

CRITICAL AREA #51

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

91-126-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the removal of Restriction No. 4 from that certain Special Exception ordered by the County Board of Appeals in Case No. 5548-X, the 5th day of February, 1963, and the construction of caretaker's quarters upon the approximately three (3) acres of the property used as a marina.

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

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

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

Contract Purchaser: _____

Legal Owner(s): _____

George S. Bowerman, Jr.

Address: _____

City and State: _____

Attorney for Petitioner: _____

Paul Jachrowski

Address: _____

City and State: _____

Attorney's Telephone No.: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 12 day of SEPT, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2 day of NOV, 1990, at 11:00 o'clock A.M.

J. Robert Haines

Zoning Commissioner of Baltimore County

E. F. RAPHEL & ASSOCIATES

Registered Professional Land Surveyors

205 COURTLAND AVENUE

TOWSON, MARYLAND 21204

OFFICE: 825-3908

DESCRIPTION TO ACCOMPANY SPECIAL HEARING

PROPERTY OF

GEORGE BOWERMAN

91-126-SPH

#11045 BOWERMAN ROAD

June 15, 1990

Beginning at a point located southeasterly and southerly 2900' ± along the centerline of Bowerman Road and S 83° 21' 50" E 700' ± along the centerline of a private road, from the intersection of North Loreley Beach Road and Bowerman Road, running thence S 1° 25' 00" E 452.36', S 70° 24' 50" E 35' ± to an existing Bulk Head on Bird River, running thence on the existing Bulk Head and on the Waters of Bird River, southeasterly 80' ±, easterly 355' ±, northeasterly 35', thence leaving the existing Bulk Head, northeasterly 35' ±, and N 45° 43' 50" W 181.50' and leaving Bird River, N 5° 28' 50" W 397.04' to the centerline of said private road running thence on the centerline of said private road N 83° 21' 50" W 231.88' to the place of beginning.

Containing 3.139 Acres of land, more or less.

Being known as 11045 Bowerman Road and being the southerly portion of Lot 6 of a subdivision entitled "Division of Property of Mrs. Jane S. Bowerman and recorded in Plat Book C.V.B. Jr. 12 folio 44.

E. F. RAPHEL & ASSOCIATES

Reg. Prof. Land Surveyors

#2246

CRITICAL AREA #51

receipt

Baltimore County Zoning Commissioner

County Office Building

111 West Chesapeake Avenue

Towson, Maryland 21204

Account: R-001-6150

Number

CRITICAL AREA

Item # 51

CASE No. 91-126-SPH

1/23/91

REVISED PUBLIC HEARING FEES

QTY

PRICE

110 - REVISIONS (ALL OTHERS)

1 X

\$75.00

TOTAL: \$75.00

LAST NAME OF OWNER: BOWERMAN

04A04W0059N1CHRC

BA C01D:50A011-02-90

\$75.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

Baltimore County Zoning Commissioner

County Office Building

111 West Chesapeake Avenue

Towson, Maryland 21204

Account: R-001-6150

Number

CRITICAL AREA

Item # 51

CASE No. 91-126-SPH

8/08/90

PUBLIC HEARING FEES

QTY

PRICE

040 - SPECIAL HEARINGS (OTHER)

1 X

\$175.00

TOTAL: \$175.00

LAST NAME OF OWNER: BOWERMAN

04A04W0024N1CHRC

BA C03:07F002-08-90

\$175.00

Please make checks payable to: Baltimore County

Cashier Validation

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: 91-126-SPH

SE/S Bowerman Road, 3600' SE c/l of North Loreley Beach Road

11th Election District - 5th Councilmanic District

George S. Bowerman, Jr.

Hearing Date: Friday, Nov. 2, 1990 at 11:00 a.m.

Rescheduled Hearing: Removal of

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10-11-1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10-4-1990

THE JEFFERSONIAN,

S. Zeke Olson

Publisher

\$ 36.30

The Times

Middle River, Md., Oct 5 1990

This is to Certify, That the annexed advertisement was published in The Times, a newspaper printed and published in Baltimore County, once in each of 1 successive weeks before the 10-4-1990 day of NOV, 1990

J. Robert Haines

Zoning Commissioner of Baltimore County

\$17.06

CRITICAL AREA #51

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 110

Date of Posting: 10/13/90

Posted for: Special Hearing

Petitioner: George S. Bowerman, Jr.

Location of property: SE/S Bowerman Rd, 3600' SE c/l of North Loreley Beach Rd

Location of Sign: Same as above

Remarks: J. R. Haines to B. Bowerman's property

Posted by: M. H. Haines

Date of return: 11/2/90

Number of Signs: 1

receipt

Baltimore County Zoning Commissioner

County Office Building

111 West Chesapeake Avenue

Towson, Maryland 21204

Account: R-001-6150

Number

CRITICAL AREA

Item # 51

CASE No. 91-126-SPH

11/02/90

PUBLIC HEARING FEES

QTY

PRICE

080 - POSTING SIGNS / ADVERTISING 1 X

\$78.36

TOTAL: \$78.36

LAST NAME OF OWNER: BOWERMAN

04A04W0024N1CHRC

BA C01D:50A011-02-90

\$78.36

Please make checks payable to: Baltimore County

Cashier Validation

Baltimore County Zoning Commissioner

Office of Planning & Zoning

Towson, Maryland 21204

(301) 887-3353

J. Robert Haines

Zoning Commissioner

DATE 10-26-90

George S. Bowerman, Jr.

