



Baltimore County
Department of Permits and
Development Management

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

April 29, 1998

Robert S. Rosenfelt, P.E.
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue
Suite G
Baltimore, MD 21209

RE: Spirit and Intent
Zoning Case #98-100-A
6025 Roland Avenue
9th Election District

Dear Mr. Rosenfelt:

The variance hearing that allowed an 8-foot setback for a proposed addition to an existing fitness center must maintain the required setbacks that were the subject of the hearing.

We understand, from the red-lined plan submitted with this request and a subsequent telephone conversation with your representative, Judy Floam, that structural and fire code issues revealed during the building code application process required redesign and repositioning of the addition. To accomplish this, the addition must be enlarged by 170 square feet to allow a breezeway with integral decking to connect the existing and proposed structures. There were no protestants or other interested persons present at the hearing and because the alterations will not require modification of the original order, it is within the spirit and intent of that order.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John R. Alexander".

John R. Alexander
Planner II
Zoning Review

JRA:scj

c: zoning case #98-100-A



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



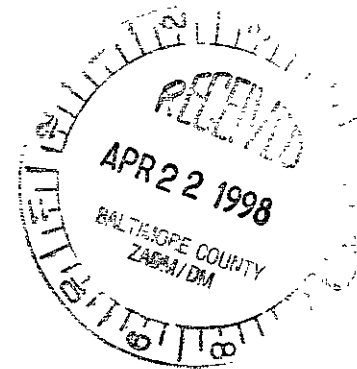
To: JPA
4/23/98
na
S+I

April 22, 1998

053120

Mr. Arnold Jablon, Director
Office of Permits and Development
Management
111 West Chesapeake Avenue
Towson, Md. 21204

Re: Elkridge Estates
6025 Roland Avenue
Case No. 98-100-A
Job No. 97119



Dear Mr. Jablon,

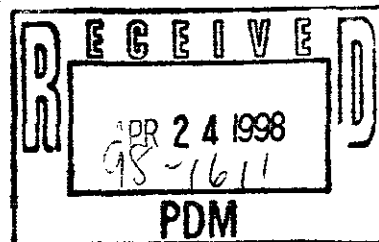
On November 19, 1997, in Case No. 98-100-A, the Zoning Commissioner approved a variance to permit a sideyard setback of 8 feet in lieu of the required 35 feet, for construction of an addition to the existing fitness center in this apartment development. Structural and fire code considerations have since required the architect to redesign the addition, as shown on the attached site plan.

The sideyard setback meets the 8 feet previously approved. The extension of the balcony over the space between the existing building and the addition meets the requirement for "attached" buildings in the Baltimore County Zoning Regulations, as per discussion with John Alexander of the Zoning Office.

We therefore request approval of the revised site plan as being within the spirit and intent of the Order in Case No. 98-100-A.

Yours truly,

Robert S. Rosenfelt, P.E.



cc: Sam Khorshide

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Roland Avenue, 646 ft. S
of c/l Overlook Place * ZONING COMMISSIONER
6025 Roland Avenue
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
ClearRock Land Company * Case No. 98-100-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 6025 Roland Avenue, known as The Terraces. The Petition was filed by ClearRock Land Company, property owner. Variance relief is requested from Section 1B01.2.C.1a. of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 8 ft. in lieu of the required 35 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Saeed Khorshide on behalf of District Design and Construction, the architects retained for this project. Also present was Robert Rosenfelt, the engineer who prepared the site plan. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is a large tract, approximately 17.1633 acres in area, split zoned D.R.16 and D.R.3.5. The predominant zoning of the property is D.R.16, however, there is a small portion zoned D.R.3.5, on which a proposed building addition will be constructed assuming the requested zoning relief is granted. The subject property is developed and improved with a number of apartment units collectively known as The Terraces. On the portion of the property at issue, the property owner has constructed a series of amenities which contribute to the comfort and convenience of the residents. Specifically,

