

IN RE: PETITION FOR VARIANCE
NE/Corner Old Court Road and
Rolling Road (Lots 13, 22, 24, 25, 26,
28 & 29 of Al-Hannah Park, aka
6, 8, 14 & 16 Al-Hannah Circle and
4638 and 4640 Old Court Road)
2nd Election District
2nd Councilmanic District

CSG Development, LLC - Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-340-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, CSG Development, LLC, by Thomas Scherr, Vice President, through their attorney, Steve Rosen, Esquire. The Petitioners request variance relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit rear setbacks of 21 feet, 11, feet, 22 feet, and 19 feet in lieu of the required 30 feet each for Lots 22, 24, 25 and 26, respectively; a front setback of 18 feet in lieu of the required 25 feet for Lot 24; front setbacks of 35 feet in lieu of the required 45 feet each for Lots 28 and 29; and, an amendment to the Final Development Plan for Al-Hannah Park for the lots in question, and for Lot 13 to adjust the building envelope. 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 Thomas Scherr, Vice President of CSG Development, LLC, owners; Kenneth Colbert, Professional Engineer who prepared the site plan for this property; Terri Stephens-Alston, Janice Collins, and Rachel Roey; and, Steven Rosen, Esquire, attorney for the Petitioners. Appearing as interested persons were Helen B. Aiken and Ella White Campbell, residents of the area and representatives of the Loch Raven Community Council. No one appeared in opposition to the request.

The subject properties under consideration consist of seven lots located in the proposed residential subdivision known as Al-Hannah Park. This subdivision is located adjacent to Old

ORDER RECEIVED FOR FILING

Date

By

Court Road, at its intersection with Rolling Road in the Old Court community of western Baltimore County. The development plan for this residential subdivision was approved on February 11, 1993, pursuant to the County's development review regulations codified under Title 26 of the Baltimore County Code. Under Section 26-210 of the Code, such approvals are valid for a period of 5 years. Prior to the expiration of that time, the then Developer/property owner requested and received an extension of the development plan approval for an additional 5-year period. That extension was granted on February 10, 1998.

The approved development plan had been submitted by a different developer/property owner and prepared by an engineer other than Colbert-Matz-Rosenfelt, Inc. CSG Development, LLC acquired the property and Mr. Colbert assumed preparation of the revised plan. Al-Hannah Park was approved for development with 29 single family homes. Four of those lots are located on the south side of Old Court Road, with the remaining 25 units located on the north side of Old Court Road. A circular road, to be known as Al-Hannah Circle, will be constructed to provide vehicular access to the lots on the north side of Old Court Road.

In the instant case before me, the Petitioner requests a series of variances for six of the lots. Variance relief from rear yard setback requirements is being requested for Lots 22, 24, 25 and 26, which front Al-Hannah Circle. As explained by Mr. Colbert at the hearing, these lots are irregular in shape, thereby justifying the need for variance relief. Additionally, due to the proposed construction of a panhandle driveway between Lots 24 and 25 to serve Lots 28 and 29, the configuration of 9 of the lots, namely Lots 21 through 29, has been altered. Variance relief from front setback requirements is also requested for Lot 24. Justification for this variance is due to the fact that this lot features a curved frontage along the proposed public street, thereby limiting the front setback from the road. In addition, the dwelling proposed for this lot will be a ranch-style because the Contract Purchaser is elderly and prefers a one-story dwelling without steps. Thus, a larger building envelope is required. It was noted at the hearing that this will be the only ranch-style dwelling in the community.

ORDER RECEIVED FOR FILING
Date 5/10/08
By [Signature]

A variance from front setback requirements was also requested for Lots 28 and 29. Although these lots abut Old Court Road, access will be provided by way of the proposed panhandle driveway off of Al-Hannah Circle. As a result of this configuration, the building envelopes have been moved closer to Old Court Road. It should be noted that Lots 28 and 29 will feature 35-foot front yard setbacks, which is consistent with the setbacks of adjacent dwellings on Old Court Road. Additionally, this reduced setback will not in any way interfere with the proposed widening of Old Court Road, which is to be widened along the Developer's frontage to a 42-foot paving width on a 60-foot right-of-way. The reduced front yard setback for Lots 28 and 29 will not adversely impact that road widening.

Lastly, relief is requested for Lot 13 which is located to the extreme rear of the subject development. That lot will also be accessed by a panhandle driveway off of Al-Hannah Circle and relief is requested to accommodate the orientation of the proposed dwelling. As shown on the plan, the dwelling will be oriented directly towards that driveway.

There was significant testimony offered regarding the proposed development and the relief sought. Many of the issues discussed are more appropriately addressed during the development plan review process; however, those issues were discussed at the public hearing as an accommodation to the citizens who appeared. It is significant to note that there is no increase in residential density attributable to the variances requested. That is, 29 lots were approved under the original plan and there is no increase to that number. I am also persuaded that the Developer's desire to construct larger homes with larger building envelopes is appropriate and will meet existing market conditions. Finally, it is to be noted that the Office of Planning endorses the variance requests, noting that this site is within a community conservation area and that the redevelopment of the property with single family dwellings is appropriate for the neighborhood.

The citizens who appeared asked a variety of questions about the variances requested and development generally. They did raise an issue about public schools in the area and the impact of this development on existing overcrowded conditions. It is to be noted, however, that this plan is grandfathered from any limitation due to school overcrowding, having been approved in 1993.

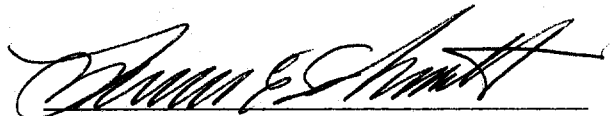
Thus, the issue of school overcrowding is not relevant to the variance relief per se, in that no additional dwellings are proposed.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. In my judgment, the Petitioners have met the requirements for variance relief to be granted. I find that the lots at issue are unique by virtue of their shape and that a denial of the requested variances would cause a practical difficulty to the property owner. Moreover, it is clear that there will be no adverse impact to the health, safety and general welfare of the surrounding locale.

