

IN RE: PETITION FOR SPECIAL HEARING
Int. of NE/S of Morse Road,
and SE/S of Lynhurst Road
15th Election District
7th Councilmanic District

Beachwood Development Corp.
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 88-5-SPH

The Petitioners herein request a special hearing to approve a three-year extension to April 2, 1990 for utilization of the Special Exception for a trailer park granted in Case No. 84-360-XA.

Testimony on behalf of the Petitioners indicated that subsequent to the April 2, 1985 Order in which the Zoning Commissioner granted a special exception for a trailer park, the County Review Group approved plans on April 25, 1985, the Public Works agreement was paid, the record plat was executed, and internal road and preliminary water and sewer plans were completed. Since the Old Court Savings and Loan Association was involved in financing this project, and in fact, James L. Gay and Jeffrey Levitt were 50/50 owners, the project came to a standstill. Now, the Maryland Deposit Insurance Fund, as well as the current Petitioners, wish to proceed with the original plans. The instant petition was filed on March 26, 1987. The engineer testified that improvements would include the widening of Morse Road and the extension of water as well as internal roads, an independent sewer system with a private pumping station, and storm water management. Traffic volume will be increased but congestion will not occur. Sediment control is now stabilized and the flow will be directed to a stilling basin adjacent to Morse Lane. The CRG scrutinized the wetland situation in detail and determined that there would be no impact. Much of the woodland will remain. Plans revised in connection with County processes reduced the number of units to 203. All requirements of Section 502.1 of the Baltimore County Zoning Regulations (BCZR) continue to be met.

Three persons attended and requested to be noted in the file as Participants. Guido Guarnaccia did not testify. Walter Kaylor, Jr. expressed his con-

ORDER RECEIVED FOR FILING
Date 9/23/87
By Beth J. Schukman

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a three (3) year extension, to April 2, 1990, for utilization of the Special Exception for a trailer park. (Case # 84-360-XA)

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s): BEACHWOOD DEVELOPMENT CORPORATION

By: James Gay
(Type or Print Name)

Signature
SHARON SAVINGS & LOAN ASSOCIATION (Mortgagee)
By: Leah M. Madonia, Vice President
(Type or Print Name)

Signature

Attorney for Petitioner:

Michael F. LeMire
(Type or Print Name)

Signature
Suite 600, 36 S. Charles Street
Address
Baltimore, Maryland 21201-3060
City and State

16 S. Calvert Street, Suite 300
Address
Baltimore, Maryland 21202
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Michael F. LeMire
Suite 600, 36 S. Charles Street
Baltimore, MD 21201-3060 (301) 332-8539
Address Phone No.

Attorney's Telephone No.: (301) 332-8539

SEND ALL COPIES TO THE FOLLOWING:

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of May, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of July, 1987, at 9:30 o'clock A.M.

Thomas Crowe, Esquire (lawyer for)
1 North Charles Street James Gay
Suite 900
Baltimore, Maryland 21201
(301) 752-3650

Gail M. Stern
Zoning Commissioner of Baltimore County

ECO-2a.1

Gail M. Stern, Esquire (over)
Howard S. Klein, Esquire
300 E. Lombard Street
Baltimore, Maryland 21202
(301) 625-3500

REVIEWED BY: RLM DATE 3/26/87
+1ER.

ORDER RECEIVED FOR FILING
Date 9/23/87
By Beth J. Schukman

cern that the property currently is used as a dump and commented that Baltimore County and the railroad company is helping the community to clean up the area. Ethel Weber testified in protest. As stated at the previous hearing held in 1985 and which was considered in the decision rendered in Case No. 84-360-XA, Ms. Weber repeated her opposition on the grounds of traffic congestion and expressed her opinion that the trailer park would be detrimental to wetlands. She said sediment control was presently in poor condition.

After due consideration of all testimony and evidence presented, as well as a review of the file and Order in Case No. 84-360-XA, of which a copy is included herein and identified as Petitioner's Exhibit 1, it is the opinion of the Deputy Zoning Commissioner that conditions relative to this project have not changed since the original public hearing and order. It appears that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners. Baltimore County has reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and has ascertained that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat. In the opinion of the Deputy Zoning Commissioner, the requirements of Section 502.1 of the BCZR have been met and the relief requested will not adversely affect the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13th day of August, 1987 that a three-year extension to April 2, 1990 for utilization of the Special Exception for a trailer park granted in Case No. 84-360-XA, be approved, and as such, the Petition for Special Hearing be and is hereby GRANTED, from and after the date of this Order.

