

83-88-SPH **PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the Declaration and plat attached hereto and made a part hereof, hereby petition for a special hearing under Section 10-7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the 5th Amendment to the Development Plan of Villa Capri, to allow the deletion of the change and also change location of plot and parking layout and rip rap and bulkhead

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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.

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: W/A
(Type or Print Name)

Legal Owner(s): Frank Scarfield
(Type or Print Name)

Signature: [Signature]
(Type or Print Name)

Address: 6610 Holabird Avenue
City and State: Baltimore, Maryland 21224

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Name: [Name]
Address: [Address]
Phone No.: [Phone No.]

Address: [Address]
City and State: [City and State]
Phone No.: [Phone No.]

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 1982, 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 104, County Office Building in Towson, Baltimore County, on the 5th day of October, 1982, at 10:15 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

E.C.O. - 20.1

MICROFILMED

In Re: 5th Amended Development Plan of Villa Capri
Frank Scarfield,
Case No. 83-88SPH

BEFORE THE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Order

Inasmuch as the issue which was the cause of the issuance of the Show Cause issued herein appears to have been resolved, the Show Cause will be dissolved. If the issue should be again raised, the Petitioner will be required to at that time to Show Cause why the relief granted herein should not be withdrawn.

Date 7/31/82

[Signature]
Zoning Commissioner of Baltimore County

cc: Thomas L. Hennessey, Esq.

ORDER RECEIVED FOR FILING

Date 7-31-82
By [Signature]

IN RE: 5th AMENDED DEVELOPMENT PLAN OF VILLA CAPRI
SE/S of Virginia Avenue
opposite Marie Avenue - 15th
Election District
Frank Scarfield,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No: 83-88-SPH

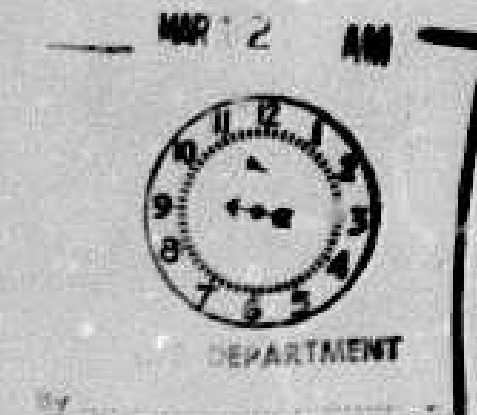
REQUEST FOR HEARING

The Petitioner, FRANK SCARFIELD, by his attorneys Thomas L. Hennessey, P. A., and Thomas L. Hennessey, Esquire, respectfully requests that a hearing be scheduled in regard to the Show Cause signed by the Zoning Commissioner of Baltimore County on February 26, 1985 in the above captioned case. Petitioner filed this Request for Hearing in lieu of a written response.

THOMAS L. HENNESSEY, P.A.

[Signature]
THOMAS L. HENNESSEY, P.A.

cc: People's Counsel
James O. Hennessey, Esquire
Zoning Commissioner of Baltimore County



LAW OFFICES OF
THOMAS L. HENNESSEY, P.A.
TOWSON, MD 21204

IN RE: 5th AMENDED DEVELOPMENT PLAN OF VILLA CAPRI
SE/S of Virginia Avenue
opposite Marie Avenue - 15th
Election District
Frank Scarfield,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 83-88-SPH

SHOW CAUSE

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of February, 1985, that the Petitioner cited above show cause in writing within 15 days from the date of this Order why the relief granted in the Order dated December 21, 1982 shall not be withdrawn for failure to comply with the restrictions therein. Failure to answer within the time stated shall automatically cause the relief granted therein to be withdrawn.

The Petitioner may request a hearing in lieu of a written response.

[Signature]
Zoning Commissioner of Baltimore County

cc: Thomas L. Hennessey, Esquire
John O. Hennessey, Esquire
Lieutenant James Henthorn
People's Counsel

ORDER RECEIVED FOR FILING

Date 3-31-85
By [Signature]

LAW FIRM
Romadka, Gorbun, Hennessey & Foss
GERMANIA FEDERAL BUILDING
100 EASTERN BOULEVARD
BOWEN, MARYLAND 21204
TELEPHONE (301) 688-8876

ROBERT J. ROMADKA
JOHN A. GORBUN
JOHN A. HENNESSEY
CHARLES R. FOSS, III

June 4, 1985

Mr. Arnold Jablon
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Frank Scarfield / Villa Capri Community

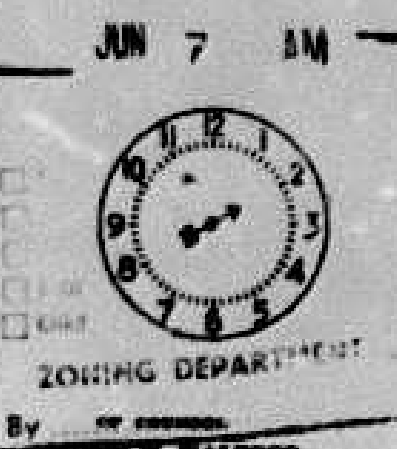
Dear Mr. Jablon:

Please be advised that members of the community have indicated to me that they will attend any future hearings involving Villa Capri and Frank Scarfield in proper person and that my services at this time will not be necessary unless notified otherwise. Therefore, I indicated to them I would notify your office and ask you to contact directly, Gus Sideropoulos at 146 Villa Capri Circle, Baltimore, Maryland 21221, to set up any future hearings in the aforementioned matter or to notify him of any postponements or cancellations. Your cooperation in this matter is very much appreciated.

Very truly yours,

[Signature]
John O. Hennessey

JOH/kdg



LAW OFFICES
Thomas L. Hennessey, P.A.

May 29, 1985

Mr. Arnold Jablon, Zoning Commissioner
Baltimore County Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: 5th Amended Plan of Villa Capri
SE/S of Virginia Avenue opposite Marie Avenue
Frank Scarfield - Petitioner
Case No. 83-88-SPH

Dear Mr. Jablon:

I regret that I must request a postponement of the hearing on the above captioned matter which is scheduled for Monday, June 3, 1985 at 1:30 p.m. In my investigation and in attempting to straighten out the matter as captioned above, I have found that Old Court Savings and Loan Association is in a joint venture in connection with Villa Capri II and possibly has an interest in this matter. Also that funds in connection with the development, of course, are frozen at the moment and cannot be used until the matter is cleared with its Conservator. I feel that this might be difficult due to the fact that the joint venture makes Old Court a party and would possibly result in the same decision as was recently applicable to the ELASTS.

I would appreciate a postponement of at least 3 weeks to straighten out this matter. Thank you.

Yours very truly,

[Signature]
Thomas L. Hennessey

cc: John O. Hennessey, Esquire
Mr. Frank Scarfield

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
Towson, Maryland 21204

RE: 5th Amended Plan of Villa Capri
SE/S of Virginia Avenue opposite Marie Avenue
Frank Scarfield - Petitioner
Case No. 83-88-SPH

Dear Mr. Hennessey:

This will confirm that the hearing for the above case will be held on Monday, June 3, 1985 at 1:30 p.m.

Sincerely,

[Signature]
Arnold Jablon
Zoning Commissioner

cc: John O. Hennessey, Esquire
Lieutenant James Henthorn

DESCRIPTION OF PROPERTY

Beginning at a point on the southeast side of Virginia Avenue at a point formed by the intersection of the southeast side of Virginia Avenue with the southeasterly prolongation of the southwest side of Marie Avenue and known as Lots 1-43 including the open space and other areas as shown on the plat of Villa Capri which is recorded in the land records of Baltimore County in Plat Book 41 Folio 95.

MICROFILMED

Received
8-31-82
#14

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that to approve the amendments to the 4th Amended Development Plan of Villa Capri to provide a change in the location of the pier and shoreline to negate the erosive effect of the water thereon, to indicate the proposed road grades in those areas not reflected on the 4th Amended Development Plan or which are required to be changed by reason of the change in the shoreline and/or proposed road grades, and to provide toilets and eliminate the boat ramp, all as depicted on the 5th Amended Development Plan of Villa Capri prepared by Evans, Hagan and Holdefer, Inc., dated May 17, 1982, and herein marked Petitioner's Exhibit 1, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of December, 1982, that the 5th Amended Development Plan, which provides for the change in the location of the pier and shoreline; indicates proposed road grades, building location(s), and parking layout; and provides toilets and eliminates the boat ramp, all in accordance with Petitioner's Exhibit 1 or in compliance with the restrictions hereinafter set forth, should be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The pier depicted on the 4th Amended Development Plan may be relocated in accordance with the 5th Amended Development Plan, but shall not be changed in length (271 feet) or configuration.
2. All required permits for the construction of said pier shall be applied for and secured on or before the expiration of 30 days from the date of a final Order.

Construction of said pier shall be completed on or before June 1, 1983.

The ramp depicted on the 4th Amended Development Plan shall be eliminated from the property and the 5th Amended Development Plan, and all access to and from the water shall be eliminated by means of a curb across the area shown as the ramp on the 4th Amended Development Plan within 30 days from the date of this Order.

A revised 5th Amended Development Plan, indicating the restrictions set forth above, being submitted for approval by the Director of the Office of Planning and Zoning and the Zoning Commissioner.

William E. Hammond
Zoning Commissioner of
Baltimore County

MICROFILMED

PETITION FOR SPECIAL HEARING

15th Election District

ZONING: Petition for Special Hearing
LOCATION: Southeast side of Virginia Avenue opposite Marie Avenue
DATE & TIME: Tuesday, October 5, 1982 at 10:15 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 5th Amendment to the Development Plan of Villa Capri, to allow the deletion of the boat ramp, change location and size of pier and change parking layout and rip rap and bulkhead

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

Being the property of Frank Scarfield, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, October 5, 1982 at 10:15 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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE/5 of Virginia Ave. opposite
Marie Ave., 15th District : OF BALTIMORE COUNTY
FRANK SCARFIELD, Petitioner : Case No. 83-88-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 13th day of September, 1982, a copy of the foregoing Order was mailed to Mr. Frank Scarfield, 6610 Holabird Avenue, Baltimore, Maryland 21224, Petitioner.

John W. Hession, III
John W. Hession, III

MICROFILMED

RE: PETITION FOR SPECIAL HEARING * BEFORE THE ZONING COMMISSIONER
5th Amendment to the Development Plan of Villa Capri * OF BALTIMORE COUNTY
Frank Scarfield * ITEM NUMBER 14
Petitioner *** **

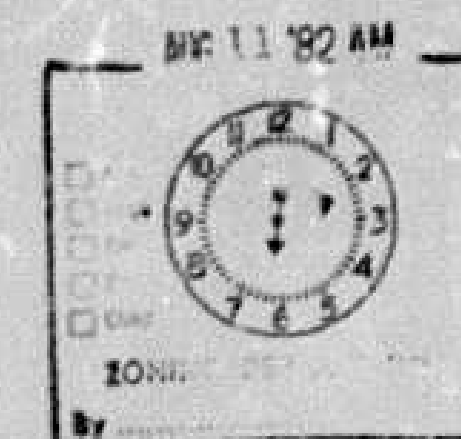
ORDER TO ENTER APPEARANCE

Mr. Commissioner:

I hereby enter my appearance in this proceeding on behalf of the residence of Villa Capri. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

John O. Hennegan, Esquire
John O. Hennegan, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221
Phone: 686-8274

I HEREBY CERTIFY, that on this 11th day of August, 1982, a copy of the foregoing Order was mailed to Frank Scarfield at 6610 Holabird Avenue, Baltimore, Maryland 21224.



