

PETITION FOR SPECIAL HEARING 83-229-SPH 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:

First Amendment to development plan of Village of Nearbrook to subdivide local open spaces to add lots 106 and 107; add area to local open space; revise acreage of flood plain; and make other technical conforming changes.
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, EDGAR L. SPERL, 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, EDGAR L. SPERL, do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
E. L. S. ENTERPRISES, INC.
(Type or Print Name)
Signature
BY: EDGAR L. SPERL, President
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

Attorney for Petitioner:
ROBERT J. RYAN
(Type or Print Name)
Signature
406 Jefferson Building
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 828-7100
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of March, 1983, 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 7th day of April, 1983, at 9:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

ZCO-No 1 (over)

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
S/S of Northwind Rd., 1,600' E of
the Centerline of Harford Rd.,
11th District
OF BALTIMORE COUNTY
E.L.S. ENTERPRISES, INC.,
Petitioners
Case No. 83-229-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioners:
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.

Pete 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 14th day of March, 1983, a copy of the foregoing Order was mailed to Robert J. Ryan, Esquire, 406 Jefferson Building, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 24, 1983

Robert J. Ryan, Esquire
406 Jefferson Building
Towson, Maryland 21204

RE: Item No. 127 - Case No. 83-229-SPH
Petitioner - E. L. S. Enterprises, Inc.
Special Hearing Petition

Dear Mr. Ryan:

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 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 client's proposal to amend the final development plan of the Village of Nearbrook by creating two additional lots and making other changes to the plan and coupled with the fact that lots have been sold within 300 feet 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

NBC:bsc
Enclosures
cc: Paul Lee Engineering, Inc.
205 Washington Avenue
Towson, Md. 21204

Maryland Department of Transportation State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

January 7, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Jan. 4, 1983
ITEM: #127.
Property Owner: E.L.S. Enterprises, Inc.
Location: S/S Nearbrook Lane (Route 43 White Marsh Blvd.) 900' W. of Northwind Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Hearing to amend the development plan of "Village of Nearbrook" to subdivide local open space to add lots #106 & #107, add hatched area to local open space, revise acreage of flood plain, make other technical conforming changes as shown on the First Amended Plan.
Acres: "Village of Nearbrook"
District: 11th

Dear Mr. Hammond:

The State Highway Administration - Bureau of Engineering Access Permits has forwarded the site plan to SHA - Project Planning for review and affects of White Marsh Blvd. Extended.

Additional comments will be forthcoming at a later date.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

cc: Mr. J. Wimbley
My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Maryland Department of Transportation State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

January 12, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Jan. 4, 1983
ITEM: #127.
Property Owner: E.L.S. Enterprises, Inc.
Location: S/S Nearbrook Lane (Route 43 White Marsh Blvd.) 900' W. of Northwind Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Hearing to amend the development plan of "Village of Nearbrook" to subdivide local open space to add lots #106 & #107, add hatched area to local open space, revise acreage of flood plain, make other technical conforming changes as shown on the First Amended Plan.
Acres: "Village of Nearbrook"
District: 11th

Dear Mr. Hammond:

On review of the site plan of 10-19-82 (1st Amended) by the S.H.A. - Bureau of Project Planning, the State Highway Administration finds the extension of White Marsh Blvd. (Route #43) should not have any effect on the "Village of Nearbrook".

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350 By: George Wittman
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 3, 1983

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

Re: Item #127 (1982-1983)
Property Owner: E. L. S. Enterprises, Inc.
S/S Nearbrook Lane 900' W. of Northwind Rd.
Acres: "Village of Nearbrook"
District: 11th

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 as secured by Public Works Agreement #117894, executed in conjunction with the development of Village of Nearbrook (Formerly Winter Property).

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

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 127 (1982-1983).

Very truly yours,

Robert W. Norton
ROBERT W. NORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Paul M. Koch

M-WN Key Sheet
39 & 40 NE 20 & 21 Pcs. Sheets
NE 10 E & F Tops
71 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner Date: February 18, 1983

FROM: Norman E. Gerber, Director of Planning and Zoning
SUBJECT: 1st Amendment to Final Development Plan for the "Village of Nearbrook", and 4th Amendment to the Final Development Plan for the "Village of White Oak"
83-229-SPH
83-229-SPH

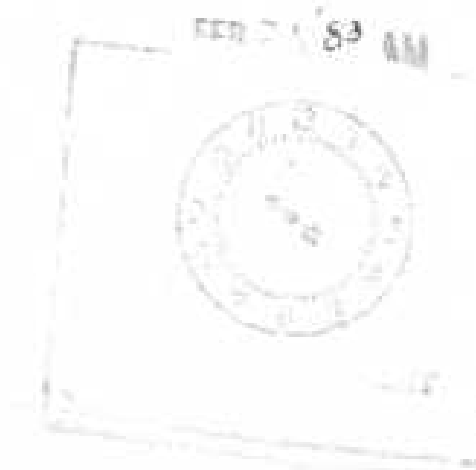
At its regular meeting on Thursday, February 17, 1983, the Baltimore County Planning Board unanimously adopted the following resolution:

RESOLVED, that the Baltimore County Planning Board approves the proposed to amend the Final Development Plan for the "Village of Nearbrook" and the Final Development Plan for the "Village of White Oak" as being in accord with provisions adopted under the authority of the Baltimore County Zoning Regulations.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning, and
Secretary to the Board

NED:FUS:jr

cc: Jean M.H. Jung
James E. Dyer



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 an amendment to the development plan of the Village of Nearbrook to subdivide local open spaces in order to add Lots 106 and 107, add area to local open space, and revise the acreage of the flood plain, as approved by the Baltimore County Planning Board on February 17, 1983, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and the original plan and would not adversely affect the health, safety, and general welfare of the community, and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 4th day of May, 1983, that the First Amended Final Development Plan of the Village of Nearbrook, which would subdivide local open spaces in order to add Lots 106 and 107, add area to local open spaces, and revise the acreage of the flood plain, in accordance with the development plan filed herein and marked Petitioner's Exhibit 1, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Director of the Office of Planning and Zoning and the Zoning Commissioner.

Jan M. H. Jones
Deputy Zoning Commissioner of
Baltimore County



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

STEPHEN E. COLLINS
DIRECTOR

January 25, 1983

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

ZAC - January 4, 1983
Item Nos. 126, 127, 128, 129, 130, and 131.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 126, 127, 128, 129, 130, and 131.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/cem

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning

Date: February 4, 1983

FROM: Ian J. Forrest

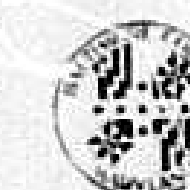
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 127 - E. L. S. Enterprises, Inc.
- Item # 131 - Carl M. & Catherine V. Baxley, Jr.
- Item # 134 - Allen W. Haynie
- Item # 135 - Santi V. & Rose M. Lusco
- Item # 137 - Herbert A. & Dorothy M. Reynolds
- Item # 138 - James T. & Pearl Shipley
- Item # 142 - Daniel T. & Janet T. Brulinski
- Item # 143 - Denver G. Besh
- Item # 144 - William J. & Janice M. Steiner, Jr.
- Item # 146 - Beacon Building Corp.
- Item # 147 - Robert A. & Deborah L. Jennings

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

IJF/lth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

January 21, 1983

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: E.L.S. Enterprises, Inc.

