IN RE: PETITION FOR VARIANCE S/Side Manor Crossing Court, 470' S of	*	BEFORE THE
Carroll Manor Road	*	ZONING COMMISSIONER
(5 Manor Crossing Court)	*	OF
11 th Election District 3 rd Council District	*	BALTIMORE COUNTY
Timothy M. Kuhn, et ux Petitioners	*	Case No. 07-542-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 legal owners of the subject property, Debra A. Kuhn and her husband Timothy M. Kuhn, through their attorneys, Howard L. Alderman, Jr., Esquire and Levin & Gann, PA. The Petitioners request Variance relief from Section 1A04.3B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback from property line other than a street line of 25 feet in lieu of the required 50 feet and to amend the approved Final Development Plan for Manor Crossing, consistent with the relief requested. The subject property and requested relief are more particularly described on the amended redlined site plan submitted, which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of this petition were Tim Kuhn, property owner, Charles Merritt, of Merritt Development Consultants, Inc., the engineering firm that prepared the site plan, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. Also appearing as adjacent property owners and interested neighbors were Jeffrey Kline, Chairman of the Manor Crossing Architectural Review Committee, Robert W. Chilcoat, and Henry A. Grandizio.

Date By Cave DFORFILM

Testimony and evidence offered disclosed that the property is located on the south side of Carroll Manor Road across from the Carroll Manor Elementary School near Manor Road in Baldwin. The property shown as Lot 7 on the Manor Crossing plat (Petitioners' Exhibit 2) is in an upscale community and contains a net area of 6.901 acres, zoned R.C.5 and improved with a 2-1/2 story dwelling. The Petitioners have resided on the property for ten (10) years and propose a minor subdivision of their lot and initiated the development review process earlier this year (07-008-M). Although the area requirements are satisfied (existing Lot 7 – 4.391 acres, new Lot 7A - 2.509 acres), the proposed dwelling will come as close as 25 feet from the interior (internal) lot line. It is pointed out that even with the relief requested the closest home, which is the Petitioners' home, would still be some 300 feet away and on the other side of the forest buffer area. The above described variance is necessary in order to proceed. In this regard, Mr. Alderman submitted extensive evidence and testimony in order to address the uniqueness requirement as provided in *Cromwell v. Ward*, 102 Md. App. 691 (1995). Mr. Merritt opined that the property was unique for several reasons but essentially due to its shape, environmental constraints and existing conditions. In this regard, the Petitioners lot is the largest in Manor Crossing but it is by far the most constrained. As illustrated on the site plan (Petitioners' Exhibit 1), a 30-foot drainage and utility easement bisects the lot. A 3.187-acre Forest Buffer consumes the majority of the eastern and southern portions of the parcel. The Department of Environmental Protection and Resource Management (DEPRM) further requires that any building remain 35 feet away from the buffer which effectively pushes everything to the southwest. These constraints drive the location of septic reserve and buildable areas. Mr.

¹ Manor Crossing's Restrictive Covenant Agreement was not introduced at the hearing, however, everyone in attendance agreed that 12 lots are permitted and 11 lots currently exist. Absent this agreement, 18 lots would be allowed in the R.C.5 zoning classification.

Date Date GOVED FOR FILING

Alderman, in support of the testimony presented by Mr. Merritt, cited the cases of *North v. St. Mary's County*, 99 Md. App. 502 (1994) and *McClean v. Soley*, 270 Md. App. 208 (1973) for the proposition that a variance may be and should be granted if it is shown that strict application of the regulations would deprive the Petitioner of using his property for a permitted purpose.

