

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Date: August 9, 1982
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-36-SPH
SUBJECT: Petitioner: Joseph C. Kraus, et al

Three separate parcels are to be resubdivided into three lots, and there will be no increase in density; consequently, this office would not be concerned if the findings were in favor of the petitioner. This comment, however, should not be construed as an attempt to rule on the subject of this special hearing.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

August 10, 1982

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #240, Zoning Advisory Committee Meeting of
June 1, 1982, are as follows:

Property Owner: Joseph C. Kraus, et al
Location: NW/Cor. Pheasant Road and Crooks Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to approve the subdivision of 3 lots in a R.C. 2 zone from 3 separate parcels containing 1.86 Ac., 2.12 Ac. and .34 Ac. regardless of the number of times any one parcel is subdivided.
Acres: 4.3
District: 15th

The existing dwelling is served by a drilled well and septic system, both of which are functioning properly. The two proposed lots will be served by individual wells and septic systems. Soil percolation tests for the lots have been conducted with favorable results. Slight revisions to the existing plan will be necessary prior to final approval of the subdivision, however, the plan as submitted generally appears to be in conformance with applicable Baltimore County Department of Health regulations.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 6, 1982

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. A. Louis Winkler
6636 Blackhead Road
Baltimore, Maryland 21220

RE: Item No. 240 - Case No. 83-36-SPH
Petitioner - Joseph C. Kraus, et al
Special Hearing Petition

Dear Mr. Winkler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

In view of your proposal to resubdivide the existing three parcels of ground by rearranging the property lines, this hearing is required. If the petition is granted, you must comply with the applicable subdivision regulations. For more information concerning this matter, you may contact Mr. Jack Wimbley at 494-3335.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

ENC:bsc
Enclosures
cc: Spellman, Larson & Associates
W. Chesapeake Avenue
Jefferson Bldg.
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204HARRY J. PISTEL, P.E.
DIRECTOR

June 7, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #240 (1981-1982)
Property Owner: Joseph C. Kraus, et al
N/W corner Pheasant Rd. and Crooks Rd.
Acres: 4.3 District: 15th

Dear Mr. Hammond:

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:

The comments supplied August 14, 1980 by the Baltimore County Joint Subdivision Planning Committee in conjunction with their review of this property, and the comments supplied March 23, 1982 by the Baltimore County Bureau of Public Services in connection with the Preliminary Plan of this proposed subdivision "Resubdivision of Lots 186 and 187 and a Parcel Section No. 2 Bird River Beach, W.P.C. 7 Folio 85", (Project 801555) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 240 (1981-1982).

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:rs

cc: Jack Wimbley, Harris Shalowitz

MM-SW Key Sheet
28 & 29 NE 43 Pcs. Sheets
NE 7 & 8 K Topo
83 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: W. Hammond
CC: Nick Commodari
FROM: Charles E. Burnham
Zoning Advisory Committee
SUBJECT: Meeting June 1, 1982
Date: June 16, 1982

ITEM NO. 238	See comments.
ITEM NO. 239	See comments.
ITEM NO. 240	Standard comments.
ITEM NO. 241	Standard comments.
ITEM NO. 242	See comments.
ITEM NO. 243	See comments.
ITEM NO. 244	See comments.
ITEM NO. 245	Standard comments.

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211NORMAN E. GERBER
DIRECTOR

August 10, 1982

Mr. William E. Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #240, Zoning Advisory Committee Meeting, June 1, 1982, are as follows:

Property Owner: Joseph C. Kraus, et al
Location: N/W corner Pheasant Road and Crooks Road
Acres: 4.3
District: 15th

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.

The subject property must comply with the Baltimore County Development Regulations (Bill 56-82).

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning & Development

JLWsh

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550STEPHEN E. COLLINS
DIRECTOR

June 9, 1982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: ZAC - April 20, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment concerning
items #237 through item #245.

Sincerely,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GMJ/r1j

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310PAUL H. REINCKE
CHIEF

June 14, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joseph C. Kraus, et al

Location: NW/Cor. Pheasant Road and Crooks Road

Item No.: 240 Zoning Agenda: Meeting of June 1, 1982

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 or _____ 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 _____

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Roadways to Lot #1, #2, #3, shall have a minimum width of 16 feet.

(X) 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 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Paul H. Reincke* 6-16-82
Planning Group
Special Inspection Division

Noted and Approved: *George W. McDonald*
Fire Prevention Bureau

JWmb/cm

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 1, 1982

RE: Item No: 237, 238, 239, 240, 241, 242, 243, 244, 245
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

July 20, 1982

Mr. A. Louis Winkler
6636 Blackhead Road
Baltimore, Maryland 21220

NOTICE OF HEARING

Re: Petition for Special Hearing
NW/corner of Pheasant & Crooks Roads
Joseph C. Kraus, et al - Petitioners
Case #83-36-SPH Item #240

TIME: 10:00 A.M.

DATE: Tuesday, August 17, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 5, 1982

Mr. A. Louis Winkler
6636 Blackhead Road
Baltimore, Maryland 21220

Re: Petition for Special Hearing
NW/corner Pheasant & Crooks Rds.
Joseph C. Kraus, et al - Petitioners
Case #83-36-SPH Item #240

Dear Mr. Winkler:

This is to advise you that \$57.15 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND		W/R	No. 108947
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE 8/18/82	ACCOUNT 01-662		
AMOUNT \$57.15			
RECEIVED FROM C. Bernice Winkler			
FOR Advertising & Posting Case #83-36-SPH (Joseph C. Kraus, et al)			
0 032*****571515 4102A			
VALIDATION OR SIGNATURE OF CASHIER			

PETITION FOR SPECIAL HEARING

Location: Northwest Corner of Pheasant and Crooks Road.

All that parcel of land in the Fifteenth District of Baltimore County beginning for the same at the Northwest corner of Pheasant and Crooks Road running thence

(1) S 65° 04' 07" W 526.65' thence
(2) N 18° 02' 35" W 417.06' thence
(3) N 86° 01' 43" E 546.47' thence
(4) S 04° 58' 17" E 235.00' to the place of beginning.

Containing 4.3 acres of land more or less

Being the property of Joseph C. Kraus, M. Shirley Kraus, A. Louis Winkler and C. Bernice Winkler as shown on a plat filed with the zoning department.

PETITION FOR SPECIAL HEARING

15th Election District

ZONING: Petition for Special Hearing
LOCATION: Northwest corner of Pheasant and Crooks Roads
DATE & TIME: Tuesday, August 17, 1982 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the subdivision of 3 lots in a R.C. 2 zone from 3 separate parcels containing 1.86 acres, 2.12 acres and .34 acres, irregardless of the number of times any one parcel is subdivided. See Sections 1A01.3B, 304 and 101 "Lot of Record" of the Zoning Regulations

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Joseph C. Kraus, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 17, 1982 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

County Board of Appeals
TO: Joanne J. Suder, Acting Chairperson Date: December 22, 1983
Eugene A. Bober, Chief
FROM: Current Planning and Development
SUBJECT: Joseph C. Kraus, et al
Zoning Case No. 83-36-SPH (Item 240)

As requested, I am forwarding to you the pertinent parts of the Subdivision for Bird River Beach, Resub. of Lots 186 & 187 and a parcel (File # XV-misc.). The comments were prepared pursuant to the Preliminary Plan dated February 5, 1982 also attached. This plan did not receive approval by the County Agencies.

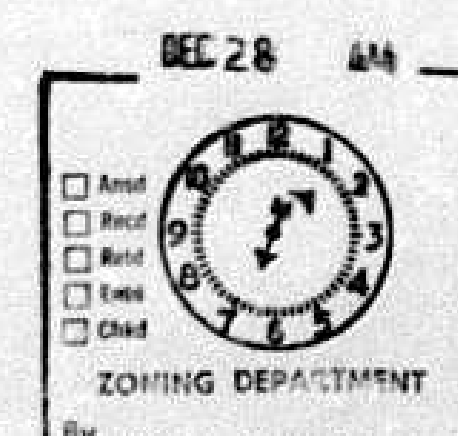
I hope this information is helpful.

E. Bober
Eugene A. Bober, Chief
Current Planning and Development

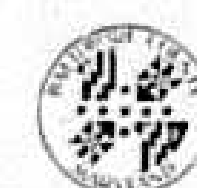
EAB:rh

Enclosure

cc: Peter Max Zimmerman, Deputy People's Council
Mr. A. Louis Winkler
Arnold Jablon
James Hoswell



MICROFILMED



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL R.E.
DIRECTOR

March 21, 1982

Mr. Joseph Kraus
4120 Baker Lane
Baltimore, Maryland 21236

Re: Bird River Beach
Resub. of Lots 186 & 187
District 15

Dear Mr. Kraus:

The preliminary plan for the referenced subdivision has been reviewed and comments are enclosed for your information and guidance as provided by the following agencies:

1. Developer's Design Approval Section comments, dated March 4, 1982.
2. Office of Current Planning and Development comments, dated March 10, 1982.
3. Department of Traffic Engineering comments, dated March 8, 1982.
4. Fire Prevention Bureau comments, dated February 19, 1982.

These comments are based on such information as shown on the preliminary plan and are subject to change and/or addition with submission of a more complete plan. They shall not be construed to indicate tentative approval, which is obtained only with the signatures of authorized County officials on the plan itself.

DIVISION OF LAND DEVELOPMENT COMMENTS:

Upon compliance with the enclosed comments, the plan may be submitted for tentative approval.

In order to process this project in accordance with current procedure, a fee is being charged for processing. The fee is determined by the number of lots. For processing this plan to tentative approval, the developer shall submit a certified or cashier's check in the amount of \$210.00 for four (4) lots payable to Baltimore County, Maryland. The developer shall be responsible to pay the fees for subsequent steps to Baltimore County in accordance with procedure as the project is processed.

MICROFILMED

Mr. Kraus
Bird River Beach
Resub. of Lots 186 & 187

The developer is cautioned to review the provisions of Bill #178-79 to determine its impact on this development proposal before continuing subdivision process.

