

IN RE:

PETITION FOR SPECIAL HEARING
FOURTH AMENDED FINAL
DEVELOPMENT PLAN

PARKVIEW TRAIL
S/S JOHNNYCAKE ROAD
290' NORTHEAST OF PARK TRAIL RD.
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

MWW DEVELOPMENT CO.,
PETITIONER/ PROPERTY OWNER

Petitioner

* BEFORE THE
*
* ZONING COMMISSIONER
*
* FOR
*
* BALTIMORE COUNTY
*
*
* Case No: 00-123-SPH
*
*
*
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of MWW Development Co.'s Petition for Special Hearing, pursuant to §1B01.3.A.7.(a) of the Baltimore County Zoning Regulations, to amend the Parkview Trail Final Development Plan (CRG No. 86211). With this Petition for Special Hearing, the Petitioner seeks to remove lots 372 through 381 as well as 0.701 acres± of local open space ("Subject Property"), which were never developed or recorded in Baltimore County's land records, from the Park View Trails Final Development Plan.

The Subject Property and the relief sought are more particularly described in the Plat to Accompany Special Hearing Petition submitted and which was accepted and marked into evidence as Petitioner's Exhibit 1.

ORDER OF 10/20/99 FOR FILING
Date 10/29/99
By J.C. Jones

Appearing at the public hearing on behalf of the Petitioner was Robert F. Bradley, Morris & Ritchie Associates, Inc., and Julie A. DiGrigoli, Whiteford, Taylor & Preston, LLP, attorney for the Petitioner.

The Park View Trails Final Development Plan provided for the development of 584 single family homes on approximately 102.73 acres± of property. The open space and lots which are at issue in this case were designated for development. A number of lots in the Park View Trails subdivision were recorded in the land records of Baltimore County and ultimately developed with single family homes. However, prior to recording and/or developing the Subject Property, the property was sold at a foreclosure sale to an unrelated party. The Petitioner purchased a portion of the Subject Property sold at foreclosure and combined it with the lands of the Promutico family to form what is now known as Meadowgate. The Meadowgate property is an irregular shaped parcel consisting of 7.4 acres, more or less, zoned D.R.5.5 and is located on the South side of Johnnycake Road, just East of its intersection with Park Trail Road in Western Baltimore County.

The Petitioner has obtained development approval for a 16 single family lot subdivision on the Meadowgate property. The Subject Property is no longer developable and thus was designated as part of a Forest Buffer Easement and State Wetland Buffer on Meadowgate's Development Plan. A Hearing Officer's Hearing was held on the Meadowgate Development Plan on June 17, 1999 (PDM I-470) and the Plan was approved on June 25, 1999. Thereafter, a Final Development Plan was submitted to Baltimore County as part of Phase II of the development review process. The Petitioner now seeks

OFFICE OF THE CLERK OF THE COURT
DATE 10/29/99
BY R. J. Preston

to amend the Park View Trails Final Development Plan, in accordance with Meadowgate's Approved Development Plan, by removing the Subject Property from the Park View Trails Final Development Plan. The density calculations have been amended to reflect the deletion of the Subject Property from the Plan.

Pursuant to the Zoning Regulations of Baltimore County as contained within the B.C.Z.R., the advertising and public hearing held thereon, the Petition for Special Hearing to amend the Park View Trails Final Development Plan shall be granted.

THEREFORE, IT IS ORDERED, by this Zoning Commissioner for Baltimore County, this 29th day of October, 1999, that MWW Development Co.'s Petition for Special Hearing seeking to amend the Parkview Trails Final Development Plan, identified herein as Petitioner's Exhibit 1, be and is hereby **GRANTED**.

Any appeal of this decision must be taken in accordance with Section 26 of the Baltimore County Code.

