

IN RE: PETITION FOR VARIANCE
S/S Catanna Avenue, 317'
E centerline of Jeanne Avenue
13th Election District
1st Councilmanic District
(1954 Catanna Avenue)

Katherine E. Frost
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No.: 00-381-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the property, Katherine E. Frost. The Petitioner is requesting a variance from Section 1.B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) for property she owns at 1954 Catanna Avenue located in the Halethorpe area of Baltimore County. The subject property is zoned D.R.2. The variance request is to allow a lot area of 6,600 sq. ft. in lieu of the minimum required 20,000 sq. ft. and to allow a minimum side yard of 10 ft. in lieu of the required 15 ft. and a sum of side yards of 20 ft. in lieu of the required 40 ft. and a lot width of 60 ft. in lieu of the required 100 ft.

Appearing at the hearing on behalf of the variance request was J. Scott Dallas, property line surveyor, who prepared the site plan of the property and Steven Knecht, the contract purchaser of the property. Appearing in opposition to the Petitioner's request was Donald Hawkins, the President of the Halethorpe Civic League.

Testimony and evidence indicated that the property which is the subject of this variance request consists of 6,600 sq. ft. of land located on Catanna Avenue in Halethorpe. The subject property is unimproved at this time. The property consists of three (3) 20 ft. wide lots, numbered at Lots 22-24. The lots are shown on the Plat of Halethorpe Terrace, a subdivision which was created

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Date

5/5/00

By

[Signature]

in 1923. The subject property was purchased in 1998 by Ms. Katherine E. Frost, apparently as a speculative purchase. She is now attempting to sell the property to Mr. Knecht who is desirous of constructing a home on the property for sale. He does not intend to live in the house itself. The subject property is zoned D.R.2 and falls short of the minimum requirements for the construction of a home thereon. Therefore, the variances are being requested.

Testimony from Mr. Hawkins, President of the Halethorpe Civic League, demonstrated that he and his association are in opposition to the construction of a house on this property. Mr. Hawkins testified concerning the problems with storm water runoff in the Halethorpe community and the flooding that commonly occurs during rain events. Mr. Hawkins also testified concerning the substantial improvements that are being proposed by Baltimore County and that have recently begun in order to alleviate this flooding problem. The County is proposing to install a regional storm water management facility, curbs and gutters, as well as storm drains throughout the Halethorpe community. Mr. Hawkins anticipated that this will take a couple of years to complete. Therefore, any additional construction in the Halethorpe community, according to Mr. Hawkins, would only exacerbate the flooding problems currently experienced by Mr. Hawkins and his neighbors. He, therefore, asked that the variance be denied until such time as these drainage improvements are completed. Once the improvements are made to the storm drain system, Mr. Hawkins indicated that he would not have opposition to the construction of a home on this property. However, at this time, he feels that the granting of a variance is not warranted.

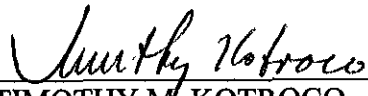
After considering the testimony and evidence offered by the Petitioner, as well as Mr. Hawkins on behalf of the Halethorpe Civic League, I find that the Petitioner's variance request should be denied. The construction of a home on this property at this time cannot be accomplished

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Date 5/5/00
By J.R. Gammison

without adversely affecting the surrounding properties in the neighborhood. Therefore, the variance request must be denied.

THEREFORE, IT IS ORDERED this 5th day of May, 2000, by this Deputy Zoning Commissioner for Baltimore County, that Petitioner's Request for Variance from Section 1.B02.3.C.1 of the B.C.Z.R., to allow a lot area of 6,600 sq. ft. in lieu of the minimum required 20,000 sq. ft. and to allow a minimum side yard of 10 ft. in lieu of the required 15 ft. and a sum of side yards of 20 ft. in lieu of the required 40 ft. and a lot width of 60 ft. in lieu of the required 100 ft., be and is hereby DENIED.

IT IS FURTHER ORDRED 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 RECEIVED FOR FILING
Date 5/5/00
By R. J. [signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 1954 Catanna Avenue

which is presently zoned D.R. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1.B02.3.C.1. to allow a lot area of 6,600 square feet in lieu of the required minimum 20,000 square feet and to allow a individual minimum side yard of 10 feet in lieu of the required 15 feet and to allow a sum of side yards of 20 feet in lieu of the required 40 feet, *and to allow a lot width of 60 feet in lieu of the required 100 feet, And to approve an undersized lot.* of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Plat of Halethorpe Terrace, from 1923, was setup as 20 foot lots. Most built-out lots, as evident from the zoning map and our detail of existing # 1948 and # 1952, are 40' or 60' wide and do not meet the lot area or side yard setbacks for D.R.2. Our proposed dwelling will be in conformance with neighborhood and average neighborhood front setback.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Katherine E. Frost

Name - Type or Print

Signature

Name - Type or Print

Signature

1211 Birch Avenue

410-247-5710

Address

Telephone No.

Baltimore

MD

21227

City

State

Zip Code

Representative to be Contacted:

J. Scott Dallas

Name

P.O. Box 26

approx.

13523 Long Green Pike

410-817-4600

Address

Telephone No.

Baldwin

MD

21013

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By SK

Date 3/17/00

Case No. 00-381-A

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE

P.O. BOX 26

BALDWIN, MD 21013

(410) 817-4600

FAX (410) 817-4602

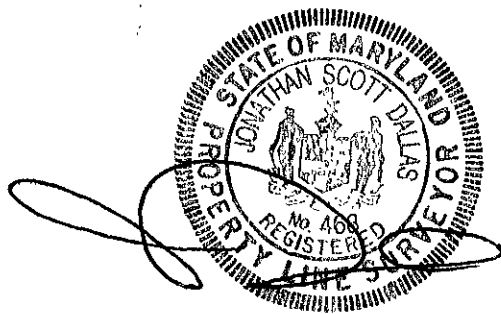
ZONING DESCRIPTION OF #1954 CATANNA AVENUE

BEGINNING at a point on the south side of Catanna Avenue, 30 feet wide, at the distance of 317 feet, more or less, east of the centerline of Jeanne Avenue, which is 30 feet wide

BEING Lots # 22, 23, and 24, Section "G" in the subdivision of "Halethorpe Terrace" as recorded in Baltimore County Plat Book 7, Folio 72.

CONTAINING 6600 square feet or 0.151 acres of land, more or less.

ALSO known as # 1954 Catanna Avenue and located in the 13th Election District, 1st Councilmanic District.



00-381-A

381

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: #00-381-A

1954 Catanna Avenue

S/S Catanna Avenue, 317' E of centerline Jeanne Avenue

13th Election District - 1st Councilmanic District

Legal Owner(s): Katherine E. Frost

Variance: to allow a lot area of 6,600 square feet in lieu of the required minimum 20,000 square feet; to allow an individual side yard of 10 feet in lieu of the required 15 feet; to allow a sum of side yards of 20 feet in lieu of the required 40 feet; to allow a lot width of 60 feet in lieu of the required 100 feet; and to approve an undersized lot.

Hearing: Wednesday, May 3, 2000 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.

JT/4/732 April 18 C385129

CERTIFICATE OF PUBLICATION

TOWSON, MD, 4/20/, 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 4/18/, 2000.

