IN RE: PETITION FOR VARIANCE

E side North Rolling Road, 147 feet

N c/l Windsor Blvd.

2nd Election District

4th Councilmanic District

(2901 North Rolling Road)

Walter Ray Hepner, III (deceased) and Kathryn Yamamoto Petitioners BEFORE THE

* DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 07-380-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

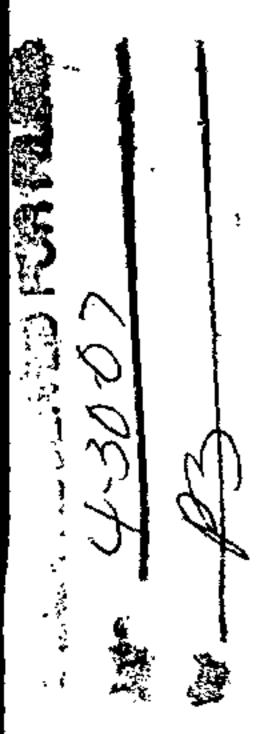
This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Walter Ray Hepner, III (deceased) and Kathryn Yamamoto. The Petitioners are requesting variance relief for property located at 2901 North Rolling Road. The variance request is from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard depth of 25 feet in lieu of the required 40 feet.

The property was posted with Notice of Hearing on April 13, 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 April 12, 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 Office of Planning dated March 26, 2007 which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file. That Office commented that Rolling Road is one the heavily traveled roads in Baltimore County and could be slated for improvements, possibly highway widening in the future. It is the opinion of this Office that the Petitioner try to limit the front building setback to 30 feet in lieu of 45 feet as opposed to 25 feet. In the interest of general safety and welfare this setback should be exercised. In addition the Office recommended certain corrections to the site plan.

Interested Persons

Appearing at the hearing on behalf of the variance request were Kathryn Yamamoto, Petitioner, and Thomas J. Hoff, with Thomas J. Hoff, Inc., who prepared the site plan. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

4-30-02

Testimony and Evidence

The subject property contains .23 acres +/- zoned DR 5.5 and is presently improved by a single family dwelling and garage. Mr. Hoff indicated that the existing dwelling is in very poor condition especially the foundation which has been patched several times as shown in

photographs, exhibit 2B. He noted that the Petitioner is presently processing a minor subdivision for the adjacent lot to the north through the County with the intent to erect two single family dwellings.

Given the condition of the dwelling, the Petitioner proposes to raze the existing dwelling and replace it with a modern home compatible with the two new homes to the north and the community as shown in exhibit 1. He proffered that the Petitioner could simply rebuild on the existing footprint and not require any variance relief. However because of the odd shape of the lot, this would result in a home with essentially no back yard. He noted that the rear of the existing dwelling is only 3 feet from the rear property line which incidentally adjoins the very large BGE industrial complex behind the property in the industrial park.

Mr. Hoff indicated that another approach would be to set the new dwelling 40 feet back from the right of way of Rolling Road to be consistent with the 40 foot setback of the two proposed homes on the adjacent lot. However this would result in a peculiarly wide but shallow shaped building which would be impractical. He opined that this wide shallow house would not be compatible with the homes being proposed on the adjacent lot nor the community.

Rolling Road as shown with 25 feet between the new dwelling and the right of way. This would provide the home most compatible with the community even though it would be closer to Rolling Road than the two new homes to the north. He noted that he has worked closely with the Department of Public Works conceding additional property along the right of way for a possible widening of Rolling Road. Exhibit 1 reflects the configuration approved by that Department for this property and the adjacent lot. Consequently the site plan meets all Department requirements as reflected in the "no comment" from Public Works in this case. He indicated that the Planning

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Office was not aware of this approach in recommending the proposed house be moved another 5 feet away from the right of way. Finally he noted that the Zoning Commissioner's Policy Manual directs that proposed homes on oddly shaped lots should be setback 30 feet from the proposed house and not perpendicular to the property line. Consequently the site plan is correct as it indicated 30 feet to the foundation of the new foundation.

Findings of Fact and Conclusions of Law

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As Mr. Hoff indicated the Zoning Commissioner's Policy Manual requires the setbacks for oddly shaped properties to be perpendicular to the foundation and not the property line. See page 1B-26.2. I have no reason to doubt Mr. Hoff's assurance that exhibit 1 reflects the increase right of way for Rolling Road consistent with the County's plans for widening this road.

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. The property is oddly shaped being the end of the line of lots which shrink in depth from north to south between the BGE complex to the east and the right of way of Rolling Road.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The Petitioner could build on the same footprint but there is no rear yard in this configuration.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. I agree the configuration proposed results in the most compatible home for the community.

