ORDER RECEIVED FOR FILING
DATE Feb 14 1983
BY [illegible]

PETITION FOR SPECIAL HEARING 83-230-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

Fourth Amended Final Development Plan Sections 2 and 3 Village of White Oak to create new Lot 7-A in area formerly designated for storm water management near Wood Oak Court

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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Julius W. Lichtef
(Type or Print Name)

Signature

113 Chesapeake Building
305 W. Chesapeake Avenue
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: (301) 321-0600

Legal Owner(s):

BEACON BUILDING CORP.
(Type or Print Name)

By: Signature Alan D. Bleznak, Vice Pres.

(Type or Print Name)

Signature

5105 North Park Drive (609) 665-3410
Address Phone No.

Pennsauken, New Jersey 08109
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of February, 19 83, 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, 19 83, at 10:45 o'clock A. M.

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

83-230-SPH
Item #146

Beacon Building Corp. 83-230-SPH
SE/cor. of Klausmier & White Oak Rds.
11th

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE corner of Klausmier and White Oak Rds., 11th District : OF BALTIMORE COUNTY
BEACON BUILDING CORP., : Case No. 83-230-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
Deputy People's Counsel

John W. Hessian, 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 Julius W. Lichter, Esquire, 113 Chesapeake Building, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

March 24, 1983

Julius W. Lichter, Esquire
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 146 - Case No. 83-230-SPH
Petitioner - Beacon Building Corp.
Special Hearing Petition

Dear Mr. Lichter:

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 client's proposal to amend the final development plan of the Village of White Oak by adding another building lot at the end of Wood Oak Court, and coupled with the fact that lots have been sold within 300 feet of this change, 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, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P. E.
DIRECTOR

March 21, 1983

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

Re: Item #146 (1982-1983)
Property Owner: Beacon Building Corp.
S/E corner Klausmier Rd. and White Oak Rd.
Acres: 33.7 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 117708, executed in conjunction with the development of Village of White Oak (Formerly White Oak @ Perry Hall).

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 146 (1982-1983).

Very truly yours,

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

RAM:EAM:FWR:ss

cc: H. Shalowitz

Q-NW Key Sheet
42 & 43 NE 26 Pos. Sheets
NR 11 & Topo
77 Tax Map

83-230-SPH
NBC - File

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
83-230-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 proposals 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
Director of Planning and Zoning, and
Secretary to the Board

NEG:FWS:jr

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

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

STEPHEN E. COLLINS
DIRECTOR

March 7, 1983

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

ZAC - Meeting of February 1, 1983
Item Nos. 145, 146, and 147

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 145, 146, and 147.

Michael S. Flanigan
Traffic Engineer II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO William E. Hammond, Zoning Commissioner
Office of Planning and Zoning Date February 4, 1983

FROM Jan 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. Resh
Item # 144 - William J. & Janice M. Steiner, Jr.
Item # 146 - Beacon Building Corp.
Item # 147 - Robert A. & Deborah L. Jennings

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IVF/fth

ORDER RECEIVED FOR FILING
DATE April 9, 1983
BY ADMINISTRATIVE ASSISTANT

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 Fourth Amended Final Development Plan, Sections 2 and 3, Village of White Oak, to create Lot 7-A in an area near Wood Oak Court, 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 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 8th day of April, 1983, that the Fourth Amended Final Development Plan, Sections 2 and 3, Village of White Oak, which creates Lot 7-A in an area near Wood Oak Court, 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.

Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 30, 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: Beacon Building Corp.

Location: SE/Cor. Klausmier Road and White Oak Road

Item No.: 146 Zoning Agenda: Meeting of February 1, 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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

( ) 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.

Noted and
REVIEWER: _____ 3/31/83 Approved: George M Wiegand
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED ZALESKI, JR.
DIRECTOR

March 7, 1983

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

Dear Mr. Hammond

Comments on Item # 146 Zoning Advisory Committee Meeting February 1, 1983 are as follows:

Property Owner: Beacon Building Corp.
Location: SE/Cor. Klausmier Road & White Oak Road
Existing Zoning: D.R. 3.5 & D.R. 5.5
Proposed Zoning: Special Hearing to change the Fourth Amended Final Development Plan Sects. 2&3 "Village of White Oak" to create new lot 7-A in area formerly designated for storm management near Oak Court.
Acres: 33.7
District: 11

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building and other miscellaneous permits shall be required before beginning construction.

