

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S Ross Ridge Road at Rossville *
Blvd * ZONING COMMTSSIONER
Deerborne "Phase 2B"
14th Election District * OF BALTIMORE COUNTY
6th Councilmanic District
Legal Owner: Deerborne Realty Co. * Case No. 97-273-SPH
Contract Purchaser: Deerborne Town
One, LLC, Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property located near the intersection of Rossville Boulevard, Shaker Wood Road and Ross Ridge Road known as the Deerborne development. The Petition is filed by Deerborne Realty Company, LLC, property owner, and Deerborne Town One, LLC, Developer. Relief is requested to amend the development plan to eliminate local open space and homeowner's open space, said request jointly made by Baltimore County and the Developer, in accordance with Sections 26-211 and 26-206 of the Baltimore County Code. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the 4th amended development plan for Deerborne, Phase 2B (formerly Shaker Heights).

Appearing at the requisite public hearing held for this case were Rick Chadsey and Jim Kline, both from G.W. Stephens and Associates, Inc., a firm of civil engineers and land surveyors. Messrs Kline and Chadsey prepared the above referenced development plan marked as Petitioner's Exhibit No. 1. Also appearing in support of the Petition was Michael Grossman, from the Department of Recreation and Parks. The Petitioner was represented by Thomas Dore, Esquire. There were no Protestants present.

Testimony and evidence presented was that the subject property is approximately 7.665 acres in area, split zoned D.R.10.5 and D.R.16. The property at issue is known as Section 2B, in the overall development known as Deerborne, formerly known as Shakers Heights. The entire tract is an

RECEIVED FOR FILE
Date 2/19/97
By M. G. G. G.

irregularly shaped parcel of approximately 46.54 acres. The property is located not far from Interstate 695, adjacent to Rossville Boulevard in eastern Baltimore County.

The proposed development of the entire property was originally reviewed and approved in 1977. Over the years, the project has been amended and the parcel divided into sections/phases for development. There are five sections in total. Phase 1 has been developed and sold out. Phase 2A, located off Shaker Heights Circle, has been substantially built out, however, all of the units have not been sold. Phase 3 is the subject of the instant Petition. The record plat for this phase has been recorded and much of the infrastructure built out. However, no individual units have been built or sold. Two future phases have not been built out.

Under the original development plan, 1.858 acres of open space were provided for Section 2B. This open space was divided into 1.008 acres of local open space and .85 acres of homeowners' association open space. It was anticipated that this .85 acres would ultimately be deeded to the homeowners' association which would, thereafter, own and maintain same. The open space provided was significantly more than the .791 acres required under County Code.

The Petitioner now seeks an amendment of the plan. It is proposed that all of the homeowners' association open space will be eliminated. There will be no utilization of this acreage for additional houses, rather, the area previously designated as homeowners association open space will be divided among individual properties to increase their yard areas, and will provide additional acreage in the storm water management reservation area. It is to be emphasized that there will be no increase in the number of dwelling units proposed for this phase.

Mr. Chadsey indicated that the amendment was justified because the area of open space originally shown on the plan is of little practical value. He indicated that the open space originally shown is primarily comprised of small strips of land which will provide no recreational value. Instead, such strips would only be an expense to the homeowners' association for the cost associated with maintenance thereof. Mr. Grossman confirmed this testimony. He also noted that 1.008 acres of open space will remain and that this area exceeds the County requirement. Moreover, the Developer is providing additional open space to the east of the site along a floodplain area. This land will be part of the County's greenway system.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing. The request is appropriate and consistent with actual field conditions. Moreover, the request is endorsed by the Department of Recreation and Parks. Practical and usable areas of open space nearby will be provided for this community. There will be no additional number of units over and above previously approved. I find that the proposed relief is consistent with the property's zoning classification and will not cause detriment to the health, safety and general welfare of the locale. Thus the Petition for Special Hearing shall be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of February 1997 that, pursuant to the Petition for Special Hearing, approval to amend the development plan to eliminate local open space and homeowner's open space, in accordance with Sections 26-211

and 26-206 of the Baltimore County Code, be and is hereby GRANTED, subject, however, to the following restriction.

1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 12/4/97
By M. D. Smith



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

February 21, 1997

Thomas Dore, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 97-273-SPH
Property: Shakerwood Road and Ross Ridge Road
Deerborne Realty Co., LLC

Dear Mr. Dore:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Rick Chadsey and Jim Kline
G.W. Stephens and Assoc., Inc.





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

7.665 acres at Rossville Boulevard,
Shakerwood Road and Ross Ridge Road

which is presently zoned DR 10.5 and

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

DR 10.5 & 10.6

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

an amendment to the development plan made at the request of Baltimore County to eliminate the local open space and homeowners open space, said request being in accordance with Sections 26-211 and 26-206 of the Baltimore County Code.

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

Developer

Contract Purchaser/Lessee

Deerborne Town One, LLC

(Type or Print Name)

Signature

9640 Deerco Road

Address

Timonium, Maryland 21093

City

State

Zipcode

Attorney for Petitioner

Edward C. Covahey, Jr.

(Type or Print Name)

Signature

614 Bosley Avenue (410) 828-9441

Address

Phone No.

Towson

Maryland

21204

City

State

Zipcode

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)

Deerborne Realty Co., LLC

(Type or Print Name)

Signature

Lloyd N. McNitt

(Type or Print Name)

Signature

9640 Deerco Road (410) 561-1300

Address

Phone No.

Timonium, Maryland

21093

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

2 hr.

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

12/30/96



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

Legal Description - Deerborne Section 2B

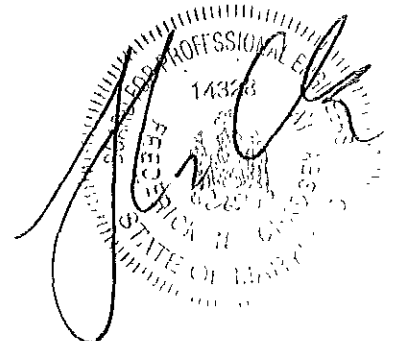
November 25, 1996

Beginning at a point on the easterly right-of-way of Rossville Boulevard, said point being South 12 degrees 53 minutes 53 seconds East 423.40 feet more or less, from a point formed by the intersection of the centerline of Shakerwood Road and the centerline of Ross Ridge Road, running thence leaving said point of beginning, along the following 15 courses.

1. Continuing along the easterly right-of-way of Rossville Boulevard South 04 degrees 49 minutes 55 seconds East 444.56 feet,
2. Leaving said right-of-way of Rossville Boulevard, North 71 degrees 13 minutes 53 seconds West 86.36 feet,
3. North 86 degrees 35 minutes 28 seconds West 464.77 feet,
4. North 53 degrees 44 minutes 54 seconds West 288.21 feet,
5. North 17 degrees 02 minutes 57 seconds West 478.26 feet to a point along the southeasterly edge of the plat of Deerborne Section 2A, recorded among the Baltimore County Land Records S.M. Liber 67 Folio 104,
6. Continuing along said plat of Deerborne Section 2A, North 73 degrees 28 minutes 50 seconds East 99.38 feet,
7. North 72 degrees 35 minutes 35 seconds East 62.00 feet,
8. North 69 degrees 01 minutes 53 seconds East 118.22 feet,
9. South 44 degrees 18 minutes 02 seconds East 104.88 feet to a point common to the plat of Deerborne Section 2A and the plat of Deerborne Section 1, recorded among the Baltimore County Land Records S.M. Liber 66 Folio 147,
10. Continuing along said plat of Deerborne Section 1, South 01 degrees 40 minutes 54 seconds West 140.22 feet,
11. South 09 degrees 21 minutes 00 seconds East 222.28 feet,
12. South 86 degrees 38 minutes 50 seconds East 297.64 feet to a point on the northwesterly right-of-way of Ross Ridge Road as shown on Right-of-way Plat RW 66-216-18, 18A & B,
13. Continuing along said right-of-way of Ross Ridge Road, along a curve to the right having a radius of 170.00 feet for an arc length of 20.78 feet, said curve being subtended by a chord bearing North 44 degrees 14 minutes 13 seconds East 20.77 feet,
14. South 42 degrees 15 minutes 40 seconds East 50.00 feet to a point on the southeasterly right-of-way of Ross Ridge Road,
15. Thence leaving said right-of-way of Ross Ridge Road, North 47 degrees 44 minutes 20 seconds East 206.08 feet, feet to the point of beginning, on the easterly right-of-way of Rossville Boulevard.