Location: S/S Nearbrook Lane 900' W. of Northwind Road

Item No.: 127

Zoning Agenda Meeting of January 4, 1983

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
 - () 2. A second means of vehicle access is required for the site.
 - () 3. The vehicle dead end condition shown at 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 BY: *Paul H. Reincke* Approved: *William E. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb /cm

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Jutel, Superintendent

Towson, Maryland - 21204

Date: January 4, 1983

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

Z.A.C. Meeting of: January 4, 1983

RE: Item No: 126, 127, 128, 129, 130, 131
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

March 9, 1983

Robert J. Ryan, Esquire
406 Jefferson Building
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Hearing
S/S Northwind Rd., 1,600' E of the c/l of
Harford Road
E.L.S. Enterprises, Inc. - Petitioner
Case No. 83-229-SPH

TIME: 9:45 A.M.

DATE: Thursday, April 1, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

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

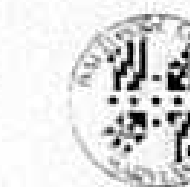
No. 112357

DATE: 12/11/82 ACCOUNT: 01-615-000
AMOUNT: 100.00

RECEIVED FROM: Moore, Housh, Conner, Ryan
FOR: Fee for Room 127

196*****1000015 2222

VALIDATION OR SIGNATURE OF CASHIER



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 25, 1983

Robert J. Ryan, Esquire
406 Jefferson Building
Towson, Maryland 21204

Re: Petition for Special Hearing
S/S of Northwind Rd., 1,600' E of the
c/l of Harford Road
E.L.S. Enterprises, Inc. - Petitioner
Case No. 83-229-SPH

Dear Mr. Ryan:

This is to advise you that \$61.40 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. 117352

DATE: 4-25-83 ACCOUNT: R-01-215-000
AMOUNT: \$61.40

RECEIVED FROM: Moore, Housh, Conner, Ryan
FOR: Advertising & Posting Fee for 83-229-SPH
(E.L.S. Enterprises, Inc.)

355*****010015 82504

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING

11th Election District

ZONING: Petition for Special Hearing
LOCATION: South side of Northwind Road, 1,600 ft. East of the centerline of Harford Road
DATE & TIME: Thursday, April 7, 1983 at 9:45 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 First Amendment to development plan of Village of Nearbrook to subdivide local open spaces to add Lots 106 and 107; add area to local open space; revise acreage of flood plain; and make other technical conforming changes

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

Being the property of E. L. S. Enterprises, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, April 7, 1983 at 9:45 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

William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-229-SPH
SUBJECT: E. L. S. Enterprises, Inc.

Date: March 18, 1983

This amended plan was approved by the Planning Board on February 17, 1983.

NEJ:JGH:lc

cc: Arlene January
Shirley Hess

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



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 4, 1983

Robert J. Ryan, Esquire
406 Jefferson Building
Towson, Maryland 21204

RE: Petition for Special Hearing
S/S of Northwind Rd., 1,600'
E of the center line of Harford
Rd. - 11th Election District
NO. 83-229-SPH (Item No. 127)

Dear Mr. Ryan:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Timothy Umbreit
9922 Nearbrook Lane
Baltimore, Maryland 21234

Bryn Joyce
9924 Nearbrook Lane
Baltimore, Maryland 21234

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

Pat Scherlein
9932 Nearbrook Lane
21234

Baltimore County Soil Conservation District

3811 VAN BUREN LANE COCKEYSVILLE, MARYLAND 21030 PHONE (301) 566-1188

May 12, 1980

File

TO: Robert A. Norton, Chief
Bureau of Public Services

FROM: Catherine M. Wedig, Soil Conservationist C.M.W.
Baltimore County Soil Conservation District

RE: Village of Nearbrook

The engineer has requested an exemption for this site based on his calculations which show his storm water management pond increasing the peak flows in the stream. We do not agree with these calculations. Errors exist in the computations: (1) the peak outflow for the 1 year storm exceeds the peak allowable release rate, and (2) the working curve is plotted incorrectly for outflows above 37 cfs which greatly affects the 100 year storm routing.

In re-evaluating the difference between peak flows for existing and developed conditions, we have concluded that the effects downstream due to development will be minimal. We therefore recommend that this site be waived from the requirements of storm water management. An exemption, however, is inappropriate, as there are slight increases in the 2 and 10 year storms.

C.M.W.:ml

cc: Paul Lee
John Maple

RECEIVED

BUREAU OF LAND DEVELOPMENT



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

January 19, 1983

E. L. S. Enterprises, Inc.
3031 East Avenue
Baltimore, MD 21234

Re: Village of Nearbrook
Resub. of Storm Water Area
District 11

Gentlemen:

As a follow-up to your letter of January 13, 1983, please be advised that the adjusted storm water management fee of \$10,575.00 (certified or cashier's check) is due prior to recordation of the referenced plat.

In order to process this two-lot subdivision, we must receive a certified or cashier's check in the amount of \$232.00 payable to Baltimore County, Maryland.

Very truly yours,

Robert A. Norton
Robert A. Norton, Chief
Bureau of Public Services

RAN:JAN:vlq

cc: E.L.S.

MOORE, CARNEY, RYAN & BRIZENDINE
ATTORNEYS AT LAW
406 JEFFERSON BUILDING
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204-4772

April 21, 1983

E. SCOTT MOORE
ROBERT J. CARNEY, JR.
ROBERT J. RYAN
PATRICK W. BRIZENDINE, JR.



Mrs. Jean Jung
Assistant Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition for Special Hearing
South side of Northwind Road
E.L.S. Enterprises, Inc., Petitioner
Case No. 83-229-SPH

Dear Mrs. Jung:

I am enclosing with this letter a copy of a letter dated January 19, 1983 from Robert A. Norton to E. L. S. Enterprises, Inc. and a memorandum dated May 12, 1980 from Catherine M. Wedig, of the Soil Conservation District, concerning the waiver of the storm water management requirements for the Village of Nearbrook.

My client believed that there was a more specific statement of the waiver requirements as they applied to Nearbrook. This is the only correspondence that has been received, however, but my client has been assured by Mr. Norton that the fee referred to in his letter is the fee for the waiver of the storm water management requirements. My client has been assured further that the waiver has been formally granted by the county and that the only requirements for the removal of the storm water management pond are the posting of the fees as indicated in Mr. Norton's letter.

