IN RE: PETITION FOR VARIANCE
SW side of Stemmers Run Road, 500
Feet NW of c/l Old Eastern Avenue
15<sup>th</sup> Election District
7<sup>th</sup> Councilmanic District
(26 Stemmers Run Road)

Hunters Creek Child Daycare, Inc., Darrell R. Cammack, Jr., President Legal Owner and Petitioner

B&L Properties, LLC, William N. Baftis, Managing Member Contract Purchaser

\* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

CASE NO. 07-297-A

IN RE: PETITION FOR VARIANCE

SW side of Stemmers Run Road, 550 Feet NW of c/l Eastern Avenue 15<sup>th</sup> Election District 7<sup>th</sup> Councilmanic District (28 Stemmers Run Road)

Hunters Creek Child Daycare, Inc., Darrell R. Cammack, Jr., President Legal Owner and Petitioner

B&L Properties, LLC, William N. Baftis, Managing Member Contract Purchaser

BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

CASE NO. 07-298-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Variances filed by the legal owner of the subject property, Hunters Creek Child Daycare, Inc., Darrell R. Cammack, Jr., President. The Petitioner is requesting the following variance relief:

Case No. 07-297-A: This property is located at 26 Stemmers Run Road. The variance request is from Sections 302 and 1B02.3C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yards of 9 feet +/- in lieu of the required 25 feet.

3-8-07 8-8-07

S-8-00 FEET

Case No. 07-298 This property is located at 28 Stemmers Run Road. The variance request is from Sections 302 and 1B02.3C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yards of 7 feet +/- and 8 feet +/- in lieu of the required 25 feet.

The properties were posted with Notice of Hearing on February 10, 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 February 8, 2007 (Case No. 07-297-A) and February 22, 2007 (Case No. 07-298-A) 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: ZAC comments were received from the Office of Planning dated January 22, 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 was B&L Properties, LLC, William N. Baftis, Managing Member, Contract Purchaser. Alfred Brennan, Jr., Esquire, represented the Petitioners. There were no protestants or citizens at the hearing for Case No. 07-297-A. However Patricia Yarrington, Donna Decker and Christie Petrovick appeared as interested citizens in regard only to the variance request for Case No. 07-298-A. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

#### Testimony and Evidence

The subject properties are adjacent lots, 1, 3 and 4, of the Betz subdivision which was recorded in the land records in 1920 according to the Plat to Accompany, Petitioner's exhibit 1 and 2. Lot 3 contains 5265 square feet while lot 4 contains 6,659 square feet. Both lots are vacant and zoned BL. Petitioner Hunters Creek purchased these lots with the intent to build a child care center but for many reasons this was not feasible.

The Petitioner would like to erect a new home on each lot as shown in exhibits 1 and 2 in the form of the proposed manufactured home shown on exhibit 5. Lot 3 is 43 feet wide. Consequently the proposed home would have side yard setbacks of 7 and 8 feet as shown in order to allow a new home 28 feet wide. Lot 4 is 46 feet wide. Consequently the proposed home would have side yard setbacks of 9 and 9 feet as shown in order to allow a new home 28 feet wide. Variance requests refer to DR 16 zoning regulations which require 25 foot side yard setback. DR 16 regulations are applicable because, even though these lots are zoned BL, this is the zoning of the predominant adjacent residential zone across Stemmers Run Road. See Section 302.

Regarding pattern of development of the neighborhood, Mr. Brennan noted that the proposed homes would extend the existing line of homes along the south side of Stemmers Run

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Road which now ends with Ms. Yarrington. To the east there are two similar vacant lots and then the Thrift Store.

Regarding zoning merger, Mr. Brennan opined that the lots had never been used together, that each has its separate SDAT tax assessment account number, and in fact each once had a dwelling as shown by the 1948 sewer map, exhibit 4. Therefore he opined the lots have not merged.

He indicated that the proposed home shown on exhibit 5 would be compatible with the neighborhood as shown in the photographs of exhibit 3. Otherwise the neighborhood has several commercial uses as well as apartment uses across Stemmers Run Road. The Petitioner agreed to the Planning Office comments.

