IN RE: PETITION FOR VARIANCE
W side of Wye Road, 732.5 feet
+/- SE of c/l of Middleborough Road
15th Election District
6th Councilmanic District
(324 Wye Road)

James M. and Betty C. Evans *Petitioners*

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY

CASE NO. 07-283-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, James M. and Betty C. Evans. The Petitioners are requesting variance relief for property located at 324 Wye Road. The variance request is from Section 417.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pier with a setback of zero feet from the projected divisional line in lieu of the required 10 feet as indicated on Petitioner's site plan

The property was posted with Notice of Hearing on January 22, 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 23, 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

2-13-02 2-13-02 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: ZAC comments were received from the Department of Environmental Protection and Resource Management dated January 4, 2007, which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

Interested Persons

Appearing at the hearing on behalf of the variance request were Vince Moskunas with Site Rite Surveying, Inc., who prepared the site plan, as well as James M. and Betty C. Evans, Petitioners. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

0-13-00 TS

The subject waterfront property contains 11,565 square feet or 0.265 acres +/- zoned DR 3.5 and is improved by the Petitioners' single family home. The Petitioners indicated that they would like build a pier 6 feet wide and 30 feet long into Norman Creek from their property as shown in exhibit 1. However this property is located nearly at the end of Norman Creek which presents challenging problems.

Mr. Moskunas indicated that Norman Creek curves at this location and so the divisional property lines intersect as shown in exhibit 1. The zoning regulations require that piers be 10

2-13-00 FOR FIRE

feet from each divisional property line. See the insert on exhibit 1. Because these divisional lines intersect, there is only a very small area in which a pier from this property can be constructed. The area would allow a pier of approximately 6 feet in length which Mr. Moskunas opined would be impractically small for any boat or normal use.

In regard to ZAC comments from DEPRM he pointed out that the scale of the detail on exhibit 1 changed to 1" = 10 feet which may account for the confusion in the DEPRM comment as the proposed pier meets the DEPRM comment.

Mr. Moskunas indicated that the subject property is lot 151 of the Middleborough on Middle River subdivision which was recorded in the land records in 1916 (see exhibit 2) and resubdivided in 1926 (see exhibit 3) much before zoning regulations were imposed on the County. He noted that the neighbor to the south, Mr. Jansky has no objection to the proposed pier as shown on exhibit 4. Neighbors to the north can reconstruct an abandoned pier shown on exhibit 1 as "pilings only", and in photograph 5 A. That pier will not interfere with the subject pier. Finally he opined that the request met the spirit and intent of the regulations and would not adversely affect the community given the many such piers in Norman Creek.

Findings of Fact and Conclusions of Law

Because the subject property is located at the end of Norman Creek the divisional lines (the dark lines) intersect as shown on exhibit 1. This causes the detail of exhibit 1 to be very complex. I added the color highlighter to the 10 foot area along the southern and northern divisional lines which is to be free of pier construction for my clarification. I also note the scale has changed to 1" = 10 feet.

The proposed pier is midway between the base of the two divisional lines. I agree there is only a small triangular area between pier free lines which could be used for a 6 foot wide pier

and I further agree that this an impractically small area for any boat or normal waterfront usage. Upon further reflection on the regulations as applied in this case, the variance would have to be zero feet for a 6 x 30 foot pier shown as this pier would violate the no pier zone of either the southern or northern divisional lines.

I further find that the property is unique lying as it does at the end of Norman Creek and considering the Petitioner's desire to build a pier. Therefore special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request which impact directly on construction of the pier. In addition this subdivision and the subject lots were created much before the zoning was imposed on the area. In summary the imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district with regard to constructing a pier.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The allowable pier which could be built without a variance is impractically short. Mr. Moskunas estimates such a pier would be only 6 feet long. I think it might be even shorter.

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. The pattern of development shown by the Petitioner is that there are many such piers in Norman Creek. In addition this pier should not interfere with reconstruction of the pier to the west or the existing pier to the south. There will be no change to the character of the neighborhood.

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.

