

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 S/S Eastern Avenue (extended), *
 319' W of Birdwood Avenue * DEPUTY ZONING COMMISSIONER
 15th Election District *
 5th Councilmanic District * OF BALTIMORE COUNTY
 (13121 Eastern Avenue) *
 * CASE NO. 00-214-SPH
 Seneca Harbor Development Corporation *
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Seneca Harbor Development Corporation. The special hearing request is for property located at 13121 Eastern Avenue, which property is zoned D.R.5.5. The special hearing request is for a waiver from the requirements of the Development Procedures and Policy Manual for the Baltimore County Department of Public Works regarding the width of a public street right-of-way known as Eastern Avenue. The petition was prepared and filed by Lawrence M. Hammond, attorney at law, representing the Petitioner.

Appearing at the hearing on behalf of the request were Donald Mitten, professional engineer with Morris & Ritchie Associates, Inc., and Christopher Howell, on behalf of Seneca Harbor Development Corporation. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, is situated on the southeast side of Eastern Avenue in the Chase area of Baltimore County. The subject property is unimproved at this time, however, it is proposed to be developed with 16 single-family residential dwellings. The property contains road frontage of approximately 300 ft. along Eastern Avenue. The entrance road to the 16 lot subdivision is

ORDER RECEIVED FOR FILING
 Date 1/5/2000
 By R. O. [Signature]

known as "River Walk Drive" The Petitioner has requested a waiver to forego road improvements along the 300 ft. length of Eastern Avenue that their property abuts. The Department of Public Works has asked that the developer widen Eastern Avenue on the southeast side of that road, thereby providing an additional 6 ft. of paving. The developer has requested the waiver in that they believe the widening to be unnecessary, given that no other portion of Eastern Avenue along this stretch of roadway is widened to that extent. Furthermore, widening Eastern Avenue would entail the relocation of a BG&E electric pole located a few feet from the existing roadway.

The Department of Public Works failed to provide a comment within the case file indicating their position as to the appropriateness of the waiver request. After the hearing, Mr. Bob Bowling, a representative of the Department of Permits and Development Management indicated that Public Works cannot support the waiver request for the area of the developer's property along Eastern Avenue on the north side of River Walk Drive. Mr. Bowling further indicated that his office could support the waiver request for that stretch of Eastern Avenue on the south side of River Walk Drive. Mr. Bowling further explained that the reason for the request of road widening on the north side of River Walk Drive was to provide additional paved macadam roadway to the 2 houses, which are to be constructed along that portion of Eastern Avenue, which take direct access from Eastern Avenue. Mr. Bowling indicated that the additional road widening would be necessary in order to accommodate visitors and/or guests which may travel to those 2 houses once they are constructed. The developer is required to provide 2 off-street parking spaces, however, it is the position of Public Works that additional paved area may be necessary in the event overflow parking is necessary. Therefore, the developer shall be required to widen Eastern Avenue along their property, beginning at the

intersection of River Walk and Eastern Avenue and running northeasterly along Eastern Avenue for the entire frontage of Lots 2 and 3, as those lots are shown on Petitioner's Exhibit No. 1, the site plan submitted.

As stated previously, the waiver request for road improvements on the south side of the intersection of River Walk and Eastern Avenue was supported by the Department of Public Works and, therefore, that waiver shall be granted.

After due consideration of the testimony and evidence presented, I find that the Petitioner has satisfied the requirements of Section 26-172(A)(2) of the Baltimore County Code and that strict compliance with County regulations would result in a practical difficulty and unreasonable hardship for the Petitioner. In addition, the requested waiver is appropriate in this instance and will not be detrimental to the public health, safety, and general welfare of the surrounding locale. The granting of the waiver shall be for that portion of Eastern Avenue extending on the south side of River Walk Drive. The Petitioner shall be required to widen Eastern Avenue on the north side of River Walk Drive.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the special hearing shall be granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of January, 2000, that the Petitioner's Special Hearing request for a waiver from paving that portion of land owned along Eastern Avenue, south of its intersection with River Walk Drive, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that Petitioner's request for a waiver from the requirements of the Development Procedures and Policy Manual for the Baltimore County Department of

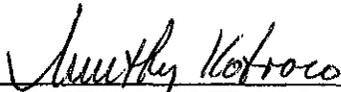
COPIES RECEIVED FOR FILING

Case 1/5/2000

By R. J. [Signature]

Public Works with regard to not being required to make road improvements along Eastern Avenue (on north side of River Walk Road) in front of Lots 2 and 3, be and is hereby DENIED.

