

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
98/5 Castlwell Court, 412 E of the c/l of Mayfair Field Dr.
137 Castlwell Court
7th Election District
3rd Councilmanic District
Trafalgar House Property, Inc.
Petitioner
* Case No. 94-325-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 17 Castlwell Court, or Lot 9 of the Mayfair subdivision located in northern Baltimore County. The Petition was filed by the owner of the property, Trafalgar House Property, Inc., by Thomas H. Lawrence, Esquire, Attorney-in-Fact, and Robert A. Hoffman, Esquire. The Petitioner seeks approval of an amendment to the previously approved Final Development Plan of Mayfair for the building orientation of lot 9 thereof. The subject property and relief sought are more particularly described on the Plat to Accompany the Petition filed and submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Michael Clay with Trafalgar House Property, Inc., John Mildenberg, Professional Engineer with Mildenberg, Kochi & Associates, Inc., and Robert A. Hoffman, Esquire. Appearing as a Protestant in the matter was Margareta Burns, who was represented by Harry Baumohl, Esquire.

The proffered testimony revealed that the subject property consists of 0.349 acres, more or less, zoned D.B. 3.5 and is improved with a single family dwelling. This property is located at the end of a panhandle drive off of Castlwell Court serving lots 7, 8 and 9 of the Mayfair subdivision. Lot 9 abuts the open space area of the adjacent townhouse community

known as Publiccreek. The Petition was filed in order to correct an error made during construction of the dwelling on Lot 9. Testimony indicated that the Final Development Plan for Mayfair oriented the subject dwelling to face the entrance to the panhandle drive off of Castlwell Court. Following this configuration, the rear of the dwelling would have faced the front of the dwellings on Applegate Court in the Publiccreek subdivision. However, when the house was built, it was built consistent with the other dwellings along this private drive (facing the panhandle drive), resulting in the side of the dwelling on Lot 9 facing the front of the dwellings on Applegate Court. The error was not discovered until shortly after completion of the dwelling at which time the Petitioner filed the requested amendment. In the opinion of the Petitioner, the resulting configuration is consistent with the other homes along this drive and is more pleasing from an aesthetics standpoint to the Publiccreek community.

Further testimony at the hearing revealed that the Petitioner recently acquired Publiccreek. Testimony indicated that Mayfair and Publiccreek were once separate developments and that when the Final Development Plan for Mayfair was being reviewed, consideration was not given to what effect the proposed orientation of the homes on Castlwell Court would have on existing homes on Applegate Court in Publiccreek. The Petitioner argued that the dwelling on Lot 9 has been constructed in such a manner to be more consistent with the spirit and intent of the original plan and that it should have been planned to face the direction in which it was built to be more compatible with the other homes in this community and the adjoining community of Publiccreek.

Testimony on behalf of Margareta Burns, the Protestant, revealed that Ms. Burns resides in the end-unit dwelling on Lot 22 of Publiccreek,

immediately across from the dwelling on Lot 9 of Mayfair. Testimony indicated that a number of trees within the open space area separating the two developments had been removed during construction of the dwelling on Lot 9 and that Ms. Burns was concerned about replacement of this buffer. At the hearing, the proffered testimony revealed that the Petitioner has already planted a number of evergreens and flowering trees in this buffer area to satisfy the concerns raised by Ms. Burns. However, inasmuch as this buffer area is located within open space belonging to the Publiccreek subdivision, a restriction shall be placed at the end of this Order which will require that the Homeowners' Association of Publiccreek shall be responsible for maintaining this buffer line of trees.

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. It is apparent that the direction in which the dwelling on Lot 9 faces is more compatible with other development in the area. Furthermore, to deny the relief requested would result in practical difficulty and unreasonable hardship for the Petitioner, due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, or general welfare.

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 that the Deputy Zoning Commissioner for Baltimore County this 17th day of May, 1994 that the Petition for Special Hearing seeking approval of an amendment to the previously approved Final Development Plan of Mayfair for the building orientation of lot 9 thereof,

in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The 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 relief granted herein shall be rescinded.

2) The Homeowners' Association of Publiccreek shall be responsible for maintaining the buffer line of trees that were recently planted in the open space area at the end of Castlwell Court between the Mayfair and Publiccreek subdivisions.

3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy H. Murooco
TIMOTHY H. MURCOO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

ORDER RECEIVED FOR FILING
Date 5/17/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 5/17/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 5/17/94
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 867-4386
May 17, 1994

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
98/5 Castlwell Court, 412 E of the c/l of Mayfair Field Drive
(17 Castlwell Court)
7th Election District - 3rd Councilmanic District
Trafalgar House Property, Inc. - Petitioner
Case No. 94-325-SPH

Dear Mr. Hoffman:

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 unfavorable, 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy H. Murooco
TIMOTHY H. MURCOO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs
cc: Harry Baumohl, Esquire
28 W. Allegheny Avenue, Towson, Md. 21204
People's Counsel
File

Petition for Special Hearing 94-325-SPH to the Zoning Commissioner of Baltimore County for the property located at 17 Castlwell Court which is presently zoned DB-35

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner of the property, which is located in Baltimore County and which is described in the declaration and plat attached hereto and made a part of, and hereby petition for a special hearing under Article 100 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the Final Development Plan for the building orientation of Lot No. 9 of the Mayfair Subdivision.

