



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 19, 1996

Mr. Robert J. Verderamo
9826 Magledt Road
Baltimore, MD 21234

RE: R. J. Verderamo
Case No.: 95-352-SPH

Dear Mr. Verderamo:

Our records indicate that the above referenced case has remained idle for some time. If no further action is taken by Friday, May 24, 1996 the case will be closed.

If you need further information or have any questions, please do not hesitate to contact Gwen Stephens at (410) 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ/rye





Petition for Special Hearing

95-352-SFH
to the Zoning Commissioner of Baltimore County

for the property located at 9824 MAGLEDT ROAD
which is presently zoned DR.2

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 for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A waiver from the panhandle requirements to allow a 20-foot driveway for a 3-lot minor subdivision.

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

I, or we, agree to pay expenses of 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/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

ROBERT J. VERDERAMO
(Type or Print Name)

Signature

(Type or Print Name)

Signature

9826 MAGLEDT ROAD 882-2237
Address Phone No.

BALTIMORE MARYLAND 21234
City State Zipcode

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

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date Next Two Months

ALL OTHER

REVIEWED BY: JS DATE 4/4/95

343

GORDON T. LANGDON
DENNIS M. MILLER
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

95-352-SPH

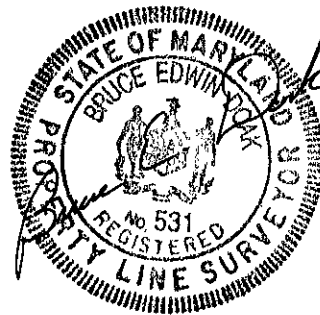
March 30, 1995

Zoning Description for 9824 Magledt Road

Commencing at a point in the centerline of Magledt Road being westerly 1000 feet, more or less, along the centerline of Magledt Road from the centerline of Simms Avenue and running North 68 degrees 49 minutes 12 seconds West 308 feet, more or less, to the point of beginning, thence running from said point of beginning the eight following bearings and distances viz: North 68 degrees 49 minutes 12 seconds West 373.75 feet, North 26 degrees 47 minutes 48 seconds East 648.26 feet, South 70 degrees 00 minutes 33 seconds East 283.27 feet, South 18 degrees 47 minutes 48 seconds West 200.93 feet, North 68 degrees 02 minutes 12 seconds West 150.00 feet, South 18 degrees 47 minutes 48 seconds West 347.00 feet, South 68 degrees 02 minutes 12 seconds East 150.00 feet and South 18 degrees 47 minutes 48 seconds West 103.65 feet to the place of beginning.

Containing 3.69 Acres, more or less.

Note: This description is not for conveyance purposes and only fulfills the requirements of Baltimore County Office of Zoning.



#343

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-352-SPH

District: 116th

Date of Posting: 4/28/95

Posted for: Special Hearing

Petitioner: Robert Verdadero

Location of property: 9824 Mag Le dt Rd, N/S

Location of Signs: facing road way on property being zoned

Remarks:

Posted by: [Signature]
Signature

Date of return: 5/5/95

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-352-SPH
(Item 343)

8824 Magledt Road -
Greenbranch/Perrier
Property

N/S Magledt Road, 1000'
along of Magledt Road
11th Election District

6th Councilmanic

Legal Owner(s):

Robert J. Verderamo

Hearing: Friday,

May 19, 1995 at 9:30

a.m. in Rm. 106, County Of-
fice Building

Special Hearing to approve
a waiver from the panhandle re-
quirements to allow a 20-foot
driveway for a 3-lot minor
subdivision.

LAWRENCE E. SCHMIDT

Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
4/23/95 April 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

April 21, 1995

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 20 1995.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - FC

Publisher

Baltimore County Government
Office of Zoning Administration
and Development Management



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.: 343

Petitioner: Robert J. VERDERAMO

Location: 9824 MAGLEOT RD. BALTO MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert J. Verderamo

ADDRESS: 9826 MAGLEOT RD.

