

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
W/S Glyndon Drive, 20' N of the \*  
c/l of Glycer Court \* ZONING COMMISSIONER  
(442 Glyndon Dr. & 308 Bond Ave.) \*  
4th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \*  
Estate of Mildred C. Dett \* Case No. 98-393-SPH  
Petitioner \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

WHEREAS, this matter came before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the Owners of the subject property, the Estate of Mildred C. Dett, by Harry Warner Clark, its Personal Representative, and the Contract Purchaser, Seneca Harbor Development Corporation, by Samuel Rothblum, through their attorney, Lawrence Hammond, Esquire, seeking approval of certain waivers from Public Works Standards. A hearing on this matter commenced June 4, 1998, at which certain individuals appeared, both in support of and in opposition to, the relief requested; and,

WHEREAS, evidence offered at the hearing revealed that this property was also the subject of a Petition for Variance filed in prior Case No. 98-316-A, heard by Deputy Zoning Commissioner Timothy M. Kotroco on April 10, 1998, for which a decision was still pending. During a recess of the hearing on June 4, 1998, Mr. Kotroco advised the undersigned that his ruling in the variance case might cause an alteration of the plan which was being presented to me. Furthermore, it was indicated that this property was to be the subject of a future development plan hearing and that Commissioner Kotroco had reserved the authority to consider that plan to be presented at that time at the Hearing Officer's Hearing. Therefore,

ORDER RECEIVED FOR FILING

Date

By

the hearing on the waiver requests was continued, pending Mr. Kotroco's decision in Case No. 98-316-A; and,

WHEREAS, by letter dated June 10, 1998 to Arnold Jablon, Director, Department of Permits and Development Management, from Robert S. Rosenfelt, the Petitioners' engineer, a facsimile of which was sent to the Zoning Commissioner's Office, the Petitioners have requested a withdrawal of the Petition for Special Hearing filed in Case No. 98-393-SPH.

NOW, THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24<sup>th</sup> day of June, 1998 that the Petition for Special Hearing in the above-captioned matter be and the same is hereby DISMISSED WITHOUT PREJUDICE.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Lawrence Hammond, Esquire  
465 Main Street, Reisterstown, Md. 21136

Gordon Greenspun, Esquire  
115 Sudbrook Lane, Suite 210, Baltimore, Md. 21208

J. Carroll Holzer, Esquire  
305 Washington Avenue, Suite 502, Towson, Md. 21204

Mr. Harry W. Clark, 304 New Avenue, Reisterstown, Md. 21136  
Ms. Alverta Sarah Jones, 32 Brookebury Drive, Reisterstown, Md. 21136

Mr. Samuel Rothblum, President, Seneca Harbor Development Corp.  
212 Washington Avenue, Towson, Md. 21204

Mr. Robert S. Rosenfelt, Colbert Matz Rosenfelt, Inc.  
2835 Smith Avenue, Suite G, Baltimore, Md. 21209

Mr. Steve Sirkin, 307 Townleigh Road, Reisterstown, Md. 21136  
Mr. & Mrs. Mike Hull, 231 Sacred Heart Lane, Reisterstown, Md. 21136  
Mr. Walter D. Welsh, 233 Sacred Heart Lane, Reisterstown, Md. 21136

People's Counsel; Case Files

ORDER RECEIVED FOR FILING  
Date 6/24/98  
By [Signature]



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 442 Glyndon Drive & 308 Bond Ave.

which is presently zoned DR 3.5

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 from Public Works Standards to permit a road right-of-way of 40 feet in lieu of the required 50 feet and a waiver from the requirement to extend Townleigh Road through the Dett and Chambers properties in order to connect to Glyndon Drive.

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

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee:

Gordon Greenspun

(Type or Print Name)

Gordon Greenspun

Signature

Basic Development Co., Inc.

115 Sudbrook Lane

Address

Baltimore MD 21208

City State Zipcode

Attorney for Petitioner:

Lawrence Hammond, Esq.

(Type or Print Name)

Lawrence Hammond

Signature

465 Main Street 410-833-7576

Address Phone No.

Reisterstown MD 21136

City State Zipcode

Legal Owner(s):

David Chambers

(Type or Print Name)

David C. Chambers

Signature

Mary Chambers

(Type or Print Name)

Mary Jane Chambers

Signature

442 Glyndon Drive 410-833-6785

Address Phone No.

Reisterstown MD 21136

City State Zipcode

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

Robert S Rosenfelt, P.E.  
Colbert Matz Rosenfelt, Inc.

Name

2835 Smith Avenue Suite G

Address Phone No.

Baltimore, MD 21209 410-652-2838

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: JRF DATE 4-20-98



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 442 Glyndon Drive & 308 Bond Ave.

which is presently zoned DR 3.5

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Contract Purchaser/Lessee:

Samuel Rothblum

(Type or Print Name)

Samuel Rothblum, Pres

Signature

Seneca Harbor Development Corp.

212 Washington Avenue

Address

Towson

MD

21204

City

State

Zipcode

Attorney for Petitioner:

Lawrence Hammond, Esq.

(Type or Print Name)

Lawrence Hammond

Signature

465 Main Street

410-833-7576

Address

Phone No.

Reisterstown

MD

21136

City

State

Zipcode

Refer to Page 2 for additional signatures

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):

Harry Warner Clark

Personal Rep., Estate of Mildred C. Dett

(Type or Print Name)

X Harry W. Clark

Signature

Alverta Sarah Jones

Personal Rep., Estate of Mildred C. Dett

(Type or Print Name)

X Alverta S. Jones

Signature

(Clark) 304 New Ave.

(Jones) 32 Brookebury Dr. 410-833-3947

Address

Phone No.

Reisterstown

MD

21136

City

State

Zipcode

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

Robert S Rosenfelt, P.E.

Colbert Matz Rosenfelt, Inc.

Name

2835 Smith Avenue Suite G

Address

Phone No.