John O. Hennegan, Esquire
John O. Hennegan, Esquire

MICROFILMED

ROBERT J. ROMADKA
ATTORNEY AT LAW
BALTIMORE, MARYLAND

September 8, 1982

Mr. Frank Scarfield
6610 Holabird Avenue
Baltimore, Maryland 21224

NOTICE OF HEARING
Re: Petition for Special Hearing
SE/5 Virginia Avenue opposite Marie Avenue
Frank Scarfield - Petitioner
Case No. 83-88-SPH Room #14

TIME: 10:15 A.M.

DATE: Tuesday, October 5, 1982

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

TOWSON, MARYLAND

cc: John O. Hennegan, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

LAW OFFICES
Thomas L. Hennessey, P.A.

THOMAS L. HENNESSEY
1000 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
JAMES D. O'CONNOR

BY HAND DELIVERED

November 15, 1982

Mr. William S. Hammond
Zoning Commissioner
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Scarfield-Villa Capri

Dear Mr. Hammond:

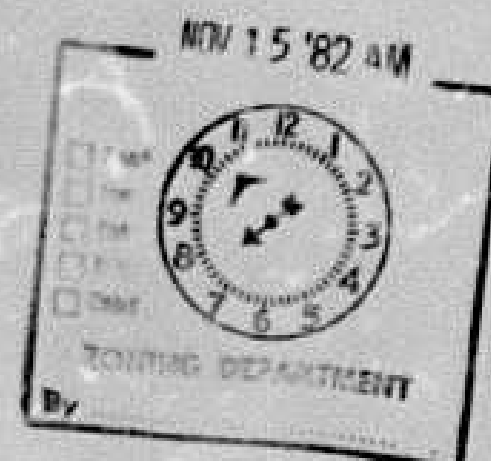
Enclosed please find seven prints of the amended development plan for Villa Capri.

My best to you as always.

Yours very truly,

Thomas L. Hennessey
Thomas L. Hennessey

TJH/mlh
Enclosure



13-2819
LAW OFFICES
Thomas L. Hennessey, P.A.

THOMAS L. HENNESSEY
JAMES D. O'CONNOR

December 13, 1982

Mr. William S. Hammond
Zoning Commissioner
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Scarfield - Villa Capri

Dear Mr. Hammond:

It has been some time since the Villa Capri matter was heard. I was wondering whether you could advise me of the status of your Order. I am sending a copy of this letter to Mr. Romadka in case there are any open ends, which he feels or you feel should be solidified before the Order is filed.

Thank you.

Yours very truly,

Thomas L. Hennessey
Thomas L. Hennessey

TJH/mlh
cc: Robert Romadka, Esquire



MICROFILMED

LAW OFFICES
Thomas L. Hennessey, P.A.

THOMAS L. HENNESSEY
JAMES D. O'CONNOR

December 13, 1982

Robert Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Zoning Petition

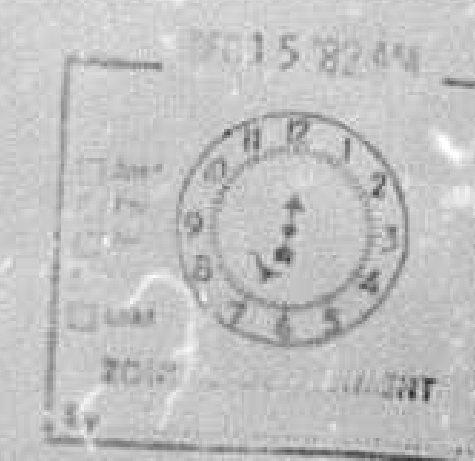
Dear Bob:

I have not heard from you in regard to Villa Capri. I feel that everything is as we agreed. Would you please drop me a line saying so.

Yours very truly,

Thomas L. Hennessey

TJH/mlh
cc: Mr. William S. Hammond



MICROFILMED

11-10-87

LAW OFFICES
Thomas L. Hennessey, P.A.

THOMAS L. HENNESSEY
LAWRENCE ANTHONY BELFA
JAMES D. O'CONNOR

October 28, 1982

Mr. William S. Hammond, Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Scarfield - Villa Caprice
Case No. 83-88SPH Item 14
Virginia Avenue opposite Marie Avenue

Dear Mr. Hammond:

Attached please find eight copies of the revised plan on the above entitled matter.

Yours very truly,

Thomas L. Hennessey

TJH:ewh

Enclosures

AREA CODE 301 823-7700

407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
RETURN MAIL ADDRESS
BOX NO. 5472
TOWSON, MARYLAND 21204



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 29, 1982

Mr. Frank Scarfield
6410 Holabird Avenue
Baltimore, Maryland 21224

Re: Petition for Special Hearing
SE/S Virginia Avenue opposite
Marie Avenue
Case #83-88-SPH

Dear Mr. Scarfield:

This is to advise you that \$57.46 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
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 113030

DATE 12/20/82 ACCOUNT R-01-615-000

AMOUNT \$57.46

RECEIVED Thomas L. Hennessey, Esquire
FOR Advertising & Posting Case #83-84-SPH
(Frank Scarfield)

0 650*****574616 P212A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Zoning Petition No. 83-88-SPH
Frank Scarfield
SUBJECT: Zoning Petition No. 83-88-SPH
Frank Scarfield

Date: September 27, 1982

This office is not opposed to the proposed changes.

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

NEG:JGH:alc

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 28, 1982

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

cc: 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. Frank Scarfield
6610 Holabird Avenue
Baltimore, Maryland 21224

RE: Case #83-88-SPH (Item No. 14)
Petitioner - Frank Scarfield
Special Hearing Petition

Dear Mr. Scarfield:

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 amend the most recent approved final development plan of Villa Capri, and because lots have been sold within 300' of the proposed changes, this hearing is required.

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

NEC:smch

Enclosures

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21226



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. RENCKE
CHIEF

September 1, 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: Frank Scarfield

Location: SE/S Virginia Avenue S/W of Marie Avenue

Item No.: 14

Zoning Agenda: Meeting of July 20, 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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 750' 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.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(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: *[Signature]* Noted and
Planning Group Approved: *[Signature]*
Special Inspection Division Fire Prevention Bureau

RK/mb /cm



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

August 13, 1982

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

Re: Item #14 (1982-1983)
Property Owner: Frank Scarfield
S/ES Virginia Ave., S/W of Marie Ave.
Acres: 3.7 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:

Baltimore County highway and utility improvements are not directly involved and exist or are secured by Public Works Agreement 157504, executed in conjunction with the development of "Villa Capri".

Comments were supplied in conjunction with the Zoning Advisory Committee review in connection with Item 21, Zoning Cycle I (April-October 1971), Item 232 (1974-1975), and Items 170 and 241 (1976-1977).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 14 (1982-1983).

Very truly yours,

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

RAM:EAM:FWR:ss

cc: Jack Wimbley

1-SW Key Sheet
2 & 3 NE 25 & 26 Pos. Sheets
NE 1 G Topo
97 Tax Map

Attachments



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 21, 1982

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
SE/S of Virginia Avenue opposite
Marie Avenue - 15th Election
District
Frank Scarfield - Petitioner
NO. 83-88-SPH (Item No. 14)

Dear Mr. Hennessey:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John O. Hennegan, Esquire
Germania Federal Building
809 Eastern Boulevard
Baltimore, Maryland 21221

John W. Hessian, III, Esquire
People's Counsel

March 14, 1977

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

Re: Item #170 (1976-1977)
Property Owner: Frank Scarfield
S/S Virginia Ave., 775.86' S/E Eastern Blvd.
Existing Zoning: D.R. 16 & B.L.
Proposed Zoning: Special Hearing to amend the Final
Development Plan of "Villa Capri".
Acres: 4.08 District: 15th

Dear Mr. DiMenna:

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 as secured by Public Works Agreement #157504 executed in conjunction with the development of "Villa Capri".

The proposed construction within tidal areas of a boat ramp, pier, etc., is subject to all local, state and federal regulations and requirements.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #170 (1976-1977).

Very truly yours,

Edmund M. Dwyer
EDMUND M. DWYER, P.E., Chief
Bureau of Engineering

END:EAM:FWR:ss

cc: R. Morton
H. Shalowitz

1-SW Key Sheet
2 & 3 NE 25 & 26 Pos. Sheets
NE 1 G Topo
97 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardisty Date: May 7, 1971
 ATTN: Oliver L. Myers
 FROM: Ellsworth N. Diver, P.E.

SUBJECT: Item #21 (April - October Cycle 1971)
 Property Owner: Virginia J. Nance, et al
 Location: N and S/S Virginia Ave., bet. Marie and Helena Ave.
 Present Zoning: D.R. 5.5
 Proposed Zoning: Rezone to D.R. 16
 District: 1505 Sector: Eastern
 No. Acres: 6.11

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.

Highways:

This site has frontage on Virginia Avenue, Eugene Avenue and Gollier Avenue.

Virginia Avenue is an existing County Road, which has been improved to local collector standards.

Eugene Avenue is an existing County Road, which shall ultimately be improved to minor residential standards. Highway improvements to this site, including curb and gutter, sidewalks and entrances in accordance with the standards of the Baltimore County Department of Public Works for a 30-foot closed road section on a 50-foot right-of-way will be required for any grading or building permit application.

Gollier Avenue is an existing County Road, which shall ultimately be improved to minor residential standards. Highway improvements to this site, including curb and gutter, sidewalks and entrances in accordance with the standards of the Baltimore County Department of Public Works for a 30-foot closed road section on a 50-foot right-of-way will be required for any grading or building permit application.

All access for apartment use should be taken from the local collector.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #21 (April - October Cycle 1971)
 Property Owner: Virginia J. Nance, et al
 Page 2
 May 7, 1971

Storm Drains: (Cont'd)

There is an existing public storm drain system adjacent to the property to be developed. Supplemental public storm drains are not required.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

The property to be developed is located adjacent to the water front and therefore subject to tidal inundation. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential or commercial development and other special construction features are required. Also to ensure that private property terminates at mean high tide and all land between high and low tide is subject to regulations by the State Department of Water Resources as wetlands, and subject to regulations by the U. S. Corps of Engineers as navigable waters.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings below this property, and sediment control is required by State law. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading and building permits.