THEREFORE, IT IS ORDERED, this ______ day of February, 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Section 417.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pier with a setback of zero feet from the projected divisional line in lieu of the required 10 feet as indicated on Petitioner's site plan is hereby GRANTED subject to the following conditions:

- 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.
- 2. The base flood elevation for this site is 9.4 feet Baltimore County Datum.
- 3. The flood protection elevation for this site is 10.4 feet.
- 4. The building engineer shall require a permit for this project.
- The pier shall be designed and adequately anchored to prevent flotation, collapse or lateral movement.
- Flood resistant construction shall be used in accordance with requirements of BOCA International Building Code adopted by the County;
- 7. The development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101through 33-2-1004) and the Baltimore County Code.

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

February 13, 2007

JAMES M. AND BETTY C. EVANS 1 MAINSAIL COURT BALTIMORE MD 21220-7514

Re: Petition for Variance
Case No. 07-283-A
Property: 324 Wye Road

Dear Mr. and Mrs. Evans:

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

JVM:pz

Enclosure

c: Vincent J. Moskunas, Site Rite Surveying, Inc., 200 E. Joppa Road, Rm. 101, Towson, MD 21286





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at	324 Wye	Road	
which is presen	_		· ·

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) ANDICATED DIVISIONAL LINE IN LIEU OF THE REQUIRED 10 FT. AS INDICATED ON PETITIONER'S SITE PLAN.

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)

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.

<u>Legal Owner(s):</u>

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:

REV 9/15/98

The Property of the Property o

James M. Evans Name - Type or Print Name - Type or Print Signature Signature Betty C. EVans Telephone No. Name Type or Print Address C. Excus Zip Code City Signature State l Mainsail Court 33<u>5-4467</u> (410)Attorney For Petitioner: Telephone No. Address 21220 - 7514MD Baltimore State Zip Code Name - Type or Print City Representative to be Contacted: Signature Site Rite Surveying, Inc. Company 200 E. Joppa Road, #101 (410) 828-9060 Telephone No. Address Telephone No. Address 21286 MD Towson Zip Code Zip Code City State City State OFFICE USE ONLY Case No. 07-283-A ESTIMATED LENGTH OF HEARING _ UNAVAILABLE FOR HEARING

REASONS TO ACCOMPANY VARIANCE PETITION #324 WYE ROAD

- 1. THIS IS A LOT OF RECORD ON A PLAT DATED 1916. DUE TO THE CONFIGURATION OF THE SHORELINE OF THE SUBJECT PROPERTY AND ADJACENT PROPERTIES, IT IS IMPOSSIBLE TO MEET REQUIREMENTS FOR SECTION 417.
- 2. THERE WAS A BUILDING PERMIT ISSUED FOR THIS PROPERTY DECEMBER 2003 (B531917 FOR THE CONSTRUCTION OF A 35 FOOT PIER. THE PREVIOUS OWNER NEVER CONSTRUCTED THE PIER AND THE PERMIT EXPIRED. AT THE TIME OF THE PERMIT, NO VARIANCES WERE FILED.
- 3. THIS REQUEST IS BEING MADE WITHIN THE SPIRIT AND INTENT OF THE B.C.Z.R. AND WILL NOT ADVERSELY AFFECT THE WELFARE OF THE COMMUNITY.

ZONING DESCRIPTION #324 WYE ROAD

which is 30 feet wide at the distance of 732.5 feet southeast of the centerline of Middleborough Road which is 40 feet wide. Being Lot #151, in the subdivision of 'Middleborough" as recorded in Baltimore County Plat Book #4, Folio #191, containing 11,565 S.F., more or less. Also known as #324 Wye Road and located in the 15th Election District, 6th Councilmanic District.

WWW. MOS MO 21176

Michael V. Moskunas Reg. No. 21175

Site Rite Surveying, Inc. 200 E. Joppa Road, Suite 101 Towson MD 21286 (410) 828-9060

File: 324 Wye Road.doc

PINK - AGENCY BUDGET BALTIMO OFFICE OF MISCELL DISTRIBUTION WHITE - CASHIER RECEIVED FROM: DATE FOR

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: #07-283-A

324 Wye Road

West side of Wye Road, 732.5 feet +/- southeast of centerline of Middleborough Road.

15th Efection District - 6th Councilmanic District Legal Owner(s):James M. and Betty C. Evans

Variance: To permit a pier with a setback of zero feet from the projected divisional line in lieu of the required 10 feet as indicated on Petitioner's site plan.

