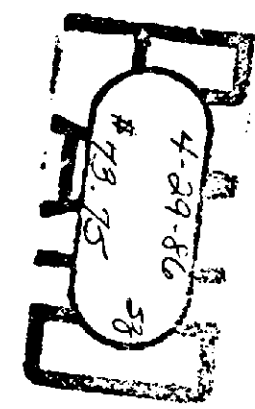


MAP BE
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2-3-87
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2-3-87



Rolling Crest Development, Inc.
Development, Inc.
c/o of Putty Hill Ave., 35' W of the
c/1 of Ridgetown Dr.
14th Elec. Dist.
86-441-A

NEVER RECEIVED FOR FILING
April 30, 1986
DATE *Barbara A. Kellard*
BY *ADMINISTRATIVE ASSISTANT*

IN RE: PETITION FOR VARIANCE
Beginning at the centerline
of Putty Hill Avenue, 35'
West of the centerline of
Ridgetown Drive -
14th Election District
Rolling Crest Development,
Inc. - Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-441-A

The Petitioner herein requests a variance to permit a private space factor of 404 square feet in lieu of the 500 square feet minimum for 39 lots.

Testimony by the Petitioner indicated that it was the original intent of the developer to provide the homebuyer with the option of a 10' x 10' deck. Inadvertently, the decks were not noted on the final development plan for the 39 townhouses located on the lots outlined in heavy lines on the plan prepared by W. Duvall and Associates, Inc., dated October 22, 1985 and marked Petitioner's Exhibit 1. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of April, 1986, that the herein Petition for Variance to permit a private space factor of 404 square feet in lieu of the 500 square feet minimum for 39 lots, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

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



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 30, 1986

W. Duvall & Associates, Inc.
530 East Joppa Road
Towson, MD 21204

RE: PETITION FOR VARIANCE
Beginning at the centerline
of Putty Hill Avenue, 35'
West of the centerline of
Ridgetown Drive -
14th Election District
Rolling Crest Development, Inc.,
Petitioner
Case No. 86-441-A

Gentlemen:

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

Very truly yours,
Jean M.H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: April 16, 1986

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

SUBJECT: Zoning Petition No. 86-441-A

The CRG Plan (XIV-213) was approved on September 4, 1985.

NEG/JGH/dmi

Norman E. Gerber
NORMAN E. GERBER, AICP, Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 9, 1986

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

W. Duvall & Associates, Inc.
530 East Joppa Road
Towson, Maryland 21204

ooo

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

RE: Item No. 320 - Case No. 86-441-A
Rolling Crest Development, Inc.
Petitioner
Variance Petition

Gentlemen:

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.

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

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Paul Lee Engineering, Inc.
304 West Pennsylvania Avenue
Towson, Maryland 21204

Sent to Paul Lee by mistake



Maryland Department of Transportation
State Highway Administration

March 17, 1986

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

Re: Baltimore County
Item No. 320
Property Owner: Rolling
Crest Development, Inc.
Location: S/S Putty Hill
Avenue, 35' W Ridgetown Dr.
S/W of Future Route 43
Extended
Existing Zoning: D.R. 16
Proposed Zoning: Var.
to permit a private space
factor of 404 sq. ft.
in lieu of the minimum
500 sq. ft. for 39 lots
as shown on the plat of
"Rolling Crest"
Acres: 9.02
District 14th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of 10/22/85, the State Highway Administration finds the concept of future intersection improvements (future Rossville Boulevard and Walther Boulevard) generally acceptable.

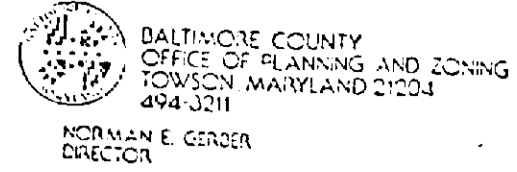
Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
By: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
303 7555 P-Towson Metro - 365-0451 D.C. Metro - 1-800-422-5062 Statewide Toll Free
P. 3, Box 717 North Cavett St., Baltimore, Maryland 21203-0717



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

April 10, 1986

Re: Zoning Advisory Meeting of March 18, 1986
Item # 320
Property Owner: ROLLING CREST DEVELOPMENT, INC.
Location: S/S PUTTY HILL AVENUE, 35' W.
RIDGETOWN DR.