Water:

Public water can be made available to serve this property by extending an 8-inch main in Virginia Avenue between the existing mains in Marie and Helena Avenues and connecting the 6-inch mains in Eugene and Gollier Avenues to the Virginia Avenue main.

Service within the site from the public system must be in accordance with the Baltimore County Building, Plumbing and Fire Prevention Codes. The service connection to the water shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewer:

Public sanitary sewer facilities are available to benefit this property.

The Petitioner is entirely responsible for the construction, of all additional sewerage required to serve the proposed development. Such additional sewerage is to be constructed onsite, that is, not within any public road,

Item #21 (April - October Cycle 1971)
 Property Owner: Virginia J. Nance, et al
 Page 2
 May 7, 1971

Sanitary Sewer: (Cont'd)

rights-of-way, or easement, except for connection to public sanitary sewerage located therein. All private and/or onsite sewerage must conform with the Baltimore County Plumbing Code and/or the Joint Interim Policy of the Baltimore County Department of Public Works and the Baltimore County Plumbing Code, as applicable.

The plan for development of this property is subject to approval of the State Department of Health prior to acceptance of a preliminary or final plat for recordation.

Ellsworth N. Diver
 ELLSWORTH N. DIVER, P.E.
 Chief, Bureau of Engineering

END:EAM:PMR:as

cc: File (3)

Key Sheet: 1-SW
 Position Sheet: 2 NE 26
 Topo: NE 1 G
 Tax Map: 97

May 26, 1977

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

Re: Item #241 (1976-1977)
 Property Owner: Frank Scarfield
 S/S Virginia Ave. 776' S/E Eastern Blvd.
 Existing Zoning: D.R. 16 & B.L.
 Proposed Zoning: Variance to permit a setback of 64' from a zone line in lieu of the required 75'.
 Acres: 6.76 District: 15th

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 highway and utility improvements are not directly involved and are as secured by Public Works Agreement #157504 executed in conjunction with the development of "Villa Capri".

Comments were supplied in connection with the Zoning Advisory Committee reviews of Item #21 Zoning Cycle I (April-October 1971), Item #232 (1974-1975), and Item #170 (1976-1977).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #241 (1976-1977).

Very truly yours,

Donald W. Tucker
 DONALD W. TUCKER, P.E.
 Acting Chief, Bureau of Engineering

END:EAM:PMR:as

cc: R. Morton, H. Shalovits, (Project 5010) "Villa Capri"
 1-SW Key Sheet
 2 & 3 NE 25 & 26 Pos. Sheets
 NE 1 G Topo
 97 Tax Map

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Baltimore County, Maryland
 Department of Public Works
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21204

June 30, 1975

Bureau of Engineering
 ELLSWORTH N. DIVER, P.E. CHIEF

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

Re: Item #232 (1974-1975)
 Property Owner: Holshard East, Inc.
 Parcel A - N/W cor. of Virginia & Eugene Avenues
 Parcel B - S/W cor. of Virginia & Eugene Avenues
 Existing Zoning: D.R. 16
 Proposed Zoning: Variance for Parcel A Sec. 1, 1902.2(C) to permit 15' side yard and 50' rear yard setbacks instead of the required 75' and Parcel B to permit 20' side yard instead of the required 75'.
 No. of Acres: Parcel A - 0.219
 Parcel B - 0.380
 District: 15th

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 as secured by Public Works Agreement #157504 to be executed in conjunction with the development of "Villa Capri", of which these two Parcels "A" and "B" are indicated on the proposed record plat of Section 1, Villa Capri.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #232 (1974-1975).

Very truly yours,

Ellsworth N. Diver
 ELLSWORTH N. DIVER, P.E.
 Chief, Bureau of Engineering

END:EAM:PMR:as

1-SW Key Sheet
 2 NE 25 Pos. Sheet
 NE 1 G Topo
 97 Tax Map

MICROFILMED

BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3550

STEPHEN E. COLLINS
 DIRECTOR

August 25, 1982

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

RE: ZAC Meeting of July 20, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 13, 14 and 15.

Very truly yours,

Michael S. Planigan
 Michael S. Planigan
 Engineering Associate II

MSF/r1j

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

September 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 #14, Zoning Advisory Committee Meeting of July 2, 1982, are as follows:

Property Owner: Frank Scarfield
 Location: SE/S Virginia Avenue S/W of Marie Avenue
 Existing Zoning: BL & D.R. 16
 Proposed Zoning: Special Hearing to approve the 5th amendment to the development plan of Villa Capri to allow the deletion of the boat ramp, change location of pier and parking layout and rip rap and bulkhead.
 Acres: 3.7
 District: 15th

Metropolitan water and sewer are available.

The proposed pier and accompanying toilet facilities must be in compliance with all requirements as set forth by Article VIII (Sanitary Requirements for Boat Marinas) Section 13-94 through 13-101 of the Baltimore County Code.

Very truly yours,

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

IJF/rth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 16, 1982
 FROM: Charles E. Burnham
 Planning Review Chief
 Zoning Advisory Committee
 Meeting of July 20, 1982
 SUBJECT:

ITEM NO. 13 See comments
 ITEM NO. 14 Standard comments
 ITEM NO. 15 See comments

Charles E. Burnham
 Charles E. Burnham
 Planning Review Chief

CEB:r1j

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Notes:
 Accessory structures, fences and projections into yards may be located outside the envelope, but must comply with Sec. 400-4.301 of the Baltimore Zoning Code. No building shall be located on the lot fronting on the street.

GENERAL NOTES

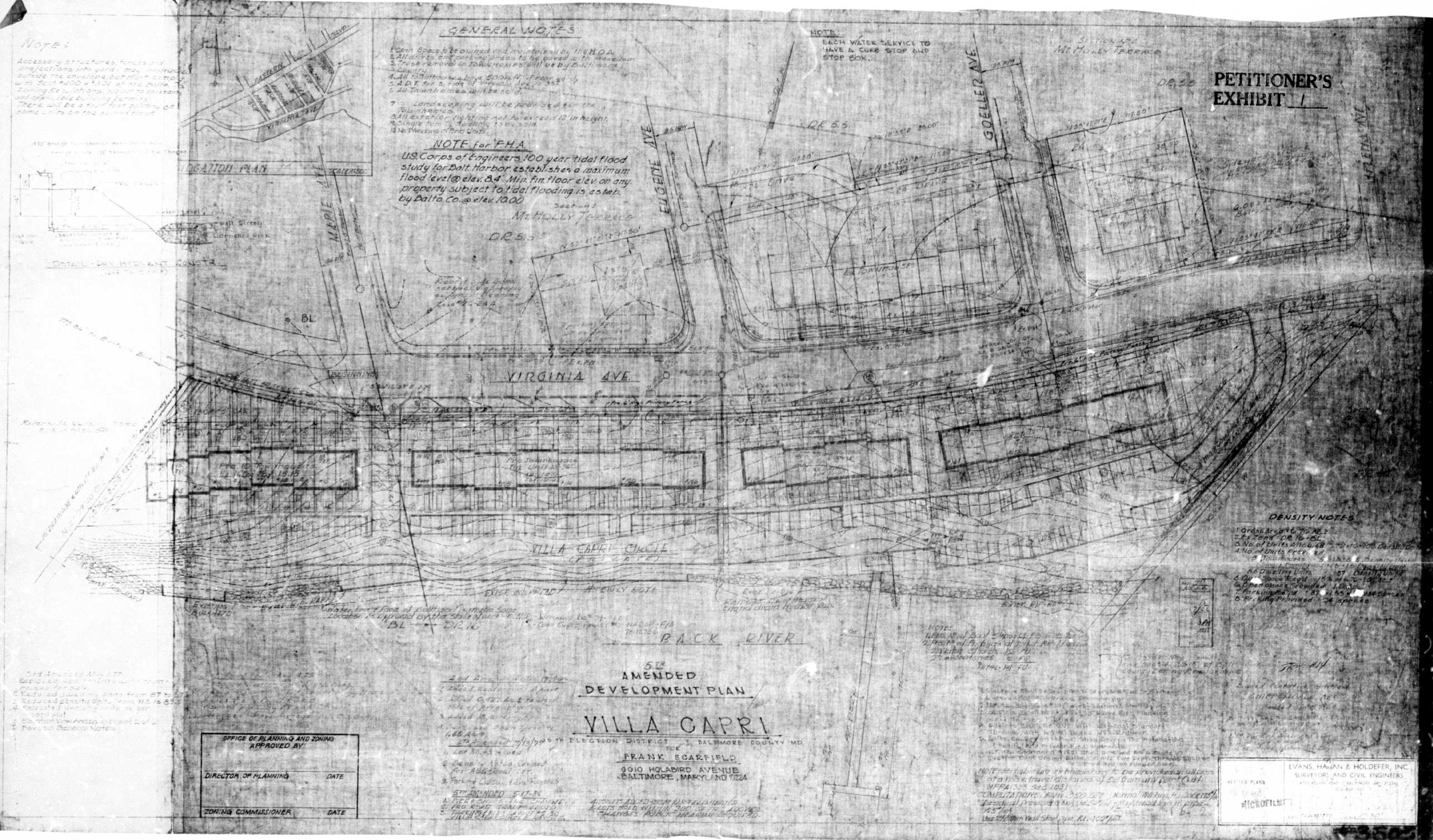
1. Open Space to be owned and maintained by the H.O.A.
2. All drives and parking areas to be paved with macadam.
3. Trash removal in townhouses will be by Baltimore County.
4. All townhouses have 500 sq. ft. floor area.
5. A.D.R. for 5' side of driveway 10' to 15'.
6. All townhouses will be sold.
7. Landscaping will be provided for the townhouses.
8. All exterior lighting not to exceed 15' in height.
9. Single family building, 10' to 15'.
10. No townhouses in one unit.

NOTE for F.H.A.

US Corps of Engineers 100 year tidal flood study for Baltimore Harbor establishes a maximum flood level @ elev. 8.4'. Min. fin. floor elev. on any property subject to tidal flooding is estab. by Balto. Co. @ elev. 10.00.

NOTE:
 EACH WATER SERVICE TO HAVE A CURB STOP AND STOP BOX.