Very truly yours,

(SIGNED) ROBERT A. MORTON

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:CEB:pmg

cc: Spellman, Larson & Associates
110 Jefferson Building
Towson, Maryland 21204

Messrs. McDonough, Bober, Stafford

Permits & Licenses

File

MICROFILMED

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: March 4, 1982

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Section

PROJECT NAME:	Bird River Beach Resub. Lots 186 and 187	PRELIMINARY PLAN	X
PROJECT NUMBER:	#80017	TENTATIVE PLAN	
LOCATION:	N. of Bird River Beach Rd., W. of Crooks Rd., E. of Bird River Subd. Sec. 2	DEVELOPMENT PLAN	
DISTRICT:	18C5	FINAL PLAT	

The preliminary plan for the subject site, dated February 5, 1982, has been reviewed by the Developers Engineering Section and we comment as follows:

HIGHWAY COMMENTS:

Bird River Beach Road and Crooks Road are existing County roads which shall ultimately be improved with 30-foot curb and gutter cross-sections on 50-foot rights-of-way. No road improvements will be required of this Developer at this time, as long as he does not exceed 3 lots in the subdivision. However, he will be responsible for:

- The dedication of any widening, slope easements and road fillets at no cost to the County.
 - Grading to the ultimate cross-section in all areas where driveways intersect Bird River Beach Road and Crooks Road, to provide adequate sight distance.
- Sidewalks are not required for this subdivision.
- Driveways shall be constructed in accordance with Baltimore County Standards (Detail R-15), with depressed curb and 7-inch concrete aprons within the right-of-way.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

MICROFILMED

Project #80027
Bird River Beach Resub. Lots 186 and 187
Page 3
March 4, 1982

SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

This property is exempt from storm water management requirements, since it contains only 3 residential lots.

WATER COMMENTS:

Public water is not available to serve this property. Therefore, private well systems must be provided in conformance with Health Department requirements. A water appropriation permit must be approved prior to signature on the record plat.

SANITARY SEWER COMMENTS:

Public sewers are not available to serve this property; therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a tentative and/or record plat in accordance with Department of Health requirements.

It does not appear that any public facilities will be required to serve this site. If later studies show that storm drain improvements are required, a Public Works Agreement must be executed by the owner and Baltimore County before a record plat is recorded.

E. McDonough
EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Section

EAM:HWS:ss

cc: File

MICROFILMED

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: March 10, 1982

FROM: CURRENT PLANNING AND DEVELOPMENT

PROJECT NAME:	Bird River Beach - Resub of Lots 186 & 187 and a parcel Section 2	PRELIMINARY PLAN	XXXXXXXXXX
PROJECT NUMBER:		TENTATIVE PLAN	
LOCATION:		DEVELOPMENT PLAN	
COUNCIL & ELECTION DISTRICT	XV-Misc C-5	FINAL PLAT	

The Division of Current Planning and Development has the following comments on the subject plan, which proposes 3 lots on 3.9 acres zoned RC-2:

This plan does not meet the requirements of Section 1A01.3 of the Zoning Regulations.

Section 1A01.3B.1 states that "No lots of record lying within an RC-2 zone and having a gross area of less than two acres may be subdivided." If 1.86 acres is the gross acreage of deed L.M.C.M. 860-268, it may not be subdivided. Deed W.P.C. 605-445 may be subdivided into two lots; however, the area of the two lots must be contained within the boundary of the deed.

A Development Plan is not required for subdivision of 3 lots or less.

Susan Carrell
Susan Carrell

MICROFILMED

TO: Mr. Robert Morton, Public Services

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: March 8, 1982

FROM: C. Richard Moore

PROJECT NAME:	Bird River Beach Resub Lot 186&187	PRELIMINARY PLAN	X
PROJECT NUMBER:	80155	TENTATIVE PLAN	
LOCATION:	Bird River Beach Rd. & Crooks Rd.	DEVELOPMENT PLAN	
DISTRICT:	15-C5	FINAL PLAT	

The plan as shown appears satisfactory as it pertains to this department.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GML/r1j

MICROFILMED

DATE: February 10, 1982

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Vally

PROJECT NAME:	Bird River Beach - Beach	PRELIMINARY PLAN	
PROJECT NUMBER:	80155	TENTATIVE PLAN	
LOCATION:	Pheasant Road (Bird River Beach Rd)	DEVELOPMENT PLAN	
DISTRICT:	15	FINAL PLAT	

- Buildings must conform to NFPA 101, Life Safety Code 1976 Edition.

MICROFILMED

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

September 20, 1983

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 7-1. COUNTY COUNCIL BILL #108

CASE NO. 83-36-SPH

C. KRAUS, ET AL

NW/corner Pheasant and Crooks Rds.

15th District

SPH-to determine whether the subdivision of 3 lots in an RC 2 zone should be approved

7/12/83 - Z.C.'s Order-DENIED

ASSIGNED FOR:

cc: Joseph C. Kraus, et ux
A. Louis Winkler, et ux

J. W. Hession, Esq.

N. Gerber

J. Howell

A. Jablon

J. Dyer

Petitioners

People's Counsel

TUESDAY, DEC. 20, 1983, at 10 a.m.

June Holmen, Secy.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Susan S. Carrell, Current Planning & Development Division, OPZ
FROM: Peter Max Zimmerman, Deputy People's Counsel
SUBJECT: Joseph C. Kraus, et al., Petitioners - Zoning Case No. 83-36-SPH (Item 240)

Attached is a copy of the Zoning Commissioner's Opinion in the above case. I should appreciate your forwarding to the Board of Appeals, Joanne L. Suder, Acting Chairperson, copies of the pertinent parts of the subdivision file of the Bird River Beach Plan submitted by Spellman, Larson and Associates, Inc. on behalf of A. Louis Winkler, 6636 Blackhead Road, Baltimore, MD 21220, and Joseph C. Kraus, same address. The question has been raised whether the Planning or Zoning Office ever gave approval to a preliminary plan, involving four lots, despite Section 1A01.3B.1. of the zoning regulations concerning lot density. I should appreciate a brief summary comment from you on this issue, based on the file and your experience with it.

The deadline for submittal is January 9, 1984, but I should appreciate your response at your earliest convenience.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

Enclosure
ZC Opinion dtd. 7/12/83

cc: County Board of Appeals
Mr. A. Louis Winkler

PMZ:sh

*Rec'd 12-20-83
1:43 PM*

9/20/83 - Following were notified of hearing set for Tues., Dec. 20, 1983, at 10 a.m.:

Jos. Kraus, et ux
A. Louis Winkler, et ux
J. Hession
N. Gerber
J. Howell
A. Jablon
J. Dyer

12/20/83 - PER J. L. SUDER -

BY AGREEMENT AND REQUEST OF BOTH PARTIES, THIS BOARD SHALL HOLD THIS CASE OPEN UNTIL JANUARY 13, 1984, FOR THE PURPOSE OF RECEIVING DOCUMENTARY EVIDENCE FROM BOTH SIDES CONCERNING THE ISSUE OF WHETHER OR NOT PETITIONER'S EXHIBIT #3 (SUBDIVISION OF FOUR LOTS) WAS EVER APPROVED BY ZONING. PEOPLE'S COUNSEL SHALL SUBMIT ITS EVIDENCE ON OR BEFORE JANUARY 9, 1984, AND PETITIONER SHALL SUBMIT THEIR EVIDENCE, IF ANY, ON OR BEFORE JANUARY 13, 1984.

cc: W. T. HACKETT

J S V

WINKLER-KRAUS MEMO

My Name is Albert Louis Winkler. I reside at 6636 Blackhead Road, Baltimore, Maryland 21220.

I am a part owner of the property at the NW/corner of Pheasant and Crooks Rd. cited in case no. 83-36-SPH

I am aware that zoning regulations limit the division of land in an RC 2 Zone to a minimum one acre lot and that regardless of size, the parcel can be divided one time only.

I am also aware that under certain conditions variances may be granted by the Zoning Commissioner and by the Appeal Board.

We are seeking the redistribution of the property lines from three (3) irregular parcels of land (a portion of which is unusable) to three (3) lots of desirable shapes and sizes which have already been approved by all county departments except zoning.

A previous hearing was held before the Zoning Commissioner on Tuesday, August 17, 1982 and I was hoping to use some of the comments and testimony in this case today; however, my memory is not adequate to quote verbatim from a hearing which occurred a year prior to the rendering of a decision. In trying to obtain the recording of the proceedings, I find that either the recorder was not working, or the tape was lost as were a portion of the exhibits. A Mr. Ron of the zoning department and my wife and I spent considerable time trying to locate the tape recording, but it is not available. Most comments at the hearing leaned toward an approval. I feel that the lapse of time between the hearing and the decision had an adverse affect on the outcome as all this evidence was not available when the decision was rendered.

1. I will prove that the re-distribution will not result in increased density.
2. It will result in an improvement of the land pattern (Bill No. 56-82 Sec 22-38).
3. To deny will result in an unreasonable hardship to me and my family.
4. Granting of a variance will be in strict harmony with the spirit and intent of zoning policies and will have only beneficial affects on health, safety and general welfare.

I would like to introduce the following items for reference in the event they are not available in file from the previous hearing before the Commissioner:

1. A plot layout of the area.
2. Layout 1" = 50' of the existing parcels.
3. Layout 1" = 50' of initially proposed sub-division as approved by the board.
4. Layout 1" = 50' of currently proposed redistribution of property lines.
5. A tentative plan by Spellman and Larson for the initial division (10/17/80).
6. Preliminary plan by Spellman and Larson for current plan (2/15/82).

(2)

Please compare exhibits 2, 3 & 4 and you will determine that the current proposal will not result in increased density.

Again, by comparison you will note that the current proposal will result in an improvement of the land pattern.

On the basis of the initial approval of the 1980 sub-division I decided to retire intending to do garden farming on a parcel of the land and sell one of the lots to my step son for building a shouse, thus supplementing my retirement income. The remaining two lots would become the property of the co-owners, Mr. & Mrs. Krause (my bother-in-law and sister-in-law). We would thus affect an amicable division of the property which was obtained by will from my wife and sister-in-laws mother.

To this time no other property in the vicinity had failed a percolation test.

Apparently this was a hasty decision as the rear lot failed to percolate and the division could thus not be made. To partially recover the losses involved to this time, we have now proposed the redistribution of the property lines.

In addition to not supplementing my retirement income, I will face additional losses if the current plan is not approved and this will be an increased hardship to me.

If you will refer to exhibit 1 you will note that the majority of lots in the area were laid out in 25' widths, the result being, that the majority of houses in the area are built on 50' x 75 foot lots.

The lots as proposed will be the largest in the original Requard and Hammond development.

Note: The lots to the north and east of the layout were also part of the original development and consist mainly of houses built on 50' x 75 foot lots.

Failure to approve the request will result in the parcel of land in the center becoming valueless, unbuildable lot. It will not perk, is partially an old unused gravel pit and has in the past been used as a catch all for trash. As such it detracts from the overall value of the neighborhood. There will be a marked enhancement of this parcel if the request in this appeal is granted.

In conclusion I would like to appeal to the Board to exercise its rights to grant the waiver as requested and thus exercise its powers as provided in Bill No. 56-82 as amended and in effect on June 11, 1982 and section 307 -variances (B.C.Z.R. 1955 Bill No. 107, 1963).

