

IN RE: PETITION FOR VARIANCE

NW/S Tristram Lane, 25' NE of the c/l
of Dinaden Circle (1, 3, 5, 7, 9 and
16, 20, 26, 28 & 30 Dinaden Circle)
3rd Election District
3rd Councilmanic District

Avalon Associates, LLC
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-010-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Avalon Associates, LLC, by John B. Colvin, Member, through their attorney, Deborah C. Dopkin, Esquire. The Petitioners seek relief from Section 1B01.2.C of the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) in accordance with the attached schedule, appended to this Opinion as Exhibit A. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in this case were John B. Colvin, Member of Avalon Associates, LLC, owners of the subject property, Melanie Moser, Landscape Architect with Daft-McCune-Walker, Inc., who prepared the site plan of this property, and Deborah C. Dopkin, Esquire, attorney for the Petitioners. Appearing as interested citizens/Protestants were a number of residents from the surrounding community, all of who signed the respective sign-in sheets which were circulated at the hearing.

Testimony and evidence was received from John B. Colvin regarding the overall development of the residential subdivision known as Avalon, and the specific lots which are at issue in this case. Mr. Colvin indicated that Avalon encompasses a large tract which is bisected by Reisterstown Road (Md. Route 140). In Avalon West, which is located on the west side of

ORDER RECEIVED FOR FILING

Date

By

Reisterstown Road, there are approximately 410 multi-family rental units. The variance requests in this case relate to property located in the Avalon East phase of the development, which features condominium units and single family dwellings. Specifically, the variance requests relate to ten (10) separate lots located on Dinaden Circle. This portion of the Avalon development is proposed for condominiums and the buildings feature two car garages. Mr. Colvin indicated that their condominium units are a somewhat unique product and have been well-received by the market.

Testimony was also received from Melanie Moser, the landscape architect for the project. She described the subject development and surrounding area in some detail and described a series of site constraints which are unique to this property, including the existence of wetlands on the site and unusual topography. She also described in detail each of the variances which are required. Much of the relief is mandated by the Petitioners' desire to maintain a uniform setback from the private condominium buildings to the street. It was indicated that this would provide areas of off-street parking and also promote a uniform and pleasing appearance. Ms. Mosner also noted that the site had originally been approved for development through the CRG process in 1990. At that time, townhouses were proposed for this portion of the tract; however, condominium units are now proposed. Ms. Mosner indicated that a grant of the variance would not increase residential density over the number of units that were originally approved. Apparently the specifics and nature of the dwellings has changed over the years to conform to market conditions.

Many of the Protestants who appeared are new residents of the Avalon community. Several of these individuals reside on Griffin Way, and the rear of their units abut the portion of the development which contains the lots for which variance relief is now sought. The citizens who appeared raised a number of questions about the proposed development. They also raised certain issues which are not related to the relief requested. Some of these issues included concerns over their lots and the infrastructure abutting same, as well as final grading of the site. Although these issues were not technically germane to the variance relief being requested, Mr. Colvin and Ms. Mosner responded to the citizens' concerns. Obviously, the project must be built in accordance with the approved plan, and the provisions of the adopted building code. Any violation of the code

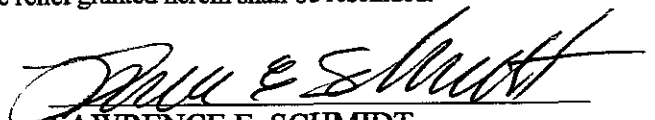
would subject the Developer to sanction following inspection by the Code Enforcement Division of the Department of Permits and Development Management (DPDM).

Turning to the variances requested, I am persuaded to grant the relief requested. In my judgment, the proposal is appropriate and will not cause any detrimental impact to surrounding or adjacent properties. Moreover, I am persuaded that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. The testimony of Ms. Mosner was persuasive that the site is unique by virtue of its topography, grade, and environmental constraints. Moreover, denial of the requested relief would result in a practical difficulty upon the Petitioners, and I find that the granting of the relief requested would not be detrimental to the surrounding properties. Thus, the Petition for Variance shall be granted and the amended site plan incorporated herein.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of September, 1999 that the Petition for Variance seeking relief from Section 1B01.2.C of the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.), pursuant to the attached schedule, appended to this Opinion as Exhibit A, and in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 9/15/99
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

September 15, 1999

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NW/S Tristram Lane, 25' NE of the c/l of Dinaden Circle
(1, 3, 5, 7, 9, 16, 20, 26, 28 & 30 Dinaden Circle)
3rd Election District – 3rd Councilmanic District
Avalon Associates, LLC - Petitioners
Case No. 00-010-A

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. John B. Colvin
124 Slade Avenue, Baltimore, Md. 21208
Ms. Melanie Mosner, Daft-McCune-Walker, 200 E. Pennsylvania Ave., Towson, Md. 21286
Mr. Audley Diamond, 321 Morgause Place N., Baltimore, Md. 21208
Mr. & Mrs. Don Kanefsky, 8904 Griffin Way, Baltimore, Md. 21208
Mr. Lance Berbowitz, 8910 Griffin Way, Baltimore, Md. 21208
Ms. Eleanor M. Binder, 8912 Griffin Way, Baltimore, Md. 21208
Mr. Gerald Nearman, 8908 Griffin Way, Baltimore, Md. 21208
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





I petition for a variance

1, 3, 5, 7, 9, 16, 20, 26, 28 & 30
to the Zoning Commissioner of Baltimore County
for the property located at Dinaden Circle
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1.B.0.1.2.C and CMDP per attached chart.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) practical difficulty and for such reasons as will be presented at the hearing.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire

Name - Type or Print

Signature

Company

409 Washington Ave., Ste. 920 420-494-8080

Address

Telephone No.

Towson

MD

21204-4905

City

State

Zip Code

Legal Owner(s):

Avalon Associates, LLC

Name - Type or Print

By:

Signature

John B. Colvin member

Name - Type or Print

Signature

124 Slade Avenue

410-486-1234

Address

Telephone No.

Baltimore

MD

21208

City

State

Zip Code

Representative to be Contacted:

John B. Colvin

Name

124 Slade Avenue

410-486-1234

Address

Telephone No.