11045 Bowerman Road

White Marsh, Maryland 21162

Res: Petition for Special Hearing

CASE NUMBER: 91-126-SPH

SE/S Bowerman Road, 3600' SE c/l of North Loreley Beach Road

11045 Bowerman Road

11th Election District - 5th Councilmanic District

Petitioner(s): George S. Bowerman, Jr.

HEARING: FRIDAY, NOVEMBER 2, 1990 at 11:00 a.m.

Dear Petitioner:

Please be advised that \$ 78.36 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 ON THE UNDER 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: Paul Jachrowski, Esq.

Baltimore County Zoning Commissioner

Office of Planning & Zoning

Towson, Maryland 21204

(301) 887-3353

J. Robert Haines

Zoning Commissioner

September 25, 1990

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: 91-126-SPH

SE/S Bowerman Road, 3600' SE c/l of North Loreley Beach Road

11045 Bowerman Road

11th Election District - 5th Councilmanic District

Petitioner(s): George S. Bowerman, Jr.

HEARING: FRIDAY, NOVEMBER 2, 1990 at 11:00 a.m.

Special Hearing: Removal of Restriction #4 from that certain Special Exception ordered by the County Board of Appeals in Case No. 5548-X, and the construction of caretaker's quarters upon the approximately three acres of property used as a marina.

J. Robert Haines

Zoning Commissioner of Baltimore County

George S. Bowerman, Jr.

Paul Jachrowski, Esq.

ZONING ENFORCEMENT

Baltimore County Zoning Office

Towson, Maryland 21204

CRITICAL AREA #51

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer

Zoning Supervisor

FROM: James H. Thompson

Zoning Enforcement Coordinator

RE: Item No. H9100051

Petitioner: GEORGE & JOAN BOWERMAN

VIOLATION CASE # C-90-2697

LOCATION OF VIOLATION 11008 BOWERMAN RD

DEFENDANT GEORGE & JOAN BOWERMAN

ADDRESS 11045 BOWERMAN RD- WHITE MARSH 21162

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS

GEORGE DAVID 11008 BOWERMAN RD

JOAN KNAPP 11006 BOWERMAN RD

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

ech/

IN THE MATTER OF * BEFORE THE
PETITION FOR SPECIAL HEARING * ZONING COMMISSIONER
11045 BOWERMAN ROAD * FOR
ELEVENTH ELECTION DISTRICT * BALTIMORE COUNTY
FIFTH COUNCILMANIC DISTRICT *
GEORGE S. BOWERMAN, JR. * CASE NO: 91-126-SPH

PETITIONER
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Howard L. Alderman, Jr. and Levin & Gann, P.A. on behalf of the Petitioner in the above captioned matter.

Petitioner, through counsel, hereby requests that copies of all Zoning Advisory Comments be sent to below named counsel.

Howard L. Alderman, Jr.
Howard L. Alderman, Jr.
Levin & Gann, P.A.
Suite 113
305 West Chesapeake Avenue
Towson, Maryland 21204
(301) 321-0600

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

October 24, 1990



Dennis F. Rasmussen
County Executive

Paul Jednorski, Esquire
Suite 1100, 1275 K Street, N.W.
Washington, D.C. 20005

RE: Item No. 51, Case No. 91-126-A
Petitioner: George S. Bowerman
Petition for Special Hearing

Dear Mr. Jednorski:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. George S. Bowerman, Jr.
11045 Bowerman Road
White Marsh, MD 21162

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



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
5th day of September, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: George S. Bowerman, et ux

Petitioner's Attorney: Paul Jednorski

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

9/14/90
Date

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

Zoning Item # 51, Zoning Advisory Committee Meeting of September 14, 1990

Property Owner: George S. Bowerman, Jr.

District: 11

Location: 11045 Bowerman Road

Water Supply: public Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () 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 charcoal 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.
 - () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 887-6500 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: Soil percolation tests will be required prior to consideration by this office to allow for construction of a caretaker's residence on this property. For further information, contact Mr. Robert Powell of the Water & Sewer Division at 887-2762.

Marjorie 9/14/90
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: October 19, 1990
Zoning Commissioner

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

SUBJECT: George S. Bowerman, Jr., Item No. 51

The Petitioner requests a Special Hearing to approve the removal of Restriction No. 4 from the Special Exception granted on February 5, 1963.

Should the Petitioner's request be granted, staff recommends that the Petitioner submit a landscape plan for approval to the deputy director of the Office of Planning and Zoning prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM51/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE
September 11, 1990

RECEIVED
SEP 11 1990
ZONING OFFICE

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES C.E.B.

SUBJECT: ZONING ITEM #: 51
PROPERTY OWNER: George S. Bowerman, Jr.