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

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
294-3000

J. Robert Nelson
Zoning Commissioner

August 13, 1987

Michael F. LeMire, Esquire
36 S. Charles Street, Suite 600
Baltimore, Maryland 21201

RE: Petition for Special Hearing
Int. of NE/S Morse Road and SE/S of Lynhurst Road
15th Election District
Case No. 88-5-SPH; Beachwood Development Corp. - Petitioner

Dear Mr. LeMire:

Pursuant to the recent hearing held on the subject case, enclosed please find a copy of the decision rendered. Your Petition for Special Hearing has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

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

JMH:jbj

Enclosures

cc: Thomas Crowe, Esquire
1 North Charles Street, Suite 900, Baltimore, Md. 21201

Howard S. Klein, Esquire, and Lawrence Conn, Esquire
300 E. Lombard Street, Baltimore, Md. 21202

Mr. Walter Maylor, Jr.
4230 Lynhurst Road, Balto., Md. 21222

Ms. Ethel Weber
4506 Todd Point Lane, Balto., Md. 21219

Mr. Ken Dryden, Executive Office

People's Counsel

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Int. of NW/S Morse Rd. & SE/S
of Lynhurst Rd., 15th District : OF BALTIMORE COUNTY
BEACHWOOD DEVELOPMENT CORP., : Case No. 88-5-SPH
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 12th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Thomas Crowe, Esquire, 1 N. Charles St., Baltimore, MD 21201; Gail M. Stern, Esquire, and Howard S. Klein, Esquire, 300 E. Lombard St., Baltimore, MD 21202; & Michael F. LeMire, Esquire, Suite 600, 36 S. Charles St., Baltimore, MD 21201-3060.

Peter Max Zimmerman
Peter Max Zimmerman

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
305 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Petition
for Special Exception

March 28, 1984

Beginning for the same at the intersection of the north-east side of Morse Road and the southeast side of Lynhurst Road thence running 1) North 25° 14' 04" West 264.02 feet to the center of Lynhurst Road thence binding on the center of Lynhurst Road the thirty five following courses and distances:

- 2) North 22° 11' 04" West 140.00 feet
- 3) North 18° 25' 04" West 50.00 feet
- 4) North 14° 36' 04" West 49.67 feet
- 5) North 10° 19' 04" West 49.67 feet
- 6) North 5° 19' 04" West 50.00 feet
- 7) North 0° 11' 56" East 28.75 feet
- 8) North 8° 31' 56" East 49.75 feet
- 9) North 14° 43' 56" East 50.00 feet
- 10) North 17° 46' 56" East 50.00 feet
- 11) North 16° 21' 56" East 50.00 feet
- 12) North 12° 17' 56" East 100.00 feet
- 13) North 23° 37' 56" East 43.50 feet
- 14) North 35° 48' 56" East 59.00 feet
- 15) North 41° 46' 56" East 40.00 feet
- 16) North 42° 36' 56" East 50.00 feet
- 17) North 42° 12' 56" East 50.00 feet
- 18) North 41° 53' 56" East 50.00 feet
- 19) North 43° 10' 56" East 50 feet
- 20) North 46° 11' 56" East 100.00 feet
- 21) North 45° 18' 56" East 150.00 feet
- 22) North 43° 56' 56" East 150.00 feet
- 23) North 47° 51' 56" East 45.00 feet
- 24) North 51° 59' 56" East 29.50 feet
- 25) North 57° 56' 56" East 59.75 feet
- 26) North 63° 46' 56" East 40.00 feet
- 27) North 69° 39' 56" East 100.50 feet
- 28) North 67° 18' 56" East 100.00 feet

