

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S Barnstable Court, 1300' N
of Walnut Avenue * DEPUTY ZONING COMMISSIONER
(Parcel A, or, 22 Barnstable Court)
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 98-214-SPH

Barbara Flecker, Owner; and, *
Brian Beckenheimer, et ux, *
Adjoining Property Owners *
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Barbara Flecker, and the adjoining property owners, Brian Beckenheimer, and his wife, Rachel Hennick-Beckenheimer. The Petitioners seek approval of a waiver of public works standards to permit a 12' paved section on a 12' wide strip in lieu of the required 16' paved section on a 20' wide strip for a panhandle driveway for proposed Parcel A, and to amend the Final Development Plan of Dorset Hills, Parcel A, thereof, accordingly. 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 Barbara Flecker, property owner, Brian Beckenheimer, adjoining property owner, Richard Matz, Professional Engineer who prepared the site plan for this property, and Sandra Zilberman, a nearby property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.80 acres, more or less, zoned R.C.5 and is presently unimproved. The property, known as Parcel A of Dorset Hills, is located between Lot 22 thereof and the tract boundary of the Valley Hills

ORDER RECEIVED FOR FILING

Date

By

subdivision in Owings Mills. The Petitioner is desirous of developing the property with a single family dwelling; however, in order to provide access to the property, a panhandle easement across Lot 22 is necessary. Testimony indicated that when the subdivision of Dorset Hills was designed, the engineer only provided for a 12' wide panhandle access strip to Parcel A. The development regulations require that at a minimum, a 16' paved section on a 20' wide strip be provided. Thus, the requested waiver is necessary in order to proceed as proposed. In addition, an amendment to the development plan is necessary to reflect the proposed modification.

Based upon the testimony and evidence offered by the Petitioners, I find that the requested waiver should be approved. However, conditions and restrictions shall be imposed to insure that construction of the driveway is done in a fashion least disruptive to existing residents.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

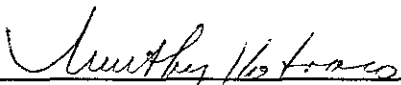
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of February, 1998 that the Petition for Special Hearing to approve a a waiver of public works standards to permit a 12' paved section on a 12' wide strip in lieu of the required 16' paved

section on a 20' wide strip for a panhandle driveway for proposed Parcel A, and to amend the Final Development Plan of Dorset Hills, Parcel A, thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, sub- ject to the following restrictions:

1) The Owner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her 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.

2) The Owner shall save and preserve all trees to the extent possible in extending any driveway from the panhandle onto Parcel A. In particular, the existing Oak trees on the property should be preserved. Furthermore, there currently exists brick columns and iron gates at the entrance to this panhandle driveway at Barnstable Court. These brick columns and iron gates shall be preserved and any damage that occurs to those items during construction of the driveway and any residence on Parcel A shall be repaired at the Owner's expense.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOVEROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 7/2/18
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

February 2, 1998

Mrs. Barbara Flecker
4401 Roland Avenue
Baltimore, Maryland 21210

RE: PETITION FOR SPECIAL HEARING
W/S Barnstable Court, 1300' N of Walnut Avenue
(22 Barnstable Court)
4th Election District - 3rd Councilmanic District
Barbara Flecker, Owner; and,
Brian Beckenheimer, et ux, Adjoining Property Owners
Case No. 98-214-SPH

Dear Mrs. Flecker:

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 cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Brian Beckenheimer
20 Barnstable Court, Owings Mills, Md. 21117

Mr. Richard E. Matz, Colbert/Matz/Rosenfelt, Inc.
2835-G Smith Avenue, Baltimore, Md. 21209

People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 22 Barnstable Court

which is presently zoned

R.C.-5

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A waiver of public works standards for a panhandle drive easement and to amend the Final Development Plan of Dorset Hills for Parcel "A", for the purpose of showing building lot standards.

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:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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): Mrs. Barbara Flecker

Parcel "A" 4401 Roland Ave.

Baltimore, MD 21210 410-235-5911

(Type or Print Name)

Signature

Brian Beckenheimer 410-581-3744

Rachel Hennick-Beckenheimer

(Type or Print Name)

Signature

20 Barnstable Court

410 581 3744

Address

Phone No.

Owings Mills, MD

21117

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Richard E. Matz, P.E.

Colbert Matz Rosenfelt, Inc.

Name

2835 G Smith Avenue

410-653-3838

Address

Phone No.