Agusty *Anthony Kotroco*
Zoning Commissioner for Baltimore County

180239

COPIES RECEIVED FOR FILING
DATE 10/29/99
BY J.R. JAMESON



Baltimore County
Zoning Commissioner

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

October 29, 1999

Julie DiGrigoli, Esquire
David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 400
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 00-123-SPH
Property: S/S Johnny Cake Road,
E of Park Trail Road

Dear Ms. DiGrigoli & Mr. Gildea:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

Mr. Robert Bradley, P.E.
Morris & Ritchie Associates, Inc.
110 West Road, Suite 245
Towson, Maryland 21204

Mr. Jim Wolf
MWW Development Corporation
1301 York Road, Suite 302
Lutherville, Maryland 21093



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

S/S Johnny Cake Road,
for the property located at E of Park Trail Road
which is presently zoned D.R. 5.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve, pursuant to BCZR Section 1B01.3.A.7.b, an amendment to Final Development Plan (FDP).

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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:

SCOTT BARHIGHT
Name - Type or Print _____
Signature _____
WHITEFORD, TAYLOR & PRESTON
Company _____
210 W. PENNSYLVANIA AVE., ST. 400
Address _____ Telephone No. _____
TOWSON, MD 21204
State _____ Zip Code _____

Legal Owner(s):

THE MWW DEVELOPMENT CO.
Name - Type or Print _____
Signature _____
Morris Wolf, President
Name - Type or Print _____
Signature _____
1301 YORK ROAD, SUITE 302
Address _____ Telephone No. _____
LUTHERVILLE, MD 21093 410-321-7650
City _____ State _____ Zip Code _____

Representative to be Contacted:

SCOTT BARHIGHT and JULIE DIGRIGOLI
Name _____
210 W. PENNSYLVANIA AVE., 410-832-2000
Address _____ Telephone No. _____
TOWSON, MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By 8007 Date 8-17-99

Case No. 00-123-SP4

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Description
5.710 Acres of Land
First Election District
First Councilmanic District
Baltimore County, Maryland

Beginning for the same at a point in the center of Johnny Cake Road, the said point being 290 feet $\pm$ northeasterly from the intersection of Johnny Cake Road (30' R/W) and Park Trail Road (50' R/W) thence from the POINT OF BEGINNING so fixed and binding on the lands of the Johnny Cake Development Corporation, the following seventeen courses and distances, viz:

1. North $82^{\circ}12'48''$ East, 20.30 feet,
2. North $89^{\circ}02'17''$ East, 31.45 feet, thence leaving the center of the said road,
3. South $11^{\circ}19'21''$ West, 651.20 feet,
4. South $79^{\circ}14'58''$ East, 105.27 feet,
5. North $12^{\circ}41'39''$ East, 676.80 feet, to the centerline of Johnny Cake Road,
6. South $84^{\circ}12'20''$ East, 160.02 feet,
7. South $79^{\circ}38'47''$ East, 15.02 feet, thence leaving Johnny Cake Road,
8. South $15^{\circ}39'41''$ West, 839.67 feet,
9. South $79^{\circ}09'08''$ East, 113.34 feet,
10. South $17^{\circ}34'55''$ West, 83.48 feet, to the northerly right of way of Cantwell Road, (60' R/W), thence binding on the said right of way,
11. North $87^{\circ}23'06''$ West, 228.05 feet,
12. 143.18 feet along the arc of a curve to the left, having a radius of 655.00 feet, and being subtended by a chord of South $86^{\circ}21'10''$ West, 142.89 feet, thence leaving the right of way of Cantwell Road,

☐ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☐ 110 WEST ROAD, SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9792 (301) 776-1690
FAX (410) 792-7395

507

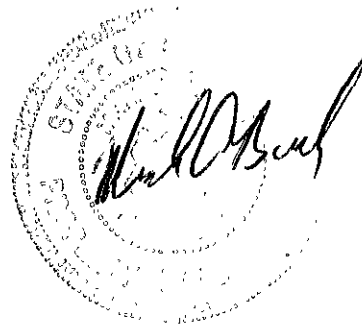
00-125-SP11

13. North 20°31' 42" West, 101.83 feet,
14. North 27°03' 05" West, 64.45 feet,
15. North 33°31' 57" West, 150.50 feet,
16. North 64°06' 44" West, 86.74 feet,
17. South 79°13' 01" East, 107.90 feet,
18. North 11°19' 21" East, 638.10 feet to the POINT OF BEGINNING.

Containing 5.710 acres of land more or less.

