

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: June 18, 2002

TO: Arnold Jablon, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton 
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES**

The following cases have been finalized and the Board of Appeals is closing the copy of the appeal case files and returning the file and exhibits (if applicable) attached herewith.

<u>BOARD OF APPEALS CASE NUMBER</u>	<u>PDM FILE NUMBER</u>	<u>NAME</u>	<u>LOCATION</u>
CBA-92-202	<i>B-92-255-15</i>	MICHAEL E.L. HERRMAN	407 ARMSTRONG ROA
CBA-92-177	<i>CRG DECISION</i>	DANIEL MILLS SUBDIVISION	E/S PLEASANT HILL ROAD 1500' S OF I-795
CBA-91-174	<i>TAX NO.: 21-00-004831</i>	WILLIAM R. KARLL	NE/S NORTH POINT ROAD, CHESAPEAKE & WILLOW AVENUES, LOTS 4,5,15,16,17 AND 21
CBA-91-166	<i>PERMIT #B037106</i>	STEEL TOWN RULES	2401 OLD NOTH POINT ROAD
CBA-91-164	<i>UNKNOWN</i>	NEW FORGE BUSINESS PARK	NEW FORGE BUSINESS PARK
91-324-SPHXA	<i>91-324-SPHXA</i>	TOWSON TOWN CENTER ASSOC.	831 DULANEY VALLEY ROAD
91-66-SPH	<i>91-66-SPH</i>	NEWLIFE GROUP, INC	SE PAWNEE ROAD, E O BALLARD AVENUE (VILLAGE OF PAWNEE, SECTION III)
88-107-SPHA	<i>88-107-SPHA</i>	CHARLES N. ANDERSON, JR.	2434 HOLLY NECK ROAD
CBA-92-201	<i>PERMIT NO.: B149140</i>	ORVILLE JONES (HIGH'S OF BALTIMORE, INC.)	13523 LONG GREEN PIKE
CBA-93-111	<i>PERMIT NO.: B138722</i>	ORVILLE JONES (HIGH'S OF BALTIMORE, INC.)	13523 LONG GREEN PIKE

Attachment: SUBJECT FILE(S) ATTACHED

IN THE MATTER OF THE
APPLICATION OF
NEWLIFE GROUP, INC.
SE PAWNEE ROAD, E OF BALLARD
AVENUE (VILLAGE OF PAWNEE,
SECTION III)

15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 91-66-SPH

* * * * *

ORDER OF DISMISSAL

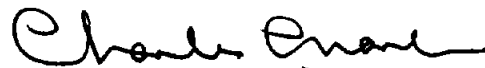
This matter having come before this Board on appeal dated January 16, 1991 from an Order of the Zoning Commissioner in which the Petition for Special Hearing was granted with restrictions;

WHEREAS, the Board has been reviewing its docket with reference to inactive cases with the intent to dismiss and close as many of these cases as possible; and

WHEREAS, the subject matter has been held on the Board's docket since September 17, 1991, and no further action has occurred since that date;

IT IS THEREFORE ORDERED this 18th day of April, 2002 by the County Board of Appeals of Baltimore County that the above-referenced appeal in Case No. 91-66-SPH be and the same is hereby **DISMISSED FOR LACK OF PROSECUTION.**

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**



Charles L. Marks, Chairman



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

April 18, 2002

David Shapiro, Esquire
1101 St. Paul Street
Suite 403
Baltimore, MD 21202

RE: *In the Matter of: Newlife Group, Inc.*
Case No. 91-66-SPH /Order of Dismissal

Dear Mr. Shapiro:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco /trs
Kathleen C. Bianco
Administrator

Enclosure

c: Alonzo C. Corley, Jr.
Allan Berman /Newlife Group, Inc.
J. Carroll Holzer, Esquire
Office of People's Counsel
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Director /Planning
Arnold Jablon, Director /PDM

NOTE TO FILE:

4/08/2002 – Order of Dismissal to be issued; dismissed for lack of prosecution. File to be closed after period of 30 days from issuance of Order of Dismissal.



Pet Exh.
1
9/17/91

September 10, 1991

J. Carroll Holzer, Esquire
Holzer, Maher & Demilio
305 W. Chesapeake Avenue
Suite 105
Towson, Maryland 21204

Re: Village of Pawnee Pool
Case No.: 91-66-SPH

Dear Carroll:

In response to your letter dated September 3, 1991 please be advised that Society Mortgage foreclosed on their construction loan and that NewLife is no longer defending lawsuits brought by suppliers/subcontractors.

NewLife now finds itself insolvent with substantial accounts and trade creditors owed in excess of \$1,500,000. Since the beginning of 1990 virtually all of NewLife's employees have left the company or been terminated. Its only assets are some office furniture in storage in Baltimore.

Obviously, under these circumstances we cannot expect you to expend any more money on the swimming pool appeal. By copy of this letter to Bill Sawers at MBA I am sending him a copy of your letter dated September 3, 1991.

Very truly yours,


Allan J. Berman
President

AJB/kac
cc: Bill Sawers

97-66-SPT#

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 2/5/91
Posted for: Appeal
Petitioner: NowLife Group, Inc
Location of property: 515 Pawnee Rd. - E/ Bellard Ave
Location of Signs: Facing intersection of Pawnee Rd + Bellard Ave,
approx. 25' fr. roadway, at office of development
Remarks: _____
Posted by [Signature] Date of return: 2/15/91
Signature
Number of Signs: 1

APPEAL

Petition for Special Hearing
SS Pawnee Road, E of Ballard Avenue
(Village of Pawnee, Section III)
15th Election District - 6th Councilmanic District
NEWLIFE GROUP, INC. - Petitioner
Case No. 91-66-SPH

- ✓Petition for Special Hearing
- ✓Description of Property
- ✓Certificate of Posting
- ✓Certificate of Publication
- Entry of Appearance of People's Counsel (None submitted)
- ✓Zoning Plans Advisory Committee Comments
- ✓Director of Planning & Zoning Comments

Petitioner's Exhibits: ✓ 1. 4th Amended Plan "Village of Pawnee"

✓ 2. Plat of "Village of Pawnee"

✓ 3. Final Grading Plan "Village of Pawnee"

4. No Exhibit marked "4" in file

✓ 5A. - 5E. Letter and Petition in Opposition

✓ 6. 4th Amended Plan "Village of Pawnee"

Protestant's Exhibits: A. Letter from David Shapiro including
enclosures (Exhibits A & B)

- ✓ Zoning Commissioner's Order dated December 18, 1990 (Granted with restrictions)
- ✓ Notice of Appeal received January 16, 1991 from David B. Shapiro, Attorney on behalf of Alonzo Corley, Protestant

cc: Allan Berman - NewLife Group, Inc.
1320 Old Chain Bridge Road, McLean VA 22101

J. Carroll Holzer, Esquire - Holzer, Maher & Demilio
305 W. Chesapeake Avenue, Suite 105, Towson, MD 21204

Alonzo C. Corley, Jr. - 52 Nakota Court, Middle River, MD 21220

* David Shapiro, Esquire
1101 St. Paul Street, Suite 403, Baltimore, MD 21202

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastarowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, County Attorney
Public Services

5/7/91 - Following parties notified of hearing set for September 17, 1991 at 10:00 a.m.:

David B. Shapiro, Esquire
Mr. Alonzo C. Corley, Jr.
J. Carroll Holzer, Esquire
Mr. Allan Berman
Newlife Group, Inc.
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

9/16/91 -Carroll Holzer stopped in office late afternoon --foreclosure by mortgage company on Newlife loan --Newlife no longer participating -- does not know if he will be representing mortgage co as new owner, if they are pursuing case, etc --will put all on record 9/17/91 --wanted to alert Board of situation.

9/17/91 -Holzer requested continuance to notify bank of status of case --do not reset until March 1992 or when requested by Counsel.



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

March 26, 1991

David B. Shapiro, Esquire
Suite 407, 1101 Saint Paul Street
Baltimore, MD 21202

Re: Case No. 91-66-SPH
NewLife Group, Inc.

Dear Mr. Shapiro:

The Board is in receipt of your letter of March 21, 1991 regarding the subject appeal.

Please be advised that this matter has not been set for hearing at this time, but will be assigned adequate hearing time in the normal course of scheduling the Board's docket of pending cases.

In addition, please be assured that you appear as a party to this matter as Counsel for Appellant/Protestant (Alonzo Corley), and that both you and your client will therefore receive prompt notification when this case has been assigned a hearing date.

Very truly yours,

A handwritten signature in cursive script that reads "William T. Hackett".

William T. Hackett, Chairman
County Board of Appeals

cc: J. Carroll Holzer, Esquire
Mr. Alonzo Corley
Mr. Allen Berman, NewLife Group, Inc.
People's Counsel for Baltimore County

DAVID B. SHAPIRO
ATTORNEY AT LAW

SUITE 407
1101 SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 539-7800
FAX (301) 539-7802

March 21, 1991

Chairman William Hackett
Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Case No. 91-66-SPH

Dear Chairman Hackett:

My client, Mr. Alonzo Corley, the Protestant in the above-mentioned matter has provided me with the enclosed copies of correspondence he recently received concerning his appeal.

Of particular concern to me is the letter to you from J. Carroll Holzer, Esquire, attorney for the Petitioner, who has incorrectly stated that Mr. Corley is not represented by counsel. As you can see from the enclosed letter I sent to Mr. Haines (and copied to Mr. Holzer) on January 11, 1991, Mr. Corley is represented by an attorney.

While I can appreciate Mr. Holzer's desire to move through this appeal quickly, I would respectfully request scheduling this case for a 3 hour period to insure adequate review of this matter.

Very truly yours,


DAVID B. SHAPIRO

DBS/b

Enclosure: 1

cc: J. Carroll Holzer, Esquire
Mr. Alonzo Corley
Mr. Allan Berman, New Life Group, Inc.

11 MAR 22 1991
11 MAR 22 1991

DAVID B. SHAPIRO

ATTORNEY AT LAW

SUITE 407

1101 SAINT PAUL STREET

BALTIMORE, MARYLAND 21202

(301) 539-7800

FAX (301) 539-7802

March 21, 1991

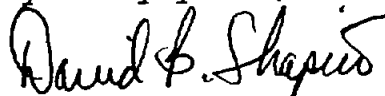
J. Carroll Holzer, Esquire
Holzer, Maher & DeMilo
305 W. Chesapeake Avenue, Suite 305
Towson, Maryland 21204

RE: Case No. 91-66-SPH

Dear Mr. Holzer:

I was somewhat surprised to receive a copy of your February 7, 1991 letter to Chairman Hackett of the Baltimore County Board of Appeals. If there is some confusion regarding Mr. Corley's representation, please feel free to contact me.

Very truly yours,



DAVID B. SHAPIRO

DBS/b

Enclosures

cc: Mr. Alonzo Corley
Mr. William Hackett
Mr. Allan Berman, New Life Group, Inc.

RONALD L. MAHER
J. CARROLL HOLZER
CAROLE S. DEMILIO

J. HOWARD HOLZER
1907-1989

LAW OFFICES
HOLZER, MAHER & DEMILIO
305 W. CHESAPEAKE AVENUE
SUITE 105
TOWSON, MARYLAND 21204
(301) 825-6960
FAX (301) 825-6964

WASHINGTON, D.C. OFFICE
SUITE 700
1725 DE SALES STREET, N.W.
WASHINGTON, D.C. 20036

February 21, 1991
#6530

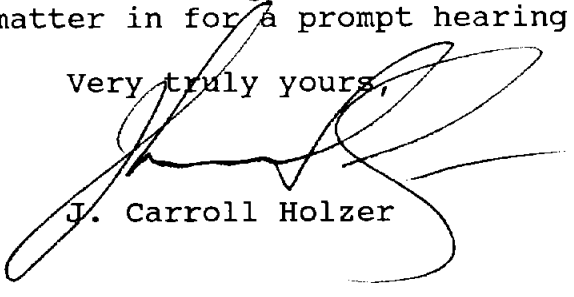
Chairman William Hackett
Baltimore County Board of Appeals
County Office Building
Room 315
Towson, MD 21204

RE: Case No. 91-66-SPH

Dear Chairman Hackett:

Effective this date, we withdraw our request to have the Board of Appeals set the above matter in for a prompt hearing.

Very truly yours,


J. Carroll Holzer

JCH:dmb

RECEIVED
COUNTY BOARD OF APPEALS
91 FEB 22 PM 12:43

RONALD L. MAHER
J. CARROLL HOLZER
CAROLE S. DEMILIO

J. HOWARD HOLZER
1907-1989

LAW OFFICES
HOLZER, MAHER & DEMILIO
305 W. CHESAPEAKE AVENUE
SUITE 105
TOWSON, MARYLAND 21204
(301) 825-6960
FAX (301) 825-6964

WASHINGTON, D.C. OFFICE
SUITE 700
1725 DE SALES STREET, N.W.
WASHINGTON, D.C. 20036

February 7, 1991
#6530

Chairman William Hackett
Baltimore County Board of Appeals
County Office Building
Room 315
Towson, MD 21204

RE: Case No. 91-66-SPH

Dear Chairman Hackett:

Please be advised that I represent the Petitioner in the above captioned case. The Zoning Commissioner's decision granting a special exception for a swimming pool in the Village of Pawnee has been appealed to the Board. My client has been trying for two summers to obtain permission to locate this pool and get it open so that it might be utilized by the residents of Pawnee Village and we can see another summer going by without the benefits afforded by this pool unless we obtain an early hearing before the Board of Appeals.

The pool was granted by the Zoning Commissioner by way of special exception with conditions on December 18, 1990 and an appeal noted by one protestant. There were no other members of the community in opposition and the one protestant who did appear did file an appeal. He was unrepresented by an attorney and I would expect same to apply before the Board of Appeals.

I further would expect that this case would be no more than a one hour hearing or less based upon the procedure and length of case before the Zoning Commissioner.

I would, therefore, respectfully request that the Board schedule this case as promptly as possible, perhaps in the place of a case which has been taken out of the docket, or, at some other time convenient with the Board. I can be ready to proceed on very little notice if the Board can find the occasion to put this case in for a hearing.

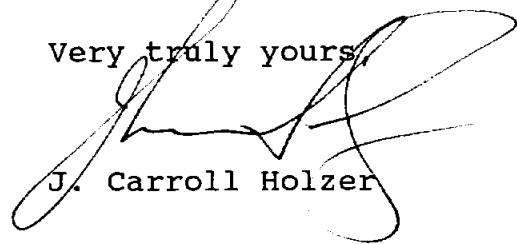
60-1111 11 89116

CHIEF OF POLICE
JAN 11 1991

Commissioner William Hackett
Page 2
February 7, 1991

Thank you very much for your consideration.

Very truly yours,

A handwritten signature in dark ink, appearing to be 'J. Carroll Holzer', written over the typed name.