BALTO. MD. 21234

PHONE NUMBER: 882-2277

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
April 20, 1995 Issue - Jeffersonian

Please forward billing to:

Robert J. Verderamo
9826 Magledt Road
Baltimore, MD 21234
882-2237

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-352-SPH (343)
9824 Magledt Road - Greenbranch/Perrier Property
N/S Magledt Road, 1000' along c/l Magledt Road
11th Election District - 6th Councilmanic
Legal Owner: Robert J. Verderamo
HEARING: FRIDAY, MAY 19, 1995 at 9:30 a.m. in Room 106 County Office Building

Special Hearing to approve a waiver from the panhandle requirements to allow a 20-foot driveway for a 3-lot minor subdivision.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 17, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-352-SPH (343)

9824 Magledt Road - Greenbranch/Perrier Property

N/S Magledt Road, 1000' along c/l Magledt Road

11th Election District - 6th Councilmanic

Legal Owner: Robert J. Verderamo

HEARING: FRIDAY, MAY 19, 1995 at 9:30 a.m. in Room 106 County Office Building

Special Hearing to approve a waiver from the panhandle requirements to allow a 20-foot driveway for a 3-lot minor subdivision.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Robert K. Verderamo

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Item #340 --- 9822 Magladt Rd.

BACK TO BACK HEARINGS

Item #343 -- 9824 Magladt Rd.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 18, 1995

NOTICE OF REASSIGNMENT

CASE NUMBER: 95-352-SPH (343)
9824 Magledt Road - Greenbranch/Perrier Property
N/S Magledt Road, 1000' along c/l Magledt Road
11th Election District - 6th Councilmanic
Legal Owner: Robert J. Verderamo

Special Hearing to approve a waiver from the panhandle requirements to
allow a 20-foot driveway for a 3-lot minor subdivision.

HEARING: TUESDAY, May 16, 1995 at 9:00 a.m. in Room 118, Old
Courthouse, 400 Washington Avenue, Towson Maryland.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is stylized with a large, looping initial "A" and a long, sweeping underline.

ARNOLD JABLON
DIRECTOR

cc: Robert K. Verderamo



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 9, 1995

Mr. Robert J. Verderamo
9826 Magledt Road
Baltimore, Maryland 21234

RE: Item No.: 343
Case No.: 95-352-SPH
Petitioner: R. J. Verderamo

Dear Mr. Verderamo:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 4, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: April 26, 1995

SUBJECT: 9822 & 9824 Magledt Road

INFORMATION:

Item Number:

340 & 343

Petitioner:

Perrier/Verderamo

Property Size:

Zoning:

DR-2

Requested Action:

Special Hearing

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The applicant requests a waiver from the panhandle requirements to allow a 20' driveway for a 3-lot minor subdivision.

Based upon a review of the information provided, staff recommends that the applicant's request be denied because a 20' wide right of way with a 10' wide driveway is inadequate to serve the proposed lots and dwellings. The paving should be brought into compliance with standards to accommodate fire engines and trash trucks.

Prepared by:

Division Chief:

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: April 24, 1995
 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting
 for April 24, 1995
 Item No. 343

The Developers Engineering Section has reviewed the subject zoning item. The physical standards shall follow the panhandle requirements for a panhandle driveway in an Urban Zone per Dept. of Public Works' Standard Plate R-45.

Also, this subdivision is located in a "S-3" designated sewerage area requiring the extension of the existing 8-inch sanitary sewer to serve this site. The Developer may build the sewer at his cost, or wait for the County to construct it under the 6-year Capital Improvement Program.

Also, the Developer shall dedicate to the County the right-of-way for a 40-foot paving radius cul-de-sac on a 100-foot diameter right-of-way for a public access roadway at the "Kaun Property."

The existing 20-foot right-of-way is a private road and Baltimore County does not maintain it.

It must be clearly understood that it is the intention of the County to close the intersection of this private road with Magledt Road whenever Walther Blvd. is extended. No direct access to Walther Blvd. will be permitted.