OFFICE COPY

Description to Accompany Petition
for Special Exception

-2-

March 28, 1984

- 29) North 65° 29' 56" East 200.00 feet
- 30) North 68° 14' 56" East 114.00 feet
- 31) North 67° 28' 56" East 140.00 feet
- 32) North 73° 03' 56" East 29.67 feet
- 33) North 76° 17' 56" East 49.67 feet
- 34) North 84° 43' 56" East 49.50 feet
- 35) South 77° 53' 04" East 42.75 feet and
- 36) South 57° 42' 04" East 40.00 feet to the center of Beachwood Road thence binding in the center of Beachwood Road the four following courses and distances:
- 37) South 50° 42' 04" East 29.20 feet
- 38) South 46° 34' 04" East 70.00 feet
- 39) South 44° 02' 04" East 200.00 feet and
- 40) South 47° 42' 33" East 4.36 feet, thence
- 41) South 44° 19' 00" West 72.00 feet thence
- 42) South 44° 55' 44" East 62.00 feet thence
- 43) South 40° 28' 14" West 75.00 feet thence
- 44) South 9° 46' 46" East 481.62 feet to or near the mean high water line of Back River thence binding on or near the mean high water line of Back River meandering in a generally southerly direction
- 45) Southerly 5028 feet more or less thence
- 46) South 63° 55' 10" West 15.00 feet thence
- 47) South 2° 05' 38" East 231.48 feet thence
- 48) South 10° 00' 00" West 285.00 feet thence
- 49) South 38° 00' 00" West 264.10 feet thence
- 50) South 68° 00' 00" West 264.40 feet thence
- 51) North 86° 00' 00" West 422.88 feet to the said northeast side of Morse Road thence binding on the northeast side of Morse Road the five following courses and distances
- 52) Northwesterly by a line curving to the north with a radius of 1331.02 feet for an arc distance of 160.63 feet (the chord of said arc being North 3° 49' 24" West 160.53 feet)
- 53) Northwesterly by a line curving to the west with a radius of 2990.93 feet for an arc distance of 1235.44 feet (the chord of said arc being

Description to Accompany Petition
for Special Exception

-3-

March 28, 1984

- North 12° 11' 58" West 1226.67 feet)
 - 54) North 24° 01' 58" West 326.51 feet thence still binding on the north-east side of Morse Road and crossing over a paper road known as Lynhurst Road
 - 55) North 24° 01' 58" West 50 feet more or less thence binding on the north-east side of Morse Road
 - 56) North 15° 57' 54" West 381.05 feet to the place of beginning.
- Containing 90.104 Acres of land more or less.



Charles V. Stark
3026

CERTIFICATE OF POSTING
BALTIMORE COUNTY
TOWSON, MARYLAND

District: 15th Date of Posting: 6/21/87
Posted for: Special Hearing
Petitioner: Beachwood Development Corp.
Location of property: NE/S Morse Rd. & SE/S Lynhurst Rd.
Location of Sign: NE/S Morse Rd. 1/2 mi. S. of Hwy. 100
Remarks: At the intersection of Morse Rd. & Lynhurst Rd.
Posted by: [Signature] Date of return: 6/26/87
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 18, 1987
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 June 18, 1987.

THE JEFFERSONIAN,

Publisher

3217

CERTIFICATE OF PUBLICATION

**OFFICE OF
Dundalk Eagle**

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

June 18, 1987

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrgs. - Case #88-5-SPH - P.O. #88916 - Reg. #W03242 - 83 lines @ \$33.20. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 19th day of June 1987; that is to say, the same was inserted in the issues of June 18, 1987

Kimbel Publication, Inc.
per Publisher.

By K.E. Oke

PETITION FOR SPECIAL HEARING

15th Election District - 7th Councilmanic District

Case No. 88-5-SPH

LOCATION: Intersection of Northeast Side Morse Road and Southeast Side of Lynhurst Road

DATE AND TIME: Tuesday, July 7, 1987, at 9:30 a.m.

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

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

Petition for Special Hearing to approve a three (3)-year extension to April 2, 1990, for utilization of the Special Exception for a trailer park (Case No. 84-350-1A)

Being the property of Beachwood Development Corp., as shown on plat 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 a 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

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 30, 1987

Michael F. LeMire, Esquire
Suite 600
36 South Charles Street
Baltimore, Maryland 21201-3060

RE: PETITION FOR SPECIAL HEARING
Int. of NE/S Morse Rd. and SE/S of Lynhurst Rd.
15th Election District - 7th Councilmanic District
Beachwood Development Corporation - Petitioner
Case No. 88-5-SPH

Dear Mr. LeMire:

This is to advise you that \$80.37 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.