Very truly yours,

Robert J. Ryan
ROBERT J. RYAN

RJR:c1

Enclosures (2)

cc: Mr. Timothy F. Umbright, w/enc.
9922 Nearbrook Lane
Baltimore, Maryland 21234

W. DUVAL & ASSOCIATES

Engineers / Land Planning Consultants

March 3, 1983

ZONING DESCRIPTION OF LAND
TO ACCOMPANY SPECIAL HEARING PLAT

Beginning for the same at a point in the centerline of Northwind Road approximately 160' ± easterly of the centerline intersection of Northwind Road and Harford Road thence leaving said point of Beginning and following the centerline of Northwind Road the following 12 courses: S 60°50'00"E, 24.12'; S 64°51'00"E, 24.12'; S 74°10'00"E, 49.30'; S 60°40'00"E, 506.33'; S 23°50'00"E, 761.25'; thence leaving said road and running the following 12 courses to the point of Beginning: S 50°14'54"W, 522.12'; S 30°51'01"W, 81.57'; N 41°38'51"W, 117.14'; S 41°14'00"W, 24.00'; S 42°18'44"W, 119.02'; S 30°59'01"W, 54.75'; S 59°02'54"E, 127.13'; S 51°30'32"W, 1141.81'; N 38°13'42"E, 680.55'; N 51°52'42"E, 524.85'; N 38°12'14"W, 185.73'; N 42°35'54"E, 247.63'.

5203 Walther Avenue / Baltimore, Maryland 21214 / (301) 444-5590

PROTESTANT'S
EXHIBIT 1

Attention zoning commissioner,

We the undersigned are opposed to the zoning change in the village of Nearbrook. As residents of the village of Nearbrook we attach our signatures to this paper in protest to case number 83-229-sph, which is to approve the first amendment to develop plan of village of Nearbrook to subdivide local open spaces to add lots 106 and 107 and area to local space; revise acreage of flood plain; and to make other technical conforming changes.

NAME	ADDRESS
Margaret Bancroft	9940 Nearbrook Lane
Mr. & Mrs. Keith R. Burt	9942 Nearbrook Lane
Mr. & Mrs. Frank A. Burt	9944 Nearbrook Lane
Mr. & Mrs. Mark Zelen	9946 Nearbrook Lane
Pat Scherlein	9932 Nearbrook Lane
John Roche	9930 Nearbrook Lane
George Hughes	9925 Nearbrook Lane
Donna R. Rasmussen	9931 Nearbrook Lane
Mr. & Mrs. Roy Pace	9933 Nearbrook Lane
Mr. & Mrs. Rod Kutz	9928 Nearbrook Lane
Mr. & Mrs. Stephen Plimmon	9920 Nearbrook Lane
Michael Rasmussen	9918 Nearbrook Lane
Mr. & Mrs. Timothy F. Umbreit	9922 Nearbrook Lane
Mr. & Mrs. Leslie E. Kutz III	9916 Nearbrook Lane
Mr. & Mrs. Francis S. Edwards II	9912 Nearbrook Lane
Mr. & Mrs. Thomas P. Thomas	9939 Nearbrook Lane
Mr. & Mrs. L. A. King Jr.	10003 Nearbrook Lane
Mr. & Mrs. Russell Holmes	10007 Nearbrook Lane
Mr. & Mrs. Joseph R. Pizzaro	10009 Nearbrook Lane 2/23/7
Mr. & Mrs. David D. Doolittle	9914 Nearbrook Lane
Mr. Paul Hicks	9907 Nearbrook Lane

we the undersigned are opposed to the zoning change in the village of nearbrook. As residents of the village of nearbrook we attach our signatures to this paper in protest to case number 05-03894, which is to approve the first amendment to develop plan of village of nearbrook to alter the local open spaces to add lots 100 and lots 107 and area to local space; revise acreage of 11000 plain; and to make other technical considering change's.

Name	Address
Edith W. Hays	9935 Newbrook Lane
Edith W. Hays	9936 Newbrook Lane
Miss M. & Mrs. E. Hays	9934 Newbrook Lane
Miss M. & Mrs. E. Hays	9936 Newbrook Lane
Edith W. Hays	9935 Newbrook Lane
Edith W. Hays	9936 Newbrook Lane

Paul Lee Engineering, Inc.
206 Washington Ave
Towson, Md. 21204

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


WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner's Attorney Robert J. Ryan, Esq. Reviewed by: Nicholas B. Commadari
Nicholas B. Commadari
Chairman, Zoning Plans
Advisory Committee

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: W. C. H. Revised Plans:
Change in outline or description Yes
_____ No

Previous case: F. D. P. Map # 4C

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

I/O #127
 C# 112357


William E. Hammond, Zoning Commissioner

Petitioner Edgar L. Spaul Submitted by Robt. Ryan
Petitioner's Attorney Robt Ryan Reviewed by 1-13

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

TOWSON MD., _____ March 17 _____, 1943

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published at Towson, Baltimore County, Md., ~~on the 17th~~ ~~of one time~~ ~~successive weeks~~ before the 17th day of April, 1953, the first publication appearing on the 17th day of March, 1953.

THE JEFFERSONIAN,
Wm. Jefferson
 Manager.

Cost of Advertisement, \$_____

TOWSON, MD. 3/22 1983

THIS IS TO CERTIFY, that the annexed
advertisement was published in THE TOWSON
TIMES, a weekly newspaper distributed in
Towson, Baltimore County, Md., once a
week for _____ successive weeks,
the first publication appearing on the
16th day of March 198³.

THE TOWSON TIMES

Cost of Advertisement, \$ 30 15

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: W. C. H. Revised Plans:
Change in outline or description Yes
No

Previous case: F. D. P. Map # 4C

[illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD. 3/22 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for _____ successive weeks, the first publication appearing on the 16th day of March 1983.

