

IN THE MATTER OF
THE APPLICATION OF
BEACHWOOD II LTD. PARTNERSHIP
FOR A ZONING RECLASSIFICATION
FROM D.R. 1 TO D.R. 3.5 OR
D.R. 5.5 OR D.R. 10.5 ON
PROPERTY LOCATED ON THE EAST
SIDE MORSE LANE BETWEEN
LYNHURST AND SHORE ROADS
(BEACHWOOD)
15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. R-94-145
Item #5, CYCLE II
1993/94

* * * * *
ORDER OF DISMISSAL

Petition of Beachwood II Limited Partnership for a zoning reclassification from D.R. 1 to D.R. 3.5 or D.R. 5.5 or D.R. 10.5 on property located on the east side Morse Lane between Lynhurst and Shore Roads (Beachwood) in the Fifteenth Election District of Baltimore County; and

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of Petition filed April 21, 1994 (a copy of which is attached hereto and made a part hereof) from John B. Gontrum, Esquire, Counsel for Petitioners; and

WHEREAS, said Counsel, on behalf of Petitioners, requests that the Petition filed herein be withdrawn as of the above date,

IT IS HEREBY ORDERED this 3rd day of May, 1994 by the County Board of Appeals of Baltimore County that said Petition be and the same is hereby WITHDRAWN AND DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Judson H. Lipowitz
Judson H. Lipowitz

S. Diane Levero
S. Diane Levero



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

May 3, 1994

John B. Gontrum, Esquire
ROMADKA, GONTRUM & McLAUGHLIN
814 Eastern Boulevard
Baltimore, MD 21221

RE: Case No. R-94-145
Beachwood II Ltd. Partnership

Dear Mr. Gontrum:

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

Very truly yours,

Charlotte E. Radcliffe for
Kathleen C. Weidenhammer
Administrative Assistant

encl

cc: Beachwood II Ltd. Partnership
by Cignal Dev. Corp., Gen. Partner
R. Bruce Alderman, President
G. W. Stephens, Jr. & Assoc.
Ms. Virginia Tolbert
Ms. Ethel Weber
Mrs. Cabrina Dembow
Mr. Jim Skarda
Ms. Janet Wood
James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Jeffrey Long
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM



MEMORANDUM IN SUPPORT OF RECLASSIFICATION

The subject property was zoned M.H. practically in its entirety prior to the 1988 comprehensive zoning maps. As a result of the Chesapeake Bay Critical Area Program a substantial portion of the land was rezoned to R.C. 20 in 1988. The balance of the property remained M.H. A mobile home park had been planned in a cluster-type area on the land zoned M.H. since the mid-1980's, and a record plat still exists for that use on the land, but a determination was made that the plat and zoning for the mobile home park is no longer valid.

In 1992 the entire M.H. portion of the site was rezoned to D.R. 1. D.R. 1 zoning permits only single-family detached dwellings restricted to one unit per acre. The site has access to public water, but a sewer pumping station would have to be built on the site to access public sewer. Public sewer is otherwise available to the site. The site is not suitable for private septic systems given its elevations.

Given the costs of constructing the sewer pumping station the D.R. 1 zoning renders the land valueless unless a proposal with the density of at least the mobile home park is put forward. Such zoning fails to recognize zoning history, surrounding zoning, Master Plan objectives, and site and regulatory constraints.

This is one of the rare cases where the zoning placed on the site is truly confiscatory. No practical use can be made of the land under its current zoning, and certainly the zoning is inappropriate given the site's location. There is no consistency between decades of M.H. zoning assigned to land lying adjacent to a railroad, served by public water and with public sewer adjacent such that it would have to be utilized, and D.R. 1 zoning. The very location of the land is contrary to the purposes of the zone.

Given the history of the mobile home park proposal it may be questionable if residential zoning is appropriate, but assuming that it is a valid use on the site, then it must at least be at the density which is concomitant with the improvements necessary to bring it to fruition. The mobile home park density was consistent with a much higher density, and the homes along the waterfront also have been constructed at a higher density. Until the most recent zoning maps, the land to the south and to the north were both zoned D.R. 5.5. The existing structures along the water adjacent to the site are still zoned D.R. 5.5. The existing zoning on the site clearly is in error.

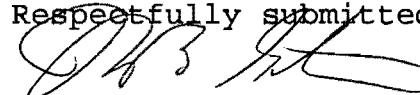
The proposed alternative zones are listed to permit a range of residential developments. While some are perhaps more desirable than others, all must be limited by two legislated constraints. First, without growth allocation the site is limited by the constraints imposed by the Critical Area Program's limited development regulations. This means that within the area of limited development the overall density may not be more than four

(4) units per acre. Second, the development regulations will limit and shape development to compatible forms with respect to the R.C. 20 wooded and wetland areas adjacent to the tract as well as to the residences in the vicinity.

The higher density requests are placed in the request because of existing zoning in the surrounding area and because certain configurations of housing clustered together may attain the higher zoning density but remain within the spirit and intent of the limited development classification.

Whatever zoning is felt to be the most suitable zone for the area, it is clear that the D.R. 1 zone placed on the site is error, and in addition renders the site valueless under current site and regulatory conditions.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'JBG', with a long horizontal flourish extending to the right.

