

PETITION FOR ZONING VARIANCE

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 Variance from Section 414.3 to permit trailers to be located on a driveway of 14.4 ft. in width in lieu of the required 30 ft. Section 414.4 to permit trailers to be located 25 ft from property at Beachwood Rd. and Bletzer Rd. in lieu of the required 100 ft. and to permit trailers to be located 65 ft. in lieu of the required 75 ft from other boundary lines; Section 414.5 to permit a minimum distance of 15 ft between trailers in lieu of the required 25 ft for allowance of an expanded room addition. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Reasons are listed on attached.

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

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

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:
Briarwood Mobile Home Estates
(Type or Print Name)
By: Robert J. Romadka
Signature
809 Eastern Boulevard
Address
Baltimore, Maryland 21221
City and State

Legal Owner(s):
The Penn Central Corporation
(Type or Print Name)
By: Philip F. Hathaway, Jr.
Signature
Regional Manager, Real Estate
(Type or Print Name)
Signature
29th Floor
1700 Market Street (215) 972-3163
Address
Philadelphia, Pa. 19103
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Robert J. Romadka
Name
809 Eastern Blvd. 686-8274
Address
Baltimore, Maryland 21221
City and State
Phone No.

Attorney for Petitioner:
Robert J. Romadka
(Type or Print Name)
By: Robert J. Romadka
Signature
809 Eastern Boulevard
Address
Baltimore, Maryland 21221
City and State
Attorney's Telephone No.: 686-8274
Address
Baltimore, Maryland 21221
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of January, 1984, 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 27th day of March, 1984, at 1:30 o'clock P.M.

By: [Signature]
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL EXCEPTION

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a trailer park.

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

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

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:
Briarwood Mobile Home Estates
(Type or Print Name)
By: [Signature]
Signature
809 Eastern Boulevard
Address
Baltimore, Maryland 21221
City and State
Attorney for Petitioner:
Robert J. Romadka
(Type or Print Name)
By: [Signature]
Signature
809 Eastern Boulevard
Address
Baltimore, Maryland 21221
City and State
Attorney's Telephone No.: 686-8274
Address
Baltimore, Maryland 21221
City and State
Phone No.

Legal Owner(s):
The Penn Central Corporation
(Type or Print Name)
By: [Signature]
Signature
Philip F. Hathaway, Jr.
Regional Manager, Real Estate
(Type or Print Name)
Signature
29th Floor, 1700 Market Street
(215) 972-3163
Address
Philadelphia, PA 19103
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Robert J. Romadka
Name
809 Eastern Blvd. 686-8274
Address
Baltimore, Maryland 21221
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of January, 1984, 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 27th day of March, 1984, at 1:30 o'clock P.M.

By: [Signature]
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: March 14, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
The Penn Central Corporation
SUBJECT: 84-247-XA

A CRG meeting is required; furthermore, a record plat will be required and must be recorded prior to the issuance of a building permit. Additionally, this property contains soils which are defined as wetlands and development of these soils is prohibited. Wetland soils are subject to review by the Health Department. Finally, landscaping must be shown and open space within the development should be provided.

This office is not opposed to the granting of the requested variances to Sections 414.3 and 414.4 of the Baltimore County Zoning Regulations, provided the increase in the number of units that results does not create problems with respect to the wetland soils. The office is opposed, however, to the requested variances to Section 414.5.

It should be noted that this office is aware of the need for and supportive of the development of this type of housing. The Baltimore County Master Plan 1979-1990 cites this need and the basis for it.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

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

STEPHEN E. COLLINS
DIRECTOR

March 30, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item No. 191 - ZAC Meeting - January 31, 1984 - REVISED COMMENTS
Property Owner: The Penn Central Corporation
Location: SE/S Bletzer Road 505' S/W from c/l Glenhurst Road
Existing Zoning: M.H. - IM
Proposed Zoning: Special Exception for trailer park. Variance to permit trailers to be located on a driveway of 25' in width in lieu of the required 30', to permit trailers to be located 25' from property at Beachwood Road and Bletzer Road in lieu of the required 100', to permit trailers to be located 65' in lieu of the required 75' from other boundary lines and to permit a minimum distance of 15' between trailers in lieu of the required 25' for allowance on an expanded room addition.

Acres: 20.962
District: 15th

Dear Mr. Jablon:

Beachwood and Bletzer Roads should be improved to a 24 ft. 2 lane roadway with no parking. Sidewalks should be provided within the development to provide safe pedestrian access.

Very truly yours,
[Signature]
C. Richard Moore
Acting Deputy Director
Department of Traffic Engineering

CRW/za

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

STEPHEN E. COLLINS
DIRECTOR

March 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 191
Property Owner: The Penn Central Corporation
Location: SE/S Bletzer Road 505' S/W from c/l Glenhurst Road
Existing Zoning: M.H. - IM
Proposed Zoning: Special Exception for trailer park. Variance to permit trailers to be located on a driveway of 25' in width in lieu of the required 30', to permit trailers to be located 25' from property at Beachwood Road and Bletzer Road in lieu of the required 100', to permit trailers to be located 65' in lieu of the required 75' from other boundary lines and to permit a minimum distance of 15' between trailers in lieu of the required 25' for allowance on an expanded room addition.

Acres: 20.962
District: 15th

Dear Mr. Jablon:

Beachwood Road and Bletzer Road should be improved with curb and gutter and sidewalks to provide safe pedestrian access to this site. The side ways should be on the north side of the development and go from the east side of the site to the west side.

[Signature]
Michael S. Flinnigan
Traffic Engineering Assoc. II

HSF/ccm

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing this 31st day of January, 1984.

Petitioner: The Penn Central Corp.
Petitioner's Attorney: Robert J. Romadka
Received by: [Signature]
Michael S. Flinnigan
Chairman, Zoning Plans Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1984

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

060
Nicholas B. Commodari
Chairman

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

Robert J. Romadka, Esquire
309 Eastern Boulevard
Baltimore, Maryland 21221

RE: Case No. 84-247-XA (Item No. 191)
Petitioner - The Penn Central Corp.
Special Exception and Variance
Petition

Dear Mr. Romadka:

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 locate a trailer park on this property, this combination hearing is required. As you are aware two similar type of hearings (Case #81-44-XSPHA and 82-260-SPHA) were granted for the property directly opposite this site.

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 date scheduled accordingly.

Very truly yours,

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

NBC:mch

Enclosures

cc: Bafitis and Assoc.
3482 Dunhaven Road
Baltimore, Maryland 21222



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 15, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #191 (1983-1984)
Property Owner: The Penn Central Corporation
S/ES Bletzer Rd. 505' S/W from centerline
Glenhurst Rd.
Acres: 20.962 District: 15th

Dear Mr. Jablon:

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:

This property was the subject of review and comments by the Baltimore County Bureau of Public Services March 22, 1972, in connection with the Preliminary Plan for a proposed "Phillips Brothers Warehouse".

Highways:

Bletzer and Beechwood Roads, existing public roads, are proposed to be further improved in the future as 48 and 50-foot closed section roadways on 60 and 70-foot rights-of-way with fillet areas for sight distance at their intersection.

This portion of Beechwood Road, together with Henry Avenue, Morse Lane and other sections of roadway along the easterly side of the railroad right-of-way, is to be improved in the future as Morse Lane, a collector-type street in this generally industrial area, on a 70-foot right-of-way, reduced as necessary, in vicinity of the Cove Road overpass. Thus, Morse Lane, a collector-type street, is intended to serve as a "public industrial service road" from Morris Lane southeasterly approximately 3.4 miles to North Point Boulevard (Md. 151 and 20).

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Item #191 (1983-1984)
Property Owner: The Penn Central Corporation
Page 2
March 15, 1984

Sediment Control:

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.

Storm Drains:

The Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain for a 100-year design storm. However, a minimum width of 50 feet is required.

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.

The property to be developed is located adjacent to tidewater. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial development.

Water and Sanitary Sewer:

There is a 10-inch public water main, and 8-inch public sanitary sewerage in Bletzer Road. This property is tributary to the Bletzer Sewage Pumping Station (See Drawing 74-0560, File 1, etc.).

Very truly yours,

Robert A. Morison
ROBERT A. MORISON, P.E., Chief
Bureau of Public Services

RAN:EM:PMR:as

B-MW Key Sheet
7 & 8 SE 28 & 29 Pos. Sheets
SE 2 G & H Topo
104 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
404-3211
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 3/15/84
Item # 191
Property Owner: The Penn Central Corp.
Location: S/ES Bletzer Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☐ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are drain as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☐ Landscaping should be provided on this site and shown on the plan.
- ☐ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

William C. Smith
The Health Dept. The type of development proposed must be shown. The type of development proposed must be shown. The type of development proposed must be shown.

Eugene A. Boker
Eugene A. Boker
Chief, Current Planning and Development

cc: James Roswell

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 191, Zoning Advisory Committee Meeting of JAN 31, 1984

Property Owner: The Penn Central Corporation

Location: SE/S Bletzer Road District 15

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other apparatuses pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Feb 29, 1984
Date

Zoning Item # 191
Page 2

- ☐ Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- ☐ Soil percolation tests have been conducted.
☐ The results are valid until _____.
☐ Revised plans must be submitted prior to approval of the percolation tests.
- ☐ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____.
☐ is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- ☐ All roads and parking areas should be surfaced with a dustless, bonding material.
- ☐ No health hazards are anticipated.
- ☒ Where NO development and/or disturbance will be permitted on wetland soils in Bletzer Rd. Petitioner must contact the Division of Water Quality and W. R. Mgmt. at 494-3775 regarding development of this site.
The requested variance regarding distances and widths have the approval of this office.
If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

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

SS 20 1080 (?)



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

January 31, 1984

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: The Penn Central Corporation

Location: SE/S Bletzer Road 505' S/W from C/L Glenhurst Road

Item No.: 191 Zoning Agenda: January 31, 1984

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.

() 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.

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

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

REVIEWED BY: Paul H. Rencke
Planning Group
Special Inspection Division

Noted and

Approved: George M. Hammond
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

February 3, 1984

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

Dear Mr. Jablon:

Comments on Item # 191 Zoning Advisory Committee Meeting are as follows:

Property Owner: The Penn Central Corporation
Location: SE/S Bletzer Road 505' S/W from C/L Glenhurst Road
Existing Zoning: M.H.-IM
Proposed Zoning: Special exception for trailer park.

Access: 20.962
District: 15th.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable codes.

B. A building & other _____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

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

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group 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 101, line 2, Section 1107 and Table 1102, also Section 503.2.

F. Requested variance appears to conflict 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 consent 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 101.

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 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:ec

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 1/27/84

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 31, 1984

RE: Item No: 191
Property Owner: The Penn Central Corporation
Location: SE/S Bletzer Road 505' S/W from c/l Glenhurst Road
Present Zoning: M.H.-IM
Proposed Zoning: Special Exception

District: 15th
No. Acres: 20.962

Dear Mr. Jablon:

While the proposed trailer park would increase the student population of this area, schools that would be affected are all capable of absorbing the trailer park and much more.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

NWP/lh

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
SE/S Bletzer Rd., 505' SW of : OF BALTIMORE COUNTY
Centerline of Glenhurst Rd.,
15th District :

THE PENN CENTRAL CORPORATION, : Case No. 84-247-XA
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 19th day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, MD 21221, Attorney for Petitioner and Contract Purchaser, Briarwood Mobile Home Estates.

Phyllis Cole Friedman
Phyllis Cole Friedman

COUNTY REVIEW GROUP MEETING MINUTES

Wednesday, June 6, 1984

BRIARWOOD MOBILE HOME ESTATES
DISTRICT 15

COUNTY REVIEW GROUP - THOSE PRESENT

Catherine L. Warfield, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Current Planning

Agency Representatives

Developer and/or Representatives

Robert Romadka - 809 Eastern Blvd., Balto., 21221
William N. Bafitis - 3482 Dunhaven Rd., Balto., 21222

Mrs. Warfield, Chairman of the County Review Group, convened the meeting at 1:35 p.m. and explained that this was a Continued Meeting from 4/4/84.

The plan was presented by Mr. Bafitis, and it was demonstrated that all issues in question at the CRG meeting of April 4, 1984 have been met. The plan is satisfactory for all regulations in effect except for Sect. 8-1813 of the Chesapeake Bay Critical Areas legislation which became effective June 1, 1984. Baltimore County policy relative to this legislation has not been firmly formulated, but it is possible that specific findings regarding the environmental impact of this project in the Critical Area may be required.

A Continued Meeting is being scheduled for June 20, 1984 at 2:30 p.m. in anticipation of a completed policy position.

The meeting was adjourned at 1:50 p.m.

clw

BALTIMORE COUNTY, MARYLAND

DATE: May 31, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

PROJECT NAME: Briarwood Mobile Home Estates PRELIMINARY PLAN

PROJECT NUMBER: CRG Agenda 6/6/84, 1:30 pm TENTATIVE PLAN

LOCATION: S/S of Bletzer Rd. W. of Glenhurst Road DEVELOPMENT PLAN

DISTRICT: 15 FINAL PLAT

Comments

1. Site and mobile homes shall be in accordance with NFPA Standard 501A - Installation of Mobile Homes, 1977 edition.

DEPARTMENT OF TRAFFIC ENGINEERING BALTIMORE COUNTY, MARYLAND

TO : Mr. Robert A. Morton DATE: June 5, 1984

FROM : C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Briarwood Mobile Homes C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 15C7 DEVELOPMENT PLAN:

LOCATION: RECORD PLAT:

This office has no comments on the proposed plan.

C. Richard Moore
C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRM/GMJ/ccm

June 5, 1984
Date

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Briarwood Mobile Home Estates
Subdivision Name, Section and/or Plat

Penn Central Corp Developer and/or Engineer Bafitis & Assoc

Back River Watershed 126 No. of Lots or Units 20.1 Total Acreage Public Water Public Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.

Soil percolation test have been conducted. Revised plans, _____ must be submitted prior to approval of plat. _____ are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.

Public sewers, X, public water X, must be utilized and/or extended to serve the property.

A Hydrogeological Study and Environmental Effects Report for this subdivision, _____ must be submitted, _____ is incomplete and must be revised, X has/have been reviewed and approved.

A Water Appropriation Permit Application, _____ must be submitted, _____ has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

It is recommended the plan, _____ be approved as submitted, X be approved as submitted subject to the following conditions noted: in the attached memo dated June 5, 1984

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS: 4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services
TO: _____
FROM: Stephanie Taylor
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT Briarwood Mobile Home Estates
(Name)
Continued CRG MEETING June 6, 1984 1:30 PM
(Date) (Time)

PLAN REVIEW NOTES

1. Mobile home park with 126 lots on 20.9 acres.
(Describe Site)
2. Public water and Public sewer is proposed.
3. A tidal estuary and a riverine stream
(Describe streams on-site)
cross the site.
5. Alluvial land (Av) exists on site.
(Describe wetland soils on-site)
6. Storm Water Management _____ required.
7. _____ proposed impervious area.

RESPONSES

_____ The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

✓ The Environmental Effects report is approved, subject to the following checked items/conditions.

- A. ✓ No development is allowed in Alluvial Land (Av)
(Soil/name & symbol)
- B. _____ A revised site plan indicating no development in _____ must be submitted.

Mr. Brooks Stafford
Environmental Effects Report Briarwood Mobile Home Estates
(Name)

Page Two

1. The developer must follow the Health Department Wetland Guidelines.
- ✓ 2. A silt fence must be erected at the limits
(Other)
of construction and the Health Department must
be notified before grading and any site disturbance begins.
- C. BEST MANAGEMENT PRACTICES
 - ✓ 1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - ✓ 2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - ✓ 3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - ✓ 4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - ✓ 5. Filling will not occur in grassed or lined drainage ditches or swales.
 6. _____

tpms

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: June 6, 1984

PROJECT NAME: BRIARWOOD MOBILE HOME PLAN X
COUNCIL & ELECTION DISTRICT XV-356 PLAN EXTENSION _____
CONTINUED CRG MEETING REVISED PLAN _____
PLAT _____

Section 8-1813 of the Chesapeake Bay Critical Areas law requires local governments to make specific findings about the environmental impacts of proposed development in the Critical Area. The findings must show that any proposed development minimizes adverse impacts on water quality from discharge or runoff. Any fish, wildlife or plant habitats which may be adversely affected must be identified and the development designed to preserve habitats. Local governments must require applicants for development to provide any information needed to make the required findings.

A determination is to be made as to whether this development is subject to these regulations. Therefore, the plan cannot be approved at this time.

Susan Carrell (R.H.)
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: June 6, 1984

FROM: ZONING

PROJECT NAME: Briarwood PLAN: June 6, 1984
LOCATION: S/S Bletzer Rd. W of Glenhurst Rd. DEVELOPMENT PLAN: _____
DISTRICT: 15th Election District PLAT: _____

The following comments were written on the plan dated "revised 5/24/84".

1. As stated in the previous comments, the property in question was the subject of a zoning hearing, Case No. 84-247-XA, which was heard on March 27, 1984 by the Deputy Zoning Commissioner. An order has not yet been written.
2. If CRG approval occurs, it would be contingent upon the outcome of the zoning hearing.

Diana Iiter
DIANA IITER
Zoning Associate III

DI:aj

7/32bac

April 3, 1984
Date

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Briarwood Mobile Home Estates
Subdivision Name, Section and/or Plat
The Penn Central Corporation Batistis & Associates
Developer and/or Engineer
Back River 17.6 20.9 Public Public
Watershed No. of Lots Total Acreage Water Sewer
or Units

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, _____ must be submitted prior to approval of plat, _____ are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- ✓ Public sewers X, public water X, must be utilized and/or extended to serve the property.
- ✓ A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, _____ are not required, X is incomplete and must be revised, _____ has/have been reviewed and approved.
- A Water Appropriation Permit Application, _____ must be submitted, _____ has been submitted. NOTE: Greater than 33 lots necessitates a public hearing w/ a Water Resources Administration as part of the permit process.
- It is recommended the plan, _____ be approved as submitted, _____ be approved as submitted subject to the following conditions noted:

✓ It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS: 1. The Environmental Effects Report is not approved. Consult attached memo dated April 3, 1984 for additional information.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: April 3, 1984
FROM: Stephanie Taylor
SUBJECT: ENVIRONMENTAL EFFECTS REPORT BRIARWOOD
CRG MEETING APRIL 4, 1984 9:00 A.M.

PLAN REVIEW NOTES

1. Trailer park with 126 lots on 21 acres.
2. Public water and public sewer proposed.
3. Not in reservoir watershed.
4. Two streams border site. Alluvial land wetland vegetation exist adjacent to both streams.
5. Stormwater management is not required.
6. Proposed impervious area is 4 acres.

The EXH is not approved because filling and construction activities are proposed within the wetland area. In order to receive approval, the following conditions must be met:

1. The applicant must submit a revised plan which does not propose filling and construction activities within the wetland area.
2. The applicant must agree, in writing, to comply with the following best management practices at this site:

- A. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such conditions.
- B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- D. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- E. Filling will not occur in grassed or lined drainage ditches or swales.

