

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
E/S Wincrest Court, NW/Corner	
Esperanza and Rosland Courts	* ZONING COMMISSIONER
(11 Wincrest Court)	
3rd Election District	* OF BALTIMORE COUNTY
2nd Councilmanic District	
	* Case No. 98-469-SPH
Richard J. DiPasquale, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Richard J. and Dina DiPasquale, and Frank Amabile, with Venus Construction, the Petitioners' builder. The Petitioners seek approval of an amendment to the Second Amended Final Development Plan for Roslyn Station, Lot 111 thereof, to permit development of the subject property with seven (7) townhouse dwelling units. 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 Richard J. DiPasquale, property owner, Angelo Amabile, a representative of Venus Construction Company, Builder for the Petitioners, and Vincent J. Moskunas, the engineer who prepared the plan on behalf of M & H Development Engineering, Inc. Appearing as Protestants in the matter were Saul Himelfarb and Richard Saffer, adjoining property owners.

Testimony and evidence presented revealed that the subject property consists of a gross area of 1.636 acres, more or less, zoned D.R. 5.5, and is presently improved with a single family dwelling. This property was the subject of prior Case No. 93-188-SPH in which the then Petitioners were granted approval to incorporate the subject property into the residen-

ORDER RECEIVED FOR FILING

Date

By

tial subdivision known as Roslyn Station to create 11 additional townhouse dwelling lots. Roslyn Station was originally approved in the mid-1980s and CRG approval was granted in 1987. The first phase of Roslyn Station has already been built out and sold. However, the subject lot was never developed. Mr. & Mrs. DiPasquale recently purchased the subject property at a tax sale and now come before me seeking an amendment to the previously approved site plan to raze the existing dwelling and replace same with a single row of seven (7) townhouses. Testimony indicated that the proposed dwellings will be constructed in a manner similar to others in the development and off-street parking will be provided. It was also indicated that the density for the overall tract allows for 28 more townhouse units; however, only 7 are proposed here.

Mr. Moskunas testified that no zoning variances are necessary to accommodate the proposed townhouses. He also indicated that public utilities are already in place and that the houses will be located towards the front of the property to provide an additional buffer from the Baltimore Beltway and other houses constructed within the development. A storm water management waiver has also been obtained from the Department of Environmental Protection and Resource Management (DEPRM) as evidenced by a letter dated December 29, 1997 from Mr. Thomas L. Vidmar to Mr. Moskunas, a copy of which was entered into evidence as Petitioner's Exhibit 2.

As noted above, Mr. Himelfarb and Mr. Saffer, who reside in the community, attended the hearing to ascertain the plans for the subject property. They raised concerns regarding the impact on traffic and parking as a result of the proposed development and also questioned the visual impact and storm water runoff from the development. In response to their concerns, Mr. Moskunas testified that all zoning setbacks would be main-

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Date

By

tained and that building envelopes for the proposed dwellings would be situated so as to reduce their impact on the surrounding neighborhood. It should also be noted that information submitted subsequent to the hearing revealed that Mr. Moskunas had submitted a proposed parking layout to the Office of Planning for that agency's review and approval. Mr. David Green, a Planner in that Office, has reviewed the plan and advised that the parking layout proposed is acceptable.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. In my judgment, development of the subject 1.636 acre lot as proposed is appropriate and will not cause a detrimental impact upon the surrounding neighborhood. I am also persuaded that the proposed parking layout is appropriate and will not aggravate traffic conditions in the area. As noted above, off-street parking will be provided. Additionally, the relief granted is conditioned on the fact that there will be no zoning variances requested and the Petitioners will comply with the conditions attached to the issuance of a storm water management waiver.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of August, 1998 that the Petition for Special Hearing seeking approval of an amendment to the Second Amended Final Development Plan for Roslyn Station, Lot 111 thereof, to permit development of the subject property with seven (7) townhouse dwelling units, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

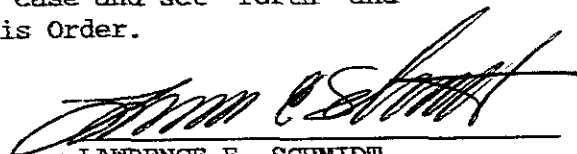
1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order ~~has~~ expired. If an appeal is filed and this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

2) Compliance with the recommendations made within the letter dated December 29, 1997 from Thomas L. Vidmar of DEPRM, a copy of which is attached hereto and made a part hereof.

3) Parking for the proposed development shall be in accordance with the plan submitted and approved by David Green of the Office of Planning.

4) The proposed townhouses shall be constructed in a manner so as to be architecturally compatible and similar to existing houses in the neighborhood. To the extent possible, the Petitioners shall require that all potential buyers of those houses shall join the existing community association.

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



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

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

August 6, 1998

Mr. & Mrs. Richard J. DiPasquale
1837 White Oak Road
Baltimore, Maryland 21234

RE: PETITION FOR SPECIAL HEARING
E/S Wincrest Court, NW/Corner Esperanza and Rosland Courts
(11 Wincrest Court)
3rd Election District - 2nd Councilmanic District
Richard J. DiPasquale, et ux - Petitioners
Case No. 98-469-SPH

Dear Mr. & Mrs. DiPasquale:

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 dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Frank Amabile, Venus Construction,
1121 Greenwood Road, Suite 104, Pikesville, Md. 21208

Mr. Vincent J. Moskunus, M & H Development Engineering, Inc.
200 E. Joppa Road, Room 101, Towson, Md. 21286

Mr. Saul Himelfarb, 31 Rosland Court, Pikesville, Md. 21208
Mr. Richard Saffer, 5 Wincrest Court, Pikesville, Md. 21208

People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #11 Wincrest Court

which is presently zoned D.R. S.5

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

The Amendment of the Final Development Plan

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 Venus Construction

Frank Amabile

(Type or Print Name)

Signature

1121 Greenwood Road, Room 104

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)

Richard J. Dipasquale

(Type or Print Name)

Signature

Dina Dipasquale

(Type or Print Name)

Signature

1837 White Oak Road

Address

(410) 668-1774

Phone No

Baltimore, MD 21234

City

State

Zipcode

Name, Address and phone number of representative to be contacted
M&H Development Engineers, Inc.

Vincent J. Moskunas

Name

200 E. Joppa Road, Room 101

Address Towson, MD 21286

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE 6-3-98

98-469-SPH

469

TEL.: 410-828-9060

FAX: 410-828-9066

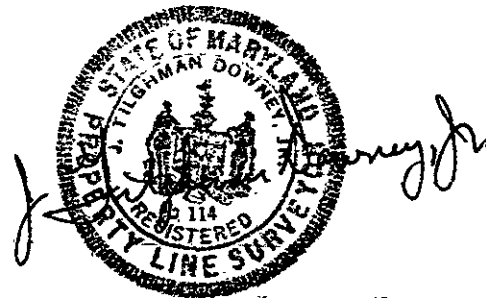
M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21286

469

ZONING DESCRIPTION FOR #11 WINCREST COURT

BEING Lot #111 in the subdivision of Roslyn Station as recorded in Baltimore County Plat Book #59, folio #2, containing 1.636 acres, more or less. Also known as #11 Wincrest Court and located in the 3rd. Election District, 2nd Councilmanic District.



J. Tilghman Downey, Jr.

98.469.SPH

469
Plan No. 23717

BALTIMORE COUNTY, MAR' ND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 6-5-98 ACCOUNT R-201-6150
AMOUNT \$ 350.00

RECEIVED FROM: for Vova Construction

FOR: Amend Devel. Plan, Royalty Station, for 11
for 7 building lots @ \$50, each

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACQUISITION
6/5/98 6/5/98 OFFICE OF
NO. 0003 USMUR 1983 JULY ORDER
5 ADRELLAUS CASHIER (P)
RECEIPT # 00000
CHK NO. 05317

Baltimore County, Maryland

08-469-SPH
CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commission 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: #68-469-SPH
11 Wincrest Court
NWPC Esperanza and Rosland Courts
3rd Election District
2nd Councilmanic District
Legal Owner(s): Richard J. DiPasquale & Dina DiPasquale
Contract Purchaser: Venus Construction

Special Hearing: to approve the amendment of the Final Development Plan.
Hearing: Tuesday, July 14, 1998 at 8:00 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) 887-3381.