I would also like to cite the following portions of the aforementioned Bill no. 56-82 for your reference:

Sec. 22-38, (D), (E), (H)
Sec. 22-41, (6)
Sec. 22-43, (A), (I), (6), (7), (13)

and suggest a review of the comments from the other affected county departments.

I pray that the court will carefully consider my request and find in my favor.

REVIEWED BY THE BALTIMORE COUNTY JOINT SUBDIVISION PLANNING COMMITTEE
AUGUST 14, 1980

BIRD RIVER BEACH RESUB LOTS 186 & 187

Developer: ✓ Joseph Kraus, 4120 Baker Lane, Baltimore, Maryland 21236
Engineer: Spellman, Larson & Associates, 110 Jefferson Bldg., 21204
District: 15
Location: North of Bird River Beach Road, West of Crooks Road, and South of Bird River Subdivision Section 2
Lot Type: RC 2 4 lots 4.3 Acres
Facilities: Private wells and septic systems
Representatives: Mary S. Kraus, Developer
Berniece Winkler, Developer
Joseph Kraus, Developer
Mark C. Martin, Developer's engineer
Edward A. McDonough, Developers Review Section

Developer presented a 50 scale plan dated July 30, 1980 of the proposed subdivision located as stated above. The following comments were made:

Developer stated that he proposes to develop the proposed tracts and or lots into four new lots. One lot will contain the existing dwelling, the other three lots are planned for new dwellings.

The Office of Planning stated that Developer's engineer must indicate deed reference of the tracts of land and acreage of each lot or tract, and indicate the adjacent ownership. A Development Plan is required for this four lot subdivision. A panhandle is proposed to serve Lot 2, therefore a profile, width of paving, and panhandle width to be shown.

The Office of Zoning stated that the Developer to indicate the adjacent zoning and uses. Setbacks to be 35', and the density calculations should indicate the number of lots allowed and the number of lots proposed.

The Bureau of Engineering stated that Bird River Beach Road and Crooks Road are proposed to be improved with a 50 foot right-of-way. Developer will be responsible for the dedication of the right-of-way widening and reversible slope easement. A fillet will be required at the intersection of Bird River Beach Road and Crooks Road. Developer to indicate the location of the existing street lights, if additional street lights are required, it will be Developer's cost. Drainage and utility easements are required for this subdivision, if any storm drain improvements are required, it will be Developer's full cost. Storm Water Management and Sediment Control requirements apply to this subdivision.

Private water and sewerage disposals to be employed. In addition to showing location, Developer must meet all requirements of Baltimore County Health Department and indicate on each lot prior to tentative approval.

* THIS INDICATES APPROVAL OF THE PRELIMINARY
AS SUBMITTED AUG 14, 1980
1/11/84

JSPC MINUTES - AUGUST 14, 1980

BIRD RIVER BEACH RESUB LOTS 186 & 187

Existing systems must be shown within 100 feet of this subdivision.

10,000 square feet area for private septic systems must be located a minimum of 200 feet from any stream. All systems must be 10 feet from all utility easements and or right-of-ways.

A hydrogeological environmental effects report is required for this proposed subdivision. It was also stated by the Health Department that perc tests within this area of Baltimore County can only be made between February 1st and April 30th of the year.

The Soil Conservationist presented a soils report and sediment control report, a copy of which was given to all representatives present. A grading plan and sediment control plan will be required for this subdivision.

Developer was advised that after plan has been revised in accordance with the requests and suggestions of the committee, this plan may be resubmitted to the County for further processing.

GSB:bjn
August 18, 1980

ON THE BASIS OF THE ATTACHED
APPROVAL OF THE PRELIMINARY PLAN
DATED JULY 30, 1980, WE INVESTED THOUSANDS
OF DOLLARS IN SURVEYING COSTS
ENGINEERING, DESIGN COSTS AND THE
EXCAVATION OF APPROX. 18 PERC TEST
HOLES IN DEVELOPING THE TENTATIVE PLAN
FOR FOUR LOTS.

IT IS THE OPINION OF MR. CY
BENSON WHO CHAIRED THE B.C.N.S.P.C.
MEETING THAT THE STATEMENTS IN
THE MINUTES OF THE MEETING DATED
AUGUST 14, 1980 INDICATED APPROVAL OF
THE PRELIMINARY PLAN.

PLEASE CALL AND CONFIRM THIS WITH
MR. CY BENSON



JOHN W. HESSIAN, III
People's Counsel
PETER MAX ZIMMERMAN
Deputy People's Counsel

Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204

TEL. 494-2100

January 11, 1984

The Honorable
Joanne Acting Chairperson
Baltimore Board of Appeals
Court House
Towson, Maryland 21204

RE: Joseph E. Kraus, et al, Petitioners
Zoning Case No. 83-36-SPH (Item 240)

Dear Mrs. Suder:

By memorandum dated December 27, 1983, the Office of Planning and Zoning transmitted pertinent portions of the Subdivision File for Bird River Beach, Resubdivision of Lots 186 and 187. It there appears, contrary to the Petitioners' contention, that no previous approval has ever been granted for four lots. Nor does the 1980 exhibit submitted by Petitioners received January 11, 1984 indicate any approval.

This case appears to be a test case involving the density regulations in R.C. 2 zones. To grant this special hearing would be to set a terrible precedent and open up a Pandora's box.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: Mr. A. Louis Winkler

PMZ:ah



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

July 12, 1984

Joseph C. Kraus, et ux
Louis Winkler, et ux
c/o A. Louis Winkler
6636 Blackhead Road
Baltimore, Md. 21220

Gentlemen:

Re: Case No. 83-36-SPH
Joseph C. Kraus, et al

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.
cc: People's Counsel
N. Gerber
J. Hoswell
A. Jablon
J. Dyer



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

July 19, 1984

Joseph C. Kraus, et ux
A. Louis Winkler, et ux
c/o A. Louis Winkler
6636 Blackhead Road
Baltimore, MD 21220

Re: Case No. 83-36-SPH
Joseph C. Kraus, et al

Gentlemen:

Enclosed herewith is a copy of the corrected first page of the Opinion and Order filed July 12, 1984 in the above entitled case.

Very truly yours,

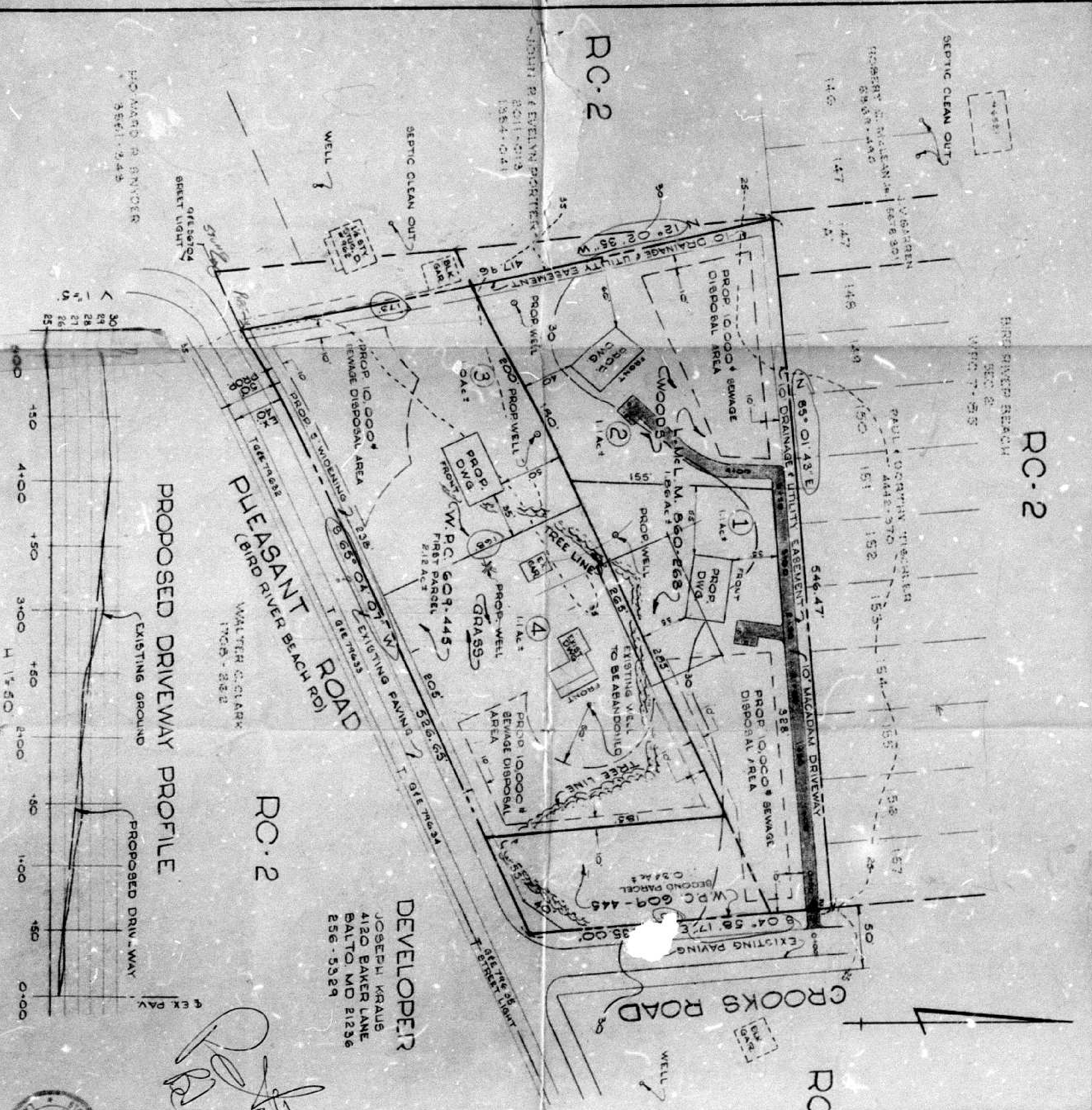
Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Phyllis Cole Friedman
Norman E. Gerber
James G. Hoswell
Arnold Jablon
James E. Dyer



JOSEPH KRAUS & ASSOCIATES, INC.
1100 N. W. 22nd Ave.
Fort Lauderdale, FL 33304



GENERAL NOTES

SITE AREA: 2.9 AC ±
GROSS AREA: 0.4 AC ±
EXISTING ZONING: RC-2
WATER SERVICE: PRIVATE SYSTEM
SEWER SERVICE: PRIVATE SYSTEM
NUMBER OF LOTS ALLOWED: 4
NUMBER OF LOTS PROPOSED: 4
RESIDENTIAL DENSITY: 4 UNITS/AC
WATERSHED: BIRD RIVER