Baltimore

MD

21208

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 7.8.99

ORDER RECEIVED FOR FILING

Date

By

Case No. 00-10A

Zoning Description

To Accompany Second Amended Partial Development Plan and

Plan To Accompany Variance Petition

Northwest Side of Tristam Lane

Third Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

Beginning at a point on the east side of Tristam Lane, which is 50 feet wide, at the distance of 25 feet northeast of the centerline of the nearest improved intersecting street, which is 60 feet wide, thence running the nine following courses and distances, viz: (1) South 66 degrees 51 minutes 01 second West 13.86 feet to a point of curvature, thence along the north side of Greene Tree Road (2) Northwesternly by a line curving to the left with a radius of 430.00 feet for a distance of 178.67 feet (the arc of said curve being subtended by a chord bearing North 81 degrees 16 minutes 25 seconds West 179.98 feet), thence (3) North 03 degrees 15 minutes 52 seconds West 254.70 feet, thence (4) North 06 degrees 58 minutes 21 seconds East 282.16 feet, thence (5) South 87 degrees 07 minutes 06 seconds East 307.11 feet, thence (6) North 60 degrees 37 minutes 54 seconds East 13.75 feet to a point of curvature, thence (7) Southeasterly by a line curving to the left with a radius of 125.00 feet for a distance of 65.86 feet (the arc of said curve being subtended by a chord bearing South 47 degrees 09 minutes 17 seconds East 66.64 feet), and thence (8) South 20 degrees 53 minutes 30 seconds East 14.43 feet to the northwest side of Tristam Lane, thence (9) South 22 degrees 59 minutes 00 seconds West 531.50 feet to the point of beginning; containing 3.705 acres of land, more or less.

10

00-010-A

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES
ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

July 7, 1999

Project No. 94104.CT (L94104CT)



10

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 070429

10

DATE 7.8.99 ACCOUNT POL-6150

AMOUNT \$ 650.00

Avalew Assoc. 1 DUNDEN CIR.

RECEIVED FROM:

CONG VAR. COMB.

FOR:

PAID RECEIPT
PROCESS ACTUAL TIME
7/08/1999 7/08/1999 14:21:30
REF 0004 CASHIER JKAR JK OKAW
Dep 5 528 ZONING VERIFICATION
Receipt # 079004
CR NO. 070429
Receipt Int 650.00
650.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Jan

00-010-A

BALTIMORE COUNTY, MARYLAND DEPARTMENT ORDER FOR DIRECT PAYMENT

DP NUMBER - 785757

VENDOR # SOCIAL SECURITY #		PAYEE'S NAME AND ADDRESS		DESCRIPTION		PAYMENT AMOUNT	
		Avalon Associates 124 Slade Avenue Baltimore, Maryland 21208		Overpayment of Filing Fee, Case No. 00-10-A (Miscellaneous Receipt No. 070429) Contact Person: John Colvin Contact Number: 410-486-1234 New Vendor Federal I.D. # - Give One:		\$150.00	
TYPE CODE # (See Reverse) 19		(TYPE CODE MUST BE ASSIGNED OR DP FORM MAY BE RETURNED)		Employer I.D. #: 52-2033998		1099 EXEMPT ☐ Yes ☐ No	
				Soc. Sec. #:		☐ No ☒ CHECK ☐ ACH ☐ FED WIRE	
						ACCOUNTING PERIOD M M Y Y [] [] [] []	

LINE	PURCHASE ORDER	INVOICE	FUND	AGCY	ORG	SUB	ACTV	OBL	SUB	REV	SUB	REF	AMOUNT	DATE
0 1			001	006						6150			\$150.00	
0 2														
0 3														
0 4														
0 5														
0 6														
0 7														
0 8														
0 9														
1 0														

REQUESTED BY: Catherine A. Bancroft 3353
Name of Person ext.

APPROVED FOR PAYMENT:

DISBURSEMENT APPROVED

PDM 17ADDMN S001

NAME OF AGENCY OR DEPARTMENT

AUTHORIZED SIGNATURE

DATE July 13, 1999

- ☐ Call above Dept. to Pick up Check
☒ Mail Check to Payee
☐ Enclosure to be mailed with Check

Catherine A. Bancroft
TYPED Name of Authorized Signature Above

00-010-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/5/, 1999

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 8/5/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING
The Zoning Commission for Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing at Towson, Maryland, on the property identified herein as follows:
Case #99-010-A
L 3, 5, 7, 9, 16, 20, 26, 28, 30 Draden Circle
W/S Tristram Lane at Intersection of Tristram Lane
and Draden Circle
East and Election District - 3rd Councilmanic District
Legal Owner(s) - Avalon Associates, LLC
Varies Variance: for 10 units for building to street boundary, right-of-way, window to street right-of-way, building to street centerline, building to building, and window to window setbacks.
Hearing Monday, August 23, 1999 at 2:00 p.m. in Room 407, County Courthouse, 401 Bayley Avenue.
LAWRENCE B. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioners Office at (410) 887-4886.
(2) For information concerning the file and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
B003 August 5, 2003 C329811

CERTIFICATE OF POSTING

RE: Case No.

00-010-A

Petitioner/Developer

Avalon Associates, LLC

Date of Hearing/Closing

August 23, 1999

2:00 p.m.

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:

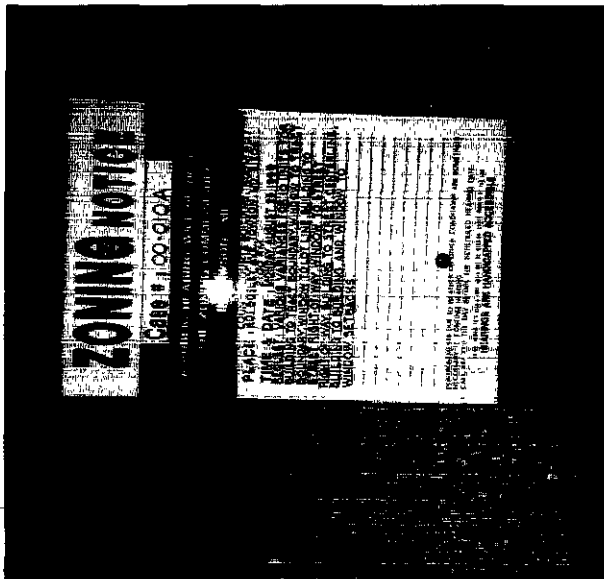
This letter is to certify under penalties of perjury that the necessary sign(s) required by
law were posted conspicuously for the property known as

1,3,5,7,9,16,20,26,28,30 Dinaden Circle

The signs were posted on

Friday, August 6, 1999

(Month, Day, Year)



Sincerely,

Don Hauk

(Signature of Sign Poster and Date)

Don Hauk, DMW, Inc.