6/4/97 June 25 0238154

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/25/, 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 6/25/, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

**RE: Case # 98-469-SPH
Petitioner/Developer:
(Venus Construction Co.)
Date of Hearing/Closing:
(July 14, 1998)**

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

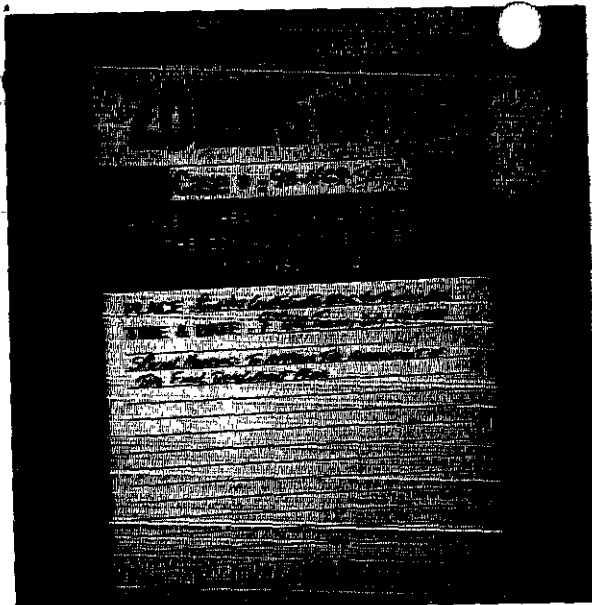
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**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 _____**

11 Wincrest Court Baltimore, Maryland 21208 _____

**The sign(s) were posted on _____ June 29, 1998
(Month, Day, Year)**



Sincerely,

Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr. _____

325 Nicholson Road _____

Baltimore, Maryland 21221 _____

**(410)-687-8405
(Telephone Number)**

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.: 98-469-SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: To amend the ^{2nd} Final Development Plan
of Roslyn Station (Lot No. 111)

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

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

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
June 25, 1998 Issue - Jeffersonian

Please forward billing to:

Dina & Richard Dipasquale
1837 White Oak Road
Baltimore, MD 21234

410-668-1774

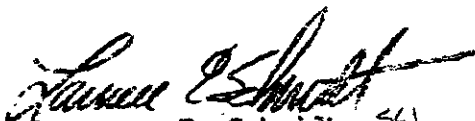
NOTICE OF ZONING HEARING

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: 98-469-SPH
11 Wincrest Court
NWC Esperanza and Rosland Courts
3rd Election District - 2nd Councilmanic District
Legal Owner: Richard J. Dipasquale & Dina Dipasquale
Contract Purchaser: Venus Construction

Special Hearing to approve the amendment of the Final Development Plan.

HEARING: Tuesday, July 14, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt SL

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.

Post-it® Fax Note	7671	Date	12/22	# of pages	4
To	Nancy Page	From	Mitch Kellman		
Co./Dept.		Co.	Zoning		
Phone #	410-576-4246	Phone #	410-887-3353		
Fax #		Fax #			



Baltimore County
Department of Permits and
Development Management

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

June 15, 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: 98-469-SPH
11 Wincrest Court
NWC Esperanza and Rosland Courts
3rd Election District - 2nd Councilmanic District
Legal Owner: Richard J. Dipasquale & Dina Dipasquale
Contract Purchaser: Venus Construction

Special Hearing to approve the amendment of the Final Development Plan.

HEARING: Tuesday, July 14, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue.

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

Arnold Jablon
Director

c: Dina & Richard Dipasquale
M&H Development Eng Inc
Venus Construction

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 29, 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.**





Baltimore County
Department of Permits and
Development Management

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

July 7, 1998

Mr. Vincent J. Moskunas
M & H Development Eng. Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286

RE: Item No.: 469
Case No.: 98-469-SPH
Petitioner: Richard and Dina
Dipasquale
Location: 11 Wincrest Court

Dear Mr. Moskunas:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on June 3, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs
Attachment(s)



AKO
7/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: June 30, 1998

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

SUBJECT: 11 Wincrest Ct

INFORMATION

Item Number: 469

Petitioner: DiPasquale Property

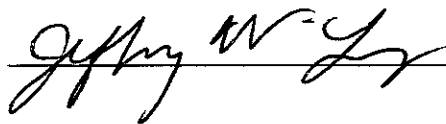
Zoning: DR 5.5

Requested Action: Special Hearing

Summary of Recommendations:

The Office of Planning requests that the applicant contact David Green, Community Planner, to discuss details related to the parking arrangement.

Section Chief: _____



AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: June 23, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for June 22, 1998
Item Nos. 466, 467, 468, 469, 470,
and 471

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

RWB:HJO:jrb

cc: File

ZONE0622.NOC

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

TO: PDM

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

SUBJECT: Zoning Advisory Committee
Meeting Date: 6/15/98

DATE: 6/16/98

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

Item #'s: 466
467
468
469
470
471

RBS:sp

BRUCE2/DEPRM/TXTS8P



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 6-12-98
Item No. 469 JJS

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

RE: PETITION FOR SPECIAL HEARING
11 Wincrest Court, NWC Esperanza and Rosland
Courts, 3rd Election District, 2nd Councilmanic

Legal Owners: Richard & Dina DiPasquale
Contract Purchaser: Venus Construction

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-469-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 6th day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Vincent J. Moskunas, M & H Development Eng., Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

CIRCUIT COURT FOR BALTIMORE COUNTY

SUZANNE MENSCH, CLERK
 COUNTY COURTS BUILDING
 401 BOSLEY AVENUE
 P.O. BOX 6754
 TOWSON, MARYLAND 21285-6754

ANGELO AMABILE, Indiv. and d/b/a/

Case Number 03-C-00-010489

VENUS CONSTRUCTION CO.

(X) Civil

() Criminal

Vs.

LINDA HALPERT, et al

SUBPOENA

STATE OF MARYLAND, BALTIMORE COUNTY TO WIT:

TO: (Name, Address, County)

Arnold Jablon, Director- Dept. of Permits & Development Management
 First Floor, County Office Bldg., 111 West Chesapeake Avenue
 Towson, Md. 21204

YOU ARE HEREBY COMMANDED TO: () Personally appear; (X) Produce documents and or objects only
 () Personally appear and produce documents or objects;

at Circuit Court for Baltimore County

(Place where attendance is required)

County Courts Bldg. 401 Bosley Avenue Towson, Md. 21204on Tuesday the 30th day of October, 19 2001 at 9:30 a.m./p.m.

YOU ARE COMMANDED TO produce the following documents or objects:

Zoning File No. 98-469-SPH Re: 11 Wincrest Court
 Legal Owner: Richard J. Dipasquale & Dina Dipasquale

Subpoena requested by (X) Plaintiff; () Defendant; and any questions should be referred to:

Marvin I. Singer 10 East Baltimore St. Suite 901 (410) 685-
 (Name of Party or Attorney, Address and Phone Number)

Date Issued October 26, 2001

CLERK



NOTICE:

- (1) YOU ARE LIABLE TO BODY ATTACHMENT AND FINE FOR FAILURE TO OBEY THIS SUBPOENA.
 (2) This subpoena shall remain in effect until you are granted leave to depart by the Court or by an officer acting on behalf of the Court.
 (3) If this subpoena is for attendance at a deposition and the party served is an organization, notice is hereby given that the organization must designate a person to testify pursuant to Rule 2-412(d).

SHERIFF'S RETURN

() Served and copy delivered on date indicated below.

() Unserved, by reason of _____

Date: _____ Fee: \$ _____

SHERIFF

Original and one copy needed for each witness

10/2
LAW OFFICES
MARVIN I. SINGER
SUITE 1601
W. R. GRACE BUILDING
10 EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202

(410) 685-1111

Facsimile
410) 625-4709

October 26, 2001

Arnold Jablon, Director
Dept. of Permits & Development Management
First Floor
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

VIA FAX - (410) 887-5708

Re: Amabile v. Halpert, et al
Circuit Court for Baltimore County
Case No. 03-C-00-010489

Dear Mr. Jablon:

Enclosed are two subpoenae addressed to you in your different capacities, for the production of records only, for a trial unrelated to the County, scheduled for Tuesday, October 30th, at 9:30 A.M.

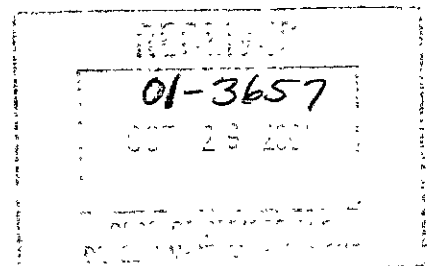
Thank you for your attention to this matter.

Yours very truly,

M. I. Singer
Marvin I. Singer

MIS/m
Encls.

By First-Class Mail and Fax





Baltimore County
Department of Environmental Protection
and Resource Management

BUREAU OF RESOURCE MANAGEMENT
AND ENGINEERING SERVICES
401 Bosley Avenue, Suite 416
Towson, Maryland 21204
(410) 887-3768
Fax: (410) 887-4804

December 29, 1997

Mr. Vince Moskunas
M & H Development Engineering, Inc.
200 E. Joppa Road, 101 Shell Building
Towson, Maryland 21204

per No 2

RE ROSLYN STATION Waiver Request

Dear Mr. Moskunas:

This office has reviewed your request for a waiver of peak storm water management and finds that a variance may be granted under Section 14-155 (d) of Article V of the Baltimore County Code. Specifically, the development of the 1.12 acre site that was previously the single family house site that was destroyed by fire can be developed without on-site storm water management. The variance granted to section I of Roslyn Station remains in effect. It is the intent of this office to require that the runoff from the downspouts, impervious areas and driveways be directed to the existing storm drain system so that water quality may be provided for the 1.12 acre development. Moreover, it is the intent of this Department to confirm this variance, subject to the requirement that all subsequent site plans conform to the hydrologic conditions represented in the request, dated November 25, 1997. Changes in site layout may require submittal of revised plans and computations for approval.

If you have questions or require additional information, please do not hesitate to contact Mr. Larry L. Yeager, P.E. at (410) 887-3768.

Very truly yours,

Thomas L. Vidmar, P.E., Chief
Resource Management and Engineering Services

TLV:pms

c Sheldon Epstein, Storm Drain Design
Environmental Impact Review

roslyntr

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RICHARD J. PASQUALE

ANGELO AMABILE

MEN. DEVELOPMENT ENG.; INC.