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 16th day of April, 2000 that the Petition for Variance seeking relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit rear setbacks of 21 feet, 11 feet, 22 feet, and 19 feet in lieu of the required 30 feet each for Lots 22, 24, 25 and 26, respectively; a front setback of 18 feet in lieu of the required 25 feet for Lot 24; front setbacks of 35 feet in lieu of the required 45 feet each for Lots 28 and 29; and, an amendment to the Final Development Plan for Al-Hannah Park for the lots in question, and for Lot 13 to adjust the building envelope, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 4/19/00

By [Signature]



Baltimore County
Zoning Commissioner

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

April 10, 2000

Steve Rosen, Esquire
Abramoff, Neuberger & Linder
250 W. Pratt Street
Baltimore, Maryland 21201

RE: PETITION FOR VARIANCE
NE/Corner Old Court Road and Rolling Road
(Lots 13, 22, 24, 25, 26, 28 & 29 of Al-Hannah Park)
2nd Election District - 2nd Councilmanic District
CSG Development, LLC - Petitioners
Case No. 00-340-A

Dear Mr. Rosen:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Thomas Scherr, V.P., CSG Development, LLC
701 Fern Valley Circle, Baltimore, Md. 21228
Mr. Kenneth Colbert, Colbert-Matz-Rosenfelt, Inc.
2835 Smith Avenue, Suite G, Baltimore, Md. 21209
Ms. Helen B. Aiken, 4502 Dresden Road, Baltimore, Md. 21208
Ms. Ella White Campbell, 8544 Stevenswood Road, Baltimore, Md. 21244
People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 6, 8 14 and 16 Al-Hannah Circle and 4638 & 4640 Old Court Road
which is presently zoned D.R.-5.5

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

1B01.2.C.1.b of the BCZR, for rear setbacks on Lots 22, 24, 25 and 26 of 21 ft., 11 ft., 22 ft. and 19 ft., respectively, in lieu of 30 ft. required; on Lot 24 for a front setback of 18 ft. in lieu of 25 ft. required; on Lots 28 and 29 for front setbacks of 35 ft. in lieu of 45 ft. required and to amend the Final Development Plan of Al-Hannah Park for the lots in question and Lot 13.

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

The uniqueness and peculiarity of the properties causes the zoning provisions to impact disproportionately upon the properties. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the properties' uniqueness.

Property 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:

Steve Rosen, Esq.

Signature

Abramoff, Neuberger & Linder

Company

50 W. Pratt St.

410-539-8300

Address

Telephone No.

Baltimore

Md. 21201

City

State Zip Code

Legal Owner(s):

Thomas Scherr, Vice-President

Name - Type or Print

Signature

Name - Type or Print

Signature

CSE Development, LLC
701 Fern Valley Circle

410-744-8589

Address.

Telephone No.

Baltimore

Md. 21228

Representative to be Contacted:

Richard E. Matz, P.E.

Colbert Matz Rosenfelt, Inc.

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JRA

Date 02-16-00

ORDER RECEIVED FOR FILING

Case No.

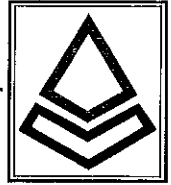
00-340-A

Date

By

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 6, 8, 14 and 16 Al-Hannah Circle 4638 and 4640 Old Court Road

Beginning at a point on the north side of Old Court Road, which is 60 feet wide, exactly at the centerline of Rolling Road, which is 60 feet wide, at the intersection of Old Court and Rolling Road.

Being Lots 22, 24, 25, 26, 28 and 29 in the subdivision of Al-Hannah Park, as recorded in Baltimore County Plat Book #71, Folio # 58, the combined area being 33,076 square feet or 0.76 acres. Also known as 6, 8, 14 and 16 Al-Hannah Circle and 4640 and 4638 Old Court Road, respectively, and located in the 2nd Election District.

2/15/2000

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: #00-340-A

6, 8, 14 & 16 Al-Hannah Circle and 4638 & 4640 Old Court Road (Al-Hannah Park)

N and S/S Old Court Road at Rolling Road and Al-Hannah Circle

2nd Election District - 2nd Councilmanic District.

Legal Owner(s): CSG Development, LLC

Variance: to permit rear setbacks (for lots 22, 24, 26 and 28) of 21 feet, 11 feet, 22 feet, and 19 feet, respectively, in lieu of the 30 feet required; to permit front setbacks (for lots 24, 28 and 29) of 18 feet, 36 feet and 36 feet, respectively, in lieu of the 25 feet and 45 feet required; and to amend the Final Development Plan of Al-Hannah Park.

Hearing: Wednesday, March 29, 2000 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.

JT/3/654 March 14

C376338

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/16/, 2000

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 3/14/, 2000.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 076734

DATE 02/16/00 ACCOUNT R.C.C.C.C.C.

AMOUNT \$ 300.00

RECEIVED FROM: 1st S.W. ...

FOR: 6115 Union ... 300
Union ... 300

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT DATE 02/16/2000
REG NO. 076734
DEPT 5 520 ZONING VERIFICATION
RECEIPT # 150022
OR NO. 076754

Amount Paid 300.00
500.00 OK 200.00
Baltimore County, Maryland

00.340-A

CASHIER'S VALIDATION

CE I CATE OF POSTING

RE Case No 00-340-A

Petitioner/Developer AL HANNAH PARK, ETA
40 R. MATZ & S. ROSEN

Date of Hearing/Closing 3/29/2000

F - 653-7953

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at Z-ONSITE LOCATIONS
OLD COURT ROAD BOTH SIDES OF INT. C
ROLLING ROAD, VC-#4640 OLD CT. RD.

The sign(s) were posted on 3/13/00
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/16/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

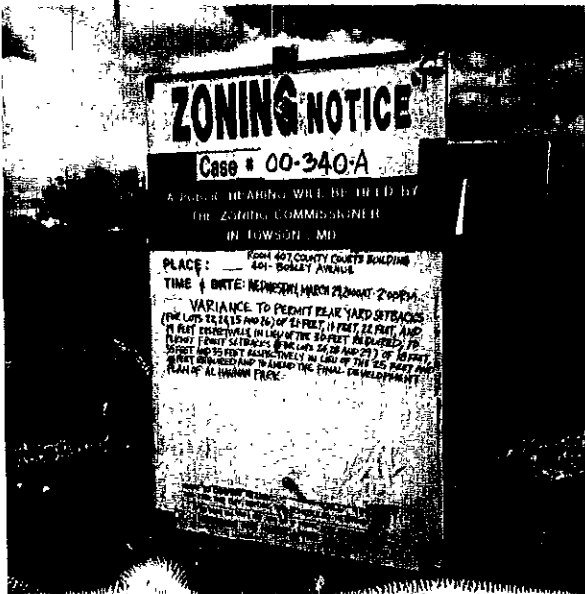
523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)





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

March 2, 2000

NOTICE OF ZONING HEARING

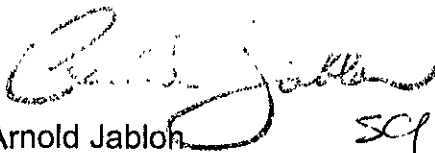
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-340-A

6, 8, 14 & 16 Al-Hannah Circle and 4638 & 4640 Old Court Road (Al-Hannah Park)
N and S/S Old Court Road at Rolling Road and Al-Hannah Circle
2nd Election District – 2nd Councilmanic District
Legal Owner: CSG Development, LLC

Variance to permit rear setbacks (for lots 22, 24, 25 and 26) of 21 feet, 11 feet, 22 feet, and 19 feet, respectively, in lieu of the 30 feet required; to permit front setbacks (for lots 24, 28 and 29) of 18 feet, 35 feet and 35 feet, respectively, in lieu of the 25 feet and 45 feet required; and to amend the Final Development Plan of Al-Hannah Park.

