IN RE: PETITIONS FOR SPECIAL HEARING
S side of McCann Avenue, 150 feet +/- W
of c/l of York Road
8<sup>th</sup> Election District
3<sup>rd</sup> Councilmanic District

(5 McCann Avenue)

\* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* FOR BALTIMORE COUNTY

Stephen A. Miller, Inc.; Stephen A. Miller, President

\* CASE NO. 07-415-SPHA

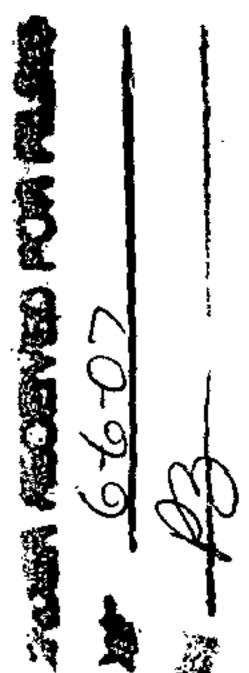
FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Stephen A. Miller, President. The subject property is identified as 5 McCann Avenue.

The Special Hearing request was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), pursuant to Section 500.6 of the BCZR, Section 3112.0 of the Building Code, and Sections 32-4.414, 32-4.107(a)(2), 32-8.301 of the BCC, to allow a side yard building setback of 3 feet from a Riverine Floodplain Freeboard in lieu of the required 20 feet to construct a building for office use and storage.

The Variance request is from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve side yard setbacks of 5 feet and 8 feet in lieu of the required 30 feet and a rear yard setback of 15 feet in lieu of the required 30 feet, to approve a 5 foot wide 'on site' access to the rear parking spaces in lieu of the required 20 foot wide driveway and to permit an off-street loading space which will impede normal vehicular circulation.

The property was posted with Notice of Hearing on May 15, 2007, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on May 17, 2007, to notify any interested persons of the scheduled hearing date.



#### Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

#### 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 Comments are made part of the record of this case and contain the following highlights: ZAC comments were received from Department of Environmental Protection and Resource Management dated May 9, 2007 which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file. In addition correspondence was received from the Department of Public Works dated June 4, 2007 that the existing water surface profile will not be affected by the proposed work and will have no floodplain impact on offsite properties. The Department recommended approval of the requested waiver.

#### Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief were Alonzo Childress, P.E., who prepared the Plat to Accompany, and Stephen A. Miller, President of the corporate Petitioner. Lawrence Hammond, Esquire, represented the Petitioner. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

#### **Testimony and Evidence**

SALE S

The subject property contains 0.234 +/- acres total; 0.150 acres (6,542 square feet) is zoned ML-IM, 0.041 acres (1,784 square feet) is zoned BL-AS, 0.043 acres (1,885 square feet) is zoned BM. The lot is 49 feet wide and 204 feet deep. The property is currently used as a electrical contractor's office in an existing 1 story converted residence with basement is used for storage and a garage. See existing conditions plat, exhibit 2.

The Petitioner proposes to construct a 36 x 40 ft. metal storage building in the rear of the property with a maximum height of 19 feet as shown in the plat to accompany, exhibit 1. Mr. Childress explained that the there will be no changes to the office, garage or to the 20 foot wide use in common driveway to the east of the property by which the Petitioner's employees gain access to the parking spaces in the rear. He also noted that the rear of the property abuts a 100 year flood plain as shown in blue in exhibit 4. While this is theoretically a floodplain, he noted that in actuality it is simply a drainage ditch and not a stream or creek. The floodplain is caused by stormwater being backed up by an undersize culvert under the old railroad tracks to the west. He opined that water never actually backs up to the subject property. Nonetheless the new storage building would be only 3 feet from the calculated floodplain. The regulations require 20 ft. setback. Finally he noted the Department of Public Works recommends approval of the waiver request.

Mr. Childress noted that the lot is only 49 feet wide and the new storage building is in the ML zoned portion of the property. See photographs of the property and the ML regulations require side and rear yard setbacks of 30 feet. Clearly no use could be made of the property if these regulations were strictly enforced. The Petitioner proposes to erect a storage building which would be 8 feet from the west boundary, 5 feet from east boundary, and 15 feet from the rear boundary to give a reasonable size storage building. He also noted that the Petitioner uses the offsite use in common driveway to the east to gain access to the rear of the property. Nevertheless the Zoning Office required the Petitioner to request a variance for the "on site" driveway of 5 feet in lieu of the required 20 feet. The 5 feet is the distance from the existing house/office to the eastern boundary. Finally Mr. Childress noted that the parking regulations require a loading space for deliveries to the new storage building which is shown in orange on exhibit 4. While the space meets the size required in the regulations, the parking space would block several parking spaces used by employees. However he noted that deliveries will be made during the day, that they will use the designated space only as long as needed to make the delivery and that employees are generally out on assignment during the day. He concluded that there will not be any parking problem under the circumstances.

#### Findings of Fact and Conclusions of Law

CALL COLLAND

The south side of McCann Avenue has been the subject of the following recent zoning cases: 06-282 A, 06-283 A, 06-283 A, 06-284 A, 06-285 A, 05-180-A, 05-181-A and 05-182-A. Each involved industrial/office uses for the small residential buildings along McCann Avenue whereby the small former cottages would be razed and replaced by larger modern industrial structures. McCann Avenue is a remarkably short public road between the old railroad right of way and York Road. Five cottages were constructed on the south side of the road many years before the ML regulations were imposed. Over time each residence has been converted into

office use primarily for contractors like the Petitioner. The Petitioner in this case proposes to keep the office/cottage and garage as they exist and to build a new storage facility at the rear of the property.

In regard to the request for variance, I find that the property is unique from a zoning standpoint as I find that this 50 foot wide lot is impacted by the ML regulations disproportionately compared to other lots in the district. The 100 year floodplain adjoins and encroaches onto the property. The lot was created before the ML regulations were imposed.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship in that no building could be erected on this 50 ft wide property with 30 foot setbacks.

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 proposal is in keeping with the many proposals for industrial uses of the properties on the south side of McCann Avenue. I also note the there is nearly an identical storage building on the property to the east of the subject property which as shown in exhibit 1. I also agree that the Petitioner has use of the common driveway to east and so there will be no adverse impact by granting the driveway width variance. Finally I accept the testimony that the parking lot is used only by employees and not the general public, and that interference with employee parking will be minimal when deliveries are made to the building. Consequently I will grant the requested variances.

In regard to the request for Special Hearing, I note the purpose of the building is for storage and not for human occupancy. There is nearly an identical storage building next door which has no setback from the floodplain. Based on Mr. Childress' testimony that the subject property far upstream from the undersized culvert which causes any potential flooding and the

THE STATE OF THE

letter from the Department of Public Works, the new storage building will not cause an increase in the existing base flood elevation. I find that there has been a showing of good and sufficient cause for the waiver, failure to grant a waiver would result in exceptional hardship, other than economic hardship, to the applicant; granting of a waiver will not increase flood heights, impact public safety, incur extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local and state laws and ordinances and this request is the minimum necessary, considering the flood hazard, to afford relief. Finally I note the County Department of Public Works recommends the waiver.

For the reasons above I find the request meets the spirit and intent of the regulations and will not adversely impact the community. Consequently I will grant the special hearing relief.

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' special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this day of June, 2007 that the Petitioners' request for Variance from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve side yard setbacks of 5 feet and 8 feet in lieu of the required 30 feet and a rear yard setback of 15 feet in lieu of the required 30 feet, to approve a 5 foot wide 'on site' access to the rear parking spaces in lieu of the required 20 foot wide driveway and to permit an off-street loading space which will impede normal vehicular circulation is hereby GRANTED; and

IT IS FURTHER ORDERED, the Petitioner's request for Special Hearing request pursuant to Sections 500.6 and 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 3112.0 of the Building Code, and Sections 32-4-414, 32-4-107(a)(2), and 32-8-301 of the BCC, to approve a side yard building setback of 3 feet from a Riverine Floodplain Freeboard

THE PROPERTY OF THE PARTY OF TH

in lieu of the required 20 feet to construct a building for office use and storage is hereby GRANTED, subject to the following:

- 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.
- 2. 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).
- 3. The new building shall be used for storage only and not for human occupancy.

