

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S Bonita Avenue, 515' N of * DEPUTY ZONING COMMISSIONER
the c/l of Mt. Tabor Lane * OF BALTIMORE COUNTY
(12202 - 12206 Bonita Avenue) * Case No. 91-196-SPH
4th Election District
3rd Councilmanic District
Bonita Venture
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve and confirm that there is no conflict with the integrity of the final development plan when additional lots/density are proposed and density is utilized after a portion of the tract has been reclassified from R.C. 5 to D.R. 2, and to approve an amendment to the 4th Amended Development Plan of Velvet Hills, utilizing the additional density available after a portion of the tract has been reclassified from R.C. 5 to D.R. 2, all as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Hannah Tabor and Harry R. Belman, Partners, appeared, testified and were represented by Michael S. Rosofsky, Esquire. Also appearing on behalf of the Petition was Vincent J. Moskunas. Appearing as interested parties were Joel K. Oppenheimer and Bernard Trieber. There were no Protestants.

Testimony indicated that the subject property, known as 12202 through 12206 Bonita Avenue, consists of 6.9 acres more or less zoned D.R. 2 and is a portion of the development known as Velvet Hills. Said property was the subject of Case No. R-87-260 in which the Board of Appeals granted Petitioners a reclassification of 4.9 acres of the subject property from R.C. 5 to D.R. 2. As a result of the reclassification, the subdivision of the 6.9 acres as set forth

in Petitioner's Exhibit 1B. Said resubdivision would be developed in compliance with the current D.R. 2 zoning of the subject property. Since said development results in greater density than that approved under the original final development plan, the Zoning Office required Petitioners to file the instant Petition for a determination as to whether or not said development is in conflict with the approved final development plan. At the hearing, both Mr. Tabor and Mr. Moskunas, Engineer and President of M and M Development, testified in detail. It was their position that the granting of the proposed amendment to permit the development as set forth on Petitioner's Exhibit 1B, in conformance with the D.R. 2 classification, would be consistent with the zoning regulations and not conflict with the final development plan. Petitioners further argued that the proposed development is consistent with the rest of Velvet Hills.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the proposed amendment to the final development plan is appropriate in this case, provided Planning Board approval is or was obtained. Clearly, it would have been inappropriate to approve a revised development plan that would increase the number of lots and density on a development plan that was in effect at the time existing houses were sold and occupied without the opportunity for a public hearing and the input of adjoining property owners who purchased their property based upon a recorded final development plan evidencing less lots/density. No testimony has been presented or objections raised by owners in the development indicating that the granting of the relief requested would be inconsistent with the integrity of the final development plan and/or be detrimental to the health, safety or general welfare of the community. Pursuant to Section 1801.3A.7B.1 of the Baltimore County Zoning

Regulations (S.C.Z.R.), prior to final approval of any amendment to the development plan, Planning Board approval of the amendment is required. Repeated telephone attempts to obtain the necessary documentation to date have been unsuccessful. In the opinion of the Deputy Zoning Commissioner, the reclassification of the property does not supplement the need for Planning Board approval of the 5th Amendment to the Final Development Plan of Velvet Hills. Therefore, the relief granted herein is conditioned upon Petitioners submitting proof within thirty (30) days of the date of this Order that the proposed 5th Amendment to the Final Development Plan of Velvet Hills has been approved by the Planning Board, pursuant to Section 1801.3A.7B.1.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. The testimony and evidence presented indicate that the relief requested will not be detrimental to the public health, safety, and general welfare and is consistent with the reclassification of the subject property.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of May, 1991 that the Petition for Special Hearing to approve and confirm that there is no conflict with the integrity of the final development plan when additional lots/density are proposed and density is utilized after a portion of the tract has been reclassified from R.C. 5 to D.R. 2, and to approve an amendment to the 4th Amended Development Plan of Velvet Hills, utilizing additional density available

after a portion of the tract has been reclassified from R.C. 5 to D.R. 2, in accordance with Petitioner's Exhibit 1, he and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The relief granted herein is conditioned upon Petitioners submitting evidence within thirty (30) days of the date of this Order that the Planning Board has approved the 5th Amended Final Development Plan of Velvet Hills, as set forth in Petitioner's Exhibit 1.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjjs

ORDER RECEIVED FOR FILING
Date 5/29/91
By [Signature]

ORDER RECEIVED FOR FILING
Date 5/29/91
By [Signature]

- 2 -

- 3 -

- 4 -

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-196-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 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

SEE ATTACHED

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

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

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

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Bonita Venture
Signature	(Type or Print Name)
Address	Signature Hannah Tabor
City and State	(Type or Print Name)
Signature	Signature
Attorney for Petitioner:	One Reservoir Circle, Suite 100, 484-2111
Michael S. Rosofsky	Address
(Type or Print Name)	Baltimore, Maryland 21208
Signature Michael S. Rosofsky	City and State
One Reservoir Circle, Suite 201	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	Hannah Tabor
Baltimore, Maryland 21208	Name
City and State	One Reservoir Circle, Suite 100, 484-2111
Attorney's Telephone No.: 486-4774	Address

ORDERED By The Zoning Commissioner of Baltimore County, this 31 day of Oct, 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 108, County Office Building in Towson, Baltimore County, on the 22 day of Jan, 1991, at 2 o'clock P.M.

J. R. C. + H. H. H.
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 5/29/91
By [Signature]

(over)

BRIEF TO ACCOMPANY PETITION FOR SPECIAL HEARING, WEST SIDE OF BONITA AVENUE 700 FEET SOUTH OF THOROUGHbred LANE

Bonita Venture, the owner of the referenced property, is requesting a Special Hearing for the following reasons:

(1) To confirm there is no conflict with the integrity of the final development plan when additional density is utilized after a portion of the tract has been built upon and reclassified from RC-5 to DR-2 when no density transfer within the tract has occurred.

(2) Whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the 5th amended development plan of Velvet Hills utilizing additional density after a portion of the tract has been reclassified from RC-5 to DR-2.

M. H. DEVELOPMENT ENGINEER, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

OCTOBER 5, 1990
DESCRIPTION FOR SPECIAL HEARING
TO AMEND 5TH FINAL DEVELOPMENT PLAN
"VELVET HILL"

Beginning at a point in the center of Bonita Road (proposed 60' R/W) which is 515' northerly from the center line of Mt. Tabor Lane (50' R/W) thence S 18° 20' 07" W, 1947.00 feet, N 72° 50' 08" W, 1072.05 feet, N 18° 20' 07" E, 2136.08 feet, S 58° 20' 54" E, 131.48 feet, S 67° 07' 12" E, 327.69 feet, S 48° 04' 11" E, 295.40 feet, S 70° 03' 23" E, 346.65 feet to the PLACE OF BEGINNING.

Containing 50.0148 acres of land more or less.

REGISTERED SURVEYOR #5095

153
NED S. KODECK, CHARTERED
ATTORNEYS-AT-LAW

ONE RESERVOIR CIRCLE, SUITE 201
BALTIMORE, MARYLAND 21208
(301) 486-4774
FAX 486-2355

October 9, 1990

Baltimore County Zoning Office
111 West Chesapeake Avenue
Room 113
Towson, Maryland 21204

Re: Special Hearing for Velvet Hills Addition North
Project #89321

Dear Clerk:

Please be advised that Rosalind Trieber, Richard Belman, and Hannah Tabor are the legal owners of the above-mentioned property. We are general partners for the purpose of developing the above-mentioned property. I am authorized to sign the Petition for Special Hearing on behalf of the partnership.

Thank you for your cooperation in this matter.

Very truly yours,

Hannah Tabor
HANNAH TABOR

91-196 SPH
NED S. KODECK, CHARTERED
ATTORNEYS-AT-LAW

ONE RESERVOIR CIRCLE, SUITE 201
BALTIMORE, MARYLAND 21208
(301) 486-4774
FAX 486-2355

July 2, 1991

Mr. Carl Richards
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

RE: VELVET HILLS

Dear Mr. Richards:

Pursuant to your request at the pre-CRG meeting on July 1, 1991, I am filing a red-line plan showing the reduction of lots at the Velvet Hills Development from fourteen to twelve.

It was our understanding at the pre-CRG meeting that this reduction in lots would not effect our May 29, 1991, conditional approval by the zoning commissioner.

