IN RE: PETITION FOR VARIANCE

NE side of 66th Street, 570 feet SE of c/l of Pulaski Drive 15th Election District 17th Councilmanic District (1201 66th Street)

Plumbers and Steam Fitters Local Union No. 486 Joint Journeyman and Apprentice Holding Company, Inc. Petitioners

- * BEFORE THE
- * DEPUTY ZONING
- * COMMISSIONER
- * FOR BALTIMORE COUNTY

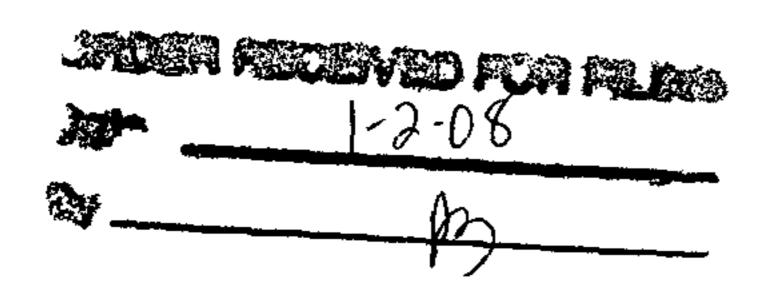
*

* Case No. 08-161-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, Plumbers and Steam Fitters Local Union No. 486 Joint Journeyman and Apprentice Holding Company, Inc. Petitioners are requesting variance relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition on the side of an existing trade school building with a side setback of 1.5 feet in lieu of the required 30 feet. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

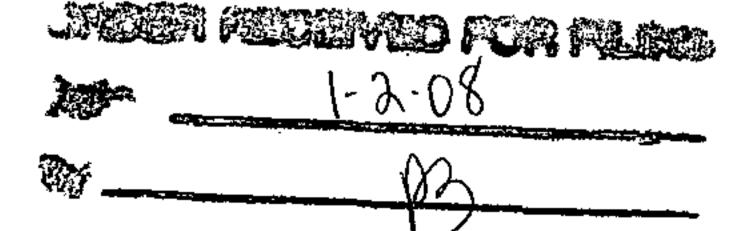
Appearing at the requisite public hearing in support of the variance request was Allen B. Clinedinst, Director of Training for Petitioner -- the Plumbers and Steam Fitters Local Union No. 486 Joint Journeyman and Apprentice Holding Company, Inc., and Petitioner's attorney, Alfred L. Brennan, Jr. Also appearing in support of the requested relief was Rick Richardson of Richardson Engineering, LLC, the consulant who prepared the site plan. There were no Protestants or other interested persons in attendance at the hearing.



Testimony and evidence offered revealed that the subject property is a rectangular-shaped parcel containing approximately 83,044 square feet or 1.906 acres, more or less, and zoned M.L. I.M. The property is located southeast of the Route 40 – Interstate 95 interchange near the Baltimore City line in the Rosedale Industrial Park area of Baltimore County. The property is improved with a one-story 22 foot high brick and stone commercial building that is utilized as a trade school for plumbing, heating/ventilation/air conditioning, pipefitting, and steamfitting. The building is approximately 29,000 square feet in size and was constructed in 1955. It was previously owned by Abbott Laboratories, Inc. and Petitioner purchased the property in 1975. The property also contains onsite parking for approximately 41 vehicles.

The trade school runs an apprenticeship program for approximately 300 students. Typically, students are employed by contractors in the area that participate in the apprentice program. After work, the students attend instruction classes on various nights throughout the week from 6:00 PM to 9:00 PM. At this juncture, Petitioner is in need of more space for its pipefitting classes and has proposed a 20 foot wide by 70 foot long one-story addition to the east side of the building, toward the right rear corner of the property, as shown on the site plan. This addition will allow long lengths of pipe to be cut in the pipefitting area, and will also allow space for equipment and handling of the pipe. In order to place the addition as shown on the site plan, Petitioner seeks a variance from the zoning regulations to permit the addition with a side yard setback of 1.5 feet in lieu of the required 30 feet.