SAT:pm



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

PET. EXH. 8

November 29, 1984

Robert J. Romadka, Esquire
Romadka, Contrum, Hennagan & Foss
Germania Federal Building
809 Eastern Boulevard
Essex, Maryland 21221

RE: Briarwood Mobile Home Estates

Dear Bob:

Thank you for your letter of November 16, 1984, and a copy of your letter to Mr. Hutchinson of the same date. Both letters express dissatisfaction with the limitations we have imposed on your development. In your letter, you have asked me to review two modified plans dated November 6, 1984.

Alternative I proposes 100 lots. Four lots encroach upon the 100' buffer. Three of these lots are in the northwest corner, adjacent to Bletzer Road, and the fourth lot is next to an alluvial soil projection. Alternative II proposes 113 lots. Eleven lots encroach upon the buffer. Three lots are in the northwest corner adjacent to Bletzer Road, and eight lots are next to the alluvial soil area which projects into the site. Two of these eleven lots would require filling wetlands.

Both alternatives are modifications to the plan which this office had reviewed on September 25, 1984. Our favorable preliminary findings of your September 25th plan were given to you in a telephone conversation between you and Mr. Bober in the first week of October. Our decision is detailed on page two of this letter. The essential element is the requirement of a 100' buffer, plus the addition of new wetland/stormwater management areas on the landward edge of the 100' buffer. Also, you have proposed to build two off-site wetlands to trap pollutants from nearby property. My decision to allow you to build closer than the original imposition of a 300' buffer, is based on:

- the environmental characteristics of the site;
- the off-site mitigation;
- the desire to allow you reasonable use of this site; and
- the 100' buffer and construction of new on-site wetlands.

Both alternatives of November 6, 1984 exceed the limits imposed on your earlier plan. In view of the fact that both alternatives would cause additional disturbance of the wetland, I cannot approve Alternative I or II. Alternative I, with some modifications, could be approved.

Robert J. Romadka, Esquire
November 29, 1984
Page Two

In Alternative II, you actually propose to fill the alluvial soil area, which you were told at our earliest contact, would not be possible.

You propose to mitigate additional damage by creating new wetlands. You also suggest that there are precedents such as the Morris Farm Landfill and the recent Baltimore Inner Harbor decision to permit mitigative measures as replacement for extant wetlands. I find neither Morris Farm, nor Baltimore Harbor situations, to be analogous to your project in scope or rationale. Wetlands are protected not only by the Chesapeake Bay Critical Areas Legislation but also under Baltimore County Code Title 22-98. Filling of wetlands requires a waiver; and in this instance, I will not grant such a waiver. It is my considered professional opinion and the position of this Office that no reasonable environmental standard exists, nor is there a compelling reason which would allow you to intrude closer to the wetlands that we have previously specified.

I would like to reiterate the position which was explained at your last meeting with my staff; that is, the plan for Briarwood Mobile Home Estates must meet the following conditions in order for me to find that it can comply with the spirit and intent of the Critical Areas Legislation:

1. All development and construction activity must be set back 100 feet from the landward edge of the wetland soils that surround the site. This setback is not to be disturbed and the natural vegetation is to remain.
2. The wetlands that are proposed to be constructed on-site must be located outside of the undisturbed setback. These wetlands are to have the storage capacity for a two-year storm.
3. The exact measurements and locations of the proposed off-site wetlands in terms of the road right-of-ways, property lines, and existing buildings must be provided. These exact locations must then be approved by the Director.
4. The proposed wetlands (on-site as well as off-site) must be planted with the same species and under similar conditions as those used in the calculations for pollutant uptake provided by the developer (reference: worksheets for pollutant loadings updated September 27, 1984).
5. These wetlands may be planted after grading of the actual development site has been completed.
6. A copy of the agreement with the adjacent property owners regarding the off-site wetlands must be provided and approved by the Director prior to any construction activity.
7. A plan for the maintenance of the proposed wetlands must be provided and approved by the Director prior to any construction activity.

8. A covenant regarding the applications of fertilizers, herbicides, and pesticides must be provided and approved by the Director prior to any construction activity.
9. Grading must be designed to protect the wetlands and alluvial soils and water quality and must be consistent with the standards developed by the Department of Public Works.
10. A fence or vegetation screen must be constructed between the development and the wetlands.

Prior to any approvals, you must agree to meet the conditions and supply the information requested as set forth above. When you have complied with these conditions, we will then be in a position to process your plan. If you have additional questions, please contact Mr. Eugene Bober at 494-3335.

Sincerely,

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

NEG/sf

cc: Senator Dennis Rasmussen
B. Melvin Cole, Administrative Officer
Ian J. Forrest, Director, Bureau of Environmental
Services, Health Department

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

DATE: March 30, 1984

Mr. Robert A. Morton

C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Briarwood Mobile Home Estates C.R.G. PLAN: W
PROJECT NUMBER & DISTRICT: 15 C 7 DEVELOPMENT PLAN:
LOCATION: Bletzer Road w. of Glenhurst Road RECORD PLAT:

Beachwood and Bletzer Roads should be improved to a
24 ft. 2 lane roadway with no parking. Sidewalks should be provided
within the development to provide safe pedestrian access.

C. Richard Moore
C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRG/bza

DE 10212 4, 1984
Development BRIARWOOD MOBILE HOME ESTATES
Location S/S Bletzer Rd, W. of Glenhurst Rd.
District 15

Comments BUREAU OF PUBLIC SERVICES

School Situation 9/83

School	Enrollment	Capacity	Over/Under
CHARLEMONT EL.	305	641	- 336
SPRINGPOINT JR-Sr.	1195	1745	- 550

Future Construction

School	Status	Capacity	Estimated To Open
--------	--------	----------	-------------------

Programmed Construction

School	Capacity	Year Programmed	Estimated To Open
--------	----------	-----------------	-------------------

Possible Student Yield

Elementary	13
Junior	15
Senior	

*Subject to availability of funds

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C.R.G. Date: March 13, 1984

FROM: Charles E. Burnham, Chief, Building Plans Review C-213

SUBJECT: Briarwood Mobile Home Estates
S/S of Bletzer Road, W. of Glenhurst Road
Section II, Dist. 15 -07

- 1) Improvements to property including the mobile home units require permits.
- 2) Mobile homes and additions to same shall comply to the State Industrialized Housing Regulations when installed for use and to the Baltimore County Building Code as it may apply. A State Seal is required on each unit unless otherwise noted in the above regulations. Contact David Hammerman of the State Department of Economic and Community Development, Codes Administrator, for copies of State or Federal Regulations pertaining to construction of units if necessary.
Section 623.0 of the B.O.C.A. Basic Building Code 1981 Edition is applicable. This section of code applies to foundations or anchorage pads, etc., etc.
- 3) Mr. Rosadka is aware of the tidal inundation requirements of Bill 4-82 as indicated by his letter to me dated February 28, 1984.

CEB/vw

BUREAU OF PUBLIC SERVICES

Professional Profile William N. Bafitis, P.E.

Professional Registration Maryland: Professional Engineer 1979
Technical Expertise site feasibility studies, preliminary and final design analysis, and preparation of contract plans and specifications for large-scale development projects. Highway corridor analysis and design. Architectural design of maintenance and operations facilities and small miscellaneous buildings.

Professional Experience Over 16 years experience in all facets of site investigation, design and project management for urban and rural land development. Project Engineer for design and alignment studies for interstate and arterial highways. Supervision of architectural projects and survey operations.

Credentials B.S., Civil Engineering, The Johns Hopkins University, 1976
Traffic Engineering Short Course, University of Maryland, 1978
Urban Hydrology and Storm Water Management Short Course, (1980), Economics Management of Professional Practice (1981), Lehigh University
American Society of Civil Engineers
Honorary Award, American Society of Landscape Architects, Burdick Park Project in Baltimore, Maryland
Real Estate License
Private Pilot License

Key Projects LAND DEVELOPMENT
RESIDENTIAL AND COMMUNITY
RECREATION PROJECTS

- Project Manager in charge of all construction layout for the development, Bryant's Hill Subdivision on Old Frederick Road, Baltimore County. A 53 acre townhouse residential community with a total of 112 units. Also included was inspection of a stormwater management pond and conducting a boring contract for Old Frederick Road improvements.
- Consulting engineer for the development of engineering drawings for the proposed Bird Alver Road Subdivision. A 16.5 acre townhouse residential community with a total of 100 units.

PETITIONER'S
EXHIBIT

- Project Manager for the inspection of private roads in various subdivisions through out the Baltimore County.
- Consulting Engineer for house design and site planning of Richard Bruzdinski's proposed residence on 1137 Engleberth Road, Baltimore County.
- Consulting Engineer for a house addition and site planning of Dr. D'Antonio's residence located at 2202 Somers Road, Baltimore County.
- Project Engineer for the design and inspection for various park projects through out the city of Baltimore including Violetville Playfield, Utz Twardowicz Athletic Field, Roosevelt Park, Garrison Avenue walk to swimming pool facility and many others. The particular park project, Burdick Park, received an honor award from the American Society of Landscape Architects.

COMMERCIAL PROJECTS

- Project Manager in charge of all on-site work and off-site improvements for the development of Lynnhaven Mall in Virginia Beach, Virginia, a \$70 million project which involved construction of a 1.1 million square foot gross leasable area (GLA) mall on a 103-acre site.
- Project Manager for the development of Forest Village Mall in Forestville, Maryland, a 500,000 square foot GLA, 53-acre, \$12 million shopping mall.
- Project manager for the feasibility study for Elwin Miller's property located on York Road, in Cockeysville, Maryland. Project involved a stripped shopping center with warehouse facilities for electrical contractor's trucks.

- Consulting Engineer for the site planning and proposed restaurant design for Mawralla Marina in Glen Burnie, Maryland. A five acre facility accommodating 80 parking spaces, boat storage area, slips for 100 boats and boat maintenance operations.

INDUSTRIAL PROJECTS

- Project engineer for the design for the dredge spoil disposal areas at Hawkins Point Marine Terminal in Balto., Maryland. Extensive grading and erosion and sediment control measures were employed at this site.
- Project engineer for the design for the dredge spoil disposal areas at Dundalk Marine Terminal in Balto., Maryland. Extensive grading and erosion and sediment control measures were employed at this site.

HEAVY CONSTRUCTION PROJECTS

- Project Engineer for the design of lane additions to both roadways of the Baltimore Beltway (I-695) in Maryland, which included interchange studies and final design, hydrological and hydraulic studies, the design of 18 new or modified existing structures, and design of highway noise barriers, for 2.6 miles of highway.
- Civil Engineer in charge of preparation of contract documents for I-64 interstate Highway from Bragg in Raleigh County to Summers County, Greenbrier County line for the Dept. of Highways in West Virginia.
- Civil Engineer in charge of preparation of contract documents for the I-95, section B-6 and B-7 located in Philadelphia, Pa. for the Department of Transportation.
- Civil Engineer in charge of preparation of contract documents for the Washington Blvd. Water Maintenance Yard for the City of Baltimore, Utility Maintenance Division, Dept. of Public Works.
- Civil Engineer participating in the design of the geometric layout for the Clarks Ferry Bridge located in Harrisburg, Pa.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: April 3, 1984

PROJECT NAME: Briarwood Mobile Home Park PLAN XXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT XV-356 PLAN EXTENSION
REVISED PLAN
PLAT

S/S Bletzer Road W of Glenhurst Road.

Comments for the CRG meeting of April 4, 1984, 9:00 A.M.

The development proposes 126 lots. No conflict exists with the Master Plan. Beechwood Road should be a 30' on a 50 and should connect to the existing Beechwood Road. This site is located adjacent to Tidal Marsh and Wetlands and therefore great care and caution should be exercised in the design and construction of this project. A 50' undisturbed buffer from the marsh line should be provided. Grading should be such that there are no abrupt grade changes near the marsh. Sites 51 and 52 appear to be in wetlands. Based on a site inspection and comparison of the site plan to the soils map, the following concerns are listed:

In the middle of the north side of the site a finger of alluvial soil should extend further to the south approximately 500' from the centerline of the stream. Its approximate shape is shown on the office file copy. This area can be identified by a small intermittent stream which runs through it and wetland vegetation. An additional wedge of alluvial soil appears approximately 300' feet from the center of the above mentioned finger.

The limits of the riverine flood plain must be detailed on this site plan before CRG approval can be granted.

At least a 50' setback from the wetlands should be provided to protect them from contamination. Lot #105 should be eliminated, Leeswood Road should be shifted westward and the road around lot #29 should be shifted to the south.

The quality of the northern most wetland system is dependent in part on the small stream running through the site's alluvial soils, this area should be clearly marked out in the field and no construction activity is to take place within it. Grading activities must begin from the boundary of alluvial soils and may not occur therein.

The request for exemption from storm water management is being considered. However, prior to this office agreeing to such an exemption plans must be presented which will indicate how the direct discharge into tidal waters will affect the wetland areas.

Eugene A. Bober
Eugene A. Bober

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: April 3, 1984

FROM: ZONING

PROJECT NAME: Briarwood Mobile Home Estates PLAN: April 4, 1984

LOCATION: S/S Bletzer Rd., W of Glenhurst Rd. DEVELOPMENT PLAN:

DISTRICT: 15th Election District FLAT:

- The property in question was the subject of a Special Exception and Variance hearing, 84-247-XA, which was heard on March 27, 1984 by the Deputy Zoning Commissioner. The petition requested a Special Exception for a trailer park and several Variances to permit trailers to be located on a driveway of 25 ft. in width in lieu of 30 ft., to permit trailers to be located 25 ft. from the property at Beachwood and Bletzer Roads in lieu of 100 ft., to permit trailers to be located 65 ft. in lieu of the required 75 ft. from other boundary lines, to permit a minimum distance of 15 ft. between trailers in lieu of the required 25 ft. for an expanded room addition.

- If CPG approval occurs, it would be contingent upon the outcome of the zoning hearing.

Diana Miller
DIANA MILLER
Zoning Associate III

DI:aj

7/28/84

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle38 A. Dundalk Ave.
Dundalk, Md. 21222 March 12, 19 84

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #53193 - Reg. #L59189. **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 9th day of March, 1984; that is to say, the same was inserted in the issues of March 8, 1984

PETITION FOR SPECIAL
EXCEPTION AND VARIANCES
15th Election District

LOCATION: Southeast side Bletzer Road, 505 ft. Southwest of the centerline of Glenhurst Road
DATE & TIME: Tuesday, March 27, 1984 at 1:30 P.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 Exception for a trailer park and Variances to permit trailers to be located on a driveway of 25 ft. in lieu of the required 30 ft., to permit trailers to be located 25 ft. from the property at Beachwood and Bletzer Roads in lieu of 100 ft., to permit trailers to be located 65 ft. in lieu of the required 75 ft. from other boundary lines, to permit a minimum distance of 15 ft. between trailers in lieu of the required 25 ft. for an expanded room addition.

Being the property of The Penn Central Corporation, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By *Kimbe! Publication, Inc.*
per Publisher.

By *Kimbe! Publication, Inc.*
per Publisher.

By *Kimbe! Publication, Inc.*
per Publisher.

By *Kimbe! Publication, Inc.*
per Publisher.

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

15th Election District

ZONING: Petition for Special Exception and Variances

LOCATION: Southeast side Bletzer Road, 505 ft. Southwest of the centerline of Glenhurst Road

DATE & TIME: Tuesday, March 27, 1984 at 1:30 P.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 Exception for a trailer park and Variances to permit trailers to be located on a driveway of 25 ft. in width in lieu of the required 30 ft.; to permit trailers to be located 25 ft. from property at Beachwood Road and Bletzer Road in lieu of the required 100 ft.; to permit trailers to be located 65 ft. in lieu of the required 75 ft. from other boundary lines; to permit a minimum distance of 15 ft. between trailers in lieu of the required 25 ft. for allowance of an expanded room addition

Being the property of The Penn Central Corporation, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 8, 19 84

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~~ of ~~one~~ ~~successive~~ weeks before the 27th day of March, 1984, the last publication appearing on the 8th day of March, 1984.

THE JEFFERSONIAN
S. Frank Smith
Manager.

Cost of Advertisement, \$ 24.00

Description of property owned by The Penn Central Corporation.

Beginning at a point on the centerline of Bletzer Road, said point being 505-feet, more or less, in a southeasterly direction from the center of the intersection of Glenhurst Road and Bletzer Road; thence running with the centerline of said Bletzer Road the following courses:

- South 27°-48'-55" West 491.90 feet, to a point; thence
- South 61°-00'-19" East 1003.50 feet, to a point; thence
- Southeasterly by a curve with a radius of 2924.93 feet, the distance of 241.18 feet, the chord of said arc being south 58°-38'-35" East 241.11 feet, to a point; thence
- North 45°-09'-35" East 354.97 feet, to a point; thence
- North 23°-03'-35" East 300.00 feet, to a point; thence
- North 08°-19'-35" East 377.00 feet, to a point; thence
- South 77°-20'-55" West 265.00 feet, to a point; thence
- North 81°-39'-05" West 645.00 feet, to a point; thence
- North 64°-57'-05" West 297.00 feet, to a point; thence
- South 27°-48'-55" West 60.00 feet, to a point; thence
- North 64°-57'-05" West 93.00 feet, to the point of beginning.

Containing 913,092 square feet or 20.962 acres of land, more or less.

Being a Parcel No. MDB 100 18-5 as layout on a plat by Leo W. Kader for Manor Real Estate Company dated February 28, 1977.



William M. Peltz
#11641

February 1984

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

NOTICE OF HEARING

Re: Petitions for Special Exception and Variances
SE/S Bletzer Rd., 505' SW of the c/l of
Glenhurst Road
The Penn Central Corporation - Petitioner
Case No. 84-247-XA

TIME: 1:30 P.M.

DATE: Tuesday, March 27, 1984

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 3/20/84 ACCOUNT: 01-615

AMOUNT: 200.00

RECEIVED FROM: Penn Central Corporation

FOR: filing for March 27, 1984

C 010*****2000000 82044

VALIDATION OR SIGNATURE OF CASHIER



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

ARNOLD JABLON
ZONING COMMISSIONER

March 19, 1984

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petitions for Special Exception and Variances
SE/S Bletzer Rd., 505' SW of the c/l of
Glenhurst Road
The Penn Central Corporation - Petitioner
Case No. 84-247-XA

Dear Mr. Romadka:

This is to advise you that \$77.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

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

No. 128228

DATE: 3/23/84 ACCOUNT: R-01-615-000

AMOUNT: \$77.00

RECEIVED FROM: Robert J. Romadka, Esquire
Advertising & Posting Case #84-247-XA
(Penn Central Corporation)

C 103*****77000 82684

VALIDATION OR SIGNATURE OF CASHIER



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

STEPHEN E. COLLINS
DIRECTOR

March 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 191 -ZAC- Meeting of January 31, 1984
Property Owner: The Penn Central Corporation
Location: SE/S Bletzer Road 505' S/W from c/l Glenhurst Road
Existing Zoning: M.H.-1M
Proposed Zoning: Special Exception for trailer park, Variance to permit trailers to be located on a driveway of 25' in width in lieu of the required 30', to permit trailers to be located 25' from property at Beachwood Road and Bletzer Road in lieu of the required 100', to permit trailers to be located 65' in lieu of the required 75' from other boundary lines and to permit a minimum distance of 15' between trailers in lieu of the required 25' for allowance on an expanded room addition.

