: (410) 817-4055

email: kjWellsInc@msn.com

7403 New Cut Road Kingsville, Md. 21087-1132

November 8, 2006

Zoning Description for 1701 White Hall Road White Hall, Maryland 7th Election District 3rd Councilmanic District

Beginning at a point located at the centerline intersection of White Hall Road and Kings Road both of which have no widths, thence 1) North 62 degrees 32 minutes 18 seconds East 54.82 feet; 2) with a line curving to the right having a radius of 500.00 feet and an arc length of 86.66 feet; 3) with a line curving to the right having a radius of 1,799.25 feet and an arc length of 182.81 feet; 4) South 17 degrees 30 minutes 19 seconds East 183.46 feet; 5) South 62 degrees 59 minutes 41 seconds West 560.93 feet; 6) north 27 degrees 41 minutes 11 seconds East 103.15 feet; 7) with a line curving to the left having an radius of 700.00 feet and an arc length of 74.69 feet; 8) with a line curving to the left having an radius of 3,051.00 feet and an arc length of 176.52 feet to the point of beginning. Containing 2.1421 acres of land more or less.

As recorded in a Deed dated March 17, 2005 in Liber 21575 folio 330.

218

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: #07-218-A

1701 Whitehall Road

S/east corner of Whitehall Road and Kings Road
7th Election District - 3rd Councilmanic District
Legal Owner(s): Christopher Crowhurst

Variance: to permit a sixty-six (66) foot setback from the centerline of a street in lieu of the required seventy-five (75) feet and to permit accessory buildings outside of the third of the lot farthest removed from any street.

Hearing: Wednesday, January 17, 2007 at 9:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

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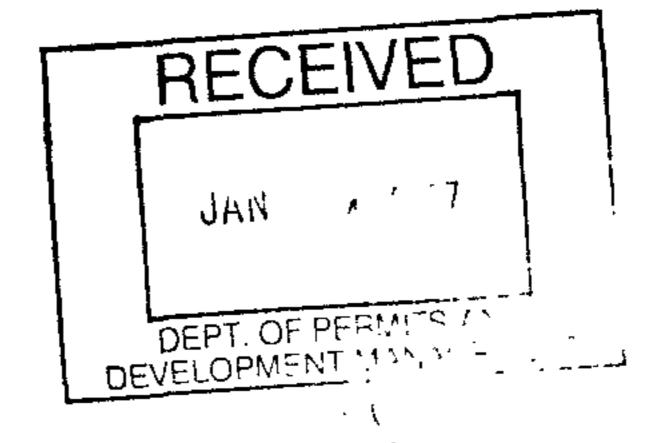
once in each of _____successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore THIS IS TO CERTIFY, that the annexed advertisement was published County, Md.,

1 Sullus

. TO THE ADVERTISING

CERTIFICATE OF POSTING

	RE: Case No.: 07-2/8-A
پې د د د د که د د د د د د د د د د د د د د	Petitioner/Developer: CHRISTOP
	CROWHURST
	Date of Hearing/Closing: /-/7-07
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 p	erjury that the necessary sign(s) required by law were
posted conspicuously on the property located a	BÉ:
1701 WHITEHA	LL RD
P.	· · · · · · · · · · · · · · · · · · ·
The sign(s) were posted on	1-1-07
THE SERIES WELL PROSPECT OR	(Month, Day, Year)
	Sincerely,
	Robert Black 1-3-07
	(Signature of Sign Poster) (Date)
TONIES	
ZONING NOTICE	SSG Robert Black
A PUBLIC HEARING WILL BE HELD BY	(Print Name) -
THE ZONING COMMISSIONER IN TOWSON, MD Proofs 407. County Courts BLAS.	1508 Leslie Road
PLACE: 401 POSLEY FAR. TELES. 21201 BATE AND TIME: WEMESDAY JANSON 17.200 0 700	(Address)
REQUEST: VANDOLL TO PERSON A COLUMN SIX (64) FOR	Dundalk, Maryland 21222
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	(City, State, Zip Code)
	(410) 282-7940
in the same of the	(Telephone Number)
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JAN 4 2007
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DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