HEARING: Wednesday, March 29, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Steve Rosen, Esquire, 250 W. Pratt Street, Baltimore 21201
CSG Development LLC, 701 Fern Valley Circle, Baltimore 21228
Colbert Matz Rosenfelt Inc., 2835 Smith Ave., Suite G, Baltimore 21209

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 14, 2000.**
(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
Tuesday, March 14, 2000 Issue – Jeffersonian.

Please forward billing to:
Thomas Scherr
701 Fern Valley Circle
Baltimore, MD 21228

410-744-8589

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: 00-340-A

6, 8, 14 & 16 Al-Hannah Circle and 4638 & 4640 Old Court Road (Al-Hannah Park)
N and S/S Old Court Road at Rolling Road and Al-Hannah Circle
2nd Election District – 2nd Councilmanic District
Legal Owner: CSG Development, LLC

Variance to permit rear setbacks (for lots 22, 24, 25 and 26) of 21 feet, 11 feet, 22 feet, and 19 feet, respectively, in lieu of the 30 feet required; to permit front setbacks (for lots 24, 28 and 29) of 18 feet, 35 feet and 35 feet, respectively, in lieu of the 25 feet and 45 feet required; and to amend the Final Development Plan of Al-Hannah Park.

HEARING: Wednesday, March 29, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt SC

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: _____

Petitioner: CSG DEVELOPMENT, LLC

Address or Location: ~~31~~ AL HANNAH PARK - OLD COURT ROAD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS SCHERR.

Address: 701 FERNVALEY CIRCLE
BALTO, MD 21228

Telephone Number: 410-744-8589

Revised 2/20/98 - SCJ

- 500A
00-340-A



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

March 24, 2000

Attorney Steve Rosen
Abramoff, Neuberger & Linder
250 W. Pratt Street
Baltimore MD 21201

Dear Attorney Rosen:

RE: Case Number 00-340-A , 6,8,14 & 16 Al-Hannah Circle and 4638 & 4640 Old Court Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 16, 2000.

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, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

3/29

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

DATE: April 10, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for March 5, 2000
Item Nos. 333, 334, 335, 336, 337, 338,
339, 340, 342, 346, and 347

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

March 1, 2000

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

RECEIVED MAR 03 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 28, 2000

Item No.: See Below

Dear Ms. Stephens:

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

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

343, 344, 345 (LOT 700 8c), 341, 342, 339, 340, 338, 336, AND 347

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *plus*

DATE: March 8, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 28, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
333	Owings Park Apartments
334	8757 Mylander Lane
335	Liberty Road/Offut Road
338	11406 Reisterstown Road
339	12423 Eastern Avenue
340	6,8,14,16 Al-Hannah Circle
346	2749 Rolling Road
347	1055 West Joppa Road
320	14-28 Melrose Avenue

Les
3/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 8, 2000

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

MAR -- 9

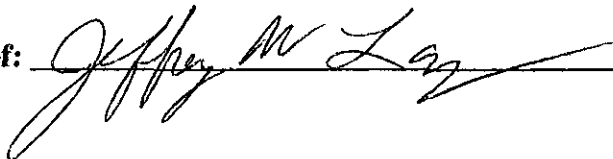
SUBJECT: Al Hannah Park
INFORMATION:

Item Number: 00-340A
Petitioner: Thomas Scherr, CSG Development, LLC
Property Size: 7.73 Acres
Zoning: DR 5.5
Requested Action: Variance
Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The site is located in a Community Conservation area. The variances requested will not impact existing residential uses. The Office of Planning supports the variances requested for lots 26, 25, 22, 28, 29, and 13. However, the front setback variance requested for lot 24 is not acceptable. The petitioner should propose a smaller building envelope for this lot.

Section Chief:



AFK:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.1.00

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

RE: Baltimore County
Item No. 340 JRA

RECEIVED MAR 06 2000

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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

Very truly yours,

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

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-340-A

Date Completed/Initials

3/2/00 sg

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

CITIZEN

PLEASE PRINT CLEARLY

~~RESIDENT~~(S) SIGN-IN SHEET

NAME

ADDRESS

LRCC - HELEN B. AIKEN
LRCC - Ella B. White Campbell

4502 DRESDEN RD 21208
8544 STEVENSON RD 21244



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

3/29/00
2 PM

NAME

ADDRESS

TOM SCHERR
STEVEN ROSEN
Terri Stephens-Alston

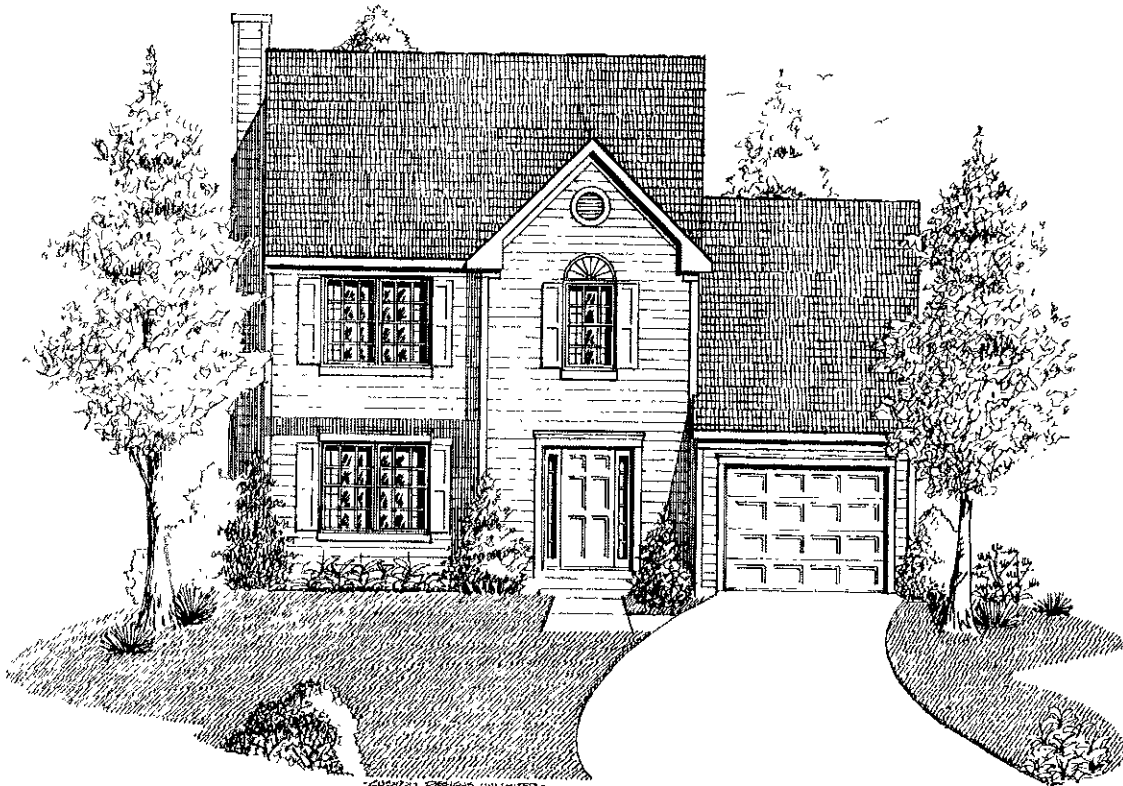
701 PEARL Valley Cir 21228
Abramoff, Neuberger & Cinkler
Suite 900 ; 250 W. Pratt Blvd 21201
c/o Fiola Blum Realtors
110 SLADE AVE - 21208