The community members in attendance were not opposed to the relief requested but wanted assurances from the Petitioners that the proposed home would be compatible and in scale and rhythm with the Manor Crossing Development, that new Lot 7A would be encumbered by the Restrictive Covenants throughout their duration and, in particular, that no out buildings would be allowed on the newly created lot. Mr. Kuhn responded by indicating the new dwelling would be tastefully done and would be in the area of 3,000 square feet and most likely would become his new home. Mr. Grandizio, the neighbor most affected, as he believes he will be able to see the proposed new home asked for landscape screening to be added by way of a gentlemen's "handshake" agreement as to what would be appropriate. Mr. Merritt, however, added redlined changes marking up the site plan denoting areas of landscaping between Lot 7 and Lot 6 (the Grandizio property). In addition, drainage concerns were discussed as well as the proposed driveway location as shown on Petitioners' Exhibit 1. To address these concerns, a note was added to the plan that the paved driveway would be moved or shifted further to the east adjacent to the proposed eastern lot line of Lot 7A. In discussing drainage concerns, Mr. Merritt stated that the drainage pipe to be placed under the driveway would be adequate to assure flow of all drainage and that there would be no restriction at this location that would create a damming effect. With the notes that were added to the plan and the defined limits of landscaping to be added by agreement, the community members were satisfied with the proposed home location and relief requested.

I am persuaded, based on the evidence and testimony presented, that the variance relief from the applicable zoning regulations should be granted. To deny the requested relief would result in a 20 foot wide dwelling in this upscale neighborhood where no harm will come to the environment and no other homes will be affected. This result would unduly burden the Petitioners an amount to an unreasonable hardship. The evidence and testimony were substantial in showing the existing conditions and documented the subject property unique to other similarly zoned properties in the community. The relief requested is the minimum relief necessary to permit a dwelling to be located on the new lot. No additional residential density results from the requested relief and the relief is in compliance with the development plan for this community.

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 Zoning Commissioner for Baltimore County this ______ day of September 2007 that the Petition for Variance seeking relief from Section 1A04.3B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building (front yard) setback from a property line other than a street line of 25 feet in lieu of the required 50 feet, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1. <u>ADVISORY:</u> This Order approves the requested Variance but does not address the proposed subdivision. The Petitioners subdivision proposal to create proposed Lot 7A must be submitted to the Development Review Committee for consideration and processing.
- 2. The architectural elevations for the proposed dwelling have to be reviewed by the Office of Planning and the Manor Crossing Architectural Review Committee and be deemed acceptable in terms of massing, height and proportions. These drawings shall include details describing building materials, e.g., stone, brick, etc.

- 3. By agreement between the Petitioners and Henry and Susan Grandizio, vegetative screening (consisting of arborvitae trees or similar species as agreed to by the parties) will be placed along portions of the eastern property line as noted on Petitioners' Exhibit 1 to buffer planned improvements from Lot 6 (4 Manor Crossing Court). The planting of such trees is to be done (weather permitting) prior to the construction of the dwelling on Lot 7A.
- 4. The Restrictive Covenents applicable to the 11 lots of Manor Crossing will, throughout their duration, also encumber Lot 7A. Petitioners recognize that Lot 7 unlike the other 10 lots allows for the existence of out buildings. Petitioners for themselves and their heirs and assigns agree and acknowledge that Lot 7A will be restricted, as are the majority of the lots, from having out buildings erected and maintained on the new lot.

IT IS FURTHER ORDERED that the Final Development Plan for Manor Crossing be AMENDED consistent with the relief herein.

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

Order.

WJW:dlw

WILLIAM J. WISEMAN.

Zoning Commissioner

for Baltimore County





JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

September 26, 2007

Howard L. Alderman, Jr., Esquire Levin & Gann, P.A. Nottingham Centre, 8th Floor 502 Washington Avenue Towson, MD 21204

RE: PETITION FOR VARIANCE

S/Side Manor Crossing Court, 470' S of Carroll Manor Road

(5 Manor Crossing Court)

11th Election District - 3rd Council District

Timothy M. Kuhn, et ux - Petitioners

Case No. 07-542-A

Dear Mr. Alderman:

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.