Ms. Yarrington, who lives next door on lot 2, confirmed that there were homes on these lots 30 years ago but that they fell into disrepair and were razed. She indicated that she would welcome the new homes which would move the homeless people now using the property from the neighborhood. However she was concerned about her privacy and requested that the Petitioner erect a 6 foot high privacy fence along the common border. The Petitioner agreed and showed the new fence as shown in red on exhibit 2. Finally she expressed concern regarding flooding problems in her rear yard which she opined were the result of nearby development and that the County failed to require adequate storm water management on several sites. Mr. Bafitis promised to look into the matter and report his findings to her.

#### Findings of Fact and Conclusions of Law

In regard to zoning merger, I find no evidence that any prior owner intended to merge these properties. Each previously had its own dwelling, each has its own separate tax account number and each now is vacant.

SSOVER SEE

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. These lots were created long before zoning was imposed on the properties and so I find them 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. Each lot is narrow and strict enforcement of a 25 foot side yard setback would mean no practical residential use could be made of the property.

Density is not an issue as each lot meets the size requirements for DR 16 and each has had a dwelling as well.

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. This will improve the neighborhood according to Ms. Yarrington.

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 8 day of March 2007, by this Deputy Zoning Commissioner, that variance relief for properties set forth as follows:

Case No. 07-297-A: This property is located at 26 Stemmers Run Road. The variance request is from Sections 302 and 1B02.3C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yards of 9 feet +/- in lieu of the required 25 feet is hereby GRANTED; and Case No. 07-298 This property is located at 28 Stemmers Run Road. The variance request is from Sections 302 and 1B02.3C of the Baltimore County Zoning Regulations (B.C.Z.R.) to

permit side yards of 7 feet +/- and 8 feet +/- in lieu of the required 25 feet is hereby GRANTED; both subject however to the following conditions precedent to the relief granted herein:

- 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. Submit building elevations to the Office of Planning for review and approval prior to the issuance of any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color and architectural detail as that of the existing dwellings in the area.
- 3. Provide landscaping along the public road, if consistent with the existing streetscape.

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



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JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

March 7, 2007

HUNTER'S CREEK CHILD DAYCARE, INC. DARRELL R. CAMMACK, JR., PRESIDENT 900 WALTHER BLVD. BALTIMORE MD 21234

Re: Petition for Variance
Case No. 07-297-A located at 26 Stemmers Run Road
Case No. 07-298-A located at 28 Stemmers Run Road

Dear Mr. Cammack:

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: Alfred Brennan, Jr., Esquire, 825 Eastern Blvd., Baltimore MD 21221 William Bafitis, Bafitis & Associates, Inc., 1249 Engleberth Road, Baltimore MD 21221 Patricia Yarrington, 30 Stemmers Run Road, Essex MD 21221 Donna Decker, 29A Stemmers Run Road, Essex MD 21221 Christie Petrovick, 1409 Hopewell Avenue, Essex MD 21221



## Petition for Variance

### to the Zoning Commissioner of Baltimore County

for the property located at <u>28 Stemmers Run Rd. 21221</u> which is presently zoned <u>BL</u>

	which is presently zonedBL
This Petition shall be filed with the Department of Permits owner(s) of the property situate in Baltimore County and which and made a part hereof, hereby petition for a Variance from Se To permit S. department of Permits owner(s) of the property situate in Baltimore County and which and made a part hereof, hereby petition for a Variance from Se To permit S. department of Permits owner(s) of the property situate in Baltimore County and which and made a part hereof, hereby petition for a Variance from Se To permit S. department of Permits owner(s) of the property situate in Baltimore County and which and made a part hereof, hereby petition for a Variance from Se To permit S. department of Section Sectio	th is described in the description and plat attached hereto
of the Zoning Regulations of Baltimore County, to the zoni (indicate hardship or practical difficulty)	ing law of Baltimore County, for the following reasons:
To be established at th	e hearing
Property is to be posted and advertised as prescribed by the zo I, or we, agree to pay expenses of above Variance, advertising, postin regulations and restrictions of Baltimore County adopted pursuant to the second seco	ng, etc. and further agree to and are to be bounded by the zoning
Contract Purchaser/Lessee:	Legal Owner(s):
B&L Properties, LLC  Name-Type of Point  Name- N	Hunters Creek Child Daycare, Inc.  Type or Print  Darell R. Cammack, Jr., President  Name - Type or Print
Baltimore, MD 21221 City State Zip Code	Signature
Attorney For Petitioner:	9900 Walther Blvd Address Telephone No.
Alfred L. Brennan, Jr. Name - Type or Print City	Baltimore MD 21234 Zip Code
Signature	Representative to be Contacted:
Brennan & Brennan, Attorneys-at-Law, P.A. Company	Alfred L. Brennan, Jr.
825 Eastern Boulevard 410-687-3434 Address Telephone No.	825 Eastern Blvd 410-687-3434 Address Telephone No.
Baltimore, Maryland 21221 City State Zip Code	Baltimore, Maryland 21221 City State Zip Code
	OFFICE USE ONLY
Case No. 07-298-A	ESTIMATED LENGTH OF HEARING
Reviewed By	UNAVAILABLE FOR HEARING
REV 9/15/98	

