Date A 4 -01 FILING

IN RE: PETITION FOR VARIANCE

N Side Bird River Grove Road, 5,523'

SE of c/l Ebenezer Road 15th Election District 6th Councilmanic District

(11232 Bird River Grove Road)

Russell G. and Janet L. Hughes *Petitioners*

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

* CASE NO. 07-364-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, Russell G. and Janet L. Hughes. The Petitioners are requesting variance relief for property located at 11232 Bird River Grove Road. The variance request is from Section 1A01.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling with a height of 39 feet in lieu of the maximum permitted height of 35 feet.

The property was posted with Notice of Hearing on March 18, 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 March 20, 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: ZAC comments were received from the Department of Environmental Protection and Resource Management dated April 4, 2007 which contains restrictions and which are incorporated into the record of this case.

Interested Persons

Appearing at the hearing on behalf of the variance request were Russell G. and Janet L. Hughes as well as Rick Richardson, with Richardson Engineering LLC, who prepared the site plan. Also appearing were Henry W. Kacher and Bernard F. Malinowski, local builders who were interested in the process. There were no protestants at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject waterfront property contains 7,686 square feet or 0.176 acres +/-, zoned R.C. 2 and is improved by the Petitioners' existing 2-story dwelling. Mr. Richardson indicated that the Petitioners were granted special hearing relief and variances in Case No. 06-220-SPHA. In this case, Mr. Richardson indicated that this Commission found that two (2) adjacent waterfront lots (Lots 19 and 20), which were recorded among the Land Records in 1925, being part of the Bird River Grove subdivision had not merged from a zoning perspective, granted side yard

setback variances of 10 ft. on both sides in lieu of the required 35 ft., and approved a lot area of 0.176 acres in lieu of the required 1 acre. Consequently, the owner of the property, Ms. Little, sold Lot 20 as a buildable lot to the Petitioners. See Exhibit 1 for the footprint of the home and Exhibit 4 for the old subdivision.

Shortly thereafter, the Petitioners began to erect their home as shown on photograph (Exhibit 2) after being granted a building permit by the County. However, the builder was not aware of the fact that Mr. Richardson had reduced the height of the structure by 4 feet during the County's review in Case No. 06-220-A and apparently misunderstood that the height of a building is measured from the ground level and not flood level according to County regulations. As a result, the builder built the structure 39 feet high. The R.C.5 regulations allow 35 feet.

He opined that the property was unique from a zoning standpoint as it is located in the flood plain, that the new home does not block either neighbors' view of the water given its location nor does it block the view of water view property across Bird River Grove Road which is undeveloped. *See* photographs 3 A and 3 B. Finally, he noted that the Petitioners' house is very similar in design and height to a neighboring structure a few homes from the subject property as shown in Exhibit 3 C.

Findings of Fact and Conclusions of Law

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request as I did in case no. 06-220-SPHA. The subject lot is waterfront property located in the flood plain. As a result the first floor has to be above the flood plain at least 11 feet which raises a two story home above the 35 foot limit if it has a pitched roof as architecturally needed. In addition, the lot was created in 1925 much before the R.C.2 regulations were imposed. Consequently, I find that Lot 20 is unique in a zoning sense as it is

primarily intended to preserve agricultural uses and where structures does not normally have to be 11 feet above the flood plain. RC 2 is very unusual in this neighborhood of 50 foot wide waterfront lots.

I also find strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The house to be practical must be two story and with a pitched roof will exceed the 35 ft. R.C.2 height restrictions. Neither a flat roof nor a one-story dwelling is practical. I note that D.R. regulations which are most often associated with higher density residential development allow 50 feet for building height.

Finally, I find these variances 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. Having a home 39 ft. tall will not change the pattern of development 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 4 day of April, 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Section 1A01.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling with a height of 39 feet in lieu of the maximum permitted height of 35 feet is hereby GRANTED subject to the following conditions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition; and

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

April 4, 2007

Mr. and Mrs. Russell G. Hughes, Jr. 730 Kingston Road Middle River, Maryland 21220

Re: Petition for Variance Case No. 07-364-A

Property: 11232 Bird River Grove Road

Dear Mr. and Mrs. Hughes:

Enclosed please find the decision rendered in the above-captioned case.

