IN RE: PETITION FOR VARIANCE

S/S Seminary Avenue, 258' W/S c/line

School Lane

(617 West Seminary Avenue)

8th Election District

3rd Council District

Dynasty Developers, Inc.

Petitioner

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 07-532-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Dynasty Developers, Inc., (Dynasty), by and through its attorney, Michael S. Rosofsky, Esquire. The Petitioner requests variance relief from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed replacement dwelling with a 34 foot lot width and side yard setbacks of 6 feet (east side) and 4 feet (west side) in lieu of the required 55 foot lot width, and side yard setbacks of 10 feet and 10 feet, respectively. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Brian Cucina, on behalf of Dynasty, and Michael S. Rosofsky, Esquire, representing the Petitioner. Eric G. Rockel attended the hearing on behalf of the Lutherville Community Association as Zoning Chairman for the organization. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the property under consideration is an old lot of record (Parcel 161) located within the Community Conservation Plan for the Lutherville Area. The property is a narrow, rectangular lot (34' wide x 275' deep) fronting on the south side of Seminary Avenue between School House Lane and Burton Avenue. The property

Date S-3-07

By By RECOVED FOR FILMS

contains a gross area of 8,398 square feet, zoned D.R.5.5 and improved with a modest, 2-story dwelling. As is often the case with older communities, many of the lots were deeded out many years ago, well prior to the adoption of any zoning regulations in Baltimore County. Thus, many of the lots in the neighborhood are undersized and do not meet current area and width requirements. As shown on the site plan, the subject property is only 34 feet wide and thus, is clearly undersized by today's standards.

Testimony indicated that the Petitioner recently purchased the property with plans to renovate the improvements, however, concluded after inspection that the foundation and framework were deteriorated to the extent of being structurally unsound. As shown on the site plan, Dynasty is desirous of removing the existing dwelling built in 1912 and proposes to construct a 2-story dwelling, 24' wide x 28' deep featuring a covered front porch. See Petitioner's Exhibit 3 – Building Elevations for the proposed structure. The dwelling is to be centered on the lot and will retain the existing side yard setbacks of 6 feet and 4 feet, respectively. Given the shape of the property, both sides of the new dwelling extend into the required side setbacks, thereby, necessitating the requested variance relief. Current regulations require a minimum lot width of 55 feet, and side setbacks of no less than 10 feet for D.R.5.5 zoned land. Mr. Cucina points out that the D.R.5.5 zoning classification was placed on the property long after these homes were built and that his company had no objection to providing the same traditional pre-20th century American-style home as those existing in the area. He presented photographs marked as Petitioner's Exhibit 2 to illustrate the existing conditions and pattern of development. In response to questions posed to him by Eric Rockel, Mr. Cucina gave assurances that Dynasty had no intent to subdivide the subject property. Dynasty also indicated that it believes that their workers can raze the existing structure without causing adverse impacts to adjoining properties (lawn and existing landscaping). They indicated further that they would repair and restore any resulting damage to the pre-existing conditions should an unforeseen accident occur and further agreed that they would limit any such demolition work to between the hours of 7 AM and 5 PM.

I find that special circumstances or conditions exist that are peculiar to the land or structure which is subject to the variance request. I find that strict compliance with the zoning regulations of Baltimore County would result in practical difficulty. There is no land on either side of the lot for the Petitioner to acquire and avoid the variance request. Dynasty cannot meet the regulations under any reasonable circumstance and still be able to use the property for a permitted purpose. The Petitioner has satisfied the requirements of Section 307 for relief to be granted. The regulations require 10-foot setbacks from either side yard lot line and a 55-foot wide lot. The proposed development, however, must comply with the pre-20th century architectural styles required by the Community Conservation Plan for Lutherville and landscaping shall be provided along the public roadway. No increase in residential density beyond otherwise allowable by the zoning regulations would result by granting these variances. Finally, I find that these variances shall be granted in strict harmony with the spirit and intent of the said regulations, and in such a manner as to grant relief without injury to the public health, safety or general welfare. The proposed replacement home shown to me during the time of the hearing will be compatible with the pattern of development in the neighborhood.

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.

feet (west side) in lieu of the required 55 foot lot width, and side yard setbacks of 10 feet and 10 feet, respectively, in accordance with Petitioner's Exhibit 1, be and the same is hereby GRANTED, subject to the following restrictions:

- 1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, the Petitioner is 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. Petitioner must comply with the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning, dated June 20, 2007, requiring the submission of building elevations for review and approval to assure compatibility with the Community Conservation Plan for the Lutherville Area and the providing of at least two (2) shade trees along the public roadway. A copy of this comment is attached hereto and made a part hereof.
- 3. The construction hours for demolition work in razing the existing structure shall only occur between the hours of 7 AM and 5 PM and any damages to adjacent properties, which may result from these efforts, shall be restored to like, kind and quality by the Petitioner within thirty (30) days following the date that the existing home is removed.
- 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.

WJW:dlw

Zoning Commissioner for Baltimore County

8/1 10 Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

 $\mathbf{\hat{x}}$

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

JUN 2 7 2007

BY:

DATE: June 20, 2007

SUBJECT:

Zoning Advisory Petition(s):

Case(s) 7-532- Variance

The Office of Planning has reviewed the subject request and has determined that the petitioner does not own sufficient adjoining land to conform to the minimum width and area requirements and therefore does meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

- 1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area. The Community Conservation Plan for the Lutherville (CCP for Lutherville) area specifically points out that "In the community, traditional pre-twentieth century American style architectural styles are preferred (i.e. Federal, Georgian, Cape Cod, etc.) More contemporary styles of architecture are discouraged (i.e. split-level, rancher, etc.)." Building elevations shall be consistent with the aforementioned.
- 2. Provide landscaping along the public road. It is also stated in the CCP for Lutherville that much of the character in the area is from its wealth of shade trees. Deciduous street trees are to be located along the property's street frontage. There should also be at least two shade trees should be internal to any new lots in the plan area. Shade trees should reach a height of at least 50 feet at maturity where utilities are not a factor.

For further questions or additional information concerning the matters stated herein, please contact Jessie Bialek with the Office of Planning at 410-887-3480.

Prepared By:

Division Chief:

CM/LI

By Date & WED FOR FILIN



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

August 3, 2007

Michael S. Rosofsky, Esquire 642 Main Street Reisterstown, Maryland 21136

RE: PETITION FOR VARIANCE

S/S Seminary Avenue, 258' W/S c/line School Lane (617 West Seminary Avenue)
8th Election District - 3rd Council District
Dynasty Developers, Inc. - Petitioner
Case No. 07-532-A

Dear Mr. Rosofsky:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:dlw Enclosure

e: Brian Cucina, Dynasty Developers, Inc., 15108 Tanyard Road, Sparks, Md. 21152 Eric G. Rockel, 1610 Riderwood Drive, Lutherville, Md. 21093 People's Counsel; Office of Planning; File; Dev. Rev. (Vax.)



REV 9/15/98

Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 617 W. SEMINARY AVE

| | which is presently zoned DR 5.5 |
|---|--|
| of the property situate in Baltimore County and which is describered, hereby petition for a Variance from Section(s) TO PERMIT A PROPOSED NEW DWE AND WITH SIDE SETBACKS OF 6 REQUIRED 55 FEET LOT WDITH, AND 10 FEET RESPECTIVELY of the Zoning Regulations of Baltimore County to the zoning law | and Development Management. The undersigned, legal owner(stribed in the description and plat attached hereto and made a past 02-3 Claurer WITH A 34 FEET LOT WIDTH LING WITH A 34 FEET LOT WIDTH FEET AND A FEET IN LIEU OF THE WID SIDE SETBACKS OF 10 FEET AND WO Baltimore County, for the following reasons: (indicate hardshipment of has determined beyond repair, on. New home will be constructed with |
| Property is to be posted and advertised as prescribed by the zoll, or we, agree to pay expenses of above Variance, advertising, pregulations and restrictions of Baltimore County adopted pursuant to the county adopted | osting, etc. and further agree to and are to be bounded by the zonin |
| I/We depend on the perjury, that I/we depend on the subject of this Petit | o solemnly declare and affirm, under the penalties of e are the legal owner(s) of the property which tion. |
| | • · |
| Contract Purchaser/Lessee: | Legal Owner(s): |
| + | DYNASTY DEVELOPERS, INC |
| Name - Type or Print | Name - Type or Print On -0. + |
| Signature . | Signaturé |
| | ROGER MANN, PRESIDENT |
| Address Telephone No. | Name - Type or Print |
| City State Zip Code | Signature |
| Attorney For Petitioner: | 15108 TANYARD ROAD 443 271 1396 |
| | Address Telephone No. |
| YVONNE DEARDORFF | SPARKS MO 21152 |
| Name - Type or Print | City State Zip Code |
| | Representative to be Contacted: |
| Signature LAKESIDE TITLE | |
| Company | ROGER MANN Name |
| | The second secon |
| Address Sulfe 3 B Telephone No. | Address Telephone No. |
| Ow, 21117 | SPARKS MO 21152. |
| City State Zip Code | City - State Zip Code |
| | OFFICE USE ONLY |
| Casa No 01-532A | ESTIMATED LENGTH OF HEARING |

Zoning description for 617 W. Seminary Avenue

Beginning at a point on the south side of Seminary Avenue which is 30 feet wide at the distance of 258 feet west of the of the centerline of nearest improved intersecting street, School Lane which is 30 feet wide. Also known as 617 West Seminary Avenue, which contains 8,398 square feet/0.193+/- acre and is located in the 8th Election District, 3rd Councilmanic District.