Baltimore

MD

21209

410-653-3838

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

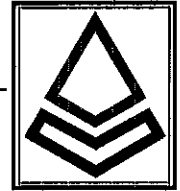
REVIEWED BY: JRF DATE 4/20/98

**98-393-SPH**

893

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



## ZONING DESCRIPTION FOR 442 GLYNDON DRIVE AND 308 BOND AVENUE

Beginning at a point on the west side of Glyndon Drive, 70 feet wide, at a distance of 20 feet north of the centerline of Glycer Court, 40 feet wide, then running the following courses and distances:

N82°00'00"W 253.83 ft.;  
S4.75°W 695.25 ft. to a point in the roadbed of Bond Avenue;  
thence proceeding within the roadbed of Bond Avenue S86°00'00"W 194.04 ft.;  
thence leaving said roadbed and running N4.75°00'00"E 1106.16 ft.;  
N71.5°E 209.22 ft.;  
N10°48'00"E 47.62 ft.;  
S51°12'00"E 34.65 ft.;  
N89°08'00"E 257.00 ft.;  
S11°01'00"W 362.68 ft. to a point on the aforementioned west side of Glyndon Drive;  
thence binding along the west side of Glyndon Drive by a curve to the left having a radius of 1535 ft. and a length of 200.37 ft. to the Point of Beginning.

As recorded in Deed Liber 4039, Folio 001 and Deed Liber 4919, Folio 544, and containing 8.062 acres. Also known as 442 Glyndon Drive and 308 Bond Avenue and located in the 4<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District.



# 393  
98-393-SPH

**NOTICE OF ZONING  
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: #98-393-SPH  
422 Glyndon Drive & 308 Bond Avenue  
W/S Glyndon Drive, 20' to the centerline Glycer Court  
4th Election District  
3rd Councilmanic District

Legal Owner(s):  
Harry Warner Clark & Alverta Sarah Jones, Personal Representatives for the Estate of Mildred C. Dett and David & Mary Chambers

Contract Purchaser:  
Basic Development Co., Inc. and Seneca Harbor Development Corp.

Special Hearing: to approve a waiver from Public Works Standards to permit a road right-of-way of 40 feet in lieu of the required 50 feet and a waiver from the requirement to extend Townleigh Road through the Dett and Chambers properties in order to connect to Glyndon Drive.

Hearing: Thursday, June 4, 1998 at 9:00 a.m., in 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) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

5/110 May 14 C228206

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 5/14/, 1998

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 5/14/, 1998.

**THE JEFFERSONIAN,**

*A. Henickson*  
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 053148

DATE 4/20/98 ACCOUNT R-001 15

AMOUNT \$ 250.00

RECEIVED FROM: Seawall Harbor Dev.  
442 Glyndon Ave & 30th Bond Ave Dem. # 393  
FOR: 040 SPH Taken by SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME  
4/20/1998 4/20/1998 11:03:07  
REC 4904 CASHIER LEMI LXS DRAWER 4  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 046395 OFFICE  
CR NO. 053148

250.00 CHECK  
Baltimore County, Maryland

98-393-SPH

CASHIER'S VALIDATION



Baltimore County  
Department of Permits and  
Development Management

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

May 1, 1998

## NOTICE OF ZONING 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: 98-393-SPH

422 Glyndon Drive & 308 Bond Avenue

W/S Glyndon Drive, 20' to the centerline Glycer Court

4th Election District - 3rd Councilmanic District

Legal Owner: Harry Warner Clark & Alverta Sarah Jones, Personal Representatives for the Estate of Mildred C. Dett and David & Mary Chambers

Contract Purchaser: Basic Development Co., Inc. and Seneca Harbor Development Corp.

Special Hearing to approve a waiver from Public Works Standards to permit a road right-of-way of 40 feet in lieu of the required 50 feet and a waiver from the requirement to extend Townleigh Road through the Dett and Chambers properties in order to connect to Glyndon Drive.

HEARING: Thursday, June 4, 1998 at 9:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon, Director

c: Lawrence Hammond, Esquire  
Colbert, Matz, Rosenfelt, Inc.  
Harry Warner Clark  
Alverta S. Jones  
Mary & David Chambers  
Basic Development Co., Inc.  
Seneca Harbor Development Corp.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 20, 1998**
- (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.



TO: PATUXENT PUBLISHING COMPANY  
May 14, 1998 Issue - Jeffersonian

Please forward billing to:

Samuel Rothblum 410-296-4122  
Seneca Harbor Development  
212 Washington Avenue  
Towson, MD 21204

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**NOTICE OF ZONING 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: 98-393-SPH

422 Glyndon Drive & 308 Bond Avenue

W/S Glyndon Drive, 20' to the centerline Glycer Court

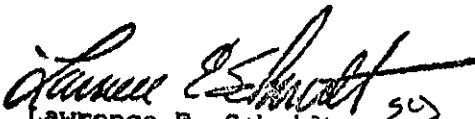
4th Election District - 3rd Councilmanic District

Legal Owner: Harry Warner Clark & Alverta Sarah Jones, Personal Representatives for the Estate of Mildred C. Dett and David & Mary Chambers

Contract Purchaser: Basic Development Co., Inc. and Seneca Harbor Development Corp.

Special Hearing to approve a waiver from Public Works Standards to permit a road right-of-way of 40 feet in lieu of the required 50 feet and a waiver from the requirement to extend Townleigh Road through the Dett and Chambers properties in order to connect to Glyndon Drive.

HEARING: Thursday, June 4, 1998 at 9:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue



Lawrence E. Schmidt

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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

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**For Newspaper Advertising:**

Item Number or Case Number: 393

Petitioner: Samuel Rothblum, Seneca Harbor Development

Address or Location: 442 Glyndon Drive + 308 Bond Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Samuel Rothblum

Address: Seneca Harbor Development

212 Washington Ave.

Towson, Md. 21204

Telephone Number: 410 - 296-4122

Revised 2/20/98 - SCJ

**98-393-SPH**

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.: 98-393-SP4

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

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: SPECIAL HEARING - A waiver from Public Works standards  
to permit a road right of way of 40' in lieu of the required  
50' & a waiver from the requirement to extend Townleigh  
Rd. through the Dett and Chambers properties in order to  
connect to Glyndon Dr.

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**

RE: PETITION FOR SPECIAL HEARING  
442 Glyndon Drive and 308 Bond Avenue, W/S  
Glyndon Drive, 20' of the c/l Glyer Court, 4th  
Election District, 3rd Councilmanic

Legal Owners: Estate of Mildred C. Dett, et al.  
Contract Purchaser: Seneca Harbor Devel. Corp., et  
al.

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY

Petitioner(s)

\* Case Number: 98-393-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 of 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  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29<sup>th</sup> day of May, 1998, a copy of the foregoing Entry of Appearance was mailed to Lawrence Hammond, Esq., 465 Main Street, Reisterstown, MD 21136, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

# CERTIFICATE OF POSTING

Case No.