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: Rick Richardson, Richardson Engineering, LLC, 30 East Padonia Road, Suite 500, Timonium Md. 21093

Henry W. Kacher, 8 East Pennsylvania Avenue, Towson, Md. 21286

Bernard F. Malinowski, 8 East Pennsylvania Avenue, Towson, Md. 21286 Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,

hesapeake Bay Critical Area Commission, 1804 West Street, Suite 100, Annapolis, Md. 21401

People's Counsel, Development Plans Review, DEPRM, Case File



CBC Frood • Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1232 BIZD RIVERGEOUE RD 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) (AOI, 3A, COZER)

TO PERMIT A DWELLING WITH A HEIGHT OF 39-FEET IN HEU OF THE MAXIMUM PERMITTED HEIGHT OF 35-FEET.

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

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: <u>Legal Owner(s):</u> Name - Type or Print Name - Type ør Signature **Address** Telephone No. Name - Type or Print City State Zip Code **Attorney For Petitioner:** Address Telephone No. Name - Type or Print State Zip Code City Representative to be Contacted: RICK RICHARDSON Signature RICHARDSON ENGINEERING, LLC Company 30.E PADONIA RD ST 500 410-560-1502 **Address** Telephone No. Address MO TIMONIUM 21093 City State Zip Code State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING _ Case No. UNAVAILABLE FOR HEARING Reviewed By ___ REV 9/15/98

ONDER RECEIVED FOR FILING
Date 4-07

110 Old Padonia Road, Suite LC Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

ZONING DESCRIPTION 11232 BIRD RIVER GROVE ROAD 15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the north side of Bird River Grove Road, a right- of-way (30) feet wide at the distance of 5,523 feet south east of the centerline of the nearest improved intersecting street Ebenezer Road, a right- of- way (50) feet wide. Being lot #20, section "A" in the subdivision of BIRD RIVER GROVE as recorded in Baltimore County Plat Book #7, Folio #189, containing 7,686 Sq.Ft. or 0.176 Ac.+/-. Also known as 11232 Bird River Grove Road and located in the 15th. Election District, 6th Councilmanic District.

NOTICE OF ZDNING 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: #07-364-A
11232 Bird River Grove Road
N/side of Bird River Grove
Road, 5,523 feet s/east of
centerline of Ebenezer Road

15th Election District
Sth Councilmanic District
Legal Owner(s): Russell G. &
Janet L. Hughes
Variance: to permit a
dwelling with a height of 39
feet in lieu of the maximum
permitted height of 35 feet.
Hearing: Weenesday,
April 4, 2007 at 11:00
a.m. In Room 407, County
Courts Building, 401
Bosley Avenue, Towson Bosley 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.

JT/3/696 Ma 20 128590

TE OF PUBLICATION

7007

THIS IS TO CERTIFY, that the annexed advertisement was published

in the following weekly newspaper published in Baltimore County, Md.,

successive weeks, the first publication appearing 8 each of once in

effersonian The J M

- **Arbutus Times**
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- County News North