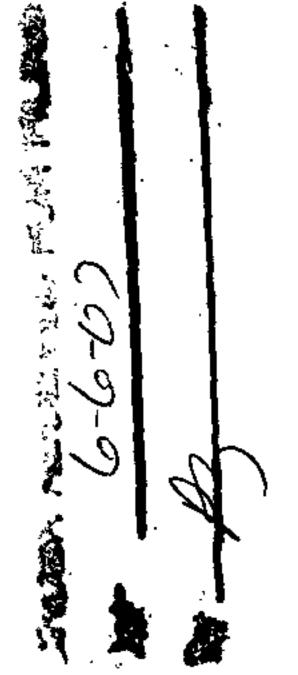
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHNW. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz



IN RE: PETITIONS FOR SEPCIAL HERING
S side of McCann Avenue, 150 feet +/-W
of c/l of York Road
(5 McCann Avenue)
8<sup>th</sup> Election District
3<sup>rd</sup> Councilmanic District

Stephen A. Miller, Inc. Stephen A. Miller, President

Legal Owner

- \* BEFORE THE
- \* DEPUTY ZONING COMMISIONER
- FOR BALTIMORE COUNTY
- \* CASE NO. 07-415-SPHA

#### AMENDED ORDER

WHEREAS, it has come to the attention of the Petitioner that the Deputy Zoning Commissioner failed to address in his Order dated June 6, 2007 all of the relief requested by said Petitioner in its Petition and Site Plan (Exhibit 1); and

WHEREAS, the Zoning Commissioner for Baltimore County has agreed to address those matters not covered in the Deputy Zoning Commissioner's prior Order.

#### MODIFIED FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter came before the Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Stephen A. Miller, Inc., by its President, Stephen A. Miller.

The Special Hearing request was filed pursuant to Sections 500.7 and 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 3112.0 of the Building Code, and Sections 32-4-414, 32-4-107(a)(2), 32-8-301 of the BCC, to allow a side yard building setback of 3 feet from a Riverine Floodplain Freeboard in lieu of the required 20 feet, and a rear yard building setback of 10 feet from a Riverine Floodplain Freeboard in lieu of the required 20 feet to construct a building for office use and storage.

An accompanying Petition for Variance requested relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve side yard setbacks of 5 feet and 8 feet in lieu of the required 30 feet, and a rear yard setback of 15 feet in lieu of the required 30 feet, to approve a 5 foot wide 'on site' access to the rear parking spaces in lieu of the required 20 foot wide driveway and to permit an off-street loading space which will impede nominal vehicular circulation.

#### Testimony and Evidence

As more particularly set forth in the Deputy Zoning Commissioner's Order, the subject property contains 0.234 +/- acres totals 0.150 acres (6,542 square feet) is zoned ML-IM, 0.041 acres (1,784 square feet) is zoned BL-AS, 0.043 acres (1,885 square feet) is zoned BM. The lot is 49 feet wide arid 204 feet deep. The property is currently used as an electrical contractor's office in an existing 1 story converted residence with basement is used for storage and a garage. See existing conditions plat, Exhibit 2. The Petitioner proposes to construct a 36 x 40 ft. metal storage building in the rear of the property with a maximum height of 19 feet as shown in the plat to accompany, Exhibit 1. Mr. Childress explained that the there will be no changes to the office, garage or to the 20 foot wide use in common driveway to the east of the property by which the Petitioner's employees gain access to the parking spaces in the rear. He also noted that the rear of the property abuts a 100 year flood plain as shown in blue in Exhibit 4. While this is theoretically a floodplain, he noted that in actuality it is simply a drainage ditch and not a stream or creek. The floodplain is caused by storm water being backed up by an undersize culvert under the old railroad tracks to the west. He opined that water never actually backs up to the subject property, nonetheless the new storage building would be only 3 feet from the calculated floodplain, the regulations require 20 ft. setback. Finally he noted the Department of Public Works recommends approval of the waiver request.

Mr. Childress noted that tile lot is only 49 feet wide and the new storage building is in the ML zoned portion of the property. See photographs of the property and the ML regulations require side and rear yard setbacks of 30 feet. Clearly no use could be made of the property if these regulations were strictly enforced. The Petitioner proposes to erect a storage building which would be 8 feet from the west boundary, 5 feet from east boundary, and 15 feet from the rear boundary to give a reasonable size storage building. He also noted that the Petitioner uses the offsite use in common driveway to the east to gain access to the rear of the property. Nevertheless the Zoning Office required the Petitioner to request a variance for the "on site" driveway of 5 feet in lieu of the required 20 feet. The 5 feet is the distance from the existing house/office to the eastern boundary. Finally Mr. Childress noted that the parking regulations require a loading space for deliveries to the new storage building which is shown in orange on Exhibit 4. While the space meets the size required in the regulations, the parking space would block several parking spaces used by employees. However he noted that deliveries will be made during the day, that they will use the designated space only as long as needed to make the delivery and that employees are generally out on assignment during the day. He concluded that there will not be any parking problems under these circumstances.

As the history of this property will disclose, the south side of McCann Avenue has been the subject of the previous zoning matters beginning with Case 05-180-A, 05-181-A, 05-182-A, 06-282-A, 06-283-A, 06-284-A, and ending with 06-285-A. Each involved industrial/office uses for the small residential buildings along McCann Avenue whereby the small former cottages would be razed and replaced by larger modem industrial structures. McCann Avenue is a remarkably short public road between the old railroad right of way and York Road. Five cottages were constructed on the south side of the road many years before the ML regulations were imposed. Over time each residence has been convened into office use primarily for contractors like the Petitioner. The

Petitioner in this case proposes to keep the office/cottage and garage as they exist and to build a new storage facility at the rear of the property.

Mr. Murphy found that the property is unique from a zoning standpoint as it is a 50 foot wide lot impacted by the ML regulations disproportionately as compared to other lots in the district. The 100 year floodplain adjoins and encroaches onto the property and the lot was created before the ML regulations were imposed. He further confirmed, and I concur following my review, that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship in that no building could be erected on this 50 foot wide property with 30 foot setbacks. Finally, the Deputy Zoning Commissioner found that the variance could be granted in strict harmony with the spirit and intent of said regulations, and in such manner to grant relief without injury to the public health, safety and general welfare. This proposal is in keeping with the many proposals for industrial uses of the properties on the south side of McCann Avenue. He also noted that there is nearly an identical storage building on the property to the east of the subject property which as shown in Exhibit 1. I also agree that the Petitioner has use of the common driveway to the east and so there will be no adverse impact by granting the driveway width variance. Finally, Mr. Murphy accepted the testimony that the parking lot is used only by employees and not the general public, and that interference with employee parking will be minimal when deliveries are made to the building. Consequently he granted the requested variances.

In regard to the request for Special Hearing, it was noted the purpose of the building is for storage and not for human occupancy. There is nearly an identical storage building next door which has no setback from the floodplain. Based on Mr. Childress' testimony that the subject property far upstream from the undersized culvert which causes any potential flooding and the letter secured from the Department of Public Works concurring that the new storage building will

S. CONTROLL

7-6-0 Per Farence Francisco

not cause an increase in the existing base flood elevation. I concur with Mr. Murphy's finding that there has been a showing of good and sufficient cause for the waiver. Failure to grant a waiver under these facts would result in exceptional hardship, other than economic hardship, to the applicant and granting of a waiver will not increase flood heights, impact public safety, incur extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local and state laws. These requests are the minimum necessary, considering the flood hazard, to afford relief. Finally, it is noted the County Department Public Works recommends the waiver.

