

#75-3-XA

RECEIVED BY THE CITY OF BALTIMORE

Mr. Ellwood Slasky  
Ellwood Building Corporation  
2416 Velvet Valley Way  
Owings Mills, Maryland 21117

July 11, 1974

RE: Petition for Special Exception and Variance  
NW/4 of Cedarlane Circle, 233' S of Church Road - 4th District  
Ellwood Building Corporation - Petitioner  
NO. 75-3-XA (Item No. 195)

Dear Mr. Slasky:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Deputy Zoning Commissioner

JED/mc

Attachments

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE  
NW/4 of Cedarlane Circle, 233' S of Church Road - 4th District  
Ellwood Building Corporation - Petitioner  
NO. 75-3-XA (Item No. 195)  
BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

This Petition represents a request by the Petitioner to amend the final development plan of Reisterstown (Lot No. 4, Block C) together with a request to permit a front yard setback of 63 feet from the center line of the street instead of the required 65 feet, for the above mentioned Lot No. 4, Block C of Reisterstown.

Testimony and evidence presented at the hearing on behalf of the Petitioner indicated that the front foundation wall of the dwelling was inadvertently situated or located approximately 1.2 feet forward of its intended location. The front foundation wall is, in fact, located behind the required setback line. However, the upper floor of the dwelling is of the cantilevered type and projects into required front yard setback which necessitates the amended site plan and front yard setback Variance.

Without reviewing all testimony and evidence received at the hearing but based on all said testimony and evidence, it is the opinion of the Deputy Zoning Commissioner that the Variance and amended plan are the result of an inadvertent error which should have little if any effect on the existing or future homes in the subject development. As such, the granting of the setback Variance will not adversely effect the health, safety or general welfare of the community and will not violate the spirit or intent of the Baltimore County Zoning Regulations. The amendment of the development plan, as proposed, would not violate any specific standard or requirement of Section 1B01.3, would be consistent with the spirit and intent of the original plan and

of the aforementioned Section, and would generally comply with Section 502.1 of said Zoning Regulations.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 11th day of July, 1974, that the herein requested Variance to permit a front yard setback of 63 feet from the center line of the street instead of the required 65 feet, together with the request to amend the final development plan of Reisterstown, specifically Lot No. 4, Block C, should be and the same are hereby GRANTED. Said granting is subject, however, to approval of said amended development plan as submitted with this Petition by the Director of Planning and the Zoning Commissioner.

*James E. Dyer*  
Deputy Zoning Commissioner of Baltimore County

DESCRIPTION - 2004 CEDARLANE CIRCLE  
BEING all of Lot 4, Block C, Reisterstown Section 1 as shown on the Plat recorded among the land records of Baltimore County in Plat Book 36 Page 11.  
BEGINNING at a point in the northeast right-of-way line of Cedarlane Circle, 233 feet from the center line of Church Road; thence binding on said right-of-way line the following two courses and distances:  
(1) South 30°-03'-00" West - 53.65 Feet  
(2) By a curve to the left said curve having a radius of 725 Feet for an arc distance of 31.19 feet; thence leaving said right-of-way line and binding on the outline of aforementioned Lot 4 the following three courses and distances:  
(3) North 55°-20'-53" West - 138.02 Feet  
(4) North 79°-42'-20" East - 102.08 Feet  
(5) South 51°-37'-00" East - 211.89 Feet to the point of beginning  
This description is for zoning purposes only and is not intended for conveying of land.



ORDER RECEIVED FOR F-183  
DATE July 11, 1974  
BY *John P. [unclear]*

ORDER RECEIVED FOR F-183  
DATE July 11, 1974  
BY *John P. [unclear]*

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 17th Date of Posting: JUNE 15, 1974  
Posted for: Petition for Special Exception & Petition for Variance  
Petitioner: Ellwood Building Corp.  
Location of property: NW/4 of CEDARLANE CIRCLE, 233' S of CHURCH RD.  
Location of Sign: FRONT, 204 CEDARLANE CIRCLE  
Remarks: [unclear]  
Posted by: Thomas E. [unclear] Date of return: JUNE 21, 1974

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received \* this 10th day of May 1974. Item # [unclear]