ORIGINAL FILED
11/19/97
BY [Signature]
Clerk

that portion of the property is improved with a tennis court, swimming pool and small pool building. As noted above, these amenities are used by residents of the apartment complex. The Petitioner proposes the construction of an addition to the pool building. As shown on the site plan, the addition will be approximately 41 ft. in depth by 35 ft. in width. It was indicated that the addition will contain athletic/fitness equipment to enhance the facilities offered. The proposed addition will have a setback as little as 8 ft. from the property line, in lieu of the 35 ft. required under the D.R.3.5 zone. Additional testimony was that the proposed location of the addition is the only practical place where same can be constructed and that the proposed addition will not detrimentally impact surrounding properties.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the relief requested. It is to be noted that there were no Protestants at the hearing and that there are no adverse Zoning Plans Advisory Committee (ZAC) comments. The addition proposed appears appropriate in view of existing improvements and the surrounding area. In my judgment, I find that the Petitioner has satisfied the requirements set forth in Section 307 of the BCZR.

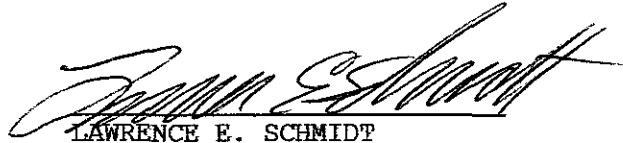
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of November 1997 that a variance from Section 1B01.2.C.1a. of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 8 ft., in lieu of the required 35 ft., 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

OFFICE OF THE ZONING COMMISSIONER
DATE 11/19/97 BY [Signature]
BY [Signature]

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

03/12/97 11/19/97
1033
By: [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

November 18, 1997

Mr. S. Khorshide
Architect
District Design and Construction
8294-D Old Courthouse Rd.
Vienna, Virginia 22182

RE: Petition for Variance
Case No. 98-100-A
Property: 6025 Roland Avenue
ClearRock Land Company, Petitioner

Dear Mr. Khorshide:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

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 dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. Robert Rosenfelt
Colbert, Matz and Rosenfelt
2835 Smith Avenue, Suite 6
Baltimore, Maryland 21209





Petition for Variance

#100

to the Zoning Commissioner of Baltimore County

for the property located at 6025 Roland Ave.

98-100-A

which is presently zoned DR 3.5 and

DR-16(R.A.)

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 Variance from Section(s) 1801.2.C.1.a. of the current Zoning Regulations for a side setback of 8' feet in lieu of 35 feet required in the DR3.5. Zone

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Location and configuration of existing pool building is such that it is difficult to expand the building without encroaching on the setback line.

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

I, or we, agree to pay expenses of above Variance 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:

(Type or Print Name)

Signature

Address

City

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

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name Address and phone number or representative to be contacted.

DISTRICT DESIGN & CONSTRUCTION

SAM KORSHOE - ARCHITECT @ 703-790-3604

Name

8294-D OLD COURTHOUSE Rd VIENNA, VA 2218

Address

Phone No 703-790-3604

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

1-2 hr

Next Two Months

ALL

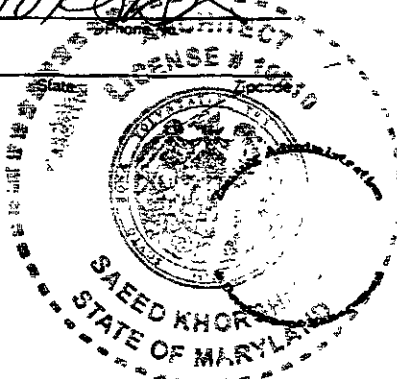
OTHER

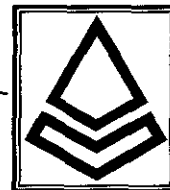
REVIEWED BY:

DATE 9/17/97



Printed with Soybean Ink
on Recycled Paper





98-100-A

ZONING DESCRIPTION

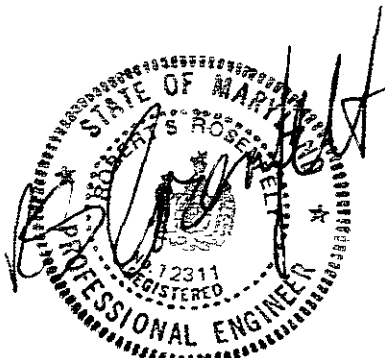
BEGINNING AT A POINT ON THE WEST SIDE OF ROLAND AVENUE WHICH IS 60 FEET WIDE AT THE DISTANCE OF 646 FEET SOUTH OF THE CENTERLINE OF OVERLOOK PLACE WHICH IS 50 FEET WIDE.