Dear Mr. Jablon:

Beachwood Road and Bletzer Road should be improved with curb and gutter and sidewalks to provide safe pedestrian access to this site. The side ways should be on the north side of the development and go from the east side of the site to the west side.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

84-247-XA

March 30, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item No. 191 - ZAC Meeting - January 31, 1984 - REVISED COMMENTS
Property Owner: The Penn Central Corporation
Location: SE/S Bletzer Road 505' S/W from c/a Glenhurst Road
Existing Zoning: M.H. - D4
Proposed Zoning: Special Exception for trailer park, Variance to permit trailers to be located on a driveway of 25' in width in lieu of the required 30', to permit trailers to be located 25' from property at Beachwood Road and Bletzer Road in lieu of the required 100', to permit trailers to be located 65' in lieu of the required 75' from other boundary lines and to permit a minimum distance of 15' between trailers in lieu of the required 25' for allowance on an expanded room addition.

Acres: 20.962
District: 15th

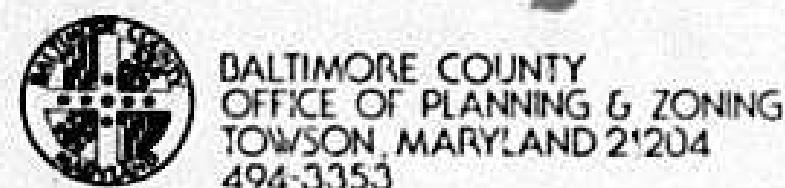
Dear Mr. Jablon:

Beachwood and Bletzer Roads should be improved to a 24 ft. 2 lane roadway with no parking. Sidewalks should be provided within the development to provide safe pedestrian access.

Very truly yours,

C. Richard Moore
C. Richard Moore
Acting Deputy Director
Department of Traffic Engineering

CRA/mzc



ARNOLD JABLON
ZONING COMMISSIONER

January 18, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Exception and Variances
SE/S of Bletzer Rd., 505' Sw of the center line of Glenhurst Rd. - 15th Election District
The Penn Central Corporation - Petitioner
No. 84-247-XA (Item No. 191)

Dear Mr. Romadka:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 3/1/84
Posted for: Petition for Special Exception & Variances
Petitioner: Penn Central Corp.
Location of property: SE/S Bletzer Rd., 505' Sw of the center line of Glenhurst Rd.
Location of Signs: Along Bletzer Rd.
Remarks:
Posted by: Jean M. H. Jung Date of return: 3/15/84
Number of Signs: 2

DATE: 1/8/85

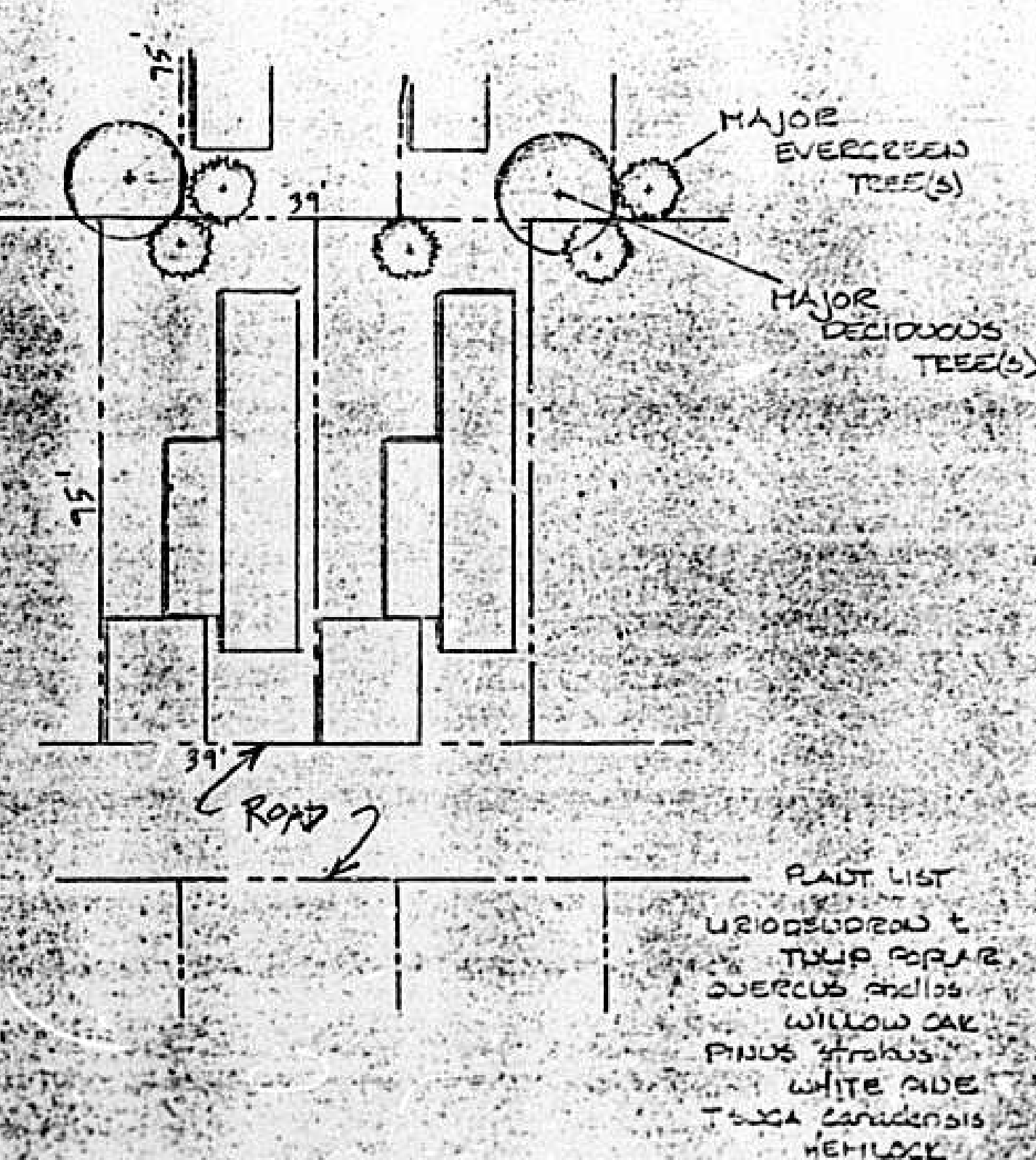
TYPICAL VEGETATIVE
BARRIER
1" = 50'

EASTERN BLVD.
BALTIMORE CATHEDRAL
GERMANIA FEDERAL BUILDING
809 EASTERN BLVD.
ESSEX, MARYLAND 21221

DATE: 1/8/85

BRIARWOOD MOBILE HOME ESTATES SECTION II

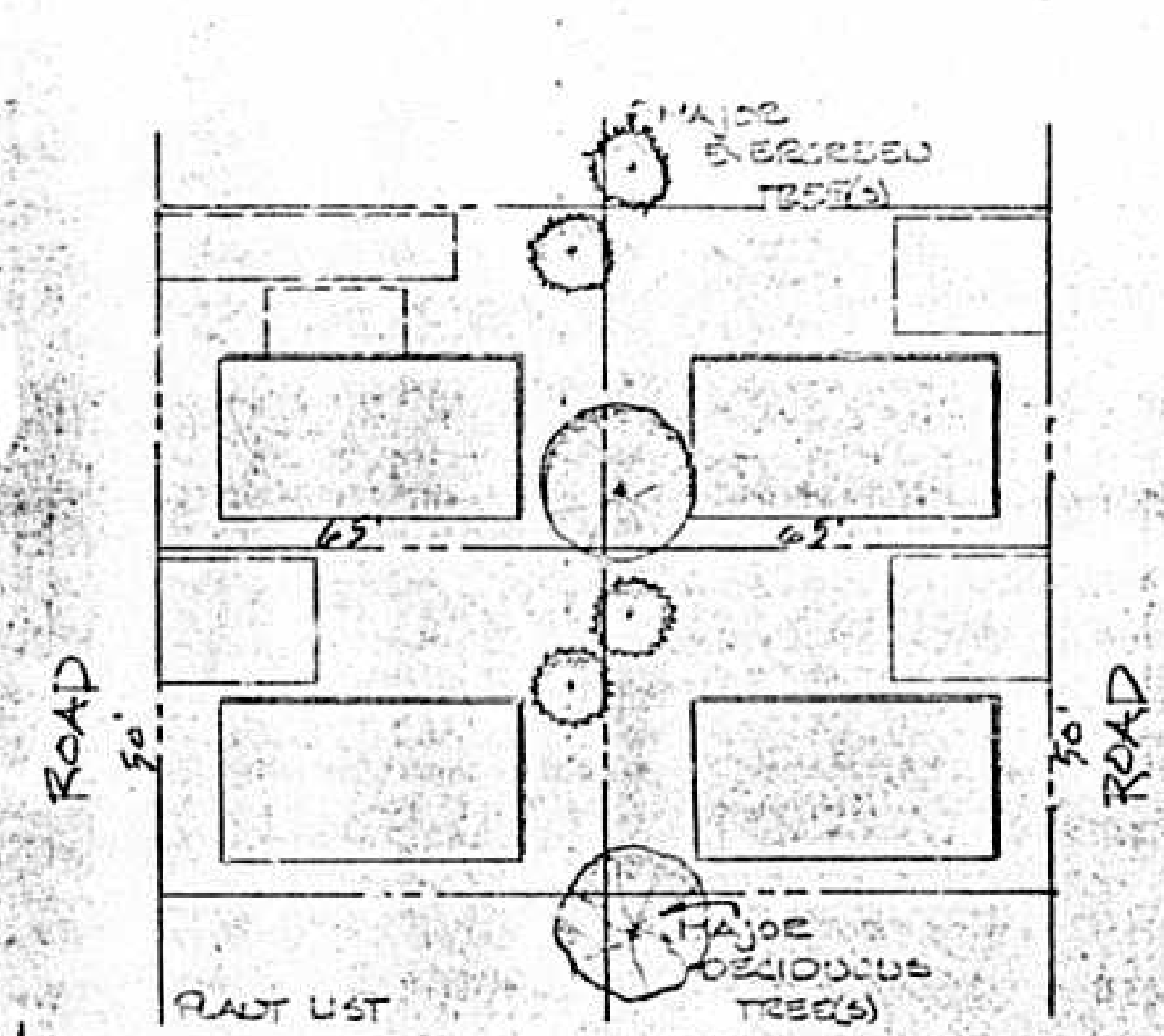
BRIARWOOD MOBILE HOME ESTATES SECTION II ALTERNATE I



TYPICAL
SINGLE UNIT
PROPOSED PLANTING
1" = 30'

BAFFINS LTD ASSOCIATES

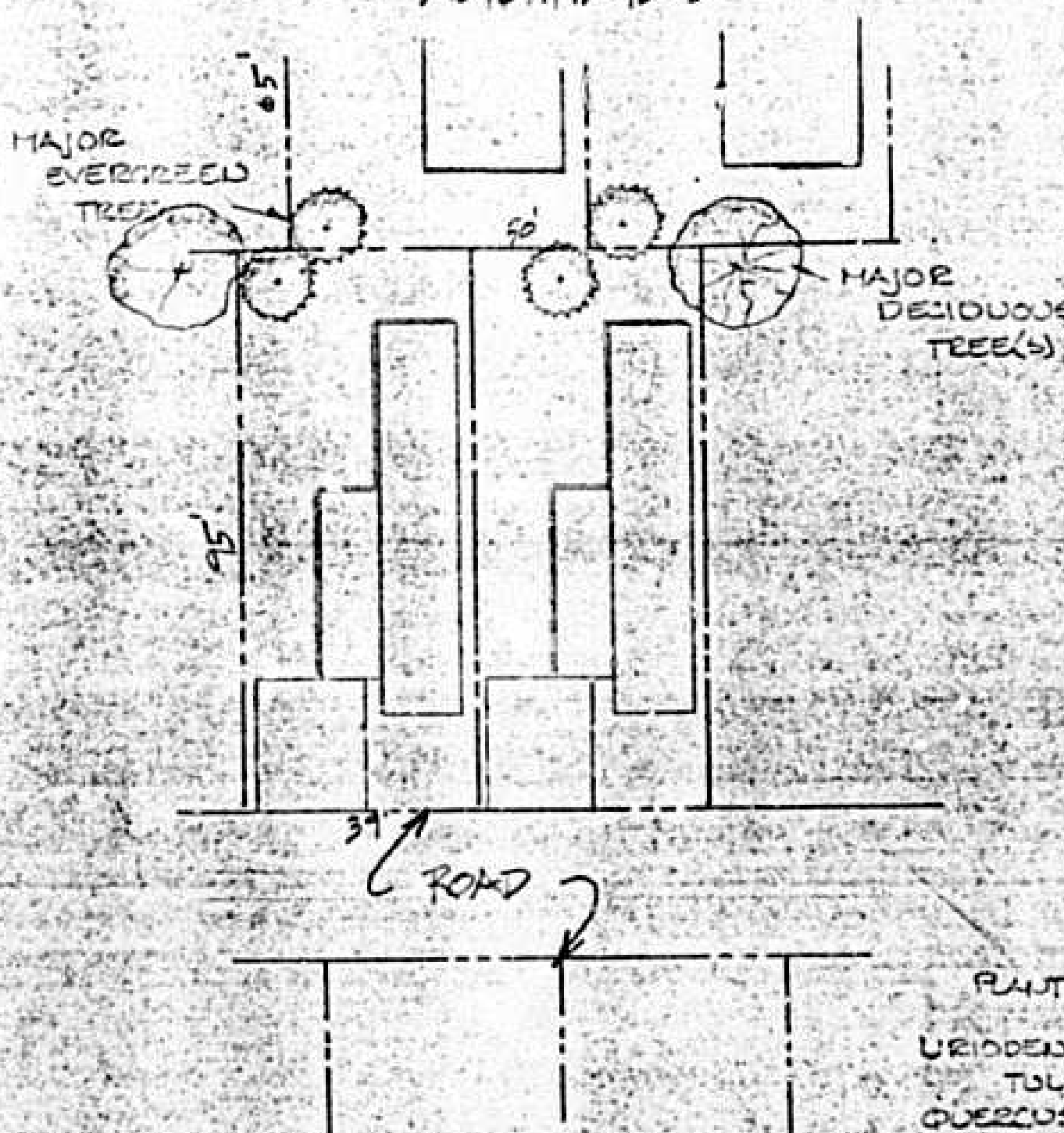
BRIARWOOD MOBILE HOME ESTATES SECTION II ALTERNATE I



TYPICAL
DOUBLE WIDE
PROPOSED PLANTING
1" = 30'

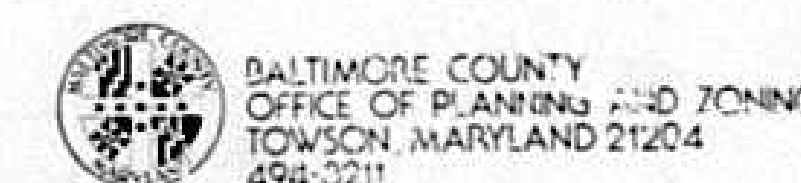
BAFFINS LTD ASSOCIATES

BRIARWOOD MOBILE HOME ESTATES SECTION II ALTERNATE I



TYPICAL
SINGLE/DOUBLE WIDE
PROPOSED PLANTING
1" = 30'

BAFFINS LTD ASSOCIATES



NORMAN E. GENDER
DIRECTOR

November 29, 1984

Robert J. Romadka, Esquire
Romadka, Contrum, Hennegan & Foss
Germania Federal Building
809 Eastern Boulevard
Essex, Maryland 21221

RE: Briarwood Mobile Home Estates

Dear Bob:

Thank you for your letter of November 16, 1984, and a copy of your letter to Mr. Hutchinson of the same date. Both letters express dissatisfaction with the limitations we have imposed on your development. In your letter, you have asked me to review two modified plans dated November 6, 1984.

Alternative I proposes 100 lots. Four lots encroach upon the 100' buffer. Three of these lots are in the northwest corner, adjacent to Bletzer Road, and the fourth lot is next to an alluvial soil projection. Alternative II proposes 113 lots. Eleven lots encroach upon the buffer. Three lots are in the northwest corner adjacent to Bletzer Road, and eight lots are next to the alluvial soil area which projects into the site. Two of these lots would require filling wetlands.

Both alternatives are modifications to the plan which this office had reviewed on September 25, 1984. Our favorable preliminary findings of your September 25th plan were given to you in a telephone conversation between you and Mr. Bober in the first week of October. Our decision is detailed on page two of this letter. The essential element is the requirement of a 100' buffer, plus the addition of new wetland/stormwater management areas on the landward edge of the 100' buffer. Also, you have proposed to build two off-site wetlands to trap pollutants from nearby property. My decision to allow you to build closer than the original imposition of a 300' buffer, is based on:

- the environmental characteristics of the site;
- the off-site mitigation;
- the desire to allow you reasonable use of this site; and
- the 100' buffer and construction of new on-site wetlands.

Both alternatives of November 6, 1984, exceed the limits imposed on your earlier plan. In view of the fact that both alternatives would cause additional disturbance of the wetland, I cannot approve Alternative I or II. Alternative I, with some modifications, could be approved.

