

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NE/Corner Falls Road and Old * ZONING COMMISSIONER
Lyme Road (f/k/a Falls Park) * OF BALTIMORE COUNTY
8th Election District
3rd Councilmanic District

Richard Azrael * Case No. 98-33-SPH
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Richard Azrael, through his attorney, Jonathan Azrael, Esquire. The Petitioner seeks approval of an amendment to the latest Amended Final Development Plan, dated 7/3/97, for the Old Lyme Road development, formerly known as Falls Park. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Craig Rodgers, a consultant/project manager retained by the Petitioner, and Jonathan Azrael, Esquire, Counsel for the Petitioner. Appearing as an interested party was Johanna Zentz, a neighboring property owner. There were no Protestants or other interested persons present.

The subject property under consideration is an irregularly shaped parcel, consisting of approximately 25.531 acres in area, zoned R.C.5. The property has frontage on Falls Road (Maryland Route 25) and is located near the Maryvale Preparatory School and Chestnut Ridge Country Club. Testimony and evidence presented revealed that the Azrael family purchased the subject property in the 1950s and began development of same in the mid-1980s. Ultimately, CRG approval was obtained for development of the property with single family dwellings under the then existing development regulations.

ORDER RECEIVED FOR FILING
Date 9/1/97
By [Signature]

Subsequently, an internal road which ends in a cul-de-sac was built and is known as Old Lyme Road. Additionally, as shown on the site plan, a number of residential lots were created and built out. Mr. Rodgers testified that a portion of the site, approximately 2.15 acres in area, located immediately adjacent to the intersection of Falls Road and Old Lyme Road, has not been developed. Apparently, when this development obtained CRG approval, the well drillings on this portion of the property were unsuccessful and plans for development of same were therefore deferred. However, the Petitioner was recently successful in drilling wells on that portion of the site. Thus, approval is now sought for the amendment of the previous final development plan to show development of this 2.15 acre portion of the tract. Specifically, two lots are proposed to be developed thereon, and are shown as Lots 13 and 14 on the site plan. Lot 13 will contain 1.03 acres and be located immediately adjacent to the Falls Road and Old Lyme Road intersection. Lot 14 will contain 1.12 acres in area and be located between Lot 13 and original Lot 1 shown on the original plan. Moreover, vehicular access to both lots will be by way of driveways from Old Lyme Road. Thus, no improvements or access to Falls Road will be necessary. Additionally, as the site plan shows, the proposed two lots will not improperly exceed the residential density permitted for the entire tract and each lot meets the minimum area and setback requirements. That is, variance relief is not requested for either of these two lots.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. In my judgment, the creation of these lots is entirely consistent with the existing use of the property and appropriate for the neighborhood. Moreover, it is clear that the lots are merely a realization of the Developer's original intent for this pro-

ORDER RECEIVED FOR FILING
Date 4/11/87
By CBP

perty. In my view, there will be no detrimental impact associated with the proposed amendment on the health, safety or general welfare of the surrounding locale. Thus, the Petition for Special Hearing should and will be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1997 that the Petition for Special Hearing seeking approval of an amendment to the latest Amended Final Development Plan, dated 7/3/97, for the Old Lyme Road development, formerly known as Falls Park, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 9/11/97

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 11, 1997

Jonathan Azrael
3805 Columbia 100 Parkway
Columbia, Maryland 21045

RE: PETITION FOR SPECIAL HEARING
NE/Corner Falls Road and Old Lyme Road (f/k/a Falls Park)
8th Election District - 3rd Councilmanic District
Richard Azrael Petitioner
Case No. 98-33-SPH

Dear Mr. Azrael:

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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. R. Craig Rodgers
601 Seneca Gardens Road, Baltimore, Md. 21220

Ms. Johanna Zentz
P.O. Box 1414, Brooklandville, Md. 21022

People's Counsel; Case Files



33



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at NE CORNER FALLS RD. + OLD LYMERD.
98-33-SPH which is presently zoned RC5

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

the latest amended Final Development Plans dated 7/3/97 for OLD LYME ROAD (formerly Falls Park)

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Jonathan Azrael
 (Type or Print Name)

Signature

8805 Columbia 100 Parkway

Address

Columbia

City

State

Zipcode

Phone No 410-720-0400

State

Zipcode

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

Legal Owner(s)

Richard Azrael

(Type or Print Name)

X Richard Azrael
 Signature

(Type or Print Name)

Signature

8805 Columbia 100 Parkway

Address

Phone No

410-720-0400

Columbia

City

Md.