THE JEFFERSONIAN,
S. Wilkinson
LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 079025

DATE 12/1/80 ACCOUNT 100-100000

AMOUNT \$ 50.00

RECEIVED FROM: John J. Zimny

FOR: Various

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL FOR
CASH ON HAND 12/1/80 12/31/80
PER MISC. COUNCIL NOTE NO. 10-400
DATE 12/1/80 12/31/80 12/31/80
RECEIVED 12/1/80 12/31/80 12/31/80
OR NO. 079025
RECEIPT FOR 50.00
PAID BY 100-100000
BALANCE DUE, No. 1000

00-381-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE. Case No. 00-381-A

Petitioner/Developer: K. FROST, ETAL
c/o J.S. DALLAS

Date of Hearing/Closing: 5/3/00
@ 9 AM

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 #1954 CATANNA AVE

The sign(s) were posted on _____

4/18/2000
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/22/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

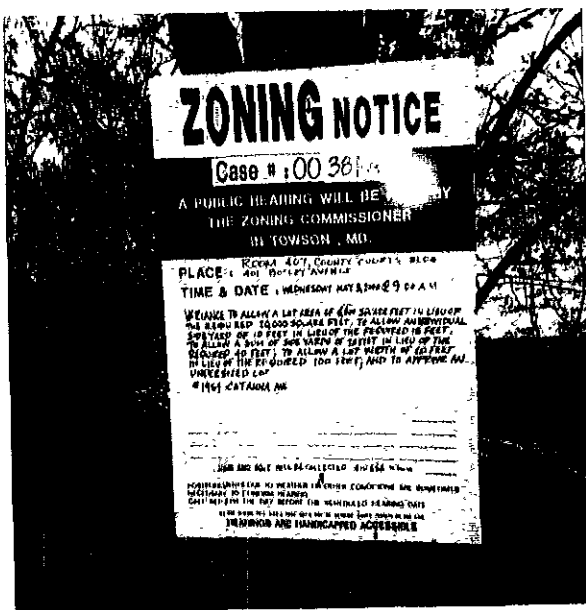
(Address)

HUNT VALLEY, MD. 21031

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-85

(Telephone Number)



00-381-A



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

April 10, 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: 00-381-A
1954 Catanna Avenue
S/S Catanna Avenue, 317' E of centerline Jeanne Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Katherine E. Frost

Variance to allow a lot area of 6,600 square feet in lieu of the required minimum 20,000 square feet; to allow an individual side yard of 10 feet in lieu of the required 15 feet; to allow a sum of side yards of 20 feet in lieu of the required 40 feet; to allow a lot width of 60 feet in lieu of the required 100 feet; and to approve an undersized lot.

HEARING: Wednesday, May 3, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

C: Katherine Frost, 1211 Birch Avenue, Baltimore, MD 21227
J. Scott Dallas, PO Box 26, 13523 Long Green Pike, Baldwin, MD 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 18, 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, April 18, 2000 Issue – Jeffersonian

Please forward billing to:
Knecht Enterprises
PO Box 1981
Ellicott City, MD 21041

410-461-9548

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: 00-381-A
1954 Catanna Avenue
S/S Catanna Avenue, 317' E of centerline Jeanne Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Katherine E. Frost

Variance to allow a lot area of 6,600 square feet in lieu of the required minimum 20,000 square feet; to allow an individual side yard of 10 feet in lieu of the required 15 feet; to allow a sum of side yards of 20 feet in lieu of the required 40 feet; to allow a lot width of 60 feet in lieu of the required 100 feet; and to approve an undersized lot.

HEARING: Wednesday, May 3, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

scf

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: 00-381-A
~~Katherine E. Frost~~ Item # 381
Petitioner: Katherine E. Frost.
Address or Location: 1954 Catana Avenue.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Knecht Enterprises
Address: P.O. Box 1981
Ellicott City MD 21041
Telephone Number: 410-461-9543



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

April 28, 2000

Mr. J. Scott Dallas
P O Box 26
Baldwin MD 21013

Dear Mr. Dallas:

RE: Case Number 00-381-A , 1954 Catanna Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 17, 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,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





Baltimore County
Fire Department

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

April 6, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 3, 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:

381 382, 384, 385, 387, 388, 389, 391, 392, 393, 394,
395, and 397

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 *RB*

DATE: April 10, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 4, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
381	1954 Catanna Avenue
382	19621 Middletown Road
383	50 Westminster Pike
384	245 Ashland Road
387	9415 Horn Avenue
388	515 Picadilly Road
389	5504 Dunrovin Lane
390	3738 Butler Road
391	115 Carolstowne Road
392	113 Carolstowne Road
393	142 Carolstowne Road
394	140 Carolstowne Road
395	11930 Jericho Road
397	Glen Arbor North
335	Liberty Road

su
5/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 17, 2000

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

SUBJECT: 1954 Catanna Avenue

INFORMATION:

Item Number: 381

Petitioner: Katherine E. Frost

Zoning: DR2

Requested Action: Variance

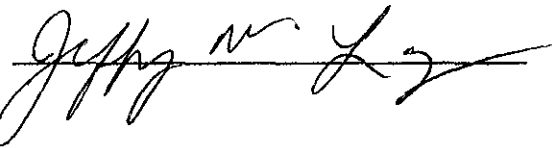
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the request due to the fact that the petitioner has not demonstrated that there is a hardship or practical difficulty in meeting the DR2 height and area requirement.

It should be noted that the property owner purchased the property in 1998 as part of 3 contiguous vacant lots, (lots 22, 23, and 24) of Halethorpe Terrace. The property is located within the Halethorpe Community which was rezoned in an effort to limit in-fill development due to the area's history of flooding and its lack of infrastructure, including curbs, gutters, sidewalks, and most notably, regional storm water management. While some improvements on Catanna Avenue have occurred, the regional storm water management ponds have not yet been implemented.

If the variance is granted, this office recommends that approval of any building permit should be in keeping with the architectural drawings submitted with the undersized lot request.

Prepared by: 

Section Chief: 

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.3.00

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

RE: Baltimore County
Item No. 381

BR

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 +10-545-5606 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

RE: PETITION FOR VARIANCE
1954 Catanna Avenue, S/S Catanna Ave,
317' E of c/l Jeanne Ave
13th Election District, 1st Councilmanic

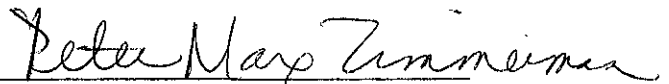
Legal Owner: Katherine E. Frost
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-381-A

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of April, 2000 a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, J.S. Dallas, Inc., 13523 Long Green Pike, P.O. Box 26, Baldwin, MD 21013, representative for Petitioners.


PETER MAX ZIMMERMAN

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

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

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ J. Scott Dallas P. O. Box 26
13523 Long Green Pike Baldwin, MD 21013
Print Name of Applicant Address Telephone Number 410-817-4600

☐ Lot Address 1954 Catanna Ave. Election District 13 Council District 1 Square Feet 6,600

Lot Location: N E S W / side / corner of Catanna Ave. 295.75 feet from N E S W corner of Jeanne Avenue
(street) (street)

Land Owner Katherine E. Frost Tax Account Number 2000007947

Address 1211 Birch Avenue Telephone Number 410-247-5710
Baltimore, MD 21227

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<u>X</u>	___
2. Permit Application	___	<u>X</u>
3. Site Plan	<u>X</u>	___
Property (3 copies)	<u>X</u>	___
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<u>X</u>	___
4. Building Elevation Drawings	<u>X</u>	___
to be consistent w/ neighborhood		
5. Photographs (please label all photos clearly)	<u>X</u>	___
Adjoining Buildings	<u>X</u>	___
Surrounding Neighborhood	<u>X</u>	___

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by AM
ZADM

Date 3/17/00

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Sent to OPCC
4/10/00
scj

Signed by: _____
for the Director, Office of Planning & Community Conservation

Revised 9/5/95

00-381-A

381

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

A-18E-00

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

STEVAN KNECHT

3991 VIEW TOP ROAD
ELLICOTT CITY MD. 21042

J. Scott Dallas

P.O. Box 26 Baldwin MD. 21013



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

DONALD S. HAWKINS Pres.
HALETHORPE CIVIC LEAGUE

1919 WOODSIDE AVE
HALETHORPE MD 21227



HALETHORPE -- EMERGING HISTORY

HALETHORPE

BC DEMOCRAT - May 10, 1890

A New County Village ★

The Sun of Saturday says of the new village recently laid off in the 13th district by Messrs. James Rittenhouse and Oregon R. Benson: 'Halethorpe' is a healthy village just springing into existence on the Baltimore and Potomac Railroad two miles from the limits of Baltimore City. The tract contains 120 acres, and is the property of Mr. Oregon R. Benson, a member of the Baltimore County school board, and of Mr. James Rittenhouse, an ex-County Commissioner. The land was formerly the residence of the late Dr. T.B. Hall. With a view of making moderate means to secure a home or an investment, the tract of land has been laid out in lots fronting on graded avenues. The lots range in size from 50 by 125 feet up. Several cottages are in course of erection. The avenues already constructed are lined with beautiful shade trees. Fifty-six trains pass the place daily, and the time is 20 minutes from Calvert Station. It also lies contiguous to the Baltimore and Ohio Road, and is near the Station on that road known as Quarantine. A new station called Halethorpe is building on the Baltimore and Potomac Railroad. In order to give people who desire to purchase lots an opportunity to see the advantages of Halethorpe, a free excursion was given to the place Friday. About five hundred persons went out, many of whom were ladies. Messrs. Benson and Rittenhouse disposed of about sixty lots.

