

IN RE: PETITION FOR SPECIAL HEARING
W/S Dlong Road, 50' NW of the c/l of
Powers Lane
(Westerlee Apartments -- Poolside Court)
1st Election District
1st Councilmanic District

Westerlee Apartments, L.P.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-200-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Westerlee Apartments Limited Partnership, by Christopher Murn, Manager, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special hearing to approve an amendment to the Fourth Amended Final Development Plan for Westerlee, Section F thereof, to reflect the proposed improvements. The subject property and relief sought are more particularly described on the amended development plan submitted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of this request were Christopher Murn, a representative of the Westerlee Apartments L.P., owners of the subject property, Dwight G. Little, Professional Engineer who prepared the site plan/development plan for this property, and Patricia A. Malone, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 25.94 acres, more or less, split zoned D.R.3.5 and D.R.16. Previously, development plan approval was granted for development of the site with a series of apartment buildings and a neighborhood of single family dwellings. The scheme of that approved development is more particularly shown on the final development plan, a copy of which was submitted at the hearing as Petitioner's Exhibit 1. The Petitioners now come before me seeking an amendment to the plan for

ORDER RECEIVED FOR FILING

Date

By

a small portion of the subject site. Specifically, the Petitioners propose to construct a one-story poolhouse in the southeast corner of the site. In addition, that portion of the property will be redeveloped with a parking lot and a roadway providing access thereto from Dlong Road. The Petitioners seek approval through the Petition for Special Hearing to amend the previously approved plan and to develop the property as proposed. An exemption was received for development plan approval for the project through the Development Review Committee.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the special hearing request and approve the amended plan. The location of the proposed poolhouse and improvements associated therewith appear appropriate, and fit the scheme of development. In my judgment, granting the proposed amendments to the final development plan will not cause adverse impact to the surrounding locale. However, as a condition to the grant of this relief, I will require compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Office of Planning, dated December 2, 1999. That agency recommends that a landscape buffer be installed for the single family lots adjacent to this portion of the property, those lots being identified on the plan as Lots 17 and 18. Moreover, that agency recommends that a landscape plan be submitted to Mr. Avery Harden, the County's Landscape Architect, for review and approval prior to the issuance of any permits. Apparently, this requirement was also recommended at the Development Review Committee. The Petitioner indicated that such a restriction was appropriate and acceptable. Thus, I shall require the Petitioner's compliance with the Office of Planning's recommendations.

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 27th day of December, 1999 that the Petition for Special Hearing seeking approval of an amendment to the Fourth Amended Final Development Plan for Westerlee, Section F thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

ORDER RECEIVED FOR FILING
Date 12/27/99
By [Signature]

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Office of Planning dated December 2, 1999, a copy of which is attached hereto and made a part hereof.
- 3) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by Mr. Avery Harden, Landscape Architect for Baltimore County.
- 4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/22/99
BY [Signature]

hs
12/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 2, 1999

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

SUBJECT: Poolside Court - Westerlee

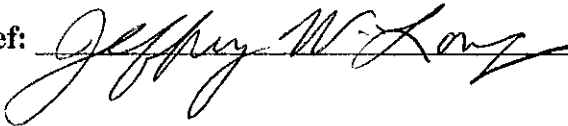
INFORMATION:

Item Number: 200
Petitioner: Westerlee Apartments Limited Partnership
Property Size: 25.94 Acres
Zoning: DR 3.5, DR 16
Requested Action:
Hearing Date: December 20, 1999

The petition for Special Hearing is requested to approve the fourth amended final development plan for Westerlee. The changes to the plan include an addition to the pool house, additional parking and a new entrance road from Dlong Road. The proposal was reviewed by the Development Review Committee (DRC) on September 7, 1999 which granted a limited exemption pursuant to Sect 26-171 A.7 of the Baltimore County Development Regulations. The Office of Planning's conditions for the approval of the Special Hearing are the same as those communicated to the developer's representatives at the time of the DRC meeting.

SUMMARY OF RECOMMENDATIONS:

1. A landscape buffer should be provided for adjacent residences by supplementing existing vegetation. The buffer should be provided between the single-family residences and the pool house addition, the new entrance road, and additional parking areas. This should be shown on a landscape plan submitted to Avery Harden for review and approval.
2. The Office of Planning requests that the Zoning Commissioner incorporate the aforementioned landscaping comment in his order.