Being the residue of the following four parcels of land, conveyed to the Johnny Cake Development Corporation, and recorded in the Land Records of Baltimore County, Maryland, as follows:

1. TM 94, Grid 4, P 405, April 16, 1986, Rose Promutico to the Johnny Cake Development Corporation, Liber 7140, folio 286.
2. TM 94, Grid 4, P 412, March 27, 1987, Marion and Susan Ellis to the Johnny Cake Development Corporation, Liber 7488, folio 524.
3. TM 94, Grid 4, Parcel 388, October 31, 1986, Angelo Ruta and Joel Kauffman to the Johnny Cake Development Corporation, Liber 7415, folio 148.
4. TM 94, Grid 64, Parcel 384, April 21, 1987, Joseph Taccitti to Johnny Cake Development Corporation, Liber 7507, folio 250.



MAB:mak\s\10228\5.710acre\091699

5007 - 00-123 SP11

BALTIMORE COUNTY, MARY ID
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

00 - 123-SP4.

No. 072127

DATE 9-17-99 ACCOUNT R-COLLECTION

AMOUNT \$ 250.00

RECEIVED FROM: W. H. TAYLOR, TAYLOR & PETERSON

FOR: SPEC. HEARING TO AUGUST DEPT. PR

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

507

PAID RECEIPT

PROCESSED	ACTUAL	LINE
9/20/1999	9/17/1999	15425423
RS, 1002	CASHIER LONI LYE	TRAWL
Dept	5	525 JUDGE JEFFREY J. JAC
Receipt #	107993	05-11
CR NO.	072127	

Receipt Tot 250.00
250.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #00-123-SPH
S/S Johnnycake Road, 290'
NE of Park Trail Road
1st Election District
1st Councilmanic District
Legal Owner(s):
The MWWW Development
Company

Special Hearing: to approve
an amendment to Final Development Plan.

Hearing: Friday, October 29,
1999 at 10:00 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 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.

JTU/10/674 Oct. 12 C346004

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/15/, 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 TUES 10/12/, 1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Should read
00-123-SPH
RE: CASE # 00-125-SPH
PETITIONER/DEVELOPER:
[Meadowgate]
DATE OF Hearing
[Oct. 29, 1999]

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 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
S/S Johnny Cake Rd. E. Of Park Trail Rd. Baltimore, Maryland 21244__

The sign[s] were posted on 10-12-99
[Month, Day, Year]

Sincerely,

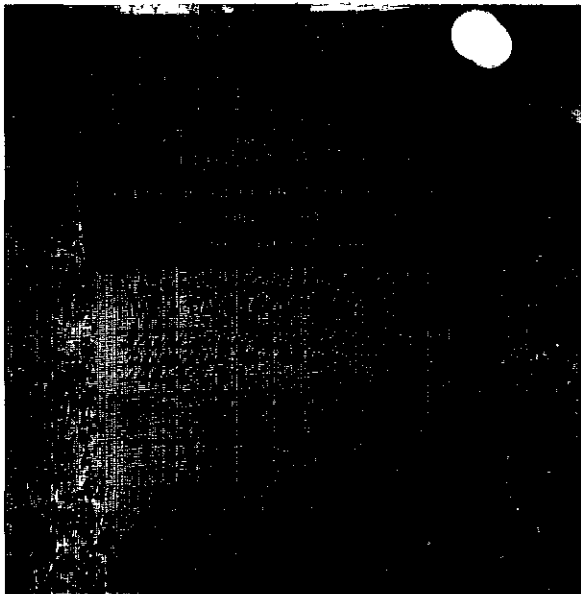

[Signature of Sign Poster & Date]

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

[410]-687-8405
[Telephone Number]



RE: PETITION FOR SPECIAL HEARING
Johnnycake Road, S/S Johnnycake Rd,
290' NE of Park Trail Rd
1st Election District, 1st Councilmanic

Legal Owner: The MWW Development Co.
Petitioner(s)

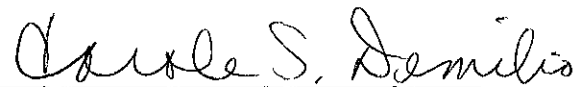
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-123-SPH

* * * * *

ENTRY OF APPEARANCE

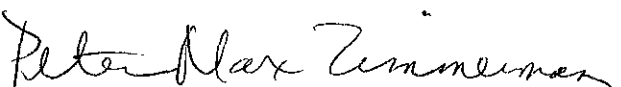
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


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 18th day of October, 1999 a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN

**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: 00-125-SPH

Petitioner: MWW Development Co.