Baltimore, MD 21209

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1 HR

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

12/4/97

98-214-SPH

ORDER RECEIVED FOR FILING

Date

By





214

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 22 Barnstable Court

which is presently zoned

R.C.-5

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A waiver of public works standards for a panhandle drive easement and to amend the Final Development Plan of Dorset Hills for Parcel "A", for the purpose of showing building lot standards.

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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:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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): Mrs. Barbara Flecker

Parcel "A" 4401 Roland Ave.

Baltimore, MD 21210 410-235-5911

(Type or Print Name)

Signature

Brian Beckenheimer 410-501-3744

Rachel Hennick-Beckenheimer

(Type or Print Name)

Signature

20 Barnstable Court

581 3744

Address

Phone No.

Owings Mills, MD

21117

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Richard E. Matz, P.E.

Colbert Matz Rosenfelt, Inc.

Name

2835 G Smith Avenue

410-653-3838

Address

Phone No.

Baltimore, MD 21209

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

98-214-SPH

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



214

ZONING DESCRIPTION #1
FOR WAIVER OF PUBLIC WORKS STANDARDS FOR A PRIVATE EASEMENT
22 BARNSTABLE COURT

ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND BEING AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, AND MAINTENANCE FOR PARCEL "A"; REVISED SUBDIVISION PLAN; DORSET HILLS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT THE POINT OF INTERSECTION BETWEEN THE LINE OF DIVISION BETWEEN LOT 23 AND LOT 24 AND THE WESTERLY SIDE OF THE CUL-DE-SAC OF BARNSTABLE COURT, A RADIUS OF 50 FEET, AS SHOWN ON THE PLAT ENTITLED "SECTION ONE, VALLEY HILLS" AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK 37 PAGE 26, RUNNING THENCE BINDING ON SAID LINE OF DIVISION (1) N79°28'28"W 285.13 FEET TO A POINT ON THE SOUTHWESTERLY OUTLINE OF THE LAND AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING A POINT ON THE NORTHEASTERLY OUTLINE OF THE PLAT ENTITLED "REVISED SUBDIVISION PLAN, DORSET HILLS AND RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 49 PAGE 94, THENCE BINDING ON PART OF SAID OUTLINES (2) N29°10'41"W 15.60 FEET, THENCE LEAVING SAID OUTLINE AND ACROSS SAID LOT 23 PARALLEL TO AND REVERSELY OF SAID FIRST LINE HEREIN MENTIONED (3) S79°28'28"E 116.56 FEET TO THE SOUTHWESTERLY CORNER OF LOT 22 AS SHOWN ON SAID PLAT OF SECTION ONE, VALLEY HILLS, THENCE BINDING ON THE LINE OF DIVISION BETWEEN SAID LOTS 22 AND 23 (4) S79° 28'28"E 180.00 FEET TO SAID CUL-DE-SAC OF BARNSTABLE COURT, THENCE BINDING ON SAID CUL-DE-SAC (5) SOUTHWESTERLY, BY A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, THE ARC DISTANCE OF 12.12 FEET, THE CHORD OF SAID ARC BEING S17°28'08"W 12.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,487 SQUARE FEET OR 0.080 OF AN ACRE OF LAND MORE OR LESS.

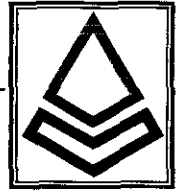
BEING A 12 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, UTILITIES, AND MAINTENANCE ACROSS LOT 23 OF THE PLAT ENTITLED "SECTION ONE, VALLEY HILLS" AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK 37 PAGE 26, BEING LOCATED IN THE FOURTH ELECTION DISTRICT, THIRD COUNCILMANIC DISTRICT.

98-214-SPH



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



214

ZONING DESCRIPTION #2
FOR AMENDMENT OF FINAL DEVELOPMENT PLAN FOR DORSET HILLS
22 BARNSTABLE COURT

BEGINNING AT A POINT ON THE WEST END OF BARNSTABLE COURT WHICH IS 50 FEET WIDE AT THE DISTANCE OF 1300 FEET NORTH OF THE CENTERLINE OF WALNUT AVENUE WHICH IS 50 FEET WIDE. BEING PARCEL "A" IN THE REVISED SUBDIVISION PLAN OF DORSET HILLS AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #40, FOLIO 94, CONTAINING 2.01 ACRES (ALSO TO BE KNOWN AS 22 BARNSTABLE COURT) BEING LOCATED IN THE FOURTH ELECTION DISTRICT, THIRD COUNCILMANIC DISTRICT.

89024DES doc



98-214-SPH

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 26, 1977

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 Dec. 25, 1977.