Containing 7.665 Acres of land more or less.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



1000

[illegible][illegible]

1/21/13 Jan. 15

TOWSON, MD., III, 1997

LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

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

47-273-SM

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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 273

Petitioner: DeCarbone Realty Co., LLC

Location: 7.665 acres @ Rossville Blvd, Shakerwood Rd and Rossville Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Thomas P. Dore

ADDRESS: Covington & Bieren PA, 614 Bosley Ave
Towson md 21204

PHONE NUMBER: (410) 424-5525

AJ:ggs

(Revised 09/24/96)

No. 029959

ACCOUNT 01-615

Items: 273

13. 21

AMOUNT \$ 250.00

RECEIVED Thomas P. Dore - Dearborn Subdivision
FROM: _____

FOR: 640-Special Agent ^{consult} Henry FDP - \$250.00

1000
 900
 800
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 200
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2000

DISTRIBUTION		VALIDATION	
WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER	

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

RE: Case No.: 97-273-SPH

Petitioner/Developer: DeerBene Realty Co

Date of Hearing/Closing: 2 11-97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at

W/S Koss Ridge Road at Rossville Blvd.

The sign(s) were posted on Jan. 25, 1997
(Month, Day, Year)

Sincerely,

Sue W. [Signature]
(Signature of Sign Poster and Date)

Sue W. [Printed Name]
(Printed Name)

6 Tipoverl [Address]
(Address)

Baltimore, MD [City, State, Zip Code]
(City, State, Zip Code)

(410) 568- [Telephone Number]
(Telephone Number)



Case No. - 97-273-SPH

ZONING NOTICE

Case #: 97-273-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON MD

PLACE: REDA HILL OLD COURTHOUSE

TIME & DATE: TUES. FEB. 11, 1997 - 10:00am

SPECIAL HEARING TO APPROVE AN AMENDMENT
TO THE DEVELOPMENT PLAN TO ELIMINATE
THE LOCAL OPEN SPACE AND HOMEOWNERS
OPEN SPACE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE IMMEDIATELY
NECESSARY TO CONFIRM HEARING.
CALL 800-3781 THE DAY BEFORE THE SCHEDULED HEARING DATE.
IF YOU ARE NOT AT THE HEARING, WE WILL NOT BE ABLE TO
HEARINGS ARE HANDICAPPED ACCESSIBLE

To: Anthony
From: Chris
Oscarone

HERE IS THE ZONING NOTICE BEFORE YOU REQUESTED
FOLLOWED BY A ZONING NOTICE LETTER FROM BALT. CO.

Post-It™ brand fax transmittal memo 7671		# of pages → 2
To: TOM DOOR.	From: ANTHONY JULIO	
Co.	Co.	
Dept.	Phone #	
Fax # (410) 296-2131	Fax #	

Request for Zoning: Variance, Special Exception, or Special Hearing

273

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-213-SHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: to approve an amendment to the
final development plan

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUFFXENT PUBLISHING COMPANY
January 16, 1997 Issue - Jeffersonian

Please forward billing to:

Thomas P. Dore, Esq.
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204
828-5525

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: 97-273-SPH (Item 273)
"Deerborne 2B"
W/S Ross Ridge Road at Rossville Boulevard
14th Election District - 6th Councilmanic
Legal Owner(s): Deerborne Realty Co., LLC
Contract Purchaser: Deerborne Town One, LLC

Special Hearing to approve an amendment to the development plan to eliminate the local open space and homeowners open space.

HEARING: TUESDAY, FEBRUARY 11, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

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.

RECEIVED



Baltimore County
Department of Permits and
Development Management

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

January 10, 1997

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: 97-273-SPH (Item 273)
"Deerborne 2B"
W/S Ross Ridge Road at Rossville Boulevard
14th Election District - 6th Councilmanic
Legal Owner(s): Deerborne Realty Co., LLC
Contract Purchaser: Deerborne Town One, LLC

Special Hearing to approve an amendment to the development plan to eliminate the local open space and homeowners open space.

HEARING: TUESDAY, FEBRUARY 11, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

(9)

Arnold Jablon
Director

cc: Deerborne Realty Co., LLC
Edward C. Covahey, Jr., Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 26, 1997.
(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.





Baltimore County
Department of Permits and
Development Management

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

February 5, 1997

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, MD 21204

RE: Item No.: 273
Case No.: 97-273-SPH
Petitioner: Deerborne Realty Co.

Dear Mr. Covahey:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 30, 1996.

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 (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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: January 9, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Deerborne Town One, LLC

INFORMATION:

Item Number: 273
Petitioner: Deerborne Realty Co., LLC
Property Size: _____
Zoning: DR 10.5 & DR 16
Requested Action: _____
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Special Hearing to amend the development plan to eliminate the local open space and homeowner's open space.

This office is opposed to the resubdivision or development of land previously designated as open space. In the event that local open space is eliminated, such land should be converted to homeowner's open space.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kerns

AFK/JL:rdn

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 01/20/97

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

RE: Property Owner: DEERBORNE REALTY CO. LLC

Location: W/S ROSS RIDGE RD. AT ROSSVILLE BLVD.

Item No.: 273

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, 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.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



John Alexander

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

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
 Department of Permits & Development
 Management

Date: January 16, 1997

FROM: *Pub* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for January 21, 1997
 Item Nos. 272 & (273)

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:jrb

cc: File

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

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Jan 13, 97

FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee

Meeting Date: Jan 13, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

273

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 1.13.97
Item No. 273 (MJK)

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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

PETITION PROBLEMS

11-273-584

#270 --- MJK

1. Name of legal owner is illegible -- *Emmes ??? Corp.*
2. Need title and authorization for person signing for legal owner.

#273 --- MJK

1. Need authorization for person signing for legal owner.
2. Need title and authorization for person signing for developer/contract purchaser/lessee.

