

IN RE: PETITION FOR ADMIN. VARIANCE

S side corner of Oella Avenue and
Mary Jo Way
10th Election District
1st Councilmanic District
(539 Oella Avenue)

Ronald T. Carter
Petitioner

*
*
*
*

BEFORE THE

DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY

CASE NO. 07-315-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Ronald T. Carter. The variance request is for property located at 539 Oella Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a side yard setback of 18 feet 8 inches, a side yard combination of 28 feet 8 inches, and a rear yard setback of 15.5 feet in lieu of the required 25 feet, 40 feet and 40 feet, respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner recently married and needs the addition to provide more livable space for his 3 new family members. The lot is a hilly site that slopes up from front to back. The driveway leads up to the front of the house. Petitioner and his architect determined that the best location to expand the house would be to the east of the house. This is the only location on the property that is relatively flat, provides the largest setback distances from the property lines, and would have the least impact on the adjacent properties. There are no houses situated within 200 feet on the east side of the property. Currently the house has only one bathroom and a small kitchen, and access to the house is via a steep set of stairs. The Petitioner's mother in law will need an at-grade access to the house so that she can come and go easily instead of taking the steep stairs. The residential addition footprint is 1,050 square feet.

COPIED FROM FILE
2-21-07
CA

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.

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.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 27, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

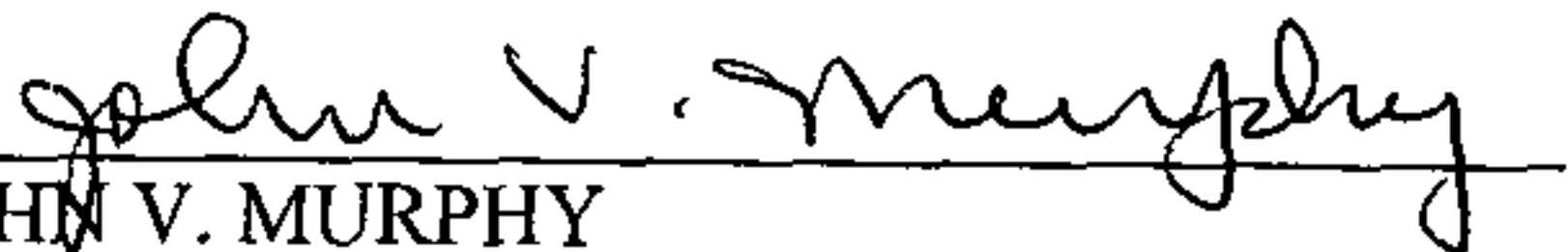
2-21-07
CARE
[Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 21st day of February, 2007, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a side yard setback of 18 feet 8 inches, a side yard combination of 28 feet 8 inches, and a rear yard setback of 15.5 feet in lieu of the required 25 feet, 40 feet and 40 feet, respectively be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.

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

FILED FOR FILING
2-21-07
p.z.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 21, 2007

RONALD T. CARTER
539 OELLA AVENUE
ELLCOTT CITY MD 21043

Re: Petition for Administrative Variance
Case No. 07-315-A
Property: 539 Oella Avenue

Dear Mr. Carter:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative 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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Henry Berger, 7311 York Road, Baltimore MD 21204



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 539 Oella Ave.
which is presently zoned DR-2; DR-3.5

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

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

RONALD T. CARTER
Name - Type or Print _____
Signature *Ronald T. Carter* _____
Name - Type or Print _____
Signature _____
539 OELLA AV 301-651-7267
Address Telephone No.
ELlicott City MD 21043
City State Zip Code

Attorney For Petitioner:

Name - Type or Print _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

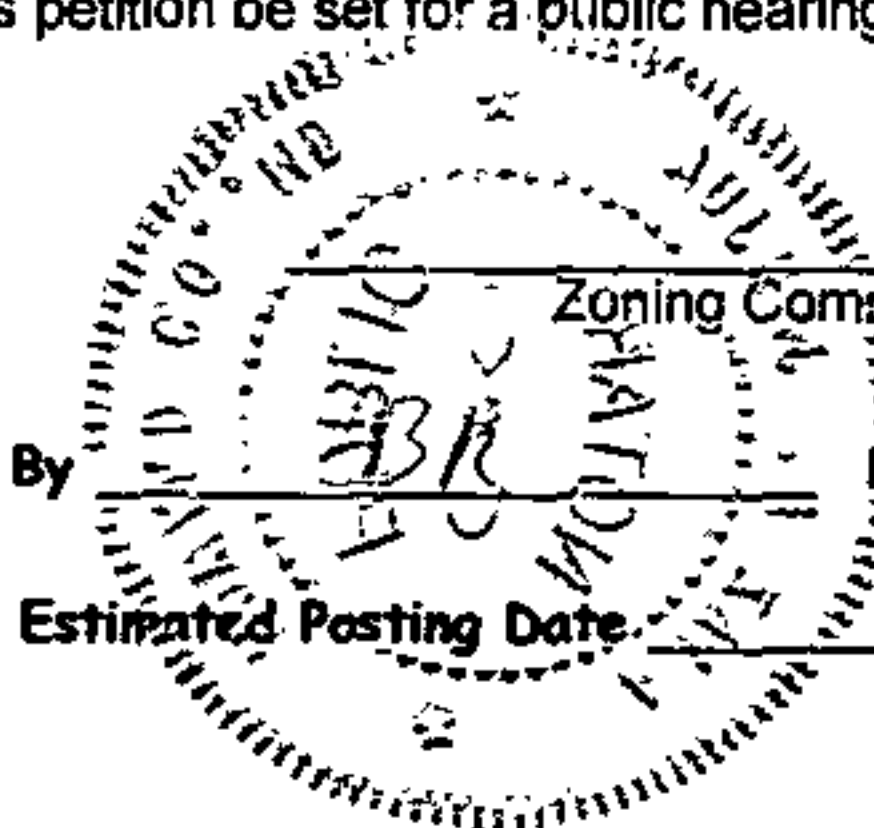
Representative to be Contacted:

HENRY BERGER
Name _____
7311 YORK ROAD (410)821-5230
Address Telephone No.
BALTIMORE MD 21204
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 07-315-A Reviewed By _____ Date 1/11/07

REV 9/15/98



Estimated Posting Date 1/21/07

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.
539 Oella Avenue

That the Affiant(s) does/do presently reside at

Address _____
Ellicott City MD 21043
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I have recently married. My new family now includes three additional members which require more space than my existing house contains.

(PLEASE SEE ATTACHED FULL DESCRIPTION)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature _____
Signature _____
Name - Type or Print _____
Name - Type or Print _____
Ronald Thomas Carter

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of JAN, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RONALD THOMAS CARTER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date 1/6/07
Notary Public _____
My Commission Expires April 1, 2009

REV 09/15/98

MD Lic #

C-636-744-792
- 701



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.
539 Oella Avenue

That the Affiant(s) does/do presently reside at

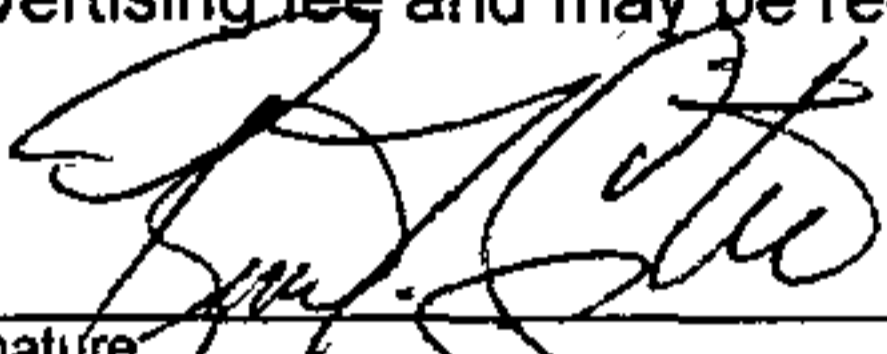
Address _____
Ellicott City MD 21043
City State Zip Code

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I have recently married. My new family now includes three additional members which require more space than my existing house contains.

(PLEASE SEE ATTACHED FULL DESCRIPTION)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature _____
Name - Type or Print Ronald Thomas Carter

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

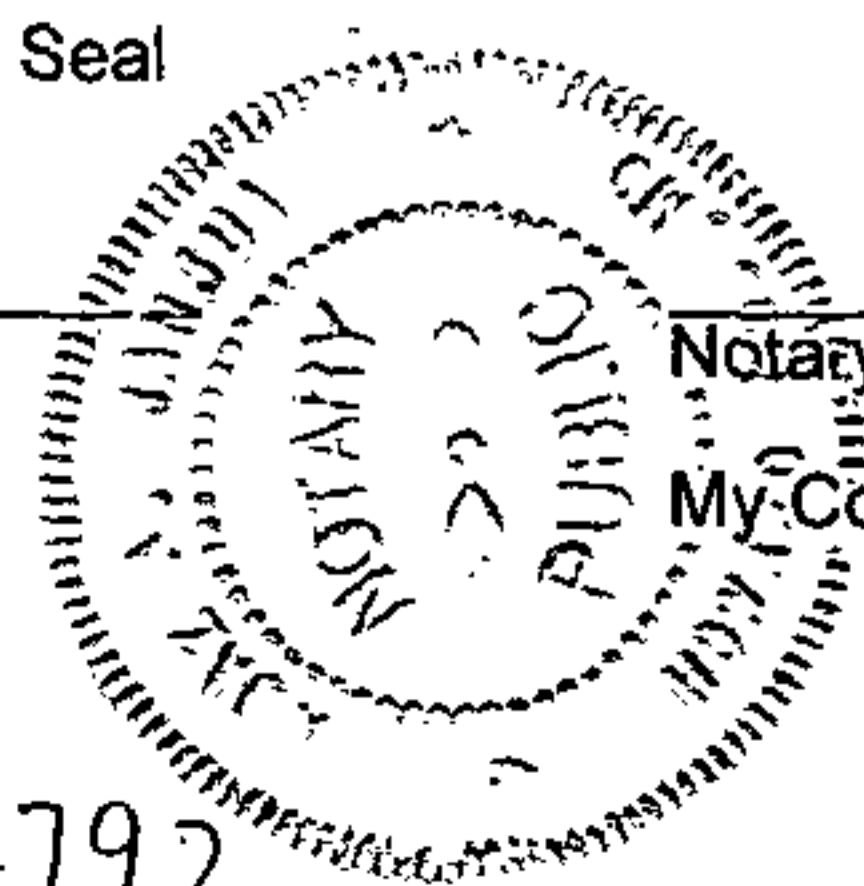
I, HEREBY CERTIFY, this 6th day of JAN, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared


RONALD THOMAS CARTER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date 1/6/07



Notary Public 
My Commission Expires April 1, 2009

MSbc?
C-636-744-792
-701



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 539 Oella Ave.
which is presently zoned DR-2; DR-3.5

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

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print Ronald T. Carter

Signature

Signature *[Signature]*

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

539 Oella Av. 301-651-7267

Name - Type or Print City

Address Telephone No.

Signature

Ellicott City Md. 21043

Company

Representative to be Contacted:

Address Telephone No.

Name HENRY BERGER

City State Zip Code

Address Telephone No.

7311 YORK ROAD 410-851-5230

Address Telephone No.

BALTIMORE MD 21204

City State Zip Code

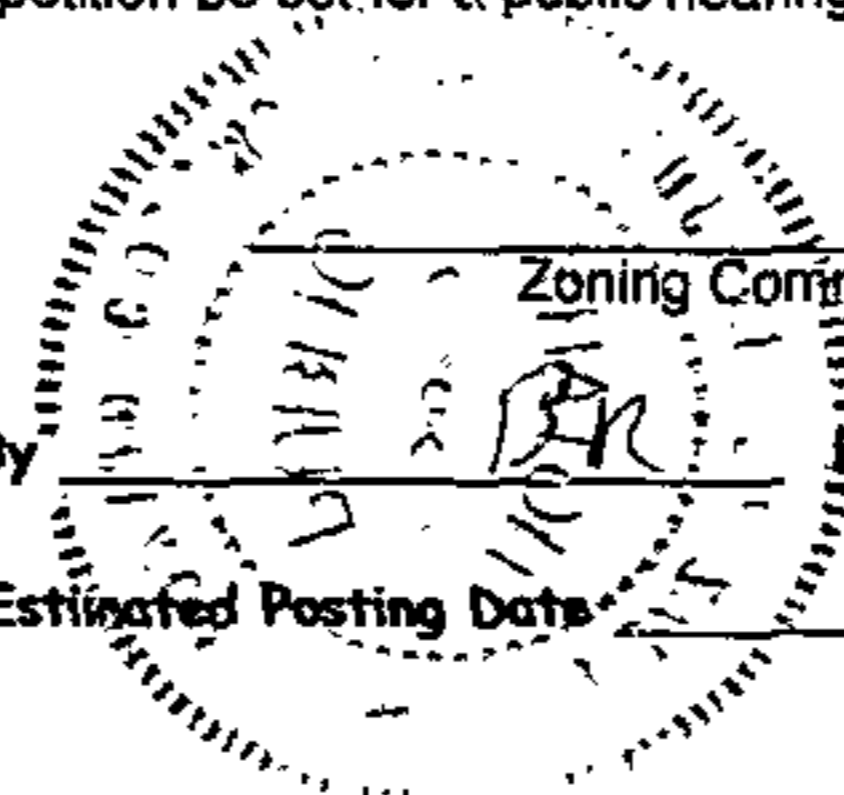
A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 07-315-A

Reviewed By [Signature] Date 1/11/07

REV 9/15/98

Estimated Posting Date 1/21/07



2/21/07
[Signature]

1B02.3.C.1 to permit a proposed addition with a side yard setback of 18 ft. 8 in., a side yard combination of 28 ft. 8 in., and a rear yard setback of 15.5 ft. in lieu of the required 25 ft., 40 ft. and 40 ft., respectively.

Administrative Variance Request

I have recently married. My new family now includes three additional members which require more space than my existing house contains.

My property is a small lot where the boundary lines were drawn well before the concept of zoning and setbacks were introduced, the entire Oella village was originally an old industrial mill town that did not typically follow standard property conventions unlike we do today. Being that the area was industrial in nature the majority of housing in the area was purposed as quarters for mill workers and thus the houses were quite small and not meant for larger families.

I greatly appreciate the historical character of the Oella area and I do not wish to move to another location. It would be incredibly difficult to find anything that matches all of the surrounding features and amenities of my current location. (I am within walking distance of various Oella sites, Historic Ellicott City, Patapsco State Park, Benjamin Banneker Historical Park & Visitors Center, etc.)

My lot is comprised of a hilly site that slopes up from front to back. (See Photo #1) The driveway leads right up to the front of the house. (See Photo #2) We determined along with our architect that the best location to expand would be to the east of the house. (Left side of Photo #3) This is the only location on the property that is relatively flat, provides the largest setback distances from the property lines and would have the least impact on the adjacent property owners. (See Photos #4 & 5) There are no houses situated on that side of the property within 200 feet. I have spoken to the neighbors of the adjacent lots and have met no objections to my need for an addition.