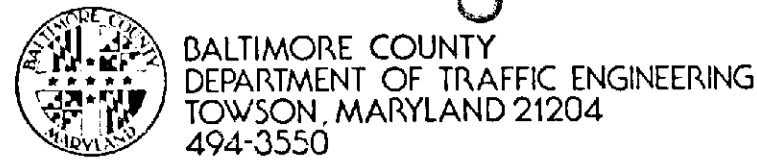
Dear Mr. Jablon:

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. 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 defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 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: Must comply with Baltimore County Landscape Manual, Bill 118-79. 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 "B" level intersection as defined by Bill 118-79, and its conditions change as re-evaluated annually by the County Council.
- Additional comments: THE CRG #11-213 (K/A ROLLING CREST FORMERLY SCHRENKER PROPERTY) WAS APPROVED 9/14/85

cc: James Howell

Europa A. Sobor
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

April 1, 1986

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

Item No. -ZAC- Meeting of March 18, 1986
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

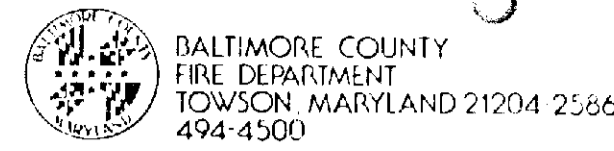
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 311, 313, 314, 317, 319, 320, 321, and 322.

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSP/blld



PAUL H. REINCKE
CHIEF

April 10, 1986

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

Attention: NICK COMODARI, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Rolling Crest Development, Inc.

Location: S/S Putty Hill Avenue 35' W. Ridgetown Dr.

Item No.: 320 Zoning Agenda: Meeting of 3/18/86

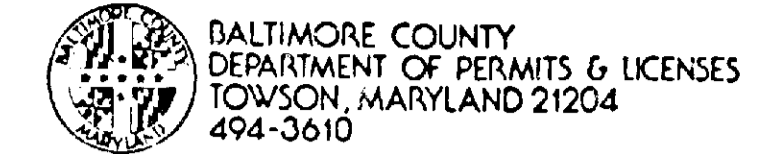
Gentlemen:

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 able to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- X 5. The buildings or 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", 1966 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

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

Tab



TED ZALESKI, JR.
DIRECTOR

April 11, 1986

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

Dear Mr. Jablon:

Comments on Item # 320 Zoning Advisory Committee Meeting are as follows:
Property Owner: Rolling Crest Development, Inc.
Location: S/S Putty Hill Avenue, 35' W Ridgetown Drive
District: 11th.

APPLICABLE TYPES AND CODES:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #71-86. The Maryland Code for the Handicapped and Age (A.R.S. 11.21.1-1-180) and other applicable codes and standards.
2. A building and other miscellaneous permits shall be required before the start of any construction. Separate permits are required for existing structures.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer (if not required on plans and technical data).
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except: B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 108, and Table 107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(a) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the Baltimore County Code or to listed Use.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 510-0 of the Building Code as adopted by Bill #145. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments: Habitable rooms such as bedrooms shall not be reduced to less than the minimum square feet required by Section 708.2. Separations between H.O.A. units shall be a 2 hour fire wall as amended by Code Section 1109.1.2. See also Section 1107.0.
11. These abbreviated 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 review of any permit. It is desired the applicant may obtain additional information by visiting Room 117 of the County Office Building at 201 Chesapeake Avenue, Towson, Maryland 21204.