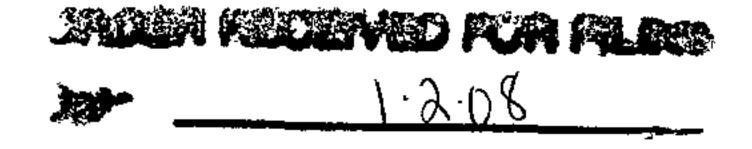
In support of this variance request, Mr. Richardson, Petitioner's consultant, testified that he visited the site and is familiar with the existing building and the exterior of the property. The property is a corner parcel located at the intersection of 66th Street and Biddle Street. The property is also situated in an industrial area with other commercial buildings and large parking lots



adjacent and nearby. He noted that the existing building and onsite parking is currently maximizing available space on the site. The only suitable area for the addition is in the area shown on the site plan. He also indicated that the current use of the property as a trade school is a one-of-a-kind operation in the area, and that according to Mr. Clinedinst, students come from an approximately 50 mile radius to attend the apprenticeship program. Mr. Richardson also pointed out that the existing building predates passage of the 1955 zoning regulations and is itself situated beyond the current setback requirements. He further stated that in order for Petitioner to continue to realize beneficial use of the property, the addition is necessary. Finally, he noted that the trade school operates in the evening when other businesses in the industrial park are closed, thereby reducing the likelihood of traffic congestion or other impacts. The property is also near public transportation and there is available street parking on 66th Street and Biddle Street nearby.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The location of the lot and the size of the existing building limits Petitioner's ability to make beneficial changes or additions to the site. In addition, Petitioner's use of the property as a trade school is unique as compared to other commercial properties in the area. Hence, the imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district. Moreover, I find that balancing the potential benefit to Petitioner and apprentice students of allowing the minor addition to the property versus the potential detrimental impact of the addition on the surrounding area to weigh greatly in favor of permitting



the requested variance relief. In fact, there was no evidence that the addition will have any detrimental impacts whatsoever.

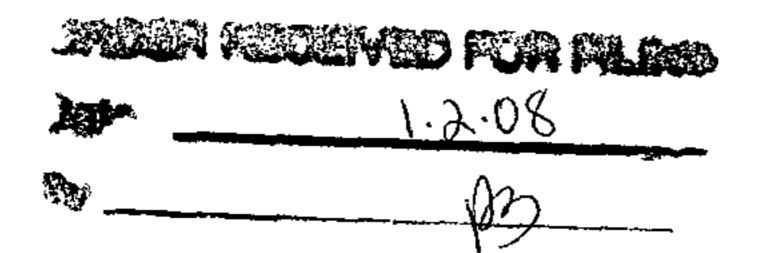
I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. In short, there is no other location on the property, both logistically and functionally, for Petitioner to place the addition. Thus, if the variance were not granted, Petitioner would lose beneficial use of the property and would possibly be forced to uproot its operation to another location.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this And day of January, 2008 by this Deputy Zoning Commissioner, that Petitioner's variance request from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition on the side of an existing trade school building with a side setback of 1.5 feet in lieu of the required 30 feet is hereby GRANTED, subject to the following:

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



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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

for Baltimore County

THB:pz

	RECEIVED FOR FILLING
)g)•	
O. es	



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

January 2, 2008

ALFRED BRENNAN, JR., ESQUIRE BRENNAN & BRENNAN 825 EASTERN BLVD. BALTIMORE MD 21221

Re: Petition for Special Hearing Case No. 08-161-SPH Property: 1201 66th Street

Dear Mr. Brennan:

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: Allen Clinedinst III, Director of Training, Plumbers & Steamfitters Local Union 486, 1201 66th Street, Baltimore MD 21237
Rick Richardson, Richardson Engineering, Inc., 30 East Padonia Road, Suite 500, Timonium MD 21030



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 1201 66th Street, Baltimore, MD 21237 which is presently zoned ML-IM

Deed Reference: 5592 /419 Tax Account # 1501020100

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)

To permit An Addition on the Side of An existing trade school building with A Side Setherch of 1.5 feet in lieu of the Required 30 feet per Section 238.2 And Amy other Sections dreamed wrecessary by the Zowis Commissioner

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

TO BE SET FORTH AT THE HEARING.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

is the subject of this Petition.