LOCATION: SE/S Bowerman Road, 3600' SE centerline of North Loreley Beach Road (#411045 Bowerman Road)
ELECTION DISTRICT: 11th
COUNCILMANIC DISTRICT: 5th

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

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

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

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

() OTHER - Section 905.2.3 and or Section 313.0 shall be applicable. (1987 BOCA Batubak Building Code as adopted by Council Bill #158-88.

PERMITS MAY BE APPLIED FOR 8 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.

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

SEPTEMBER 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: GEORGE S. BOWERMAN, JR.

Location: #11045 BOWERMAN ROAD

Item No.: 51 Zoning Agenda: SEPTEMBER 11, 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: *John M. Kelly* 9/6/90 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: September 6, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for September 11, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 51, 67, 72, 74, 75, 76, 77, 78, 81.

For 90-580-apha - Pizza Palace, 39 York Road - the previous County Review Group comments still apply.

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

RWB:s

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: October 15, 1990

FROM: David C. Flowers

SUBJECT: Zoning Hearing - Item #51

The Chesapeake Bay Critical Area Program requests an extension for the review of the petition request for a Special Hearing for the Bowerman Property. Additional information is necessary to complete a Critical Area Findings for this property. For further information contact Ms. Susan Overstreet at 887-2904.

David C. Flowers
David C. Flowers, Coordinator
Chesapeake Bay Critical Area Program

DCF:ju

cc: Mrs. Janice Outen
Ms. Gwen Stephens
Mr. Paul Jednorski
Mr. George S. Bowerman, Jr.

Baltimore County
Department of Environmental Protection
& Resource Management
County Courts Building
401 Bayley Avenue
Towson, Maryland 21204
(301) 887-3333

Robert W. Sheesley
Director

October 12, 1990



Dennis F. Rasmussen
County Executive

Mr. Paul Jednorski
1275 K Street, N.W.
Suite 1100
Washington, D. C. 20005

Dear Mr. Jednorski:

The Chesapeake Bay Critical Area Program has reviewed the request for a Special Hearing to amend the existing Special Exception Case No. 5548-X for the property of George S. Bowerman, and has the following comments:

1. A Chesapeake Bay Critical Area Findings Plan is required. Please find the enclosed Findings Plan Requirements Checklist.
2. Baltimore County Development Regulations state the following:

"A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-216(a)>.

"All siting, development, redevelopment and expansion of water-dependent facilities within the buffer must strictly conform to the criteria set forth in the Baltimore County Water-Dependent Facilities Manual" <Baltimore County Code, Sec. 22-218(b)>.

This boatyard is a water-dependent facility and expansion is proposed within the 100 foot buffer, therefore, a Water-Dependent Facility Plan is required. The Findings Plan and the Water-Dependent Facilities Plan may be combined into one plan. A copy of the Water-Dependent Facility Manual is available for review at this office, and may be used by the public to produce copies.

If you have any questions, please feel free to contact me or Susan Overstreet at 887-2904.

Very truly yours,

David C. Flowers

David C. Flowers
Coordinator
Chesapeake Bay Critical Area Program

DCF:SO:ju
cc: Mrs. Janice B. Outen
Mr. George S. Bowerman, Jr.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

August 15, 1990



Dennis F. Rasmussen
County Executive

Paul Jednorski, Esquire
Suite 1100
1275 K Street, N.W.
Washington, D.C. 20005

RE: Item No. 51
11045 Bowerman Road
Petition for Special Hearing

Dear Mr. Jednorski:

It has come to my attention that there are several problems associated with the Petition for Special Hearing that was filed on August 8, 1990 for the property located at 11045 Bowerman Road.

This Office was notified on August 9, 1990 that George S. Bowerman, Jr. is not the sole legal owner of this particular property. Based upon this allegation, I am requiring that you supply a copy of the current deed for 11045 Bowerman Road to establish legal ownership of the property.

Until the above matter has been resolved, the Petition for Special Hearing for the above mentioned property is not accepted by the Zoning Office. This property will not be scheduled for a public hearing until this matter is resolved.

If you have any questions, please do not hesitate to call Gwendolyn Stephens at 887-3391.

Very truly yours,

J. Robert Haines

J. Robert Haines
Zoning Commissioner

JRH:scj

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: October 15, 1990

FROM: David C. Flowers

SUBJECT: Zoning Hearing - Item #51

The Chesapeake Bay Critical Area Program requests an extension for the review of the petition request for a Special Hearing for the Bowerman Property. Additional information is necessary to complete a Critical Area Findings for this property. For further information contact Ms. Susan Overstreet at 887-2904.

David C. Flowers
David C. Flowers, Coordinator
Chesapeake Bay Critical Area Program

DCF:ju

cc: Mrs. Janice Outen
Ms. Gwen Stephens
Mr. Paul Jednorski
Mr. George S. Bowerman, Jr.