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 May,. 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard depth of 25 feet in lieu of the required 40 feet is hereby GRANTED subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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

May 1, 2007

KATHRYN YAMAMOTO 5905 CHURCH LANE HYDES MD 21082

Re: Petition for Variance
Case No. 07-380-A
Property: 2901 North Rolling Road

Dear Ms. Yamamoto:

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

John V. Murphy/yz

JVM:pz

Enclosure

c: Thomas J. Hoff, 406 West Pennsylvania Avenue, Towson MD 21204



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2901 N. ROULING RD. which is presently zoned DR 9.5

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 ATTACHMENT

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

SEE ATTACHMENT

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 Purci	naser/Lessee:		<u>Legal Owner(s):</u>
N/A			WALTER RAY HEPNER III (DECEASED)
Name - Type or Print	-	Name	: - Type or Print
Signature	1	<u></u> ,	Signature
Address		Telephone No.	Name-Type or Print Name-Type or Print (1/1/W/1/Wato)
City	State	Zip Code	Signature (Jumanuato
Attorney For P	<u>etitioner:</u>		9905 CHURCH LA. 410-592-2315 Address Telephone No.
N/A	_ 		HYDES, MD 21082
Name - Type or Print	•	City	State Zip Code
Signature			Representative to be Contacted:
Company	<u> </u>		Name
Address	-	Telephone No.	406 WEST PENNSYLVANIA AVE Address Telephone No.
City	State	Zip Code	Towson, MO. 21204 40-296-3668 City State Zip Code
•		-2.p -0000	City State Zip Code OFFICE USE ONLY
Case No	7-380-A		ESTIMATED LENGTH OF HEARING
REV 9/15/98	÷	Reviewed By	UNIAVAILABLE FOR HEARING Date 2/26/07
2 10/30 A	Who ha		
	<u> </u>		
	VSM	-	



ATTACHMENT TO PETITION FOR VARIANCE 2901 NORTH ROLLING ROAD

ZONING RELIEF REQUESTED:

- 1) VARIANCE FROM SECTION 303.1 TO ALLOW A FRONT YARD DEPTH OF 25 FEET IN LIEU OF THE REQUIRED 40 FEET.
- FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ZONING COMMISSIONER.

Reasons for Variance:

The property is unique because of its irregular shape that is not consistent with other properties in the neighborhood.

The existing house is not in habitable condition. The cost to repair the existing house would exceed the cost to replace it with a new house.

The existing house is in violation of the rear setback requirements.

The setback relief requested would be in compliance with the normal 25' setback allowed by the zoning code under Section 1B02.3.c.1. (small tract table)

Strict compliance with the 40' setback would not allow enough room to build a house of similar size to other houses in the neighborhood.

Item # 380

THOMAS J. HOFF, INC.

Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

February 26, 2007

Description of 2901 Rolling Road, to Accompany Petition for Variance

BEGINNING FOR THE SAME at a point on the east side of Rolling Road (60' R/W) 147' more or less north of the centerline of Windsor Boulevard.

Thence binging on the east side R/W line of Rolling Road,

- 1) North 02 degrees 57 minutes 55 seconds West 58.15 feet, thence leaving the east side R/W line of Rolling Road,
- 2) North 81 degrees 52 minutes 17 seconds East 126.15 feet, thence,
- 3) South 24 degrees 38 minutes 15 seconds West 119.72 feet, thence,
- 4) North 65 degrees 25 minutes 38 seconds West 79.14 feet to the place of beginning.

Containing 0.19 acres of land more or less.

The bearings and distances for this description are based on the Maryland Coordinate System.

Note:

This Description has been prepared for zoning purposes only.

2nd Election District

4th Councilmanic District

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: #07-380-A
2901 N. Rolling Road
E/side of North Rolling
Road, 147 feet north of
centerline of Windsor Bouevard

2nd Election District
4th Councilmanic District
Legal Owner(s): Walter Ray
Hepner, III (Deceased),
Kathryn Yamamoto
Variance: to permit a front
yard depth of 25 feet in lieu
of the required 40 feet.
Hearing: Monday, April
30, 2007 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley
Avenue, Towson 21204.

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

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

4/128 Apr. 12 131273

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in the following weekly newspaper published in Baltimore County, once in each of THIS IS TO CERTIFY, that the annexed advertisement was pub 200 successive weeks, the first publication appearing lished Md.,

NE Booster/Reporter **Arbutus Times** The Jeffersonian **Towson Times** Owings Mills Times Catonsville Times

North County News

LEGAL ADVERTISING

No.24913 No.24913	OUT 2/(26/cm) This are	Commonwell and the second and the se		CASHIER'S VALIDATION
BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	DATE	RECEIVED ***	FOR ZOULLE I MIGHT EL	DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOM

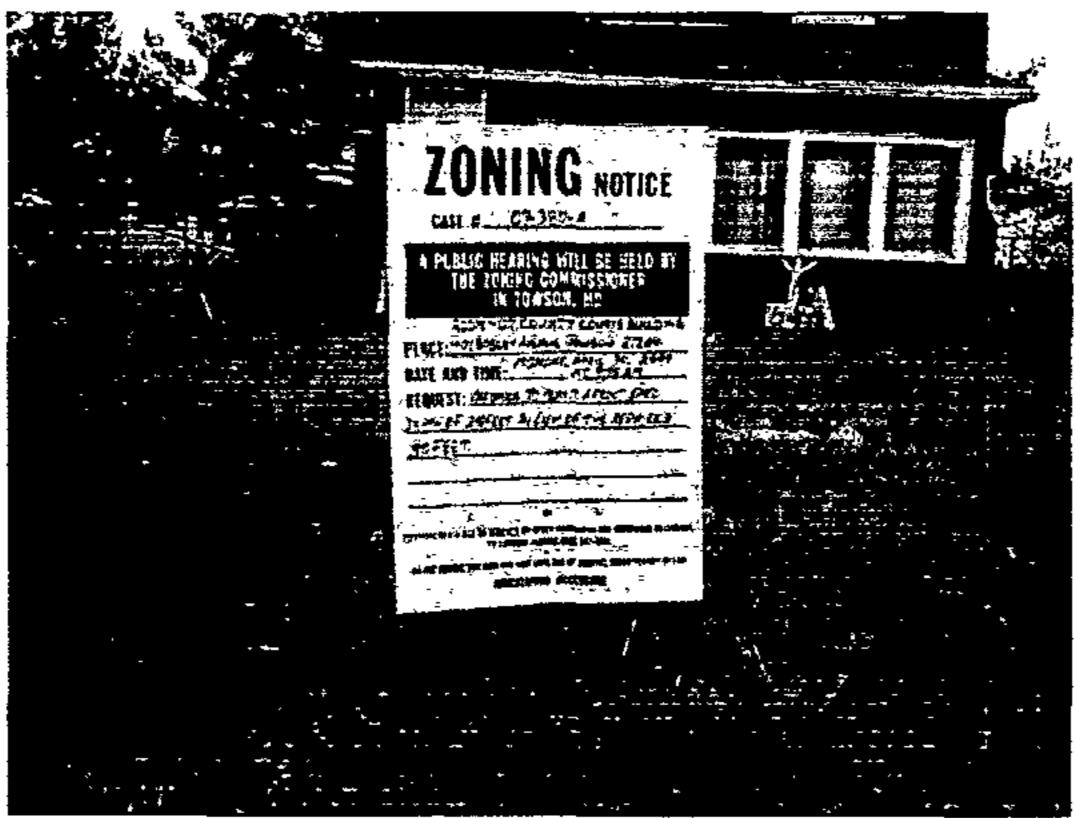
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CERTIFICATE OF POSTING

	RE: Case No: 07-380-A
	Petitioner/Developer:
	Petitioner/Developer: KATHRYN YAMAMOTO
	Date Of Hearing/Closing: 4/30/07
Baltimore County Departmen Permits and Development Ma County Office Building, Roor 111 West Chesapeake Avenue	nagement n 111
ì	
Attention:	
1 . 3	
Ladies and Gentlemen:	
This letter is to certify under the sign(s) required by law were part	the penalties of perjury that the necessary posted conspicuously on the property 2901 N. ROCCING RD
· · · · · · · · · · · · · · · · · · ·	
This sign(s) were posted on	April 13, 2007
	(Month, Day, Year)
	Sincerely,
	(Signature of tion Poster and Date)
	(Signature of sign Poster and Date) Martin Ogle
	Sign Poster
	16 Salix Court
	Address
	Balto. Md 21220
	(443-629 3411)

im001058 (576x432x24b jpeg)



Martin Re 4/13/07



JAMES T. SMITH, JR. County Executive

March 15, 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: 07-380-A

2901 N. Rolling Road

E/side of North Rolling Road, 147 feet north of centerline of Windsor Boulevard

2nd Election District — 4th Councilmanic District

Legal Owners: Walter Ray Hepner, III (Deceased), Kathryn Yamamoto

Variance to permit a front yard depth of 25 feet in lieu of the required 40 feet.

Hearing: Monday, April 30, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Kathryn Yamamoto, 5905 Church Lane, Hydes 21082 Thomas Hoff, 406 West Pennsylvania Avenue, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 14, 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, April 12, 2007 Issue - Jeffersonian

Please forward billing to:

Kathryn Yamamoto 5905 Church Lane Hydes, MD 21082 410-592-2315

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: 07-380-A

2901 N. Rolling Road

E/side of North Rolling Road, 147 feet north of centerline of Windsor Boulevard 2nd Election District – 4th Councilmanic District

Legal Owners: Walter Ray Hepner, III (Deceased), Kathryn Yamamoto

Variance to permit a front yard depth of 25 feet in lieu of the required 40 feet.

Hearing: Monday, April 30, 2007 at 9:00 a.m. in Room 407, County Courts Building,

407 Bosley Ayenue, 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: 07-300-A
Petitioner: KATHRYN YAMAMOTO .
Address or Location: 2901 ROUING RD.
PLEASE FORWARD ADVERTISING BILL TO:
Name: KATHRYN YAMAMOTO
Address: 5905 CHURCH LA.
HYDES, MD. 21082
Telephone Number: <u>410-592-2315</u>

Revised 7/11/05 - SCJ



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

April 26, 2007

Kathryn Yamamoto 5905 Church Lane Hydes, MD 21082

Dear Ms. Yamamoto:

RE: Case Number: 07-380-A, 2901 N. Rolling Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 26, 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,

W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Thomas J. Hoff 406 West Pennsylvania Avenue Towson 21204

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 9, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 5,2007

380

Item Number: 374 through 388

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: March 6, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 12, 2007

Item Nos. 07-374, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, and 388

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw

cc: File

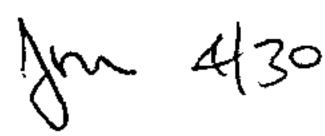
ZAC-NO COMMENTS-03062007.doc





DATE: March 26, 2007

MAR 3 (2007



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

2901 Rolling Road

INFORMATION:

Item Number:

7-380

Petitioner:

Kathryn Yamamoto

Zoning:

DR 5.5

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. Rolling Road is one of the heavily traveled roads in Baltimore County and could be slated for improvements, possibly highway widening in the future. It is the opinion of this office that the petitioner try to limit the front building setback to 30' in lieu of 45' as opposed to 25'. In the interest of general safety and welfare this setback should be exercised.