84-247-XA

March 30, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item No. 191 - ZAC Meeting - January 31, 1984 - REVISED COMMENTS
Property Owner: The Penn Central Corporation
Location: SE/S Bletzer Road 505' S/W from c/a Glenhurst Road
Existing Zoning: M.H. - D4
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Acres: 20.962
District: 15th

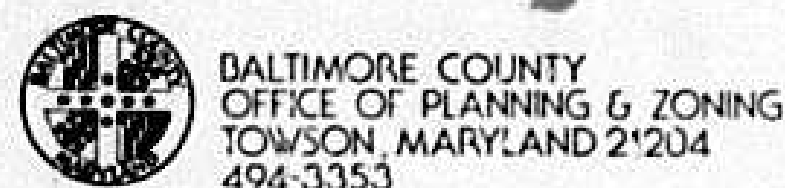
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Very truly yours,

C. Richard Moore
C. Richard Moore
Acting Deputy Director
Department of Traffic Engineering

CRA/mzc



ARNOLD JABLON
ZONING COMMISSIONER

January 18, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

Dear Mr. Romadka:

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

RE: Petition for Special Exception and Variances
SE/S of Bletzer Rd., 505' Sw of the center line of Glenhurst Rd. - 15th Election District
The Penn Central Corporation - Petitioner
No. 84-247-XA (Item No. 191)

Very truly yours,

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

JMHJ/mc

Attachments

cc: People's Counsel

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 3/1/84
Posted for: Petition for Special Exception & Variances
Petitioner: Penn Central Corp.
Location of property: SE/S Bletzer Rd., 505' SW of c/a of Glenhurst Rd.
Location of Sign: Along Bletzer Rd.
Remarks:
Posted by: Jean M. H. Jung Date of return: 3/15/84
Number of Signs: 2

DATE: 1/8/85

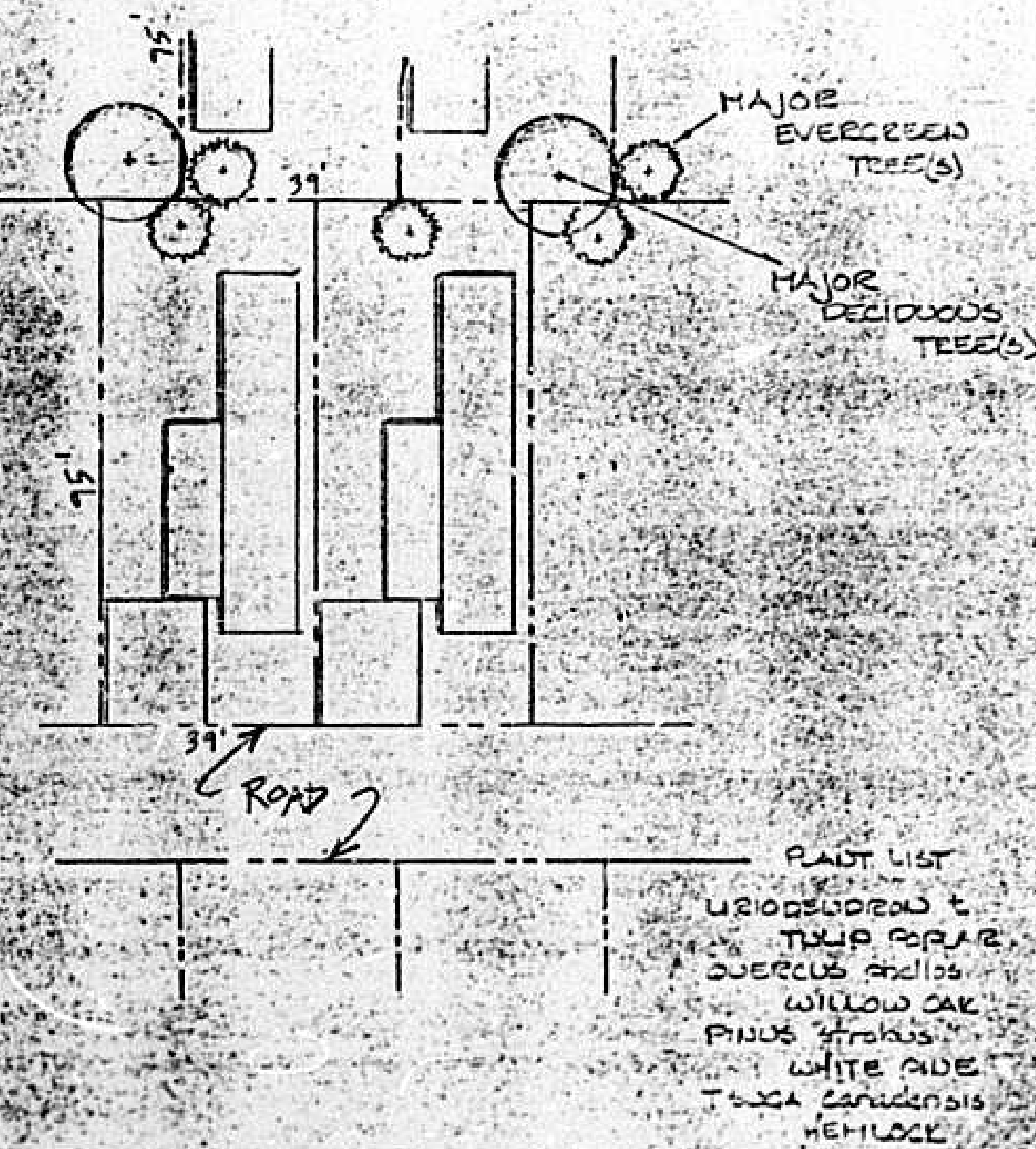
TYPICAL VEGETATIVE
BARRIER
1" = 50'

EASTERN ESTATES
BALTIMORE CATHOLIC
RECTOR
GERMANIA FEDERAL BUILDING
809 EASTERN BOULEVARD
ESSEX, MARYLAND
21221

DATE: 1/8/85

BRIARWOOD MOBILE HOME ESTATES SECTION II

BRIARWOOD MOBILE HOME ESTATES SECTION II ALTERNATE I

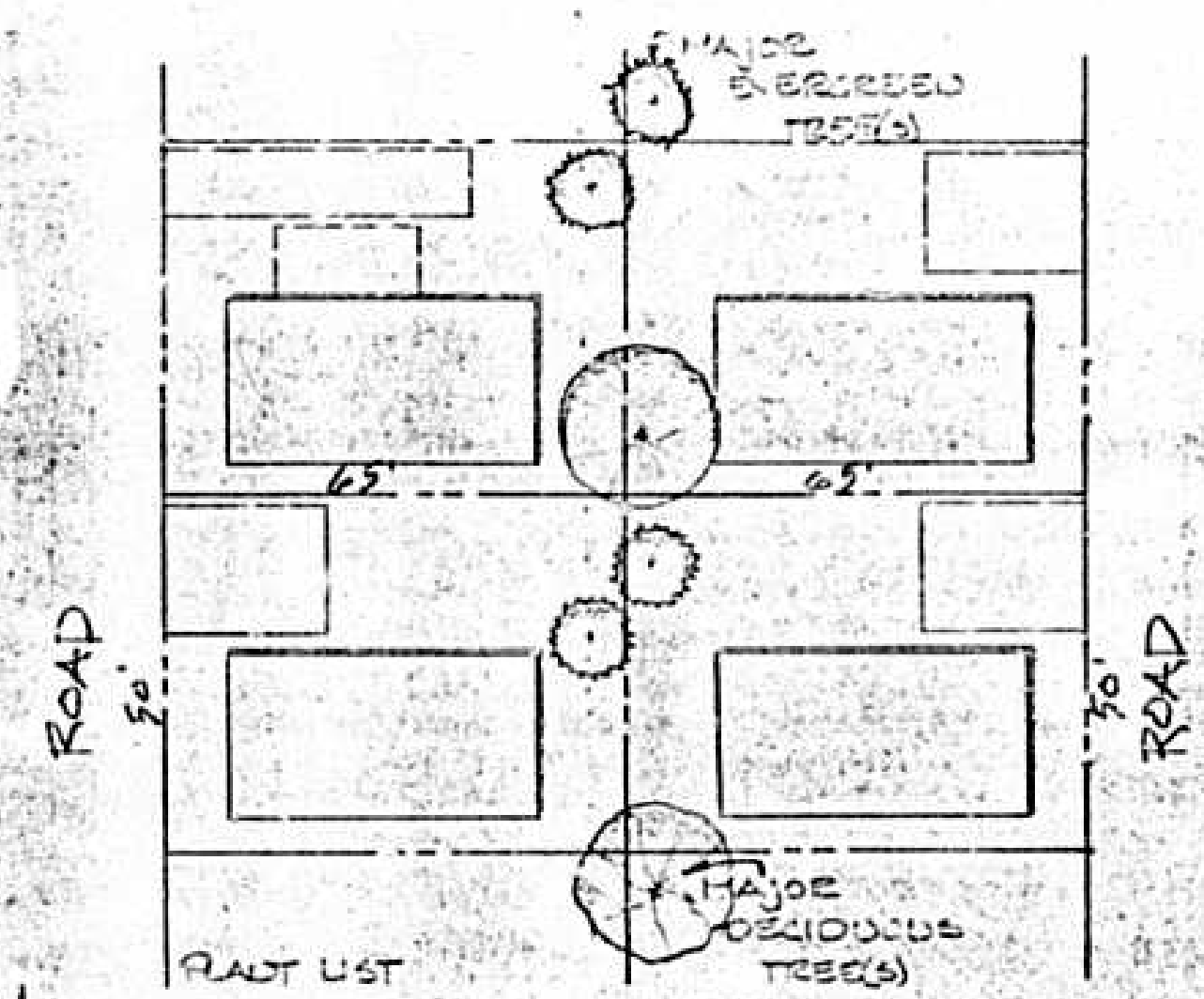


PLANT LIST
URBICORONIA
TULIP POPLAR
QUERCUS PHILLOS
WILLOW OAK
PINUS STROBUS
WHITE PINE
TAXUS CANADENSIS
HEMLOCK

TYPICAL
SINGLE UNIT
PROPOSED PLANTING
1" = 30'

BAFFINS LTD ASSOCIATES

BRIARWOOD MOBILE HOME ESTATES SECTION II ALTERNATE I



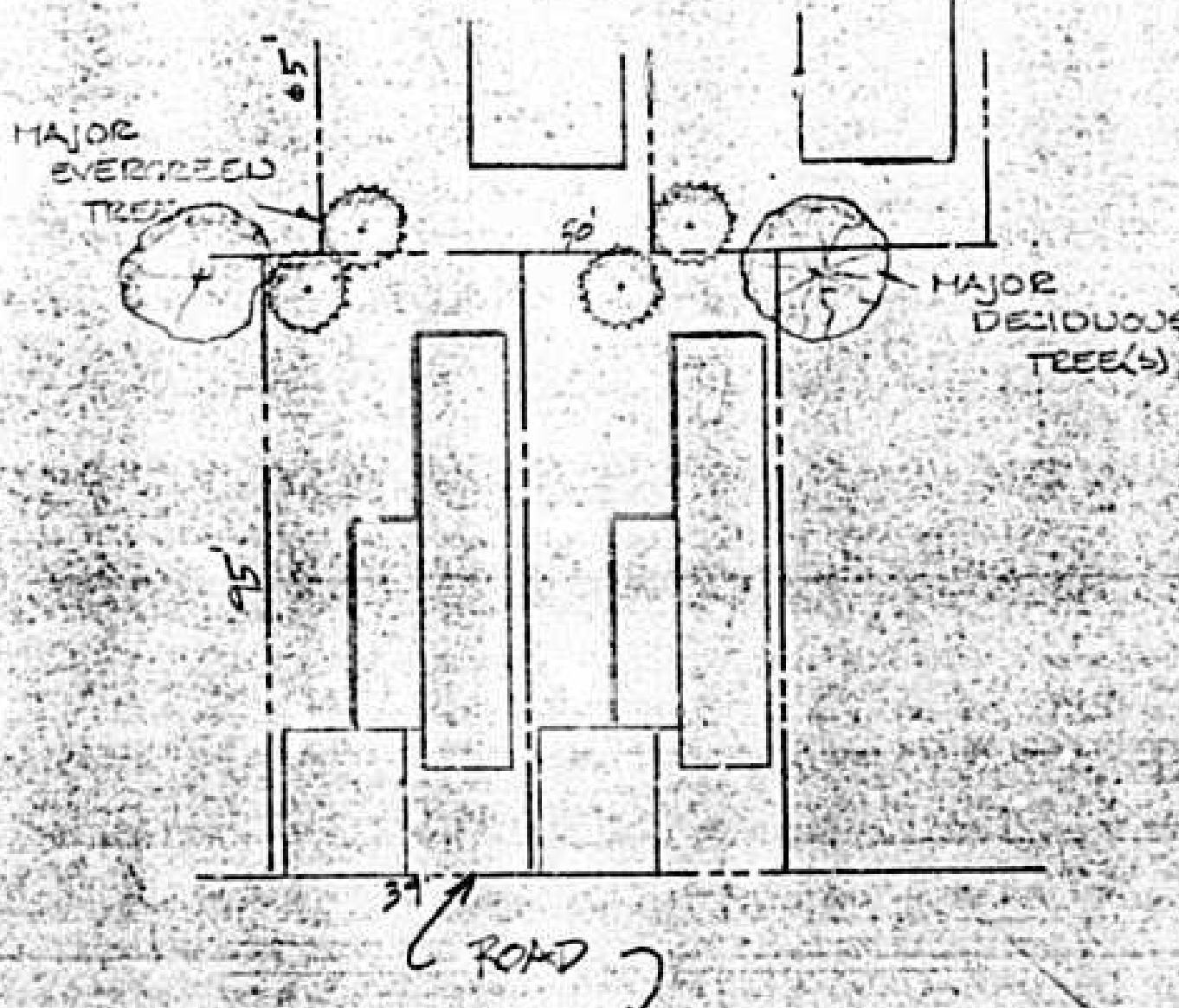
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TYPICAL
DOUBLE WIDE
PROPOSED PLANTING
1" = 30'

DATE: 1/8/85

BAFFINS LTD ASSOCIATES

BRIARWOOD MOBILE HOME ESTATES SECTION II ALTERNATE I

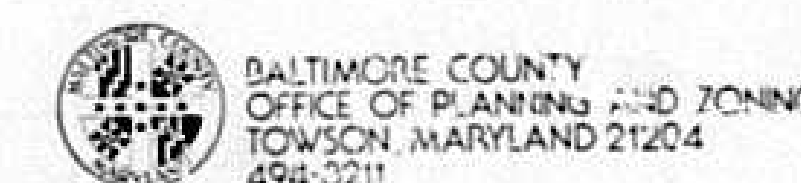


PLANT LIST
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TYPICAL
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1" = 30'

DATE: 1/8/85

BAFFINS LTD ASSOCIATES



NORMAN E. GENDER
DIRECTOR

November 29, 1984

Robert J. Romadka, Esquire
Romadka, Contrum, Hennegan & Foss
Germania Federal Building
809 Eastern Boulevard
Essex, Maryland 21221

RE: Briarwood Mobile Home Estates

Dear Bob:

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Alternative I proposes 100 lots. Four lots encroach upon the 100' buffer. Three of these lots are in the northwest corner, adjacent to Bletzer Road, and the fourth lot is next to an alluvial soil projection. Alternative II proposes 113 lots. Eleven lots encroach upon the buffer. Three lots are in the northwest corner adjacent to Bletzer Road, and eight lots are next to the alluvial soil area which projects into the site. Two of these lots would require filling wetlands.

Both alternatives are modifications to the plan which this office had reviewed on September 25, 1984. Our favorable preliminary findings of your September 25th plan were given to you in a telephone conversation between you and Mr. Bober in the first week of October. Our decision is detailed on page two of this letter. The essential element is the requirement of a 100' buffer, plus the addition of new wetland/stormwater management areas on the landward edge of the 100' buffer. Also, you have proposed to build two off-site wetlands to trap pollutants from nearby property. My decision to allow you to build closer than the original imposition of a 300' buffer, is based on:

- the environmental characteristics of the site;
- the off-site mitigation;
- the desire to allow you reasonable use of this site; and
- the 100' buffer and construction of new on-site wetlands.

Both alternatives of November 6, 1984, exceed the limits imposed on your earlier plan. In view of the fact that both alternatives would cause additional disturbance of the wetland, I cannot approve Alternative I or II. Alternative I, with some modifications, could be approved.

8. A covenant regarding the applications of fertilizers, herbicides, and pesticides must be provided and approved by the Director prior to any construction activity.
9. Grading must be designed to protect the wetlands and alluvial soils and water quality and must be consistent with the standards developed by the Department of Public Works.
10. A fence or vegetation screen must be constructed between the development and the wetlands.

Prior to any approvals, you must agree to meet the conditions and supply the information requested as set forth above. When you have complied with these conditions, we will then be in a position to process your plan. If you have additional questions, please contact Mr. Eugene Bober at 494-3335.

Sincerely,

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

NEG/af

cc: Senator Dennis Rasmussen

B. Melvin Cole, Administrative Officer

Ian J. Forrest, Director, Bureau of Environmental Services, Health Department

RE: PETITION FOR SPECIAL EXCEPTION
AND VARIANCES
SE/S of Bletzer Rd., 505' SW of the
center line of Glenhurst Rd.
15th Election District
The Penn Central Corporation -
Petitioner
No. 84-247-XA (Item No. 191)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The herein petitioner requests a special exception for a trailer park and variances to permit trailers to be located on driveways 25 feet wide in lieu of the required 30 feet, 25 feet from the property lines at Beachwood Road and Bletzer Road in lieu of the required 100 feet, 45 feet from other boundary lines in lieu of the required 75 feet, and a minimum distance of 15 feet between trailers in lieu of the required 25 feet for allowance of an expanded room addition.

The trailer park is located on land formerly zoned M.H.-I.M. which was rezoned D.R.3.5 during the 1984 Comprehensive Rezoning Process. The site plan was revised and approved by the County Review Group (CRG) on January 3, 1985, and marked Petitioner's Exhibit 7. At that time it was determined that the variance to permit 65 feet from other boundary lines in lieu of the required 75 feet was not needed.

After due consideration of the testimony and evidence presented and it appears that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on the quality and fish, wildlife and plant habitat; and the granting of the requested variances not adversely affecting the health, safety, and general welfare of the community, the variances should be granted. Further, by reason of the requirements of Section 502.1 having been met, the special exception should be granted.

ORDER RECEIVED FOR FILING
DATE January 18, 1985
BY Mary Campbell (clerk)
ADMINISTRATIVE ASSISTANT

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of January, 1985, that the Petition for Special Exception for a trailer park and the Petition for Variances to permit trailers to be located on driveways 25 feet wide in lieu of the required 30 feet, 25 feet from the property lines at Beachwood Road and Bletzer Road in lieu of the required 100 feet, and a minimum distance of 15 feet between trailers in lieu of the required 25 feet for allowance of an expanded room addition, in accordance with Petitioner's Exhibit 7, is GRANTED, from and after the date of this Order, subject to the following:

1. Compliance with all CRG requirements including those including those enumerated in the letter submitted by Norman E. Gerber, Director, dated November 29, 1984, and marked Petitioner's Exhibit 8.
2. The developer shall notify the Health Department at the time site preparation activities begin and comply with the following best management practices:
 - a. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such conditions.
 - b. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - c. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - d. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - e. Filling will not occur in grassed or lined drainage ditches or swales.
3. Any future conversion of single lots to double lots shall comply with the Baltimore County Zoning Regulations applicable at the time.

ORDER RECEIVED FOR FILING
DATE January 18, 1985
BY Mary Campbell (clerk)
ADMINISTRATIVE ASSISTANT

4. There shall be a minimum distance of less than 25 feet between trailers only when required for an expanded room addition (tip-out). Any expanded room addition for any trailer may not exceed 10 feet wide by 22 feet long, and the total width of the trailer and tip-out shall not exceed 24 feet.
5. The aforementioned site plan shall be approved by the Office of Planning and Zoning and a landscape plan shall be submitted to and approved by the Current Planning and Development Division.