THENCE THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 19 DEGREES 53 MINUTES 47 SECONDS WEST 41.62 FEET;
 - 2) SOUTH 87 DEGREES 33 MINUTES 47 SECONDS EAST 2.15 FEET;
 - 3) NORTH 19 DEGREES 53 MINUTES 47 SECONDS WEST 265.72 FEET;
 - 4) NORTHERLY BY A CURVE TO THE RIGHT HAVING A RADIUS OF 375.30 FEET AND A DISTANCE OF 339.06 FEET;
 - 5) NORTH 31 DEGREES 52 MINUTES 00 SECONDS EAST 129.80 FEET;
 - 6) NORTHEASTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF 394.30 FEET AND A DISTANCE OF 187.20 FEET;
 - 7) NORTH 4 DEGREES 40 MINUTES 00 SECONDS EAST 163.39 FEET;
 - 8) SOUTH 88 DEGREES 56 MINUTES 13 SECONDS WEST 2.02 FEET;
 - 9) NORTH 4 DEGREES 40 MINUTES 00 SECONDS EAST 117.41 FEET;
 - 10) NORTHERLY BY A CURVE TO THE RIGHT HAVING A RADIUS OF 973.40 FEET AND A DISTANCE OF 82.11 FEET;
 - 11) NORTH 9 DEGREES 30 MINUTES 00 SECONDS EAST 146.60 FEET;
 - 12) NORTH 80 DEGREES 30 MINUTES 00 SECONDS WEST 12.00 FEET;
 - 13) NORTHERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF 380.30 FEET AND A DISTANCE OF 86.62 FEET;
 - 14) NORTH 73 DEGREES 03 MINUTES 58 SECONDS EAST 59.85 FEET;
 - 15) SOUTH 87 DEGREES 08 MINUTES 37 SECONDS EAST 329.39 FEET;
 - 16) SOUTH 0 DEGREES 18 MINUTES 44 SECONDS EAST 412.20 FEET;
 - 17) SOUTH 0 DEGREES 41 MINUTES 28 SECONDS EAST 1086.01 FEET;
 - 18) NORTH 85 DEGREES 41 MINUTES 02 SECONDS WEST 24.26 FEET;
- DUE WEST 483.55 FEET TO THE PLACE OF BEGINNING. AS RECORDED IN DEED LIBER 10015, FOLIO 501.

CONTAINING 17.1633 ACRES, MORE OR LESS. ALSO KNOWN AS 6025 ROLAND AVENUE AND LOCATED IN THE 9TH ELECTION DISTRICT.

97119DES.DOC



100



Baltimore County
Department of Permits and
Development Management

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

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.: 100

Petitioner: Clearrock Land Company

Location: 6025 Roland Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Sam Korschide

ADDRESS: 8294-D OIL CT. Howe Rd.

Vicinity, Va 22182

PHONE NUMBER: (703) 790-3604

AJ:ggs

(Revised 09/24/96)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **043319**

DATE 9/17/91 ACCOUNT 01-615
 DEBIT 100 AMOUNT \$ 250.00
 BY 72516

RECEIVED FROM: Plasma Design Kiosk, Inc. - 6025 Roland Ave

FOR: 0200- Comm Vaccine - \$250.00

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS ACTION TIME
 9/17/1991 9/17/1991 10:15:00
 MS02 CASHIER JRL: DR: YHMER
 MISCELLANEOUS CASH RECEIPT
 Receipt # 01615
 CR NO. 043319

Baltimore County, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **053120**

DATE 4-27-98 ACCOUNT R001-6150
 AMOUNT \$ 40

RECEIVED FROM: Colbert Mary Kaeinfort Inc

FOR: 312 6025 Roland 58-100-A 98-1611

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS ACTION TIME
 4/28/1998 4/27/1998 15:07:06
 MS01 CASHIER CLIN CML DANNER
 MISCELLANEOUS CASH RECEIPT
 Receipt # 047389
 CR NO. 053120

Baltimore County, Maryland

40.00 CHECK

RE: Case No.:

97119
98-100-A

Petitioner/Developer: #6025 ROLAND AVE, ETAL

C/O ROBERT ROSENFELT

Date of Hearing/Closing: 11/6/97

@ 9:00 AM
RM 407
COURTS BLDG
401 BOSLEY AVE

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 #6025 ROLAND AVE.

