IN RE: PETITION FOR SPECIAL HEARING
S side Pleasant Grove Road, 1100 feet
S Dover Road
4th Election District
3rd Councilmanic District
(4605 Pleasant Grove Road)

Bruce A. and Stephanie L. Tracey *Petitioners*

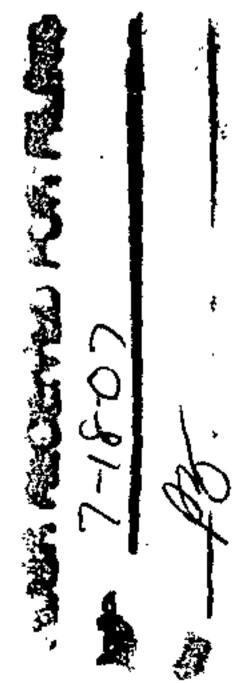
- * BEFORE THE
- * DEPUTY ZONING
- * COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 07-504-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 4605 Pleasant Grove Road. The Petition was filed by Bruce A. and Stephanie L. Tracey, legal property owners. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a non-density transfer of 0.95 acres of land from Bruce and Stephanie Tracey to Thomas and Pamela Marciszewski.

Appearing at the hearing in support of the requested relief were Bruce A. Tracey and Stephanie L. Tracey, Petitioners. Bruce Doak, with Gerhold Cross & Etzel Ltd., prepared the site plan and also appeared at the hearing. There were no protestants or interested citizens at the hearing.

The subject property (hereinafter the "Tracey property") is more particularly described on the site plan marked and accepted into evidence as Petitioner's Exhibit 1. Testimony and evidence disclosed that the Tracey property is a triangular-shaped property located at 4605 Pleasant Grove Road. It is comprised of approximately 3.185 acres zoned R.C. 2. The narrowest part of the property is at Pleasant Grove Road and the property then flares out on each side in a southwesterly direction. It is improved by a two-story dwelling. Adjacent to and behind the dwelling is a wooded tree line running from one side of the property to the other in a



north-south direction. Behind the tree line is a portion of the Tracey property that is the subject of Petitioner's special hearing request. As shown in Petitioner's Exhibits 4D and 4E, this portion of the Tracey property consists of approximately .95 acre and is a flat, open area of land with no improvements other than a shed and a non-working satellite dish. As more particularly shown on the site plan, the base of the triangle of the Tracey property abuts and essentially cuts into the northeast side of the Marciszewski property. The Marciszewski property is part of a separate subdivision on Mamopa Court located south of the Tracey property.

Mr. Doak testified that approximately six months ago, Thomas and Pamela Marciszewski inquired as to whether Petitioners would be interested in selling a portion of their property. At that time, Petitioners were also reviewing their options with regard to the surplus part of the property, including the potential for subdividing the property. As a result of these discussions, Petitioners desire to convey a portion of their property to the Marciszewski's. In order to do so, Petitioners are requesting zoning approval of a non-density transfer of the open portion of their property consisting of the noted .95 acre to the Marciszewski's. They wish for the new property line to be the area where the previously mentioned wooded, tree line is located.

Petitioners believe approval of this transfer will benefit all interested parties. First, the transfer will enable the Marciszewski's to obtain more usable area of a similar nature and topography to their existing property. Presently, it could be described that the Marciszewski's property resembles the State of Idaho, whereas this proposed transfer would enable the lot to be enlarged to more resemble Minnesota. Second, the transfer would enable Petitioners to realize the monetary gain associated with selling the portion of the property to the Marciszewski's, while not resulting in any change or hardship in the manner they presently use their property. In addition, the transfer would enable Petitioners to maintain the numerous trees and wooded areas that presently characterize their property. Third, the surrounding community would benefit

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because if the proposed transfer is approved, the Tracey property will not be subdivided further, resulting in a potentially oddly placed home between the two properties, with no natural means of ingress or egress.

Finally, Mr. Doak indicated that Petitioners, as well as the Marciszewski's, understood and acknowledged that as a condition of approval of the non-density transfer, the property could not be subdivided further and that no additional dwellings could be placed on the .95 acre that is the subject of the requested transfer. As such, Petitioners also realize that there is the potential loss of an existing density unit as a result of the relief being requested.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. There were no adverse comments submitted by any County reviewing agency and no one appeared in opposition to the request. As noted above, the proposal is for a non-density transfer and Petitioners recognize that this lot-line adjustment will result in the loss of a density right and by agreement of the parties, including the Marciszewski's, there shall be no other density units available or accruing from the acreage, other than allowable accessory structures, which would have to undergo the permitting process, if applicable, by the Department of Permits and Development Management for such accessory structures. Petitioners further recognize that this restriction shall bind Petitioners as well as the Marciszewski's, and their successors and assigns, and that there is no further development potential for this non-density parcel. Moreover, in my judgment, the transfer will be beneficial, not only to Petitioners and the Marciszewski's, but to the surrounding community as well. Furthermore, the transfer will not be detrimental to the health, safety or general welfare of the locale and is entirely consistent with the R.C. 2 zoning and agricultural nature of the subject and adjacent properties.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of July, 2007, that the Petition for Special Hearing seeking approval of a non-density transfer of 0.95 acres of land, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1. Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2. The relief granted herein is for purposes consistent with the R.C. 2 zone, and there shall be no subdivision of the .95 acre that is the subject of the non-density transfer. Further, Petitioners and the Marciszewski's, and their successors and assigns understand that there shall be no subdivision of the .95 acre in combination with the existing Marciszewski property, and no additional dwellings shall be allowed to be located on this portion of the land other than approved accessory structures.
- 3. Within one hundred twenty (120) days of the date of this Order, new deeds shall be recorded in the Land Records of Baltimore County referencing this case and incorporating the conditions and restrictions of this Order.
- 4. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

**Advisory: This Order approves the requested transfer, but does not address the needed lot-line adjustment and approval by the Development Review Committee for its processing.

THOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

July 18, 2007

BRUCE A. AND STEPHANIE L. TRACEY 15288 DOVER ROAD REISTERSTOWN MD 21136

Re: Petition for Special Hearing
Case No. 07-504-SPH
Property: 4605 Pleasant Grove Road

Dear Mr. and Mrs. Tracey:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

for Baltimore County

THB:pz

Enclosure

c: Bruce Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Suite 100, Towson, MD 21286



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	4605	PLEA	コルシト	GROVE	R040
· which is	presently z	zoned	RC	2	

I/We do solemnly declare and affirm, under the penalties of

This Petition shall be filled 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.—
I, or we, agree to pay expenses of above Special Hearing, 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.

			perjury, that I/we are the is the subject of this Petit	legal owner(s) of the plant	roperty which
Contract Purchaser/L	.e:see:		Legal Owner(s):		
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·			Stephanie L.	TRACEY	
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Attorney For Petition	<u>er.</u>		15288 DOUG Addjess	-R RO 745	797-795 Telephone No.
	•		RUSTERSTOR	UNI MA	21136
Name - Type or Print			City	State	Zip Code
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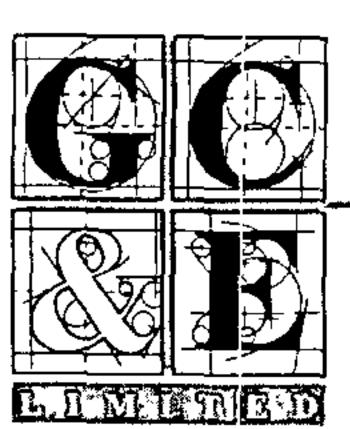
4605 PLEASANT GROVE ROAD

SPECIAL HEARING REQUESTED

ZONING COMMISSIONER'S POLICY MANUAL:

TO ALLOW A NON-DENSITY TRANSFER OF 0.95 ACRES OF LAND FROM BRUCE & STEPANIE TRACEY TO THOMAS & PAMELA MARCISZEWSKI.

PURSUANT TO SECTION 1A00.4.b.



Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

May 1, 2007

ZONING DESCRIPTION The Non-density area to be transfer from Bruce and Stephanie Tracey property 4605 Pleasant Grove Road Baltimore County, Maryland

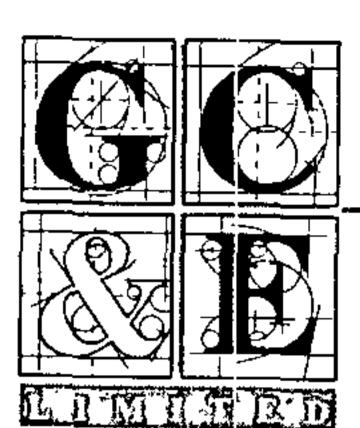
All that piece or parcel of land situate, lying and being in the Fourth Election District, Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point, said point being on line 1st or South 80 degrees 37 minutes 10 seconds West 538.95 feet line of a deed dated the 26 day of October, 2004 from Martin F. Poska to Bruce & Stephanie Tracey, husband and wife, and recorded among the Land Records of Baltimore County in Liber S.M.21026-425, said point of beginning located 160.00 feet more or less from end thereof and running for line of division the following two courses and distances viz: 1) South 17 degrees 03 minutes 17 seconds East 80.00 feet, and 2) South 31 degrees 10 minutes 29 seconds East 154.00 fee and intersecting the 3rd or South 64 degrees East 903.60 feet, line of aforesaid deed and bind reversely on the part of 3rd, all of 2nd and part of 1st lines, the following 3 courses and distances, viz: 3) South 64 degrees West 180 feet, 4) North 20 degrees 48 minutes 50 seconds West 279.50 feet, 5) North 80 degrees 37 minutes 10 seconds East 160.00 feet, to the point of beginning.

Containing 0.95 Acres of land, more or less.



Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



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May 1, 2007

ZONING DESCRIPTION The remain of the

The remain of the Bruce and Stephanie Tracey property after Non-density transfer 4605 Pleasant Grove Road Baltimore County, Maryland

All that piece or parcel of land situate, lying and being in the Fourth Election District, Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point on the centerline of Pleasant Grove Road being southerly 1100 feet \pm from Dover Road along the centerline of Pleasant Grove Road and running thence,

- 1) North 84 degrees 55 minutes 50 seconds West 44.74 feet,
- 2) South 30 degrees 56 minutes 00 seconds West 22.00 feet,
- 3) South 40 degrees 07 minutes 00 seconds East 44.92 feet,
- 4) South 53 degrees 33 minutes 00 seconds West 129.21 feet,
- 5) South 80 degrees 37 minutes 10 seconds West 277.55 feet,
- 6) South 80 degrees 37 minutes 10 seconds West 378.95 feet,
- 7) South 17 degrees 03 minutes 17 seconds East 80.00 feet,
- 8) South 31 degrees 10 minutes 29 seconds East 154.00 feet,
- 9) North 64 degrees 00 minutes 00 seconds East 723.60 feet,
- 10) North 11 degrees 22 minutes 00 seconds East 126.73 feet to the point of beginning.

Containing 2.235 Acres of land, more or less.