John B. Gontrum



Petition for Reclassification

to the Board of Appeals of Baltimore County
for the property located at E. side of Morse Lane and S. side of Lynhurst Road

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 reclassified, pursuant to the

Zoning Law of Baltimore County, from an OR-1 zone to an OR 3.5 or DR 5.5 or OR 10.5 zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

NA

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

N.A

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

I, or we, agree to pay expenses of above Special Exception 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

John B. Gontrum

(Type or Print Name)

Signature

814 Eastern Blvd. 686-8274

Address Phone No.

Baltimore, Md. 21221

City State Zipcode

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.

Legal Owner(s):

Beachwood II Limited Partnership
by Cignal Development Corp., General Partner

(Type or Print Name)

Signature

R. Bruce Alderman, President

Cignal Development Corporation

(Type or Print Name)

Signature

R. Bruce Alderman, President

108 W. Timonium Road 560-1182

Address Suite 200 Phone No.

Timonium, Maryland 21093

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Cignal Development Corporation

Name

108 W. Timonium Road 560-1182

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

FROM THE OFFICE OF
 GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
 ENGINEERS
 658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany Request for
 Rezoning D.R. 1 to D.R. 3.5 or D.R. 5.5
 or D.R. 10.5., Containing 27.309
 Acres of Land more or less.

August 31, 1993

Beginning for the same at a point on the easterly side of Morse Lane (66 foot wide) at the point being designated No. 26 having Baltimore County Metropolitan District coordinates of South 13319.19 and East 45313.62, shown on a Plat entitled "Parcel II BEACHWOOD", dated June 1985, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 58 folio 22, said point of beginning being distant North 02 degrees 54 minutes 20 seconds West 1082.63 feet more or less from the centerline intersection of the existing paving of Morse Lane and Wise Avenue Extended, running thence leaving said point of beginning, binding on the easterly side of said Morse Lane (66 foot wide), shown on said Plat, the four following courses, viz:

- 1) North 16 degrees 06 minutes 12 seconds West 140.32 feet,
- 2) northwesterly by a curve to the right having a radius of 1331.02 feet for a distance of 365.59 feet, said curve being subtended by a chord bearing North 08 degrees 14 minutes 05 seconds West 364.44 feet,
- 3) northwesterly by a curve to the left having a radius of 2990.93 feet for a distance of 1235.43 feet, said curve being subtended by a chord bearing North 12 degrees 11 minutes 58 seconds West 1226.67 feet and
- 4) North 24 degrees 01 minutes 58 seconds West 287.18 feet, running thence leaving the easterly side of said Morse Lane, binding on the division line between the R.C. 20 and D.R. 1 Zoning Lines shown on 1992 Comprehensive Zoning Maps, Adopted by the Baltimore County Council Oct. 15, 1992, the sixteen following courses, viz:
 - 5) South 84 degrees 03 minutes 04 seconds East 60.84 feet,
 - 6) North 85 degrees 21 minutes 49 seconds East 148.69 feet,
 - 7) South 83 degrees 46 minutes 38 seconds East 148.68 feet,
 - 8) South 71 degrees 33 minutes 10 seconds East 125.47 feet,
 - 9) South 59 degrees 21 minutes 41 seconds East 102.86 feet,
 - 10) South 38 degrees 34 minutes 11 seconds East 97.70 feet,
 - 11) South 25 degrees 40 minutes 07 seconds East 808.75 feet,
 - 12) South 17 degrees 49 minutes 02 seconds East 97.55 feet,
 - 13) South 13 degrees 30 minutes 21 seconds East 100.09 feet,
 - 14) South 07 degrees 59 minutes 55 seconds East 199.64 feet,
 - 15) South 02 degrees 08 minutes 24 seconds East 197.33 feet,
 - 16) South 09 degrees 50 minutes 12 seconds West 101.78 feet,
 - 17) South 17 degrees 59 minutes 45 seconds West 104.42 feet,

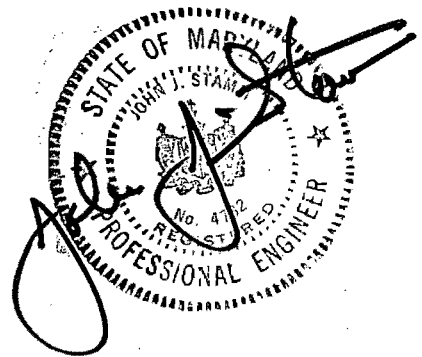
Description to Accompany Request for
Rezoning D.R. 1 to D.R. 3.5, D.R. 5.5
or D.R. 10.5., Containing 27.309
Acres of Land more or less.

August 31, 1993
page -2-

- 18) South 24 degrees 12 minutes 47 seconds West 205.05 feet,
- 19) South 64 degrees 30 minutes 05 seconds East 142.53 feet and
- 20) South 06 degrees 43 minutes 13 seconds East 35.72 feet to
intersect the 27th or North 88 degree 06 minute 46 second West
682.57 foot line of Parcel III, containing 11.3104 Acres
described in a Deed dated January 27, 1993 between Beachwood
Development Corp. and Cignal Development Corporation, recorded
among the Land Records of Baltimore County, Maryland in Liber
S.M. 9624 folio 497, running thence for part of the distance
binding on part of said 27th line and for part of the distance
binding on the southernmost outline of said Plat,
- 21) North 88 degrees 06 minutes 46 seconds West 595.77 feet to the
point of beginning.