Hearing: Tuesday, February 13, 2007 at 11:00 a.m. in Room 105, Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson 21204.

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

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

JT 1/741 Jan. 23

once in each of in the follow SI SIHT successive weeks, the first publication appearing ore County, ent was published

1 July

LEGAL ADVERTISING

CERTIFICATE OF POSTING

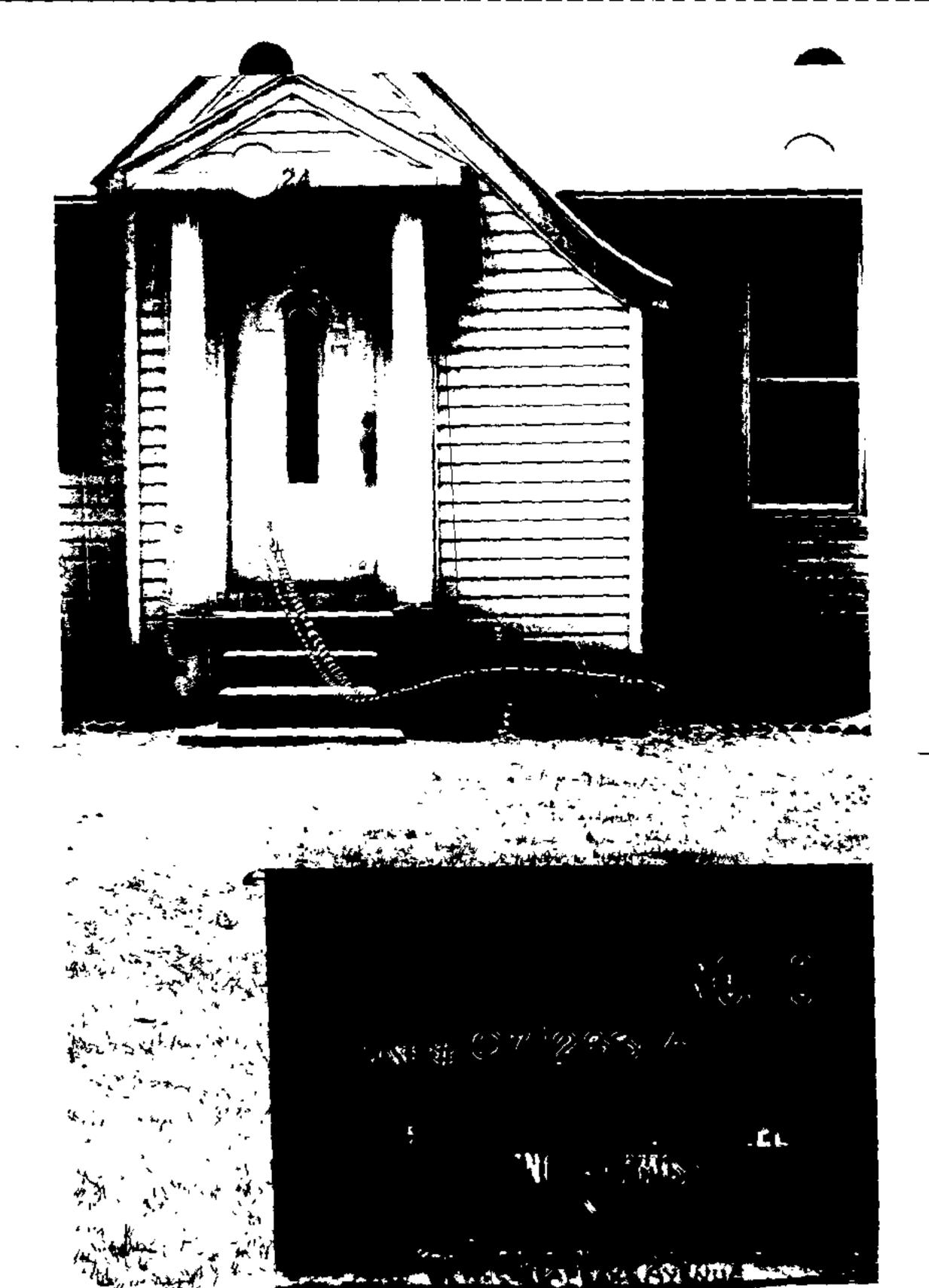
RE: Case No.: 07-283-A

Petitioner/Developer: JAMES & BETTY EVAIUS

Date of Hearing/Closing: FEB. 2, 2007

Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204

Attention: Christen Matthews	·
Ladies and Gentlemen: This let	ter is to certify under the penalties of perjury that the necessary sign(s)
	nspicuously on the propery located at
The sign(s) were posted on	JAN. 22, 2007
•	(Month, Day, Year)
	Sincerely,
	Barland Poster and Date)
- "	CARLAGED E, MOORE (Printed Name)
•	3225 RYGIZSON CIRCLE (Address)
	BALTIMORE, MD, 21227 (City, State, Zip Code)
	(Telephone Number)



7** **

CASE #_ 27-283-**>**

ROOM (OG, BALTIMORE COW) OWNTY OFFICE BLOG

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PLACE: DATE AND TIME: TUESDAY, FEE 11:00 P.X ELARY 13 7005

REQUEST: VARIANCE TOPERMIT D Dien

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0 THE THE REQUIRED PROJECTED DIVISIONA OFEET でロICATMD

5 PETITIONER'S SITE PLA C

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES MECESSARY.
TO COMFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST BNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED **ACCESSIBLE**



JAMES T. SMITH, JR. County Executive

January Morra Morra Notro 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: 07-283-A

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West side of Wye Road, 732.5 feet +/- southeast of centerline of Middleborough Road.

15th Election District – 6th Councilmanic District

Legal Owner(s): James M. and Betty C. Evans

Variance – To permit a pier with a setback of zero feet from the projected divisional line in lieu of the required 10 feet as indicated on Petitioner's site plan.

Hearing: Tuesday, February 13, 2007 at 11:00 a.m. in Room 106 in the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson 21204

Timothy Kotroco Director

TK:amf

C: James M. Evans Betty C. Evans 1 Mainsail Court Baltimore 21220-7514 Site Rite Surveying, Inc. 200 E. Joppa Road, #101 Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 23, 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 23, 2007 Issue - Jeffersonian

Please forward billing to:

James and Betty Evans
1 Mainsail Court
Baltimore, MD 21220

410-335-4467

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: 07-283-A

324 Wye Road