5/02/07

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

A3 804

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: # 07-504-8PH

4605 Pleasant Grove Road S/side Pleasant Grove Road S/side Pleasant Grove Road S/side Pleasant Grove Road S/side Pleasant Grove Road Ath Election District Srade Owner(s): Bruce A. & Stephanie L. Tracey a non-density transfer 0.95 acres of land from Bruce & Sephanie Tracey to Thomas & Pamela Marciszewski.

Hearing: Friday, July 13, 2007 at 10:00 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 Handlcapped Accessible; accommoda special Please

tions 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.

-, 20<u>67</u>

Y, that the annexed advertisement was published THIS IS TO CERTIF

in the following weekly newspaper published in Baltimore County, Md., successive weeks, the first publication appearing once in each of

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女 The Jeffersonian **Arbutus Times**

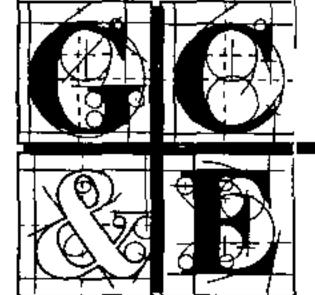
- Catonsville Times
- - Towson Times
- Owings Mills Times
- NE Booster/Reporter North County News

1 Julias

LEGAL ADVERTISING

ACCOUNT (700) 006 (0150) No. 2 YELLOW . CUSTOMER AMOUNT \$ (C) BALTIMORE COUNTY, MARYLAND ひこく OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT PINK - AGENCY -DISTRIBUTION WHITE - CASHIER RECEIVED FROM: DATE FOR:

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

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Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 07-504-SPH
PETITIONER/DEVELOPER:
Bruce A. & Stephanie L. Tracey
DATE OF HEARING: July 13, 2007

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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 LOCATED AT

2007

27,

Z0

LOCATION:

4605 Pleasant Grove Road

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER

John Dill

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

ZONING NOTICE

CASE #:07-504-SPH

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD.

Room 407 County Courts Building PL \CE: 401 Bosley Avenue, Towson, MD

TII E:

10:00 am Friday, July 13, 2007

Special Hearing: to allow a non-density transfer of 0.95 acres of land from Bruce & Stephanie Tracy to Thomas & Pamela Marciszewski.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES.
NECESSARY TO CONFIRM HEARING.
CALL 418-887-3391 THE DAY BEFORE THE SCHEDULED HEARING DATE

HEARINGS ARE HANDED PPED ACCESSIBLE

06/28/2007



ING NOTICE

CASE # :07-504-SPH

TOWSON, MD.

Tracy to Thomas & Pamela Bruce & Stephanie ansfer of 0.95 acres 0:00 am Friday, July 13, 2007



JAMES T. SMITH, JR. County Executive

TUMPE 6, 12007TROCO, 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: 07-504-SPH

4605 Pleasant Grove Road S/side Pleasant Grove Road, 1100 feet south of Dover Road 4th Election District - 3rd Councilmanic District Legal Owners: Bruce A. & Stephanie L. Tracey

Special Hearing to allow a non-density transfer 0.95 acres of land from Bruce & Stephanie Tracey to Thomas & Pamela Marciszewski.

Hearing: Friday, July 13, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Bruce & Stephanie Tracey, 15288 Dover Rd., Reisterstown 21136 Gerhold, Cross, Etzel, 320 E. Towsontown Blvd., #100, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 28, 2007.

- (2) HEARING'S 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, June 28, 2007 Issue - Jeffersonian

Please forward billing to:

Gerhold, Cross & Etzel 320 E. Towsontown Blvd. Towson, MD 21286 410-823-4470

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: 07-504-SPH

4605 Pleasant Grove Road

S/side Pleasant Grove Road, 1100 feet south of Dover Road

4th Election District – 3rd Councilmanic District

Legal Owners: Bruce A. & Stephanie L. Tracey

Special Hearing to allow a non-density transfer 0.95 acres of land from Bruce & Stephanie Tracey to Thomas & Pamela Marciszewski.

Hearing: Friday, July 13, 2007 at 10:00 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 ACCOMMISSIONER'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 Newsp	aper Advertising:
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Petitioner	BRUCE TRACEY ET UX
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PLEASE E	ADMADD ADMEDICINO GUI TO
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Name.	GERHOLD, CROSS ETZEL LTD
Name.	GERHOLD, CROSS ETZEL LTD 320 EAST TONSONTOWN BLVD

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 News	paper Adv	<u>rertising:</u>	•			•
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QTY DATE ITEM		DESCRIPTION									
05/21/07	ADVERTISING	FORM									

NOTES/COMMENTS:

This is the Form for Advertising this property Special Hearing.

Thank you for your help,

Cornelia L. Marin



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

July 3, 2007

Bruce A. Tracey
Stephanie L. Tracey
15288 Dover Road
Reisterstown, MD 21136

Dear Mr. and Mrs. Tracey:

RE: Case Number: 07-504-SPH, 4605 Pleasant Grove Road

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 8, 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 inclicate 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

Gerhold, Cross & Etzel Ltd 320 E. Towsontowne Blvd, Suite 100 Towson 21286

RE: PETITION FOR SPECIAL HEARING *
4605 Pleasant Grove Road; S/S Pleasant
Grove Road, 1,100' S Dover Road *
4th Election & 3rd Councilmanic Districts
Legal Owner(s): Bruce & Stephanie Tracey *

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

* 07-504-SPH

ENTRY OF APPEARANCE

Petitioner(s)

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 all 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 18th day of May, 2007, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, Ltd, 320 E. Towsontown Blvd, Suite 100, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

MAY 1-8-2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: May 14, 2007

Department of Permits and Development Management

FROM:

Amold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-504- 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.