*Eric DiMenna*  
Eric DiMenna,  
Zoning Commissioner

Petitioner: Ellwood Bldg. Submitted by [unclear]  
Petitioner's Attorney [unclear] Reviewed by [unclear]  
\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by [unclear]			Revised Plans:		Change in outline or description	Yes				
Previous case: [unclear]			Map #							

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCIAL REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 15056  
DATE: June 10, 1974 ACCOUNT 01-662  
AMOUNT \$20.00  
DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER  
Ellwood Building Corp.  
E.P.D. 3 Velvet Valley Way  
Owings Mills, Md. 21117  
Petition for Special Exception and Variance  
75-3-XA

PETITION FOR SPECIAL EXCEPTION AND VARIANCE  
FOR THE PROPOSED DEVELOPMENT OF A DWELLING UNIT ON A PORTION OF THE PLAT FOR A SPECIAL EXCEPTION FOR AN AMENDED DEVELOPMENT PLAN OF REISTERSTOWN (LOT NO. 4, BLOCK C) TOGETHER WITH A REQUEST TO PERMIT A FRONT YARD SETBACK OF 63 FEET FROM THE CENTER LINE OF THE STREET INSTEAD OF THE REQUIRED 65 FEET, FOR THE ABOVE MENTIONED LOT NO. 4, BLOCK C OF REISTERSTOWN.  
DATE & TIME: MONDAY, JULY 1, 1974 at 10 P.M.  
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County will hold a public hearing on the Petition for Special Exception and Variance for an amendment to the Final Development Plan of Reisterstown (Lot No. 4, Block C) to permit a front yard setback of 63 feet from the center line of the street instead of the required 65 feet from the center line of the street.  
The hearing will be held on Monday, July 1, 1974 at 10 P.M. in Room 100 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
All interested parties should appear at the hearing on the date and time specified above.  
The hearing will be held in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The hearing will be held on Monday, July 1, 1974 at 10 P.M. in Room 100 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
All interested parties should appear at the hearing on the date and time specified above.

OFFICE OF THE COMMUNITY TIMES  
RANDALLSTOWN, MD. 21133 June 17 - 1974  
THIS IS TO CERTIFY, that the annexed advertisement of [unclear] Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 17th day of June 1974 that is to say, the same was inserted in the issue of June 13 - 1974.  
STROMBERG PUBLICATIONS, Inc.  
*Rebecca Morgan*

CERTIFICATE OF PUBLICATION  
TOWSON, MD. June 13, 1974  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week on June 13, 1974, the last publication appearing on the 13th day of June 1974.  
THE JEFFERSONIAN  
*Rebecca Morgan*  
Cost of Advertisement, \$ [unclear]

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCIAL REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 15076  
DATE: June 24, 1974 ACCOUNT 01-662  
AMOUNT \$67.25  
DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER  
Ellwood Building Corp.  
E.P.D. 3 Velvet Valley Way  
Owings Mills, Md. 21117  
Advertising and posting of property 75-3-XA

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ELLWOOD BUILDING CORP., legal owner... 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an \_\_\_\_\_ zone; for the following reason:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an amendment to the Final Development Plan of Reisterstown (Block C, Lot A) as required under Section 100 of the Zoning Law and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BY: ELLWOOD BUILDING CORPORATION  
 Contract purchaser BY: \_\_\_\_\_ Legal Owner  
 Address: 2416 Velvet Valley Way  
Owings Mills, Md. 21117  
 Petitioner's Attorney \_\_\_\_\_ Protestants' Attorney \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 30th \_\_\_\_\_ day of \_\_\_\_\_ 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ 1st \_\_\_\_\_ day of \_\_\_\_\_ 1977, at \_\_\_\_\_ 1:00 o'clock.

Eric DiNenna  
 Zoning Commissioner of Baltimore County.

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ELLWOOD BUILDING CORP., legal owner... 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 1801.2C.4 to permit a front yard setback of sixty-three (63) feet from the centerline of the street instead of the required sixty-five (65) feet (Lot No. A, Block C).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

House was erroneously set 1.2 feet forward of set-back line. Foundation is behind set-back line; however, cantilevered 1st floor joists project forward of said line by error. To destroy dwelling would be an unreasonable hardship.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BY: ELLWOOD BUILDING CORPORATION  
 Contract purchaser BY: \_\_\_\_\_ Legal Owner  
 Address: 2416 Velvet Valley Way  
Owings Mills, Md. 21117  
 Petitioner's Attorney \_\_\_\_\_ Protestants' Attorney \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 30th \_\_\_\_\_ day of \_\_\_\_\_ 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ 1st \_\_\_\_\_ day of \_\_\_\_\_ 1977, at \_\_\_\_\_ 1:00 o'clock.