Mullins

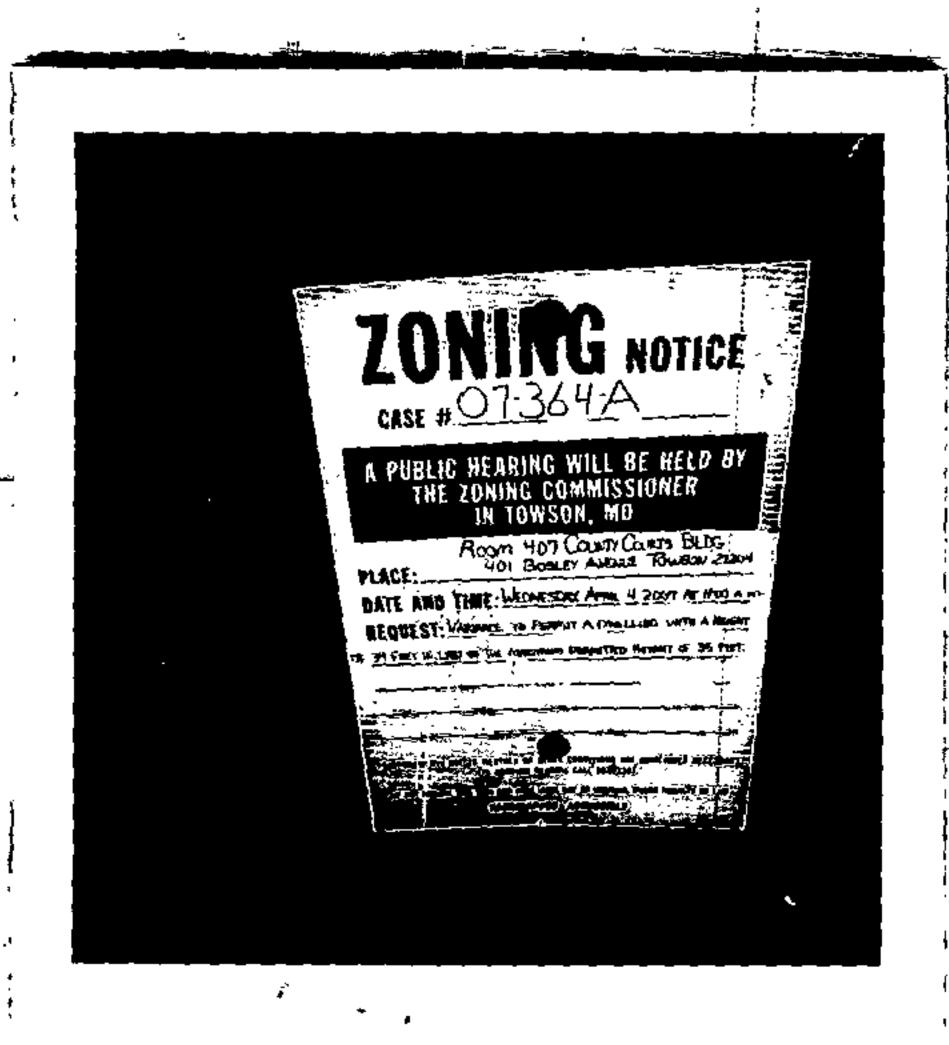
LEGAL ADVERTISING

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BALTIMORE COUNTY, MARYLAND. OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	Common I The same of the same	RECEIVED:	FOR THE PART OF THE SAME SOUTH	 PINK AGENCY YELLOW CUSTOMER YELLOW CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 07-364-A

Petitioner/Developer: RUSSELL G + JANET L. HUGHES Date of Hearing/Closing: APRIL 4, 2007 This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were 1/232 BIRD RIVER GROVE RD. (Month, Day, Year) Sincerely, (Signature of Sign Poster) (Date) **SSG Robert Black** (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code)



Baltimore County Department of

County Office Building, Room 111

111 West Chesapeake Avenue

Towson, Maryland 21204

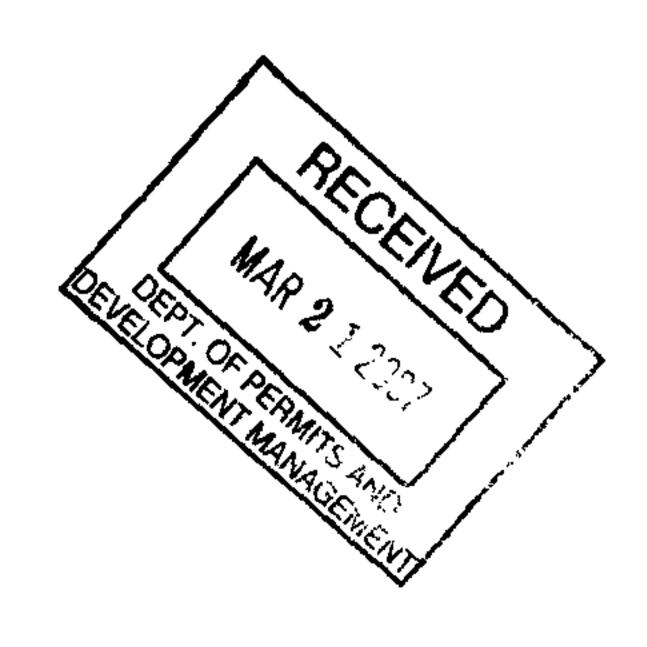
Ladies and Gentlemen:

The sign(s) were posted on

Permits and Development Management

ATTN: Kristen Matthews {(410) 887-3394}

posted conspicuously on the property located at:





JAMES T. SMITH, JR. County Executive

March 1, 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: 07-364-A 11232 Bird River Grove Road

N/side of Bird River Grove Road, 5,523 feet s/east of centerline of Ebenezer Road

15th Election District – 6th Councilmanic District

Legal Owners: Russell G. & Janet L. Hughes

Variance to permit a dwelling with a height of 39 feet in lieu of the maximum permitted height of 35 feet.