JANICE MARIE COLLINS
RACHEL ROEY
KEN COLBERT
COLBERT MATZ ROSAFERT, INC

7209 Chalkstone - 21208
7209 Chalkstone - 21208
2835 SMITH AVE, SUITE 4
BALTIMORE, MD 21209

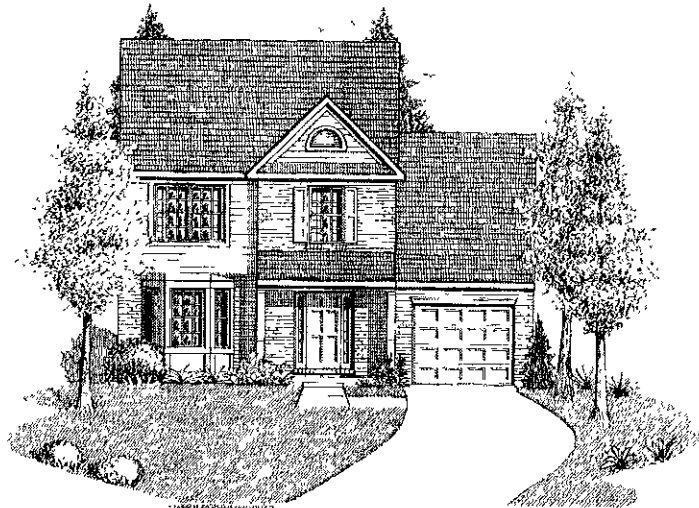


The Cambridge



Ref
No 3

The Cambridge, Elevation A



The Cambridge, Elevation B

RE: PETITION FOR VARIANCE
6, 18, 14, 16 Al-Hannah Circle and
4638 & 4640 Old Court Road,
N/S Old Court Rd at Rolling Rd and Al Hannah Cir
2nd Election District, 2nd Councilmanic

Legal Owner: CSG Development, LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-340-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 8th day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to Steven M. Rosen, Esq., Abramoff, Neuberger & Linder, 250 W. Pratt Street, Baltimore, MD 21201, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