The petitioner should correct the site plan as the rear setback line as shown are drawn incorrectly. The lines are drawn as if there is a proposed building being shown. The line point should begin at the corner of the building envelope.

For further information concerning the matters stated here in, please contact Dave Green at 410-887-3480.

Reviewed by:

Division Chief: AFK/LL: CM



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

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

Maryland Department of Transportation

Date: MARCH 12, 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. 7-380A

LI-DUNG ROLLINGROAD

HEDNER/YAMANIOTO PROPERTY

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-3 & 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

RE: PETITION FOR VARIANCE

2901 N. Rolling Road; E/S Rolling Road,

147' N c/line Windsor Blvd

2nd Election & 4th Councilmanic Districts

Legal Owner(s): Walter Hepner (deceased) &*

Kathryn Yamamoto

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-380-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.

Put Max Almanana

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 9th day of March, 2007, a copy of the foregoing Entry of Appearance was mailed Thomas Hoff, 406 West Pennsylvania Avenue, Towson, MD 21204, Representative for Petitioner(s).

RECEIVED

123 0 L 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per....

PLEASE PRINT CLEARLY

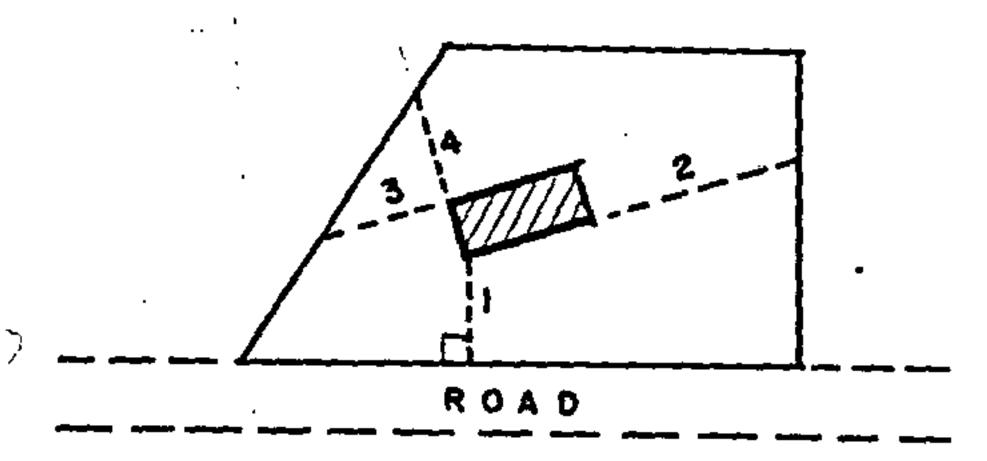
CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

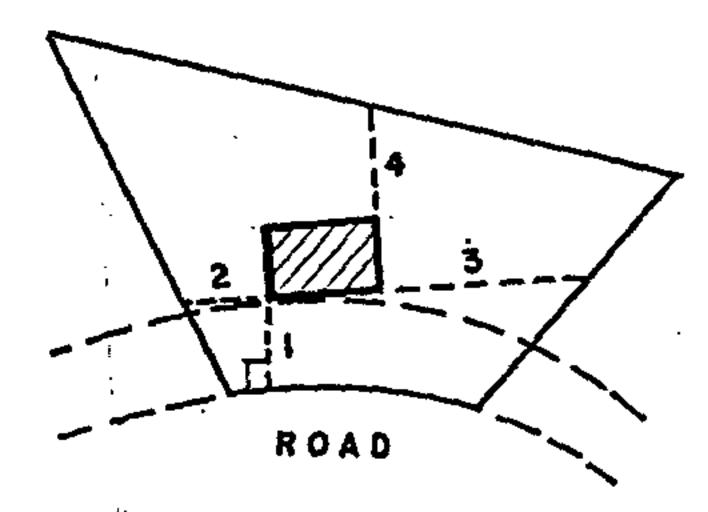
E- MAIL		TOM & THOMAS SHOFF, CON.										
CITY, STATE, ZIP	Hydes, MD 21082	ONO	,									
ADDRESS	5905 Church Ln	400 W. PENNSTLVANIA AVE										
NAME	William Yennande	THOMAS J. HOFF										