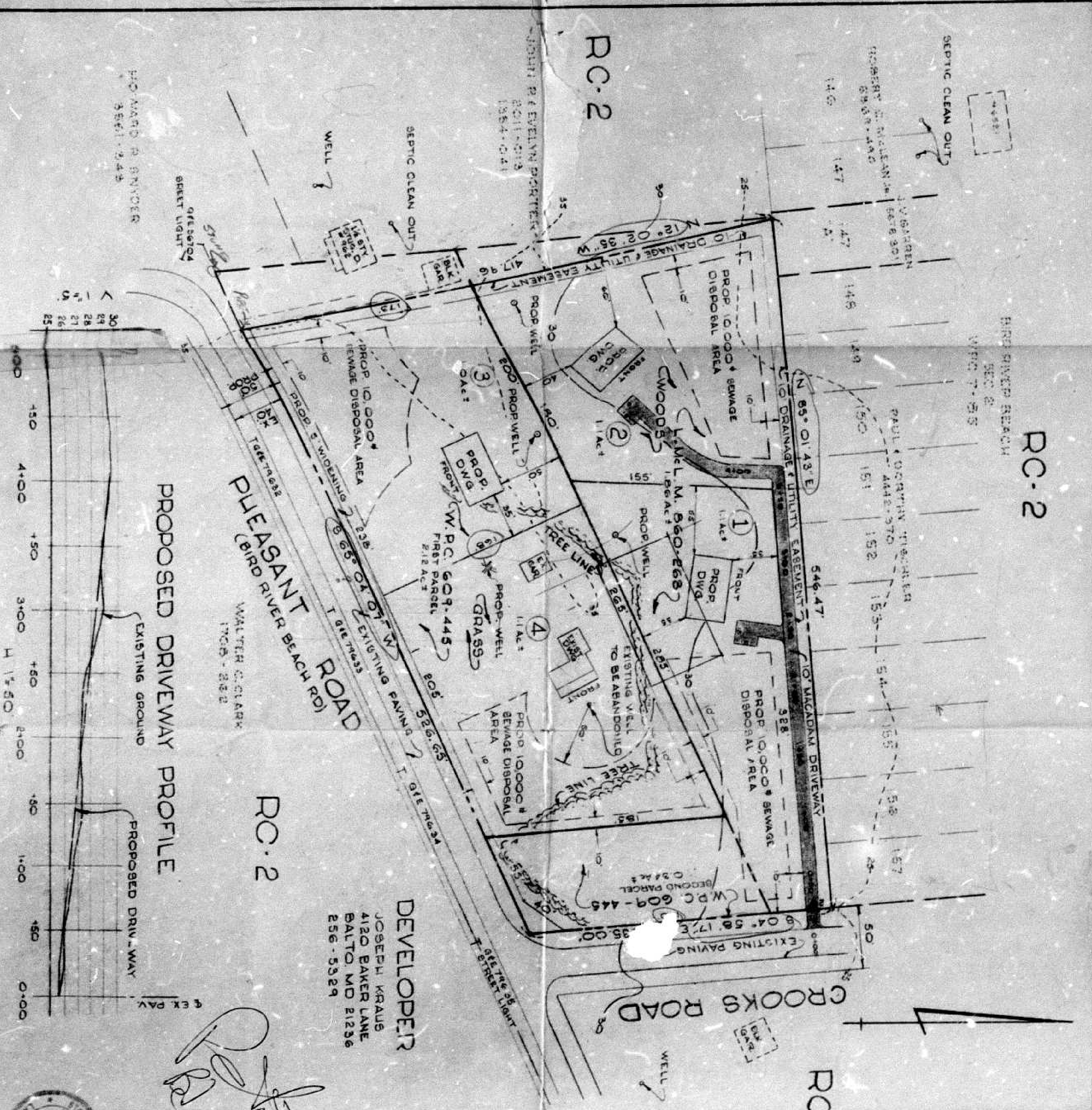
REPRESENTATIVE PLAN
BIRD RIVER BEACH RD
SECTION NO. 2
W.P.C. 7 FOLIO 85
15TH ELECT. DIST. BALTO. CO. MD.
SCALE: 1" = 50'
OCT. 17, 1980

DEVELOPER
JOSEPH KRAUS
4120 BAKER LANE
BALTO. MD 21236
256-5329

RC-2

PLEASANT ROAD
(BIRD RIVER BEACH RD)

PROPOSED DRIVEWAY PROFILE



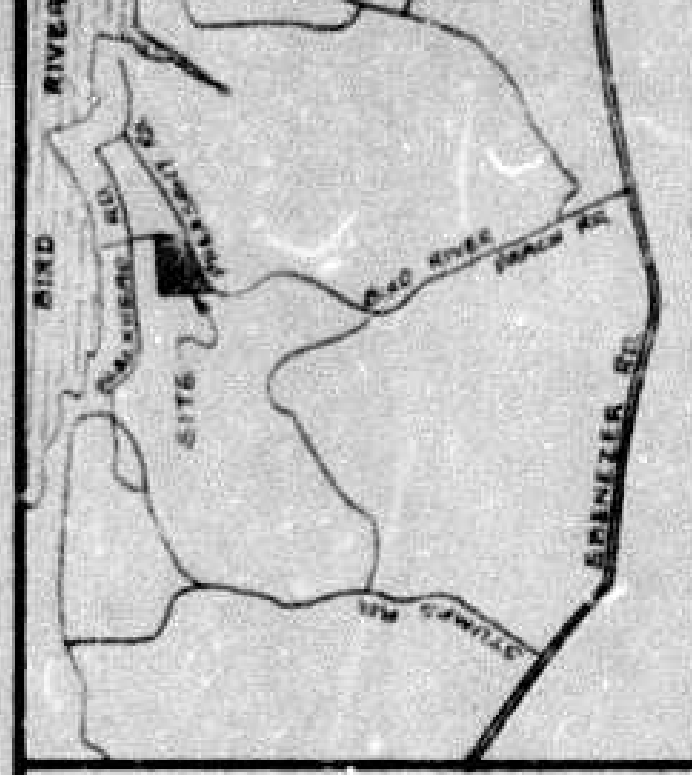
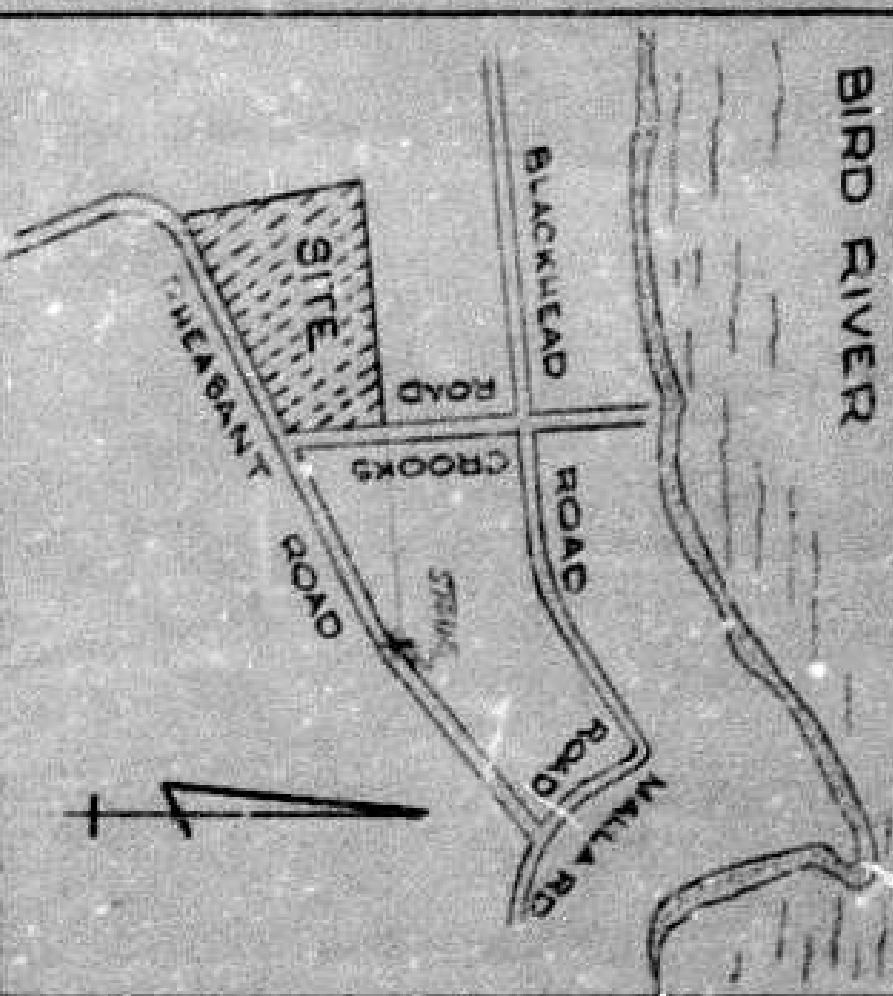
RC-2