98-393 SPH

Petitioner/Developer

BASIC DEVEL. CO, INC.,  
ETAL

% RICHARD MATZ, P.E.  
653-7953-F

Date of Hearing Closing

6/4/98

@ 9:00 AM  
RM-407  
CCB

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

#422 GLYNBON DR. &  
#308 BOND AVE - 2 SIGNS ONSITE

The sign(s) were posted on

5/18/98

(Month, Day, Year)

98-393 SPH

Sincerely,

Patrick M. O'Keefe, 5/19/98  
(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 ; CELL-410-905-8571  
(Telephone Number)

98-393-SPH

CERTIFICATE OF POSTING

RE: Case No.: 98-393-SPH  
Petitioner/Developer: BASIC DEV. CO  
R. MATZ  
Date of Hearing/Closing: 6/4/98

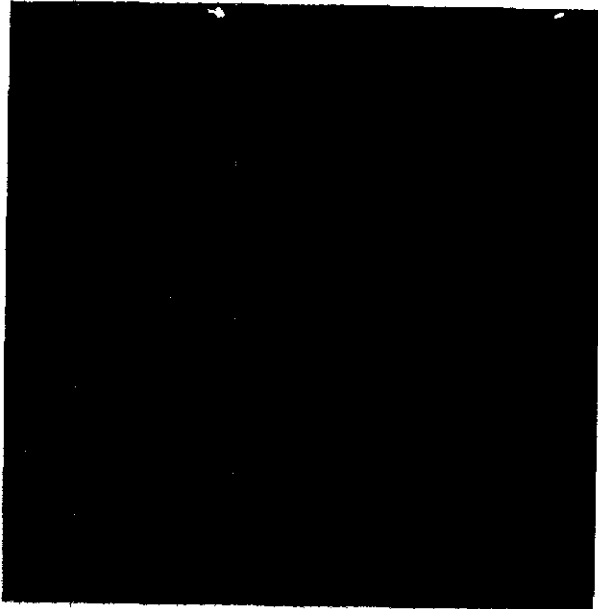
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

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 #422 GLYNDON DR &  
#308 BOND AVE

The sign(s) were posted on 5/18/98  
(Month, Day, Year)



P.

98-393SPH

Sincerely

Patrick M. O'Keefe 5/19/98

(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 ; CELL 410-905-8571

(Telephone Number)



Baltimore County  
Department of Permits and  
Development Management

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

May 27, 1998

Lawrence Hammond, Esquire  
465 Main Street  
Reisterstown, MD 21136

RE: Item Number: 393  
Case Number: 98-393-SPH  
Petitioner: Harry Clark, et al

Dear Mr. Hammond:

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 April 20, 1998.

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 Gwen Stephens in the zoning office (410-887-3391).

Sincerely,

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

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:rye

Enclosures



Due Date: May 11, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/JS*

SUBJECT: Zoning Item #393

Chambers-Dett Property, Bond Avenue & Glyndon Drive

Zoning Advisory Committee Meeting of May 4, 1998

----- 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.

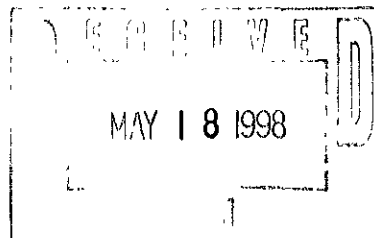
X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

----- 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).

X Development of this property must comply with the Forest Conservation Regulations (Section 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).

X Forest Conservation Act applies to both properties. Preliminary work addressed forest conservation on just the Chambers property; therefore, incomplete Forest Stand Delineation and Forest Conservation Worksheet have been submitted. Additionally, the variance to utilize a retention bank may no longer be applicable.



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:   May 11, 1998

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

SUBJECT:   Zoning Advisory Committee Meeting  
            for May 11, 1998  
            Item No. 393

The Development Plans Review Division has reviewed the subject zoning item. The Development Plans Review Division agrees with the waiver permitting a 40-foot road right-of-way for the through street and the proposed T-turnaround at the end of Townleigh Road.

RWB:HJO:jrb

cc:   File

ZONE0511.393



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

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

RE: Baltimore County 5-1-91  
Item No. 393 JRF

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

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  
Fire Department

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

May 7, 1998

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 May 4, 1998

Item No.: See Below

Zoning Agenda:

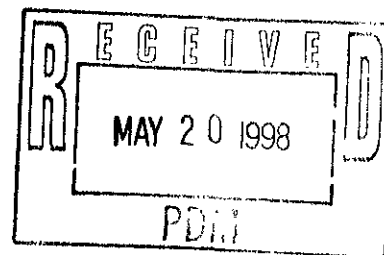
Gentlemen:

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.

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

393, 395, 397, 398, 400, 402, and 403

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



Les  
6/4

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**DATE:** May 12, 1998

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

**SUBJECT:** Zoning Advisory Petitions    **Amended Comment (Item 393)**

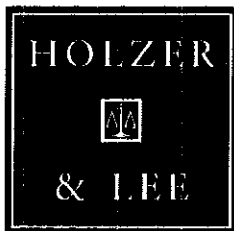
**The Planning Office supports the requested waivers in the above-referenced case.**

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. Kern

AFK/JL



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER  
1907-1989

THOMAS J. LEE  
OF COUNSEL

TOWSON OFFICE

305 WASHINGTON AVENUE

SUITE 502

TOWSON, MD 21204

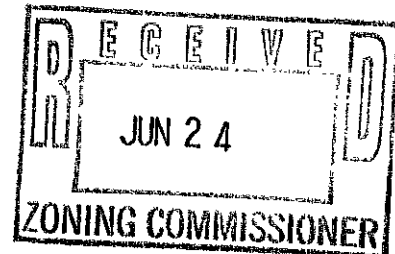
(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@MAIL.BCPLT.BJ.MD.US

June 23, 1998  
# 7086

Lawrence E. Schmidt  
Zoning Commissioner  
Suite 405, County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204



**Re: Case No. 98-393-SPH**  
**Estate of Mildred Dett, et al**  
**Contract Purchaser: Seneca Harbor Development Corp.**

Dear Mr. Schmidt:

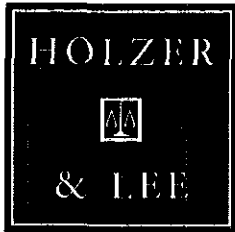
Please be advised that my clients, Michael and Joyce Hull, and Walter and Sonya Welsh have forwarded to me a copy of your June 15, 1998 letter to them concerning the continuation of the Hearing for the Waiver of Public Works standards. As you know, by letter dated June 18, 1998, I entered my appearance in the above captioned matter requesting that I be informed of any new scheduled hearing dates. I will be away from the office during the week of June 22 thru the 29.