Prepared By:

Division Chief

CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: May 21, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 21, 2007

Nos. 07-224, 500, 501, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, and 511

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- 05212007.doc



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

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

Maryland Department of Transportation

Date: MAY 15, 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. 7-504-SPH

4605 PLEASANT GROVERD.

TRACEY PROPERTY SPECIAL HEARING

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. 7-504 504

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,

Fon

Steven D. Foster, Chief Engineering Access Permits

Division

SDF/MB

Case No.: 07-504-59H

Exhibit Sheet

Petitioner/Developer

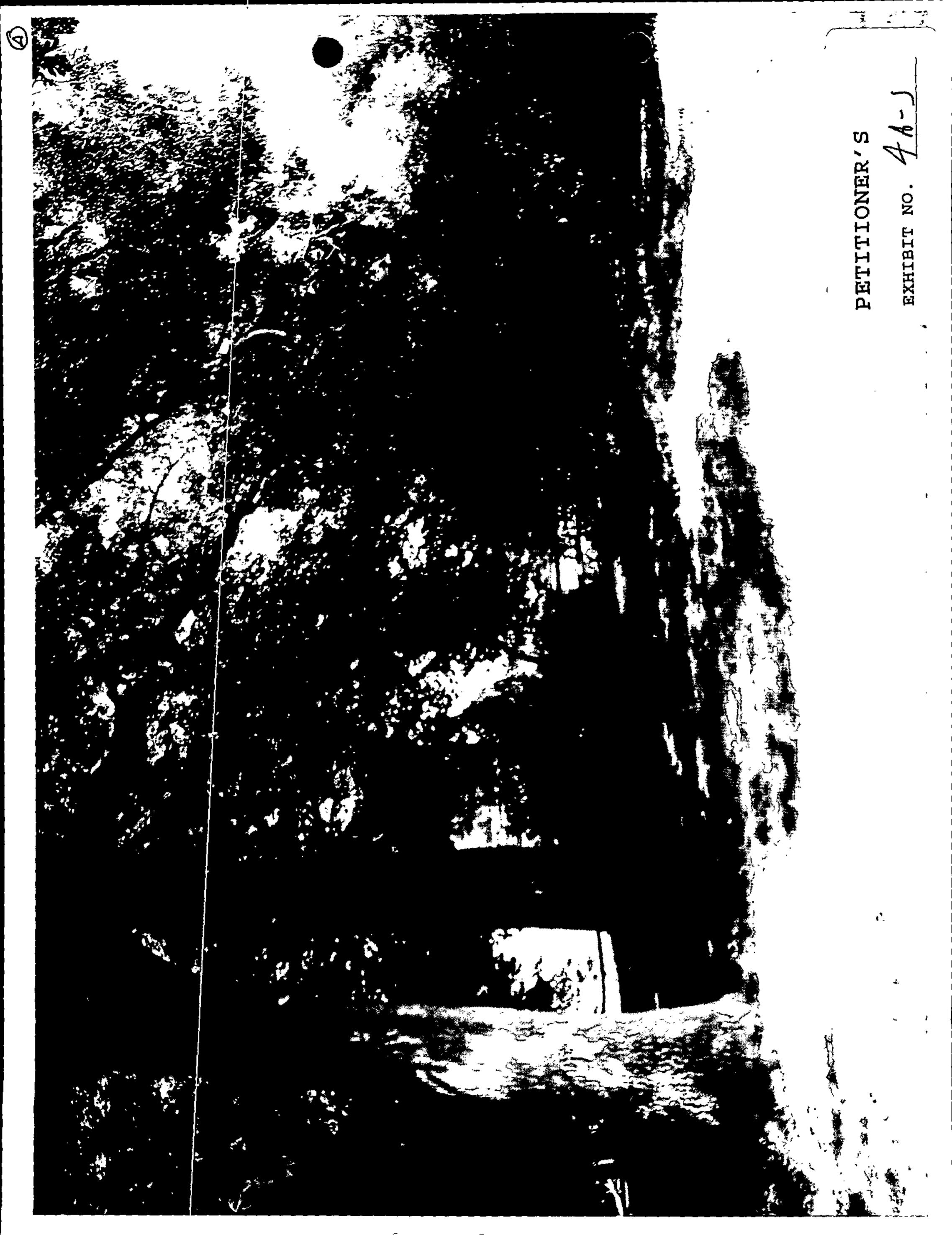
Protestant

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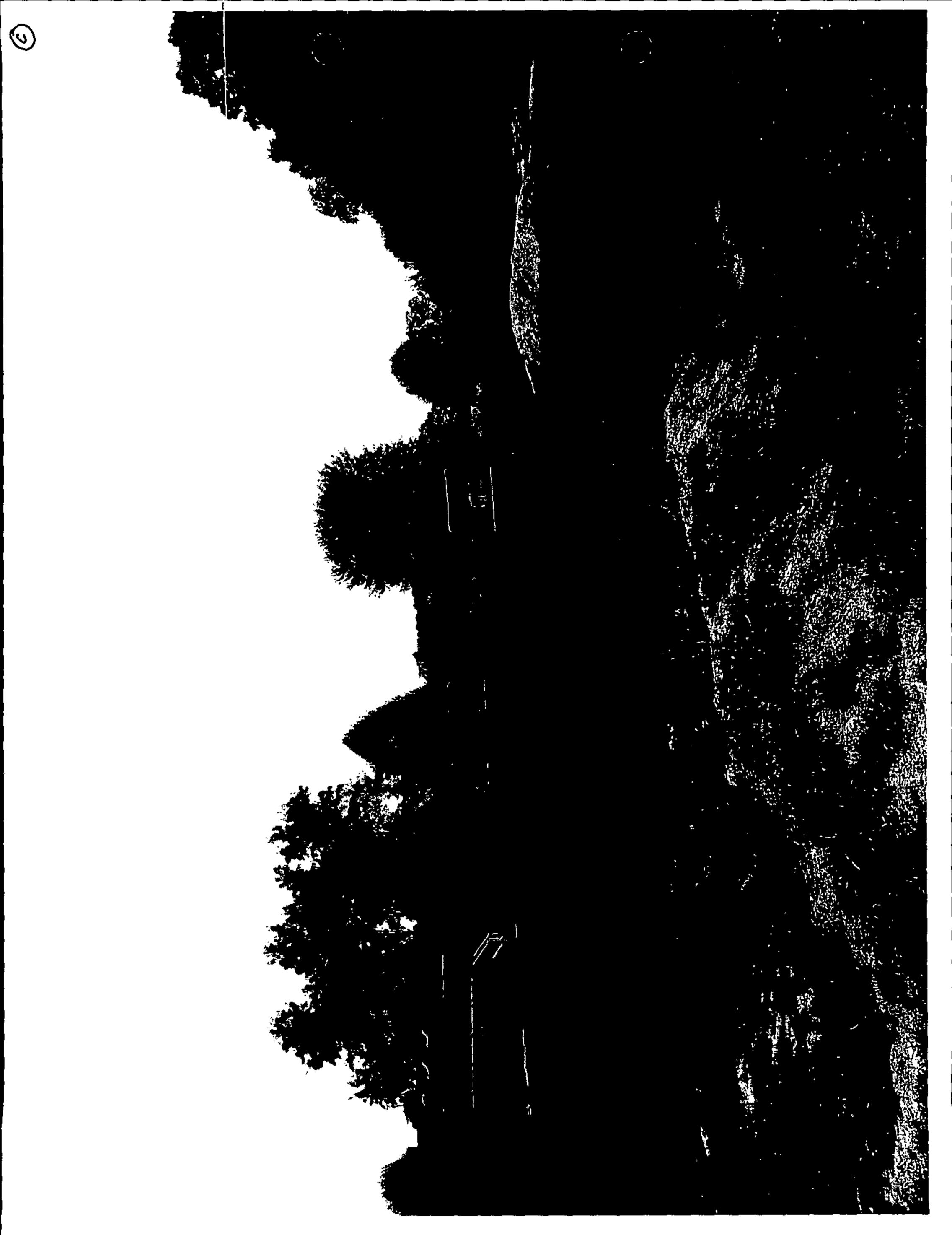
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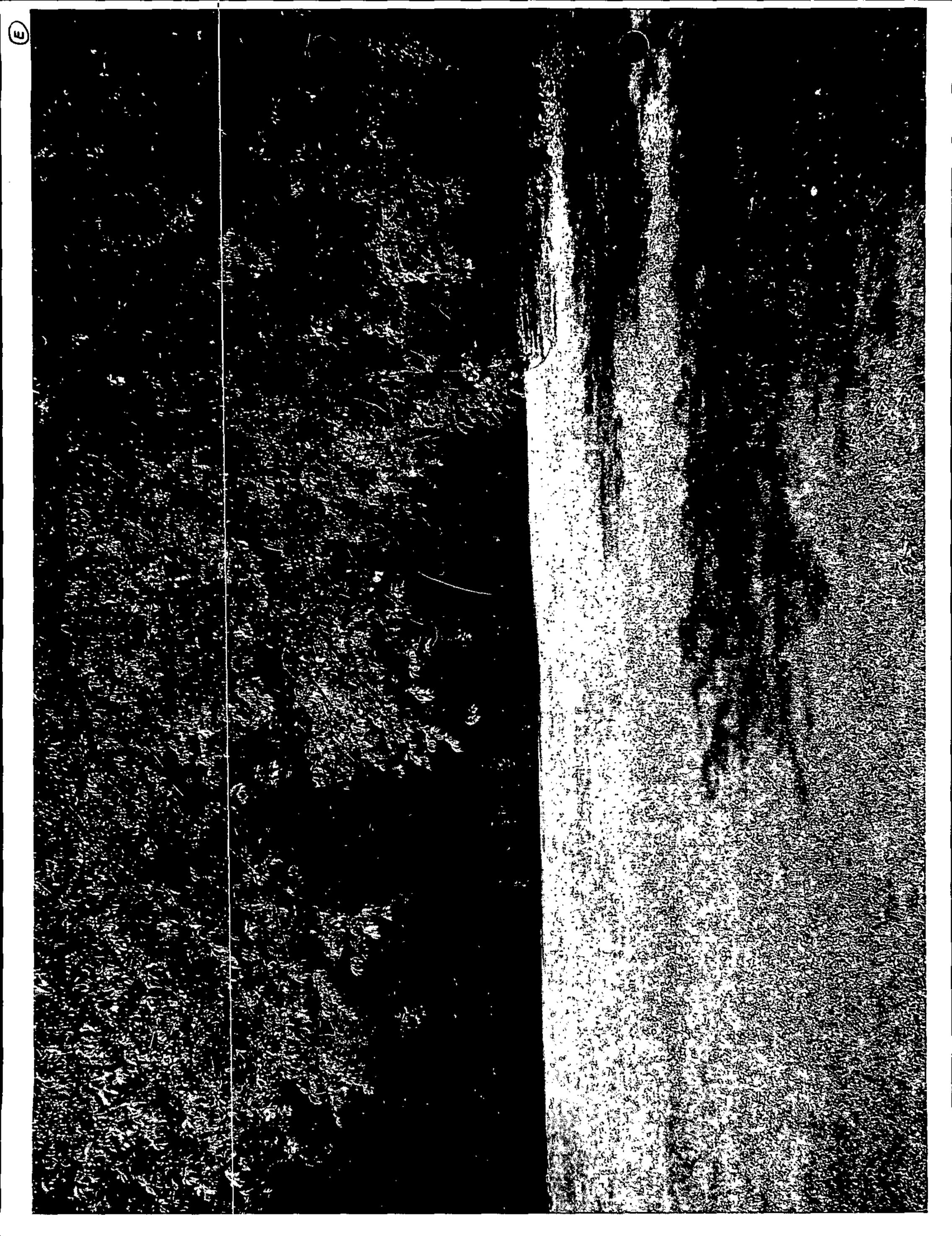
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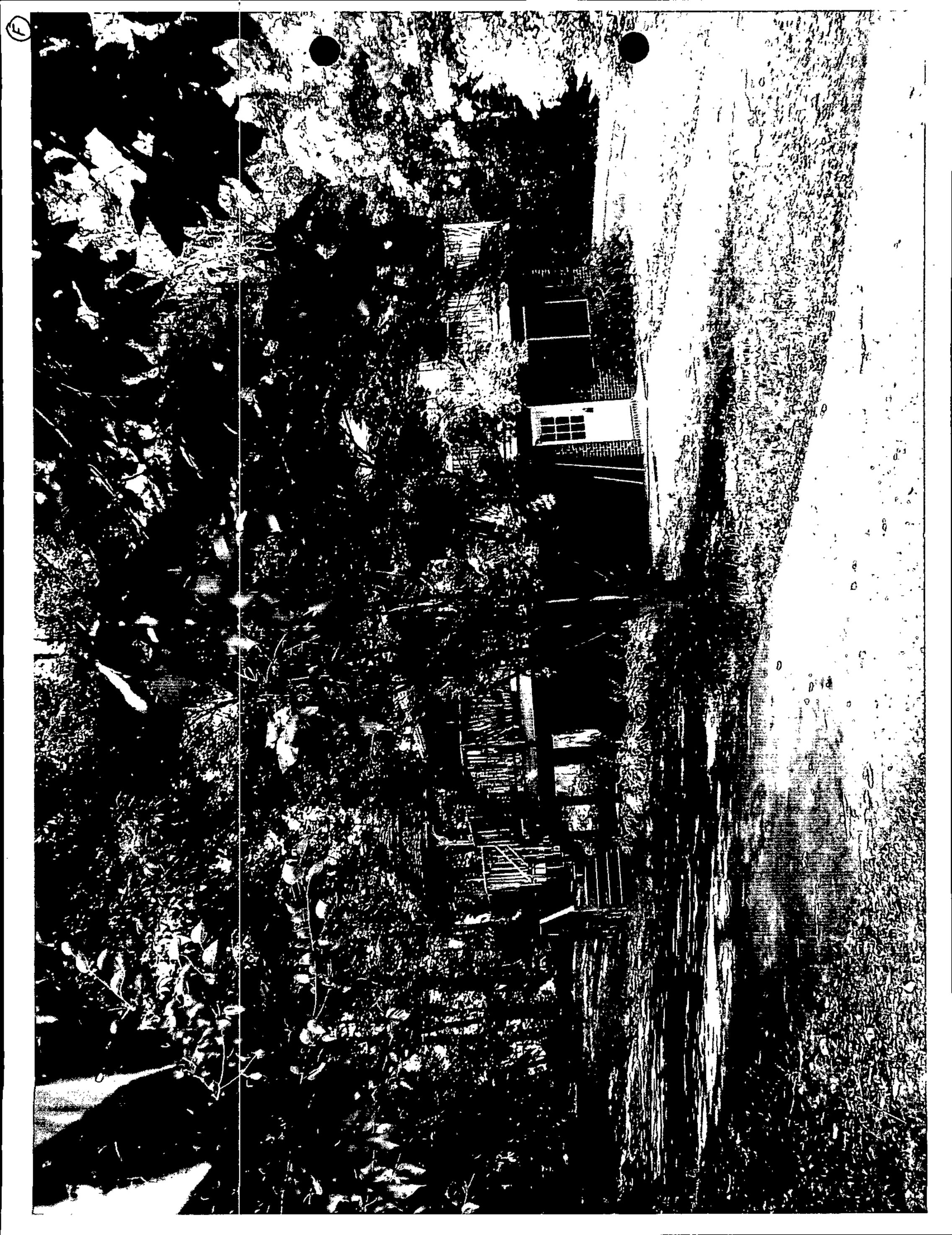