Hearing: Wednesday, April 4, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Russell & Janet Hughes, 730 Kingston Road, Middle River 21220 Rick Richardson, 30 E. Padonia Road, Ste. 500, Timonium 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 20, 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, March 20, 2007 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Russell Hughes 730 Kingston Road Middle River, MD 21220 410-686-3245

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: 07-364-A

11232 Bird River Grove Road

N/side of Bird River Grove Road, 5,523 feet s/east of centerline of Ebenezer Road 15th Election District – 6th Councilmanic District Legal Owners: Russell G. & Janet L. Hughes

Variance to permit a dwelling with a height of 39 feet in lieu of the maximum permitted height of 35 feet.

Hearing: Wednesday, April 4, 2007 at 11:00 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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



ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newso	aper Advertising:	1 !
1 01 1101131	apor Advortioning.	
Item Numb	er or Case Number:	07-364-A
Petitioner:	HUGH	ES
Address or	Location: 11232	BIRD RIVER GROVE RD.
PLEASE F	ORWARD ADVERTIS	ING BILL TO:
Name:	MR. +MRS.	RUSSELL G. HUGHES
Address: _	730 KINGS	
		1ER, MP 21220
· · ·		
Telephone	Number: 시[1-686-3245

Revised 7/11/05 - SCJ



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

March 27, 2007

Russell G. Hughes, Jr. Janet L. Hughes 730 Kingston Road Middle River, MD 21220

Dear Mr. and Mrs. Hughes:

RE: Case Number: 07-364-A, 11232 Bird River Grove Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 9, 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.

W. Call Richal D

W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

Rick Richardson Richardson Enginnering, LLC 30 E. Padonia Road, Suite 500 Timonium 21093

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

March 1, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 26,2007

364 Item Number: 363 through 373

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





Martin O'Malley, Governor Anthony Brown, Lt. Governor

John D. Porcati, Secretary Designate Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MARCH 5, 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. 7-364-A

11232 BIRD RIVER GROVERD

HUGHES PROPERTY

VARIABLE

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.

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,

1 Steven D. Foster, Chief)

vo Engineering Access Permits

Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence





APR - 7 2007

TO:

Timothy M. Kotroco

ZONING COMMISSIONER

FROM:

Dave Lykens, DEPRM - Development Coordination

DATE:

April 4, 2007

SUBJECT:

Zoning Item

07-364-A

Address

11232 Bird River Grove Road

(Hughes Property)

Zoning Advisory Committee Meeting of February 26, 2007

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

<u>X</u> 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 other Sections, of the Baltimore County Code).

Additional Comments:

The Property is in the Limited Development Area (LDA) and a Buffer Management Area (BMA) of the Chesapeake Bay Critical Area (CBCA) and therefore must comply with the impervious surface limits of 25% and all BMA provisions. The property currently contains 23.6% impervious surface area.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: March 29, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-364- 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

ADD _ .

ZOMINO COMINGO SINTED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: March 2, 2007

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 5, 2007

Item Nos. 07-314, 363, 364, 366, 367, 368,

369, 370, 371, 372, and 373

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-03022007.doc

RE: PETITION FOR VARIANCE

11232 Bird River Grove Road; N/S Bird River

Grove Road, 5,523' SE c/line Ebenezer Road*

15th Election & 6th Councilmanic Districts

Legal Owner(s): Russell & Janet Hughes

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-364-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 and 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 27th day of February, 2007, a copy of the foregoing Entry of Appearance was mailed Rick Richardson, Richardson Engineering, LLC, 30 Padonia Avenue, Suite 500, Timonium, MD 21093, Representative for Petitioner(s).

RECEIVED

FEB 2 7 2007

Per..

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County





Patricia Zook - Case 07-364-A - hearing is Wednesday April 4 - comments needed

From:

Patricia Zook

To:

Livingston, Jeffrey; Murray, Curtis

Date:

3/30/2007 10:25:03 AM

Subject: Case 07-364-A - hearing is Wednesday April 4 - comments needed

Good morning -

We are in need of comments from your department for the listed case which is scheduled for a hearing on Wednesday, April 4, 2007 at 11:00 am in room 407.

Thanks for your help.

CASE NUMBER: 7-364-A

11232 Bird River Grove Road Location: N side Bird River Grove Road, 5,523 feet SE of c/l Ebenezer Road.

15th Election District, 6th Councilmanic District Legal Owner: Russell G. and Janet L. Hughes

VARIANCE To permit a dwelling with a height of 39 feet in lieu of the maximum permitted height of 35 feet.