(Printed Name)

200 East Pennsylvania Avenue

Towson, MD 21286

(Address)

410-296-3333

(Telephone Number)

RE: PETITION FOR VARIANCE
1, 3, 5, 7, 9, 16, 20, 26, 28, 30 Dinaden Circle, W/S
Tristam Ln at intersection of Tristam Ln and Dinaden Cir.
3rd Election District, 3rd Councilmanic

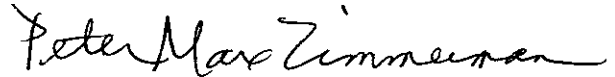
Legal Owner: Avalon Associates, LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-10-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 3rd day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 409 Washington Avenue, Suite 920, Towson, MD 21204, attorney for Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 23, 1999

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: 00-010-A

1, 3, 5, 7, 9, 16, 20, 26, 28, 30 Dinaden Circle

W/S Tristram Lane at intersection of Tristram Lane and Dinaden Circle

3rd Election District – 3rd Councilmanic District

Legal Owner: Avalon Associates, LLC

Various Variances for 10 units for building to tract boundary, window to tract boundary, window to lot line, building to street right-of-way, window to street right-of-way, building to street centerline, building to building, and window to window setbacks.

HEARING: Monday, August 23, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Deborah C. Dopkin, Esquire, 409 Washington Avenue, Suite 920, Towson 21204
Avalon Associates, LLC, John B. Colvin, Member, 124 Slade Avenue, Balto. 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 8, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 5, 1999 Issue – Jeffersonian

Please forward billing to:

Deborah C. Dopkin, Esquire 410-494-8080
409 Washington Avenue
Suite 920
Towson, MD 21204

NOTICE OF ZONING HEARING

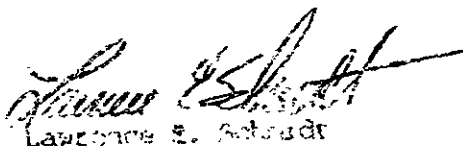
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-010-A

1, 3, 5, 7, 9, 16, 20, 26, 28, 30 Dinaden Circle
W/S Tristam Lane at intersection of Tristam Lane and Dinaden Circle
3rd Election District – 3rd Councilmanic District
Legal Owner: Avalon Associates, LLC

Various Variances for 10 units for building to tract boundary, window to tract boundary, window to lot line, building to street right-of-way, window to street right-of-way, building to street centerline, building to building, and window to window setbacks.

HEARING: Monday, August 23, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
501

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 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.

For Newspaper Advertising:

Item Number or Case Number: 10
Petitioner: AVALON ASSOCIATES LLC
Address or Location: 1, 3, 5, 7, 9, 16, 20, 26, 28 & 30 DINADEN CIRCLE

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEBORAH C DOPKIN, ESQ
Address: 409 WASHINGTON AVE ST 920
TOWSON MD 21204
Telephone Number: 410-494-8080

Revised 2/20/98 - SCJ

00-010-A



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

hp
8/23

Date: 7.20.99

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

RE: Baltimore County
Item No. 010 JCM

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

to *P. F. Gredlein*
Michael M. Lenhart, Chief
Engineering Access Permits Division

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



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: **7.24.00**

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

RE: Baltimore County
Item No. **010 LTM**

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US **128** are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

**Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division**

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

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Eleanor M. Binder

Sara Kanofsky

Don Kanofsky

Gerald Nearman

Lance Berkowitz

Audley Diamond

8912 Griffin Way

8904 Griffin Way

8904 Griffin Way

8908 Griffin Way

8910 Griffin Way

321 Morgause Pl. N.

21208

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Audley Diamond

321 Morgause Pk. N.

Don Kanefsky

8904 Crippen way

Lane Berkowitz

8910 Griffin Way

Eleanor M. Binder

8912 Griffin Way

Sara Kanefsky

8904 Griffin Way

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Deborah DOPKIN

409 WASHINGTON AVE 21204

MELANIE MOSER

DMW
200 E Pennsylvania Ave
21286





Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 410-296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: Zoning

Date: 8/6/99
Job No.: 94104.CT
Attention: Gwen
Reference: Avalon

We are sending you
☐ Shop drawings
☐ Specifications

☐ attached
☐ Samples
☐

☐ under separate cover:
☐ Plans

☒ via Hand Del

Copies	Date	Number	Description ~
		1	Sign posting cert.
		1	Picture

These are transmitted as checked below:

☐ For approval
☐ For your use
☐ As requested
☐ For review and comment

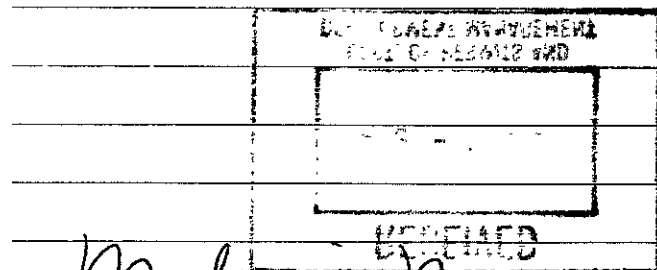
☐ Approved as submitted
☐ Approved as noted
☐ Returned for corrections

☐ Resubmit
☐ Submit
☐ Return

_____ copies for approval
_____ copies for distribution
_____ corrected prints

Remarks

for case 00-010-A



cc:

Melanie Mosen
w/ pic

Signed

[Signature]