RWB:sw

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 04/19/95

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



RE: Property Owner: ROBERT J. VERDERAMO

LOCATION: N/S MAGLEDT RD., 1000' ALONG CENTERLINE MAGLEDT RD.
(9824 MAGLEDT RD. - GREENBRANCH/FERRIER PROPERTY)

Item No. 343

Zoning Agenda: SPECIAL HEARING

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. WAIVER IS DENIED TOTAL OF AT LEAST 6 HOUSES SERVICED BY THIS PANHANDLE, A TURN AROUND IS REQUIRED AT THE END OF THE ACCESS DRIVE.

REVIEWER: LT. ROBERT F. SAUERWALD
Fire Marshal Office, PHONE 887-4891, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

4-14-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 343 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

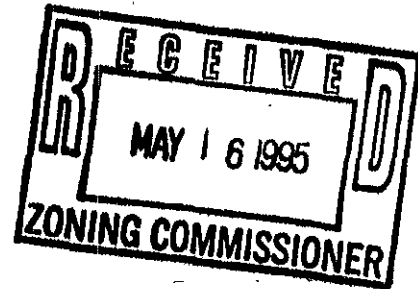
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 12, 1995
Zoning Administration & Development Management

FROM: Thomas H. Hamer, Acting Director
Department of Public Works

SUBJECT: Zoning Hearing Comments
Item 340 Perrier Property (#94200M)
Item 343 Greenbranch (Verderamo Property) (#94086M)



Hearings are scheduled before the Zoning Commissioner of Baltimore County concerning the referenced items on Tuesday, May 16, 1995, at 9:00 AM. An issue before the Commissioner is approval of the use of an existing private road as access to the new subdivisions (Sec. 26-266 (2)). This is to request that the use of the private right-of-way to serve the proposed lots be denied, and that a public road be required instead.

Each Item involves a minor subdivision proposal, the two tracts being immediately adjacent to one another and part of a community served by a narrow private roadway within a 20-ft. wide private easement. A portion of this driveway is within the 100-year floodplain, and the driveway itself is too narrow for bidirectional traffic.

Since another adjacent subdivision (Kaun Property, ZADM No. XI-714) is currently progressing through the Development Process, and access taken through this property would make feasible a public road providing safe and convenient vehicular circulation (as required in Section 26-262), I am requesting that the Zoning Commissioner's Order direct these developments to study the alternative of a common access public road with the Kaun Property.

In addition, the area in question is located within a "W-3, S-3 Capital Facilities Area" planned for public water and sewer service in the Water and Sewer Master Plan adopted by Baltimore County. All new lots are to be served both by public sewer and public water. Baltimore City requires that public water mains in the Metropolitan District be located within a paved public road.

These comments supersede the ZAC comments from this Department dated April 24, 1995, for Items No. 340 and 343. A representative of this Department will be present at the hearing, should there be any questions.

THH/DLT/s

cc: Zoning Commissioner's Office, Planning Office (attn: G. Kerns), DEPRM
(attn: T. Ernst), R. Bowling

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

Smk
5/22/95
95-352-5A1

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

May 12, 1995

FROM: J. Lawrence Pilson *JLP/mj*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #343 - Greenbranch/Perrier Property
Zoning Advisory Committee Meeting of April 17, 1995

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

Ground Water Management

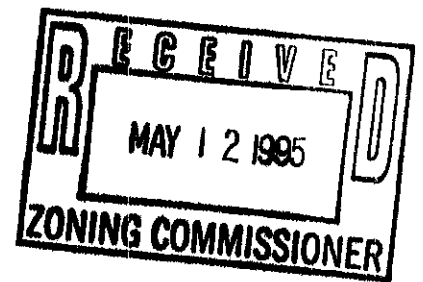
See the Department of Public Works Comments in reference to water supply and sewage disposal.

Storm Water Management

See attached Storm Water Management Comments dated 5/16/95.