Liber # 12761, Folio# 561

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ZONING THEASING

fricting Confine Act and Regulations of Baltimore tribitly of the Zoning Act and Regulations of Baltimore gounty will hold a public hearing in Towson, Maryland on the property Identified herein as follows:

6ase: #07-532.#
617 W. Seminaty Avenue
S/side of Seminary Avenue, 258 ft. west side of centerline of School Lane
6th Election District. 3rd Councilmanic District
Legal Owner(s): Dynasty Developers, Inc.
Legal Owner(s): Dynasty Developers, Inc.
Variance: to permit a proposed new dwelling with a 34-foot lot width and with side setbacks of 6 feet and 4 feet in lieu of the required 55 feet fot width and side setbacks of 10 feet and 10 feet respectively.

Hearing: Wednesday, August 1, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosiey Avenue, Towson 21204.

William J. Wiseman, III

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handlcapped 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.

TE OF PUBLICATION

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

The Jeffersonian

Times Arbutus

Catonsville Times Times Towson

Mills Times Owings] NE Booster/Reporter

North County News

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LEGAL ADVERTISING

CERTIFICATE OF POSTING

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| 1 West Chesapeake Avenue owson, Maryland 21204 | | 1 |
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| TIN: Kristen Matthews ((410) | 587-3394} | Co |
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| his letter is to certify under the p | enalties of perjury that the necessary si | gn(s) required by law were |
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| CASE # (7.53> 4. | (Signature of SSG R | obert Black int Name) |
| CASE # 533 A PUBLIC HEARING WILL BE HELD BY THE TORING COMMISSIONER | Signature of SSG R | obert Black int Name) eslie Road |
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JAMES T. SMITH, JR. County Executive

June 18, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
NG
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: 07-532-A

617 W. Seminary Avenue

S/side of Seminary Avenue, 258 ft. west side of centerline of School Lane

8th Election District – 3rd Councilmanic District

Legal Owners: Dynasty Developers, Inc.

<u>Variance</u> to permit a proposed new dwelling with a 34-foot lot width and with side setbacks of 6 feet and 4 feet in lieu of the required 55 feet lot width and side setbacks of 10 feet and 10 feet respectively.

Hearing: Wednesday, August 1, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Yvonne Deardorff, Lakeside Title, 10806 Reisterstown Road, Ste. 4B, Owings Mills 21117 Roger Mann, Dynasty Developers, 15108 Tanyard Rd., Sparks 21152

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 17, 2007.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, July 17, 2007 Issue - Jeffersonian

Please forward billing to:

Roger Mann 15108 Tanyard Road Sparks, MD 21152 410-472-6601

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WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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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 Adve | ertising: | | | • | |
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| · | 21152 | | | | |
| Telephone Number | 410 | 472 | 6601 | | |



JAMES T. SMITH, JR. County Executive

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

July 26,2007

Yvonne Deardorff Lakeside Title 10806 Reisterstown Road, Suite 3B Owings Mills, MD 21117

Dear Ms. Deardorff:

RE: Case Number: 07-532-A, 617 W. Seminary Avenue

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 22, 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,
U. Call Rillal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf Enclosures

People's Counsel

Dynasty Developers, Inc. Roger Mann, President 15108 Tanyard Road Sparks 21152

RE: PETITION FOR VARIANCE 617 W. Seminary Avenue; S/S

Seminary Avenue, 258' W/S c/line School Lane 8th Election & 3rd

Councilmanic Districts Legal

Owner(s): Dynasty Developers,

Inc.

BEFORE THE BOARD

OF APPEALS

FOR

BALTIMORE COUNTY *

Petitioners 07-532-A

ENTRY OF APPEARANCE

Please enter the appearance of Michael S. Rosofsky as attorney for Petitioners.

Michael S. Rosofsky

642 Main Street

Reisterstown, Maryland 21136

(410) 526-9220

Attorney for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of July, 2007, a copy of the foregoing Entry of Appearance was mailed to Carole S. Demilio, Deputy People's Counsel, Old Courthouse, Room 47, 400 Washington Avenue, Towson, MD 21204.

Michael S. Rosofsky

Click here for a plain text ADA compliant screen.



Go Back View Map New Search Ground Rent

Account Identifier:

District - 08 Account Number - 0801013075

Owner Information

Owner Name:

DYNASTY DEVELOPERS INC

Use: Principal Residence: **RESIDENTIAL**

Mailing Address:

4 LOCKSLEY CT

NO

DUOCHTY MD

PHOENIX MD 21131-1762

Deed Reference:

1) /25566/ 100

2)

Location & Structure Information

Premises Address

617 SEMINARY AVE

Legal Description

617 SEMINARY AVE 250FT W OF SCHOOL LA

Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: 60 17 161 2 Plat Ref:

Special Tax Areas

Ad Valorem

Tax Class

Town

| Primary Struct 1912 | | Enclosed Area 1,152 SF | Property Land Area 8,398.00 SF | County Use 04 |
|---------------------|----------|---------------------------|-----------------------------------|------------------|
| Stories | Basement | - | Туре | Exterior |
| 2 | NO | | STANDARD UNIT | FRAME |

Value Information

| | Base | Value | Phase-in Ass | essments |
|--------------------|--------|------------|--------------|------------|
| | Value | As Of | As Of | As Of |
| | | 01/01/2005 | 07/01/2006 | 07/01/2007 |
| Land: | 41,090 | 71,390 | , , | |
| Improvements: | 34,160 | 71,400 | | |
| Total: | 75,250 | 142,790 | 120,276 | 142,790 |
| Preferential Land: | 0 | 0 | 0 | 0 |

| Transfer | Information | |
|----------|-------------|--|

| | ADAMS JOHN W | Date: 05/01/2007 | Price: \$126,400 |
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| | IMPROVED ARMS-LENGTH | Deed1: /25566/ 100 | Deed2: |
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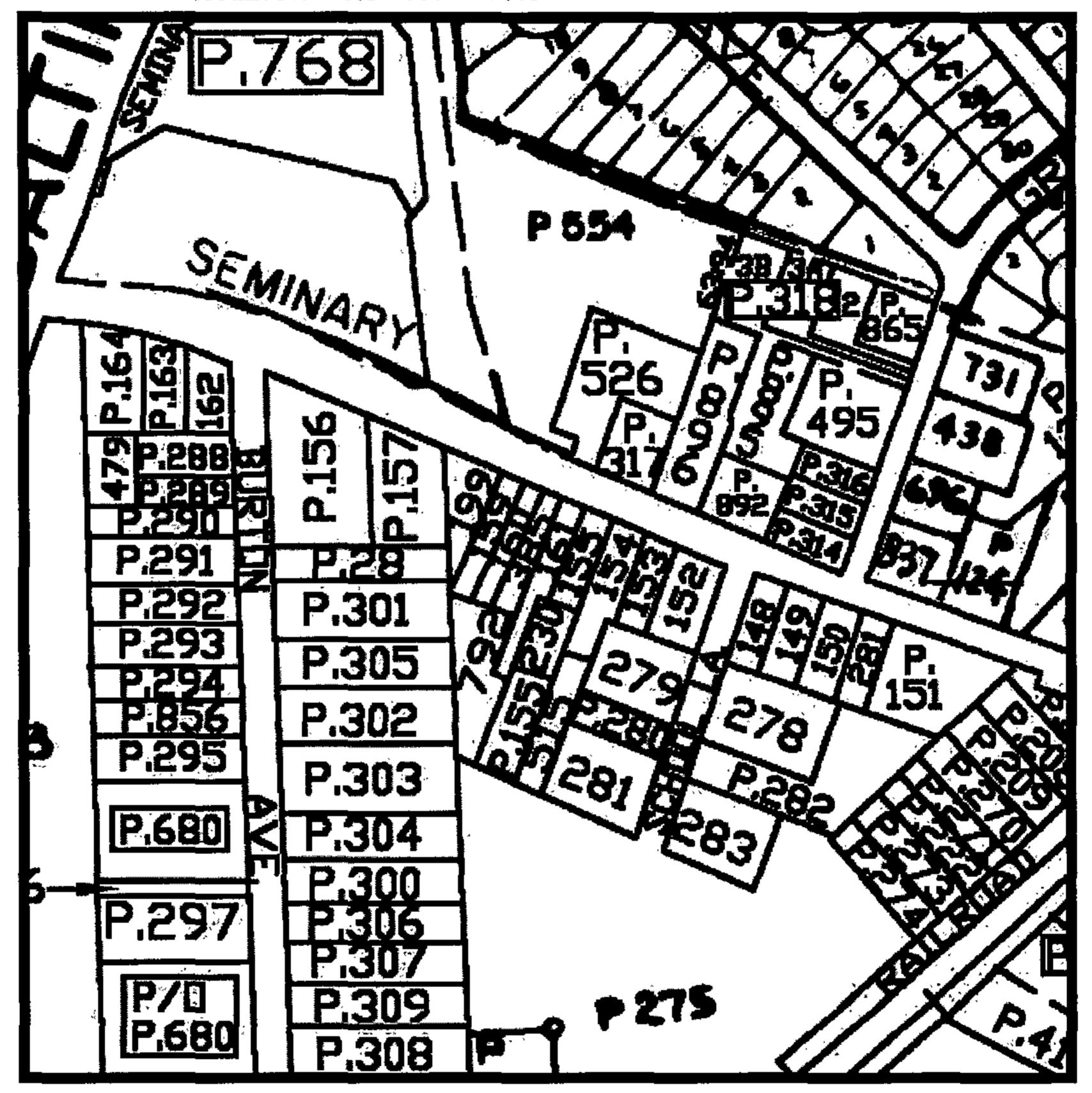
Special Tax Recapture:

* NONE *

Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search

Go Back View Map New Search

District - 08Account Number - 0801013075



Property maps provided courtesy of the Maryland Department of Planning ©2006. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

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

M JUN

DATE: June 20, 2007

3 Y: ____

SUBJECT:

Zoning Advisory Petition(s):

Case(s) 7-532- Variance

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- 1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area. The Community Conservation Plan for the Lutherville (CCP for Lutherville) area specifically points out that "In the community, traditional pre-twentieth century American style architectural styles are preferred (i.e. Federal, Georgian, Cape Cod, etc.) More contemporary styles of architecture are discouraged (i.e. split-level, rancher, etc.)." Building elevations shall be consistent with the aforementioned.
- 2. Provide landscaping along the public road. It is also stated in the CCP for Lutherville that much of the character in the area is from its wealth of shade trees. Deciduous street trees are to be located along the property's street frontage. There should also be at least two shade trees should be internal to any new lots in the plan area. Shade trees should reach a height of at least 50 feet at maturity where utilities are not a factor.

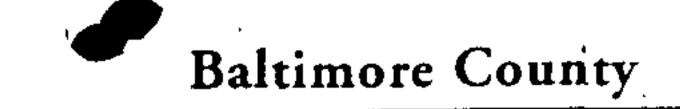
For further questions or additional information concerning the matters stated herein, please contact Jessie Bialek with the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

CM/LL

Fire Department



James T. Smith, Jr., County Executive John J. Hohman, Chief

700 East Joppa Road Towson, Maryland 21286-5500 Tel: 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 June 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 04, 2007

532

Item Number: 526 Through 541

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

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

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

Maryland Department of Transportation

Date: JUNE 6, 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. 7-532-A 617 W. SEMINARY AVE.

DYNASTY DEVELOPERS, INC.

VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-5324.

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

617 W. Seminary Avenue; S/S Seminary Avenue, 258' W/S c/line School Lane 8th Election & 3rd Councilmanic Districts Legal Owner(s): Dynasty Developers, Inc

elopers, Inc Petitioner(s) * BEFORE THE BOARD

OF APPEALS

* FOR

* BALTIMORE COUNTY

* 07-532-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 all documentation filed in the case.

RECEIVED

JUN 0 7 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 7th day of June, 2007, a copy of the foregoing Entry of Appearance was mailed to, Roger Man, 15108 Tanyard Road, Sparks, MD 21152 and Yvonne Deardorff, 10806 Reisterstown Road, Suite 3B, Owings Mills, 21117, Representative for Petitioner(s).07

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

ADJACENT PROPERTY OWNERS:

619 W Seminary Road Charles A. Brown

615 W Seminary Road Charles Yarbrough Elizabeth Yarbrough

Account #0802065625

Account#0806035125

614 W Seminary Road

Howard Chaney

Mary Barnes

Account#0819077420

612 W Seminary Road

Helen Storm

Account#0819075972

PLEASE PRINT CLEARLY

CASE NUMBER OT 53 A PLAR DATE 81,107

PETITIONER'S SIGN-IN SHEET

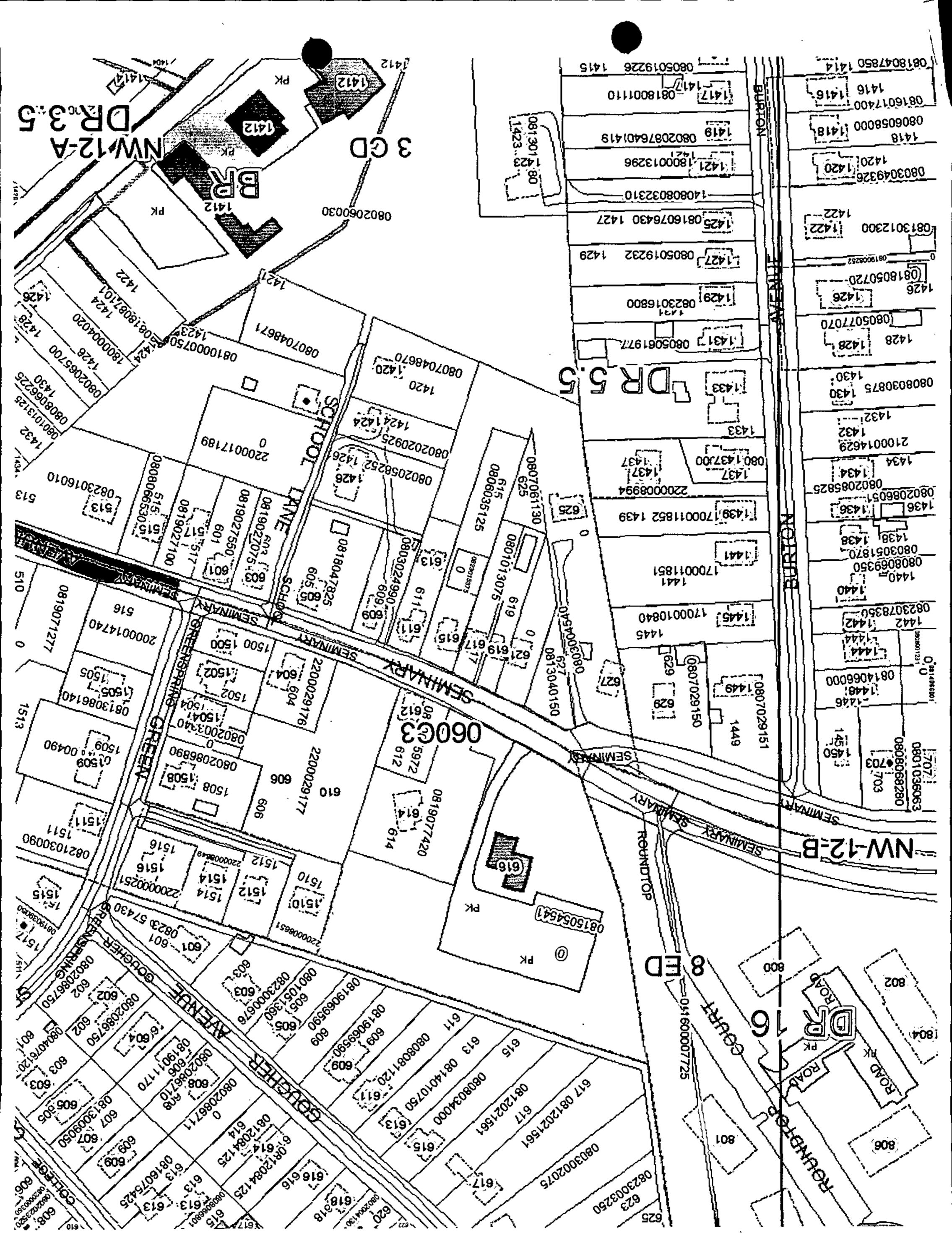
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PLEASE PRINT CLEARLY

CASE NAME (217 W. Semmen Are CASE NUMBER 7-5-32-4 ST DATE MUMBER 1,2007

CITIZEN'S SIGN-IN SHEET

| E- MAIL | | | | | | | | | | |
|------------------|--------------------------|--|--|--|--|--|--|--|--|--|
| CITY, STATE, ZIP | Lesytheen116 1114. 21093 | | | | | | | | | |
| ADDRESS | 1610 Ridual Dave | | | | | | | | | |
| NAME | ERIC ROPHEL | | | | | | | | | |