BC DEMOCRAT - JULY 26, 1890

Mount Winans, 13th District

Editor Democrat: - The Bower Bros., dealers in produce, are building a store room by the side of their dwelling, corner of Annapolis Avenue and Hollins Ferry Avenue, Hullsville.

The colored camp grounds near the same place are fitted up in a superior manner. The tent of Mr. John Parker is of the Marquis style. There are 45 tents, all in good style. The camp is under the management of A. Johnson, assisted by Noble Thomas. The society which has inaugurated the camp is the Christian Workers Union, George Custus, president and George Layman, secretary. The whole is under the spiritual of Rev. W. Lankford. The 5 cents admission is only on Sundays. The camp will last six weeks.

Mr. George Carter is having his property put in thorough repair, painted and reenclosed with pickets.

HORNET.

MAY - 2

SEE
1915 13th DIST
MAP ON
RIGHT SIDE

See 1/3
Case # 11-381-A

ARBUS
TIMES

JUNE, 1981

Flooding

Yards, trees wash away

David Sattler

Flooding protested

(FLOOD, from page 1)

try to convince the county executive to go for outside engineering help, because I don't want this thing to drag on.

But Sen Timothy Hickman and Delegates Kenneth Masters and Charles Kountz (all D., 13th) and area residents, he noted, will have to do their share. That means contacting the county executive and attending meetings "to make sure he knows about the problems."

"He's the one you have to convince," Councilman Hickernell noted. "Ultimately he decides what projects are going to get funded and which ones aren't."

But the councilman warned the residents not to expect immediate solutions. "I'll be frank with you," he said. "You don't have the worst problems. I have to try to solve the worst problems first. But that's why I'm trying to present the executive with a package deal—otherwise, we'll never get it all done."

In February, Mark Wigley bought his first house. It had been a struggle for the bus mechanic and his wife, particularly with a young child. But the family scraped together enough money to buy a modest rancher on Leola Avenue.

In June, they watched the yard wash away.

Many of Mr. Wigley's neighbors, on Leola and adjoining streets, have only been there a few years. They too have bitter memories of storm and flood damage from three weeks ago.

Richard McKamey, 1900-block Woodside Avenue, had company over that night. While relaxing after dinner, his wife suddenly called him to the window.

Water was pouring into his car over the doorsills.

Longtime residents there say the problems only began a few years ago, when many of the homes in the area were built. "During Agnes we didn't have anything," noted Leola Avenue resident Hap Schaeffer. "I have a sump pump in my basement now, but I only had to put it in two or three years ago."

Mr. Schaeffer, who is retired and lives on Social Security, said he was afraid

more property, and perhaps small children, would be swept away by the torrents of water which inundate the area enroute to the Patapsco River during heavy rains. So he and two dozen neighbors took local politicians on a walking tour of the neighborhood last Wednesday.

Signs of flooding were everywhere. On Hannah Avenue, Alfred Alexander pointed to some railroad ties, which had been washed from one end of his yard to the other by the water. Mr. Schaeffer pointed out that "we're stuck here when it rains, because all three streets that lead out of here go under water."

And washed out roads, crumbling drainage pipes, and uprooted trees backed up the neighbors' claims.

Mrs. Schaeffer pointed out the drainage ditches which line the road. "Not a man standing here could survive if he fell into one of those ditches during a storm," she said. "I don't even like to think of what would happen to a child."

And those ditches, neighbors say, can start overflowing after 15 minutes of heavy rain. "And we don't mean just (Hurricane) Agnes or (Tropical Storm) David," Kevin Riley added. "Any storm will do. It doesn't have to have a name."

The residents said county relief has come in the form of "band-aid measures," with occasional attempts at patching the road. In one spot, tar and chip repaving seems to have been done four or five times within the last few years. The last time the drainage ditches were cleaned by Baltimore County, Mr. Schaeffer claimed, was in 1968.

County Councilman Ronald B. Hickernell (D., 1st) told the group county engineers will have to look at the area and consider three options:

- Hold the flood water in a retention pond before it hits the area;
- Enlarge the pipes and other drainage to move the water through the area faster; or
- Both.

"What I'm trying to do is take all of the projects in my district and present them to the county executive with a price tag," the councilman explained. "I want to go to him and say look, for x amount of dollars we can solve the most serious flooding problems in the southwestern area. And I'm sure that price tag will come in far below the \$27 million we'll end up spending in the Gwynns Falls area."

The councilman also said he would

Patuxent Publishing Company

ARBUTUS TIMES

Wednesday, May 25, 1994/50 cents

Halethorpe residents frustrated by delays in local improvements

BY JIM EDWARDS

For over a year, Donald Hawkins jumped through all the procedural and political hoops he was told were necessary to get improvements for his Halethorpe neighborhood.

But he found out recently his efforts have only left him with empty promises and a neglected community that may not get the facelift it needs for another five years.

"It's as if everything we've done has fallen on deaf ears," said the long-time resident and president of the Halethorpe Civic Association.

Hawkins' frustration came through on May 12 when he learned money in the county's capital budget to improve Halethorpe's infrastructure may not be included in the next four fiscal cycles.

Hawkins has waged an on-again, off-again battle for more than a decade to have the county fund improvements for Halethorpe. But

his labors have been the most intense over the last year.

Hawkins and his organization had an independent company conduct a study entitled the "Halethorpe Revitalization Plan," which was requested by county planners.

The study called for improvements in storm water management, water service, curbs, gutters and roads and was submitted to County Executive Roger B. Hayden last September.

During the process, Hawkins has solicited the support of such politicians as Berchie Manley, county councilwoman for the First District.

Yet aside from five water hookups on Hannah Avenue, Hawkins said the plan ostensibly was rejected even after several revisions were made.

"I've done everything they've asked me. They asked us to prioritize our needs," Hawkins said. "This is very disturbing."

"Our roads are horrible," added Hawkins. "Nothing has been done

to them for the last 20 years. It's not just me screaming ... There was a business man in here and he saw the roads and said, 'You folks don't pay taxes, do you?' With these roads, it's not much of a neighborhood."

Hawkins will take a walking tour of his neighborhood with David Fields, former director of the county Office of Planning and Zoning.

Fields is heading an attempt by the county to rethink the best way future capital budgets can best serve older neighborhoods.

Fields said such needs might include public safety, education and social services as well as infrastructure. His input may be reflected in the next county budget, he said.

Otherwise, Hawkins said he is "scratching the bottom of the barrel" to find solutions to his community's problems. He said their only other recourse may be the elections in November.

"We can't go on this way," he said.

Civic group's leader is tired of 'neglect'

BY JAY DOYLE

Donald Hawkins is tired of plans. He's tired of talk. And he's tired of documenting the complex maze of problems that brings flooding, contaminated water, 18-wheel trucks and crumbling roads to the neighborhood he has lived in for 62 years.