NOTITLE SEARCH
NO CONSIDERATION
DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

LIBER 8391 PAGE 195

91-126-SPH

This Deed, MADE THIS 20TH day of DECEMBER

in the year one thousand nine hundred and eighty nine by and between
GEORGE SHANNON BOWERMAN, JR. and JOAN C. BOWERMAN
*aka George S. Bowerman, Jr.

of THE STATE OF MARYLAND, parties of the first part, and
GEORGE SHANNON BOWERMAN, JR., party
of the second part.

Witnesseth, That in consideration of the sum of NONE

the said parties of the first part

do grant and convey to the said party of the second part, his

personal representatives/successors and assigns, in fee simple, all
that lot of ground situate in BALTIMORE COUNTY

and described as follows, that is to say:

ALL THAT LOT OF GROUND SITUATE IN THE ELEVENTH ELECTION DISTRICT
OF BALTIMORE COUNTY, AND DESCRIBED AS FOLLOWS, THAT IS TO SAY:
BEING KNOWN AND DESIGNATED AS LOT NO. 6, CONTAINING 5.755 ACRES
OF LAND AS SHOWN ON THE PLAT ENTITLED "DIVISION OF THE PROPERTY
OF MRS. JANE S. BOWERMAN" WHICH PLAT IS RECORDED AMONG THE LAND
RECORDS OF BALTIMORE COUNTY IN PLAT BOOK C.W.B., JR. AND NO.
12, FOLIO 44.

BEING THE SAME LOT OF GROUND AND PREMISES WHICH BY DEED DATED
FEBRUARY 24, 1981 AND RECORDED AMONG THE LAND RECORDS OF
BALTIMORE COUNTY IN LIBER 6377 FOLIO 192 WAS GRANTED AND
CONVEYED/ASSIGNED BY GEORGE SHANNON BOWERMAN, JR. UNTO GEORGE
SHANNON BOWERMAN, JR. AND JOAN C. BOWERMAN, THE WITHIN
GRANTORS. George Shannon Bowerman, Jr. is also known as George S. Bowerman, Jr.

The said Grantors were divorced AWM on March 3, 1988, see Circuit Court of
Baltimore County Case No. 39/254/87-CSP-4335. This Deed is being executed pursuant
to Article 91, Subsection 277(b) (2) Annotated Code of Maryland, 1980 Edition,
as part of a property settlement and/or divorce decree.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 11-7-90

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per *[Signature]*
Notarized Signature
11-16-90 Sec. 11-401

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
11-17-90

LIBER 8391 PAGE 196

91-126-SPH

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges,
appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said
party of the second part, his

personal representatives/successors
and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or
suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed;
that they will warrant specially the property hereby granted; and that they will execute
such further assurances of the same as may be requisite.

Witness the hand and seal of said grantors

Test:

George Shannon Bowerman, Jr. (SEAL)
GEORGE SHANNON BOWERMAN, JR.
aka George S. Bowerman, Jr.

Joan C. Bowerman (SEAL)
JOAN C. BOWERMAN

STATE OF MARYLAND, Baltimore County, to wit:
I HEREBY CERTIFY, That on this 20TH day of DECEMBER
in the year one thousand nine hundred and eighty nine, before me,
the subscriber, a Notary Public of the State aforesaid, personally appeared GEORGE SHANNON BOWERMAN,
JR. and JOAN C. BOWERMAN *aka George S. Bowerman, Jr.
known to me (or satisfactorily proven) to be the person whose name is/are subscribed to
the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and
sealed the same.

In WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

July 1, 1990

FIDELITY TITLE COMPANY, INC.
139 N. MAIN STREET, SUITE 301
BEL AIR, MD 21014

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Gwendolyn Stephens
Docket Clerk

DATE: November 2, 1990

FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner

SUBJECT: Petition for Special Hearing
SE/S Bowerman Road, 3600' SE of
the C/I of North Loxley Beach Road
(11045 Bowerman Road)
11th Election District - 5th Councilmanic District
George S. Bowerman, - Petitioner
Case No. 91-126-SPH

The above-referenced matter, which was scheduled for public
hearing today, has been continued at the request of Petitioner to submit
additional information per DEPRM comments dated October 15, 1990. It is
expected that this will take several months. Please contact the Petition-
er's attorney, Paul Jednorski, Esquire, in January, 1991 to see if the
matter can be reset and notify Phyllis Friedman, Esquire, People's Counsel,
and all parties who appeared at today's hearing, per sign-in sheets, of
the continued hearing date and time. For your information, Mr. Jednorski
will have the following new address effective January 1, 1991:

25 W. Chesapeake Avenue, Suite 212
Towson, Maryland 21204

The subject property must also be reposted. For your information, the
continued hearing can be set in before either Bob or me as today's hearing
did not commence.

Further, please pull or have copies made of previous Case No.
5548-X prior to the scheduled continued hearing date and incorporate same
into the instant case file.

Thank you for your attention in this matter.

AMN:bjs

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: October 15, 1990

FROM: David C. Flowers

SUBJECT: Zoning Hearing - Item #51 -
91-126-SPH

The Chesapeake Bay Critical Area Program requests an extension for
the review of the petition request for a Special Hearing for the Bowerman
Property. Additional information is necessary to complete a Critical Area
Findings for this property. For further information contact Ms. Susan
Overstreet at 887-2904.