State

21045

Zipcode

Name, Address and phone number of representative to be contacted

R. Craig Rodgers

Name

601 Seneca Gardens Rd.

Address

21220

Phone No

410-335-0441

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

2-3 hr.

the following dates

Next Two Months

ALL OTHER

REVIEWED BY: MTL

DATE 7/25/97

RECEIVED AUG 9 6 1997



ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION FOR "OLD LYME ROAD" (formerly
Falls Park)

Beginning at a point in the centerline of Falls
Road (Maryland Rte. 25), said point being
N 07° 24' 30" W, 171 feet, more or less, from the
intersection formed by the center lines of
Falls Road and Old Lyme Road, thence
N 65° 18' 29" E, 1646.81 feet; thence S 07° 37' 35" E,
825.86 feet; thence S 65° 18' 29" W, 1167.00 feet;
thence N 07° 37' 35" W, 340.00 feet; thence
S 82° 22' 25" W 460.00 feet to the centerline
of Falls Road; thence running with and binding
on the centerline of Falls Road, N 07° 24' 30" W,
345.05 feet the point of beginning.

Containing 25.531 Acres, more or less.

Being all that parcel of land shown on the
plat of Old Lyme Road (formerly Falls Park)
and recorded in the Land Records of Baltimore
County in Plat Book E.H.K., Jr. 54, folio 85.

98-33-SPH

33

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug. 14, 1997

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 Aug. 14, 1997.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

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 in Towson, Maryland on the property identified herein as follows:

Case #98-33-SPH
corner of N/S Old Lyme Road,
E/S Falls Road
8th Election District
3rd Councilmanic
Legal Owner(s)
Richard Azrael

Special Hearing to approve the latest amended Final Development Plan dated 7/3/97 for Old Lyme Road (aka Falls Park)
Hearing: Friday, September 5, 1997 at 10:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing Please Call (410) 887-3391.

8/140 Aug 14 C16526

CERTIFICATE OF POSTING

RE: Case No.: 98-33-SPH
 Petitioner/Developer: R. AZRAEL ETAL
% R.C. RODGERS, ESQ.
 Date of Hearing/Closing: 9/5/97

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

AT: 10:00 A.M.
 RM. 106 C.O.B.

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 NE SIDE OLD LYMER RD.
ES - FALLS ROAD @ SITE

The sign(s) were posted on 8/18/97
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/28/97
 (Signature of Sign/Poster and Date)

Patrick M. O'Keefe
 (Printed Name)

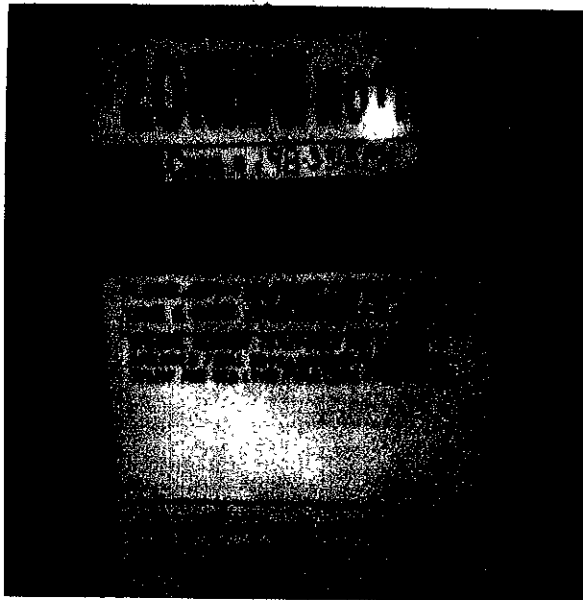
523 Penny Lane
 (Address)

Hunt Valley, MD 21030
 (City, State, Zip Code)

(410) 666-5366
 (Telephone Number)

905-0571
 Pager (410) ~~666-5366~~

9/96
 cert doc



98-33 SPH

N.S. OLD LYMER ROAD @ FALLS RD.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035938

DATE 7/25/97

ACCOUNT 01-615

Item 33
Pv: msk

AMOUNT \$ 250.00

RECEIVED FROM: Chateau Builders - NE corner of Falls + Old Lane Rd.

FOR: 040 - Special Heavy - \$250.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/28/1997 7/25/1997 15:41:32

REG. NO. 04 CASHIER LSWI LXS DRAWER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 014223

OFLW

CR NO. 035938

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Xha

RE: Case No.: 98-33-SPH

Petitioner/Developer: R. AZRAEL, ETAL
c/o R.C. RODGERS

Date of Hearing/Closing: 9/5/97
@ 10 AM
RM-106 COB

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

Attention: Ms. Wendolyn 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 ES. FALLS ROAD INS
OLD LYME RD.