MISC 11-273-584

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S Ross Ridge Road at Rossville Blvd. * ZONING COMMISSIONER
("Deerborne 2B"), 14th Election District, * OF BALTIMORE COUNTY
6th Councilmanic *
Legal Owner(s): Deerborne Realty Co., LLC
Contract Purchaser: Deerborne Town One, LLC
Petitioners * CASE NO. 97-273-SPI

* * * * *

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 20th day of February, 1997, a copy of the foregoing Entry of Appearance was mailed to Edward C. Covahey, Jr., Esq., 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

THOMAS DORE

614 DORSEY AVENUE

TOWSON MD 21204

JAMES KLINE

152 KENILWORTH AVE

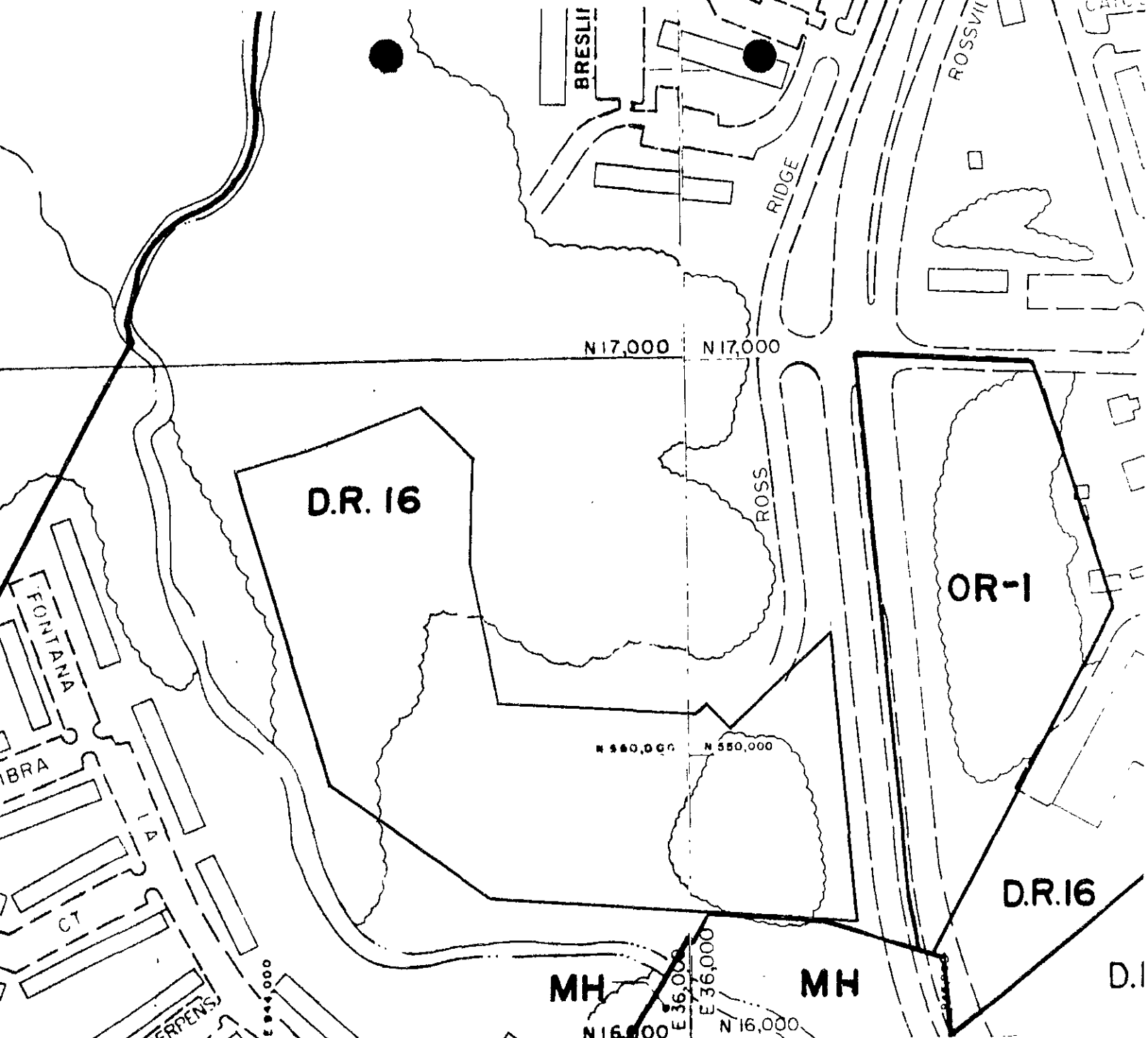
RILL CHADSEY

SUITE 100

TOWSON MD 21204

MICHAEL GROSSMAN RICE & PARKS





LE 00' ± E GRAPHY ARY 86	LOCATION GOLDEN RING KENWOOD	SHEET N.E. 5-F	#273 SECTION 2B
---	------------------------------------	----------------------	--------------------

97-273-SPH DEERBORNE
BALTO. CO., MD. ELECT. DIST. #14
SCALE: 1" = 200' DEC. 12, 1936.



CATION

SHEET

EN RING

WOOD

N.E.

5-F

SECTION 2B
DEERBORNE

BALTO. CO, MD.
SCALE: 1" = 200'

ELECT. DIST. #14
DEC. 12, 1996

97-273-SPH

213

44

Recorded at

ENGINEERS
WHITMAN REQUAULT & ASSOCIATES
1036 St Paul Street
Baltimore 2 Maryland

The street, or roads as shown hereon are for the purpose of de-
scribing and the same are not intended to be dedicated to public use
and are only a line to show basic thereon in exercise & recorded in the
county

Approved Lawrence County Planning Board

Date _____

By _____

427-496 (22-23)

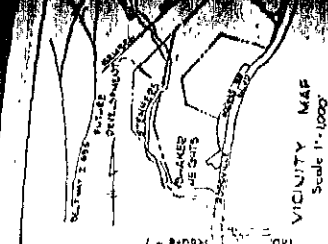
SHAKER HEIGHTS
ELECTION DISTRICT
BALTIMORE COUNTY, M.

CURVE DATA			
2500	0	240	5
2400	250	230	5
2300	500	220	5
2200	750	210	5
2100	1000	200	5
2000	1250	190	5
1900	1500	180	5
1800	1750	170	5
1700	2000	160	5
1600	2250	150	5
1500	2500	140	5
1400	2750	130	5
1300	3000	120	5
1200	3250	110	5
1100	3500	100	5
1000	3750	90	5
900	4000	80	5
800	4250	70	5
700	4500	60	5
600	4750	50	5
500	5000	40	5
400	5250	30	5
300	5500	20	5
200	5750	10	5
100	6000	0	5

372.66	5.5	52
360.10	5.5	103
350.72	2.27	87
365.2	0.17	07
7.1	8.924	83
32.3	5.5	58
325.32	5.5	57
365.1	0.5	85
3.17	5.5	97
3.1	5.5	96
329	2.27	52