IT IS FURTHER ORDERED, that any party has the right to file an appeal within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECORDED FOR FILING
DATE 1/15/2000
BY J.P. Gmeor

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 S/S Eastern Avenue (extended), *
 319' W of Birdwood Avenue * DEPUTY ZONING COMMISSIONER
 15th Election District *
 5th Councilmanic District * OF BALTIMORE COUNTY
 (13121 Eastern Avenue) *
 * CASE NO. 00-214-SPH
 Seneca Harbor Development Corporation *
 Petitioner *

* * * * *

AMENDED ORDER

WHEREAS, this matter came before this Deputy Zoning Commissioner as a requested approval of a waiver, which request was filed in Case No. 00-214-SPH. A hearing was held on the request on January 4, 2000 and an Order dated the 5th day of January, 2000 was issued by me granting part of the waiver and denying part of the waiver.

Thereafter, the Petitioner, by and through their attorney, Lawrence M. Hammond, filed a Motion for Reconsideration, which motion was received the 20th day of January, 2000. The Petitioner indicates in his Motion for Reconsideration that certain agreements were reached with the Department of Public Works, which has caused that department to support the original waiver that was requested. The purpose for denying a portion of the original waiver request was that the Department of Public Works stood in opposition to its approval. However, Mr. Bob Bowling, speaking on behalf of the Department of Public Works, indicated that they now support the Petitioner's waiver request so long as certain conditions are imposed.

THEREFORE, IT IS ORDERED this 31st day of January, 2000, by this Deputy Zoning Commissioner, having considered the Motion for Reconsideration filed by the Petitioner herein, that my Order dated the 5th day of January, 2000, be and is hereby amended as follows:

COPIES RECEIVED FOR FILING
 Date 1/31/2000
 By J.R. Jameson

The Petitioner's request for a waiver to forego road improvements along their entire 300 ft. frontage of Eastern Avenue, be and is hereby GRANTED, subject, however, to the following conditions and restrictions:

1. That the home to be constructed on Building Lot No. 2 will have a single car garage and a two-car parking pad.
2. That the home to be constructed on Building Lot No. 3 will have a two-car garage and a two-car parking pad.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

DATE: 1/31/2000
BY: R. J. JAMESON



Baltimore County
Zoning Commissioner

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

February 1, 2000

Lawrence M. Hammond, Esquire
Hammond & Hammond, L.L.C.
465 Main Street
Reisterstown, Maryland 21136

Re: Motion for Reconsideration
Case No 00-214-SPH
Property: 13121 Eastern Avenue

Dear Mr. Hammond:

Enclosed please find an Amended Order regarding the above-captioned case.

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 Department of Permits and Development Management. 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 cursive script that reads "Timothy 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. Christopher S. Howell, Vice-President
Seneca Harbor Development Corporation
212 Washington Avenue
Towson, Maryland 21204

Mr. Donald N. Mitten, P.E.
Morris & Ritchie Associates, Inc.
110 West Road, Suite 245
Towson, Maryland 21204

**IN RE:
PETITION FOR SPECIAL HEARING**

**S/S Eastern Avenue (Extended),
319 feet W of Bird Avenue
Fifteenth Election District
Fifth Councilmanic District
(13121 Eastern Avenue)**