Further, IT IS ORDERED that the variance to permit 65 feet from other boundary lines in lieu of the required 75 feet is hereby DISMISSED.

Jean M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE January 18, 1985
BY Mary Campbell (clerk)
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Jean M. H. Jung
Deputy Zoning Commissioner
Date: January 28, 1985

FROM: Eugene A. Bober, Chief
Current Planning and Development

SUBJECT: Briarwood Mobile Home Park 84-247-XA

The County Review Group approved the attached copy of Briarwood Mobile Homes Estates Section 11 on January 3, 1985. The Director of Planning has found that the proposal of Mr. Romadka complies with the requirements of the Critical Area Legislation. The minutes of the meeting will be forwarded to you separately by James Markle of the Bureau of Public Services. This memo contains the following attachments:

1. A copy of CRG plan approved January 3, 1985.
2. Copy of the Director's findings in a letter to Mr. Romadka dated November 29, 1984.
3. Schematic landscape plan for vegetative buffer and new wetlands.
4. Schematic landscape plan alternate 1 dated January 8, 1985.

Please note that there have been some changes on the approved CRG which differ from the plan before you. The major difference is the number of lots have been reduced from 126 to 105 and greater setbacks from the wetlands have been established. Mr. Gerber's letter contains 10 points which we believe are essential to the successful completion of this project in an ecologically sound manner.

I understand that Mr. Romadka's engineer, Mr. Bafitis will be revising the CRG plan in two minor ways. First, the area marked no parking on the eastern portion of the site will be removed and secondly, the zoning will be corrected to read D.R.3.5. These revisions do not effect the approval of the CRG plan.

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

EAB:bj

Attachment: 4

CC: Norman E. Gerber - memo only

COUNTY REVIEW GROUP MEETING MINUTES

Thursday, January 3, 1985

BRIARWOOD MOBILE HOME ESTATES District 15 C7

COUNTY REVIEW GROUP - THOSE PRESENT

Gilbert S. Benson, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Planning

Agency Representatives

Developer and/or Representatives

William Bafitis - Developer's Engineer
Robert Romadka - Attorney
John Gontrum - Attorney

Mr. Benson opened the meeting at 11:00 a.m., stating that this is a Continued Meeting from June 20, 1984 for additional environmental information required to satisfy the critical areas legislation which is currently in effect.

Mr. Bober summarized the written comments submitted from the Health Department, Developers Engineering Division, Traffic Engineering, Office of Planning, and Bureau of Sanitation. These comments have been made a part of these minutes, and a copy of the comments was given to the developer and developer's engineer.

The plan shall be revised to show the lot lines for proposed lots 23, 24, 67, 68, 69, 92 and 93, since a portion of these lots is shown within the proposed wetlands. It is requested that a small wetland area adjacent to Lot 40 be shown on the plan as stated at the meeting.

The developer's engineer is to make these revisions on this plan and the plan will be approved by the Dept. of Public Works and Office of Planning. The meeting was adjourned at 11:45 a.m.

BB

COUNTY REVIEW GROUP COMMENTS ON PROPOSED SUBDIVISION PLANS BALTIMORE COUNTY DEPARTMENT OF HEALTH

BRIARWOOD MOBILE HOME ESTATES

Subdivision Name, Section and/or Plat

Forward Development Co.
Back River 126 2096
Watershed No. of Lots Total Acreage
or Units
Public *Public*
Water Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans must be submitted prior to approval of plat. are not required and the plat can be approved as submitted. Contact this office for more complete information. 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: *on the attached memo dated 1-2-85*

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford, Director
Environmental Support Services
Date: January 2, 1985

FROM: *Stephanie A. Taylor*
Waste and Water Quality Management

SUBJECT: ENVIRONMENTAL EFFECTS REPORT *Briarwood Mobile Home Estates*
(Name)

CRG MEETING January 2, 1984 11:00 AM
(Date) (Time)

PLAN REVIEW NOTES

1. Mobile home park.
(Describe site)
2. Public water and Public sewer is proposed.
3. Stream and tributary border site.
(Describe streams on-site)
5. Abandoned land (AV) exists adjacent to
streams.
(Describe wetland soils on-site)
6. Storm Water Management _____ required.
7. _____ proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

- A. ☒ No development is allowed in Abandoned land (AV)
(soil/name & symbol)
- B. ☐ A revised site plan indicating no development in _____ must be submitted.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: December 31, 1984

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

PROJECT NAME: Briarwood Mobile Home Estates

PROJECT NUMBER: #84059

LOCATION: S/S Bletzer Road,
W. of Glenhurst Road

DISTRICT: 15C7

The Plan for the subject site, dated February 22, 1984, with the latest revision dated December 18, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The previous comments, dated April 3, 1984 and May 11, 1984, are still valid, but with the following revisions.

HIGHWAY COMMENTS:

Beachwood Road shall be improved as a 24-foot curb and gutter street cross-section on a 40-foot right-of-way. Bletzer Road shall be established with a 40-foot right-of-way with no road improvements.

Sidewalk is required on Beachwood Road only. The walk shall be 4 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line.

STORM DRAIN COMMENTS:

No storm water management is required.

The Plan may be approved, subject to all previous and current comments.

EAM
EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:PMK:ss

cc: File

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

DATE: January 2, 1985

TO : Mr. Robert A. Morton
FROM : C. Richard Moore
SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Briarwood Mobile Homes C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:
LOCATION: Bletzer & Glenhurst RECORD PLAT:

This Department has no comments on the proposed plan.

Don't sign (for C.R.G.)
C. Richard Moore
Assistant Traffic Engineer

CRM/RAI/can

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: January 2, 1985

PROJECT NAME: Briarwood Mobile Home Estates PLAN: XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: PLAN EXTENSION:
Meeting January 3, 1985 11:00 A.M. REVISED PLAN:
PLAT:

The previous meeting of August 9, 1984, was continued so that the plan could be considered in light of the State law concerning the Critical Area of the Bay. Several meetings have been held between County staff and the developer's representatives including numerous field trips. The Director of Planning has rendered a finding (attached) which essentially approved the plan presently before the County Review Group. Some issues do remain.

1. Lot 40 and the associated road are too close to the 100 foot setback in the alluvial area.
 2. Lot 23, 24, 67, 68, 69, 92, and 93 all have portions within the proposed wetlands.
 3. A minimum of one major deciduous tree (as defined by the Baltimore County Landscape Manual) must be planted per lot.
- All of the requirements listed in Mr. Gerber's letter to Mr. Romadka of November 29, 1984 must be satisfactorily complied with as well.

E. Bober
E. Bober

BALTIMORE COUNTY, MARYLAND

DATE: August 7, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

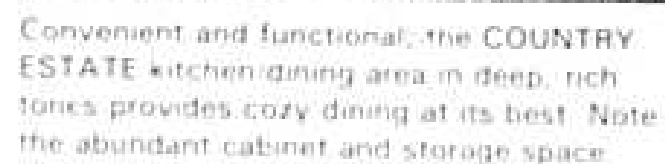
PROJECT NAME: Briarwood Mobile Home Estates PRELIMINARY PLAN
PROJECT NUMBER: CRG Agenda 8/9/84, 9:00 am TENTATIVE PLAN
LOCATION: S/S of Bletzer Rd. W. of Glenhurst Road DEVELOPMENT PLAN
DISTRICT: 15 FINAL PLAT

Comments

1. Site and mobile homes shall be in accordance with NFPA Standard 501A - "Installation of Mobile Homes", 1977 Edition.



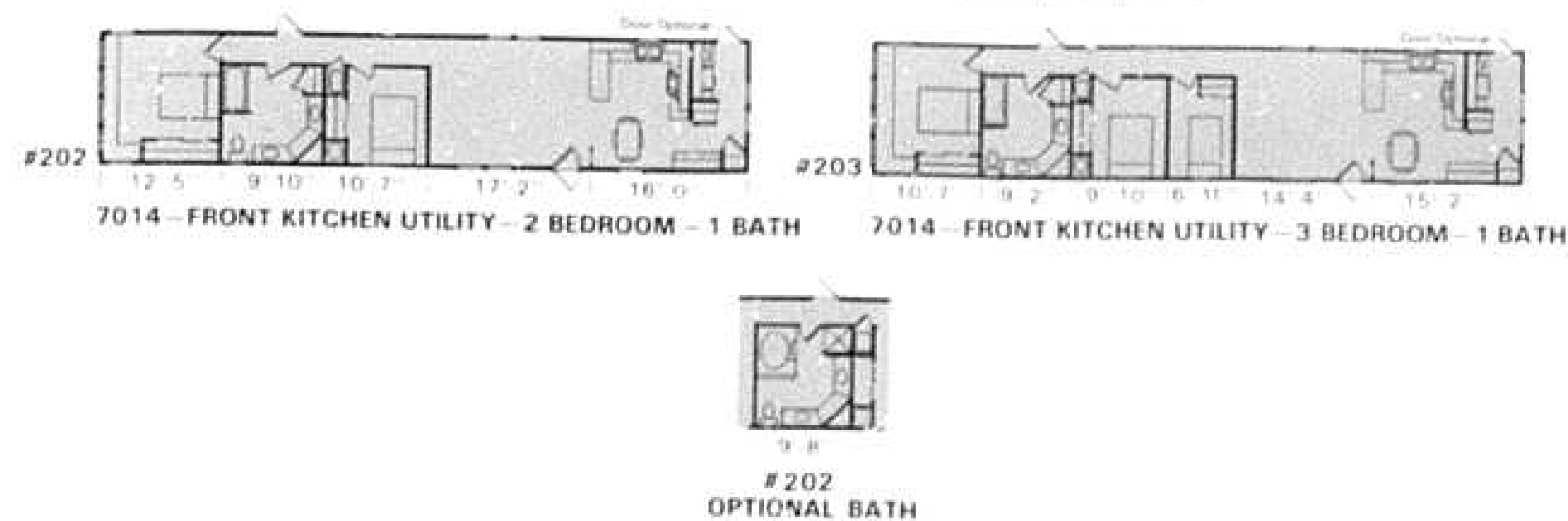
A black and white photograph of a traditional Japanese interior. A low wooden table is covered with a patterned cloth and holds several small objects, including a white container and a dark box. A large, patterned cushion or rug is on the floor. The background shows a sliding door (shoji) and a wall with a framed picture.



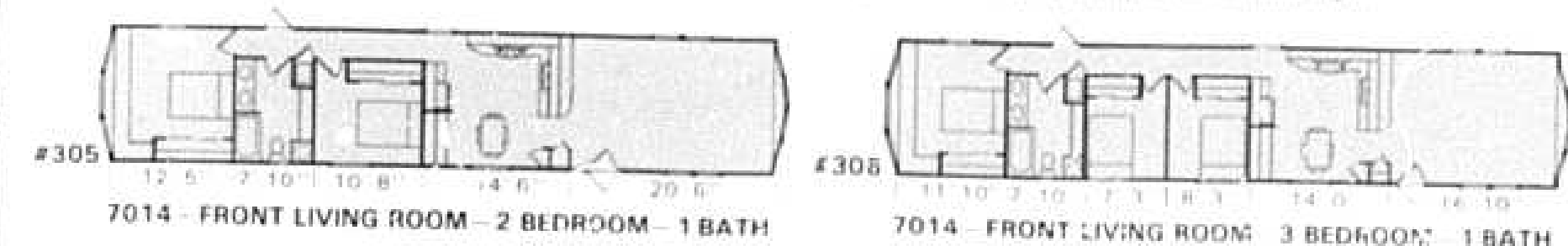
Cover: The COUNTRY ESTATE living room exemplifies the careful choice of decor and planning to assure relaxing, comfortable living. Full-length drapes, subtle lighting and wainscoting combined with the beamed cathedral ceiling are but a few of the standards of traditional Zimmer value.



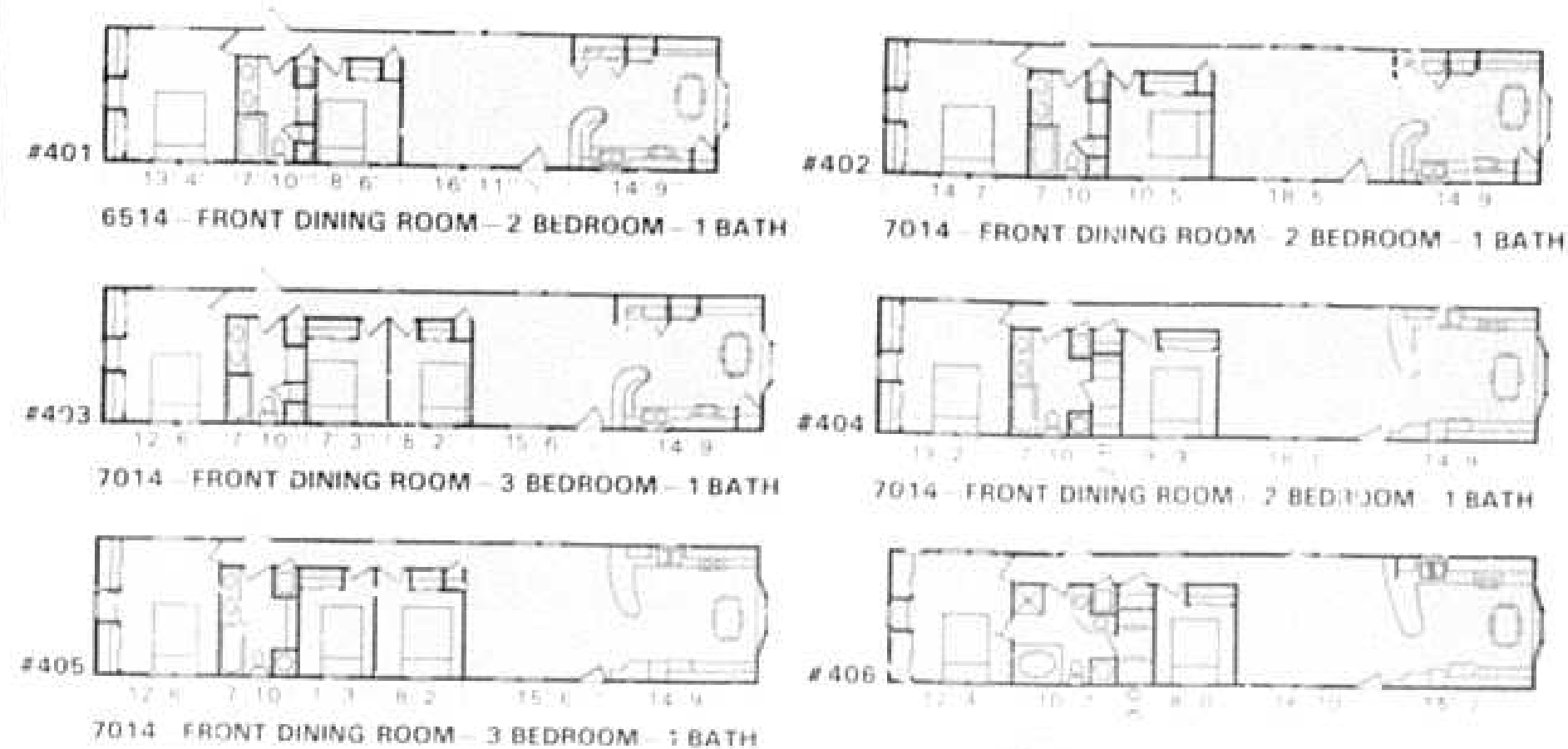
front kitchen models . . . in a floor plan to fit nearly every family need



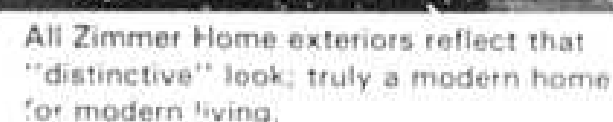
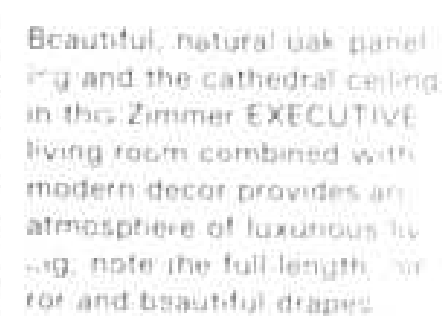
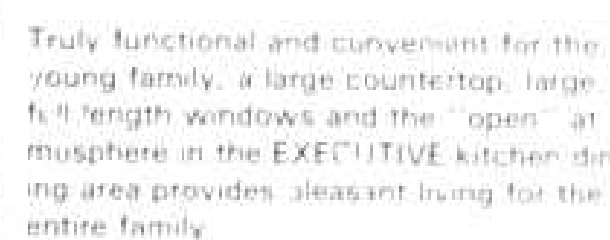
front living room models . . . with large windows and high ceilings



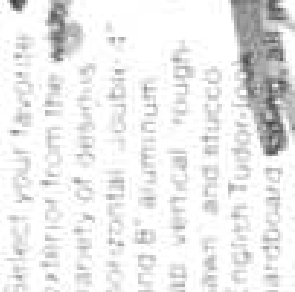
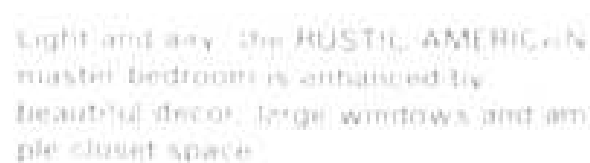
front dining room models . . . designed for convenience and efficiency