[Handwritten initials]

[Signature]
Building Plans Review

12/27/85

[Handwritten initials]

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: September 4, 1985
FROM: ZONING OFFICE
PROJECT NAME: SCHRENKER PROPERTY PLAN: 7/15/85
LOCATION: S/S Putty Hill Avenue DEVELOPMENT PLAN:
W/Belridge Road
DISTRICT: 14th Election District PLAT:

1. Note on plan that if drainage, utility and walkway easements are fenced that at least 5 ft. must remain open for pedestrian access.
2. Also, note on plan that if houses are built to the envelope setback line in the rear yards that on grade decks will require a zoning variance (public hearing) if they project more than 4' x 10' and extend into the 500 sq.ft. required open yard space. Walk-outs or second level decks are permitted to extend into the required yard space if they remain open underneath. See Policy S-11.C.3.d. The interior lots as shown on this plan contain only 504 sq.ft. in the rear yards.
3. Show parking spaces parallel to the right of way at the end of the bays.

[Signature]
W. CARL RICHARDS, JR.
Zoning Associate III

WCR:bg

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: September 4, 1985
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: Schrenker Property PLAN: XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: VTV-212 PLAN EXTENSION: _____
REVISED PLAN: _____
PLAT: _____

The Office of Planning and Zoning has reviewed the subject plan dated July 15, 1985 and has the following comments:

The existing use of the property owned by the State of Maryland Military Department located adjacent to the south must be identified on the plan. Landscaping or screening may be necessary along the rear of the proposed 13 townhouse units.

Additional study and detail for the proposed footpaths will be required prior to the Final Development Plan review. This includes proposed grades as well as linkages to sidewalks on Rossville Boulevard.

[Signature]
Susan Carroll (CH)

Mr. Brooks Stafford
Environmental Effects Report SCHRENKER
(Name)

Page Two

1. The developer must follow the Health Department Wetland Guidelines.
2. See comment below. *
(Other)

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. _____

ipms

* Limits of disturbance must be staked clearly along (inner (south) edge of swam pond) to avoid disturbance of stream bank off property.

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

SCHRENKER PROPERTY
Subdivision Name, Section and/or Plat

Mack and Mack, Inc Developer and/or Engineer W. Duwall & Assoc.
Bird River Watershed 82 No. of Lots 9.0 Total Acreage 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, _____ 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 9-3-85 and below
- It is recommended this plan not be approved at this time. See revisions and/or comments. *[Handwritten initials]*

REVISIONS AND/OR COMMENTS:

The existing septic system located at the rear of the house must not backfilled prior to grading

SS 731R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
TO: Environmental Support Services
Date: SEPTEMBER 3, 1985
FROM: Judith Platt
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT SCHRENKER
CRG MEETING: SEPT 4, 1985

PLAN REVIEW NOTES

- 1. 83 lights proposed on 9.0 acres
2. Public water and Public sewer is proposed.
3. No streams on site. Stream pipe to property boundary on south corner.
4. No hydro soils on site.
5. Storm Water Management required.
6. 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
B. A revised site plan indicating no development in must be submitted.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: August 30, 1985
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division
PROJECT NAME: Schrenker Property
PROJECT NUMBER: #85192
LOCATION: S/S Putty Hill Road
DISTRICT: 14C6

The Plan for the subject site, dated July 15, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works.
All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.
The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred.
The following note is to be placed on the sediment control plans and grading plans before approval will be given:
All manmade embankments have been designed and/or certified for stability by a soils engineer.
A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.
The Plan is satisfactory pending conformance with the following comments.

Project #85192
Schrenker Property
Page 2
August 30, 1985

HIGHWAY COMMENTS:

The proposed Rossville Boulevard and Walther Boulevard will traverse this site. No improvements are required other than the dedication to the County, at no cost, the necessary 75-foot right-of-way in-fee, along with the required supporting slope easements.
The unnamed road extending south from Rossville Boulevard shall be improved as a 30-foot curb and gutter street cross-section on a 50-foot right-of-way and shall be the Developer's full responsibility.
Along the streets with perpendicular parking, a 40-foot right-of-way shall be centered on the 24-foot travelled way.