Hearing: Wednesday, 4/4/2007 at 11:00:00 AM, County Courts Building, 401 Bosley Avenue, Room 407, Towson 21204

Patti Zook Baltimore County Office of the Zoning Commissioner 410-887-3868 pzook@baitimorecountymd.gov

PLEASE PRINT CLEARLY

CASE NAME 11232 BILL PLINES, CASE NUMBER 07-54-4 DATE 4/4 107

PETITIONER'S SIGN-IN SHEET

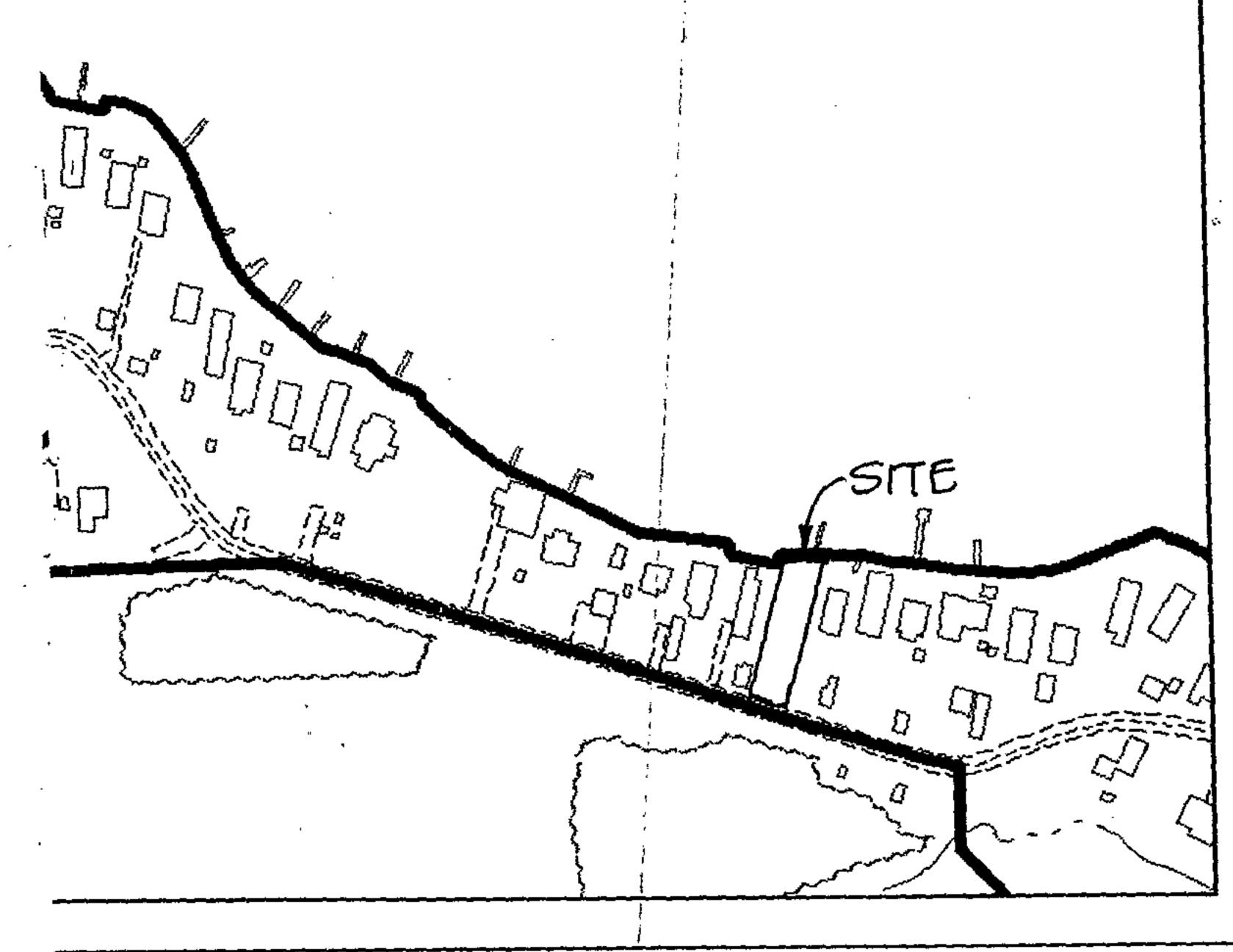
E- MAIL	sunflurian@yahon.com hughes @ mdreAL.com				
CITY, STATE, ZIP	Rath wore We 21220 Thousan MD 21093				
ADDRESS	730 Kingston Lad. 730 Kingston Lad. 30 E PADONIA RO SUITE SEO				
NAME	Buckell Hughes JR				