ONLY THE BEST MATERIALS AVAILABLE
ARE USED THROUGHOUT ZIMMER HOMES

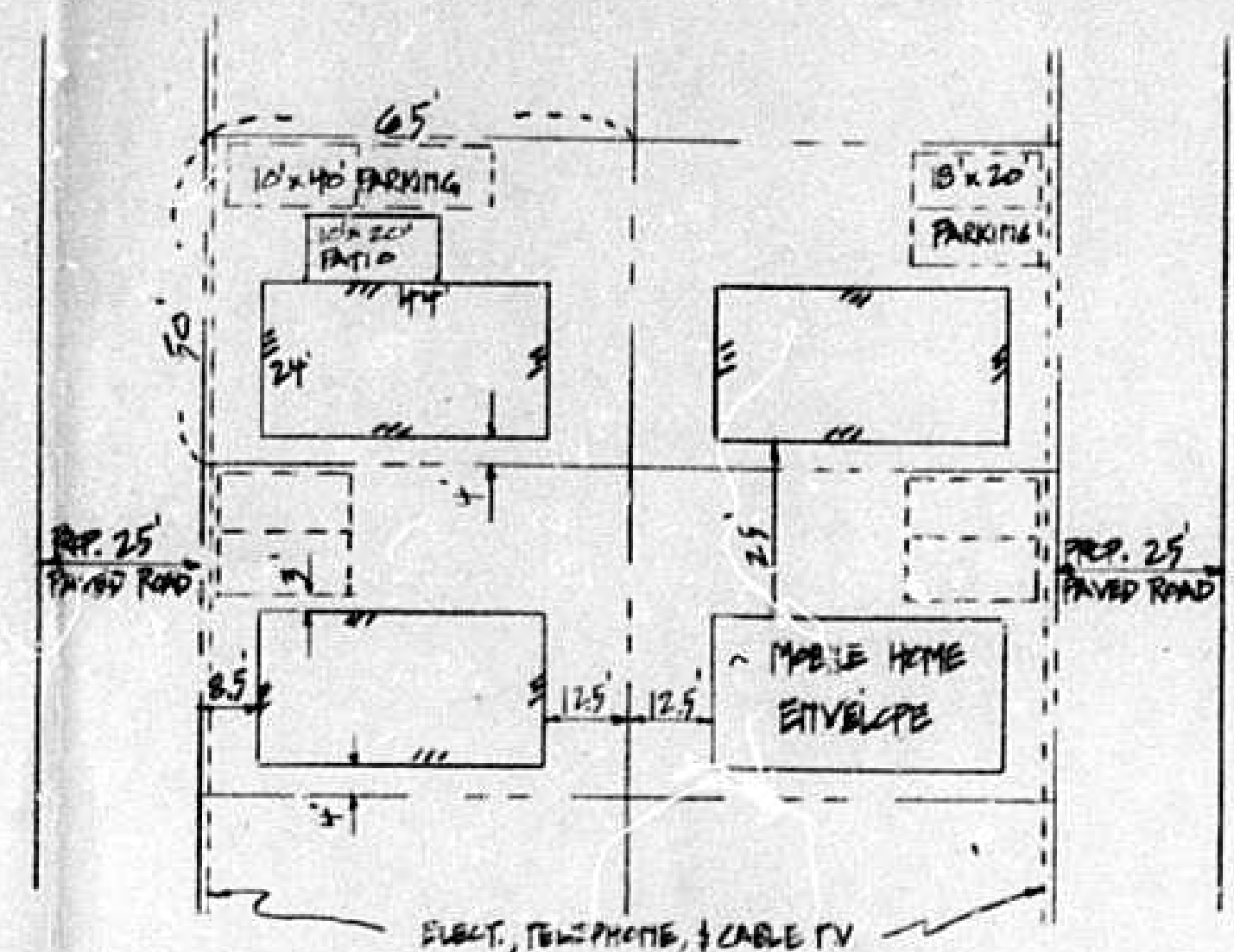
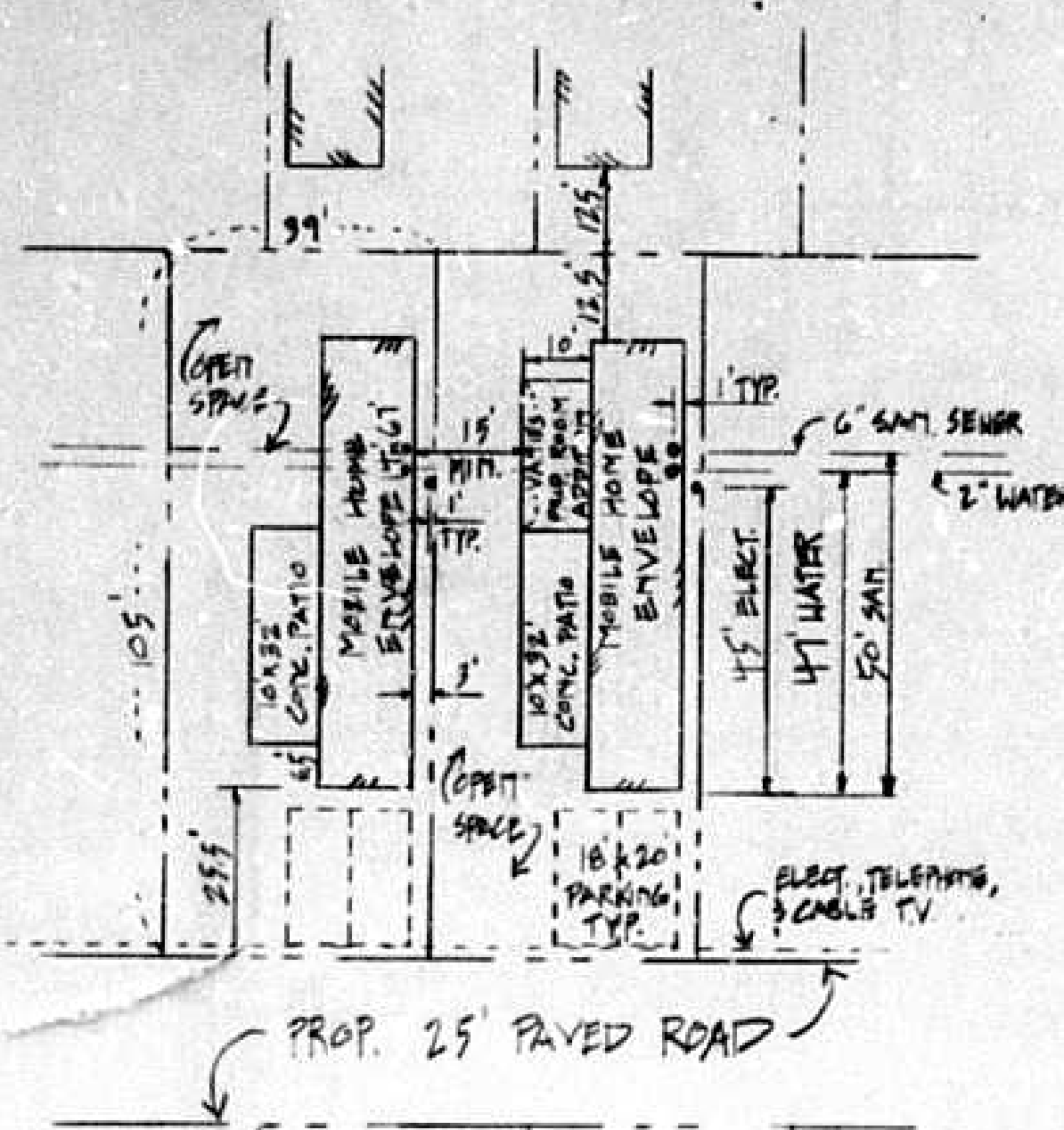


The EXECUTIVE master bedroom features trim, full-length mirrored closet doors, a built-in vanity, large windows and colorful decor for that "everyday" convenience.



Declare your independence with
a modular home from Friendship Homes, Inc.

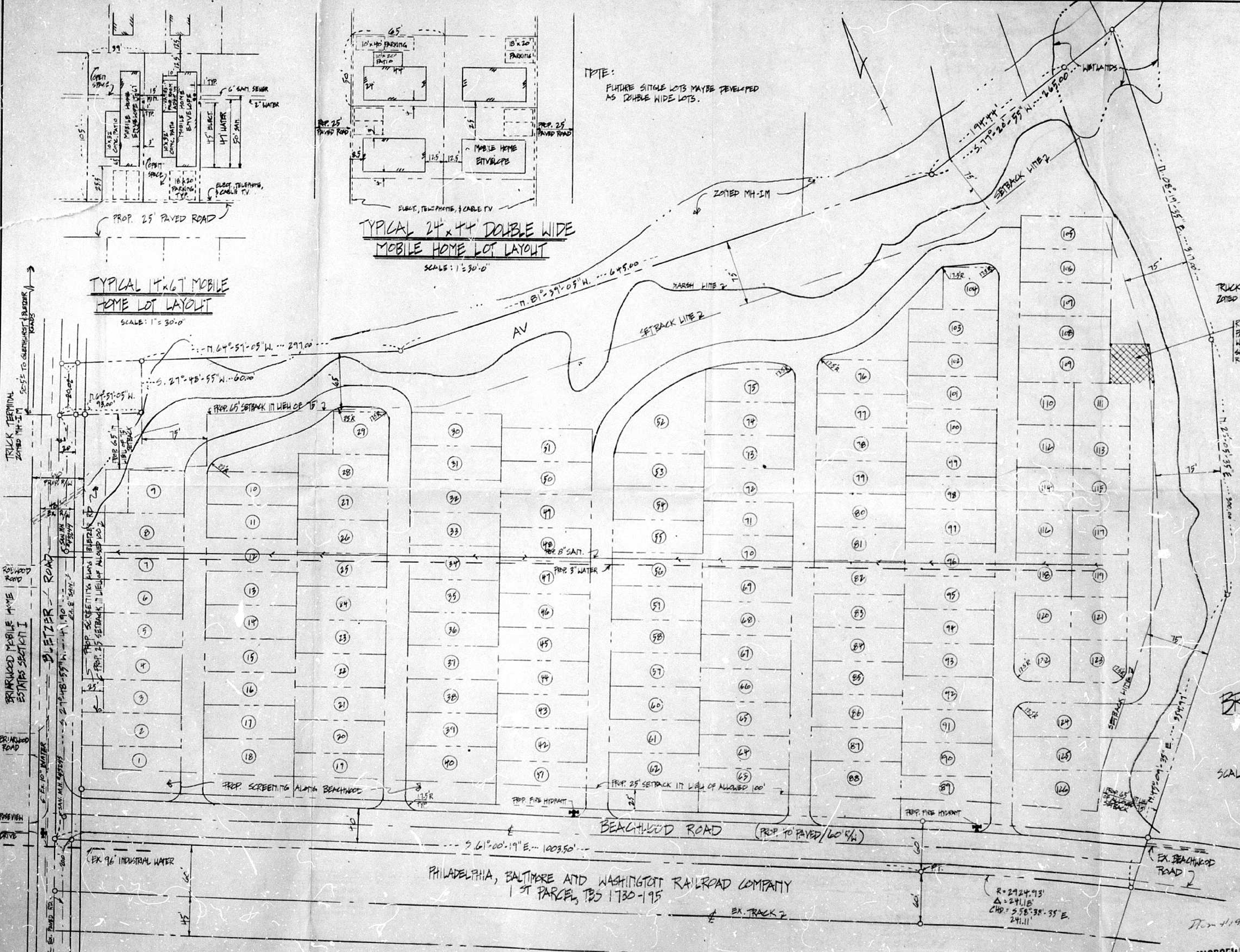
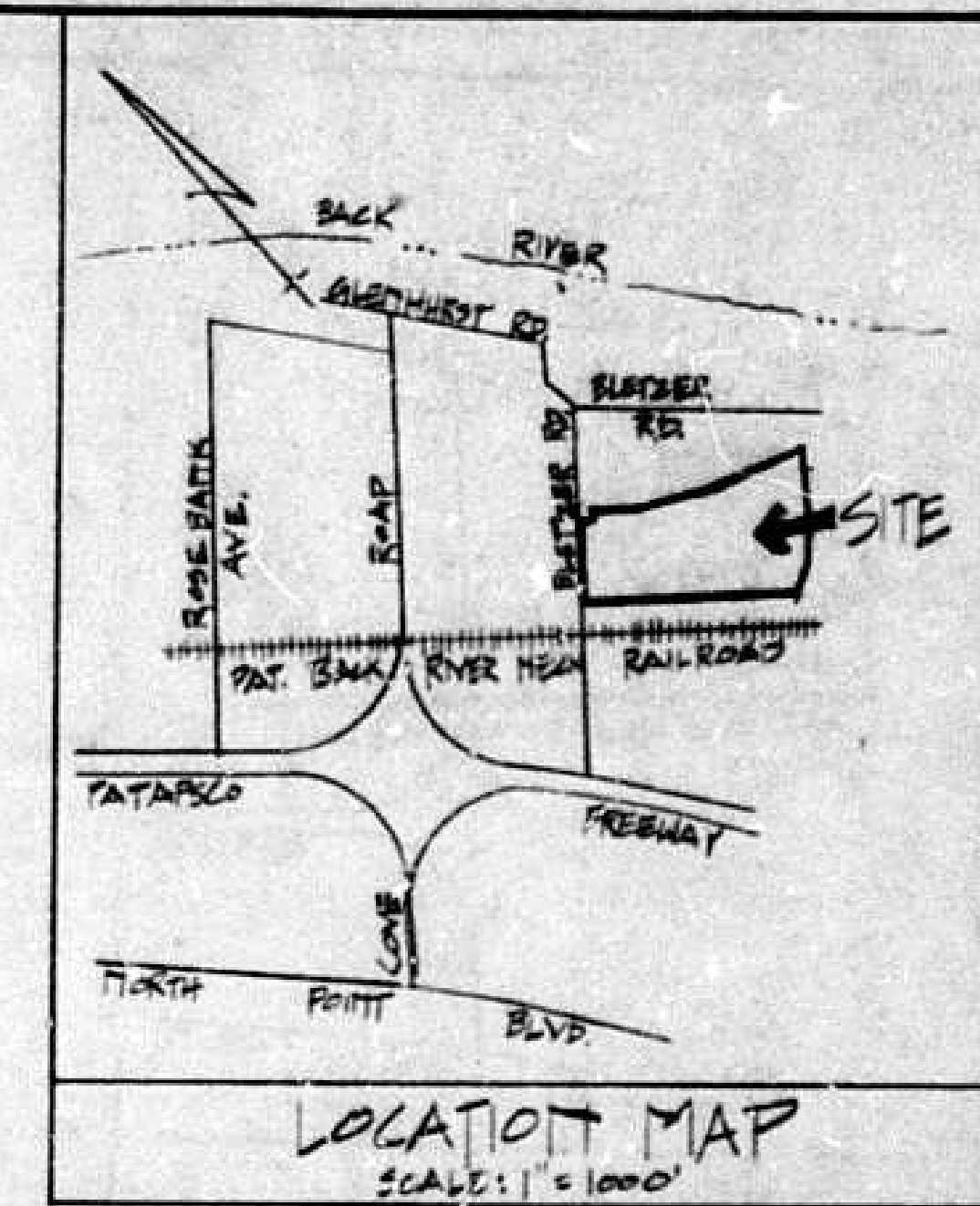
FRIENDSHIP INDUSTRIES, INC.
P.O. Box 110
Napaanoe, Indiana 46550



TYPICAL 24'x44' DOUBLE WIDE MOBILE HOME LOT LAYOUT
SCALE: 1" = 30'-0"

TYPICAL 14'x61' MOBILE HOME LOT LAYOUT
SCALE: 1" = 30'-0"

NOTE:
FUTURE SINGLE LOTS MAY BE DEVELOPED AS DOUBLE WIDE LOTS.



TRUCK TERMINAL
ZONED MH-IM

RESERVED AREA-NO
PARKING-FIRE ZONE
W/NO PARKING-FIRE ZONE
SIGNS (TYP. @ CORNERS OF
RESERVED AREA)

NOTE:

1. EACH MOBILE HOME WILL BE CONNECTED W/ SANITARY & WATER.
2. ALL ROADS SHALL BE 25' WIDE AND BE BITUMINOUS PAVED.
3. ALL ROADS SHALL BE ADEQUATELY LIGHTED.
4. GENERAL OFFICE FOR TRAILER PARK LOCATED IN BRIARWOOD MOBILE HOME ESTATES SECTION I.
5. MEAS & BOUND DATA AS PER L&P W. RADDER SURVEY OF PARCEL NO. MBE 100-18-5 FOR PER MAJOR REAL ESTATE COMPANY DATED 4/20/77
6. OWNER: THE PENN CENTRAL CORPORATION
7. TOTAL AREA = 913,072 SQ. FT. OR 20.762 ACRES

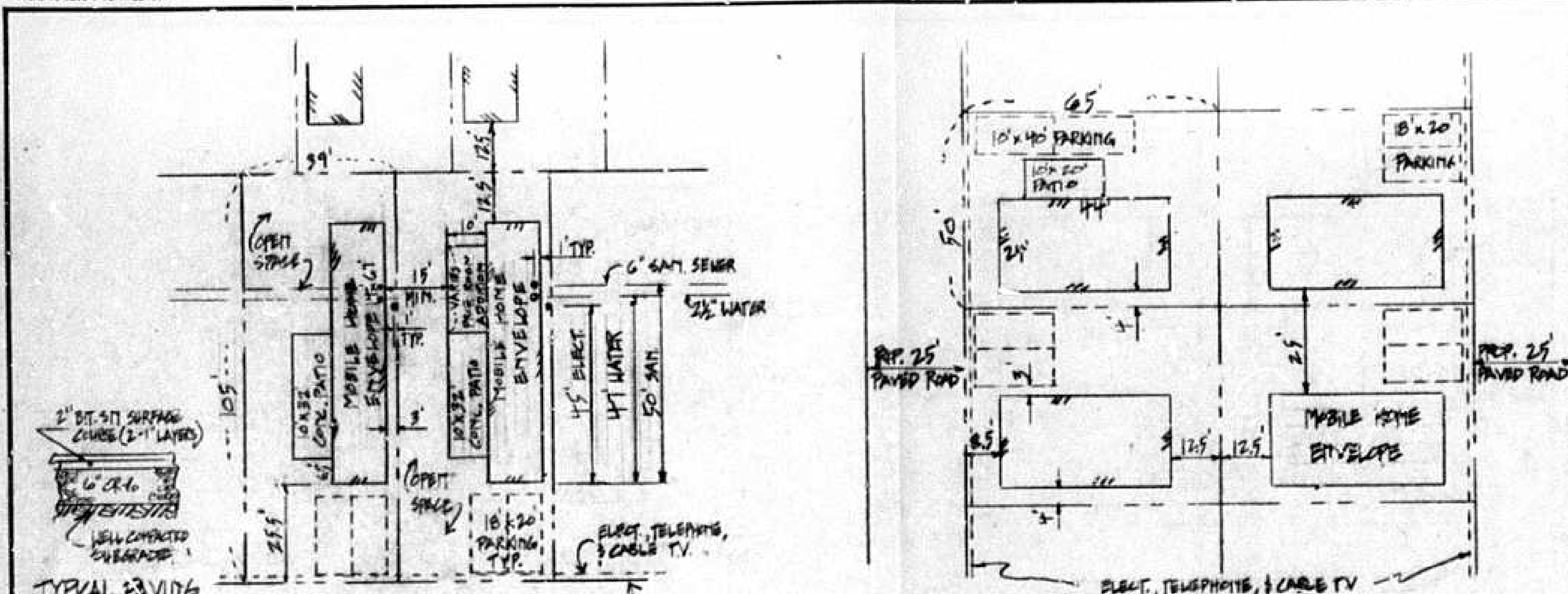
PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTIONS AND VARIANCES
**BRIARWOOD MOBILE HOME
ESTATES SECTION II**