The sign(s) were posted on

8/18/97
(Month, Day, Year)

Sincerely, Patrick M. O'Keefe 8/27/97

Patrick M. O'Keefe 8/27/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

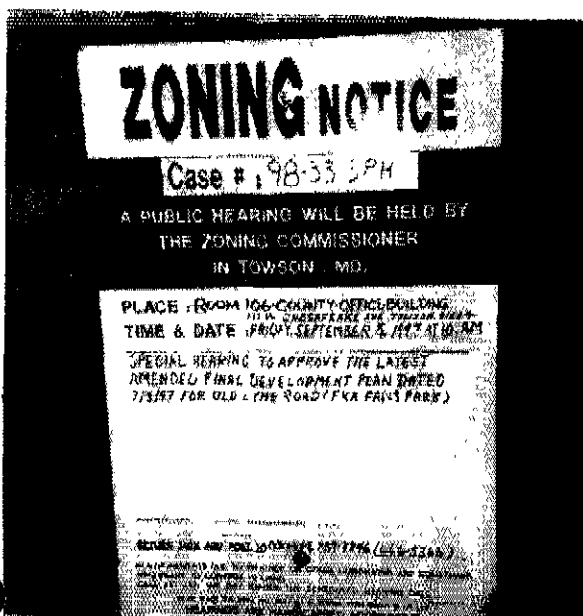
523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager 905-8571
616-8354



98-33SPH
R. AZRAEL - FALLS PARK
ES. FALLS RD
OLD LYME ROAD H-9/5/97
@ 10:00 AM

Post-It® Fax Note		Date	
To	<u>R.C. RODGERS</u>	From	<u>P. O'KEEFE</u>
Co/Dept.		Co.	
Phone #	<u>335-0449</u>	Phone #	<u>666-5366</u>
Fax #	<u>335-0963</u>	Fax #	<u>CELL 905-8571</u>

TO: PUTUXENT PUBLISHING COMPANY
August 14, 1997 Issue - Jeffersonian

Please forward billing to:

Jonathan Azrael, Esq.
8805 Columbia 100 Parkway
Columbia, MD 21045
410-720-0400

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-33-SPH
corner of N/S Old Lyme Road, E/S Falls Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Richard Azrael

Special Hearing to approve the latest amended Final Development Plan dated 7/3/97 for Old Lyme Road (fka Falls Park).

HEARING: FRIDAY, SEPTEMBER 5, 1997 at 10:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

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
Department of Permits and
Development Management

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

August 7, 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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-33-SPH
corner of N/S Old Lyme Road, E/S Falls Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Richard Azrael

Special Hearing to approve the latest amended Final Development Plan dated 7/3/97 for Old Lyme Road (fka Falls Park).

HEARING: FRIDAY, SEPTEMBER 5, 1997 at 10:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, stylized "A" and "J".

Arnold Jablon
Director

cc: Richard and Jonathan Azrael
R. Craig Rodgers

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 22, 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 Ave
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood 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.: 33

Petitioner: Richard Azrael

Location: northeast corner of Falls & Old Lyme Roads

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jonathan Azrael

ADDRESS: 8805 Columbia 100 Parkway
Columbia, MD 21045

PHONE NUMBER: (410) 720-0400

AJ:ggg

RECEIVED AUG 06 1997

(Revised 09/24/96)

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

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

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-33-SPH

Item # 33

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

PLACE: *

DATE AND TIME: *

REQUEST: special hearing to approve the latest
amended FDP of Old Lyme Road.

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



Baltimore County
Department of Permits and
Development Management

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

August 27, 1997

Jonathan Azrael, Esquire
8805 Columbia 100 Parkway
Columbia, MD 21045

RE: Item No.: 33
Case No.: 97-33-SPH
Petitioner: Richard Azrael

Dear Mr. Azrael:

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 July 25, 1997.

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 (410-887-3391).

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/re
Attachment(s)



Attach original petition

Date: August 11, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *RBS/jsp*
Subject: Zoning Item #33

N.E. Corner Falls Road & Old Lyme Road

Zoning Advisory Committee Meeting of: August 4, 1997

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ 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 (Sections 14-331 through 14-350 of the Baltimore County Code).
- ☐ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- ☒ Ground Water Management
- Soil evaluations were conducted on 6/9/97. Revised plans must be submitted. Contact GWM at 887-2762 for more information.

GP:sp

jablon.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 11, 1997

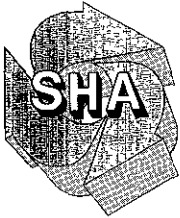
FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 11, 1997
Item Nos. 020, 021, 022, 023, 025,
026, 027, 028, 029, 030, & 033

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

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

August 8, 1997

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

RE: Baltimore County
Item No. 033
MJK Old Lyme Road
MD 25
Mile Post 5.37

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval.

However, we will require the owner to obtain an access permit through this office.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- a. Nine (9) copies of the site plan showing the SHA requirements.
- b. Completed application.
- c. Performance bond, letter of credit, or certified check (**include Federal ID number or social security number on certified checks only**) in the amount of 150% of the actual entrance construction cost and in an even thousand dollar increment. These must be made payable to the State of Maryland (**Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection**).
- c. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

My telephone number is 410-545-5603 (Fax# 410-209-5026)

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

Ms. Roslyn Eubanks
Page Two
August 8, 1997

The surety for entrance construction must be received by this office prior to our approving any building permits for this development.