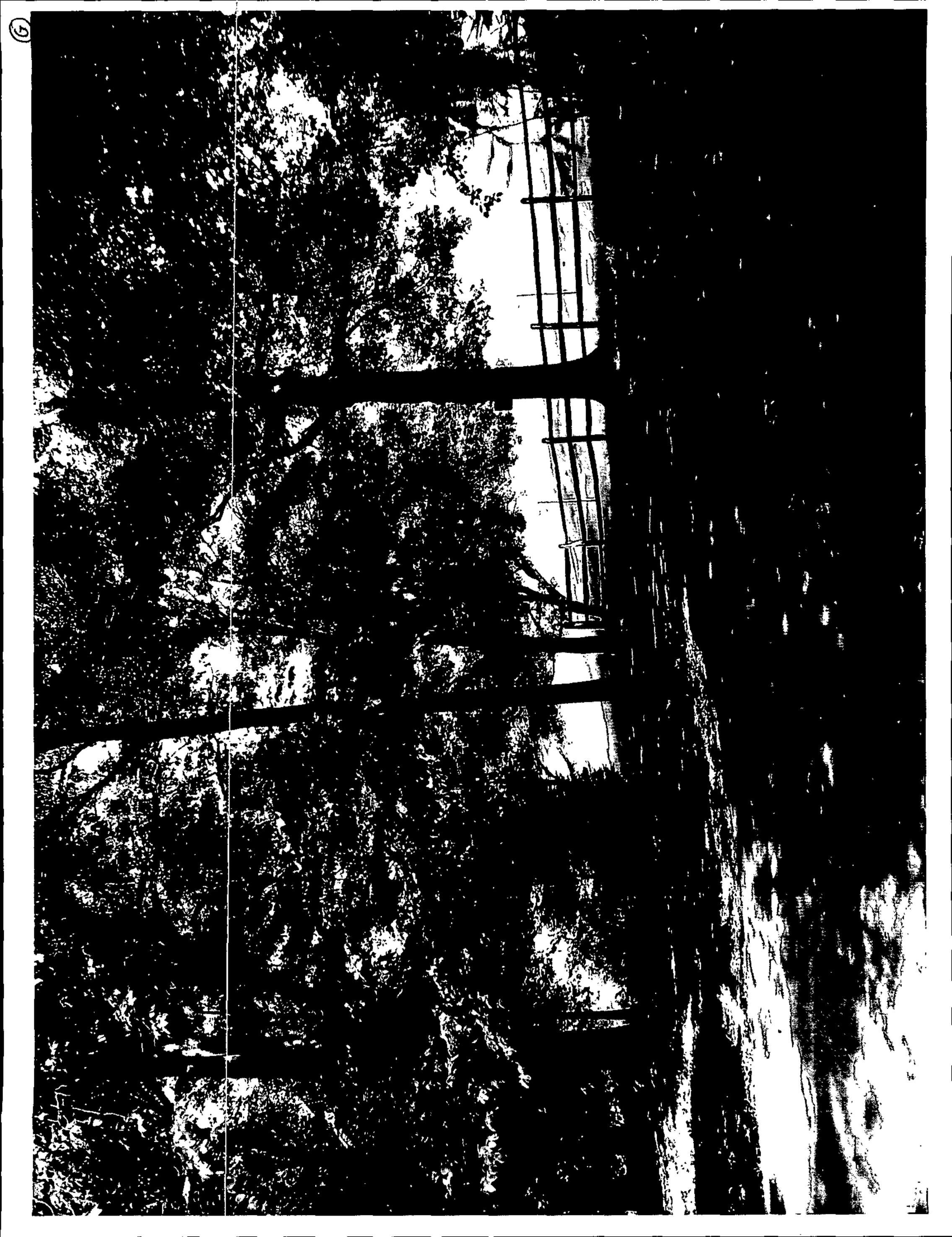


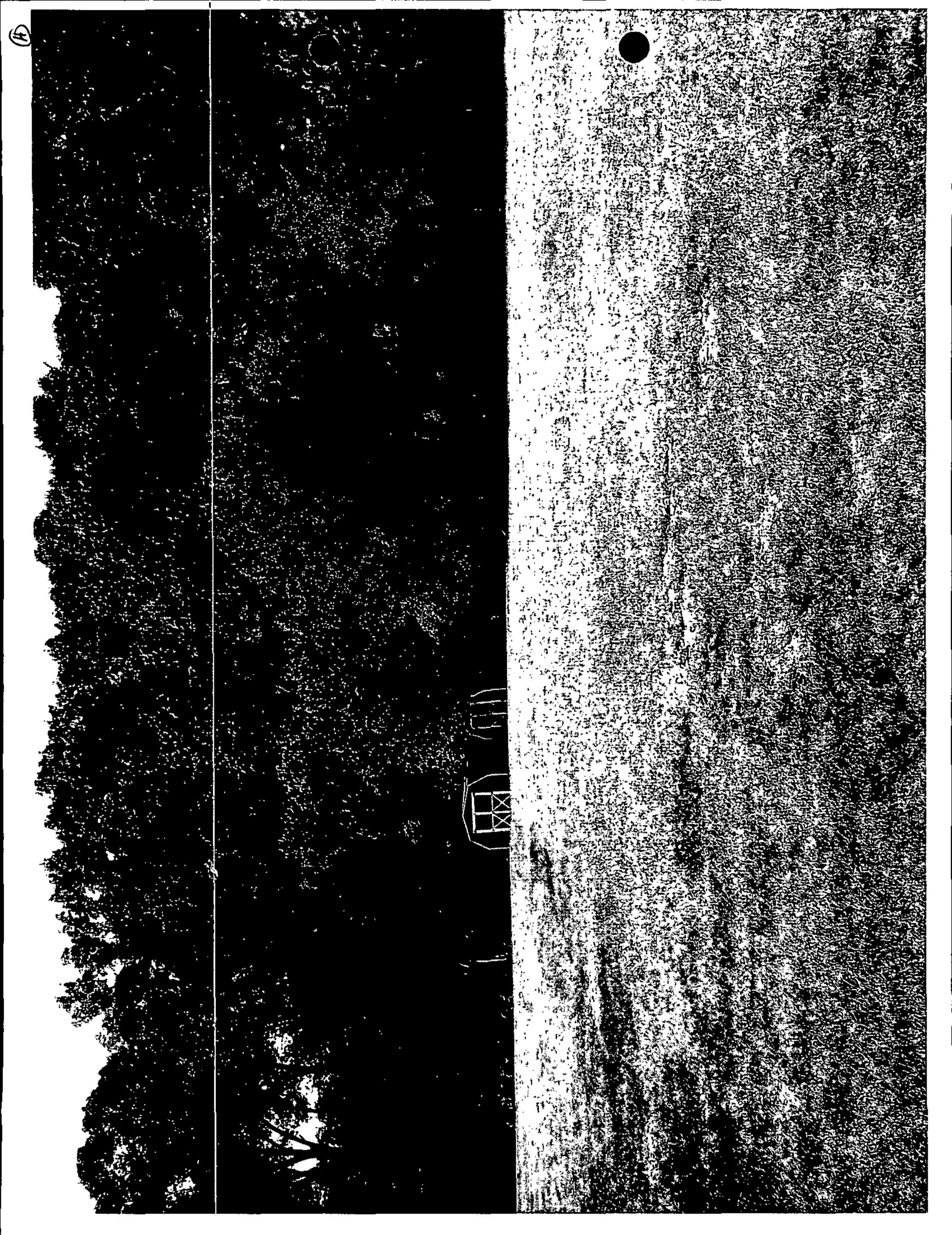




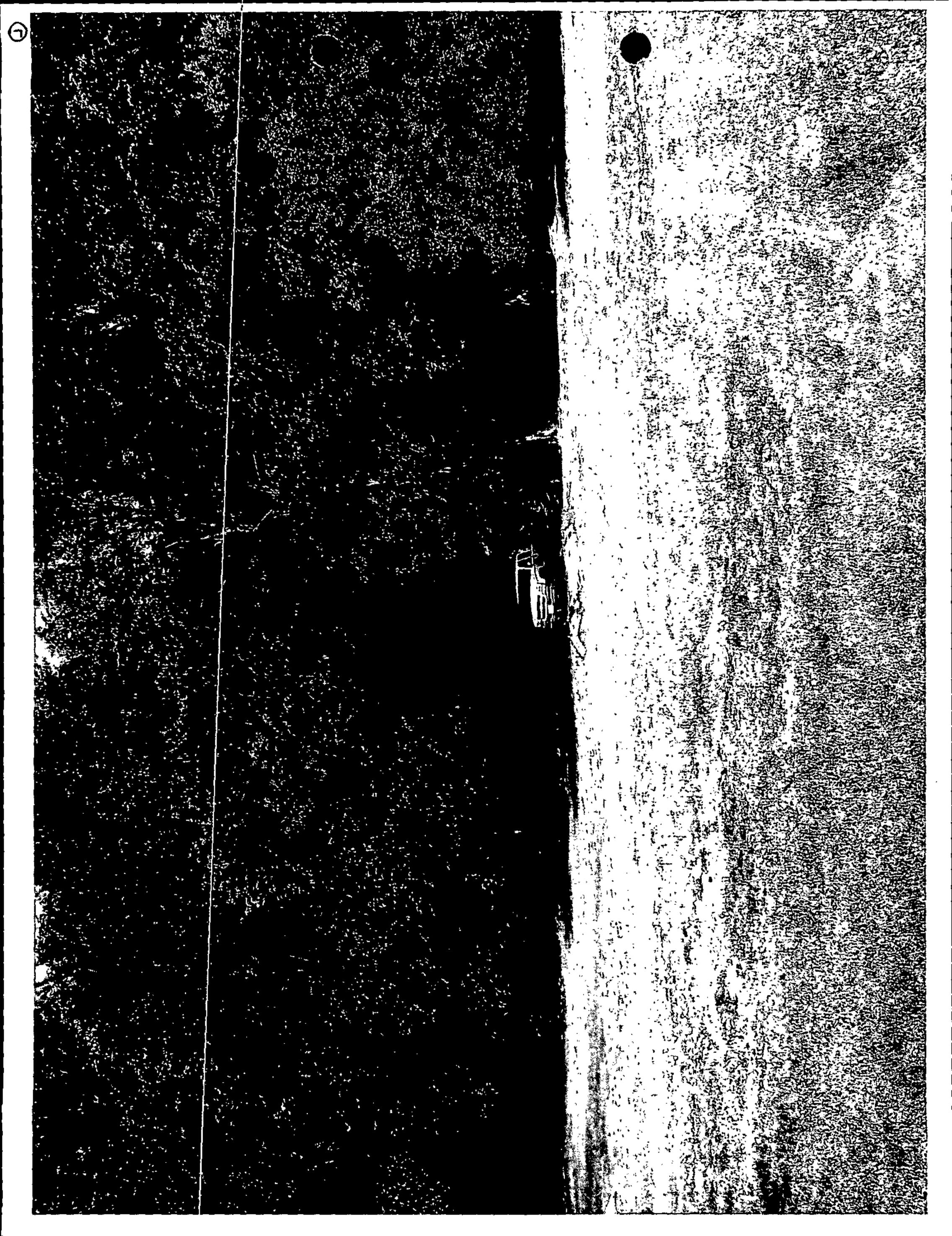
























Fire Department

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 May 18,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 7, 2007

504

Item Number: 500 through 511

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

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

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

cc: File



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