Hawkins, president of the Halethorpe Civic Association, is ready for the county to start fixing things. "We have been neglected for so long," he says.

Baltimore County Executive Roger Hayden was scheduled to meet with Hawkins April 7 to tell him whether the county will be scheduling improvements to the neighborhood in the budget for fiscal 1995, which takes effect July 1.

Hawkins said last week, he is "tremendously" hopeful that a \$5 million plan for improving the neighborhood, proposed to Hayden last fall, will be in the budget.

The "Halethorpe Revitalization Plan," drafted with funds from the county's Office of Minority Affairs, calls for a new storm water management system, road resurfacing and curbs and gutters, which have never been built in a neighborhood that was established in 1920. It also calls for several homes in the area now served by contaminated, private wells to be hooked up to the county water system. The plan was written by the Neighborhood Design Center, a private, non-profit project coordinator that secures pro-bono services for low- and moderate-income areas.

Hawkins says the flooding problem was compounded five years ago when new homes were built on land above the neighborhood, which is bounded by Washington Boulevard, Halethorpe Avenue, Spring Avenue and Monumental Road. Adding to the problem, Halethorpe itself sits within the Patapsco River drainage basin.

"If I looked back five years ago, (the flooding) is 20 times worse now," Hawkins said.

But even more than a decade ago the flooding was bad, says Mark Wigley, who now owns the neighborhood's auto repair shop — "New Life Automotive." Soon after moving into his house in 1981, Wigley says, floodwaters washed away a sizable portion of his front yard. Now he points to a white

'All of the roads in the area, with the exception of Washington Boulevard and Putnam Road, were found to be lacking in adequate surfacing.'

*Donald Hawkins
president,
Halethorpe Civic
Association*

picket fence in front of a house across from his shop, saying that water regularly creeps up the fence during heavy rains.

The plan calls for reconstruction of the major stream that often floods the neighborhood as well as improvements to the failing storm-water management facility that was supposed to capture runoff from the new development. Storm drains for the new roads and gutters are also recommended.

Anyone questioning the quality of Halethorpe's well water should visit Louis Nickles' house. Nickles, who moved in three years ago, said that within the first three months the inside of his new dishwasher was turned black by his contaminated well water. The severe discoloration was clearly visible to a reporter making an unexpected visit last week.

County officials have cited the flammable liquid benzene as the culprit, but have given Nickles reports showing varying levels of contamination. "I do drink (the water)," he says.

The plan says that seven homes are now serviced by contaminated wells.

It also points to the need for road resurfacing. "All of the roads in the area, with the exception of Washington Boulevard and Putnam Road, were found to be lacking in adequate surfacing," it states.

"What other neighborhood can you go in and find roads in those condition?" Hawkins laments.

On Thursday, he hopes, the county executive will signal the beginning of some major changes.



STAFF PHOTO BY RICH NICKLES

Donald Hawkins, president of the Halethorpe Civic Association, is pushing for capital improvements in his neighborhood. He says the community's concerns have been neglected for too long by the county.

Halethorpe heartened by Hayden visit

BY JAMES MICHAEL BRODIE

Halethorpe residents hope a visit from the county executive will speed relief from frequent flooding in their neighborhood.

Perhaps the most significant development to come from Baltimore County Executive Roger Hayden's visit last week with the Halethorpe Civic League was not what was said — but that the meeting took place at all.

Last Wednesday's meeting may have marked the first time any county executive has visited with the residents of the multi-ethnic, historically African American community, according to Donald Hawkins, a long-time resident and civic league president.

"That alone impressed me because the neighborhood has been complaining for some time," Hawkins said.

Hawkins said he also came away satisfied that Hayden at least would listen. "I think the county executive and his staff understand our needs," concluded Hawkins, a 60-year resident of the community. "They understand that we don't want just a Band-Aid approach."

At issue, residents said, was whether the county will help with long-overdue road, sewer and water improvements. A three-year proposal presented to Hayden outlined specific neighborhood needs: adequate storm water management, repaving of roads with curbs and gutters and a moratorium on any new construction. The residents also asked for improved lighting in the community of more than 250 homes.

While not committing to the residents' plan, Hayden did vow to "review it to see how much of it can be done next year. This is a good time for this presentation because we're in the budget process now" for the next fiscal year, which begins next July 1.

for the meeting, more than Hawkins has seen in some time, he said. "People usually don't turn out for these meetings because they didn't believe anything would happen," he explained.

Originally, Hayden said he would repave three roads in the community within the next month, but reversed himself when residents clamored for curbs and gutters.

"Just paving the roads isn't solving any problems for this community," said Matthew Brown, consultant with the Baltimore City-based Neighborhood Design Center, which drew the plan for the neighborhood.

Added Hawkins to Hayden, referring to an unsuccessful bid to get repaving done more than a decade ago: "If you do put this on hold, let's not go into another 10-year period."

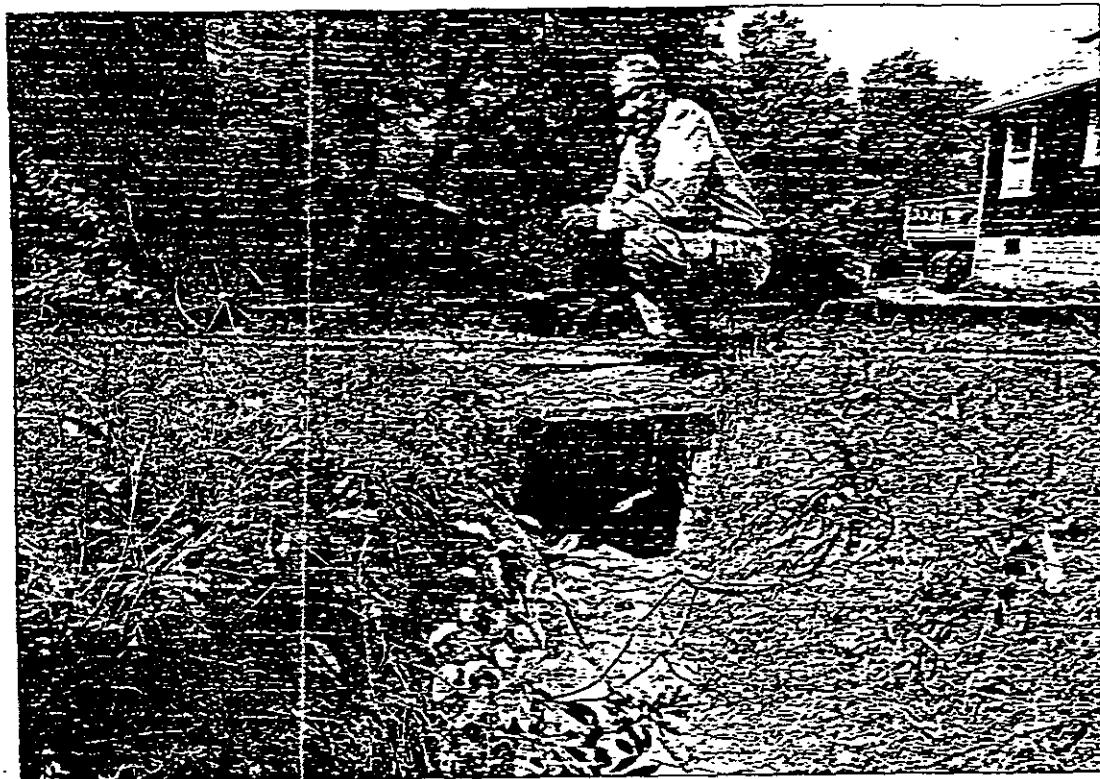
Hayden also said he would instruct officials from the county's Department of Environmental Protection and Resource Management and the Department of Public Works to investigate residents' complaints of flooding and open drain pipes throughout the area, located downhill from Washington Boulevard.

"We certainly can provide testing to anyone who asks for it," said Hayden, who viewed the residents' plan for the first time during the meeting. "I've got a number of questions I have to ask. Once we get through that, we can come back and answer any questions you have."