perjury, that I/we are the legal owner(s) of the property which

Name - Type or Print Signature Address Telephone No. City State Zip Code Attorney For Petitioner: Alfred L. Brennan, Jr. Name - Type or Print Baltimore Signature Attorney For Petitioner: Alfred L. Brennan, Jr. Name - Type or Print Baltimore, MD 21237 City Representative to be Contacted: Allen B. Clinedinst, III Name 1201 66th St. 410-866-5313 ext Address Telephone No. Address Baltimore, MD 21237 City Representative to be Contacted: Address Telephone No. Address Telephone No. Baltimore, MD 21237 City State Discussion Address Telephone No. A	Contract Purchaser/Lessee:	Legal Owner(s): Plumbers and Steam Fitters Loc
Signature Address Telephone No. City State Zip Code Attorney For Petitioner: Alfred L. Brennan, Jr. Name - Type or Print Address Altimore, MD 21237 City State Representative to be Contacted: Allen B. Clinedinst, III Name Address Address Telephone No. Representative to be Contacted: Address Baltimore, MD 21237 City State Address Telephone No. Baltimore, MD 21237 City State Address Telephone No. Baltimore, MD 21237 City State Defice Use Doly Signature Name 1201 66th Street 443-250-4080 Address Telephone No. Baltimore, MD 21237 City State Zip Code Office Use Doly Signature Name 1201 66th Street 443-250-4080 Address Telephone No. Baltimore, MD 21237 City State Zip Code Office Use Doly	Name - Type or Print	
City State Zip Code Attorney For Petitioner: Alfred L. Brennan, Jr. Name - Type or Print Signature Brennan and Brennan, Attorneys At Law, PA Company 825 Eastern Boulevard City State Telephone No. Baltimore MD 21237 City State Allen B. Clinedinst, III Name 1201 66th St. 410-866-5313 ext Address Telephone No. Baltimore, MD 21221 City State City State Diffice Use Dnly Case No. City State Diffice Use Dnly	Signature	
Attorney For Petitioner: Alfred L. Brennan, Jr. Name - Type or Print Signature Attorney For Petitioner: Allen B. Clinedinst, III Name 1201 66th Street Address Representative to be Contacted: Allen B. Clinedinst, III Name 1201 66th St. 410-866-5313 ext Address Baltimore MD 21221 City State Address Telephone No. 1201 66th St. 410-866-5313 ext Address Baltimore MD 21221 City State Diffice Use Dnly Diffice Use Dnly	Address Telephone No.	
Alfred L. Brennan, Jr. Name - Type or Print Signature Brønnan and Brennan, Attorneys At Law, PA Company 825 Eastern Boulevard Address Telephone No. Representative to be Contacted: Allen B. Clinedinst, III Name 1201 66th St. 410-866-5313 ext Address Telephone No. 10: Raltimore, MD 21221 City State Zip Code Case No. Office Use Only	City State Zip Code	Signature
Alfred L. Brennan, Jr. Name - Type or Print Signature Brennan and Brennan, Attorneys At Law, PA Company 825 Eastern Boulevard Address Telephone No. Baltimore MD 21237 City State Zip Code Representative to be Contacted: Name 1201 66th St. 410-866-5313 ext Address Telephone No. 10: Baltimore, MD 21237 City State Zip Code Case No. Office Use Only	Attorney For Petitioner:	
Representative to be Contacted: Signature Brennan and Brennan, Attorneys At Law,PA Company 825 Eastern Boulevard Address Telephone No. Baltimore MD 21221 City State Representative to be Contacted: Allen B. Clinedinst, III Name 1201 66th St. 410-866-5313 ext Address Telephone No. 10: Baltimore, MD 21237 City State Diffice Use Only		Baltimore, MD 21237
Brennan and Brennan, Attorneys At Law, PA Company 825 Eastern Boulevard Address Baltimore MD City State City Case No. Description Allen B. Clinedinst, III Name 1201 66th St. 410-866-5313 ext Address Telephone No. 10: Baltimore, MD City Case No. Defice Use Only Allen B. Clinedinst, III Name 1201 66th St. 410-866-5313 ext Address Telephone No. 10: Baltimore, MD City State City City Defice Use Only	AM L B	
825 Eastern Boulevard 410-687-3434 Address Telephone No. Baltimore MD 21221 City State Zip Code Case No	Brennan and Brennan, Attorneys At Law,PA	
Baltimore MD 21221 City State Zip Code City State Zip Code Case No		
City State Zip Code City State Zip Code Case No		
Case No		Baltimore, MD 21237 City State Zip Code
E-stands 1 1 the c 15	Case No	
REV 8/20/07 Reviewed by A - 1811 Date 10/3/2007	REV 8/20/07 Revie	A