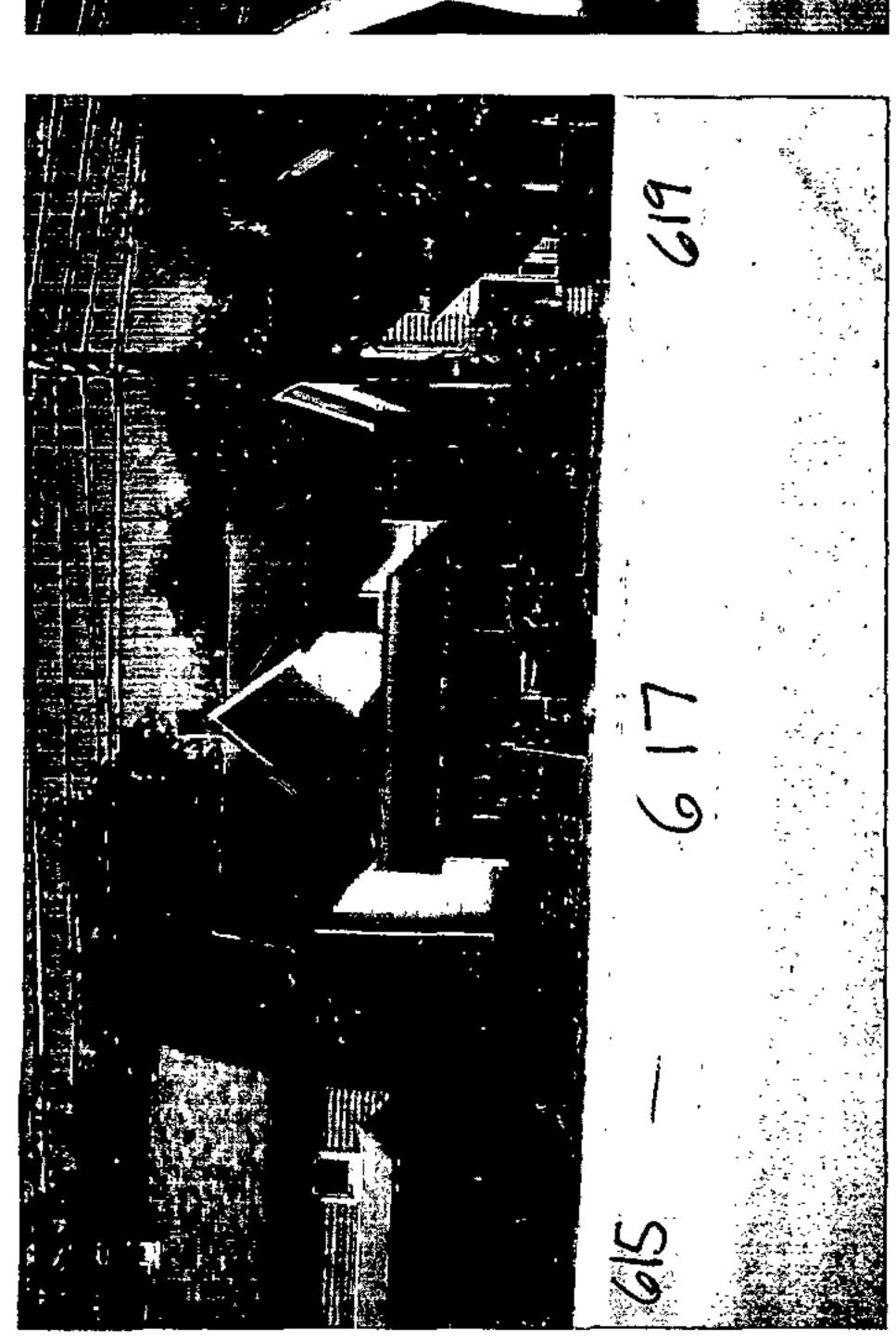
Case No.: 617 W. SEMINARY AVE 07-532 A

Exhibit Sheet

Petitioner/Developer

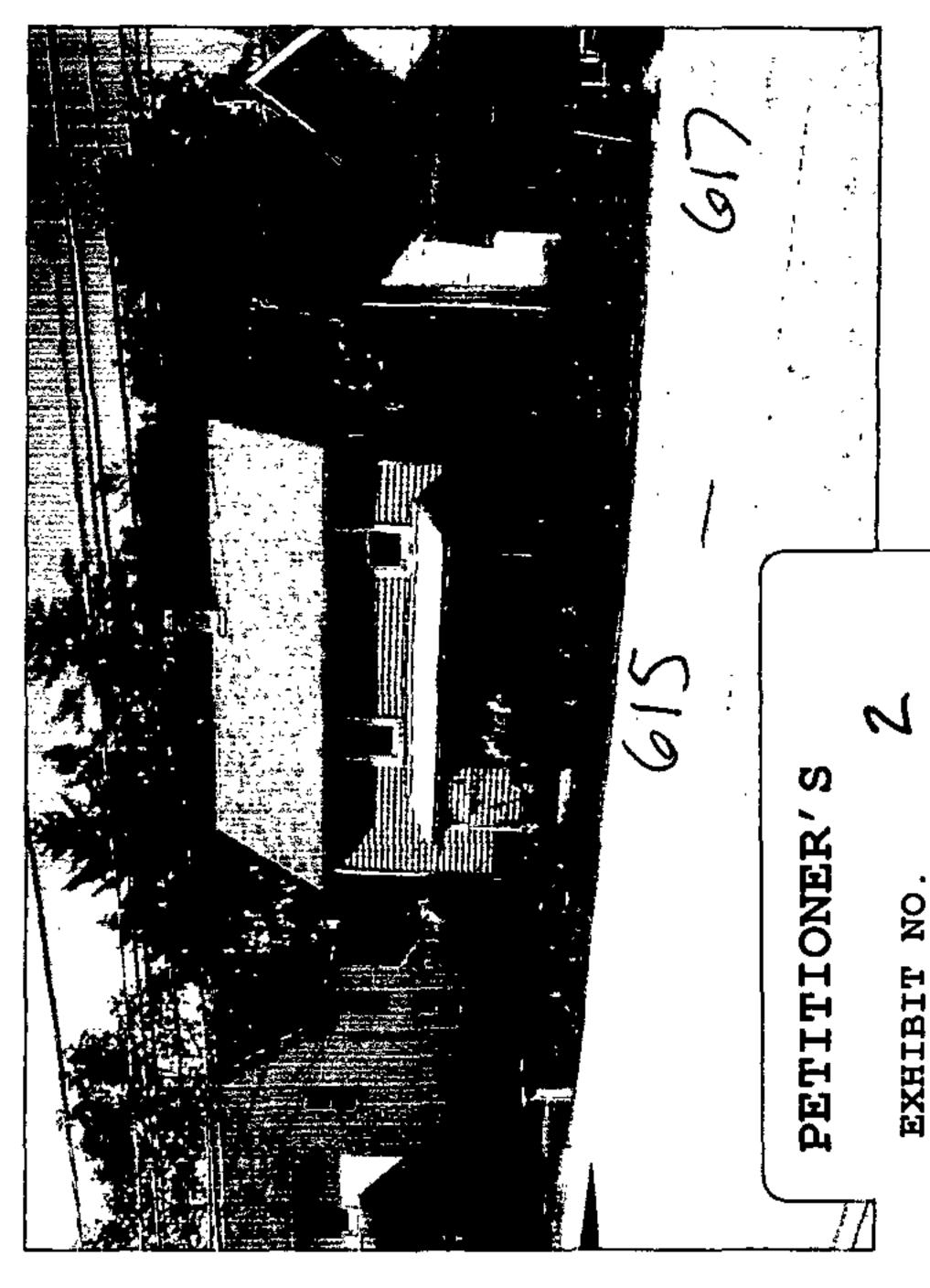
Protestant

| No. 1 | SITE PLAN | |
|--------|------------------------------|--|
| No. 2 | Photos Zasting Consitions | |
| No. 3 | PROPOSED BUDG FLENATIONS | |
| No. 4 | | |
| No. 5 | | |
| No. 6 | | |
| No. 7 | | |
| No. 8 | | |
| No. 9 | | |
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| No. 11 | | |
| No. 12 | | |