One resident, whose home has been hit hard by flooding, said she hoped answers come sooner than later. "We haven't had rain for more than a month and I can tread water in my basement," said Janet Shaw.

"We have been promised much through many county administrations and we are still where we were 40 or 50 years ago, and that's nowhere," Hawkins said.

Recently, the community qualified for federal block grant funds, which also could be used for some of the



Halethorpe resident Donald Hawkins points out an open drain pipe that, according to the Halethorpe Civic League, is just one of many problems that contribute to frequent flooding in Halethorpe. At a recent meeting with County Executive Roger Hayden, residents requested new roads, curbs and gutters for their community, which they say has been short-changed by past administrations.

Halethorpe water woes draw a visit by county officials

BY JIM EDWARDS

Donald Hawkins didn't expect promises after he led a delegation of county officials on a tour of his Halethorpe neighborhood's antiquated storm water management system last Friday.

What the president of the Halethorpe Civic Association wanted was a sympathetic ear — from people with political pull.

"I'm very encouraged, very much so," said Hawkins, who bent the ear of not only First District County Councilwoman Berchie Manley, but also David Fields, who was appointed recently by County Executive Roger Hayden to look

into the problems of Baltimore County's older communities.

Fields, the former director of the county planning and zoning office, saw firsthand the difficulties caused by even a moderate rainfall in Halethorpe.

Following a stream that meanders through the community, Hawkins pointed out the trouble spots — where water easily overflows the stream's banks and where homes and private property experience the worst flooding.

Hawkins noted pipes clogged with sediment and roads crumbling from free-flowing water, as well as homes without water because of contaminated wells.

"He sees the problems that we have here," said Hawkins, who was pleased that Fields walked the entire area, perhaps more than a mile. "He really wanted to see the whole package."

Whether Hawkins and his neighbors get results remains to be seen.

Fields told Hawkins that estimates to overhaul the infrastructure would have to be done first. A portion of the cost to install sidewalks and curbs would come out of the

pockets of residents, by county law. But Fields said he would look into a program that would make payment easier.

Fields' only promise came when he said he would report back to Hawkins' group in September with perhaps a three- to five-year plan for implementation.

Manley said the county is entering a new frontier with this emphasis on older neighborhoods, and that it will take unprecedented coopera-

tion from the county's various agencies.

But she stressed that the county has already made a major step with this interest in neglected neighborhoods. And that the time has come for these communities to get their fair share of money that has for 20 years gone to the growth areas of northern Baltimore County.

"Once we have the focus, the end result has to be positive," she said. "It's a new concept."

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Winnick + Roth

Halethorpe residents and county officials traversed stream and drainage areas as part of last week's tour to study the community's flooding problem.

STAFF PHOTO BY JIM BOONIS JR.



Stream project draws flood of ideas

BY SEANA KELLY-COFFIN

The pitter-patter of raindrops on a roof is not always a soothing sound to those who live in Halethorpe.

According to Donald Hawkins, president of the Halethorpe Civic League and a resident of the area all of his 62 years, every time it rains, the area looks as if the Mississippi River left the heartland.

"Any kind of rain we have, it floods the area," said Fields.

Last Thursday, representatives from various Baltimore County government agencies left their offices in Towson and took a tour with Hawkins and Ronald Brown, site manager for the RBI Company. RBI currently leases the former Kaiser Aluminum buildings on Halethorpe Avenue.

Under a bright, sunny sky, County Councilwoman Berchie Manley and the engineers from the Departments of Public Works and Environmental Protection and Resource Management had no trouble understanding what has disrupted the runoff's normal flow path, causing flooding on several sidestreets throughout the community.

Together with the Office of Planning and Zoning, officials hope to make the necessary adjustments to correct the problems.

The plan — a four-phase approach — tentatively includes the construction of curbs, gutters and storm drains along the four roads which run east of Halethorpe Avenue. The group is also looking into a building moratorium in the area until improvements are made.

But that is just the beginning,

according to David Fields, a member of the planning and zoning team and the lead planner with the county's Community Conservation program.

According to Fields, County Executive Roger Hayden will request \$800,000 from the county council in April to fund the first phase of the project. About \$100,000 will pay for an engineering study which will find the best way to move the runoff from Halethorpe and Spring avenues to Herbert Run, which lies to the west beneath a railroad culvert.

Right now, the engineers visiting the site don't need an in-depth study

to tell them why water floods the intersection of Halethorpe and Spring avenues.

A culvert running underneath the intersection looks pretty clean from one end, with only a couple of inches of silt on the bottom of the 3-foot-high circular tunnel.

But the other end tells a different story. About two-thirds of the tunnel is blocked by silt and branches. Water trickles out.

The route the water takes from there doesn't get any easier.

Another culvert, to the south, measuring three by five feet, has a tiny opening — made even smaller by the old railroad ties, brush and

more silt blocking the entrance. The 100-foot-long tunnel runs underneath the train tracks.

According to Brown, the water has often reached as high as the tracks, causing the hill above the culvert to erode.

Fields said the tour was helpful in identifying such characteristics. None of this information, he noted, could have been gathered over the phone or in letters.

"You cannot do it sitting in Towson looking over maps or talking on the telephone," said Fields.

Indeed, they wouldn't have been able to see the large watering hole known as Herbert's Run. The moss

is so thick on the large stone in the water it has turned the pond green.

Although it hadn't rained for four days, water was still trickling out of one culvert into the pond.

"Roger (Hayden) has given this priority," added Fields. "It's to maintain the quality of life" for the residents.

The study of the stormwater issues will help define the extent of the other project phases, including the potential roadway and drain improvements throughout the community. No firm dollar amount has been attached to the overall package, but planning officials believe it could top \$4 million.

NEWSBRIEFS

Boy found in Woodlawn apartment had died in July

Baltimore County police believe there was no foul play in the death of an 8-year-old boy in Woodlawn.

The body of Jerome R. Durant Jr., who lived in the unit block of Heatheron Court, was found last Wednesday by an apartment maintenance man, according to police spokesman Sgt. Steve Doanberger. A toxicology screening, which tests tissue samples, will be conducted, added Doanberger.

According to the medical examiner, the boy died in early July. His family lived in the apartment until September. They are now living with relatives, said Doanberger.

The victim's mother, 31-year-old

Veronica J. Jones, told police that she had a hard time dealing with her son's death. Jones lived at the apartment with her husband and the victim's two half-sisters.

The victim, who was severely brain damaged, was bedridden and fed through a tube.

Local police experiment with taking home cruisers

One night last week as a Baltimore County police officer was driving a marked car, a stranded pedestrian flagged him down.

If this man's car broke down a week earlier, he wouldn't have known that it was a Wilkens precinct officer driving home.

Just last week, Wilkens and every other precinct in the county each received three patrol cars for a pilot program entitled "Police Vehicle Saturation."

Basically, police cars are made

available for three officers who reside in the county to drive to and from work. The idea, already used in Montgomery, Anne Arundel and Prince George's counties, is to make police more visible.

"It puts the cars in the neighborhoods," said Wilkens Captain Tom Levering. "It will have some impact on the community. They have to leave the car in front of the house. Hopefully, (a marked police car) will deter speeding."

Levering doesn't believe that he will see a "massive decrease in crime." But he does think that cars either parked in front of a home or driving on the road will make criminals rethink their intent.

Luckily for Levering, the men he chose not only have outstanding records; but they all live within his precinct's borders.

"We have effectively put more cops on the street," he said. "They

will respond to calls when another officer needs assistance."

Hazardous waste drop site is being kept hush-hush

Baltimore County is keeping secret its location for accepting hazardous recyclable goods on Oct. 22, the day Baltimore City has invited residents to bring their household hazardous materials to parking lot D at Oriole Park at Camden Yards.