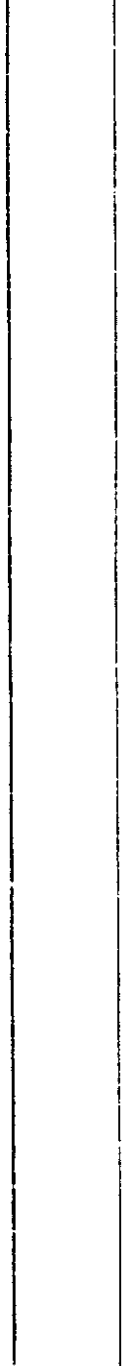
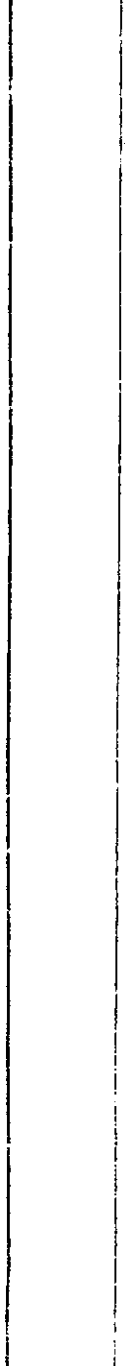
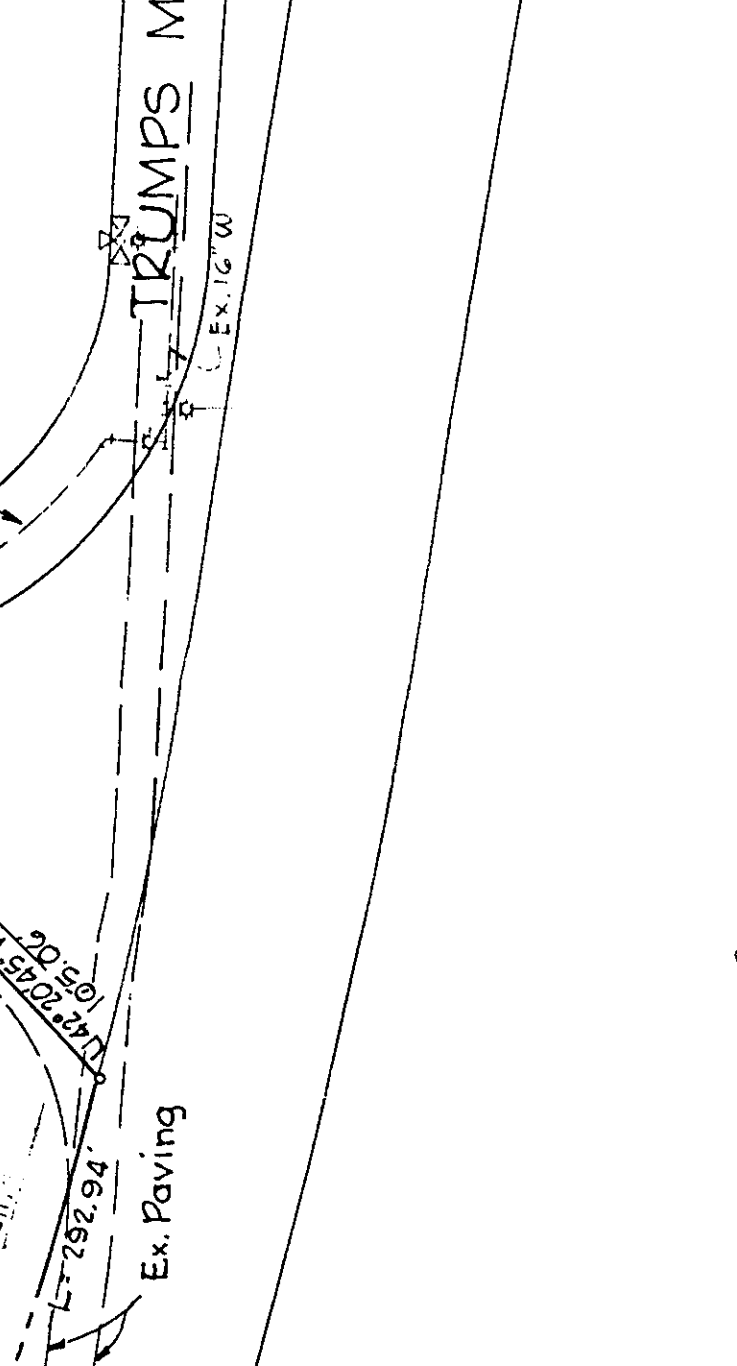
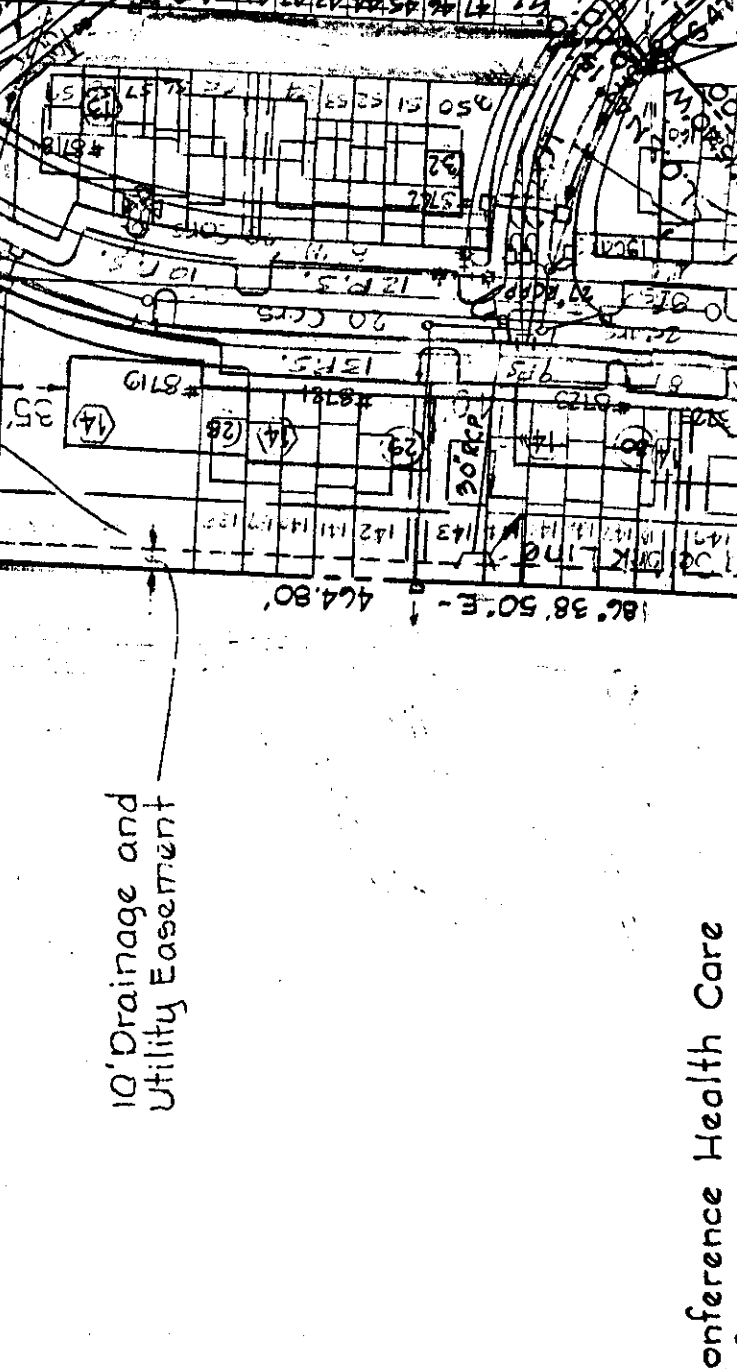
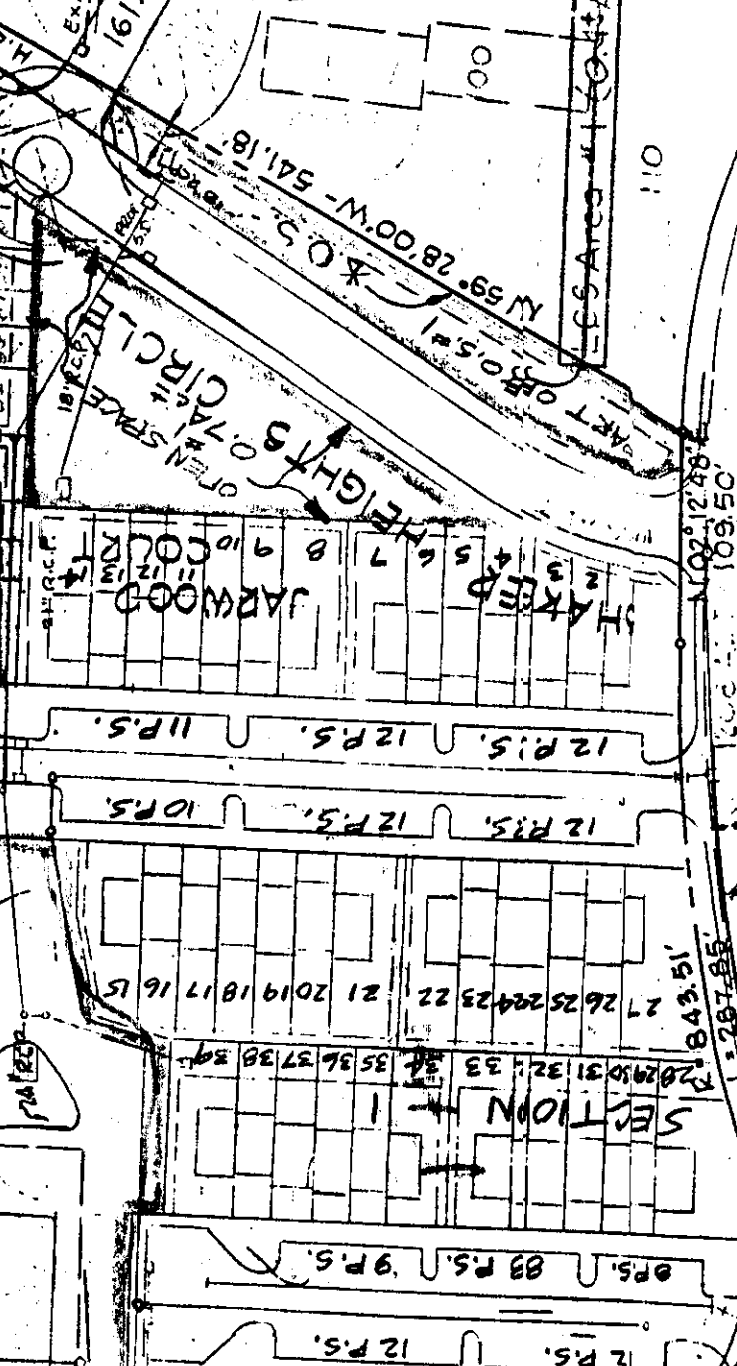
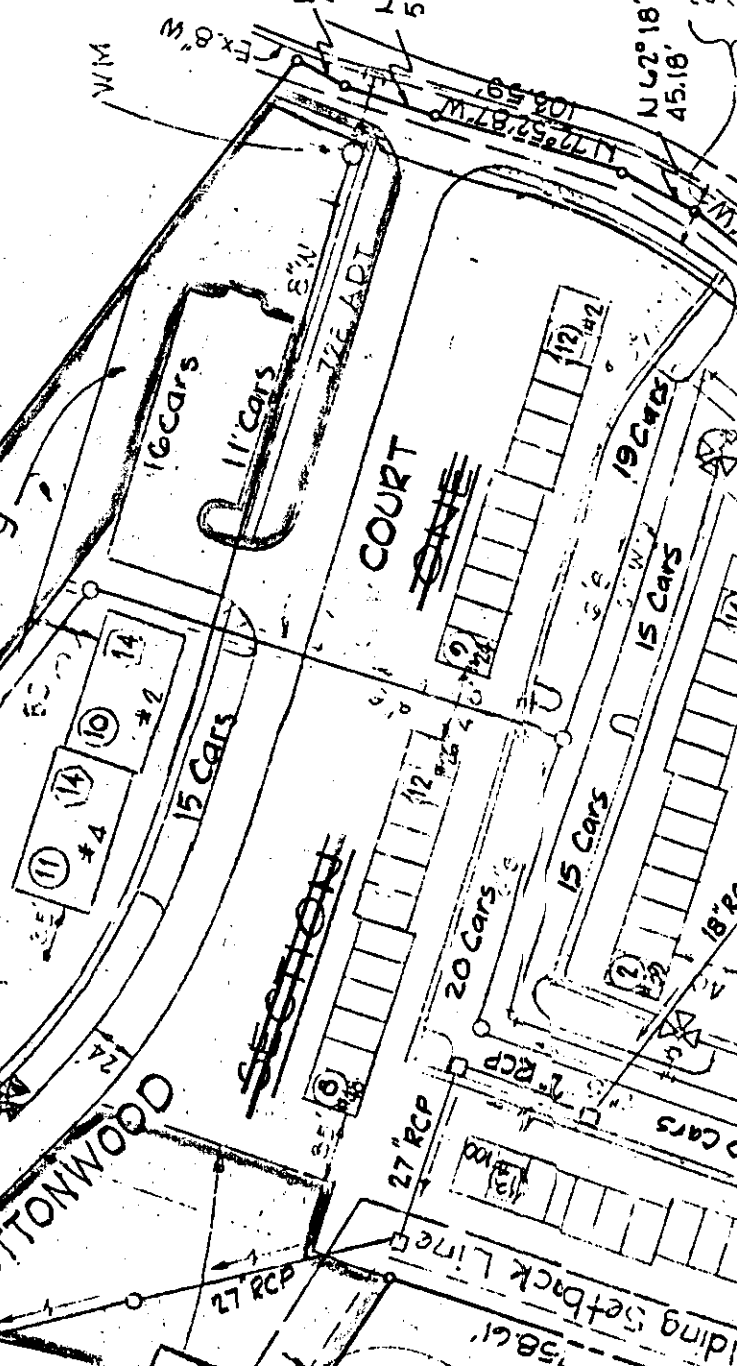
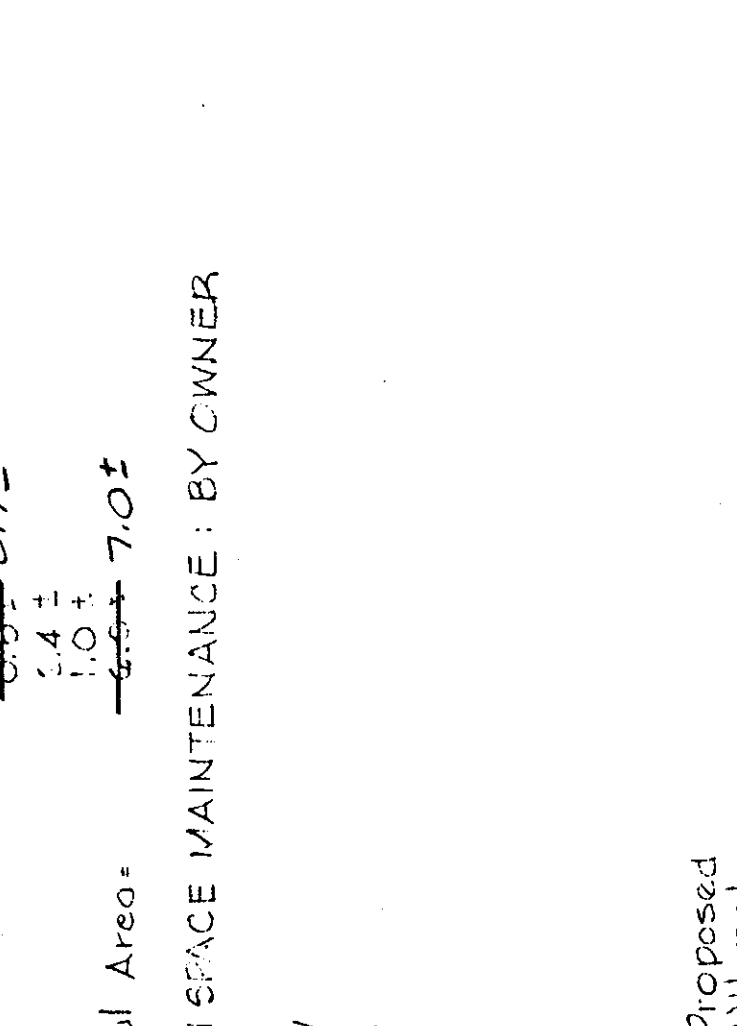
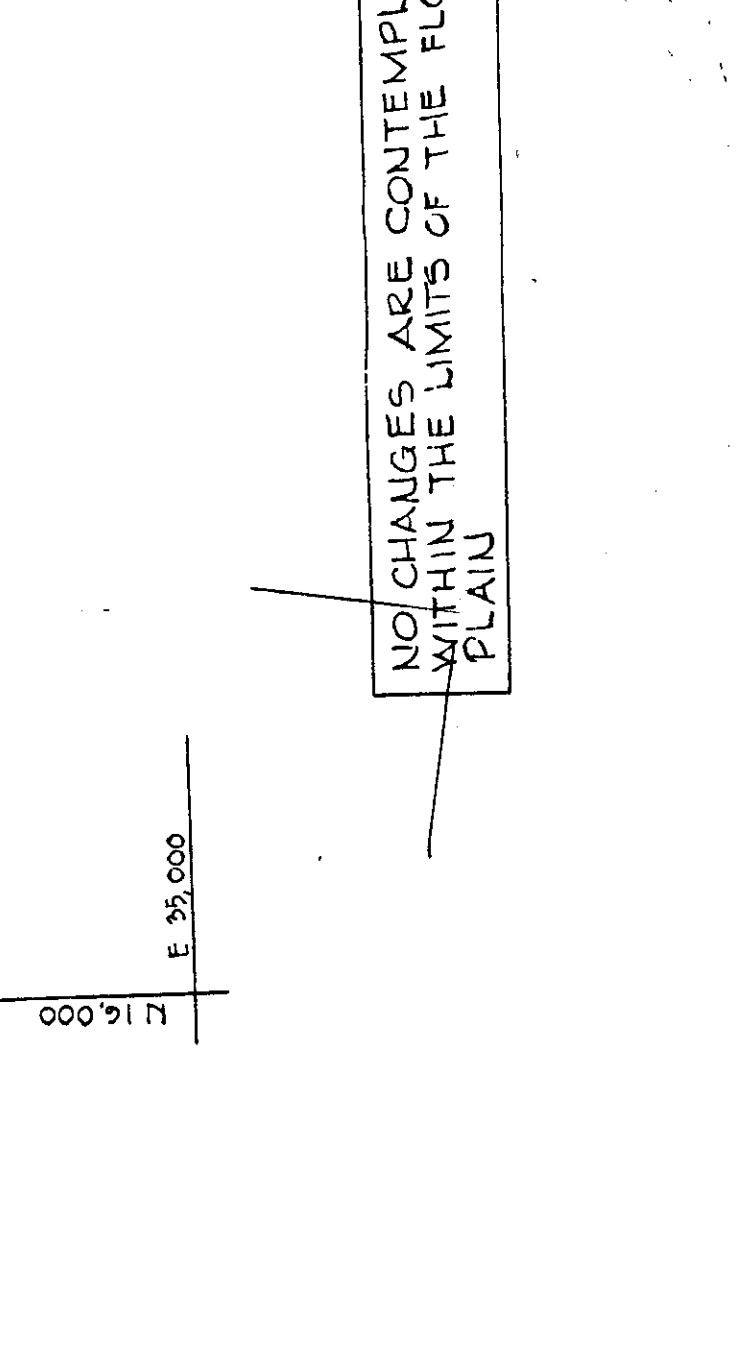