THE TOWSON TIMES

Cost of Advertisement, \$ 30 15

District 11 Date of Posting 3/20/83
 Posted for Petition for Special Warranty
 Petitioner: E. L. S. Enterprises, Inc.
 Location of property: 4 1/2 E. Northwood Rd., 1600 ft.
East of the 4 1/2 E. Northwood Rd.
 Location of Signs: front of proposed lot 106 & 107 (Young
Northwood Rd.)
 Remarks: _____
 Posted by Wm. D. Holman Date of return: 3/23/83
 Signature
 Number of Signs: 1

PROTESTANT'S
EXHIBIT 2

#14 - Tim Umbreit
 Bryan Joyce
 Livvy Burd
 Pat Schaeferlin
 Russell C. Holmes
 Pamela S. Harvey
 Richard J. Nelson Jr.
 Robert J. Rector
 Thomas R. Harris



Prot vol 3



Part over 3



Prot end

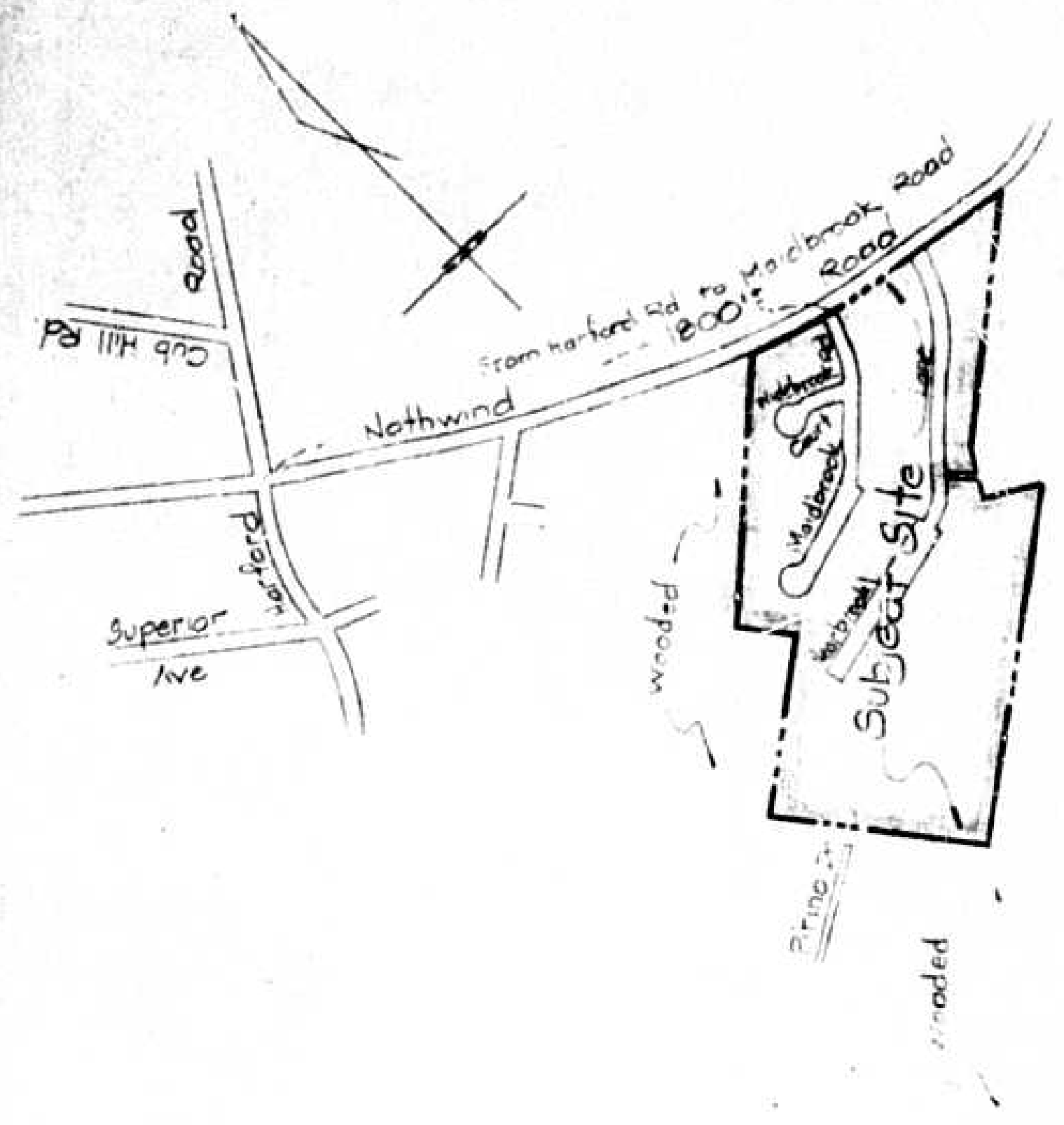


Printed by



0.40.13





LOCATION PLAN
Scale 1:500

GENERAL NOTES

1. Total Area Subject Site: 31.22 AC
2. Existing Zoning: DR-3.5
3. Local Open Space Required: 37.4 AC
4. Local Open Space Shown: 2.04 AC
5. Number of Dwelling Units Allowed: 6.25
6. Number of Dwelling Units Proposed: 5
7. Parking Spaces Required: 100
8. Indicates proposed street lights (Height to be accordance with Baltimore Code)
9. Trash and refuse shall be collected by Baltimore Code
10. Envelopes shown herein are for the location of principal buildings only
11. All lots are for sale
12. Accessory structures, fences and projections into yards may be subject to zoning regulations
13. Zoning Regulations (Subject to amendments and applicable building codes)
14. Landscaping to be provided by lot owner
15. Subject site is located in the Gunpowder Falls Watershed
16. I.D.C.A. Approval 77-221
17. All parking areas and driveways will be paved with a durable and durable surface (Sufficient to be Maryland)
18. When open land is sold and belongs to the dwelling unit, a minimum area (contiguous) of 500 square feet is provided. The minimum depth of this contiguous area is 15' covered areas such as porches cannot be calculated
19. 15 Min. window to street R/W, in transition 30 Min. window to street R/W
20. 40 Min. window to window
21. Major Vegetation minimum (Grubs)

REASON FOR FIRST AMENDED PLAN (10/19/80)

1. Subdivided L.O.S. Area into 2 lots (10.4 AC and 20.8 AC)
2. Added Hatched Portion Previously Designated L.O.S.
3. Adjusted Density & Local Open Space Calculations In The General Notes As Designated In #1 Above
4. Added Front Yard & Side Yard Setbacks
5. Revised Access Of Flood Plain
6. Lots Are Sold Within 300' A Public Hearing Is Held



FIRST AMENDED PLAN
ENGINEER
PAUL LEE
5203 WATSON AVENUE
BALTIMORE, MD 21214
444-5580

FIRST AMENDED
FINAL DEVELOPMENT PLAN
"VILLAGE OF NEARBROOK"

11th Election District
Scale: 1"=50'
Baltimore County, Md
November 15, 1978
1st Amended: 10/19/80