JLP:TE:LY:sp

PERRIER/DEPRM/TXTSBP



ZONING ADVISORY COMMITTEE AGENDA ITEM #343

GREENBRANCH SUBDIVISION
9826 MAGLEDT ROAD

MAY 16, 1995

STORM WATER MANAGEMENT COMMENTS:

1. The Storm Water Management Act:

- a. The Developer is responsible to address the requirements of Bill No. 105-84 presented on pages III-5 and III-5 (a) through (k) of the Development Procedures and Policy Manual.
- b. Provisions for exemptions, waivers and variances for Storm Water Management (SWM) are described in this document. Exemptions, waivers and variances should be applied for and granted (or denied) by the County before CRG approval is given.
- c. Conditions for recording plats and granting grading and building permits as related to SWM are also described in this document. The Developer is advised to be aware of these conditions and include them in planning the project to avoid unnecessary delays to construction.

2. General Engineering Requirements:

- a. Peak management of the 2 and 10-year storm events is normally required. If the development is in certain designated inter-jurisdictional watersheds or, if deemed necessary by Baltimore County, 100-year peak management may also be required.
- b. Please refer to the Storm Water Management Section of the Baltimore County Design Manual for general design criteria. Hydrology shall be in accordance with the June 1986 version of TR-55.
- c. Water quality measures are required to some degree on all projects not exempt from SWM. The developer is responsible for addressing all applicable requirements of agencies whether within or outside of Baltimore County having jurisdiction over water quality, streams or wetlands.
- d. SWM Facilities are also subject to review and approval by the Baltimore County Soil Conservation District.
- e. SWM Facilities which either outfall to a Baltimore County storm drain system or for which a public road fill serves as a SWM pond embankment will be reviewed and approved concurrently by the Department of Public Works and the Department of Environmental Protection and Resource Management.

- f. Site design must maintain, to the extent possible, pre-development drainage patterns and characteristics. Diversion of drainage is discouraged and DEPRM reserves the right to prohibit drainage diversions it finds detrimental.

3. Maintenance Requirements:

- a. SWM facilities may be maintained by Baltimore County if the following conditions are met, subject to approval of the Department of Environmental Protection and Resource Management:
 - (1) Residential subdivision in which all lots are for sale in fee.
 - (2) Requirements for public ponds given in the Baltimore County Design Manual are all met.
 - (3) SWM Facility is enclosed in a reservation shown on the record plat to allow the facility to be deeded in-fee to Baltimore County.
- b. Private maintenance of SWM facilities is acceptable. A Deed of Declaration must be executed by the Developer guaranteeing maintenance of and County access to SWM facilities before plats may be recorded and before grading or building permits may be granted. SWM facilities in residential subdivisions to be maintained privately by a Home Owners Association shall be designed according to the requirements for public ponds.

4. Guidelines for CRG Approval:

- a. Show type, size and location of all SWM Facilities on the CRG plan, including qualitative management facilities. Preliminary computations (hydrology) should be provided to verify that the SWM area(s) on the plan are adequate.
- b. Show that all outfalls from SWM facilities and bypass areas are "suitable" as defined by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.
- c. Show that the SWM Facilities do not create a hazard. An example of a hazard would be an embankment dam located so that in the event of a breach failure, downstream life or property is endangered.
- d. List on CRG Plan any waiver or variances and give date of approval by Baltimore County.

5. Site - Specific Comments:

In addition to the above, each project will be given a brief review by the DEPRM's Division of Design and Review, and a set of specific comments will be provided. The Developer is responsible for addressing these site-specific comments, which are enumerated as follows:

- a. 2, 10 and 100-year peak quantity management is required for this area.
- b. Water quality measures consistent with the policy of DEPRM must be provided. Minimum water quality must be provided for the first 0.5 inch of runoff from all impervious areas. Infiltration practices must be investigated and are preferred where practical.
- c. All site runoff must be conveyed to a suitable outfall without adversely affecting the receiving wetland, watercourse, waterbody, storm drain or adjacent property.
- d. This site has been considered for a SWM variance dating to May 10, 1994. To date, the developer has failed to comply with all requirements as set forth in a memo from Robert A. Wirth, P.E. to Donna K. Dennis dated 5/10/94 (attached). The above requirements for SWM remain valid as long as this proposed subdivision's cumulative effect adversely affects adjoining properties.