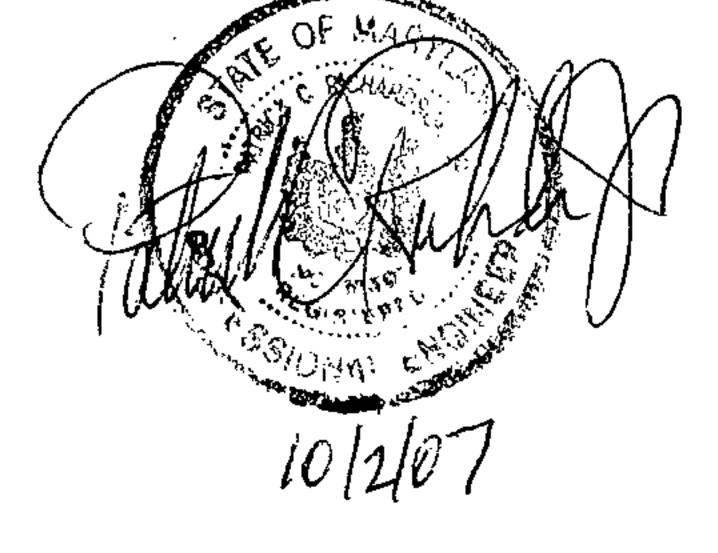
30 East Padonia Road, Suite 500 Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

ZONING DESCRIPTION 1201 66TH STREET 15TH ELECTION DISTRICT ^{7TH} COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning at a point on the northeast side of 66th Street, 75 feet wide; at a distance of 570 feet more or less, from the centerline intersection of Pulaski Drive and 66th Street, 55 feet wide; and running thence perpendicular from said place of beginning, (1) North 58 degrees 55 minutes East 313.33 feet to a point, thence running parallel to 66th Street (2) South 30 degrees 57 minutes 50 seconds East to a point of curve; (3) thence by a curve to the right with a radius of 144 feet in a southerly direction for a distance of 67.47 feet to a point on the northwest side of Biddle Street, 75 feet wide; thence binding on said northwest side, (4) North 58 degrees 55 minutes West 267.75 feet to a point of curve; (5) thence by a curve to the right with a radius of 30 feet in a northwesterly direction for a distance of 47.18 feet to a point on the northeast side of 66th Street; thence binding on said northeast side, (6) North 57 degrees 57 minutes 50 seconds West 184.94 feet to the point of beginning.

Containing a net area of 66,8825 square feet, or 1.534 acres of land, more or less.



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: #8-161-A
1201 66th Street
N/east side of 66th Street, 570 feet s/east of centerline of Pulaski Drive
15th Election District - 7th Councilmanic District
Legal Owner(s): Plumbers & Steam Fitters Local Union Legal Owner(s): Plumbers & Steam Fitters Local Union No. 486 & Joint Journeyman & Apprentice Holding Company, Inc.

Variance: to permit an addition on the side of an existing trade school building with a side setback of 1.5 feet in lieu of the required 30 feet.

Hearing: Wednesday, December 5, 2007 at 9:00 a.m. In Room 407, County Courts Building, 401 Bosiey Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Hand/capped 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.

17/11/734 Nov. 20

155856

☐ Catonsville Times

Towson Times

Owings Mills Times

NE Booster/Reporter

North County News

☐ Arbutus Times	on 11/20,2007.	once in each ofsuccessive weeks, the first publication appearin	in the following weekly newspaper published in Baltimore County, Md.	THIS IS TO CERTIFY, that the annexed advertisement was publishe	111 600
-----------------	----------------	---	--	---	---------

Williams

LEGAL ADVERTISING

		5 2	. • • • . •			
•	WATE TO THE STATE OF THE STATE	F. Harry Learn			s Z Z	
			1 F 17	** *. *. *. *. *. *. *. *. *. *. *. *. *	ALIDAT	٠ ٠ -
	TO THE THE TOTAL T	ELC. W	· ·		° >	
	N mg V			- may 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3	
dent /	7 10		9		CUSTON	
<u>ن</u> ن	Pate: SS Sct		外。	#	LLOW	
	Rept Safg		otal:			, . ,
	g gg		N.	3		
οñ	e e e			7		Amerika Maria Ma Maria Maria Maria Maria Maria Maria Maria Maria Maria Maria Ma Maria Maria Maria Maria Maria Maria Maria Maria Maria Maria Maria Maria Maria Maria Ma Ma Ma Ma Ma Ma Ma Ma Ma Ma Ma Ma Ma
NANC INANC	e S				A Second	
Y, MAI AND F	o o		3		N X	
COUNT UDGET OUS RI	B S			8	The second secon	en gar
MORE (E OF BILLANE)			ा अक्षेप सम्बद्धांकर शांत ज्या	Towner to the state of the stat	ASHIER	
BALTII OFFICE MISCE	Fumd		Rec From:	jo Jo	VHITE - C	Section 1
15	and the second of the second of the second	raponer to the second s		The second		
					7	The state of the s