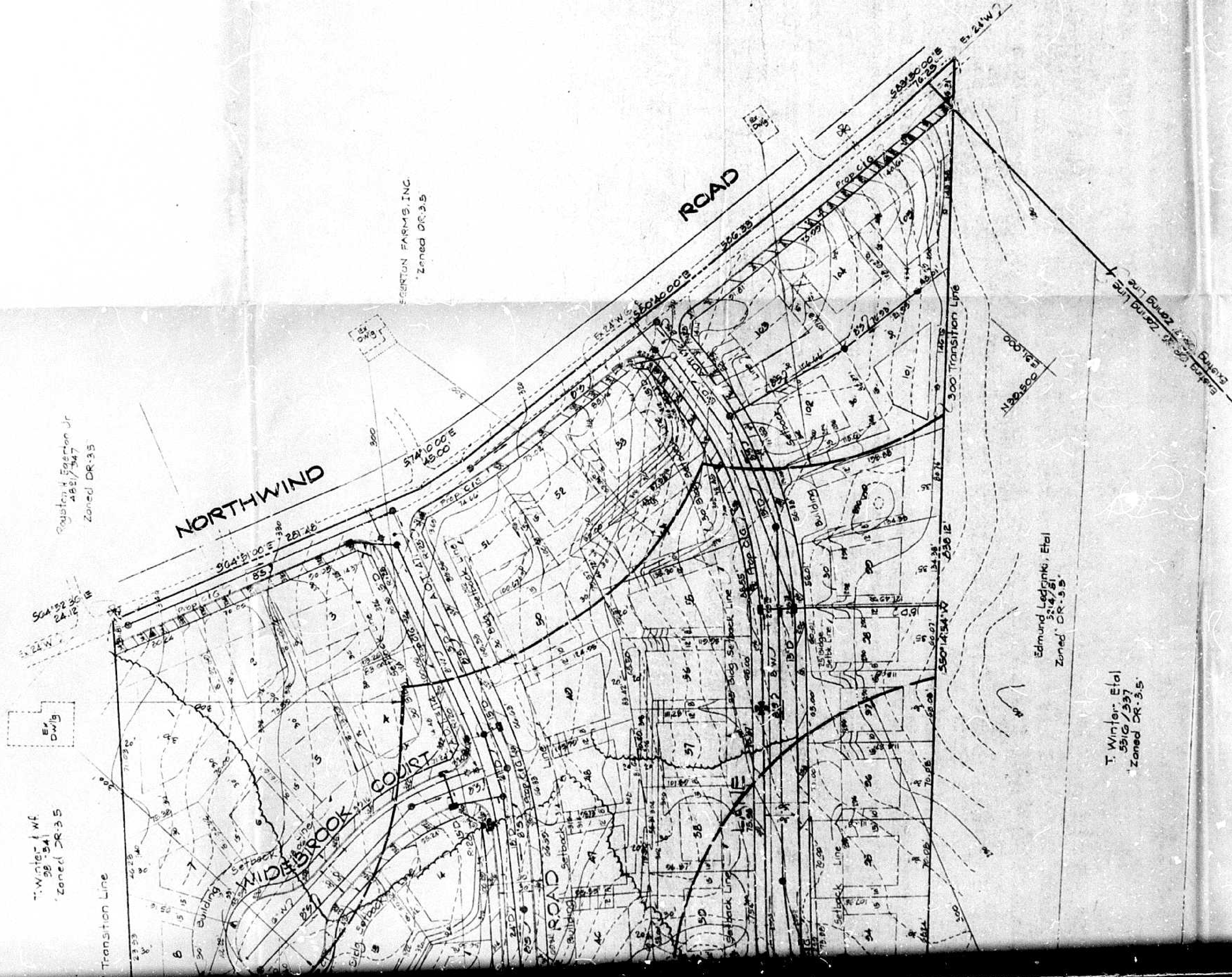
OWNER & DEVELOPER
E.L. Enterprises, Inc.
3031 East Ave.
Baltimore, Md. 21234

ENGINEER
Paul Lee Engineering Inc.
200 Washington Avenue
Towson, Maryland 21204

OFFICE OF PLANNING & ZONING
Approved by

Director of Planning
Zoning Commissioner
Date
Date

NG BAY
25'
20'
15'
10'
5'
0'