D-I METHOD OF MEASURING SETBACKS IN D.R. ZONES

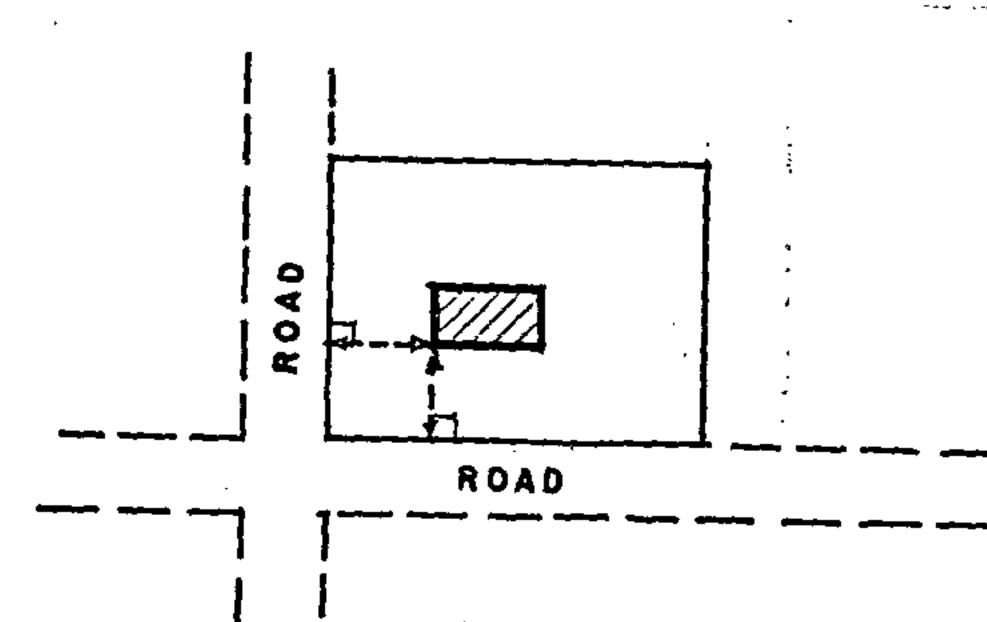
- A. The front setback distance is measured radial or perpendicular to the road or front right-of-way.
- B. Side and rear setback distances are measured by extending the foundation wall lines to the nearest intersection of the property line



- 1. Front setback
- 2. Side setback
- 3. Side setback
- 4. Rear setback



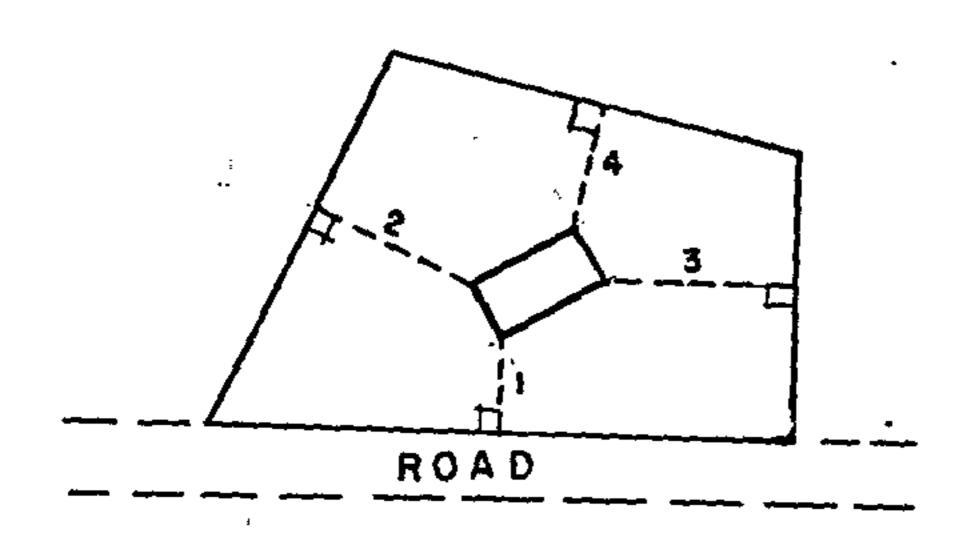
- 1. Front setback
- 2. Side setback
- 3. Side setback
- 4. Rear setback



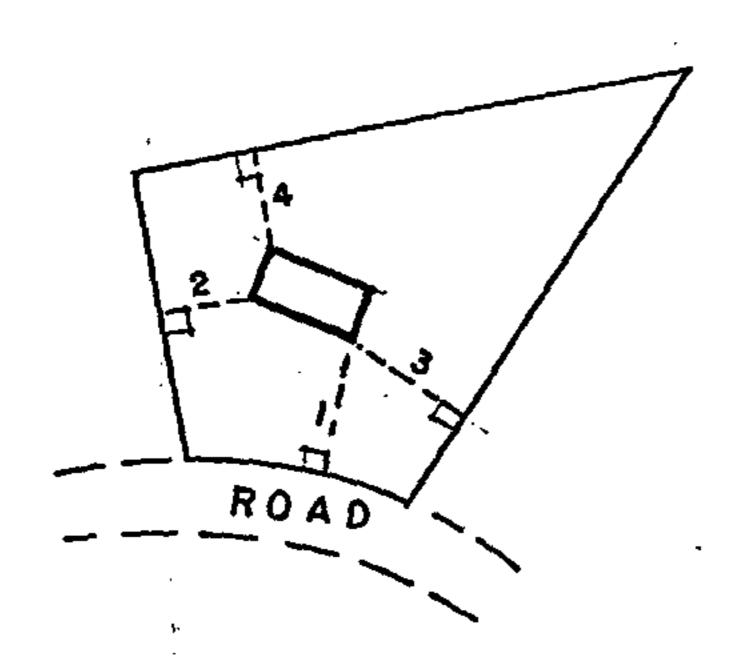
Front and side street are measured perpendicular to the road

D-2 METHOD OF MEASURING SETBACKS IN R.C. ZONES

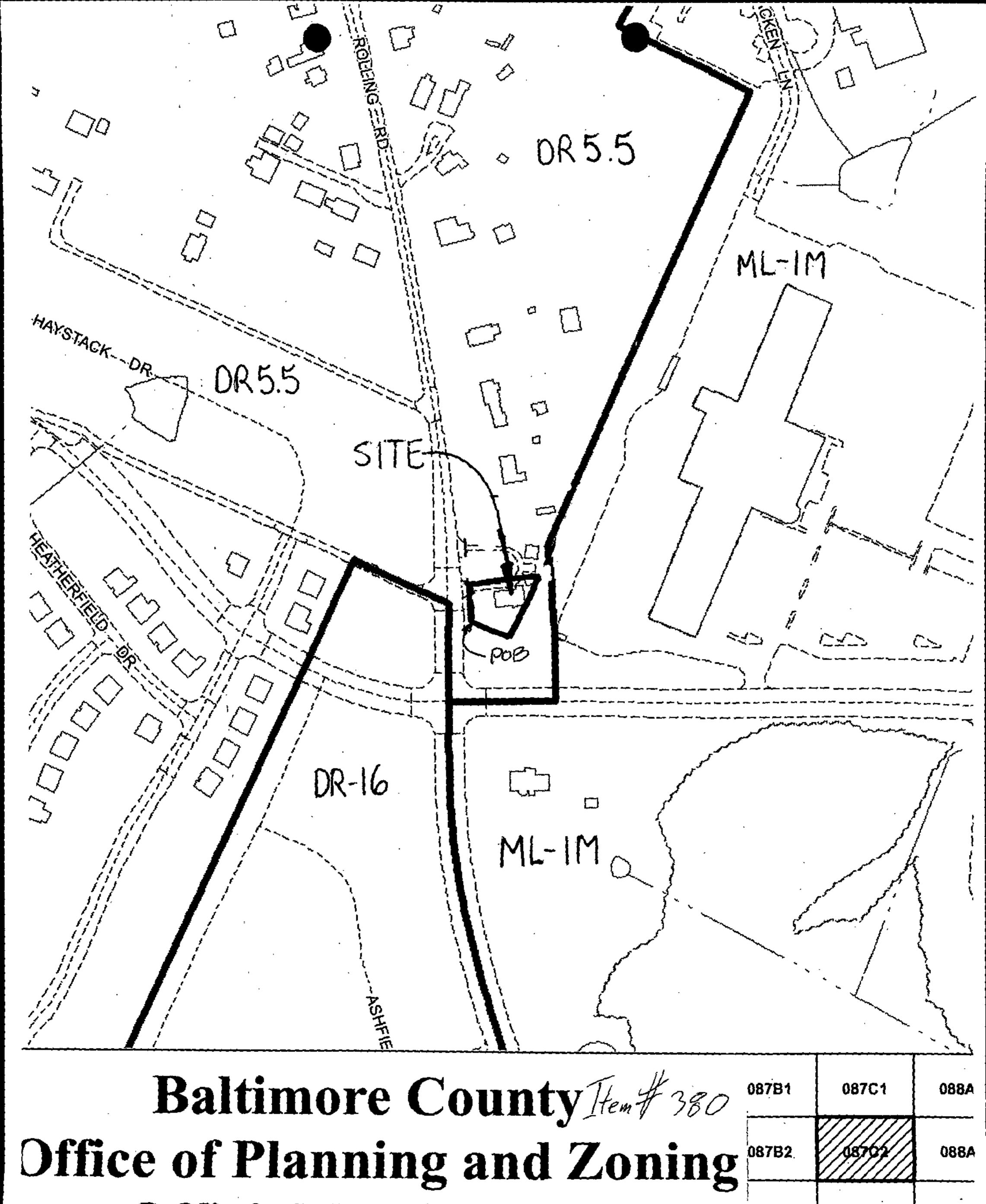
Front, side and rear setbacks are measured from the nearest point on the dwelling perpendicular to the property line.