For the reasons above I find the request for an Amended Order meets the spirit and intent of the regulations and will not adversely impact the community. Consequently I will amend the special hearing relief granted by Mr. Murphy to incorporate all of the relief set forth on the site plan prepared by Alonzo Childress, P.E.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after reviewing the case file and considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's special hearing relief should be modified.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this day of July, 2007 that the Petitioners request for Variance from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve side yard setbacks of 5 feet and 8 feet in lieu of the required 30 feet and a rear yard setback of 15 feet in lieu of the required 30 feet, to approve 5 foot wide 'on site' access to the rear parking spaces in lieu of the required 20 foot wide driveway and to permit an off-street loading space which will impede normal vehicular circulation is hereby affirmed; and,

IT IS FURTHER ORDERED, the Petitioner's request for Special Hearing relief pursuant to Sections 500.6 and 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) Section

3112.0 of the Building Code, and Sections 32-4-414, 32-4-107(a)(2), and 32-8-301 of the Baltimore County Code, to approve a side yard building setback of 3 feet from a Riverine Floodplain Freeboard in lieu of the required 20 feet and a rear yard set back of 10 feet from a Riverine Floodplain Freeboard in lieu of the required 20 feet to construct a building for office use and storage in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following:

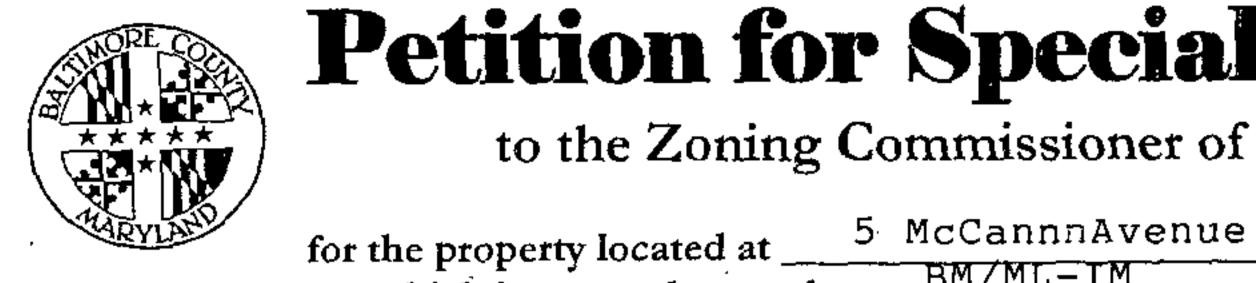
- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this tine is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would he required to return, and be responsible for returning, said property to its original condition.
- 2. Development of the property must comply with the Regulations for the Protection of Water Quality, Steams. Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- 3. The new building shall be used for storage only and not for human occupancy.

Any appeal of this decision must be made within thirty (30) days of the date of this Order

WILLIAM LWISEMAN, III ZONING COMMISSIONER FOR BALTIMORE COUNTY

JVM:pz

A CONTRACTION AND A CONTRACTIO



### Petition for Special Hearing

(This petition must be filed in person, in the zoning office, in triplicate, with original signatures.)

which is presently zoned \_\_\_\_\_BM/ML-IM

to the Zoning Commissioner of Baltimore County

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 Special Hearing to County, to determine whether or not the Zoning Commissioner (This box to be completed by planner)	th is described in the description and plat attached hereto under Section 500.7 of the Zoning Regulations of Baltimore
Pursuant to Section 500.6 of the BCZ Code, and Sections 32-4.414, 32-4.10 a sideyarddbuilding set back of three plain Freeboard in lieu of the requirements.	7(a)(2), 32-8.301 of the BCC, e feet (3') from a Riverine Flood-
Property is to be posted and advertised as prescribed by the zon, or we, agree to pay expenses of above Special Hearing, as bounded by the zoning regulations and restrictions of Baltimor County.	dvertising posting, etc. and turther agree to and are to be
I/We de penaltie	do solemnly declare and affirm, under the es of perjury, that I/we are the legal  of the property which is the subject of the state of the estimate it in the subject of th
Contract Purchaser/Lessee:	Legal Owner(s):
	STEPHEN A. MILLER, INC.
Name - Type or Print	Name - Type ar Print
Signature	Signature Stephen A. Miller, President
Address Telephone No.	Name - Type or Print
City State Zip Code  Attorney For Petitioner:	Signature 5 McCann Ave. 410-666-9552
Lawrence M. Hammond, Esquire	Address Cockeysville, MD 21030
Name Type or Pript	City State Zip Code
Le Alexander de la constant de la co	Representative to be Contacted:
Signature Hammond & Hammond, LLC	Lawrence M. Hammond, Esquire
Company 465 Main Stee 410-833-7576	Agree Main St. 410-833-7576 P. O. Boxx569
Address Telephone No.	Address Telephone No.
Reisterstown, MD 21136 City Zip Code	Reisterstown, MD 21136 City State Zip Code
	OFFICE USE ONLY
ESTI	MATED LENGTH OF HEARING
Case No. 07-415 SPHA UNA	VAILABLE FOR HEARING
lochorb 1	



REV 9/15/98

### Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5 McCann Avenue which is presently zoned BM/ML-IM

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) 238.2 of the BCZR to approve side yard setbacks of five feet (5') and eight feet (8') in lieu of the required thirty (30) feet and a rear yard set back of fifteen feet (15') in lieu of the required the required thirty feet (30'); to approve a five foot (5') wide "on site" access to the rear parking spaces in lieu of the required twenty foot (20') \* of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be discussed at Hearing

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): STEPHEN A. MILLER, INC. Name - Type or Print Name - Type or Print Signature Signature Stephen A. Miller, President Address Telephone No. Name - Type or Print City State Zip Code Signature Attorney For Petitioner: McCann Ave. 410-666-9552 Address Lawrence M. Hammond, Esquire Telephone No. Cockeysville, 21030 MDName - Type or Print City State Zip Code Representative to be Contacted: idnature Hammond & Hammond, LLCc Lawrence M. Hammond, Esquire Name 465 Main St., P. O. Box 569 Main St. 410~833-7576 410-833-7576 Telephone No. Telephone No. Address Reisterstown, MD 21136 Zip Code City State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING

Reviewed By

ECHVED MOR PROM

UNAVAILABLE FOR HEARING

\* wide driveway; to permit an off street loading space which will impede normal vehicular circulation.

March 14, 2007

ZONING DESCRIPTION FOR Stephen A. Miller, Inc. 5 McCann Avenue Baltimore County, Maryland 21030

(410) 803-0304

<u>Beginning at a point</u> on the south side of McCann Avenue, which is a 20 feet right-of-way at the distance of 150+/- feet west from the centerline of the intersection of York Road, which is a 65 feet right-of-way. Thence the following courses and distances:

1.	S 06 33' 02" E	204.23 ft.
2.	S 82 44' 58" W	49.60 ft.
3.	N 06 33' 02" W	204.23 ft.
4.	N 82 44' 58" E	49.60 ft.

FAX (410) 803-0299

To the Point of Beginning.

The Property (5 McCann Avenue) located in the 8th Election District, 3rd Councilmanic District, is designated as Lots No. 5 and 5A as shown in the "Wills Records"; recorded in Liber 99 Folio 467 and as recorded in:

<u>Deed</u>	<u>Tax Map</u>	<u>Parcel</u>	
Liber 10929 Folio 533	51	521	

Containing 0.234 acres of land more or less.