VINCENT J. MOSKUNAS

1837 WHITE OAK AV. BALD MD

21284

1121 GREENWOOD Rd. Pikesville

21208

200 E. JOPPA. RD. Towson, MD 21286.



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

SAUL HIMELEARS

31 ROSCAND CT

Richard Saffer

5 Wincrest ct

Rehersville
21208
MD

**101 SHELL BUILDING
200 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
410-828-9060
FAX: 410-828-9066**

TO: _____

DATE: 1/11/10

SUBJECT: ROSLYN STATION 2nd AMENDED FOP.

98-469 SPA

ATTENTION: DAVID GREEN

OUR FILE: 97-7926

[illegible]

TRANSMITTED AS INDICATED BELOW:

☒ PER AGREEMENT
☐ PER YOUR REQUEST
☐ FOR YOUR INFORMATION
☒ FOR APPROVAL
☐ FOR COMMENT

☐ APPROVED - DWG(S). _____

☐ APPROVED AS NOTED - DWG(S). _____

☐ RETURNED FOR CORRECTION - DWG(S). _____

☐ PLEASE RESUBMIT - DWG(S). _____

☐ _____

1 COPY(S) OF TRANSMITTAL SENT TO LAWRENCE E. SCHMIDT. ZONING
COMMUNION BR

COPY(S) OF SENT TO

COPY(S) OF SENT TO

REMARKS: PLEASE GIVE MR SCHMIDT A CALL TO VERIFY YOUR COMMENT
HAS BEEN TAKEN CARE OF, THANK YOU.

☐ PLEASE SIGN AND RETURN ONE COPY OF THIS TRANSMITTAL AS A RECEIPT

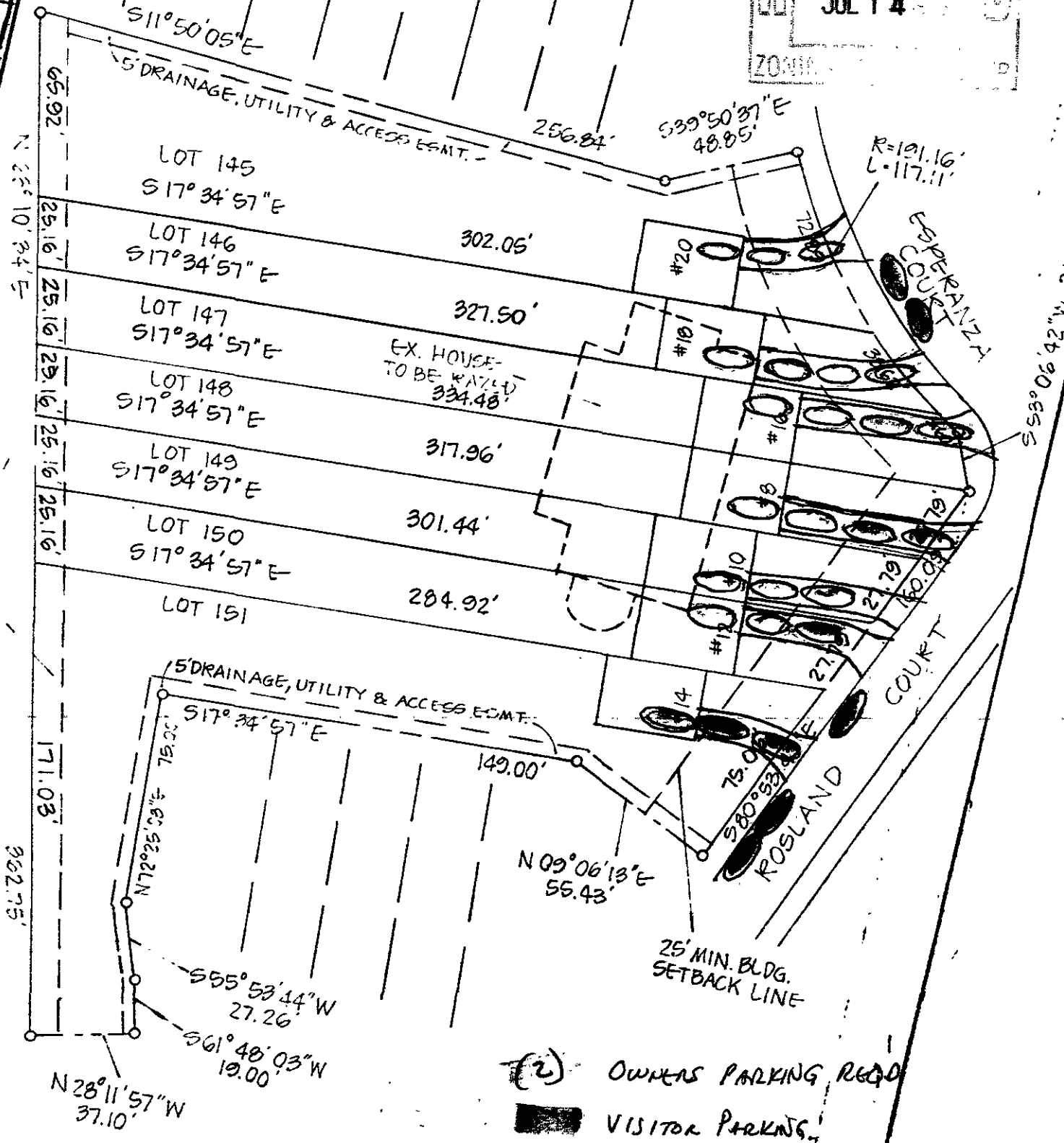
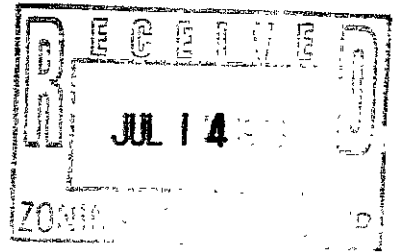
VERY TRULY YOURS,