If I may be of further assistance, please feel free to contact me.

Very truly yours,

NED S. KODECK, CHARTERED

Mark H. Wittstadt
Mark H. Wittstadt

MHW:yy

cc: Hannah Tabor

*3/10
This doesn't seem
major, but the
change should be
reviewed + confirmed
OK - Carol - see
you Thursday 7/11*

IN THE MATTER OF
THE APPLICATION OF
BONITA VENTURE
FOR ZONING RECLASSIFICATION
FROM R.C. 5 TO D.R. 2 ON
PROPERTY LOCATED ON THE WEST
SIDE OF BONITA AVENUE, 709.31'
SOUTH OF THE CENTERLINE OF
THOROUGHRED LANE
4th ELECTION DISTRICT

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

CASE NO. R-87-260

OPINION

This matter comes before the Board on a Petition to reclassify 4.9 +/- acres presently zoned R.C. 5 to D.R. 2.

The Petitioners presented testimony by Mr. Jay Weiss who testified that he was the contract purchaser of the lots in the subdivision known as Velvet Hills and that the present average lot size is one-half to one-quarter acre, and he believes that the present zoning of R.C. 5 is erroneous. He further testified that the area to the north is being developed by Baltimore Federal with three-quarter acre lots and that the present property cannot hook up to the sewerage on Bonita Avenue since it is R.C. zoning and must be D.R. zoning to make the connection.

Mr. Malcolm Hudkins testified as an expert surveyor that the surrounding area of the property is 90 percent completed in D.R. 2 fashion. He stated that the sewer is in place along Bonita Avenue which abuts this site and public water comes from Worthington.

Mr. Frank Green, a local homeowner, testified that he wants the property to be rezoned D.R. 2. Mr. Harry Bellman, a realtor, testified that he is the original developer of the property and paid his portion of the cost for the original installation of water and sewerage.

People's Counsel presented testimony by an expert planner for Baltimore County that the property is a good zone.

PETITIONER'S
EXHIBIT 2

Case No. R-87-260
Bonita Venture

For this property although the Master Plan does not suggest same. He further testified that in his opinion the present zoning is in error.

In view of the testimony presented and the exhibits introduced, the Board has considered: the population change of the area, the availability of the public facilities, the transportation patterns, the compatibility with existing and proposed development for the area, the recommendation of the Planning Commission and the Master Plan; and after considering all these factors finds that the Petition for reclassification of this property to D.R. 2 should be granted.

ORDER

It is therefore this 5th day of August, 1987, by the County Board of Appeals of Baltimore County ORDERED that the Petition to reclassify the above property to D.R. 2 is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

Thomas J. Bollinger
Thomas J. Bollinger, Acting Chairman

Lawrence E. Schmidt
Lawrence E. Schmidt

Leroy S. Spurrier
Leroy S. Spurrier

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R.C. 5 zone to an D.R. 2 zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

See attached

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

P.O. Bd. App. Balt. Co.

Sig is Kathy

284 444-3180

Property is to be posted and advertised as prescribed by The Baltimore

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

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

Bonita Venture

Signature

Hannah Tabor

Address

Signature

City and State

(Type or Print Name)

City and State

Signature

City and State

City and State

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BRIEF TO ACCOMPANY APPLICATION FOR ZONING RECLASSIFICATION, WEST SIDE OF BONITA AVENUE 700 FEET SOUTH OF THOROUGHRED LANE:

Bonita Venture, the owner of the referenced property is requesting that the property be reclassified from RC-5 to DR 2 for the following reasons:

1. The Owner has developed the property south of the referenced tract with single family lots averaging one-half acre in size.
2. As a result of the development to the south, public water and sewer facilities have been constructed to provide those services to the referenced property.
3. The zoning line should be placed along the division line between the referenced property and Worthington Subdivision, it being the natural division line between those tracts being provided adequate services for DR classified development.

1 IN THE MATTER OF: * BEFORE THE
2 BONITA VENTURE * BOARD OF APPEALS
3 * OF BALTIMORE COUNTY
4 * April 21, 1988
5 *

6 * * * * *
7 The above-entitled matter came on for hearing
8 before the Baltimore County Board of Appeals at the
9 Courthouse, Towson, Maryland 21204 at 10 o'clock a.m.,
0 April 21, 1988.

1 ES:

THOMAS J. B.

LAWRENCE E. S.

LERoy SPURRIER

2 ARANCES:

ROBERT SMITH, Esquire

On behalf of Petitioner

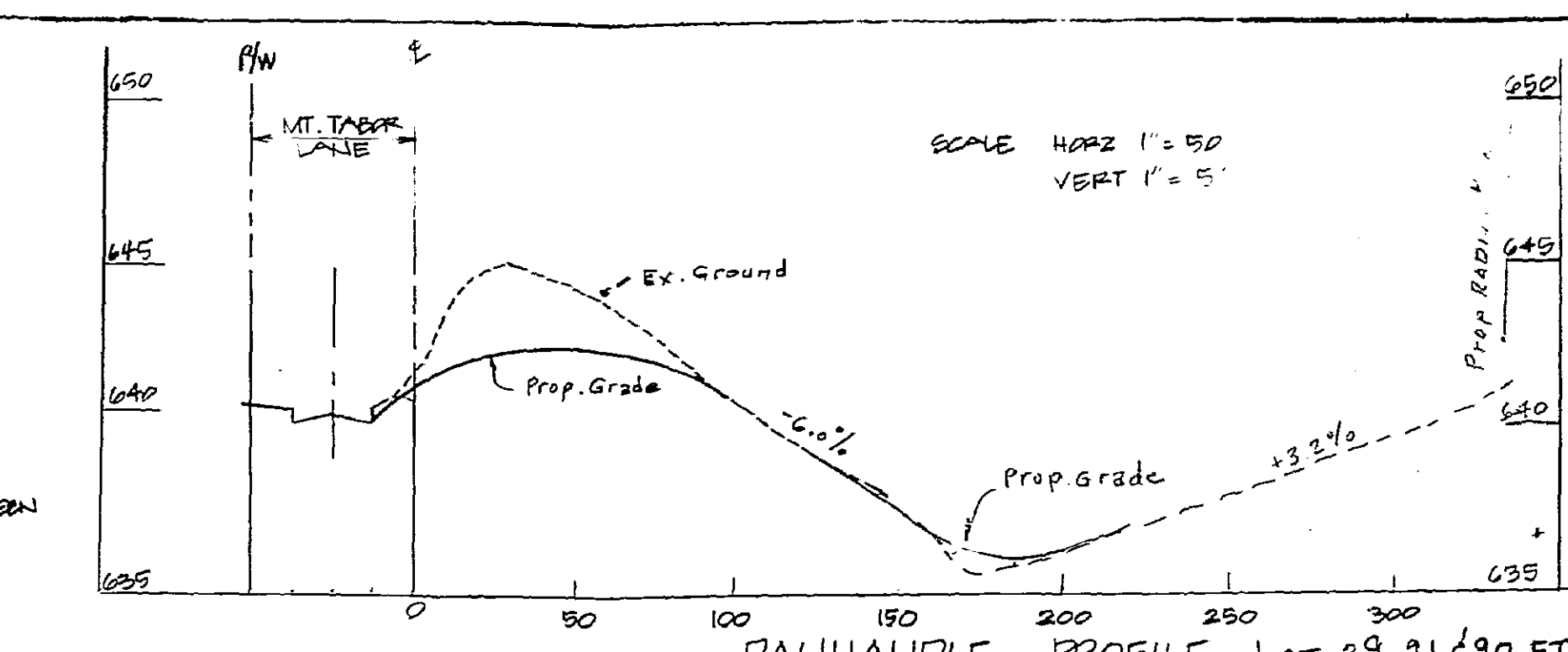
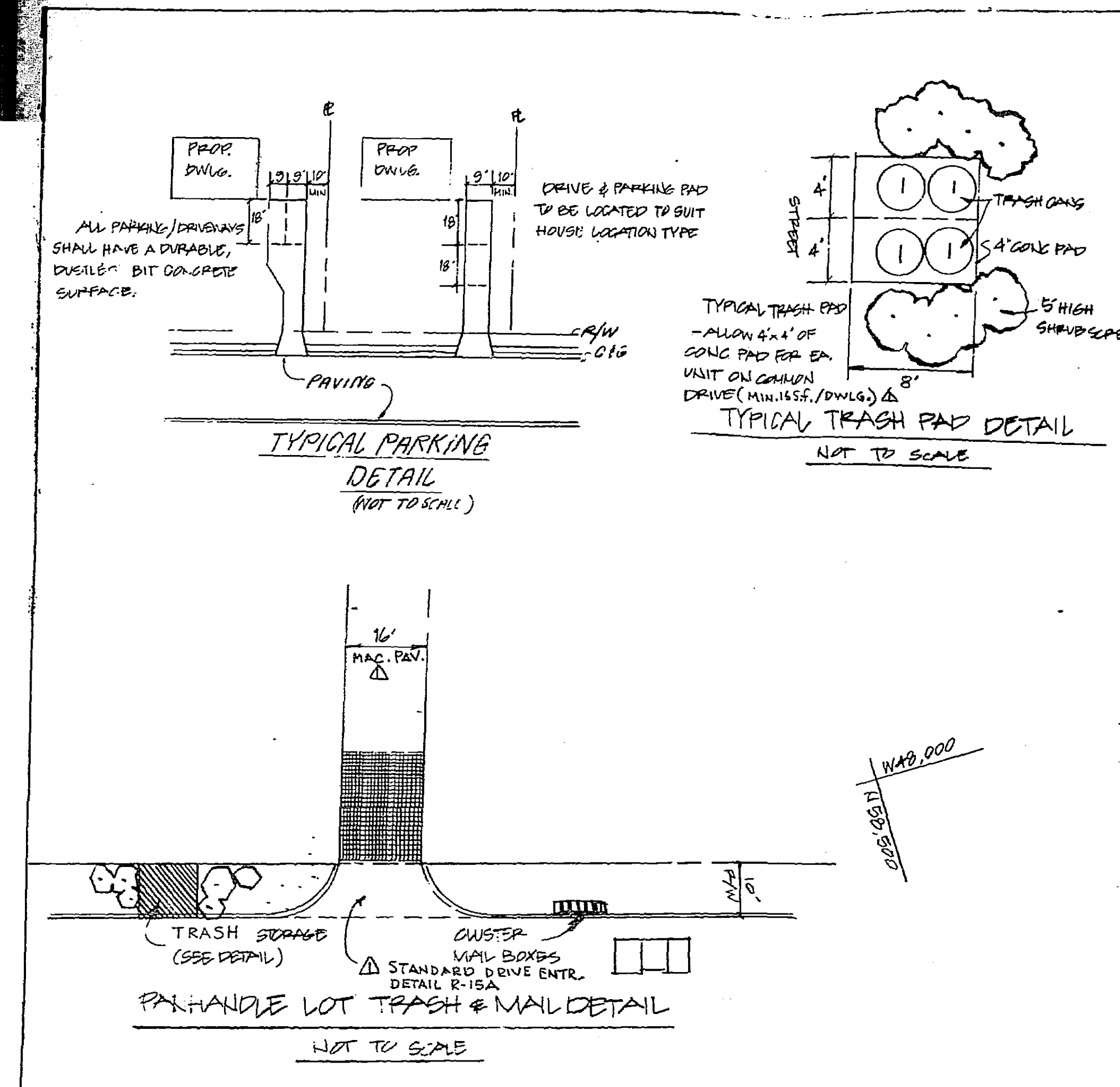
PHYLLIS COLE FRIEDMAN, Esquire