The sign(s) were posted on

10/22/97

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/28/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

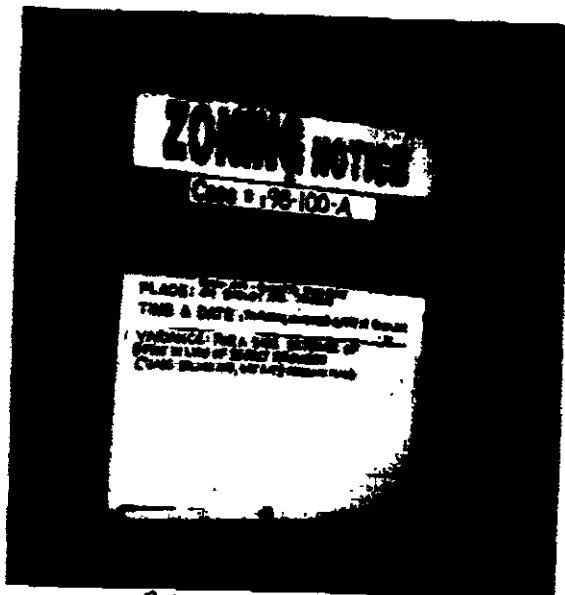
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Page (410) 905-8571



98-100-A

6025 ROLAND AVE

10/22/97

11/6/97

CERTIFICATE OF POSTING

copy

RE: Case No.: 98-100-A

Petitioner/Developer: #6025 ROLAND AVE, ETAL
C/O ROBERT SENEFLT

Date of Hearing/Clos.: 1/6/97

9 00 AM

RM 407

COURTS BLDG

401 BOSLEY AVE

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 #6025 ROLAND AVE.

The sign(s) were posted on 10/22/97
(Month, Day, Year)

Sincerely, Patrick M O'Keefe 11/1/97
FIXED

Patrick M. O'Keefe 10/22/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

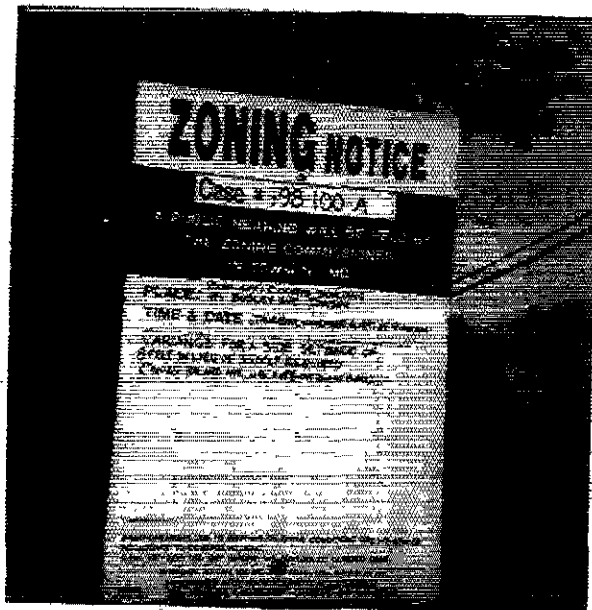
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Page 410 905-8571



98-100-A
#6025 ROLAND AVE

11/1/97
11/1/97
SIGN KNOCKED OVER
AT HALLOWEEN, FIXED

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 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 Oct. 2, 1997.

THE JEFFERSONIAN,

A. Henickson

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: #98-100-A
6025 Roland Avenue
W/S Roland Avenue, 646
S of c/f Overlook Place
9th Election District
4th Councilmanic

Legal Owner(s):
ClearRock Land Company
Variance: for a side setback of 8 feet in lieu of 35 feet required.