Very truly yours,

J. Carroll Holzer

cc: Mr. and Mrs. Hull  
Mr. and Mrs. Welsh

c:\letters\schmidt.2



6/4/98  
Seneca Harbor  
442  
LAW OFFICES  
J. CARROLL HOLZER, PA  
J. HOWARD HOLZER  
1907-1989  
THOMAS J. LEE  
OF COUNSEL

TOWSON OFFICE  
305 WASHINGTON AVENUE  
SUITE 502  
TOWSON, MD 21204  
(410) 825-6961  
FAX: (410) 825-4923  
E-MAIL: JCHOLZER@MAIL.BCPL.LIB.MD.US

June 18, 1998

Lawrence E. Schmidt  
Baltimore County Zoning Commissioner  
County Courts Building, 4th Floor  
Bosley Avenue  
Towson, Maryland 21204

**Re: 98-393-SPH**

Dear Mr. Schmidt:

Please be advised that I have been retained by Mr. and Mrs. Welsh and Mr. and Mrs. Hull of 233 and 231 Sacred Heart Lane to represent them in the above-captioned matter. I understand the matter is currently before you but was continued.

I would appreciate your entering my appearance and advising me of the next hearing date in this matter.

Very truly yours,

*J. Carroll Holzer /cth*

J. Carroll Holzer

*Bette - attached  
letter from Holzer  
came in - send  
my copy of  
order*

c:\letters\schmid:

## facsimile transmittal

DATE: 6/17/98  
TO: Lawrence Schmidt FAX NO.: 887-3468  
TO: \_\_\_\_\_ FAX NO.: \_\_\_\_\_  
TO: \_\_\_\_\_ FAX NO.: \_\_\_\_\_  
FROM: Bob Rosenfelt PROJECT NO.: 97123-1  
PROJECT NAME: Pett / Chambers Property

WE ARE SENDING VIA FACSIMILE TRANSMISSION THE FOLLOWING:

| DATE                                                         | DESCRIPTION                     |
|--------------------------------------------------------------|---------------------------------|
| <u>6/10/98</u>                                               | <u>Letter to Arnold Johnson</u> |
|                                                              |                                 |
|                                                              |                                 |
|                                                              |                                 |
| TOTAL NO OF PAGES INCLUDING THIS TRANSMITTAL LETTER <u>2</u> |                                 |

THESE ARE TRANSMITTED as checked below:

☒ Information Only ☐ As Requested ☐ For Approval ☐ Review and comment  
☐ Answer Required by 1/1 ☐ Original to Follow under Separate Cover

MESSAGE: Commissioner Schmidt -  
As you will see from the attached,  
we have withdrawn the request for  
a Special Hearing (Case No. 98-393-SPH)  
Thank you.

If you do not receive all pages, kindly notify us at once.  
OUR PHONE NO: (410) 653-3838 • OUR FAX NO: (410) 653-7953

Colbert Matz Rosenfelt, Inc.  
Civil Engineers Surveyors Planners  
2835 Smith Avenue Suite G  
Baltimore, Md. 21209

CC: \_\_\_\_\_  
SENT BY: \_\_\_\_\_

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



June 10, 1998

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

Re: Case No. 98-393-SPH  
Chambers/Dett Property  
Job No. 97123.1

Dear Mr. Jablon,

On behalf of the applicants, Seneca Harbor Development Corp. and Gordon Development Co., Inc., we hereby withdraw the request for a Special Hearing in the above-referenced case.

The hearing was held on Thursday, June 4, 1998 and was continued by Commissioner Lawrence Schmidt after hearing the testimony, pending issuance of the Order in Case No. 98-316-A, which concerns the same project.

The Special Hearing issue was a request for a waiver from road standards. We have decided to resolve the issue through the Hearing Officer's Hearing that will be held for this project.

Yours truly,

Robert S. Rosenfelt, P.E.  
Vice-President

cc: Sam Rothblum  
Gordon Greenspun  
Steve Sirkin



Baltimore County  
Zoning Commissioner  
Office of Planning

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

June 15, 1998

Mr. Robert Rosenfelt  
Colbert, Matz and Rosenfelt, Inc.  
2835 Smith Avenue, Suite G{  
Baltimore, Maryland 21209

RE: Case No. 98-393-SPH  
Estate of Mildred Dett, et al  
Contract Purchaser: Seneca Harbor Development Corp.

Dear Mr. Rosenfelt:

This is to follow up a ruling which I made in open hearing on the above matter on June 4, 1998.

As you know, on that date, the public hearing was convened to hear the Petition for Special Hearing which you filed on behalf of Messrs. Rothblum and Greenspun for the properties known as 442 Glyndon Drive and 308 Bond Avenue. The Petition for Special Hearing sought a waiver from Public Works Standards to permit a road right of way of 40 ft., in lieu of the required 50 ft., and a waiver from the requirement to extend Townleigh Road through the subject properties in order to connect Glyndon Drive. You and your clients appeared at the hearing, as did Mr. and Mrs. Hull and Mr. Welsh, in opposition to the request. Other individuals also appeared from the neighborhood in support of the Petition; specifically, that portion seeking a waiver of the requirement to extend Townleigh Road through the properties and connect same with Glyndon Drive.

At the time of the hearing, there was pending a Petition for Variance which had been filed for these same properties under case No. 98-316-A. That Petition had been considered by Deputy Commissioner Timothy M. Kotroco. I understand that he has since issued his ruling, however, that ruling had not been issued at the time of the hearing.

My conversation with Mr. Kotroco during a recess of the hearing was that his ruling might cause an alteration of the plan which was submitted for consideration. Also, Mr. Kotroco indicated that he had reserved the authority to consider the development plan which is to be submitted for this project.



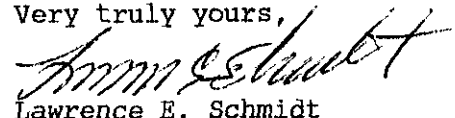
Mr. Robert Rosenfelt  
Colbert, Matz and Rosenfelt, Inc.  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
page 2.....