- 1. Front setback
- 2. Side setback
- 3. Side setback
- 4. Rear setback



- 1. Front setback
- 2. Side setback
- 3. Side setback
- 4. Rear setback



Official Zoning Map 087B3

087C3

A880

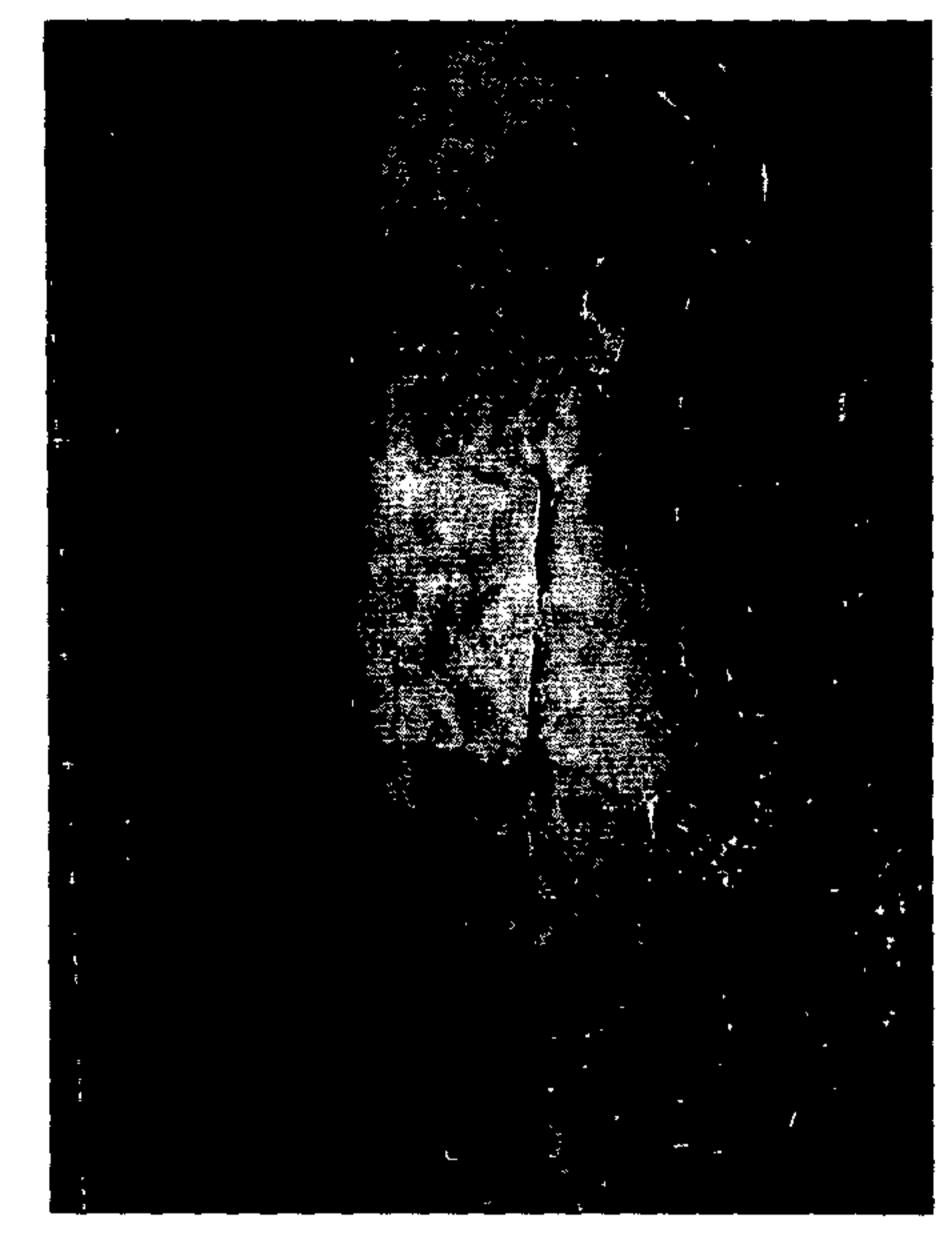
PETITIONER'S EXHIBIT:



PHOTO #5



PHOTO#7



% OLOH



PHOTO#8



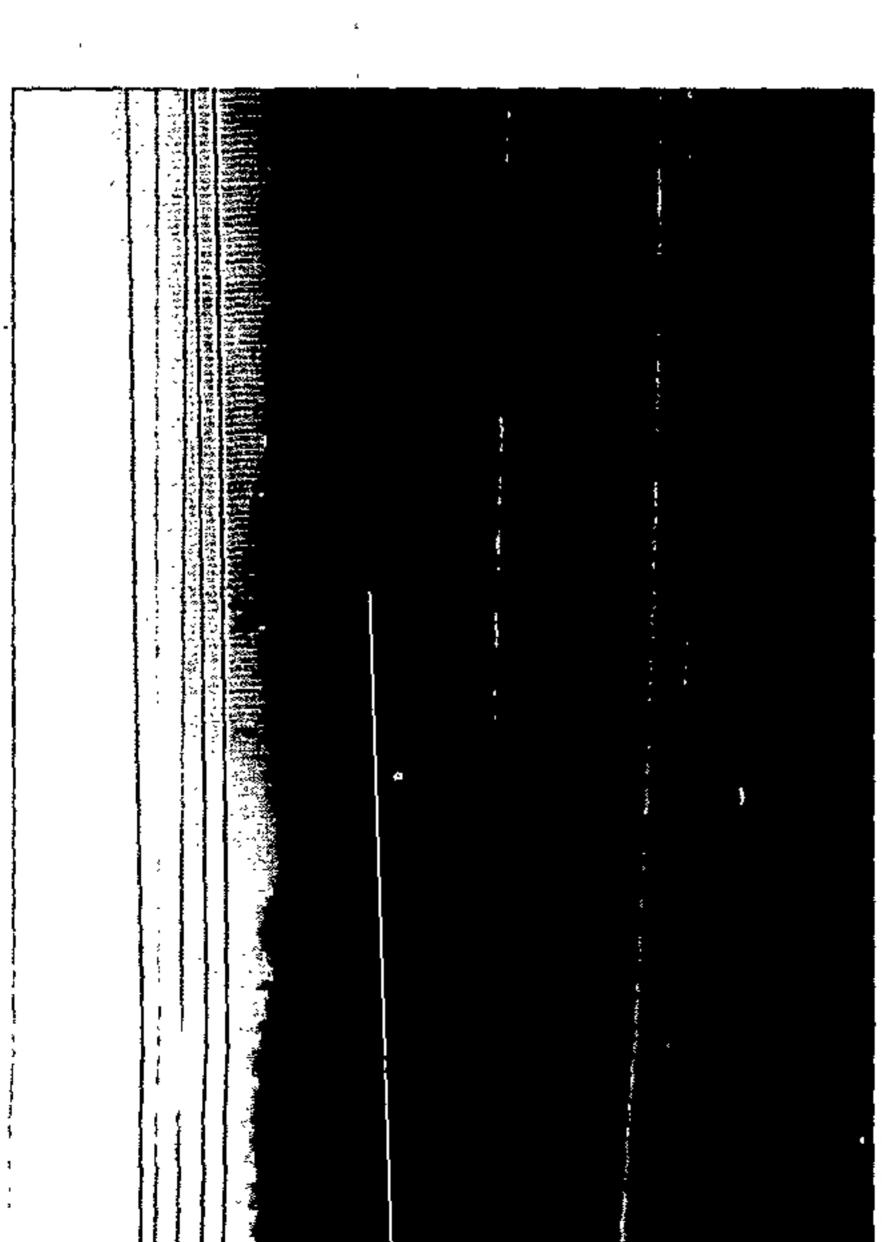


PHOTO #1



PHOTO#3

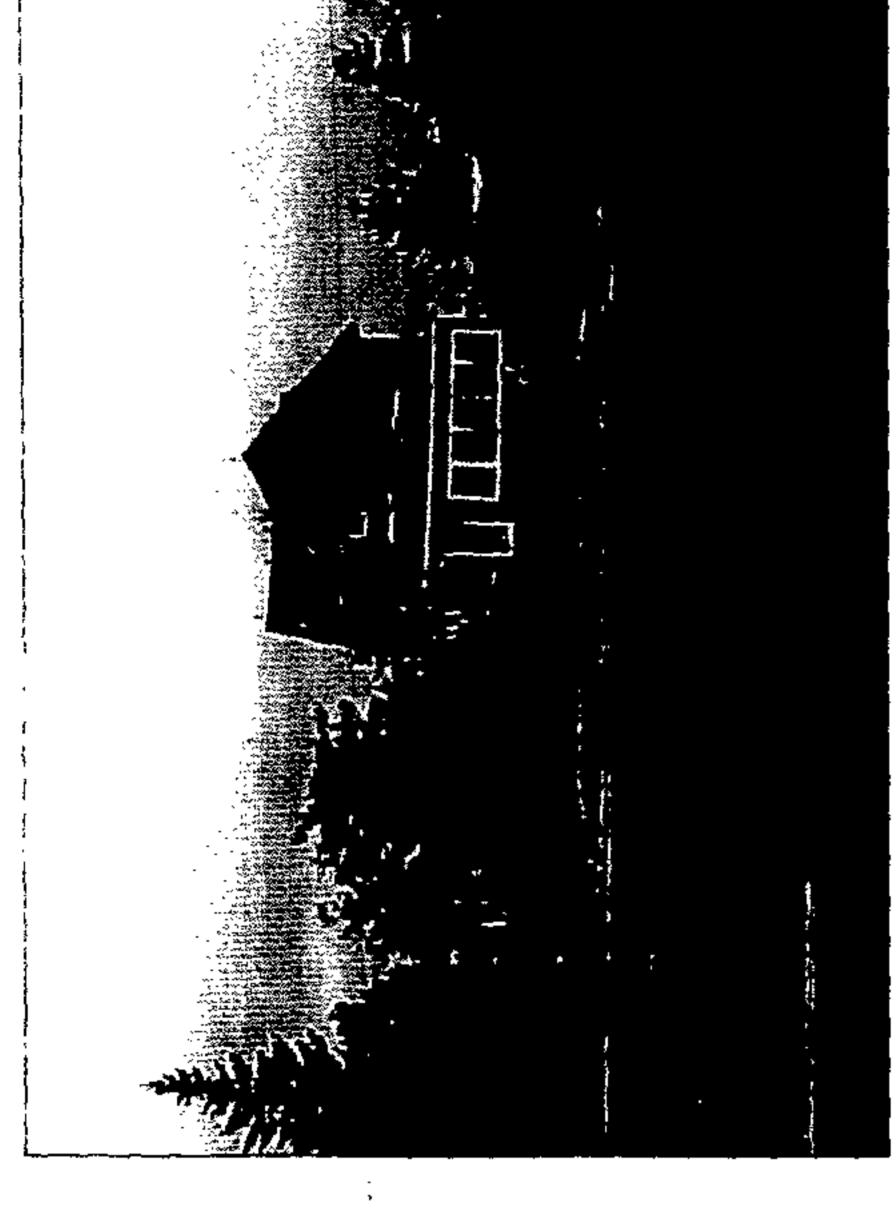


PHOTO #2



PHOTO#4