PETITIONER'S EXHIBIT 1



DETAIL - DRY HYDRAULIC CONSTR.
 (See Note 10)

- DENSITY NOTES**
1. Gross Area to be 10.2
 2. Ex. Zone - DR 10-15
 3. No. of Units Allowed - 10 to 15 units per acre
 4. No. of Units Per Acre
 5. Townhouses - 5 units per acre
 6. Density Units - 10 units per acre
 7. Density Units - 15 units per acre
 8. Density Units - 20 units per acre
 9. Density Units - 25 units per acre
 10. Density Units - 30 units per acre
 11. Density Units - 35 units per acre
 12. Density Units - 40 units per acre
 13. Density Units - 45 units per acre
 14. Density Units - 50 units per acre
 15. Density Units - 55 units per acre
 16. Density Units - 60 units per acre
 17. Density Units - 65 units per acre
 18. Density Units - 70 units per acre
 19. Density Units - 75 units per acre
 20. Density Units - 80 units per acre
 21. Density Units - 85 units per acre
 22. Density Units - 90 units per acre
 23. Density Units - 95 units per acre
 24. Density Units - 100 units per acre

5th AMENDED DEVELOPMENT PLAN
VILLA CAPRI

FRANK SCARFIELD
 8810 HOLABIRD AVENUE
 BALTIMORE, MARYLAND 21224

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

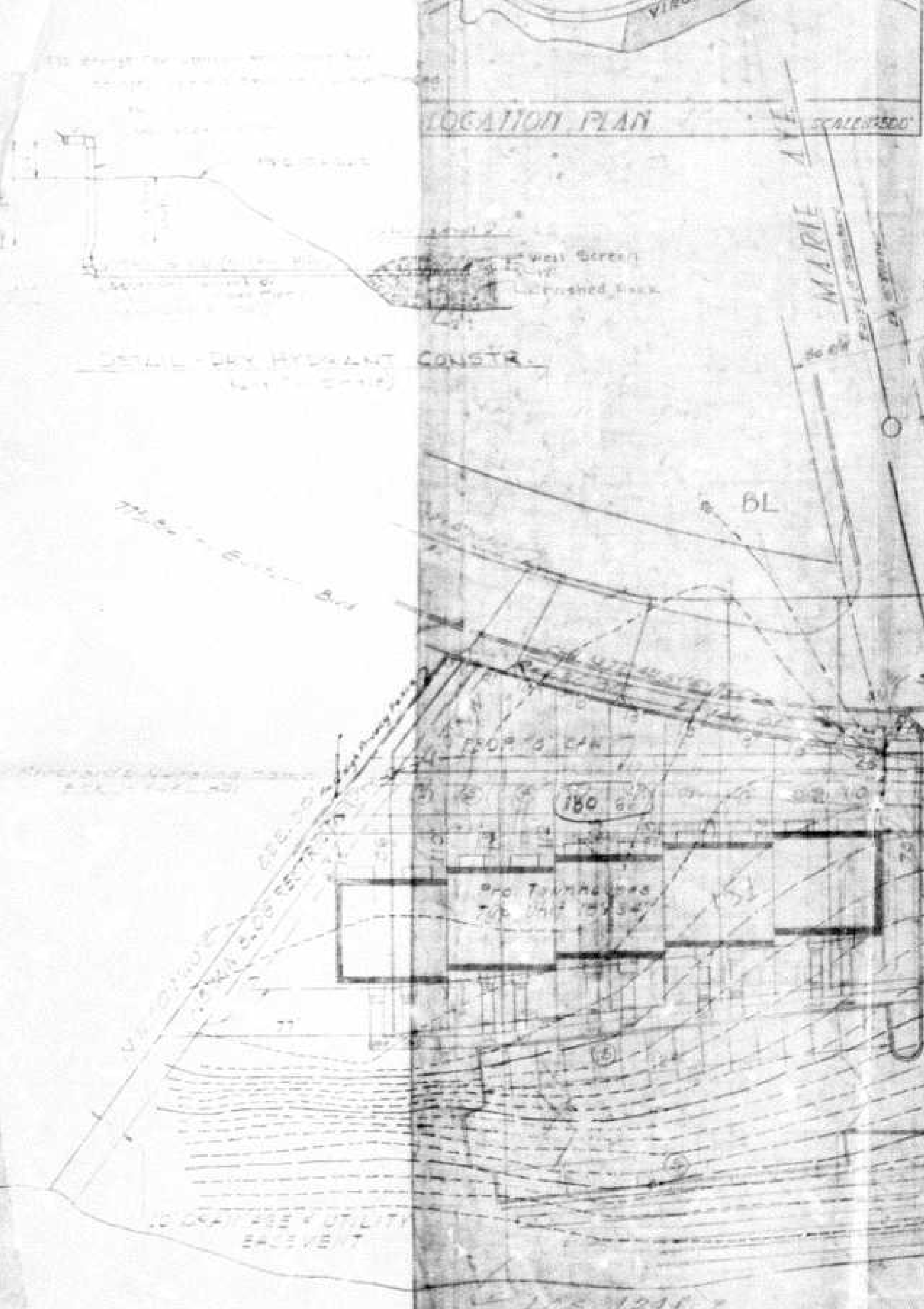
1. Second Amendment May 277
2. Reduced density units from 27 to 25
3. Reduced density units from 25 to 23
4. Reduced density units from 23 to 21
5. Reduced density units from 21 to 19
6. Reduced density units from 19 to 17
7. Reduced density units from 17 to 15
8. Reduced density units from 15 to 13
9. Reduced density units from 13 to 11
10. Reduced density units from 11 to 9
11. Reduced density units from 9 to 7
12. Reduced density units from 7 to 5
13. Reduced density units from 5 to 3
14. Reduced density units from 3 to 1
15. Reduced density units from 1 to 0

NOTES:
 1. The proposed development is located in the 10th Election District, Baltimore County, MD.
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EVANS, HANSEN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 1000 N. W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33309
 Phone: (305) 461-1000
 Fax: (305) 461-1001
 E-mail: info@evans-hansen.com
 Website: www.evans-hansen.com

NOTE:
Necessary structures, fences and
other items, etc., may be constructed
within the driveway but must comply
with the following:
1. All structures shall be set back
from the driveway at least 5 feet.
2. All structures shall be set back
from the street at least 10 feet.
3. All structures shall be set back
from the rear yard at least 5 feet.
4. All structures shall be set back
from the side yard at least 5 feet.
5. All structures shall be set back
from the rear and side yards at least
10 feet.

LOCATION PLAN



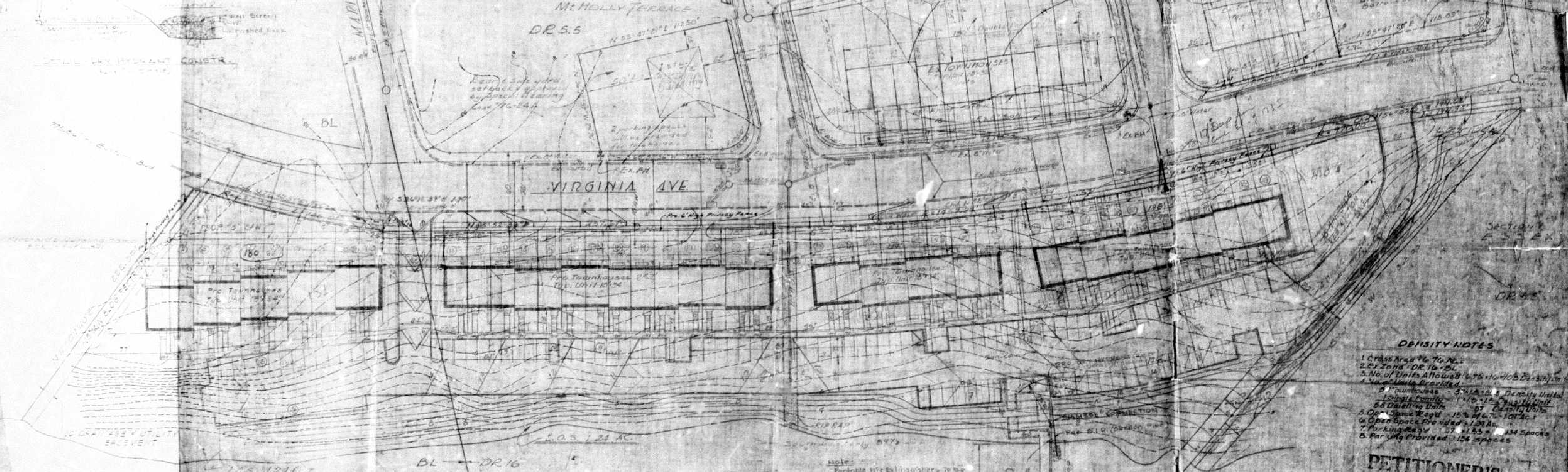
GENERAL NOTES

1. Open Space to be owned and maintained by the H.O.A.
2. All drives and parking areas to be paved with macadam.
3. Trash removal in townhomes will be by Baltimore County.
4. All townhomes have 800 sq. ft. of rear yard.
5. A.D.F. for 5 side of Virginia Ave is 35'.
6. All townhomes will be sold.
7. Landscaping will be provided for the townhomes.
8. All exterior lighting not to exceed 16' in height.
9. Single family dwelling, townhome.
10. No Windows at End Units.

NOTE for F.H.A.

U.S. Corps of Engineers 100 year tidal flood study for Balt. Harbor establishes a maximum flood level @ elev. 8.4'. Min. fin. floor elev. on any property subject to tidal flooding is estab. by Balto. Co. @ elev. 10.00.

Section 2 Mt. HOLLY TERRACE



DENSITY NOTES

1. Gross Area 76,74 Ac.
2. Ex. Zone - DR 16 - BL
3. No. of Units Allowed 9,676 (at 100 Density)
4. No. of Units Provided
5. Townhomes - 5,154 (at 100 Density)
6. Single Family - 1,512 (at 100 Density)
7. Open Space Reg'd - 15% of 76,74 Ac.
8. Open Space Provided 1,141 Ac.
9. Parking Reg'd - 1,155 (at 100 Density)
10. Parking Provided - 154 spaces

PETITIONER'S EXHIBIT 2

4TH AMENDED DEVELOPMENT PLAN

VILLA CAPRI

15TH ELECTION DISTRICT 1 BALTIMORE COUNTY MD.
FOR
FRANK SCARFIELD
6610 HOLABIRD AVENUE
BALTIMORE, MARYLAND 21224

APPROVED
BALTIMORE CO. OFFICE OF ZONING (COMMISSIONER)
BALTIMORE CO. OFFICE OF PLANNING (DIRECTOR)

- 2nd Amended in 1976
1. Added Westernmost Apartment
 2. Added 0.421 Ac. to rear side of property
 3. Added 12 parking spaces
 4. Increased Open Space to 1.40 Ac.
- 3rd Amended 7/13/77
1. Lot No. 25 Added
 2. Density Notes Revised for Additional Lot
 3. Parking Calculations Revised