Property is to be granted and advertised as provided by Zoning Regulations. I, the undersigned, agree to pay expenses of above Special Hearing including printing, etc., upon filing of this petition, and further agree to be bound by the Zoning Regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Official Petitioner:

Trafalgar House Property, Inc.
By *[Signature]*
Attorney-in-Fact

Address:

300 Phillips Blvd. - (688) 883-7006

City:

Trenton N.J. 08618

State:

MD

County:

Harford

Zip:

21106

Phone:

410-211-0618

Fax:

410-211-0618

E-mail:

h.hoffman@trahouse.com

Web:

http://www.trahouse.com

Other:

Signature:

[Signature]

Name:

Robert A. Hoffman

Title:

Venable, Baetjer & Howard

Address:

210 Allegheny Ave. 410-6262

City:

Towson

State:

MD

Zip:

21204

Phone:

410-211-0618

Fax:

410-211-0618

ORDER RECEIVED FOR FILING
Date 5/17/94
By [Signature]

ZONING DESCRIPTION, Lot 9, Block B, PS SM 64, Folio 102:
Beginning at the corner intersection of Mayfair Drive and Castlwell Court, and proceeding easterly along Castlwell Court to the center of the Cal-de-see, a distance of approximately 412 feet, and proceeding thence in a southeasterly direction for a distance of 50 feet to the intersection of the right of way line of Castlwell Court and the southeasterly line of Lot 9, Block B, said point being the point of beginning, all as shown on a record plat of subdivision identified as "Second Amendment of Mayfair", as recorded among the land records of Baltimore County Maryland at Plat Book SM 64, Folio 102, and running thence with the euties of the aforesaid Lot 9, Block B of that record plat of subdivision the following line (9) courses:

1. South 75° 22' 36" East 219.73 feet to a point, thence
2. South 02° 13' 22" West 95.00 feet to the plat boundary, thence
3. North 86° 44' 07" East 101.03 feet, thence
4. North 06° 42' 54" West 107.85 feet, thence
5. North 86° 59' 47" East 126.02 feet, thence
6. North 75° 22' 36" East 65.69 feet, thence
7. North 70° 23' 08" East 13.94 feet, thence
8. North 75° 22' 36" East 123.32 feet to intersect the right of way line of the aforesaid Cal-de-see of Castlwell Court, and running thence with a portion of that right of way line
9. Along the arc of a curve to the right, for an arc distance of 12.12 feet, having a radius of 50 feet as indicated on the aforesaid Plat No. SM 64, Folio 102, having a total area of 0.349 acres.

326

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date: 5/17/94
Filed for: Special Hearing
Petitioner: Trafalgar House Property, Inc.
Location of property: 17 Castlwell Ct., 98/5
Location of Sign: Along the way to property being zoned
Reason: [Signature]
Posted by: [Signature]
Date of return: 5/18/94
Number of Signs: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 11, 1994
THIS IS TO CERTIFY that the aforesaid 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 March 10, 1994.

[Signature]
LORRA ANN TOWSON

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

March 17, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #326 - Trafalgar House Property
17 Castlemell Court
Zoning Advisory Committee Meeting of March 7, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:VKS:sp
TRAFALG/DEPRM/TATSP

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: BEE BELOH
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

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.

B. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 326, 327, 328 & 329.

REVIEWER: LT. ROBERT P. SAUERHAUD
Fire Prevention, PHONE 887-4001, MS-110BF

CC: File

RECEIVED
MAR 8 1994
ZADM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: March 22, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 327, 334, 337, 339, 340, 343 and 346.

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 887-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol L. Kenna*

PE/JLW

3AC.327/P300E/SAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

APRIL 8, 1994

NOTICE OF REASSIGNMENT

Former Hearing Date: 4/6/94
CASE NUMBER: 94-325-BPH (Item 326)
17 Castlemell Court
82/5 Castlemell Court, 412' E of c/l Mayfair Field Drive
8th Election District - 3rd Councilmanic
Petitioner(s): Trafalgar House Property, Inc.

Special Hearing to approve an amendment to the Final Development Plan for the building orientation on lot #9 of the Mayfair Subdivision.

HEARING: WEDNESDAY, APRIL 27, 1994 at 9:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland.