X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. An exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Td204

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

FORM C1-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland – 21204

Date: February 8, 1983

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

Z.A.C. Meeting of: February 1, 1983

RE: Item No: 144, 145, (146) 147
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, Assistant
Department of Planning

WNP/bp

March 9, 1983

Julius W. Lichter, Esquire
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Hearing
SE/corner of Klausmier and White Oak Roads
Beacon Building Corp. - Petitioner
Case No. 83-230-SPH

TIME: 10:45 A.M.

DATE: Thursday, April 7, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 112379

DATE 1/09/83 ACCOUNT R-01-615-000
AMOUNT $100.00
RECEIVED FROM Julius Lichter
FOR Filing fee for Item #141
Beacon Bldg. Corp.
VALIDATION OR SIGNATURE OF CASHIER

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 83-230-SPH (Item No. 146)
Building Permit Application
No. 33886
Election District: 11

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal period.

We hereby relieve Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

BEACON BUILDING CORP.

By: William M Lindsay

OK 99 4/11/83

PETITION FOR SPECIAL HEARING

11th Election District

ZONING: Petition for Special Hearing

LOCATION: Southeast corner of Klausmier and White Oak Roads

DATE & TIME: Thursday April 7, 1983 at 10:45 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 Fourth Amended Final Development Plan Sections 2 and 3, Village of White Oak, to create a new Lot 7-A in area formerly designated for storm water management near Wood Oak Court

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

Being the property of Beacon Building Corp., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, April 7, 1983 at 10:45 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
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 25, 1983

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
SE/corner Klausmier & White Oak Rds.
Beacon Building Corp. - Petitioner
Case No. 83-230-SPH

Dear Mr. Lichter:

This is to advise you that $106.08 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. 117320

DATE 4/8/83 ACCOUNT R-01-615-000
AMOUNT $106.08
RECEIVED FROM Julius Lichter, Esquire
FOR Advertising & Posting Case #83-230-SPH
(Beacon Building Corp.)
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT: Zoning Petition No. 83-230-SPH, Beacon Building Corp.

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

Norman E. Gerber per J.G.H.
Norman E. Gerber
Director of Planning

NEG:JGH:ls

cc: Arlene January
Shirley Hess

83-230-SPH

PETITION FOR SPECIAL HEARING
11th Election Dist.

ZONING: Petition for Special Hearing
LOCATION: Southeast corner of Klausmier and White Oak Roads
DATE & TIME: Thursday, April 7, 1983 at 10:45 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 Fourth Amended Final Development Plan Sections 2 and 3, Village of White Oak, to create a new Lot 7-A in area formerly designated for storm water management near Wood Oak Court.

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

Beginning for the same at a point formed by the intersect..n of the centerlines of Klausmier Road and the centerline of White Oak Road, thence leaving said place of beginning and running and binding through the bed of Klausmier Road and the two following courses and distances, viz: (1) South 04 degrees 41 minutes 35 seconds East 36.37 feet (2) South 20 degrees 15 minutes 35 seconds East 196.00 feet and (3) South 13 degrees 34 minutes 35 seconds East 39.14 feet, thence still in part running through the bed of Klausmier Road and continuing the same course in all, (3) South 79 degrees 34 minutes 35 seconds East 212.75 feet, thence running the eight following courses and distances, viz: (4) South 04 degrees 41 minutes 35 seconds East 36.37 feet (5) South 20 degrees 15 minutes 35 seconds East 196.00 feet (6) South, 29 degrees 46 minutes 25 seconds East 148.00 feet (7) South 13 degrees 30 minutes 00 seconds West 113.11 feet (8) South 13 degrees 53 minutes 45 seconds East 427.15 feet (9) South 79 degrees 15 minutes 13 seconds East 682.28 feet (10) South 40 degrees 53 minutes 00 seconds West 141.35 feet and (11) South 79 degrees 00 minutes 04 seconds East 220.20 feet to the northwest side of Twilight Drive, thence running and binding thereon (12) South 40 degrees 53 minutes 00 seconds West 178.00 feet, thence leaving said northwest side of Twilight Drive and in part running across the bed thereof and continuing the same course, in all, (13) North 79 degrees 04 minutes 27 seconds West 836.16 feet and (14) North 10 degrees 55 minutes 33 seconds West 1,727.27 feet, and (15) South 81 degrees 04 minutes 56 seconds East 196.49 feet to the place of beginning.

Containing 33.7 acres of land, more or less.

NOTE: This description was written for zoning purposes only and was not intended to be used for conveyance.