Pesticides, herbicides, solvents, paints, motor oil, gasoline and antifreeze all will be accepted. While both jurisdictions have agreed to participate in this special recycling day, sponsored by the Irvine Natural Science Center, the county is requiring citizens to call 887-3745 to make an appointment for unloading their materials. Officials said the county won't publicize the drop-off location for fear of being overrun with materials.

Many 'Shades of Beauty' in children's book

BY CHERYL CLEMENS

As an early childhood development specialist for Baltimore City, Cinnamon Brown has witnessed time and again how children around the age of 3 or 4 suddenly become aware of physical differences.

"Children categorize each other, and it can be particularly difficult for African American children because intermarriage over the years has produced so many shades of black and brown skin," she said.

"Children ask, 'Are you black? But your skin is lighter than mine. Does that mean you're white?'" she recalled.

So two years ago the Halethorpe

'No matter how different we look, we are all still beautiful. ... God does not create junk.'

Cinnamon Brown, children's author, "Shades of Beauty"

resident began outlining a children's book addressing the many shades of the African American.

Drawing from a poem she'd written as a student at St. Mary's College, as well as her own family's experience, Brown created "Shades of Beauty." The 28-page book encourages children to celebrate their uniqueness and take pride in their diverse cultural and racial heritage.

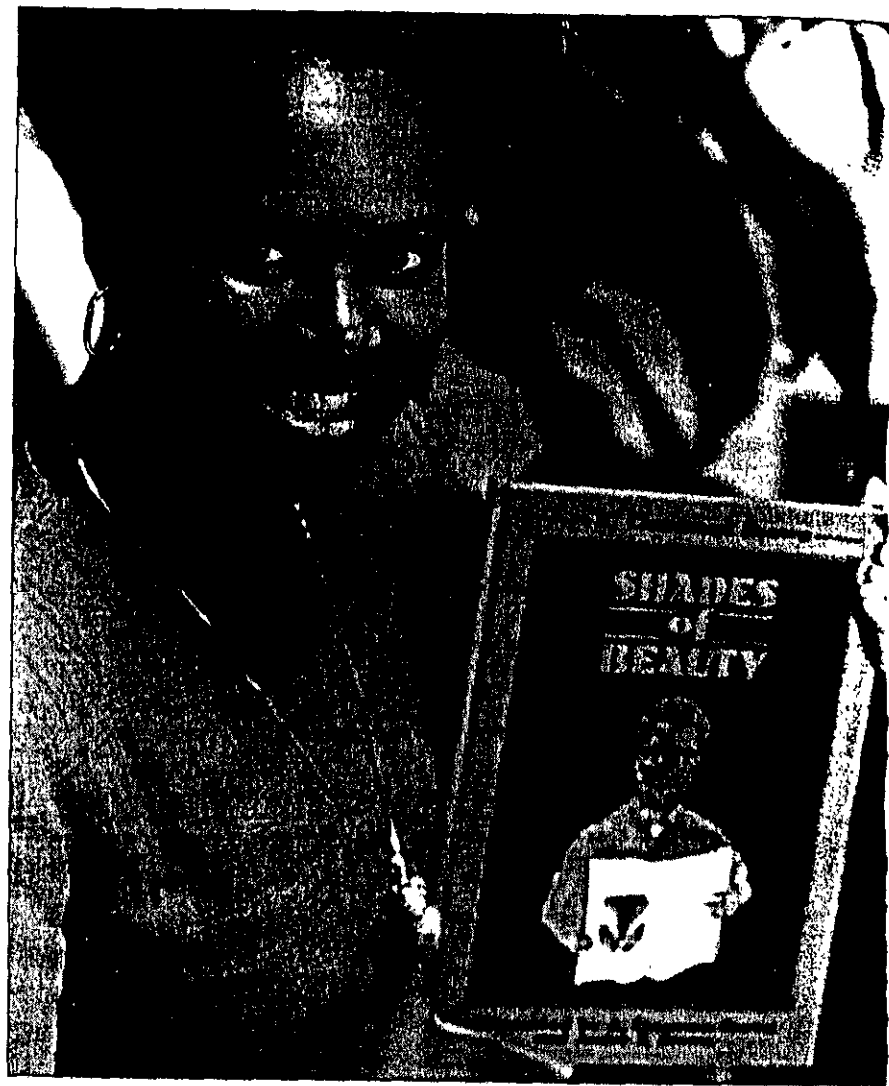
In writing the book, Brown didn't need to look far for inspiration. The main character, Isaiah, is based on her father, an African American with red hair and freckles who was taunted as a child and called a "chocolate covered carrot."

But Andre Brown, who illustrated the book for his daughter, knew his coloring came from a rich palette of ethnic diversity, and he made sure this cultural pride was instilled early in his two daughters.

After a short introduction to the main character, "Shades of Beauty" takes on a poetry format, offering a short descriptive verse on each of nine African American skin colors.

Brown moves from the richness of ebony and coffee to shades of chocolate, cinnamon, bronze, caramel and honey before ending with sunflower and albino.

Barbara Brown, Cinnamon's



STAFF PHOTO BY DAVID HOBBS

Halethorpe resident Cinnamon Brown called on her own family experiences and her father's drawings for her first children's book, "Shades of Beauty."

mother, said within her own family is a range of shades.

"Our daughters Cinnamon and Robin have the same parents, but Robin is a little bit darker than Cinnamon," she said. And Robin's daughter, Amber, has skin the color of honey.

"That's the great thing about genes," Cinnamon Brown said. "You never know when they'll reach back and pick up a trait you had no idea existed in your family."

Brown, who begins a multi-city book tour later this month with other African American women writers, said her book will retail for \$14.95 and should hit major bookstores by the end of the month.

She said she hopes her book will help readers from all races to appreciate beauty with their differences—not fear and ignorance.

"No matter how different we look we are all still beautiful," she said. "No one has control over what a child will look like—their hair or skin color, their eyes—and therefore everything about each child is wonderful and beautiful."

"Everyone needs to take pride in who they are," she added. "God does not create junk. We are all perfect."



CATONSVILLE TIMES
1-11-96

Halethorpe Revitalization Plan

Baltimore County, Maryland

COVER:
1992-93
PLAN FOR
ABATING
FLOODING

Prepared for:

Halethorpe Civic League
Halethorpe, Maryland

Prepared by:

The Neighborhood Design Center
Baltimore, Maryland

Made possible by a grant from:

Baltimore County Community Block
Development Grant Program

September 1, 1993

REPORT TO
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PUBLIC WORKS

HALETHORPE TERRACE
WATERSHED STUDY

COUNTY JOB ORDER NO. 4-298-1

PROPERTY OF:

BALTIMORE COUNTY
BUREAU OF ENGINEERING
DEPT. OF PUBLIC WORKS
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

OCTOBER, 1982

"STORM DRAIN
DESIGN GROUP"

COVER
1982
PLAN FOR
ABATING
FLOODING



ON LOAN TO BALTIMORE COUNTY DIST. 1 COUNCIL
OFFICE, NOT TO BE REMOVED FROM COUNCIL
OFFICE WITHOUT APPROVAL OF DPW.

GREENHORNE & O'MARA, INC.
CONSULTING ENGINEERS



Halethorpe Terrace Roadway and Drainage Improvements

Project Goals: The Halethorpe Community has requested that Baltimore County provide improvements to correct drainage problems found throughout and adjacent to the community. For the purposes of this plan the community is defined as the area bounded by Washington Boulevard, Halethorpe Avenue, Spring Avenue, Putnam Avenue and Monumental Avenue. In addition to drainage complaints the community has requested roadway improvements which in many cases are also necessary to collect and convey the stormwater runoff.

Plan of Action: The following Plan of Action follows a logic which allows roadway improvements only as drainage improvements are made in the watershed. The pattern of drainage improvements followed by roadway improvements is necessary since drainage facilities below future roadway improvements are already inadequate.