1:250,000

NOTE: 1 NF
28 34
Zoned DR-3.5

300' Transition Line

Wooded

Egerton Farms, Inc.
Zoned DR-3.5

384.45'
Local Open Space
0.50 AC

N 51° 52' 40" E
1:250,000

WIDEBROOK COURT

ROAD

WIDEBROOK

NEAR BROOK

Flood Plain - 4.97 AC

FUTURE

1.06 AC Local Open Space

COLLECTOR

Local Open Space
2.95 AC

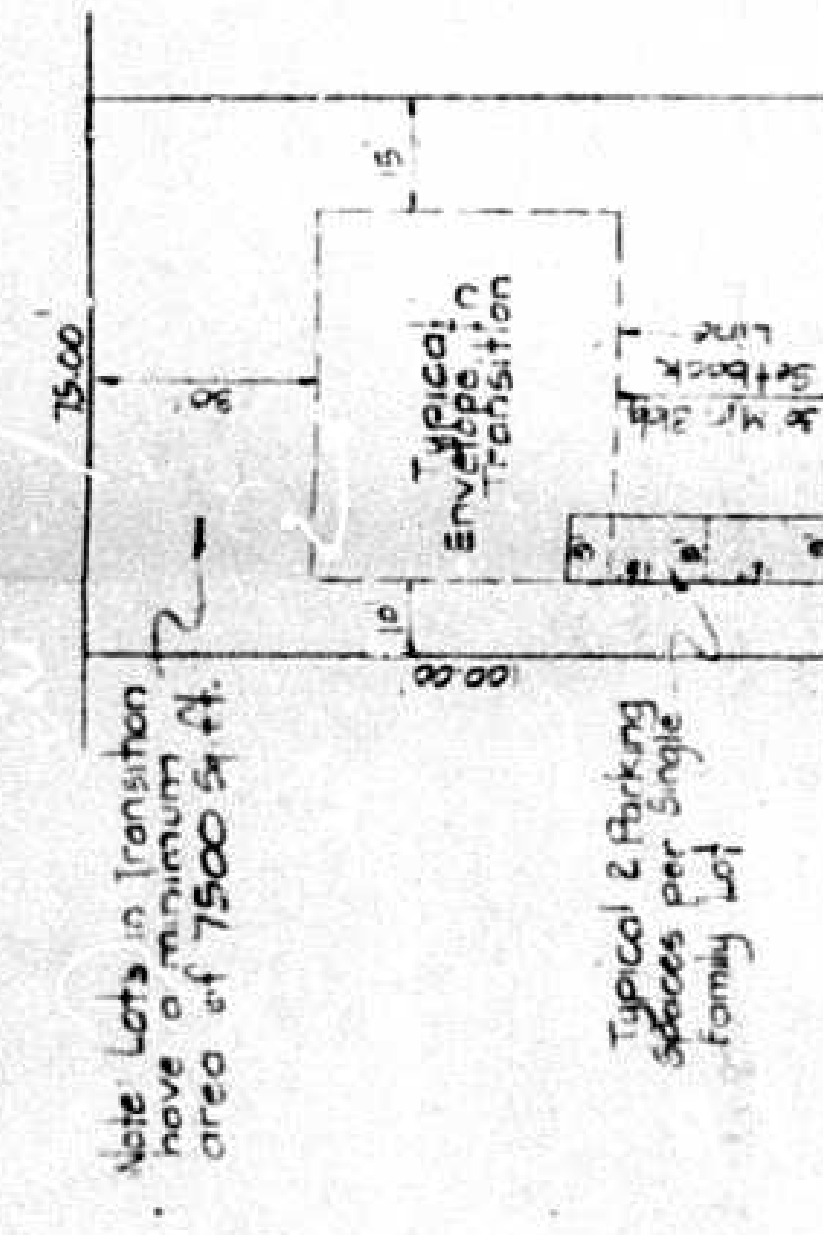
ROAD

58° 30' 32" W
1:250,000

Correy Road Gun Club
Zoned DR-3.5

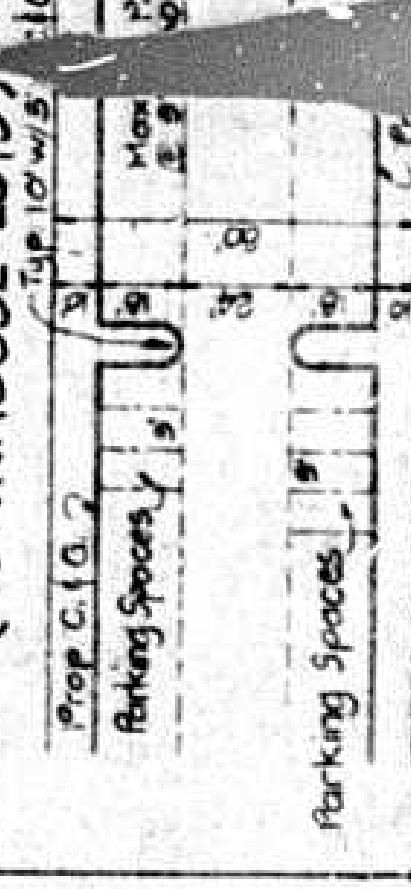
T. Winter Etl
536/597
Zoned DR-3.5

Edmund Lodge
321/283
Zoned DR-3.5

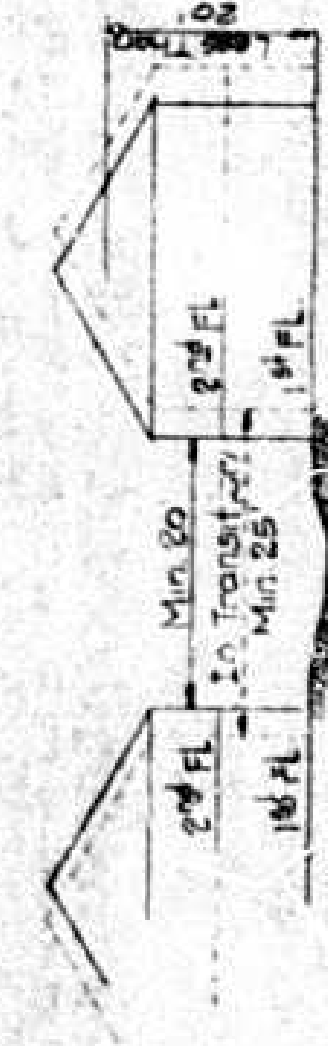
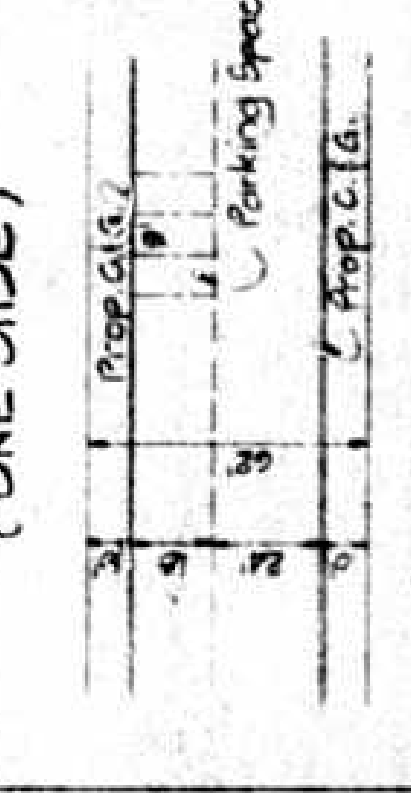


TYPICAL PARKING
for Single Family Lots
No. 8c16

TYPICAL PARKING BAY
(TOWNHOUSE LOTS)



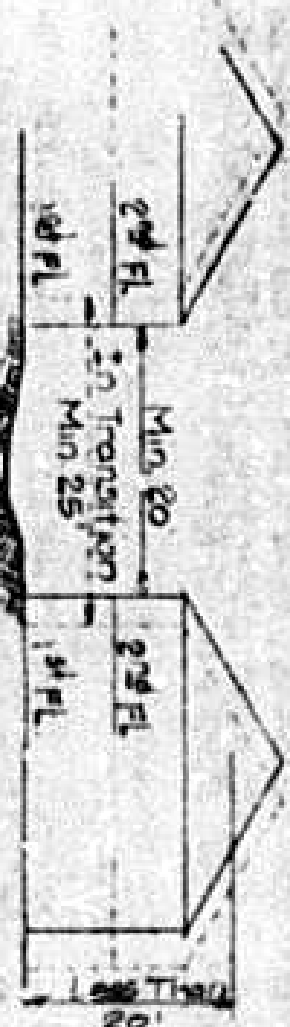
TYPICAL PARKING BAY
(ONE SIDE)