Containing 27.309 Acres of land more or less

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT
TO BE USED FOR CONVEYANCES OR AGREEMENTS.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

R 94-145

District 1376

Date of Posting 4/9/94

Posted for: Reclassification

Petitioner: Beachwood II Limited Partnership & Capital Development

Location of property: E/S Monsoforte between Lynhurst & Skow Rd.

Location of Signs: Facing roadway, on property being zoned for
reclassification

Remarks: _____

Posted by M. Stealy

Date of return: 4/15/94

Number of Signs: 1

CERTIFICATE OF PUBLICATION

Nov. 5, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 4, 1993.

**NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER**

A. Henickson

LEGAL AD. - TOWSON

Publisher

NOTICE OF HEARING

Case: R-94-145
Beachwood
E/S Morse Lane between
Lynhurst and Shore Roads
15th Election District
7th Councilmanic

Petitioner(s):
Beachwood II Limited
Partnership and
Signal Development Corpo-
ration

Petition to reclassify the
property's zoning from D.R. 1 to
D.R.3.5 or D.R. 5.5 or D.R. 10.5
HEARING:

WEDNESDAY, MAY 4, 1994
AT 10:00 A.M.

LOCATION: COUNTY
COURTHOUSE, ROOM 48
400 WASHINGTON AVE-
NUE

WILLIAM T. HACKETT,
Chairman
County Board of Appeals

4/007 April 7.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

April 8, 1994

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 April 7, 1994.

THE JEFFERSONIAN,

A. Henriksen
LEGAL AD. - TOWSON

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

No. 144296

DATE

3-17-94

ACCOUNT

R001-6150

AMOUNT

\$ 638.77

RECEIVED
FROM:

Beachwood

FOR:

P.A. R-94-145

03A03#0027MICHRC.

\$638.77

BA C002:20PM03-17-94

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

#5 - CYCLE II
R-94-145

receipt

#1

Account: R-001-⁶¹⁷⁵~~6150~~

Number 157

Date 8/31/93

CODE 074 RECLASS PETITION

\$1250.00

OWNER: BEACHWOOD II LIMITED PARTNERSHIP
BY SIGNAL DEVELOPMENT CORP., GENERAL PARTNER.

E. SIDE OF MORSE LA. AND S. SIDE OF LYNHURST RD,

DR-1 to DR 3.5 or DR 5.5 or DR 10.5

03A03WD114MICHRC

\$1,250.00

BA C003:31PM08-31-93

Please Make Checks Payable To: Baltimore County



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 1 (RECLASS PETITION)

Petitioner: BEACHWOOD II LIMITED PARTNERSHIP

Location: E SIDE OF MORSE LANE S SIDE OF LYNHURST RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: R. BRUCE ANDERMAN

ADDRESS: 108 W. TIMONIUM ROAD, SUITE 200

TIMONIUM, MD.

21003

PHONE NUMBER: 410-560-1182

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: FEBRUARY 22, 1994

INVOICE

Beachwood II Limited Partnership
Signal Development Corporation
108 W. Timonium Road, Suite 200
Timonium, Maryland 21093

CASE NUMBER/PROJECT NAME: R-94-145

(1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$60.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: R-94-145

Returned _____ Zoning Notice Sign and Post Set(s).

DATE

for ZADM

*Amount Due waived upon return of the COMPLETE sign and post set(s).
When you return same, bring this form with you.

cc: John B. Gontrum, Esq.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 22, 1994

Beachwood II Limited Partnership
Signal Development Corporation
108 W. Timonium Road, Suite 200
Timonium, MD 21093

RE: PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATION PETITION
R-94-145

Dear Petitioners:

Cycle Reclassification Petitions are required to be heavily advertised. The initial ads, one-half page in size and running in four separate newspapers, contained a listing of all the reclass petitions in the cycle. The newspapers have billed the County \$3,018.85. This cost is charged back to the petitioners, equally divided among them.

Posting cost at \$35.00 and your share of the advertising charges of \$603.77, for a total of \$638.77, is now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office. The zoning sign and post must be returned to Zoning Administration on the day of the hearing.

An individual ad for your petition will run approximately one month before the scheduled hearing date. Billing for the individual ad, due upon receipt, will come from and should be remitted directly to the newspaper.

Please be further advised that non-payment of fees will stay the issuance of the Order.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

AJ:ggs
cc: John B. Gontrum, Esq.





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

OCTOBER 21, 1993

NOTICE OF HEARING

CASE NUMBER: R-94-145

Beachwood

E/S Morse Lane between Lynhurst and Shore Roads

15th Election District - 7th Councilmanic

Petitioners: Beachwood II Limited Partnership and
Signal Development Corporation

Petition to reclassify the property's zoning from D.R.1 to D.R.3.5 or
D.R.5.5 or D.R. 10.5.

HEARING: WEDNESDAY, MAY 4, 1994 at 10:00 a.m.