J. Carroll Holzer

JCH:dmb
cc: Allan Berman

RONALD L. MAHER
J. CARROLL HOLZER
CAROLE S. DEMILIO

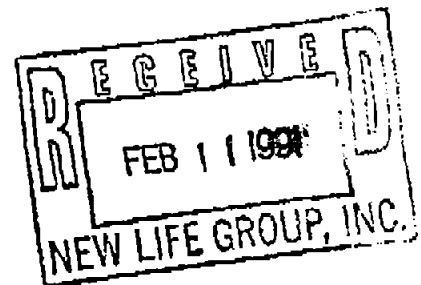
J. HOWARD HOLZER
1907-1989

LAW OFFICES
HOLZER, MAHER & DEMILIO
306 W. CHESAPEAKE AVENUE
SUITE 105
TOWSON, MARYLAND 21204
(301) 825-0900
FAX (301) 825-0904

WASHINGTON, D.C. OFFICE
SUITE 700
1725 DE SALES STREET, N.W.
WASHINGTON, D.C. 20036

February 7, 1991
#6530

Chairman William Hackett
Baltimore County Board of Appeals
County Office Building
Room 315
Towson, MD 21204



RE: Case No. 91-66-SPH

Dear Chairman Hackett:

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 4, 1991

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing
SS Pawnee Road, E of Ballard Avenue
(Village of Pawnee, Section III)
15th Election District, 6th Councilmanic District
NEWLIFE GROUP, INC. - Petitioner
Case No. 91-66-SPH

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on January 16, 1991 by David B. Shapiro, Attorney on behalf of Alonzo Corley, Protestant. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

A handwritten signature in cursive script that reads "J. Robert Haines".

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Allan Berman - NewLife Group, Inc.
1320 Old Chain Bridge Road, McLean VA 22101

J. Carroll Holzer, Esquire - Holzer, Maher & Demilio
305 W. Chesapeake Avenue, Suite 105, Towson, MD 21204

Alonzo C. Corley, Jr. - 52 Nakota Court, Middle River, MD 21220

David Shapiro, Esquire
1101 St. Paul Street, Suite 403, Baltimore, MD 21202

People's Counsel, Rm. 304, County Office Bldg., Towson, Md. 21204

File

RECEIVED
COUNTY CLERK'S OFFICE
91 FEB -6 PM 2:39

RECEIVED

DAVID B. SHAPIRO
ATTORNEY AT LAW

SUITE 407
1101 SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 539-7800
FAX (301) 539-7802

January 11, 1991

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

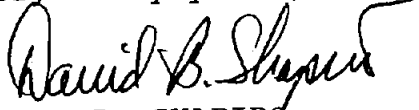
Re: 91-66-SPH - Appeal of Decision Granting Petition for
Special Hearing for proposed community swimming pool and
bath house at the Village of Pawnee.

Dear Mr. Haines:

On behalf of my client, Mr. Alonzo Corley, who resides at 52
Nakota Court, Middle River, Maryland, 21220 and is the Protestant
in the above-referenced case herein files by this letter an appeal
to the decision rendered by the Zoning Commissioner for Baltimore
County in Case #91-66-SPH on December 18, 1990. Enclosed please
find check number 138 in the amount of One Hundred and Fifty
Dollars to cover the cost of filing this appeal.

Thank you for your consideration in this matter.

Very truly yours,


DAVID B. SHAPIRO

DBS:td

Enclosures:

cc: Peoples Counsel
Mr. Alonzo Corley
J. Carroll Holzer, Esquire

RECEIVED

JAN 16 1991

ZONING OFFICE

County Board of Appeals of Baltimore County
ROOM 315 COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

J. Carroll Holzer, Esquire
HOLZER, MAHER & DEMILIO
305 W. Chesapeake Avenue, Suite 105
Towson, MD 21204

County Board of Appeals of Baltimore County
ROOM 315 COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

David B. Shapiro, Esquire
1101 St. Paul Street
Suite 403
Baltimore, MD 21202

October 15, 1990

Zoning Commissioner
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204
Case Number 91-66-SPH

Mr./Ms. Commissioner,

Enclosed is a petition including the majority of the signatures of the homeowners of town homes and single family homes who wish to have a swimming pool constructed in the Goldenbrook community and who approve of the new location. Please consider this petition in your decision as to whether or not to allow this construction to take place. The hearing is to be held on October 17, 1990. The case number is 91-66-SPH. Thank you for your consideration.

Sincerely,

William M. Richardson
William M. Richardson

PETITIONER'S
EXHIBIT 5 a

RECEIVED
OCT 16 1990
ZONING DEPT

PETITION FOR GOLDENBROOK COMMUNITY SWIMMING POOL AND BATH HOUSE
Case Number 91-66-SPH

We the undersigned homeowners of Goldenbrook Town Homes and Goldenbrook Single Family Homes hereby acknowledge that we were informed at the time we purchased our Goldenbrook homes that a swimming pool was to be constructed in the Goldenbrook community that was to be owned and operated by the Goldenbrook Homeowners Association for use by the residents and guests of the Goldenbrook community. Additionally, we the undersigned homeowners of Goldenbrook Town Homes and Goldenbrook Single Family Homes hereby approve of the proposed location of the community swimming pool on the site of Building M in lieu of eleven town homes.

Homeowner Signature	Date	Address
<i>[Signature]</i>	Sept 26, 1990	20 NAKOTA CT.
<i>Ben Pacotto Jr</i>	Sept 26	19 MAOS Circle
<i>Donna L. Ly</i>	Sept 26,	21 Ute Court
<i>GENEVIEVE BOTTOMSTONE</i>	9-26-90	17 NAKOTA CT.
<i>Alma & Sebastian Herads</i>	9-26-90	11 Ute Court
<i>Mr. & Mrs Eric P. Stegerson</i>	9/26/90	47 Taos Cir.
<i>Joe [Signature]</i>	9/26/90	39 Taos Cir.
<i>MR. & MRS. Donald K. Seale</i>	SEPT 90	23 NAKOTA CT.
<i>MR. & MRS. Jon E. Garland</i>	Sept 26 90	16 MAKRA CT.
<i>MR. & MRS. Michael Sears</i>	9/26/90	3 Nakota Ct
<i>Mr & Mrs Glenn Jacobson</i>	9/26/90	41 Nakota Ct
<i>Mr & Mrs Robert [Signature]</i>	9/26/90	31 Nakota Ct
<i>Mr & Mrs James C. [Signature]</i>	9/26/90	5 Nakota Ct
<i>Delva Day</i>	9/26/90	44 Nakota Ct
<i>Steph [Signature]</i>	9/26/90	35 Taos Circle
<i>Kenneth L. [Signature]</i>	9/26/90	33 NAKOTA CT
<i>Mr. & Mrs. Richard Amherst</i>	9/26/90	19 Nakota Ct

PETITIONER'S
EXHIBIT 5 b

PETITION FOR GOLDENBROOK COMMUNITY SWIMMING POOL AND BATH HOUSE
Case Number 91-66-SPH

We the undersigned homeowners of Goldenbrook Town Homes and Goldenbrook Single Family Homes hereby acknowledge that we were informed at the time we purchased our Goldenbrook homes that a swimming pool was to be constructed in the Goldenbrook community that was to be owned and operated by the Goldenbrook Homeowners Association for use by the residents and guests of the Goldenbrook community. Additionally, we the undersigned homeowners of Goldenbrook Town Homes and Goldenbrook Single Family Homes hereby approve of the proposed location of the community swimming pool on the site of Building M in lieu of eleven town homes.

Homeowner Signature	Date	Address
Thomas J. Karch	9/25/90	21 TAOS CIR.
Michael Baldwin	9/26/90	25 TAOS Circle
Mr. & Mrs. Allen Marcus	9/26/90	34 Nakota Ct.
Shirley Millard	9/26/90	22 NAKOTA CT.
Bob Muecke	9/26	10 TAOS CIR
Enter J. Miller	9/26	5 UTE COURT
Dana J. Mueck	9/26	10 Taos Circle
B. Ann Rago	9/26	31 Nakota Court
Barbara Herkin	9/26	29 TAOS Circle
Annette Holts	9/26/90	19 Ute Ct.
John W. Holt	9-26-90	19 Ute Ct
Wesley J. Herkin	9/26/90	21 TAOS CIRCLE
Jeff Lupa	9-28/90	31 TAOS CIR.
Steve Lupa	9-28	36 NAKOTA CT.
Steve Lupa	9-26	40 NAKOTA CT.
Lisa Rauling	9/26	13 NAKOTA COURT.
Jim C	9/26	25 NAKOTA CT

PETITIONER'S
EXHIBIT 5 C

PETITION FOR GOLDENBROOK COMMUNITY SWIMMING POOL AND BATH HOUSE
Case Number 91-66-SPH

We the undersigned homeowners of Goldenbrook Town Homes and Goldenbrook Single Family Homes hereby acknowledge that we were informed at the time we purchased our Goldenbrook homes that a swimming pool was to be constructed in the Goldenbrook community that was to be owned and operated by the Goldenbrook Homeowners Association for use by the residents and guests of the Goldenbrook community. Additionally, we the undersigned homeowners of Goldenbrook Town Homes and Goldenbrook Single Family Homes hereby approve of the proposed location of the community swimming pool on the site of Building M in lieu of eleven town homes.

Homeowner Signature	Date	Address
Mr & Mrs Orland Wilson	9-2-90	7 Ute Ct 21220
Margaret C. Duter	10-2-90	1 UTE CT 21220
William J. Easton	10-2-90	8 TAOS 21220
Allen Dimick	10-2-90	8 Taos 21220
Dawn Easton	10-2-90	27 Taos 21220
Scott Easton	10-2-90	27 Taos 21220
David J. Kratz	10-2-90	41 Taos Circle 21220
Wayne B. Hardy	10-2-90	43 TAOS CIR 21220
Jessie Davidson	10-2-90	49 Taos Circle 21220
Paul Folom	10-2-90	22 TAOS CIRCLE 21220
De Troy	10-2-90	20 TAOS CIR. 21220
Compiling Vergara	10-2-90	14 Taos Circle 21220
Chana G. Jones	10-2-90	1 Nakota Ct 21220
Jackie L. Board	10-2-90	37 Nakota Court 21220
Douglas D. Cox	10-2-90	29 Nakota Ct 21220
Alicia G. Schwartz	10/2/90	35 Nakota Ct
Constance R. Smith	10-2-90	37 Nakota Court

PETITIONER'S
EXHIBIT 5 d

PETITION FOR GOLDENBROOK COMMUNITY SWIMMING POOL AND BATH HOUSE
Case Number 91-66-SPH

We the undersigned homeowners of Goldenbrook Town Homes and Goldenbrook Single Family Homes hereby acknowledge that we were informed at the time we purchased our Goldenbrook homes that a swimming pool was to be constructed in the Goldenbrook community that was to be owned and operated by the Goldenbrook Homeowners Association for use by the residents and guests of the Goldenbrook community. Additionally, we the undersigned homeowners of Goldenbrook Town Homes and Goldenbrook Single Family Homes hereby approve of the proposed location of the community swimming pool on the site of Building M in lieu of eleven town homes.

Homeowner Signature	Date	Address
Randi Glass	10/2/90	43 NAKOTA CT.
Raymond	10/10/90	3 1/2 E CT
John A. Lagille	10/10/80	17 Ute Ct
Christine B. Lagille	10/10/90	17 Ute Ct
Ma. and Mrs. William M. Richardson	10/10/90	9 Ute Court, Middle River, MD 21220

PETITIONER'S EXHIBIT 5 E

October 11, 1990

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

OCT 15 1990

PLANNING OFFICE

Re: 91-66-SPH - Proposed community swimming pool and bath house at the Village of Pawnee.

Dear Mr. Haines:

I have been retained as legal counsel to Mr. Alonzo Corley, who resides at 52 Nakota Court, Middle River, Maryland, 21220 which is part of the Golden Brook Townhomes, a development of the Village of Pawnee Limited Partnership.

The Petitioner has requested a Special Hearing to approve the 4th Amended Partial Development Plan for Section 111, Village Pawnee, which proposes a community swimming pool and bathhouse to be located at a site which is in close proximity to Mr. Corley's townhome. Mr. Corley is strongly opposed to this proposal and request that the Petitioner's request be denied.

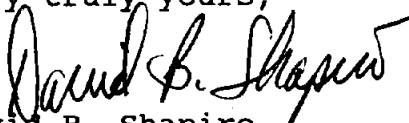
Mr. Corley contracted to purchase his Golden Brook Townhome in the Village of Pawnee on May 5, 1989 and settled on the property on February 14, 1990. In entering into this contract of sale for said property, Mr. Corley relied on the representations of the sales agent, as well as the sign placed on the property, that the swimming pool was to be located near the entrance of the development, a location removed from Mr. Corley's townhome. In addition, the sales representative and apparent agent for the Petitioner, Ms. Irene Spicer, assured Mr. Corley that not only would the pool not be located near his home, the property adjacent to his home was designated open land.

No indication was ever made to Mr. Corley that the pool would be located anywhere but the entrance of the development. While it is unfortunate that the developers of this project did not first obtain approval of the original site for the swimming pool before beginning their sales effort, there is no rational basis for punishing Mr. Corley by approving this request to amend the partial development plan. Mr. Corley bargained with the developers in good faith, expecting that they would fulfill their end of the bargain in a like manner. However, if the developers had knowledge of the fact that the original site for the swimming pool would not or could not be approved by Baltimore County yet nonetheless proceeded to market the townhomes to prospective buyers, such as Mr. Corley, then it might appear they acted in bad faith.

Protestants
Exhibit A
91-66A

In any event, the Petitioner's request represents a material change to the assurances given Mr. Corley by the developers of the Village of Pawnee. He expected a quiet, open space in which to live and is now face with the prospect of a noisy, high traffic environment. On behalf of Mr. Corley, I respectfully request that you deny the Petitioner's request in this matter. I am also requesting a copy of the written decision be sent to me at the address listed above.