Eric DiNenna  
 Zoning Commissioner of Baltimore County.

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

June 12, 1974

COUNTY OFFICE BUILDING  
 111 N. CHARLESSTOWN AVENUE  
 TOWSON, MARYLAND 21284  
 James B. Byrnes, III  
 Chairman  
 HEALTH DEPARTMENT  
 BUREAU OF FIRE PROTECTION  
 DEPARTMENT OF TRAFFIC ENGINEERING  
 STATE HIGHWAY ADMINISTRATION  
 BUREAU OF ENGINEERING  
 PLANNING AND DEVELOPMENT PLANNING  
 INDUSTRIAL DEVELOPMENT COMMISSION  
 BOARD OF EDUCATION  
 OFFICE OF THE BUILDINGS ENGINEER

Ellwood Building Corporation  
 2416 Velvet Valley Way  
 Owings Mills, Maryland 21117

RE: Special Exception Petition  
 Item 195  
 Ellwood Building Corp. - Petitioner

Gentlemen:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the west side of Cedarmere Circle, opposite Strongwood Road, in the 4th Election District of Baltimore County. It is presently improved by an existing dwelling which is under construction and is part of the development of Reisterstown for which a Final Development Plan has been approved by the Office of Planning and Zoning.

Various residences, both complete and under various stages of construction surround the site within the aforementioned development.

The petitioner is requesting a Variance to permit a front yard setback of 63 feet from the center line of the street instead of the required 65 feet. This request is precipitated by an apparent oversight of the cantilevered projection over the first floor.

Ellwood Building Corporation  
 Item 195  
 June 12, 1974

Page 2

The requested Variance, if approved, additionally necessitates a request for an amendment to the aforementioned Final Development Plan of Reisterstown under Special Exception procedures.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

James B. Byrnes, III  
 Chairman,  
 Zoning Advisory Committee

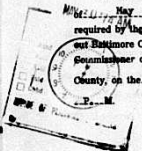
JBB:JD

Enclosure

cc: Smith, Teacher & Associates  
 P.O. Box 172  
 Owings Mills, Md. 21117

ORDER RECEIVED FOR FILING

ORDER RECEIVED FOR FILING



**BALTIMORE COUNTY**  
 DEPARTMENT OF PUBLIC WORKS  
 COUNTY OFFICE BUILDING  
 TOWSON, MARYLAND 21284

June 7, 1974

Mr. S. Eric DiNenna  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #195 (1973-1974)  
 Property Owner: Ellwood Building Corp.  
 NW/S of Cedarmere Circle, 233' SW of Church Road  
 Existing Zoning: R-3  
 Proposed Zoning: Variance from Section 1801.2C.4 to permit a front yard setback of 63' from the centerline of the street instead of the required 65'. Special Exception for an amendment to the final development plan of Reisterstown (Block C, Lot h) as required under Section 1801.3A.7a  
 No. of Acres: 19,358 sq. ft. District: 1th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County utilities and highway improvements are secured by Public Works Agreement #1203 executed in connection with the development "Reisterstown" of which this property is Lot h, Block C of Section One, (recorded in Liber F.M.L., Jr. 35, Folio 1h).

The area is located beyond the Baltimore County Metropolitan District. The Baltimore County Comprehensive Water and Sewerage Plan (July 1973) indicates the area to be within the Urban Rural Demarcation Line.

This property is tributary to the Guyons Falls Sewerage System, subject to State Health Department Department imposed moratorium restrictions.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #195 (1973-1974).