D.R. 3.5

D.R. 5.5

D.R. 10.5

DR 5.5

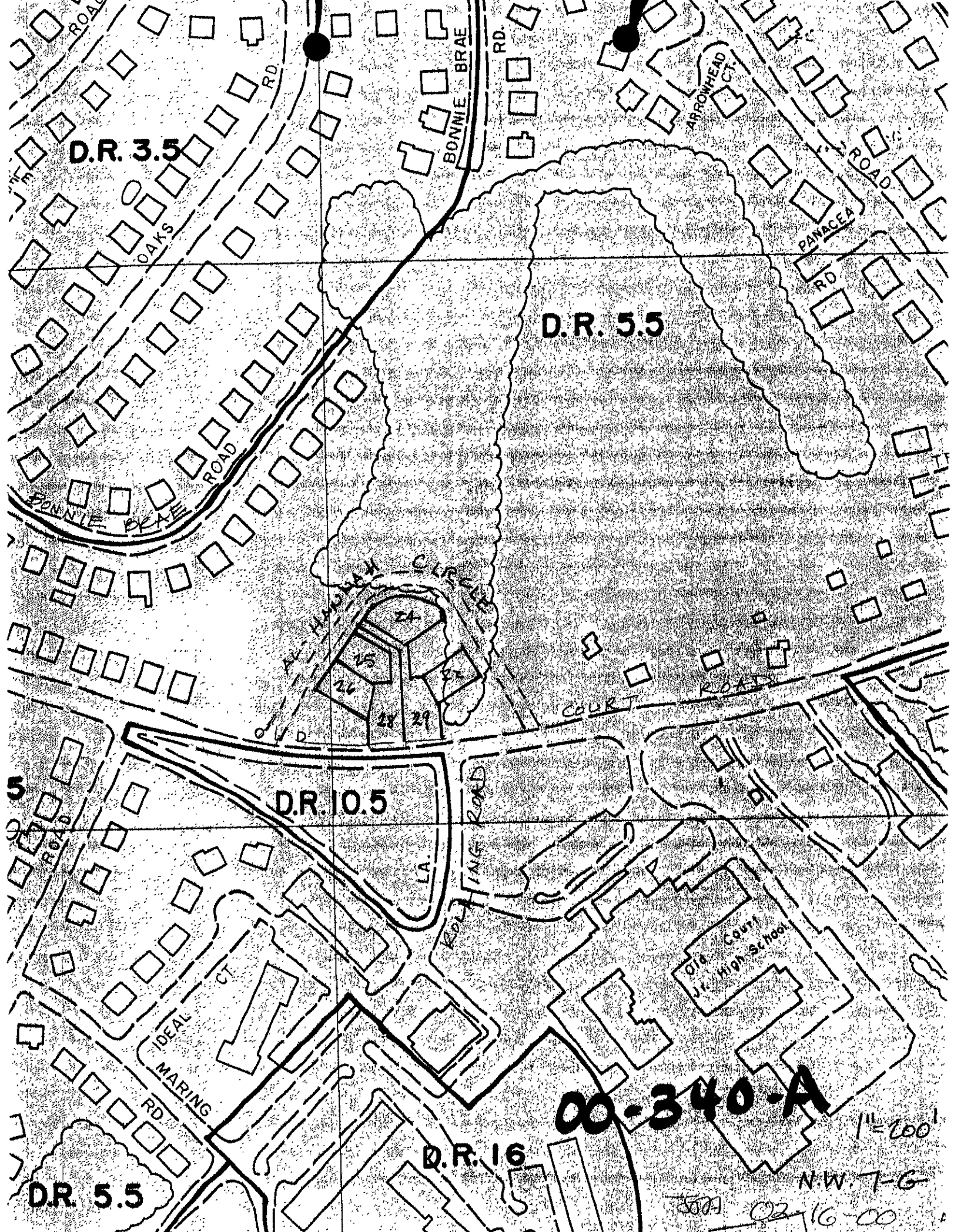
D.R. 16

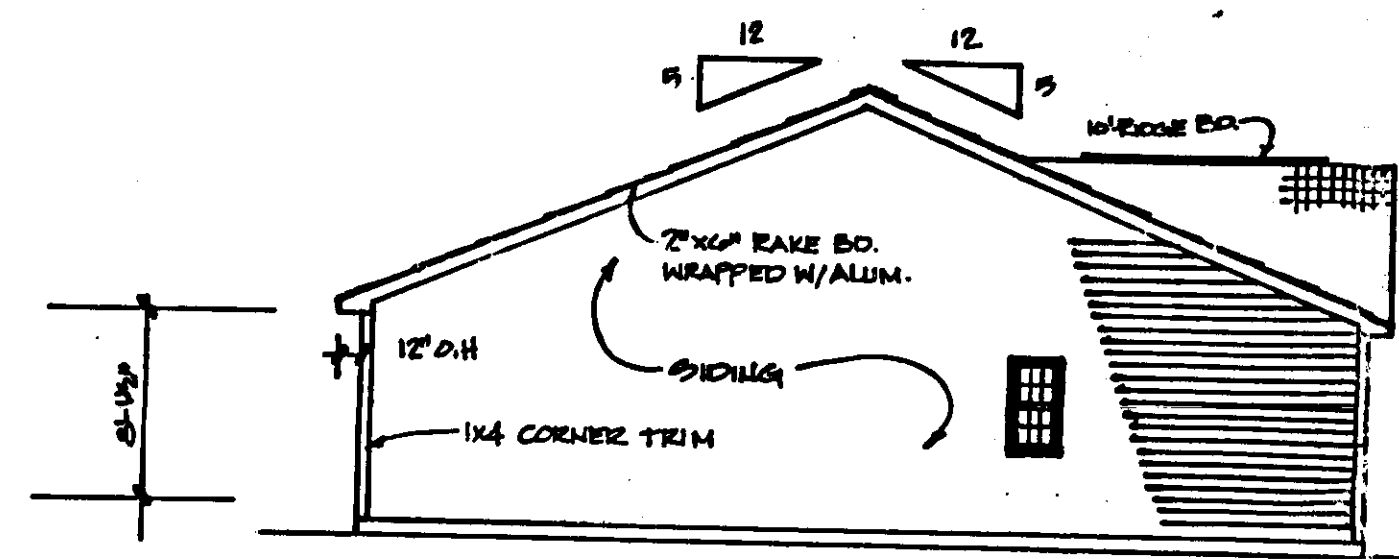
00-340-A

1"=100'

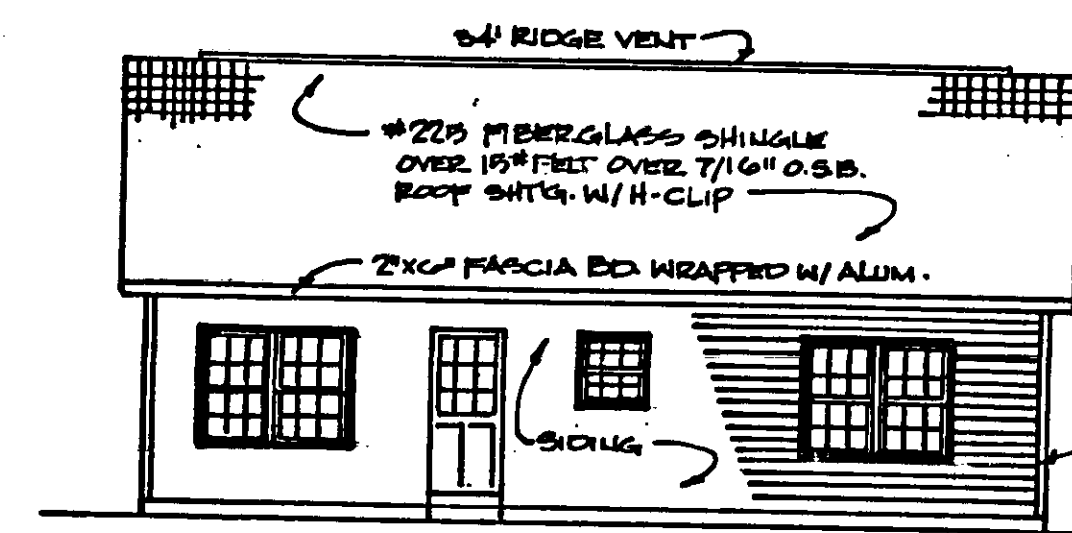
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02-16-00