West side of Wye Road, 732.5 feet +/- southeast of centerline of Middleborough Road.

15th Election District - 6th Councilmanic District

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Hearing: Tuesday, February 13, 2007 at 11:00 a.m. in Room 106 in the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: 283
Petitioner:JAMES EVANS and Bothy Evans
Address or Location: 324 Wyc Poud
PLEASE FORWARD ADVERTISING BILL TO:
Name: <u>James Evans and Betty Evans</u>
Address: Maunsan Cowt
Address: Bultimon, MO 21220
Telephone Number:



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

February 7, 2007

James M. Evans Betty C. Evans 1 Mainsail Court Baltimore, MD 21220-7514

Dear Mr. and Mrs. Evans:

RE: Case Number: 07-283-A, 324 Wye Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 19, 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

W. Calladal O.

WCR:amf

Enclosures

c: People's Counsel

Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson 21286



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

Maryland Department of Transportation

Date: 4N. 3, 2007

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

RE: Ba

Baltimore County

Item No. 7-283-A

324 WYE BOAD

EVANSPROPERTY VARIANCE - PERMITA PIER WITH BEAR YARD SETBACK

Robert L. Flanagan, Secretary

Neil J. Pedersen, Administrator

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.7-283A.

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,

ASteven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB

Jm 2/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: January 4, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 7-283 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:

Division Chief:

CM/LL

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BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: February 9, 2007

SUBJECT: Zoning Item # 07-283-A

Address 324 Wye Road

(Sweeney/ Lohnes Property)

Zoning Advisory Committee Meeting of January 1, 2007

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 (Sections 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).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and

Additional Comments:

The pier width should be reduced. The 6-foot width is the maximum allowed in the regulations. A reduced width would allow some additional relief from the setback issues as the pier shown is over the setback. Also, the pier can be no longer than 30 feet.

other Sections, of the Baltimore County Code).

Reviewer: Paul A. Dennis Date: 01/30/07

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: January 4, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 8, 2006 Item No. 07-283

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 feet.

The building engineer shall require a permit for this project.