WILLIAM J. WISEMAN, III Zoning Commissioner

for Baltimore County

WJW:dlw Enclosure

c: Timothy M. and Debra A. Kuhn, 5 Manor Crossing Court, Baldwin, Md. 21013 Charles Merritt, Merritt Development Consultants, Inc., 2416 E. Joppa Road, Baltimore, Md. 21234

Jeffrey Kline, 13510 My Melody Lane, Baldwin, Md. 21013
Robert W. Chilcoat, 4437 Carroll Manor Road, Baldwin, Md. 21013
Henry A. Grandizio A Manor Crossing Court, Baldwin, Md. 21013

Henry A. Grandizio, 4 Manor Crossing Court, Baldwin, Md. 21013

People's Counsel; Development Review Committee; Office of Planning; File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5 MANOR CROSSING COURT
which is presently zoned RC-5

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

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

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

SEE ATTACHED

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

Property is to be posted and advertised as prescribed by the zoning regulations.

regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

			perjury, that I/we a is the subject of th	are the legal owner(s) is Petition.	of the property which
Contract Purcha	aser/Lessee:		<u>Legal Owner(s</u>	<u>s):</u>	
N/A			тімотну м. к	UHN	
Name - Type or Print		Nam	e - Type or Print	1 de	
Signature			Signature DEBRA A. KUH	IN .	
Address		Telephone No.	Name - Type or Print	> Kul	
City	State	Zip Code	Signature		
Attorney For Pe	atitioner.		5 MANOR CROS	SING COURT	443-250-1058
Attorney i or i c	<u> </u>		Address		Telephone No.
Howard L. Ald	derman, Jr., Esquir	e	BALDWIN	MD	21013
Name - Type or Print Signature Levin & Gann. P	A Nottingham Centre,	Sth Floor		State Te to be Contacte LOPMENT CONSULT	Zip Code ed: ANTS / BOB BROCATO
Company 502 Washington			Name 2416 E. JOPPA R	OAD	410-663-5525
Address Towson,	MD	Telephone No. 21204	Address BALTIMORE	MD	Telephone No. 21234
City	State	Zip Code	City	Stat	te Zip Code
				OFFICE USE ONLY	
Case No.	7-542-	A	ESTIMATED LENGT	H OF HEARING	I-R_
		Reviewed By _	UNAVAILABLE FOR	HEARING Date 6 1107	
REV 9/15/98				<i>i</i> ()	

JAMEN HELEVEL FUN FILING

Date_



ATTACHMENT PETITION FOR VARIANCE

CASE NO: 07- 547_A

Address:

5 Manor Crossing Court

Legal Owners:

Timothy M. & Debra A. Kuhn

Present Zoning:

RC-5

REQUESTED RELIEF:

- A. Grant a variance from *Baltimore County Zoning Regulations* Section 1A04.3B.2.b to permit a principal building setback from property line other than a street line of 25 feet in lieu of the required 50 feet; and
- B. To amend the approved final development plan for Manor Crossing, consistent with the relief requested and the Plat to accompany this Petition; and
- C. For such further relief as the nature of this case may require.

JUSTIFICATION:

- A. Size, shape and configuration of existing property;
- B. Existing easement and environmental/buffer constraints; and
- C. For such further reasons that will be presented at the hearing on this Petition.

For Additional Information Contact:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre
502 Washington Avenue
8th Floor
Towson, Maryland 21204

(410) 321-0600 Fax: (410) 296-2801 halderman@LevinGann.com

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 5 Manor Crossing Ct.

Beginning at a point on the <u>South</u> side of <u>Manor Crossing Ct.</u>
which is <u>40 feet</u> wide at the distance of <u>470 feet south</u> of the
centerline of the nearest improved intersecting street <u>Carroll Manor</u>

<u>Road</u> which is <u>60 feet</u> wide. Being Lot # <u>7A</u>, in the minor
subdivision of <u>Kuhn Property</u> containing 109,303 S.F. +/- or

2.509 AC. +/- and located in the <u>11th</u> Election

District, <u>3rd</u>Councilmanic District.