Under the circumstances, I continued the hearing pending a rescheduling of same. Since the hearing, I believe that you have received Mr. Kotroco's ruling in case No. 98-316-A. Also, you were aware of the fact that I have certain concerns about the requesting of a waiver of Public Works Standards, through a Petition for Special Hearing, when the Hearing Officer's hearing will be conducted. Petitions for Special Hearings seeking a waiver are normally filed only when there will not be a Hearing Officer's hearing by reason of a waiver or exemption from the process.

In any event, this office will hold the matter in abeyance pending notification from you that the hearing should be reset. When same is rescheduled, notice will be sent to those who appeared at the hearing. Please contact either Mr. Kotroco, or me, when you have determined to move forward. You should also advise us at that time if the waiver will be considered as part of the Hearing Officer's hearing or as a Petition for Special Hearing.

Please contact me if you have any questions regarding this matter.

Very truly yours,



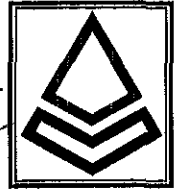
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn

- c: Gordon Greenspun, 115 Sudbrook Lane, Suite 210, Balto. Md. 21208
- c: Samuel Rothblum, Esquire, 212 Washington Avenue, Towson, Md. 21204
- c: Steve Sirkin, 307 Townleigh Road, Reisterstown, Md. 21136
- c: Mr. and Mrs. Mike Hull, 231 Sacred Heart Lane, Reisterstown, 21136
- c: Walter D. Welsh, 233 Sacred Heart Lane, Reisterstown, 21136
- c: Lawrence M. Hammond, Esquire, 465 Main street, Reisterstown, 21136

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



6/12/98  
8

To Soph

June 10, 1998

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

Re: Case No. 98-393-SPH  
Chambers/Dett Property  
Job No. 97123.1

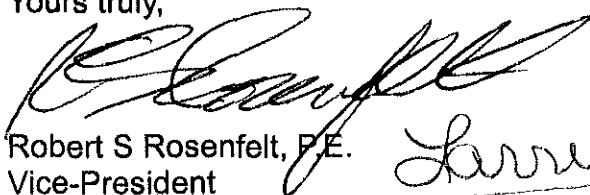
Dear Mr. Jablon,

On behalf of the applicants, Seneca Harbor Development Corp. and Gordon Development Co., Inc., we hereby withdraw the request for a Special Hearing in the above-referenced case.

The hearing was held on Thursday, June 4, 1998 and was continued by Commissioner Lawrence Schmidt after hearing the testimony, pending issuance of the Order in Case No. 98-316-A, which concerns the same project.

The Special Hearing issue was a request for a waiver from road standards. We have decided to resolve the issue through the Hearing Officer's Hearing that will be held for this project.

Yours truly,

  
Robert S. Rosenfelt, P.E.  
Vice-President

Larry

cc: Sam Rothblum  
Gordon Greenspur  
Steve Sirkin

Since this was  
continued by you,  
I guess you still  
have this file. Let  
me know if not.

Sophia 6/12

Steve Sirkin  
307 Townleigh Road  
Reisterstown, Maryland 21136-1417  
410-526-4186

May 25, 1998

Neighbors:

Several weeks ago those of you with property directly adjoining the Dett Chambers property were sent a mailing from Colbert, Matz, Rosenfelt, Inc. which included a map of their proposed landscape plan. Based on that letter, you should have been in contact with them or me, regarding your suggestions for the proposal. I know several individuals visited their office on May 4th.

They have updated the proposal and are preparing to submit it to Timothy Kotroco at the Planning Office. Mr. Kotroco has requested a letter from the community, to indicate its support for this landscape plan, before he would go forward with acting on the earlier request by the developers for a zoning variance.

Friday I was contacted by CMR requesting that I draft such a letter for the community. They indicated they would be sending me a copy of the updated proposal which I expect to receive in the next day or so.

I would like to respond to Mr. Kotroco by June 4th. If you were satisfied with the original plan, while I would appreciate your giving me a call to confirm that view, I will consider no response as a positive one. If you would like to review the latest proposal, I expect to be available Thursday night from 7:30 p.m. for anyone who wishes to drop by my home and review it. If you have a concern, and/or cannot come by at that time, please contact me as soon as possible. My letter to Mr. Kotroco will reflect the total response.

Finally, regarding the next step(s) in the development process. There will be a Special Hearing on June 4th at 9 a.m. in Room 407 of the County Courts Building "to approve a waiver from public works standards to permit a road right of way of 40 feet in lieu of the required 50 feet and a waiver of the requirement to extend Townleigh Road through the Dett Chambers Property in order to connect with Glyndon Road." There will be community input meetings, probably at Glyndon Elementary, at some future date to discuss the finalized proposal for the Dett Chambers Property.

I look forward to hearing from you and accurately reflecting the views of our community regarding the landscaping plan and the development of the Dett Chambers property.

Sincerely,



**Neighbors:  
This Is An  
Important Note  
Regarding The  
Proposed  
Landscape Plan  
For The  
Dett-Chambers  
Properties**

CHAMBERS/DETT PROPERTY – ADJOINERS

Kenneth R. French  
302 Bond Avenue  
Reisterstown, MD 21136

Regis L. & Kathleen Flynn  
7 Village Vale Court  
Reisterstown, MD 21136

Michael & Michele Kanter  
3 Village Vale Court  
Reisterstown, MD 21136

Robert & Mary Caulfield  
315 Townleigh Road  
Reisterstown, MD 21136

Robert F. & Claire Telewicz  
333 Cherry Chapel Road  
Reisterstown, MD 21136

Glenn W. Garrett & Dawn M. Dubit  
1 Glyndale Court  
Reisterstown, MD 21136

Kim Huot & Linda Tang  
2 Gloucester Court  
Reisterstown, MD 21136

Jeffrey & June Pearce  
404 Bond Avenue  
Reisterstown, MD 21136

Patrick Keith Mincher, Sr. et al  
Peggy Diane Mincher  
13 Glycer Court  
Reisterstown, MD 21136

Simon C. & Silvia I. Grinblat  
9 Glycer Court  
Reisterstown, MD 21136

Edward Phillip & Cathy Jean White  
5 Glycer Court  
Reisterstown, MD 21136

Walter & Sonya Welsh  
233 Sacred Heart Lane  
Reisterstown, MD 21136

Timothy & Teresa Wist  
5 Village Vale Court  
Reisterstown, MD 21136

David & Luaine Carey  
318 Townleigh Road  
Reisterstown, MD 21136

Harvey & Arlene Stern  
331 Cherry Chapel Road  
Reisterstown, MD 21136

Grant & Tien Thi Feusner  
1 Gloucester Court  
Reisterstown, MD 21136

Billy W. & Judith M. DeFoor  
2 Glyndale Court  
Reisterstown, MD 21136

Anthony & Antoinette Pizzillo  
335 Cherry Chapel Road  
Reisterstown, MD 21136

Marta C. Cotterino  
15 Glycer Court  
Reisterstown, MD 21136

Rodney M. Byrd  
Ray E. Chesterfield, Jr.  
11 Glycer Court  
Reisterstown, MD 21136

