

IN RE: PETITION FOR VARIANCE * BEFORE THE
 SW/Corner Eastern Ave. & River Walk; and,
 NE/Corner Rivervan Ave. & River Walk * ZONING COMMISSIONER
 (7001 and 7007 River Walk, 13119 Eastern
 Ave., and 13130 Rivervan Avenue) * OF BALTIMORE COUNTY
 15th Election District
 5th Councilmanic District * Case No. 00-178-A

 Seneca Harbor Development Corp. *
 Petitioners *

* * * * *

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, Seneca Harbor Development Corporation, by Samuel Rothblum, President, through their attorney, Lawrence M. Hammond, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1B02.3.C.1 thereof to permit a front building face setback to a public street right-of-way of 18 feet in lieu of the required 25 feet for proposed building Lot 16; from Section 1B02.3.C.1 to permit a side building face setback to a public street right-of-way of 15 feet in lieu of the required 25 feet and a side building face to the lot boundary line of 8 feet in lieu of the required 10 feet for proposed building Lot 14; from Section 1B02.3.C.1 to permit a side building face setback to a public street right-of-way of 15 feet in lieu of the required 25 feet, and from Section 1B02.3.C.2.c of the Department of Permits and Development Management (DPDM) Policy Manual to permit a side setback from an internal lot line of 5 feet in lieu of the minimum required 10 feet for proposed building Lot 3; and, from Section 1B02.3.C.1 to permit a side building face setback to a public street right-of-way of 15 feet in lieu of the required 25 feet, and from Section 1B02.3.C.2.c of the PDM Policy Manual for a side setback from an internal lot line of 5 feet in lieu of the minimum required 10 feet for proposed building Lot 2. The subject property and relief sought 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 in support of the request were Christopher S. Howell, a representative of Seneca Harbor Development Corporation, property owners; Tim

ORDER RECEIVED FOR FILING
 Date 12/14/99
 By [Signature]

Madden, Professional Engineer who prepared the site plan for this property; and, Lawrence M. Hammond, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject properties are part of an older subdivision, known as Twin River Beach, located in southeastern Baltimore County in the vicinity of Harewood. This subdivision was laid out many years ago with 25-foot wide lots. The subject lots are among the few remaining properties to be developed. The Petitioners have purchased several of the lots in this vicinity and propose to develop those sites with single family dwellings. As part of the redevelopment of this property, the Petitioners have consolidated the old numbered 25-foot wide lots to create new lots. For example, as shown on the site plan, new Lot 2 consists of a part of old Lot 518, and all of old Lots 519 and 520. New Lot 3 consists of parts of Lots 587, 588 and 589. New Lot 14 consists of part of Lot 599 and all of Lots 597 and 598. New Lot 16 consists of part of Lot 590 and all of Lots 591, 592 and 593. In addition to the creation of these lots, the Petitioners propose the construction of a new road to provide vehicular access to the site between Rivervan Avenue and Eastern Avenue. As shown on the plan, this new road will be known as River Walk Road. The dimensions of this road and associated right-of-way were apparently agreed to after lengthy discussions between the Developer and the Department of Public Works (DPW) and the Department of Environmental Protection and Resource Management (DEPRM). These agencies and the Petitioner reached a consensus as to the layout of this road and its right-of-way to accommodate the proposed layout. Thus, the relief requested is necessary in order to develop the property in accordance with the agreement reached between the Petitioner and those agencies. Further testimony indicated that a portion of the community, including the roadbed for River Walk Road, has been constructed and utilities installed.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. The necessity of the variance relief is driven by the unique environmental constraints associated with this property. Moreover, strict compliance with the zoning regulations would result in a practical difficulty upon the Petitioner. Lastly, I am persuaded that the Petition can be granted without detriment to the surrounding properties. It is to be emphasized that the

ORDER FILED FOR FILING
Date 12/14/99
BY [Signature]

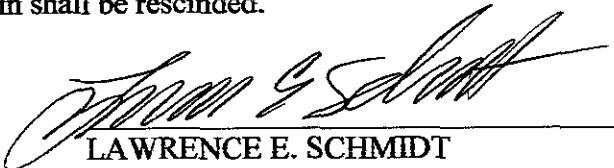
relief requested is necessary in order to respond to the concerns and requirements of DPW and DEPRM. I am persuaded that the proposed layout of these four lots is appropriate and that relief should be granted.

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 14th day of December, 1999 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1B02.3.C.1 thereof to permit a front building face setback to a public street right-of-way of 18 feet in lieu of the required 25 feet for proposed building Lot 16; from Section 1B02.3.C.1 to permit a side building face setback to a public street right-of-way of 15 feet in lieu of the required 25 feet and a side building face to the lot boundary line of 8 feet in lieu of the required 10 feet for proposed building Lot 14; from Section 1B02.3.C.1 to permit a side building face setback to a public street right-of-way of 15 feet in lieu of the required 25 feet, and from Section 1B02.3.C.2.c of the Department of Permits and Development Management (DPDM) Policy Manual to permit a side setback from an internal lot line of 5 feet in lieu of the minimum required 10 feet for proposed building Lot 3; and, from Section 1B02.3.C.1 to permit a side building face setback to a public street right-of-way of 15 feet in lieu of the required 25 feet, and from Section 1B02.3.C.2.c of the PDM Policy Manual for a side setback from an internal lot line of 5 feet in lieu of the minimum required 10 feet for proposed building Lot 2, 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.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

COPIES RECEIVED BY FILING
Date 12/15/99
By [Signature]



Baltimore County
Zoning Commissioner

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

December 14, 1999

Lawrence M. Hammond, Esquire
Hammond & Hammond
465 Main Street, P.O. Box 569
Reisterstown, Maryland 21136

RE: PETITION FOR VARIANCE
SW/Cor. Eastern Ave. & River Walk Road; NE/Cor. Rivervan Ave. & River Walk Road
(7001&7007 River Walk Road, 13119 Eastern Ave., and 13130 Rivervan Ave.)
15th Election District – 5th Councilmanic District
Seneca Harbor Development Corporation - Petitioners
Case No. 00-178-A

Dear Mr. Hammond:

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,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Samuel Rothblum, President, and Mr. Christopher S. Howell
Seneca Harbor Dev. Corp., 212 Washington Avenue, Towson, Md. 21204
Mr. Timothy Madden, Morris & Ritchie Associates, Inc.
110 West Road, Suite 245, Towson, Md. 21204
DEPRM; DPDM; People's Counsel; Case/File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 13121 EASTERN AVENUE

which is presently zoned DR 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 Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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:

Lawrence M. Hammond

Name - Type or Print

Signature

Hammond & Hammond, L.L.C.

Company

465 Main Street, P.O. 569 (410) 833-7576

Address

Telephone No.

Reisterstown, MD 21136

City

State

Zip Code

Legal Owner(s):

Seneca Harbor Development Corp

Name - Type or Print

Signature

Samuel Rothblum, President

Name - Type or Print

Signature

212 Washington Avenue (410) 296-4122

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Representative to be Contacted:

Robert Capalonga/Morris & Ritchie

Name

110 West Road, Suite 245

Address

Telephone No.

Towson, Maryland 21204

821-1690

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr

UNAVAILABLE FOR HEARING

Reviewed By mtk

Date 10/28/99

Case No. 00-178-SHA A

200 11/5/99

CODER RECEIVED FOR FILING

Date 12/14/99

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)

1B02.3.C.1 of the BCZR for a setback from the front building face to the public street right-of-way, 18' in lieu of 25' as to proposed building Lot 16, consisting of part of Lot 590 and all of Lots 591, 592, & 593 as shown on the plat of Twin River Beach, Section "A", said plat being recorded among the Land Records of Baltimore County in Plat Book L.Mc.L. No.: 9, folio 33.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:(indicate hardship or practical difficulty)

The unique nature of the property together with the conflicting requirements of various County agencies, causes the zoning provisions to impact disproportionately upon the property.

Practical difficulties and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the location and uniqueness of the property.

COPIES RECEIVED FOR FILING
Date 12/14/99
[Signature]

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by [signature]

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COPIES FILED FOR FILING
Date 12/17/00
BY [Signature]

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Practical difficulties and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the location and uniqueness of the property.

DATE 12/14/09
BY [Signature]

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



ZONING DESCRIPTION

80-178-A

BEGINNING for the same at a point on the eastern right of way of Eastern Avenue (30 feet wide), said point being a common corner of Lots 520 and 521 of a plat entitled "Section A, Twin River Beach" and recorded among the Land Records of Baltimore County in Plat Book L.McLM 9, Folio 33, said point being located South 32°54' 00" West 395 feet more or less from the intersection of the eastern right of way of Eastern Avenue and the center of Birdwood Avenue (30 feet wide), thence from the POINT OF BEGINNING so fixed with bearing referred to the Baltimore County Metropolitan District, and binding on the division line between the said Lots 520 and 521;

1. South 57°06' 00" East, 125.38 feet, to a common corner of Lots 520, 521, 586 and 587 of the aforesaid plat, thence binding on the division line of the said lots 586 and 587,
2. South 57°06' 00" East, 124.62 feet, to intersect the western right of way of Rivervan Avenue of the aforesaid plat thence binding thereon,
3. South 32°54' 00" West, 252.47 feet, to a common corner of Lots 494 and 599, thence leaving the aforesaid eastern right of way and binding on the rear lot line of lots 599 through lot 590.
4. North 51°04' 20" West, 251.39 feet, to intersect the aforesaid western right of way of Eastern Avenue thence leaving the said rear lot lines and binding on the said eastern right of way,
5. North 32°54' 00" East, 226.07 feet, to the POINT OF BEGINNING.

Containing 1.373 acres of land saving and excepting 0.499 acres of land being that part of public right of ways of Riverwalk and River Van Avenue and Lots 594-596 in the subdivision of Twin River Beach Section A, for a total net area of 0.874 acres of land more or less, consisting of the following,

☐ 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

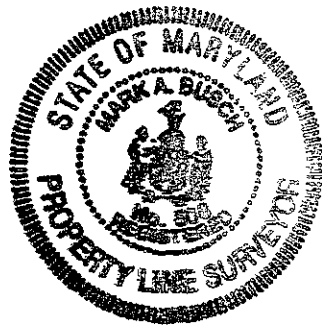
☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9792 (301) 776-1690
FAX (410) 792-7395

Proposed Building Lot 2 consists of all Lots 519-520 and part of Lot 518 of a plat entitled "Section A, Twin River Beach" recorded in the Land Records of Baltimore County, Maryland, in Plat Book L.McL.M.9, Folio 33.

Proposed Building Lot 3 consists of parts of Lots 587-589

Proposed Building Lot 14 consists of all of Lots 597-598 and part of Lot 599

Proposed Building Lot 16 consists of all of Lots 591-593 and part of Lot 590.




Mark A. Busch
Registered Property Line Surveyor #508

No. 073242

DATE 12/28/94 ACCOUNT 01-6150

AMOUNT	\$
200.	

RECEIVED
FROM: SAC, New York
DATE: 1/10/68

FOR: OK, Mr. [illegible]

DISTRIBUTION
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PINK - AGENCY
YELLOW - CUSTOMER

CASHIER'S VALIDATION

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THE

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/12, 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 11/11, 1999.

S. THE JEFFERSONIAN,

LEGAL ADVERTISING

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: 400-178-3

13121 Eastern Avenue

E/S Eastern Avenue, 385 S of Birdwood Avenue

15th Election District - 5th Councilmanic District

Legal Owner: Seneca Harbor Development

Variance: for an 18 foot setback from the front building face to the public street right-of-way in lieu of 25 feet; for a 15 foot setback from the side building face to the public street right-of-way in lieu of 25 feet; for an 8 foot setback from the side building face to the lot boundary line in lieu of 10 feet; and for a 5 foot setback in lieu of the required 10 foot minimum internal lot line side setback as to proposed building lot 3.

Hearing: Tuesday, December 7, 1999 at 2:00 p.m. in Room 407 County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations, please contact the Zoning Commissioner's Office at (410) 867-4388.

(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 867-4391.

11/11/99

G352565

CERTIFICATE OF POSTING

RE: CASE # 00-178-A
PETITIONER/DEVELOPER
(Seneca Harbor Dev.)
DATE OF Hearing
(Dec. 7, 1999)

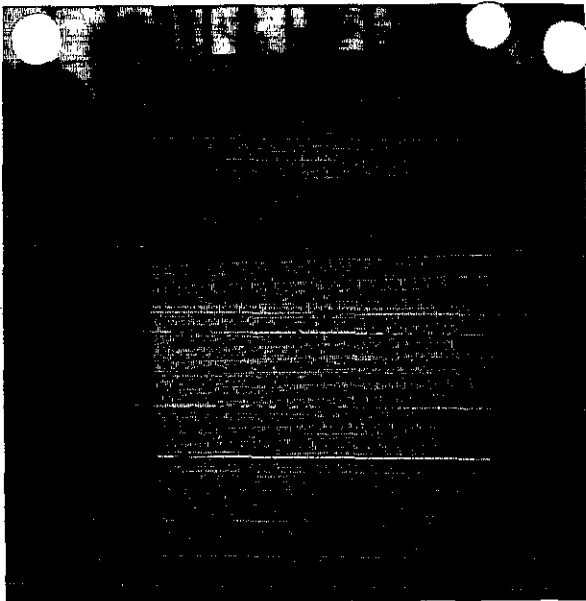
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
13121 Eastern Ave. Baltimore, Maryland 21220__

The sign(s) were posted on ____ 11-22-99 ____
[Month, Day, Year]



Sincerely,

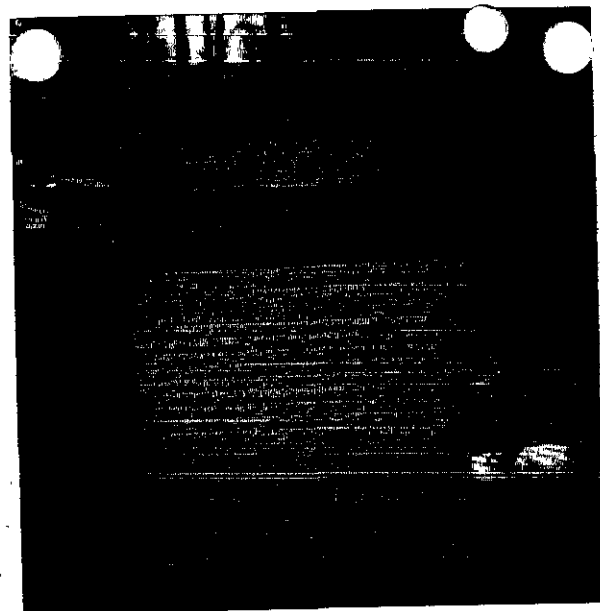
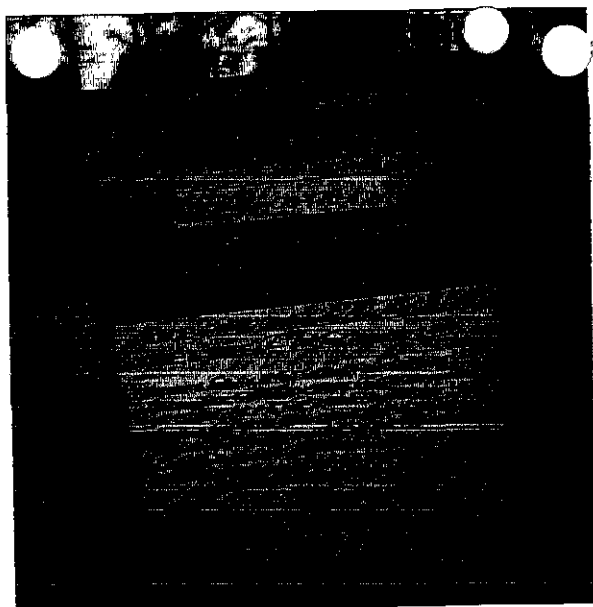
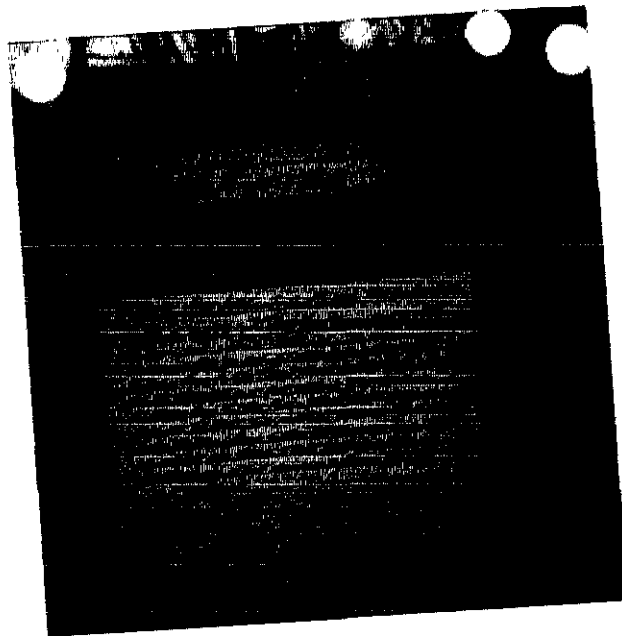

[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

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



RE: PETITION FOR VARIANCE
13121 Eastern Avenue, E/S Eastern Ave,
395' S of c/l Birdwood Ave
15th Election District, 5th Councilmanic

Legal Owner: Seneca Harbor Devel. Corp.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-178-A

* * * * *

ENTRY OF APPEARANCE

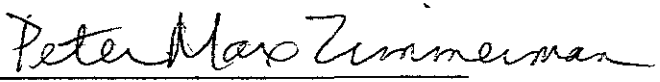
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


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 9th day of November, 1999 a copy of the foregoing Entry of Appearance was mailed to Lawrence Hammond, Esq., 465 Main Street, Reisterstown, MD 21136, attorney for Petitioners.


PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
November 11, 1999 Issue - Jeffersonian

Please forward billing to:

Seneca Harbor Development Corp.
212 Washington Avenue
Towson, MD 21204
410-296-4122

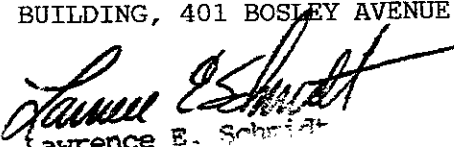
NOTICE OF ZONING HEARING

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: 00-178-A
13121 Eastern Avenue
E/S Eastern Avenue, 395' S of c/l Birdwood Avenue
15th Election District - 5th Councilmanic District
Legal Owner(s): Seneca Harbor Development

VARIANCE: for an 18 foot setback from the front building face to the public street right-of-way in lieu of 25 feet; for a 15 foot setback from the side building face to the public street right-of-way in lieu of 25 feet; for an 8 foot setback from the side building face to the lot boundary line in lieu of 10 feet; and for a 5 foot setback in lieu of the required 10 foot minimum internal lot line side setback as to proposed building lot 3.

HEARING: TUESDAY, DECEMBER 7, 1999 at 2:00 p.m. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

November 5, 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:

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13121 Eastern Avenue
E/S Eastern Avenue, 395' S of c/l Birdwood Avenue
15th Election District - 5th Councilmanic District
Legal Owner(s): Seneca Harbor Development

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HEARING: TUESDAY, DECEMBER 7, 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

cc: Seneca Harob Development Corp.
Lawrence M. Hammond, Esq.
Robert Capalongo

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 22, 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.



**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: 30-178-A
Petitioner: SENECA HARBOR DEVELOPMENT CORPORATION
Address or Location: 13121 Eastern Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Seneca Harbor Development Corp
Address: 212 Washington Avenue
Towson, MD 21204
Telephone Number: (410) 296-4122



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

December 3, 1999

Mr. Lawrence Hammond
Hammond & Hammond, L.L.C.
465 Main Street, Box 569
Reisterstown, MD 21136

Dear Mr. Hammond:

RE: 00-178-SPHA , 13121 Eastern Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 10/28/99.

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, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Samuel Rothblum, President
Robert Capalongo



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 16, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for November 15, 1999
Item Nos. 172, 173, 175, 177, 178,
179 & 182

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

RWB:HJO:cab

cc: File

ZAC11159.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: November 29, 1999

SUBJECT: Zoning Item #178
13121 Eastern Avenue

Zoning Advisory Committee Meeting of November 8, 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.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☒ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - ☐ 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).
 - ☒ This Department supports the requested setback reduction as it is being sought to provide maximum setback to the Forest Buffer Easement.

AP 12/7

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: November 16, 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): 161, 166, 172, and 178

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: Jeffrey W. Long

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

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

Date: 11.5.99

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

RE: Baltimore County
Item No. 178

M J K

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,

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

ADDRESS

Christopher S. Howell

212 Wading Ave

Towson, MD 21204

Lawrence M. Hammond, Esq

465 Main St

Reston Town, MD 21136

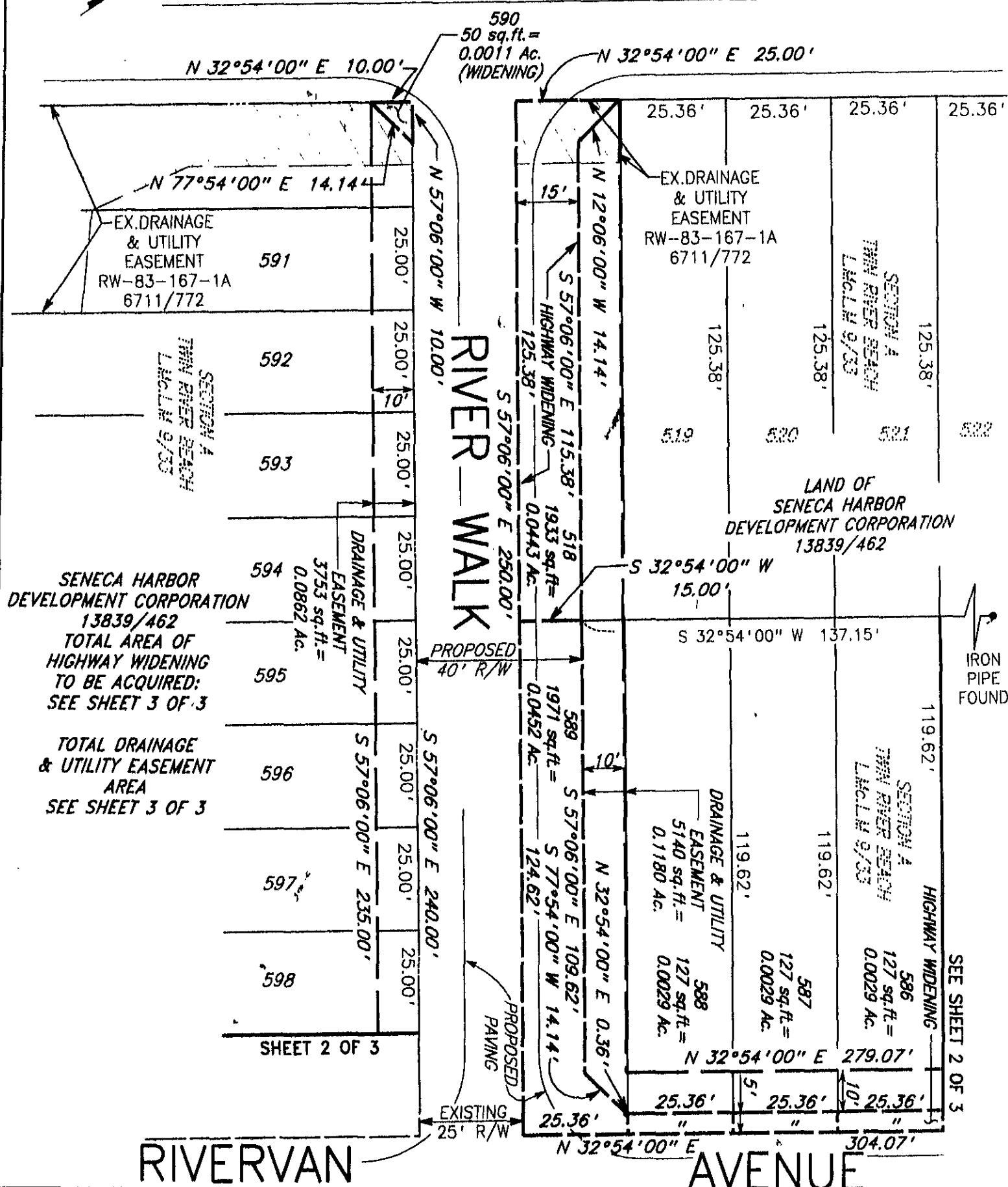
Tim Madden

Morris & Ritchie Assoc

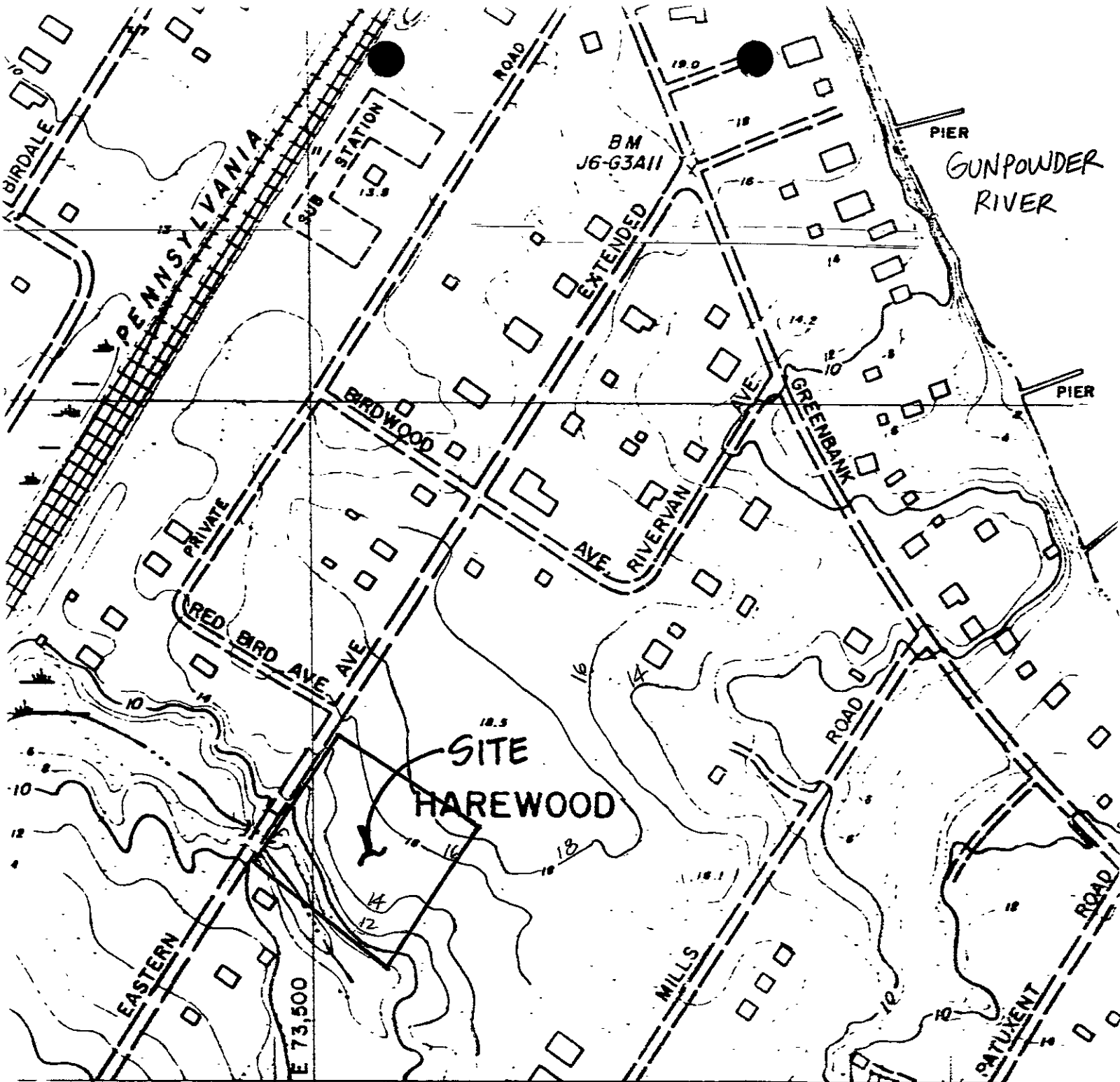
Towson, MD - 21204



EASTERN AVENUE



BALTIMORE COUNTY		DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT		BUREAU OF LAND ACQUISITION	
DISTRICT NO.		POSITION SHEET NO. 30NE50		FEDERAL PROJECT NO.	
		CONSTRUCTION PLAN NO.		MARYLAND PROJECT NO.	
APPROVED _____ DIRECTOR OF PUBLIC WORKS		☐ AREA TO BE ACQUIRED ☒ REVERTIBLE SLOPE EASEMENT ☒ TEMPORARY CONSTRUCTION AREA ☒ EXISTING COUNTY R/W ☒ AREA TO BE RELEASED ☐ TEMPORARY SLOPE EASEMENT		 SURVEYOR	
DATE _____		DATE 8/24/89		REQ. NO. 50B	
APPROVED _____ CHIEF, BUREAU OF LAND ACQUISITION		ITEM NO. RECORDED		SHEET 1 OF 3	
DATE _____		DRAWN BY hoap/JFS		SCALE: 1" = 30'	
		PLAT CHECKED		B.C. JOB ORDER NO.	
APPROVED _____ SUPERVISOR, DIVISION OF DRAFTING		AREA CHECKED			
DATE _____		TITLE CHECKED		R W 99 - 160 - 4	



REVISIONS

BY DATE

SCALE

1" = 200'

DATE OF
PHOTOGRAPHY
DEC. 1954

LOCATION

HAREWOOD
TOPOGRAPHY

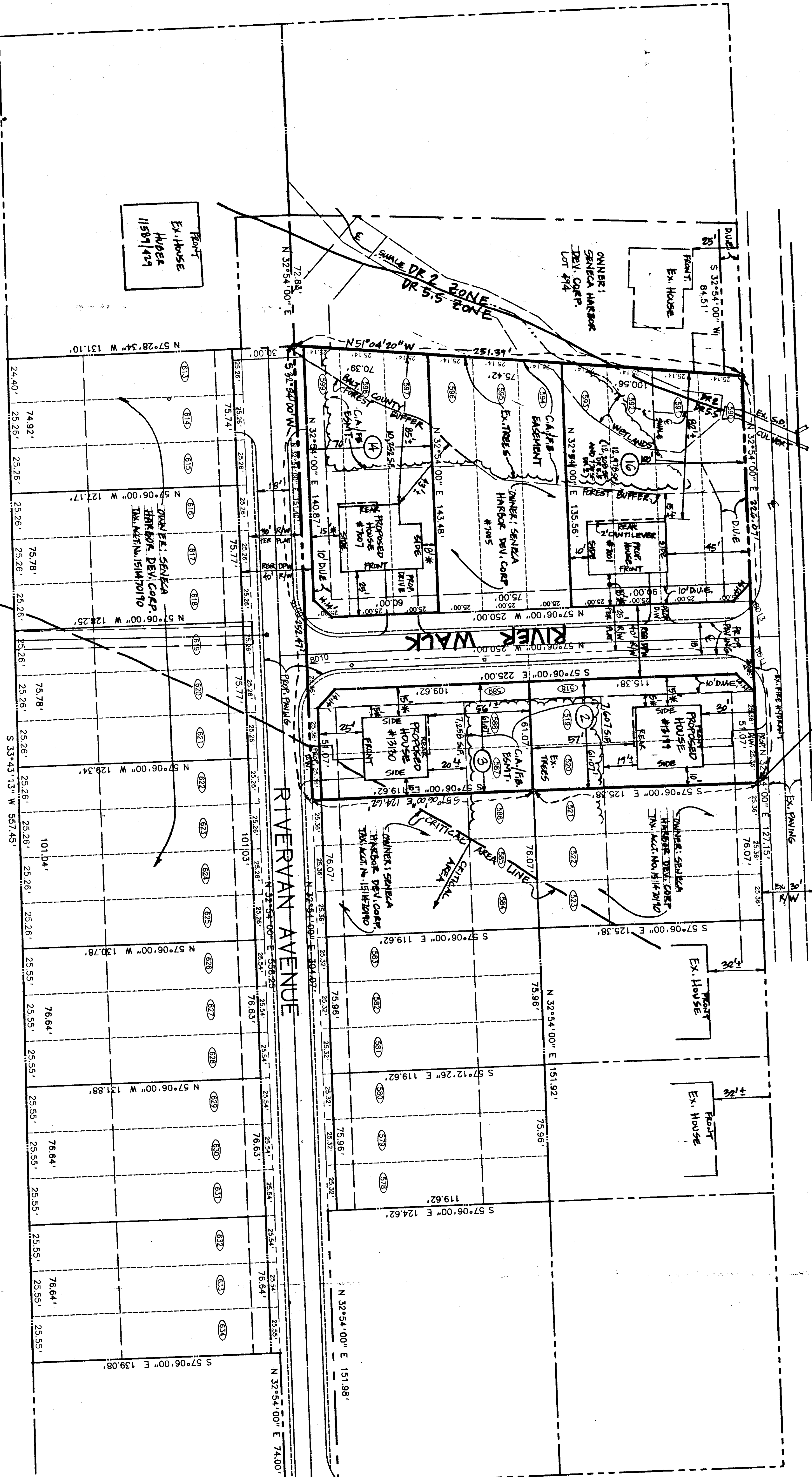
SHEET

N.E.
8-M

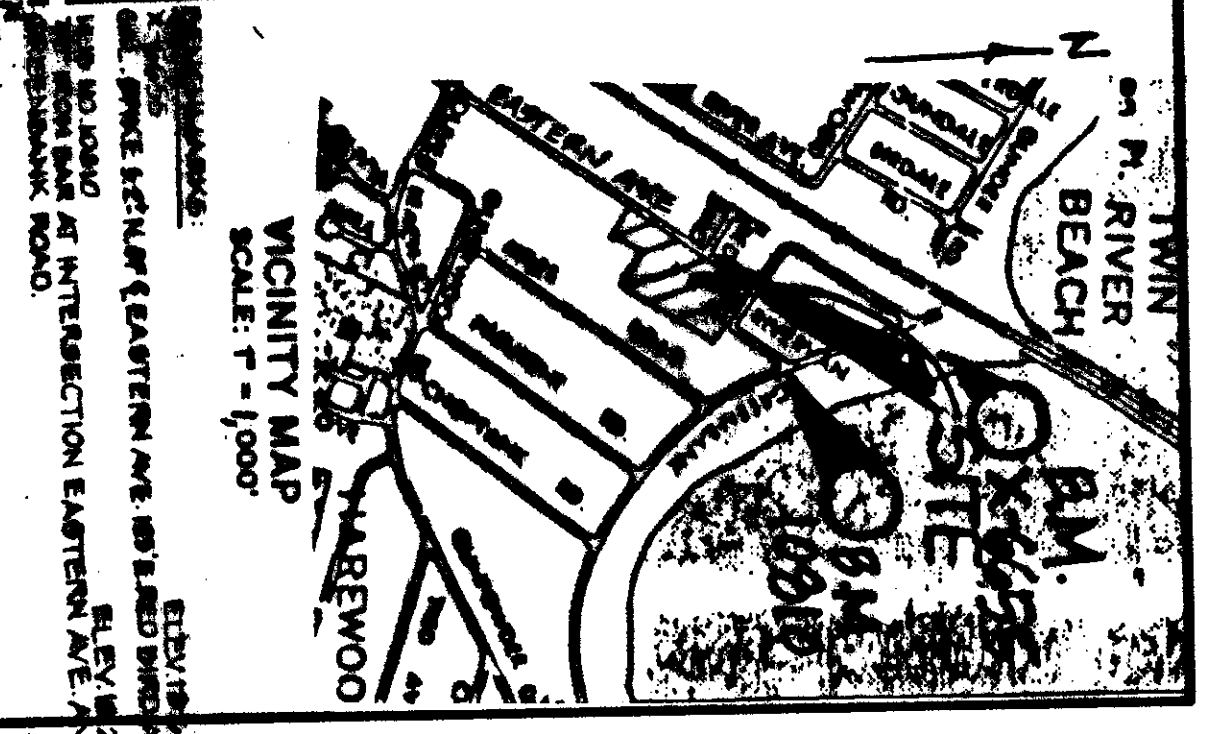
D-178-A

Compiled By Photogrammetric Methods
AERIAL SURVEY CORP. LANSING MICH.

EASTERN AVENUE



00-178-A



VARIANCE RELIEF REQUESTED:

1.	Owner/Developer:	Site Address:	Lot #	Front =	Side =	Back =
2. <td>Service Hazard Development Corporation Attn: Mr. Sam Davidson 1400 River Walk Township, NJ 07066 Phone: (973) 861-1650</td> <td>LOT 2, 1118 EASTERN AVENUE LOT 3, 1130 RIVERVIEW AVENUE</td> <td>Front = Side = Back =</td> <td>20' (25' to 42' x 35' or less setbacks required along lot line) (variance requested)</td> <td>10' (variance requested)</td> <td>10' (variance requested)</td>	Service Hazard Development Corporation Attn: Mr. Sam Davidson 1400 River Walk Township, NJ 07066 Phone: (973) 861-1650	LOT 2, 1118 EASTERN AVENUE LOT 3, 1130 RIVERVIEW AVENUE	Front = Side = Back =	20' (25' to 42' x 35' or less setbacks required along lot line) (variance requested)	10' (variance requested)	10' (variance requested)
3.	Applicant: Horton & Smith, Inc. 246 Township, NJ 07066 Phone: (973) 861-1650	LOT 14, 1700 RIVER WALK LOT 15, 1700 RIVER WALK LOT 16, 1700 RIVER WALK LOT 17, 1700 RIVER WALK LOT 18, 1700 RIVER WALK LOT 19, 1700 RIVER WALK LOT 20, 1700 RIVER WALK LOT 21, 1700 RIVER WALK LOT 22, 1700 RIVER WALK LOT 23, 1700 RIVER WALK LOT 24, 1700 RIVER WALK LOT 25, 1700 RIVER WALK LOT 26, 1700 RIVER WALK LOT 27, 1700 RIVER WALK LOT 28, 1700 RIVER WALK LOT 29, 1700 RIVER WALK LOT 30, 1700 RIVER WALK LOT 31, 1700 RIVER WALK LOT 32, 1700 RIVER WALK LOT 33, 1700 RIVER WALK LOT 34, 1700 RIVER WALK LOT 35, 1700 RIVER WALK LOT 36, 1700 RIVER WALK LOT 37, 1700 RIVER WALK LOT 38, 1700 RIVER WALK LOT 39, 1700 RIVER WALK LOT 40, 1700 RIVER WALK LOT 41, 1700 RIVER WALK LOT 42, 1700 RIVER WALK LOT 43, 1700 RIVER WALK LOT 44, 1700 RIVER WALK LOT 45, 1700 RIVER WALK LOT 46, 1700 RIVER WALK LOT 47, 1700 RIVER WALK LOT 48, 1700 RIVER WALK LOT 49, 1700 RIVER WALK LOT 50, 1700 RIVER WALK LOT 51, 1700 RIVER WALK LOT 52, 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1801.7. = 1802.3 C.1. of the BZCR for a subject from the slide building space to the public street
highway-cf. 18 in item of 22 and a proposed building 1802.3 C.2.6 of the PMDA/PA Manual
for a subject of 18 in item of 22 and required 10 minimum horizontal for the side set back, as
proposed building Lot 2, consisting of part of Lot 311 and all of Lots 319 & 320, as
shown on the plat of Twin River Beach, Section "A", and plat being recorded among the
Land Records of Baltimore County in Plat Book L.M.C.L. No. 9, folio 551.

1801.8. = 1802.3 C.1. of the BZCR for a subject from the slide building space to the public street
highway-cf. 18 in item of 22 and a proposed building 1802.3 C.2.6 of the PMDA/PA Manual
for a subject of 18 in item of 22 and required 10 minimum horizontal for the side set back, as
proposed building Lot 3, consisting of part of Lots 317, 343 & 389, as shown on the plat
of Twin River Beach, Section "A", and plat being recorded among the Land Records of
Baltimore County in Plat Book L.M.C.L. No. 9, folio 53.

1801.9. = 1802.3 C.1. of the BZCR for a subject from the slide building space to the public street
highway-cf. 18 in item of 22 and a proposed building Lot 14, consisting of part of Lot
boundary line, 8' in item of 22 and a subject from the slide building space to the lot
boundary line, 8' in item of 10 as to proposed building Lot 14, consisting of part of Lot
359 and all of Lots 396 & 397, as shown on the plat of Twin River Beach, Section "A",
and plat being recorded among the Land Records of Baltimore County in Plat Book
L.M.C.L. No. 9, folio 53.

1801.10. = 1802.3 C.1. of the BZCR for a subject from the front building space to the public street
highway-cf. 18 in item of 22, as to proposed building Lot 14, consisting of part of Lot
390 and all of Lots 396 & 397, as shown on the plat of Twin River Beach, Section "A",
and plat being recorded among the Land Records of Baltimore County in Plat Book
L.M.C.L. No. 9, folio 53.

		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS 110 West Road, Suite 245 San Jose, California 95128 Tel: (415) 821-1560 Fax: (415) 821-1748	
		PLAN TO ACCOMPANY VARIANCE PETITIONS FOR TWIN RIVER BEACH SECTION 'A' BUILDING LOTS 2, 3, 14 AND 16	
DATE	REVISIONS	JOB NO.	10642
		SCALE	1"=30'
		DATE	10/28/99
		DRAWN BY	BC
		DESIGN BY	BC
		REVIEW BY	SDR
		SHEET	1 of 1