Address or Location: 1301 York Road, Suite
302, Catonsville, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: Julie DiGreggoli, Esquire

Address: 210 W. Pennsylvania Ave
Suite 400, Towson, MD 21204

Telephone Number: 410-832-2084
410-832-2000 (main) #

Revised 2/20/98 - SCJ

5007

00-123-SPH



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 7, 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: 00-123-SPH
S/S Johnnycake Road, 290' NE of Park Trail Road
1st Election District - 1st Councilmanic
Legal Owner: The MWW Development Company

SPECIAL HEARING: To approve an amendment to Final Development Plan.

HEARING: FRIDAY, OCTOBER 29, 1999 at 10:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.

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

Arnold Jablon
Director

cc: Scott Barhight, Esq. and Julie Digrigoli
The MWW Development Co.

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 14, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT 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.



TO: PATUXENT PUBLISHING COMPANY
October 12, 1999 Issue - Jeffersonian

Please forward billing to:

Julie Digrigoli, Esq.
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 400
Towson, MD 21204
410-832-2000

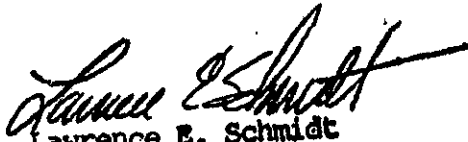
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Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS 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.



**Baltimore County
Fire Department**

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

October 20, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF October 12, 1999

Item No.: See Below

Dear Ms. Stephens:

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

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

101, 102, 103, 104, 105, 106, 108, 109, 110, 111, 112,
114, 115, 116, 117, 118, 119, 120, 122, 123, 124
125, 126, 127, 128 and 129

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 287 4881, MS-1102F

cc: File

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



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: October 19, 1999

FROM:  Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for October 18, 1999
 Item Nos. 101, 102, 103, 104, 105,
 108, 110, 111, 113, 114, 116, 117,
 118, 119, 120, 121, 122, 123, 127,
 128, and 129

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *AMS*

DATE: October 22, 1999

SUBJECT: Zoning Item #123
Parkview Trail, s/s Johnnycake Road

Zoning Advisory Committee Meeting of October 12, 1999

- _____ 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:
- X 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 The above comments will be addressed by requirements for Meadowgate subdivision.

10/29

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

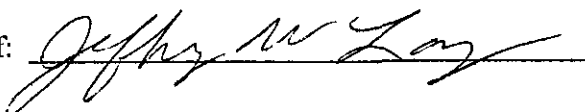
Date: October 8, 1999

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): 108, 113, 114, 117, 123, 124, and 129

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



**Maryland Department of Transportation
State Highway Administration**

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

Date: 8-25-99

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

RE: Baltimore County
Item No. 123 JRA

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,

for 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

PETITIONER(S) SIGN-IN SHEET

NAME
ROBERT BRADLEY, P.E.
~~JIM WOLF~~

JIM WOLF

Jane D. Grigori
David K. Piller

ADDRESS
MONAST PITCHER ASSOC.
110 WEST RD. S.245
TOWSON, MD 21204

MWV DEV CORP

1301 YORK RD SUITE 202 LITTLERVILLE MD
21093

Whiteford, Taylor + Preston
210 W. Penn. Ave
Towson MD 21204



LITTLE & ASSOCIATES, INC.

Engineers ~~~ Land Planners

1045 Taylor Avenue
Suite 111
Towson, Maryland 21286
Phone (410) 296-1636
Fax (410) 296-1639

March 22, 2002

3/25/02
WCR
George,
Handle to
BoA also
3/26/02 WCR

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

Attention: Mr. Arnold Jablon

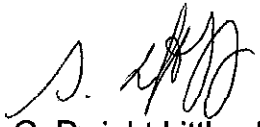
Re: Krach Property
Minor Subdivision Plan No. 00-123-M
Withdrawal of Notice of Appeal

Dear: Mr. Jablon:

We hereby request that the referenced Notice of Appeal filed with your office on August 29, 2001 be withdrawn. Recent developments have caused the action to be unnecessary. Accordingly, please also cancel the scheduled hearing on June 4, 2002 (copy of notice attached).