RE: PETITION FOR VARIANCE
1701 Whitehall Road; SE corner of
Whitehall & Kings Road
7th Election & 3rd Councilmanic Districts
Legal Owner(s): Christopher Crowhurst
Petitioner(s)

- * BEFORE THE
- * ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * 07-218-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/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 20th day of November, 2006, a copy of the foregoing Entry of Appearance was mailed to, Kenneth Wells, 7403 New Cut Road, Kingsville, MD 21087, and Lawrence E. Schmidt, Esquire, Gildea & Schmidt LLC, 300 E. Lombard Street, Suite 1440, Baltimore, MD 21202, Attorney for Petitioner(s).

RECEIVED

NOV 2 0 2006

Per.....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



JAMES T. SMITH, JR. County Executive

TIMOTHYND Werth Det Q. Djr 2006

Department of Permits and

Development Management

NOTICE OF ZONING HEARING

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CASE NUMBER: 07-218-A

1701 Whitehall Road

S/east corner of Whitehall Road and Kings Road

7th Election District – 3rd Councilmanic District

Legal Owner: Christopher Crowhurst

<u>Variance</u> to permit a sixty-six (66) foot setback from the centerline of a street in lieu of the required seventy-five (75) feet and to permit accessory buildings outside of the third of the lot farthest removed from any street.

Hearing: Wednesday, January 17, 2007 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Lawrence Schmidt, 300 E. Lombard Street, Baltimore 21202 Christopher Crowhurst, 1701 Whitehall Road, White Hall 21161

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 2, 2007.
 - (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.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, January 2, 2007 Issue - Jeffersonian

Please forward billing to:

Jason Vettori

410-234-0070

300 E. Lombard Street, Ste. 1440

Baltimore, MD 21202

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: 07-218-A

1701 Whitehall Road

S/east corner of Whitehall Road and Kings Road 7th Election District – 3rd Councilmanic District

Legal Owner: Christopher Crowhurst

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401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

<u>ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS</u>

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

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

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

Item Number or Case Number: 07-218-A	
Petitioner:CHRISTOPHER CZOWHURST	
Address or Location: 1701 WHITEHALL FOAD	
PLEASE FORWARD ADVERTISING BILL TO:	
Name: JASON T. VETTORY	
Address: 300 E. LOMBARD ST. SUITE 1440	-
BATIMONE, 45 21202	



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

January 10, 2007

Lawrence Schmidt Gildea & Schmidt 300 E. Lombard Street Baltimore, MD 21202

Dear Mr. Schmidt:

RE: Case Number: 07-218-A, 1701 Whitehall Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 13, 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 Christopher Crowhurst 1701 Whitehall Road White Hall 21161 Kenneth Wells 7403 New Cut Road Kingsville 21087

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

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

November 22,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 20, 2006

Item Number(s): 213 through 228

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 28, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 27, 2006

Item Nos. 07-72, 139, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 226, 227, and 228

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-I 1272006.doc

8m 1/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 28, 2006

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-218- Variance

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

DEC 0 4 2006

2011/10 ----



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: NOVEMBER 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. 7-218A

CROWHURST PROPERTY

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. 7-218A.

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,

Engineering Access Permits

Division

SDF/MB

PLEASE PRINT CLEARLY

	ER,	
NAME	MBEF	
X	3	
CASE	CASE	TE
CA	CA	DATE

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	TY, ST/	E-MAIL
Avery	18315 King Rd 18315 King Rd		maverue assituaciólas con
E Baddew	1709 White gall Rd	to Hall med	
, Leslie	3118 Deer Greak DR	don my	Paurileslie Ocomcast in
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PLEASE PRINT CLEARLY

CASE NAME OZ-218-1 CASE NUMBER CIRCUMINES 7 DATE

PETITIONER'S SIGN-IN SHEET

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