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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: #07-542-A

5 Manor Crossing Court
S/side of Manor Crossing Court, 470 feet south of Carroll Manor

11th Election District - 3rd Councilmanic District
Legal Owner(s): Timothy M. & Debra Kuhn

Variance: to permit a principal building setback from property line other than a street line of 25 feet in lieu of the required 50 feet and to amend the approved final development plan for Manor Crossing, consistent with the relief requested and the Plat to accompany this Petition.

Hearing: Wednesday, September 12, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley

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) 897 3391.

JT 6/749 Aug. 28

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North County News NE Booster/Reporter Towson Times ☐ Catonsville Times Arbutus Times 🛱 The Jeffersonian Owings Mills Times

LEGAL ADVERTISING Melman

CERTIFICATE OF POSTING

Æ:	Case Number: 07-542A
, -	Petitioner/Developer: TMOHY'S DEBRA KLHW
	Date of Hearing/ Closing: 9/12/2007
Thic	the combific and by the contract of the contra
on th	to certify under the penalties of perjury that the necessary sind(s) required by law were posted conspicuously property located at #5 NAWOR CROSSING COPI
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ine s	an(s) were posted on AUSUST 23, 2007 (Month, Day, Year)

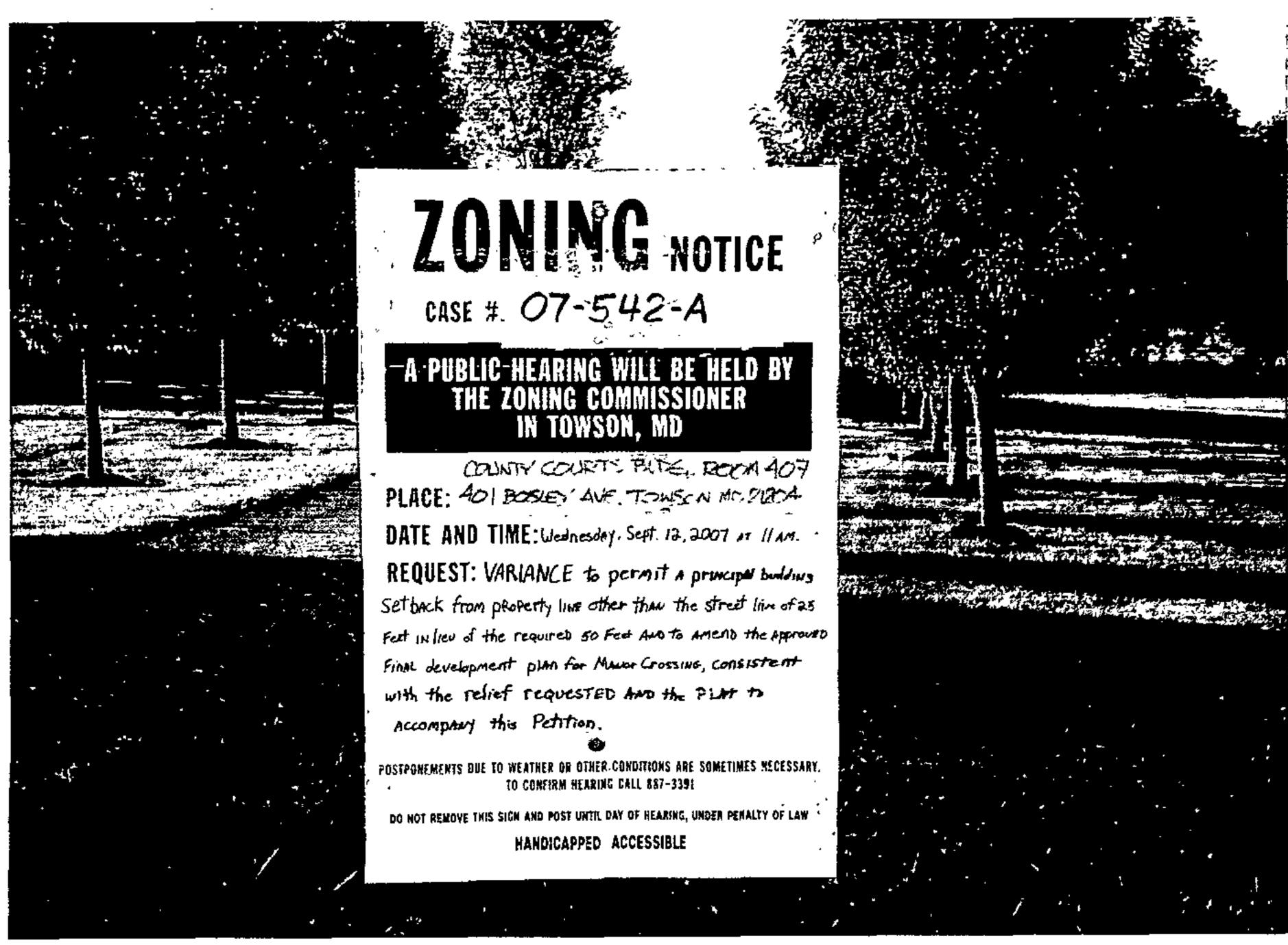
Charles E. Merritt 9831 Magledt Road Battimore, MD 21234 410-665-5562