People's Counsel

3 Reported by:

C/E:Peatt

BOARD OF APPEALS



GENERAL NOTES

- EXISTING USE: VACANT
- EACH LOT WILL HAVE A PUBLIC WATER & SEWERAGE SYSTEM.
- STREET LIGHTS SHOWN; ▲ EXISTING (S) PROPOSED (P) SHOWN A BONITA AVE.
- AGREEMENTS FOR MAINTENANCE OF COMMON DRIVEWAYS SHALL BE RECORDED PRIOR TO THE RECORDING OF A PLAT FOR THIS PROJECT.
- NO HISTORIC BLOBS EXIST ON THIS SITE.
- THERE ARE NO SIGNIFICANT GEOLOGICAL FORMATIONS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON SITE, NO CRITICAL AREAS.
- AVERAGE ONLY THIS: 12.5 x 12 LOTS = 150' Δ
- EXISTING SIDEWALK MANAGEMENT IS ON SITE.
- NO COMMON OPEN SPACE REQUIRED OR PROVIDED
- HEIGHT TO HEIGHT BUILDING RELATIONSHIP

GROUP	MAP SYMBOL	3 STORY W/BASEMENTS	STREETS
B	C.B.A.	Slight	Moderate: Slope
B	C.B.A.	Moderate: Slope	Severe: Slope
B	M.B.C.	Moderate: Slope	Severe: Slope
D	B.A.	SEVERE	SEVERE