Very truly yours,


David B. Shapiro

cc: Mr. Alonzo Corley

DBS:sd

1101 St. Paul St., Suite 407
Baltimore, MD. 21202
(301) 534-7800

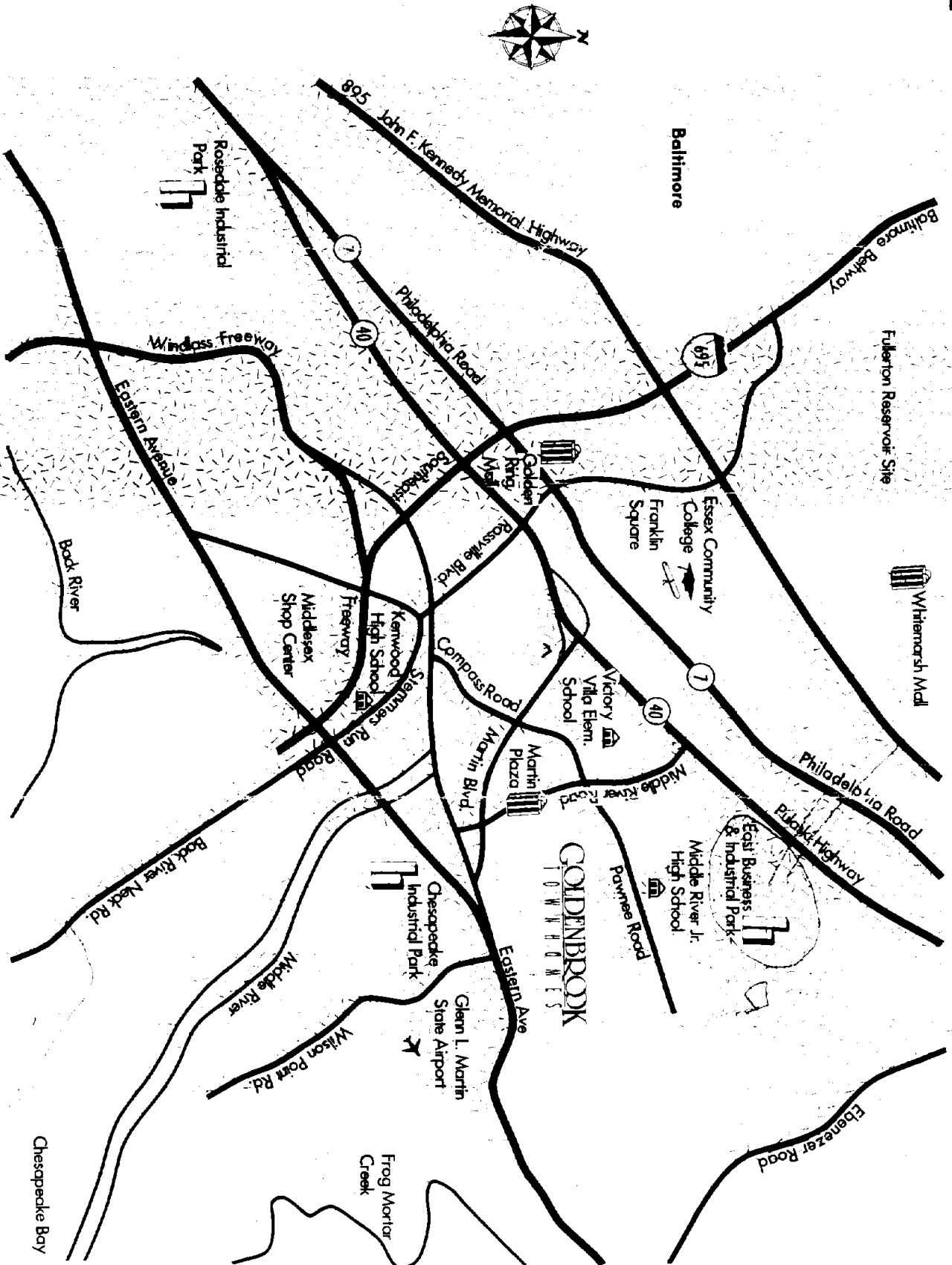
ENCLOSURES TO BE ENTERED INTO THE RECORD,

EXHIBIT A

EXHIBIT B

Area Map

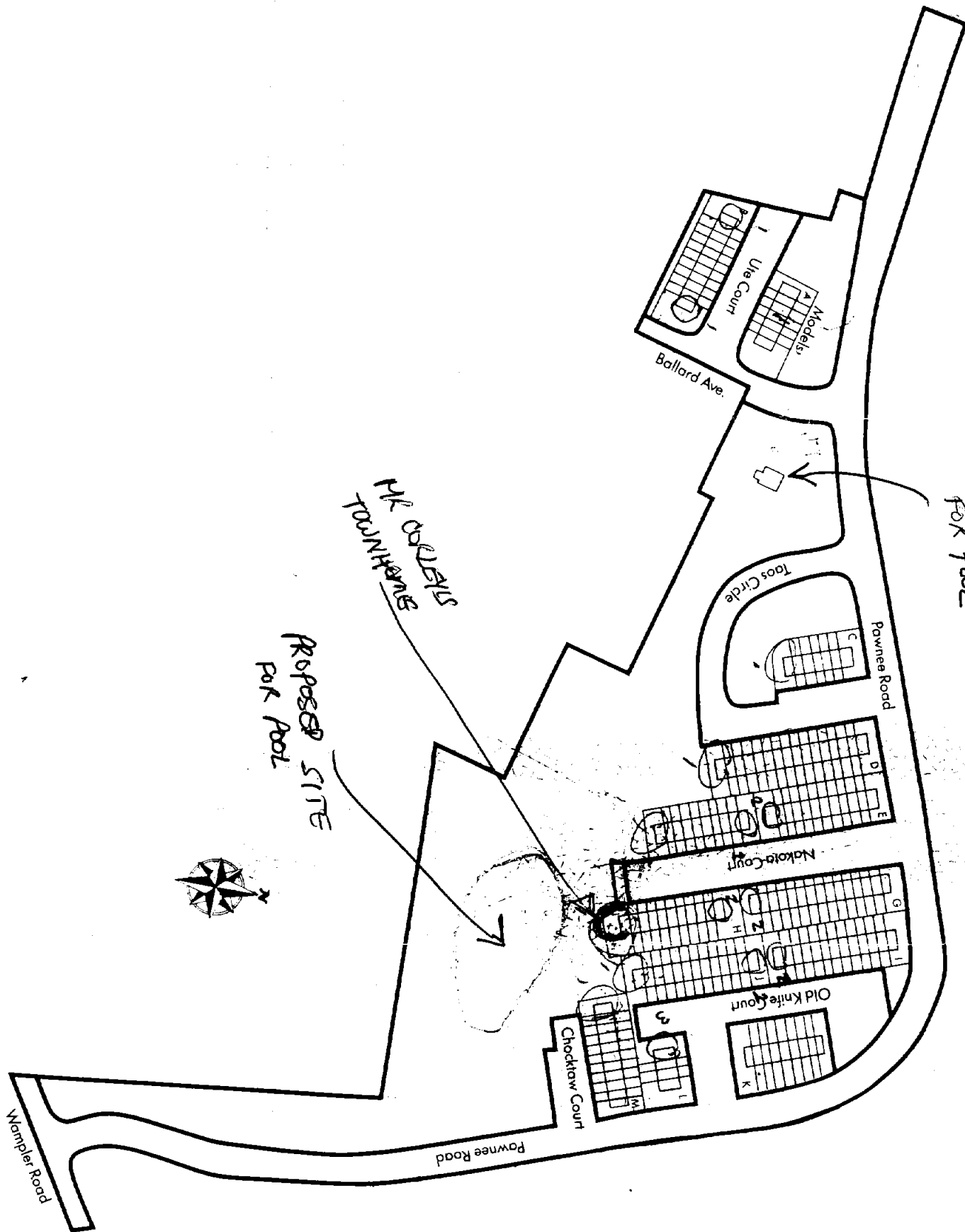
CORLEY
EXHIBIT A



ie Site

ORIGINAL SITE
FOR POOL

CORLEY
EXHIBIT B



S/s Pawnee Rd., E of Ballard Ave.
(Village of Pawnee, Section III)

#91-66-SPH NEWLIFE GROUP, INC.

15th Election District Appealed: 1/16/91



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. May 7, 1991

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 91-66-SPH NEWLIFE GROUP, INC.
S/s Pawnee Rd., E of Ballard
Ave. (Village of Pawnee, Section III)
15th Election District
6th Councilmanic District

SPH-Amend development plan to permit pool
in lieu of 11 townhouses & Chocktaw Ct.

12/18/90 -Z.C.'s Order GRANTING Petition
with restrictions.

ASSIGNED FOR: TUESDAY, SEPTEMBER 17, 1991 AT 10:00 a.m.

cc: David B. Shapiro, Esquire-Counsel for Protestant

Mr. Alonzo C. Corley, Jr. "

J. Carroll Holzer, Esquire Counsel for Petitioner

Mr. Allan Berman "
Newlife Group, Inc.

~~People's Counsel for Baltimore County~~ out per Shirley Hess
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

LindaLee M. Kuszmaul
Legal Secretary



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
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Hearing Room -
Room 301, County Office Bldg. May 7, 1991

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CASE NO. 91-66-SPH

NEWLIFE GROUP, INC.
S/s Pawnee Rd., E of Ballard
Ave. (Village of Pawnee, Section III)
15th Election District
6th Councilmanic District

SPH-Amend development plan to permit pool
in lieu of 11 townhouses & Chocktaw Ct.

12/18/90 -Z.C.'s Order GRANTING Petition
with restrictions.

ASSIGNED FOR: TUESDAY, SEPTEMBER 17, 1991 AT 10:00 a.m.

cc: David B. Shapiro, Esquire-Counsel for Protestant

Mr. Alonzo C. Corley, Jr.

J. Carroll Holzer, Esquire Counsel for Petitioner

Mr. Allan Berman
Newlife Group, Inc.

✓ People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

LindaLee M. Kuszmaul
Legal Secretary

5-7-91
P.C. not
involved,
Shirley M. Heas

97-66-SPT#

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 2/5/91
Posted for: Appeal
Petitioner: NowLife Group, Inc
Location of property: 515 Pawnee Rd. - E/ Bellard Ave
Location of Signs: Facing intersection of Pawnee Rd + Bellard Ave,
approx. 25' fr. roadway, at office of development
Remarks: _____
Posted by [Signature] Date of return: 2/15/91
Signature
Number of Signs: 1

RONALD L. MAHER
J. CARROLL HOLZER
CAROLE S. DEMILIO

J. HOWARD HOLZER
1907-1989

LAW OFFICES
HOLZER, MAHER & DEMILIO
305 W. CHESAPEAKE AVENUE
SUITE 105
TOWSON, MARYLAND 21204
(301) 825-6960
FAX (301) 825-6964

WASHINGTON, D.C. OFFICE
SUITE 700
1725 DE SALES STREET, N.W.
WASHINGTON, D.C. 20036

February 21, 1991
#6530

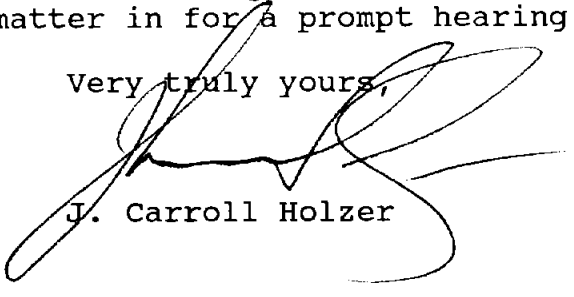
Chairman William Hackett
Baltimore County Board of Appeals
County Office Building
Room 315
Towson, MD 21204

RE: Case No. 91-66-SPH

Dear Chairman Hackett:

Effective this date, we withdraw our request to have the Board of Appeals set the above matter in for a prompt hearing.

Very truly yours,


J. Carroll Holzer

JCH:dmb

RECEIVED
COUNTY BOARD OF APPEALS
91 FEB 22 PM 12:43

RONALD L. MAHER
J. CARROLL HOLZER
CAROLE S. DEMILIO

J. HOWARD HOLZER
1907-1989

LAW OFFICES
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February 7, 1991
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Chairman William Hackett
Baltimore County Board of Appeals
County Office Building
Room 315
Towson, MD 21204

RE: Case No. 91-66-SPH

Dear Chairman Hackett:

Please be advised that I represent the Petitioner in the above captioned case. The Zoning Commissioner's decision granting a special exception for a swimming pool in the Village of Pawnee has been appealed to the Board. My client has been trying for two summers to obtain permission to locate this pool and get it open so that it might be utilized by the residents of Pawnee Village and we can see another summer going by without the benefits afforded by this pool unless we obtain an early hearing before the Board of Appeals.

The pool was granted by the Zoning Commissioner by way of special exception with conditions on December 18, 1990 and an appeal noted by one protestant. There were no other members of the community in opposition and the one protestant who did appear did file an appeal. He was unrepresented by an attorney and I would expect same to apply before the Board of Appeals.

I further would expect that this case would be no more than a one hour hearing or less based upon the procedure and length of case before the Zoning Commissioner.

I would, therefore, respectfully request that the Board schedule this case as promptly as possible, perhaps in the place of a case which has been taken out of the docket, or, at some other time convenient with the Board. I can be ready to proceed on very little notice if the Board can find the occasion to put this case in for a hearing.

60-1111 11 89116

CHIEF OF POLICE
JAN 11 1991

DAVID B. SHAPIRO
ATTORNEY AT LAW

SUITE 407
1101 SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 539-7800
FAX (301) 539-7802

March 21, 1991

Chairman William Hackett
Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Case No. 91-66-SPH

Dear Chairman Hackett:

My client, Mr. Alonzo Corley, the Protestant in the above-mentioned matter has provided me with the enclosed copies of correspondence he recently received concerning his appeal.

Of particular concern to me is the letter to you from J. Carroll Holzer, Esquire, attorney for the Petitioner, who has incorrectly stated that Mr. Corley is not represented by counsel. As you can see from the enclosed letter I sent to Mr. Haines (and copied to Mr. Holzer) on January 11, 1991, Mr. Corley is represented by an attorney.

While I can appreciate Mr. Holzer's desire to move through this appeal quickly, I would respectfully request scheduling this case for a 3 hour period to insure adequate review of this matter.

Very truly yours,


DAVID B. SHAPIRO

DBS/b

Enclosure: 1

cc: J. Carroll Holzer, Esquire
Mr. Alonzo Corley
Mr. Allan Berman, New Life Group, Inc.

LETTER SENT 15
MAY 1991

RONALD L. MAHER
J. CARROLL HOLZER
CAROLE S. DEMILIO

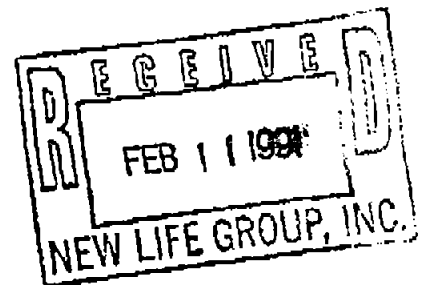
J. HOWARD HOLZER
1907-1989

LAW OFFICES
HOLZER, MAHER & DEMILIO
306 W. CHESAPEAKE AVENUE
SUITE 105
TOWSON, MARYLAND 21204
(301) 825-0900
FAX (301) 825-0904

WASHINGTON, D.C. OFFICE
SUITE 700
1725 DE SALES STREET, N.W.
WASHINGTON, D.C. 20036

February 7, 1991
#6530

Chairman William Hackett
Baltimore County Board of Appeals
County Office Building
Room 315
Towson, MD 21204



RE: Case No. 91-66-SPH

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RECEIVED

DAVID B. SHAPIRO
ATTORNEY AT LAW

SUITE 407
1101 SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 539-7800
FAX (301) 539-7802

January 11, 1991

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

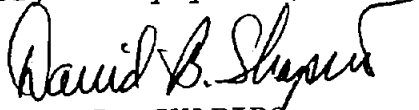
Re: 91-66-SPH - Appeal of Decision Granting Petition for
Special Hearing for proposed community swimming pool and
bath house at the Village of Pawnee.

Dear Mr. Haines:

On behalf of my client, Mr. Alonzo Corley, who resides at 52
Nakota Court, Middle River, Maryland, 21220 and is the Protestant
in the above-referenced case herein files by this letter an appeal
to the decision rendered by the Zoning Commissioner for Baltimore
County in Case #91-66-SPH on December 18, 1990. Enclosed please
find check number 138 in the amount of One Hundred and Fifty
Dollars to cover the cost of filing this appeal.

Thank you for your consideration in this matter.

Very truly yours,


DAVID B. SHAPIRO

DBS:td

Enclosures:

cc: Peoples Counsel
Mr. Alonzo Corley
J. Carroll Holzer, Esquire

RECEIVED

JAN 16 1991

ZONING OFFICE

DAVID B. SHAPIRO

ATTORNEY AT LAW

SUITE 407

1101 SAINT PAUL STREET

BALTIMORE, MARYLAND 21202

(301) 539-7800

FAX (301) 539-7802

March 21, 1991

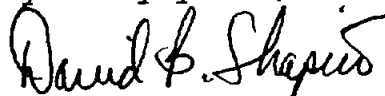
J. Carroll Holzer, Esquire
Holzer, Maher & DeMilo
305 W. Chesapeake Avenue, Suite 305
Towson, Maryland 21204

RE: Case No. 91-66-SPH

Dear Mr. Holzer:

I was somewhat surprised to receive a copy of your February 7, 1991 letter to Chairman Hackett of the Baltimore County Board of Appeals. If there is some confusion regarding Mr. Corley's representation, please feel free to contact me.