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: #98-214-SPH
22 Barnstable Court
Wend Barnstable Court
1300' N. of Walnut Avenue
4th Election District
3rd Councilmanic District
Legal Owner(s): Barbara
Flecker & Brian Beckenhimer
& Rachel Hemick
Beckenhimer

Special Hearing: to approve a waiver of public works standards for a handicap drive easement and to amend the Final Development Plan of Dorset Hills for Parcel A, for the purpose of showing building lot standards.

Hearing: Tuesday, January 13, 1988 at 11:00 a.m.
Room 407 County Courts
Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations
Please Call (410) 987-3383.
(2) For information concerning the file and/or hearing, Please Call (410) 987-3383.

12/25/77 Dec. 25 C197/491

CERTIFICATE OF POSTING

RE: Case No: 98-214 SPH
 Petitioner/Developer: B. FLECKER, ETAL
% C.M.R. & R. MATZ
 Date of Hearing/Closing: 1/13/98

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 #22 BARNSTABLE CT.

The sign(s) were posted on _____

12/26/97
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/4/98
 (Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

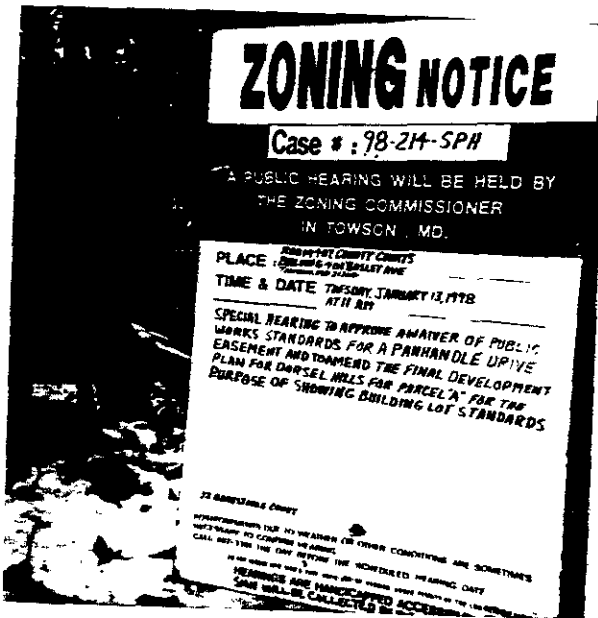
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Page (410) 905-8571

(Telephone Number)



98-214-SPH
 12 BARNSTABLE COURT

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

042566

DATE

9/24/97

ACCOUNT

R-001-6150

AMOUNT

\$250.00

RECEIVED
FROM:

Colbert Mitz Rosenfelt, Inc.

FOR:

DRC # 10067H - Dorset Hills Parcel A Hills Valley

IV-194 + IV-106

done

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS - ACTUAL TIME-
9/24/1997 9/24/1997 14:22:15

REG US02 CASHIER JRIG JMR 094463

MISCELLANEOUS CASH RECEIPT

Receipt # 015058

CR NO. 042566

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

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.: 98-214-SPH

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

PLACE: *

DATE AND TIME: *

REQUEST: FOR SPECIAL HEARING TO APPROVE A WAIVER OF PUBLIC WORKS
STANDARDS FOR A PANHANDLE DRIVE EASEMENT AND TO AMEND THE
FINAL DEVELOPMENT PLAN, PLAN OF DORSET HILLS FOR PARCEL "A" FOR
THE PURPOSES OF SHOWING BUILDING LOT STANDARDS

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



W047
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/neighbors 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.: 214

Petitioner: BARBARA FLECKER

Location: 22 BARNSTABLE COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BARBARA FLECKER

ADDRESS: 4401 ROLAND AVE. APT 108

BALTIMORE, MD 21210

PHONE NUMBER: 410-235-5911

AJ:ggg

98-214-SPH

(Revised 09/24/96)

TO: PATUXENT PUBLISHING COMPANY
December 24, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara Flecker 410-235-5911
4401 Roland Avenue
Apartment 108
Baltimore, MD 21210

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: 98-214-SPH

22 Barnstable Court

W/end Barnstable Court, 1300' N of Walnut Avenue

4th Election District - 3rd Councilmanic District

Legal Owner: Barbara Flecker & Brian Beckenheimer & Rachel Hennick-Beckenheimer

Special Hearing to approve a waiver of public works standards for a panhandle drive easement and to amend the Final Development Plan of Dorset Hills for Parcel "A", for the purpose of showing building lot standards.

HEARING: Tuesday, January 13, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley 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.