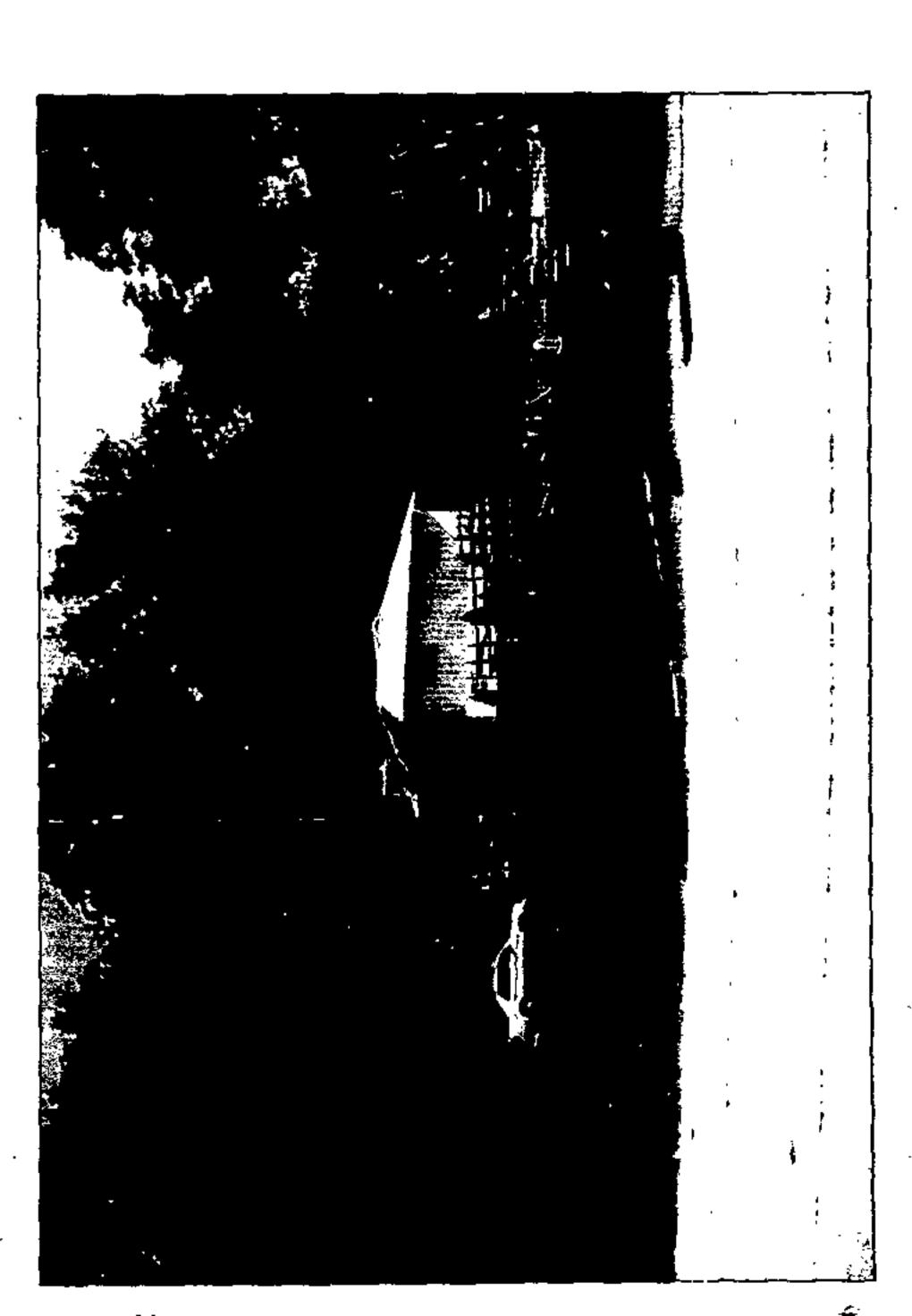


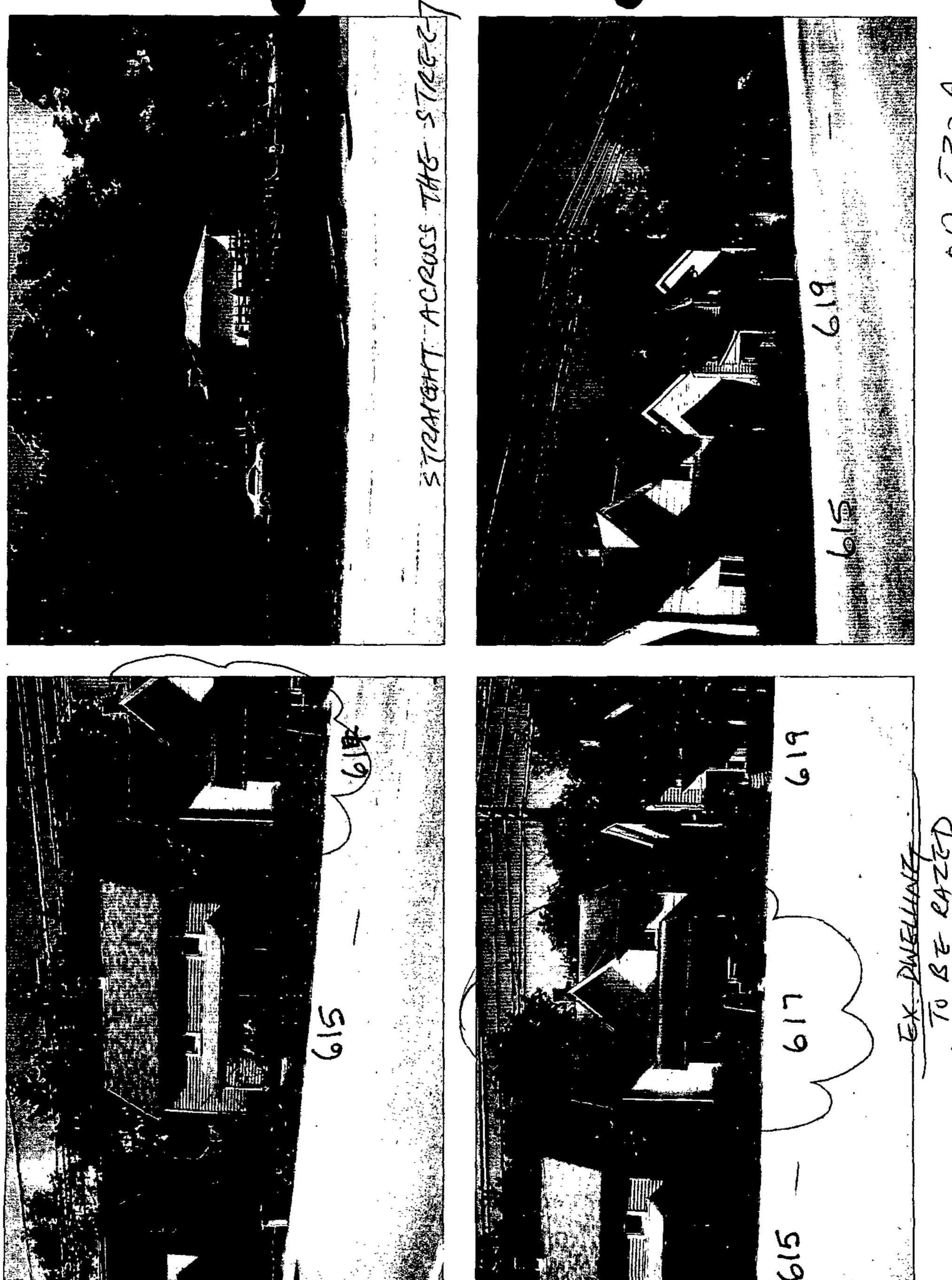


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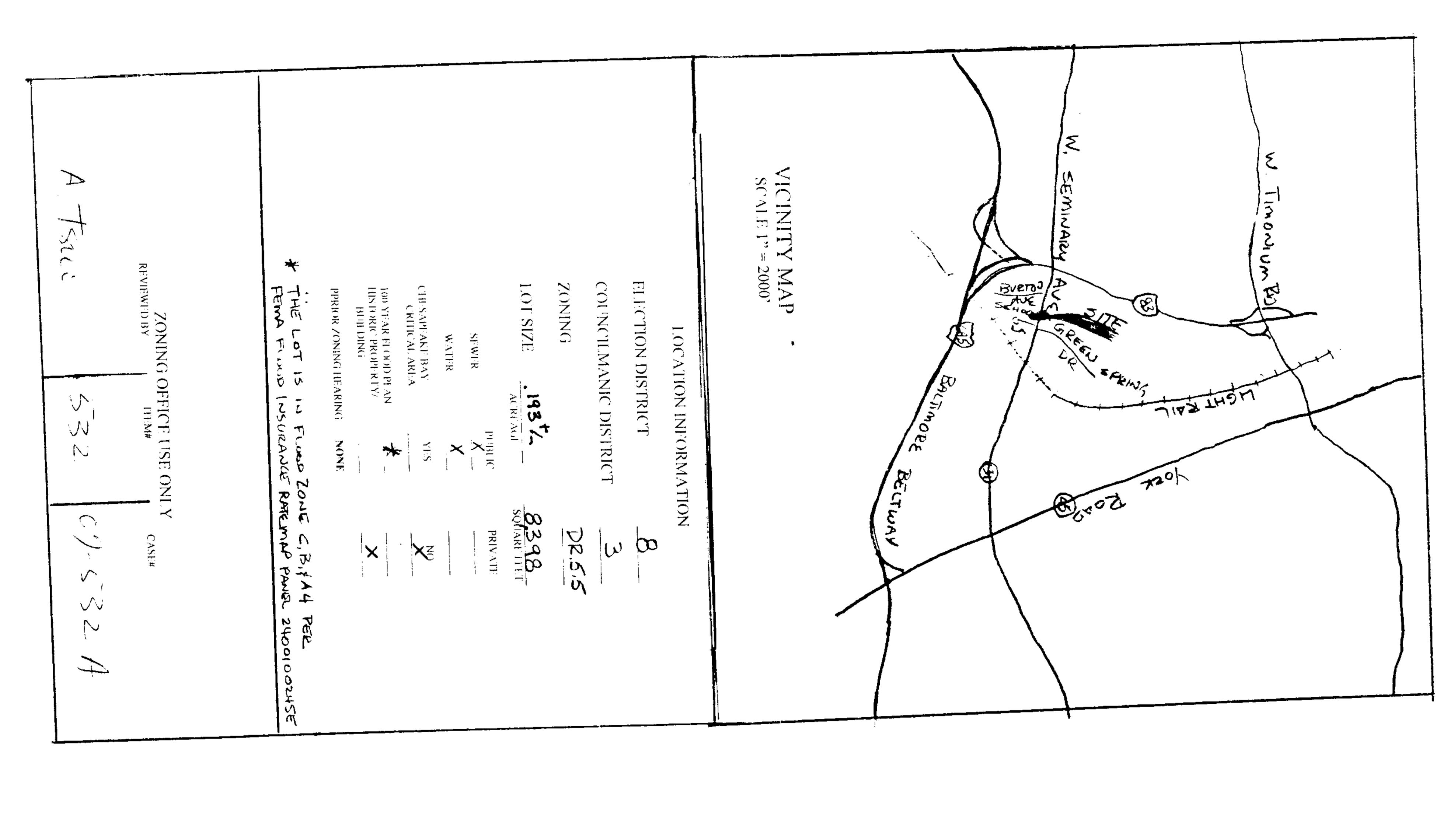