CERTIFICATE OF POSTING

RE: Case No.: Q8-161-A

Petitioner/Developer: PLUMBERS

STEAM FITTERS WIDE 486

Date of Hearing/Closing: 25-07

Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen: 🗼 🍰 🤝

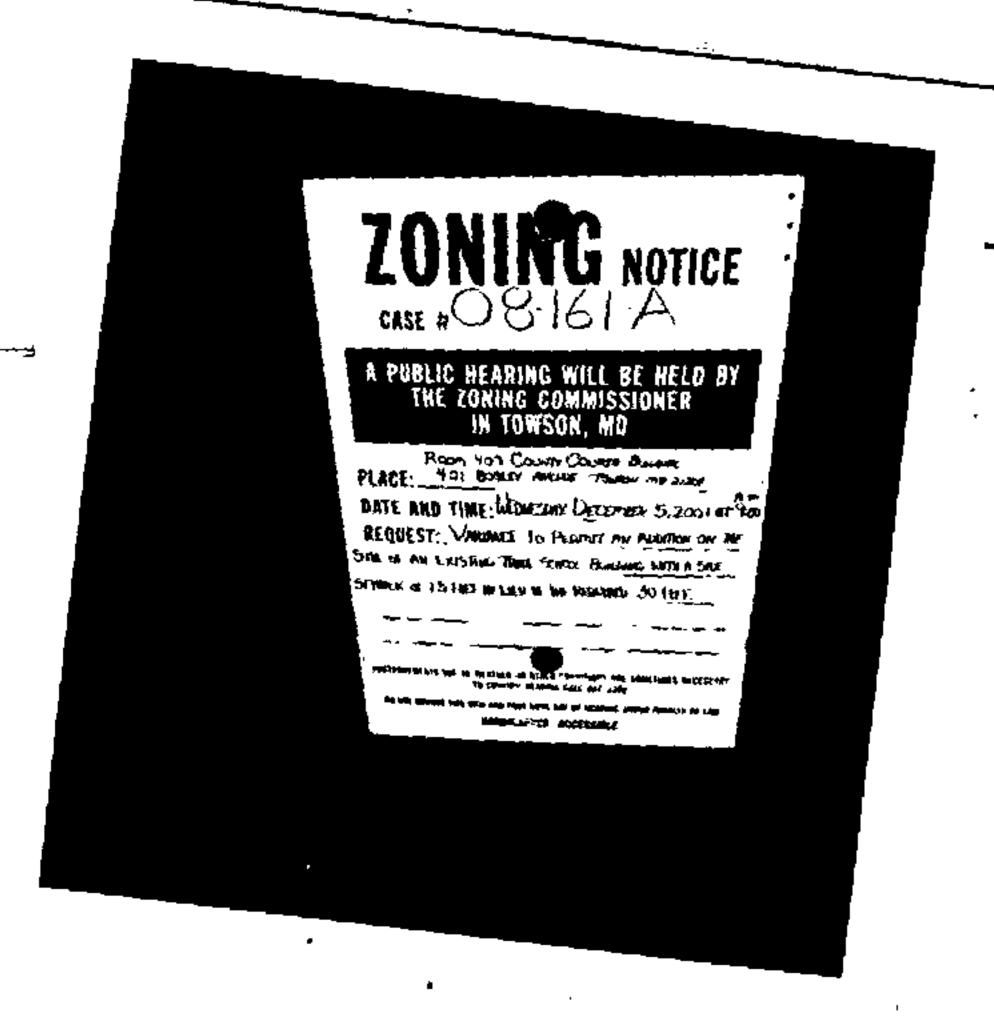
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

1201 66th STREET

The sign(s) were posted on

(Month, Day, Year)

Sincerely,



Robert Llad	11	126	07
(Signature of Sign Poster)		(Date)	
SSG Robert Black	*		1

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



JAMES T. SMITH, JR. County Executive

October 15, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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

CASE NUMBER: 08-161-A

1201 66th Street

N/east side of 66th Street, 570 feet s/east of centerline of Pulaski Drive

15th Election District - 7th Councilmanic District

Legal Owners: Plumbers & Steam Fitters Local Union No. 486 & Joint Journeyman & Apprentice Holding Company, Inc.