Section Chief: 

AFK:



Baltimore County
Zoning Commissioner

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

December 28, 1999

Patricia A. Malone, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
W/S Dlong Road, 50' NW of the c/l of Powers Lane
(Poolside Court - Westerlee Apartments)
1st Election District - 1st Councilmanic District
Westerlee Apartments Limited Partnership - Petitioners
Case No. 00-200-SPH

Dear Ms. Malone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Christopher Murn, Westerlee Apartments L.P.
40 York Road, Towson, Md. 21204
Mr. G. Dwight Little, W. Duvall & Associates, Inc.
530 E. Joppa Road, Towson, Md. 21286
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 Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Poolside Court
which is presently zoned DR 16

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

To approve the 4th Amended Final Development Plan

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:

Robb Hoffman
Name - Type or Print _____
Signature _____
Company Venable, Baetjer & Howard
210 Allegheny Avenue (410) 494-6200
Address _____ Telephone No. _____
Towson, MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Westerlee Apartments Limited Partnership
Name - Type or Print _____
Signature _____
Christopher Murn
Name - Type or Print _____ MANAGER

Signature _____
40 York Road (410) 484-9670
Address _____ Telephone No. _____
Towson MD 21286
City _____ State _____ Zip Code _____

Representative to be Contacted:

Chuck Merritt
W. Duvall & Associates, Inc.
Name _____
530 E. Joppa Road (410) 583-9571
Address _____ Telephone No. _____
Towson, MD 21286
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr.

UNAVAILABLE FOR HEARING N/A

Reviewed By mjk Date 11/8/99

Case No. 30-200-SPH

ORDER RECEIVED FOR FILING
Date 12/27/99
By [Signature]

November 4, 1999

ZONING DESCRIPTION FOR A PART OF
WESTERLEE APARTMENTS
1ST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning at a point on the west side of Dlong Road, which is of a variable width, at the distance 50 feet northwest of the centerline of the nearest improved intersecting street, Powers Lane, which is 20 feet wide; thence (1) North 71 degrees 16 minutes 30 seconds West 151.30 feet; thence (2) North 73 degrees 33 minutes 13 seconds West 14.89 feet; thence (3) North 19 degrees 24 minutes 08 seconds East 125.11 feet; thence (4) North 73 degrees 50 minutes 52 seconds West 125.00 feet; thence (5) South 19 degrees 24 minutes 08 seconds West 124.47 feet; thence (6) North 73 degrees 33 minutes 13 seconds West 49.98 feet; thence (7) North 74 degrees 59 minutes 32 seconds West 102.29 feet; thence (8) North 67 degrees 10 minutes 00 seconds West 241.42 feet; thence (9) North 57 degrees 33 minutes 00 seconds West 336.12 feet; thence (10) North 62 degrees 28 minutes 01 seconds West 246.37 feet; thence (11) North 55 degrees 53 minutes 10 seconds West 54.41 feet; thence (12) North 14 degrees 36 minutes 06 seconds East 498.24 feet; thence (13) North 70 degrees 43 minutes 40 seconds West 60.62 feet; thence (14) North 18 degrees 49 minutes 00 seconds East 697.70 feet; thence (15) South 70 degrees 41 minutes 00 seconds East 213.80 feet; thence (16) by a curve to the left having a radius of 700.00 feet and an arc length of 127.41 feet (the chord of said arc being South 07 degrees 12 minutes 09 seconds East 127.23 feet); thence (17) South 12 degrees 25 minutes 00 seconds East 334.97 feet; thence (18) by a curve to the right having a radius of 1470.00 feet and an arc length of 163.23 feet (the chord of said arc being South 09 degrees 14 minutes 08 seconds East 163.15 feet); thence (19) South 06 degrees 03 minutes 16 seconds East 201.50 feet; thence (20) by a curve to the left having a radius of 285.00 feet and an arc length of 321.70 feet (the chord of said arc being South 38 degrees 23 minutes 28 seconds East 304.89 feet); thence (21) South 70 degrees 43 minutes 40 seconds East 112.40 feet; thence (22) South 19 degrees 16 minutes 20 seconds West 156.60 feet; thence (23) South 70 degrees 43 minutes 40 seconds East 180.00 feet; thence (24) South 77 degrees 26 minutes 40 seconds East 105.00 feet; thence (25) by a curve to the left having a radius of 277.97 feet and an arc length of 343.01 feet (the chord of said arc being South 08 degrees 24 minutes 59 seconds East 321.66 feet) to the place of beginning. Containing 18.72 acres, more or less, and being part of the subdivision of Westerlee as recorded in Baltimore County Plat Book 36 folio 89 and Book 36 folio 91.