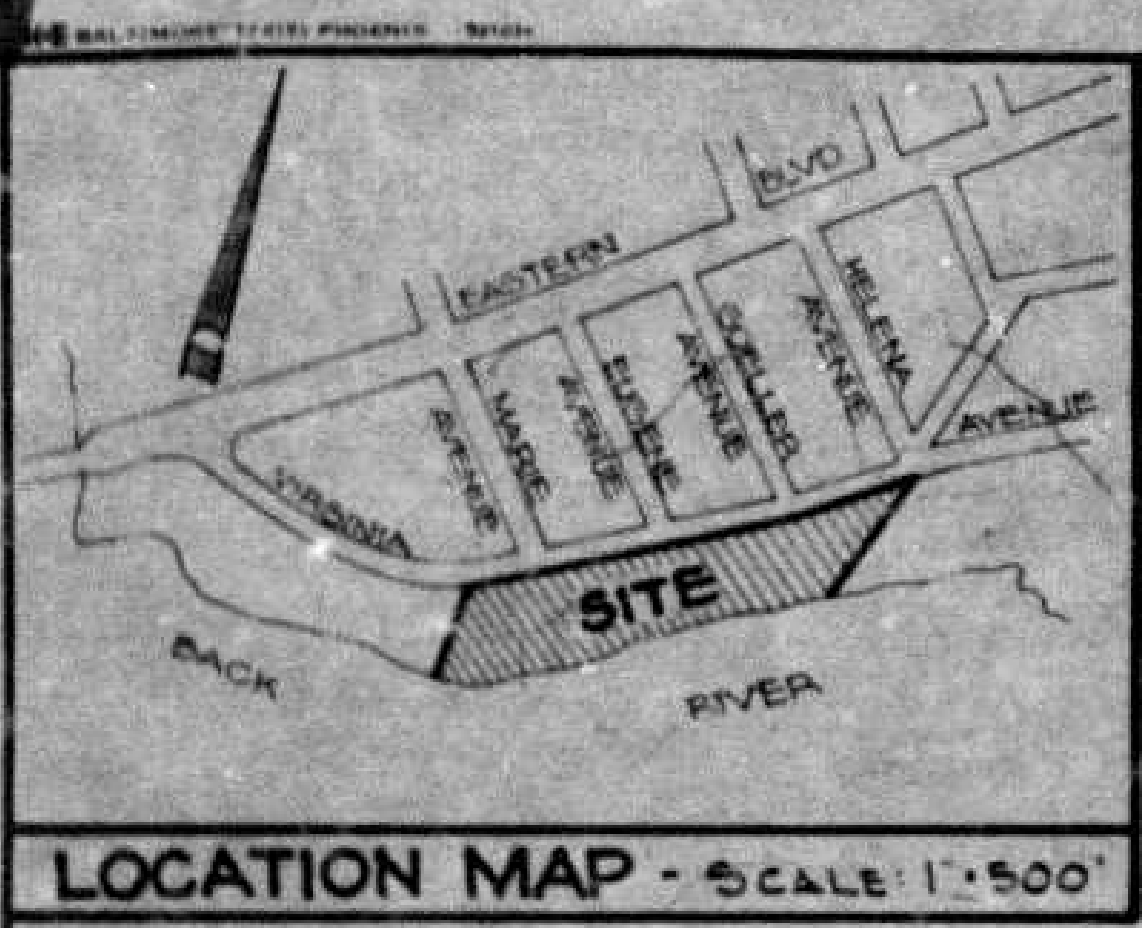
NOTE:
Variable fire extinguishers to be provided on all floors at a maximum travel distance of 80' from any point. (Ref. U.P.C. 205, Section 103)

COMPUTATIONS

Flow 250 G.P.M.
Vacuum Working Pressure 15' Hg
Residual Pressure 40' Hg
Max. Head Loss in Pipe 125' Hg
Length of Pipe 575' ft
2.50" 2.72" Thin Wall Steel Pipe
Friction Loss 13.75 x 27.162' Hg

NOTE:

1. PRO. NO. OF BOAT SLIPS - 40
2. PRO. NO. OF FIXTURES AT TOILET FACILITIES
3. WATER CLOSETS - 70/12
4. LAVATORIES - 70/2
5. TOTAL N.T.U. - 14



COORDINATES					
POINT	NORTH	EAST	POINT	NORTH	EAST
1	2011.15	37441.55	10	2061.55	37757.24
2	2000.02	37443.00	11	2135.04	37724.40
3	2127.10	37735.55	12	2.27.70	37725.61
4	2330.21	36041.11	13	2065.01	37700.37
5	2444.20	35202.54	20	2067.07	37771.50
6	2444.70	35202.00	21	2067.06	37611.50
7	2000.02	36000.00	22	2144.07	37515.42
8	1792.70	37252.55	23	2217.33	37515.71
9	1625.30	37252.65	24	2210.07	37575.07
10	1625.30	37252.65	25	2140.45	37515.62
11	1625.30	37252.65	26	2157.00	37540.36
12	1625.30	37252.65	27	2152.00	37571.00
13	2314.10	37455.37	28	2252.00	36105.37
14	2028.00	37477.10	29	2240.40	36257.41
15	1255.00	37510.21			



APPROVED: BALTIMORE COUNTY PLANNING BOARD

BY: _____
DIRECTOR

DATE: _____

APPROVED: BALTIMORE COUNTY HIGHWAYS DEPARTMENT

BY: _____
HIGHWAYS ENGINEER

DATE: _____

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT

BY: _____
DEPUTY STATE AND COUNTY HEALTH OFFICER

DATE: _____

CURVE DATA					
POINT NOS	RADIUS	LENGTH	DELTA	TANGENT	CHD BEAR. & DISTANCE
3-4	1457.20	366.57	15° 25' 50"	100.52	N 55° 34' 51" E - 305.24
4-5	570.00	104.05	11° 50' 55"	37.80	N 50° 02' 30" E - 104.02
5-6	620.00	140.01	15° 15' 44"	75.33	N 77° 42' 54" E - 145.00
20-21	541.70	44.50	04° 30' 10"	22.20	N 60° 42' 25" E - 44.49
26-27	204.00	44.57	02° 45' 40"	22.54	N 60° 34' 30" E - 44.42

DENSITY NOTES

- GROSS AREA SECTION II 4.06 Ac ±
- EXISTING ZONING DR 10 & B1
- Nº OF UNITS ALLOWED 4.06 x 10 = 40.50 DENSITY UNITS
- Nº OF UNITS PROVIDED 43 x 15 = 64.50 DENSITY UNITS
- OPEN SPACE REQUIRED 15% OF 4.06 0.61 Ac ±
- OPEN SPACE PROVIDED 1.24 Ac ±
- PARKING REQUIRED 64.5 x 1.5 = 96.75 SPACES
- Nº PARKING SPACES PROVIDED 105 SPACES
- DRAINAGE AREA BACK RIVER DRAINAGE AREA ESSEX PUMPING STATION

REVISED 7-7-77 ADD LOT 43. COORDIN Pts 28, 29. DENSITY NOTES 47

AMENDED PLAT
SECTION II
VILLA CAPRI
BEING A RESUBDIVISION OF SECTION II VILLA CAPRI rec. E.H.K. Jr. 32/83
15TH ELECTION DISTRICT BALTIMORE CO, MARYLAND
FOR
FRANK SCARFIELD & HOLABIRD EAST, INC.
6610 HOLABIRD AVE.
BALTIMORE, MARYLAND 21224

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS & ENGINEERS
8013 BELAIR ROAD - BALTIMORE, MD. 21236
(301) 668-1501

DATE JULY 7, 1977 SCALE 1"=50'

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE REFERRED TO THE FOLLOWING TRAVERSE STATIONS.

X-G751 E 36188.53 N 2403.56
X-G752 E 37604.70 N 2030.14

SURVEYOR'S CERTIFICATE

I, L. ALAN EVANS, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTIONS 72A TO 72E, INCLUSIVE, OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1939 EDITION AS ENACTED OR AMENDED BY THE ACTS OF 1945 AND 1947 AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO.

OWNER'S CERTIFICATE

THE REQUIREMENTS OF SECTIONS 72A TO 72D OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1939 EDITION, CHAPTER 106 OF THE ACTS OF 1945, AS AMENDED BY CH. 2, ACTS 84 AND 788 OF THE ACTS OF 1947, AND SUBSEQUENT ACTS IF ANY, AMENDATORY THERETO SO FAR AS THEY CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS, HAVE BEEN COMPLIED WITH.

FRANK SCARFIELD, PRESIDENT
OWNER OF LAND SHOWN HEREON

146
Villa Capri
21221
Frank Scarfield
650-5274
residence
83-88-SPH

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 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 5th Amendment to the Development Plan of Villa Capri, to allow the deletion of the boat ramp, change location of pier and parking layout and rip rap and bulkhead

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing 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.

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: N/A
Legal Owner(s): Frank Scarfield
Signature: Frank Scarfield
Address: 6610 Holabird Avenue
City and State: Baltimore, Maryland 21224
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Frank Scarfield, 6610 Holabird Avenue, Baltimore, Maryland 21224, 633-2263
Attorney's Telephone No.: (over)

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 1982, 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 5th day of October, 1982, at 10:15 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-88-SPH
Frank Scarfield
Date: September 27, 1982

This office is not opposed to the proposed changes.

Norman E. Gerber
Director of Planning and Zoning

NEG:JGHslc
cc: Arlene January
Shirley Hess

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 28, 1982

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

cc: Mr. Frank Scarfield
6610 Holabird Avenue
Baltimore, Maryland 21224

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

RE: Case #83-88-SPH (Item No. 14)
Petitioner - Frank Scarfield
Special Hearing Petition

Dear Mr. Scarfield:

The Zoning Plans Advisory Committee has reviewed the plans submitted by 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 amend the most recent approved final development plan of Villa Capri, and because lots have been sold within 300' of the proposed changes, this hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If all 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
Chairman
Zoning Plans Advisory Committee

Enclosures
cc: Evans, Hagan & Holderfer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 13, 1982

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

Re: Item #14 (1982-1983)
Property Owner: Frank Scarfield
S/ES Virginia Ave., S/W of Marie Ave.
Acres: 3.7 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:

Baltimore County highway and utility improvements are not directly involved and exist or are secured by Public Works Agreement 157504, executed in conjunction with the development of "Villa Capri".

Comments were supplied in conjunction with the Zoning Advisory Committee review in connection with Item 21, Zoning Cycle I (April-October 1971), Item 232 (1974-1975), and Items 170 and 241 (1976-1977).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 14 (1982-1983).

Very truly yours,
Robert A. Norton, P.E., Chief
Bureau of Public Services

RAN:EAM:PWR:ss

cc: Jack Wimbley

1-SW Key Sheet
2 & 3 NE 25 & 26 Pos. Sheets
NE 1 G Topo
97 Tax Map

Attachments

March 14, 1977

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

Re: Item #170 (1976-1977)
Property Owner: Frank Scarfield
S/ES Virginia Ave., 775.06' S/W Eastern Blvd.
Existing Zoning: D.R. 14 & B.L.
Proposed Zoning: Special Hearing to amend the Final Development Plan of "Villa Capri".
Acres: 4.08 District: 15th

Dear Mr. DiMenna:

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 as secured by Public Works Agreement #157504 executed in conjunction with the development of "Villa Capri".