David C. Flowers
David C. Flowers, Coordinator
Chesapeake Bay Critical Area Program

DCF:ju

cc: Mrs. Janice Outen
Ms. Gwen Stephens
Mr. Paul Jednorski
Mr. George S. Bowerman, Jr.

RECEIVED
OCT 27 1990
ZONING OFFICE

401 Bosley Avenue
Towson, MD 21204

February 22, 1991

Mr. Paul Jednorski, P.C.
Suite 212
25 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jednorski:

As stated in Section 500.14 of the Baltimore County Zoning Regulations no decision may be rendered by the Zoning Commissioner for properties within the Chesapeake Bay Critical Area until the Department of Environmental Protection and Resource Management has made written recommendations or findings.

These findings must address how the proposed project complies with the Criteria of the Critical Area Regulations and therefore, meets the intent of the following goals of the Critical Area Program.

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts. <COMAR 14.15.10.01.0>

A findings plan along with the Special Exception Plan shall be submitted for review by the Critical Area Program. The plan requirements can be found in section 22-206 of the Baltimore County Development Regulations or in the enclosed checklist.

PAUL JEDNORSKI, P.C.
ATTORNEY AT LAW

SUITE 212
25 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL: (410) 581-0600
FAX: (410) 581-4572

January 23, 1991

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

Hand Delivered

Re: Petition for Special Hearing;
Case No: 91-126-SPH;
Item No. 51;
11045 Bowerman Rd.

Dear Mr. Haines:

Enclosed herewith are twelve (12) copies of an amended plat related to the above-referenced special hearing. The plat originally submitted with this petition locates the proposed caretaker's quarters within one hundred (100) feet from the mean high water line of tidal waters adjacent to this property (the "buffer") and inadvertently indicates that certain piers and bulkheads are being proposed in addition to these caretaker's quarters. The amended plat correctly shows the proposed development on this caretaker's quarters as the only proposed development on this property and locates this structure outside of the Buffer.

The November 2, 1990 scheduled hearing of this matter was continued indefinitely so the October 12, 1990 request by the Department of Environmental Protection and Resource Management ("DEPRM") for a Chesapeake Bay Critical Area Findings Plan (the "Plan") could be met. Petitioner's engineer, Mr. Steve Broyles of Broyles, Hayes & Associates, has indicated that a realistic completion date of an acceptable Plan is no earlier than April, 1991. To expedite this matter, petitioner will seek a waiver of this request of DEPRM pursuant to Section 22-207 of the Baltimore County Code.

Mr. Paul Jednorski
February 22, 1991
Page 2

If you have further questions please contact me or Ms. Nancy Sanford at 887-2904.

Very truly yours,

David C. Flowers
David C. Flowers
Coordinator
Chesapeake Bay Critical Area Program

DCF:ju

cc: Mr. J. Robert Haines
Mr. George S. Bowerman, Jr.
E. F. Raphael & Associates
Mrs. Janice B. Outen

September 12, 1990

Paul Jednorski, Esquire
Hyatt & Rhoads, P.C.
1775 K Street, N.W.
Washington D.C. 20005

RE: Petition for Special Hearing
22 Bowerman Road, S of North Loreley Beach Road
(11045 Bowerman Road)
11th Election District
Item No. 51
Zoning Violation Case Nos. 89-148 and 91-2
Civil Case No. 1697-90 SP/T

Dear Mr. Jednorski:

In response to your letter dated September 4, 1990 regarding the above-captioned matter, please be advised that this Office will continue to proceed with the public hearing process. It is strongly suggested that a copy of the deed vesting sole ownership of the subject property with George Shannon Bowerman, Jr. be presented as an exhibit at the public hearing to clarify any possible outstanding issues.

Thank you for your attention in this matter.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Case File

CRITICAL AREA

#51

To Whom It May Concern:

From To The Best of my
Knowledge I am still on

The Deed BAW to Liber 6377
Folio 184 Land Records Baltimore Md.

I HAVE NO Knowledge of the

upcoming hearing on Item #51 Property

Location 11045 Bowerman Rd. White Marsh

MD. 21162.

Joan C. Bowerman

91-126-SPH



JOAN BOWERMAN
REALTOR-ASSOCIATE
Million Dollar Agent

LONG & FOSTER, REALTORS
8606 Palaski Highway
Baltimore, Maryland 21217

Office: (301) 574-2000
301 676-5600
Res: (301) 335-5636

CRITICAL AREA

PAUL JEDNORSKI, P.C.
ATTORNEY AT LAW

SUITE 212
25 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL: (410) 581-0600
FAX: (410) 581-4572

January 23, 1991

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

Hand Delivered

Re: Petition for Special Hearing;
Case No: 91-126-SPH;
Item No. 51;
11045 Bowerman Rd.