Anthony J. & Jessica M. Labitue  
7 Glycer Court  
Reisterstown, MD 21136

Thomas Randolph Graydon  
1 Glycer Court  
Reisterstown, MD 21136

Hugh T. & Jeanne G. Prickett  
P. O. Box 12668  
1253 Eastover Drive  
Jackson, MS 39211

# Neighbors of Townleigh Road & Village Vale Court

Stephen H. Sirkin, Spokesperson  
307 Townleigh Road  
Reisterstown, Maryland 21136-1417  
410-526-4186 (H)  
410-887-3518 (W)  
410-746-6197 (Cellular)

May 20, 1998

Mr. Lawrence Schmidt  
Baltimore County Zoning Commissioner  
401 Bosley Avenue  
Towson, Maryland 21204

Dear Mr. Schmidt,

We, the neighbors of the Townleigh Road and Village Vale Court community, would like to express our appreciation to those people in county offices and on the developers staff who have aided our community in working toward a suitable and acceptable plan for the Chambers/Dett property development in our community.

The attached proposal map depicts that plan that best addresses our concerns. A major issue was the possible "cut-through" of Townleigh Road to Glyndon Avenue. This would have had a disastrous impact on our small community since we have a large number of pre-school and grade school children who play in the area from home to home and regularly cross over the street and the court.

A second factor for retaining our existing road pattern is that of property protection and safety. It is a known fact in law enforcement circles that undesirable elements avoid "no outlet" and cul-de-sac areas. We wish to continue avoiding the problems that would be inherent with a through street.

Our concern over visual impact on properties directly

adjoining the area to be developed have been handled by the Zoning Board and the C-M-R, Inc. people at a previous meeting. The developers are to replant the boundary line with adequate trees and shrubs, especially reflecting concerns expressed by families living on those boundaries. This is to be detailed to the Zoning Office.

We look forward to your support for the points outlined and the proposal that has been developed.

Sincerely,

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| 1 Village Vale Court | 3 Village Vale Court | 4 Village Vale Court |
| 5 Village Vale Court | 6 Village Vale Court | 7 Village Vale Court |
| 8 Village Vale Court | 302 Townleigh Road   | 303 Townleigh Road   |
| 304 Townleigh Road   | 305 Townleigh Road   | 306 Townleigh Road   |
| 307 Townleigh Road   | 308 Townleigh Road   | 310 Townleigh Road   |
| 312 Townleigh Road   | 313 Townleigh Road   | 314 Townleigh Road   |
| 315 Townleigh Road   | 316 Townleigh Road   | 318 Townleigh Road   |

c: County Executive "Dutch" Ruppertsburger  
Councilman T. Bryan McIntire  
Bill Huey, Office of County Planning  
Timothy Kotroco, Deputy Zoning Commissioner  
Bob Olsen, Office of Public Works  
R.S. Rosenfelt, Colbert-Matz-Rosenfelt, Inc.  
Paula Honck, County Executive's Office  
Caren B. Shillman, Legislative Aid for Councilman McIntire

Delegate Michael Finifter  
Delegate Bob Frank  
Delegate Dan Morhaim  
Senator Paula Hollinger