11-4-99

#200

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 075700

DATE 4/8/84 ACCOUNT 001-6150

Item 200
14.0000

AMOUNT \$ 250.00

RECEIVED FROM: Washington Field Office - 2. Bule 01

FOR: 040 - Special Agent (FOP) - \$250.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAID TO: WASHINGTON FIELD OFFICE
FOR: 040 - Special Agent (FOP)
DATE: 4/8/84
AMOUNT: \$250.00
TOTAL: \$250.00
CASHIER: [Signature]
RECEIVED: [Signature]

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, #00-200-SPH
Poolside Court - Westerlee
Apartments
W/S of Dlong Road, 50 feet
N/W of Powers Lane
1st Election District
1st Councilmanic District
Legal Owner(s).

Westerlee Apartments
Limited Partnership

Special Hearing: to ap-
prove the 4th amended Fi-
nal Development Plan

Hearing: Monday, Decem-
ber 20, 1999 at 9:00 a.m.
in Room 407 County Courts
Building, 401 Bosley Ave-
nue.

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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391

11/313 Nov 25 C355882

CERTIFICATE OF PUBLICATION

TOWSON, MD, _____, 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 _____ successive
weeks, the first publication appearing on _____, 1999.

J. Williams
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 00-200-SPH
PETITIONER/DEVELOPER
(Westerlee Apts.)
DATE OF Hearing
(Dec. 20, 1999)

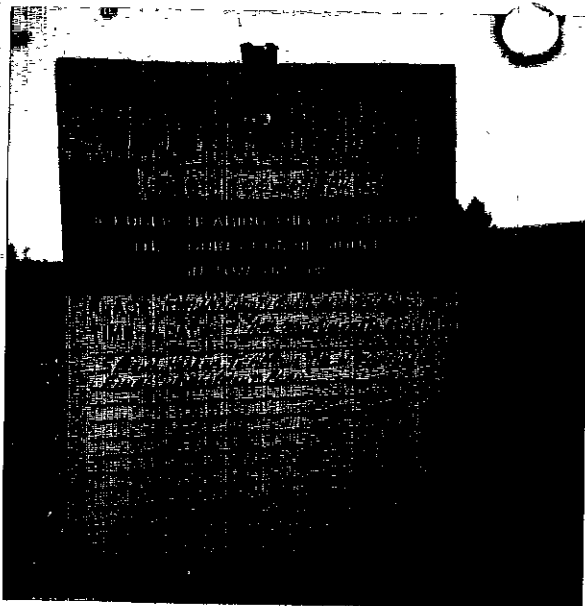
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
Posted at Poolside Court Baltimore, Maryland 21228—

The sign(s) were posted on 12-3-99
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr. 12/3/99
(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

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

#200

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: 00-200-SP4

Petitioner: WESTERLEE APARTMENTS LIMITED PARTNERSHIP

Address or Location: # POOLSIDE COURT - Westerlee Apts

PLEASE FORWARD ADVERTISING BILL TO:

Name: WESTERLEE APARTMENTS LIMITED PARTNERSHIP

Address: 40 YORK ROAD

TOWSON MD 21286

Telephone Number: 410 484-9670

RE: PETITION FOR SPECIAL HEARING
Poolside Court - Westerlee Apts.,
W/S of Dlong Road, 50' NW of c/l Powers Ln
1st Election District, 1st Councilmanic

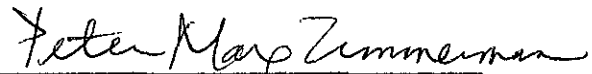
Legal Owner: Westerlee Apartments L.P.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-200-SPH

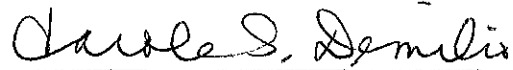
* * * * *

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 24th day of November, 1999 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.



PETER MAX ZIMMERMAN



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 19, 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: 00-200-SPH
Poolside Court - Westerlee Apartments
W/S of Dlong Road, 50 feet N/W c/l Powers Lane
1st Election District - 1st Councilmanic District
Legal Owner(s) L Westerlee Apartments Limited Partnership

Special Hearing to approve the 4th amended Final Development Plan

HEARING: MONDAY, DECEMBER 20, 1999 at 9:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING,
401 BOSLEY AVENUE.

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

Arnold Jablon
Director

cc: Westerlee Apartments Limited Partnership
Robert A. Hoffman, Esq.
Chuck Merritt

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 5, 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
November 25, 1999 Issue - Jeffersonian

Please forward billing to:

Westerlee Apartments Limited Partnership
40 York Road
Towson MD 21286
410-484-9670

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: 00-200-SPH
Poolside Court - Westerlee Apartments
W/S of Dlong Road, 50 feet N/W c/l Powers Lane
1st Election District - 1st Councilmanic District
Legal Owner(s) L Westerlee Apartments Limited Partnership

Special Hearing to approve the 4th amended Final Development Plan

HEARING: MONDAY, DECEMBER 20, 1999 at 9:00 A.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

00-200-SPH

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

December 17, 1999

Mr. Robb Hoffman, Esq.
Venable, Baetjer & Howard
210 Allegheny Avenue
Baltimore, Maryland 21204

Dear Mr. Hoffman:

RE: Case Number 00-200-SPH , Poolside Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 11/8/99.

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

WCR:rsj

Enclosures

c: Christopher Murn
Chuch Merritt



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 29, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for November 29, 1999
Item Nos. 199, 200, 203 & 204

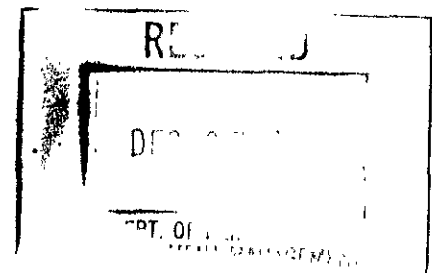
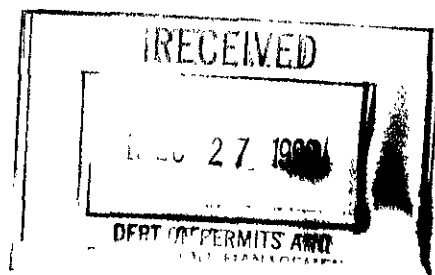
The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comment.

RWB:HJO:cab

cc: File

ZAC11299.NOC

7/1/00





Baltimore County
Fire Department

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

December 29, 1999

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

RECEIVED JAN 14 2000

ATTENTION: Gwen Stephens

RE: Property Owner: 200 - WESTERLEE APARTMENTS LMT. PTNP.
201 - PADDINGTON, LLC

Location: DISTRIBUTION MEETING OF November 22, 1999

Item No.: 200 AND 201

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 2, 1999

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

SUBJECT: Poolside Court - Westerlee

INFORMATION:

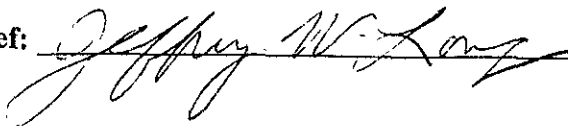
Item Number: 200
Petitioner: Westerlee Apartments Limited Partnership
Property Size: 25.94 Acres
Zoning: DR 3.5, DR 16
Requested Action:
Hearing Date: December 20, 1999

The petition for Special Hearing is requested to approve the fourth amended final development plan for Westerlee. The changes to the plan include an addition to the pool house, additional parking and a new entrance road from Dlong Road. The proposal was reviewed by the Development Review Committee (DRC) on September 7, 1999 which granted a limited exemption pursuant to Sect 26-171 A.7 of the Baltimore County Development Regulations. The Office of Planning's conditions for the approval of the Special Hearing are the same as those communicated to the developer's representatives at the time of the DRC meeting.

SUMMARY OF RECOMMENDATIONS:

1. A landscape buffer should be provided for adjacent residences by supplementing existing vegetation. The buffer should be provided between the single-family residences and the pool house addition, the new entrance road, and additional parking areas. This should be shown on a landscape plan submitted to Avery Harden for review and approval.
2. The Office of Planning requests that the Zoning Commissioner incorporate the aforementioned landscaping comment in his order.