Being the property of Beacon Building Corp., as shown on plan plan filed with the Zoning Department.

Hearing Date: Thursday, April 7, 1983 at 10:45 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

Md. 17.

83-230-SPH

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 17, 19 83

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 in each~~ of one time ~~successive weeks~~ before the 7th day of April, 19 83, the ~~XXX~~ publication appearing on the 17th day of March, 19 83.

THE JEFFERSONIAN,
D. Frank Streaker
Manager.

Cost of Advertisement, $

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

MELVIN A. STEINBERG
JULIUS W. LICHTER
EDWARD L. COLEMAN
DONALD F. ROGERS

February 7, 1983

IN REPLY REFER TO:

Mr. Nicholas B. Commodari
Office of Planning and Zoning
Baltimore County
Towson, Maryland 21204

Re: Petition for Special Hearing
Beacon Building Corp.
Village of White Oak

Dear Mr. Commodari:

Enclosed herewith you will find and original and three copies of a Petition for Special Hearing in the above captioned matter. These are to be substituted for the ones in your file submitted on January 28, 1983 bearing my signature alone as attorney for Beacon Building Corp.

Very truly yours,
Julius W. Lichter

JWL:lsp

Enclosures

HAND DELIVERED

Petition For Special Hearing
11th Election District

ZONING: Petition for Special Hearing
LOCATION: Southeast corner of Klausmier and White Oak Roads
DATE & TIME: Thursday, April 7, 1983 at 10:45 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 Fourth Amended Final Development Plan Sections 2 and 3, Village of White Oak, to create a new Lot 7-A in area formerly designated for storm water management near Wood Oak Court.

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

BEGINNING FOR THE SAME at a point formed by the intersection of the centerlines of Klausmier Road and the centerline of White Oak Road, thence leaving said place of beginning and running and binding through the bed of Klausmier Road the two following courses and distances, viz: (1) South 01 degrees 04 minutes 56 seconds East 196.00 feet and (2) South 13 degrees 34 minutes 35 seconds East 39.14 feet, thence still in part running through the bed of Klausmier Road and continuing the same course in all, (3) South 79 degrees 34 minutes 35 seconds East 212.75 feet, thence running the eight following courses and distances, viz: (4) South 04 degrees 41 minutes 35 seconds East 36.37 feet (5) South 20 degrees 15 minutes 35 seconds East 196.00 feet (6) South, 29 degrees 46 minutes 25 seconds East 148.00 feet (7) South 13 degrees 30 minutes 00 seconds West 113.11 feet (8) South 13 degrees 53 minutes 45 seconds East 427.15 feet (9) South 79 degrees 15 minutes 13 seconds East 682.28 feet (10) South 40 degrees 53 minutes 00 seconds West 141.35 feet and (11) South 79 degrees 00 minutes 04 seconds East 220.20 feet to the northwest side of Twilight Drive, thence running and binding thereon (12) South 40 degrees 53 minutes 00 seconds West 178.00 feet, thence leaving said northwest side of Twilight Drive and in part running across the bed thereof and continuing the same course, in all, (13) North 79 degrees 04 minutes 27 seconds West 836.16 feet and (14) North 10 degrees 55 minutes 33 seconds West 1,727.27 feet, and (15) South 81 degrees 04 minutes 56 seconds East 196.49 feet to the place of beginning.

CONTAINING 33.7 acres of land, more or less.

NOTE: This description was written for zoning purposes only and was not intended to be used for conveyance.

Being the property of Beacon Building Corp., as shown on plan plan filed with the Zoning Department.

Hearing Date: Thursday, April 7, 1983 at 10:45 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

The Times

Middle River, Md., March 17 19 83

This is to Certify, That the annexed

Petition
Beacon Bldg

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 17th day of March, 19 83

Publisher.

Hearing!
83-339
88 Wae - file

Need RSH please
2/18/83

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD 21204 (301) 321-0600

MELVIN A. STEINBERG
JULIUS W. LICHTER
EDWARD L. COLEMAN
DONALD F. ROGERS

February 18, 1983

IN REPLY REFER TO:

Mrs. Jean M.H. Jung
Deputy Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Petition for Special Hearing
Beacon Building Corp.
Village of White Oak
Item No. 146

Dear Mrs. Jung:

I filed, on behalf of the Beacon Building Corp., a Petition for Special Hearing on January 28, 1983 for an amendment to the development plan of the Village of White Oak to create Lot 7-A. I hereby request that a hearing be set at the earliest possible date.