BIRD RIVER BEACH

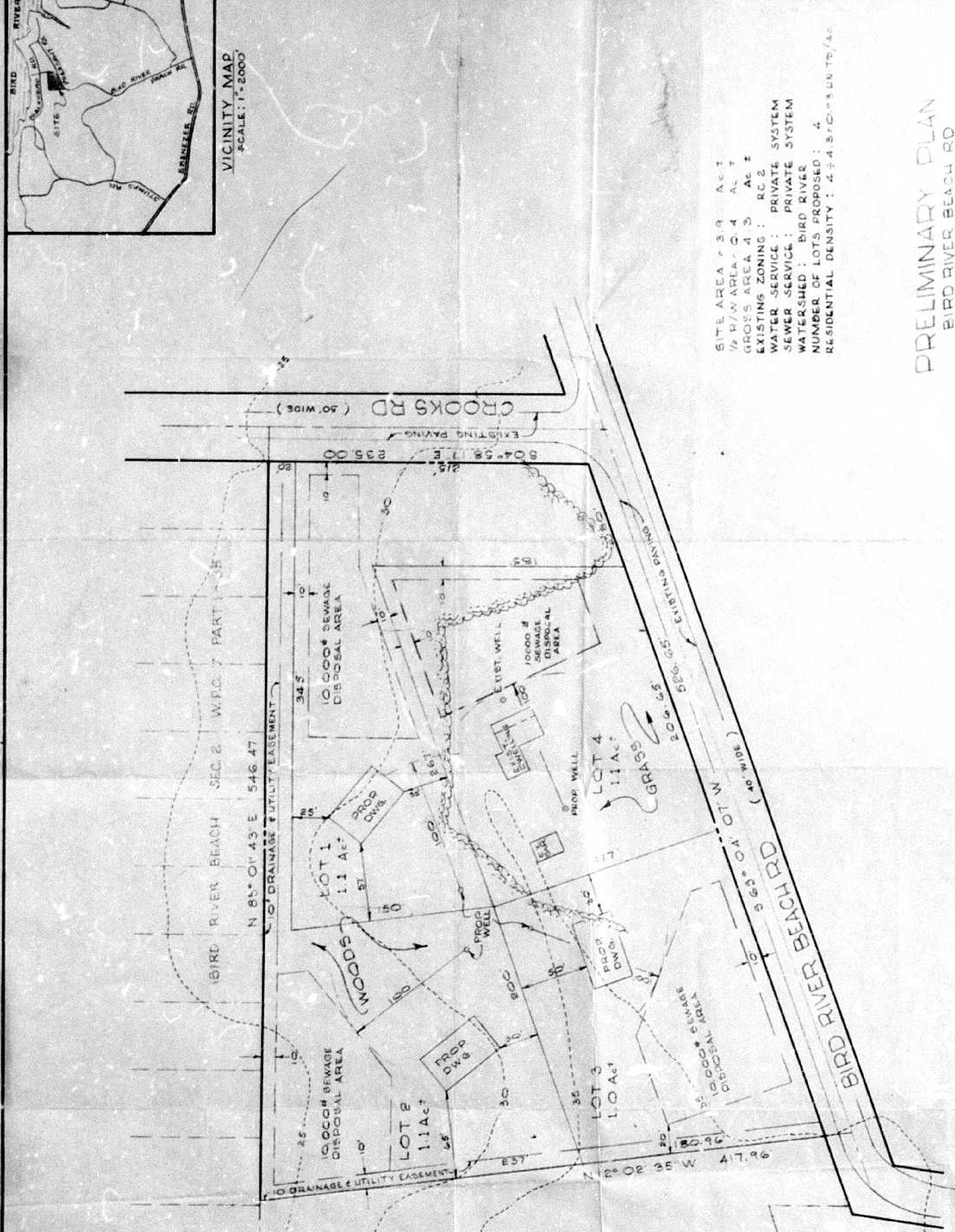
SEPTIC CLEAN OUT

RC-2

VICINITY MAP
SCALE: 1" = 500'



VICINITY MAP
SCALE: 1" = 2000'



HOWARD R. BENDER
W.D. 3561-545

SITE AREA: 2.9 AC ±
GROSS AREA: 0.4 AC ±
EXISTING ZONING: RC-2
WATER SERVICE: PRIVATE SYSTEM
SEWER SERVICE: PRIVATE SYSTEM
NUMBER OF LOTS PROPOSED: 4
RESIDENTIAL DENSITY: 4 UNITS/AC

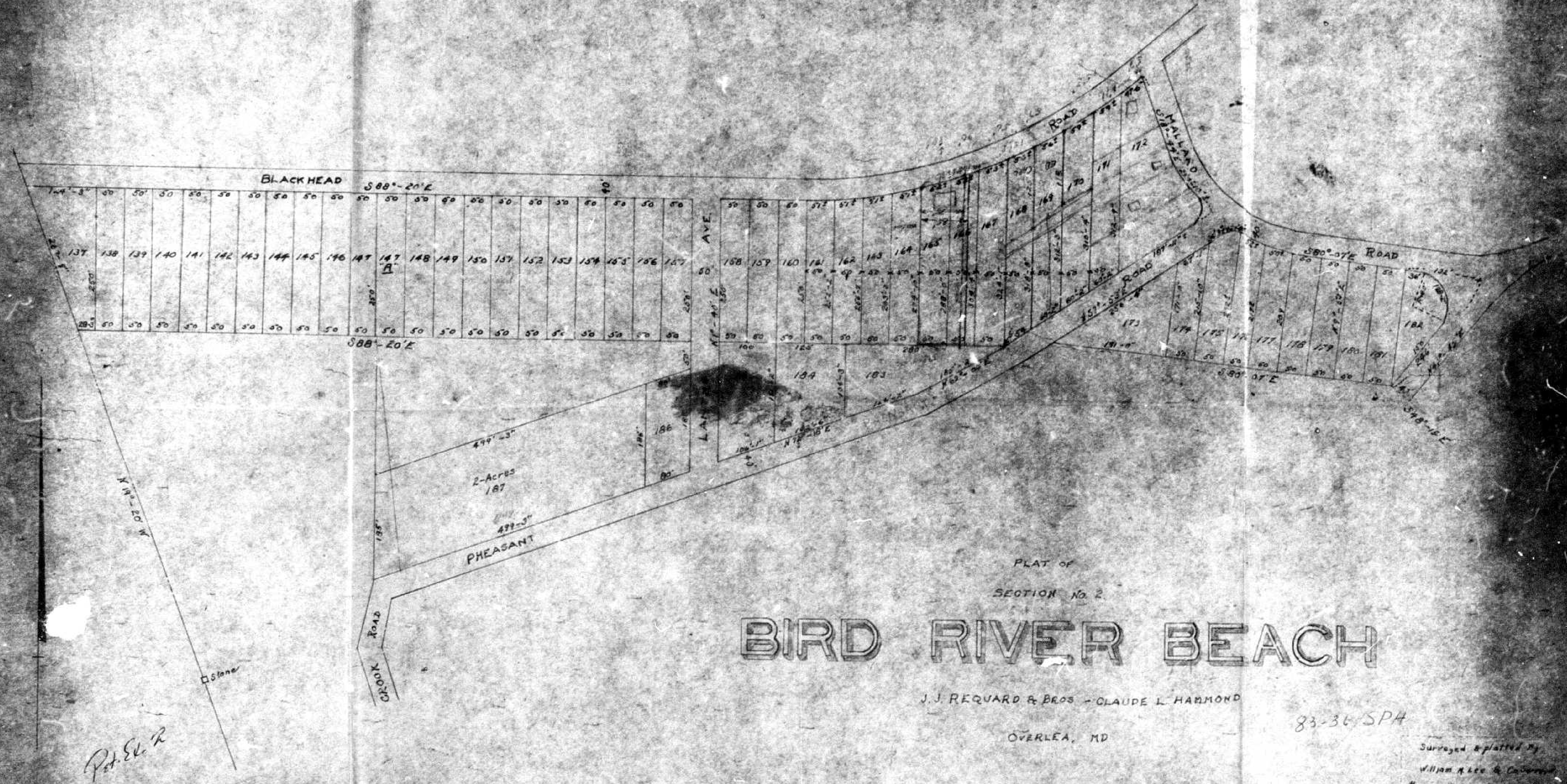
PRELIMINARY PLAN
BIRD RIVER BEACH RD
SECTION NO. 2
W.P.C. 7 FOLIO 85
15TH ELECT. DIST. BALTO. CO. MD.
SCALE: 1" = 50'
JULY 30, 1980

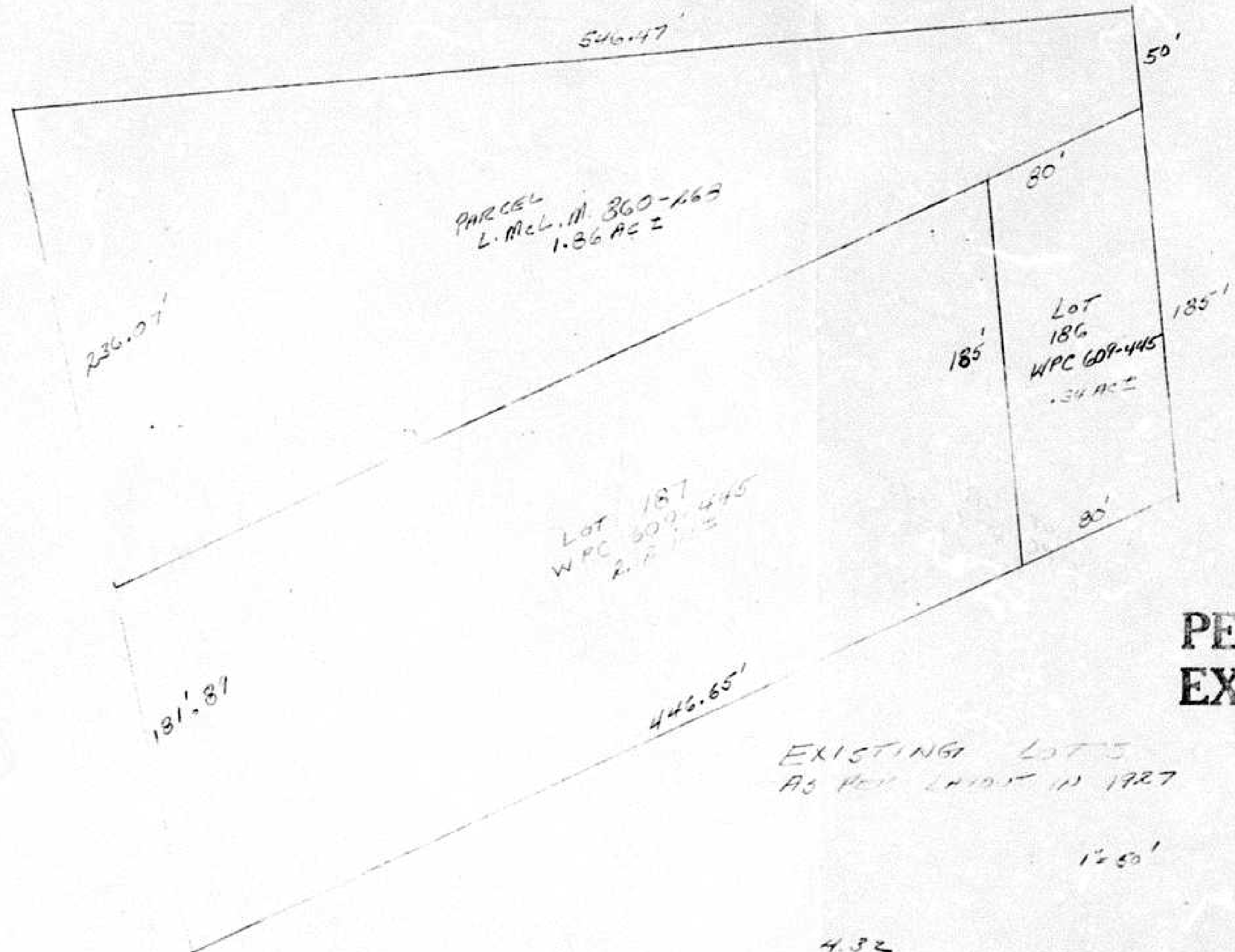
*Please Refer to
Comments from BCU/SPC
Dated August 14, 1980*