Variance to permit an addition on the side of an existing trade school building with a side setback of 1.5 feet in lieu of the required 30 feet.

Hearing: Wednesday, December 5, 2007 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Alfred Brennan, Jr., 825 Eastern Boulevard, Baltimore 21221 Larry Vinck, Bruce Anderson, 1201 66th Street, Baltimore 21237 Allen Clinedinst, III, 1201 66th Street, Baltimore 21237

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 20,2007.

- (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, November 20, 2007 Issue - Jeffersonian

Please forward billing to:

Alfred Brennan, Jr. 825 Eastern Boulevard Baltimore, MD 21221

410-687-3434

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: 08-161-A

1201 66th Street

N/east side of 66th Street, 570 feet s/east of centerline of Pulaski Drive

15th Election District – 7th Councilmanic District

Legal Owners: Plumbers & Steam Fitters Local Union No. 486 & Joint Journeyman & Apprentice Holding Company, Inc.

Variance to permit an addition on the side of an existing trade school building with a side setback of 1.5 feet in lieu of the required 30 feet.

Hearing: Wednesday, December 5, 2007 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S

OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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: $08-16/-A$.
Petitioner: Plumbers and Steam F-Hens Local Union No. 486 Joint Journey MA- Address or Location: And Apprintize Holding Company, INC
1201 66+5 Stirit BAltimore Md 21237
PLEASE FORWARD ADVERTISING BILL TO:
Name: Alfird L. Brinnan, Jr.
Address: 825 EASTERN Bld
BAHman, Md 2122/
Telephone Number:

Revised 7/11/05 - SCJ



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

November 28, 2007

Alfred L. Brennan, Jr. Brennan and Brennan, Attorneys At Law, PA 825 Eastern Boulevard Baltimore, MD 21221

Dear Mr. Brennan:

RE: Case Number: 08-161-A, 1201 66th Street

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 3, 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

Plumbers and Steam Fitters Local Union No. 486 Joint Journeyman and Apprentice Holding Company, Inc. Allen B. Clinedinst, III 1201 66th Street Baltimore 21237

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 11, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 15, 2007

Item Nos. 08-136, 145, 146, 147, 148, 149, 151, 152, 154, 158, and 161

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-10112007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 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) 08-161- Variance

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 Amy Mantay 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: OCTOBER 15, 2007

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

Baltimore County

Item No. 8-161-A

1201 G6TH STREET

PLUMMER & STRAM FITTERS

LOCAL LINION#486

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. 8-16 1-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,

Engineering Access Permits

Division

SDF/MB



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 October 11, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 8, 2007

Item Number: Item Number 136,145,146,147,148,149,150,151,152,154,155,158

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.

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

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4880 (C)443-829-2946 MS-1102F

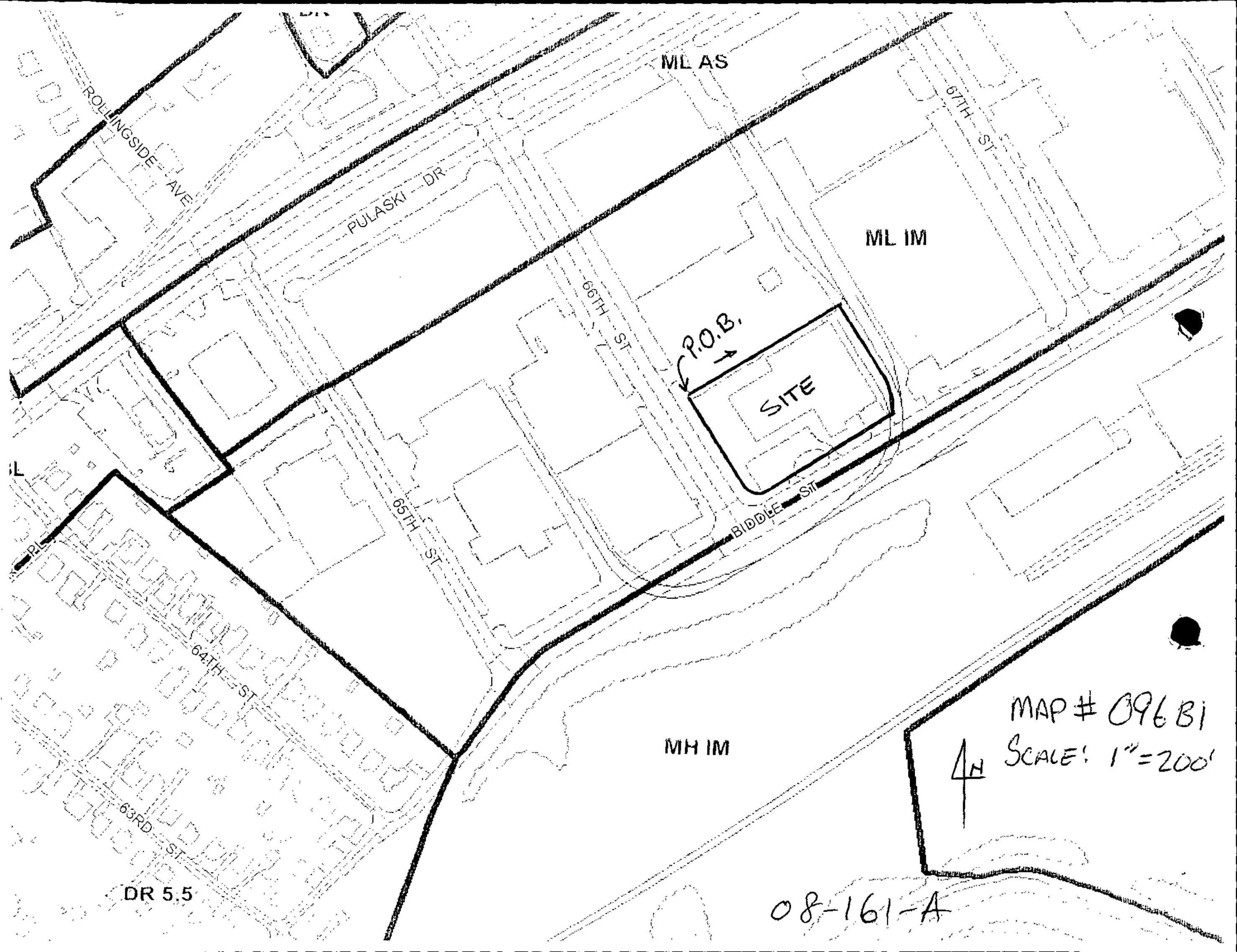
cc: File

PLEASE PRINT CLEARLY

CASE NAME 1201 66" St CASE NUMBER 08-161-A DATE 12-507

PETITIONER'S SICH IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAII
-	S Enstan Blod	16616 DM	44B@ (Frenna Jawyens. con
ACK NCHARDSON FICH NCHARDSON	30 E PADONIA RD 57 500	SON	RICKE RICHARDSONGNIGHDEEPING. NET
		7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	דברון דמר שי היי היי היי היי היי היי היי היי היי
PLUMBERS & STEAMFITTERS	FITTERS		
LOCAL UNION 486 JOINT JOURNEYMAN AND	86 I AND		
APPRENTICE TRAINING FACILITY	FACILITY		
ALLEN B. CLINEDINST III DIRECTOR OF TRAINING	INST III		
h Street	(410) 866-5313		
Baltimore, IND 2123/	FAX (410) 866-3954 e-mail plfit486@bcpl.net		
•		•	



PETITION FOR VARIANCE RE:

1201 66th Street; NE/S 66th Street, 570' SE

c/line of Pulaski Drive

15th Election & 7th Councilmanic District Legal Owner(s): Plumbers and Steam Fitters *

Local Union No. 486 Joint Journeyman and

Apprentice Holding Company, Inc.

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

08-161-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.

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 11th day of October, 2007, a copy of the foregoing Entry of Appearance was mailed to, Allen Clinedinst, III, 1201 66th Street, Baltimore, MD 21237 and Alfred Brennan, Esquire, 825 Eastern Blvd, Baltimore, MD 21221, Attorney for Petitioner(s).

RECEIVED OCT 1: 2007

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 25, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DECEIT

SUBJECT: Zoning Adv

Zoning Advisory Petition(s): Case(s) 08-161- Variance

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 Amy Mantay in the Office of Planning at 410-887-3480.

Prenared Ry:

Division Chief:

CM/LL




EXHIBIT NO.