Very truly yours,



DAVID B. SHAPIRO

DBS/b

Enclosures

cc: Mr. Alonzo Corley
Mr. William Hackett
Mr. Allan Berman, New Life Group, Inc.

NOTE TO FILE:

4/08/2002 – Order of Dismissal to be issued; dismissed for lack of prosecution. File to be closed after period of 30 days from issuance of Order of Dismissal.

County Board of Appeals of Baltimore County
ROOM 315 COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

J. Carroll Holzer, Esquire
HOLZER, MAHER & DEMILIO
305 W. Chesapeake Avenue, Suite 105
Towson, MD 21204

County Board of Appeals of Baltimore County
ROOM 315 COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

David B. Shapiro, Esquire
1101 St. Paul Street
Suite 403
Baltimore, MD 21202



Pet Exh.
1
9/17/91

September 10, 1991

J. Carroll Holzer, Esquire
Holzer, Maher & Demilio
305 W. Chesapeake Avenue
Suite 105
Towson, Maryland 21204

Re: Village of Pawnee Pool
Case No.: 91-66-SPH

Dear Carroll:

In response to your letter dated September 3, 1991 please be advised that Society Mortgage foreclosed on their construction loan and that NewLife is no longer defending lawsuits brought by suppliers/subcontractors.

NewLife now finds itself insolvent with substantial accounts and trade creditors owed in excess of \$1,500,000. Since the beginning of 1990 virtually all of NewLife's employees have left the company or been terminated. Its only assets are some office furniture in storage in Baltimore.

Obviously, under these circumstances we cannot expect you to expend any more money on the swimming pool appeal. By copy of this letter to Bill Sawers at MBA I am sending him a copy of your letter dated September 3, 1991.

Very truly yours,

Allan J. Berman
President

AJB/kac
cc: Bill Sawers

PETITION FOR GOLDENBROOK COMMUNITY SWIMMING POOL AND BATH HOUSE
Case Number 91-66-SPH

We the undersigned homeowners of Goldenbrook Town Homes and Goldenbrook Single Family Homes hereby acknowledge that we were informed at the time we purchased our Goldenbrook homes that a swimming pool was to be constructed in the Goldenbrook community that was to be owned and operated by the Goldenbrook Homeowners Association for use by the residents and guests of the Goldenbrook community. Additionally, we the undersigned homeowners of Goldenbrook Town Homes and Goldenbrook Single Family Homes hereby approve of the proposed location of the community swimming pool on the site of Building M in lieu of eleven town homes.

Homeowner Signature	Date	Address
<i>[Signature]</i>	Sept 26, 1990	20 NAKOTA CT.
<i>Ben Paceto Jr</i>	Sept 26	19 MAOS Circle
<i>Donna L. Ly</i>	Sept 26,	21 Ute Court
<i>GENEVIEVE BOTTOMSTONE</i>	9-26-90	17 NAKOTA CT.
<i>Alma & Sebastian Heras</i>	9-26-90	11 Ute Court
<i>Mr. & Mrs Eric P. Stegerson</i>	9/26/90	47 Taos Cir.
<i>Joe [Signature]</i>	9/26/90	39 Taos Cir.
<i>MR. & MRS. Donald K. Seale</i>	SEPT 90	23 NAKOTA CT.
<i>MR. & MRS. Jon E. Garland</i>	Sept 26 90	16 MAKRA CT.
<i>MR. & MRS. Michael Sears</i>	9/26/90	3 Nakota Ct
<i>Mr & Mrs Glenn Jacobson</i>	9/26/90	41 Nakota Ct
<i>Mr & Mrs Robert [Signature]</i>	9/26/90	31 Nakota Ct
<i>Mr & Mrs James C. [Signature]</i>	9/26/90	5 Nakota Ct
<i>Delva Day</i>	9/26/90	44 Nakota Ct
<i>Steph [Signature]</i>	9/26/90	35 Taos Circle
<i>Kenneth L. [Signature]</i>	9/26/90	33 NAKOTA CT
<i>Mr. & Mrs. Richard Amherst</i>	9/26/90	19 Nakota Ct

PETITIONER'S
EXHIBIT 5 b

PETITION FOR GOLDENBROOK COMMUNITY SWIMMING POOL AND BATH HOUSE
Case Number 91-66-SPH

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Homeowner Signature	Date	Address
Thomas J. Karch	9/25/90	21 TAOS CIR.
Michael Baldwin	9/26/90	25 TAOS Circle
Mr. + Mrs. Allen Marcus	9/26/90	34 Nakota Ct.
Shirley Millard	9/26/90	22 NAKOTA CT.
Bob Muecke	9/26	10 TAOS CIR
Enter J. Diller	9/26	5 UTE COURT
Dana J. Mueck	9/26	10 Taos Circle
B. Ann Rago	9/26	31 Nakota Court
Barbara Herkin	9/26	29 TAOS Circle
Annette Holts	9/26/90	19 Ute Ct.
John W. Holt	9-26-90	19 Ute Ct
Wesley J. Herkin	9/26/90	21 TAOS CIRCLE
Jeff Lupa	9-28/90	31 TAOS CIR.
Steve Lupa	9-28	36 NAKOTA CT.
Steve Lupa	9-26	40 NAKOTA CT.
Lisa Rauling	9/26	13 NAKOTA COURT.
Jim C	9/26	25 NAKOTA CT

PETITIONER'S
EXHIBIT 5 C

PETITION FOR GOLDENBROOK COMMUNITY SWIMMING POOL AND BATH HOUSE
Case Number 91-66-SPH

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Homeowner Signature	Date	Address
Mr & Mrs Oranb Wilson	9-2-90	7 Ute Ct 21220
Margaret C. Duter	10-2-90	1 UTE CT 21220
William J	10-2-90	8 TAOS 21220
Allen Dimick	10-2-90	8 Taos 21220
Dawn Easton	10-2-90	27 Taos 21220
Scott Easton	10-2-90	27 Taos 21220
David J. Krutz	10-2-90	41 Taos Circle 21220
Wayne B. Hardy	10-2-90	43 TAOS CIR 21220
Jessie Davidson	10-2-90	49 Taos Circle 21220
Paul Folom	10-2-90	22 TAOS CIRCLE 21220
De Troy	10-2-90	20 TAOS CIR. 21220
Compiling Vergara	10-2-90	14 Taos Circle 21220
Chana G. Jones	10-2-90	1 Nakota Ct 21220
Jackie L. Board	10-2-90	37 Nakota Court 21220
Douglas D Cox	10-2-90	29 Nakota Ct 21220
Alicia G. Schwartz	10/2/90	35 Nakota Ct
Constance R. Smith	10-2-90	37 Nakota Court

PETITIONER'S
EXHIBIT 5 d

PETITION FOR GOLDENBROOK COMMUNITY SWIMMING POOL AND BATH HOUSE
Case Number 91-66-SPH

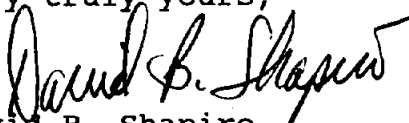
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Christine B. Lagille	10/10/90	17 Ute Ct
Ma. and Mrs. William M. Richardson	10/10/90	9 Ute Court, Middle River, MD 21220

PETITIONER'S EXHIBIT 5 E

In any event, the Petitioner's request represents a material change to the assurances given Mr. Corley by the developers of the Village of Pawnee. He expected a quiet, open space in which to live and is now face with the prospect of a noisy, high traffic environment. On behalf of Mr. Corley, I respectfully request that you deny the Petitioner's request in this matter. I am also requesting a copy of the written decision be sent to me at the address listed above.

Very truly yours,


David B. Shapiro

cc: Mr. Alonzo Corley

DBS:sd

1101 St. Paul St., Suite 407
Baltimore, MD. 21202
(301) 534-7800

ENCLOSURES TO BE ENTERED INTO THE RECORD,

EXHIBIT A

EXHIBIT B



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. May 7, 1991

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CASE NO. 91-66-SPH NEWLIFE GROUP, INC.
S/s Pawnee Rd., E of Ballard
Ave. (Village of Pawnee, Section III)
15th Election District
6th Councilmanic District

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in lieu of 11 townhouses & Chocktaw Ct.

12/18/90 -Z.C.'s Order GRANTING Petition
with restrictions.

ASSIGNED FOR: TUESDAY, SEPTEMBER 17, 1991 AT 10:00 a.m.

cc: David B. Shapiro, Esquire-Counsel for Protestant

Mr. Alonzo C. Corley, Jr. "

J. Carroll Holzer, Esquire Counsel for Petitioner

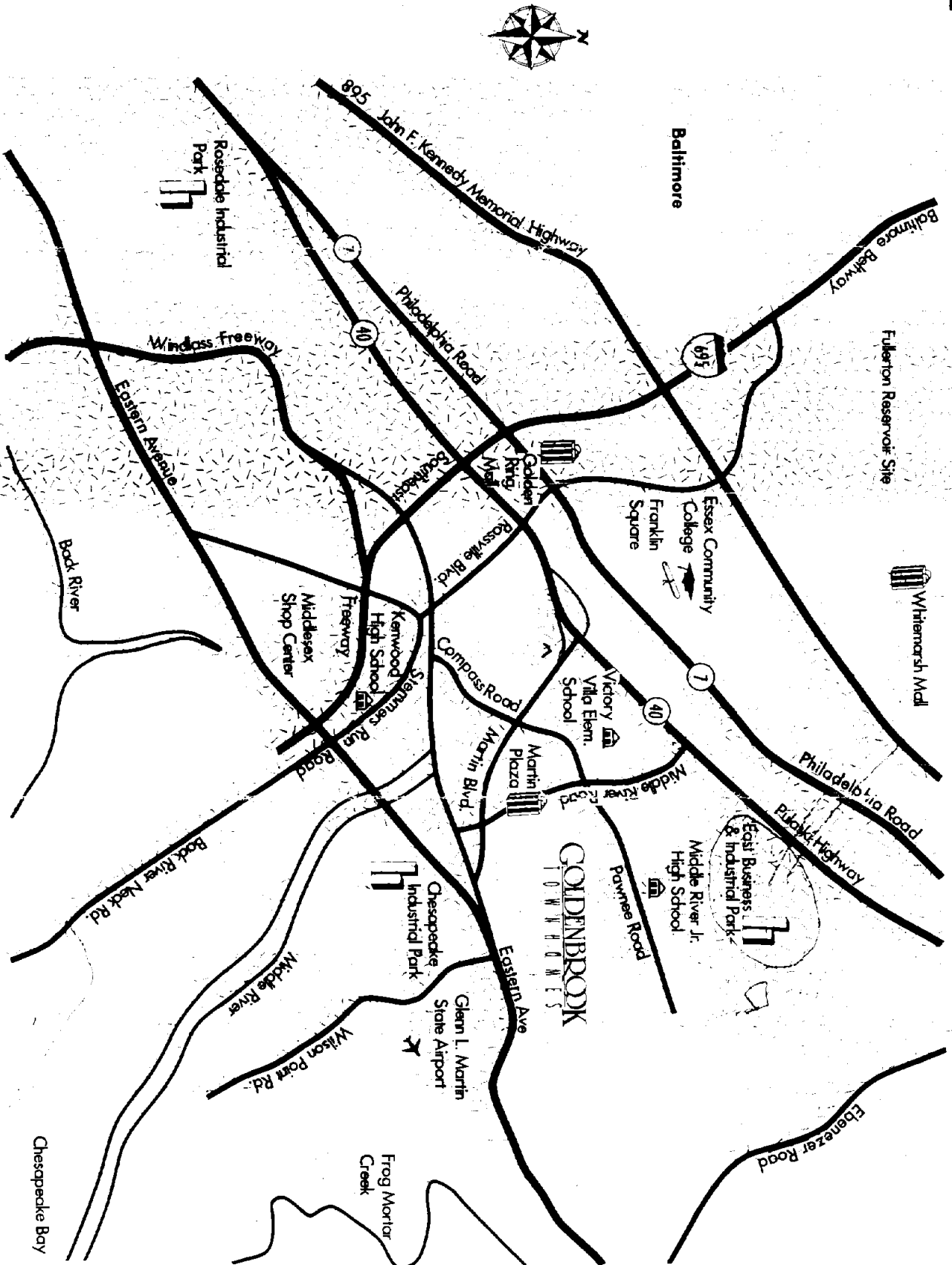
Mr. Allan Berman "
Newlife Group, Inc.

~~People's Counsel for Baltimore County~~ out per Shirley Hess
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

LindaLee M. Kuszmaul
Legal Secretary

Area Map

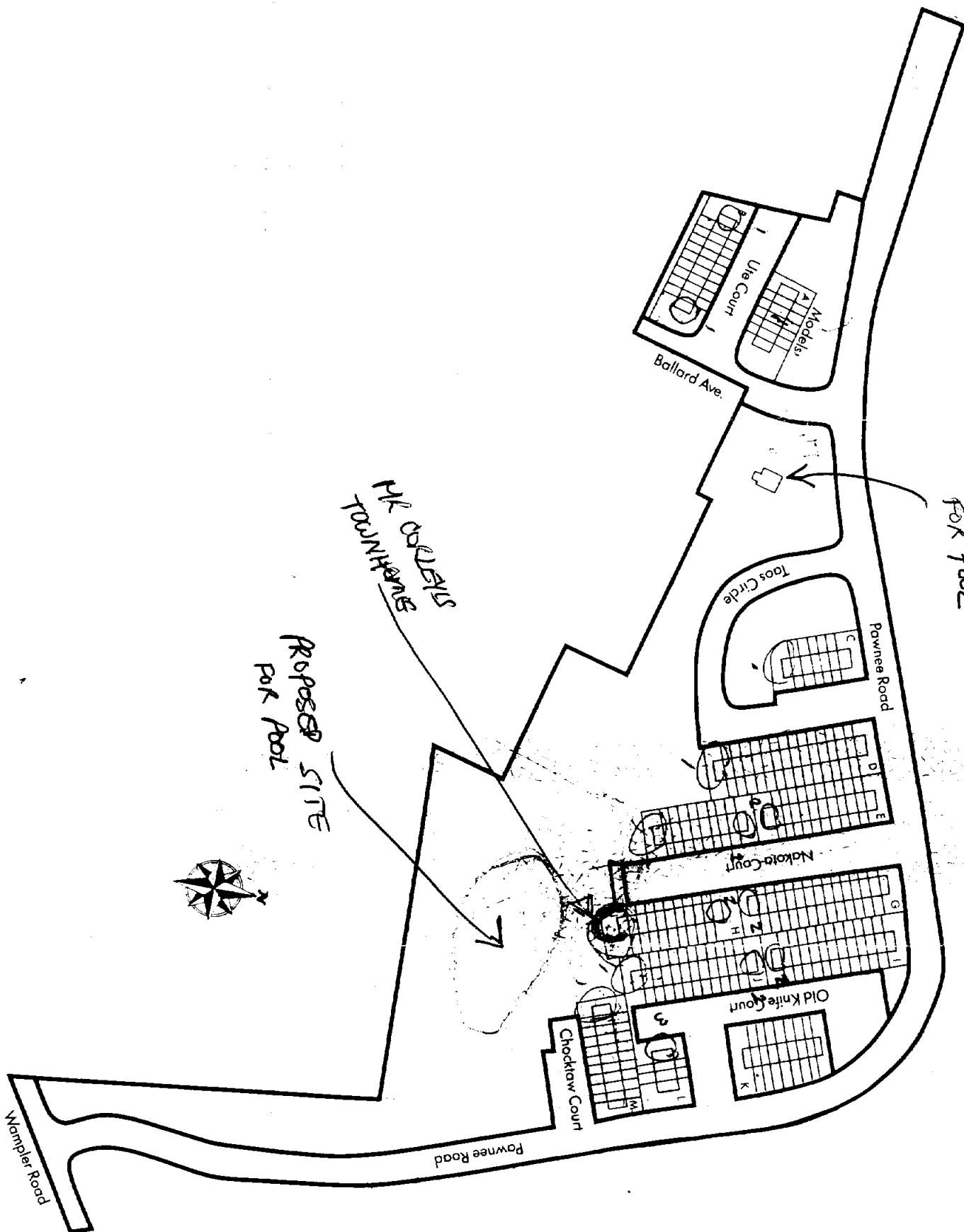
CORLEY
EXHIBIT A



ie Site

ORIGINAL SITE
FOR POOL

CORLEY
EXHIBIT B



S/s Pawnee Rd., E of Ballard Ave.
(Village of Pawnee, Section III)

#91-66-SPH NEWLIFE GROUP, INC.