R. Alonzo Childress Registered Professional Engineer Maryland P.E. No. 10227

BALTIMORE COUNTY, MARYIGAN  OFFICE OF RIDGE & FINANCE  MISCELLANEOUS RECEIPT  ONE  TO ACCOUNT TO NO. 24.967  MISCELLANEOUS RECEIPT  TO ACCOUNT TO NO. 24.967  MISCELLANEOUS RECEIPT  FROM THE TOTAL STREET TO			The management of the second o			•
BAJIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT  Out 3   5   0   0   0   0   0   0   0   0   0					•	•
BALTIMORE COUNTY, MARYLAND OFFICE OF SUDGET A FINANCE MISCELLANEOUS RECEIT MISCELLANEOUS RECEIT MISCELLANEOUS RECEIT MISCELLANEOUS RECEIT FROM:						
BALTIMORE COUNTY, MARYLAND OFFICE OF SUDGET A FINANCE MISCELLANEOUS RECEIT MISCELLANEOUS RECEIT MISCELLANEOUS RECEIT MISCELLANEOUS RECEIT FROM:				ATION		•
BALTIMORE COUNTY, MARYIGNO OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIF  MISCELLANEOUS RECEIF  MISCELLANEOUS RECEIF  MISCELLANEOUS MISCELLANEOUS MISCELLANEOUS  MISCELLANEOUS MISCELLANEOUS MISCELLANEOUS  MISCELLANEOUS  MISCEL				6 VALID		
BALTIMORE COUNTY MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS. RECEIPT FOR STANDARD FOR STANDARD FOR STANDARD WHIT CASHIR FOR STANDARD FOR STAN		A TABLE TO SERVE TO THE RESERVE TO T		ASHIER		
BALTIMORE COUNTY MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS. RECEIPT FOR STANDARD FOR STANDARD FOR STANDARD WHIT CASHIR FOR STANDARD FOR STAN			Tangan Tanga Tangan Tangan	<u>ح</u>		
BALTIMORE COUNTY MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS. RECEIPT FOR STANDARD FOR STANDARD FOR STANDARD WHIT CASHIR FOR STANDARD FOR STAN						
BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT OATE STATEMENTON: WHITE - CASHER PRICE CASHER PARK AGENCY PRICE OF BUDGET & FINANCE MANOUNT & COUNTY PARK AGENCY PRICE CASHER PARK AGENCY			R		•	
BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT OATE STATEMENTON: WHITE - CASHER PRICE CASHER PARK AGENCY PRICE OF BUDGET & FINANCE MANOUNT & COUNTY PARK AGENCY PRICE CASHER PARK AGENCY					1	• .
BALTIMORE COUNTY MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS, RECEIPT ACCOUNT TOO FICEWED FINANCE FOR FINANCE FOR FINANCE FOR MACHINE FINANCE MACHINE FINANCE FI		4			••	
BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS. RECEIPT AMOUNT FOR.  POR.  DISTRIBUTION WHITE CASHIER PINK. AGENCY VELLOW. CUSTOM		2 8 8		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	•	
BALTIMORE: COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS. RECEIPT  DATE  SAMOUNT  FOR:  POR:  PO	1			MER		• •
BALTIMORE COUNTY MAF OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT DATE  POR: FOR: POR: POR: POR: POR: POR: POR: POR: P	2	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		V - CUSTO		
BALTIMORE COUNTY OFFICE OF BUDGET & FIR MISCELLANEOUS RE DATE DATE DOSTRIBUTION WHITE - CASHIER PINK - AGENC				YELLOV	•	-
BALTIMORE COUNT OFFICE OF BUDGET & MISCELLANEOUS R FROM: FOR:				NCY.		
BALTIMORE OFFICE OF BUDG WISCELLANE  PECEIVED FROM: FOR: WHITE - CASHIER WHITE - CASHIER	<b>3</b> 1	So		NK - AG	-	•
BALTIM OFFICE OFFICE OF		Z /				•
	LT IN	<b>⊘</b> ≥	ノザード	- CASHIE		•
	(		FOR:	·	•	
•						

•

- -

, ,

## NOTICE OF ZOKING 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: #07-415-SPHA

5 McCann Avenue
Syside of McCann Avenue, 150 feet +/- west of centerline of York Road

8th Election District - 3rd Councilmanic District
Legal Owner(S): Stephen Miller
Special Hearing: pursuant to Section 500.6 of the BCZR, Section 3112.0 of the building code and Sections 32-Section 3112.0 of the building code and Sections 32-Section in lieu of the required twenty feet (20), to construct a building for office use and storage. Variance: to approve side yard setbacks of 5 ft. and 9 feet in lieu of the required 30 feet and a rear yard setback of 15 feet in lieu of the required 30 feet, to approve a 5 toot wide "on site" access to the rear parking spaces in lieu of the required 20 feet.

20 feet.

Hearing: Monday, June 4, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue,

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.
5/210 May 17

# OF PUBLI A

, 20<u>07</u>

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

The Jeffersonian

Catonsville Times Arbutus Times

Owings Mills Times Towson Times

NE Booster/Reporter

North County News

Mulus

LEGAL ADVERTISING

RE: Case No.: 07-415-SPHA
Petitioner/Developer:

STEPHEN MUER/LAWRENCE HAMMOND

Date of Hearing/Closing: 6/4/07

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

Ladies and Gentlemen:

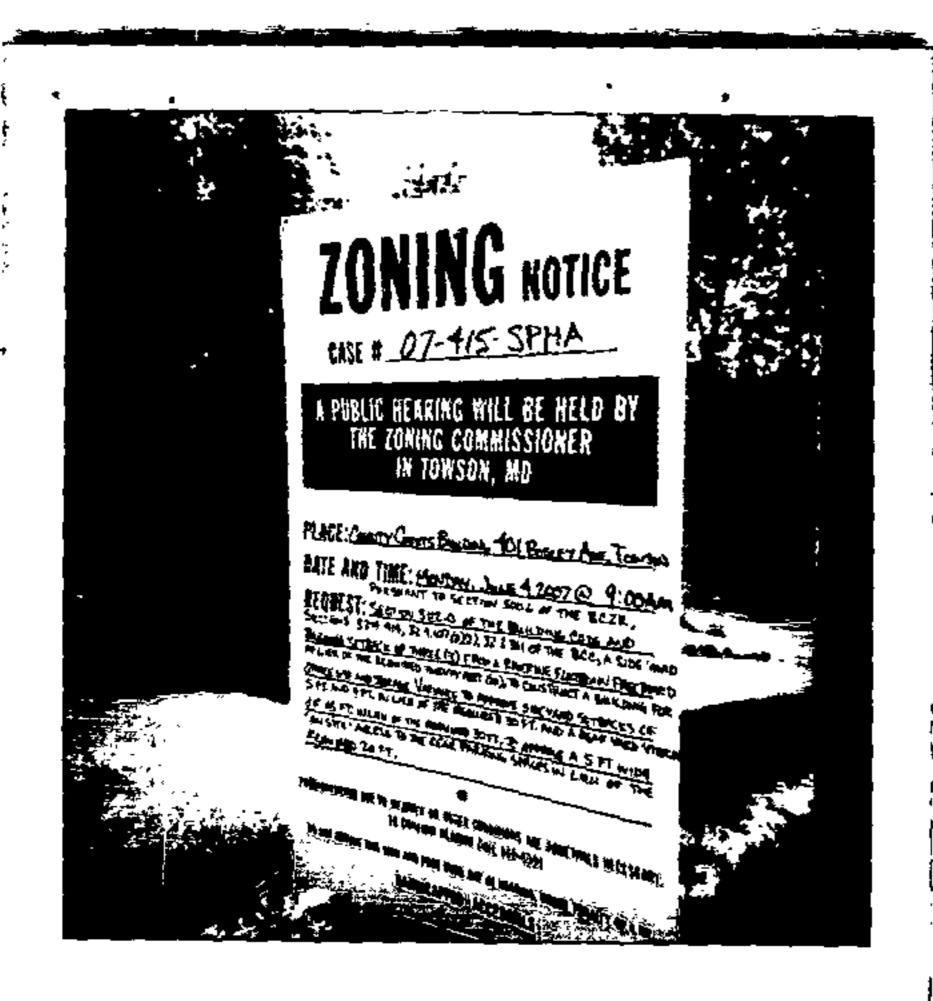
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at

5 MCCANN AVENUE COCKEYSVILLE MD 21030

The sign(s) were posted on

5/15/07 (Month/Day/Year)

- 363



Sincerely

(Signature of Sign Poster/Date)

(Printed Name)

SHANNON-BAUM SIGNS INC. 105 COMPETITIVE GOALS DR. ELDERSBURG, MD. 21784

410-781-4000



JAMES T. SMITH, JR. County Executive

TIMOTHY M. ROTROCO, 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: 07-415-SPHA

5 McCann Avenue S/side of McCann Avenue, 150 feet +/- west of centerline of York Road 8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Special Hearing pursuant to Section 500.6 of the BCZR, Section 3112.0 of the building code and Sections 32-4.414, 32-4.107(a)(2), 32-8.301 of the BCC, a side yard building setback of three (3) from a Riverine Floodplain Freeboard in lieu of the required twenty feet (20), to construct a building for office use and storage. Variance to approve side yard setbacks of 5 ft. and 9 feet in lieu of the required 30 feet and a rear yard setback of 15 feet in lieu of the required 30 feet, to approve a 5 foot wide "on site" access to the rear parking spaces in lieu of the required 20 feet.