M. & H. Development Engineer, Inc.

SENT BY: Vincent Mookerjee

RECEIVED BY: _____

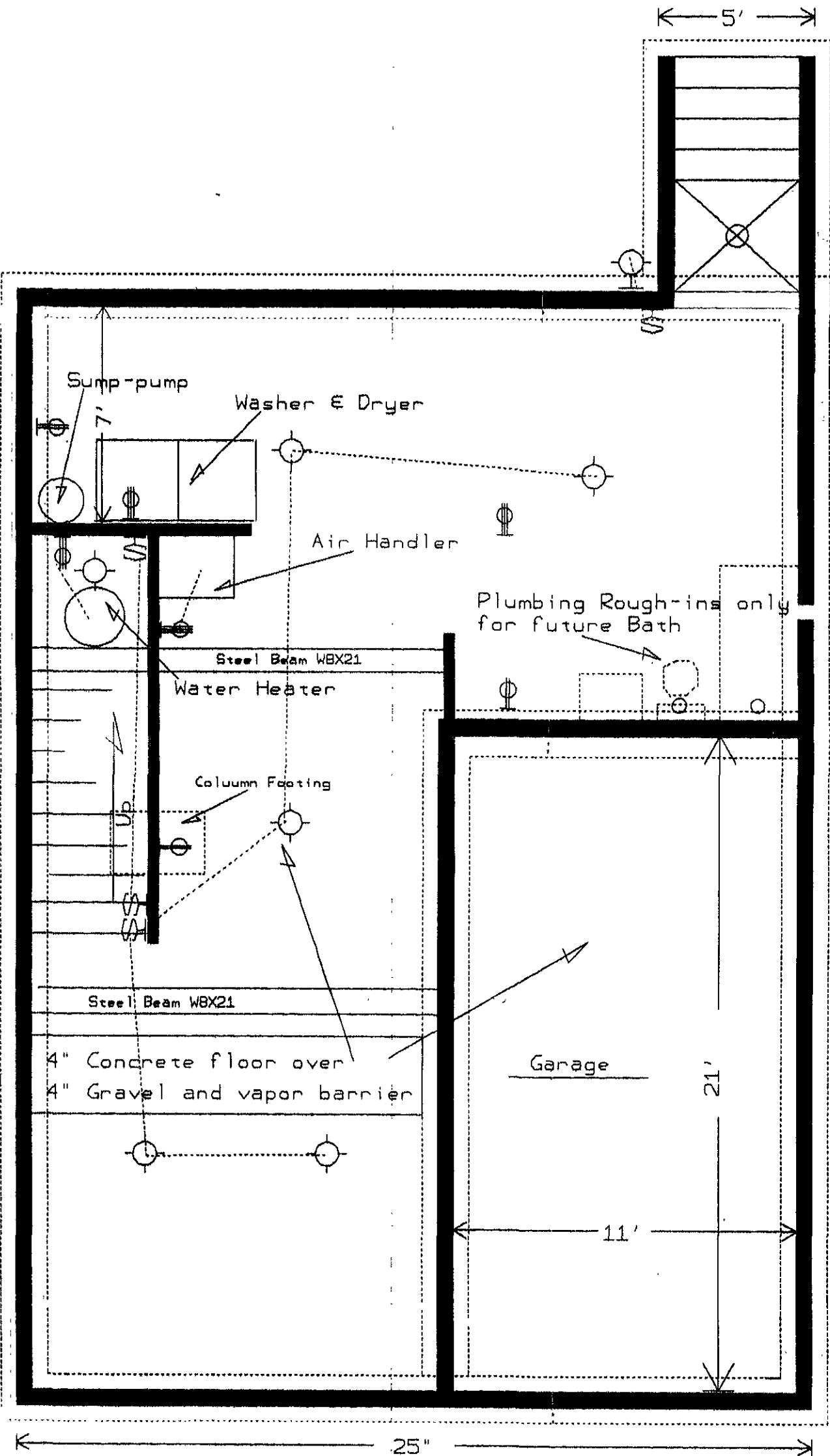
DATE: _____



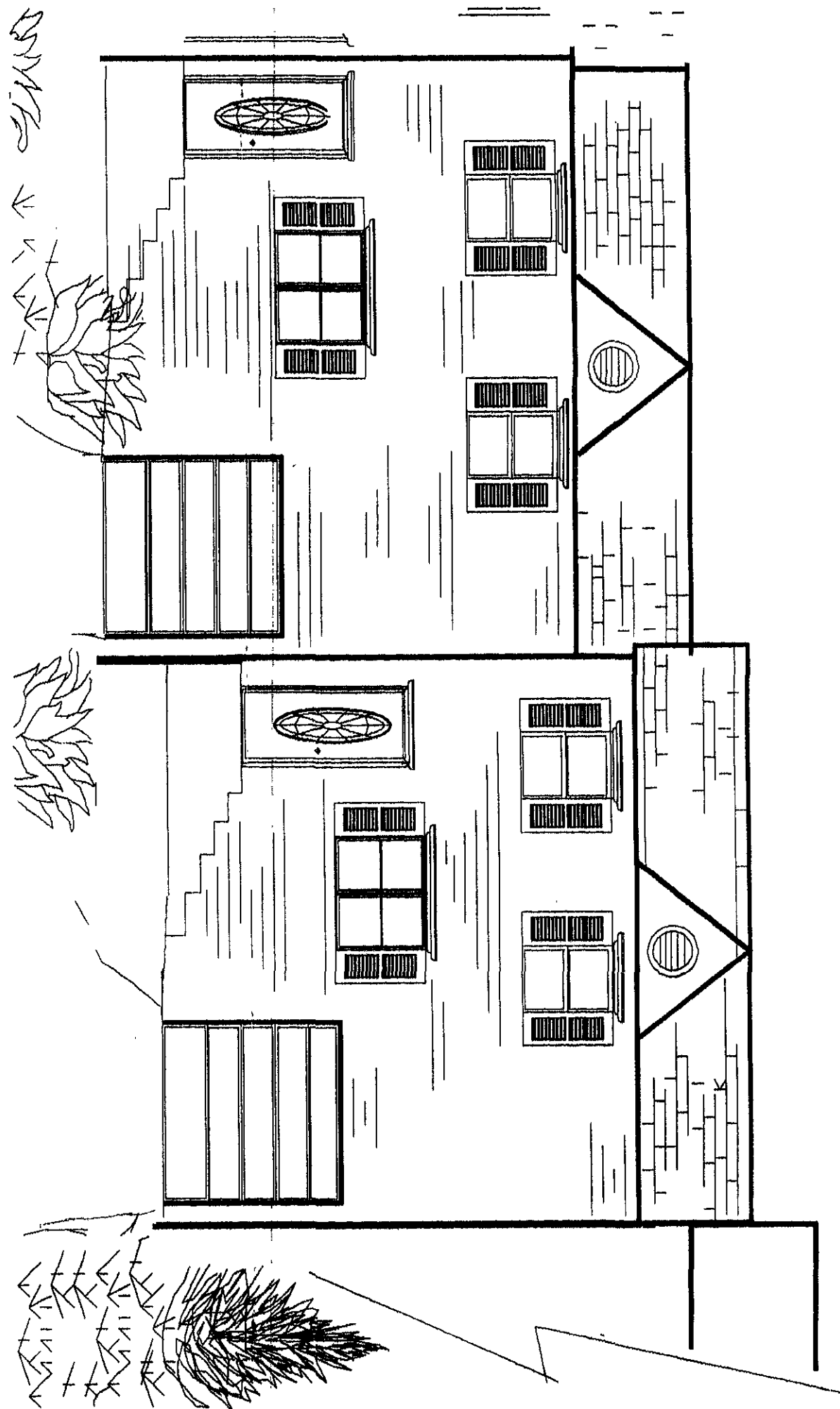
"INSERT"
SCALE: 1"=50'
#11 WINCREST COURT
(PROPOSED TOWNHOUSE LAYOUT)