The developer had secured all of the signatures of the residents living within 300 feet of said lot with the exception of one owner and was unable to secure the signature of that one property owner. These signatures amounted to the owners of twenty properties in the vicinity of the subject lot. The developer feels that he could market and sell this lot promptly thereby creating employment for his construction crew. The Baltimore County Planning Board approved this request for hearing on February 17, 1983 in accordance with the provisions of the zoning regulations. Your granting of this request for an early hearing would be greatly appreciated.

Very truly yours,
Julius W. Lichter

FEB 21 83 AM

JWL:lsp

cc: Mr. Nicholas B. Commodari
Beacon Building Corp.

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 8, 1983

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
SE/corner of Klausmier and White Oak Rds. - 11th Election District
Beacon Building Corp. - Petitioner
NO. 83-230-SPH (Item No. 146)

Dear Mr. Lichter:

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

83-230-SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 — Date of Posting 3/20/83

Posted for: Petition for Special Hearing

Petitioner: Beacon Building Corp.

Location of property: S/E/C Klausmier & White Oak Rds.

Location of Signs: Front of proposed Lot 7A Klausmier Road Oak Ct.

Remarks:

Posted by Signature Joan L. Coleman — Date of return: 3/23/83

Number of Signs: 1

Julius W. Lichter, Esquire
113 Chesapeake Bldg.
305 W. Chesapeake Ave
Towson, Md. 21204

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 23rd day of February, 1983.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Beacon Bldg. Corp.

Petitioner's Attorney Julius W. Lichter, Esq — Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

1/7/82

tify that this

Expires July 1, 1982

LOCATION PLAN
Scale 1" 800'

GENERAL NOTES AND DENSITY CALCULATIONS

1 EXISTING ZONING 3.5 R.5
2 GROSS ACREAGE
DR 3.5 = 28.8455 ACRES
DR 5.5 = 36.329 ACRES
3 TOTAL NUMBER OF UNITS PERMITTED = 3.5 X 28.8455 + 5.5 X 8.829 = 149.94
4 TOTAL NUMBER OF UNITS PROPOSED = 108
5 NUMBER OF PROPOSED DWELLING UNITS THIS PLAN = 106
6 REQUIRED LOCAL OPEN SPACE = 11.3 Ac @ 400 Sq. Ft. per DR 3.5 & 0% for DR 5.5
7 PROPOSED LOCAL OPEN SPACE = 1.90 Ac
8 PROPOSED LOCAL OPEN SPACE THIS PLAT = 1.70 Ac
9 OFFSTREET PARKING DATA
SPACES REQUIRED = (2 PER DWELLING UNIT) = 216
SPACES PROPOSED = 216
10 A.D.T. (10.4 PER DWELLING UNIT) = 1123.4
11 HEIGHT OF ALL BUILDINGS TO BE 20' AND UNDER
12 ALL WINDOWS TO BE 15' FROM PROPERTY LINES, 30' FROM TRACT BOUNDARY, 40' BETWEEN FACING WINDOWS
13 ALL HOUSES FOR SALE
14 PRIVATE PARKING SPACES TO BE PAVED WITH DURABLE DUSTLESS SURFACE (CONCRETE PAD)
15 SINGLE LOTS
16 TYPICAL LIGHTING STANDARD LOCATION (MAX. 16' HIGH)
17 TRASH AND REFUSE SHALL BE COLLECTED BY COUNTY COLLECTOR 2 TIMES A WEEK
18 WATERSHED AREA GUNPOWDER
19 SEWER DESIGN GUNPOWDER DRAINAGE AREA .056 M.G.D.
20 OPEN SPACE TO BE MAINTAINED AND OWNED BY BALTO. CO.
21 OPEN SPACE WILL BE DEEDED TO BALTO. CO.
22 SITE IS PARTIALLY WOODED
23 ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF PRINCIPLE BUILDINGS ONLY
24 ACCESSORY STRUCTURES AND PROJECTIONS INTO YARD MAY BE CONSTRUCTED OUTSIDE ENVELOPES, BUT MUST COMPLY WITH SECT 400.1 OF BALTO. CO. ZONING REG. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)
25 LANDSCAPING TO BE DONE BY BUILDER