38-07

B



# ZONING DESCRIPTION FOR 28 STEMMERS RUN ROAD 15<sup>TH</sup> ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning for the same at point on the southwest side of Stemmers Run Road, 60' wide being  $550' \pm$  northwesterly from the centerline of Old Eastern Avenue.

1) Thence leaving southwest side of Stemmers Run Road, the following 3 courses and distances, South 77°-39'-20" West 133.81' to a point; 2) Thence North 12°-20'-40" West 43.02' to a point; 3) Thence North 77°-39'-20" East 108.74' to a point on the southwest side of Stemmers Run Road 4) Thence running along said road South 45°-31'-40" East 37.71' to the point; 5) Thence South 33°-31'-40" East 12.29' to the point of beginning.

Containing 5,265.45 sq. ft. or 0.120 acres more or less.

Being known as Part of Lot 3 as shown on a plat entitled "Betz Plat" recorded among the Land Records of Baltimore County, Maryland Plat Book 07, Folio 120, Deed Reference Liber 9221, Folio 076.

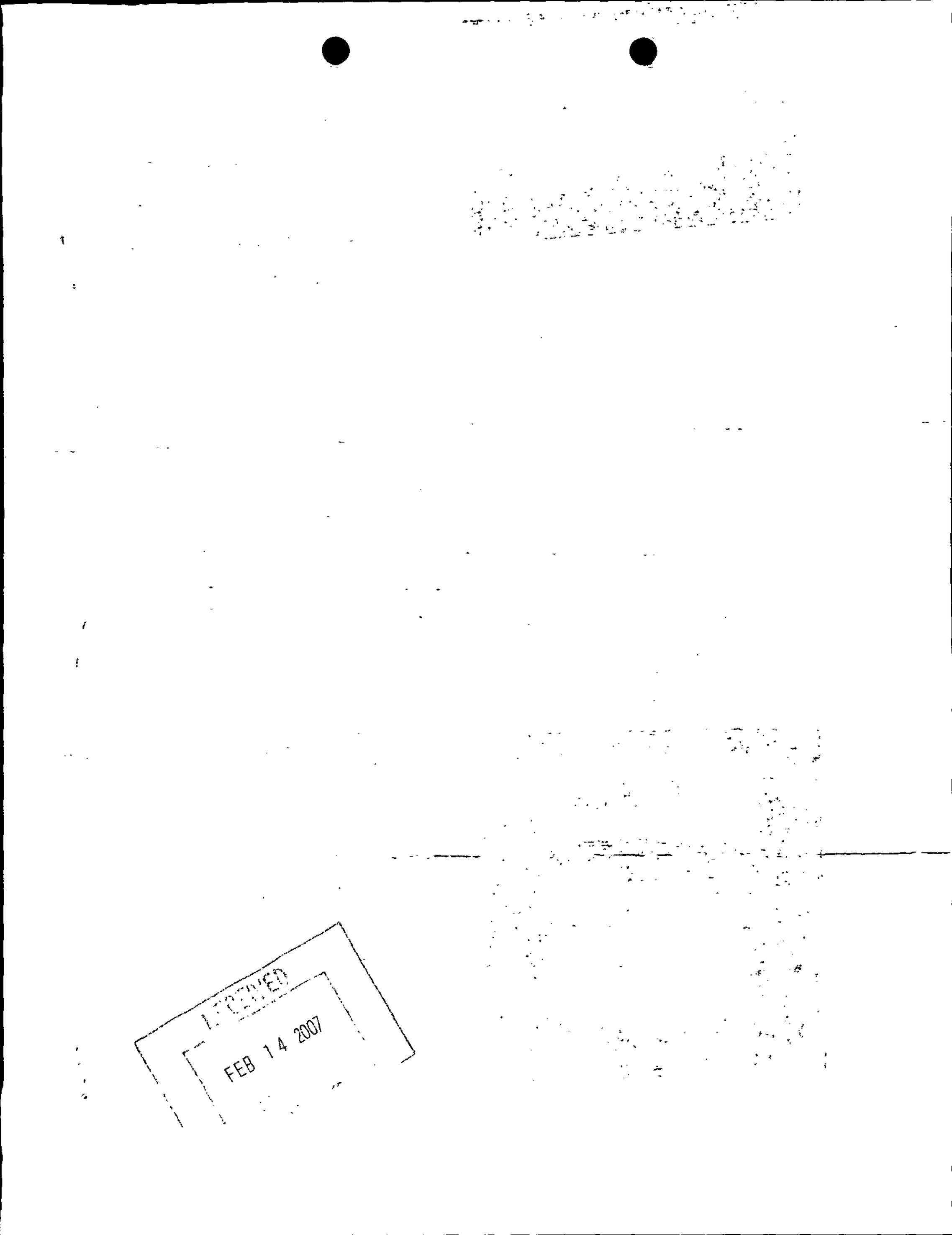
William N. Bafitis, P.E. Md. Licence Reg #11641