SCALE: 1" = 50' DATE: DEC. 30, 1983
ELECTION DISTRICT NO. 15
ZONED MH-IM

PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY
1ST PARCEL, TBS 1730-195

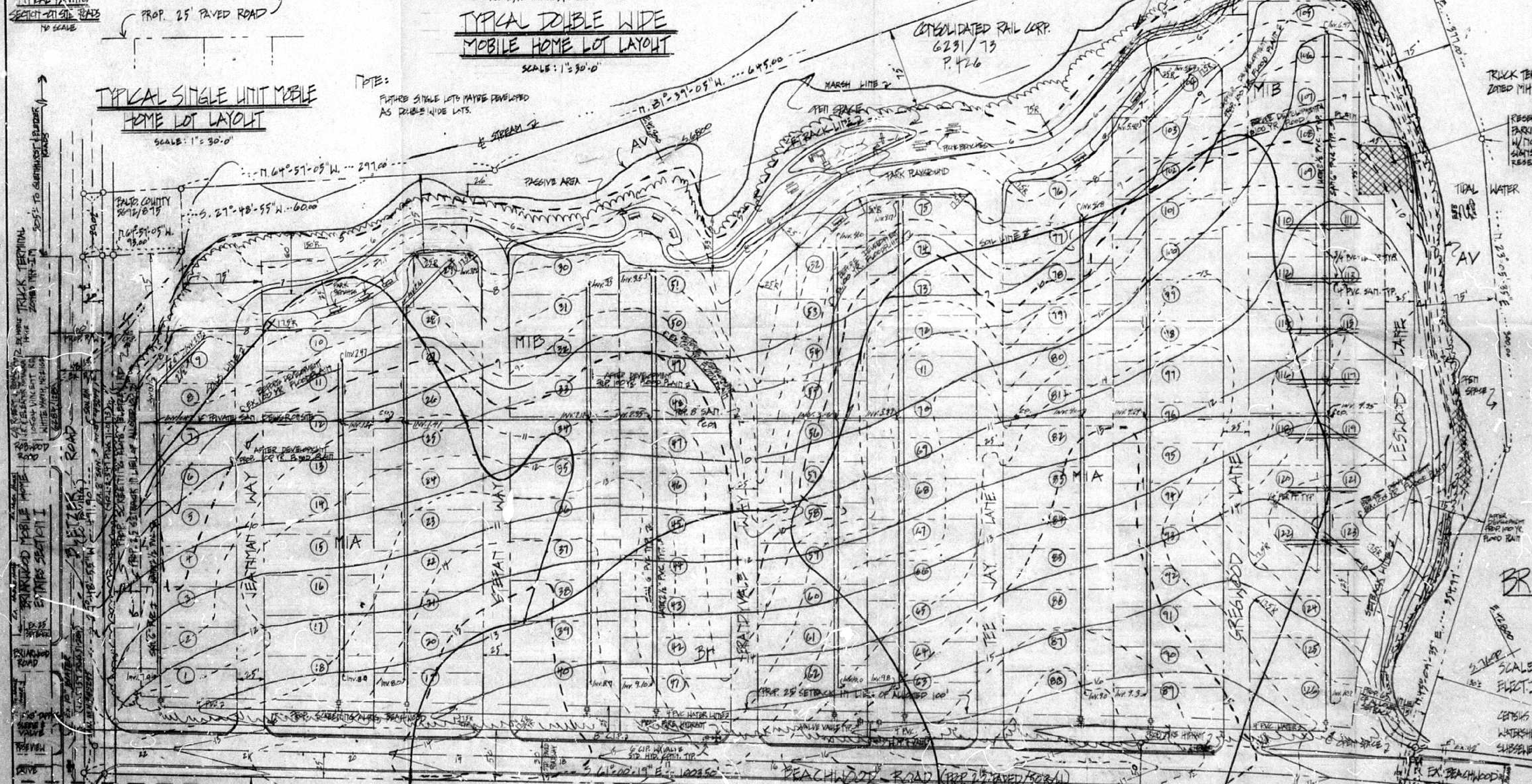
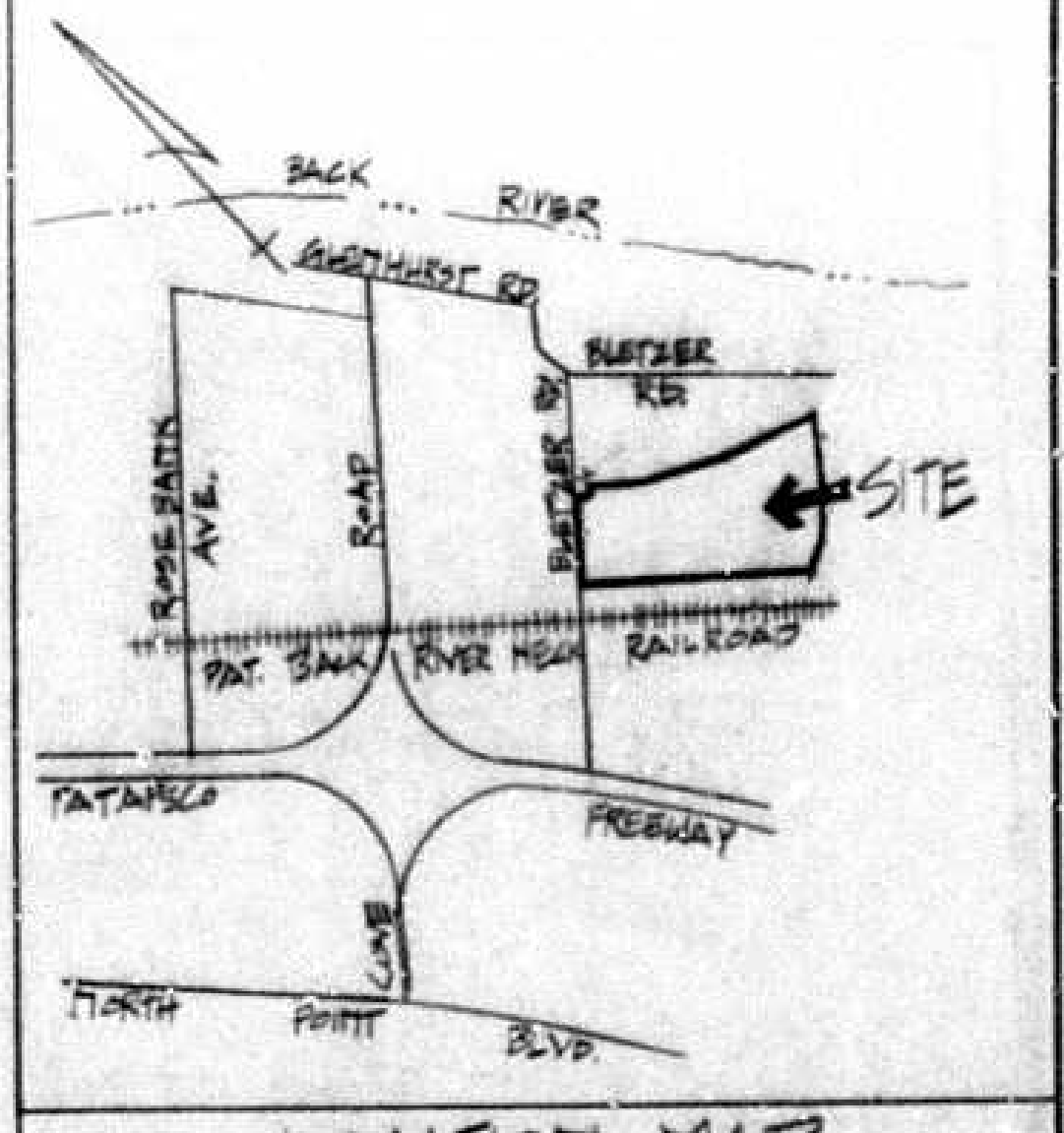
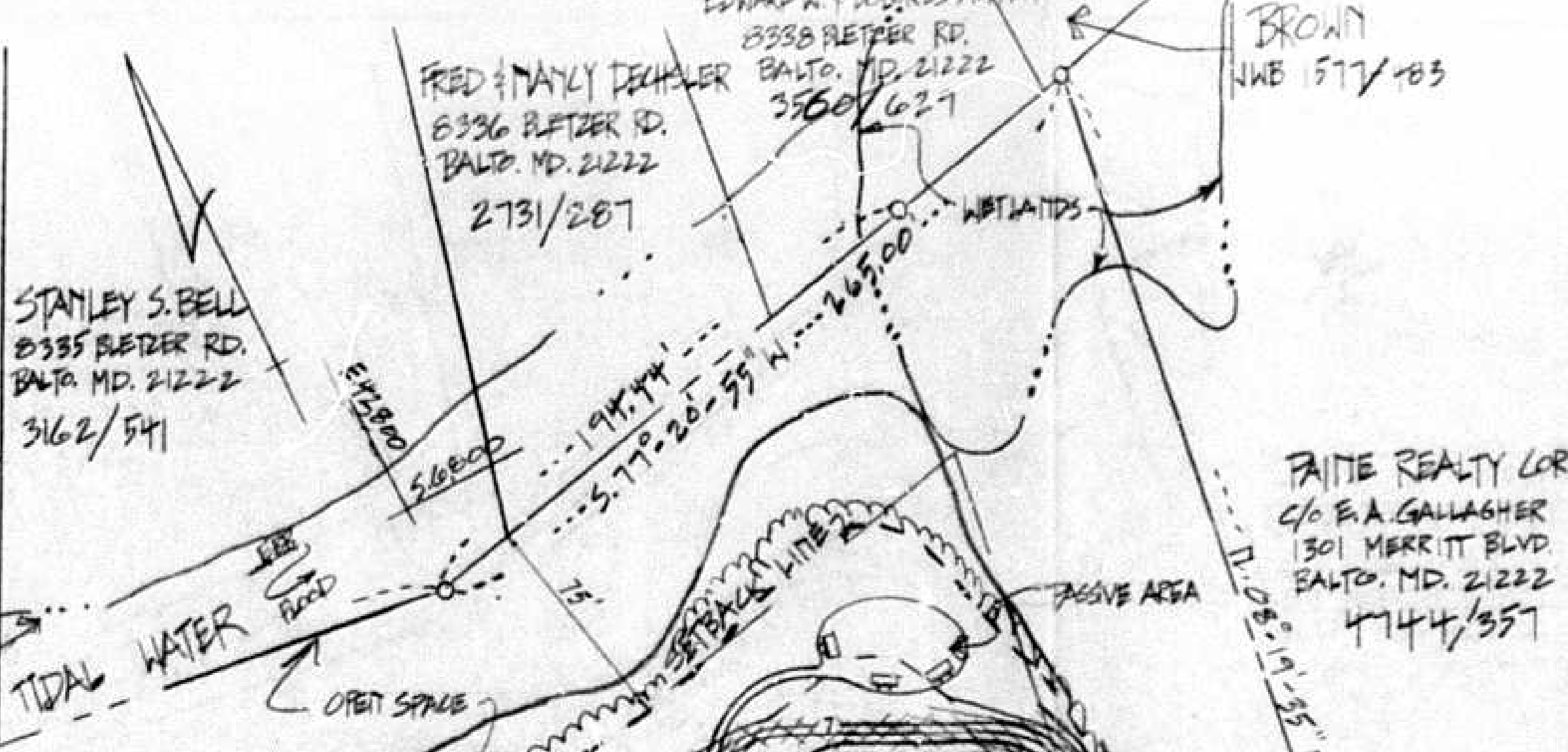
William H. Bafitt
BAFITTS AND ASSOCIATES
3782 DUTHAVEN ROAD
BALTIMORE, MARYLAND 21232
301/285-3212

MICROFILMED
PETITIONER'S
EXHIBIT 2



ENVIRONMENTAL NOTES:

1. THERE WILL BE NO CONSTRUCTION WITHIN THE WETLANDS AREA ON THIS SITE.
 2. THERE ARE NO HISTORIC SITES, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS ON THIS SITE.
 3. THE EXISTING LAND USE IS WOODED.
 4. THE PROPOSED LAND USE IS RESIDENTIAL.
 5. ALL WOODED AREAS LOCATED WITHIN PROPOSED GRADING LIMITS ARE TO BE CLEARED & CRUSHED.
 6. NO EXISTING BUILDINGS ON THIS SITE.
 7. LANDSCAPE TREE SCREENING ALONG BRADDOCK ROAD & BEACHWOOD ROAD LOCATIONS THAT SHALL BE SUBMITTED TO PLANNING OFFICE FOR APPROVAL.
- HOLDT INTL.
C/O B. C. TAYLOR, JR.
25 S. CHARLES ST.
2000 1ST MD. BLVD. 21201
5246/55



DEVELOPMENT PLAN
BRADDOCK MOBILE HOME ESTATES SECTION II

SCALE: 1" = 50'

DATE: FEB 22, 1984
CITY: BALTIMORE, MD 21201

REVISOR: MARCH 11, 1984
REVISOR: MARCH 11, 1984

SAFITS AND ASSOCIATES
3482 DUTHAVEN ROAD
BALTIMORE, MARYLAND 21222
301/285-3212

FORWARD DEVELOPMENT COMPANY
10504 VINEYARD ROAD
WHITE MARSH, MD 21162
301/385-6678

AREA (AC)	TYPE	SEVERE - HIGH WATER TABLES, FLOODING HAZARD	SEVERE - HIGH WATER TABLES, FLOODING HAZARD
2.53	AV	SEVERE - HIGH WATER TABLES, FLOODING HAZARD	SEVERE - HIGH WATER TABLES, FLOODING HAZARD
2.11	Br	SEVERE - HIGH WATER TABLES, FLOODING HAZARD	SEVERE - HIGH WATER TABLES, FLOODING HAZARD
8.21	MIA	SEVERE - HIGH WATER TABLES, FLOODING HAZARD	SEVERE - HIGH WATER TABLES, FLOODING HAZARD
8.11	MB	SEVERE - HIGH WATER TABLES, FLOODING HAZARD	SEVERE - HIGH WATER TABLES, FLOODING HAZARD

AV - ALLUVAL LAND
Br - BRADDOCK SUB LANE
MIA - MATAPACK SUB LANE 10 - 2.5% SLOPE
MB - MATAPACK SUB LANE 10 - 2.5% SLOPE

PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY
1 ST PARCEL, TDS 1730-175

EX. TRACK 2

EX. 96" INDUSTRIAL WATER

EX. 6" PLEASANT BEAM BRADDOCK RAIL
EX. 6" PLEASANT BEAM BRADDOCK RAIL

ENVIRONMENTAL NOTES:

1. THERE WILL BE NO CONSTRUCTION WITHIN THE WETLANDS AREA ON THIS SITE.
2. THERE ARE NO HISTORIC SITES, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS ON THIS SITE.
3. THE EXISTING LAND USE IS WOODED.
4. THE PROPOSED LAND USE IS RESIDENTIAL.
5. ALL WOODED AREAS LOCATED WITHIN THE PROPOSED LOTS ARE TO BE CHAINED & CRUISED.
6. NO EXISTING BUILDINGS ON THIS SITE.
7. LANDSCAPE TYPE SCREENING ALONG BUSTER RD & BRANCHWOOD RD UNDERSTAND THAT SHALL BE SUBMITTED TO PLANNING OFFICE FOR REVIEW.
8. THIS SITE IS WITHIN THE CRITICAL AREAS BOUNDARY.
9. TOTAL INTERFERED SURFACES 0.56 AC. OR 10.4 %.
10. C/O B. C. TAYLOR JR.
11. 25 S. CHARLES ST.
12. 2000 1ST MD. BLDG. 21241
13. 5246/55
14. HOLDT 1176.

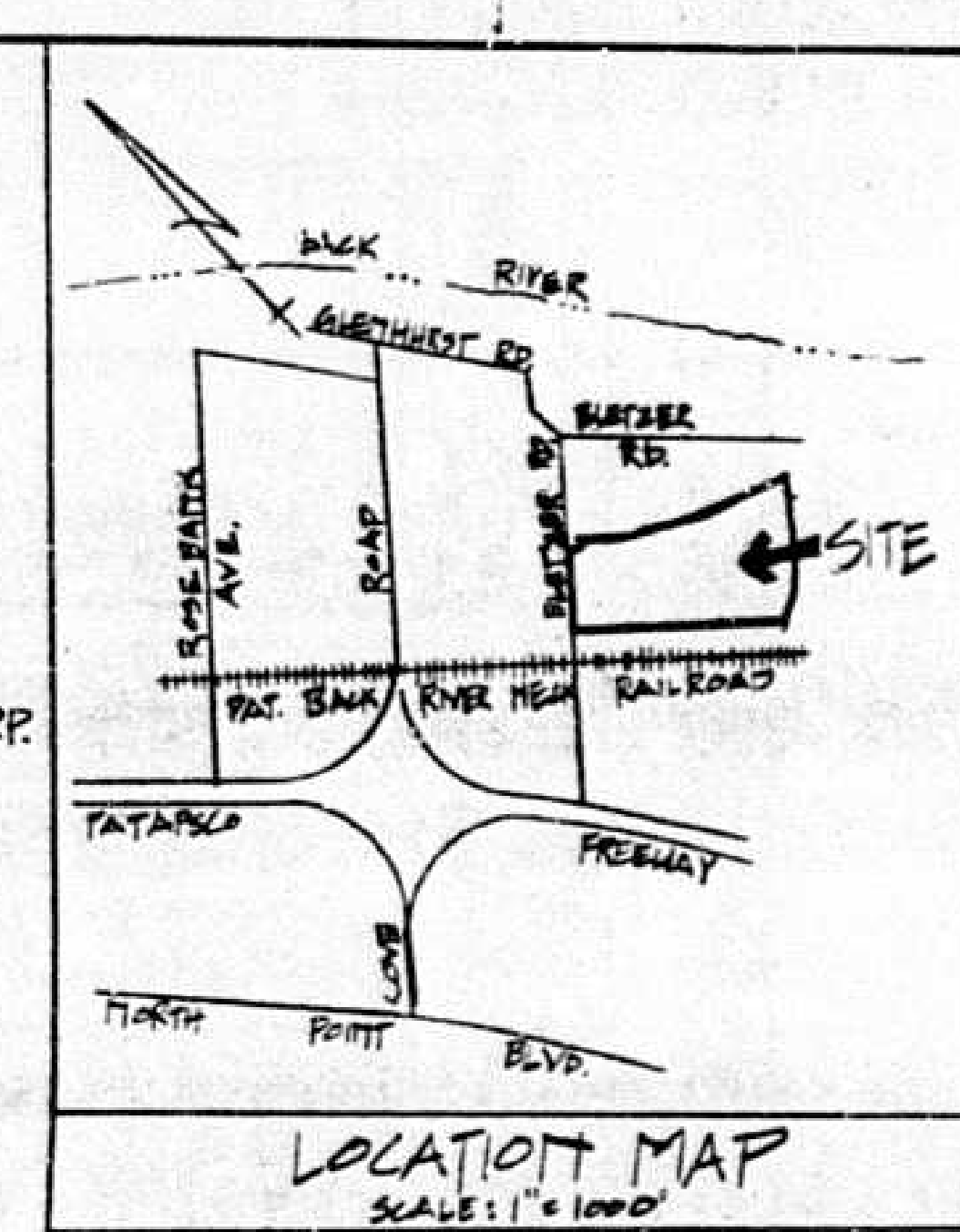
STANLEY S. BELL
8335 BUSTER RD.
BALTO. MD. 21222
316/2/541