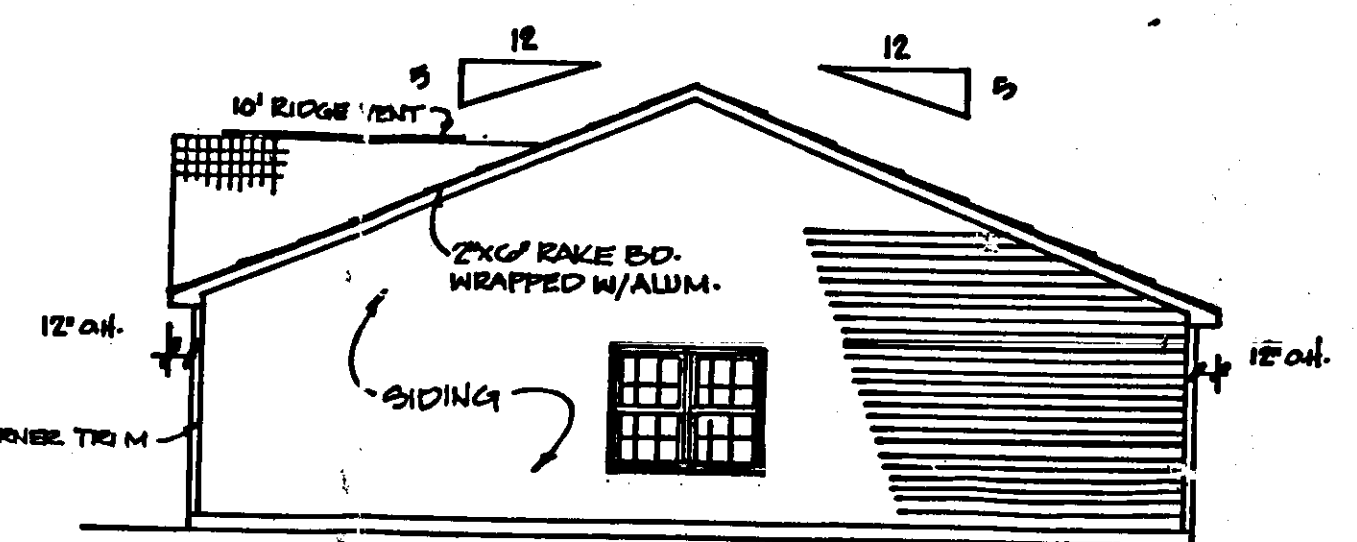




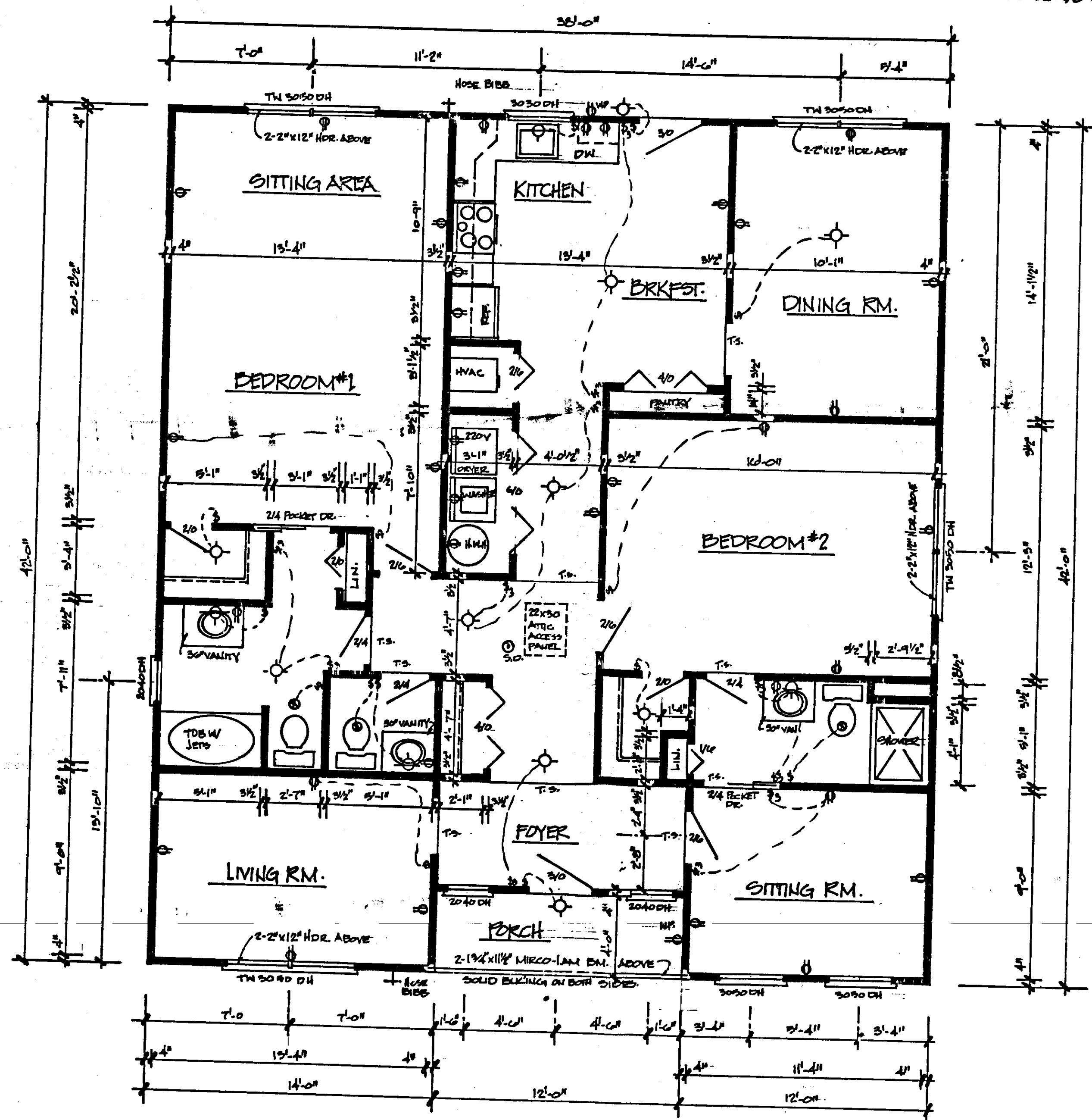
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