Date

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UND OUNT OOLOOGOESO UNITS OOLOOGOESO UNI	
BALTIMORE COUNTY MARYLOFFICE OF BUDGET & FINANCE OFFICE OF BUDGET & FINANCE ACCOUNTY MARYLOFFICE OFFICE OFF	

## CERTIFICATE OF POSTING

· ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~		
·	RE: Case No.: 07-298-A	
	Petitioner/Developer: 844	
	PROPERTIES, LLC	
	Date of Hearing/Closing: 2-22-07	
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:	The second of th	
posted conspicuously on the property located	and the second s	
ZO STEMME	RE ROW RD	
•		
	2-10-07:	
The sign(s) were posted on	(Month, Day, Year)	
	Sincerely,	
ZONING NOTICE	(Signature of Sign Poster) (Date).	
CASE #07298-A	SSG Robert Black	
A PUBLIC HEARING WILL BE HELD BY THE LOWING COMMISSIONER IN TOWARD MO	(Print Name)	
PLACE: 401 BOGLEY ANDRE TOWNSON 21244  BATE AND TIME: MONDAY FEBRUARY 24 2015 TANK	1508 Leslie Road	
SECOND 17: VALUE TO DOWN SEE VIND OF THE REAL PROPERTY OF THE PROPERTY 25 FEET.	(Address)	
	Dundalk, Maryland 21222	
	(City, State, Zip Code)	
	(410) 282-7940	
	(Telephone Number)	



PETITION FOR VARIANCE RE:

28 Stemmers Run Road; SW/S Stemmers Run Road, 550' NW c/line Old Eastern Ave \* 15<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts

Legal Owner(s): Hunters Creek Child Daycare\* Contract Purchaser(s): B&L Properties, LLC

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-298-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 10th day of January, 2007, a copy of the foregoing Entry of Appearance was mailed to, Alfred L. Brennan, Jr. Brennan & Brennan, 825 Eastern Boulevard, Baltimore, MD 21221, Attorney for Petitioner(s).

RECEIVED

JAN 1 0 2007

People's Counsel for Baltimore County



JAMES T. SMITH, JR. County Executive

January 23, 2007
TIMOTHY M. KOTROCO, 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: 07-298-A

28 Stemmers Run Road

S/west side of Stemmers Run Road, 550 feet n/west of centerline of Eastern Avenue 15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Hunters Creek Child Daycare, Inc., Darell Cammack, Jr., President

Contract Purchaser: B & L Properties, LLC

Variance to permit side yard of 7 feet +/- and 8 feet +/- in lieu of the required 25 feet.