Pier shall be designed and adequately anchored to prevent flotation, collapse or lateral movement.

Flood resistant construction shall be used in accordance with requirements of BOCA International Building Code adopted by the county.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 07-283-01032007.doc

PETITION FOR VARIANCE RE:

324 Wye Road; W/S Wye Road, 732.5'

SE c/line Middleborough Road

15th Election & 6th Councilmanic Districts

Legal Owner(s): James & Betty Evans

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-283-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 8th day of January, 2007, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

JAN 0 0 2007

XIMMIRAMORD

PETER MAX ZIMMERMAN

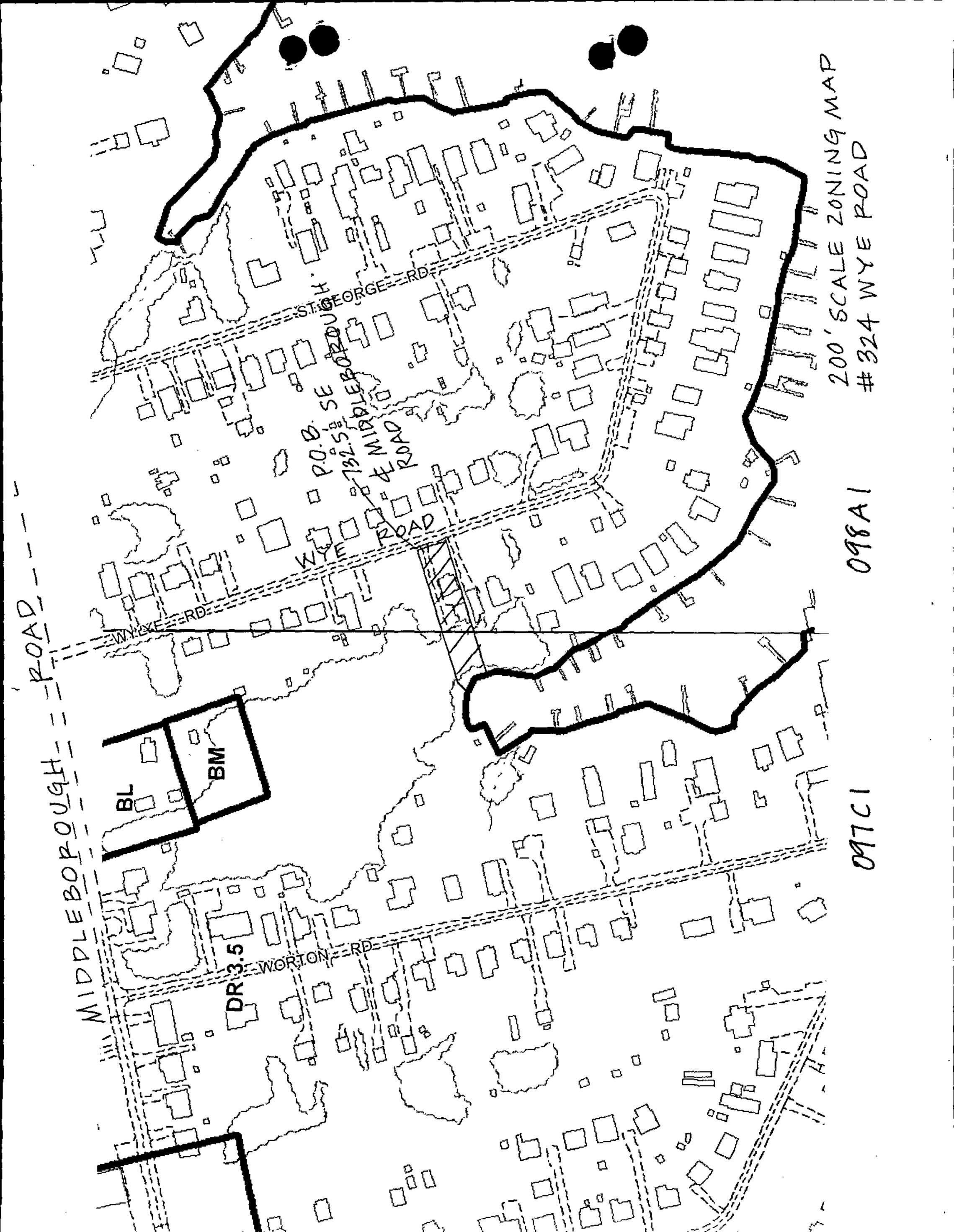
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME 324 WYE RO CASE NUMBER 07-203-DATE 2/13/07