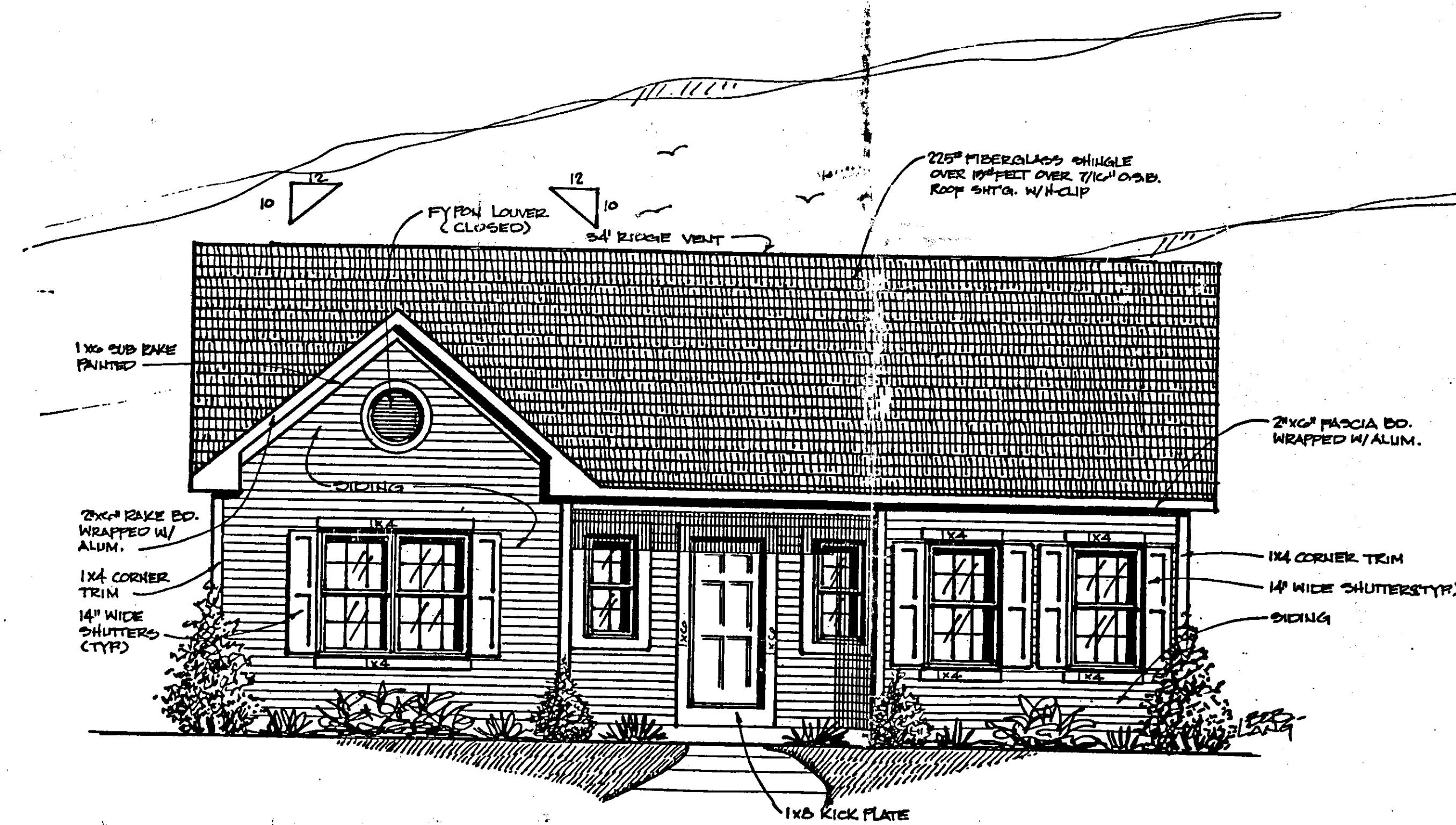
REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

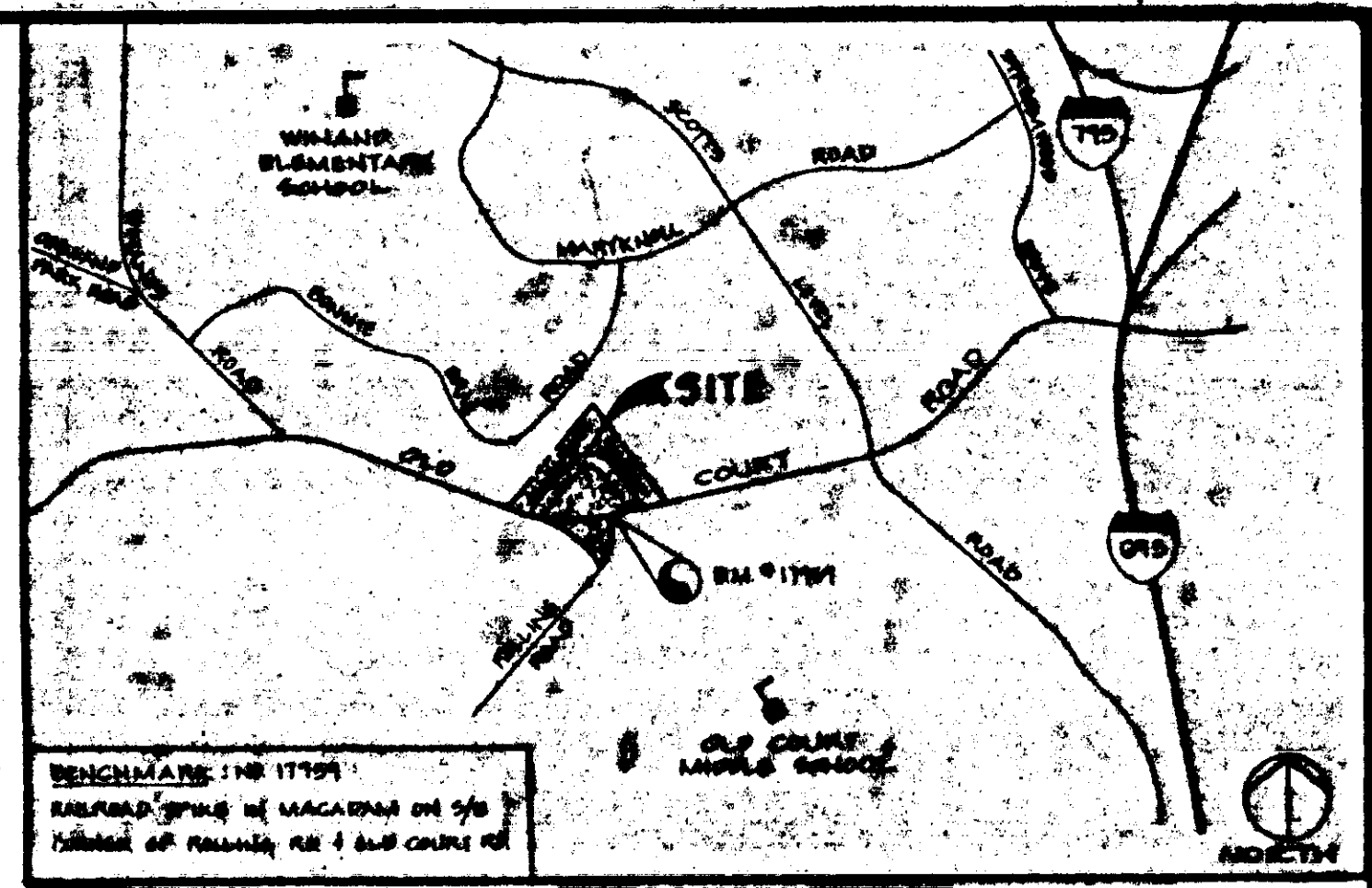
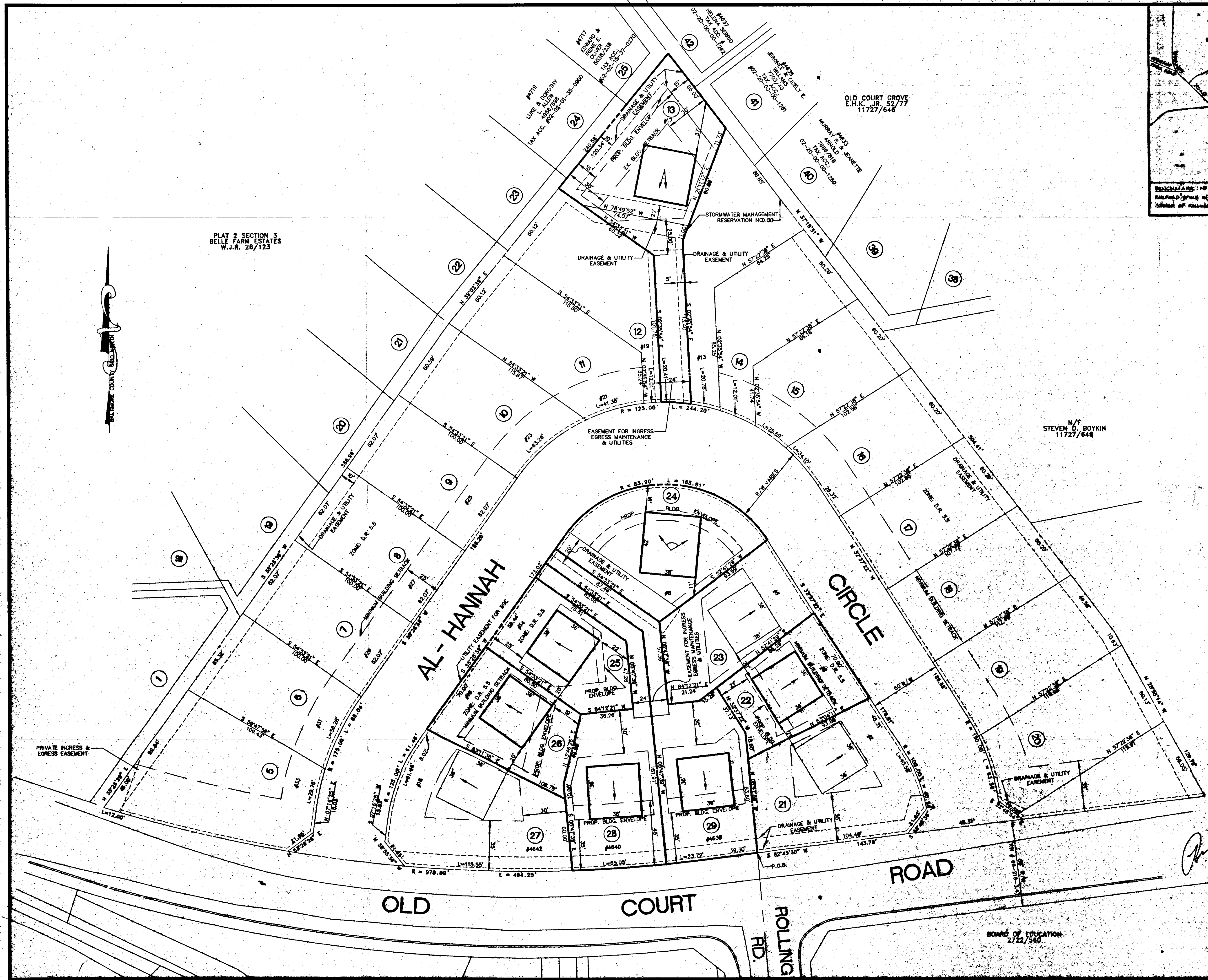