PLEASE PRINT CLEARLY

CASE NAME	CASE NUMBER	
CASE	CASE	DATE

CITIZEN'S SIGN-IN SHEET

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1" = 200'

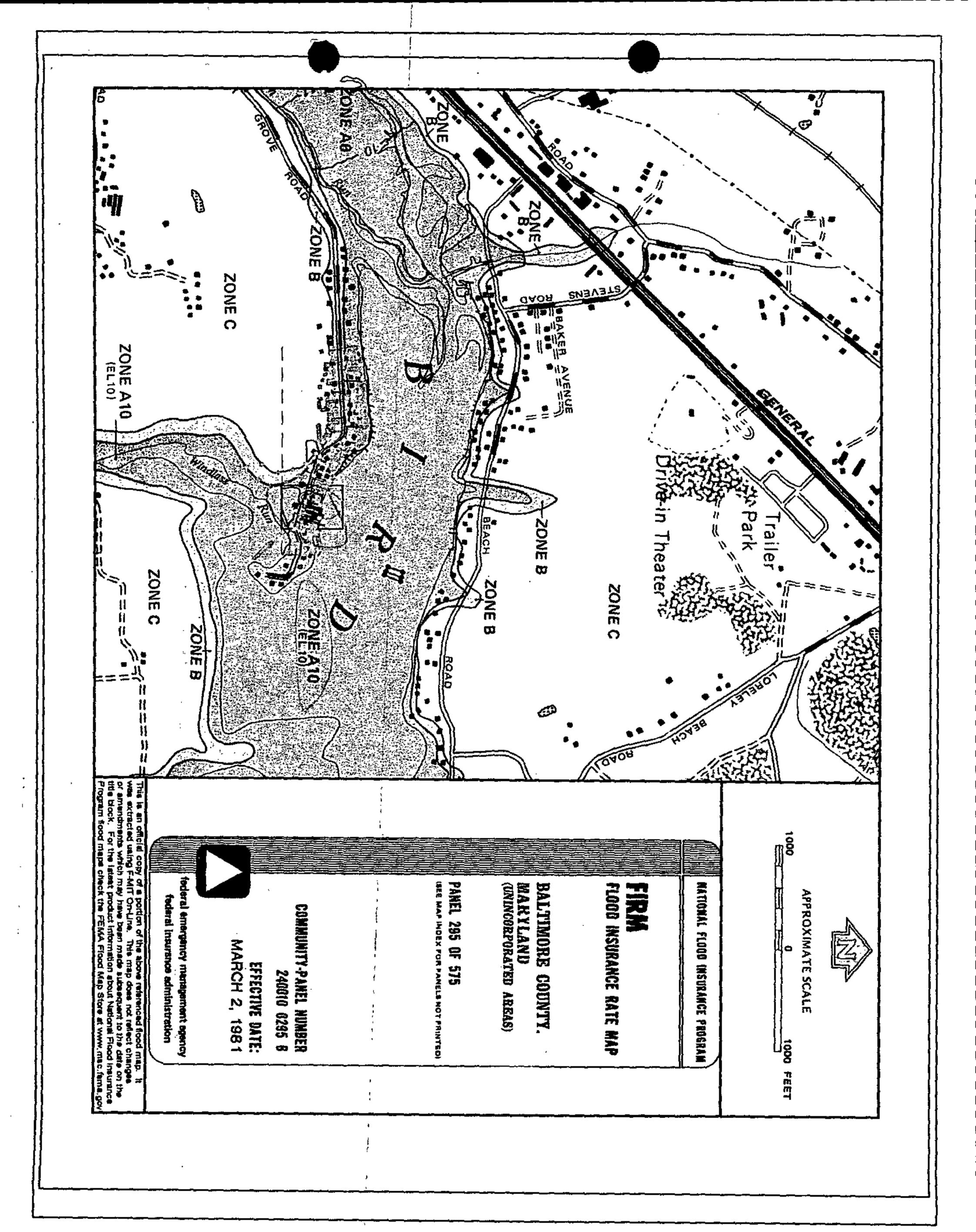
) 200 400

Feet

MAP# 073 A3

Data Sources:

Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004





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