Larry L. Yeager, P.E.
May 8, 1995

GREENBR.SWM/DEPRM/ESCRG
Rev. 1/91

B A L T I M O R E C O U N T Y

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Donna K. Dennis
ZADM

DATE: May 10, 1994

FROM: Robert A. Wirth, P.E. *R. A. W.*
Division Director
Division of Design and Review
Bureau of Engineering Services

SUBJECT: GREENBANK
PROJECT NO. 94086

Storm Water Management may not be required at this site. Section 2-150.3(d) of the The Baltimore County Code, Title 14, Article V, Storm Water Management Section 14-155 (d), allows a variance to be granted if strict adherence to the provisions would result in unreasonable hardship or practical difficulty and not fulfill the intent of this Division. This variance is valid as long as the following conditions are addressed:

1. All site runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
2. Total area of land disturbance must be noted on plan. Limits of disturbance must be delineated.
3. All impervious areas should be limited to 30 percent of cleared area and conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
4. House down spouts are to be discharged onto previous areas or into dry wells, where feasible.
5. Additional subdivision on these parcels and/or lots will require SWM controls for this site and the additional subdivision.

If these conditions for a variance cannot be satisfied, then a waiver or variance request must be submitted to this office with supporting hydrologic analysis and it must be approved prior to subdivision approval.

RAW:pms
GREEN/DEPRM/ESCRG
Revised 11/93

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
9824 Magledt Road (Greenbranch/Perrier		
Property), N/S Magledt Road, 1000' along	*	ZONING COMMISSIONER
c/l Magledt Road, 11th Election Dist.,		
6th Councilmanic	*	OF BALTIMORE COUNTY
Robert J. Verderamo	*	CASE NO. 95-352-SPH
Petitioner		
* * * * * * * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