Environmental Planning

Numerous Federal, State and County agencies will be involved in this project due to the existence of wetlands. This fact will open the entire project to their scrutiny and control. This will require additional time and money to satisfy their demands.

1) Preliminary Planning

Prior to any design work a meeting of the environmental agencies and the County Project Team should be held to define the level of environmental studies needed to advance the design and construction stage.

2) Environmental Impact Study

Prepare environmental constraints map and inventory,

Evaluate alternatives,

Select and obtain approval of selected alternatives,

Design and Construction

The design and construction phase is actually a multi phase portion of the project resulting in numerous subprojects, which would be evaluated during the environmental planning phase. Each sub project will be proceed through four phases which are Preliminary Design, Final Design, Land Acquisition and Construction and are defined as follows:

PUBLIC WORKS
ACTION PLAN
FOR ADDRESSING
FLOODING. STILL
UNDER CONSTRUCTION
5-2-2000

- 1) **Outfall System - Halethorpe Ave & Downstream**
Investigate the drainage system through the Kaiser Plant property to determine the proper method of handling the increased stormwater from the watershed resulting from improved drainage.

To create an adequate outfall it appears that only two suitable options may exist. The first option would be to construct a new outfall system or parallel system to create an adequate outfall. The second option would be to create a stormwater detention facility similar to a storm water management basin to regulate flows. Both options would require the acquisition of significant property outside the community boundaries.

The advantage of the stormwater basin over a pipe system will be the ability to provide water quality controls and a wetland creation area.

- 2) **Stream Section - Halethorpe to Catana Avenues**
Concurrent with the outfall investigation, the design of an outfall system from Catana Avenue along Jeanne Avenue to Halethorpe Avenue could be accomplished.

This outfall system will be necessary to receive the drainage from the first roads proposed for improvements, Woodside, Arline, Leola and Catana Avenues as well as Jeanne Avenue.

While improvements to Jeanne Avenue have not been requested it will be necessary to provide improvements to prevent flooding of this roadway. Due to the proximity of the stream to Jeanne Avenue it will be necessary to relocate Jeanne Avenue away from the stream or supplement the stream with a culvert system.

The stream capacity improvements will also most likely require some restoration of the stream's environmental system to satisfy the regulatory agencies.

- 3a) **Roadway Improvements - Woodside, Leola, Arline, Catana**
Design and construct roadway improvements for the streets which intersect along Jeanne Avenue (Woodside, Leola, Arline and Catana Avenues). While no priority is proposed here the number of residents would probably be provide logical means of setting priorities.

Woodside Avenue should include drainage facilities to receive drainage from the property along Halethorpe Avenue. In all cases roadway improvements will include local drainage improvements outside the right-of-way as necessary.

Woodside and Catana Avenues will also include culvert improvements to prevent the design storm from overtopping the roadway.

Leola and Arline Avenues will require the installation of a drainage system with the capacity to collect and convey the drainage coming from the areas along and upstream of Northeast Avenue.

- 3b) Roadway Improvements - Halethorpe and Spring Avenues
Improvements to Halethorpe Avenue and Spring Avenue could proceed concurrently or before the improvements discussed in item 2 or 3a.

The Spring Avenue improvements will require a major outfall system to properly convey drainage 50 vertical feet to the B&O railroad tracks. The only improvements requested along Spring Avenue are in the block from Putnam Road to Northeast Avenue.

Improvements to Halethorpe Ave were not been requested, however drainage improvements may be desirable from the point of view of reducing the flows to Woodside Avenue and the stream along Jeanne Avenue.

- 4a) Stream Section - Catana to Washington Avenues
The section of stream from Catana Avenue upstream has been encroached upon in two areas by the property owners which must be corrected prior to improvements to Spencer Avenue, Washington Avenue and most of Northeast Avenue.

At Spencer Avenue the existing private storm drain system is located under a private home. Downstream from Washington Avenue another private storm drain, which encloses the stream was installed by the property owner.

To correct the problems in this section of stream it will be necessary to relocate the stream around the homes along Spencer Avenue to the west and to the east at Washington Avenue. Downstream from Spencer Avenue and between Spencer and Washington Avenues the stream capacity is inadequate and a proper solution will involve the taking of private property and possibly private homes.

In the section from Catana to a point above Spencer it may be necessary to enclose the stream or at least provide a relief system.

The portion above Spencer to Washington Avenue appears to contain enough private property to recreate a stream system which will most likely be required by the environmental agencies. While the area above Washington does require improvements from an environmental view,

improvements are not proposed as part of this capital program, rather the area is believed to be a prime area where environmental mitigation could be performed.

- 4b) **Roadway Improvements - Spencer and Washington Avenues**
Roadway improvements to Spencer and Washington Avenues will require a drainage system which provide an outfall for the runoff from portions of the Northeast Avenue area and upstream areas.

Both of these roadways will require culvert improvements which would most likely require that the roadway improvements be included with stream work in item 4a.

- 5) **Roadway Improvements - Northeast Avenue**
The improvements to Northeast Avenue will involve the largest effort in the amount of paving and a major drainage collection system which will rely on the outfalls constructed in Washington, Spencer, Leola and Arline Avenues as well as the stream improvements from Halethorpe Avenue to Washington Avenue.

To correct drainage problems associated with the flow from Putnam Avenue, improvements behind the homes along Northeast Avenue will be needed to intercept the storm water and convey it to the Northeast Avenue drainage system.

Drainage improvements were constructed along a portion of the above area, however it appears the system was damaged by the citizens and will require reconstruction to return it's effectiveness. To accomplish this it may be necessary to construct additional inlets and possibly construct a concrete swale.

- 6) **Miscellaneous Improvements**
Improvements along Washington Boulevard, Hannah Avenue and Monumental Avenue may be necessary in order to correct problems anticipated, but not requested.

Additionally improvements to the roadways previously discussed will probably generate demand for improvements to the balance of Spring Avenue, Halethorpe Avenue and Hannah Avenue.

- 7) **Additional Options to Investigate**
The feasibility of a detention pond at Washington Avenue should be investigated further. While it is not believed to be practical, some potential may exist to reduce flows thus allowing for smaller culvert and stream improvements downstream.

Cost Estimate: The following cost estimate is presented in the order defined by the Plan of Action detailed previously and based on the following parameters:

- A) Proposed improvements are based on Baltimore County Department of Public Works roadway and drainage standards.
- B) Construction costs are based on standard estimated costs which were derived from average bid prices and judgement as to the complexity of the proposed work.
- C) Roadway improvement costs include curb and gutter, sidewalks and drainage improvements.
- D) Stream improvements include culverts, overbank widening, bank stabilization, and reforestation.
- E) Engineering costs are based on 10% of the construction cost.
- F) Land acquisition costs are based on approximate values paid for In Fee takings, temporary easements and permanent easements provided by the Real Estate Division of the Office of Law.

1) Outfall Improvements

Option 1 - Supplemental Pipe System

Construction Cost	\$3,000,000
Contingencies @20%	600,000
Land Acquisition	115,000
Engineering @ 10%	360,000
Subtotal	\$4,075,000

Option 2 - Stormwater Basin

Construction Cost	\$ 500,000
Contingencies @20%	100,000
Land Acquisition	220,000
Engineering @10%	60,000
Subtotal	\$ 880,000

2) Stream Improvements - Halethorpe to Catana Avenues

Construction Cost	\$3,000,000
Contingencies @20%	600,000
Land Acquisition	140,000
Engineering @10%	360,000
Subtotal	\$4,100,000

3a) Roadway Improvements

Construction Cost		
Woodside Avenue	1100 ft	\$ 275,000
Leola Avenue	400 ft	100,000
Arline Avenue	500 ft	125,000
Catana Avenues	250 ft	<u>50,000</u>
		Subtotal
	\$ 550,000	

Contingencies @20%	110,000
Land Acquisition	100,000
Engineering @10%	<u>66,000</u>
Subtotal	\$ 826,000

3b) Roadway Improvements

Construction Cost		
Spring Ave	500 ft	\$ 125,000
Contingencies @20%	25,000	
Land Acquisition	23,000	
Engineering @10%	<u>15,000</u>	
Subtotal	\$ 188,000	

Improvements to Halethorpe Ave were not requested and as such no cost are included for this road.