RECEIVED

AUG 28 2007

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT







JAMES T. SMITH, JR. County Executive

August 7, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-542-A

Muthy Kotroco

5 Manor Crossing Court

S/side of Manor Crossing Court, 470 feet south of Carroll Manor

11th Election District – 3rd Councilmanic District

Legal Owners: Timothy M. & Debra Kuhn

<u>Variance</u> to permit a principal building setback from property line other than a street line of 25 feet in lieu of the required 50 feet and to amend the approved final development plan for Manor Crossing, consistent with the relief requested and the Plat to accompany this Petition.

Hearing: Wednesday, September 12, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Howard Alderman, Jr., 502 Washington Avenue, 8th Fi., Towson 21204 Timothy & Debra Kuhn, 5 Manor Crossing Court, Baldwin 21013 Bob Brocato, 2416 E. Joppa Road, Baltimore 21234

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 27, 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, August 28, 2007 Issue - Jeffersonian

Please forward billing to:

Timothy Kuhn 5 Manor Crossing Court Baldwin, MD 21013

443-250-1058

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: 07-542-A5 Manor Crossing Court

S/side of Manor Crossing Court, 470 feet south of Carroll Manor

11th Election District – 3rd Councilmanic District

Legal Owners: Timothy M. & Debra Kuhn

<u>Variance</u> to permit a principal building setback from property line other than a street line of 25 feet in lieu of the required 50 feet and to amend the approved final development plan for Manor Crossing, consistent with the relief requested and the Plat to accompany this Petition.

Hearing: Wednesday, September 12, 2007 at 11:00 a.m. in Room 407, County Courts Building,

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.

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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 Advertising:
Item Number or Case Number: 07542 A
Petitioner: TIMOTHY M. & DEBRA A. KUHN
Address or Location: 5 MANOR CROSSING CT.
PLEASE FORWARD ADVERTISING BILL TO:
Name: TIMOTHY M. KUHN
Address: _ 5 MANOR CROSSING CT.
BALDWIN, MD, ZIO13
Telephone Number: 443-250-1058





JAMES T. SMITH, JR. County Executive

August 7, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-542-A

5 Manor Crossing Court

S/side of Manor Crossing Court, 470 feet south of Carroll Manor

11th Election District – 3rd Councilmanic District

Legal Owners: Timothy M. & Debra Kuhn

<u>Variance</u> to permit a principal building setback from property line other than a street line of 25 feet in lieu of the required 50 feet and to amend the approved final development plan for Manor Crossing, consistent with the relief requested and the Plat to accompany this Petition.