Hearing: Monday, February 26, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Alfred Brennan, Jr., 825 Eastern Blvd., Baltimore 21221 Darell Cammack, Jr., 9900 Walther Blvd., Baltimore 21234 William Bafitis, 1249 Engleberth Road, Baltimore 21221

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 10, 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

Thursday, February 8, 2007 Issue - Jeffersonian

Please forward billing to:

Alfred Brennan, Jr. 825 Eastern Blvd. Baltimore, MD 21221 410-687-3434

#### 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: 07-298-A

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S/west side of Stemmers Run Road, 550 feet n/west of centerline of Eastern Avenue 15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Hunters Creek Child Daycare, Inc., Darell Cammack, Jr., President

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WILLIAM W 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.

Item Number or	r Case Number: 07-298-A	
Petitioner:	B4L PROPERTIES LLC	
Address or Loca	ation: 28 STEMMERS RUN RD.	
	WARD ADVERTISING BILL TO: ALFRED L. BRENNAN JR.	
Address:	825 EASTERN BLVD.	
<del></del>	BALTO. MO 21221	
	·	



JAMES T. SMITH, JR.

County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

February 22, 2007

Alfred L. Brennan, Jr. Brennan & Brennan, Attorneys-at-Law, P.A. 825 Eastern Boulevard Baltimore, MD 21221

Dear Mr. Brennan:

RE: Case Number: 07-298-A, 28 Stemmers Run Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 29, 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.

W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

Hunters Creek Child Daycare, Inc. Darell R. Cammack, Jr., President 9900 Walther Blvd Baltimore 21234

B&L Properties, LLC William N. Bafitis, Managing Member 1249 Engleberth Road Baltimore 21221

#### 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 January 12, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 15, 2007

Item Number: 296 through 299 and 301 through 306

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



Visit the County's Website at www.baltimorecountyonline.info

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

· TO:

Timothy M. Kotroco, Director

DATE: January 11, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 15, 2007

Item Nos. 07-294, 297/298, 300, 301,

302, 303, and 306

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-01112007.doc



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JANUARY 8, 2007

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

RE: Baltimore County

Item No. 7-298-A

28 STEMMERS RANGO

B&LPROPERTIES, LLC

VARIANCE

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. 7-298-A.

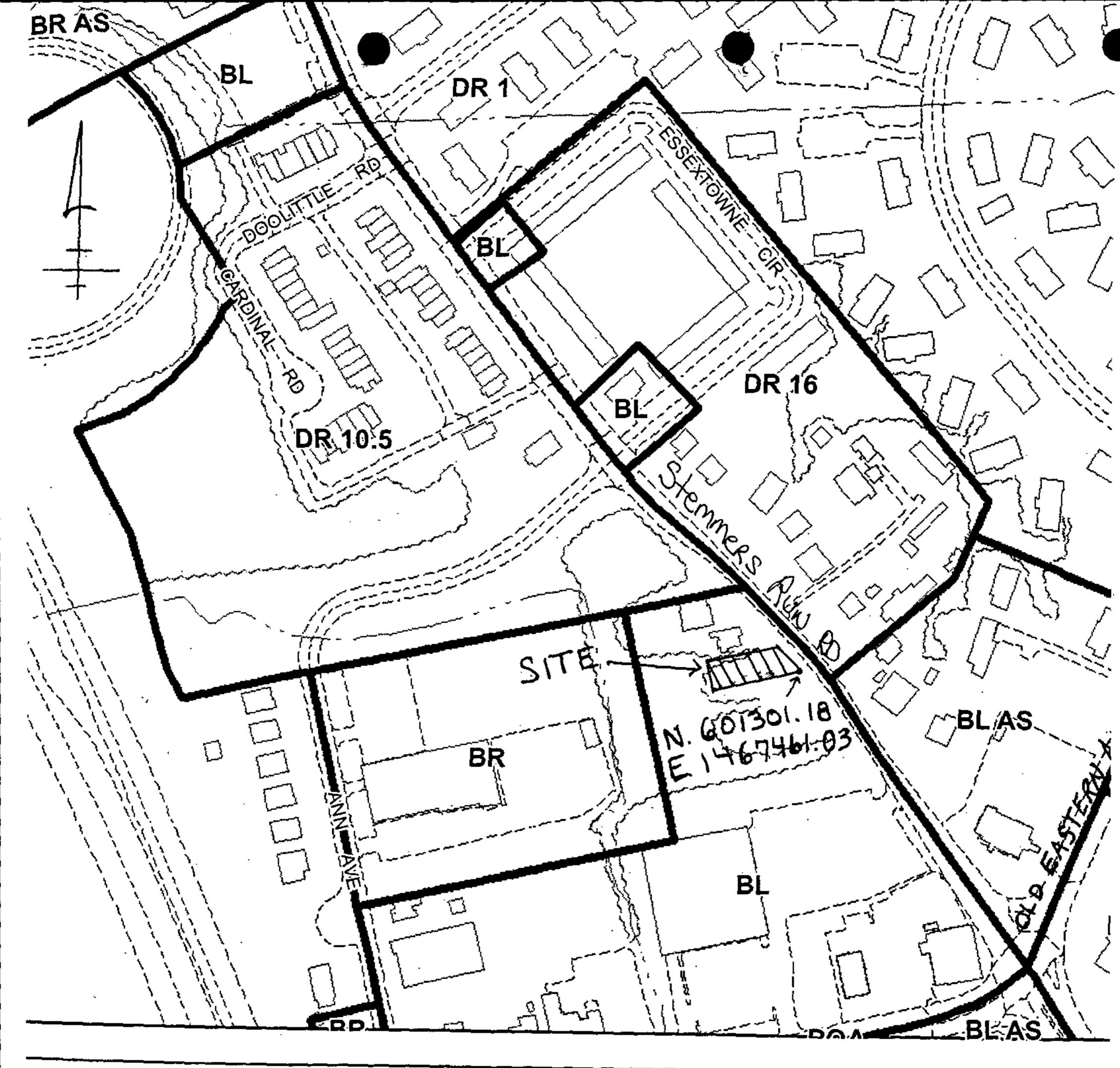
Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

