

IN RE: PETITION FOR VARIANCE

SE side of Sparrows Point Road, 86
feet SW of the c/l of Morrison Lane
15th Election District
7th Councilmanic District
(2905 Sparrows Point Road)

James Grace
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2009-0201-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 owner of the subject property, James Grace. Petitioner is requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a side yard setback of 5 feet in lieu of the required 10 feet for a proposed dwelling on a 39 foot wide lot containing 5,880 square feet currently improved with an existing dwelling (to be razed). The subject property and requested relief are more fully depicted on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Petitioner James Grace. The owner of the property next door, Joseph Neary, of 2903 Sparrows Point Road attended as an interested citizen. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is rectangular in shape, contains 0.135 acre or 5,880 square feet zoned D.R.5.5. The property is located on the east side of Sparrows Point Road, south of North Point Road, in the Edgemere area of Baltimore County. This property is improved with an existing two-story single-family dwelling and a shed located to the rear of the property. Petitioner is in the home improvement/contracting business and part

~~3-26-09~~
3-26-09
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of his business is to find unimproved lots or lots with existing houses in need of repair or replacement for resale. In this case, Petitioner purchased the subject property approximately a year ago. The property was owned by an elderly woman who passed away in December, 2007. Her sister and nephew attempted to keep up the property, but were unable to do so; the property was then sold to Petitioner after being empty for the last two years. Petitioner indicated the dwelling was constructed in 1929 and is in severely dilapidated condition. Photographs that were marked and accepted into evidence as Petitioner's Exhibits 2A through 2F show the home in a state of disrepair and appears to be slanted to one side on the foundation.

Petitioner plans to raze the existing dwelling and shed and construct a new dwelling. The existing side yard setbacks are 11 feet on the north side and 4 feet on the south side. The existing dwelling is also approximately 50 feet deep and 24 feet wide. Petitioner intends to replace the dwelling with a smaller home that is more similar to the existing homes in the neighborhood. The proposed home would also be two stories, but would only be 32 feet deep with the same width as the existing dwelling. Petitioner also intends to move the placement of the new home slightly so the side yard setbacks are 10 feet to the north and 5 feet to the south; hence the instant variance request. To illustrate his plans, Petitioner submitted elevation drawings that were marked and accepted into evidence as Petitioner's Exhibit 3, which show a proposed two-story dwelling with covered front porch and rear deck.

Testifying as an interested citizen was Mr. Neary, who lives next door to the subject property on the south side. Mr. Neary welcomes a new home next door and agrees that the existing dwelling and yard area are in deplorable condition. His primary concern is a drainage ditch between the two properties that collects storm water that runs into an outfall near the street.

3-26-09
B

Mr. Neary does not want the ditch disturbed or damaged from the razing of the old house and construction of a new dwelling.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated March 3, 2009 which indicates that the lot is narrow at 39 feet and has an old existing house that is to be razed. The footprint of the proposed house is smaller than the existing one and is consistent with the houses on either side. Subject to approval of elevation drawings, the Planning Office will support the proposal. A front yard setback and undersized lot application may also be required.

Considering of 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 requests. In particular, the existing home was built in 1929, prior to the adoption of the current Zoning Regulations. Hence, in my view, the imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district. Also, the planned home will actually be smaller than the existing dwelling and will have a 5 foot side yard setback rather than the current 4 foot side yard setback. The proposed home will also be of a size and type more in keeping with the other existing homes in the area.

Finally, I find the variance request can be granted in strict harmony with the spirit and intent of said regulations, and in such 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 amended petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance requests should be granted.

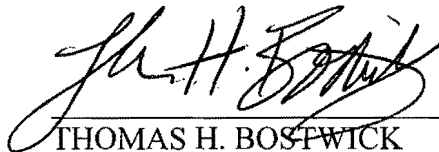
COPIES RECEIVED FOR FILING

3-26-09

THEREFORE, IT IS ORDERED this 26th day of March, 2009 by this Deputy Zoning Commissioner, that Petitioner's Variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a side yard setback of 5 feet in lieu of the required 10 feet for a proposed dwelling on a 39 foot wide lot containing 5,880 square feet currently improved with an existing dwelling (to be razed) be and is hereby GRANTED. The relief granted herein shall be subject to the following:

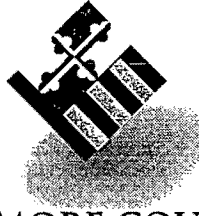
1. Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Elevation drawings shall be submitted to the Office of Planning for review and approval prior to the issuance of any building permit.