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION SCALE: 1/4" = 1'-0"

Custom Designs Unlimited, Inc. INTERNATIONAL 324 washington street annapolis, md, 21403 tel: (410) 990-1850 fax: (410) 990-1860		name: Rachael's Rancher scale: as noted dwg. no: 991207 drwn. by: bob lang date: 12/17/99 P & S Development Corp.	date: _____ revisions: _____ sheet no: 1 of 2
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VARIANCES REQUESTED

- LOT 22: REAR SETBACK OF 21' IN LIEU OF THE REQUIRED 30'
- LOT 24: FRONT SETBACK OF 18' IN LIEU OF THE REQUIRED 25'
REAR SETBACK OF 11' IN LIEU OF THE REQUIRED 30'
- LOT 25: REAR SETBACK OF 22' IN LIEU OF THE REQUIRED 30'
- LOT 26: REAR SETBACK OF 19' IN LIEU OF THE REQUIRED 30'
- LOT 28: FRONT SETBACK OF 35' IN LIEU OF THE REQUIRED 45'
- LOT 29: FRONT SETBACK OF 35' IN LIEU OF THE REQUIRED 45'
- AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR THE ABOVEMENTIONED LOTS AND FOR LOT 13 TO ADJUST THE BUILDING ENVELOPE.

GENERAL NOTES

- PREPARED BY: COLBERT MATZ ROSENFELT, INC.
2835 SMITH AVENUE, SUITE G
BALTIMORE, MD. 21209
(410) 653-3838
- OWNER: CSO DEVELOPMENT LLC
THOMAS SCHEIDT, VICE PRESIDENT
701 FERN VALLEY DR.
BALTIMORE, MD. 21228-3343
(410) 744-8589
- EXISTING ZONING: D.R. 5.5
- ELECTION DISTRICT: 2 COUNCILMANIC DISTRICT: 2
- PUBLIC WATER AND SEWERAGE IS AVAILABLE AND WILL BE PROVIDED TO THE SITE. THERE ARE NO PROPOSED WELL OR SEPTIC AREAS ON THE SITE.
- THERE ARE NO KNOWN CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, HISTORIC BUILDINGS, UNDERGROUND TANKS, OR HAZARDOUS MATERIALS ON THE SITE.
- PROPERTY REFERENCES: DEED: 13888/819
TAX ACCOUNT NO. 23-00-00-5798
- LOT # AREA TAX ACCOUNT NO.
22 5,367 SQ.FT., 0.123 AC. 23-00-00-5797
24 8,187 SQ.FT., 0.188 AC. 23-00-00-5798
25 5,526 SQ.FT., 0.127 AC. 23-00-00-5799
26 5,783 SQ.FT., 0.133 AC. 23-00-00-5800
28 8,213 SQ.FT., 0.189 AC. 23-00-00-5802
29 8,482 SQ.FT., 0.195 AC. 23-00-00-5803
TOTAL: 41,558 SQ.FT., 0.955 AC.
PDM NO. II-225

PLAN TO ACCOMPANY VARIANCE PETITION

AL-HANNAH PARK

2nd ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



Colbert Matz Rosenfelt, Inc.
Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS	BY	SHEET 1 OF 1
1	2-14-00			
2	2-14-00			
3	2-14-00			
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