Hearing: Wednesday, September 12, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Howard Alderman, Jr., 502 Washington Avenue, 8th Fl., Towson 21204 Timothy & Debra Kuhn, 5 Manor Crossing Court, Baldwin 21013 Bob Brocato, 2416 E. Joppa Road, Baltimore 21234

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 27, 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.





MARYLAND

JAMES T. SMITH, JR. County Executive

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

September 5, 2007

Howard L. Alderman, Jr., Esquire Levin & Gann, PA Nottingham Centre, 8th Floor Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 07-542-A, 5 Manor Crossing Court

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 1, 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

Timothy M. Kuhn Debra A. Kuhn 5 Manor Crossing Court Baldwin 21013 Merritt Development Consultants Bob Brocato 2416 E. Joppa Road Baltimore 21234

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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

IECEIVE JUN 2 7 2007

BY:

DATE: June 25, 2007

SUBJECT:

Zoning Advisory Petition(s): Case(s) 07-542- Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided building materials that are used are consistent with that of the existing structures.

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

Prepared By:

Division Chief:

CM/LL

BW 9/12-11Am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Timothy M. Kotroco

FROM:

Dave Lykens, DEPRM - Development Coordination

DATE:

August 2, 2007

SUBJECT:

Zoning Item # 07-542-A

Address

5 Manor Crossing Court

Kuhn property

Zöning Advisory Committee Meeting of June 11, 2007

<u>X</u>	The Department of Environmental Protection and Resource Management offer	(S
the foll	lowing comments on the above-referenced zoning item:	

- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- _X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This Department needs to review a simplified Forest Stand Delineation, Forest Conservation Worksheet, Forest Conservation Plan and Slope Analysis prior to Minor Subdivision approval.

Reviewer:

Kevin Brittingham

Date: 7/17/07

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 25, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-542- Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided building materials that are used are consistent with that of the existing structures.

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

Prepared By:

Division Chief:

CM/LL



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

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

Maryland Department of Transportation

Date: JUNE 18, 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. 7-542-A

5 Manor Grossing COURT

KUHN PROPERTY

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.7-542-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

NSteven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 14, 2007

Department of Permits & Development

Management

FROM: Dennis

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 18, 2007

Item Nos. \$67-542, 543, 544, 547, 548, and 549

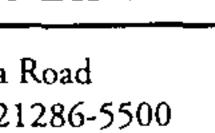
The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-06142007.doc

Fire Department



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





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 June 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 11, 2007

5
Item Number: 542 Through 549.

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



PETITION FOR VARIANCE RE:

5 Manor Crossing Court; S/S Manor Crossing

Court, 470' S Carroll Manor Road

11th Election & 3rd Councilmanic Districts

Legal Owner(s): Timothy & Debra Kuhn

Petitioner(s)

BEFORE THE BOARD

OF APPEALS

FOR

BALTIMORE COUNTY

07-542-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 v 24 mourman 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 22nd day of June, 2007, a copy of the foregoing Entry of Appearance was mailed to, Chuck Merritt, Merritt Development Consultants, Inc, 9831 Magledt Road, Baltimore, MD 21234 and Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

JUN 2 2 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Max Jammerman

Per.....