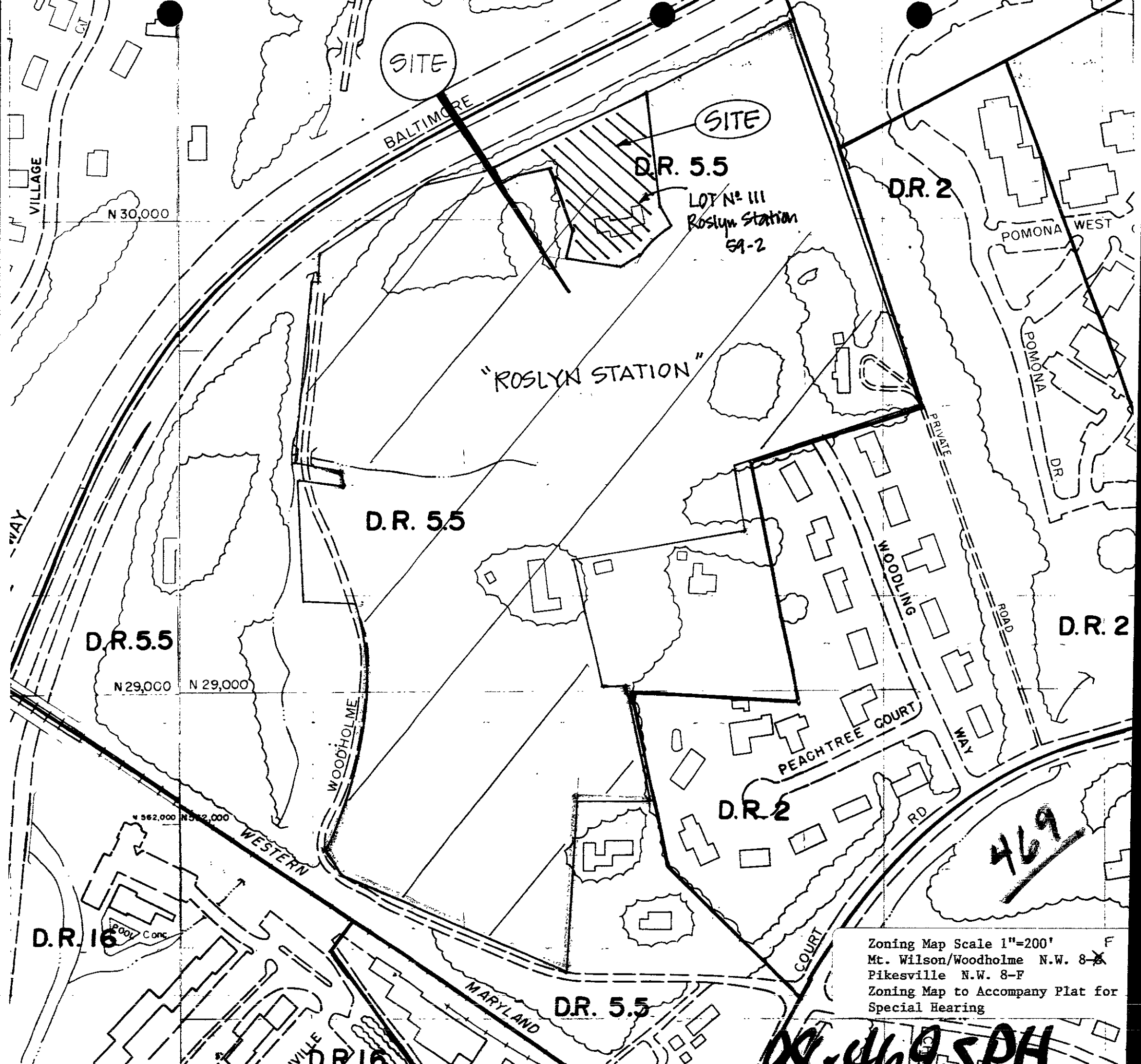


SECOND FLOOR PLAN



FOUNDATION Plan and Lower Level





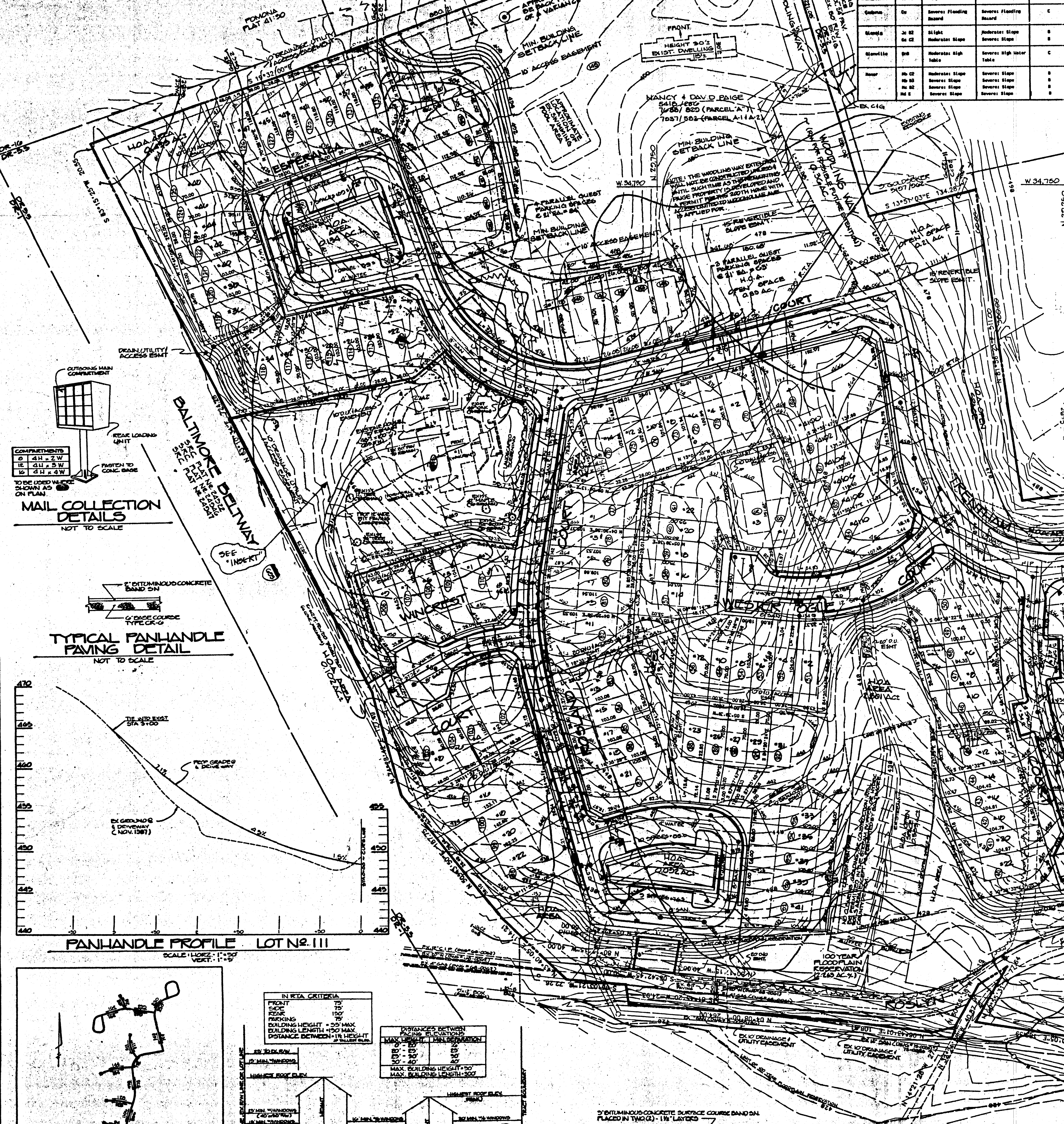
Zoning Map Scale 1"=200' F
Mt. Wilson/Woodholme N.W. 8-~~A~~
Pikesville N.W. 8-F
Zoning Map to Accompany Plat for
Special Hearing