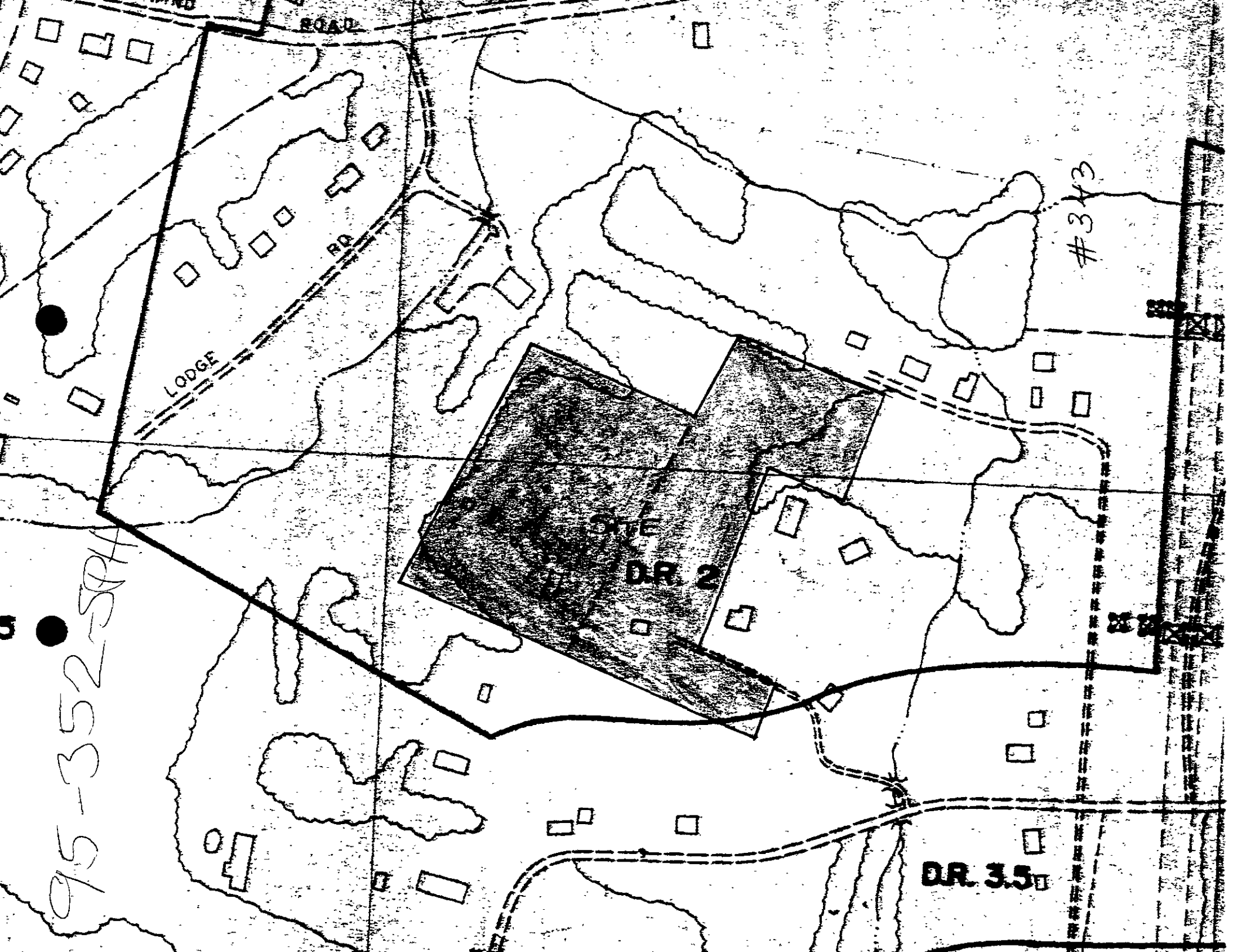
I HEREBY CERTIFY that on this 26th day of April, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert J. Verderamo, 9826 Magledt Road, Baltimore, MD 21234, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