Protective covenants note: ▲

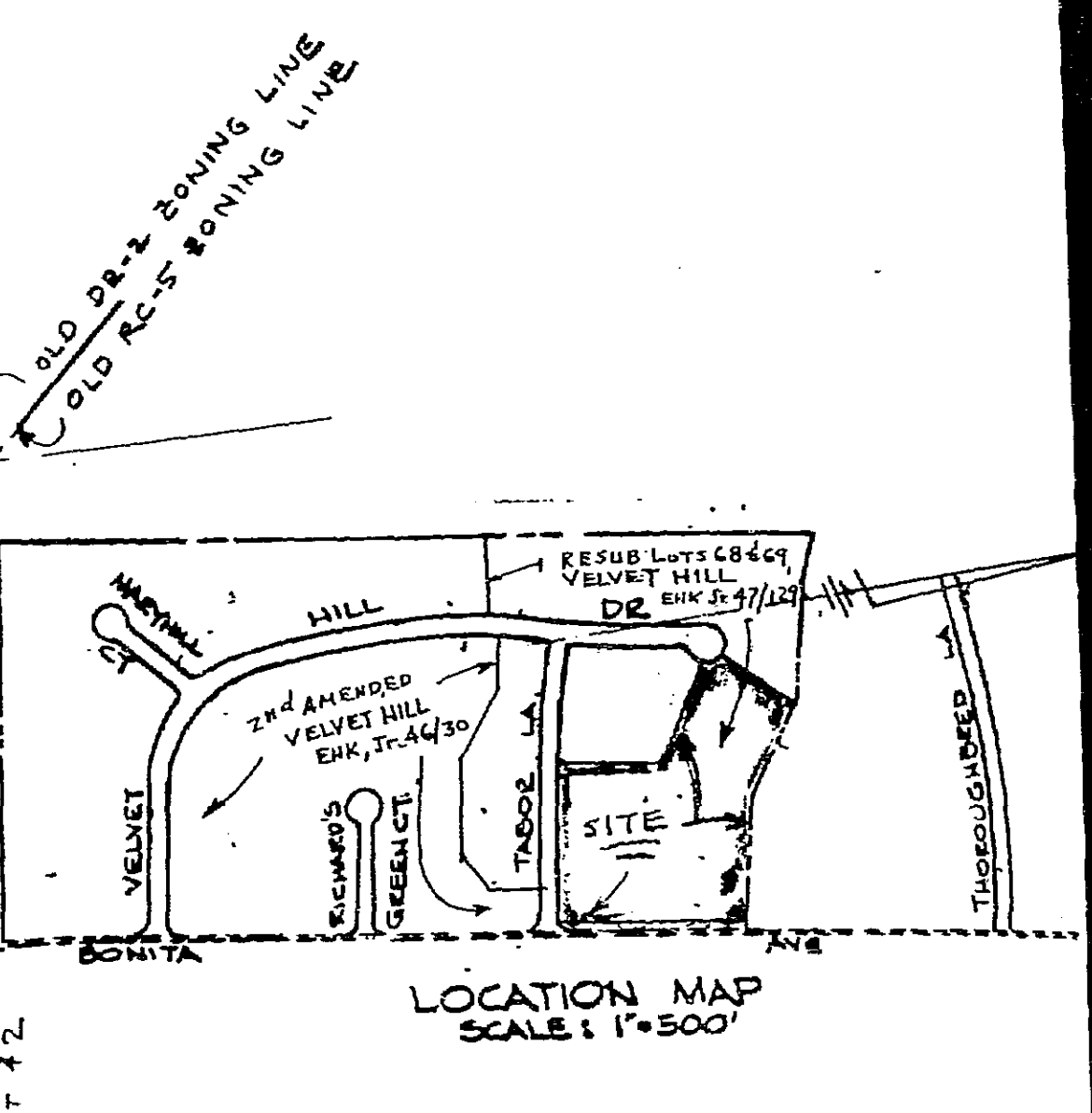
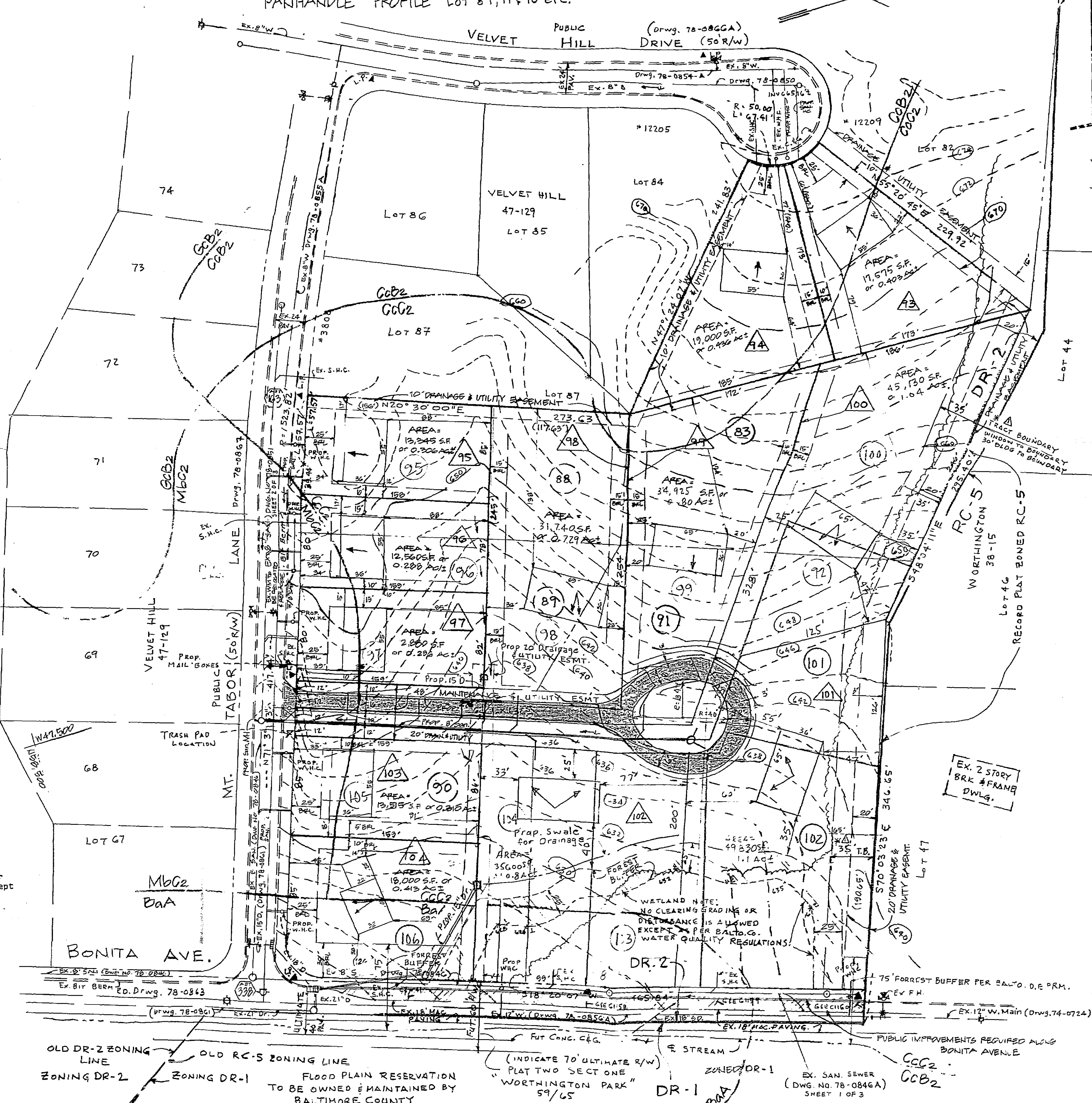
Standard non-disturbance note: ▲

"Any Forest Buffer shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."

"There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."

NO.	DATE	DESCRIPTION
1	12/15/87	CRG CHECK REVISIONS
2	7/2/91	CRG COMMENTS 7/1/91

PREPARED BY
DEVELOPMENT ENGINEERS, INC.
 200 East Joppa Road
 Room 101, Shell Building
 Towson, Maryland 21204
 (301) 828-9000



LEGEND

RECORDED LOTS INDICATED THUS

PROPOSED LOT NUMBERS

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84

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TOTAL AREA DENSITY CALCULATIONS

1. AREA ZONED DR-2 44,519.0 AC

2. AREA ZONED RC-5 5,495.8 AC RECLASSIFIED

3. LOTS ALLOWED DR-2 29

4. LOTS ALLOWED RC-5 3

5. TOTAL LOTS ALLOWED 32

6. TOTAL LOTS PROVIDED 92

7. TOTAL AREA GROSS 50,014.8 AC

8. AREA RESERVED FOR ROADS 5,654.4 AC

9. NET AREA 44,360.4 AC

DENSITY CALCULATIONS

1. TOTAL AREA THIS PLAT 6,979.9 AC NET + 0.65 AC ± ROADWAY, 7.63 AC

2. LOTS ALLOWED DR-2 14.5 UNITS

3. LOTS PROPOSED 12 UNITS

4. OFF-STREET PARKING

NO. OF SPACES REQ'D 2 x 12 = 24

NO. OF SPACES PROVIDED = 24

5. TOTAL GROSS AREA = 50,014.8 AC

6. LOTS EXISTING = 92 LOTS

7. LOTS RESUBDIVIDED = 2 (Lot 83; 88, 89, 99, 91, 92)

8. LOTS PROPOSED 12 (12 LOTS)

9. LOTS ALLOWED 98

50,014.8 x 2 = 100 LOTS

OWNER/DEVELOPER

BONITA VENTURES

ONE RESERVOIR CIRCLE

BALTIMORE, MARYLAND 21208

PHONE: 410-582-1500

PLANNING C.R.G. NO. 14-160 SUITE 100

PUBLIC SERVICES C.R.G. NO. 89321

CRG. PLAN

VELVET HILL ADDITION "NORTH"

4TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1"=50'

AUGUST 7, 1989.

5TH COUNCILMANIC DISTRICT

WATERSHED 12

SUBSEWER SHED 81

CENSUS TRACT 4044.02

BALTO. CO. SOIL MAP SHEET 21

5TH COUNCILMANIC DISTRICT

SCHOOL CAPACITY

ENROLLMENT

ESTIMATED PUPIL YIELD

HAROLD P. BIEHL
5271/222

A. FRIEDEL, JR.
3332/156

G. F. FRIEDEL
2785/434

M.H. DEVELOPMENT ENGINEERS, INC.
101 SHELLEY BUILDING
200 E. JOPPA RD.
TOWSON, MD. 21204

McDonald & Hildebrand



REASON FOR SUBMITTAL: AMENDMENT (S.C. 2-201) TO THE REVISED SOUTH BOUNDARY LINE WAS N120°23'W 1071.84' NOW S72°50'08"E 1072.05' W. THIS REVISED S.W.M. FORD & LOTS 5, 6, 14, 15, 18, 19, 21 TO THE LENGTH OF SIDE LOT LINES. ALL LOTS INVOLVED ARE SOLD & IMPROVED EXCEPT LOT 18. THE LOTS INVOLVED WERE 300 FT. AREA 17.5, 4, 7, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 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1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 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N48300
N59300

[illegible][illegible]

SELVET HILL

NO 4 BALTO CO, MD
4-14-81
REV. 1-25-82.
REV. 2-3-82.
JUNE 81
47/129

3655-A OLD COURT RD. 0.68
FIRESMILE, MD. 21037

NOT POSSIBLE
LA 740047.