DR-469 SDH

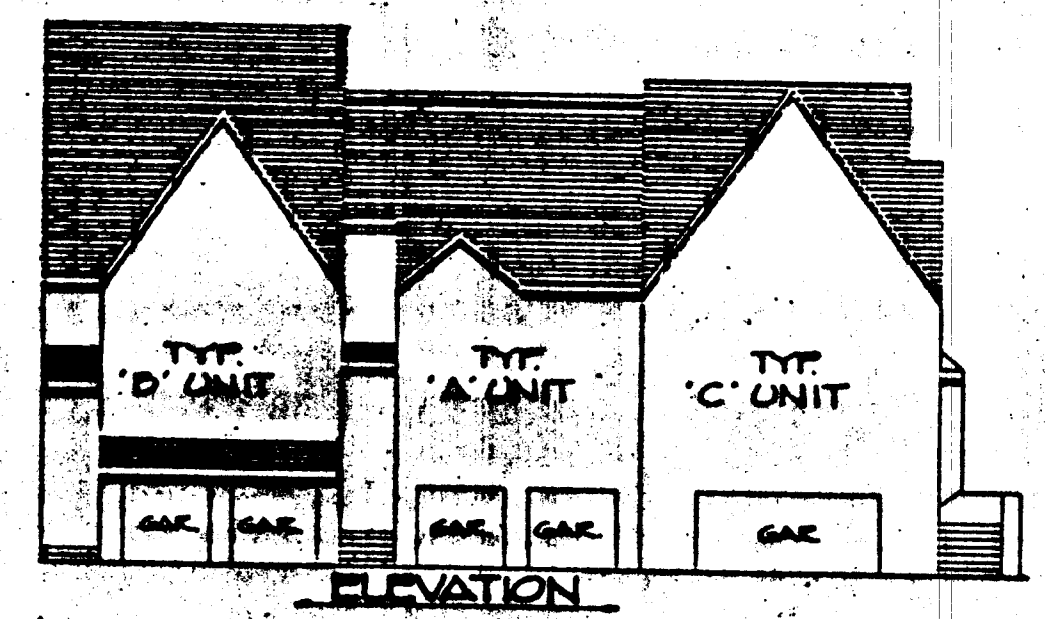
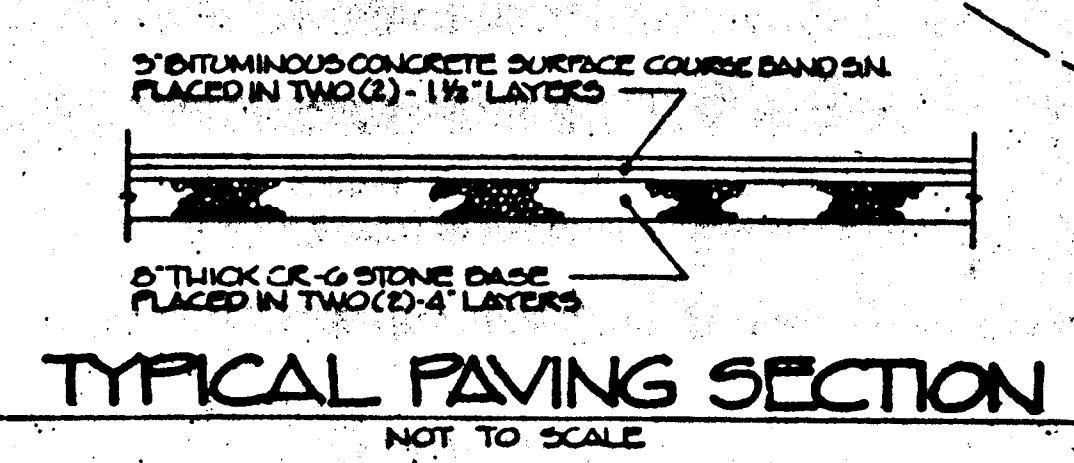
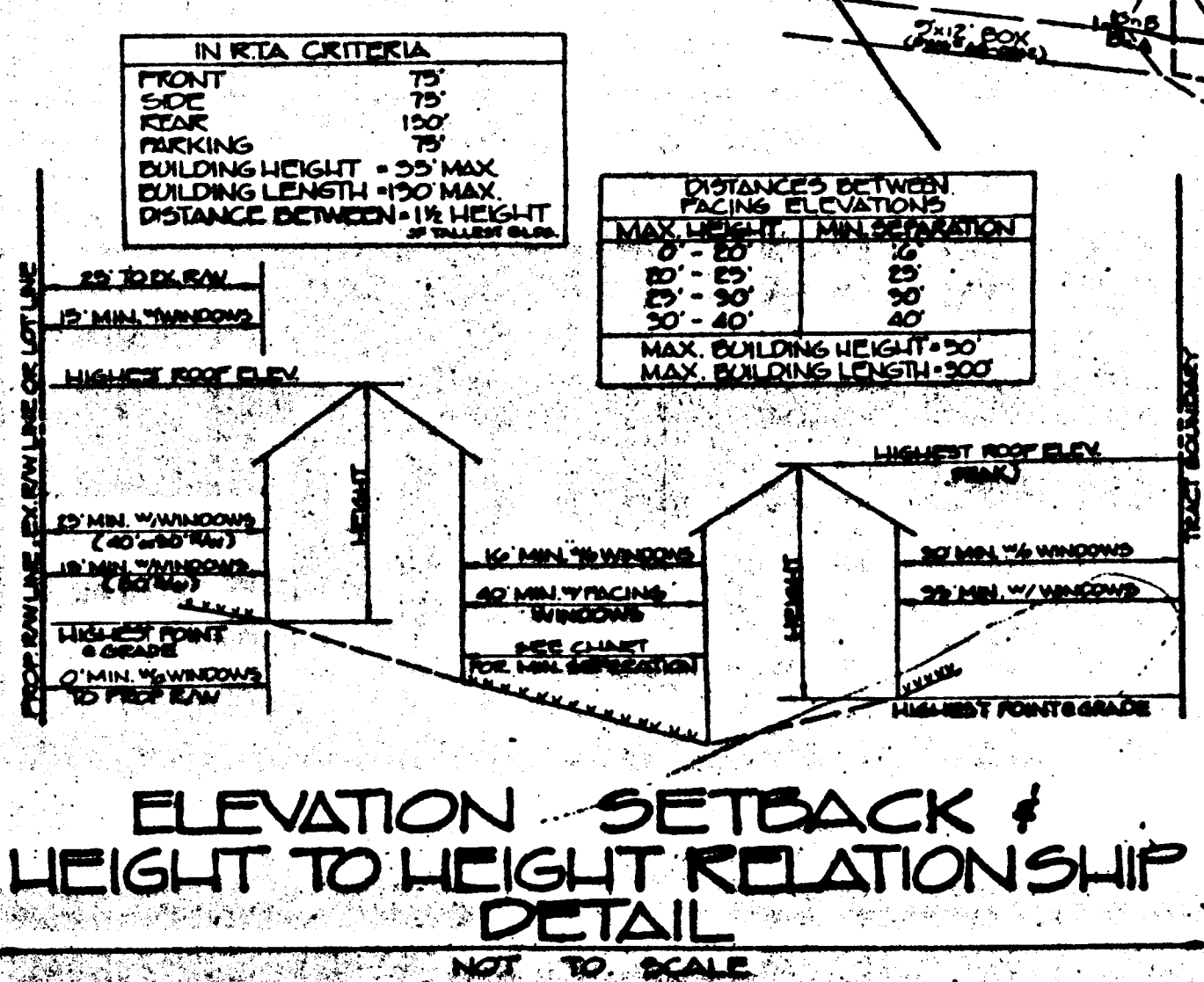
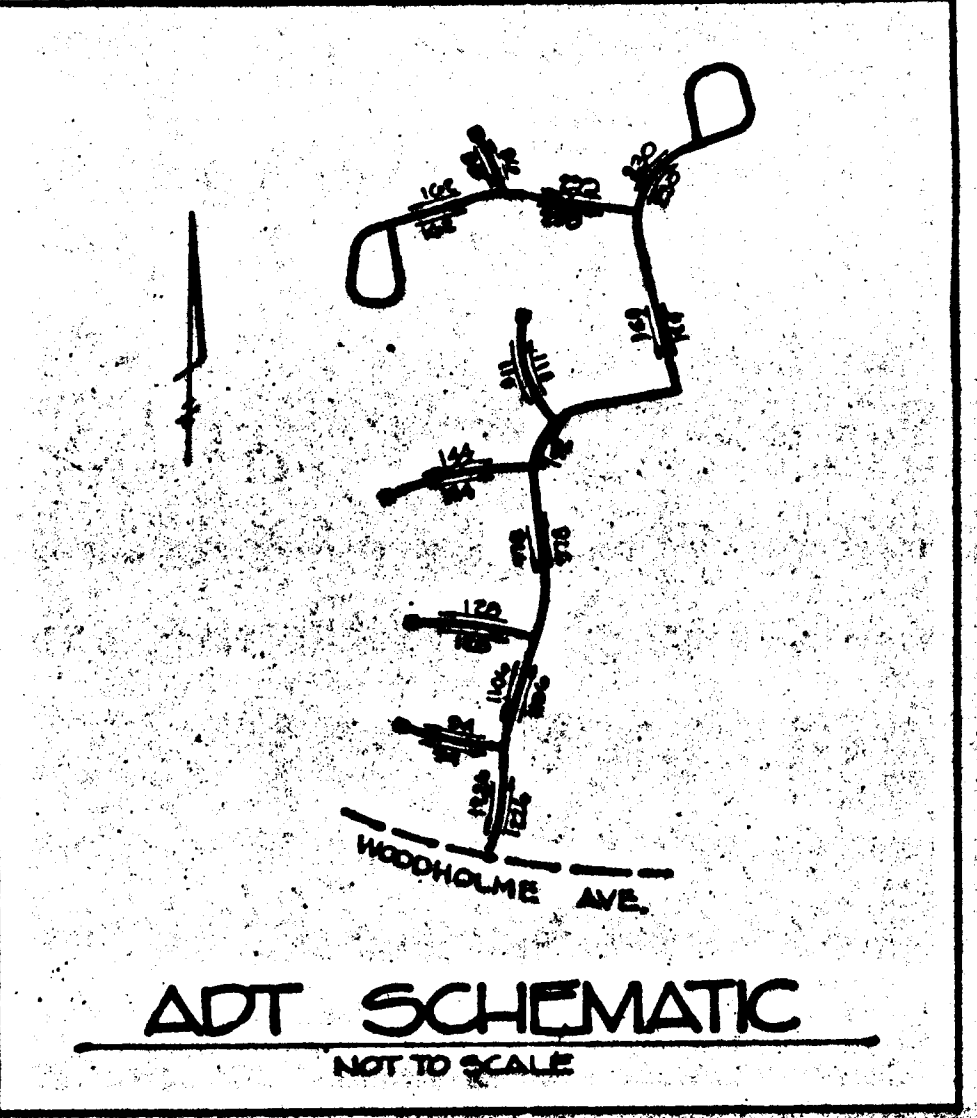
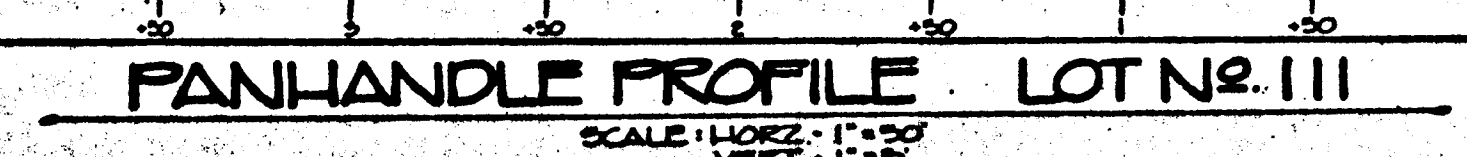
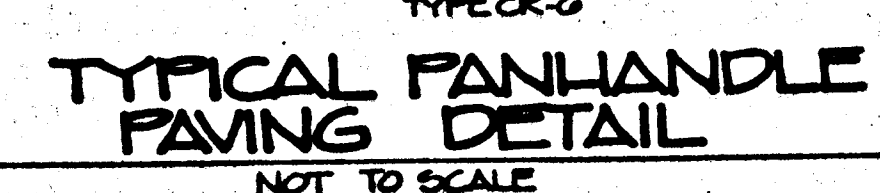
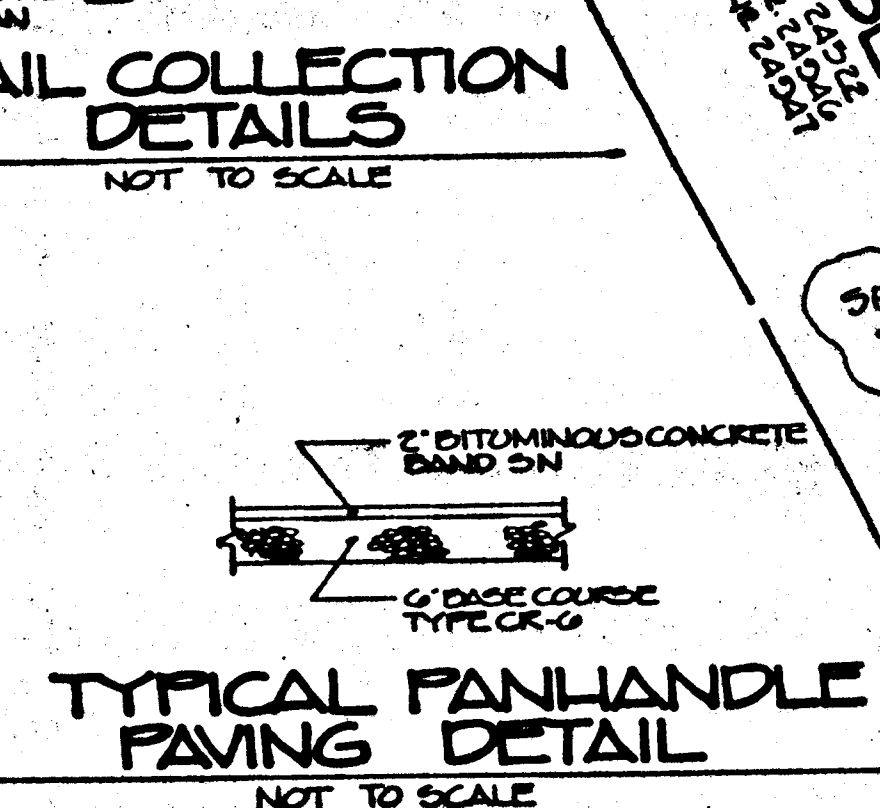
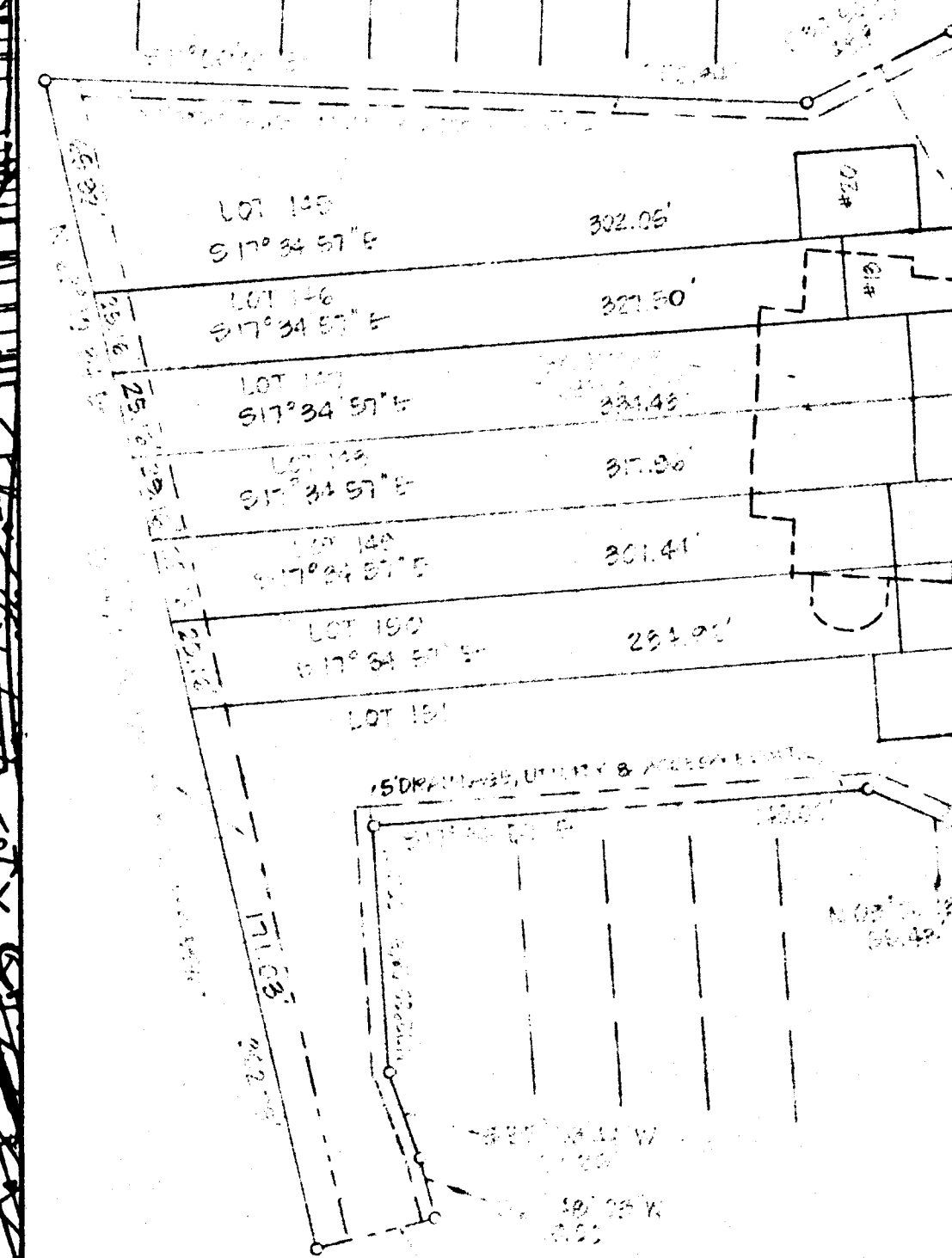
WOODHOLME ESTATES SECTION 2 SP 171