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


THOMAS H. BOSWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

~~RECEIVED FOR FILE~~
3-26-09
[Signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 26, 2009

JAMES GRACE
2527 BARRISON POINT ROAD
ESSEX MD 21221

Re: Petition for Variance
Case No. 2009-0201-A
Property: 2905 Sparrows Point Road

Dear Mr. Grace:

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,

A handwritten signature in black ink, appearing to read "T. H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Joseph Neary, 2903 Sparrows Point Road, Sparrows Point MD 21219



TAX. ACCOUNT # 2100012557

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2905 SPARROWS POINT RD DOLTO 2129
which is presently zoned DR5.5

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) 1302.3 C.1 TO APPROVE A SIDE YARD

SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 10 FEET FOR A
PROPOSED DWELLING ON A 39 FOOT WIDE LOT ^(CONTAINING 5880 Sq. Ft.) CURRENTLY
IMPROVED WITH AN EXISTING DWELLING (TO BE RAZED)

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) THE LOT IS ONLY 39' WIDE WITH AN EXISTING

24' WIDE HOME ON IT THAT IS A TOTAL LOSS. A 19' WIDE HOME
WOULD LOOK ODD IN THIS AREA.

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 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):

JAMES GROCE

Name - Type or Print

Signature

Name - Type or Print

Signature

2527 BARRISON POINT RD

410-258-4019

Address

Telephone No.

ESSEX, MD

21221

City

State

Zip Code

Representative to be Contacted:

JAMES GROCE

Name

2527 BARRISON POINT RD

410-258-4019

Address

Telephone No.

ESSEX

MD

21221

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No. 2009-0201-A

REV 9/15/98

Reviewed By

Date 2/4/09

ZONING DESCRIPTION FOR: 2905 SPARROWS POINT ROAD
BALTIMORE, MD. 21219

Beginning at a concrete monument on the southeast side of Sparrows Point Road which is 30 feet wide at the distance of 85.96 feet southwest of the centerline of the nearest improved intersecting street, Morrison Lane, which is 10 feet wide. As recorded in Deed Liber 8175, Folio 520, North 39 08' 42" E. 38.96 ft., South 53 33' E. 149.50 ft., South 39 09' W. 39.74 ft., North 53 15' W. 149.46 ft to the place of beginning, containing 5,876 square feet. Also known as 2905 Sparrows Point Road and located in the 15th Election District, 7th Councilmanic District.

2009-0201-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **35054**

Date: **2/4/09**

PAID RECEIPT

MESSAGE: ACTUAL TIME: 000
 2/05/2009 2/04/2009 10:43:54
 9502 PAID JEW JEE
 RECEIPT # 62250 2/04/2009 001N
 5 528 ZEROING VERIFICATION
 01 03984
 Receipt for \$45.00
 \$45.00 CK \$4.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Don
001	806	200		6150						65.00	CR

Total: **65.00**

Rec From: **JAMES GRACE**

For: **2905 Symphonie Print Rls**

2009-0201-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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: #2009-0201-A

2905 Sparrows Point Road

S/east side of Sparrows Point Road, 86 feet s/west of the centerline of Morrison Lane

15th Election District — 7th Councilmanic District

Legal Owner(s): James Grace

Variance: to approve a side yard setback of 5 feet in lieu of the required 10 feet for a proposed dwelling on a 39 feet wide lot containing 5880 square feet currently improved with an existing dwelling (to be razed).

Hearing: Monday, March 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/072 Mar. 5

195921

CERTIFICATE OF PUBLICATION

3/6/2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/5/2009.

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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 03/11/09

Case Number: 2009-0201-A

Petitioner / Developer: JAMES GRACE

Date of Hearing (Closing): MARCH 23, 2009

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
2905 SPARROWS POINT ROAD

The sign(s) were posted on: MARCH 7, 2009



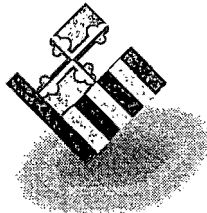
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 24, 2009
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING HEARING

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CASE NUMBER: 2009-0201-A

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15th Election District – 7th Councilmanic District

Legal Owners: James Grace

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Hearing: Monday, March 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: James Grace, 2527 Barrison Point Road, Essex 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 7, 2009.**
- (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
Thursday, March 5, 2009 Issue - Jeffersonian

Please forward billing to:

James Grace
2527 Barrison Point Road
Essex, MD 21221

410-258-4019

NOTICE OF ZONING HEARING

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CASE NUMBER: 2009-0201-A

2905 Sparrows Point Road

S/east side of Sparrows Point Road, 86 feet s/west of the centerline of Morrison Lane

15th Election District – 7th Councilmanic District

Legal Owners: James Grace

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105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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- (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 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: 2009-12201-A
Petitioner: JAMES GRACE
Address or Location: 2905 Sparrows Point Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES GRACE
Address: 2527 BARRISON Point Rd
Essex, Md. 21221
Telephone Number: 410-258-4019