DEVELOPER
JOSEPH KRAUS
4120 BAKER LANE
BALTO. MD 21236
256-5329



JOSEPH KRAUS & ASSOCIATES, INC.
1100 N. W. 22nd Ave.
Fort Lauderdale, FL 33304

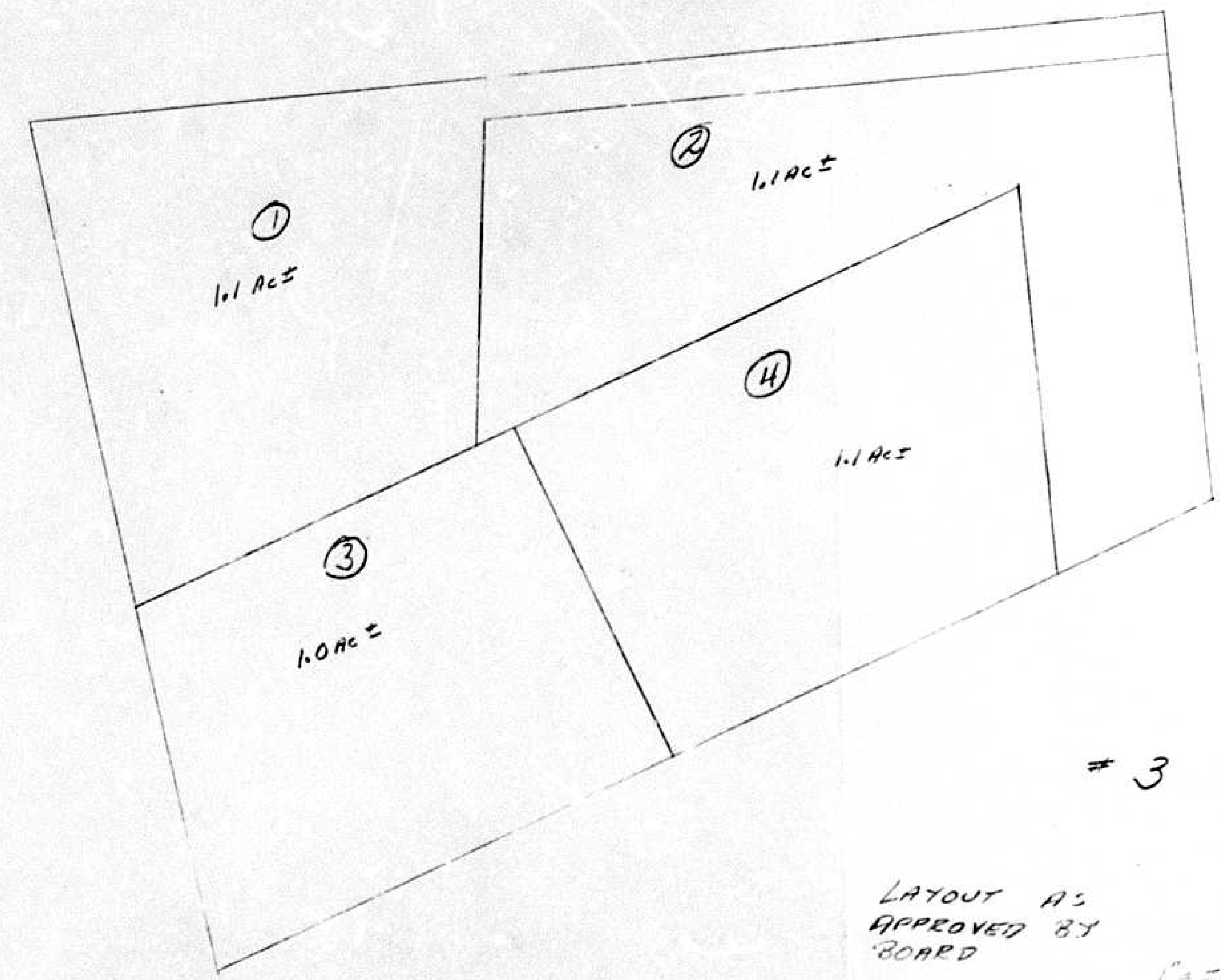




PETITIONER'S
EXHIBIT 3

EXISTING LOTS
AS PER LAYOUT IN 1927

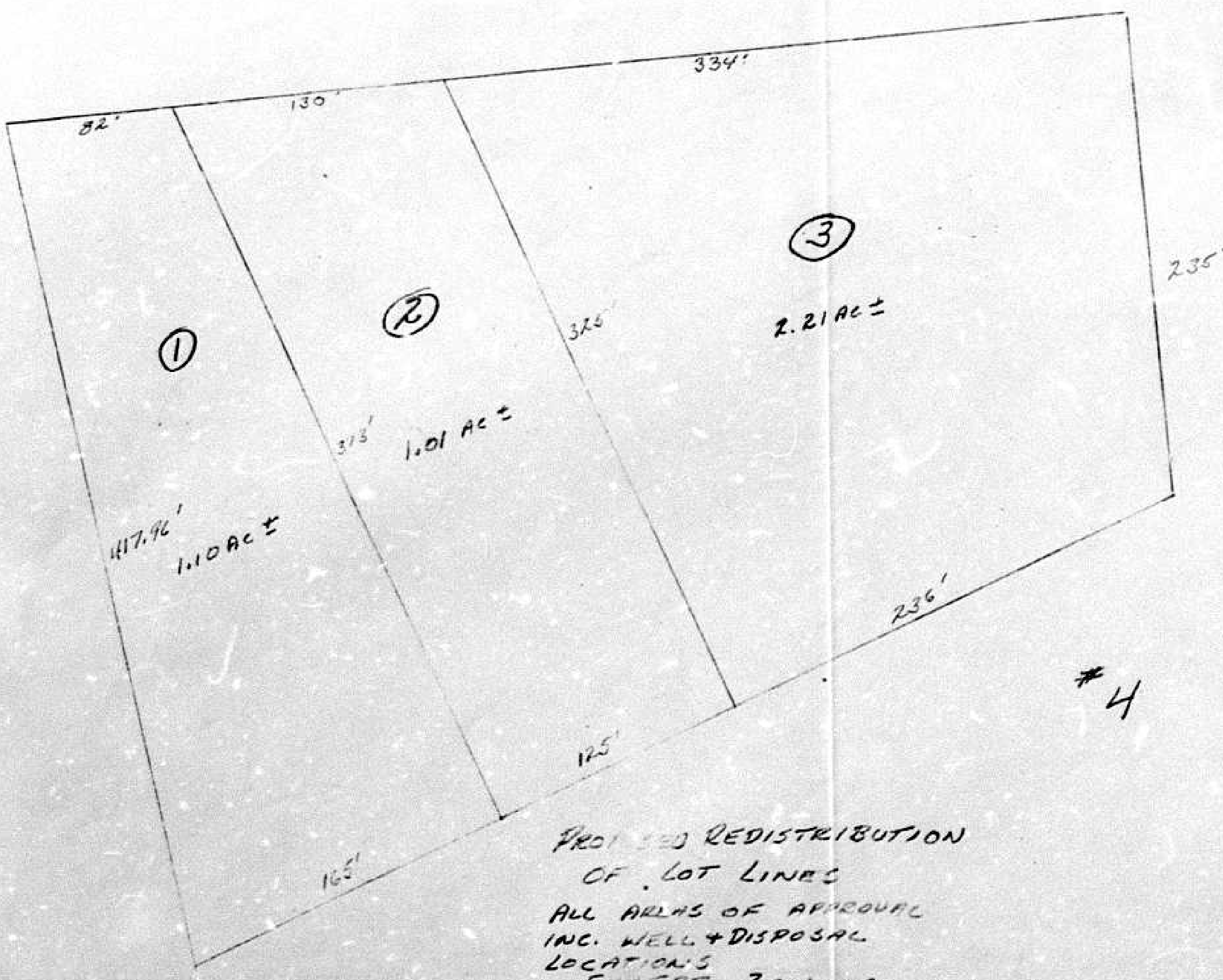
#2



PETITIONER'S
EXHIBIT 4

#3

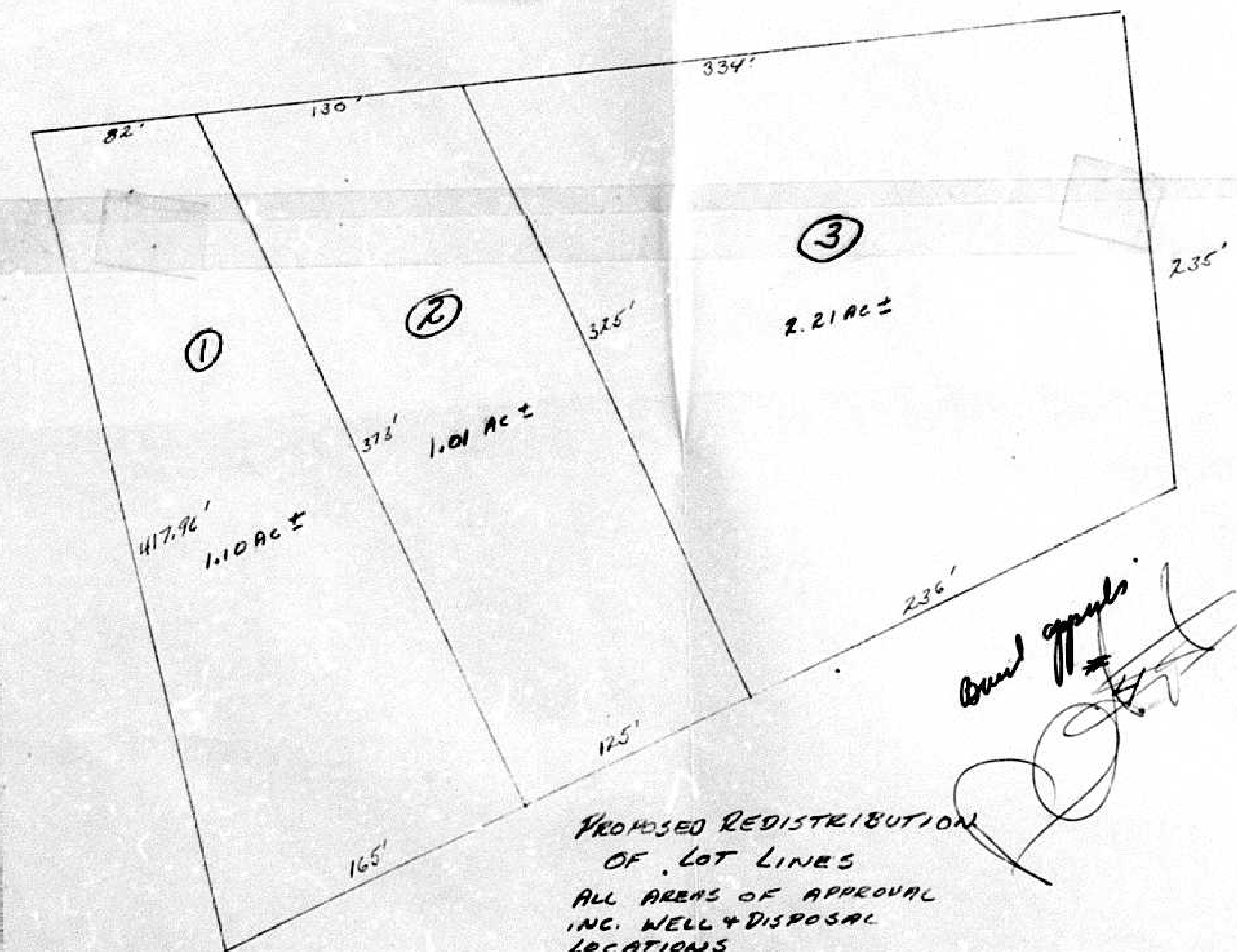
LAYOUT AS
APPROVED BY
BOARD



PETITIONER'S
EXHIBIT 5

PROPOSED REDISTRIBUTION
OF LOT LINES
ALL AREAS OF APPROVAL
INC. WELL & DISPOSAL
LOCATIONS
EXCEPT ZONING

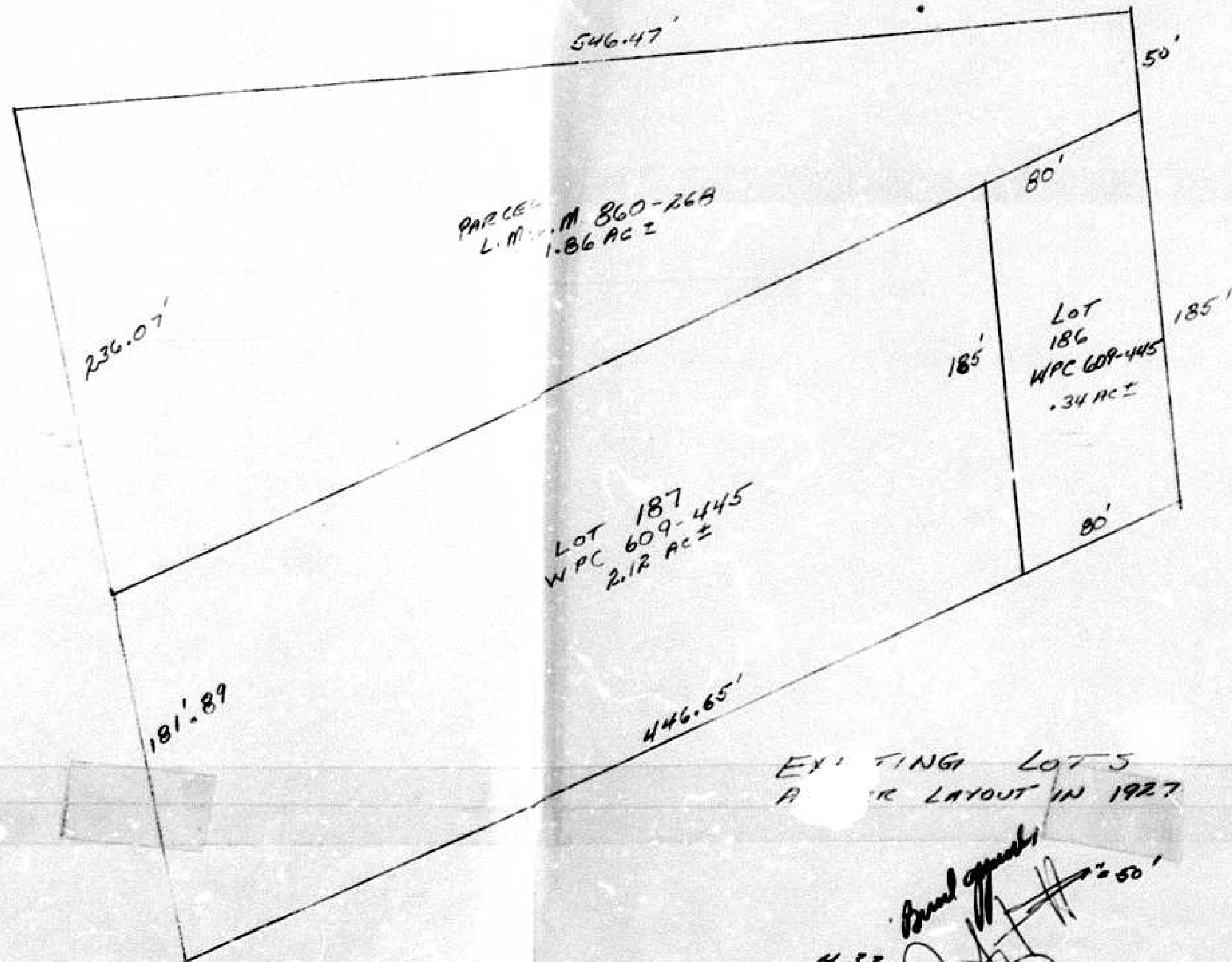
#4



PROPOSED REDISTRIBUTION
OF LOT LINES