<u>Unit No.</u> <u>(Address)</u>	<u>Set-back Description</u> <u>Zoning Reference</u>	<u>Required</u> <u>(feet)</u>	<u>Provided</u> <u>(feet)</u>
Unit 8 (#16 Dinaden Circle)	Window to Lot Line BCZR 1801.2.C.6 (V.B.6.b)	15	12
Unit 10 (#20 Dinaden Circle)	Window to Tract Boundary BCZR 1801.2.C.2.a (V.B.5.a)	35	18
	Building to Tract Boundary BCZR 1801.2.C.6 (V.B.5.b)	30	18
Unit 13 (#26 Dinaden Circle)	Window to Tract Boundary BCZR 1801.2.C.2.a (V.B.5.a)	35	30
Unit 14 (#28 Dinaden Circle)	Window to Tract Boundary BCZR 1801.2.C.2.a (V.B.5.a)	35	30
Unit 15 (#30 Dinaden Circle)	Window to Tract Boundary BCZR 1801.2.C.2.a (V.B.5.a)	35	30
	Building to Existing Street R-O-W BCZR 1801.2.C.6 (V.B.9)	25	22
	Window to Existing Street R-O-W BCZR 1801.2.C.6 (V.B.6.a)	25	22
Unit 16 (#9 Dinaden Circle)	Building to Existing Street R-O-W BCZR 1801.2.C.6 (V.B.9)	25	20
	Building to Existing Street Centerline BCZR 1801.2.C.3 (V.B.9)	50	45
	Window to Existing Street R-O-W BCZR 1801.2.C.6 (V.B.6.a)	25	20
	Building to Building BCZR 1201.2.C.6 (V.B.3.b)	40	31
	Window to Window BCZR 1201.2.C.2.b (V.B.6.c)	40	31
	Building to Building BCZR 1201.2.C.6 (V.B.3.b)	40	27
Unit 17 (#7 Dinaden Circle)	Window to Window BCZR 1201.2.C.2.b (V.B.6.c)	40	27
	Building to Building BCZR 1201.2.C.6 (V.B.3.b)	40	20
Unit 18 (#5 Dinaden Circle)	Window to Window BCZR 1201.2.C.2.b (V.B.6.c)	40	20
	Building to Building BCZR 1201.2.C.6 (V.B.3.b)	40	20
Unit 19 (#3 Dinaden Circle)	Window to Window BCZR 1201.2.C.2.b (V.B.6.c)	40	20
	Building to Building BCZR 1201.2.C.6 (V.B.3.b)	40	20
Unit 20 (#1 Dinaden Circle)	Window to Window BCZR 1201.2.C.2.b (V.B.6.c)	40	31
	Building to Building BCZR 1201.2.C.6 (V.B.3.b)	40	31

ORDER RECEIVED FOR FILING

Date

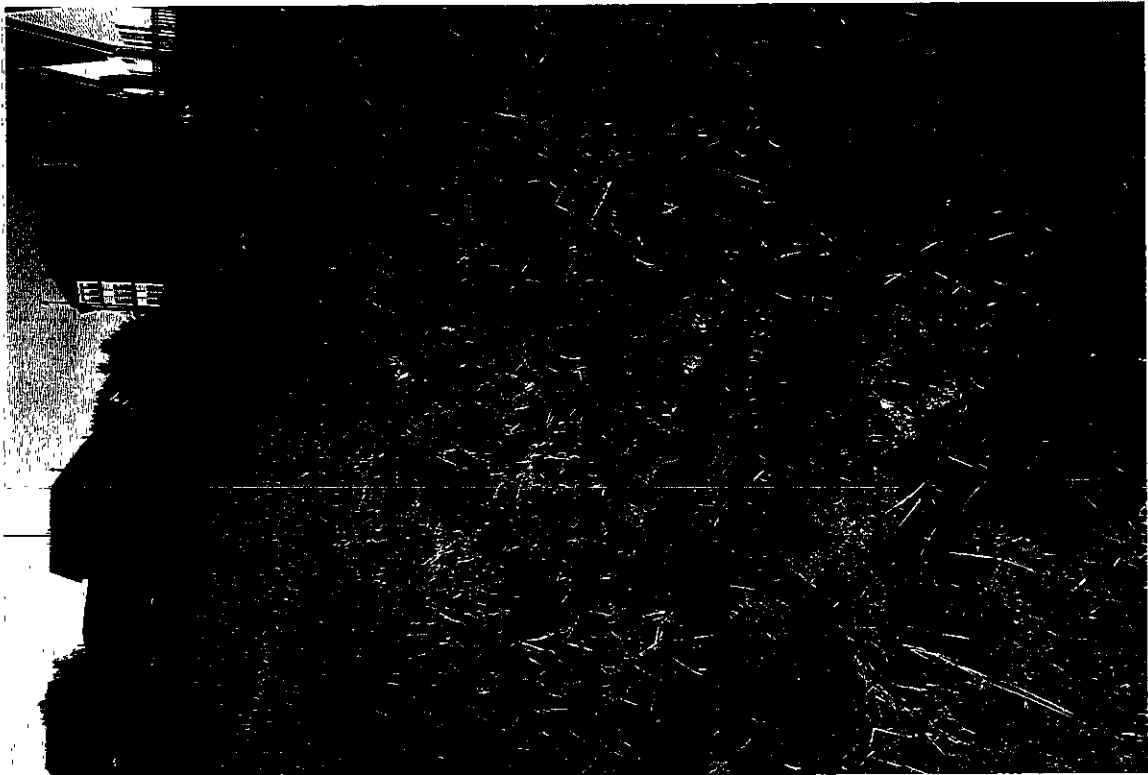
By

"EXHIBIT A"