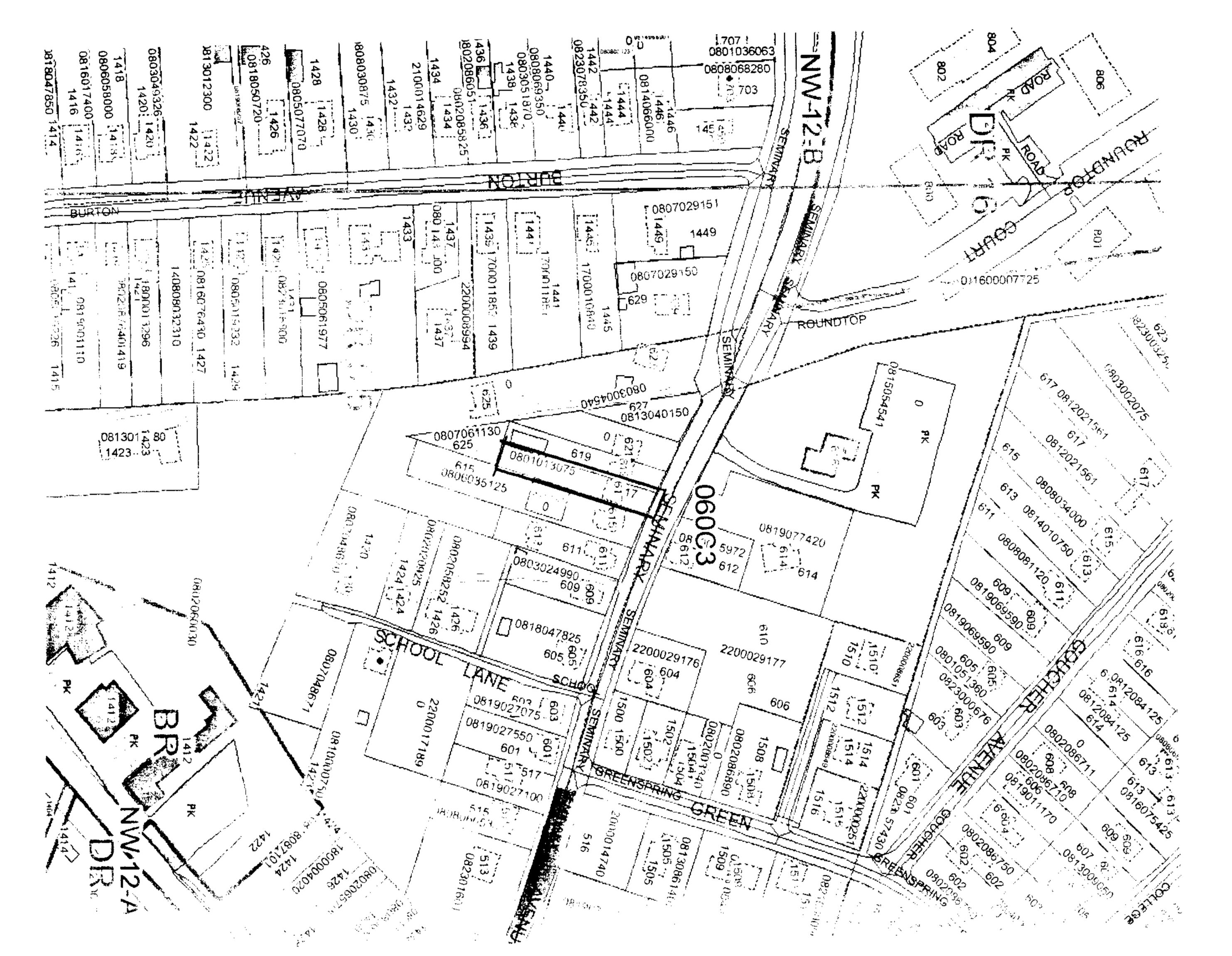
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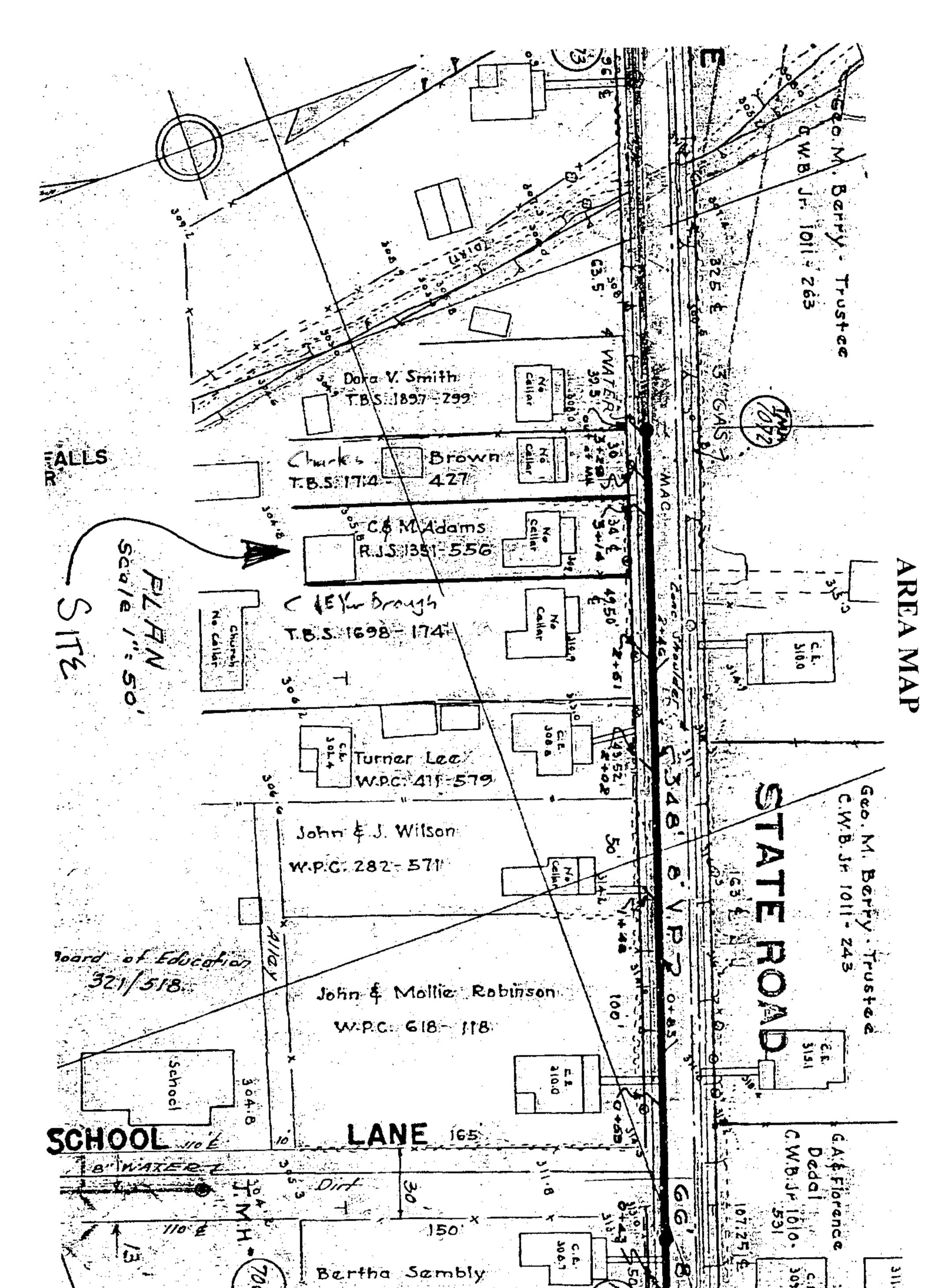