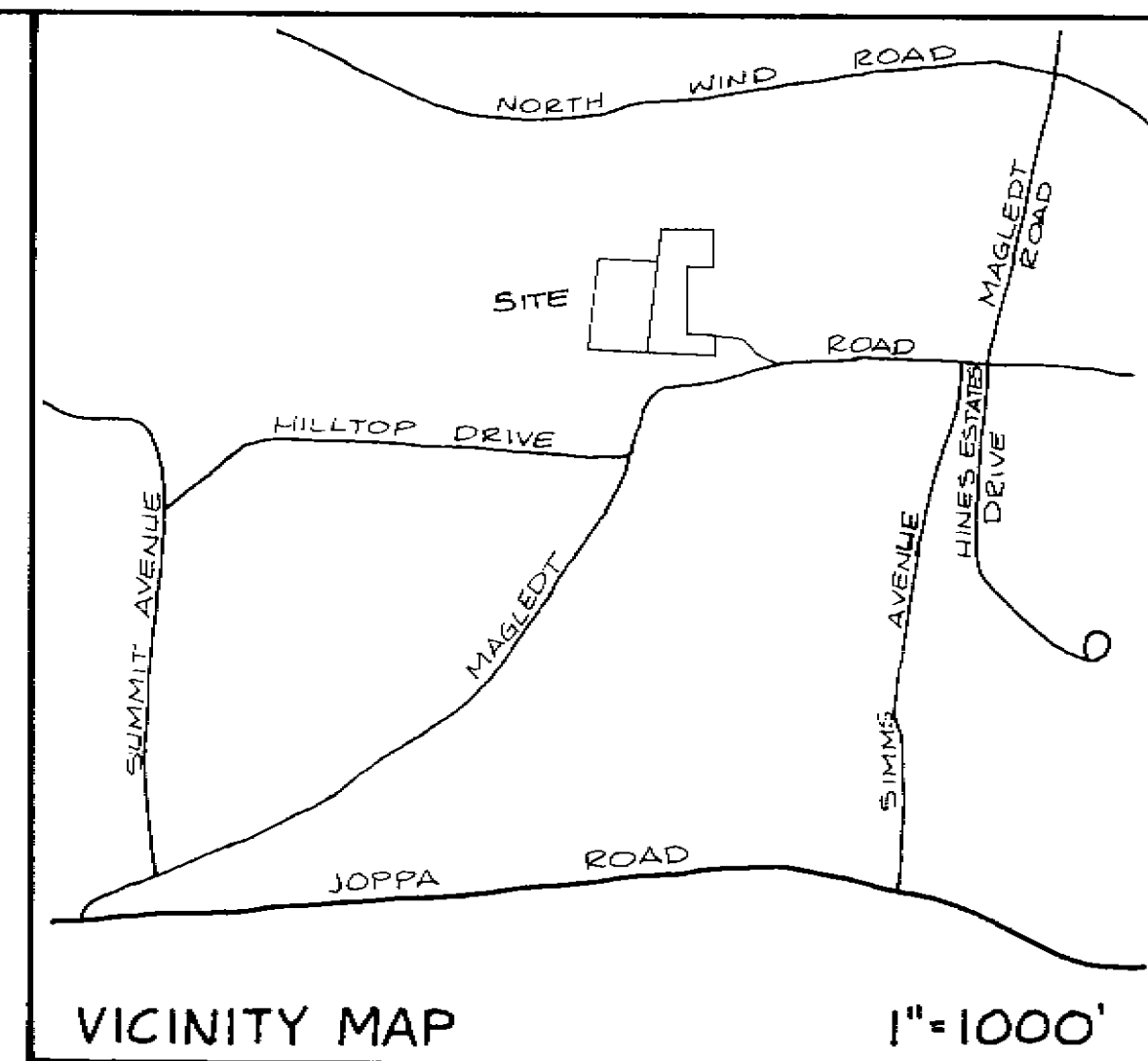
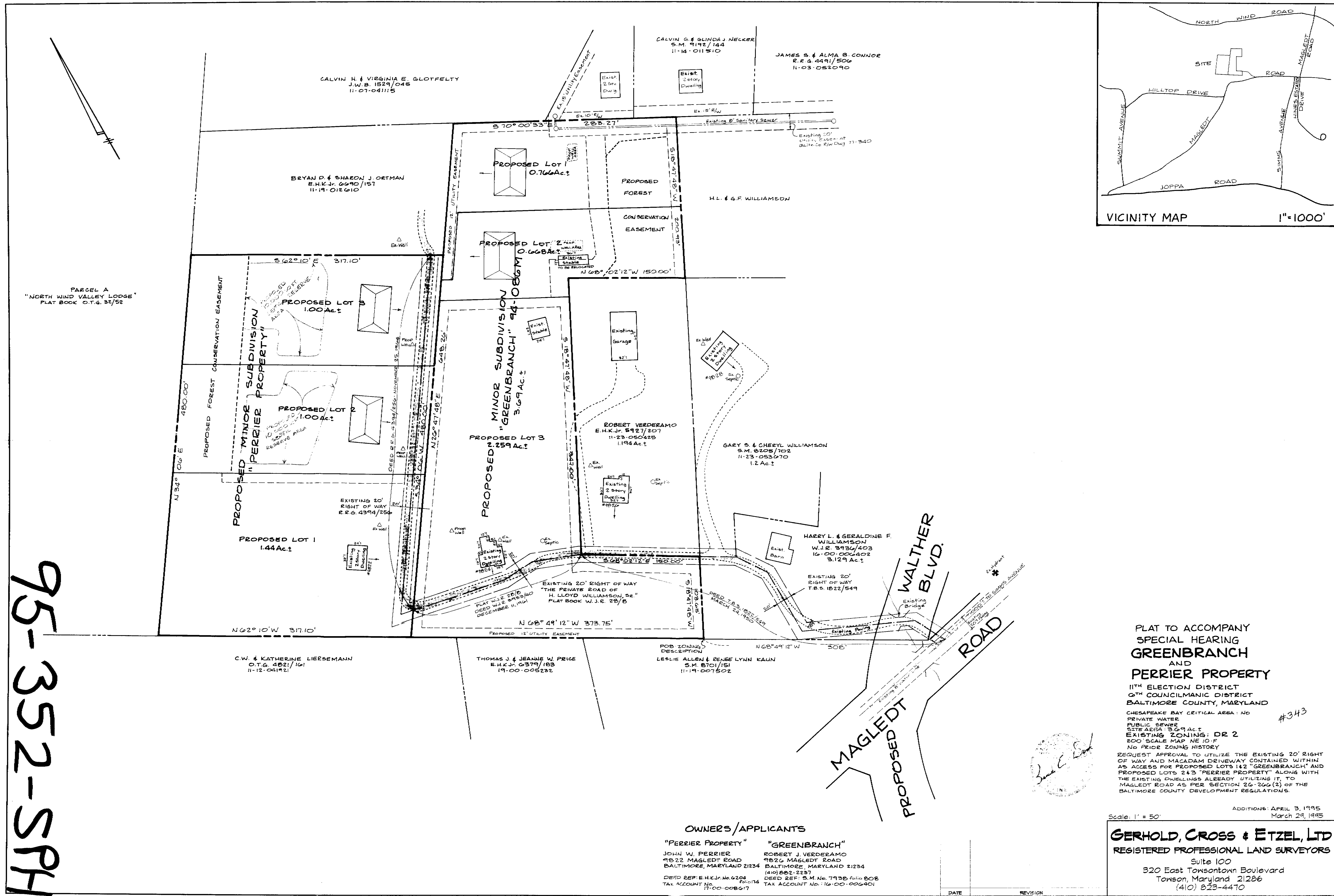
95-352-SR11