**Seneca Harbor Development Corporation,
Petitioner**

*** BEFORE THE
* DEPUTY ZONING
* COMMISSIONER OF
* BALTIMORE COUNTY
* Case No. 00-214-SPH**

• * * * * *

MOTION FOR RECONSIDERATION

The Findings of Fact and Conclusions of Law of the Deputy Zoning Commissioner of Baltimore County were filed on January 5, 2000, granting in part the relief requested by the Petitioner with respect to widening that portion of land owned by the Petitioner along Eastern Avenue, south of its intersection with River Walk Drive and denying the relief requested with regard to the property owned by the Petitioner along Eastern Avenue (on the North side of River Walk Road) in front of proposed Building Lots 2 and 3. The Petitioner, Seneca Harbor Development Corporation by its counsel, Lawrence M. Hammond and Hammond & Hammond, LLC moves for reconsideration of the Order of the Deputy Zoning Commissioner regarding the denial of a waiver of the requirements of the Development Procedures and Policy Manual for Baltimore County Department of Public Works with regard to not being required to make road improvements along Eastern Avenue (on the North side of River Walk Road), in front of proposed Building Lots 2 and 3, and in support thereof states as follows:

1. That in the Findings of Fact and Conclusions of Law, the Deputy Zoning Commissioner states that the Department of Public Works could not support the waiver requested by the Petitioner as to that portion of the Petitioner's property that lies on Eastern Avenue (north of River Walk Drive) in front of proposed Building Lots 2 and 3.

2. That the Department of Public Works failed to disclose its concerns with regards to parking in its ZAC Comments, nor was a representative of the Department of Public Works

JAN 20

available at the hearing on January 4, 2000, for direct and cross examination.

3. That the home to be constructed on proposed Building Lot 2 will have a single car garage and a two (2) car parking pad.

4. That the home to be constructed on proposed Building Lot 3 will have a two (2) car garage and a two (2) car parking pad.

5. That the Petitioner is willing to install a three (3) car parking pad in lieu of the planned two (2) car parking pad in order to provide adequate off street parking for proposed Building Lot 2.

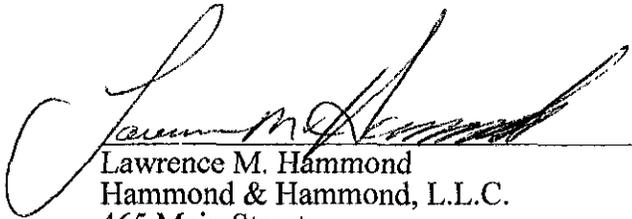
6. That compliance with the requirements of the Development Procedures and Policy Manual for the Baltimore County Department of Public Works will require the relocation of an existing utility pole located on proposed Building Lot 3.

6. That an inquiry to BGE has revealed that said utility pole is in fact a "Junction Pole", containing several high tension electrical wires, and that the cost for relocating a "Junction Pole" could exceed Forty Thousand Dollars (\$40,000.00).

7. That strict compliance with County regulations would result in practical difficulty and unreasonable hardship for the Petitioner.

8. That in light of the on sight parking that the Petitioner is willing to make available for proposed Building Lots 2 and 3, the granting of the waiver from the requirements of the Development Procedures and Policy Manual for the Baltimore County Department of Public Works will not be detrimental to the public health, safety and general welfare of the surrounding locale.

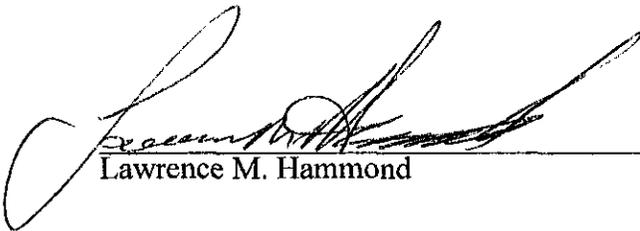
WHEREFORE, it is respectfully requested that the Deputy Zoning Commissioner of Baltimore County pass such an Order granting the Petitioners a waiver from the requirements of the Development Procedures and Policy Manual for the Baltimore County Department of Public Works with regard to the width of the public street right-of-way known as Eastern Avenue.



Lawrence M. Hammond
Hammond & Hammond, L.L.C.
465 Main Street
P.O. Box 569
Reisterstown, MD 21136
(410) 833-7576
Attorney for Petitioner

CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this 20th day of January, 2000, a copy of the foregoing Motion for Reconsideration was mailed first class postage prepaid to Peter Max Zimmerman, Esquire, People's Counsel for Baltimore County, Room 47 Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204.