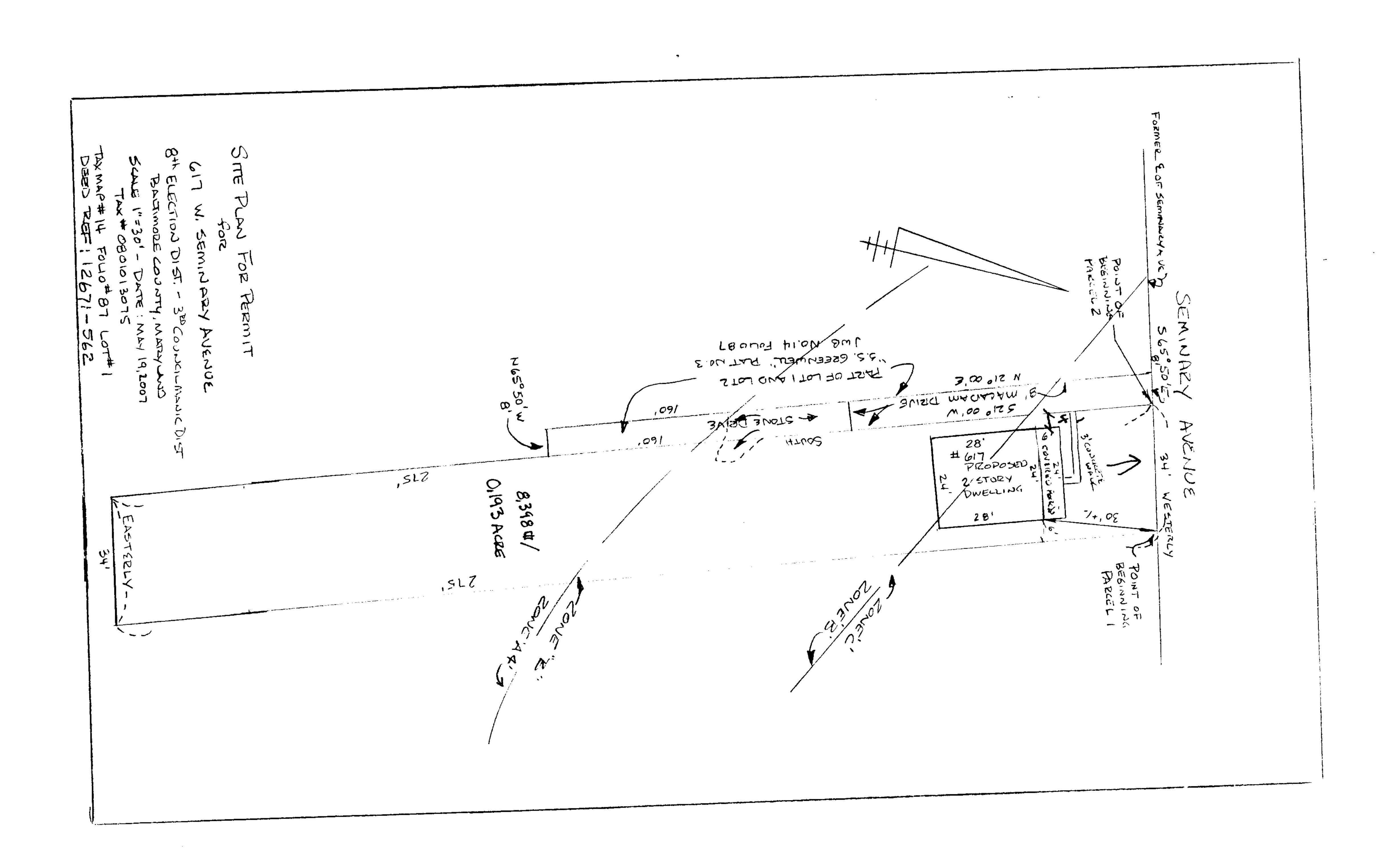


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


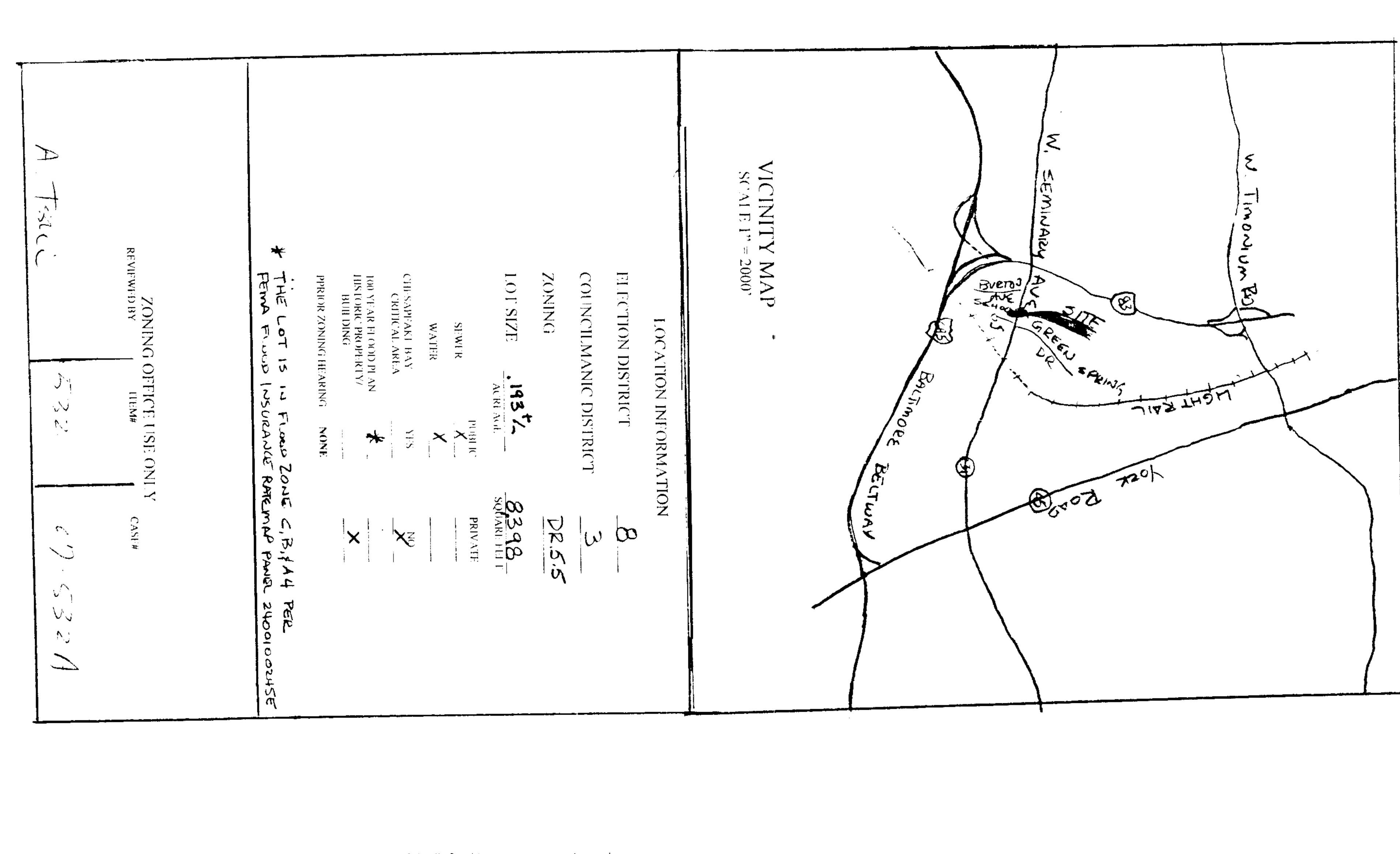


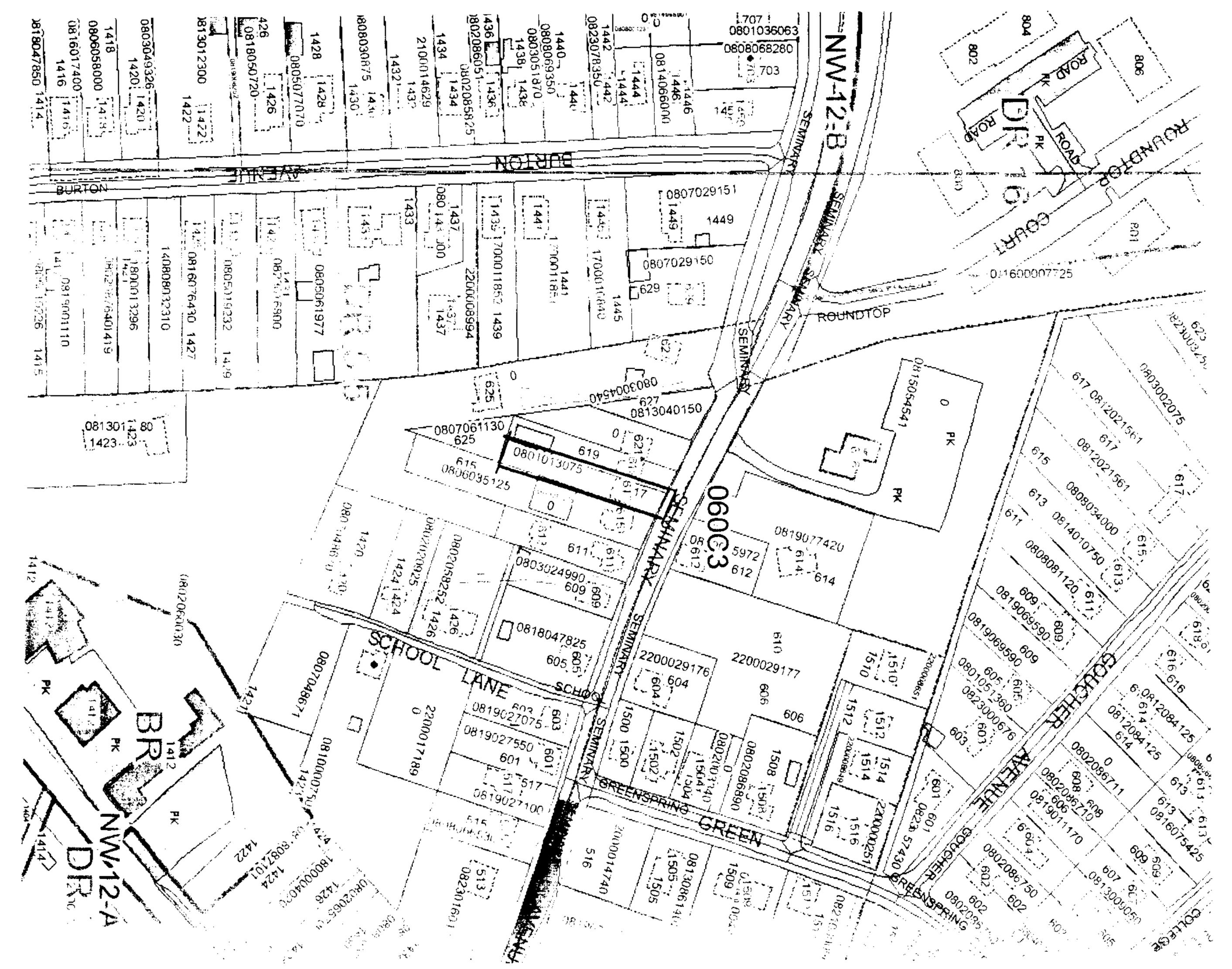
SUBDIVISION NAME

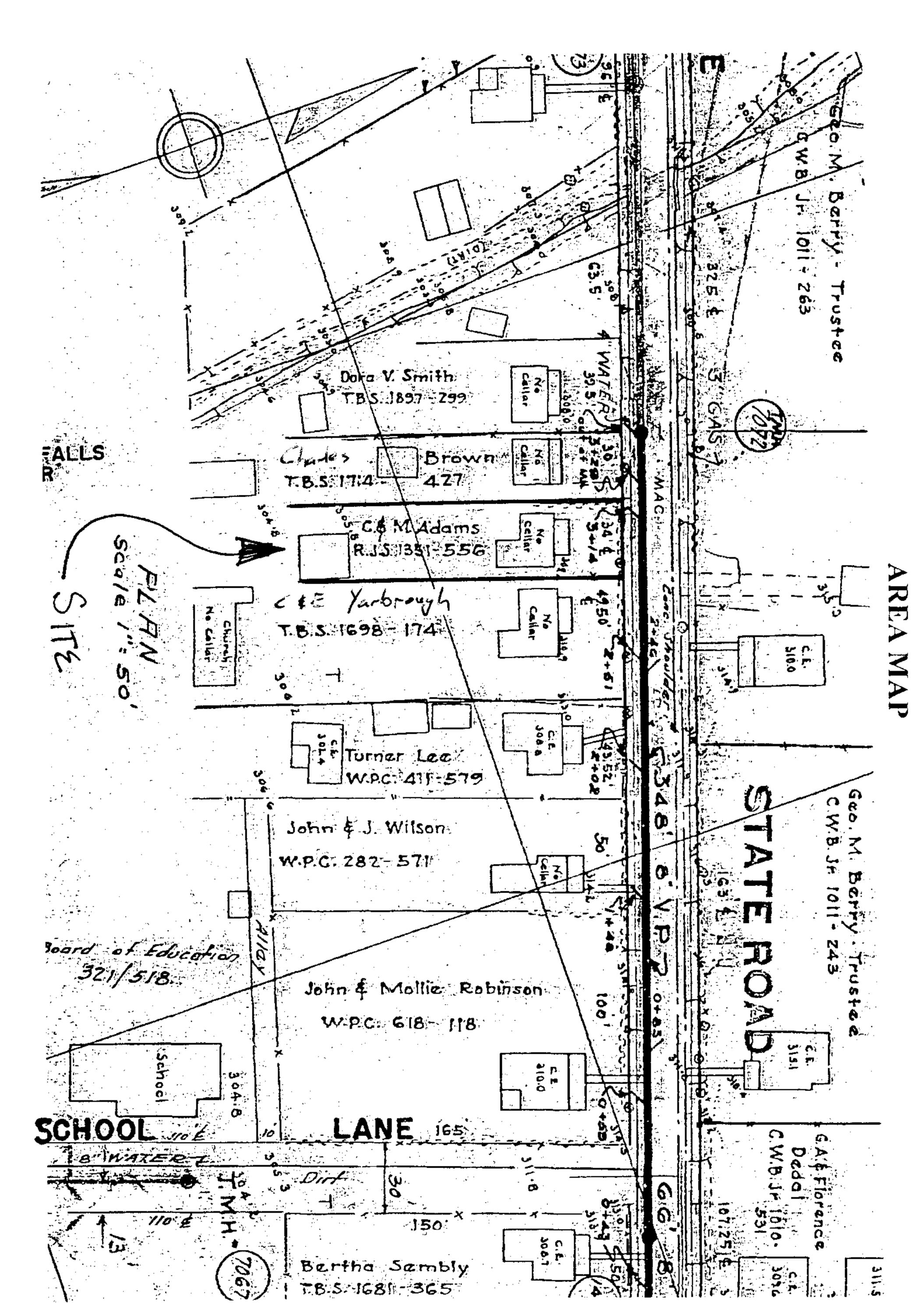
PLAT BOOK# 14 FOLIO# 87 LOT# | SECTION# _____