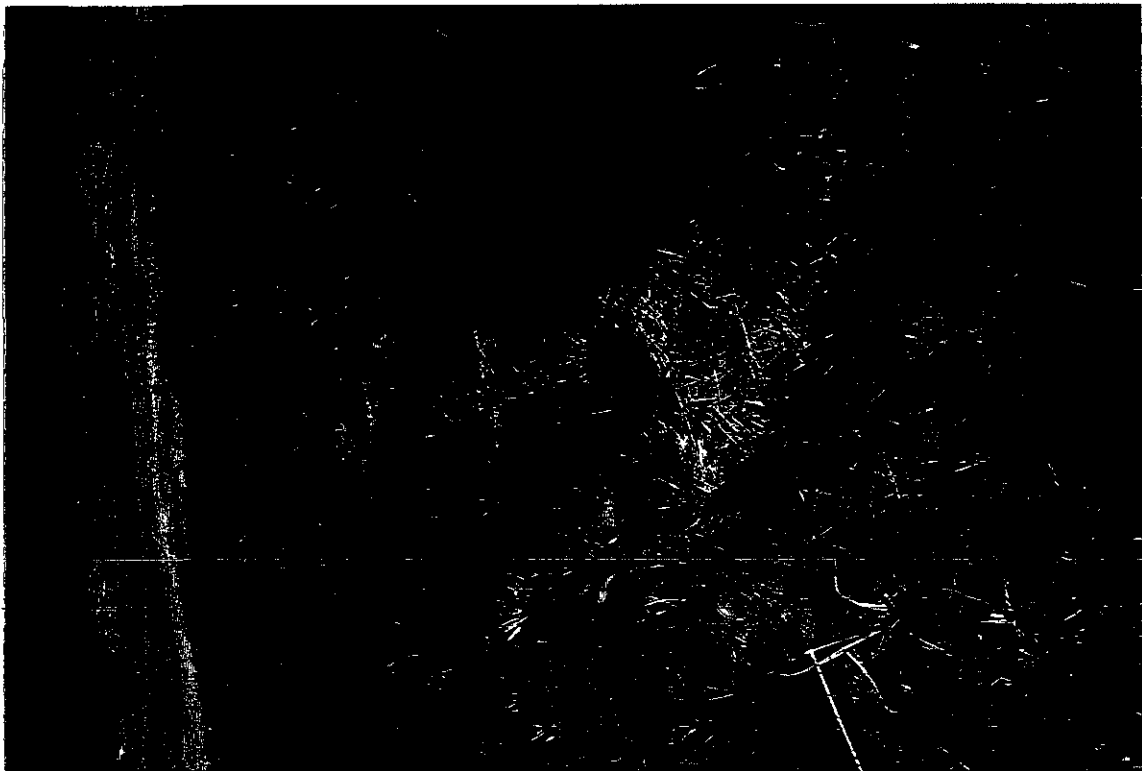
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TOTAL P.03