The proposed construction within tidal areas of a boat ramp, pier, etc., is subject to all local, state and federal regulations and requirements.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #170 (1976-1977).

Very truly yours,
E. Lawrence H. Taylor, P.E.
Chief, Bureau of Engineering

RND:EAM:PWR:ss

cc: R. Norton
R. Shalowitz

1-SW Key Sheet
2 & 3 NE 25 & 26 Pos. Sheets
NE 1 G Topo
97 Tax Map

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of September, 1982.

William E. Hammond
Zoning Commissioner

Petitioner: Frank Scarfield
Petitioner's Attorney: Nicholas B. Commodari
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that to approve the amendments to the 4th Amended Development Plan of Villa Capri to provide a change in the location of the pier and shoreline to negate the erosive effect of the water thereon, to indicate the proposed road grades in those areas not reflected on the 4th Amended Development Plan or which are required to be changed by reason of the change in the shoreline and/or proposed road grades, and to provide toilets and eliminate the boat ramp, all as depicted on the 5th Amended Development Plan of Villa Capri prepared by Evans, Hagan and Holdefer, Inc., dated May 17, 1982, and herein marked Petitioner's Exhibit 1, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of December, 1982, that the 5th Amended Development Plan, which provides for the change in the location of the pier and shoreline; indicates proposed road grades, building location(s), and parking layout; and provides toilets and eliminates the boat ramp, all in accordance with Petitioner's Exhibit 1 or in compliance with the restrictions hereinafter set forth, should be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The pier depicted on the 4th Amended Development Plan may be relocated in accordance with the 5th Amended Development Plan, but shall not be changed in length (271 feet) or configuration.
2. All required permits for the construction of said pier shall be applied for and secured on or before the expiration of 30 days from the date of a final Order.

Construction of said pier shall be completed on or before June 1, 1983.

The ramp depicted on the 4th Amended Development Plan shall be eliminated from the property and the 5th Amended Development Plan, and all access to and from the water shall be eliminated by means of a curb across the area shown as the ramp on the 4th Amended Development Plan within 30 days from the date of this Order.

A revised 5th Amended Development Plan, indicating the restrictions set forth above, being submitted for approval by the Director of the Office of Planning and Zoning and the Zoning Commissioner.

[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty Date: May 7, 1971
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.

SUBJECT: Item #21 (April - October Cycle 1971)
Property Owner: Virginia G. Nance, et al
Location: N and S/S Virginia Ave., bet. Marie and Helena Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Reelass. to D.R. 16
District: 1505 Sector: Eastern
No. Acres: 6.41

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.

Highways:

This site has frontage on Virginia Avenue, Eugene Avenue and Coeller Avenue.

Virginia Avenue is an existing County Road, which has been improved to local collector standards.

Eugene Avenue is an existing County Road, which shall ultimately be improved to minor residential standards. Highway improvements to this site, including curb and gutter, sidewalks and entrances in accordance with the standards of the Baltimore County Department of Public Works for a 30-foot closed road section on a 50-foot right-of-way will be required for any grading or building permit application.

Coeller Avenue is an existing County Road, which shall ultimately be improved to minor residential standards. Highway improvements to this site, including curb and gutter, sidewalks and entrances in accordance with the standards of the Baltimore County Department of Public Works for a 30-foot closed road section on a 50-foot right-of-way will be required for any grading or building permit application.

All access for apartment use should be taken from the local collector.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #21 (April - October Cycle 1971)
Property Owner: Virginia G. Nance, et al
Page 2
May 7, 1971

Storm Drains: (Cont'd)

There is an existing public storm drain system adjacent to the property to be developed. Supplemental public storm drains are not required.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

The property to be developed is located adjacent to the water front and therefore subject to tidal inundation. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential or commercial development and other special construction features are required. Also be aware that private property terminates at mean high tide and all land between high and low tide is subject to regulations by the State Department of Water Resources as wetlands, and subject to regulations by the U. S. Corps of Engineers as navigable waters.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings below this property, and sediment control is required by State law. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading and building permits.

Water:

Public water can be made available to serve this property by extending an 8-inch main in Virginia Avenue between the existing mains in Marie and Helena Avenues and connecting the 6-inch mains in Eugene and Coeller Avenues to the Virginia Avenue main.

Service within the site from the public system must be in accordance with the Baltimore County Building, Plumbing and Fire Prevention Codes. The service connection to the water shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewers:

Public sanitary sewer facilities are available to benefit this property.

The Petitioner is entirely responsible for the construction, of all additional sewerage required to serve the proposed development. Such additional sewerage is to be constructed onsite, that is, not within any public road.

Item #21 (April - October Cycle 1971)
Property Owner: Virginia G. Nance, et al
Page 2
May 7, 1971

Sanitary Sewers: (Cont'd)

rights-of-way, or easement, except for connection to public sanitary sewerage located therein. All private and/or onsite sewerage must conform with the Baltimore County Plumbing Code and/or the Joint Interim Policy of the Baltimore County Department of Public Works and the Baltimore County Plumbing Code, as applicable.

The plan for development of this property is subject to approval of the State Department of Health prior to acceptance of a preliminary or final plat for recordation.

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:OK:ess

cc: File (3)

Key Sheet: I-SW
Position Sheet: 2 NE 26
Tape: NE 10
Tax Map: 97

May 26, 1977

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

Re: Item #241 (1976-1977)
Property Owner: Frank Scarfield
S/S Virginia Ave. 776' S/E Eastern Blvd.
Existing Zoning: D.R. 16 & B.L.
Proposed Zoning: Variance to permit a setback of 64' from a zone line in lieu of the required 75'.
Acres: 6.76 District: 15th

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 highway and utility improvements are not directly involved and are as secured by Public Works Agreement #157504 executed in conjunction with the development of "Villa Capri".

Comments were supplied in connection with the Zoning Advisory Committee reviews of Item #21 Zoning Cycle I (April-October 1971), Item #232 (1974-1975), and Item #170 (1976-1977).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #241 (1976-1977).

Very truly yours,

DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

END:RAM:FW:ess

cc: R. Norton, W. Shalovits, (Project 5010) "Villa Capri"

I-SW Key Sheet
2 & 3 NE 25 & 26 Pos. Sheets
NE 1 G Topo
97 Tax Map

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. Chief

June 30, 1975

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

Re: Item #232 (1974-1975)
Property Owner: Holabird East, Inc.
Parcel A - N/W cor. of Virginia & Eugene Avenues
Parcel B - N/E cor. of Virginia & Eugene Avenues
Existing Zoning: D.R. 16
Proposed Zoning: Variance for Parcel A Sec. 1402.2(C) to permit 15' side yard and 50' rear yard setbacks instead of the required 75' and Parcel B to permit 20' side yard instead of the required 75'.
No. of Acres: Parcel A - 0.219 Parcel B - 0.380
District: 15th

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 as secured by Public Works Agreement #157504 to be executed in conjunction with the development of "Villa Capri", of which these two Parcels "A" and "B" are indicated on the proposed record plat of Section 1, Villa Capri.

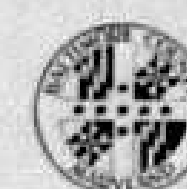
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #232 (1974-1975).

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FW:ess

I-SW Key Sheet
2 NE 26 Pos. Sheet
NE 1 G Topo
97 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

August 25, 1982

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

RE: ZAC Meeting of July 20, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 13, 14 and 15.

Very truly yours,

[Signature]
Michael S. Flanagan
Engineering Associate II

MSF/r1j



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

September 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 #14, Zoning Advisory Committee Meeting of July 20, 1982, are as follows:

Property Owner: Frank Scarfield
Location: SE/S Virginia Avenue S/W of Marie Avenue
Existing Zoning: BL & D.R. 16
Proposed Zoning: Special Hearing to approve the 5th amendment to the development plan of Villa Capri to allow the deletion of the boat ramp, change location of pier and parking layout and rip rap and bulkhead.
Acres: 3.7
District: 15th

Metropolitan water and sewer are available.

The proposed pier and accompanying toilet facilities must be in compliance with all requirements as set forth by Article VIII (Sanitary Requirements for Boat Marinas) Section 13-94 through 13-101 of the Baltimore County Code.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 16, 1982
 FROM: Charles E. Burnham
 Plans Review Chief
 Zoning Advisory Committee
 SUBJECT: Meeting of July 20, 1982

ITEM NO. 13 See comments
 ITEM NO. 14 Standard comments
 ITEM NO. 15 See comments

Charles E. Burnham
 Charles E. Burnham
 Plans Review Chief

CEB:rrj



BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204
 825-7310

PAUL H. REINCKE
 CHIEF

September 1, 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: Frank Scarfield

Location: SE/S Virginia Avenue S/W of Marie Avenue

Item No.: 14 Zoning Agenda: Meeting of July 20, 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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 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.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (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* 9/1/82 Noted and Approved: *William E. Hammond*
 Planning Group Fire Prevention Bureau
 Special Inspection Division

JK/mb /cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari
 Planning and Zoning
 Harry G. Coulter, Jr.
 FROM: Dept. of Recreation & Parks
 SUBJECT: ZONING ADVISORY COMMITTEE MTG. 7/20/82

Date: July 16, 1982

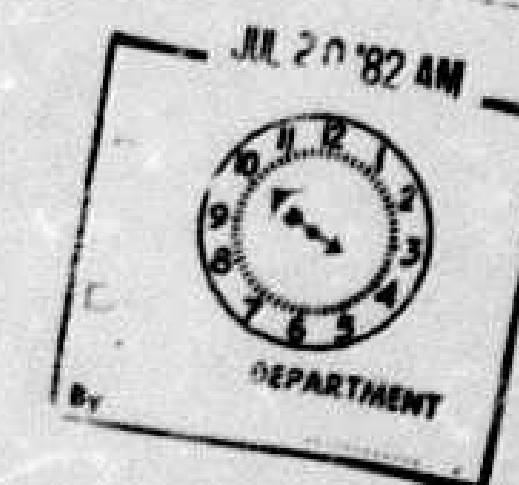
Regarding item number 14 of the agenda for the above meeting, please be advised that this office, in keeping with Recreation and Parks Master Plan of Development 1953 & 1966, requests that the boat ramp as indicated not be deleted from the development plan. The plan states "Greater public access should be obtained to the water of Chesapeake Bay and its tributaries for recreation purposes." The report further recommends that 37 access points be established along the 170 miles of shoreline including 10-20 launching ramps of which there are six (6) at present.

We feel that the addition of this ramp will be one more step in achieving our goal.

Harry G. Coulter, Jr.
 Harry G. Coulter, Jr.
 Assistant Director
 In Charge of Facilities

HGC:JMB:bg

cc: Mr. Al Svehla
 Mr. Jerry Crowell



BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 13, 1982

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

Z.A.C. Meeting of: July 20, 1982

RE: Item No: 13, 14, 15
 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,
William E. Hammond
 Wm. Nick Petrovich, Assistant
 Department of Planning

7/bp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
 SE/S of Virginia Ave. opposite
 Marie Ave., 15th District : OF BALTIMORE COUNTY
 FRANK SCARFIELD, Petitioner : Case No. 83-88-5TH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor and of the passage of any preliminary or final Order in connection therewith.