Easements shall be established within the unencumbered area adjacent to the public 40-foot right-of-way to allow County maintenance of the water and sewer service connections, including the right to read the water meters as required.

The interior roads of the site shall be public curb and gutter roads and shall be the Developer's full responsibility. The paving thickness for the travelled way shall be 11 inches (including the parking bays).

On public roads with perpendicular parking bays, the maximum grade for the curb and gutter shall be 3% for the road frontage of such parking bays.

Concrete valley gutters are required between the parking bays and the traffic way in locations where the grade is 2% or less. Where grades exceed 2% up to 5%, the use of bituminous concrete to form the valley gutters is permissible.

No Parking signs shall be posted prohibiting parallel parking on 24-foot width streets and within the turnaround area.

Baltimore County will only maintain the travelled way of streets with perpendicular parking. A Condominium or Homeowners Association must be established to maintain the parking bays and sidewalk areas.

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

Project #85192
Schrenker Property
Page 3
August 30, 1985

HIGHWAY COMMENTS: (Cont'd)

The contours on the plan reveal rather excessive grades. The Developer's engineer is cautioned not to exceed the maximum set by Baltimore County Standards in the establishment of street grades.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The walks 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, or the adjacent unencumbered area.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer 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. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer 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 Developer.

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

Project #85192
Schrenker Property
Page 4
August 30, 1985

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

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-85) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

Sediment control provisions will be required for the building permit application and for any grading involved.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property had been referred to the Baltimore City Water Division for review and their comments are as follows:

An 8-inch main should be installed in all public roads of the subject development making connection to the existing 10-inch main in Putty Hill Road. A 4-inch main should be installed in each cul-de-sac unless a fire hydrant is to be provided.

Individual metered services for all lots may be taken from the proposed new main installations. Also, to receive water service, all lots must have fee simple frontage on the public roads. However, pressure will exceed 100 psi below elevation 285 feet and we suggest that pressure reducing valves be installed to provide service to all units below that elevation.

Our records show an active service located at 3807 Putty Hill Road. This service must be abandoned.

Project #85192
Schrenker Property
Page 5
August 30, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The developer should be advised of limited fire flow at the site because of the age of the Putty Hill main (1931). A test made on May 1, 1984, indicates that 1500 GPM is available from the 10-inch main in Putty Hill Road.

All mains within the project not in public roads will not be maintained or serviced by the City.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The total Water and/or Sewer System Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract. This charge is in addition to the normal front foot assessment and permit charges.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

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

EAM:PMK:ss

cc: Vernon Bucher
File

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

PETITION FOR ZONING VARIANCE

The lot numbers for the Zoning Variance are specified as follows:

- Lots 1, 2, 3, 4, 5, 6, 7, 8
Lots 16, 17, 18, 19, 20, 21, 22
Lots 29, 30, 31, 32, 33, 34
Lots 48, 49, 50, 51, 52, 53, 54, 55, 56
Lots 66, 67, 68, 69, 70, 71, 72, 73, 74

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

ZONING DESCRIPTION

Beginning for the same at a point, said point being located in the center of Putty Hill Avenue at a distance of 35 feet ± west of the intersection of Putty Hill Avenue and Ridgetown Road, thence leaving Putty Hill Avenue for lines of division as now surveyed, the following bearings and distances, viz:
South 30 degrees 43 minutes 20 seconds West 976.53 feet, thence North 59 degrees 26 minutes 42 seconds West 392.55 feet, thence North 27 degrees 29 minutes 42 seconds East 885.17 feet to the center of Putty Hill Avenue, thence binding along the center of Putty Hill Avenue South 71 degrees 03 minutes 58 seconds East 456.55 feet to the place of beginning. Containing 9.02 acres of land more or less.