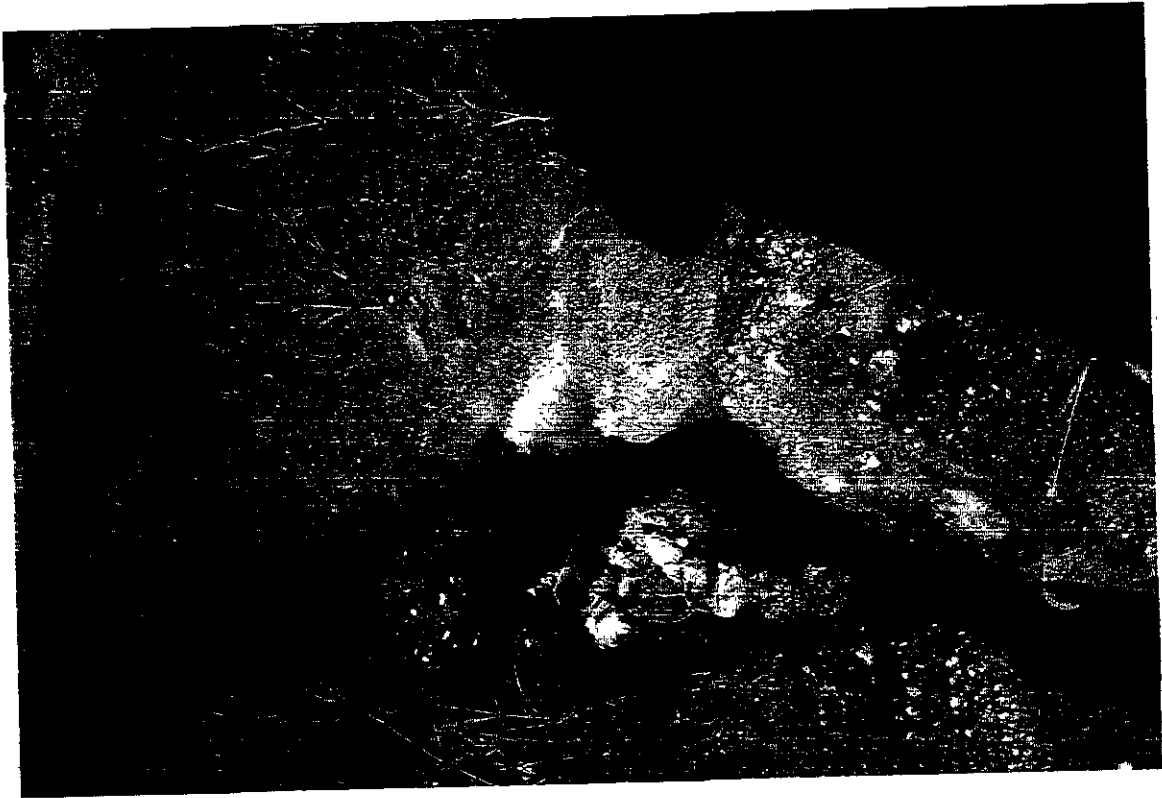
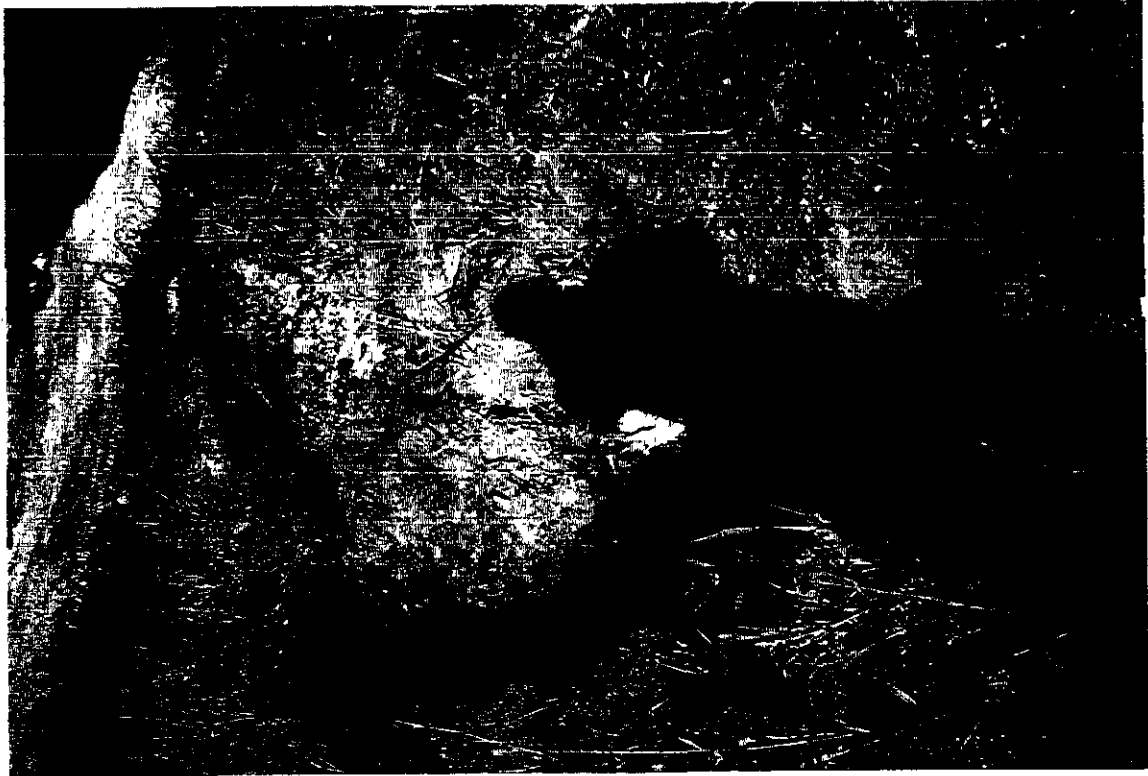
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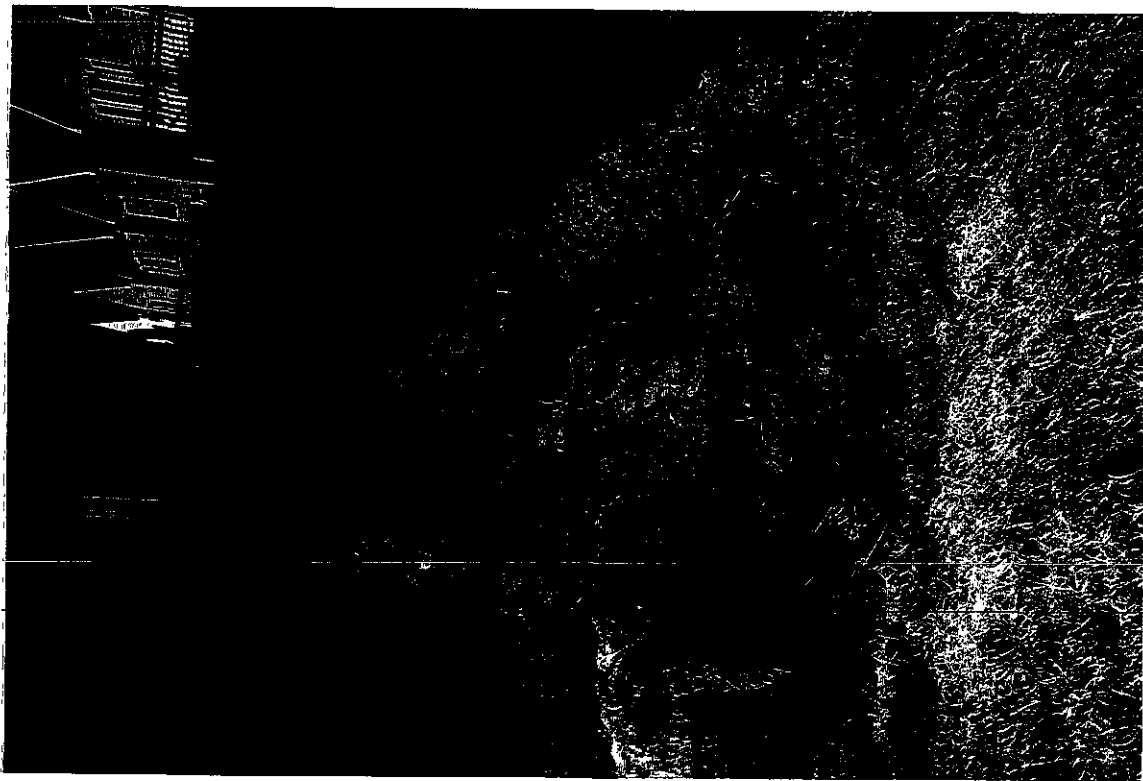