Thank you in advance for your cooperation.

Sincerely,
LITTLE & ASSOCIATES, INC.


G. Dwight Little, Jr., P.E.
President

GDL/dac
Enc.

C:\L&A\LA Corresp\ Krach 3-22-02

RECEIVED
02-0958
MAR 25 2002



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

March 19, 2002

NOTICE OF ASSIGNMENT

CASE #: 00-123-M

IN THE MATTER OF: KRACH PROPERTY
S/s Redwood Avenue, W Leefield Avenue
Robert Krach - Developer
9th Election District; 6th Councilmanic District

RE: Denial of Minor Subdivision Plan

ASSIGNED FOR:

TUESDAY, JUNE 4, 2002 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Appellant /Developer

: Robert Krach

G. Dwight Little, Jr., PE /Little & Associates

Lawrence E. Schmidt /Zoning Commissioner

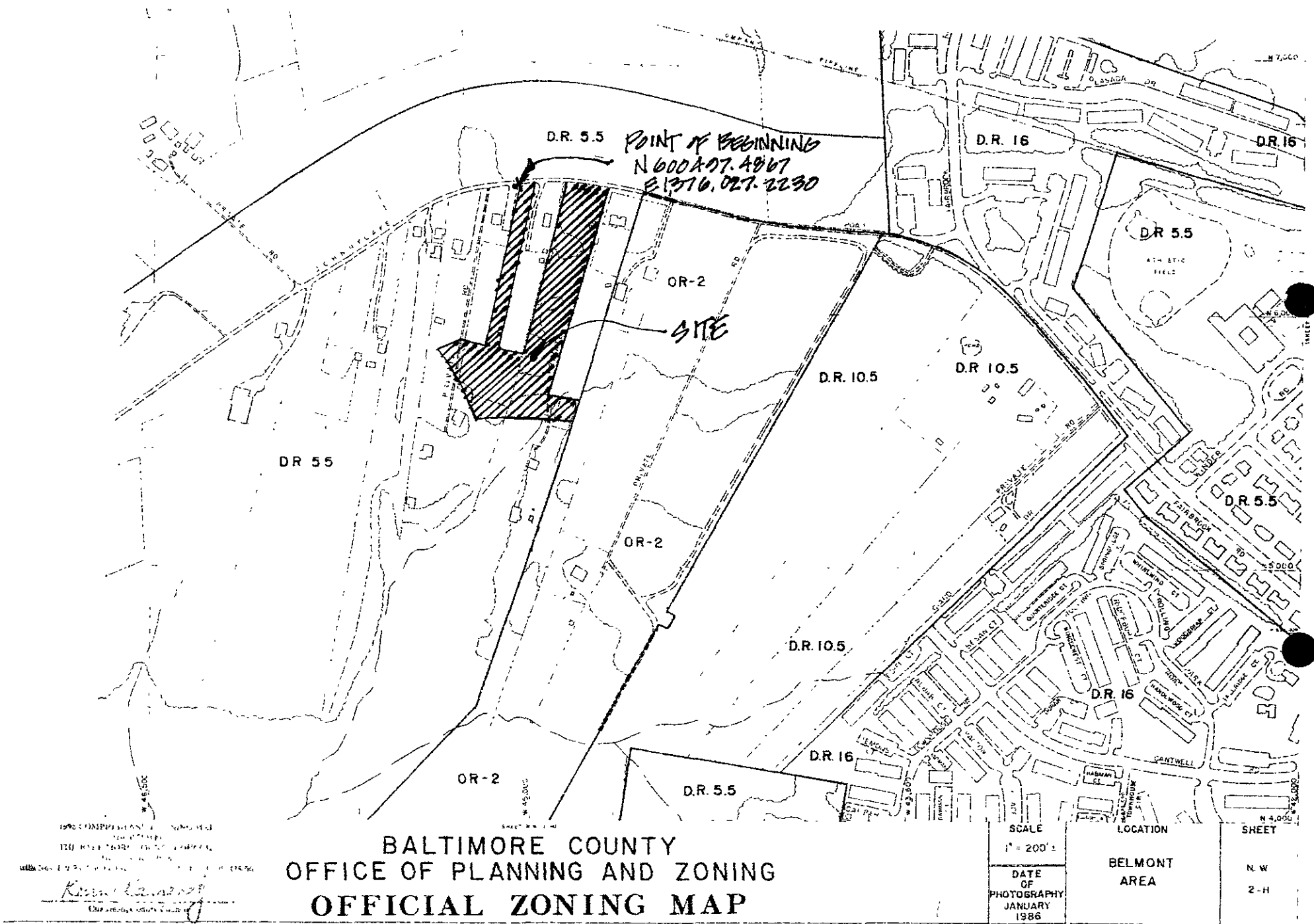
Pat Keller, Director /Planning

Jun R. Fernando /PDM

Walter T. Smith, Jr., Project Manager /PDM

Arnold Jablon, Director /PDM





00-123-SPH

JNA - 123-SPH

ED
MENT PLAN
C. R. G. - 10/30/66
N DATE - 4/1/90
NUMBER CRG - 3/29/87
/ TRAIL
MORE COUNTY
DATE: 9-22-
OF 8

4TH AMEND
FINAL DEVELOP
DATE OF APPROVED
APPROVED EXPIRATION
DATE OF APPROVED 28 APR 1968
PARKVIEW
SCALE: 1"=50' BALTIMORE
1ST ELECTION DISTRICT
- SHEET 3