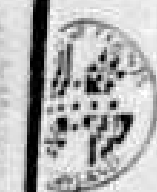
Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 John W. Hession, III
 People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 13th day of September, 1982, a copy of the foregoing Order was mailed to Mr. Frank Scarfield, 6610 Holabird Avenue, Baltimore, Maryland 21224, Petitioner.

John W. Hession, III
 John W. Hession, III

DESCRIPTION OF PROPERTY

Beginning at a point on the southeast side of Virginia Avenue at a point formed by the intersection of the southeast side of Virginia Avenue with the southeasterly prolongation of the southwest side of Marie Avenue and known as Lots 1-43 including the open space and other areas as shown on the plat of Villa Capri which is recorded in the land records of Baltimore County in Plat Book 41 Folio 95.



BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204
 825-7310

PAUL H. REINCKE
 CHIEF

September 1, 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: Frank Scarfield

Location: SE/S Virginia Avenue S/W of Marie Avenue

Item No.: 14 Zoning Agenda: Meeting of July 20, 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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 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.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (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* 9/1/82 Noted and Approved: *William E. Hammond*
 Planning Group Fire Prevention Bureau
 Special Inspection Division

JK/mb /cm



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

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

December 21, 1982

Thomas L. Hennessey, Esquire
 407 West Pennsylvania Avenue
 Towson, Maryland 21204

RE: Petition for Special Hearing
 SE/S of Virginia Avenue opposite
 Marie Avenue - 15th Election
 District
 Frank Scarfield - Petitioner
 NO. 83-88-SPH (Item No. 14)

Dear Mr. Hennessey:

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

Very truly yours,

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

WEH/erl

Attachments

cc: John O. Hennegan, Esquire
 Germania Federal Building
 809 Eastern Boulevard
 Baltimore, Maryland 21221

John W. Hession, III, Esquire
 People's Counsel

Paul H. Reincke
 8-21-82
 #14

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 9/19/82
Posted for: Petition for Special Hearing
Petitioner: Frank Scarfield
Location of property: SE/S Virginia Ave., opposite
Main Ave.
Location of Signs: 1 opposite Main Ave facing Virginia Ave
2 facing Virginia Ave at entrance to site
Remarks: _____
Posted by: Dean Z. Coleman Date of return: 9/24/82
Number of Signs: 2

PETITION FOR SPECIAL HEARING
15th Election District

NOTING: Petition for Special Hearing
LOCATION: Southeast side of Virginia Avenue opposite Marie Avenue
DATE & TIME: Tuesday, October 5, 1982 at 10:15 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 5th Amendment to the Development Plan of Villa Capri, to allow the deletion of the boat ramp, change location and size of pier and change parking layout and rip rap and bulkhead.

All that parcel of land in the Fifteenth District of Baltimore County beginning at a point on the southeast side of Virginia Avenue at a point formed by the intersection of the southeast side of Virginia Avenue with the northeasterly continuation of the southeast side of Marie Avenue and known as Lots 1-25 including the open space and other areas as shown on the plat of Villa Capri which is recorded in the land records of Baltimore County in Plat Book 41 Page 88.

Being the property of Frank Scarfield, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, October 5, 1982 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of:
WILLIAM E. HAMMOND,
Zoning Commissioner
Baltimore County
Sept. 18.

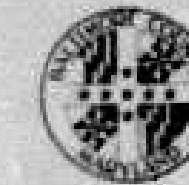
CERTIFICATE OF PUBLICATION

TOWSON, MD., September 16, 1982

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~~ one time ~~successive weeks~~ before the 5th day of October, 1982, the ~~first~~ publication appearing on the 16th day of September 1982.

THE JEFFERSONIAN,
L. Frank Struth
Manager.

Cost of Advertisement, \$ _____



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 29, 1982

Mr. Frank Scarfield
6610 Holabird Avenue
Baltimore, Maryland 21224

Re: Petition for Special Hearing
SE/S Virginia Avenue opposite
Marie Avenue
Case #83-88-SPH

Dear Mr. Scarfield:

This is to advise you that \$57.46 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
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 113030

DATE 12/20/82 ACCOUNT R-01-615-000

AMOUNT \$57.46

RECEIVED FROM Thomas L. Henneberry, Esquire

FOR Advertising & Posting Case #83-88-SPH
(Frank Scarfield)

6 000*****67A810 P212A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING

15th Election District

ZONING: Petition for Special Hearing
LOCATION: Southeast side of Virginia Avenue opposite Marie Avenue
DATE & TIME: Tuesday, October 5, 1982 at 10:15 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 5th Amendment to the Development Plan of Villa Capri, to allow the deletion of the boat ramp, change location and size of pier and change parking layout and rip rap and bulkhead

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

Being the property of Frank Scarfield, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, October 5, 1982 at 10:15 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

Accessory structures fences and
ejections into yard may construct
outside the envelope but must comply
with the 400 - 500 sq ft rule. The
Zoning Regulations do not list carports
and open sheds as accessory structures.
There will be a 400 - 500 sq ft rule on
some lots on the subject lot.

1. Teen Space to be owned and maintained by the H.O.A.
2. All drives and parking areas to be paved with maximum
3. Trash removal in Townhomes will be by Baltimore
4. Community
5. All townhomes have 30' depth of rear yard
6. A.D.R. for 3 - side of Virginia Ave. is 35'
7. All townhomes will be sold.

7. Landscaping will be provided for the Townhomes.
8. All exterior lighting not to exceed 12' in height.
9. Single family dwelling to be sold.
10. No Windows in End Unit.

U.S. Corps of Engineers, 100 year tidal flood study for Balt. Harbor establishes a maximum flood level @ elev. 84'. Min. fin. floor elev. on any property subject to tidal flooding is estab. by Balt. Co. @ elev. 10.00

Section 1
OLLY TEE-ROCK

DR 5.5

Rec'd of the Duke of
Sutherland & Co. of the
the same of the same

ENCH WATER SERVICE TO
HAVE A CURB STOP AND
STOP BOY

THE SECTION NO. 2
MT. HOLLY TE. PAGE

0.650

**PETITIONER'S
EXHIBIT**

LOCATION PLAN

OSTEAL - DRY HYD. ANT. CONSTR.

BL

VIRGINIA AVE.

VILLA CAPRI CIRCLE
REVISED

~~FOOT SKINHEAD~~ # TWY 801

BACK RIVER

510
AMENDED
DEVELOPMENT PLAN

VILLA GARRE

IN ELECTION DISTRICT 1 BALTIMORE COUNTY MD

FRANK SCARFIELD
6610 HOLABIRD AVENUE
BALTIMORE, MARYLAND 212

4TONNET-ADDED-FOAM-RAM-ELIMINATED
A LOT SOLD WITHIN 300 OF THE ABOVE
CHANGES-POUR-K-PLANNING REQUIRED

NOTE:
1. 100% of Bond - 100% of 100% = 100%
2. 100% of 100% of 100% = 100%
3. 100% of 100% = 100%
4. 100% of 100% = 100%
Total: 100%

1. Members shall be persons who are, at least in part, self-employed, or who are employed by a business, and who are not members of any other association or organization.

2. The Board shall have the right to suspend or expel any member who is found to be in violation of the Code of Ethics.

3. The Board shall have the right to suspend or expel any member who is found to be in violation of the Code of Ethics.

4. The Board shall have the right to suspend or expel any member who is found to be in violation of the Code of Ethics.

5. The Board shall have the right to suspend or expel any member who is found to be in violation of the Code of Ethics.

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9. The Board shall have the right to suspend or expel any member who is found to be in violation of the Code of Ethics.

10. The Board shall have the right to suspend or expel any member who is found to be in violation of the Code of Ethics.

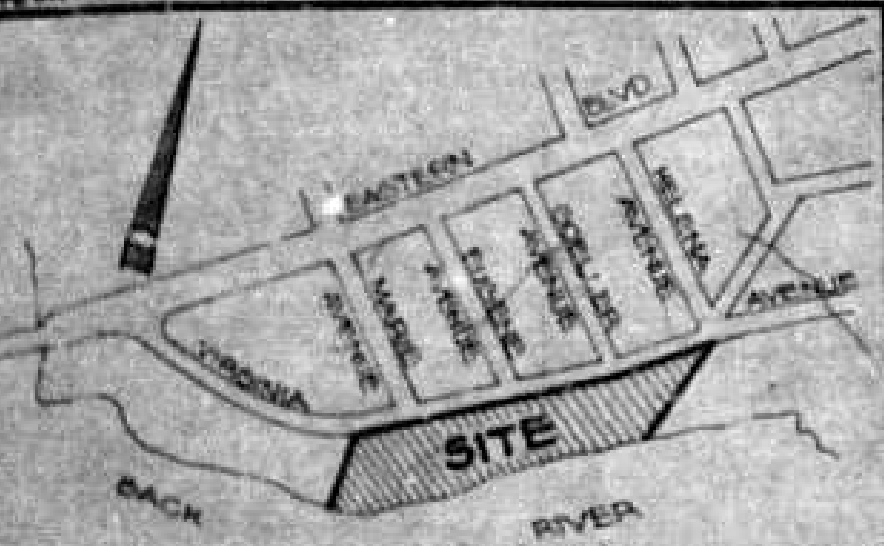
[illegible]

EVANS, HANSEN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
9012 BELAIR ROAD BALTIMORE, MD. 21234
(301) 664-1501