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

No. 35957

County, Maryland, and remitting, Towson, Maryland

DATE: 7/6/87 ACCOUNT: 88-5-SPH
SIGN & POST TO BE RETURNED: AMOUNT \$ 80.37
RECEIVED FROM: Beachwood Development Corp.
P.A., 36 S. Charles St., 6th Floor, Baltimore, Md. 21201
ADVERTISING & POSTING COSTS BE CASE # 88-5-SPH
FOR: 88-5-SPH
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 12th day of May, 1987.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Beachwood Development Corp. Received by: James E. Dyer
Petitioner's Attorney: Michael F. LeMire, Esquire Chairman, Zoning Plans Advisory Committee

Michael F. LeMire, Esquire
Suite 600
36 South Charles Street
Baltimore, Maryland 21201-3060

May 22, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
Int. of NE/S Morse Rd. and SE/S of Lynhurst Rd.
15th Election District - 7th Councilmanic District
Beachwood Development Corporation - Petitioner
Case No. 88-5-SPH

TIME: 9:30 a.m.

DATE: Tuesday, July 7, 1987

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

[Signature]
Zoning Commissioner
of Baltimore County

No. 32483

Corporation

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 7/6/87 ACCOUNT: 88-5-SPH
RECEIVED FROM: Beachwood Development Corp.
AMOUNT: \$ 80.37
FOR: 88-5-SPH
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 15, 1987

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

ooo

Chairman

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

Michael F. LeMire, Esquire
Suite 600, 36 South Charles Street
Baltimore, Maryland 21201-3060

RE: Item No. 386 - Case No. 88-5-SPH
Petitioner: Beachwood Development Corp.
Petition Special Hearing

Dear Mr. LeMire:

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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb
Enclosures

cc: Thomas Crowe, Esquire
Suite 900, 1 North Charles Street
Baltimore, Maryland 21201

Gail M. Stern, Esquire
300 East Lombard Street
Baltimore, Maryland 21202

Geo. Wm. Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204



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

STEPHEN E. COLLINS
DIRECTOR

April 27, 1987

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

Item No. 386 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Meeting of April 6, 1987
Beachwood Development Corporation
Intersection of NE/S Morse Road and SE/S Lynhurst Road
M.L.-IM
Special Hearing to approve a three-year extension, to April 2, 1990, for utilization of the Special Exception for a trailer park (Case 84-350-1A)
90.104 acres
15th Election District

Dear Mr. Jablon:

Please see the CRG comments for this site.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

HSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 386, Zoning Advisory Committee Meeting of 4-6-87

Property Owner: Beachwood Development Corp.

Location: NE/S Morse Rd. District: 15

Water Supply: meteo Sewage Disposal: meteo

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 amusements 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.

WWQ 1 4/86

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plot attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 10-7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____ a three (3) year extension, to April 2, 1990, of the Special Exception for a _____ trailer park and the zoning variance to permit trailers within 25 feet of Morris Lane granted by the Zoning Commissioner of Baltimore County for the above-referenced PROPERTY NO. A0011.21.1985.

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

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

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s): HERACHOOD DEVELOPMENT COMPANY
MKT. James Gay

(Type or Print Name)

Signature

SHAWNEE SAVINGS & LOAN ASSOCIATION (mortgagee)
BK: _____
(Type or Print Name)
Leah Melendones, Vice President

Signature

Attorney for Petitioner:
Michael F. LeHire

(Type or Print Name)
Thomas C. ...
Suite 600, 36 S. Charles Street

Address
Baltimore, Maryland 21201-3060

City and State

Suite 600, 36 S. Charles Street

Address
Baltimore, Maryland 21201-3060

City and State

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

Name
Suite 600, 36 S. Charles Street
Baltimore, MD 21201-3060 (301) 332-9539

Address Phone No.

Attorney's Telephone No.: (301) 332-9539

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ day of _____, 19____, at _____ o'clock.
-----M.

BALTIMORE'S FREE PRESS

THOMAS C. ...
Zoning Commissioner of Baltimore County.