Hearing: Monday, June 4, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Lawrence Hammond, 465 Main Street, P.O. Box 569, Reisterstown 21136 Stephen Miller, 5 McCann Avenue, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 19, 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, May 17, 2007 Issue - Jeffersonian

Please forward billing to:

Steve Miller

5 McCann Avenue

- Cockeysville, MD 21030

410-666-9552

#### 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: 07-415-SPHA

5 McCann Avenue

S/side of McCann Avenue, 150 feet +/- west of centerline of York Road 8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Special Hearing pursuant to Section 500.6 of the BCZR, Section 3112.0 of the building code and Sections 32-4.414, 32-4.107(a)(2), 32-8.301 of the BCC, a side yard building setback of three (3) from a Riverine Floodplain Freeboard in lieu of the required twenty feet (20), to construct a building for office use and storage. <u>Variance</u> to approve side yard setbacks of 5 ft. and 9 feet in lieu of the required 30 feet and a rear yard setback of 15 feet in lieu of the required 30 feet, to approve a 5 foot wide "on site" access to the rear parking spaces in lieu of the required 20 feet.

Hearing: Monday, June 4, 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 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 Newspaper Advertising:
Item Number or Case Number: 07415 SPHA  Petitioner: Gteve Miller
Address or Location: 5 McCann AVenuc
PLEASE FORWARD ADVERTISING BILL TO:  Name: Steve Miller
Address: 5 Mc Cann Svenie  Ed. Cockersville MO. 21030
THE COCK SYTTE IN TO STATE OF THE STATE OF T
Telephone Number: 410-666-9552



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

May 30, 2007

Lawrence M. Hammond, Esquire Hammond & Hammond, LLC 465 Main Street, P.O. Box 569 Reisterstown, MD 21136

Dear Mr. Hammond:

RE: Case Number: 07-415-SPHA, 5 McCann Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 15, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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

Stephen A. Miller, Inc. 5 McCann Avenue Cockeysville 21030

#### 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 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 26,2007

415

Item Number: 410 through 426

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. Porcari, Secretary Designate Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: APRIL 2, 2007

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

RE: Balti

**Baltimore County** 

Item No. 7-415-9PHA

5 Mc CANH AVENUE

MILLER PROPERTY

SPECIALHEARING

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. 7-415-50HA

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

Am 6/4



#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**DATE:** April 17, 2007

DECEIVE APR 1 9 2007

BY:\_\_\_\_

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-415- Special Hearing

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.

Prenared By

**Division Chief:** 

CM/LL

#### BALTIMORE COUNTY, MARYLAND

#### INTER OFFICE CORRESPONDENCE

TO:

Timothy Kotroco, Director,

Department of Permits & Development Management

ATTN:

Kristen Matthews

MS 1105

FROM:

Edward Adams, Director

Public Works

DATE:

June 4, 2007

SUBJECT: Case No. 07-415-SPH

Waiver from Design Manual Plate D-19 to Permit Reduced Floodplain

Freeboard Setback

Section 32-8-303 (c) of the Baltimore County Code concerning waivers to the floodplain regulations says, "In considering a waiver action, comments from the state coordinating office and the County Department of Public Works shall be taken into account and maintained with the permit file." This memo is the comment from the Department of Public Works for the subject waiver.

This waiver involves a storage building proposed for the subject commercial property. The configuration of the site and parking area present a practical difficulty in siting a storage building of the size needed without extending into the usual setback area. The side setback of only 3 feet is adjacent to a region of ineffective flow area which presents little risk. The rear setback of 15 feet is adjacent to the flowing stream, but will be protected by riprap slope protection.

The engineer's sealed floodplain report dated March 28, 2007 indicates that the existing water surface profile will not be affected by the proposed work, and will therefore have no floodplain impact on offsite properties.

This department recommends approval of the waiver.

#### ECA/DLT/s

CC: John Joyce, State Coordinating Office, Maryland Department of Natural Resources; Dennis Kennedy, Chief, Development Plan Review Bureau



#### Inter-Office Correspondence



	EC	25	35	【 <b>V</b> ∑2 2007	
Ш	MAY	0	9	2007	
B	/: <u></u>	• = = .			

TO:	н	Timothy M. k	Cotroco
FROM	•	Dave Lykens,	DEPRM - Development Coordination
DATE:		May 9, 2007	
SUBJE	CT:	Zoning Item Address	# 07-415-SPHA 5 McCann Avenue (Miller, Inc. Property)
	Zonin	g Advisory Cor	nmittee Meeting of March 26, 2007
			nvironmental Protection and Resource Management has no ve-referenced zoning item.
			nvironmental Protection and Resource Management offers nts on the above-referenced zoning item:
•	<u>X</u>	Protection of	of the property must comply with the Regulations for the Water Quality, Streams, Wetlands and Floodplains (Section ugh 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).		
		Critical Area l	of this property must comply with the Chesapeake Bay Regulations (Sections 33-2-101 through 33-2-1004, and s, of the Baltimore County Code).
		onal Comments these regulation	s: ns would be necessary to subdivide and construct as

proposed.

Reviewer: Glenn Shaffer Date: April 19, 2007

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-415-SPHA.doc

#### BALTIMORE COUNTY, MARYLAND

#### INTER OFFICE CORRESPONDENCE

TO:

Timothy Kotroco, Director,

Department of Permits & Development Management

ATTN:

Kristen Matthews

MS 1105

FROM:

Edward Adams, Director

Public Works

DATE:

June 4, 2007

**SUBJECT:** 

Case No. 07-415-SPH

Waiver from Design Manual Plate D-19 to Permit Reduced Floodplain

Freeboard Setback

Section 32-8-303 (c) of the Baltimore County Code concerning waivers to the floodplain regulations says, "In considering a waiver action, comments from the state coordinating office and the County Department of Public Works shall be taken into account and maintained with the permit file." This memo is the comment from the Department of Public Works for the subject waiver.

This waiver involves a storage building proposed for the subject commercial property. The configuration of the site and parking area present a practical difficulty in siting a storage building of the size needed without extending into the usual setback area. The side setback of only 3 feet is adjacent to a region of ineffective flow area which presents little risk. The rear setback of 15 feet is adjacent to the flowing stream, but will be protected by riprap slope protection.

The engineer's sealed floodplain report dated March 28, 2007 indicates that the existing water surface profile will not be affected by the proposed work, and will therefore have no floodplain impact on offsite properties.

This department recommends approval of the waiver.

#### ECA/DLT/s

CC: John Joyce, State Coordinating Office, Maryland Department of Natural Resources; Dennis Kennedy, Chief, Development Plan Review Bureau

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** March 29, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For April 2, 2007

Item Nos. 07-230, 410, 411, 413, 414, 415, 416, 417, 418, 419, 420, 423, 424, 425, and 426

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-03282007.doc

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
5 McCann Avenue; S/S McCann Avenue,
150' W c/line York Road
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Stephen Miller, Inc
Petitioner(s)

\* BEFORE THE

ZONING COMMISSIONER

\* FOR

\* BALTIMORE COUNTY

\* 07-415-SPHA

#### 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.

RECEIVED

APR 0 4 2007

Per.....