\*Steven D. Foster, Chief \( \)
Engineering Access Permits \( \)

Division

SDF/MB



090A2	090B2	090C2	091A2
090A3	89083	090C3	091A3
097A1	097B1	097C1 ⊛	098A1

Scale ZONING MAP 1" = 200'

0 100 200 400 Feet

28 Stemmers RUN ROAD

01-298-A

DAY, FEBRUARY 22, 2007 — SECTION B — THE JEFFERSONIAN

#### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by anthorty of the Zoning Act and Regulations of Battimore County will hold a public hearing in Towson, Mary and on the property Identified herein as follows:

Case: #07-298-A

E30783

maore,

28 Stemmers Run Road S/west side of Stemmers Run Road, 550 feet niwest of conterline of Easiem Avenue.

15th Election District - 7th Councilmanic District Lagal Owner(s): Huntare Creek Child Davcare, Inc., Darell R. Cammack, Jr., President

Combact Purchaser B & L'Propertias LLC Variance: to permit side yard of 7 teet +/- and 8 feet

Hearing: Monday, February 26, 2007 at 10:00 a.m. in Room 407, County Doorts Building, 401-Bosley Avenue, Towson 21204:

WILLIAM J. WISEMAN, III

an (or | Zoning Commissioner for Baltimore County . A

fill file | NOTES: (1) Hearings are Handicapped Accessible: for the | special accommodations Pleasa Contact the Zoning Commissioner's Diffice at (410) 887-4386;

(Z) For Information concerning the File and/or Hearing, Contact the Zoning Raview Office et (410) 887-3391 2/419 Feb. 22

#### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authough 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: #07-824-SPHA

4507 Long Green Road Elside of Manor Road; 608.35 Test sivest of Long

Green Road 11in Bection District - 3rd Councilmanic District Logal Dwiner(s): Wilson United Methodist Church,

John Haas, Trustee Special Hearing: to approve a reconfiguration of lot lines from six parcels to three tiensity parcels, and one nondensity parce, and confirmation the reconfiguration qualiffies as a minor subdivision. Variance: to permit a 0 fool setback for existing church building, in tieu of the re-

quired 50 feet. Hearing: Friday, March 9, 2007 et 11:00 a.m. in Auom 186, County Office Building, 111 West Chesapenice 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 Com-