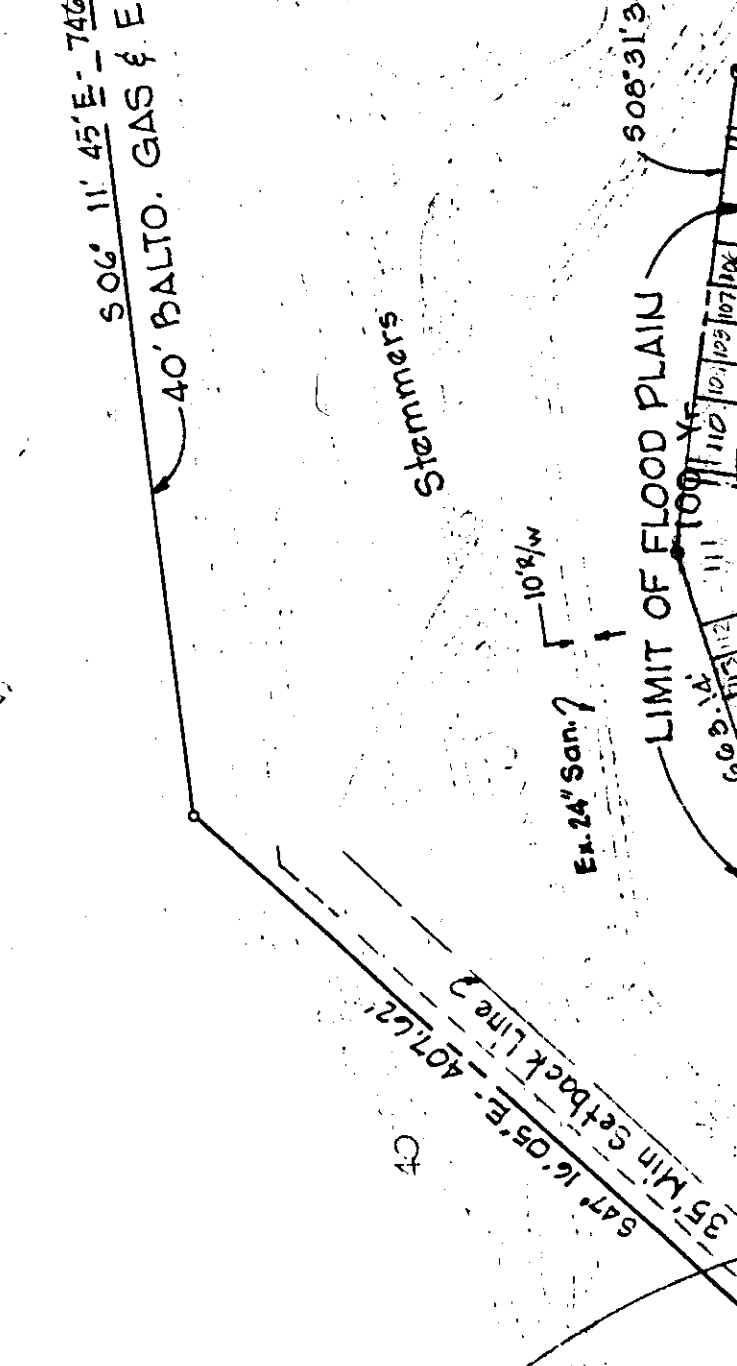
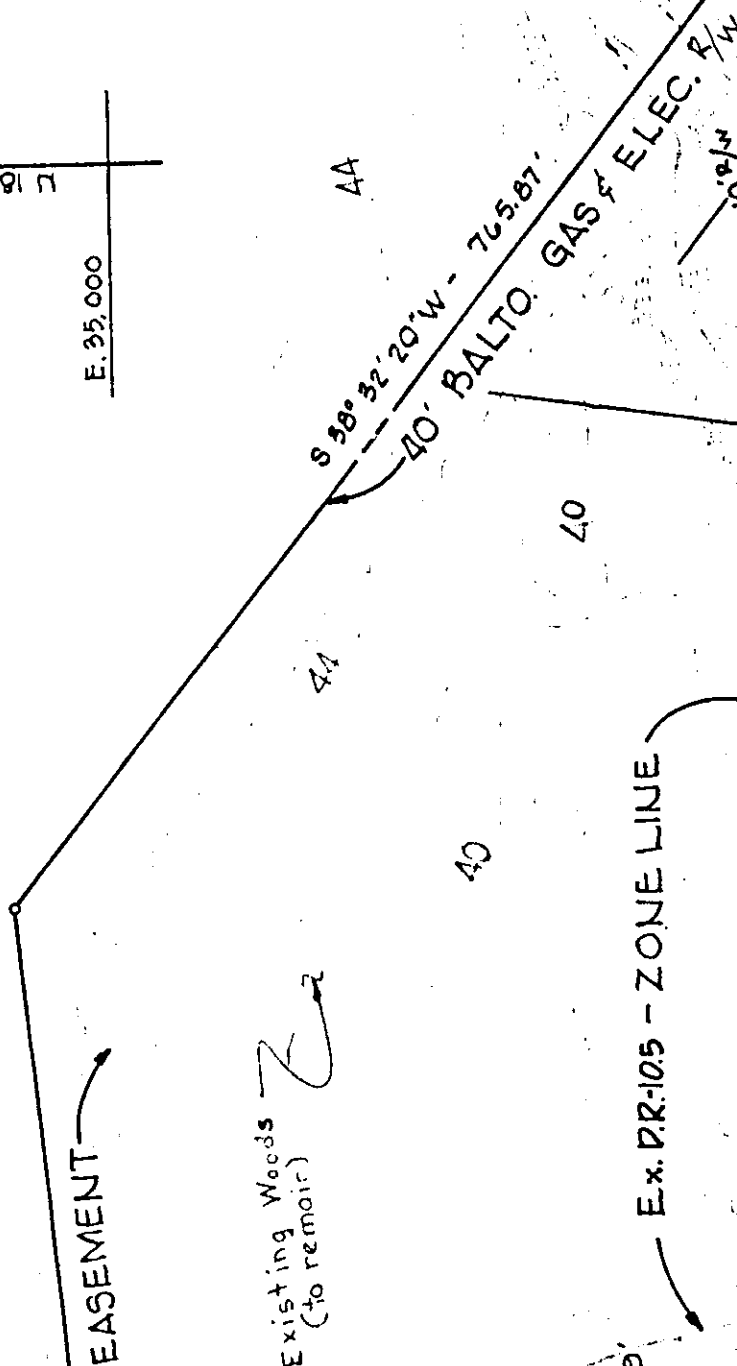
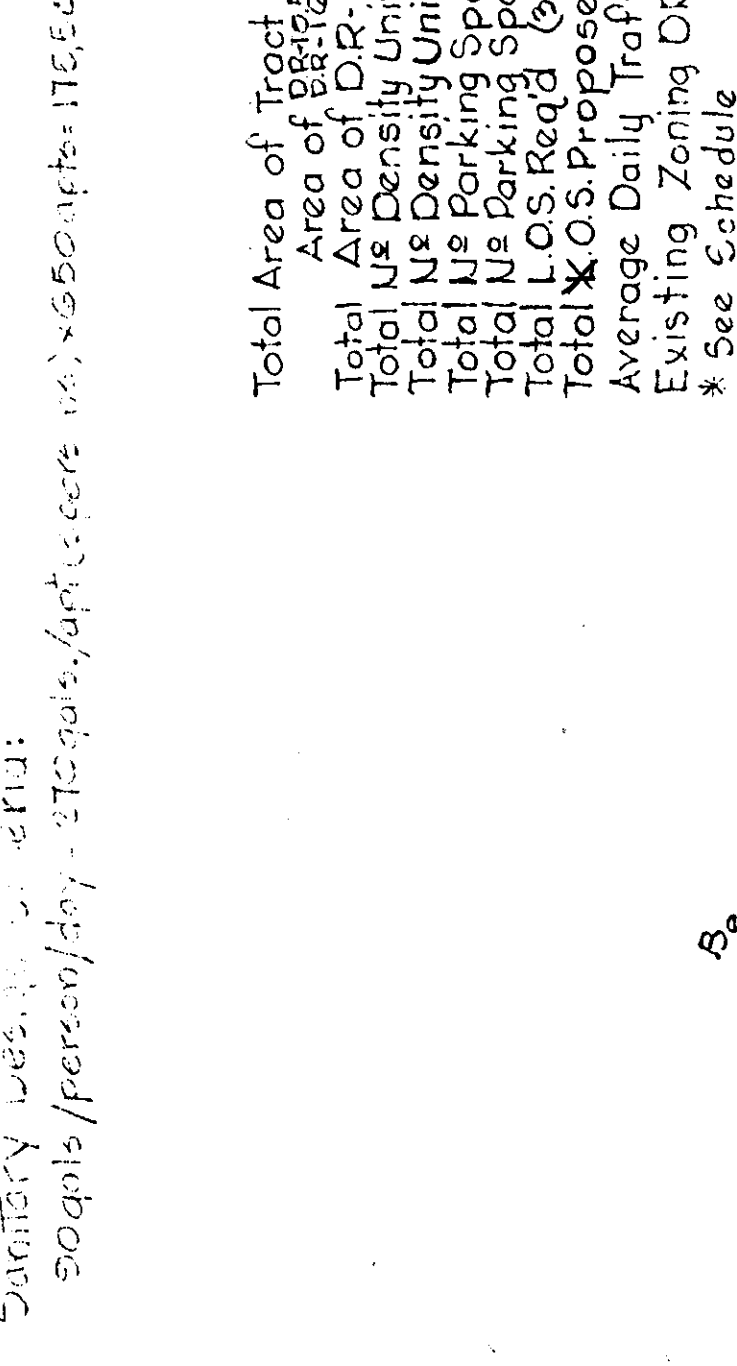
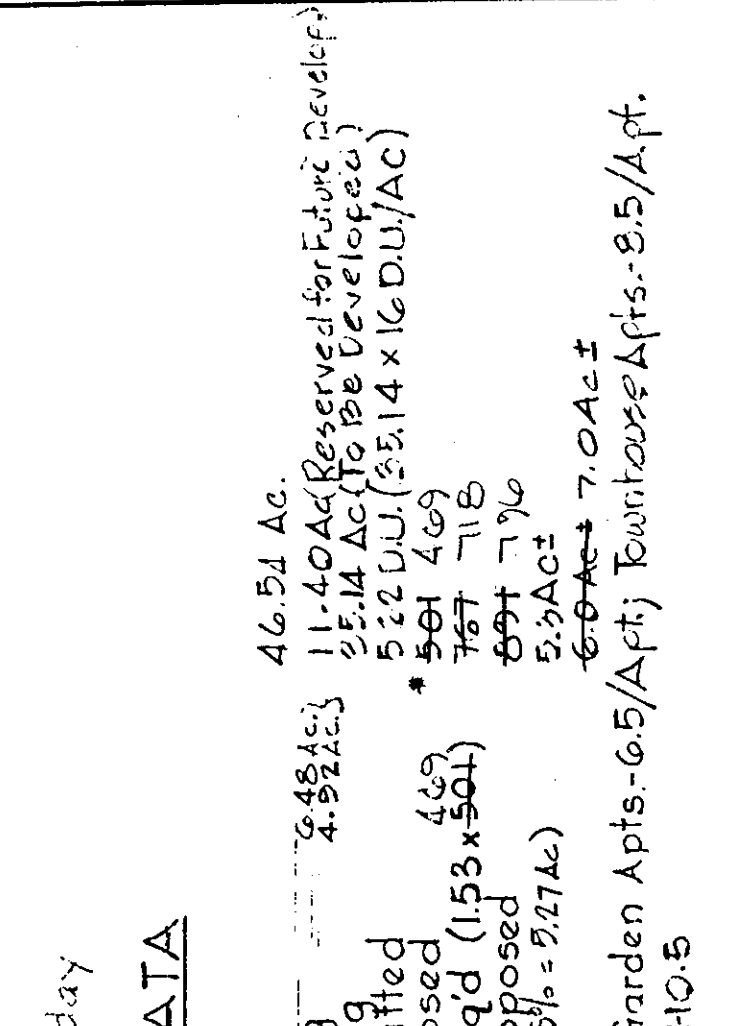
DATA	
Existing Zoning	
Consisted of: Tract	
Area of DE-10-B Zoning (Residential)	
Area of DE-12 Zoning (Center)	
Area of Public 2500's	
Area of Drinker Hwy	
Total Area (Reserved for future development)	
Total Area of DE-10-B Zoning to be Deleted	
Total Non Density Units Remaining	
(35,153 ± 16.53 / AC)	
Total No Density Units Proposed	
Total No Parking Spaces Required	
(DE 10 153 ± 343)	
Total No Parking Spaces Proposed	
Total L.O.S Required	
Total - 0.6 Proposed	