PETITIONER'S SIGN-IN SHEET

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ADDRESS	286 MONTHOSE AVE								
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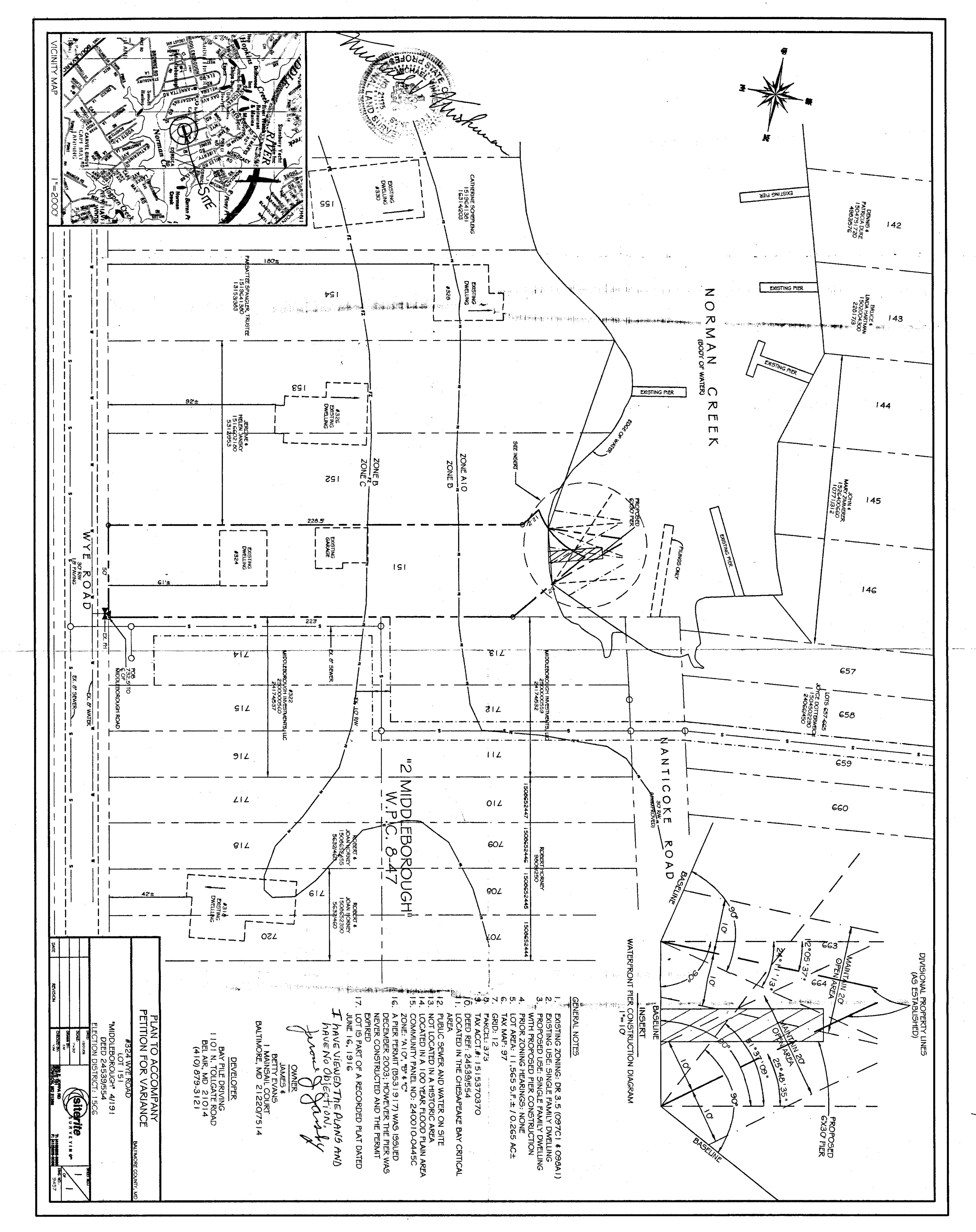




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