Baltimore County
Department of Permits and
Development Management

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

December 12, 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: 98-214-SPH
22 Barnstable Court
W/end Barnstable Court, 1300' N of Walnut Avenue
4th Election District - 3rd Councilmanic District
Legal Owner: Barbara Flecker & Brian Beckenheimer & Rachel Hennick-Beckenheimer

Special Hearing to approve a waiver of public works standards for a panhandle drive easement and to amend the Final Development Plan of Dorset Hills for Parcel "A", for the purpose of showing building lot standards.

HEARING: Tuesday, January 13, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

c: Barbara Flecker
Brian & Rachel Beckenheimer
Colbert, Matz, Rosenfelt, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 29, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

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

January 7, 1998

Mr. and Mrs. Brian Beckenheimer
20 Barnstable Court
Owings Mills, MD 21117

RE: Item No.: 214
Case No.: 98-214-SPH
Petitioner: B. Beckenheimer, et ux

Dear Mr. and Mrs. Beckenheimer:

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 4, 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, reading "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name and title.

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 12 12-97
Item No. 214 JLL

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,

f. f. Gredlein
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
FROM: R. Bruce Seeley. RBS/sp
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 15, 1997

DATE: 12/17/97

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

Item #'s: 208 218
209 219
210
211
213
214
215

RBS:sp

BRUCE2/DEPRM/TXTS8P

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: December 22, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for December 22, 1997
 Item Nos. 209, 210, 213, (214), 215,
 216, 217, 218, and 220

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

RWB:HJO:jrb

cc: File

ZONE1222.NOC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Donald T. Rascoe, Development Manager DATE: October 24, 1997
Division of Development Processing

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

SUBJECT: Dorset Hills, Parcel A
DRC #10067H
Waiver of Standards

Thomas Hamer and I met regarding the above mentioned waiver request for access to an additional lot on a 12-foot easement over an in-fee strip to Barnstable Court. The existing lot was Parcel A of Dorset Hills.

We recommend approval of this waiver of standards. If you have any questions, please contact me.

RWB:jrb

cc: Colbert, Matz & Rosenfelt, Inc.
File

RWB169

Baltimore County Government
Fire Department



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

(410) 887-4500

December 29, 1997

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 December 15, 1997

Item No.: See Below Zoning Agenda:

Gentlemen:

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

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

208, 209, 210, 211, 212, 213, 214, 215, 216, 218 and
use permit legal owner: Henry Reitberger (Golden Gate
General Partnership)

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 867-4891, MS-1102F

cc: File



*File
Jeri
1/13*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 17, 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. 208, 209, 210, 212, 214, 215, 216, and 218

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:

Gary L. Kern

AFK/JL

RE: PETITION FOR SPECIAL HEARING
22 Barnstable Court, W/end Barnstable Ct,
1300' N of Walnut Avenue
4th Election District, 3rd Councilmanic

Barbara Flecker, Brian Beckenheimer &
Rachel Hennick-Beckenheimer
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-214-SPH
*
*
*
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*
*
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*
*
*

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 29th day of December, 1997, a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, P.E., Colbert Matz Rosenfelt, Inc., 2835-G Smith Avenue, Baltimore, MD 21209, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

214

Baltimore County Government
Department of Permits and
Development Management



89024
SEE ATTACHED
PW, WAIVER
RCPT. \$250.00
→

111 West Chesapeake Avenue
Towson, Md. 21204

(410) 887-3335

November 7, 1997

Colbert Matz Rosenfelt, Inc.
Suite G
2835 Smith Avenue
Baltimore, MD 21209

RE: Dorset Hills Parcel A, Valley Hills
PDM # IV-194 & IV-106
DRC Number 10067H, Dist. 4C3

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland and as provided in Section 602 (d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on November 3, 1997, and made the following recommendations:

The DRC reviewed the plan submitted on the above referenced project and determined that a waiver for Public Works Standards as requested would be within the scope, purpose and intent of the development regulations of Baltimore County.