**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.

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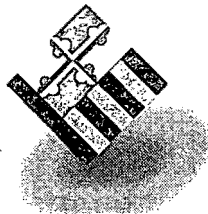
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2009-0201-A
Petitioner: JAMES GRACE
Address or Location: 2905 Sparrows Point Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES GRACE
Address: 2527 BARRISON Point Rd
Essex, Md. 21221
Telephone Number: 410-258-4019



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
March 19, 2009

James Grace
2527 Barrison Point Rd.
Essex, MD 21221

Dear: James Grace

RE: Case Number 2009-0201-A, 2905 Sparrows Point Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 4, 2009. 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

TB 3/23
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 3, 2009

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

SUBJECT: 2905 Sparrows Point Road

RECEIVED

INFORMATION:

MAR 04 2009

Item Number: 9-201

Petitioner: James Grace

ZONING COMMISSIONER

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

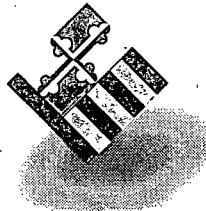
The lot is narrow (39 ft. wide). The lot has an old existing house that is to be razed. The footprint of the proposed house is smaller than the existing one, and is consistent with the houses on either side. Subject to approval of elevations, this office will support the proposal.

Note: A front yard setback and undersized lot application may also be required.

For further information concerning the matters stated here in, please contact John Alexander at 410-887-3480.

Prepared by:

Division Chief:
AFK/LL: CM



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

February 11, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 9, 2009

Item Numbers 0195, 0197, 0198, 0199, 0201

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 12, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For February 16, 2009
Item Nos. 2009-0198, 0201, and 0202

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

DAK:CEN:lrk
cc: File
ZAC-02162009-NO COMMENTS



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

State Highway
Administration

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

Maryland Department of Transportation

Date: FEB. 10, 2009

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

RE: Baltimore County
Item No 2009-0201-A
2908 SPARROWS POINT RD
GRACE 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. 2009-0201-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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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



RE: PETITION FOR VARIANCE * BEFORE THE
2905 Sparrows Point Road ; SE/S Sparrows *
Point Road, 86' SW Morrison Lane * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): James Grace * FOR
Petitioner(s) *
BALTIMORE COUNTY
*
09-201-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

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

RECEIVED

FEB 18 2009

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of February, 2009, a copy of the foregoing Entry of Appearance was mailed to James Grace, 2527 Barrison Point Road, Essex, Maryland 21221, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 7079-0201-A
DATE 3-23-09

PETITIONER'S
~~CITIZEN'S~~ SIGN-IN SHEET

[illegible]

CASE NAME _____
CASE NUMBER 2009-0701-A
DATE 3-23-09

[illegible]

Case No.:

2009-0701-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2 A-F	Photographs	
No. 3	Elevation Drawings	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