ALL AREAS OF APPROVAL
INC. WELL & DISPOSAL
LOCATIONS
EXCEPT ZONING

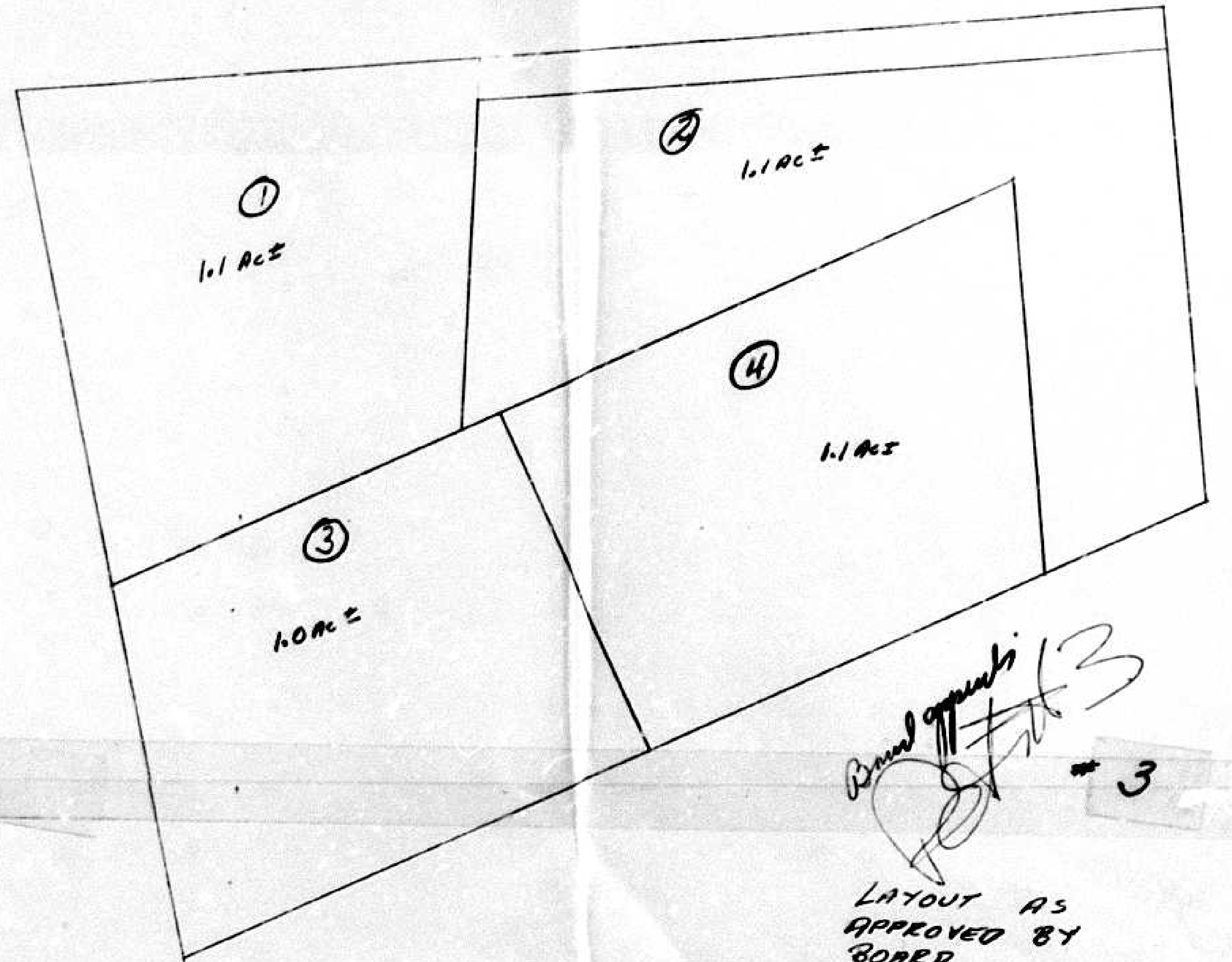
and gage
[Signature]

1250'



EXISTING LOTS
AS LAYOUT IN 1927

4.32
Bundt
2



Bundt
3

LAYOUT AS
APPROVED BY
BOARD

1" = 50'



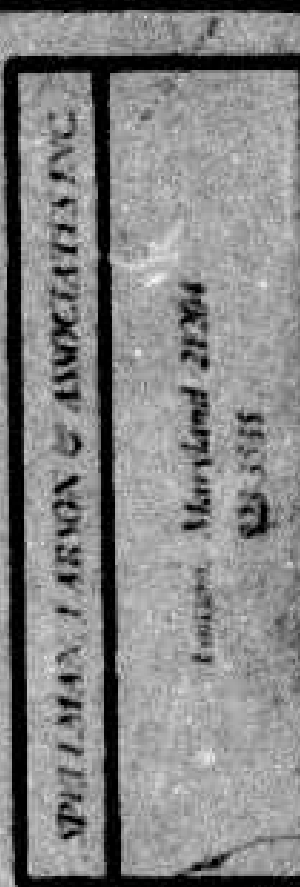


VICINITY MAP
8" SCALE 1"=500'

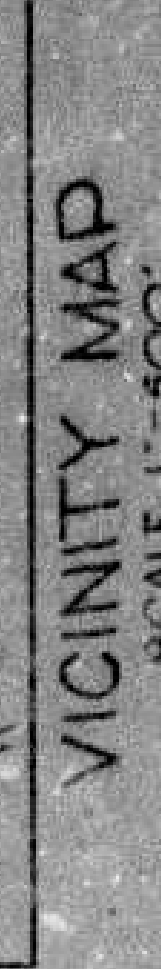
SITE AREA	=	3.9 AC±
1/2 R/W AREA	=	0.4 AC±
GROSS AREA	=	4.3 AC±
EXISTING ZONING	=	RC-2
WATER SERVICE	=	PRIVATE SYSTEM
SEWER SERVICE	=	PRIVATE SYSTEM
NUMBER OF LOTS ALLOWED	=	4
NUMBER OF LOTS PROPOSED	=	3
RESIDENTIAL DENSITY (S + D)	=	0.70 UNITS/AC
WATERSHED	=	BIRD RIVER