DATE	AMENDMENT	BY
3-18-82	REASON FOR 4TH AMENDMENT - TO CHANGE USE OF OPEN SPACE LOT 'A' WHITE WOOD MANAGEMENT LOT TO RESIDENTIAL LOT # 7-A	E.H.
6-27-81	REASON FOR 3RD AMENDMENT INCREASE 200 ADJACENT TO KLAUSMIER RD. REVISED KLAUSMIER RD INTO SUBDIV. NO LOTS SOLD WITHIN 300' OF AMENDED AREA	*
12-8-81	3RD AMENDMENT - LOT LINE BETWEEN LOTS D-16 & D-15 MOVED EASTERLY 15' BUILDING ENVELOPES FOR LOTS D-16 & D-15 REVISED	E.H.*
1-4-82	Final Record plat of Block E Lots E1 to E16 & Parcels A & B White Oak Est.	E.H.

* 3RD AMENDMENT BY:
EVANS, HAGAN & HOLDEFER, INC.
8013 BELAIR ROAD
BALTIMORE, MARYLAND 21236
Juri Maute Dec 8, 1981
JURI MAUTE DATE

** 4TH AMENDMENT BY:
EVANS, HAGAN & HOLDEFER, INC.
8013 BELAIR ROAD
BALTIMORE, MD. 21236
Juri Maute
JURI MAUTE
2/28/83
DATE

OWNER / DEVELOPER
PEACON BUILDING CORP.
5105 N. PARK DRIVE
PENNSAUKEN, N.J. 08109

OFFICE OF PLANNING & ZONING
4TH AMND. APPROVED BY
DIRECTOR OF PLANNING DATE
ZONING COMMISSIONER DATE

PETITIONER'S EXHIBIT 1
Richard Klar
3-8-83

FOURTH AMENDED
FINAL DEVELOPMENT PLAN X-1-282
SECTION 2 & 3
VILLAGE OF WHITE OAK
ELECTION DISTRICT NO. 11 BALTIMORE COUNTY, MARYLAND
SCALE 1"=50' Sept 29, 1977

MCA
MCA ENGINEERING CORP.

PINEDALE DRIVE

HAYMARKET COURT

CEADARBROOKE PLACE

WHITE OAK CIRCLE

BLOCK C

BLOCK C-1

BLOCK C-2

BLOCK C-3

WHITE OAK ROAD

GUNVIEW ROAD

WHITE OAK COURT

PERHALL ROAD

CHAPEL HILL LAND CO

FLOOD PLAIN

10' UTILITY/DRAINAGE EASEMENT

OFFICE OF PLANNING & ZONING
4TH AMND. APPROVED BY
DIRECTOR OF PLANNING — DATE
ZONING COMMISSIONER

APPROVAL TO 3rd AMENDMENT BY
OWNERS OF LOTS LOCATED WITHIN 300 FT.
OF REVISIONS TO LOTS C-18 & C-19

SIGNED: GARY F. ROWLEY	DATE 1/5/81		
SIGNED: MARY R. ROWLEY	DATE 1/31/81	ADDRESS: 7 WHITE WOOD CT.	LOT NO B-20
SIGNED: JOHN O. HEHNEMAN	DATE 12/12/81		
SIGNED: EILEEN A. HEHNEMAN	DATE 12/13/81	ADDRESS: 5 WHITE WOOD CT.	LOT NO B-21
SIGNED: MICHAEL R. DEAN	DATE 1-6-82	ADDRESS: 3 WHITE WOOD CT.	LOT NO B-22
SIGNED: CLESTE R. DEAN	DATE 1-7-82		
SIGNED: SHELDON L. SMITH	DATE 1-7-82	ADDRESS: 1 WHITE WOOD CT.	LOT NO B-23
SIGNED: JANE M. SMITH	DATE		
SIGNED: RICHARD C. RAVEL	DATE 12/13/81		
SIGNED: BEVERLY B. RAVEL	DATE 2-13-82	ADDRESS: 9408 GUNVIEW RD.	LOT NO B-28
SIGNED: MATTIE W. JARON	DATE 1/6/82		
SIGNED: RAYMOND H. JARON	DATE 1/6/82	ADDRESS: 9404 OAK WHITE RD.	LOT NO A-13
SIGNED: LORENZO B. VLIGERIO	DATE 1/5/82	ADDRESS: 9402 OAK WHITE RD.	LOT NO A-14
SIGNED: JOYCE A. VLIGERIO	DATE		
SIGNED: DIOSDADO C. BATAC	DATE 12/28/81	ADDRESS: 9407 GUNVIEW RD.	LOT NO C-21
SIGNED: MAMERTA C. BATAC	DATE		
SIGNED: CAROLE L. SIMMS	DATE	ADDRESS: 9332 OAK WHITE RD.	LOT NO D-8

I certify that this is a true and correct copy of the original.