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,

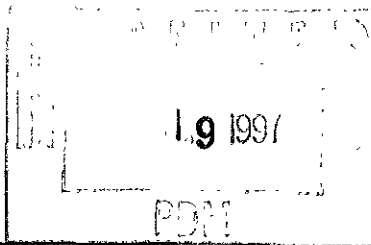
A handwritten signature in black ink, appearing to read 'R. Burns', written over a horizontal line.

Ronald Burns, Chief
Engineering Access Permits
Division

LG/eu



Baltimore County
Fire Department



Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

DATE: 10/07/96

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

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF August 4, 1997

Item No.: SEE BELOW Zoning Agendas

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

020, 021, 022, 023, 025, 026, 027, 028, 029,
030, 031, and 033

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: August 12, 1997

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

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 20, 22, 26, 27, 28, 29, 33, 38, 39, 40 and 41

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
Corner of N/S Old Lyme Road, E/S Falls Rd * ZONING COMMISSIONER
8th Election District, 3rd Councilmanic *
Richard Azrael * OF BALTIMORE COUNTY
Petitioner *
CASE NO. 98-33-SPH *

* * * * *

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 15th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Jonathan Azrael, Esq., 8805 Columbia 100 Pkwy., Columbia, MD 21045, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Jonathan Arael

101 E. Chesapeake Ave 5th Fl
Baltimore, MD 21286

CRAIG RODGERS

601 SENECA GARDENS RD.

BALTO., MD. 21220

neighbor Johanna Zentz

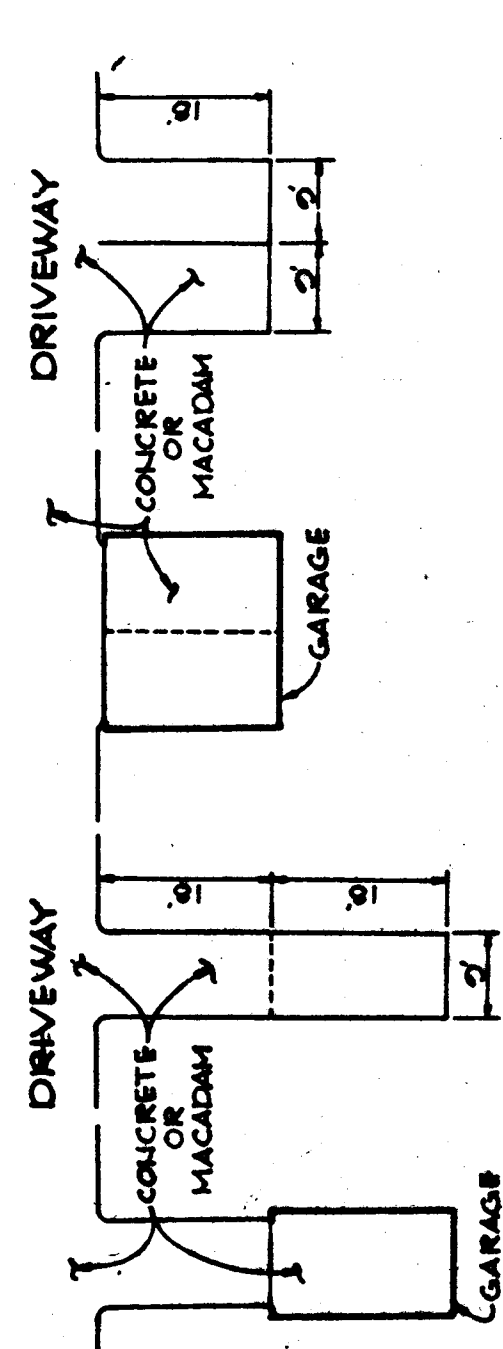
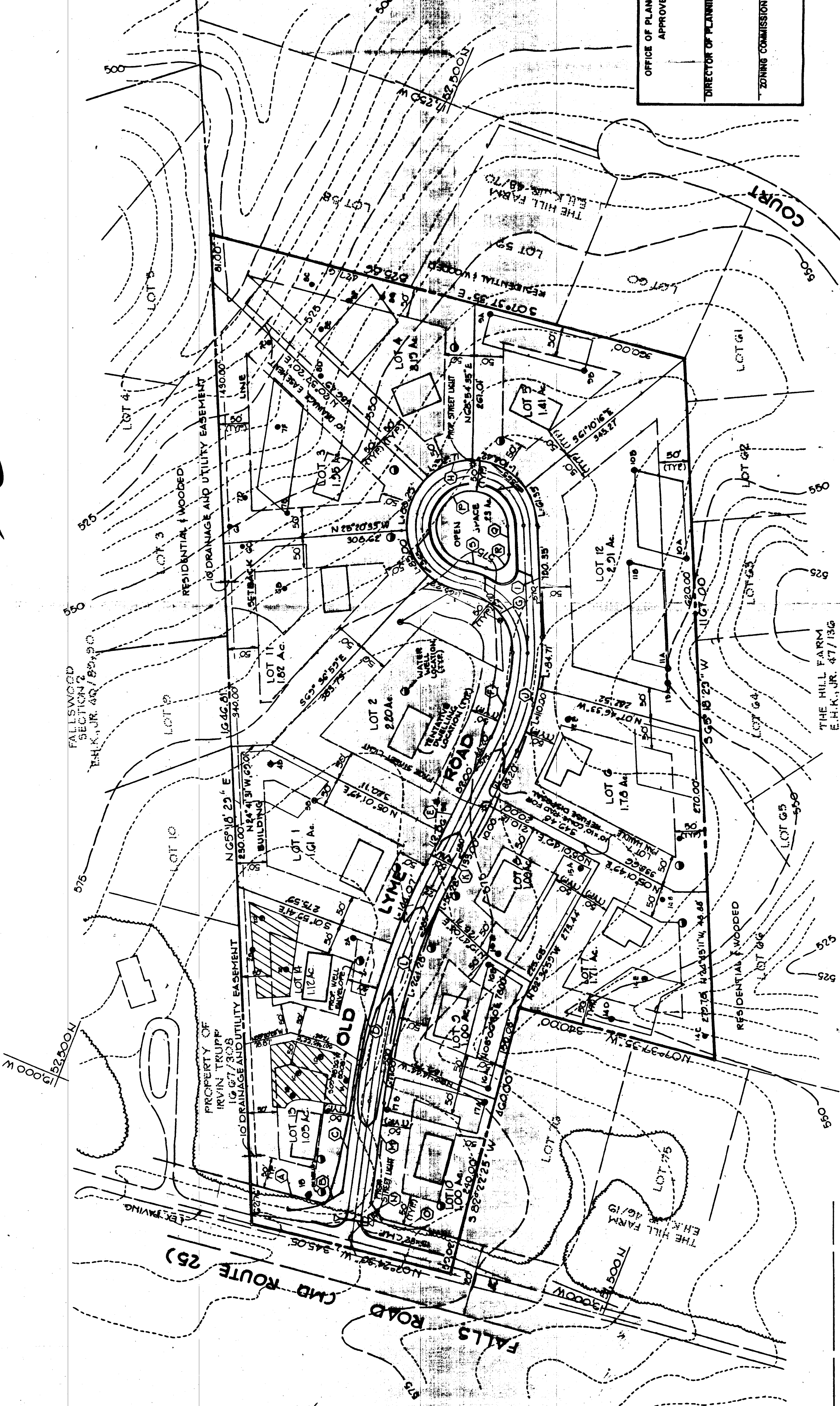
P.O. Box 1414