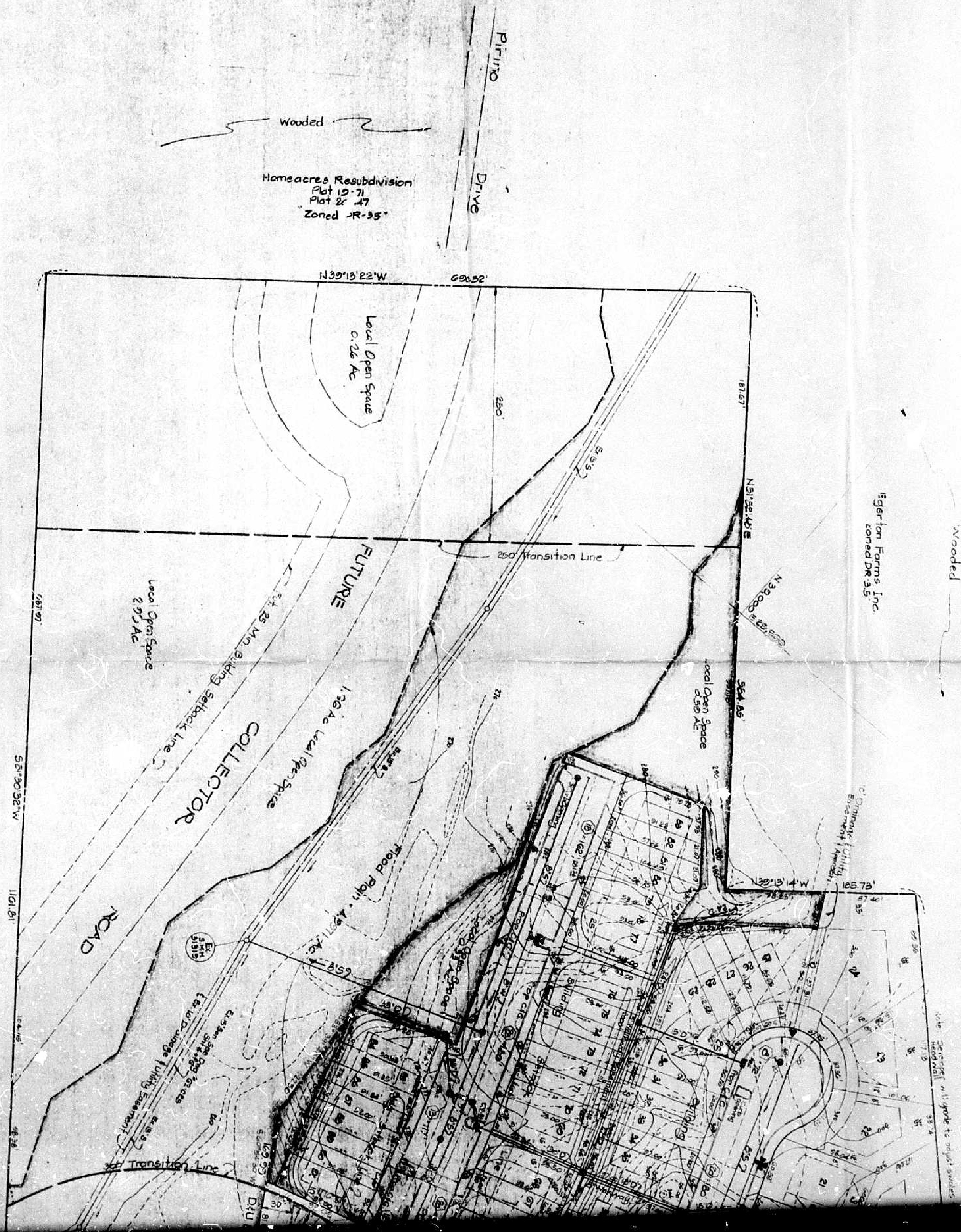
HEIGHT TO HEIGHT RELATIONSHIP
No. 5c016

OFFICE OF PL
Director of Planning
Zoning Commissioner

HEIGHT TO HEIGHT RELATIONSHIP
No Scale

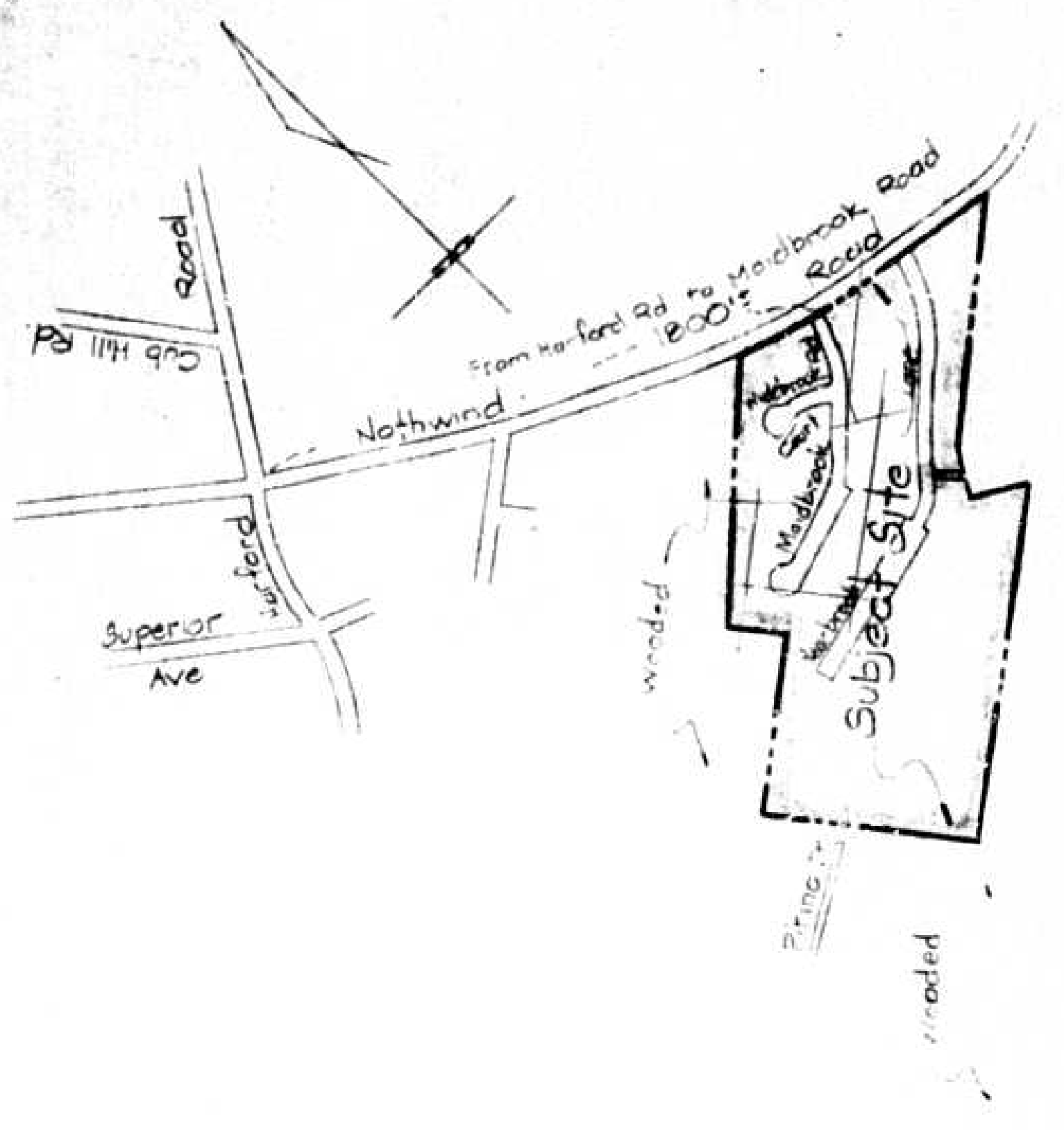


Corney Road Gun Club
Zoned DR-35

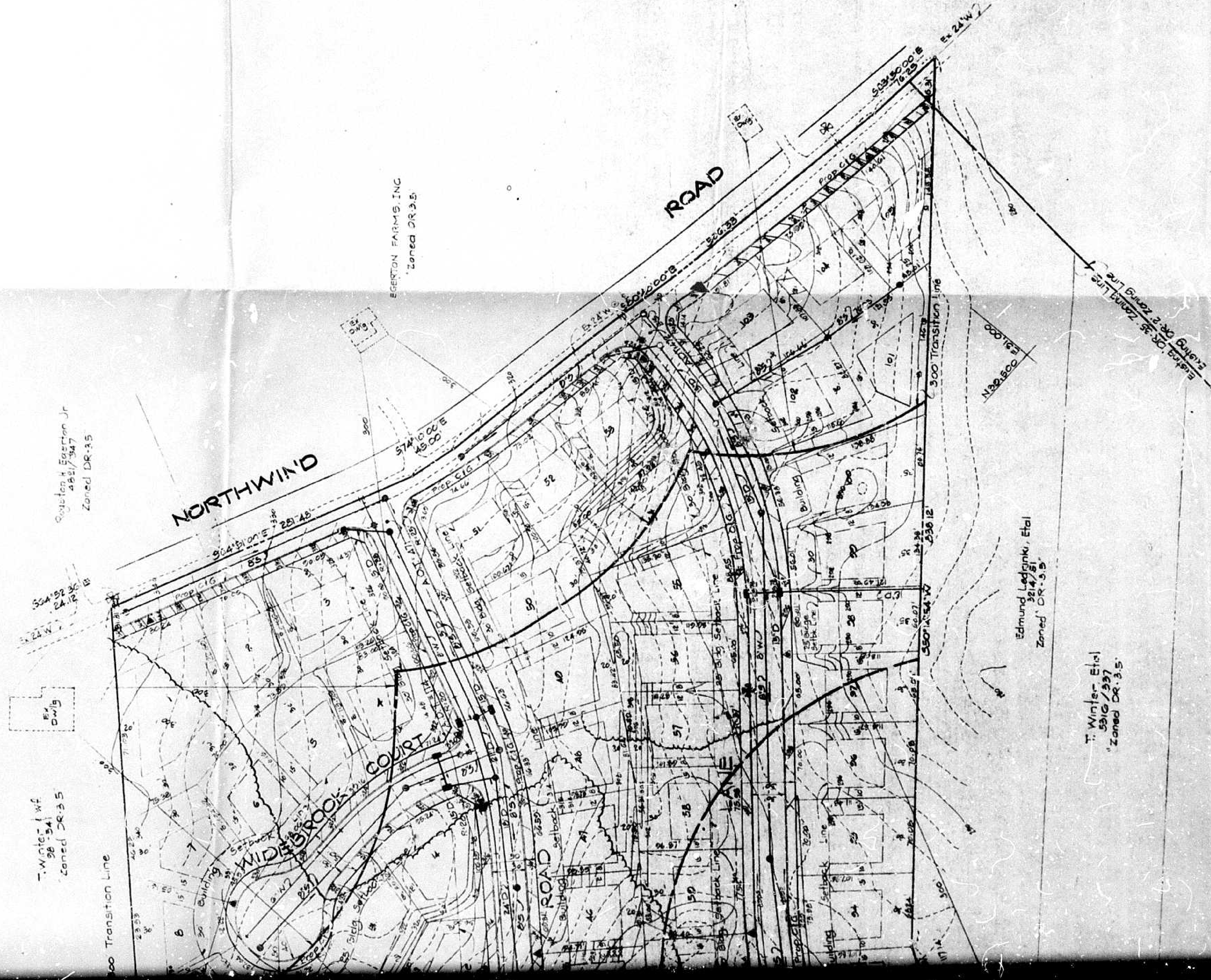


Figerton Farms, Inc.
Zoned DR-35

Note: Elevation will grade to adjacent roads.



LOCATION PLAN
Scale 1"=300'



- GENERAL NOTES**
- Total Area Subject Site = 91,000 AC
 - Existing Zoning = DR-3.5
 - Local Open Space Required = 3 1/2 x 31,220 = 109,270 AC
 - Local Open Space Shown = 109,270 AC
 - Number of Dwelling Units Allowed = 100,000 DU
 - Number of Dwelling Units Proposed = 50,000 DU
 - Parking Spaces Required = 10,000 Spaces
 - Parking Spaces Shown = 10,000 Spaces
 - Indicates proposed street lights (Height to be accordance with local ordinance)
 - Trash and refuse shall be collected by Baltimore City (2 Times a week)
 - Envelopes shown herein are for the location of principle buildings only
 - All lots are for Sale
 - Accessory Structures, fences and projection into yards may be constructed outside building envelope but must comply with Section 400 of the Zoning Regulations (Subject to covenants and applicable building codes)
 - Local Open Space will be decided by Baltimore Dept. of Recreation
 - Landscaping to be provided by lot owner
 - Subject site is located in the Gunpowder Falls Watershed
 - I.D.C.A. Approval 77-281