Dear Mr. Haines:

Enclosed herewith are twelve (12) copies of an amended plat related to the above-referenced special hearing. The plat originally submitted with this petition locates the proposed caretaker's quarters within one hundred (100) feet from the mean high water line of tidal waters adjacent to this property (the "buffer") and inadvertently indicates that certain piers and bulkheads are being proposed in addition to these caretaker's quarters. The amended plat correctly shows the proposed development on this caretaker's quarters as the only proposed development on this property and locates this structure outside of the Buffer.

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Mr. J. Robert Haines
January 23, 1991
Page 2

I will contact you as soon as any meaningful progress which allows for this matter to be re-scheduled is made with either of these courses of action.

Sincerely,

Paul Jednorski

Enclosure

cc: George S. Bowerman, Jr.

ZONING COMMISSIONER

IN THE

COURT

vs. George & Joan Bowerman

11045 Bowerman Rd.

White Marsh 21162

Case No. 1697-90 SP/T

File No. 91-2

SUMMARY OF CASE

This case proceeded to trial on the 14 day of Nov 1990.

, before Judge Kahl. Representing Baltimore County was

Assistant County Attorney Kotewko. The

disposition of this case was as follows:

None Pros ☒ Stet ☐ Trial ☐ Other ☐

Remarks: public Pros against Joan Bowerman

who has been removed from Deed.

Sket all charges based upon the following agreement.

1) Remove all unlicensed and/or inoperative motor vehicle w/in 30 days

2) Remove Container Unit w/in 30 days. (12/1/90)

3) Remove 1 of the 2 Trailers on property immediately

4) Remove Junk & debris w/in 90 days (2/1/91)

5) Remove 2nd Tenke upon receiving the results of

the Special Hearing # 91-126 SPH ZONING INSPECTOR

(Currently just joined awaiting the Critical Area Program

Findings).

6) Remove all structures and/or structures which are not

permitted by the Planning and Zoning Department.

HYATT & RHOADS, P.C. 91-126-SPH

ATTORNEYS

1275 K STREET, N.W.

WASHINGTON, D.C. 20005

202/682-1800

TELECOM 202/682-0908

SAF DEGO

1330 HILL & FARM ROAD BUILDING

SAF DEGO

SAF DEGO

SAF DEGO

SAF DEGO

SAF DEGO

SAF DEGO

SAF DEGO

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Mr. J. Robert Haines
September 4, 1990
Page Two

91-126-SPH

by George Shannon Bowerman, Jr. and Joan C. Bowerman to George Shannon Bowerman, Jr. This Deed evidences the current ownership of this property and, therefore, George Shannon Bowerman, Jr., is duly empowered to petition the Office of Planning and Zoning for a Special Hearing regarding this property.

I serve as counsel solely for Mr. George Shannon Bowerman, Jr., regarding all of the above-referenced matters, and do not represent Joan C. Bowerman in any capacity. It is my understanding that Joan C. Bowerman currently resides at 11008 Bowerman Road, White Marsh, Maryland 21162.

Sincerely,

Paul Jednorski
Paul Jednorski

cc: Civil Clerk of the District Court
Timothy Kotroco, Esquire
Leonard Wasilewski

562J

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 NICHOLS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
301-599-3000
TELECOPIER 301-625-0050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-321-0600
FAX 301-295-2801

ELLIS LEVIN (603) 1060
CARROLL COUNTY OFFICE
107 LIBERTY ROAD
STEVENAGE, MD 20784

HOWARD L. ALDERMAN, JR.

April 25, 1991

HAND-DELIVERED

J. Robert Haines, Esquire
Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Entry of Appearance
Petition for Special Hearing
Case No. 91-126-SPH

Dear Mr. Haines:

Enclosed please find my Entry of Appearance on behalf of Mr. George S. Bowerman, Jr., Petitioner in the above-referenced case. Please ensure that copies of comments received from all reviewing agencies are forwarded to me.

I will be, within the next ten days, soliciting proposals for the preparation of a Critical Area Findings Plan and Report for this property. Once prepared, a copy will be forwarded to Mr. David Flowers, DEPRM for review. At that time, I will ask that the hearing on the Petition be rescheduled.

Please contact me should you need further information in this regard.

Very truly yours,

Howard L. Alderman, Jr.
Howard L. Alderman, Jr.

HIA/dgh

cc w/encl: Mr. George S. Bowerman, Jr.
David C. Flowers, Coordinator

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

George S. Bowerman, Jr.