Section Chief:



AFK:

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Patricia A. Malone

210 Allegheny Ave 21204

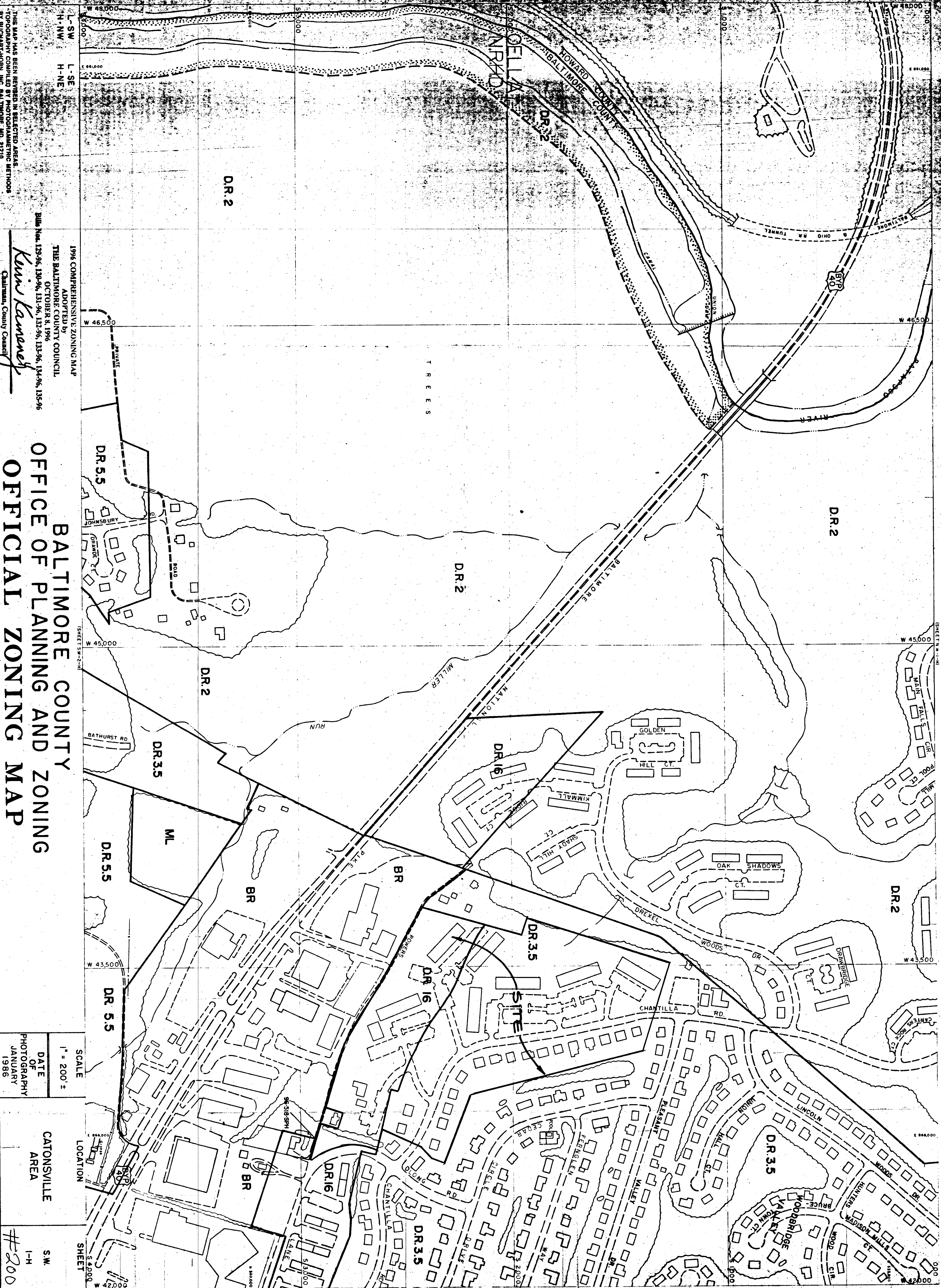
Dwight Little

530 E. Joppa 21286

Christopher Munn

1838 Greenlee Rd. Suite 225
Belt, 21208





L-SW L-SE
H-NW H-NE

THIS MAP HAS BEEN REVIEWED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAPHIC METHODS
BY BROMBERG, INC. BALTIMORE, MD 21210

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
BILL NO. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Karin Kanarey
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
CATONSVILLE AREA	
SHEET	#200