Very truly yours,  
Ellsworth N. Dwyer, P.E.  
 Chief, Bureau of Engineering

END:EAH:FM:iss  
 T-SW Key Sheet  
 50 NW 37 Pos. Sheet  
 WJ 13 of Tone  
 50 Tax Map

**BALTIMORE COUNTY, MARYLAND**  
 JEFFERSON BUILDING TOWSON, MARYLAND 21284

**DEPARTMENT OF TRAFFIC ENGINEERING**  
 EUGENE J. CLIFFORD, P.E. Director  
 Wm. T. MELSER Deputy Traffic Engineer

June 13, 1974

Mr. S. Eric DiNenna  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item 195 - ZAC - May 28, 1974  
 Property Owner: Ellwood Building Corporation  
 NW/S Cedarmere Circle, 233 feet SW of Church Road  
 Variance from Section 1801.2C.4 to permit a front yard setback of 63 feet from the centerline of the street instead of the required 65 feet. Special exception for an amendment to the final development plan of Reisterstown (Block C, Lot h) as required under section 1801.3A.7a.  
 District 4

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variance to the front yard setback and special exception to amend the final development plan.

Very truly yours,  
Michael S. Flanagan  
 Michael S. Flanagan  
 Traffic Engineer Associate

MSF/pk

**Baltimore County Fire Department**

J. Austin Deitz  
 Chief

Towson, Maryland 21204  
 675-7516

Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman  
 Zoning Advisory Committee

Re: Property Owner: Ellwood Building Corp.  
 Location: NW/S of Cedarmere Circle, 233' SW of Church Road  
 Item No. 195 Zoning Agenda May 28, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead-end condition shown at \_\_\_\_\_
4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.
6. \_\_\_\_\_
7. The Fire Prevention Bureau has no comments at this time.

Reviewer: J. J. Kelly Noted and Approved: Paul H. Roache  
 Planning Group Deputy Chief  
 Special Inspection Division Fire Prevention Bureau

nls  
 4/16/73

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH



JEFFERSON BUILDING  
TOWSON, MARYLAND 21284

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 5, 1974

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item 195, Zoning Advisory Committee Meeting May 28, 1974, are as follows:

Property Owner: Ellwood Building Corp.  
Location: NW/S of Cedarmere Circle, 233' SW of Church Road  
Existing Zoning: D.R.3.5  
Proposed Zoning: Variance from Section 1801.2C.4 to permit a front yard setback of 63' from the centerline of the street instead of the required 65'. Special Exception for an amendment to the final development plan of Reisterwood (Block C, Lot 4) as required under Section 1801.34.7a.

No. of Acres: 19,358 sq. ft.  
District: 4

Metropolitan water and sewer are available.

**Restoration Cwynn Falls:** A moratorium was placed on new sewer connections in the Cwynn Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection. House has been built and connected to the sanitary sewer.

Very truly yours,

*Thomas B. Devlin*  
Thomas B. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB/ncp

WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



June 10, 1974

Mr. S. Eric DiNenna, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #195, Zoning Advisory Committee Meeting, May 28, 1974, are as follows:

Property Owner: Ellwood Building Corp.  
Location: NW/S of Cedarmere Circle, 233' SW of Church Road  
Existing Zoning: D.R.3.5  
Proposed Zoning: Variance from Section 1802.2C.4 to permit a front yard setback of 63' from the centerline of the street instead of the required 65'. Special Exception for an amendment to the final development plan of Reisterwood (Block C, Lot 4) as required under Section 1801.34.7a.  
No. of Acres: 19,358 sq. ft.  
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planning Specialist II  
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21284  
AREA CODE 301 PLANNING 494-3811 ZONING 486-3831

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 28, 1974

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Z.A.C. Meeting of: May 28, 1974

Re: Item 195  
Property Owner: Ellwood Building Corporation  
Location: NW/S of Cedarmere Circle, 233' SW of Church Road  
Present Zoning: D.R. 3.5  
Proposed Zoning: Variance from Section 1801.2C.4 to permit a front yard setback of 63' from the centerline of the street instead of the required 65'. Special Exception for an amendment to the final development plan of Reisterwood (Block C, Lot 4) as required under Section 1801.34.7a.

District: 4th  
No. Acres: 19,358 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

*W. Nick Petrovich*  
W. Nick Petrovich  
Field Representative

WNP/ml

A. ENGLISH PARKER, ALLENBY  
EUGENE G. HESSE, HARRISBURG  
MRS. ROBERT L. BERNLEY

MARCUS M. BOTSFORS  
JOSEPH W. MCGOWAN  
ALVIN LOBECK  
JOSHUA B. WHEELER, SUPERVISOR

F. HAROLD WILLIAMS, JR.  
BERNARD W. TROTT, JR., M.D.  
WES. WICKHAM, JR., HARRISBURG

OFFICE OF PLANNING AND ZONING MEMORANDUM

TO: S. Eric DiNenna, Zoning Commissioner June 28 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-3-2A, Northwest side of Cedarmere Circle 233 feet South of Church Road.  
Petition for Special Exception for an amendment to the Final Development Plan of Reisterwood (Block C, Lot 4).  
Petition for Variance for a Front Yard.  
Petitioner - Ellwood Building Corporation

4th District

HEARING: Monday, July 1, 1974 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The granting of this request would not be inconsistent with the policies of the 1980 Guideplan, the County's official master plan.