11008 Bowerman Rd. White Marsh, MD 21162

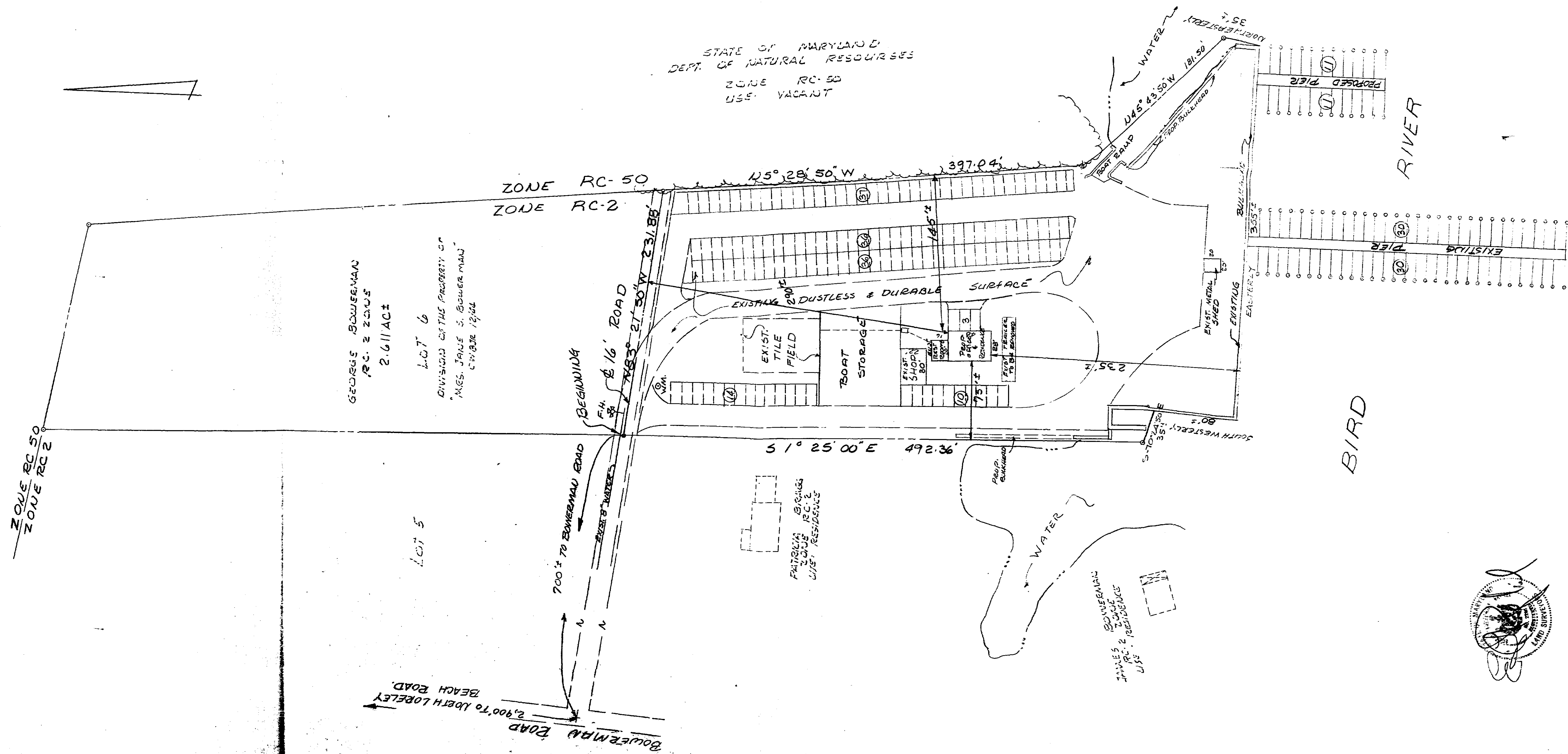
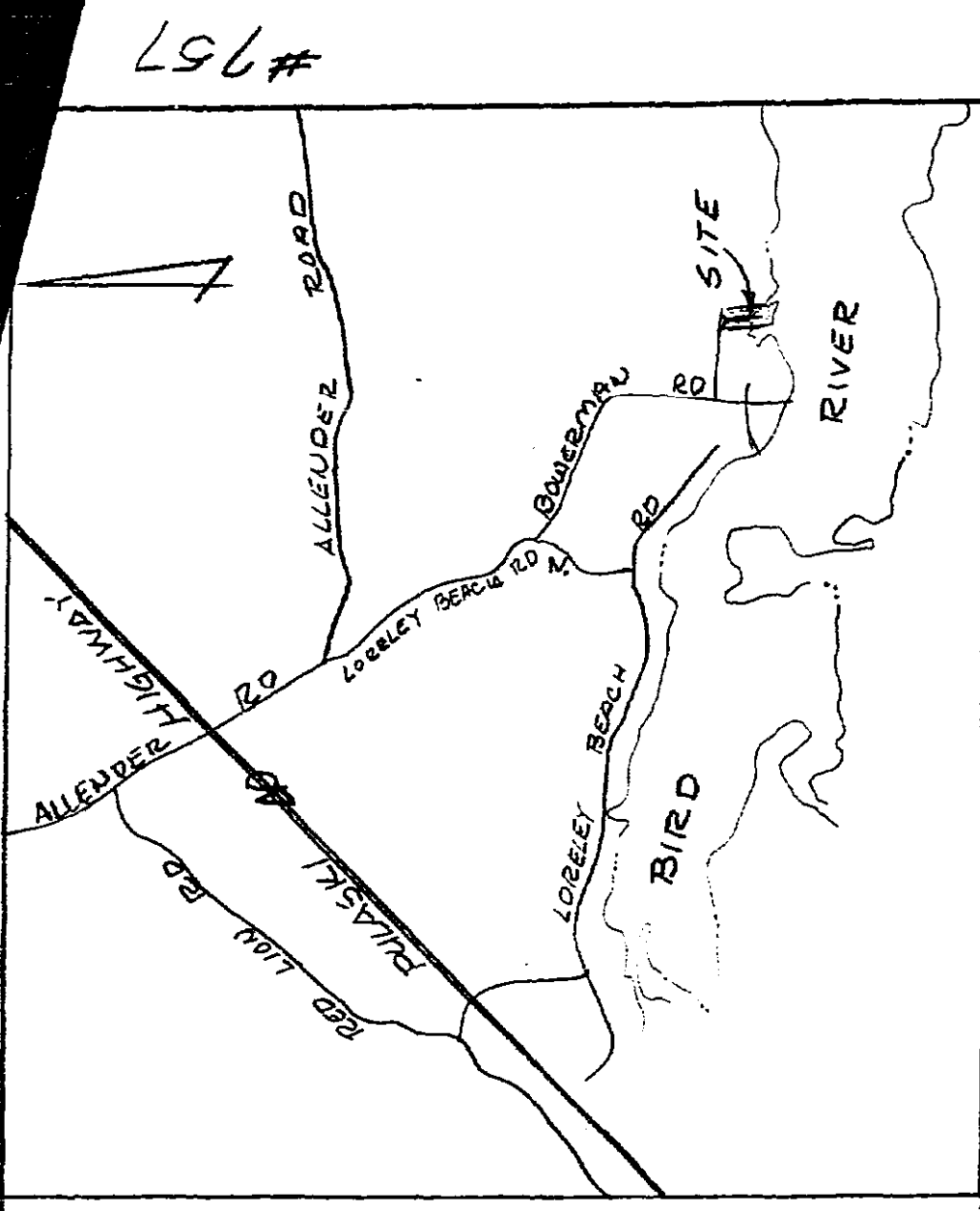
Patricia M. Carroll

11039 Bowerman Rd. White Marsh, MD 21162

MURRAY MURRAY

3235 LORAINA BEACH RD. WHITE MARSH MD 21162





GENERAL NOTES

AREA OF PROPERTY - TOTAL 5.75 AC±
 AREA OF BEAUTIFIED RECREATION - 3.19 AC±
 EXISTING ZONE PROPERTY - RC-2 WITH SPECIAL
 EXEMPTION FOR BOATYARD
 PROPOSED ZONE - SAME
 EXISTING USE - BOAT YARD
 PROPOSED USE - BOAT YARD

PARKING NOTES

PARKING SPACES REQUIRED:
 82 SLIPS @ 1 SPACE/SLIP : 82 SPACES
 EXISTING SHOP 800' @ 1/200' : 4 SPACES
 OFFICE 400' @ 1/200' : 2 SPACES
 RESIDENCE : 2 SPACES
 TOTAL SPACES REQ. : 90 SPACES
 TOTAL SPACES SHOWN : 130 SHOWN

NOTE: EXISTING BARRIERS AT PIER & SLIPS
 CONSTRUCTED 1962-1963

SPECIAL EXCEPTION GRANTED FEBRUARY 5, 1963 FOR A BOAT YARD IN CASE NO. 5348-X SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. NO MORE THAN 110 SLIPS MAY BE CONSTRUCTED
2. NO MORE THAN 3 PIER MAY BE CONSTRUCTED
3. BEFORE THE FIRST SLIP MAY BE PUT TO USE, SANITARY FACILITIES AS REQUIRED BY THE BALTIMORE COUNTY HEALTH REGULATIONS MUST BE INSTALLED AND MAINTAINED IN OPERATING CONDITION FOR ALL 110 SLIPS
4. NO BUILDINGS TO BE UTILIZED FOR LIVING QUARTERS MAY BE CONSTRUCTED ON THE PROPERTY
5. LIGHTS MUST BE PROVIDED ON THE PIERS, A MINIMUM OF 10' MUST BE MAINTAINED BETWEEN PIERS, AND THERE AS SUFFICIENT STRENGTH AS TO PROVIDE THE SAFETY LIGHTED PIERS
6. ADEQUATE TRASH CONTAINERS MUST BE SUPPLIED SO THAT BOAT OWNERS WILL HAVE SUFFICIENT CONTAINERS FOR EASE OF TRASH DISPOSAL
7. IN ACCORDANCE WITH SECTION 502.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS THIS SPECIAL EXCEPTION MUST BE COMPLETED WITHIN 10 YEARS FROM THE FINAL DATE OF THE ORDER GRANTING SAME. THE BALTIMORE COUNTY ZONING REGULATIONS PROVIDED FOR IN SECTION 502.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS

PLAT TO ACCOMPANY SPECIAL HEARING
 FOR REMOVAL OF RESTRICTION #4
 10005-10-55 48-X
PROPERTY OF
GEORGE BOWERMAN
 11045 BOWERMAN ROAD
 BALTO. CO. MD.
 11th ELEC. DIST.
 SCALE 1" = 50'
 JULY 12, 1990

91-126-SPH

51
 CRITICAL AREA

E. F. RAPHEL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 205 COURTLAND AVENUE
 TOWSON, MARYLAND 21204