LOCATION: COUNTY COURTHOUSE, ROOM 48
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

William T. Hackett

WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS

cc: Beachwood /Signal Development
John B. Gontrum, Esq.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

March 8, 1994

NOTICE OF ASSIGNMENT /Amended Site Plan

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

CASE NO. R-94-145
Item #5, Cycle II
1993/94

BEACHWOOD II LIMITED PARTNERSHIP
& SIGNAL DEVELOPMENT CORPORATION
E/s Morse Lane between Lynhurst
and Shore Roads (Beachwood)
15th E; 7th C

8/31/93 -Petition for Reclassification
filed.

FOR PURPOSE OF SUBMITTING AMENDED SITE PLAN ONLY; NO EVIDENCE OR TESTIMONY TO BE TAKEN ON MERITS OF PETITION FOR RECLASSIFICATION.

ASSIGNED FOR: TUESDAY, APRIL 5, 1994 at 9:30 a.m.

cc: John B. Gontrum, Esquire Counsel for Petitioner
Beachwood II Ltd. Partnership Petitioner
by Signal Dev. Corp., Gen. Partner
R. Bruce Alderman, President

G. W. Stephens, Jr. & Assoc. Engineer

Ms. Virginia Tolbert
Ms. Ethel Weber
Mrs. Cabrina Dembow
Mr. Jim Skarda
Ms. Janet Wood

James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Jeffrey Long
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Kathleen C. Weidenhammer
Administrative Assistant



TO: PATUXENT PUBLISHING COMPANY

FOR: APRIL 7, 1994 ISSUE JEFFERSONIAN

PLEASE FORWARD BILLING TO:

Beachwood II Limited Partnership
Signal Development Corporation
108 W. Timonium Road, Suite 200
560-1182

NOTICE OF HEARING

CASE NUMBER: R-94-145

Beachwood

E/S Morse Lane between Lynhurst and Shore Roads

15th Election District - 7th Councilmanic

Petitioners: Beachwood II Limited Partnership and
Signal Development Corporation

Petition to reclassify the property's zoning from D.R.1 to D.R.3.5 or
D.R.5.5 or D.R. 10.5.

HEARING: WEDNESDAY, MAY 4, 1994 at 10:00 a.m.

LOCATION: COUNTY COURTHOUSE, ROOM 48
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS

B-94-145



TOWSON
658 KENILWORTH DRIVE
SUITE 100
TOWSON, MARYLAND 21204
410/825-8120
FAX 410/583-0288

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

BEL AIR
203 EAST BROADWAY
BEL AIR, MARYLAND 21014
410/879-1500
410/838-3800
FAX 410/893-0425

TO: Baltimore County
Zoning Office

DATE: August 30, 1993

REFERENCE: Beachwood North
Zoning Reclassification

ATTENTION: _____

We are:

- ☒ Submitting ☒ Herewith ☐ Under Separate Cover
☐ Forwarding
☐ Returning

COPIES	DESCRIPTION
3	Petition forms
4	Property description
4	Brief
4	Zoning map @ 1"=200'
4	Zoning map @ 1"=1000'
1	Filing fee
12	Site plan

- | | |
|---|---|
| ☐ In accordance with your request | ☐ For your use |
| ☐ For your review | ☐ Please call when ready |
| ☒ For processing | ☐ Please return to this office |
| ☐ Plans reviewed and accepted | ☐ Approval requested |
| ☐ Plans reviewed and accepted as noted | ☐ Meeting requested |

Remarks _____

For further information, please contact the writer at this office.

cc: Mr. Cignarale

Sincerely yours,

Bernt Peterson

BEACHWOOD II LIMITED PARTNERSHIP
& SIGNAL DEVELOPMENT CORP.
E/s Morse Lane between Lynhurst
and Shore Roads (Beachwood)

#R-94-145
Item #5, Cycle II, 1993/94
15th Election District
7th Councilmanic District

D.R. 1 to D.R. 3.5 or
D.R. 5.5 or D.R. 10.5

27.309 acres
(Open Plan /Critical Area)

August 31, 1993 Petition filed.

* John B. Gontrum, Esquire
ROMADKA, GONTRUM & McLAUGHLIN
814 Eastern Boulevard
Baltimore, MD 21221

Counsel for Petitioner

Beachwood II Ltd Partnership by
Signal Development Corp., Gen Partner
R. Bruce Alderman, President
108 W. Timonium Road
Timonium, MD 21093

Petitioner

G. W. Stephens, Jr. & Assoc.
658 Kenilworth Drive, Suite 100
Towson, MD 21204

Engineer

James Earl Kraft
Baltimore County Board of Education
Mail Stop 1102-J

JE

People's Counsel for
Baltimore County

P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Virginia Tolbert, Secretary
North Point Peninsula Community
Coordinating Council
7741 North Point Creek Road
Baltimore, MD 21219

Janet Wood
Wells McComas Improvement Assn.
1926 Ormand Road
Baltimore, MD 21222

Ethel Weber
4605 Todd Point Lane
Baltimore, MD 21219

Mrs. Cabrina Dembow
4544 Todd Point Lane
Baltimore, MD 21219

Jim Skarda
4532 Todd Point Lane
Baltimore, MD 21219

3/08/94 -Following parties notified of open hearing to receive amended site plan only set for Tuesday, April 5, 1994 at 9:30 a.m.:

John B. Gontrum, Esquire
Beachwood II Ltd. Partnership
by Cignal Dev. Corp., Gen. Partner
R. Bruce Alderman, President
G. W. Stephens, Jr. & Assoc.
Ms. Virginia Tolbert
Ms. Ethel Weber
Mrs. Cabrina Dembow
Mr. Jim Skarda
Ms. Janet Wood
James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Jeffrey Long
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

3/31/94 -Letter from J. Gontrum, Esquire; requests withdrawal of April 5, 1994 date (for purpose of submitting amended documented site plan only); also requests that the Board keep on its docket the originally scheduled date of May 5, 1994.

-Response sent to J. Gontrum, Esquire --request for withdrawal of April date granted; Board still maintains on its docket the May 4, 1994 hearing date as originally scheduled. All parties copies on this response letter.

4/21/94 -Letter of withdrawal of petition filed by John B. Gontrum, Esquire, on behalf of Petitioners; matter pulled from Board's docket; Order of Dismissal, withdrawing and dismissing Petition, to be issued by the Board.

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221

TELEPHONE: (410)686-8274
FAX# 686-0118

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

March 29, 1994

ELIZABETH A. VANNI

*ALSO ADMITTED IN D.C.

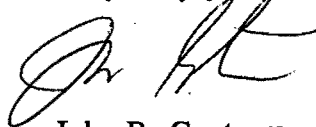
County Board of Appeal of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, MD 21204

Re: Beachwood II Limited Partnership
Case No.: R-94-145
Amended Site Plan Hearing: April 5, 1994 @ 9:30 a.m.
RGM File No.: 93.3025

Dear Mr. Chairman:

Please withdraw our hearing date of April 5, 1994 for the purpose of filing a documented site plan. We would request that we maintain our May hearing date as originally scheduled.

Very truly yours,



John B. Gontrum

JBG/bjb

cc: People's Counsel for Baltimore County
Mrs. Cabrina Dembow
Janet B. Wood
Armando Cignarale

RECEIVED
COUNTY BOARD OF APPEALS
94 MAR 31 PM 2:14



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

March 31, 1994

John B. Gontrum, Esquire
ROMADKA, GONTRUM & McLAUGHLIN
814 Eastern Boulevard
Baltimore, MD 21221

RE: Case No. R-94-145
Beachwood II Ltd. Partnership

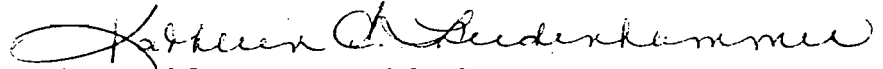
Dear Mr. Gontrum:

The Board is in receipt of your letter of March 29, 1994, in which you have requested withdrawal of the hearing date of April 5, 1994, scheduled only for the purpose of submitting to the Board a documented site plan in the subject matter.

Your request for withdrawal of April 5, 1994 is granted. Remaining on the Board's docket is the originally scheduled hearing date of Wednesday, May 4, 1994 at 10:00 a.m.

Should you have any questions, please call me at 887-3180.

Very truly yours,


Kathleen C. Weidenhammer
Administrative Assistant

cc: Beachwood II Ltd. Partnership
by Cignal Dev. Corp., Gen. Partner
R. Bruce Alderman, President
G. W. Stephens, Jr. & Assoc.
Ms. Virginia Tolbert
Ms. Ethel Weber
Mrs. Cabrina Dembow
Mr. Jim Skarda
Ms. Janet Wood
James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Jeffrey Long
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM



ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221

TELEPHONE: (410)686-8274
FAX# 686-0118

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

April 21, 1994

ELIZABETH A. VANNI

*ALSO ADMITTED IN D.C.

County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, MD 21204

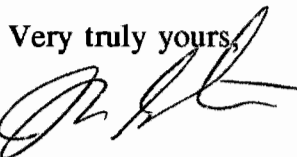
Attn: William T. Hackett, Chairman

Re: Beachwood II Limited Partnership
Case No.: R-94-145
Hearing Date: May 4, 1994 @ 10:00 a.m.
RGM File No.: 93.3025

Dear Mr. Chairman:

Please dismiss the Reclassification Petition filed on behalf of the Petitioners, Beachwood II Limited Partnership and Cignal Development Corporation, thereby, removing the May 4, 1994 hearing date.

Please do not hesitate to contact me if you have any questions.

Very truly yours,


John B. Gontrum

JBG/bjb

cc: Cignal Development Corporation
People's Counsel for Baltimore County
Janet B. Wood
Cabrina Dembow



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

June 6, 1994

John B. Gontrum, Esquire
ROMADKA, GONTRUM & McLAUGHLIN
814 Eastern Boulevard
Baltimore, MD 21221

RE: Case No. R-94-145
BEACHWOOD II LIMITED PARTNERSHIP &
SIGNAL DEVELOPMENT CORP.

Dear Mr. Gontrum:

As no further appeals have been taken regarding the subject matter, we have closed the file and returned same to the Office of Zoning Administration and Development Management, along with any exhibits entered in this matter. The Zoning Office maintains the permanent file.