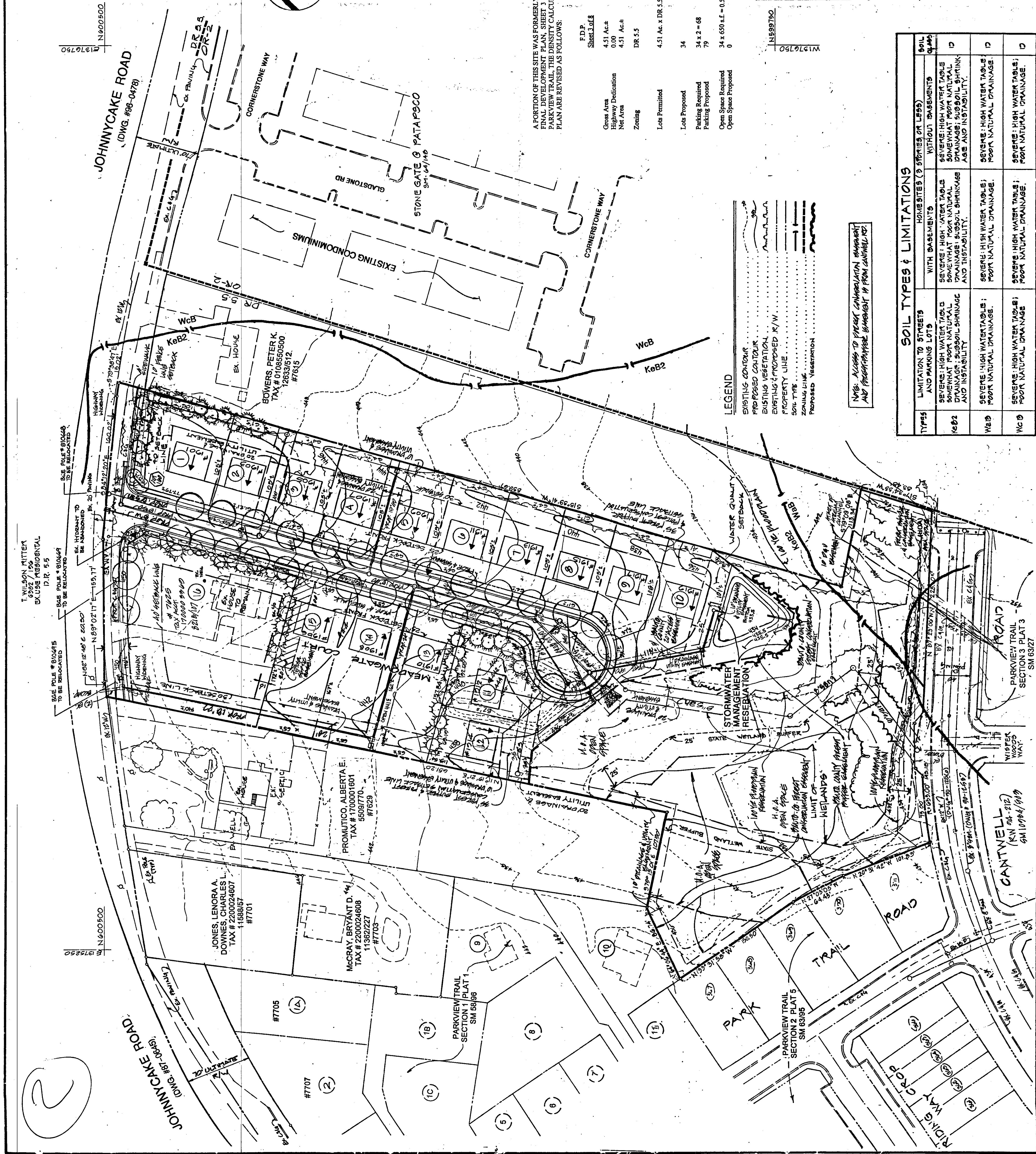
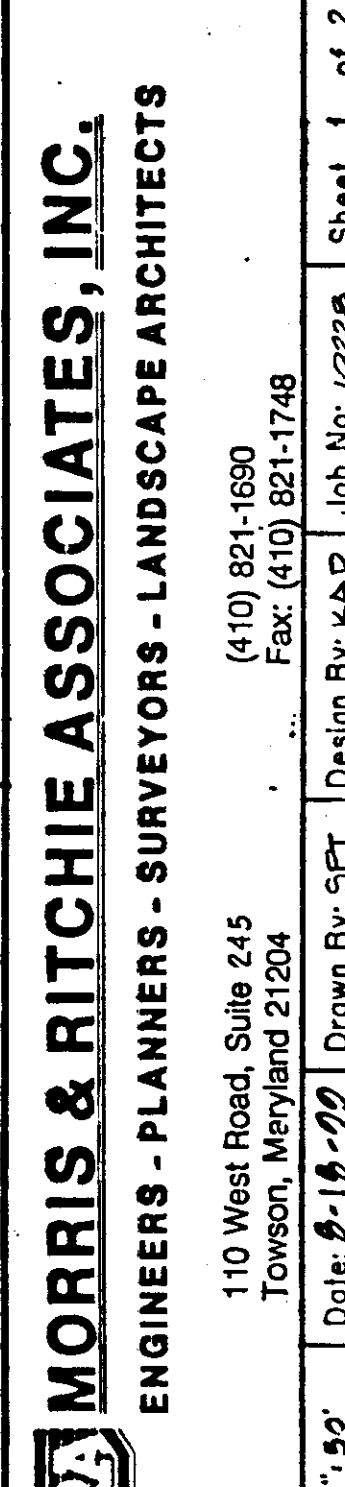
436
Baltimore, MD 21244

1942



ES, INC.

W. DUVAL & ASSOCIATES
430 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(301) 583-5671



SOIL TYPES & LIMITATIONS				
Types	LIMITATION TO STREETS AND PARKING LOTS	WITH DRAINAGE	HOUSELITES (3 STORIES OR LESS)	Soil Classes
1C-02	SEVERE: HIGH WATER TABLE SOMEWHAT POOR NATURAL DRAINAGE; SUBSOIL SHRINKAGE AND INSTABILITY	SEVERE: HIGH WATER TABLE SOMEWHAT POOR NATURAL DRAINAGE; SUBSOIL SHRINKAGE AND INSTABILITY.	SEVERE: HIGH WATER TABLE SOMEWHAT POOR NATURAL DRAINAGE; SUBSOIL SHRINKAGE AND INSTABILITY.	D
2A-02	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE.	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE.	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE.	D
2C-02	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE.	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE.	D