 - All parking areas and driveway will be paved with a durable and skid-resistant surface (Surfacing to be Matched)
 - When open land is sold and belongs to the dwelling unit, a minimum area (contiguous) of 500 square feet is provided. The minimum depth of this contiguous area is 15' covered areas such as porches cannot be calculated
 - 15' Min. window to R = 35' Min. window to front boundary
 - 15' Min. window to street R/W, in transition 30' Min. window to street R/W
 - 40' Min. window to window
 20. Storm Water Management owner requested by San. District and Dept. of Public Works
 21. Major Vegetation minimum (Shrub):

REASON FOR FIRST AMENDED PLAN (10/19/83)

- Subdivided L.O.S. Area 3.5 x 31,220 = 109,270 AC
- Added Hatched Portion B, visually Designated L.O.S.
- Adjusted Density & Local Open Space Calculations In The General Use As Designated In #1 Above
- Added Engineer's Seal For First Amended Plan
- Revised Acreage Of Flood Plain
- Lots Are Sold Within 300' A Public Hearing To Resid.

FIRST AMENDED PLAN
ENGINEER
W. DUVAL & ASSOCIATES
5203 Waltham Avenue
Baltimore, Md. 21214
410-5890

**FIRST AMENDED
FINAL DEVELOPMENT PLAN
"VILLAGE OF NEARBROOK"**

11th Election District
Scale 1"=80'
Baltimore County, Md.
November 15, 1978
1st Amended 10/19/83

OWNER & DEVELOPER
Paul Lee Engineering, Inc.
200 Washington Avenue
Towson, Maryland 21204

OFFICE OF PLANNING & ZONING
Approved by
Director of Planning
Zoning Commissioner
Date
Date

PARKING BAY
ONE (1) BAY
Prop. C. 16