SOILS DATA				
SOIL TYPE	SOIL SYMBOL	REMARKS	STRENGTH LIMITATIONS	WATER CONTENT
CLAY	CL	CLAY	CLAY	CLAY
CLAY	CL	CLAY	CLAY	CLAY
CLAY	CL	CLAY	CLAY	CLAY
CLAY	CL	CLAY	CLAY	CLAY
CLAY	CL	CLAY	CLAY	CLAY
CLAY	CL	CLAY	CLAY	CLAY
CLAY	CL	CLAY	CLAY	CLAY
CLAY	CL	CLAY	CLAY	CLAY
CLAY	CL	CLAY	CLAY	CLAY

- ## RAZING NOTES
- ALL EXISTING WELLS WILL BE BACKFILLED BY A LICENSED WELL DRILLER AND A WELL ABANDONMENT CERTIFICATE SUBMITTED PRIOR TO RAZING OF THE BUILDINGS.
 - ALL SEWERAGE DISPOSAL SYSTEMS WILL BE RAZED AND EITHER BACKFILLED OR REMOVED PRIOR TO GRADING.
 - FUEL STORAGE TANKS WILL BE RAZED/REMOVED FROM THE SITE.
 - ALL EXISTING DWELLINGS WILL BE SURVEYED FOR ASBESTOS PRIOR TO RAZING.



SEE WATCHLINE SHEET 1 OF 2



R. WAGERS
2074/193
5095/490
#17 KOSLYN STATION ROAD
(FORMERLY WOODHOLME AVE.)

OFFICE OF PLANNING
APPROVE
DIR. OF PLANNING
DIR. OF P.D.M.

D.S. THALER ASSOC. INC.
CIVIL ENGINEERING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
700 AMERICAN AVE.
BALTIMORE, MARYLAND 21201
(410) 576-4100

DST & A
ARCHITECTS

**OWNER / DEVELOPER
OF AMENDED AREA**
NANCY & DAVID PRICE
238 E. REDWOOD STREET
BALTIMORE, MD 21201
(410) 576-4100

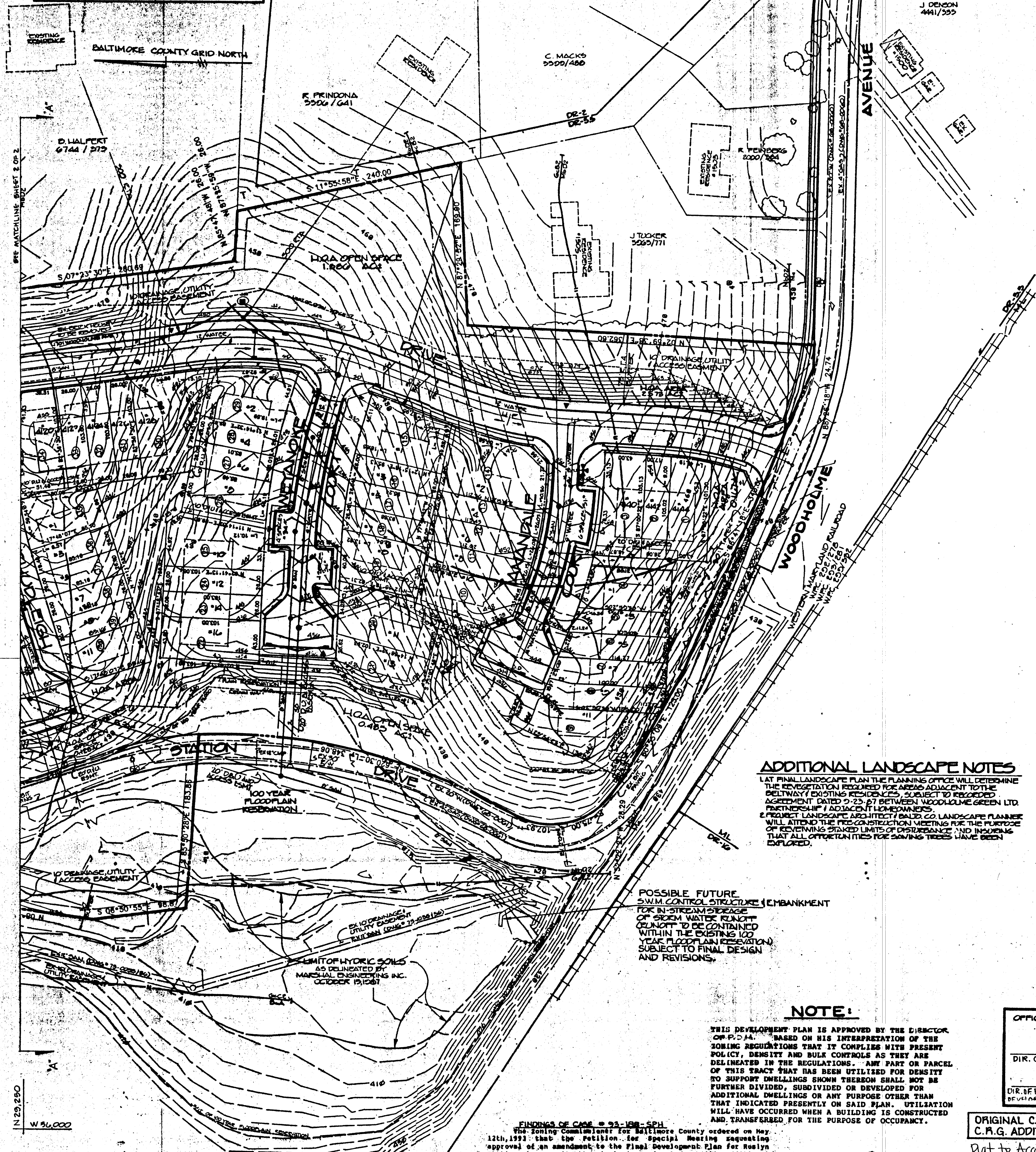
**OWNER OF 2ND AMENDED
AREA**
RICHARD J. AND DINA PIRASQUALE
BALTIMORE, MD 21204
430 KEELE STREET
BALTIMORE, MD 21204
TAX ID: 2100004090

SHEET 2 OF 2
SECOND AMENDED
FINAL DEVELOPMENT PLAN
KOSLYN STATION
3RD ELECTION DISTRICT
BALTO. CO. MD
SCALE: 1/4"=1'-0"
REVISED: 11/10/93