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

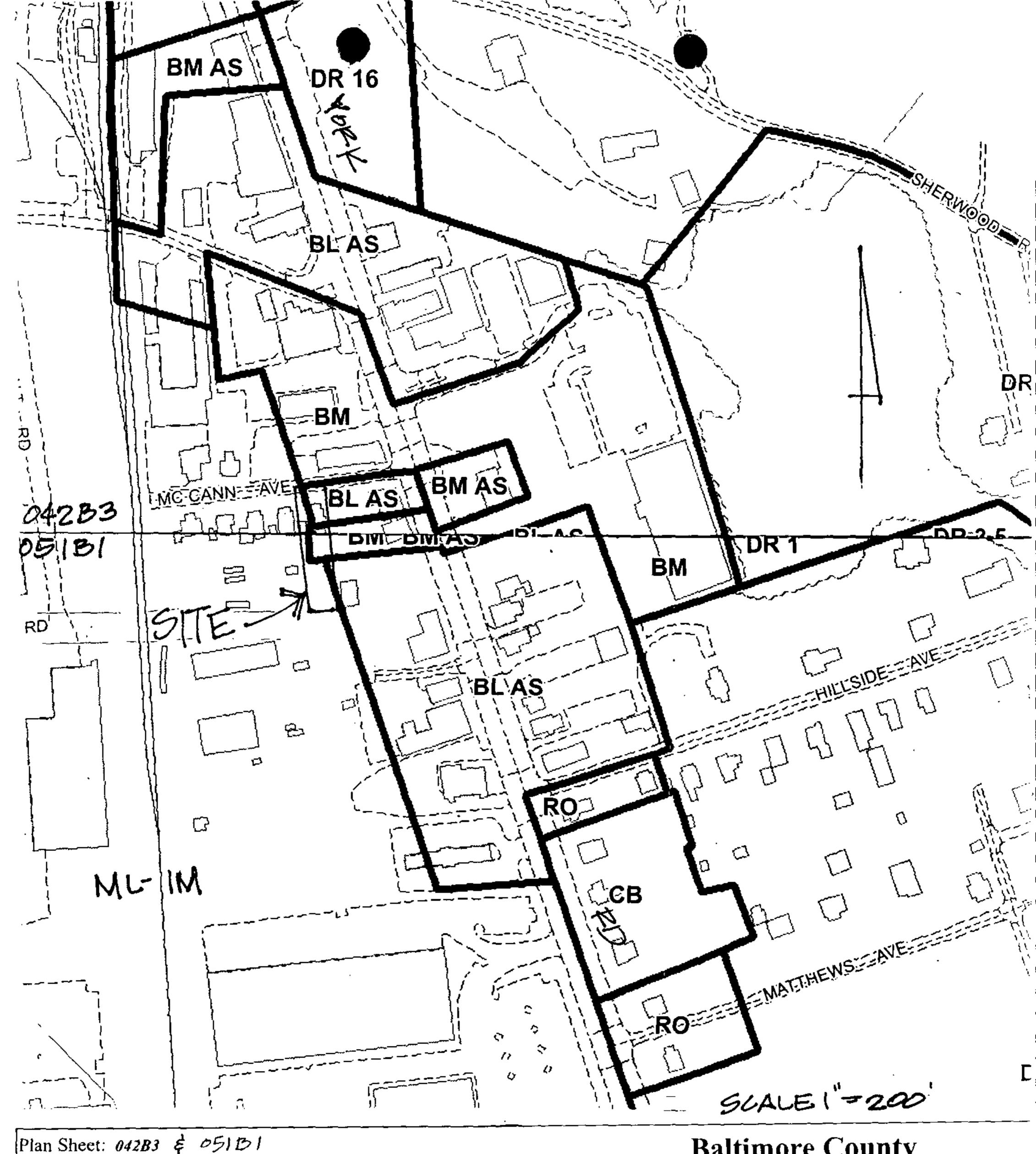
I HEREBY CERTIFY that on this 4<sup>th</sup> day of April, 2007, a copy of the foregoing Entry of Appearance was mailed Lawrence Hammond, Esquire, Hammond & Hammond LLC, 465 Main Street, P.O. Box 569, Reisterstown, MD 21136, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

# PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

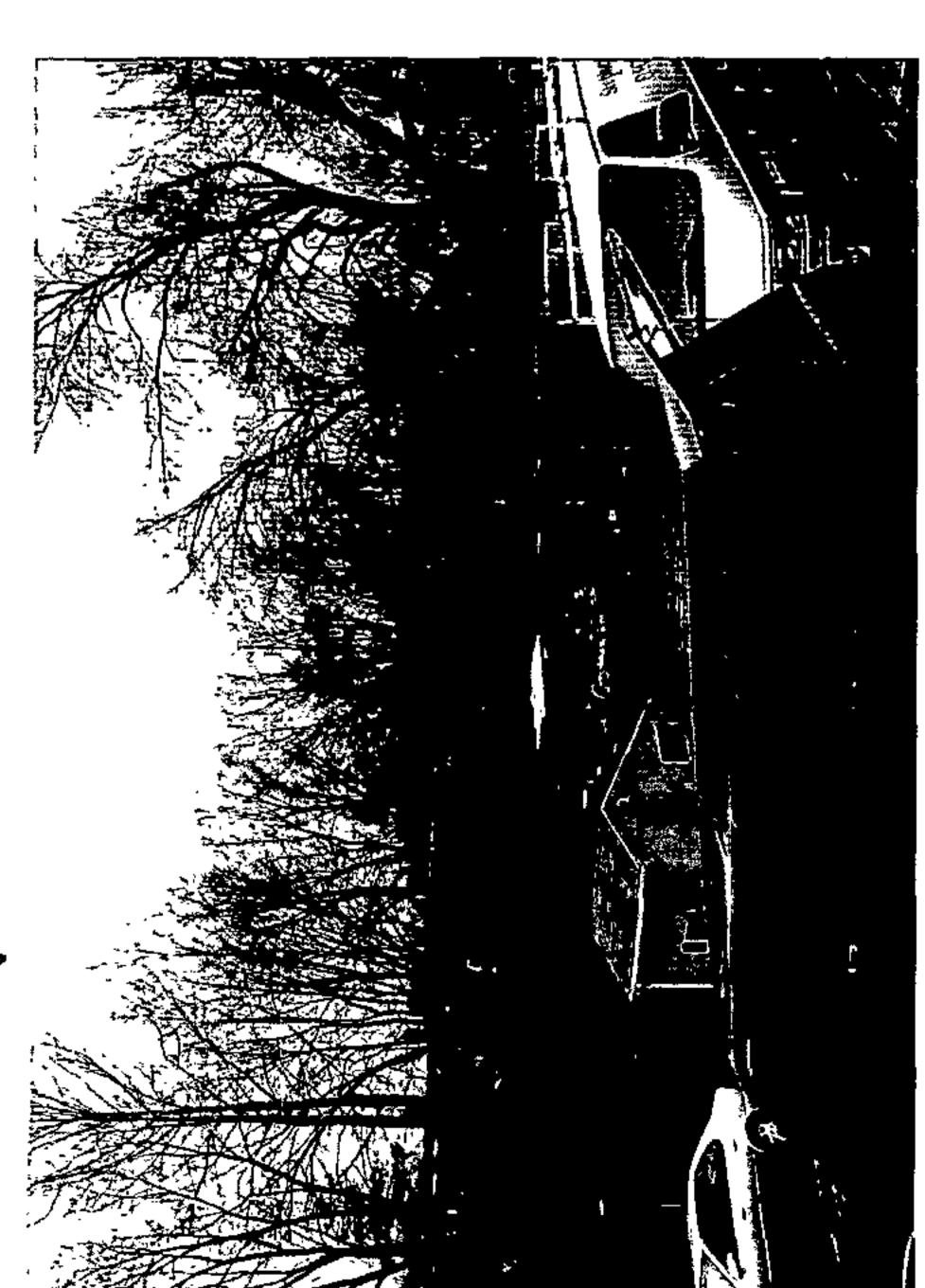


Plan Sheet: 042B3 \$ 051151

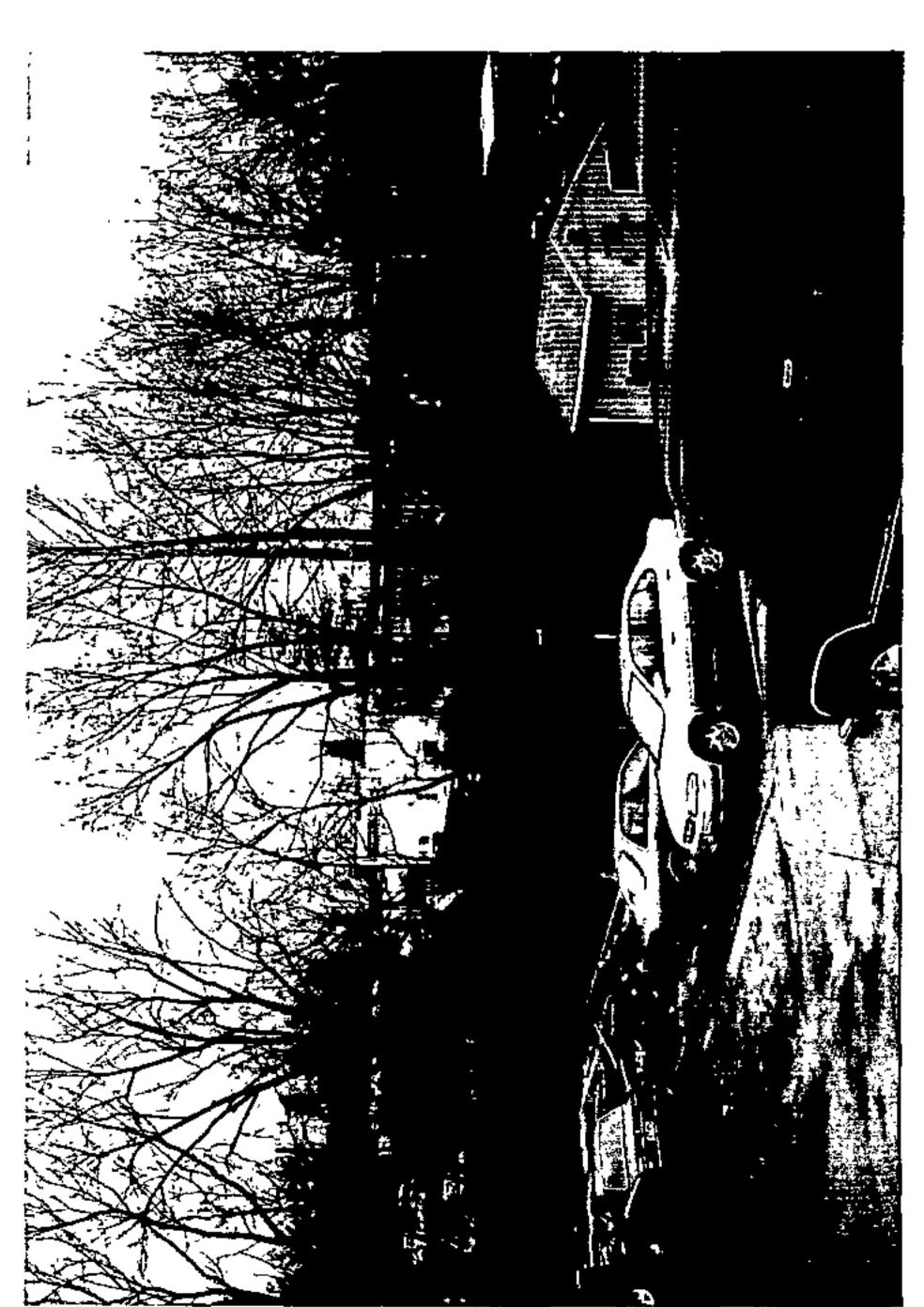
Note:

The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

**Baltimore County** Office of Planning and Zoning Official Zoning Map



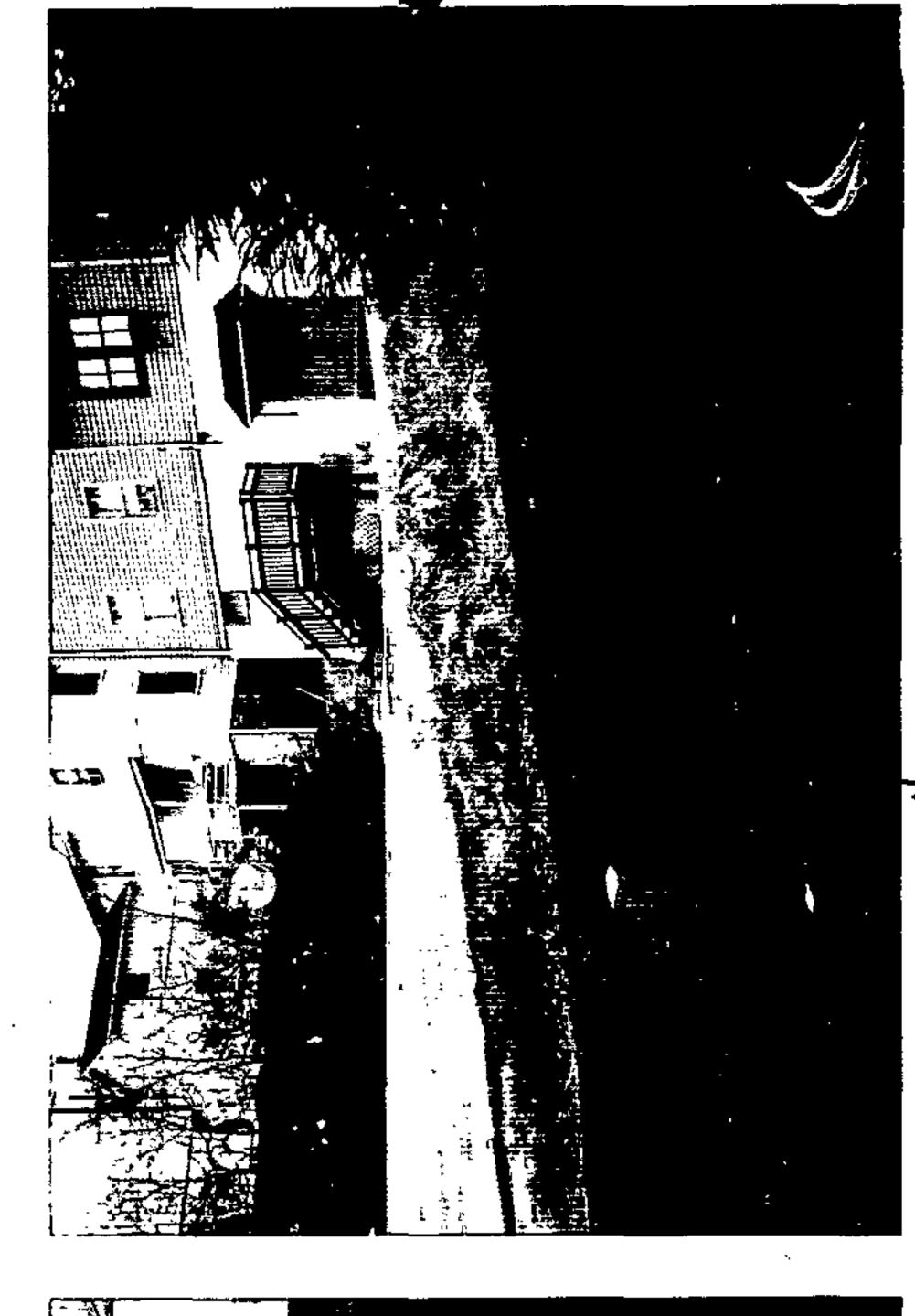


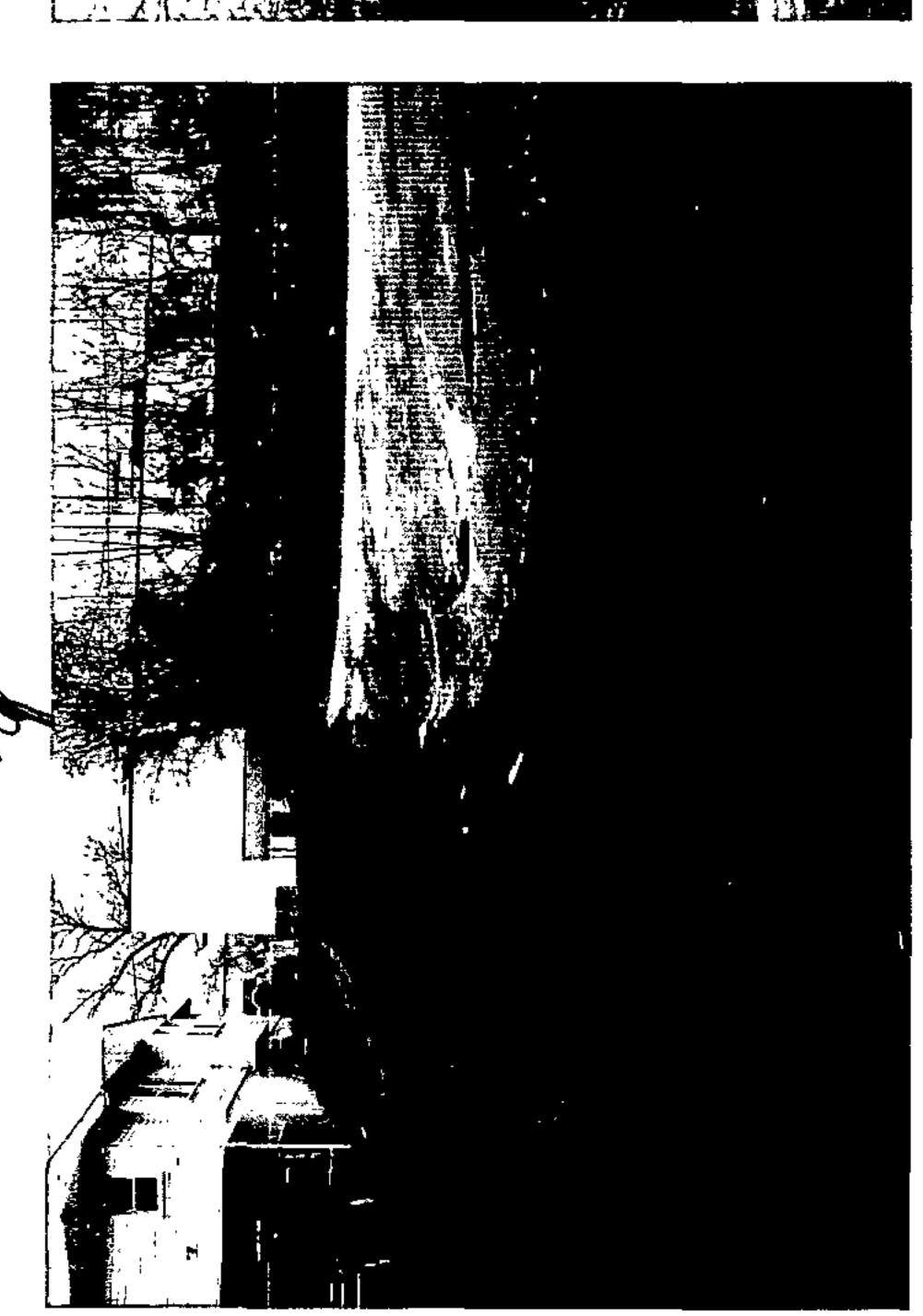


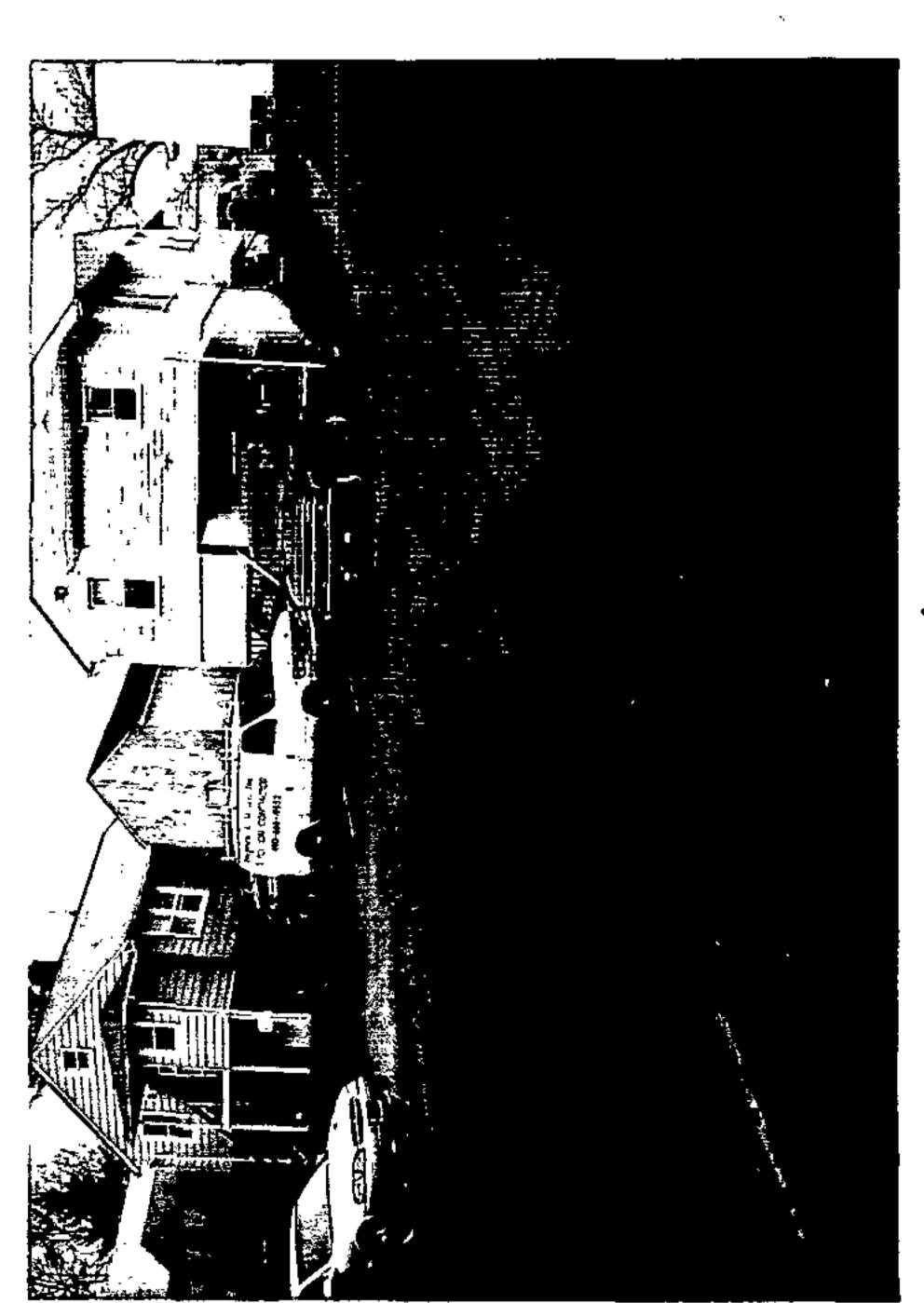


1 Taken by Monzo dildices

m #







9