PLEASE PRINT CLEARLY

CASE NAME K WHY POPER EN CASE NUMBER 02-542-4 DATE 12 SEPT 07

PETITIONER'S SIGN-IN SHEET

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PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 07-542-A
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CITIZEN'S SIGN-IN SHEET

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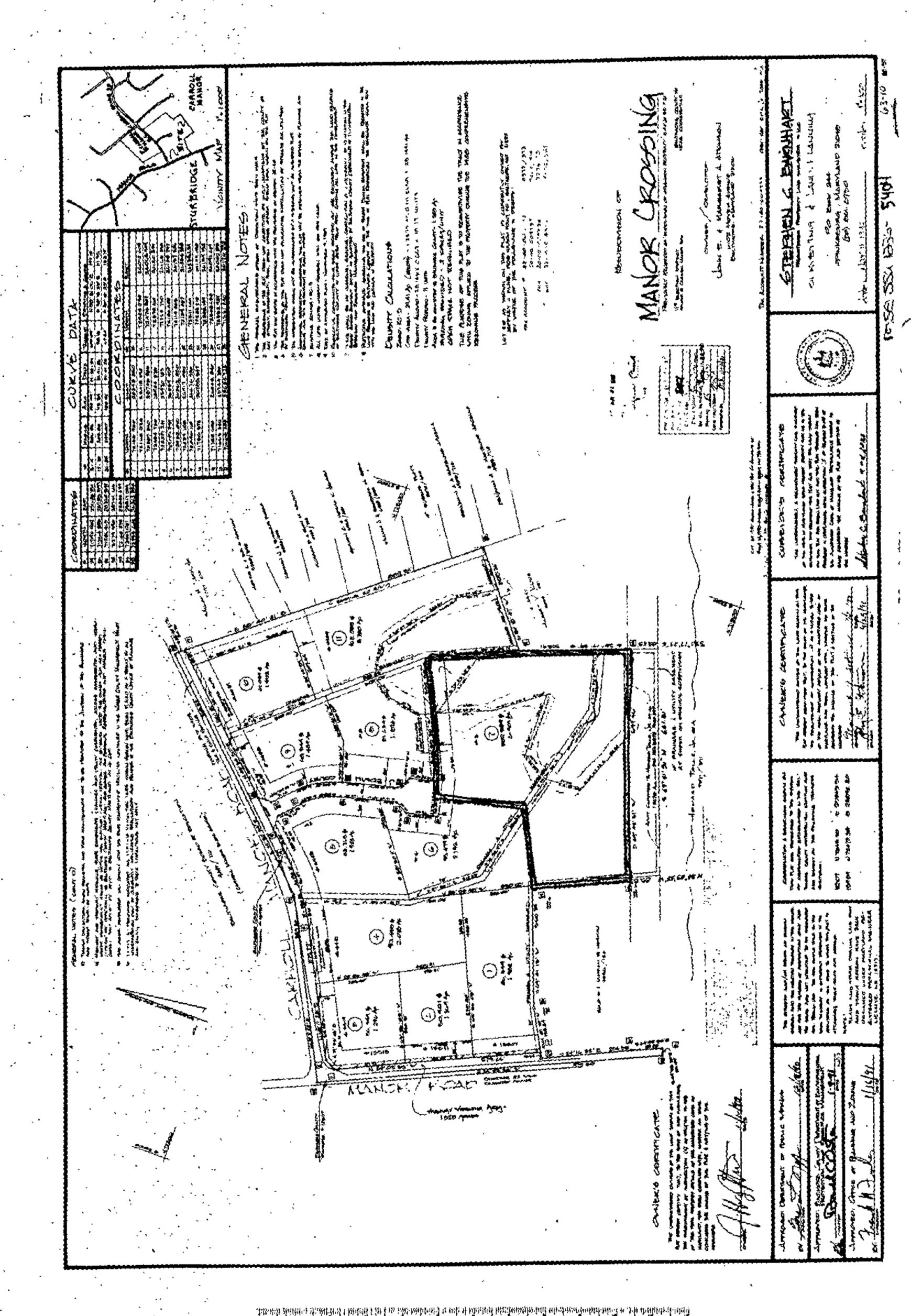
Case No.: 07-542-A 5 MANOR CROSSING COURT

Exhibit Sheet

Petitioner/Developer

Protestant

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