15th Election District Appealed: 1/16/91



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. May 7, 1991

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 91-66-SPH

NEWLIFE GROUP, INC.
S/s Pawnee Rd., E of Ballard
Ave. (Village of Pawnee, Section III)
15th Election District
6th Councilmanic District

SPH-Amend development plan to permit pool
in lieu of 11 townhouses & Chocktaw Ct.

12/18/90 -Z.C.'s Order GRANTING Petition
with restrictions.

ASSIGNED FOR: TUESDAY, SEPTEMBER 17, 1991 AT 10:00 a.m.

cc: David B. Shapiro, Esquire-Counsel for Protestant

Mr. Alonzo C. Corley, Jr.

J. Carroll Holzer, Esquire Counsel for Petitioner

Mr. Allan Berman
Newlife Group, Inc.

✓ People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

LindaLee M. Kuszmaul
Legal Secretary

5-7-91
P.C. not
involved,
Shirley M. Heas

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 4, 1991

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing
SS Pawnee Road, E of Ballard Avenue
(Village of Pawnee, Section III)
15th Election District, 6th Councilmanic District
NEWLIFE GROUP, INC. - Petitioner
Case No. 91-66-SPH

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on January 16, 1991 by David B. Shapiro, Attorney on behalf of Alonzo Corley, Protestant. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

A handwritten signature in cursive script that reads "J. Robert Haines".

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Allan Berman - NewLife Group, Inc.
1320 Old Chain Bridge Road, McLean VA 22101

J. Carroll Holzer, Esquire - Holzer, Maher & Demilio
305 W. Chesapeake Avenue, Suite 105, Towson, MD 21204

Alonzo C. Corley, Jr. - 52 Nakota Court, Middle River, MD 21220

David Shapiro, Esquire
1101 St. Paul Street, Suite 403, Baltimore, MD 21202

People's Counsel, Rm. 304, County Office Bldg., Towson, Md. 21204

File

RECEIVED
COUNTY CLERK'S OFFICE
91 FEB -6 PM 2:39

IN RE: PETITION FOR SPECIAL HEARING
SS Pawnee Road, E of
Ballard Avenue
(Village of Pawnee, Section III)
15th Election District
6th Councilmanic District
NewLife Group, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE # 91-66-SPH
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein, pursuant to the Petition for Special Hearing, requests the approval of the 4th Amended Partial Development Plan for Section III, Village of Pawnee, which proposes a community swimming pool and bathhouse to be owned by the Homeowners Association in lieu of eleven (11) townhouses and Choctaw Court, as more particularly described on Petitioner's Exhibits No. 1 and 6.

The Petitioner, by Will Duvall and Bill D. Jones, appeared, testified and was represented by J. Carroll Holzer, Esquire. Appearing as an interested party on behalf of the Petition was Steve Gabbiret. Appearing and testifying as a Protestant was Alonzo C. Corley, Jr., and represented by David Shapiro, Esquire. Mr. Shapiro sent a letter to the Commissioner dated October 11, 1990 (Protestant's Exhibit No. A) indicating his client's position relative to the placement of the swimming pool, (Petitioner's Exhibit No. 1) and also requesting postponement of the hearing in this case which was October 17, 1990. The request for postponement was denied.

The Petitioner is the current owner of a development known as the Village of Pawnee which is located in the southeastern section of Baltimore County. The property consists of approximately 67 +/- acres with various mixed zoning classifications including most of the D.R. zones and some

M.B.R. zone. The particular portion of this development in question in this hearing is Section III which is shown on sheet 2 of 3 of the Development Plan and is marked Petitioner's Exhibit No. 1. Petitioner's Exhibit No. 1 also represents a high lighted and colored version of the proposed changes which would become the 4th amended partial development plan for Section III of the Village of Pawnee. Petitioner's Exhibit No. 2 is a copy of the entire Village of Pawnee plan showing the various sections and Section III is a section of townhomes roughly located in the center of the development.

The Petitioner's predecessors in title had originally proposed placing a community building and community pool in Section IV of the Village of Pawnee and that relief was denied in an earlier case before the Zoning Commissioner. According to the Petitioner's attorney, through proffered testimony, the Petitioner, after obtaining title to the development, decided to relocate the community pool to a location that would be large enough to support the operation without requiring.

Pursuant to Section 1B01.3.A.7.c. the Petitioner may amend a partial development plan. Approval to remove the originally designated housing units to allow for the development of a community recreational activity such as the proposed community pool may be requested by a developer. Pursuant to the legislation, all those homeowners who live within 300 ft. of the proposed change must either agree to the proposed change or a public hearing before the Zoning Commissioner will be required to determine whether or not the proposed change is consistent with the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.) and consistent with the development project in question. As shown on Petitioner's Exhibit No. 3, the area proposed for amendment was originally to be developed with two

rows of townhomes which has been replaced with one row of townhomes and the proposed community pool and associated parking facilities. Petitioner's Exhibit No. 4 is an overlay which shows the approximate layout of the community pool over the area which was originally designated for additional townhomes. Petitioner's Exhibit No. 6 clearly sets forth the approval of most of the adjoining landowners within 300 ft. of the proposed change except for the Protestant. The public hearing on this matter was held on October 17, 1990 in compliance with requirements of B.C.Z.R.

The Petitioner's witnesses testified that the proposed swimming pool would be a community pool operated by the Homeowner's Association and the membership would be restricted to the owners of the Village of Pawnee. Furthermore, the Petitioner's witnesses testified that the right to membership is inherent with the ownership of a home in the development and that the pool operation would be a community pool operation consistent with the regulations, policies and procedures of the Baltimore County Zoning Office for a community pool facility.

The Petitioner's witnesses testified in detail as to the proposed pool operation with accessory bathhouse. The pool has been sized in accordance with the regulations of the Baltimore County Department of Health. Furthermore, provisions for appropriate offsite parking has been provided in the area dedicated for the proposed community pool. Unlike the previous community pool request, there will be no community building at this location, only a bathhouse and associated facilities necessary for the operation of the pool. As shown on Petitioner's Exhibit No. 1, a detailed landscaping plan has been developed for the pool operation and the pool will be appropriately fenced and all exterior lighting will be extinguished or designed to prevent any lighting from being shown onto residential properties. The

Petitioner's witnesses testified that the parking lot would be chained closed during the months when the community pool is not in operation and that the parking lot would not be used for the storage of boats or recreational vehicles.

The Petitioner's witnesses testified that the proposed pool had been approved as shown on Petitioner's Exhibit No. 1 by the Baltimore County Planning Board and that the pool is a vital part of the development of this particular community.

The Petitioner's witnesses testified that, based on their professional experience, it was their opinion that the community pool would not cause any adverse impact and would not create traffic congestion over and above what already exists. He testified that the conditions delineated in Section 502.1 (B.C.Z.R.) will be satisfied.

Mr. Duvall testified that, in his opinion, the proposed use at the subject property would not be detrimental to the health, safety, and general welfare of the community, and that the conditions delineated in Section 502.1 of the B.C.Z.R. will be satisfied.

Mr. Alonzo Corley, Jr. testified extensively to his opposition to the proposed location of the pool. Mr. Corley, clearly and succinctly, argued his position that the proposed pool was originally marketed to be located within Section IV at the location previously denied in an earlier hearing. He believes that it is unfair and a violation of his contractual rights to now relocate the pool closer to his residential unit which is located at the end of a row of homes on Nakota Court. Mr. Corley, using Petitioner's Exhibit No. 1, showed the relative distance from the proposed community pool to his home. He testified at length to his belief that the overcrowding of this community facility and the noise and light that emanates there-

from will have an adverse impact upon his quiet enjoyment of his property. Also, Mr. Corley testified that he believes the community pool will reduce the value of his residential unit and that the Petitioner has breached his contract with him concerning the location of this pool. His arguments are clearly set forth in Protestant's Exhibit No. A and need not be reprinted at length in this opinion. Exhibit A is a part of the permanent record of this file.

The Protestant's arguments and claims concerning breach of contract and bad faith simply are not issues within the jurisdiction of the Baltimore County Zoning Commissioner. As discussed during the hearing on this matter, the Zoning Commissioner is not empowered to review contract disputes between the parties. That jurisdiction lies with the Baltimore County Circuit Court and, therefore, the impact of these particular issues is not germane to the decision before the Zoning Commissioner.

The issue herein is whether or not the proposal as set forth on Petitioner's Exhibit No. 1 for the 4th amended partial development plan for Section III of the Village of Pawnee is consistent with the spirit and intent of the B.C.Z.R. Furthermore, the Zoning Commissioner must determine whether a particular land use produces an adverse impact above and beyond that inherently associated with that use within the community where it is proposed and, furthermore, that the proposal is not detrimental to the health, safety and general welfare of the citizens of the locality in question.

Clearly, the B.C.Z.R. envision community recreational facilities in the D.R. zones. Furthermore, the proposed residential development of the Village of Pawnee is consistent with the land uses envisioned in the D.R. regulations and the community pool facility as proposed on Petitioner's

Exhibit No. 1 is an acceptable land use in conjunction with the development of an integrated residential community. The proposal clearly fits upon the land dedicated for this use as no variances are required in order to allow an appropriately sized facility to exist on the property in question. There is sufficient area to provide both vegetative screen buffering and appropriate fencing for safety purposes.

The proposal is being developed in a manner consistent with the spirit and intent of the B.C.Z.R. and the Zoning Commissioner's policies concerning community pools. After reviewing all of the testimony and evidence presented, it appears that the request set forth in the special hearing should be granted with certain restrictions as much fully described below in order to safeguard the quiet enjoyment of the residential properties adjacent to the proposed community pool.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing relief should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of December, 1990, that, pursuant to the Petition for Special Hearing, approval of the 4th Amended Partial Development Plan for Section III, Village of Pawnee, which proposes a community swimming pool and bathhouse to be owned by the Home Owners Association in lieu of eleven (11) townhouses and Choctaw Court, is hereby GRANTED, subject, however, to the restrictions set forth below which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk

until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

3. All parking lot lighting shall be no more than 10 feet above-grade. All exterior lighting shall be directed downward and shall not diffuse onto any residential property.

4. The parking lot for the community pool shall not be used for overnight storage of recreational vehicles and/or boats and commercial or recreational trailers of any type. The parking lot for the community pool shall not be used for the overnight storage of any damaged or disabled motor vehicle of any type.

5. The Petitioner shall not allow the operation of this community pool before May 20th or after September 15th of any calendar year. The parking lot shall be chained closed and maintained in a vacant state from September 15th through May 20th in each and every calendar year except for visits for ordinary maintenance and repair of the community pool facilities.

6. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

7. The Petitioner shall have no outside paging system.

8. The proposed facilities for the community pool shall not begin operation prior to 9:00 A.M. and shall cease all such operation no later than 9:00 p.m.

9. The Petitioner shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner and said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall

become a permanent part of the record and file in this matter.

10. The pool shall be operated as a community pool and not a commercial recreational facility. The community pool shall be opened for membership to only those individuals and the family members of those individuals who are property owners within the Village of Pawnee.

11. The Petitioner shall erect a privacy screening fence in the location and of a type and material to be determined by the Baltimore County Landscape Planner that will affectively screen the community pool from adjacent residential properties and which will adequately provide for the safety of all of the citizens of Baltimore County consistent with the requirements of the Baltimore County Department of Permits and Licenses and the Health Department.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:mmn
cc: Peoples Counsel

94355

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 10-12-90



Dennis F. Rasmussen
County Executive

NewLife Group, Inc.
1320 Old Chain Bridge Road
McLean, Virginia 22101

ATTN: ALLAN BERMAN

Re: Petition for Special Hearing
CASE NUMBER: 91-66-SPH
S/S Pawnee Road, E of Ballard Avenue
(Village of Pawnee, Section III)
15th Election District - 6th Councilmanic
Petitioner(s): NewLife Group, Inc.
HEARING: WEDNESDAY, OCTOBER 17, 1990 at 9:30 a.m.

Dear Petitioner:

Please be advised that \$ 113.97 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE WRITER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: Leonard Shapiro, Esq.

J. Carroll Holzer

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

August 20, 1990



Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing
CASE NUMBER: 91-66-SPH
S/S Pawnee Road, E of Ballard Avenue
(Village of Pawnee, Section III)
15th Election District - 6th Councilmanic
Petitioner(s): NewLife Group, Inc.
HEARING: WEDNESDAY, OCTOBER 17, 1990 at 9:30 a.m.

Special Hearing: The 4th Amended Partial Development Plan for Section III, Village of Pawnee, which proposes a community swimming pool and bathhouse to be owned by the Home Owners Association in lieu of eleven townhomes and Chocaw Court.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: NewLife Group, Inc.
Leonard Shapiro, Esq.
W. Duval & Associates, Inc.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

October 4, 1990



Dennis F. Rasmussen
County Executive

Leonard Shapiro, Esquire
1320 Old Chain Bridge Road
Suite 450
McLean, VA 22101

RE: Item No. 35, Case No. 91-66-SPH
Petitioner: Allan Berman, et al
Petition for Special Hearing

Dear Mr. Shapiro:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

DAVID B. SHAPIRO
ATTORNEY AT LAW

SUITE 407
1101 SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 529-7800
FAX (301) 529-7802

January 11, 1991

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 91-66-SPH - Appeal of Decision Granting Petition for Special Hearing for proposed community swimming pool and bath house at the Village of Pawnee.

Dear Mr. Haines:

On behalf of my client, Mr. Alonzo Corley, who resides at 52 Nakota Court, Middle River, Maryland, 21220 and is the Protestant in the above-referenced case herein files by this letter an appeal to the decision rendered by the Zoning Commissioner for Baltimore County in Case #91-66-SPH on December 18, 1990. Enclosed please find check number 138 in the amount of One Hundred and Fifty Dollars to cover the cost of filing this appeal.

Thank you for your consideration in this matter.