NO	SEASON
439-46	151-45 11 W
440-47	151-45 11 W
441-48	151-45 11 W
442-49	151-45 11 W
443-50	151-45 11 W
444-51	151-45 11 W
445-52	151-45 11 W
446-53	151-45 11 W
447-54	151-45 11 W
448-55	151-45 11 W
449-56	151-45 11 W
450-57	151-45 11 W
451-58	151-45 11 W
452-59	151-45 11 W
453-60	151-45 11 W
454-61	151-45 11 W
455-62	151-45 11 W
456-63	151-45 11 W
457-64	151-45 11 W
458-65	151-45 11 W
459-66	151-45 11 W
460-67	151-45 11 W
461-68	151-45 11 W
462-69	151-45 11 W
463-70	151-45 11 W
464-71	151-45 11 W
465-72	151-45 11 W
466-73	151-45 11 W
467-74	151-45 11 W
468-75	151-45 11 W
469-76	151-45 11 W
470-77	151-45 11 W
471-78	151-45 11 W
472-79	151-45 11 W
473-80	151-45 11 W
474-81	151-45 11 W
475-82	151-45 11 W
476-83	151-45 11 W
477-84	151-45 11 W
478-85	151-45 11 W
479-86	151-45 11 W
480-87	151-45 11 W
481-88	151-45 11 W
482-89	151-45 11 W
483-90	151-45 11 W
484-91	151-45 11 W
485-92	151-45 11 W
486-93	151-45 11 W
487-94	151-45 11 W
488-95	151-45 11 W
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491-98	151-45 11 W
492-99	151-45 11 W
493-00	151-45 11 W
494-01	151-45 11 W
495-02	151-45 11 W
496-03	151-45 11 W
497-04	151-45 11 W
498-05	151-45 11 W
499-06	151-45 11 W
500-07	151-45 11 W
501-08	151-45 11 W
502-09	151-45 11 W
503-10	151-45 11 W
504-11	151-45 11 W
505-12	151-45 11 W
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511-18	151-45 11 W
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518-25	151-45 11 W
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534-41	151-45 11 W
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558-65	151-45 11 W
559-66	151-45 11 W
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564-71	151-45 11 W
565-72	151-45 11 W
566-73	151-45 11 W
567-74	151-45 11 W
568-75	151-45 11 W
569-76	151-45 11 W