FRED & MARY TECHNER
8336 BUSTER RD.
BALTO. MD. 21222
2731/287

EDWARD W. & POLYCARA ADRIEN
8338 BUSTER RD.
BALTO. MD. 21222
358/627

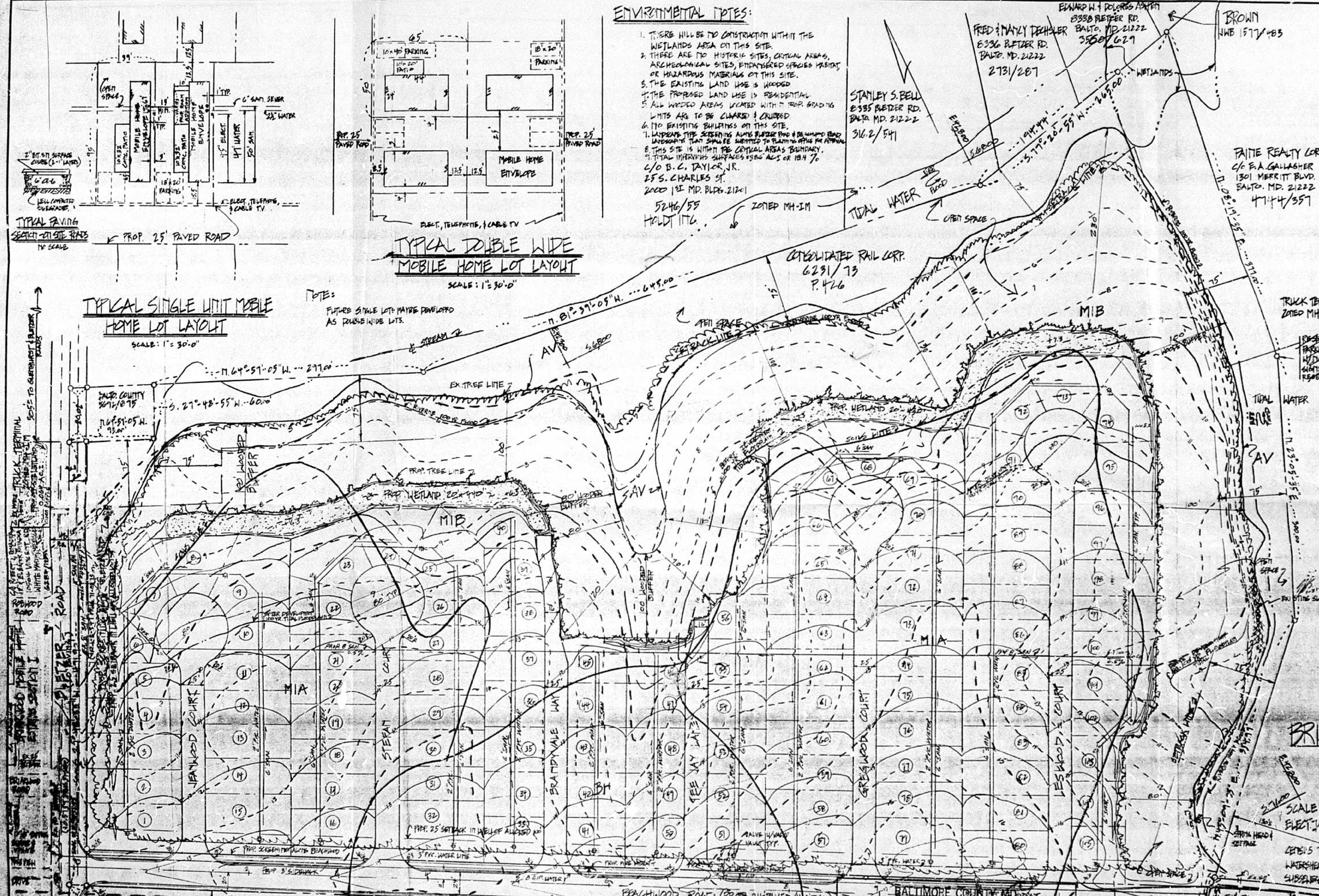
BROWN
NWB 1577/83

FAITE REALTY CORP.
6/6 E.A. GALLAGHER
1301 MERRITT BLVD.
BALTO. MD. 21222
474/4/357



- WAIVER:
1. STORM WATER MANAGEMENT - DISCHARGING INTO TIDAL WATERS W/ OVERLAND FLOW ONLY.
 2. CURB & GUTTER ALONG BUSTER RD.
 3. CURB & GUTTER ALONG BUSTER RD.
 4. SIDEWALK ALONG BUSTER RD. TO EX. NICE MANUFACTURING PLG.
 5. SIDEWALK IN LINE W/ SIDEWALK ALONG BUSTER RD.
- NOTE:
1. EACH MOBILE HOME WILL BE COTTRACTED W/ SANITARY & WATER. MOBILE HOMES WILL BE SIZED & LOTS RE-DEVELOPED.
 2. ALL ROADS SHALL BE 20' WIDE AND BE BITUMINOUS PAVED. ESTIMATED ADT 0.330000-0.65
 3. ALL ROADS SHALL BE ADEQUATELY LIGHTED.
 4. GENERAL OFFICE FOR TRAILER TRUCK LOCATED IN BRANCHWOOD MOBILE HOME ESTATES SECTION I.
 5. FIELDS & PAVED DATA AS PER LEO W. RANNEY SURVEY OF 1978. NO. 1000 W/ 10.5' FOR EX. HAYES. EX. TRAILER OFFERING 2/28/77.
 6. INTEREST IN BRANCHWOOD MOBILE HOME ESTATES SECTION II. BRANCHWOOD, MD. 21222 - 1000' TRAILER.
 7. TOTAL AREA 8.913 AC. SITES 100' X 300' ACCESS.
 8. PURCHASER WILL MAINTAIN ALL OPEN SPACES.
 9. PURCHASER & SUB. WILL MAINTAIN ALL OPEN SPACES W/ EX. BRANCHWOOD MOBILE HOME ESTATES SECTION I.
 10. THERE ARE NO MOBILE HOMES LOCATED AT THIS SITE.
 11. BRANCHWOOD MOBILE HOME ESTATES SECTION II.

- DEVELOPMENT PLAN
BRIARWOOD MOBILE HOME
ESTATES SECTION II
- OWNER'S PROPERTY NO. 15-132032-77
- SCALE: 1" = 50'
- DATE: FEB 22, 1984
- ELECT. DISTRICT NO. 15
- 22-3.5 COUNCILMANIC DIST. 17
- ZONE: MIB
- CERT. TRACT 4524
- WATERSHED 21
- SUBDIVISION 42
- REVISOR: MARCH 11, 1984
- REVISOR: MARCH 26, 1984
- REVISOR: APRIL 3, 1984
- REVISOR: MAY 24, 1984
- REVISOR: JUNE 13, 1984
- REVISOR: JULY 22, 1984
- REVISOR: SEP. 16, 1984
- REVISOR: JAN. 11, 1985
- BAFFITS AND ASSOCIATES
- 3482 DUNHAYN ROAD
- BALTIMORE, MARYLAND 21222
- 301/285-3212
- FORWARD DEVELOPMENT COMPANY
- 10004 VANDERBILT ROAD
- WHITE MARSH, MD. 21162
- 301/355-6676



AREA (AC.)	TYPE	SOILS - 3 SERIES OR LESS (1000)	STREET & PARKING AREAS
2.53	AV	SEVERE: HIGH WATER TABLE, FLOODING HAZARD	SEVERE: HIGH WATER TABLE, FLOODING HAZARD
2.11	Br	SEVERE: HIGH WATER TABLE, FLOODING HAZARD	SEVERE: HIGH WATER TABLE, FLOODING HAZARD
8.21	MIA	SLIGHT	MODERATE: MODERATELY HIGH WATER TABLE
9.11	MIB	SLIGHT	MODERATE: MODERATELY HIGH WATER TABLE, SLOPE

AV - ALLUVIAL LAND
Br - BRACKLEY SILT LOAM
MIA - MATTHEW SILT LOAM, 10-27% SLIGHT
MIB - MATTHEW SILT LOAM, 1-5% SLIGHT

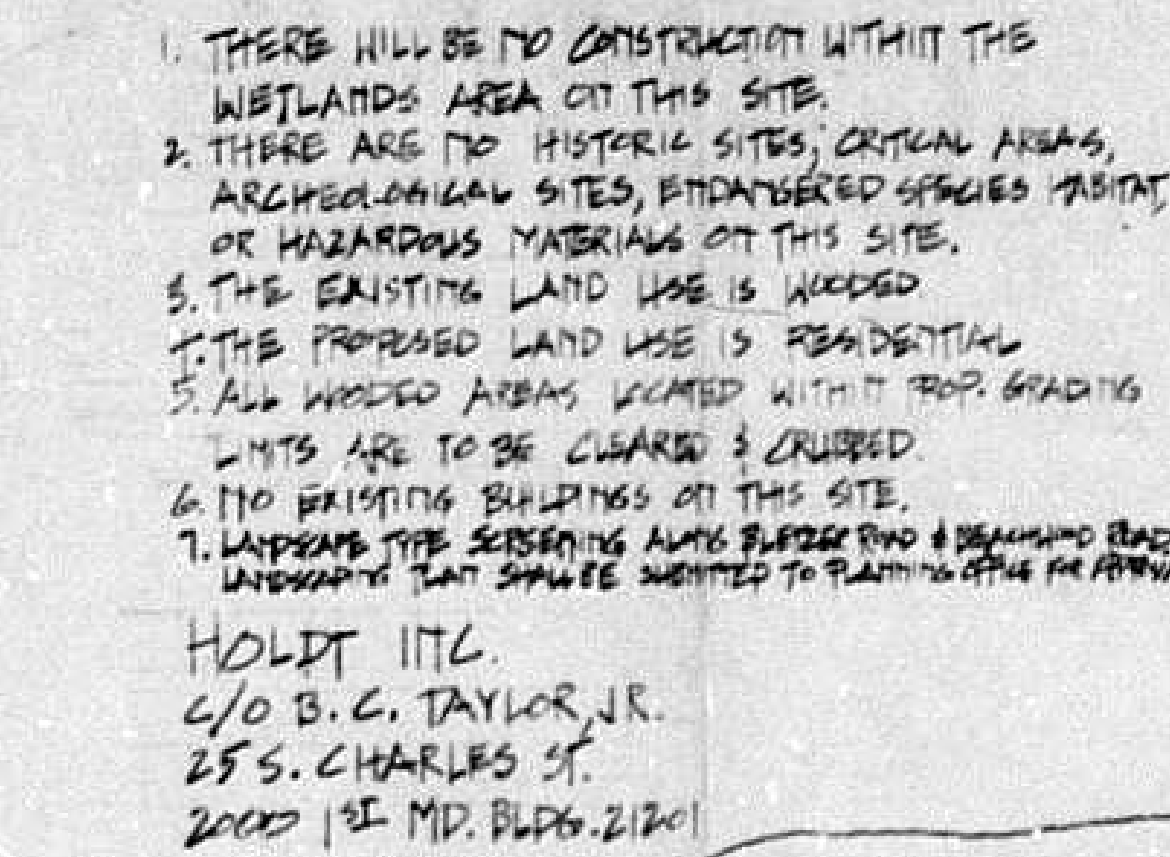
PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY
1 ST PARCEL, TBS 1730-195

BALTIMORE COUNTY
COUNTY REVIEW GROUP

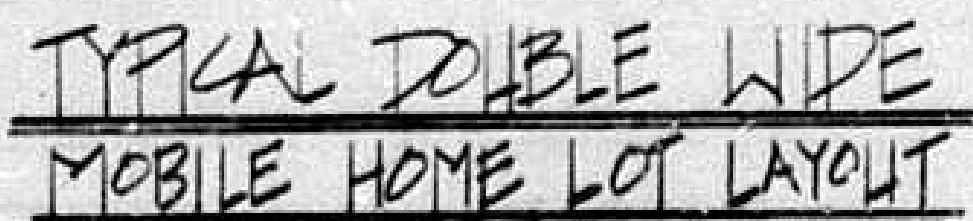
PLAN A - 5 JAN 88
PLAN B - 5 JAN 88
PLAN C - 5 JAN 88
PLAN D - 5 JAN 88
PLAN E - 5 JAN 88
PLAN F - 5 JAN 88
PLAN G - 5 JAN 88
PLAN H - 5 JAN 88
PLAN I - 5 JAN 88
PLAN J - 5 JAN 88
PLAN K - 5 JAN 88
PLAN L - 5 JAN 88
PLAN M - 5 JAN 88
PLAN N - 5 JAN 88
PLAN O - 5 JAN 88
PLAN P - 5 JAN 88
PLAN Q - 5 JAN 88
PLAN R - 5 JAN 88
PLAN S - 5 JAN 88
PLAN T - 5 JAN 88
PLAN U - 5 JAN 88
PLAN V - 5 JAN 88
PLAN W - 5 JAN 88
PLAN X - 5 JAN 88
PLAN Y - 5 JAN 88
PLAN Z - 5 JAN 88

PURCHASER/
APPLICANT:

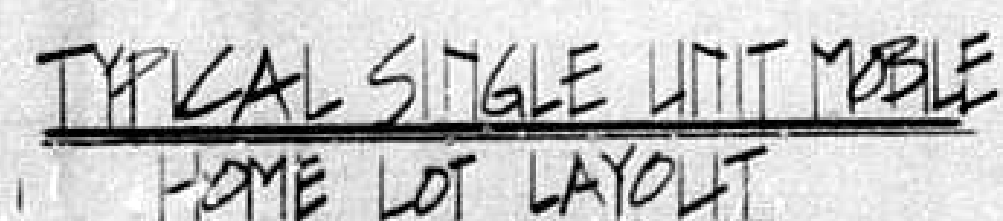
FORWARD DEVELOPMENT COMPANY
10004 VANDERBILT ROAD
WHITE MARSH, MD. 21162
301/355-6676



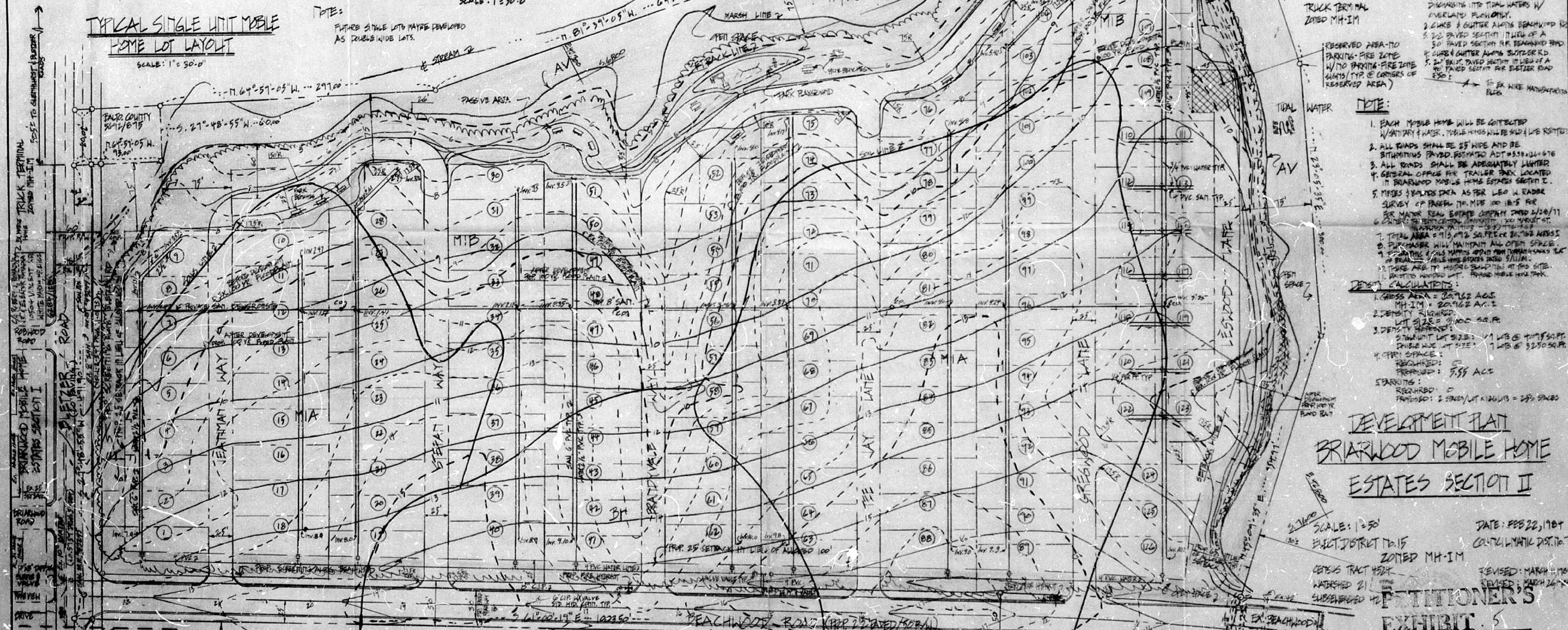
HOLDT INT.
C/O B. C. TAYLOR, JR.
25 S. CHARLES ST.
2000 1ST MD. BLDG. 2120
5246/55



SCALE: 1" = 30'-0"



SCALE: 1" = 30'-0"



SOL TYPES DATA			PHILADELPHIA
AREA (AC)	TYPE	BUDG - \$ SERIES OR HSG (NO. OF)	STREET & PARKING AREAS
2.93	AV	* SEVERE: HIGH WATER TABLE; FLOODING INWARD	* SEVERE: HIGH WATER TABLE FLOOD IN INWARD
2.11	B+	* SEVERE: HIGH WATER TABLE; SEMI-IMPACT FROM INITIAL FLOODING	* SEVERE: HIGH WATER TABLE; SEMI-IMPACT FROM INITIAL FLOODING
0.21	MIA	SLIGHT	MODERATE: MODERATELY HIGH WATER TABLE
0.11	MIB	SLIGHT	MODERATE: MODERATELY HIGH WATER TABLE; SLOPE

AV = ALLUVAL LAND
B+ = BARELY SLOPE
MIA = MINOR SLOPE
MIB = MAJOR SLOPE

PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY
1ST PARCEL TBS 1730-95

EX. TRACK 2

DEVELOPMENT PLAN
ARWOOD MOBILE HOME
ESTATES SECTION II

SCALE: 1"=50' DATE: FEB 22, 1984
ELECT. DIST. TO 15 CATH. LYMATIC DIST. TO

ZONED MH-IM

CEBUS TRACT #524
WATERSHED 21
SUBWATERSHED 42

REVISED: MARCH 11, 1980
REVISED: MARCH 26, 1980

PETITIONER'S

EXHIBIT

RAJITS AND ASSOCIATES

3482 DUTHAVEN ROAD
BALTIMORE, MARYLAND 21222
301/285-3212

FORWARD DEVELOPMENT COMPANY
10501 VINCENT ROAD
WHITE MARSH, MD 21162
301/335-8673