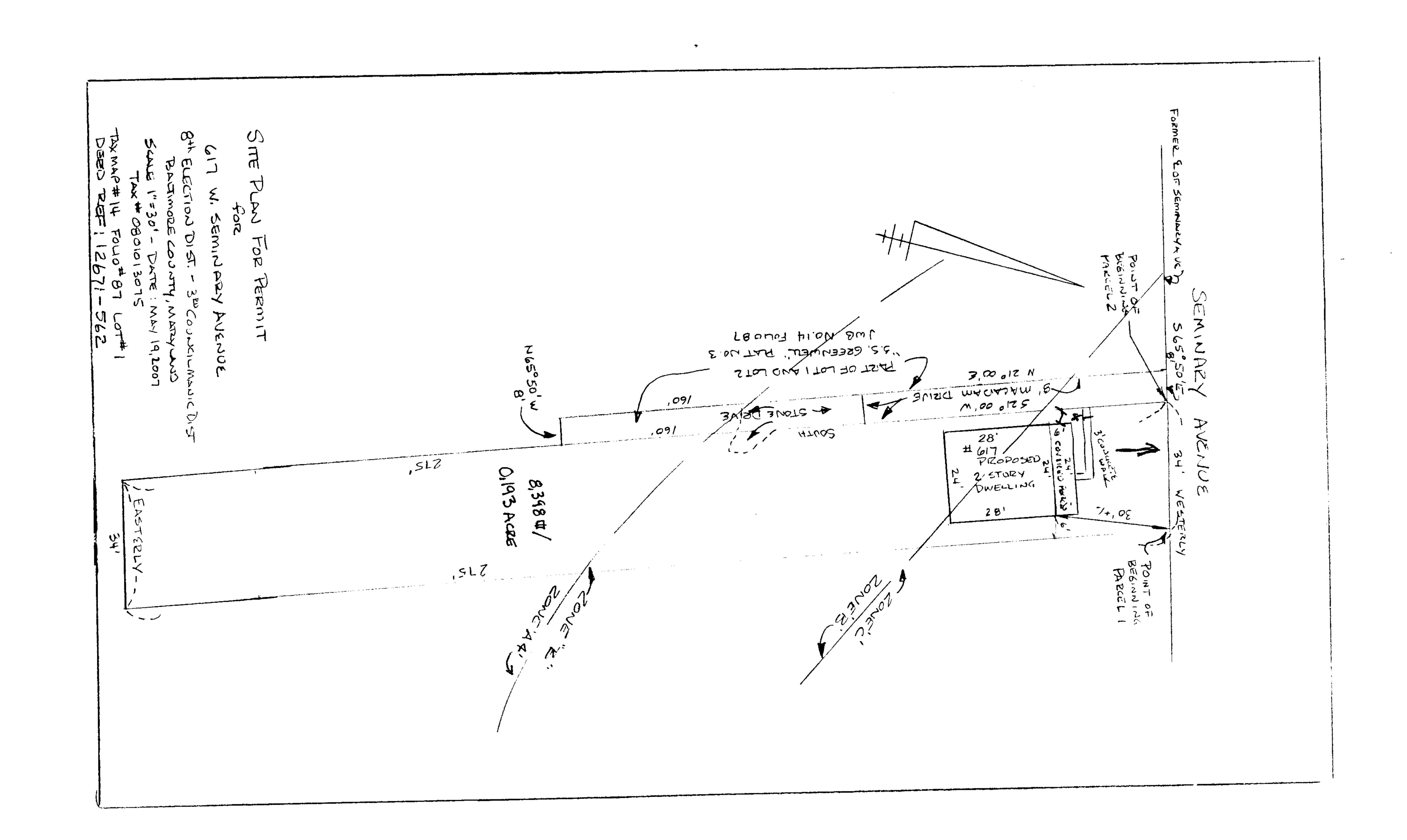
PETITIONER'S











BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 7, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 11, 2007

Item Nos. 07-526, 527, 528, 529, 530/532)

533, 535, 536, 537, 538, and 540

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-06072007.doc