1977

W O 6712-2

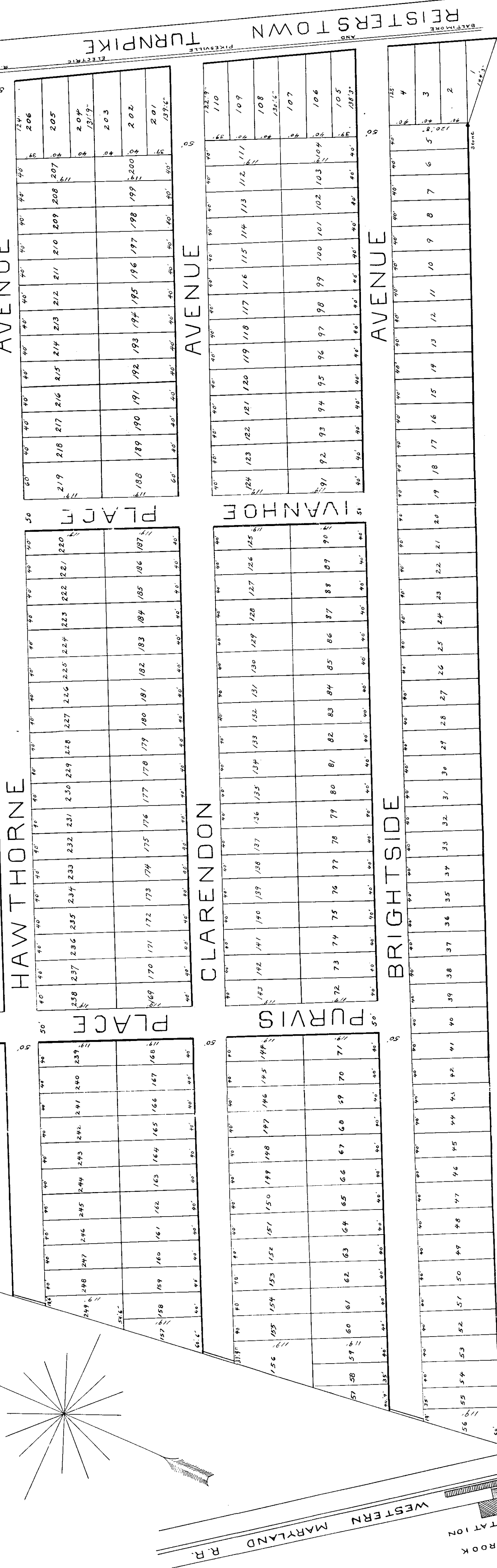


Plat

of

RALSTON

Scale 100 feet per inch THOS. H. DISNEY 27th Nov 1897



Filed November 18th 1897
Test: Lewis M. Bacon.
Clerk.

Plat

of

RALSTON ANNEX

THOS. H. DISNEY SYMARCH 1898.