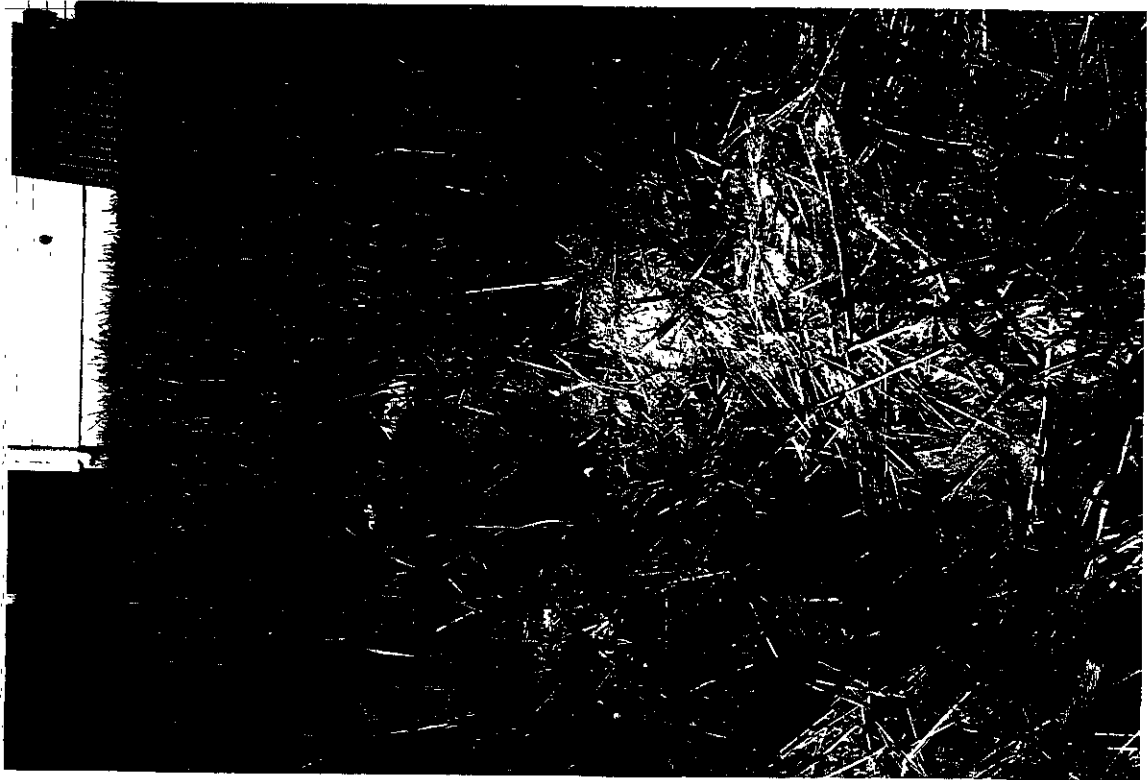
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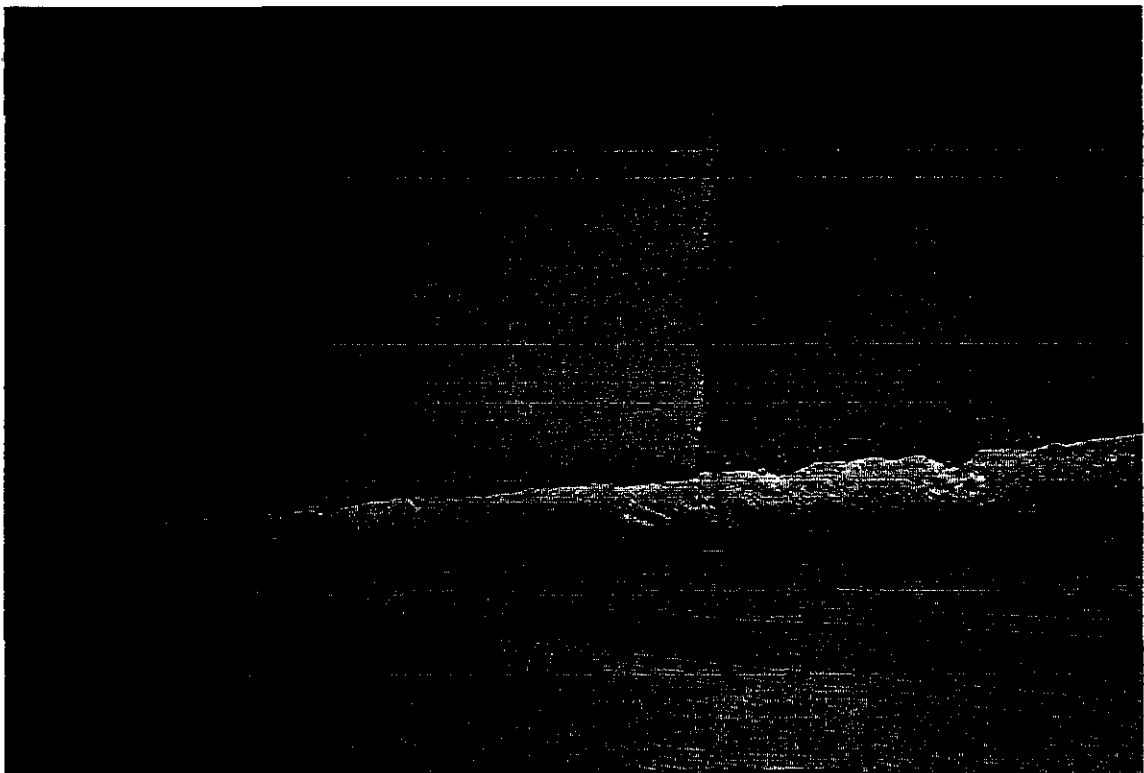