10-1-2



95-352-SFH



PLAT TO ACCOMPANY
SPECIAL HEARING
GREENBRANCH
AND
PERRIER PROPERTY

11TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

CHESAPEAKE BAY CRITICAL AREA: NO
PRIVATE WATER
PUBLIC SEWER
SITE AREA: 3.69 AC.
EXISTING ZONING: DR 2
200' SCALE MAP NE 10-F
NO PRICE ZONING HISTORY

REQUEST APPROVAL TO UTILIZE THE EXISTING 20' RIGHT
OF WAY AND MACADAM DRIVEWAY CONTAINED WITHIN
AS ACCESS FOR PROPOSED LOTS 1&2 "GREENBRANCH" AND
PROPOSED LOTS 2&3 "PERRIER PROPERTY" ALONG WITH
THE EXISTING DWELLINGS ALREADY UTILIZING IT, TO
MAGLEDT ROAD AS PER SECTION 26-366(2) OF THE
BALTIMORE COUNTY DEVELOPMENT REGULATIONS.

ADDITIONS: APRIL 3, 1995
March 29, 1995

Scale: 1" = 50'

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

OWNERS/APPLICANTS

"PERRIER PROPERTY"	"GREENBRANCH"
JOHN W. PERRIER	ROBERT J. VERDERAMO
4822 MAGLEDT ROAD	4822 MAGLEDT ROAD
BALTIMORE, MARYLAND 21234	BALTIMORE, MARYLAND 21234
DEED REF: E.H.K.Jr. No. 6204	DEED REF: S.M. No. 799B, Folio 808
TAX ACCOUNT No. 17-00-008617	TAX ACCOUNT No. 16-00-006401

DATE REVISION