DR-2
AC-5
DR-2
RC-5

FEB-14-92 FRI 15:53 NED S KODECK CMTD. P-02

Baltimore County Government
Planning Board



91-196-SPH

401 Busby Avenue
Towson, MD 21204

887-3211

July 19, 1991

TO: Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: P. David Fields, Secretary
County Planning Board

SUBJECT: Fifth Amended Final Development Plan,
"Velvet Hills"
IV 160

Pursuant to Section 1801.3A.7.b.1 of the Baltimore County Zoning Regulations, the proposed Fifth Amended Final Development Plan of "Velvet Hills" (for the purpose of resubdividing certain lots in accordance with the approved CRG Plan and as conditionally approved by the Zoning Commission) was reviewed and approved by the County Planning Board at its meeting on July 19, 1991. The Zoning Commission's proceedings on this plan may now be concluded.

By a copy of this memorandum, a copy of the red-lined FDP, as approved, is being sent directly to Mitch Kellman.

P. David Fields
P. David Fields

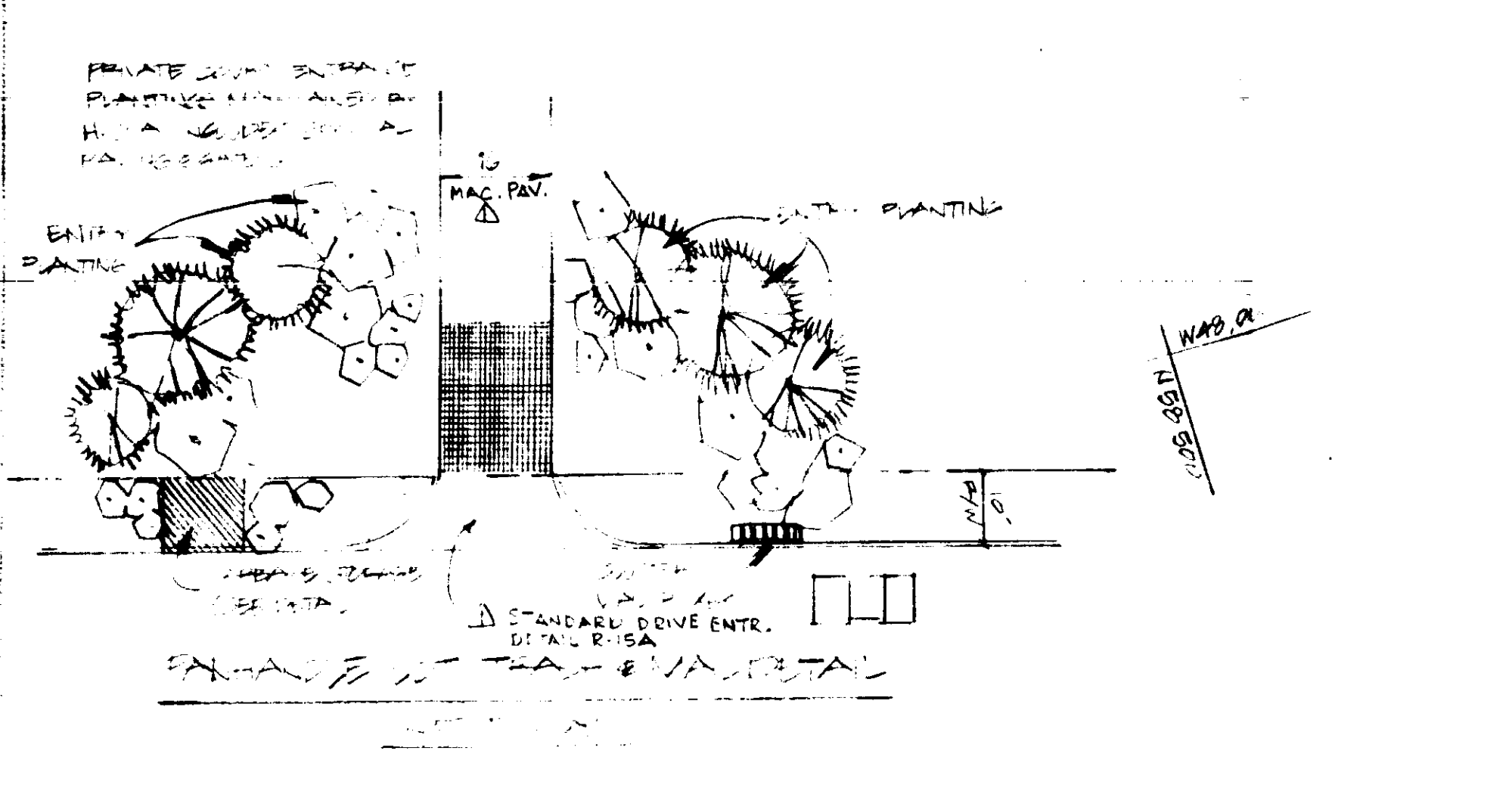
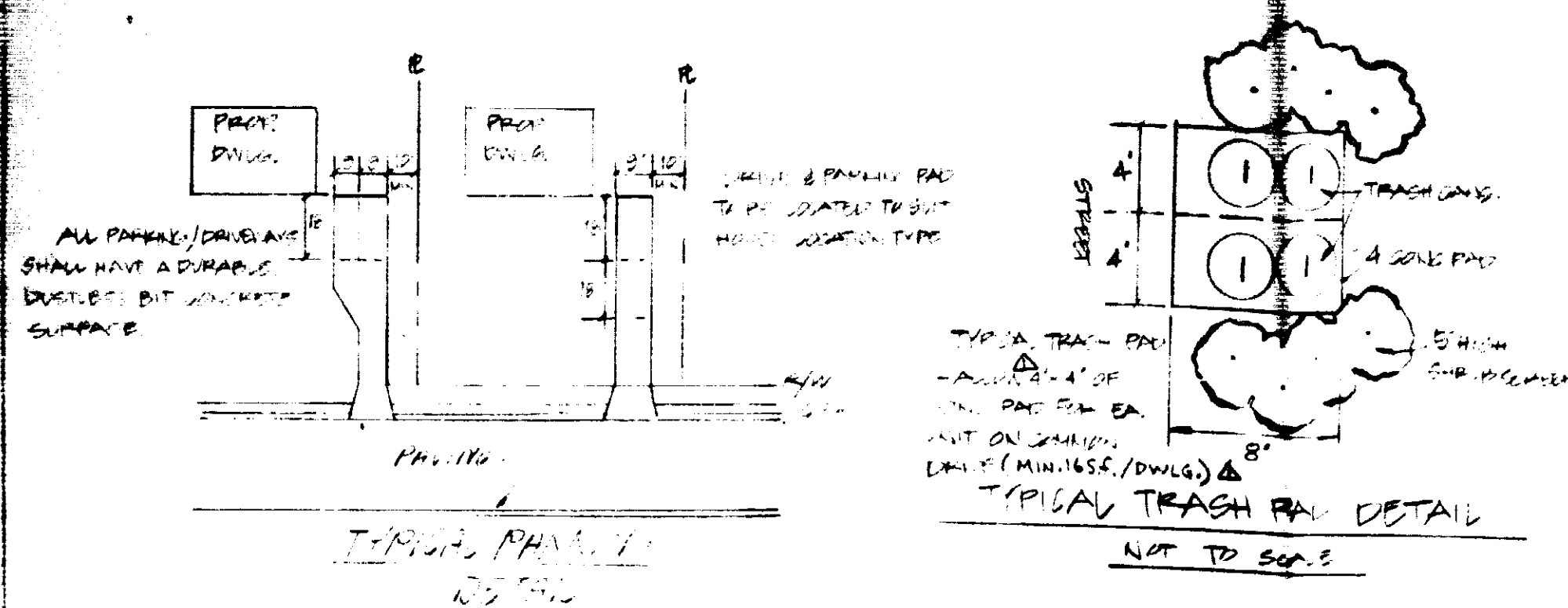
FDE/ID/mjm
VLVTHILL/EXTMUM

Enclosures

cc: J. Robert Haines
Joseph V. Maranto
Mitchell J. Kellman
Vincent Moskunas
Mark H. Wittstadt