Anyone interested in either the file or the exhibits is advised to contact the Zoning Director's office at 887-3353 immediately upon receipt of this letter. By copy of this letter, all parties of record that may have an interest in this file have been notified.

Sincerely,

A handwritten signature in cursive script that reads "Charlotte E. Radcliffe".

Charlotte E. Radcliffe
Legal Secretary

cc: Beachwood II Ltd. Partnership
Virginia Tolbert
Janet Wood
People's Counsel for Baltimore County



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

DATE: June 6, 1994

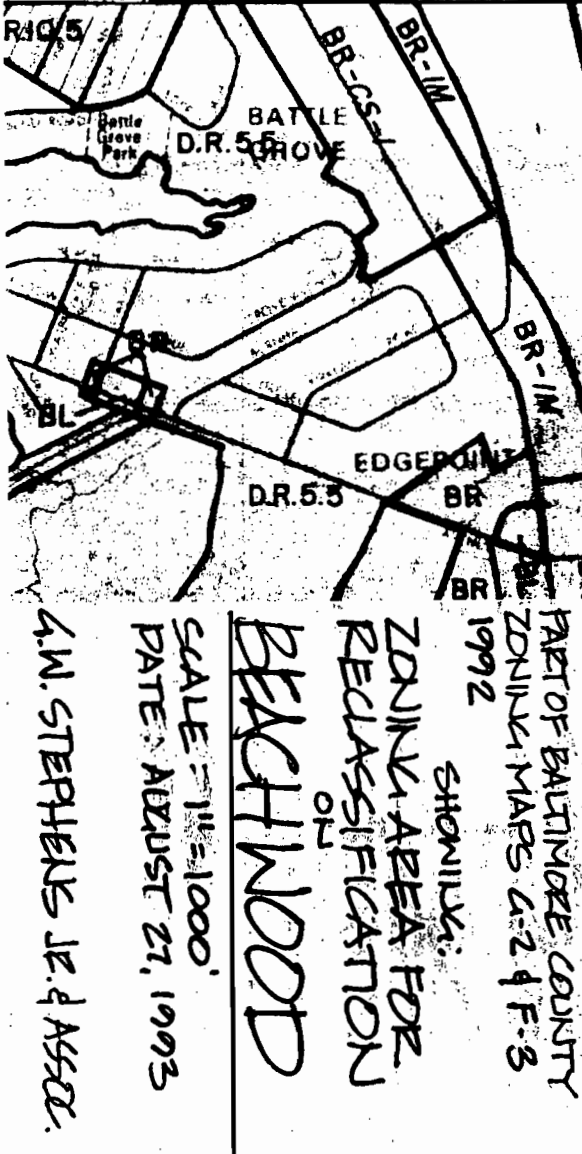
FROM: Charlotte E. Radcliffe *CR*
County Board of Appeals

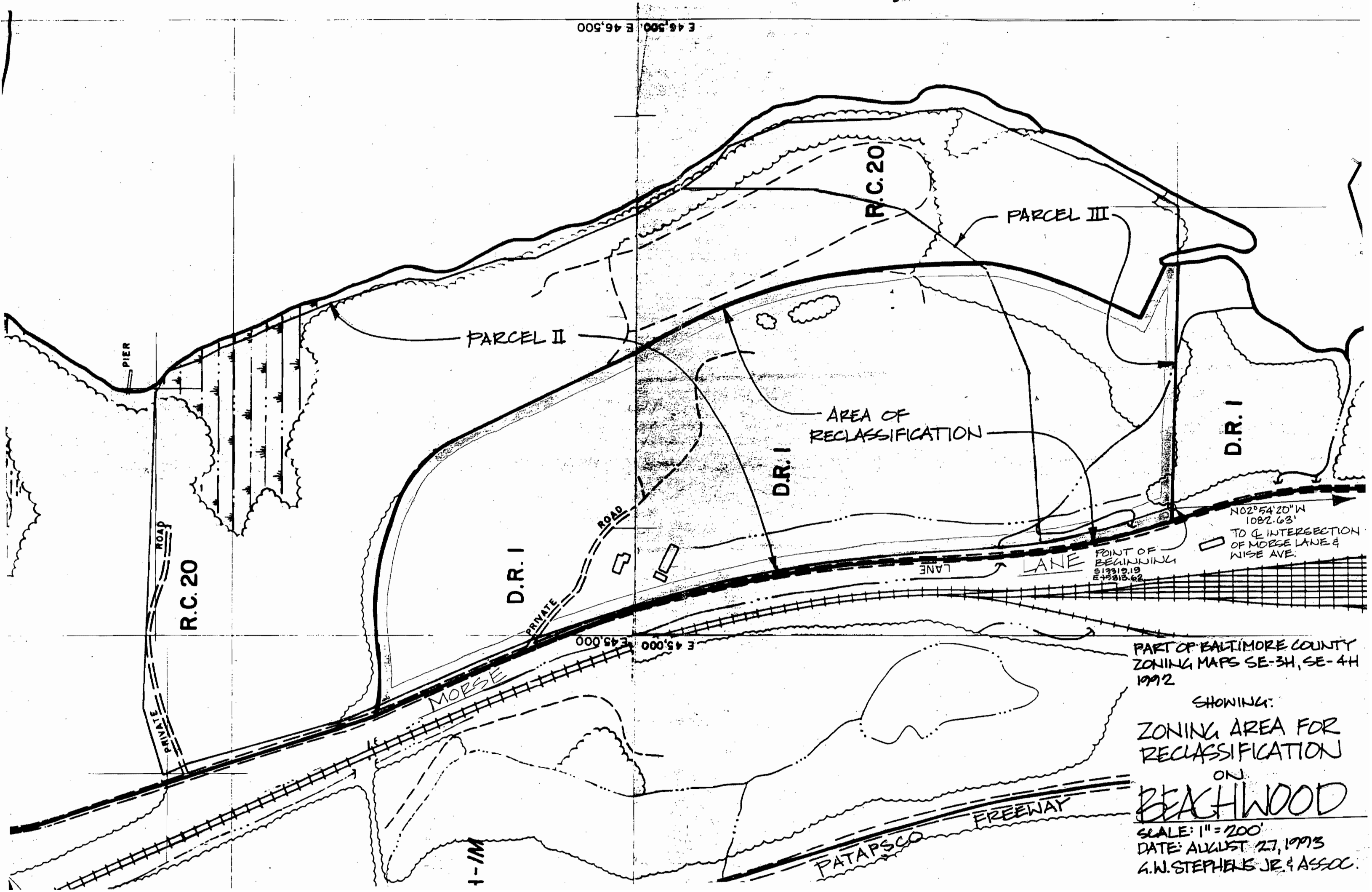
SUBJECT: Closed File: Case No. R-94-145
BEACHWOOD II LIMITED PARTNERSHIP
& SIGNAL DEVELOPMENT CORP.
District 15c7