SCD-WY Thomas C. ... (over)

NOTICE TO OWNERS - REPT AND HEARINGS

RECEIVED BY: RLM DATE 7/26/91

Description to Accompany Petition
for Special Exception

March 28, 1984

Beginning for the same at the intersection of the north-
east side of Morse Road and the southeast side of Lynhurst Road thence running
1) North 25° 14' 04" West 264.02 feet to the center of Lynhurst Road
thence binding on the center of Lynhurst Road the thirty five follow-
ing courses and distances:

- 2) North 22° 11' 04" West 140.00 feet
- 3) North 18° 25' 04" West 50.00 feet
- 4) North 14° 36' 04" West 49.67 feet
- 5) North 10° 19' 04" West 49.67 feet
- 6) North 5° 19' 04" West 50.00 feet
- 7) North 0° 11' 56" East 28.75 feet
- 8) North 8° 31' 56" East 49.75 feet
- 9) North 14° 43' 56" East 50.00 feet
- 10) North 17° 48' 56" East 50.00 feet
- 11) North 21° 21' 56" East 50.00 feet
- 12) North 23° 17' 56" East 100.00 feet
- 13) North 23° 17' 56" East 43.50 feet
- 14) North 35° 48' 56" East 59.00 feet
- 15) North 41° 46' 56" East 40.00 feet
- 16) North 42° 36' 56" East 50.00 feet
- 17) North 42° 12' 56" East 50.00 feet
- 18) North 41° 52' 56" East 50.00 feet
- 19) North 43° 11' 56" East 51 feet
- 20) North 46° 11' 56" East 101.00 feet
- 21) North 48° 18' 56" East 150.00 feet
- 22) North 48° 56' 56" East 150.00 feet
- 23) North 47° 11' 56" East 41.00 feet
- 24) North 31° 11' 56" East 14.00 feet
- 25) North 17° 16' 56" East 54.75 feet
- 26) North 17° 46' 56" East 40.00 feet
- 27) North 14° 14' 56" East 11.00 feet
- 28) North 11° 18' 56" East 17.00 feet

PETITIONER'S
EXHIBIT 4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO Zoning Commissioner

Date June 24, 1987

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

Zoning Petition Nos.: 88-5-8pH; 88-6-8pH;
SUBJECT 88-5-81, 88-11-81, 88-17-81, 88-30-81

Please consider the Chesapeake Bay Critical Area Findings (see memoranda
from Gerber to Jablon dated June 22, 1987) to represent the position of this
office.

Norman E. Gerber, AICP, Director

NEG/JGH/st

cc: Shirley Hess, People's Counsel
J. G. Howell

PETITIONER'S
EXHIBIT 5a

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO Zoning Commissioner

Date June 22, 1987

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

Chesapeake Bay Critical Area Findings - Beechwood
SUBJECT Development Corp. (88-5-8pH, Item 386)

In accordance with Section 8-1813 of the Chesapeake Bay Critical
Law and the July 8, 1985 Opinion from the County Attorney, it is
hereby my "findings" that the proposed petition for a Special Hearing
will comply with the terms of Section 8-1813 (a) for minimizing
adverse impacts on water quality and protecting identified habitats.

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

NEG/PJS:pat

cc: Tim Dugan
David Fields
Jim Howell
Tom Vichar
People's Counsel

PETITIONER'S
EXHIBIT 5b

RECEIVED
JUN 25 1987
ZONING OFFICE

STATE OF MARYLAND DEPOSIT,
INSURANCE FUND CORPORATION,
RECEIVER FOR OLD COURT
SAVINGS AND LOAN, INC.

Plaintiff

v.

JEFFREY A. LEVITT, et al.,

Defendants

IN THE
CIRCUIT COURT
FOR
BALTIMORE CITY

Case No.: 85-212034
CL-38081

PETITIONER'S
EXHIBIT 6

ORDER

Plaintiff's Motion to Ratify and Approve the
Irrevocable Power of Attorney by Jeffrey A. Levitt having been
duly considered by this Court, it is this 22nd day of July, 1986

ORDERED

That the same be and hereby is GRANTED; further, that
the Irrevocable Power of Attorney by Jeffrey A. Levitt to the
State of Maryland Deposit Insurance Fund Corporation ("MDIF"),
Receiver for Old Court Savings & Loan, Inc., dated July 2,
1986, a copy of which is attached hereto, is hereby ratified
and approved.

It is further ORDERED that the said Irrevocable Power
of Attorney does not apply to that real property located at
11408 Woodland Drive, Lutherville, Maryland, provided that
Karel Levitt, Ross Levitt and/or Sanford Levitt pay to MDIF out
of their own assets 50% of the value of said real property as
determined by an independent appraiser to be selected by MDIF.

TRUE COPY -

MARTIN B. GREENFIELD
JUDGE

This document has been altered by
eliminating the Judge's signature