Pat Baller

ARNOLD JABLON
DIRECTOR

CC: Trafalgar House Property, Inc.
Robert A. Hoffman
Margarette Burns

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

APRIL 25, 1994

NOTICE OF REASSIGNMENT

CASE NUMBER: 94-325-BPH (Item 326)
17 Castlemell Court
SE/5 Castlemell Court, 412' E of c/l Mayfair Field Drive
8th Election District - 3rd Councilmanic
Petitioner(s): Trafalgar House Property, Inc.

Special Hearing to approve an amendment to the Final Development Plan for the building orientation on lot #9 of the Mayfair Subdivision.

HEARING: WEDNESDAY, MAY 4, 1994 at 2:00 p.m. in Rm. 118, Old Courthouse, 400 Washington Avenue.

ARNOLD JABLON
DIRECTOR

CC: Robert A. Hoffman, Esq.
Margarette Burns

Pat Baller

2/22/94

326

note to Hearing Officer:

One error you may notice is on the site plan where is reference to Howard County. This is just an oversight, as this site lies within Baltimore County. If it was in Howard County, we wouldn't have to worry about this.

Michael Kellman

IMPORTANT MESSAGE

TO: *Jim*

DATE: *3/22/94* TIME: *10:00 AM*

FROM: *Margarette Burns*

CP: *821-6780*

PHONE: *821-6780*

FAX: *821-6780*

TRANSMISSION	PLANNED CALL
CALLS TO NEW YORK	ADVISED YOUR CALL
CALLS TO NEW YORK	CALLS TO NEW YORK
CALLS TO NEW YORK	CALLS TO NEW YORK

Message: *NI: 94-325-SPH*

Signed: *Margarette Burns*

Charles A. Leutner, Jr.
Margarette Burns
12 Synglass Court
Towson, MD 21203
March 29, 1993

Isolation of building plan for lot 9 supposed to be notified as to a sufficiency from the County, as is the hearing on Sunday, March 27, 1994 time period on the property.

I would like to appear at the hearing with counsel. I request a postponement of the hearing for 30 days to arrange with counsel to appear with me (my husband and myself) for the hearing. I cannot obtain counsel for the scheduled date of April 4, 1994 because time is too short.

Very truly yours,
Margarette Burns
Margarette Burns

Handwritten note: 4/5/94
OK to reschedule per Mike 4/5/94

RECEIVED
MAR 31 1994
ZADM

Charles A. Leutner, Jr.
Margarette Burns
12 Synglass Court
Towson, MD 21203
April 18, 1994

Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case No. 94-325-BPH (Item 326)
17 Castlemell Court
Petitioner: Trafalgar House Property, Inc.

Dear Mr. Jablon:

I am in receipt of Notice of Reassignment re the above-captioned matter. My husband and I will be out of town on that date, per the enclosed confirmation of reservation. We will be most appreciative if this hearing could be scheduled after that time. We apologize for this inconvenience and rescheduling, but days which would have been after our return from vacation.

Please advise if this hearing can be scheduled after May 1st.

Thank you very much for your help.

Very truly yours,
Margarette Burns
Margarette Burns
821-6780

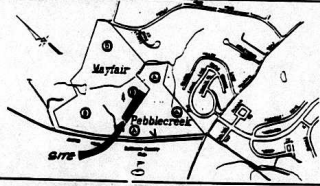
RECEIVED
APR 20 1994
ZADM

NAME: Mayfair, Inc. by Gary B. Smith, Jr. ADDRESS: 210 Mayfair Ave. #104
Michael Clay 8105 Guilford Rd. Suite 200 Columbia, MD 21046

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME: John M. Madenbach ADDRESS: 210 Mayfair Ave. #104
Michael Clay 8105 Guilford Rd. Suite 200 Columbia, MD 21046



PROPERTY OWNERS:

Lot 2 - Mayfair, 17 Castlewall Court
 Mayfair Land Limited Partnership
 Mr. Thomas Lawrence, General Partner
 c/o Trafalgar House Residential, Maryland
 8965 Guilford Road, Suite 200
 Columbia, Maryland 21046

Lot 8 - Mayfair, 15 Castlewall Court
 Joan Cerniglia-Lowenson
 Charles C. Lowenson, Jr.
 15 Castlewall Court
 Timonium, Maryland 21093

Lot 22 - Pebblecreek, 12 Spoglass Court
 Mr. & Mrs. Charles A. Leutner, Jr.
 12 Spoglass Court
 Timonium, Maryland 21093

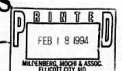
Lot 23 - Pebblecreek, 8 Spoglass Court
 Trafalgar House Property, Inc.
 Mr. Thomas Lawrence, Atty. in Fact
 c/o Trafalgar House Residential, Maryland
 8965 Guilford Road, Suite 200
 Columbia, Maryland 21046