PRELIMINARY PLAN
BIRD RIVER BEACH RD
REDIVISION OF
LOTS 186, 187 AND A PARCEL
SECTION NO 2
BIRD RIVER BEACH
W.P.C. 7 FOLIO 85
15" ELEC. DIST. BALTO. CO. MD
SCALE 1" = 50' FEB. 5, 1961

Don't know



79088



VICINITY MAP

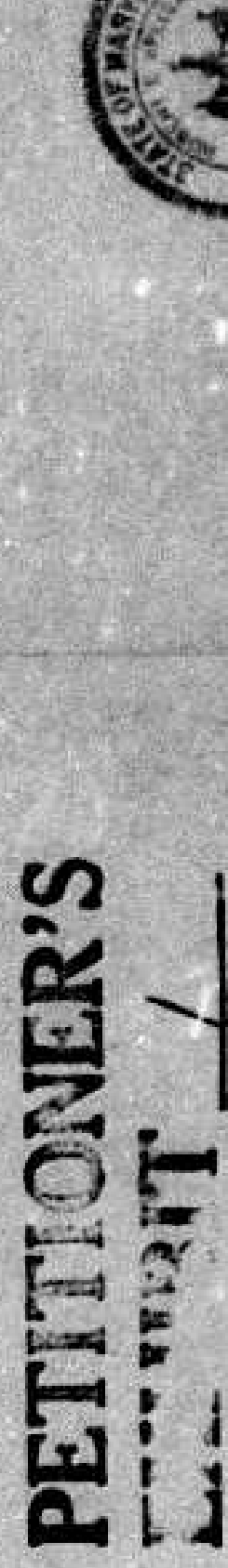
GENERAL NOTES	
SITE AREA	5.9 AC.
W. R/W AREA	0.4 AC.
GROSS AREA	4.5 AC.
EXISTING ZONING	RC-2
WATER SERVICE	PRIVATE SYSTEM
SEWER SERVICE	PRIVATE SYSTEM
NUMBER OF LOTS ALLOWED	4
NUMBER OF LOTS PROPOSED	3
RESIDENTIAL DENSITY (1/3 AC.)	0.0 UNITS/AC.
WATER SHED	ELGIN RIVER

PRELIMINARY PLAN
BIRD RIVER BEACH RD
REUBENOVIC, CF
LOT 19, 19.1ST & A PARCEL
SECTION NO 2
BIRD RIVER BEACH
MPC 7 FOLIO 82
1ST ELECTION DIST BAITO GOV AND
SCALE 1:500
P.B. 5.19.82

#6



70000



PETITIONER'S
EXHIBIT /



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

County Board of Appeals
TO: Joseph J. Suder, Acting Chairperson
 Eugene A. Bober, Chief
FROM: Current Planning and Development
SUBJECT: Joseph C. Kraus, et al
 Zoning Case No. 83-36-SPR (Item 240)

Date: December 27, 1981

As per your request, I am forwarding to you the pertinent parts of the Subdivision File for Bird River Beach, Resub of Lots 186 & 187 and a parcel (File # XV-Misc.). The comments were prepared pursuant to the Preliminary Plan dated February 5, 1982 also attached. This plan did not receive approval by the County Agencies.

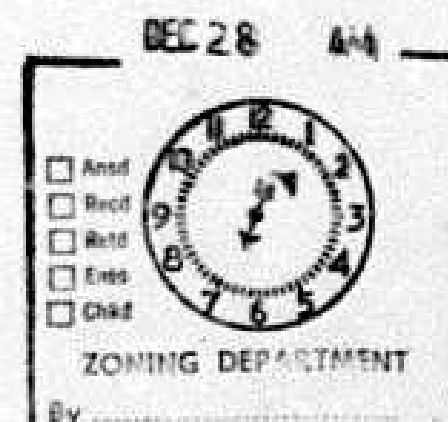
I hope this information is helpful.

E. Bober
 Eugene A. Bober, Chief
 Current Planning and Development

EAB:rh

Enclosure

cc: Peter Max Zimmerman, Deputy People's Council
 Mr. A. Louis Winkler
 Arnold Jablon
 James Hoswell



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR

March 23, 1982

Mr. Joseph Kraus
 4120 Baker Lane
 Baltimore, Maryland 21236

Re: Bird River Beach
 Resub. of Lots 186 & 187
 District 15

Dear Mr. Kraus:

The preliminary plan for the referenced subdivision has been reviewed and comments are enclosed for your information and guidance as provided by the following agencies:

1. Developer's Design Approval Section comment, dated March 4, 1982.
2. Office of Current Planning and Development comments, dated March 10, 1982.
3. Department of Traffic Engineering comments, dated March 8, 1982.
4. Fire Prevention Bureau comments, dated February 19, 1982.

These comments are based on such information as shown on the preliminary plan and are subject to change and/or addition with submission of a more complete plan. They shall not be construed to indicate tentative approval, which is obtained only with the signatures of authorized County officials on the plan itself.

DIVISION OF LAND DEVELOPMENT COMMENTS:

Upon compliance with the enclosed comments, the plan may be submitted for tentative approval.

In order to process this project in accordance with current procedure, a fee is being charged for processing. The fee is determined by the number of lots. For processing this plan to tentative approval, the developer shall submit a certified or cashier's check in the amount of \$210.00 for four (4) lots payable to Baltimore County, Maryland. The developer shall be responsible to pay the fees for subsequent steps to Baltimore County in accordance with procedure as the project is processed.

Joseph C. Kraus
 Bird River Beach
 Resub. of Lots 186 & 187

-2-

The developer is cautioned to review the provisions of Bill #178-79 to determine its impact on this development proposal before continuing subdivision process.

Very truly yours,

(SIGNED) ROBERT A. MORTON

Robert A. Morton, P.E., Chief
 Bureau of Public Services

RAH:CRB:pmg

cc: Spellman, Larson & Associates
 110 Jefferson Building
 Towson, Maryland 21204

Messrs. McDonough, Bober, Stafford

Permits & Licenses

File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: March 4, 1982

FROM: Edward A. McDonough, P.E., Chief
 Developers Engineering Section

	PIP PLAN
PROJECT NAME: Bird River Beach Resub. Lots 186 & 187	PRELIMINARY PLAN ☒
PROJECT NUMBER: #80027	TENTATIVE PLAN ☐
LOCATION: N. of Bird River Beach Rd., W. of Crooks Rd. & E. of Bird River Subd. Sec. 2	DEVELOPMENT PLAN ☐
DISTRICT: 15C5	FINAL PLAT ☐

The preliminary plan for the subject site, dated February 5, 1982, has been reviewed by the Developers Engineering Section and we comment as follows:

HIGHWAY COMMENTS:

Bird River Beach Road and Crooks Road are existing County roads which shall ultimately be improved with 30-foot curb and gutter cross-sections on 50-foot rights-of-way. No road improvements will be required of this Developer at this time, as long as he does not exceed 3 lots in the subdivision. However, he will be responsible for:

- a. The dedication of any widening, slope easements and road filllets at no cost to the County.
- b. Grading to the ultimate cross-section in all areas where driveways intersect Bird River Beach Road and Crooks Road, to provide adequate sight distance.

Sidewalks are not required for this subdivision.

Driveways shall be constructed in accordance with Baltimore County Standards (Detail R-15), with depressed curb and 7-inch concrete aprons within the right-of-way.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Project #80027
 Bird River Beach Resub. Lots 186 and 187
 Page 3
 March 4, 1982

SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

This property is exempt from storm water management requirements, since it contains only 3 residential lots.

WATER COMMENTS:

Public water is not available to serve this property. Therefore, private well systems must be provided in conformance with Health Department requirements. A water appropriation permit must be approved prior to signature on the record plat.

SANITARY SEWER COMMENTS:

Public sewers are not available to serve this property; therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a tentative and/or record plat in accordance with Department of Health requirements.

It does not appear that any public facilities will be required to serve this site. If later studies show that storm drain improvements are required, a Public Works Agreement must be executed by the owner and Baltimore County before a record plat is recorded.

E. McDonough
 EDWARD A. McDONOUGH, P.E., Chief
 Developers Engineering Section

EAM:HWS:ss

cc: File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: March 10, 1982

FROM: CURRENT PLANNING AND DEVELOPMENT

PROJECT NAME: Bird River Beach - Resub of Lots 186 & 187 and a parcel Section 2	PRELIMINARY PLAN	XXXXXXXXXX
PROJECT NUMBER:	TENT. PLAN	
LOCATION:	DEVELOPMENT PLAN	
COUNCIL & ELECTION DISTRICT XV-Misc C-5	FINAL PLAT	

The Division of Current Planning and Development has the following comments on the subject plan, which proposes 3 lots on 3.7 acres zoned RC-2:

This plan does not meet the requirements of Section 1A01.3 of the Zoning Regulations.

Section 1A01.3B.1 states that "No lots of record lying within an RC-2 zone and having a gross area of less than two acres may be subdivided." If 1.86 acres is the gross acreage of deed L.McL.M. 860-268, it may not be subdivided. Deed W.P.C. 609-445 may be subdivided into two lots; however, the area of the two lots must be contained within the boundary of the deed.

A Development Plan is not required for subdivision of 3 lots or less.

Susan Correll
 Susan Correll

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton, Public Services

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: March 8, 1982

FROM: C. Richard Moore

PROJECT NAME: Bird River Beach Resub Lot 186&187	PRELIMINARY PLAN	☒
PROJECT NUMBER: 80155	TENTATIVE PLAN	☐
LOCATION: Bird River Beach Rd. & Crooks Rd.	DEVELOPMENT PLAN	☐
DISTRICT: 15-C5	FINAL PLAT	☐

The plan as shown appears satisfactory as it pertains to this department.

C. Richard Moore
 C. Richard Moore
 Assistant Traffic Engineer

CRB/CMJ/r1j

BALTIMORE COUNTY, MARYLAND

DATE: February 19, 1982

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

PROJECT NAME: Bird River Beach - Resub	PRELIMINARY PLAN
PROJECT NUMBER: 80155	TENTATIVE PLAN
LOCATION: Phasant Road (Bird River Beach Rd)	DEVELOPMENT PLAN
DISTRICT: 15	FINAL PLAT

1. Buildings must conform to NFPA 101, Life Safety Code 1976 Edition.