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

Send notification  
6/4/98

NAME

ADDRESS

Bob Rosenfelt

Colbert Matz Rosenfelt, Inc.  
2835 Smith Ave Suite 9  
21209

Gordon Greenspan

115 Sudbrook Lane, Suite 210  
Baltimore, MD 21208

Sam Rothblum

212 WASH. AVE. Towson MD 21204

Steve Sirkin

307 Townleigh Rd, Reisterstown, Md 21136

Mary Caulfield

315 Townleigh Rd. 21136

Robert E. Caulfield

315 Townleigh Rd 21136

DAVID J. CAREY

318 TOWNLEIGH RD. 21136

L.R. Kelly

304 Town Leish Rd 21136

Barbara L. Kelly

304 Townleigh Rd. 21136

Phil Huppmann

1 Village Vale Ct. 21136

Mac Mac John & Joan

6 VILLAGE VALE CT. 21136

Mr Mrs Richard Bosley

305 Townleigh Rd 21136

KATIE: JOE KIRBY

310 Townleigh Rd 21136

Dana + Kevin Long

314 Townleigh RD 21136

Mike & Joyce Fiehl

231 Sacred Heart Lane 21136

WALTER D. WELSH

233 SACRED HEART LANE 21136

Dennis & Margaret Skrakowski

312 TOWNLEIGH RD 21136

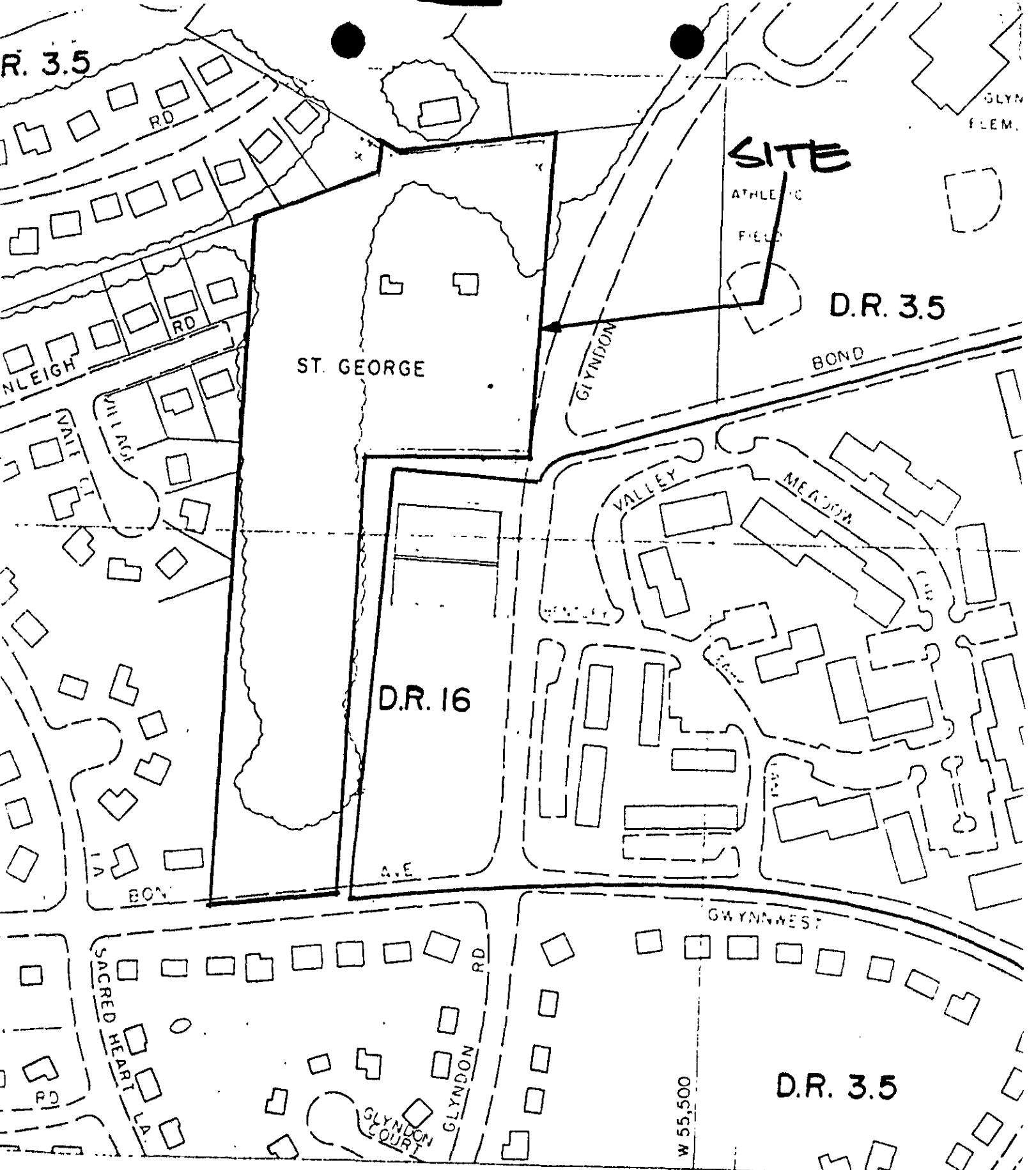
Lawrence M. Hammond, Esq

465 Main Street

Reisterstown, MD 21136



R. 3.5



NTY  
ND ZONING

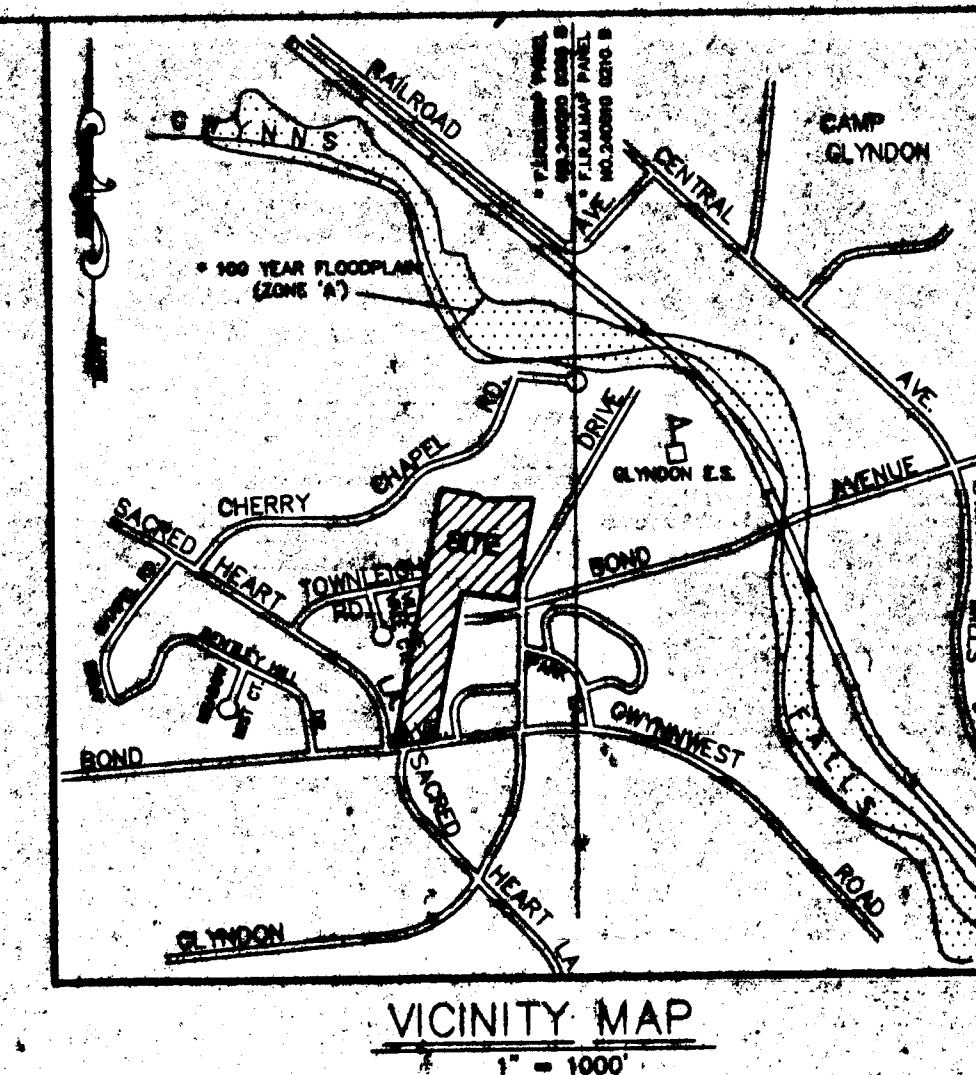
98-393-SPH  
393

MAP No. NW16J

SCALE

1" = 200'