HUBBINS ASSOCIATES, INC.
100 SHELL BUILDING
200 E. JOHNSON RD.
TOWSON, MD 21204

REVISION FOR SUBMITTAL (12-5-84)
REVISED SOUTH 50' x 20' x 10' 10' 05"
TO THE LENGTH OF SIDE LOT LINES.
ALL LOTS INVOLVED ARE SOLD & IMPROVED EXCEPT LOT 18
THERE ARE NO REAR YARD VIOLATIONS ON LOTS REVISED.
THE LOTS INVOLVED WITHIN 500 FT. ARE: 1, 2, 3, 4, 10, 11,
10, 11, 12, 13, 14, 21, 22, 23, 24, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 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2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2



GENERAL NOTES

1. ALL PAVING/CONCRETE SHALL HAVE A DRAINAGE DUE TO BUT NOT EXCEED SURFACE.
2. THE PAVING/CONCRETE SHALL HAVE A DRAINAGE DUE TO BUT NOT EXCEED SURFACE.
3. THE PAVING/CONCRETE SHALL HAVE A DRAINAGE DUE TO BUT NOT EXCEED SURFACE.
4. ALL PAVING/CONCRETE SHALL HAVE A DRAINAGE DUE TO BUT NOT EXCEED SURFACE.
5. THE PAVING/CONCRETE SHALL HAVE A DRAINAGE DUE TO BUT NOT EXCEED SURFACE.
6. THE PAVING/CONCRETE SHALL HAVE A DRAINAGE DUE TO BUT NOT EXCEED SURFACE.
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10. THE PAVING/CONCRETE SHALL HAVE A DRAINAGE DUE TO BUT NOT EXCEED SURFACE.
11. THE PAVING/CONCRETE SHALL HAVE A DRAINAGE DUE TO BUT NOT EXCEED SURFACE.
12. THE PAVING/CONCRETE SHALL HAVE A DRAINAGE DUE TO BUT NOT EXCEED SURFACE.

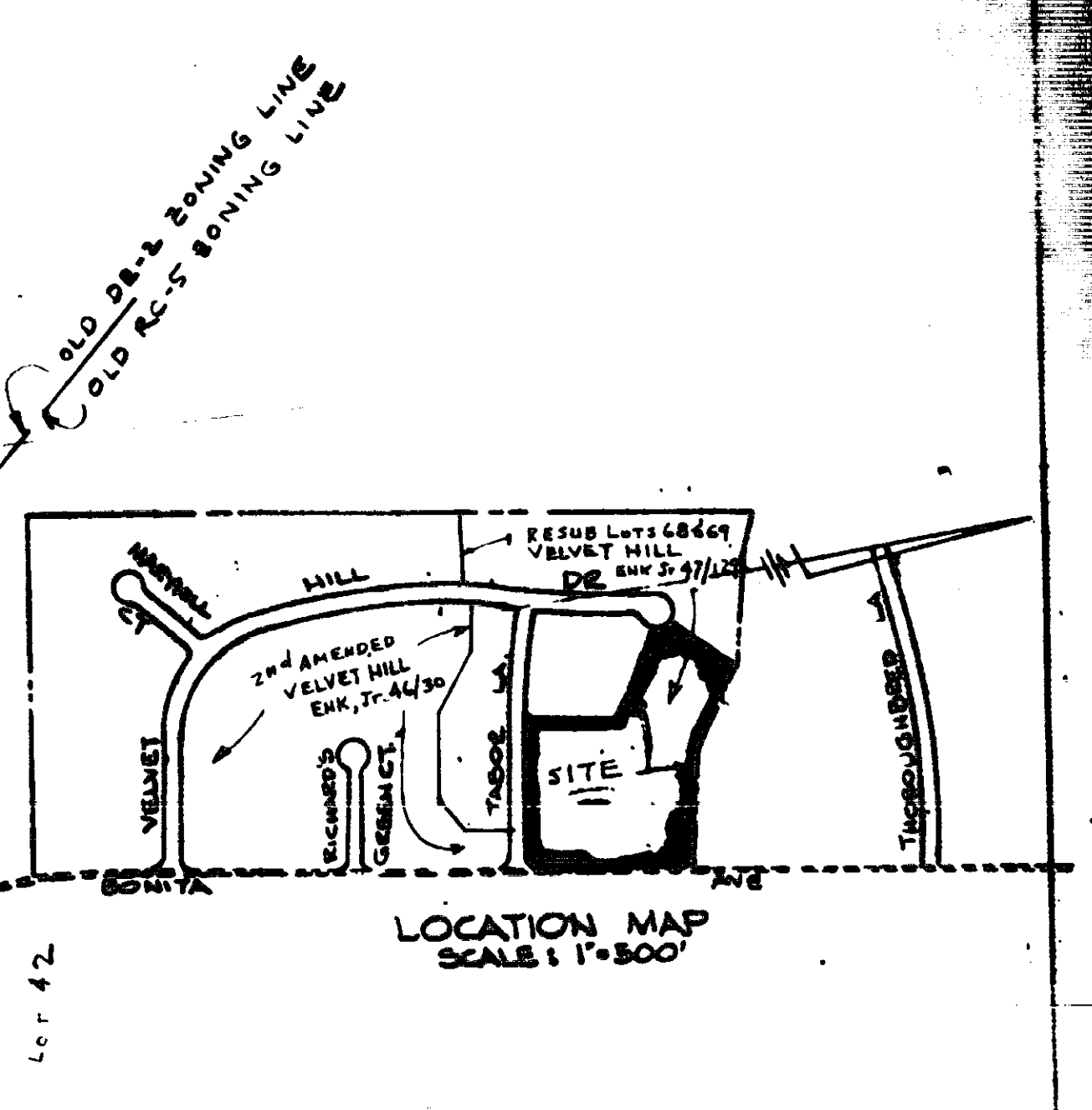
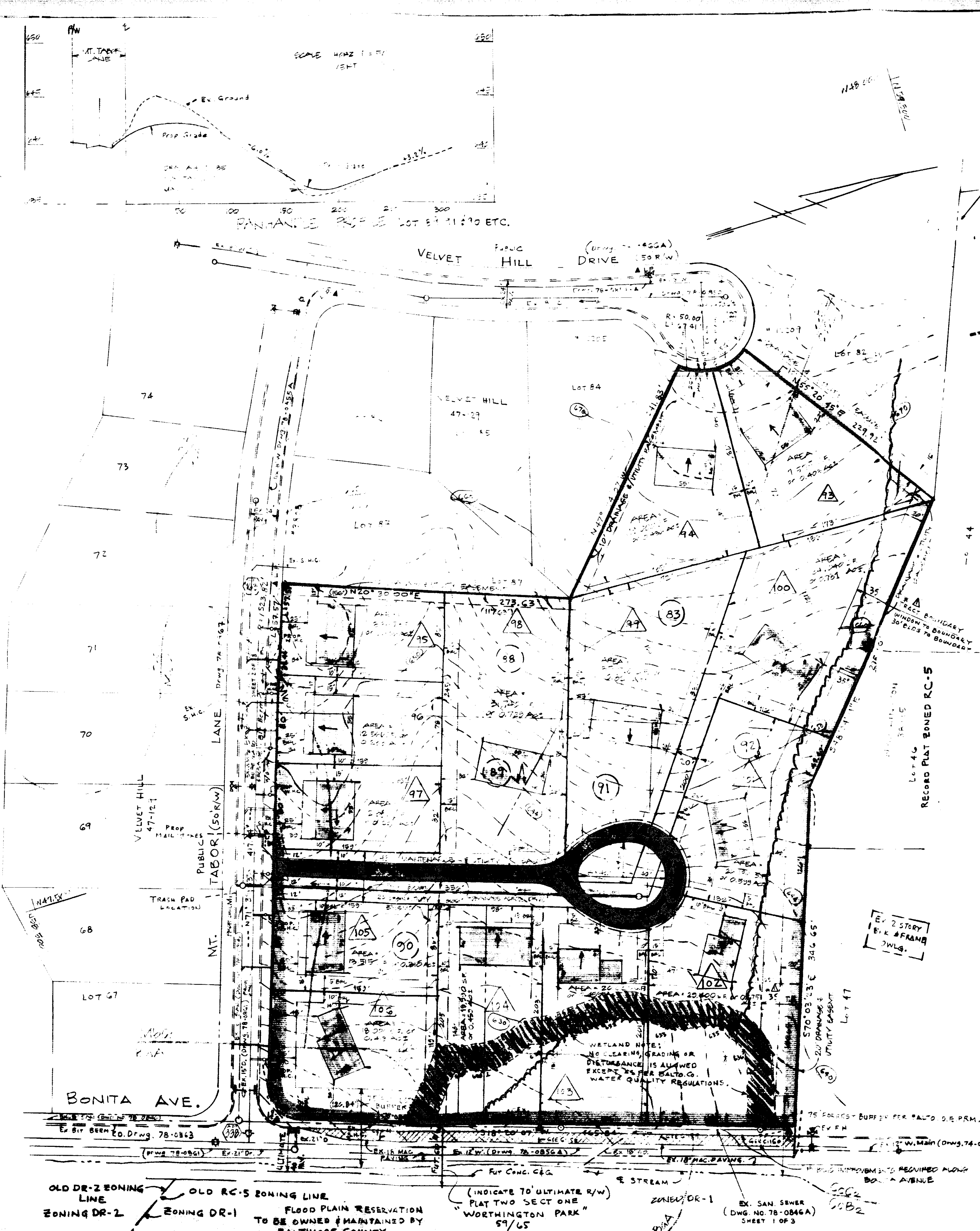
GROUP	MAP SYMBOL	3 STORY W. BASEMENTS	STREETS
B	C2B2	Slight	Moderate Slope
B	C2B2	Moderate Slope	Severe Slope
B	C2B2	Severe Slope	Severe Slope
D	B2A	SEVERE	SEVERE

NOTES

"RESTRICTIVE COVENANTS" SHALL BE RECORDED IN THE DEEDS OF ALL LOTS GOVERNING THE USE OF STREAM BUFFER, WETLANDS AND BUFFERS, NATURAL RESOURCES CONSERVATION AREA, NO CLEARING, GRADING OR CONSTRUCTION MAY OCCUR IN THESE AREAS OTHER THAN THOSE REFERRED TO IN WETLAND EXECUTIVE ORDER PARAGRAPH 12.6.

2. 1 TREE/LOT = 14 TREES.

NO.	DATE	DESCRIPTION
1	12-15-91	CRG CHECK PRINT COMMENTS



LEGEND

REQUIRED LOTS INDICATED THIS
PROPOSED LOT NUMBERS

TOTAL AREA DENSITY CALCULATIONS

NO.	DESCRIPTION	AREA	REMARKS
1.	AREA ZONED DR-1	44.5170 AC	
2.	AREA ZONED RC-5	5.4158 AC	RECLASSIFIED DR-2
3.	LOTS ALLOWED DR-2	89	
4.	LOTS ALLOWED RC-5	3	
5.	TOTAL LOTS ALLOWED	92	
6.	TOTAL LOTS PROVIDED	12 LOTS	
7.	TOTAL AREA GROSS	50.0148 AC	
8.	AREA RESERVED FOR ROADS	5.6534 AC	
9.	NET AREA	44.3614 AC	

DENSITY CALCULATIONS

NO.	DESCRIPTION	AREA	REMARKS
1.	TOTAL AREA THIS PLAT	6.979 AC	NET + 0.65 AC ROADWAY = 7.22 AC
2.	LOTS ALLOWED DR-2	14.5 UNITS	
3.	LOTS PROVIDED	14 UNITS	
4.	OFF-STREET PARKING	NO. OF SPACES REQ'D = 28	
5.	TOTAL GROSS AREA	50.0148 AC	
6.	LOTS EXISTING	92 LOTS	
7.	LOTS PROVIDED	14 LOTS	
8.	LOTS ALLOWED	50.0148 AC	

OWNER/DEVELOPER
RONITA VENTURES
90 HANNAH TABOR
3055A G-1 COURT ROAD
BALTIMORE, MARYLAND 21208
PHONE 552-1355

PLANNING NO. 19-100
PUBLIC SERVICES CRG 112 89311

CRG PLAN

VELVET HILL ADDITION NORTH
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'
AUGUST 3, 1991.

3RD COUNCILMANIC DISTRICT
WATERSHED 12 CENSUS TRACT 404122
SUBSEWER SHED 31 BALTO. CO. SOIL MAP SHEET 21

SHEET 2 of 2
1-C



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1966

LOCATION
TIMBER GROVE

SHEET

GRAPHICS, INC.



1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 23, 1983
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
[Signature]
 Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
 1" = 200'
 DATE OF PHOTOGRAPHY
 JANUARY 1986

LOCATION
 TIMBER GROVE
 T-NW T-NE
 THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE 1" = 200'	LOCATION SPECIAL HEARING TO AMEND "VELVET HILL" TIMBER GROVE 153	SHEET N-W 15-H
--------------------	--	----------------------



T-NW
W-SW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 12, 1983
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

[Signature]
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
TIMBER GROVE

SHEET
NW
15-1
T-NW T-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 12, 1983
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
[Signature]
Chairman

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

M. & H. DEVELOPMENT ENGINEERS, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELBY BUILDING
TOWSON, MARYLAND 21204

Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 938-5000

OCTOBER 8, 1990
DESCRIPTION OF 6.979 ACRE AREA TO ACCOMPANY
SPECIAL HEARING TO AMEND 5TH P. D. P.

Beginning at a point in the west side of Bonita Avenue (60' R/W)
which is 50' N 80° 20' 07" E from the intersection of the center line of
Mt. Tabor Lane (50' R/W) and the west side of Bonita Avenue (60' R/W) being
lots 83, 88, 89, 90, 91 and 92 in the subdivision of "Velvet Hill" as recorded
in Baltimore County Plat Book 47, Folio 129.

Containing 6.979 acres.

Also known as #12202 to #12206 Bonita Avenue, #3800 to #3806
Mt. Tabor Lane, #12207 Velvet Hill Drive and located in the 4th Election
District.



receipt
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number
No 3609

Date

MT1006153

040 -SPECIAL HEARING (OTHER) 1 X \$175.00
TOTAL: \$175.00

LAST NAME OF OWNER: BONITA VENTURE

04A04B0091MCHRC \$175.00
BA C009449A10-10-90

Cashier Validation: Please make checks payable to Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 1-2-91

Posted for: SPECIAL HEARING

Petitioner: BONITA VENTURE

Location of property: 04 BONITA AVE AT MT TABOR LA. IN VELVET HILL AKA 12202-12206
BONITA AVE, 3800-3806 MT TABOR LA. AND 12207 VELVET HILL DRIVE

Location of Sign: NW CORNER OF BONITA AVE AND MT TABOR LA.

Remarks: A.G. White

Posted by: Signature Date of return: Jan 4, 1991

Number of Signs: 2

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 1-3-91

Bonita Venture
One Reservoir Circle, Suite 100
Baltimore, Maryland 21208

RE: Petition for Special Hearing
CASE NUMBER: 91-196-SPH
containing Bonita Avenue at Mt. Tabor Lane in Velvet Hill
(also known as #12202-06 Bonita Avenue, #3800-06 Mt. Tabor Lane, #12207 Velvet Hill Drive)
4th Election District - 3rd Councilmanic District
Petitioner(s): Bonita Venture
HEARING: THURSDAY, JANUARY 22, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 97.42 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 ORDER 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.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs

cc: Michael S. Rosofsky, Esq.

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

November 30, 1990

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

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: 91-196-SPH
containing Bonita Avenue at Mt. Tabor Lane in Velvet Hill
(also known as #12202-06 Bonita Avenue, #3800-06 Mt. Tabor Lane, #12207 Velvet Hill Drive)
4th Election District - 3rd Councilmanic District
Petitioner(s): Bonita Venture
HEARING: THURSDAY, JANUARY 22, 1991 at 2:00 p.m.

Special Hearing to confirm there is no conflict with the integrity of the final development plan when additional
density is still used after a portion of the tract has been built upon and reclassified from R.C.-5 to D.R.-2 when no
density transfer within the tract has occurred and to approve an amendment to the 5th amended development plan of
Velvet Hills.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Bonita Venture
Michael S. Rosofsky, Esq.

NOTICE OF HEARING

the County Office Building, lo-
cated at 111 W. Chesapeake Ave-
nue in Towson, Maryland 21204
at 10:00 a.m.

Petition for Special Hearing
Case number: 91-196-SPH
containing Bonita Avenue at
Mt. Tabor Lane in Velvet Hill
(also known as #12202-06
Bonita Avenue, #3800-06
Mt. Tabor Lane, #12207 Vel-
vet Hill Drive)
4th Election District
3rd Councilmanic District
Petitioner(s): Bonita Venture
Hearing Date: Thursday,
Jan. 22, 1991 at 10:00 a.m.