2901 SPARROWS POINT RD
52' WIDE LOT



2903 SPARROWS POINT RD
52' WIDE LOT



2905 SPARROWS POINT RD
TO BE RAZED
39' WIDE LOT



2905 SPARROWS PT RD
TO BE RAZED
39' WIDE LOT

PETITIONER'S

EXHIBIT NO. 2A-2F

2009-0201-A



2907 SPARROWS PT. RD.

42' WIDE LOT

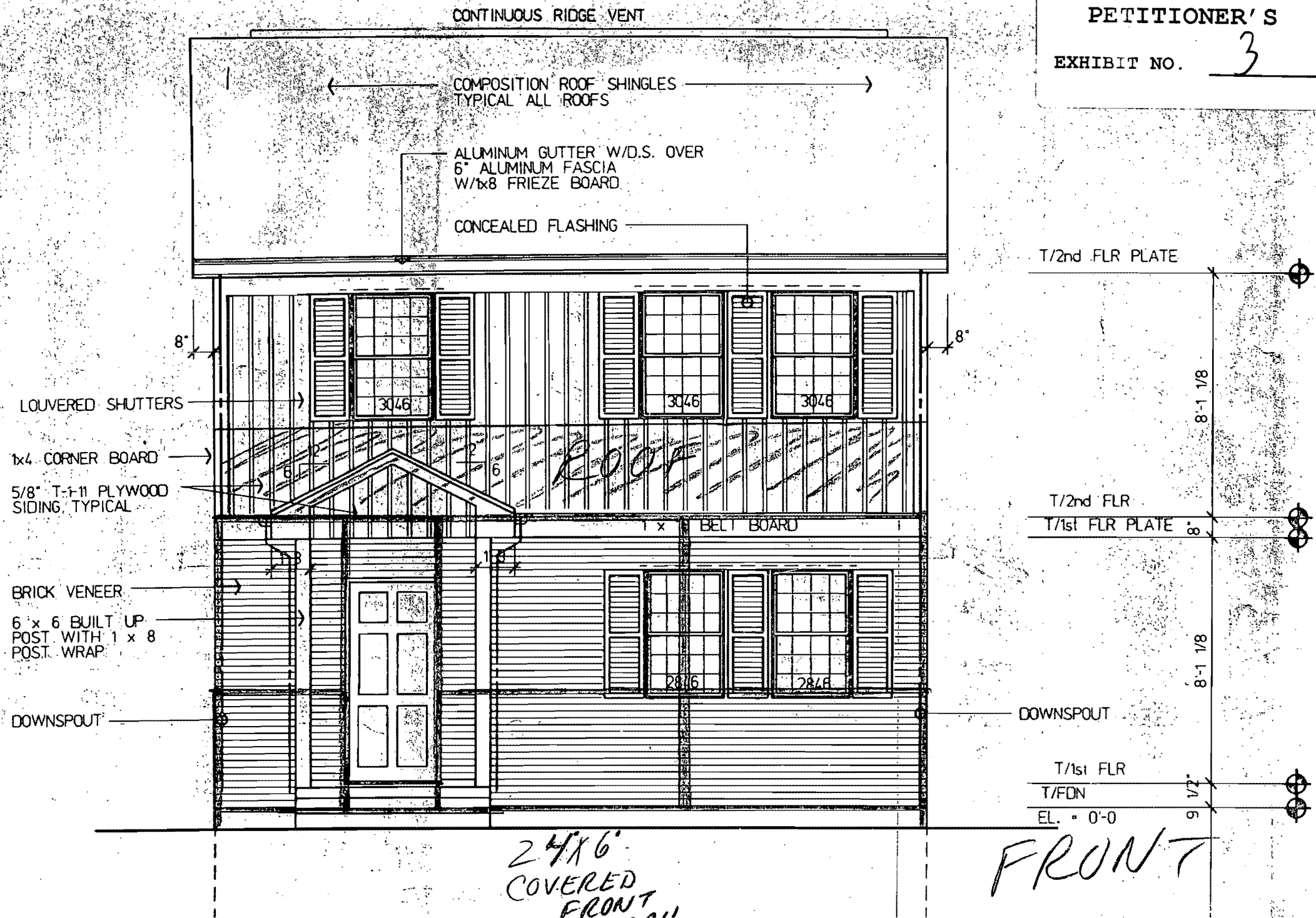


2909 SPARROWS POINT RD
MORRISON LANE ON RIGHT

PETITIONER'S

EXHIBIT NO.

3



CONTINUOUS RIDGE VENT

COMPOSITION ROOF SHINGLES
TYPICAL ALL ROOFS

ALUMINUM GUTTER W/D.S. OVER
6" ALUMINUM FASCIA
w/1x8 FRIEZE BOARD

DOWNSPOUT

DOWNSPOUT

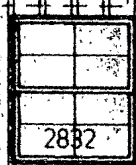
5/8" T-1-11 PLYWOOD
SIDING TYPICAL

1x4 CORNER BOARD

1 x 10 BELT BOARD

12X10 DECK

1 x 12 BELT BOARD



REAR

LEFT
SIDE

5/8" PLYWOOD
TYPICAL

CONTINUOUS RIDGE VENT

OPTIONAL VENT 24" DIA.
WITH 1x4 SURROUND

12
6

5/8" 1x11 PLYWOOD
SIDING - TYPICAL

1x4 CORNER BOARD

1x10 BELT BOARD

1x12 BELT BOARD

12x10 DECK

24x6
FRONT
PORCH

2009-0701-0

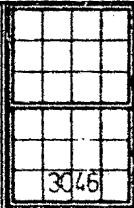
CONTINUOUS RIDGE VENT

OPTIONAL VENT 24" DIA.
W/1x4 SURROUND

METAL DRIP EDGE ON
6" ALUMINUM FASCIA

*RIGHT
SIDE*

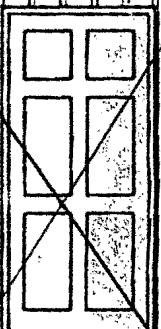
1 x 4 BELT BOARD



2820 W/ OPTIONAL FAMILY ROOM

1 x 10 BELT BOARD

OPTIONAL
LIGHT



1 x 12 BELT BOARD

12'x10' DECK

3068

*24'x6'
FRONT
PORCH*

1'-0"

1'-0"

5/8" T-1-11 PLYWOOD
SIDING - TYPICAL

12
6

12
6