*William D. Fromm*  
William D. Fromm  
Director of Planning

WDF:NEG:rw



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James E. Dyer  
TO: Deputy Zoning Commissioner Date: July 1, 1974  
FROM: William D. Fromm  
SUBJECT: Amendment to approve development plan

At its regular meeting on Thursday, June 20, 1974, the Baltimore County Planning Board unanimously approved the proposed amendment to the approved development plan of the Reisterwood "A" Division, submitted by the Ellwood Building Corporation; copies of the approved plan are available in the files of the Project and Development Planning Division.

Further information will be furnished if needed.

*William D. Fromm*  
William D. Fromm, Secretary  
Baltimore County Planning Board

WDF:FS:mr

cc: Mr. S. Eric DiNenna  
Zoning Commissioner

Item 195  
Ellwood Building Corp.  
2416 Valley Valley Way  
Chicago Hills, Ill. 60411  
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
COUNTY Office Building  
111 M. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted  
for filing this 21st day of July 1974.

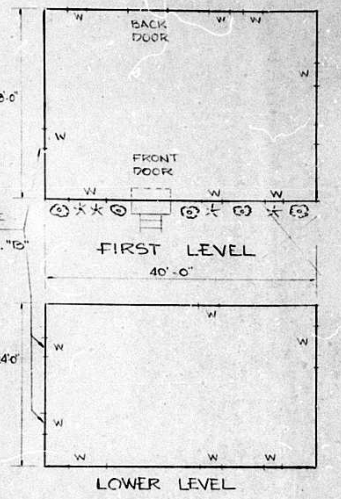
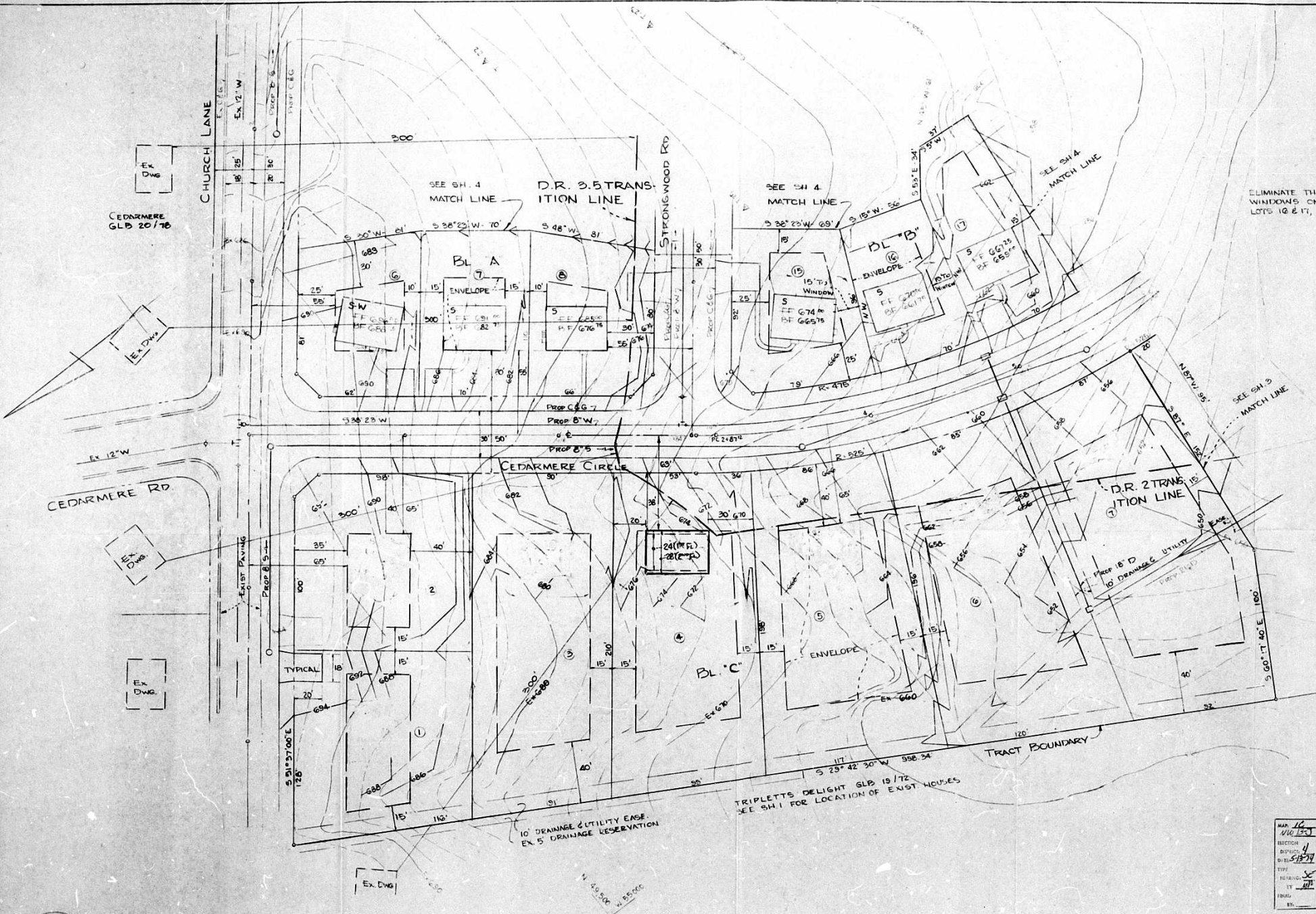
*S. Eric DiNenna*  
S. ERIC DINENNA,  
Zoning Commissioner