Being all those lots numbered 1 thru 8, 16 thru 22, 29 thru 34, 48 thru 56, and 66 thru 74 containing 1.35 acres ± and as shown on the plat of "Rolling Crest" as recorded in the Land Records of Baltimore County, Maryland, in the 14th Election District, P.H. Jr. 54 / 47

530 East Joppa Road / Towson, Maryland 21284 / (301) 583-9571

530 East Joppa Road / Towson, Maryland 21284 / (301) 583-9571

PETITION FOR ZONING VARIANCE

14th Election District

LOCATION: Centerline of Putty Hill Avenue, 35 feet West of the Centerline of Ridgetown Drive

DATE AND TIME: Tuesday, April 29, 1986, at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Zoning Variance to permit a private space factor of 404 square feet in lieu of the 500 square feet minimum for 39 lots

Being the property of Rolling Crest Development, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER C/L of Putty Hill Ave., 35' W of the C/L of Ridgetown Dr. : OF BALTIMORE COUNTY 14th District :

ROLLING CREST DEVELOPMENT, : Case No. 86-441-A Petitioner(s) :

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 (301) 494 - 2188

I HEREBY CERTIFY that on this 10th day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to Lawrence M. Macks, Vice-President, Rolling Crest Development, Inc., Petitioner, c/o W. Duvall & Associates, Inc., 530 E. Joppa Rd., Towson, MD 21204.

Peter Max Zimmerman Peter Max Zimmerman

5304 5305



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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

April 23, 1986

Lawrence M. Macks, Esquire 6615 Reisterstown Road Baltimore, Maryland 21215

RE: PETITION FOR ZONING VARIANCE C/L of Putty Hill Ave., 35' W of the c/l of Ridgetown Dr. 14th Election District Rolling Crest Development, Inc. - Petitioner Case No. 86-441-A

Dear Mr. Macks:

This is to advise you that \$73.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND No. 019947 OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE: 4/23/86 ACCOUNT: 01-615-000

AMOUNT: \$ 73.75

RECEIVED FROM: Lawrence M. Macks, Esquire

FOR: Rolling Crest Development, Inc. - Petitioner

B 86441A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 86-441-A Towson, Maryland

District: 14th Date of Posting: 4/24/86 Posted for: Variance Petitioner: Rolling Crest Development, Inc. Location of property: 35' Putty Hill Ave., 35' W of Ridgetown Drive Location of Sign: Centerline of Putty Hill Ave., 35' W of Ridgetown Drive Remarks: Request for zoning variance, case no. 86-441-A Posted by: M. H. Jung Date of return: 4/24/86 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 10 1986

THE JEFFERSONIAN,

W. Duvall & Associates, Inc. Publisher

Cost of Advertising

24.75

86-441-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 9 1986

TOWSON TIMES,

W. Duvall & Associates, Inc. Publisher

34.00

86-441-A

PETITION FOR ZONING VARIANCE 14th Election District LOCATION: Centerline of Putty Hill Avenue, 35 feet West of the Centerline of Ridgetown Drive DATE AND TIME: Tuesday, April 29, 1986, at 10:45 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 West 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 Zoning Variance to permit a private space factor of 404 square feet in lieu of the 500 square feet minimum for 39 lots. Being the property of Rolling Crest Development, Inc., as shown on plat plan filed with the Zoning Office. In the event that the Petition(s) is 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 7338-18828 April 7, 1986

Lawrence M. Macks, Esquire 6615 Reisterstown Road Baltimore, Maryland 21215 March 31, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE C/L of Putty Hill Ave., 35' W of the c/l of Ridgetown Dr. 14th Election District Rolling Crest Development, Inc. - Petitioner Case No. 86-441-A

TIME: 10:45 a.m.

DATE: Tuesday, April 29, 1986

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

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

No. 01989A

DATE: 3/6/86 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: W. Duvall & Assoc

FOR: Variance # 320

B 86441A

VALIDATION OR SIGNATURE OF CASHIER