98-214-SPH

Colbert Matz Rosenfelt, Inc.
Dorset Hills Parcel A, Valley Hills Lot 23
November 7, 1997
Page 2

The DRC has recommended your waiver for approval. Now you must file for the special hearing.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 7th day of November 1997, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,



Arnold Jablon
Director

AJ:DTR:dak

c: Bruce Seeley
Joyce Watson
File

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

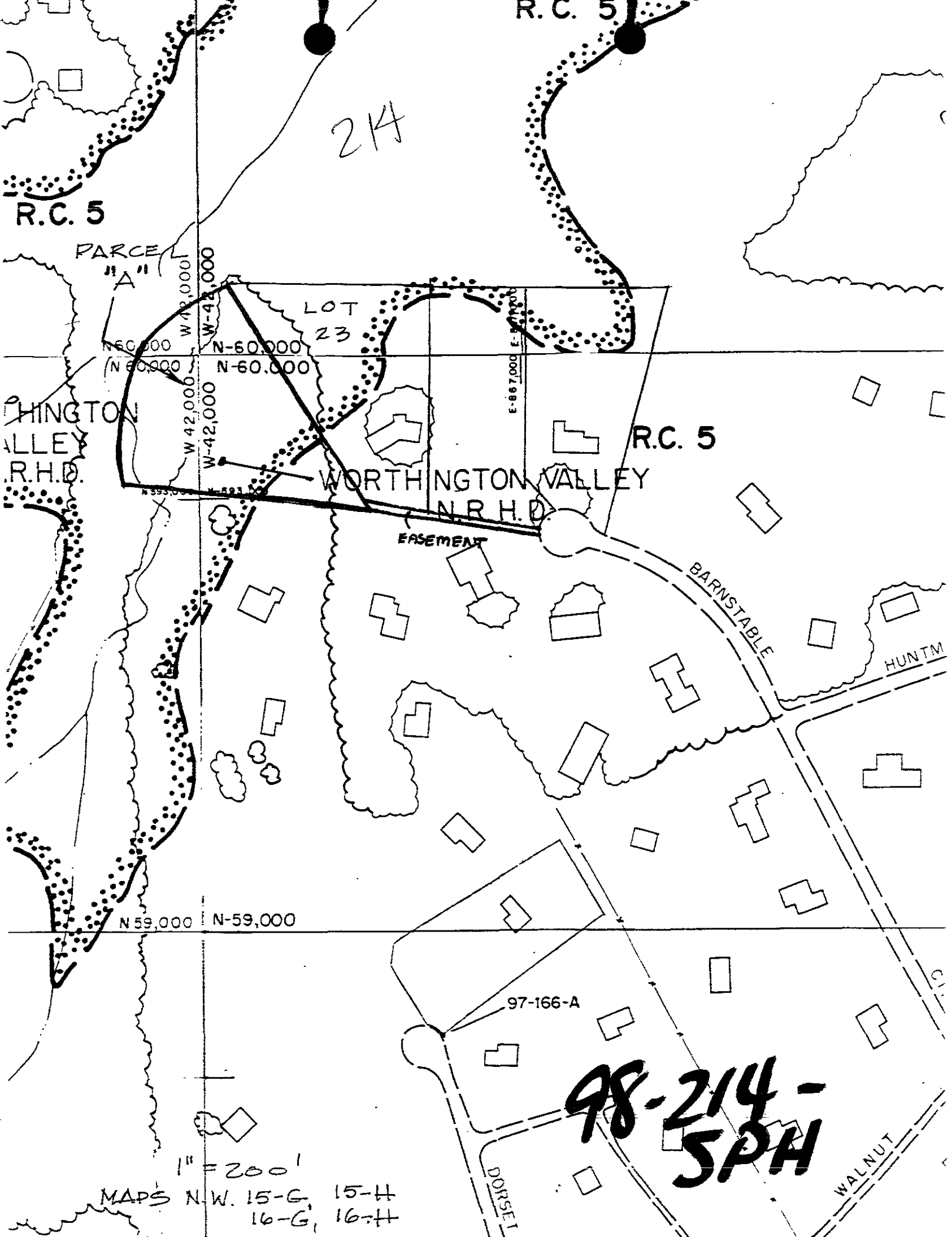
NAME

ADDRESS

Barbara R. Flicker
Brian Bickelmeier
RICHARD E. MATZ
Gandhi Gylberman

4401 Poland Ave #108
20 Barnstable Ct. 21117
19 MARIE WOODS CT. 21208
18 Barnstable Ct. 21117





R.C. 5

R.C. 5

214

PARCELS

LOT 23

N-60,000
N-60,000
N-60,000
N-60,000

W-42,000
W-42,000
W-42,000

E-86,700

WORTHINGTON VALLEY N.R.H.D.

WORTHINGTON VALLEY N.R.H.D.

R.C. 5

EASEMENT

BARNSTABLE HUNTM

N-59,000 N-59,000

97-166-A

98-214-5PH

1" = 200'

MAPS N.W. 15-G, 15-H
16-G, 16-H

DORSEIL

WALNUT

photograph

Case # 98-214-SPN