Very truly yours,

David B. Shapiro
DAVID B. SHAPIRO

DBS:td

Enclosures:

cc: Peoples Counsel
Mr. Alonzo Corley
J. Carroll Holzer, Esquire

RECEIVED
JAN 16 1991
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

November 19, 1990



Dennis F. Rasmussen
County Executive

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 91-66-SPH
PETITIONER(S): NewLife Group, Inc.
LOCATION: S/S Pawnee Road, E of Ballard Avenue
Village of Pawnee, Section III

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS FOLLOWS:

TUESDAY, JANUARY 8, 1991 at 9:30 a.m.

IN THE BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, ROOM 106, TOWSON, MARYLAND 21204.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

cc: NewLife Group, Inc.
W. Duval & Associates
William M. Richardson
George Macdonald, et ux
J. Carroll Holzer, Esq.
David B. Shapiro, Esq.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: September 10, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: New Life Group, Item No. 35

The Petitioner requests a Special Hearing to approve the 4th Amended Partial Development Plan for Section III, Village Pawnee, which proposes a community swimming pool and bathhouse to be owned by the homeowner association in lieu of eleven (11) townhomes and Chocaw Court.

In reference to this request, staff offers the following comment:

- Pursuant to Section 1801.3A7.b.i of the Baltimore County Zoning Regulations, the proposed amendments to the Partial Development Plan of "Village of Pawnee, Section III and IV" were approved by the Baltimore County Planning Board at its meeting on June 21, 1990 (see attached).

Should the Petitioner's request be granted, staff offers the following conditions:

- The plat submitted with this petition should be revised to indicate the location of signs.
- Lighting of the site should be situated as to not illuminate adjacent residences and public streets.
- Prior to the issuance of any building permits, the Petitioner shall submit a detail of the fence, bathhouse, and deck, to the Deputy Director of the Office of Planning and Zoning for approval.
- The plat shall be revised to indicate that the dumpster will be properly enclosed.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554



Dennis F. Rasmussen
County Executive

August 10, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 30, 31, 33, 34, 35, 36, 37, and 38.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Associate II

MSF/lw

RECEIVED
AUG 20 1990

ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

8/6/90
Date

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

Zoning Item # 35, Zoning Advisory Committee Meeting of August 14, 1990
Property Owner: NewLife Group, Inc. District: 15
Location: 615 Bunes Rd. E. of Ballard Ave. Sewage Disposal: metre
Water Supply: metre

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management 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 Bureau of Air Quality Management is required for any chiller/boiler generation 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.
- (X) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathroom, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () 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 the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been , must be conducted.
 - () The results are valid until
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () 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 and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others

Marvitta 8/6/90
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3553

J. Robert Haines
Zoning Commissioner

November 26, 1990

J. Carroll Holzer, Esq.
305 W. Chesapeake Avenue
Suite 110
Towson, Maryland 21204

David B. Shapiro, Esq.
1101 St. Paul Street
Suite 407
Baltimore, Maryland 21202

Re: Case #91-66-SPH
Proposed swimming pool - Village of Pawnee
HEARING: TUESDAY, JANUARY 8, 1991 at 9:30 a.m.

Gentlemen:

please be advised that the above matter was completely heard on October 17, 1990 and a decision will be rendered shortly.

The Reassignment Notice indicating a future hearing date of January 8, 1991 was forwarded in error and we ask that you please ignore same.

I regret any inconvenience this may have caused you.

Very truly yours,

1/31
G. G. Stephens
Hearing Desk
(301) 887-3391

cc: W. Duvall & Associates
William M. Richardson

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

AUGUST 6, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: NEWLIFE GROUP, INC.

Location: VILLAGE OF PAWNEE, SECTION III

Item No.: 35 Zoning Agenda: AUGUST 14, 1990

Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: *Capt. Kelly 8-9-90* Noted and Approved: *Capt. Brady 8-9-90*
Fire Prevention Bureau
Special Inspection Division

JP/KEK

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 18, 1990

J. Carroll Holzer, Esquire
Holzer, Maher and Dehillo
Suite 105, 305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
NewLife Group Inc., Petitioner
Case #91-66-SPH

Dear Mr. Holzer:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmm
att:
cc: Peoples Counsel
cc: Petitioners
cc: Protestants

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

August 13, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 35
PROPERTY OWNER: NewLife Group, Inc.
LOCATION: S/S Pawnee Road, E of Ballard Ave.
(Village of Pawnee, Section III)
ELECTION DISTRICT: 15th
COUNCILMANIC DISTRICT: 6th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () RAMPS (degree slope)
() NUMBER PARKING SPACES () CURB CUTS
() BUILDING ACCESS () SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

(X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

(X) OTHER - Pool must comply with Section 623.0 of the BOCA Code as amended by Council Bill #158-88.

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Monzo S. Soden Jr.</i>	<i>52 Nakata Court</i>
<i>David Shapiro (not present)</i>	<i>1401 St Paul St</i>

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Will Duvall</i>	<i>530 E. Joppa Rd 21204</i>
<i>Bill D. Jones</i>	<i>407 Bulfinch Ave 21220</i>

<i>Steve Lubbit</i>	<i>W. Tapp Circle</i>
<i>J. Lubbit</i>	<i>Tapp</i>
	<i>Int. Parking</i>

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 9, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for August 14, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 30, 31, 33, 34, 35, 36, 37, 38.

Robert W. Bowling
ROBERT W. BOWLING, P.E., CHIEF
Developers Engineering Division

RWB:c

newLife

December 5, 1990

Mr. J. Robert Haines, Zoning Administrator
Baltimore County Office of Planning & Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

RECEIVED
OCT 19 1990
ZONING OFFICE

Re: Case No. 91-66-SPH

Dear Mr. Haines:

I am writing to request your help. The above captioned matter was heard on October 17, 1990, however, as of this date no decision has been rendered by your office.

NewLife Group, Inc. has made certain commitments regarding the construction and availability of the swimming pool subject to your favorable decision in this matter. It is essential that, if our petition is approved, we commence the planning, approval and construction processes to insure the pool's availability in the Spring of 1991. In the event of your unfavorable decision, we must have time to make alternative arrangements.

Therefore, it is imperative that a decision in this matter be rendered immediately to enable NewLife to meet its commitments.

Your cooperation and prompt response is appreciated.

Very truly yours,

Allan J. Berman

AJB:rk

THE NEWLIFE GROUP, INC. 1320 OLD CHAIN BRIDGE ROAD SUITE 450
MCLEAN, VIRGINIA 22101 PHONE 703 556-0740 FAX: 703 547-9236

newLife

August 29, 1990

Mr. J. Robert Haines
Baltimore County Zoning Commission
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case #91-66-SPH Hearing on October 17, 1990

Dear Mr. Haines:

This letter is in regard to the above captioned matter. Please be advised that the attorney of record has been changed from Leonard A. Shapiro, Esquire, to Carroll Holzer, Esquire, Holzer, Maher & DeMillo, 305 W. Chesapeake Avenue, Suite 110, Towson, Maryland 21204. Thank you for your attention to this matter.

Very truly yours,

Allan J. Berman
President

AJB/sig/Dictated but not read.

cc: Carroll Holzer, Esquire
Bill Jones

RECEIVED
AUG 31 1990
ZONING OFFICE

THE NEWLIFE GROUP, INC. 1320 OLD CHAIN BRIDGE ROAD SUITE 450
MCLEAN, VIRGINIA 22101 PHONE 703 556-0740 FAX: 703 547-9236

DAVID B. SHAPIRO
ATTORNEY AT LAW

SUITE 407
1101 SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 539-7800
FAX (301) 539-7802

October 11, 1990

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 91-66-SPH - Proposed community swimming pool and bath house at the Village of Pawnee.

Dear Mr. Haines:

I have recently been retained as legal counsel to Mr. Alonzo Corley, who resides at 52 Nakota Court, Middle River, Maryland, 21220 which is part of the Golden Brook Townhomes, a development of the Village of Pawnee Limited Partnership.

Mr. Corley has informed me that a public hearing is to be held on October 17, 1990 at 9:30 A.M. to consider a request by the developers to approve the 4th Amended Partial Development Plan for Section 111, Village Pawnee, which proposes a community swimming pool and bathhouse to be located at a site which is in close proximity to Mr. Corley's townhome. Mr. Corley is strongly opposed to this proposal and wishes to submit testimony that the petitioner's request be denied.

Unfortunately, I will be out of the country for the next two weeks beginning on October 13, 1990 and will be unable to represent my client's interests. I hereby request that the Special Hearing be postponed to a later date so that Mr. Corley may have the opportunity to have his concerns properly addressed.

Thank you for your consideration in this matter.

Very truly yours,

David B. Shapiro

cc: Mr. Alonzo Corley

DBS:sd

W. DUVAL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21204 / 301 583-9571 Engineers / Land Planning Consultants

#35

To: ZONING

Date: 7-24-90

Re: VILLAGE OF PAWNEE

N.O. 86015 B

91-66-SPH

☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request

☒ Herewith

☐ Under Separate Cover

No.	Description
3	ORIGINAL "PETITION FOR SPECIAL HEARING" FORMS
12	COPIES PROPOSED 4TH AMENDED PARTIAL DEV. PLAN
3	COPIES SEALED PROPERTY DESCRIPTION
1	COPY ZONING MAP
1	FILED FEE OF \$175.00
1	RED-LINE SHOWING PROPOSED CHANGES

Remarks:

☐ In accordance with your request
☒ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

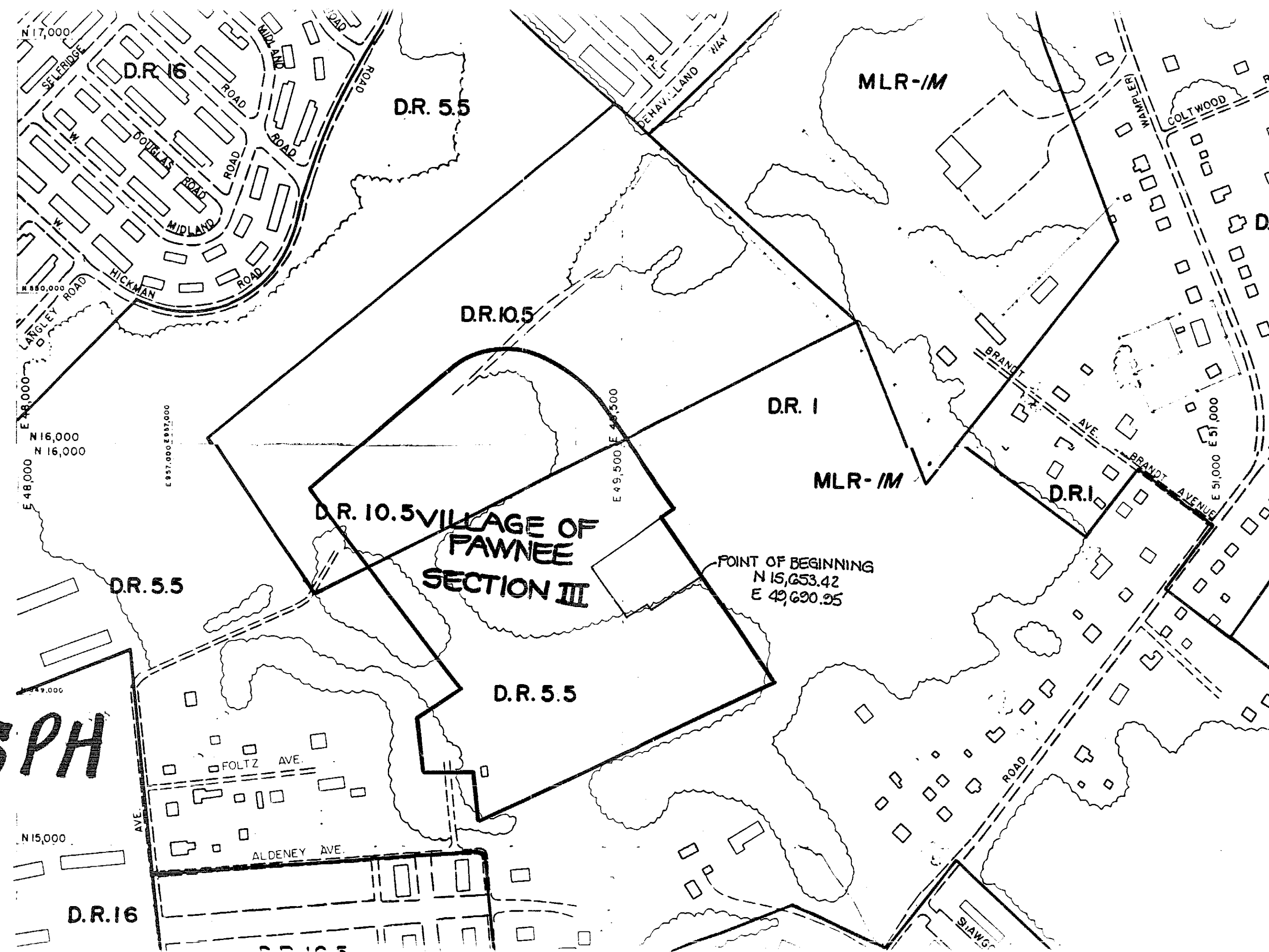
☐ For your use
☐ Please call when ready
☐ Please return to this office
☒ Approval requested
☐ Conference requested at your convenience

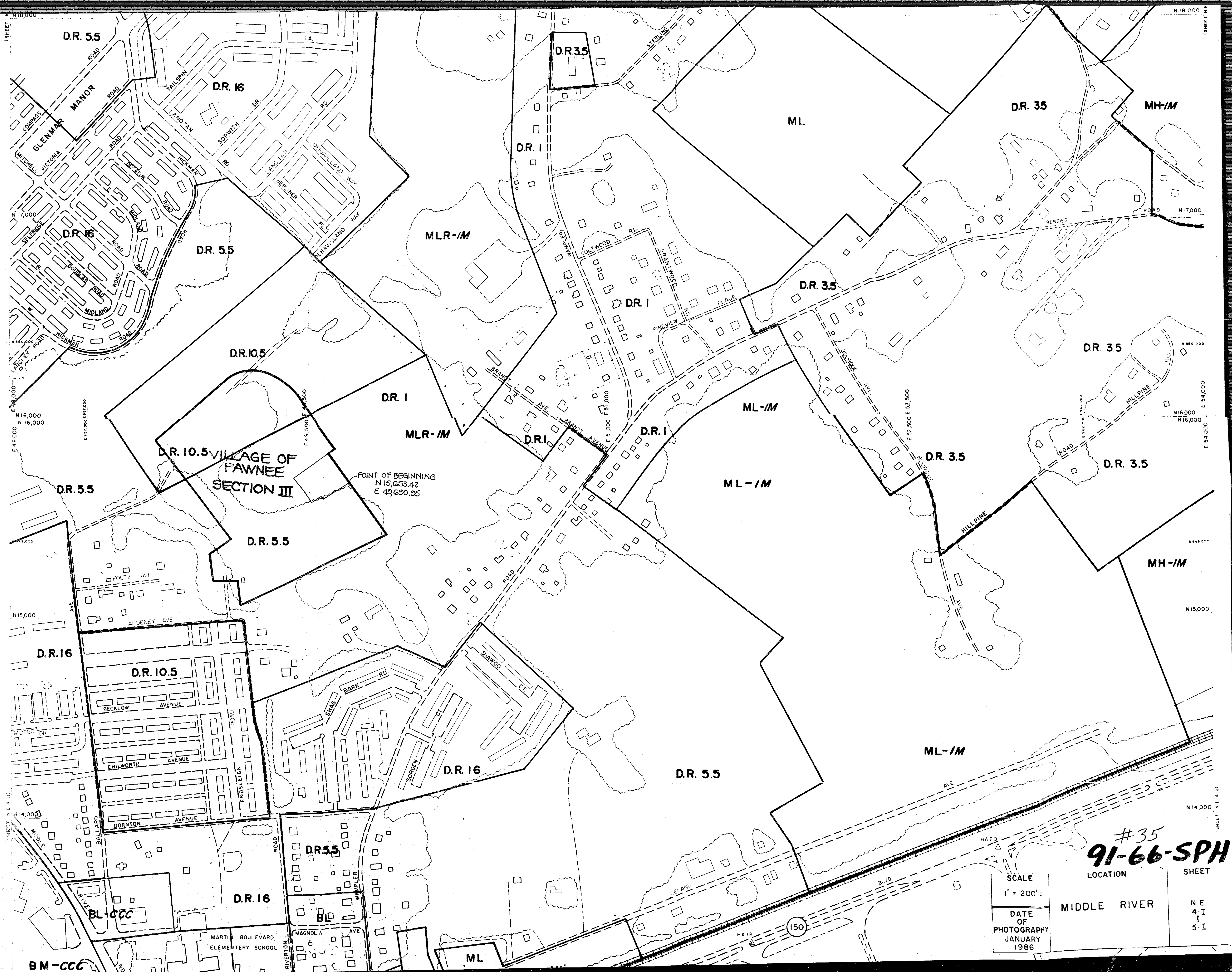
For further information, please contact the writer at this office