As no further appeals have been taken regarding the subject case, which was dismissed by Order dated May 3, 1994, we are closing the file and returning same to you herewith.

Attachment

R-94-145





PART OF BALTIMORE COUNTY
ZONING MAPS SE-3H, SE-4H
1992

SHOWING:
ZONING AREA FOR
RECLASSIFICATION
ON
BEACHWOOD

SCALE: 1" = 200'
DATE: AUGUST 27, 1993
A.W. STEPHENS JR. & ASSOC.

BACK RIVER

PARCEL I

CIGNAL DEVELOPMENT CORPORATION
42.795 AC. +/-
RC-20

PARCEL II

46.956 AC. +/-
BEACHWOOD II LIMITED PARTNERSHIP

PARCEL III

11.91 AC. +/-
CIGNAL DEVELOPMENT CORPORATION

AREA TO BE REZONED FROM
DR-1 TO DR-3.5 OR DR-5.5 OR DR-10.5
27.309 AC. +/-

MORSE

LANE

CONSOLIDATED

RAIL

CHESAPEAKE BAY CRITICAL AREA
LIMIT LINE

CORPORATION

Name	Northing	Easting
WE175	-12815.1880	46553.4908
WE176	-12842.8078	42231.6299
WE901	-13338.8103	45909.0642
WE902	-13303.3377	45904.8843
WE903	-13241.9812	45776.2399
WE904	-13054.9716	45860.3369
WE905	-12955.6636	45892.5962
WE906	-12855.3792	45909.9846
WE907	-12658.1848	45902.6159
WE908	-12460.4892	45874.8367
WE909	-12363.1633	45851.4604
WE910	-12270.2877	45821.6105
WE911	-11541.3539	45471.2883
WE912	-11464.9668	45410.3751
WE913	-11412.5462	45321.8727
WE914	-11372.8426	45202.8475
WE915	-11356.7263	45055.0392
923	-11362.44	44846.33
168	-11624.72	44963.28
167	-12823.69	45222.50
166	-13184.38	45274.70
165	-13319.19	45313.62
WE916	-11368.7446	44906.8398

BEARING AND DISTANCES OF AREA TO BE RECLASSIFIED

- 1) N 16 06 12 W 140.32'
- 2) CURVE R= 1331.02' L= 365.59' CHD.= N 08 14 05 W 364.44'
- 3) CURVE R= 2990.93' L= 1235.43' CHD.= N 12 11 58 W 1226.67'
- 4) N 24 01 58 W 287.18'
- 5) S 84 03 03 E 60.84'
- 6) N 85 21 49 E 148.69'
- 7) S 83 46 38 E 148.68'
- 8) S 71 33 10 E 125.47'
- 9) S 59 21 41 E 102.86'
- 10) S 38 34 11 E 97.70'
- 11) S 25 40 07 E 808.75'
- 12) S 17 49 02 E 97.55'
- 13) S 13 30 21 E 100.09'
- 14) S 07 59 55 E 199.64'
- 15) S 02 08 24 E 197.33'
- 16) S 09 50 12 W 101.78'
- 17) S 17 59 45 W 104.42'
- 18) S 24 12 47 W 205.05'
- 19) S 64 30 05 E 142.33'
- 20) S 06 43 13 E 35.72'
- 21) N 88 06 46 W 595.77'