Notary Public
My Commission Expires July 1, 1982

1/14/82

TYPICAL LANDSCAPING PLAN

TYPE 'B'
TYPICAL FLOOR PLAN
NO SCALE

TYPE 'C'
TYPICAL FLOOR PLAN
NO SCALE

TYPE 'B'
TYPICAL FRONT ELEVATION
NO SCALE

TYPE 'C'
TYPICAL FRONT ELEVATION
NO SCALE

CEADARBROOKE PLACE

BLOCK 'C'

BLOCK 'D'

GUNMEW ROAD

WHITE OAK COURT

WOOD OAK COURT

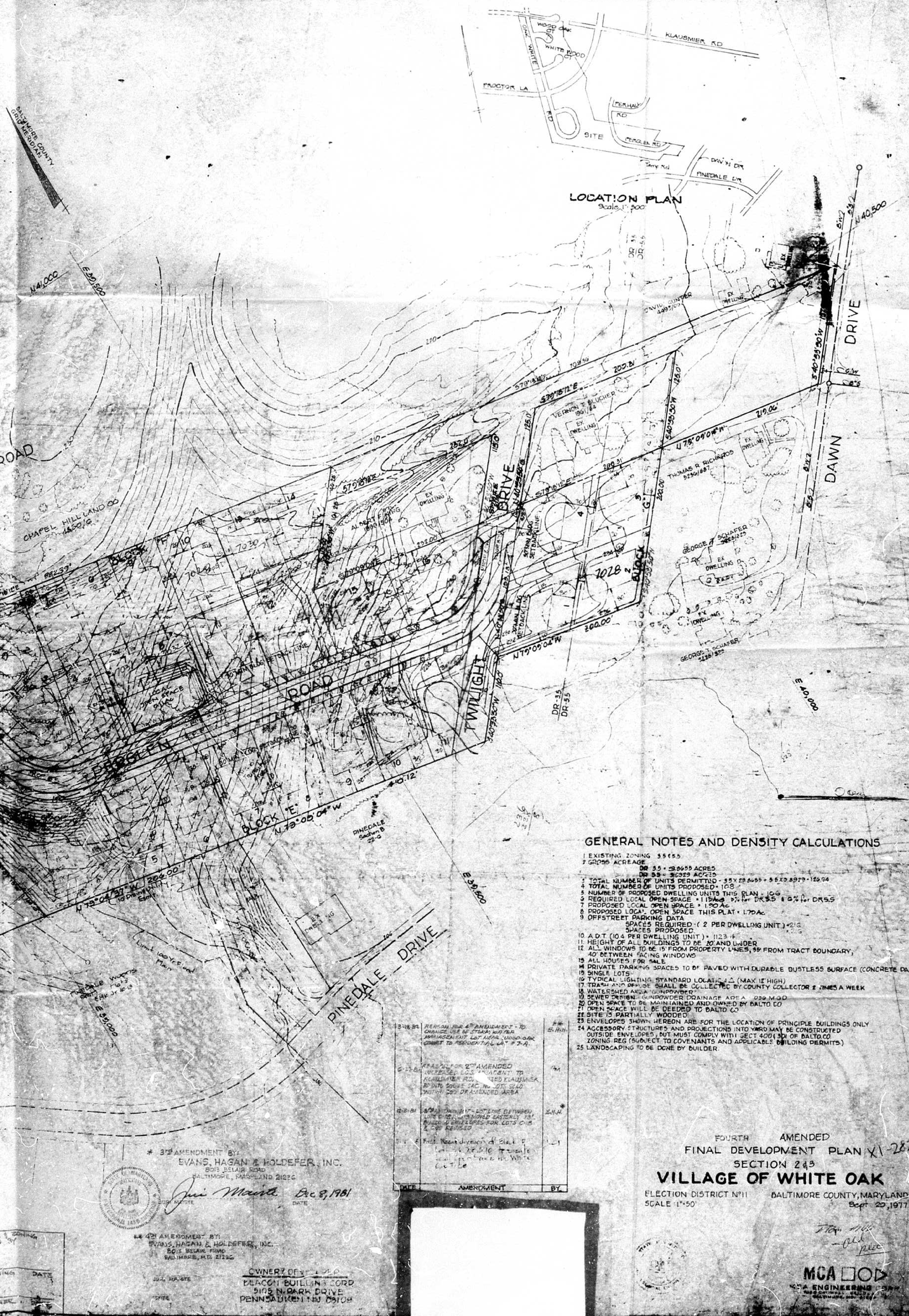
OAK

MAPLE

ROAD

UNIVERSAL HOUSING DEVELOPMENT

UNIVERSAL HOUSING & DEVELOPMENT
SCALE: 1"=100'



GENERAL NOTES AND DENSITY CALCULATIONS

1 EXISTING ZONING DR 3.5 & 5.5
2 GROSS ACREAGE
DR 3.5 = 28.8655 ACRES
DR 5.5 = 30.3329 ACRES
3 TOTAL NUMBER OF UNITS PERMITTED = 3.5 X 28.8655 + 5.5 X 30.8329 = 270.94
4 TOTAL NUMBER OF UNITS PROPOSED = 108
5 NUMBER OF PROPOSED DWELLING UNITS THIS PLAN = 106
6 REQUIRED LOCAL OPEN SPACE = 11.5 Ac @ 2% for DR 3.5 & 10% for DR 5.5
7 PROPOSED LOCAL OPEN SPACE = 13.0 Ac
8 PROPOSED LOCAL OPEN SPACE THIS PLAT = 1.70 Ac
9 OFFSTREET PARKING DATA
SPACES REQUIRED = (2 PER DWELLING UNIT) = 216
SPACES PROPOSED = 216
10 A.D.T. (10.4 PER DWELLING UNIT) = 1123.4
11 HEIGHT OF ALL BUILDINGS TO BE 30' AND UNDER
12 ALL WINDOWS TO BE 15' FROM PROPERTY LINES, 35' FROM TRACT BOUNDARY, 40' BETWEEN FACING WINDOWS
13 ALL HOUSES FOR SALE
14 PRIVATE PARKING SPACES TO BE PAVED WITH DURABLE DUSTLESS SURFACE (CONCRETE PAD)
15 SINGLE LOTS
16 TYPICAL LIGHTING STANDARD LOCATION (MAX 12' HIGH)
17 TRASH AND REFUSE SHALL BE COLLECTED BY COUNTY COLLECTOR 2 TIMES A WEEK
18 WATERSHED AREA GUNPOWDER
19 SEWER DESIGN GUNPOWDER DRAINAGE AREA 0.26 M.G.D.
20 OPEN SPACE TO BE MAINTAINED AND OWNED BY BALTO CO
21 OPEN SPACE WILL BE DEEDED TO BALTO CO
22 SITE IS PARTIALLY WOODED
23 ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF PRINCIPLE BUILDINGS ONLY
24 ACCESSORY STRUCTURES AND PROJECTIONS INTO YARD MAY BE CONSTRUCTED OUTSIDE ENVELOPES, BUT MUST COMPLY WITH SECT 400 (3D) OF BALTO CO ZONING REG (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)
25 LANDSCAPING TO BE DONE BY BUILDER.

DATE	AMENDMENT	BY
3-18-82	REFLOW FOR 4TH AMENDMENT - TO CHANGE USE OF STORM WATER MANAGEMENT LOT NEAR WOODOAK COURT TO RESIDENTIAL LOT # 7-A	H.H.
6-17-82	REVISION FOR 2ND AMENDED INCREASE LOSS ADJACENT TO KLAUSMIER RD. REVISED KLAUSMIER DR. INTO SINGLE CAC No. LOTS SEAD (WITH) 2ND OR AMENDED AREA	HH
12-8-81	3RD AMENDMENT - LOT LINE BETWEEN LOTS 18 & 19 REVISED EASTERLY 10' BUILDING ENVELOPES FOR LOTS C-18 & C-19 REVISED	H.H.
1-5-82	Final Recordation of Block E Lots 1 thru 26 & 10 Parcels and Parcel A in White Oak	L.J.

* 3RD AMENDMENT BY:
EVANS, HAGAN & HOLDEFER, INC.
8013 BELAIR ROAD
BALTIMORE, MARYLAND 21236
John Maiste Dec 8, 1981
JOHN MAISTE DATE

* 4TH AMENDMENT BY:
EVANS, HAGAN & HOLDEFER, INC.
8013 BELAIR ROAD
BALTIMORE, MD. 21236
JOHN MAISTE DATE

OWNER OF RECORD
DEACON BUILDING CORP
5105 N. PARK DRIVE
PENNSAUKEN, NJ 08109

OFFICE OF PLANNING & ZONING
APPROVED
DIRECTOR OF PLANNING DATE
ZONING COMMISSIONER

FOURTH AMENDED
FINAL DEVELOPMENT PLAN X-282
SECTION 2 & 3
VILLAGE OF WHITE OAK
ELECTION DISTRICT NO 11 BALTIMORE COUNTY, MARYLAND
SCALE 1"=50' Sept 29, 1977

MCA
MCA ENGINEERING CORP

PINEDALE DRIVE

HAYMARKET COURT

CEDARBROOK PLACE

WHITE OAK CIRCLE

BLOCK C

BLOCK D

WHITE OAK ROAD

GUARDVIEW ROAD

PERHALL ROAD

TYPICAL LANDSCAPING PLAN

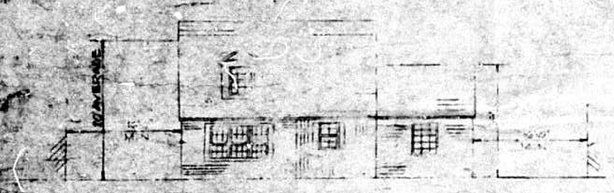
FLOOD PLAIN 508 Ac.

FLOOD PLAIN 202 Ac.

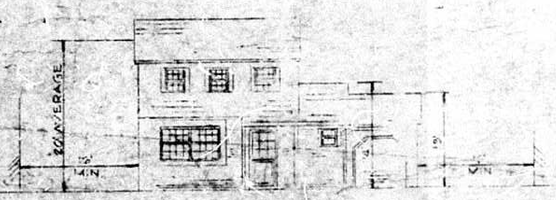
UTILITY/DRAINAGE EASEMENT

CHAPEL HILL LAND CO

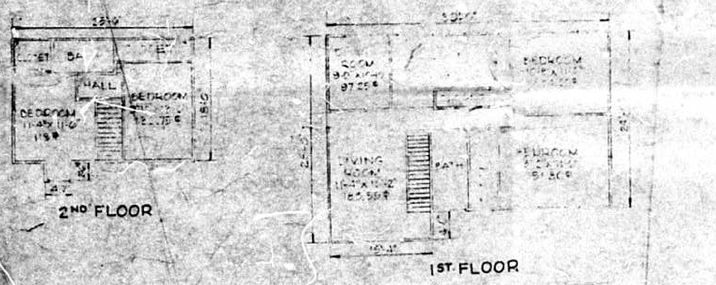
APPROVAL TO 3rd AMENDMENT BY OWNERS OF LOTS LOCATED WITHIN 300 FT OF REVISIONS TO LOTS C-18 & C-19



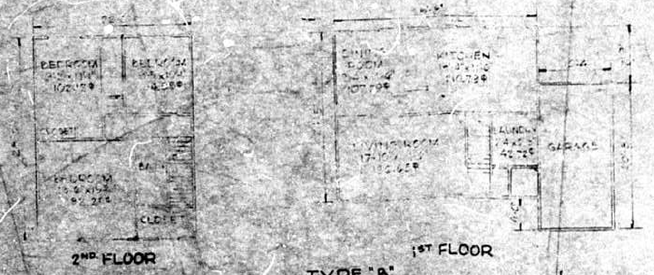
TYPE "C"
TYPICAL FRONT ELEVATION
NO SCALE



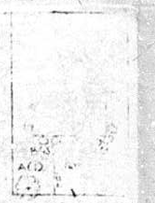
TYPE "B"
TYPICAL FRONT ELEVATION
NO SCALE



TYPE "C"
TYPICAL FLOOR PLAN
NO SCALE



TYPE "B"
TYPICAL FLOOR PLAN
NO SCALE



TYPICAL
LANDSCAPING PLAN

PLANT LIST
KEY SPECIES QUANTITY
A MAJOR SHADE TREE
B SHRUBBERY
* SUBJECT TO AVAILABILITY

UNIVERSAL HOUSING & DEVELOPMENT
SCALE: 1" = 100'

WHITE OAK COURT

WOOD OAK COURT

WHITE OAK ROAD

GUNVIEW ROAD

BLOCK 'C'

CEADARBROOKE PLACE

PINEDALE WOODS Sect II

FLOOD PLAIN 202 AC

20' UTILITY & DRAINAGE EASEMENT

S20°18'55"E

S12°40'55"E 765.00'

N10°32'22"W

N41,500

N40,500

E48,000