CC: file
Enclosed

Sincerely yours,

Sandy Norris
SANDY NORRIS





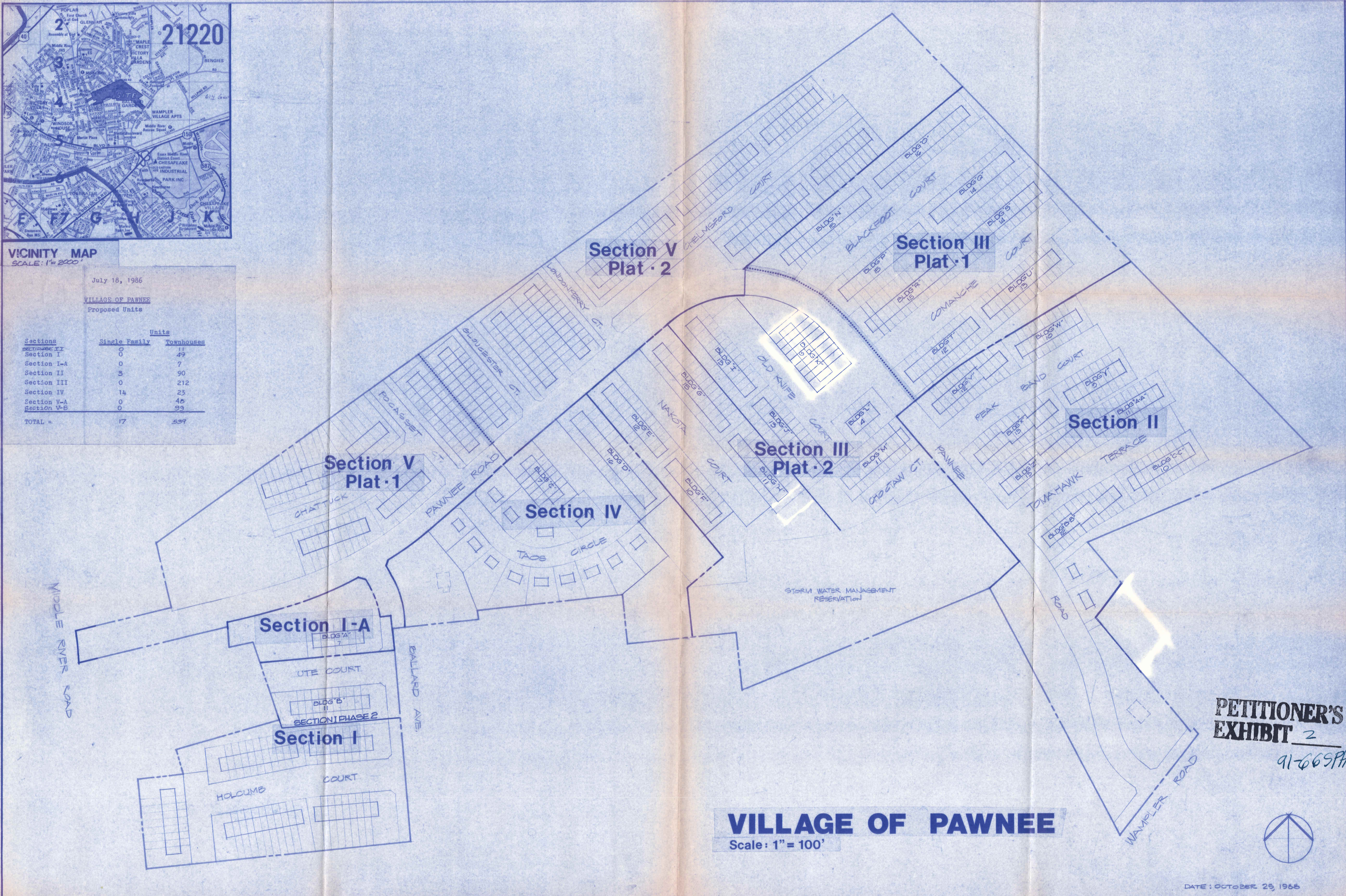


VICINITY MAP
SCALE: 1"=2000'

July 18, 1986

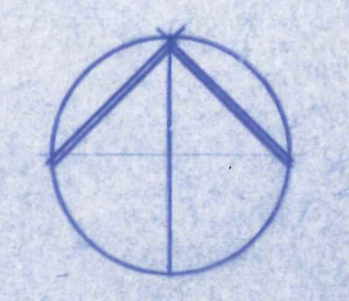
VILLAGE OF PAWNEE
Proposed Units

Sections	Units	
	Single Family	Townhouses
SECTION PHASE II	0	11
Section I	0	49
Section I-A	0	7
Section II	3	90
Section III	0	212
Section IV	14	23
Section V-A	0	46
Section V-B	0	99
TOTAL =	17	539



VILLAGE OF PAWNEE
Scale: 1"=100'

PETITIONER'S
EXHIBIT 2
91-665PH



BUILDING "I"

LOT	ADDRESS	UNIT	MODULE
127	#1		
128	#3		
129	#5		
130	#7		
131	#9		
132	#11		
133	#13		
134	#15		
135	#17		
136	#19		
137	#21		
138	#23		
139	#25		

BUILDING "J"

LOT	ADDRESS	UNIT	MODULE
140	#27		
141	#29		
142	#31		
143	#33		
144	#35		
145	#37		
146	#39		
147	#41		
148	#43		
149	#45		
150	#47		
151	#49		

BUILDING "K"

LOT	ADDRESS	UNIT	MODULE
115	#20		
116	#22		
117	#24		
118	#26		
119	#28		
120	#30		
121	#32		
122	#34		
123	#36		

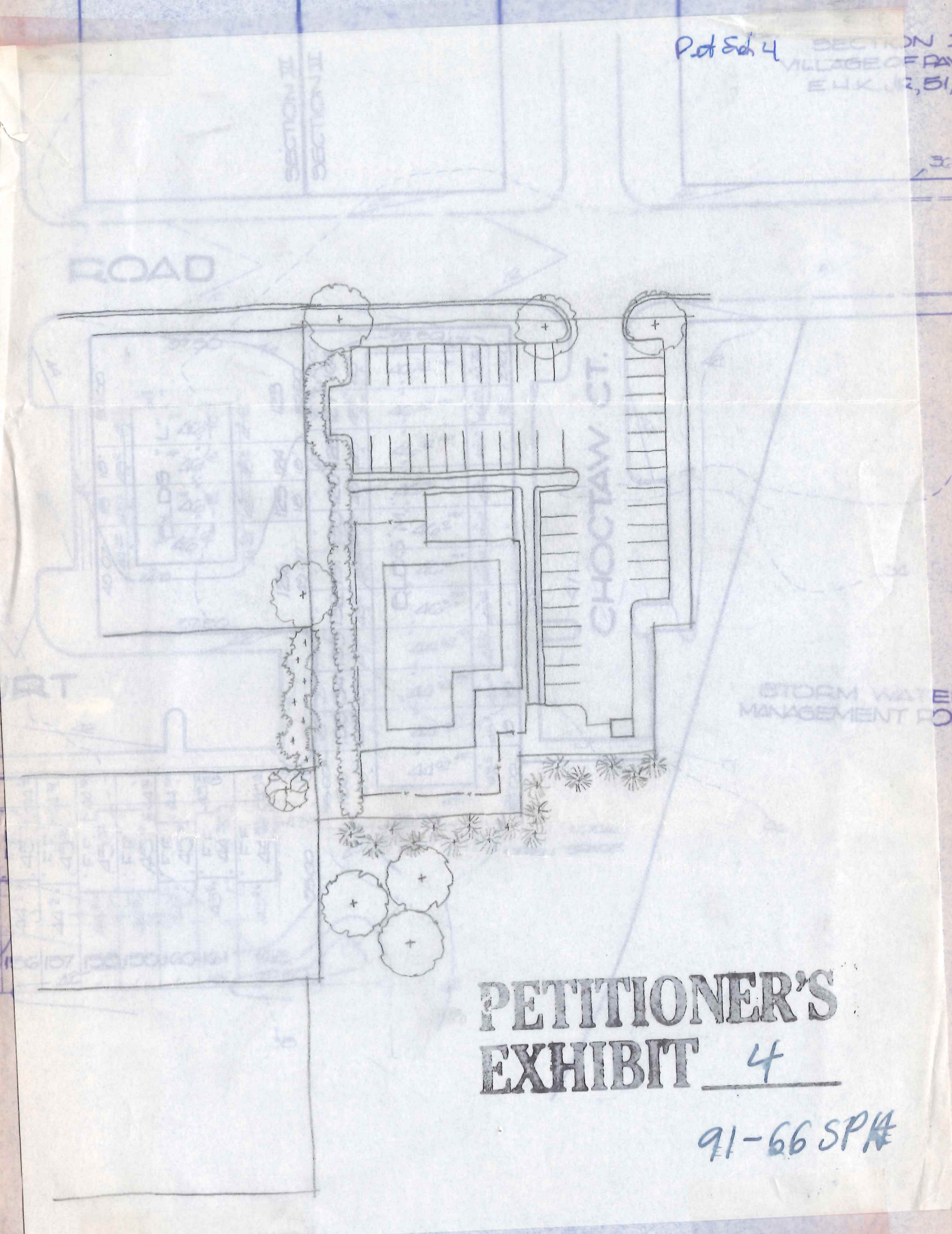
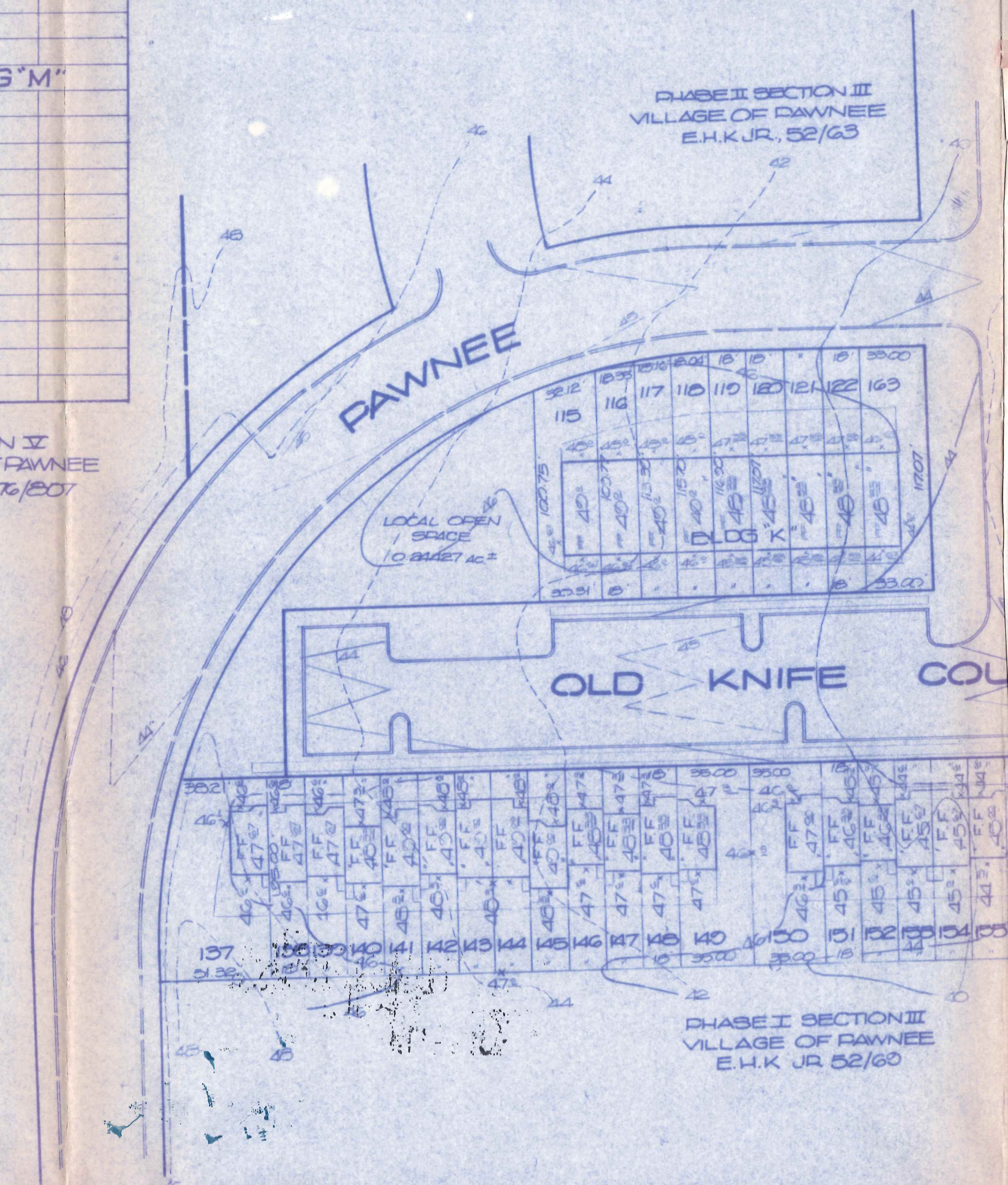
BUILDING "L"

LOT	ADDRESS	UNIT	MODULE
124	#38		
125	#40		
126	#42		

BUILDING "M"

LOT	ADDRESS	UNIT	MODULE
127	#44		
128	#46		
129	#48		
130	#50		
131	#52		
132	#54		
133	#56		
134	#58		
135	#60		

SECTION II
VILLAGE OF PAWNEE
E.H.K. JR. 676/807



Pet Exhibit 4 SECTION II
VILLAGE OF PAWNEE
E.H.K. JR. 51/113

W.D. VALL ASSOCIATES INC.
ENGINEERS SURVEYORS LANDPLANNERS
550 EAST JORRA RD.
TOWSON, MARYLAND 21204
PHONE (301) 583-2571

OWNER / DEVELOPER
NEW LIFE GROUP INC.
1320 OLD CHAIN BRIDGE ROAD
SUITE 450
MCLEAN, VIRGINIA 22101

DISTURBED AREA = 10,025 SF
5.40 AC ±

PETITIONER'S EXHIBIT 3

PHASE I
SECTION III
FINAL GRADING PLAN
VILLAGE OF PAWNEE

15TH ELECTION DISTRICT BALTIMORE CO. MD.
SCALE: 1"=50' DATE: 9-21-88

91-66SPH

DENSITY CALCULATIONS

Gross Acreage:	
Section 1 (previously recorded)	5.98 ac.
Section 2	13.98
Section 3	22.94
Future Sections	25.01
Total Acreage	67.91

Existing Zoning
 Section 1 DR 16
 Section 2 DR 5.5, MLR
 Section 3 DR 10.5, 5.5, MLR
 Future Sections DR 16, DR 10.5, DR 5.5,

Acreage In:	
DR 16	8.95 ac.
DR 10.5	18.70 ac.
DR 5.5	39.65 ac.
MLR	0.61 ac.
Total acreage	67.91 ac.