Special Hearing to confirm
there is no conflict with the in-
tegrity of the final development plan
when additional density is utilized
after a portion of the tract has
been built upon and reclassified
from R.C.-5 to D.R.-2 when no
density transfer within the tract
has occurred and to approve an
amendment to the 5th amended
development plan of Velvet Hills.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
OMT10127100 Dec. 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12-20, 1990

THIS IS TO CERTIFY, that the annexed advertisement was
published in OWINGS MILLS TIMES, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1
successive weeks, the first publication appearing on 12-13, 1990

OWINGS MILLS TIMES,

S. Zeke Orlin
Publisher

\$72.42

NOTICE OF HEARING

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Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County will hold a
public hearing on the property
described herein in Room 106 of
the County Office Building, lo-
cated at 111 W. Chesapeake Ave-
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Petition for Special Hearing
Case number: 91-196-SPH
containing Bonita Avenue at
Mt. Tabor Lane in Velvet Hill
(also known as #12202-06
Bonita Avenue, #3800-06
Mt. Tabor Lane, #12207 Vel-
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J. ROBERT HAINES
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Baltimore County
OMT10127100 Dec. 13.

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THE JEFFERSONIAN,

S. Zeke Orlin
Publisher

\$72.42

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

91-196-SPH

Date

040 -SPECIAL HEARING (OTHER) 1 X \$175.00
TOTAL: \$175.00

PUBLIC HEARING FEES

080 -POSTING SIGNS / ADVERTISING

LAST NAME OF OWNER: BONITA VENTURE

Please Make Checks Payable to: Baltimore County 001134PH01-22-91

Cashier Validation:

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

May 29, 1991

887-3353

Michael S. Rosofsky, Esquire
One Reservoir Circle, Suite 201
Baltimore, Maryland 21208

RE: PETITION FOR SPECIAL HEARING
W/S Bonita Avenue, 515' N of the c/l of Mt. Tabor Lane
(12202 to 12206 Bonita Avenue)
4th Election District - 3rd Councilmanic District
Bonita Venture - Petitioners
Case No. 91-196-SPH

Dear Mr. Rosofsky:

Enclosed please find a copy of the decision rendered in the
above-captioned matter. The Petition for Special Hearing has been granted
in accordance with the attached Order.

In the event any party finds the decision rendered is unfavor-
able, any party may file an appeal to the County Board of Appeals within
thirty (30) days of the date of this Order. For further information on
filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. Joel K. Oppenheimer
12201 Velvet Hill Drive, Owings Mills, Md. 21117

Mr. Bernard Tischer
3740 Greenway Lane, Owings Mills, Md. 21117

People's Counsel

File

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
10th day of October, 1990.

J. Robert Haines
ZONING COMMISSIONER

Received By:

James E. Hynes
Chairman,
Zoning Plans Advisory Committee

Petitioner: Bonita Venture, et al

Petitioner's Attorney: Michael S. Rosofsky

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: January 7, 1991

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

SUBJECT: Bonita Joint Venture, Item No. 153

In reference to the Petitioner's request, staff offers no comments.

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

ITEM153/ZAC1

received
1/8/91

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

November 28, 1990



Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers, 153, 155, 156, and 157.

Very truly yours,

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

MSF/lab

received
12/13/90

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
OCTOBER 30, 1990

received
11/2/90

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

FROM: CHARLES F. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #153
PROPERTY OWNER: Bonita Venture

LOCATION: Centerline Bonita Ave. at Mt. Tabor La. in Velvet Hill (also known as #12202-06 Bonita Ave. #3800-06 Mt. Tabor) ELECTION DISTRICT: 4th #12207 Velvet Hill COUNCILMANIC DISTRICT: 3rd

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 () RAMP (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.

() 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).

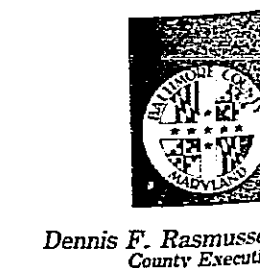
(X) OTHER - NO COMMENT AT THIS TIME

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.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

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



OCTOBER 25, 1990

RE: Property Owner: BONITA VENTURE
Location: #12202-6 BONITA AVENUE
Item No.: 153 Zoning Agenda: OCTOBER 30, 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.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Parhandle driveways shall be in accordance with Baltimore County Council Bill No. 172-89 and resolution No. 40-89. Plan does not comply.

REVIEWER: *Carl J. Long* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

received
10/30/90

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: October 26, 1990

FROM: Robert W. Powling, P.E.

RE: Zoning Advisory Committee Meeting
for October 30, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 154, 156, and 158.

Items 153, 157 and 160 are subject to the previous County Review Group comments.

For Item 155, the south side lot line is 135.12 feet instead of 159.18 feet as shown.

Robert W. Powling
ROBERT W. POWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3553

July 12, 1991

Mark H. Wittstadt, Esquire
Ned S. Kodeck, Chartered
Attorneys at Law
One Reservoir Circle, Suite 201
Baltimore, Maryland 21208

RE: Velvet Hills
Case No. 91-196-SFH

Dear Mr. Wittstadt:

I have reviewed the red line plan which shows 12 lots instead of 14 lots in which you requested that this office make a finding that it is in substantial compliance with the Order of Deputy Zoning Commissioner, Ann Nastarowicz.

I have marked the plan "Zoning Commissioner's Exhibit A" and have determined that the red line plan substantially complies with Deputy Zoning Commissioner's May 29, 1991 Order. You may proceed with processing the plan through the development process.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mm

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 7/11/91
(Continued from 1/19/90)
PRE-CRG DATE: 7/1/91

FROM: ZONING OFFICE

PROJECT NAME: Velvet Hill Addition "North"
(Re-subdivision of Velvet Hills
Lots #83, 88, 89, 90, 91, 92)

PLAN: 6/11/91

REV.: REV.:

LOCATION: NWC Bonita Avenue and Tabor Lane

DISTRICT: 4c3

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG
APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The zoning hearing and C.R.G. plans have been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify conflicts and details necessary in order to determine compliance with these requirements. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer or developer's engineer to rectify all conflicts (whether previously identified or not) well in advance of any expected final zoning approvals. The intent of the developer must be clear on the C.R.G. plan and any zoning requirements, public hearing decisions, restrictions, case numbers, dates, and details must be listed and addressed on the C.R.G. plan. When the public hearing was requested, the assistance received at the time of filing the zoning petition and the following zoning staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of the previous and any possible future public hearing requests:

1. **CONFLICT WITH PUBLIC HEARING PLAN** -- On 5/29/91, in zoning case #91-196-SFH, the Deputy Zoning Commissioner conditionally granted an amendment to a portion of the original final development plan increasing the number of lots from 6 to 14 subject to confirmation of Planning Board approval within 30 days. The C.R.G. plan dated 6/11/91 further amends the plan and Exhibit #1 in the zoning case by reconfiguring 5 lots into 3 lots for a total of 12 instead of 14 lots. This office cannot finally approve the C.R.G. plan and zoning final development plan until the following is resolved:

- A. confirmation of Planning Board approval of the amended plan within the time period specified and

(Over)

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Velvet Hill Addition "North"
CRG DATE: 7/11/91
PRE-CRG DATE: 7/1/91
PAGE 2

B. due to the latest changes in the proposed subdivision from the amendment plan presented at the public hearing, the changes and details must be included on a red-lined zoning hearing plan and submitted to the Zoning Commissioner for review and approval. All changes must be itemized on a cover letter and submitted for approval well in advance of any expected final zoning approvals (see above) due to the fact that any changes may require another public hearing if not found to be within the spirit and intent of the original plan and order.

2. **GENERAL** -- Reference re-subdivision as in "Project Name" above in the title block. Reference zoning and C.R.G. history by case number and dates. Clearly show the existing D.R.-2/R.C.-5 zone line on the plan to agree with the 1"=200' scale zoning map #W-15H. Provide complete street, window, height and setback requirements on the plan print and in the notes.
3. Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any additional requested zoning hearings and finally, the inclusion of the F.D.F. checklist information being included on the Final Development Plan.

WCR
W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:scj