SITE DATA	
PREVIOUSLY APPROVED PLAN (C.R.G. NO. 66-0000)	D.R.C. NO. 080818
AREA: 1.096 AC. (THIS TRACT)	
DENSITY ALLOWED: 1.000 X 1.000 = 1.000 D.U. THIS PLAT	
EXISTING DENSITY: 1 SINGLE FAMILY RESIDENCE (TO BE RATED)	
DENSITY FOR 1.000 X 1.000 (INCLUDING THIS PARCEL): ENTIRE SITE: 189.85 TOTAL	
DENSITY REMAINING FOR TRACT: 1.000 X 1.000 = 1.000 D.U. (THIS PLAT) TOTAL: 20.05	
PARKING: 7 D.U. X 2 = 14 REQUIRED VISITOR PARKING: 4 THIS PLAT TOTAL: 18	
EXISTING PARKING: 402 - 7 = 395	

SITE DATA	
PREVIOUSLY APPROVED PLAN (C.R.G. NO. 66-0000)	D.R.C. NO. 080818
AREA: 1.096 AC. (THIS TRACT)	
DENSITY ALLOWED: 1.000 X 1.000 = 1.000 D.U. THIS PLAT	
EXISTING DENSITY: 1 SINGLE FAMILY RESIDENCE (TO BE RATED)	
DENSITY FOR 1.000 X 1.000 (INCLUDING THIS PARCEL): ENTIRE SITE: 189.85 TOTAL	
DENSITY REMAINING FOR TRACT: 1.000 X 1.000 = 1.000 D.U. (THIS PLAT) TOTAL: 20.05	
PARKING: 7 D.U. X 2 = 14 REQUIRED VISITOR PARKING: 4 THIS PLAT TOTAL: 18	
EXISTING PARKING: 402 - 7 = 395	

LOTS #1 TO 133
TYPICAL LAYOUT DETAIL
NOT TO SCALE
* FOR LOTS #140 TO #144



ADDITIONAL LANDSCAPE NOTES
LAT FINAL LANDSCAPE PLAN THE PLANNING OFFICE WILL DETERMINE THE REVISIONS REQUIRED FOR AREAS ADJACENT TO THE BELTWAY EXISTING RESIDENCES. SUBJECT TO RECORD AGREEMENT DATED 2-23-87 BETWEEN WOODHOLME GREEN LTD. PARTNERSHIP (A JOINT VENTURE OF LANDSCAPE ARCHITECTS) AND THE PLANNING OFFICE. THE PLANNING OFFICE WILL ATTEND THE RECONSTRUCTION MEETING FOR THE PURPOSE OF REVIEWING SIGNED LIMITS OF DISSEMINATION AND INSURING THAT ALL OBTAINABLE NOTES FOR SAVING TREES HAVE BEEN EXPLORED.

POSSIBLE FUTURE SWM CONTROL STRUCTURE EMBANKMENT FOR IN-STREAM STORAGE OF EXCESS WATER TO BE CONTAINED WITHIN THE EXISTING 100 YEAR FLOODPLAIN RESERVATION. SUBJECT TO FINAL DESIGN AND REVISIONS.

NOTE:

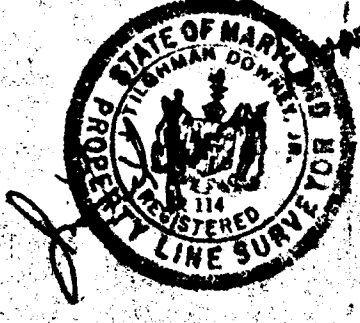
THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF P.D.A. BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

FINDINGS OF CASE # 93-108-SPH
The Planning Commission for Baltimore County ordered on May 11th, 1993 that the Petitioner for Special Hearing requesting approval of an amendment to the Final Development Plan for Station Station to permit the inclusion of eleven (11) additional townhouse units and the existing detached dwelling in accordance with Petitioner's Exhibit 14C be GRANTED, subject to the following restrictions:

REASONS FOR FIRST AMENDMENT

1. ADDED LAND AREA 6.005 AC. FORMERLY THE PAGE PROPERTY AND ADDED LOTS #134 THRU 145.
2. ADDED TYPING SPACES ON ESPERANZA COURT.
3. AMENDED SITE DATA TO INCLUDE ADDITIONAL LOTS.
4. ADDED GENERAL NOTES # 43 THRU 47.
5. ZONING HEARING CASE # 93-108-SPH, APPROVED MAY 12, 1993

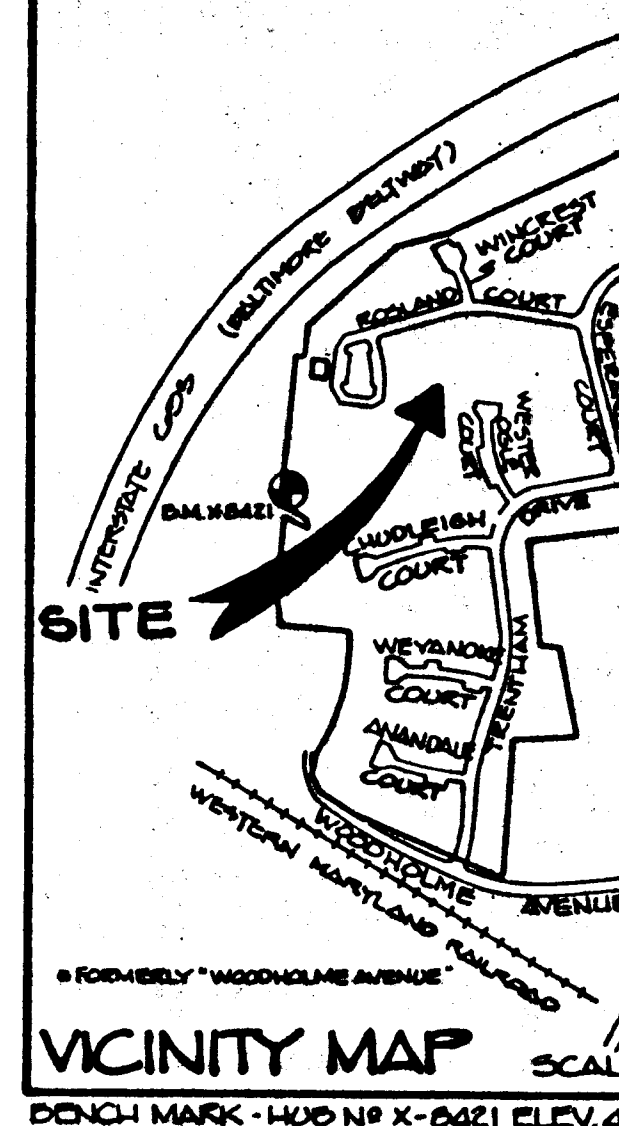
REASONS FOR SECOND AMENDMENT:
REVISE LOT #111 FROM SINGLE D.W. TO PROP. TOWNHOMES. SEE INSERT SHEET 1 OF 2.



DEVELOPMENT ENGINEERS, INC.
300 East Joppa Road
Suite 100, East Joppa, Maryland
21041-1048

CONTINUATION OF GENERAL NOTES:

43. All parts of Parcels 4, 5, 6 & 7 are part of the proposed development and shall be retained by owner and shall remain with appropriate easement.
44. Any further development of the Parcel property beyond that prepared on this plan will require additional planning approval.
45. Sidewalks are required in the unimproved area to be shown on the plan.
46. The existing dwelling on Lot 145 is to be retained by owner. The existing dwelling will be retained by owner.
47. If Lot 145 remains an "As-Is" system, a licensed contractor shall inspect and certify the condition of the system (type, size of tank, depth of storage pit or number and length of trenches) prior to recordation of the plan.
48. This amended development plan is self-sufficient for density but is part of the overall tract.
49. The owner will offer for dedication the right-of-way for the retention of existing trees at the time of plan recordation. However, the retention will not be constructed unless and until such time as the retaining trees property is developed and the permit for the 20th house with access limited to Washington Avenue is applied for.



GENERAL NOTE

1. All utilities shown herein are for information only. There are no known critical areas, wetlands, or other sensitive areas shown on this plan.
2. Existing land use is residential, primarily single-family detached.
3. A Landscape Plan is required and will be prepared in accordance with the Landmarks and Historic Resources Commission's guidelines. The plan will clearly identify all trees that will be retained, removed, or planted during construction.
4. All proposed roads and utilities are to be shown on the plan.
5. All proposed roads and utilities are to be shown on the plan.
6. All proposed roads and utilities are to be shown on the plan.
7. All proposed roads and utilities are to be shown on the plan.
8. All proposed roads and utilities are to be shown on the plan.
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10. All proposed roads and utilities are to be shown on the plan.
11. All proposed roads and utilities are to be shown on the plan.
12. All proposed roads and utilities are to be shown on the plan.
13. All proposed roads and utilities are to be shown on the plan.
14. All proposed roads and utilities are to be shown on the plan.
15. All proposed roads and utilities are to be shown on the plan.

OFFICE OF PLANNING AND ZONING
APPROVED BY: _____
DIR. OF PLANNING DATE: _____
DIR. OF PERMITS AND DEVELOPMENT DATE: _____

ORIGINAL C.R.G. APPROVED: MAY 20, 1987
C.R.G. ADDITION APPROVED: FEB. 20, 1992

Plat to Accompany Petition for Special Hearing

SHEET 1 OF 2

SECOND AMENDED
FINAL DEVELOPMENT PLAN
ROSLYN STATION
3RD ELECTION DIST., BALTO. CO., MD.
SCALE: 1"=50'
REVISED APRIL 20, 1996

98-469-SPH