Units Allowed: (Total Site)
 DR 16 (16 x 8.95 ac) 143.20 dn units
 DR 10.5 (10.5 x 18.70 ac) 196.35 dw units
 DR 5.5 (5.5 x 39.65 ac) 218.07 dw units

Total Density Units Allowed 143.20 units
 Total Dwelling Units Allowed 414.42 units

Units Proposed	
Section I : 60 2-Bedroom Townhouses	60 dn units
Section II : 50 3-Bedroom Townhouses	50 dw units
Section III : 37 2-Bedroom Townhouses	37 dn units
Section IV : 164 3-Bedroom Townhouses	164 dw units

Future Sections	
Section I-A : 2 2-Bedroom Townhouses	2 dn units
Section II-A : 5 3-Bedroom Townhouses	5 dw units
Section III-A : 8 2-Bedroom Townhouses	8 dn units
Section IV-A : 15 3-Bedroom Townhouses	15 dw units

Total Density Units = 107 Total Dwelling Units = 202

Parking Required	
Section I : (150 spaces/dn unit x 60)	9000 spaces
Section II : (175 spaces/Townhouse x 50)	8750 spaces
Section III : (2 spaces/Single Family x 37)	74 spaces
Section IV : (175 spaces/Townhouse x 164)	28700 spaces

Future Sections	
Section I-A : (150 spaces/dn unit x 2)	300 spaces
Section II-A : (175 spaces/Townhouse x 5)	875 spaces
Section III-A : (175 spaces/dn unit x 8)	1400 spaces
Section IV-A : (175 spaces/Townhouse x 15)	3075 spaces

Total Parking Required	
Section I (includes Section I-A)	1400 spaces
Section II	164 spaces
Section III	373 spaces
Future Section IV	74 spaces

Local Open Space Required:

Section 1	0.90 ac.
Section 2	0.84 ac.
Section 3 6% of 13.44 ac.	0.81 ac.
12% of 9.48 ac.	1.14 ac.
Future Sections 15% of 2.97 ac.	0.44 ac.
12% of 9.10 ac.	1.10 ac.
6% of 12.66 ac.	0.76 ac.
Total Local Open Space Required	5.99 ac.

Local Open Space Proposed:

Section 1	0.30 ac.
Section 2	3.72 ac.
Section 3	2.27 ac.
Future Sections	4.80 ac.
Total Local Open Space Proposed	11.10 ac.

Acreage In: (Section 3)

DR 5.5	13.44 ac.
DR 10.5	9.48 ac.
MLR	0.02 ac.
Total	22.94
DR 10.5 (10.5 x 9.48 ac)	99.54 dn units
DR 5.5 (5.5 x 13.44 ac)	73.92 dn units

Adt's:

Intersection of Blackfoot Court & Pawnee Road : 935
 Intersection of Comanche Court & Pawnee Road : 1717
 Intersection of Chaco Court & Pawnee Road : 1802
 Intersection of Nakota Court & Pawnee Road : 425
 Intersection of Old Knife Court & Comanche Court : 255

OFFICE OF PLANNING & ZONING

APPROVED BY:

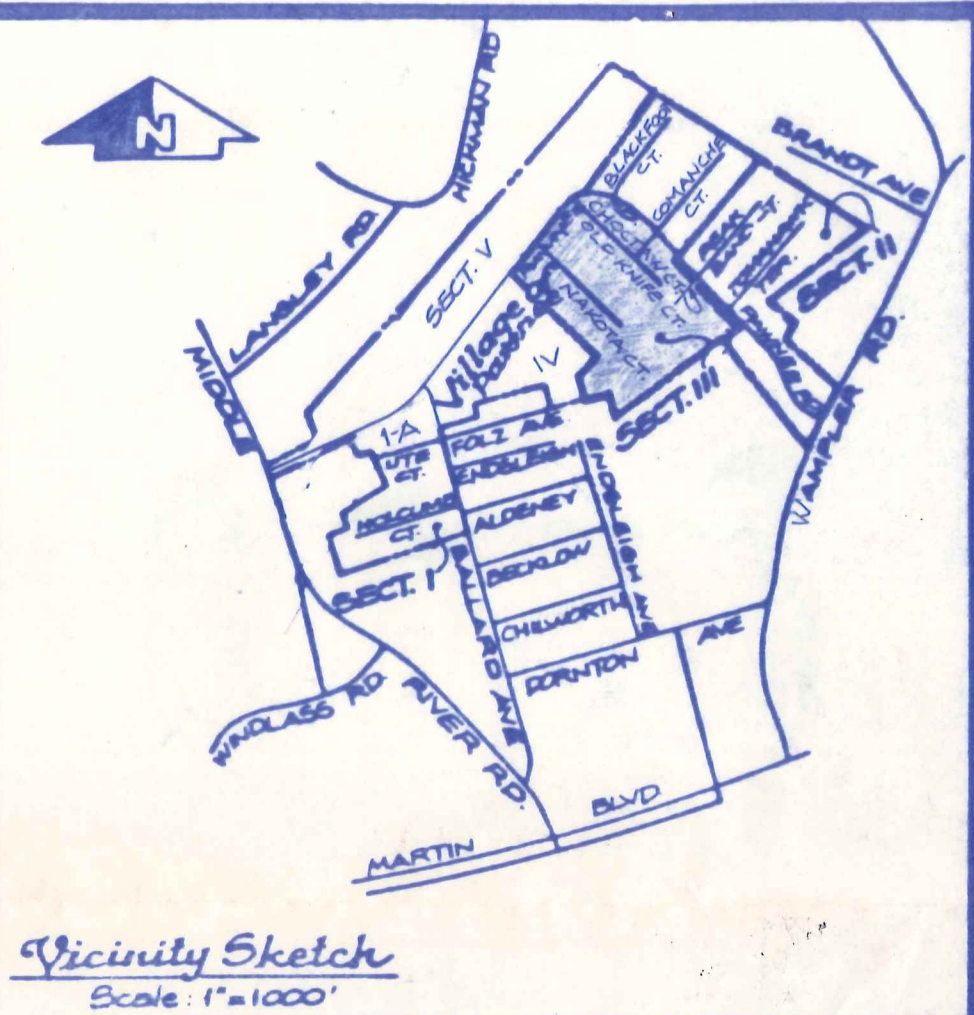
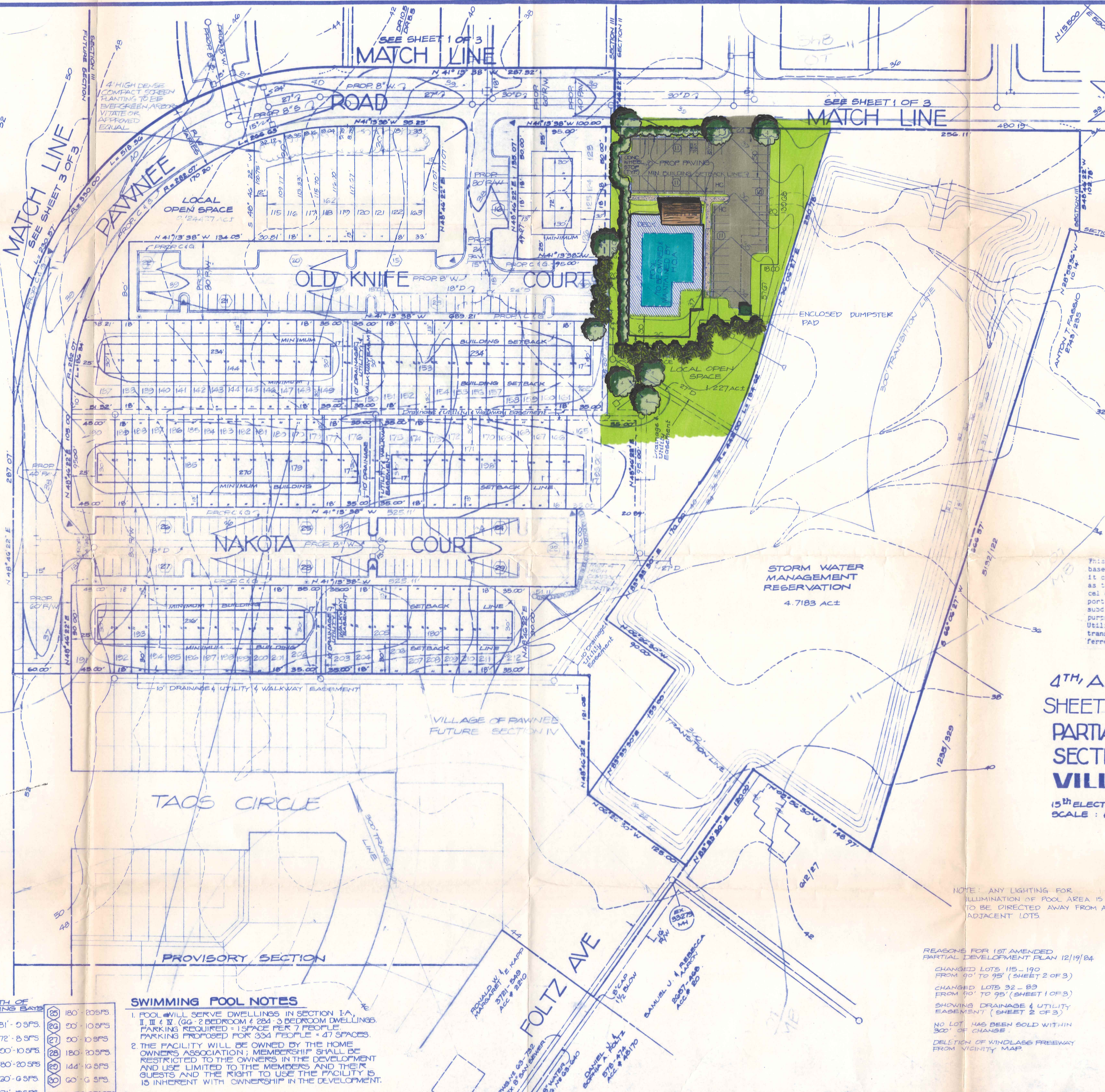
DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

LENGTH OF PARKING BAYS	
15 81'-0.5FS	20 180'-20.5FS
16 72'-8.5FS	21 20'-10.5FS
17 60'-10.5FS	22 20'-10.5FS
18 180'-20.5FS	23 144'-10.5FS
19 60'-6.5FS	24 60'-6.5FS
20 171'-10.5FS	
21 144'-10.5FS	
	TOTAL 170 SPACES

SWIMMING POOL NOTES

- POOL WILL SERVE DWELLINGS IN SECTION I-A, II, III & IV (60 2-BEDROOM & 20 3-BEDROOM DWELLINGS). PARKING REQUIRED = 1 SPACE PER 7 PEOPLE. PARKING PROPOSED FOR 334 PEOPLE = 47 SPACES.
- THE FACILITY WILL BE OWNED BY THE HOME OWNERS ASSOCIATION; MEMBERSHIP SHALL BE RESTRICTED TO THE OWNERS IN THE DEVELOPMENT AND USE LIMITED TO THE MEMBERS AND THEIR GUESTS AND THE RIGHT TO USE THE FACILITY IS INHERENT WITH OWNERSHIP IN THE DEVELOPMENT.



REASONS FOR 2ND AMENDMENT

- REVISED LOTS 115-122.
- RELOCATED LOTS 164 & 163.
- REVISED PARKING BAYS 15 & 20 IN FRONT LOTS 115-122.
- REVISED R/W IN FRONT OF LOTS 115-122.
- REVISED PARKING CALCULATIONS FOR BAYS 15 & 20.
- ADDED DRAINAGE & UTILITY BASEMENT AT THE END OF CHOCTAW CT. & NEAR LOT 162.
- NO LOTS HAVE BEEN SOLD WITHIN 300' OF CHANGES.
- CHANGED NAME OF ENGINEERS.
- ADDED SOILS LIMITS.

REASON FOR 3RD AMENDMENT

- Reduced Bldg Setback Line to 13'.
- No Lots Have Been Sold Within 300' OF CHANGES.

REASON FOR 4TH AMENDMENT 5/16/00

- REPLACED LOTS 127-136 & 164 AND CHOCTAW COURT WITH LOT FOR COMMUNITY POOL.

This development plan is approved by the Zoning Commissioner based on his interpretation of the Zoning Regulations that it complies with present policy, density, and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided, or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when (1) any one lot is transferred, or (2) a building is constructed and transferred.

4TH AMENDED SHEET 2 OF 3 PARTIAL DEVELOPMENT PLAN SECTION III VILLAGE OF PAWNEE

15th ELECTION DISTRICT
 SCALE : 1" = 50'
 BALTIMORE CO., MD.
 DATE : AUG. 1984
 REV. DEC. 19, 1984
 REV. MAY 6, 1986
 REV. MAY 6, 1990

OWNER/DEVELOPER

FOR 2ND & 3RD AMENDMENT
 VILLAGE OF PAWNEE LIMITED PARTNERSHIP
 SUITE 400 THE GALLERIA TOWERS
 1407 YORK ROAD
 LUTHERVILLE, MARYLAND 21033
 (301) 424-8700
 DEED REF. G576/057
 FOR 4TH AMENDMENT
 THE NEW LIFE GROUP, INC.
 1320 CHAIN BRIDGE ROAD
 SUITE 450
 MCLEAN, VIRGINIA 22101

ENGINEERS
 W. DUVAL & ASSOCIATES, INC.
 530 E JOPPA RD.
 TOWSON MARYLAND 21204
 (301) 583-9571

NOTE: ANY LIGHTING FOR ILLUMINATION OF POOL AREA IS TO BE DIRECTED AWAY FROM ANY ADJACENT LOTS.

REASONS FOR 1ST AMENDED PARTIAL DEVELOPMENT PLAN 12/19/84
 CHANGED LOTS 115-190 FROM 90' TO 95' (SHEET 2 OF 3)
 CHANGED LOTS 32-89 FROM 90' TO 95' (SHEET 1 OF 3)
 SHOWING DRAINAGE & UTILITY BASEMENT (SHEET 2 OF 3)
 NO LOT HAS BEEN SOLD WITHIN 300' OF CHANGE
 DELETION OF WINDLASS FREEWAY FROM VICINITY MAP