Brooklandville, MD 21022

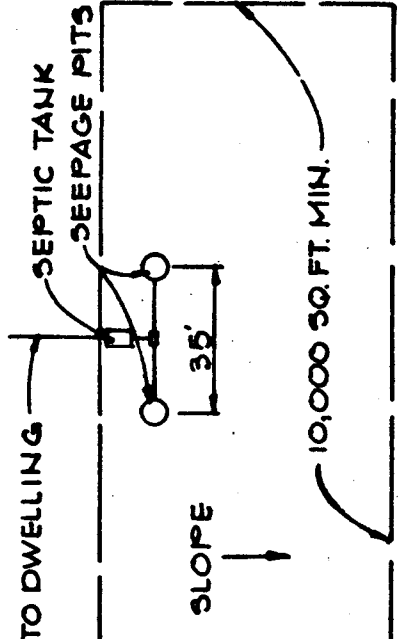


98-33-SPH

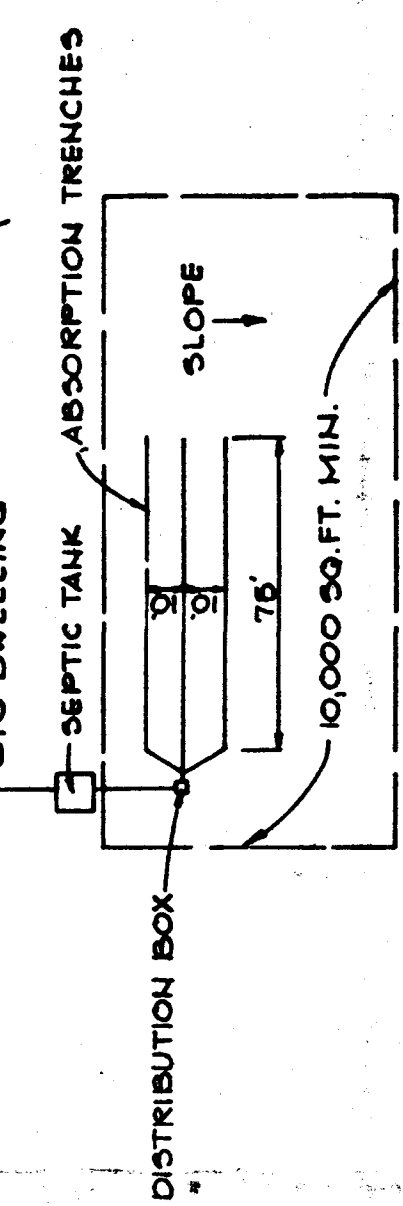
RW DATA				CURVE DATA			
LINE	BEARING	DISTANCE	NO.	RAD.	TAI	ARC	LCB
(A)	N 07° 24' 30" W	171.57	(1)	1175.00	20° 02' 30"	120° 10' 00"	N 07° 24' 30" E
(B)	N 12° 56' 15" W	37.64	(2)	923.00	25° 44' 59"	142° 04' 14"	N 08° 00' 20" E
(C)	N 17° 56' 15" E	154.32	(3)	1000.00	28° 59' 01"	144° 03' 19"	57° 50' 45" W
(D)	S 84° 56' 11" E	230.20	(4)	1100.00	25° 59' 01"	110° 00' 00"	N 04° 00' 12" W
(E)	S 65° 16' 45" W	120.36	(5)	975.00	20° 45' 00"	92° 00' 00"	N 03° 00' 15" E
(F)	N 84° 56' 11" W	230.20	(6)	1125.00	20° 02' 30"	120° 10' 00"	N 04° 00' 12" E
(G)	S 74° 56' 15" W	120.36	(7)	923.00	25° 44' 59"	142° 04' 14"	S 64° 56' 11" W
(H)	N 07° 24' 30" W	171.57	(8)	1175.00	20° 02' 30"	120° 10' 00"	N 07° 24' 30" E
(I)	S 65° 16' 45" W	120.36	(9)	975.00	20° 45' 00"	92° 00' 00"	N 03° 00' 15" E



TYPICAL OFFSTREET PARKING

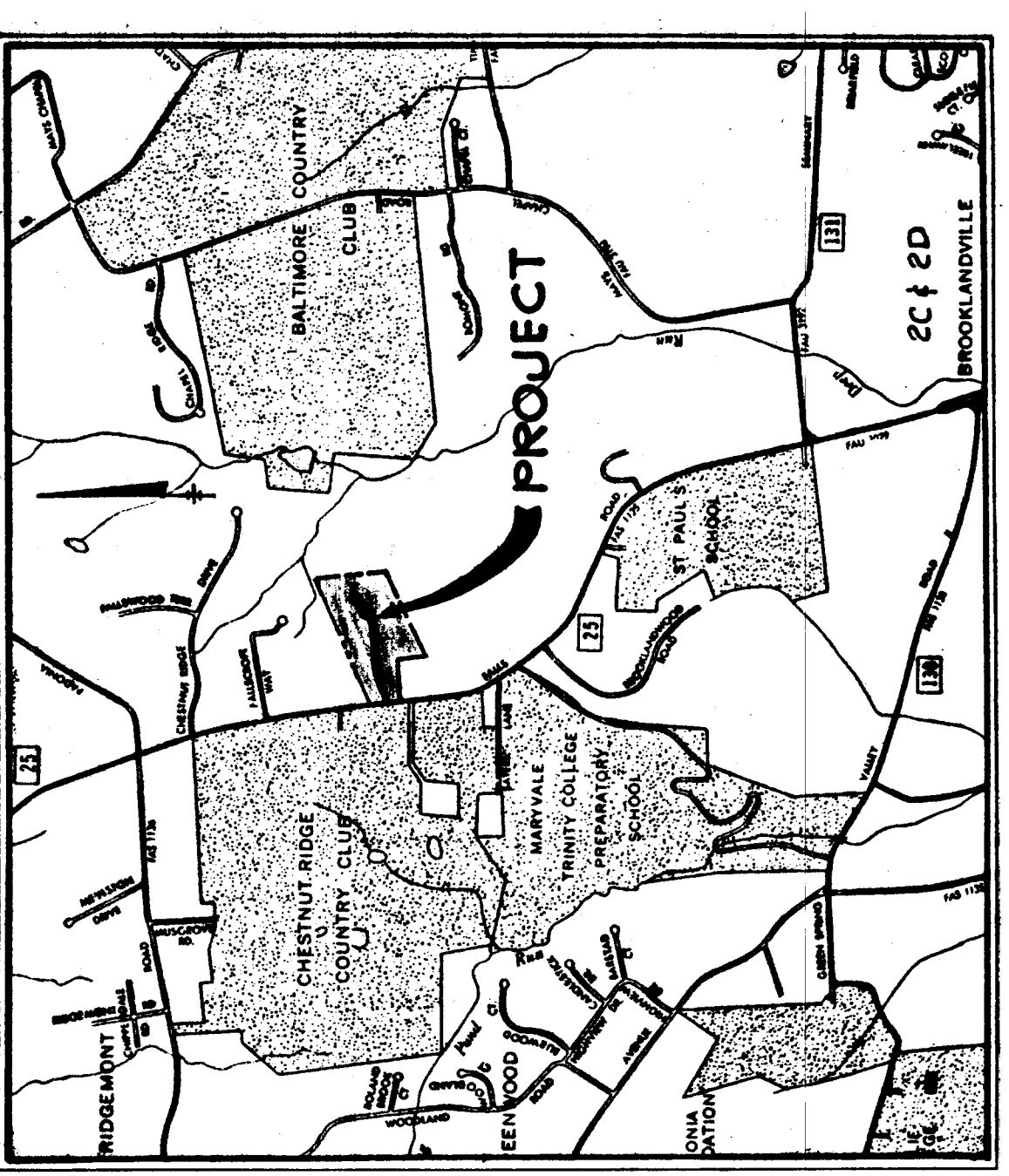


TYPICAL SEPTIC SYSTEM USING SEEAGE PITS



TYPICAL SEPTIC SYSTEM USING ABSORPTION TRENCHES

VICINITY MAP



GENERAL NOTES

1. TOTAL AREA OF TRACT (GROSS) - 25.53 AC.
2. EXISTING ZONING - RC-6
3. MINIMUM LOT SIZE - 1 AC.
4. MAXIMUM GROSS DENSITY - 0.667
5. SETBACK FROM STREET CENTERLINE - 75'
6. SETBACK FROM LOT LINE - 50'
7. NUMBER OF LOTS PERMITTED - 25.53 ÷ 1.022 = 25 LOTS
8. OFFSTREET PARKING - 2 SPACES PER LOT
9. ALL LOTS TO HAVE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS AND WATER WELLS
10. SEWAGE DISPOSAL AREA SHALL BE 10,000 SQUARE FEET MINIMUM. LOTS SHALL USE ABSORPTION TRENCHES FOR SEPTIC SYSTEM.
11. BOUNDARY OUTLINE SHOWN HEREON IS TAKEN FROM SURVEY BY: EUGENE R. HARRIS, REG. NO. 7226, L.A.S.
12. EUGENE R. HARRIS HAS BEEN ADVISED OF THE REQUIREMENTS OF THE ANNEAHDLE ROADWAY PRIOR TO THE SALE OF LOTS.
13. DWELLINGS WILL BE DETERMINED BY THE INDIVIDUAL LOT BUYERS.
14. OF SUBDIVISION REGULATIONS AND ZONING REGULATIONS.
15. BUILDING ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND ENCLOSURES MAY BE LOCATED OUTSIDE THE ENVELOPE.
16. SUBDIVISION INTO VARIOUS LOTS SHALL BE CONSIDERED AS ONE COMPLETE UNIT. ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
17. PANHANDLE DRIVES SHALL BE LAID OUT EXISTING GRADE GRADING AROUND THE LOTS TO BE DETERMINED BY THE INDIVIDUAL LOT BUYERS AT THE TIME OF THE SALE.
18. MAXIMUM BUILDING HEIGHT - 95' (EXCEPTIONS NOTED IN SECTION 900 OF ZONING REGULATIONS)
19. TRASH COLLECTION BY BALTIMORE COUNTY AT THE JUNCTION OF PANHANDLE AND OLD LYME ROAD.
20. ALL LOTS TO BE SOLD IN FEE.
21. GRADING WILL BE CONFINED TO HOUSE SITES AND PANHANDLES.
22. TRACTS ARE NOT FOR BUILDING PURPOSES AT THIS TIME.
23. TWO PARKING SPACES REQUIRED PER LOT.
24. ENTIRE SITE IS HEAVILY WOODED.
25. THIS SITE IS LOCATED IN A GROUNDWATER PROBLEM AREA AS DESIGNATED IN THE BALTIMORE COUNTY PLANNING BOARD'S RECOMMENDED AREAS OF CRITICAL STATE CONCERN.
26. DEVELOPMENT - 14.24 AC. (12.41 AC.)

OFFICE OF PLANNING AND ZONING

APPROVED BY:

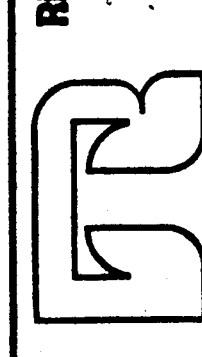
DIRECTOR OF PLANNING

DATE

ZONING COMMISSIONER

DATE

REASON FOR 1st AMENDED FINAL DEVELOPMENT PLAN
DATE: 6-3-85
0. ELIMINATE TRACT 'B' SUBSTITUTED LOT #11 BECAUSE OF WELL APPROVAL
1. REVISED GENERAL NOTE # 8 FROM 10 LOTS TO 11 LOTS
REASON FOR 2nd AMENDED FINAL DEVELOPMENT PLAN
DATE: 1-10-86
1. ELIMINATE TRACT 'C' SUBSTITUTED LOT #12 BECAUSE OF WELL APPROVAL
2. REVISED GENERAL NOTE # 8 FROM 11 LOTS TO 12 LOTS
REASON FOR 3rd AMENDED FINAL DEVELOPMENT PLAN
DATE: 7-3-87
1. SUBDIVIDE TRACT 'A' TO CREATE LOTS 13 & 14 BECAUSE OF WELL AND SEPTIC APPROVAL
2. REVISED GENERAL NOTE # 8 FROM 12 LOTS TO 14 LOTS



DATE: 6-3-85

DESIGNED BY: L.J.D.