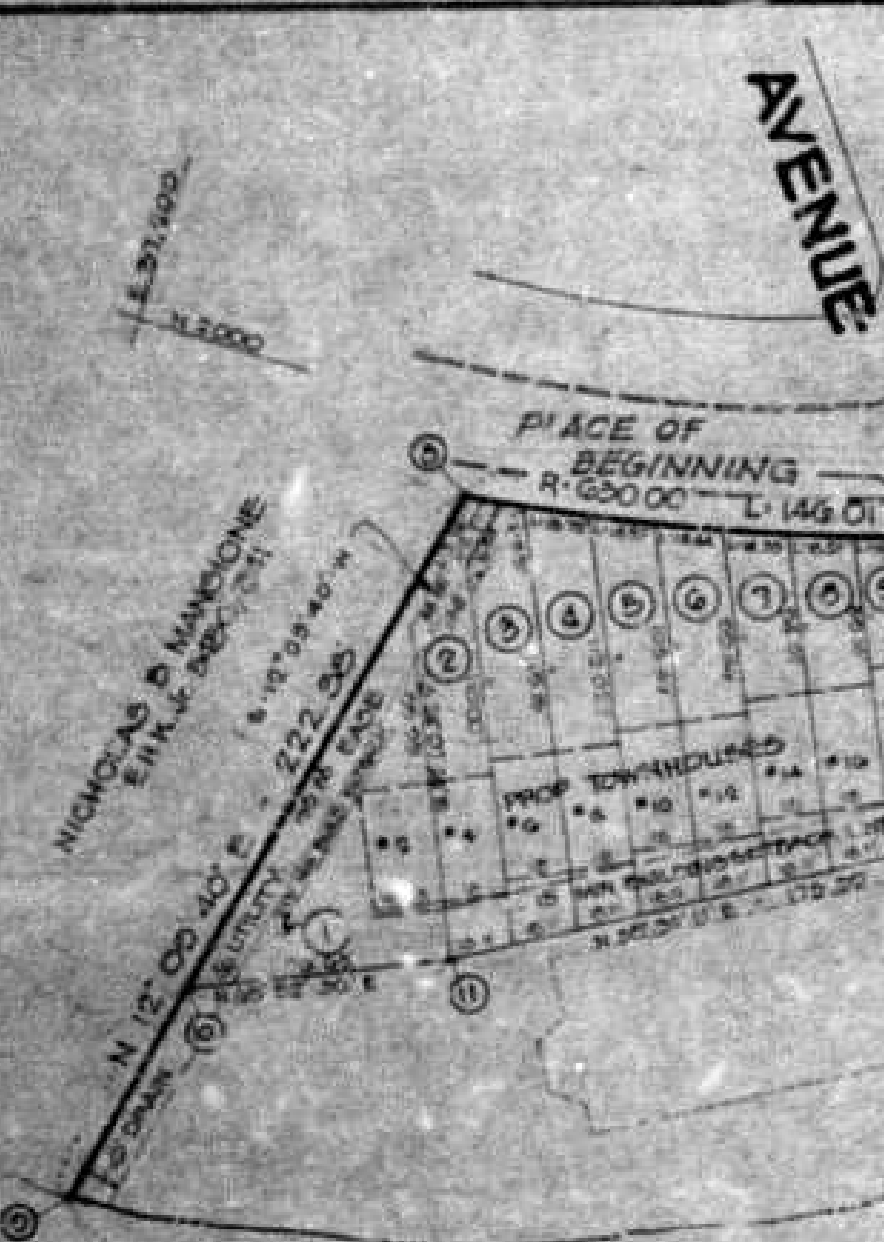
REVISED PLAN
JUL 18 1955

Page 10 of 17

SEP 6 1981



LOCATION MAP - SCALE 1"=500'



APPROVED: BALTIMORE COUNTY PLANNING BOARD
 BY: _____ DIRECTOR
 DATE: _____

APPROVED: BALTIMORE COUNTY HIGHWAYS DEPARTMENT
 BY: _____ HIGHWAYS ENGINEER
 DATE: _____

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT
 BY: _____ DEPUTY STATE AND COUNTY HEALTH OFFICER
 DATE: _____

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE REFERRED TO THE FOLLOWING TRAVERSE STATIONS.

X-G751 E 38100.53 N 2483.56
 X-G752 E 37004.76 N 2350.14

COORDINATES					
POINT	NORTH	EAST	POINT	NORTH	EAST
1	2311.15	57441.55	10	2001.56	57787.24
2	2300.92	57441.00	11	2159.94	57724.06
3	2127.10	57735.55	12	2157.76	57725.01
4	2356.71	56381.11	13	2005.97	57726.27
5	2444.95	56202.54	14	2007.07	57771.50
6	2484.95	56202.70	15	2057.96	57511.50
7	2000.92	56202.50	16	2144.07	57515.42
8	1900.92	57702.55	17	2217.35	57515.71
9	1802.10	57702.55	18	2218.97	57579.77
10	1625.90	57702.55	19	2140.46	57515.62
11	1608.90	57702.55	20	2197.00	57540.86
12	1643.09	57702.55	21	2197.00	57540.86
13	2214.90	57702.55	22	2262.06	58108.37
14	2224.00	57477.10	23	2340.40	58057.41
15	1850.00	57710.21			

PLAT OF PARCELS A18
 SECTION I
 VILLA CAPRI
 E.H.K. JR. 36/140

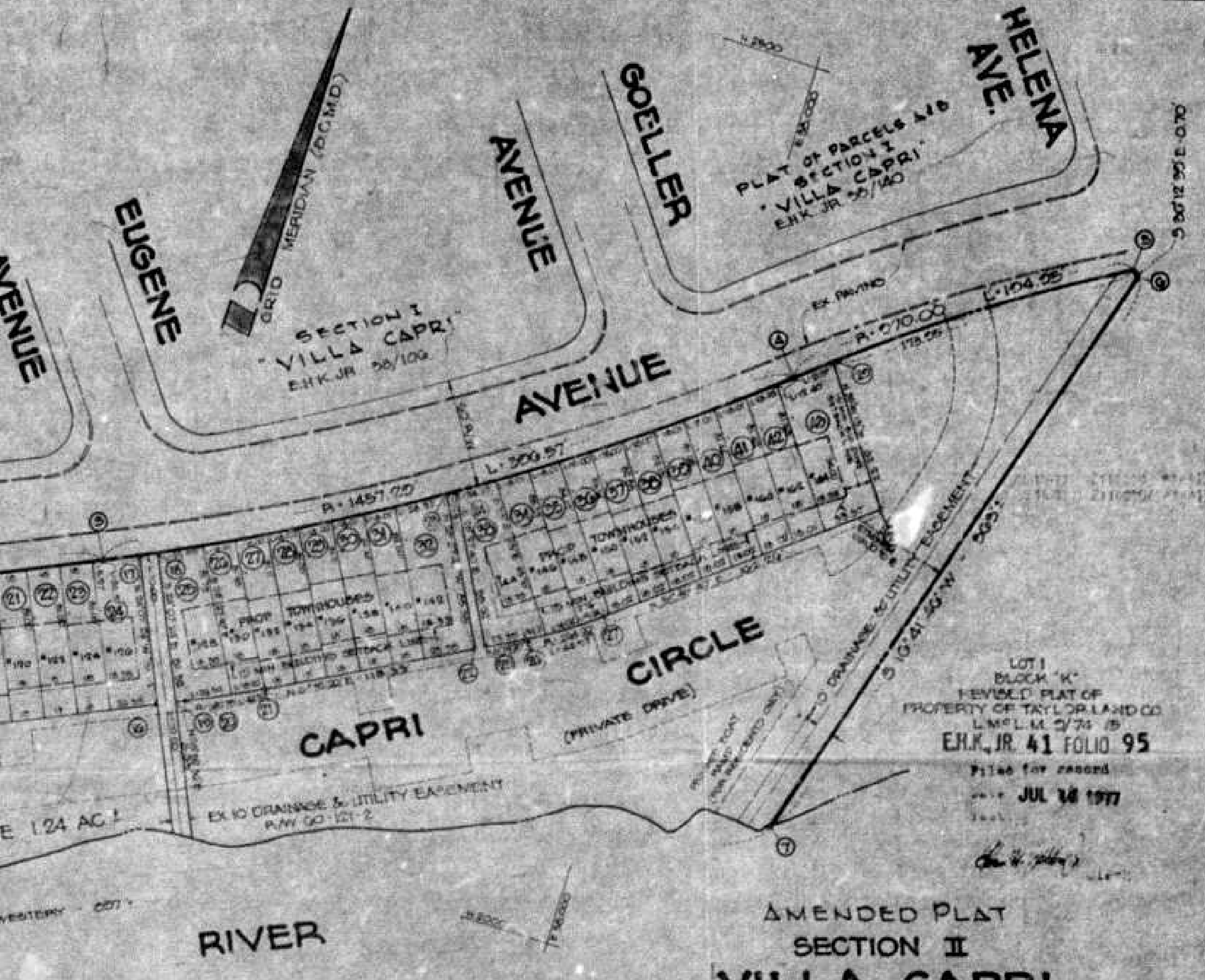
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CURVE DATA					
POINT NOS.	RADIUS	LENGTH	DELTA	TANGENT	CHD BEAR & DISTANCE
3-4	1457.20	556.97	17° 28' 50"	100.52	N 58° 34' 11" E - 506.54
4-5	270.00	174.55	11° 30' 55"	57.60	N 59° 02' 35" E - 104.42
5-6	270.00	143.01	13° 15' 44"	70.20	N 77° 45' 54" E - 145.00
20-21	557.75	54.30	04° 02' 19"	22.59	N 68° 42' 28" E - 44.45
20-22	554.00	44.97	02° 48' 40"	22.94	N 52° 35' 30" E - 44.52

PLAT OF PARCELS A18
 SECTION I
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DENSITY NOTES

1. GROSS AREA SECTION I 4.06 AC.
2. EXISTING ZONING D.V.10 & D.L.
3. NO. OF UNITS ALLOWED 4.08 x 16 = 65.28 DENSITY UNITS
4. NO. OF UNITS PROVIDED 43 x 15 = 64.50 DENSITY UNITS
5. OPEN SPACE REQUIRED 15% OF 4.06 0.61 AC.
6. OPEN SPACE PROVIDED 1.24 AC.
7. PARKING REQUIRED 345 x 1.50 517.50 SPACES
8. NO. PARKING SPACES PROVIDED 105 SPACES
9. DRAINAGE AREA BACK RIVER DRAINAGE AREA ESSEX PUMPING STATION

REVISED: 7-7-77 ADD LOT 43, COORDIN PT'S 28,29, DENSITY NOTES 4,7

AMENDED PLAT SECTION II VILLA CAPRI

BEING A RESUBDIVISION OF SECTION II VILLA CAPRI rec. E.H.K. JR. 36/140
 15TH ELECTION DISTRICT BALTIMORE CO, MARYLAND

FOR
 FRANK SCARFIELD & HOLABIRD
 6013 HOLABIRD AVE.
 BALTIMORE, MARYLAND 21224



EVANS, HAGAN & HOLDEFER, INC.
 SURVEYORS & ENGINEERS
 8013 BELAIR ROAD - BALTIMORE, MD. 21236
 (301) 668-1501

SURVEYOR'S CERTIFICATE

I, L. ALAN EVANS, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTIONS 72A TO 72E, INCLUSIVE, OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1939 EDITION AS ENACTED OR AMENDED BY THE ACTS OF 1945 AND 1947 AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO.

OWNER'S CERTIFICATE

THE REQUIREMENTS OF SECTIONS 72A TO 72D OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1939 EDITION, CHARTER 106 OF THE ACTS OF 1945, AS AMENDED BY CHAPTERS 84 AND 786 OF THE ACTS OF 1947, AND SUBSEQUENT ACTS IF ANY, AMENDATORY THERETO SO FAR AS THEY CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS, HAVE BEEN COMPLIED WITH.

FRANK SCARFIELD, PRESIDENT
 OWNER OF LAND SHOWN HEREON
 BY: _____