DATE OF

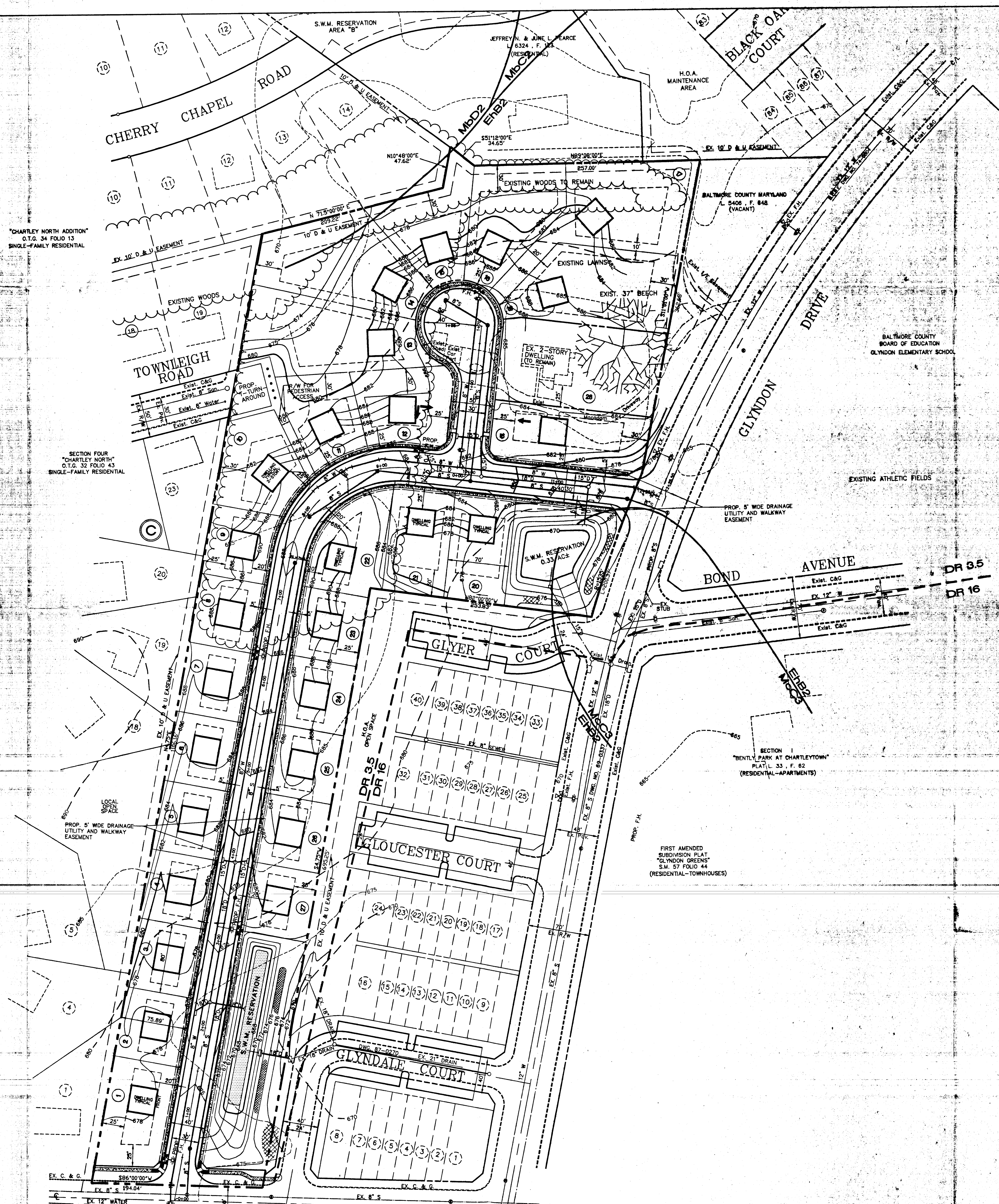


# NOTES

1. Developer: Samuel Rothblatt  
Beneas Harbor Development Corp.  
812 Washington Avenue  
Towson, Md. 21204 (410) 898-4122
2. Design: Borden Greenman  
Borden Development Co., Inc.  
815 Sudbrook Lane, Suite 210  
Baltimore, Md. 21204 (410) 486-9290
3. Owners: Estate of Edward S. Dett  
Barry Warner Clark and Aleria Sarah Jones, Personal Reps.  
304 New Avenue  
Baltimore, Md. 21136 (410) 833-3947
4. David and Mary Chambers  
642 Glyndon Drive  
Baltimore, Md. 21136
5. Dett Property - 308 Bond Avenue  
Baltimore, Md.  
Deed Reference: 4039/001 - Tax Account No.: 0404020225  
Net and Gross Area: 5.0 Ac.
6. Chambers Property - 642 Glyndon Drive  
Baltimore, Md.  
Deed Reference: 4918/544 - Tax Account No.: 0403028010  
Net Area: 2.082 Ac.  
Gross Area: 3.197 Ac.
7. Zoned D.R.-3.5 Zoning Map N.W. 16-J  
Total Site Area (Gross): 5.197 Acres  
Units Permitted: 28  
Ex. Use - Vacant and Wooded Proposed Use - Single-family Residential
8. Required Parking: 36 spaces Proposed Parking: 36 spaces
9. The site is not in the Chesapeake Bay Critical Area.
10. On April 10, 1998, in Case No. 98-318-A, the Zoning Commission approved variances for 20 ft. front setbacks in lieu of 25 ft. required; 25 ft. rear setbacks in lieu of 30 ft. required; 17.5 ft. open porch rear setbacks in lieu of 22.5 ft. required; and 15 ft. open porch front setbacks in lieu of 18.75 ft. required. Approval is conditional upon submittal of a landscape plan.
11. On March 30, 1998, the Development Review Committee heard a request for a power of public works standards for a 40-foot road right-of-way in lieu of 50 feet required and from the requirement to connect Townleigh Road to Glyndon Drive.

## LEGEND

|                  |              |
|------------------|--------------|
| SOILS LINE/TYPES | EHB2<br>MCC3 |
| EX. CONTOURS     | 665          |
| PROP. CONTOURS   | 664          |
| EX. WOODS LINE   |              |
| SPECIMEN TREE    |              |



PLAN TO ACCOMPANY SPECIAL HEARING  
CHAMBERS/DETT PROPERTY  
BOND AVENUE + GLYNDON DRIVE  
4TH. ELECTION DISTRICT 3RD. COUNCIL DISTRICT BALTIMORE COUNTY, MARYLAND

**Colbert Matz Rosenfelt, Inc.**  
Engineers • Surveyors • Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 853-3838  
Facsimile: (410) 853-7853

DATE: APRIL 10, 1998  
JOB NO.: 27193  
DESIGNED: J.M.  
DRAWN: K.E.V.  
CHECKED: J.M.