Location Information:
 Councilmanic District: 3
 Election District: 8
 1"=20" Scale Map: NW 14-B
 Zoning: DR 3.5
 Lot Size: see plan

General Information:
 Property Address: 17 Castlewall Court
 Public Water and Sewer
 Not in Chesapeake Bay Critical Area
 No previous zoning hearings
 Plat Book 64, Plat 102 (Lot 5, Block B)

CASTLEWALL COURT
 Spoglass Court
 17 Castlewall Court

PETITIONER'S
 EXHIBIT 1



94-325-SPH

#326

Plat to Accompany Petition for Zoning Special Hearing

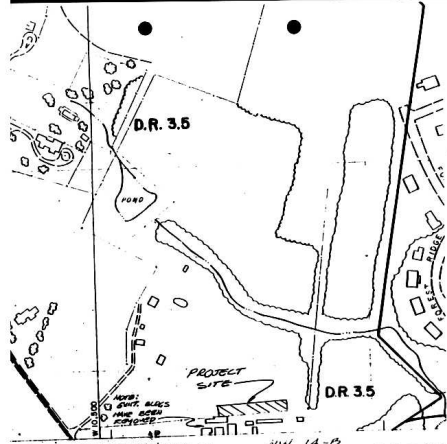
DATE	FILED	RECEIVED
FEB 18 1994	ENGINEERING	LAC
2PM	2PM	2PM
1" = 40'		

Pebblecreek and Mayfair
 8th Election District
 Howard County, Maryland

METZGER, MOON & ASSOC., INC.
 12000 Old Columbia Road, Suite 100
 Columbia, MD 21046
 TEL: 410-726-4200 FAX: 410-726-4201

1 of 1

Petitioner's Exhibits 3A-3H
 94-325-SPH



89 COMPREHENSIVE ZONING MAP
 adopted by the Baltimore County Council
 July 17, 1990
 44-00, 100-01, 100-02, 100-03, 100-04, 100-05, 100-06, 100-07, 100-08, 100-09, 100-10, 100-11, 100-12, 100-13, 100-14, 100-15, 100-16, 100-17, 100-18, 100-19, 100-20, 100-21, 100-22, 100-23, 100-24, 100-25, 100-26, 100-27, 100-28, 100-29, 100-30, 100-31, 100-32, 100-33, 100-34, 100-35, 100-36, 100-37, 100-38, 100-39, 100-40, 100-41, 100-42, 100-43, 100-44, 100-45, 100-46, 100-47, 100-48, 100-49, 100-50, 100-51, 100-52, 100-53, 100-54, 100-55, 100-56, 100-57, 100-58, 100-59, 100-60, 100-61, 100-62, 100-63, 100-64, 100-65, 100-66, 100-67, 100-68, 100-69, 100-70, 100-71, 100-72, 100-73, 100-74, 100-75, 100-76, 100-77, 100-78, 100-79, 100-80, 100-81, 100-82, 100-83, 100-84, 100-85, 100-86, 100-87, 100-88, 100-89, 100-90, 100-91, 100-92, 100-93, 100-94, 100-95, 100-96, 100-97, 100-98, 100-99, 100-100, 100-101, 100-102, 100-103, 100-104, 100-105, 100-106, 100-107, 100-108, 100-109, 100-110, 100-111, 100-112, 100-113, 100-114, 100-115, 100-116, 100-117, 100-118, 100-119, 100-120, 100-121, 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100-233, 100-234, 100-235, 100-236, 100-237, 100-238, 100-239, 100-240, 100-241, 100-242, 100-243, 100-244, 100-245, 100-246, 100-247, 100-248, 100-249, 100-250, 100-251, 100-252, 100-253, 100-254, 100-255, 100-256, 100-257, 100-258, 100-259, 100-260, 100-261, 100-262, 100-263, 100-264, 100-265, 100-266, 100-267, 100-268, 100-269, 100-270, 100-271, 100-272, 100-273, 100-274, 100-275, 100-276, 100-277, 100-278, 100-279, 100-280, 100-281, 100-282, 100-283, 100-284, 100-285, 100-286, 100-287, 100-288, 100-289, 100-290, 100-291, 100-292, 100-293, 100-294, 100-295, 100-296, 100-297, 100-298, 100-299, 100-300, 100-301, 100-302, 100-303, 100-304, 100-305, 100-306, 100-307, 100-308, 100-309, 100-310, 100-311, 100-312, 100-313, 100-314, 100-315, 100-316, 100-317, 100-318, 100-319, 100-320, 100-321, 100-322, 100-323, 100-324, 100-325, 100-326, 100-327, 100-328, 100-329, 100-330, 100-331, 100-332, 100-333, 100-334, 100-335, 100-336, 100-337, 100-338, 100-339, 100-340, 100-341, 100-342, 100-343, 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