Hearing: Wednesday, October 22, 1997 at 2:00 p.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.

10/071 Oct. 2 C178307

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:

Item # 100

ZONING NOTICE

Case No.: 98-100-A

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

PLACE: *

DATE AND TIME: *

REQUEST: variance to permit an 8' side setback
in lieu of 35'

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

September 26, 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: 98-100-A
6025 Roland Avenue
W/S Roland Avenue, 646' S of c/l Overlook Place
9th Election District - 4th Councilmanic
Legal Owner(s): ClearRock Land Company

Variance for a side setback of 8 feet in lieu of 35 feet required.

HEARING: WEDNESDAY, OCTOBER 22, 1997 at 2:00 p.m. Room 106, County Office Building, 111 W. Chesapeake Avenue.

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

Arnold Jablon
Director

cc: ClearRock Land Co.
District Design & Construction

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 7, 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.

TO: PUTUXENT PUBLISHING COMPANY
October 2, 1997 Issue - Jeffersonian

Please forward billing to:

Sam Korshide
8294D Old Courthouse Road
Vienna, VA 22182
703-790-3604

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: 98-100-A
6025 Roland Avenue
W/S Roland Avenue, 646' S of c/l Overlook Place
9th Election District - 4th Councilmanic
Legal Owner(s): ClearRock Land Company

Variance for a side setback of 8 feet in lieu of 35 feet required.

HEARING: WEDNESDAY, OCTOBER 22, 1997 at 2:00 p.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

October 17, 1997

Mr. Samuel A. Rocks
Clearrock Land Company
8027 Leesburg Pike
Vienna, VA 22182

RE: Item No.: 100
Case No.: 98-100-A
Petitioner: Clearrock Lanc Co.

Dear Mr. Rocks:

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 September 17, 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, flowing style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





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 9/26/97
Item No. 100 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

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

TO: PDM

DATE: 10/4/97

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Sep 29, 1997

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

Item #'s:

99
100
101
102
103
104

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Har
10/22

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: October 1, 1997

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

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 95, 96, 100, 101, 103, 104 and 107

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Jeffrey M. Long

Division Chief:

Garry L. Kerns

AFK/JL

7

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: October 7, 1997

FROM:  Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for October 6, 1997
Item Nos. 099, 100, 101, 102, 103,
104, 107
Case 97-65-A (Perry Hall Farms)
Case CR-96-270-A (Hollins Ferry Road
Senior Housing/ACC)

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

October 9, 1997

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

RE: Property Owner: Clearrock Land Company

Location: DISTRIBUTION MEETING OF September 29, 1997

Item No.: 100 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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



RE: PETITION FOR VARIANCE
6025 Roland Avenue, W/S Roland Avenue,
646' S of c/l Overlook Place
9th Election District, 4th Councilmanic

ClearRock Land Company
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-100-A

* * * * *

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 6th day of October, 1997, a copy of the foregoing Entry of Appearance was mailed to Samuel A. Rocks, Clearrock Land Co., 8027 Leesburg Pike, Vienna, VA 22182, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Rocks Engineering Company

8027 LEESBURG PIKE, SUITE 600, VIENNA, VIRGINIA 22182 • PHONE (703) 556-4000

98-100-A

September 10, 1997

RECEIVED

SEP 12 1997

To whom it may concern:

Colbert Matz Rosenfelt, Inc.

Re: Petition for Variance Hearing for a reduced side setback in Lieu of
the 15 feet required in the R.A. Zone, Elkrige Estates Apartments,
Roland Ave., Baltimore, Maryland

This letter will verify that Mr. Sam Korshide of District Design Inc. is to
represent ClearRock Land Company, Owner of Elkrige Estates
Apartments, in the Petition for Variance Hearing before the Zoning
Commissioner of Baltimore County.

Very truly yours,



Samuel A. Rocks
Vice President

SAR/shg

F:\SAR\DOCS\Korshide.Doc

100

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Bob Rosenfelt
SAM KROSTOS

Colbert M. Rosenfelt
2835 Smith Ave Suite 6 21209
404 Pine St 3B 206
WENNA, VA 22186



98-100-A

Cochrans

pond

#100

N 29,000

N 582,000

D.R. 3.5

LAKEVIEW

LAKEHURST

OVERLOOK

ROAD

W 6,000

N 28,000

LAKEVIEW

LAKEHURST

N 581,000

OVERLOOK PL

D.R. 3.5

BOYS LATIN SCHOOL

BALTIMORE CO.
BALTIMORE CITY

N 27,000

1" = 200'

MAPS N.W. 7-A
N.W. 8-A

OVERLOOK LANE

BELLINGHAM CT.

D.R. 16

ALLWOOD CT.

D.R. 16

CLUB LANE

RIDGE CT.

ROLAND AVE.

PENNSYLVANIA R.R.

W 4,500

[illegible]

1. **Address:** 1000 S. Durango
 1000 Durango Way, Apt 412
 Durango, CO 81301

 2. **City:** Durango
 County District: 1, Census District: 1
 Assessor's ID: 0060378100
 Parcel Number: 031-05-0-0000
 Site Size: 12.7633 acres
 Apartment Units:
 1 Bedroom = 120
 2 Bedroom = 140
 3 Bedroom = 48
 Total: 308

 3. **Phone:** Current Listing: 970-249-1400 and 970-249-1407
 Available Listing: N/A (1985)

 In Case No. 067029, a Special Exception request for elevator apartments was granted October 21, 1980. An Appeal was withdrawn by the petitioner and a judgment entered in favor of the County Board of Appeals on November 12, 1980.

 4. **Other Street Naming Jurisdiction:**
 Planning Required
 24' x 12' and 24' x 20' units @ 1" to 10' above grade and 10' x 20' units @ 12' to 14' above grade
 12' x 12' units @ 12' to 14' above grade
 12' x 12' units @ 12' to 14' above grade
 12' x 12' units @ 12' to 14' above grade

SITE

[illegible]

ROCKS ENGINEERING CO.
WASHINGTON, DC

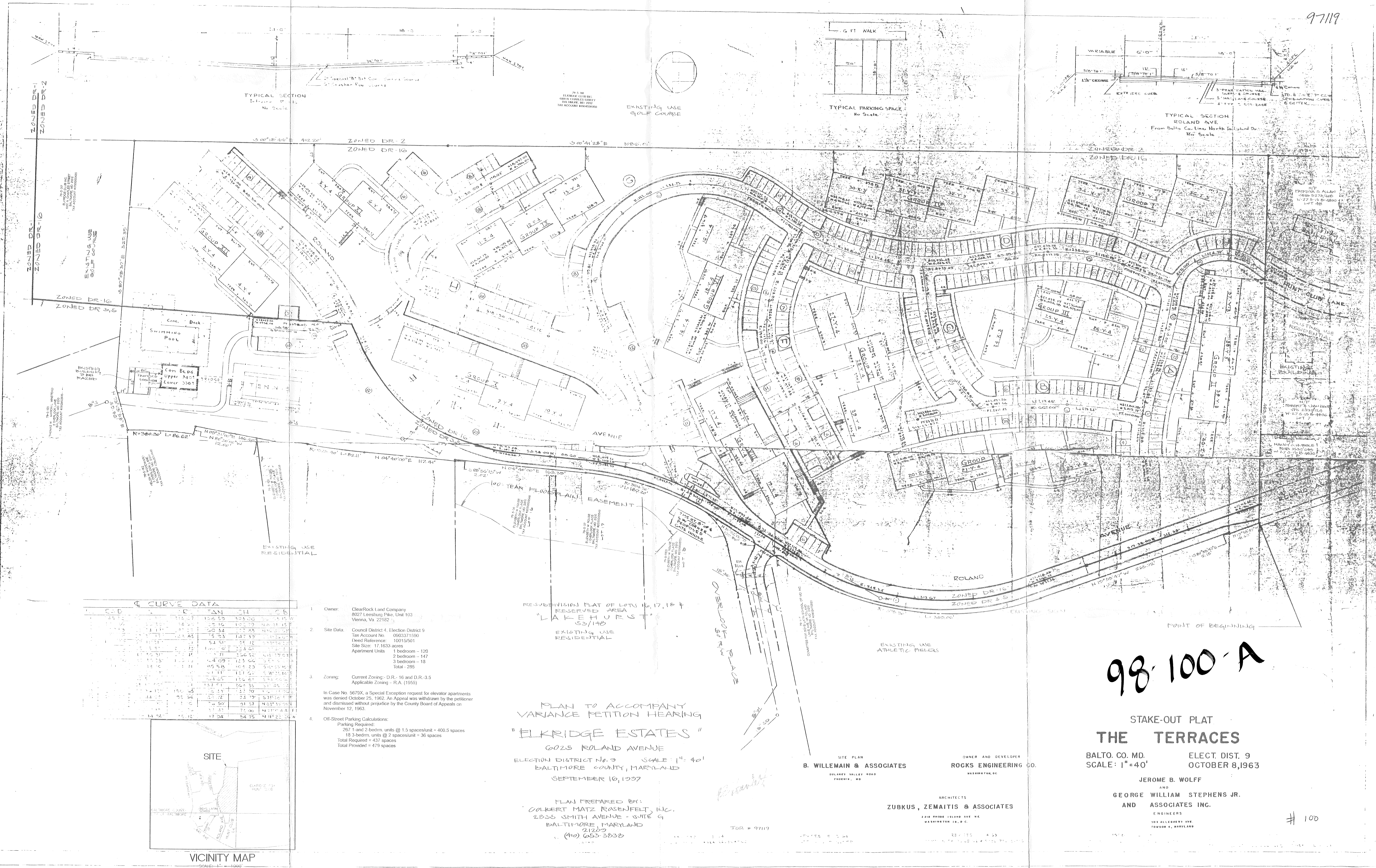
STAKE OUT PLAN

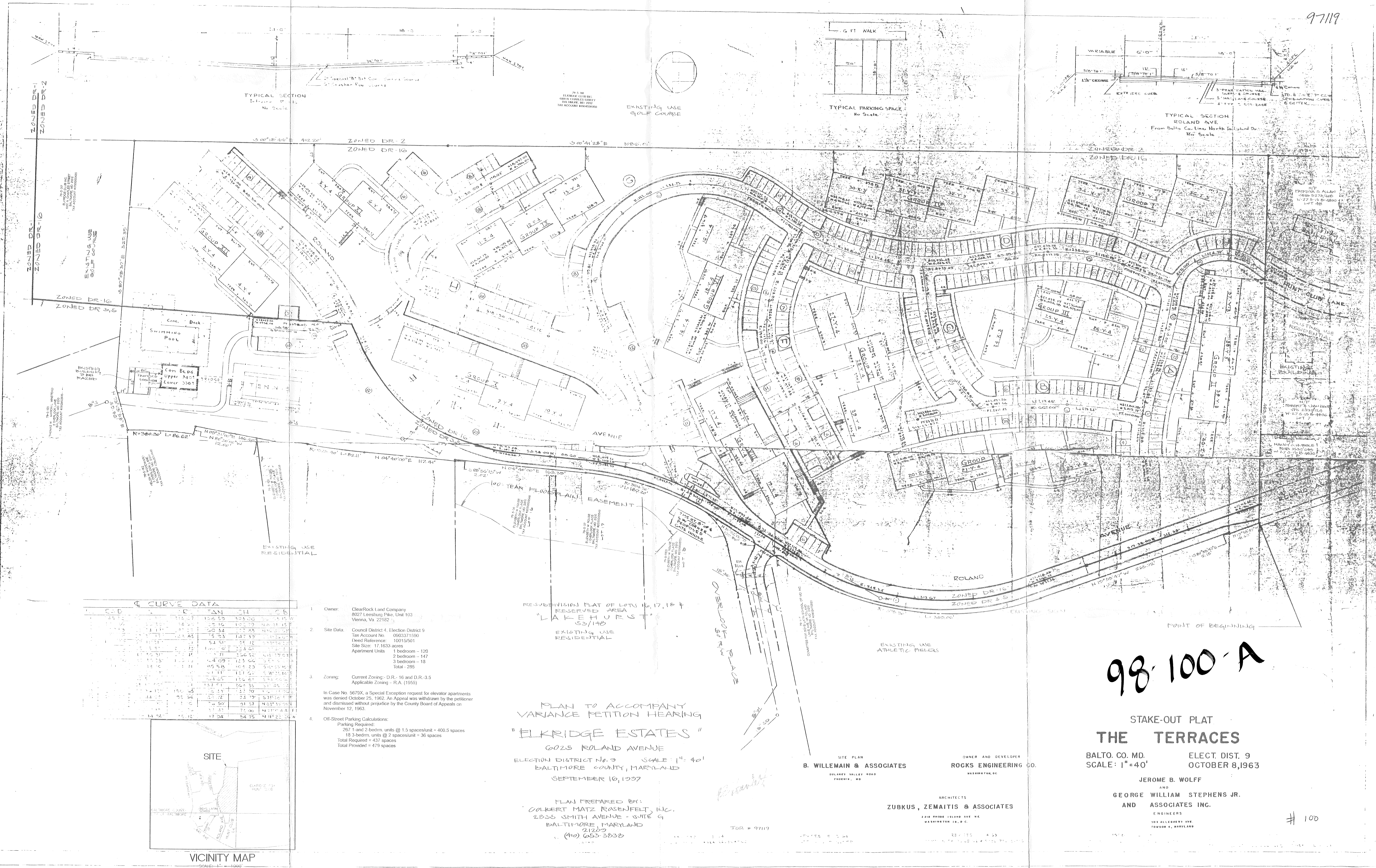
THE TERRACES

BALTO. CO. MD. ELECT. DIST. 9
SCALE: 1"=40' OCTOBER 8, 1963

JEROME B. WOLFF

APR 22 1998
BOSTON PUBLIC LIBRARY
200144





1	Owner	Chesapeake Land Company 3021 Leesburg Pike, Unit 103 Arlington, VA 22202
2	Subs/Devs	1. United States & Eastern District 2. Art Associates, Inc. 26301 West Ave. Pasadena, CA 91106 3. Sea Squ. 14000 Ave. Agate, Suite 100, San Diego, CA 92108 4. Sea Squ. 14000 Ave. Agate, Suite 100, San Diego, CA 92108
3	Design	1. United Engineering, Inc. and D.R. & J. Architecture, Inc. 12101
4	Construction	1. United States & Eastern District 2. Art Associates, Inc. 3. Sea Squ. 14000 Ave. Agate 4. Sea Squ. 14000 Ave. Agate
5	Construction & Building	1. United States & Eastern District 2. Art Associates, Inc. 3. Sea Squ. 14000 Ave. Agate 4. Sea Squ. 14000 Ave. Agate

16-17, 18 &
 "LAKE" (RIS
 (C)
 BENTLEY AND
 REGENTAL

PLAN TO ACHIEVE
VANCE NELSON LEARNING
"ELKIDGE ESTATES"
6016 ROLAND AVENUE
DENVER DISTRICT NO. 10 (W. 10th St.)
BALTICORE NORTH PLATTS
SETHMAN, MISSOURI

PLAN PREPARED BY
CONCRETE MARK ALEXANDER
8000 OGDEN AVENUE - STE
BA. FORTONE, MARYLAND
2103
(410) 653 3830

8. WILLEMAIN & ASSOCIATES

DESIGNED AND DEVELOPED
ROCKS ENGINEERING CO.

ARCHITECTS
ZUBKUS, ZEMAITIS & ASSOCIATES
5414 BRIDGE AVENUE, SUITE 100
ANN ARBOR, MICHIGAN 48106
(313) 763-1100

STAKE-OUT PLAT

THE TERRACES

BALTO. CO. MD. ELECT. DIST. 9
SCALE: 1" = 40' OCTOBER 2, 1967

JEROME B. WOLFF
 1943
 GEORGE WILLIAM STEPHENS JR.
 AND ASSOCIATES INC.
 ENGINEERS
 103 ALLEGHENY AVE
 TOWSON A. MARYLAND

100