Petitioner: Ellwood Building Corp.

Petitioner's Attorney:  
one Smith, Swanson & Associates  
P.O. Box 172  
Chicago Hills, Ill. 60411

Reviewed by James B. Peterson, III  
Chairman,  
Zoning Advisory Committee



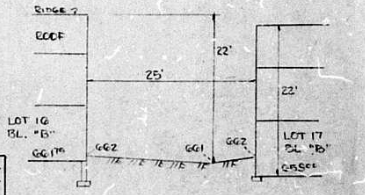


**SPLIT-FOYER WINDOW, DOOR AND LANDSCAPING PLAN**

FOR LOT 7 - BL "A" & LOTS 15, 16 & 17 - BL "B" REVERSED FOR LOTS 6 & 8 - BL "A" HOUSE MAY BE SHIFTED WITHIN INDICATED ENVELOPE LOTS 1 THRU 7 - BL "B" HOUSES ARE TO BE CUSTOM BUILT WITHIN ENVELOPE SEE LOT 1 FOR TYPICAL PARKING

**LANDSCAPING**  
 (C) = YEW TREE  
 (X) = JAPANESE HOLLY OR JUNIPER

**EXISTING SILVER MAPLES & OAKS**  
 OVER 3" IN DIAM. IN SOUND CONDITION ARE TO REMAIN IN FOLLOWING LOCATIONS:  
 REAR YARDS  
 BL "A" LOTS 6, 7 & 8  
 BL "B" LOTS 15 & 16  
 BL "C" LOTS 3, 4, 5, 6 & 7  
 FRONT YARDS  
 BL "A" LOT 8  
 BL "B" LOT 5



TYPICAL ELEVATION

FIRST AMENDED - FRONT YARD SETBACK ON LOT 4, BLOCK "C" (5-10-74)

FIRST AMENDED  
 DEVELOPMENT PLAN SH 200-5  
 REISTERSWOOD  
 4TH ELECTION DIST. BALTO CO., MD  
 SCALE 1" = 30' JUNE 15, 1972

OFFICE OF PLANNING AND ZONING	
APPROVED BY	DATE
DIRECTOR	DATE
ZONING COMMISSIONER	DATE



SMITH TEACHER & ASSOCIATES  
 P.O. BOX 172  
 OWINGS MILLS, MD 21117  
 303 2100 P.N.B. 533

OWNER:  
 ELLWOOD BLDG. CORP.  
 RED # 2 VELVET VALLEY WAY  
 OWINGS MILLS, MD. 21117