Lawrence M. Hammond

C:\mh\Senhbrrre.con
1/19/00

IMPORTANT MESSAGE

FOR Jim
DATE 1/24 TIME 2:05 A.M.
P.M.
M Harry Hammond
OF _____
PHONE 410-833-7576
AREA CODE NUMBER EXTENSION
Q FAX _____
Q MOBILE Re: Seneca Harbor
AREA CODE NUMBER TIME TYPED
#100-214-5PH

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE He wanted to know whether Bob Bowling (x-8289) had called you re: the motion for reconsideration filed in this case. Mr. Hammond says Bowling supports this position.

SIGNED _____
TOPS FORM 3002P LITHO IN U.S.A.

ny



Baltimore County
Zoning Commissioner

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

January 5, 2000

Lawrence M. Hammond, Esquire
Hammond & Hammond, L.L.C.
465 Main Street
Reisterstown, Maryland 21136

Re: Petition for Special Hearing
Case No 00-214-SPH
Property: 13121 Eastern Avenue

Dear Mr. Hammond:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been granted and denied in part, 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 Department of Permits and Development Management. 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 cursive script that reads "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. Christopher S. Howell, Vice-President
Seneca Harbor Development Corporation
212 Washington Avenue
Towson, Maryland 21204

Mr. Donald N. Mitten, P.E.
Morris & Ritchie Associates, Inc.
110 West Road, Suite 245
Towson, Maryland 21204



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 13121 EASTERN AVE
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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED SHEET

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 _____

Legal Owner(s):

Seneca Harbor Development Corporation
Name - Type or Print

Signature _____

Christopher S. Howell, Vice President
Name - Type or Print

Christopher S. Howell Vice President
Signature

212 Washington Avenue (410) 296-4122
Address Telephone No.

Towson MD 21204
City State Zip Code

Attorney For Petitioner:

Lawrence M. Hammond
Name - Type or Print

Lawrence M. Hammond
Signature

Hammond & Hammond, L.L.C.
Company

465 Main Street (410) 833-7576
Address Telephone No.

Reisterstown MD 21136
City State Zip Code

Representative to be Contacted:

Christopher S. Howell
Name

212 Washington Avenue (410) 296-4122
Address Telephone No.

Towson, MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR

UNAVAILABLE FOR HEARING _____

Case No. 00-219-SPH

Reviewed By JL Date 11/18/99

00-214-SPH

A waiver from the requirements of Section 9.4.3 of the Development Procedures and Policy Manual for the Baltimore County Department of Public Works with respect to the width of the public street right-of-way known as Eastern Avenue, the existing thirty feet in lieu of any further widening of the existing said public street right-of-way, with regard to proposed Building Lot 16 consisting of part of Lot 590 and all of Lots 591, 592 and 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; proposed Building Lot 2 consisting of part of Lot 518 and all of Lots 519 and 520 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; and proposed Building Lot No. 1, consisting of Lots 521, 522 and 523, 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.

standards
point

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

88-214-511



ZONING DESCRIPTION

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 523 and 524 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 319.00 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 bearings referred to the Baltimore County Metropolitan District, and binding on the division line between the said Lots 523 and 524;

1. South 57°06' 00" East, 10.00 feet thence leaving the said division lines and through Lots 523 through 518, and Lot 590 of aforementioned plat;
2. South 32°54' 00" West, 303.20 feet to intersect the division line between the said Lot 590 and Lot 494 of the aforementioned plat, thence binding thereon;
3. North 51°04' 20" West, 10.06 feet, to intersect the aforementioned eastern right of way and thence binding thereon.
4. North 32°54' 00" East, 302.15 feet, to the POINT OF BEGINNING.

Containing 0.070 acres of land more or less.

BEING part of lots 518-523 and Lot 590 and part of the road between Lots 590 and 518 of a plat entitled "Section A, Twin River Beach" and recorded among the Land Records of Baltimore County in Plat Book L.McLM9, Folio 33.



Mark A. Busch
Mark A Busch
Registered Property Line Surveyor #508

GP:mak\10642\0.070acre\110999

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

DRC WAIVER REQUEST RPT

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT

COVERS SPH ALSO

No. 065756

DATE 3-24-99 ACCOUNT R-006-6150

AMOUNT \$250.00

RECEIVED FROM: Morris + Ritchie Associates, Inc.