At this time my house has only one usable bedroom. There is one other space that could potentially fit a single bed but it is only accessible by walking through the master bedroom. The house has only one bathroom and a small kitchen. It would be extremely difficult to accommodate additional family members. My new wife's daughter and mother will soon be coming to live with us permanently. We also have plans to have a child of our own in the near future. The main entry to the house is from the door at the front porch. There is also a rear door to house that leads to the nearby street via a steep set of stairs. As my mother-in law advances in age we would like to provide a place for her that accommodates at-grade access to the house so she may come and go easily instead of the stairs she currently must climb.

We would appreciate your consideration in Support of an Administrative Variance.

Thank you,

Ron Carter

Zoning Description for 539 Oella Avenue.

The above mentioned property is situated beginning at a point 113.5 feet to the South side of the intersection of the centerlines of Oella Avenue which is a 20' wide right-of-way and 9 feet East of the nearest improved street Mary Jo Way which is also a 20' wide right-of-way. The property contains 11,000 square feet. It is also known as 539 Oella Avenue and is located in the 1st Election District and 1st Councilmanic District.

As recorded in the Deed Liber 12207, Folio 591.

The metes and bound are:

S. 49° E. 105.60'

S. 38° W. 114.68'

N. 59° W. 74.25'

N. 25°-30' E. 133.65'

to the place of beginning.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23093

DATE 1/11/07 ACCOUNT R001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Ronald J. Carter

FOR: Administrative Expense

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Form # 315

PAID RECEIPT

BUSINESS ACTUAL TIME
1/12/2007 1/11/2007 10:28:20 4

REG NO: 06 WALKER, MICH KIM
RECEIPT # 54893 1/11/2007

DEPT: 5 528 TOWNSHIP VERIFICATION
CR NO: 022007

Receipt Tot. \$65.00
\$65.00 CR 6.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 1/29/07

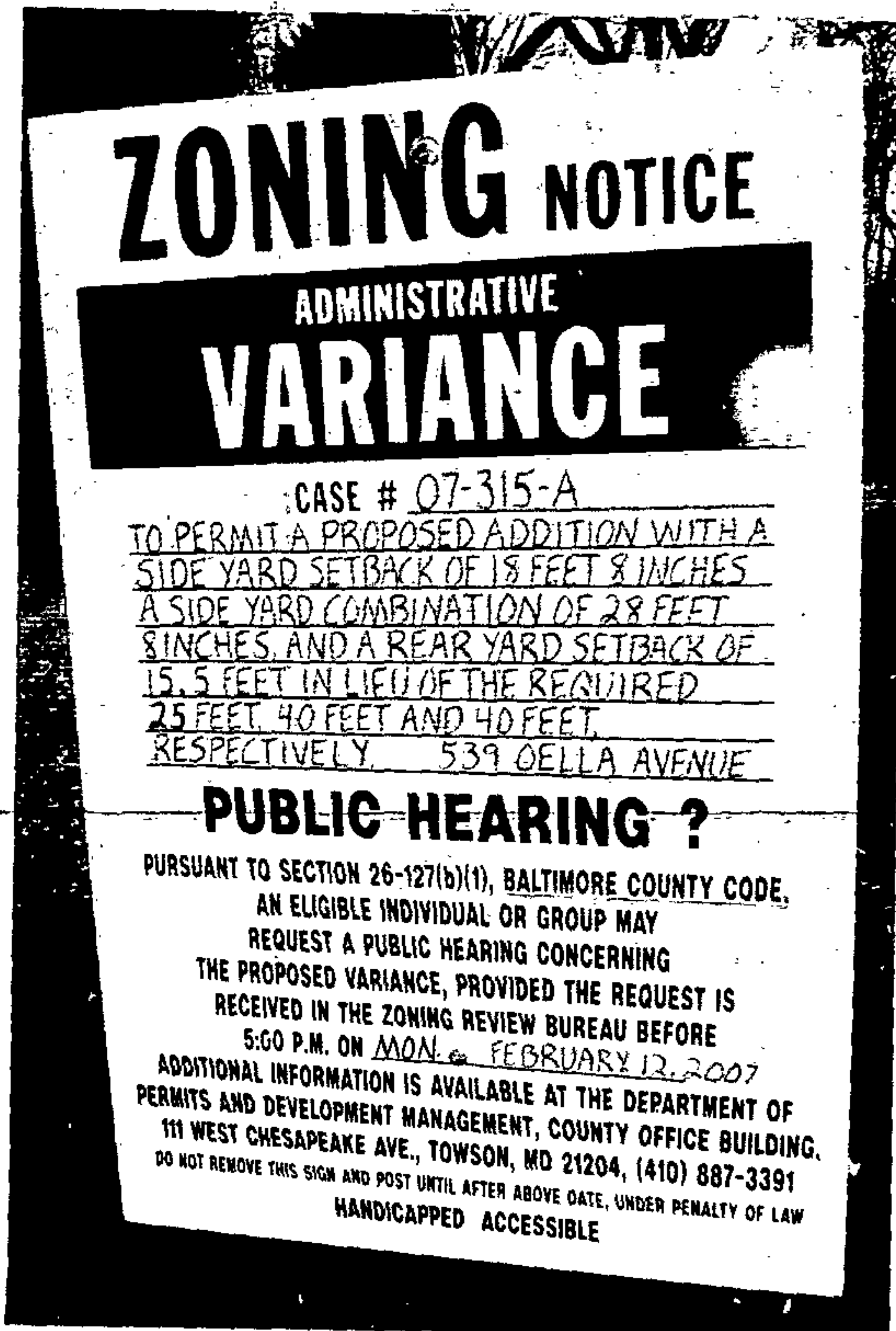
Case Number: 07-315-A

Petitioner/Developer: RONALD CARTER

Date of Hearing (Closing): 02/12/07

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 539 OELLA AVENEUE

The sign(s) were posted on: 01/27/07



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 315 -A Address 539 Oella Ave.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/23/07 Posting Date: 2/1/07 Closing Date: 2/12/07
~~1/11/07~~ ~~2/1/07~~ ~~2/12/07~~

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 07- 315 -A Address 539 Oella Ave.

Petitioner's Name Ronald Carter Telephone 410-480-0251

Posting Date: 1/21/07 Closing Date: 2/12/07
~~2/1/07~~

Wording for Sign: To Permit a proposed addition with a side yard setback of 18 ft. 8 in., a side yard combination of 28 ft. 8 in., and a rear yard setback of 15.5 ft. in lieu of the required 25 ft., 40 ft. and 40 ft., respectively.

Linda

410-666-0929

Mozzumi!
The Exotic Animal Feeding Resource
www.mozzumi.com

per conversation 1/23/07 w/
Linda O'Keefe sign posting
was not put up in a timely
manner. Closing date had to
be changed

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (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: 07-315-A

Petitioner: RON CARTER

Address or Location: 539 OELLA AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: RON CARTER

Address: 539 OELLA AVENUE

ELLICOTT CITY MD, 21043

Telephone Number: (410) 480-0251



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

February 20, 2007

Ronald T. Carter
539 Oella Avenue
Ellicott City, MD 21043

Dear Mr. Carter:

RE: Case Number: 07-315-A, 539 Oella Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 11, 2007.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Henry Berger 7311 York Road Baltimore 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: January 31, 2007

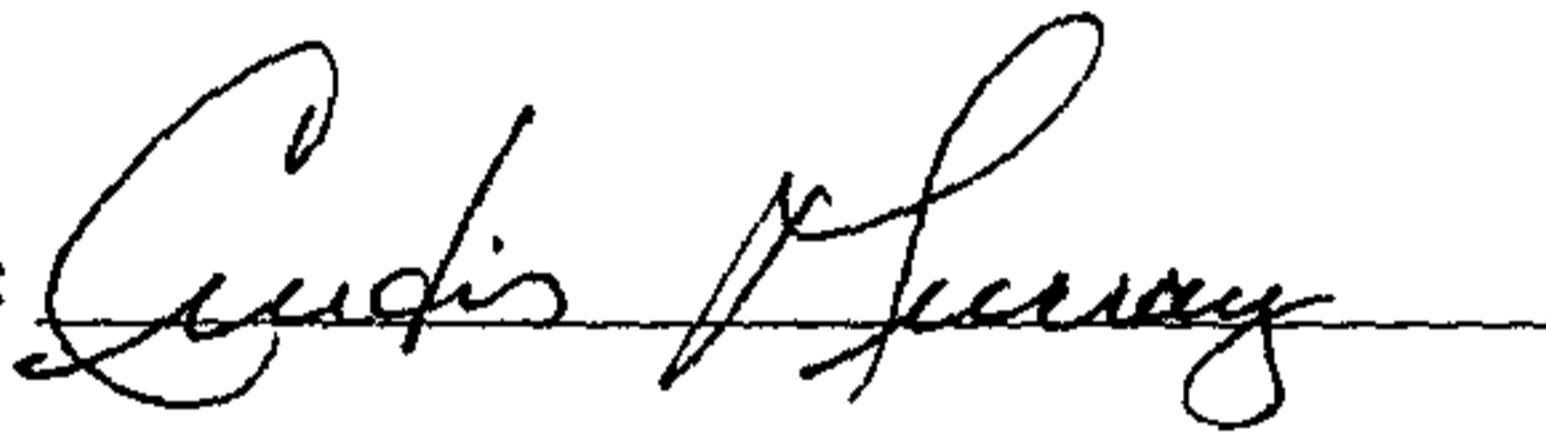
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-315

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: January 31, 2007

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-315**

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 Dennis Wertz in the Office of Planning at 410-887-3480.

Division Chief:

A handwritten signature in cursive script, appearing to read "James L. ...", is written over a horizontal line.