OWNER / DEVELOPER

PARCEL II
BEACHWOOD II LIMITED PARTNERSHIP
108 WEST TIMONIUM ROAD
SUITE 200
TIMONIUM, MARYLAND 21093
PH. 410-560-1182

PARCEL III
CIGNAL DEVELOPMENT CORPORATION
108 WEST TIMONIUM ROAD
SUITE 200
TIMONIUM, MARYLAND 21093
PH. 410-560-1182

GENERAL NOTES

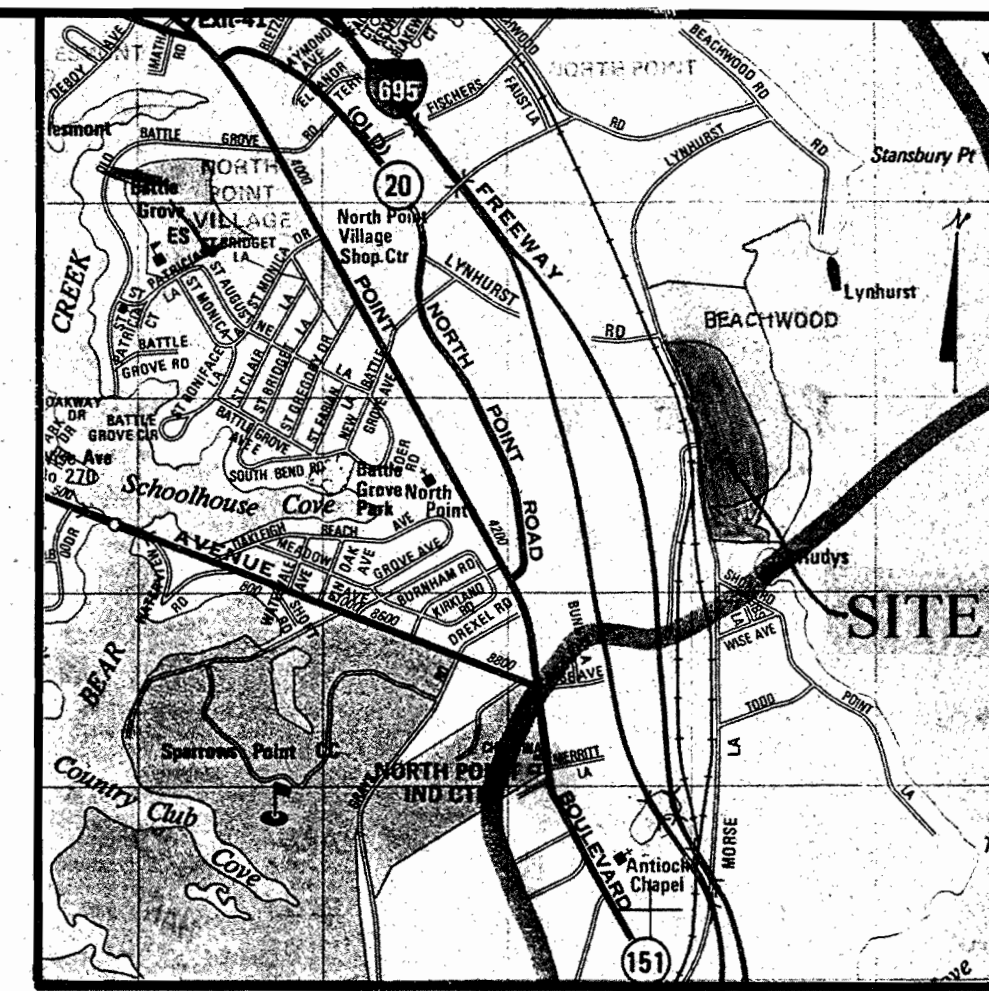
1. ELECTION DISTRICT # 15
2. COUNCILMANIC DISTRICT #7
3. 26.714 AC. +/- OF THE PROPERTY TO BE REZONED IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
4. SITE AREA / EXISTING ZONING
PARCEL II - RC-20 - 23.917 AC. +/-
DR-1 - 22.439 AC. +/-
PARCEL III - RC-20 - 6.44 AC. +/-
DR-1 - 4.87 AC. +/-
5. SITE AREA / PROPOSED ZONING
PARCEL II - DR-3.5 OR 5.5 OR 10.5 - 22.439 AC. +/-
PARCEL III - DR-3.5 OR 5.5 OR 10.5 - 4.87 AC. +/-
TOTAL AREA TO BE REZONED FROM DR-1 TO DR-3.5 OR DR-5.5 OR DR-10.5 - 27.309 AC. +/-

R-94-145

PLAT TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION
FROM DR-1 TO DR-3.5 OR DR-5.5 OR DR-10.5

BEACHWOOD

BALTIMORE CO., MD ELECTION DISTRICT 15
SCALE: 1" = 100' AUGUST 27, 1993



VICINITY MAP
SCALE: 1" = 2000'

OWNER CANNOT BE DETERMINED
BY RECORD SEARCH
DR-1

POINT OF BEGINNING
S 133 07 19
E 45 02 02
TO INTERSECTION OF
MORSE LANE & WISE AVE
N 02 04 20 W 102.65'

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

Joe Foster