FOR: Twin River Beach AKA-Riverwalk - 04059L

DRC#

DK

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

AD RECEIPT PROCESS ACTUAL TIME 3/25/1999 3/25/1999 11:04:15 REG 4805 CASHIER LSWI LXS DRAWER MISCELLANEOUS CASH RECEIPT Receipt # 102304 CR NO. 065756 250.00 CHECK Baltimore County, Maryland

CASHIER'S VALIDATION

214 JL

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12-16, 2019

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 12-16, 2019

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ATTORNEY

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: #00-214-SPH
13121 Eastern Avenue
S/S Eastern Avenue (extended), 319' W of Birdwood Avenue

15th Election District - 5th Councilmanic District
Legal Owner(s): Sereca Harbor Development Corporation

Special Hearing: to approve a waiver from the Baltimore County Department of Public Works standards to permit the width of the public street right-of-way to remain 30 feet in lieu of any further widening.

Hearing: Tuesday, January 4, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Boskey 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) 887-4366.

(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-3391.
12/16/99 Disc. 16

C359500

CERTIFICATE OF POSTING

RE: CASE # 00-214-SPH
PETITIONER/DEVELOPER
(Seneca Harbor Develop.)
DATE OF Hearing
(Jan 4, 2000)

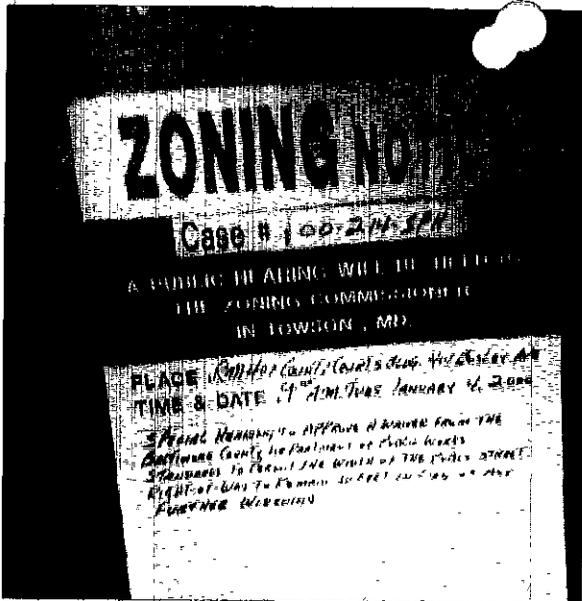
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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 12-20-99
[Month, Day, Year]



Sincerely,

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

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

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

RE: PETITION FOR SPECIAL HEARING
13121 Eastern Avenue, S/S Eastern Ave (extended),
319' W of Birdwood Ave
15th Election District, 5th Councilmanic

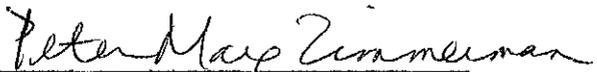
Legal Owner: Seneca Harbor Devel. Corp.
Petitioner(s)

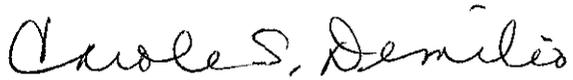
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-214-SPH

* * * * *

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

29th
I HEREBY CERTIFY that on this *29th* day of December, 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



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

December 8, 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: 00-214-SPH
13121 Eastern Avenue
S/S Eastern Avenue (extended), 319' W of Birdwood Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Seneca Harbor Development Corporation

Special Hearing to approve a waiver from the Baltimore County Department of Public Works standards to permit the width of the public street right-of-way to remain 30 feet in lieu of any further widening.

HEARING: Tuesday, January 4, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Lawrence Hammond, Esquire, 465 Main Street, Reisterstown 21136
Seneca Harbor Development Corporation, Christopher Howell, Vice President,
212 Washington Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 20, 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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, December 16, 1999 Issue – Jeffersonian

Please forward billing to:

Lawrence M. Hammond, Esquire 410-833-7576
465 Main Street
PO Box 569
Reisterstown, MD 21136

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: 00-214-SPH
13121 Eastern Avenue
S/S Eastern Avenue (extended), 319' W of Birdwood Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Seneca Harbor Development Corporation

Special Hearing to approve a waiver from the Baltimore County Department of Public Works standards to permit the width of the public street right-of-way to remain 30 feet in lieu of any further widening.