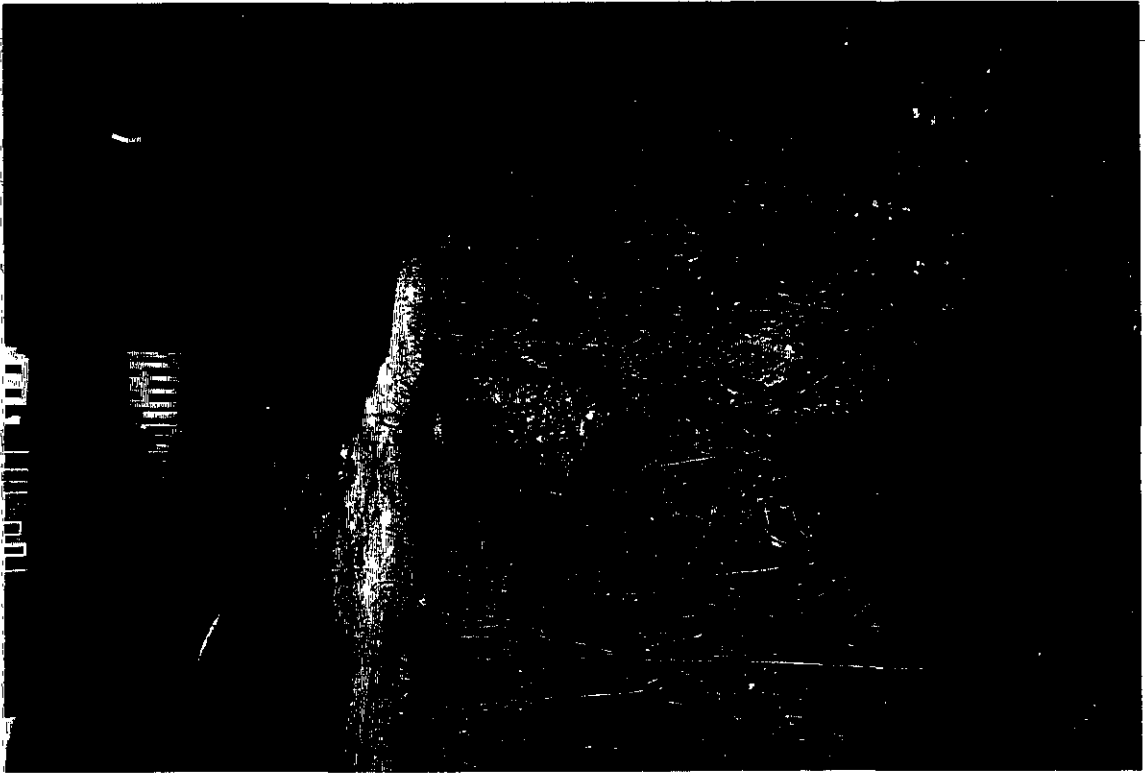


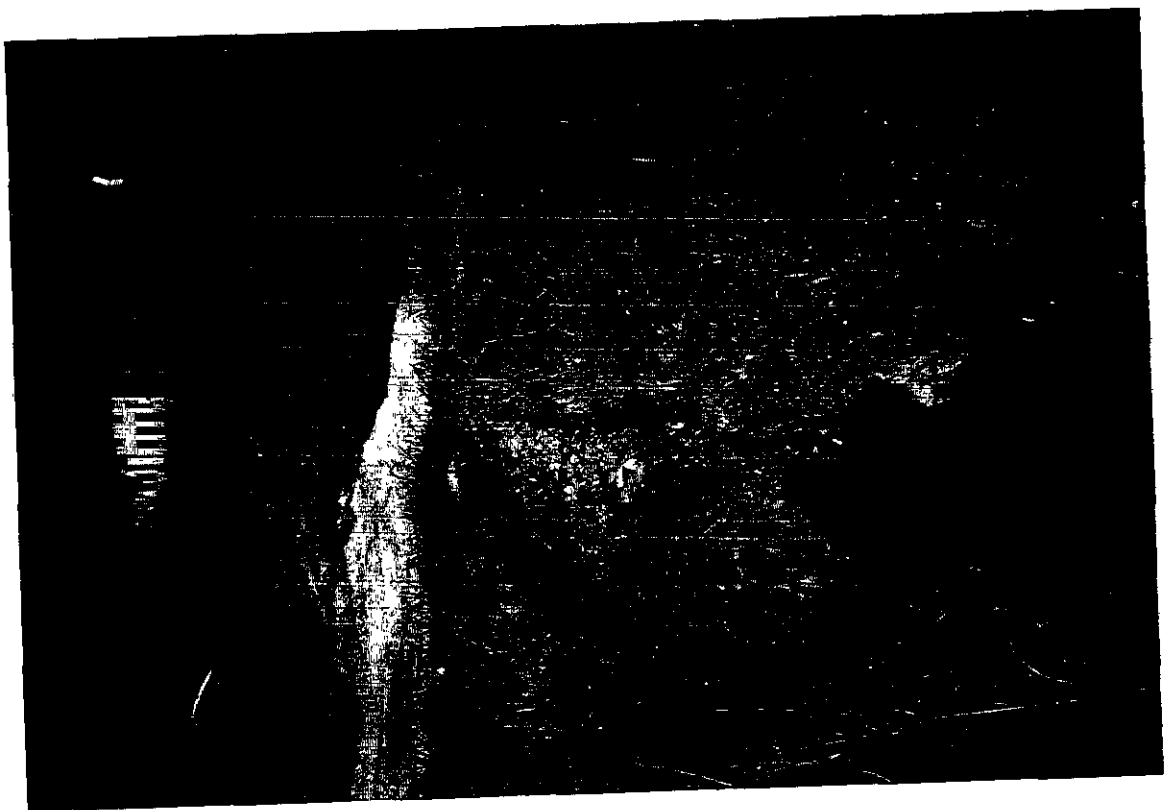














VARIANCE PLAN - CONSTRAINTS
AVALON - EAST
PHASE I - SECTION II

DMW
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals
200 West Pennsylvania Avenue
Pittsburgh, Pennsylvania 15222
(412) 326-1000
Fax: 326-1000

PET. No. 17



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

August 20, 1999

Deborah C. Dopkin, Esq.
409 Washington Avenue, Suite 920
Towson, MD 21204-4905

Dear Ms. Dopkin:

RE: Case No.: 00-10-A
Petitioner: Avalon Associates, LLC
Location: Dinaden Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 8, 1999.

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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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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: August 4, 1999

FROM: Robert W. Bowling, Supervisor *RWB/DNK*
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for July 26, 1999
 Item Nos. 525, 526, 528, 529, 530,
 531, 532, 001, 002, 003, 004, 005,
 006, 007, 009, 010, 011, 012, 013,
 and 014

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

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

July 21, 1999

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 JULY 19, 1999

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:

525, 526, 528, 529, 531, 532, 002, 003, 004, 007, 008,
009, (010), 011, 012, AND 013.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2000

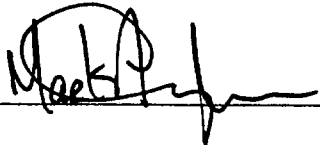
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 520 Revised, 556, 001, 010, 012, 014, 015,
and 018

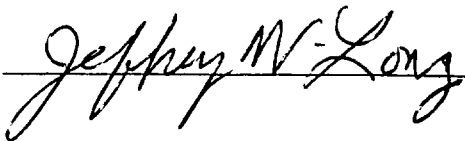
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC

AP
8/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED
AUG 20

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

Date: August 20, 1999

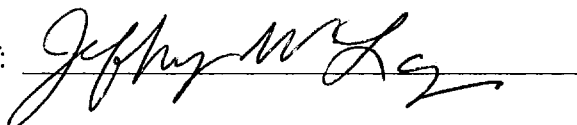
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 010

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL