

Rose Campbell - Fwd: 08-527-A

THESE IMAGE PAGES MAKE REFERENCE TO CASE # 08-527-A (2008-0527-A) FOR INFORMATIVE AND ILLUSTRATIVE PURPOSES ONLY.
THE IMAGES FROM THAT CASE ARE INCLUDED HEREIN TO CLARIFY WHY THE ORDER IS MISSING IN THIS CASE, CASE # 08-579-A (2008-0579-A).

From: Debra Wiley
To: Campbell, Rose
Date: 7/27/2011 11:00 AM
Subject: Fwd: 08-527-A
Attachments: This E-mail was sent from "zoneprt1" (Aficio MP 2550).

Hi Rose,

Unfortunately, I was unable to locate anything pertaining to 08-579-A. However, please find attached a copy of 08-527-A and Resolution 52-08. I believe the original request was for the Admin. Var. that pretty much stated per People's Counsel (Demilio) that the Zoning Commissioner at that time did not have the authority to grant this particular variance or any windmill petition since it wasn't a permissible use in the B.C.Z.R. She further stated that if this particular petition or any similar relief were granted, People's Counsel would have no choice to file an appeal to the BOA. See pages 4 & 5.

Perhaps the second request was filed pending the hope that the Planning Board propose amendments to the B.C.Z.R.

Hope this was helpful.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

July 30, 2008

Roland C. Twining
Ida C. Thompson
11511 Harford Road
Glen Arm, Maryland 21057

RE: PETITION FOR ADMINISTRATIVE VARIANCE

NE of Sharon Drive, 1,680' SE c/line of Harford Road
11511 Harford Road
11th Election District - 3rd Council District
Roland C. Twining, et ux - Petitioners
Case No. 08-527-A

Dear Mr. Twining and Ms. Thompson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. A continuance of these proceedings (Petition for Administrative Variance) should be granted in favor of Petitioners pending amendments to the Zoning Regulations that govern the location or use of windmills for the generation of power for residential energy use, 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

c: Noah Twining, 11511 Harford Road, Glen Arm, MD 21057
Mike Pierce, 7448 Bradshaw Road, Kingsville, MD 21087
Shawn Kidd, 2732 Maryland Avenue, Baltimore, MD 21218
I. John Twining, III, 5629 Sharon Drive, Glen Arm, MD 21057
Randy G. Twining, 5630 Sharon Drive, Glen Arm, MD 21057
Kathy A. Kadow, 5619 Sharon Drive, Glen Arm, MD 21057
Carol L. Sibiski, 5712 Sharon Drive, Glen Arm, MD 21057
Lorraine M. Baake, 5617 Sharon Drive, Glen Arm, MD 21057
Helen and Kenneth Kadlec, 5626 Sharon Drive, Glen Arm, MD 21057
Patrick A. Norton, 5622 Sharon Drive, Glen Arm, MD 21057
Carole S. Demilio, Esquire, People's Counsel
File

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE	*	BEFORE THE
NE of Sharon Drive, 1,680' SE c/line of Harford Road	*	ZONING COMMISSIONER
(11511 Harford Road)	*	FOR
11 th Election District	*	BALTIMORE COUNTY
3 rd Council District	*	
Roland C. Twining, et ux	*	Case No. 08-527-A
Petitioners		

* * * * *

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, Roland C. Twining and his wife, Ida C. Thompson. Petitioners are requesting variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (wind turbine generator) with a height of 66-feet in lieu of the maximum 15-feet.¹ 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.

As will be explained in greater detail, this is nearly a case of first impression as the Petition represents only the second Baltimore County Zoning case involving a request to use wind power as an alternative method of providing energy to a Baltimore County home. Since the B.C.Z.R. does not currently contain a section pertaining to the construction or maintenance of a wind turbine generator (hereinafter referred to as a "windmill"), this Petition was appropriately filed as a request for variance from the accessory structure height limitations contained in Section 400.3

¹ This case was originally filed as a Petition for Administrative Variance but a public hearing was scheduled at the request of the Office of People's Counsel.

of the B.C.Z.R. The subject matter, however, is far from the typical requests for variance that frequent the Office of the Zoning Commissioner.

Appearing at the requisite public hearing in support of the variance request were Petitioners Roland Twining and Ida Thompson along with several of their family members and friends including Noah Twining, Mike Pierce and Shawn Kidd. The Office of People's Counsel was represented by Carole S. Demilio, Esquire who appeared in opposition to the requested relief. There were no Protestants or other interested persons in attendance at the hearing.

Testimony describing the subject property and requested relief was offered by Petitioner Roland Twining. The evidence revealed that the subject property is a large irregular-shaped site containing approximately 24,442 acres of land zoned R.C.2 and R.C.5. The property is located in the Glen Arm area of Baltimore County, southeast of Harford Road, and is essentially made up of what appears to be two rectangular shaped parcels connected via a central thin stretch of land as illustrated on the site plan. The first rectangular section, which is closest to Harford Road, is zoned R.C.2. The second rectangular section, on the northwestern portion of the site, is where the proposed windmill is to be located in the R.C.5 zone.

Mr. Twining testified that this property, along with over 300 acres of surrounding land, has been owned by his family since 1859. In the 1970's, the property was subdivided into three parts, each currently owned by a member of the Twining family. A portion of the property was also purchased by Baltimore County for use as the Gunpowder Falls State Park. The Petitioners submitted numerous photographs (Petitioners' Exhibit 3) which provide an overview of the layout of the subject property and surrounding area. The photographs reveal a rural, green, wooded area that is primarily dedicated to open farmland. Mr. Twining's brother operates a commercial farm business by growing hay on over 20 acres of the site.

Mr. Twining marked on several of the aforementioned photographs the location of the windmill. This proposed location is over 200 feet from the nearest property line, appears far from any public roads or utilities and is shielded from the vision of all but a few surrounding neighbors. Mr. Twining submitted a Petition signed by seven surrounding neighbors who own all of the adjoining properties that may be able to see the windmill from their homes, and all signed in favor of the requested relief. The Petition was marked and accepted into evidence as Petitioners' Exhibit 2. All of the evidence presented at the hearing demonstrated that the surrounding community fully supports the Petitioners' request to construct a windmill. The Petitioners appeared true to their words: "hard-working blue collar people" who are simply trying to use technological advancements to decrease their energy costs and increase the likelihood that they will be able to maintain their family farmland.

In addition to the support of the surrounding community, the Petitioners indicated that the State of Maryland, through its WindSwept Grant Program, had agreed to provide a significant financial contribution (\$2,750.00) to the cost of their windmill construction. The Petitioners submitted a pamphlet from the United States Department of Energy that is entitled "A Maryland Consumer's Guide to Small Wind Electric Systems," which was marked and accepted into evidence as Petitioners' Exhibit 5. The pamphlet supports the Petitioners contention that the State of Maryland is making significant efforts to support the use of alternative energy to fuel residential homes throughout the State. The Petitioners had conducted a wind assessment which revealed that the proposed site would receive an average of 11 mph of wind, just over the 10 mph necessary to power a windmill. The only step remaining for the Petitioners to obtain their grant and start constructing their windmill is the zoning relief which is the subject of this Petition.

Mr. Twining's testimony provided further insight as to the type of structure that the family intends to build. The proposed windmill would stand 66 feet in height and would provide four to seven kilowatt-hours of electricity per month or approximately 50-75% of the Petitioners' energy costs. The windmill would plug directly into the existing electrical grid and would be composed of a single pole, similar to a lamp pole, which would stand without guy wires or other support mechanisms. The top of the pole would contain fan style blades spanning 6 feet in diameter. Petitioners submitted several photographs containing examples of the type of structure that they intend to build, which were collectively marked and accepted into evidence as Petitioners' Exhibit 4. As previously mentioned, all of the surrounding neighbors who may be able to see the windmill from their homes signed a Petition in support of the requested relief. See Petitioners' Exhibit 2.

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.

On behalf of the Office of People's Counsel, Carole S. Demilio appeared at the hearing in opposition to the requested relief. Ms. Demilio, who herself lives on a farm, appeared sympathetic to the Petitioners' request but argued that the Zoning Commissioner currently does not have the authority to grant the requested variance. She presented legal argument that a windmill is not a "customary accessory use" which is permissible as an accessory structure as currently delineated in the B.C.Z.R. Citing to the case of *Kowalski v. Lamar*, 25 Md. App. 493, 334 A.2d 536 (1975), Ms. Demilio argued that the only permissible property uses are those directly suggested in the B.C.Z.R. Since windmills are not referenced in the regulations, Ms. DeMilio claimed that the Zoning Commissioner currently does not have the authority to address

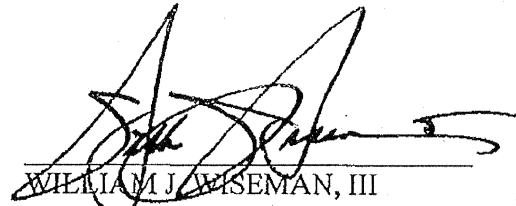
this Petition, or any windmill petition. Additionally, Ms. Demilio pointed to the fact that the County Council recently passed Resolution 52-08 on July 7, 2008, which directs the Planning Board to look into the use of windmills and acknowledges that the current regulations do not currently govern the use of windmills. Thus, the crux of her argument is that this Petition is not ripe until the Council evaluates the use of windmills and provides guidelines that will prevent the adjudication of similar requests on a case-by-case basis. Ms. Demilio did flatly state that if this Petition or any similar relief were granted, the Office of People's Counsel would have no choice but to file an appeal to the County Board of Appeals.

At the conclusion of the public hearing, the parties essentially agreed to stay the current proceedings until the County Council produces formal regulations governing requests for windmills on residential properties. Mr. Twining, along with his son Noah Twining, expressed their frustration with Baltimore County for continually promoting "being green" and making their family's quest to build an eco-friendly device that would provide alternative energy so difficult. However, at this point the parties agreed that the most cost efficient method of helping the Petitioners reach their goal would be to stay the current proceeding until regulations are passed that might eventually render this Petition moot.

WHEREFORE, it is ORDERED by the Zoning Commissioner for Baltimore County this _____ day of July 2008 that a continuance of these proceedings should be granted in favor of Petitioners pending amendments to the Zoning Regulations that govern the location or use of windmills for the generation of power for residential energy use; and

IT IS FURTHER ORDERED that in the event that the Planning Board or County Council of Baltimore County, Maryland unduly delay the implementation of the said proposed amendments to the Zoning Regulations, Petitioners may, in that event, request a final

determination on their Petition based upon the testimony and evidence presented at the hearing
on July 16, 2008.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2008, Legislative Day No. 12

Resolution No. 52-08

Mr. Vincent J. Gardina, Councilman

By the County Council, July 7, 2008

A RESOLUTION of the Baltimore County Council requesting the Planning Board to propose amendments to the Zoning Regulations in order to regulate the location and use of windmills for residential energy use.

WHEREAS, Baltimore County is committed to the goal of environmental sustainability; and

WHEREAS, the County Council has asked the Planning Board, in conjunction with other agencies, to create a model for a Baltimore County Sustainability Program; and

WHEREAS, wind energy is a plentiful, renewable and clean source of power that can be used in a wide range of applications from wind farms to home wind power; and

WHEREAS, wind turbines have been used for household electricity generation over many decades in remote areas as a reliable source of residential wind power; and

WHEREAS, creating electricity using windmill power can help homeowners reduce utility costs, provide power during emergency situations or when traditional sources of power are unavailable, and provide a benefit to the environment; and

WHEREAS, the Baltimore County Zoning Regulations do not currently regulate the location or use of windmills for the generation of power for residential energy use; now, therefore be it

RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Baltimore County Planning Board be and it is hereby requested to propose amendments to the Zoning Regulations in order to regulate the use of windmills for residential energy use.



Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 11511 Harford Road, Glen Arm, MD 21057
which is presently zoned RC2/RC5

Deed Reference: 22639 / 568 Tax Account # 2300008576

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) 400.3

to allow an accessory structure (wind generator) with a height of up to 66 feet in lieu of the required maximum 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.) Maryland Energy Administration is promoting a "Windswept Grant Program" to encourage small-scale residential wind-generated power. We would like to install a single residential pole not to exceed 66' total height including blades, which exceeds the maximum allowable height per zoning regulations. The grants will only be available for a limited time and requires compliance with County standards. Neighbors have signed a statement, 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.

*of no objection to the wind-generator

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Roland C. Twining

Name - Type or Print

Signature

Ida C. Thompson

Name - Type or Print

Signature

11511 Harford Road 410-592-5301

Address Telephone No.

Glen Arm MD 21057

City State Zip Code

Representative to be Contacted:

J. Scott Dallas - J.S. Dallas, Inc.

Name

P.O. Box 26 410-817-4600

Address

Baldwin MD 21013

City State Zip Code

Case No. 2008-0579-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by CM Date 6-17-08

P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

**ZONING DESCRIPTION
#11511 HARFORD ROAD
LOT 1**

PROPERTY OF ISAAC J. TWINING, III 7 ROLAND C. TWINING (99121M)

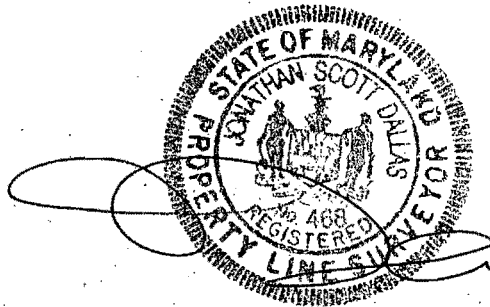
BEGINNING for the same at a point on the northeast side of Sharon Drive, 50 feet wide, at the distance of 1680 feet, more or less, southeast of the center of Harford Road, (normally 60 foot turnpike width) thence **(1) North 39 degrees 24 minutes 47 seconds East 688.92 feet** thence **(2) South 40 degrees 43 minutes 59 seconds East 711.43 feet** thence **(3) South 33 degrees 10 minutes 27 seconds East 395.05 feet** thence **(4) North 54 degrees 00 minutes 32 seconds East 87.77 feet** thence **(5) South 49 degrees 23 minutes 08 seconds East 364.58 feet** thence **(6) South 51 degrees 39 minutes 29 seconds West 20.34 feet** thence **(7) South 49 degrees 07 minutes 35 seconds East 174.85 feet** thence **(8) South 40 degrees 53 minutes 11 seconds West 299.42 feet** thence **(9) South 53 degrees 08 minutes 32 seconds West 57.97 feet** thence **(10) South 43 degrees 31 minutes 12 seconds West 156.00 feet** thence **(11) South 58 degrees 30 minutes 23 seconds West 29.78 feet** thence **(12) South 36 degrees 45 minutes 46 seconds West 51.21 feet** thence **(13) North 50 degrees 02 minutes 03 seconds West 100.00 feet** thence **(14) North 49 degrees 19 minutes 16 seconds West 522.96 feet** thence **(15) South 54 degrees 00 minutes 32 seconds West 866.10 feet** thence **(16) North 41 degrees 39 minutes 24 seconds West 964.67 feet** to the place of beginning.

CONTAINING 1,064,694 square feet or 24.442 acres of land, more or less.

BEING that parcel which by deed dated September 21, 2005 and recorded among the Land Records of Baltimore County in Liber S.M. No. 22639 folio 568 etc. was conveyed by Roland C. Twining and Ida C. Thompson to Roland C. Twining and Ida C. Thompson (and Lillian Martha Twining and Noah William Twining, Remaindermen).

ALSO being known as # **11511 Harford Road** and located in the 11th Election District 3rd Councilmanic District.

Note: above description is for zoning purposes only.



0579

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **15995**

Date: **6-17-08**

PAID RECEIPT

BUSINESS ACTUAL TIME DEM
 6/17/2008 6/17/2008 09:11:55 2
 REC 1507 MAIL JENVA JEE
 RECEIPT # 553316 6/17/2008 OFIN
 5 520 JOURNAL VERIFICATION
 015905

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001		006		6150				65.00

Total: **65.00**

Rec From: **J. Scott Deans**

For: **Richard Turner**
1150 Harrison Rd
2006 0579-A
Volunteer

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Recpt Int \$65.00
 \$65.00 01 0.00 CA
 Baltimore County, Maryland

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (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: 2008-0579-A
Petitioner: ROLAND C. TWINING
Address or Location: 11511 HARFORD RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROLAND C. TWINING
Address: 11511 HARFORD RD
GLEN ARM MD 21057

Telephone Number: 410-592-5301

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: June 26, 2008

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

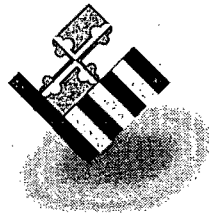
SUBJECT: Zoning Advisory Committee Meeting
For June 30, 2008
Item Nos. 08-0572, 0573, 0574, 0576,
0577, 0578, and 0579

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

DAK:CEN:lrk

cc: File

ZAC-06262008-NO COMMENTS



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

July 3, 2008, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 23, 2008

Item Number: 0572, 0573, 0574, 0576, 0577, 0578, 0579, 0580

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.

1The 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

RE: PETITION FOR VARIANCE	*	BEFORE THE
11511 Harford Road; NE of Sharon Drive,	*	ZONING COMMISSIONER
1680' SE c/line of Harford Road	*	
11 th Election & 3 rd Councilmanic Districts	*	FOR
Legal Owner(s): Roland Twining	*	
& Ida Thompson	*	BALTIMORE COUNTY
Petitioner(s)	*	08-579-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/ documentation filed in the case.

RECEIVED

JUL 01 2008

.....

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

 CAROLE S. DEMILIO
 Deputy People's Counsel
 Jefferson Building, Room 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of July, 2008, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, P.O. Box 26, Baldwin, MD 21013, Representative for Petitioner(s).

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County



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

State Highway
Administration

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

Maryland Department of Transportation

June 24, 2008

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

RE: Baltimore County
Item No. 2008-0579-A
MD 147 (Harford Road)
11511 Harford Road
Twining/Thompson Property
Variance

Dear Ms. Matthews:

Thank you for the opportunity to review the ZAC Agenda Case Number 2008-0579-A for 1511 Harford Road, which was received on June 23. We understand that his application illustrates a proposal to redevelop an existing fast food restaurant with drive thru and surface parking as depicted on the plat to accompany zoning petitions dated June 12, 2008.

We have completed a review of the referenced plan and as well as a field inspection. The results of the review reveal that a permit is not required for improvements along the subject property fronting MD 147 (Harford Road). Therefore, this office has no objection to Variance Case No. 2008-0579A approval for 11511 Harford Road location. Please include our comments in staff report to the Zoning Hearing Officer.

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

Very truly yours,


Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Joseph Merrey, Department of Permits & Development Management, Baltimore County
Ms. Ida C. Thompson, Owner
Mr. Roland C. Twining, Owner

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: July 8, 2008

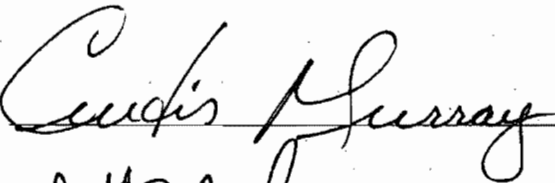
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-579- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:
CM/LL