DRAWN BY: D.A.M.

PROJECT NO: 10882

DATE: REV. 7-3-87

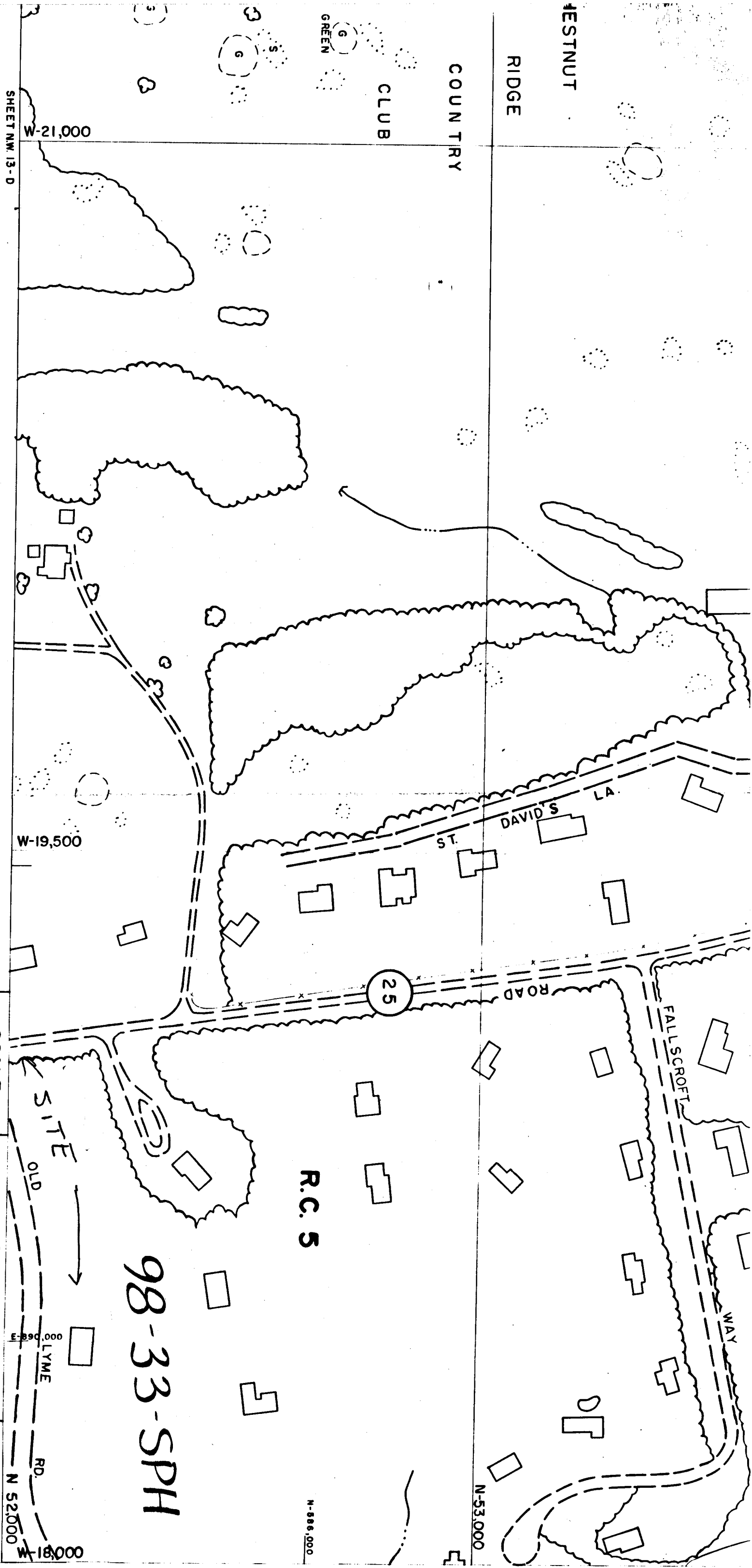
SCALE: 1" = 100'

DRAWING NO. 1 OF 1

1-3-87 SUBDIVIDE TRACT 'A' TO CREATE LOTS 13 & 14
DATE: 1-3-87
REVISION

33

IMORE COUNTY
PLANNING AND ZONING
L ZONING MAP



SCALE	LOCATION	SHEET
1" = 200' ±	CHESTNUT RIDGE COUNTRY CLUB	N.W. 14-D
DATE OF PHOTOGRAPHY JANUARY 1986	# 33	