LL



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

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

Maryland Department of Transportation

Date: JANUARY 23, 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. 7-318-A
539 DELLA AVENUE
CARTER PROPERTY
ADMINISTRATIVE 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. 7-318-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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: January 24, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2007
Item Nos. 07- 260,304, 307, 309, 310,
311, 312, 313, 314, 315, 317, 318, 319,
320, and 321

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-01222007.doc

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 26, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 22, 2007

Item Number: 304 and 307 through 321

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



ZONING MAP 100B1

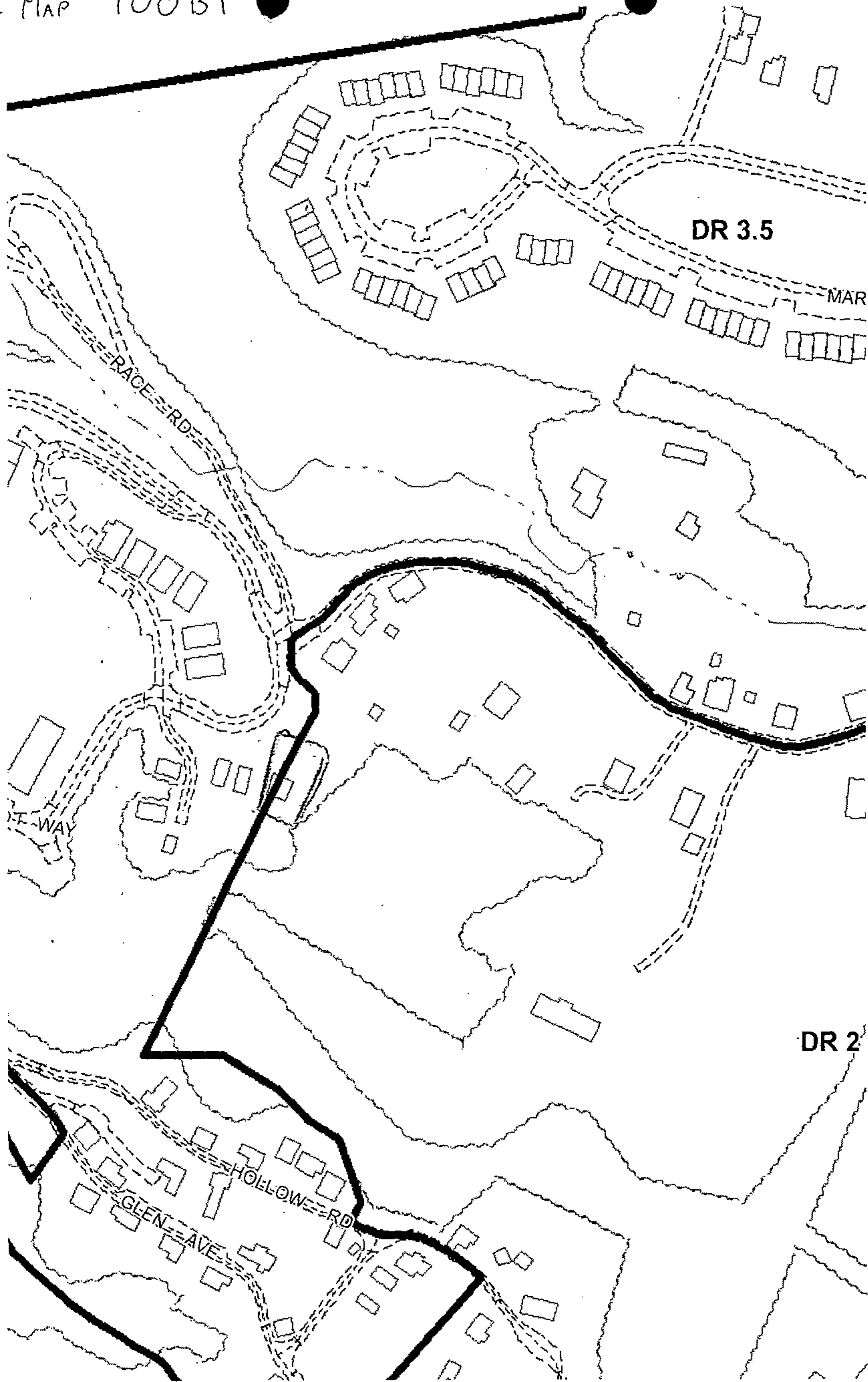
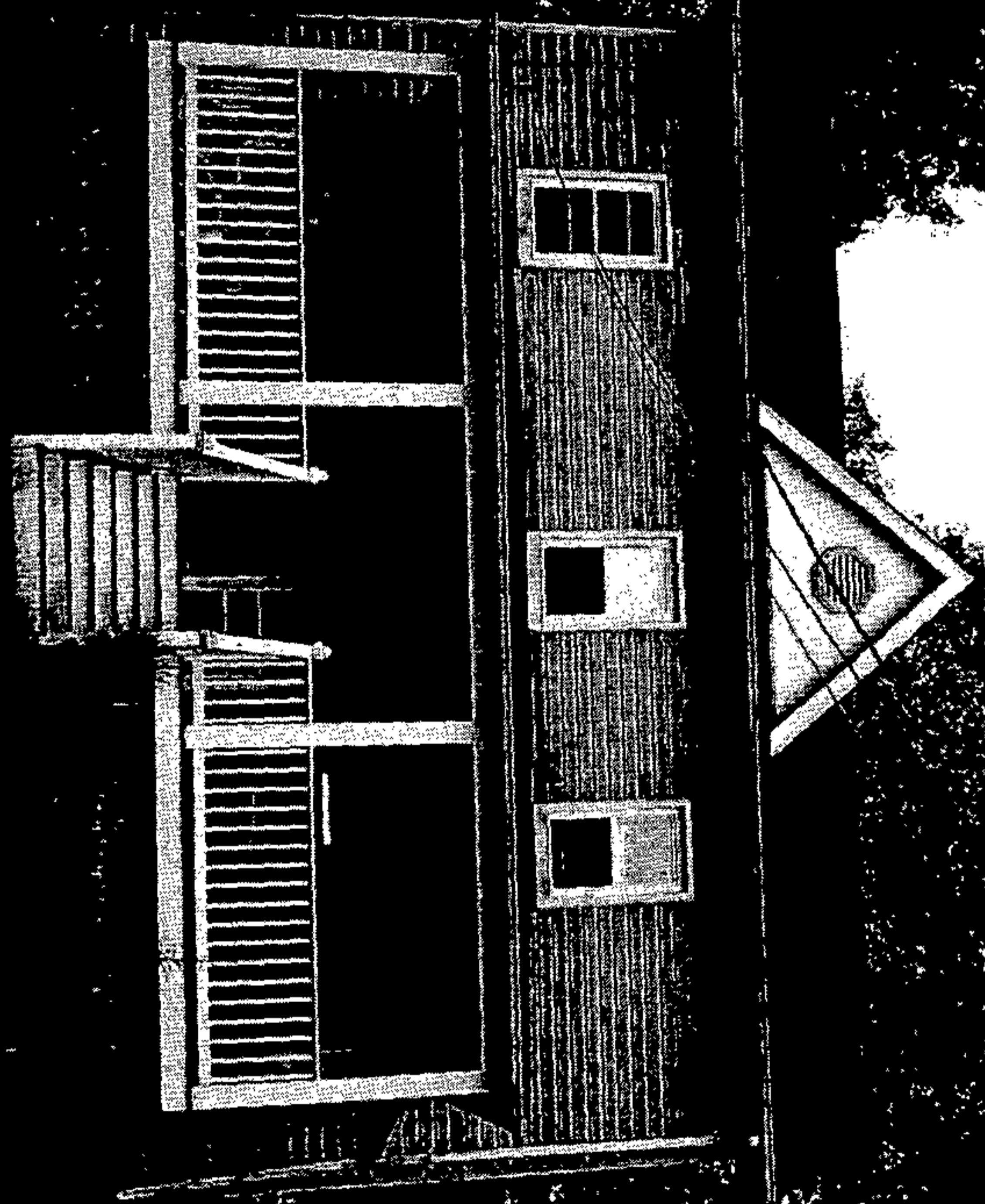
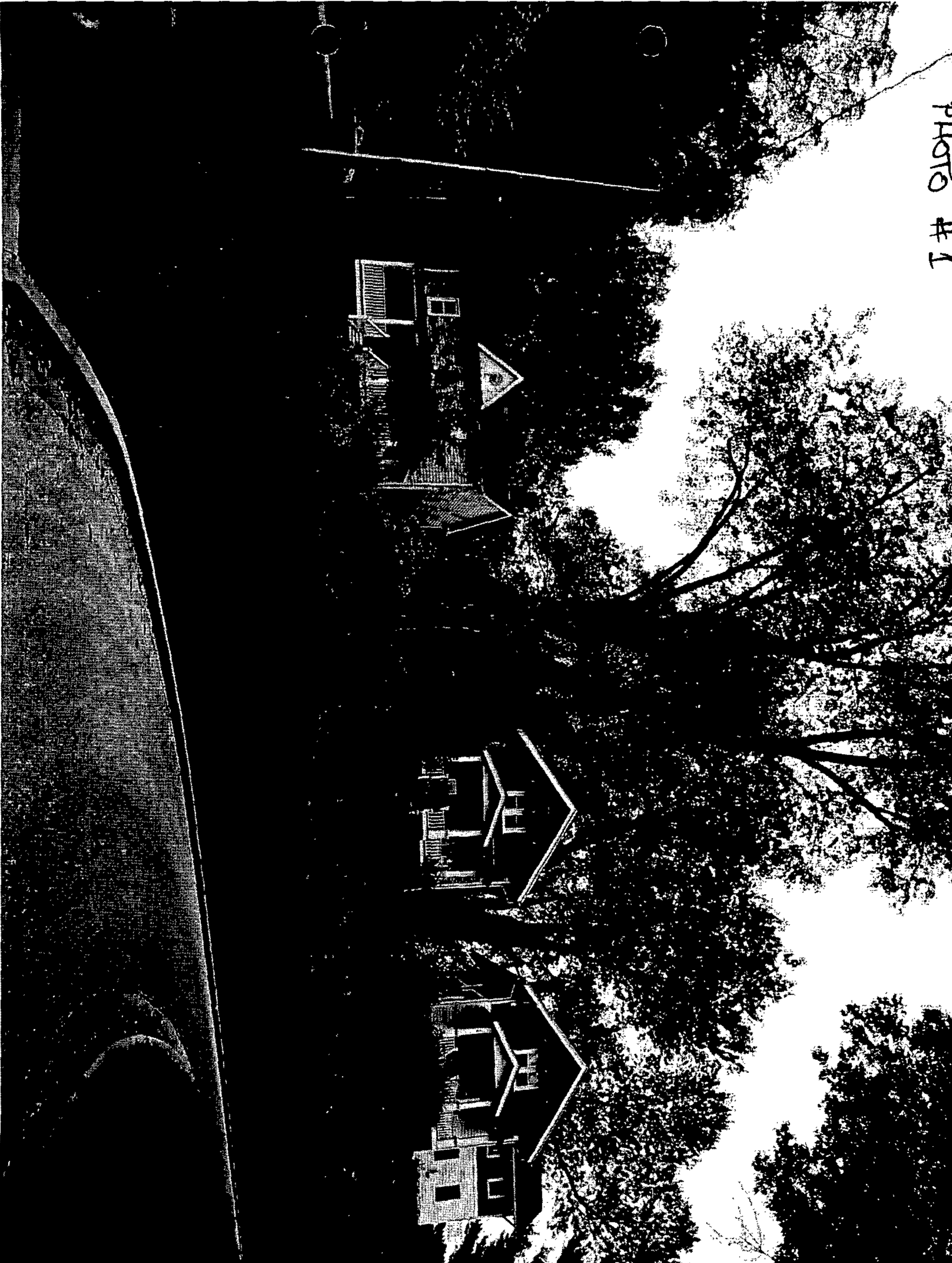


PHOTO #2



#315

PHOTO #1



315



PHOTO #3

#3/5

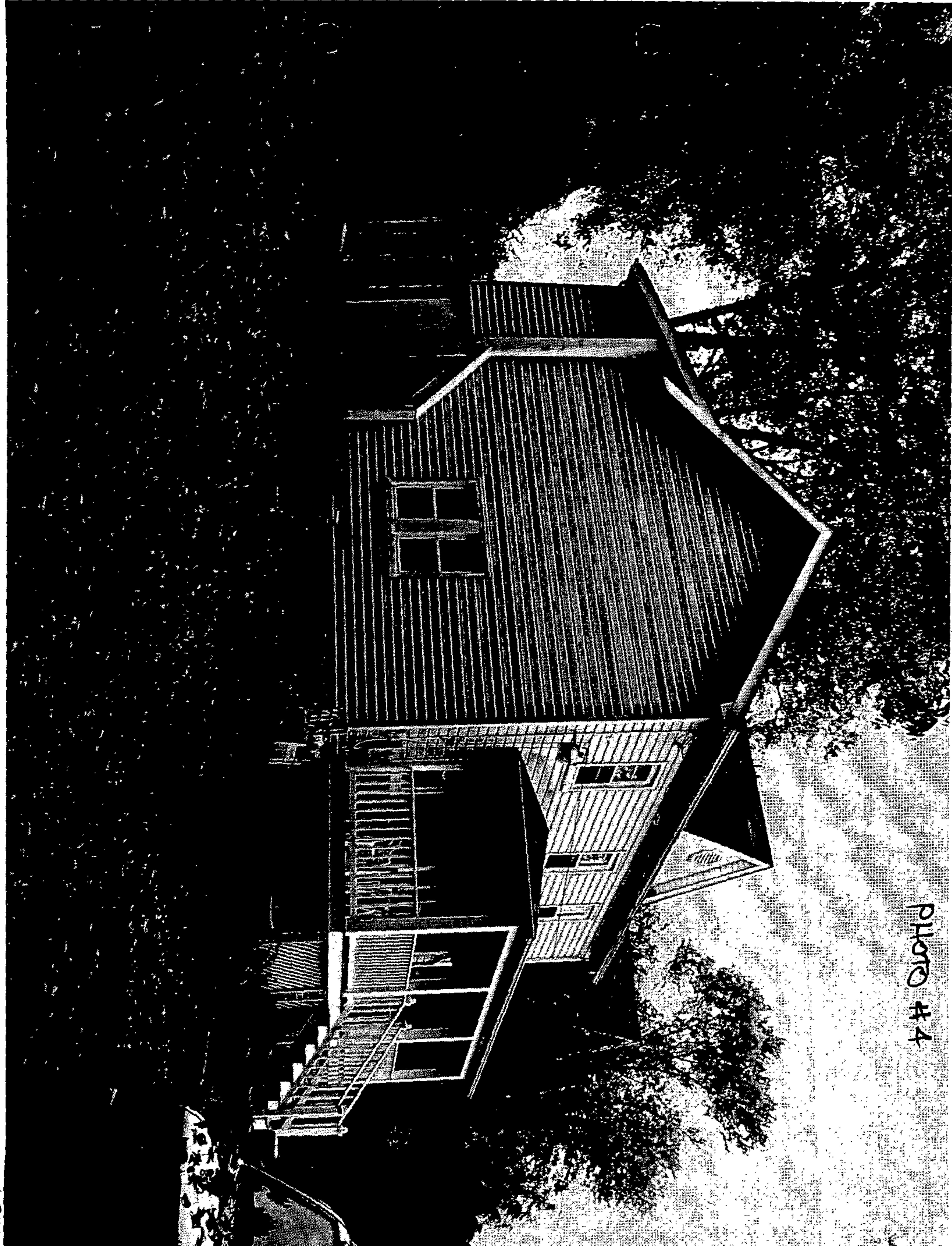


PHOTO #4

315

PHOTO # 5

315