HEARING: Tuesday, January 4, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

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: 214
Petitioner: Seneca Harbor Development Corp
Address or Location: 13121 Eastern Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence M. Hammond, Esquire
Address: 465 Main Street, P.O. Box 569
Reisterstown, MD. 21136
Telephone Number: (410) 833-7576



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 30, 1999

Mr. Lawrence Hammond
Hammond & Hammond, L.L.C.
465 Main Street
Reisterstown, Maryland 21136

Dear Mr. Hammond:

RE: Case Number 00-214-SPH , 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 11/18/99.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Christopher Howell, Vice President



DPW WAIVER RESPONSE.
WAIVER NOT RECOMMENDED

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

00-214-SPH

TO: Donald T. Rascoe, Development Manager
Division of Development Processing

DATE: April 16, 1999

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

SUBJECT: Section 'A' Twin River Beach
a.k.a. River Walk
D.R.C. #04059L

Members of the Department of Public Works and I reviewed the waiver request for elimination of the requirements for road widening and right-of-way widening. The group decided that we cannot recommend approval of this request.

If you have any questions, please contact me at extension 3751.

RWB:jrb

cc: File

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: December 10, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for December 6, 1999
 Item No. 214

The Bureau of Development Plans Review has reviewed the subject zoning item. The minimum right-of-way width per the Baltimore County Code is 40 feet. Section 9.4.2, Additional Rights-of-way - Where the Development Abuts Existing Streets of Substandard Right-of-way Widths, the Developer shall furnish the additional rights-of-way as revertible slope easements to the County without remuneration.

Eastern Avenue right-of-way is only 30 feet wide.

RWB:HJO:jrb

cc: File

ZAC12699.214



Baltimore County
Fire Department

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

December 17, 2008

~~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

Item No.: 206, 208, 209, 210, 212, 214, 215, 218

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.

The Fire Marshal's Office has no comments at this time.

Cc: file



Jim
1/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DEC 10 1999
7-8

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

Date: December 7, 1999

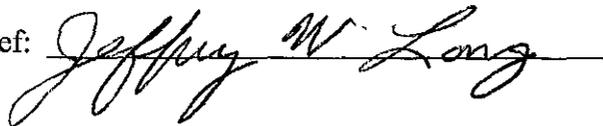
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 214

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

DRC LTR
10/6/2

Baltimore County Government
Department of Permits and
Development Management



00-21A-SPH

111 West Chesapeake Avenue
Towson, Md. 21204

410-887-3335

May 11, 1999

Morris & Ritchie Associates, Inc.
110 West Road, Suite 245
Towson, MD 21204

RE: Twin River Beach (AKA Riverwalk)
13121 Eastern Avenue
DRC Number 04059L, Dist. 15C5

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has, in fact, met in an open meeting on April 26, 1999, and made the following recommendations:

The DRC reviewed the plan submitted on the above referenced project and determined that a waiver for Public Works Standards as requested would not be within the scope, purpose, and intent of the development regulations of Baltimore County. Please refer to the memo from Robert Bowling, dated April 16, 1999.

Morris & Ritchie Associates, Inc.
Twin River Beach (AKA Riverwalk)
May 11, 1999
Page 2

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 11th day of May 1999, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,



Arnold Jablon
Director

AJ:DTR:dak
c: Bruce Seeley
File
Enclosure

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Lawrence M. Hammond, Esq

465 MAIN STREET

REISTERSTOWN, MD 21136

DONALD N MITTEN, P.E.

MIRA - 110 WEST RD, SUITE 245

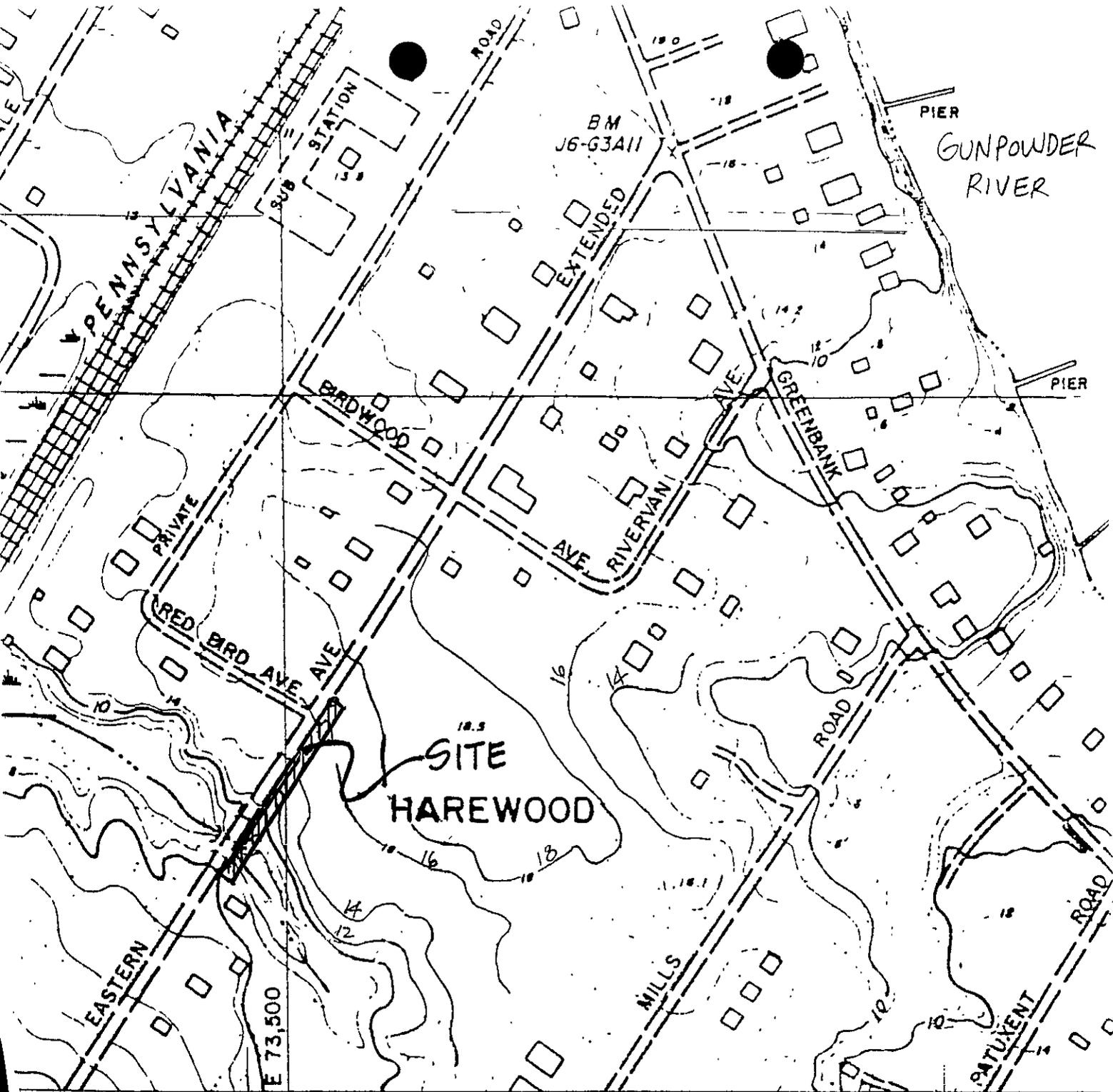
TOWSON MD 21204

Christopher S. Howell

212 Washington Ave

Towson Maryland 21204





VISIONS

SCALE

LOCATION

SHEET

BY

DATE

1" = 200'

HAREWOOD

N.E.

DATE OF PHOTOGRAPHY

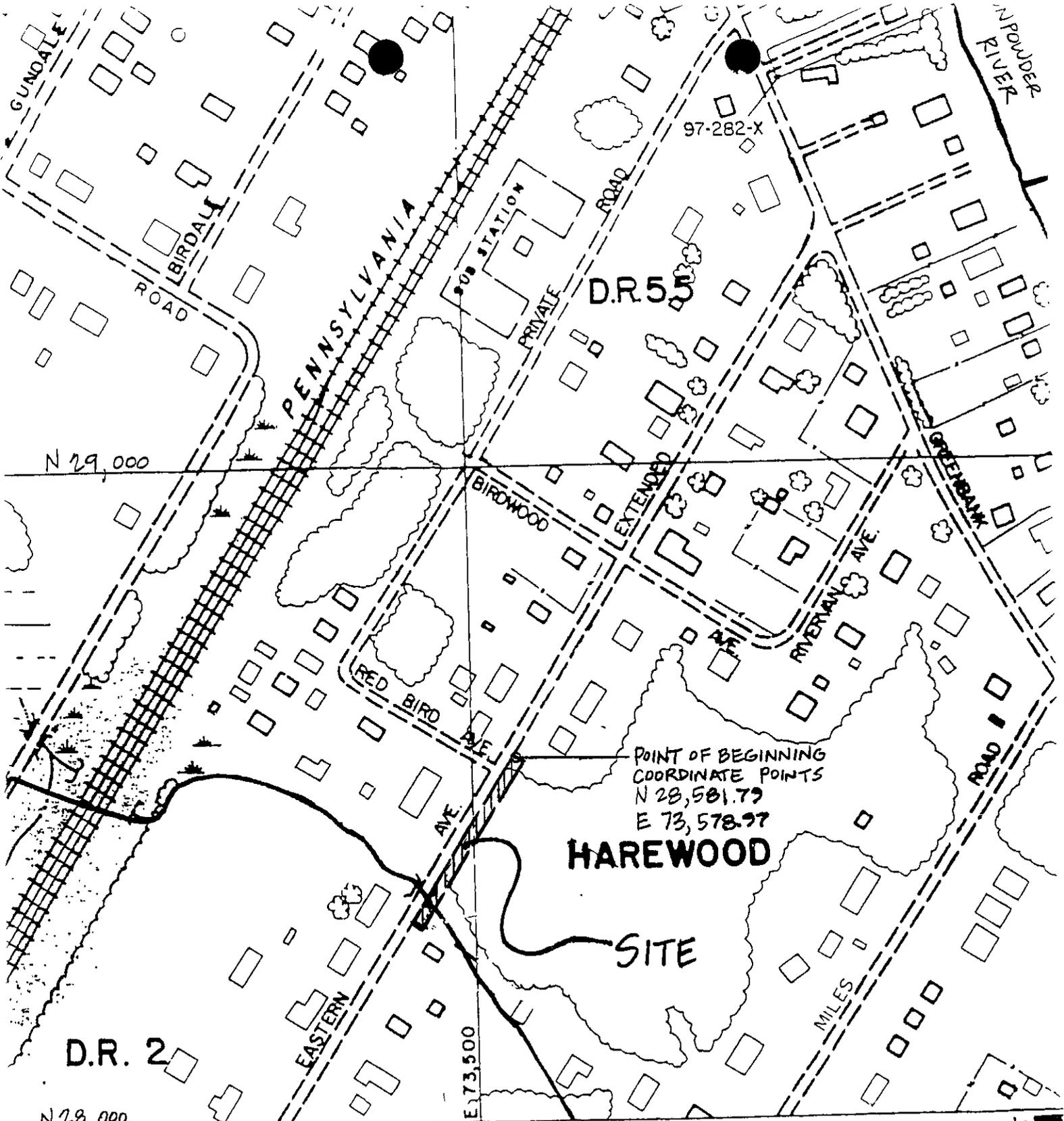
TOPOGRAPHY

8-M

DEC. 1954

Filed By Photogrammetric Methods
SURVEY CORP. LANSING MICH.

00-2/A-SHK



POINT OF BEGINNING
 COORDINATE POINTS
 N 28,581.79
 E 73,578.97

HAREWOOD

SITE

D.R. 2

00-214-SPH

SCALE

1" = 200' ±

DATE OF PHOTOGRAPHY
 JANUARY 1986

LOCATION

HAREWOOD
 ZONING

SHEET

N.E.

8-M



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Printed with Soybean Ink

Photographs

#00-214-SPH