4a) Stream Section - Catana to Washington Avenues

Construction Cost	\$2,500,000
Contingencies @20%	500,000
Land Acquisition	80,000
Engineering @10%	<u>300,000</u>
Subtotal	\$3,380,000

4b) Roadway Improvements

Construction Cost		
Spencer Avenue	500 ft	\$ 125,000
Washington Ave	500 ft	<u>125,000</u>
	Subtotal	\$ 250,000
—		
Contingencies @20%	50,000	
Land Acquisition	45,000	
Engineering @10%	<u>30,000</u>	
Subtotal	\$ 375,000	

5) Roadway Improvements

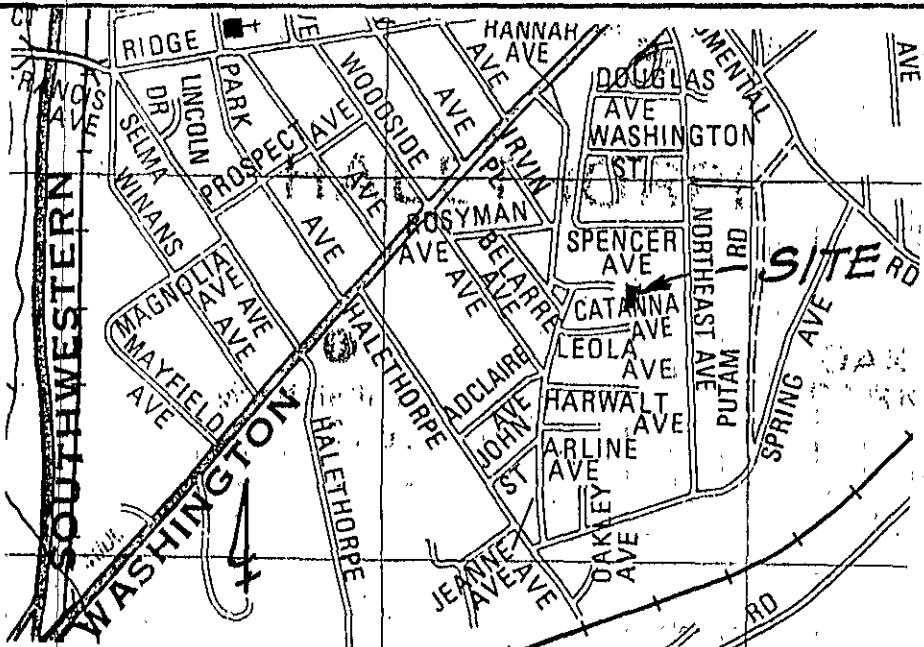
Construction Cost		
Northeast Ave	2800 ft	\$ 700,000
Swale System		<u>500,000</u>
	Subtotal	\$1,200,000

Contingencies @20%	240,000
Land Acquisition	<u>143,000</u>
Engineering @10%	<u>144,000</u>
	Subtotal \$1,727,000

Total Construction Costs	\$14,671,000 (with option 1)
	\$11,476,000 (with option 2)

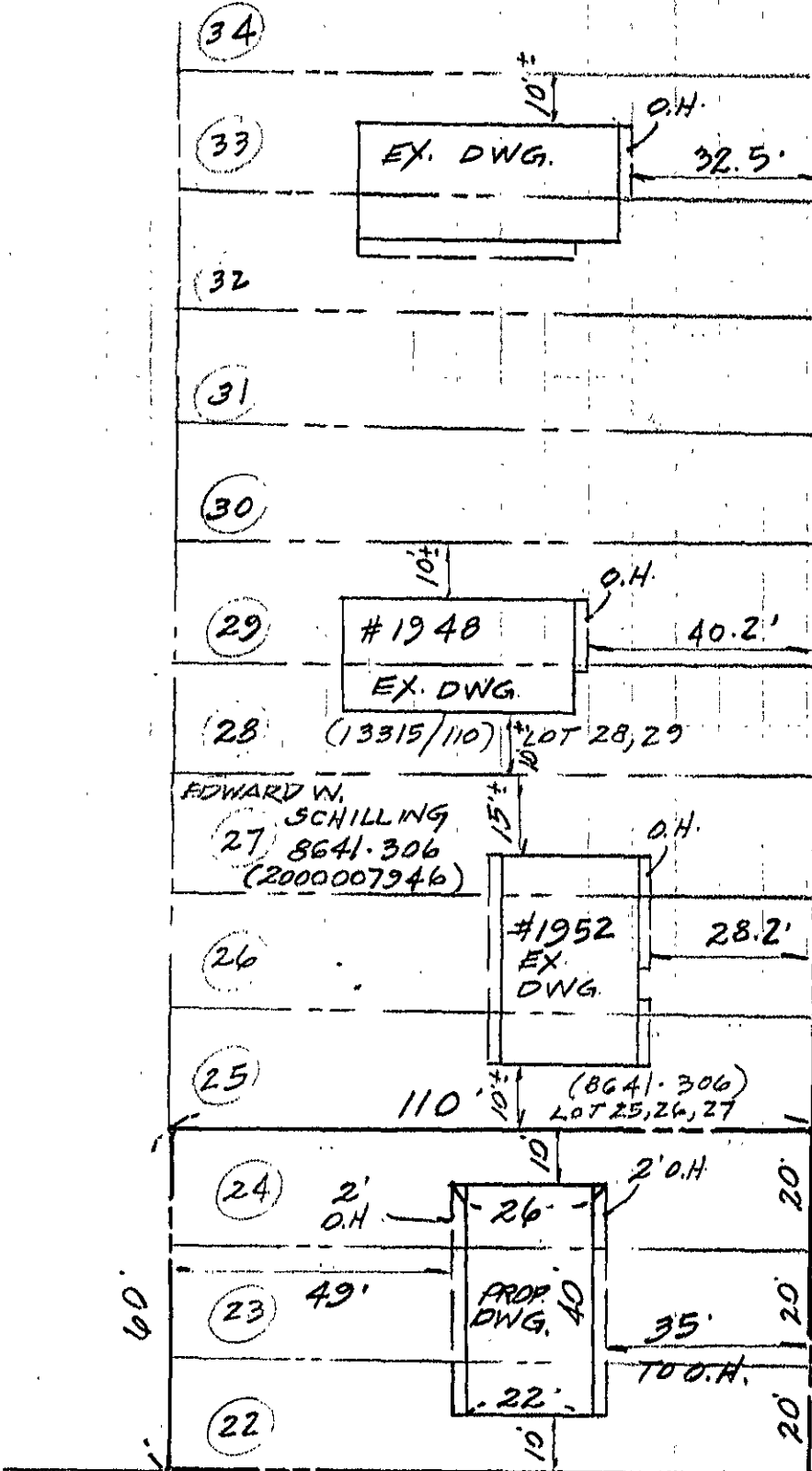
LAND ACQ 372,000

A-183-00



VICINITY MAP 1"=1000'

AV. NEIGH. SETBK
(FRONT) = 33.6'



CATANNA AVENUE (30' WIDE
22' PAVING)
EX. B"5. 67-366
EX. 4" W. 95-1024

317' ± TO JEANNE AVE.

SUBJECT SITE AREA
(LOTS 22, 23, 24) =
6600 SF ± 0.15 AC. ±

PARCEL 187
JOHN H. GRINER
2904-315
(1307580371)

ZONING: D.R.2
DEED REF: 12777-277
LOT 22, 23, 24 SEC. 9
HALETHORPE TERR. (7.72)
13TH EL. DIST. BALT. CO., MD.
COUNCIL DIST. 1

CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE
AWAY FROM FOUNDATION AT ALL TIMES.

SITE PLAN

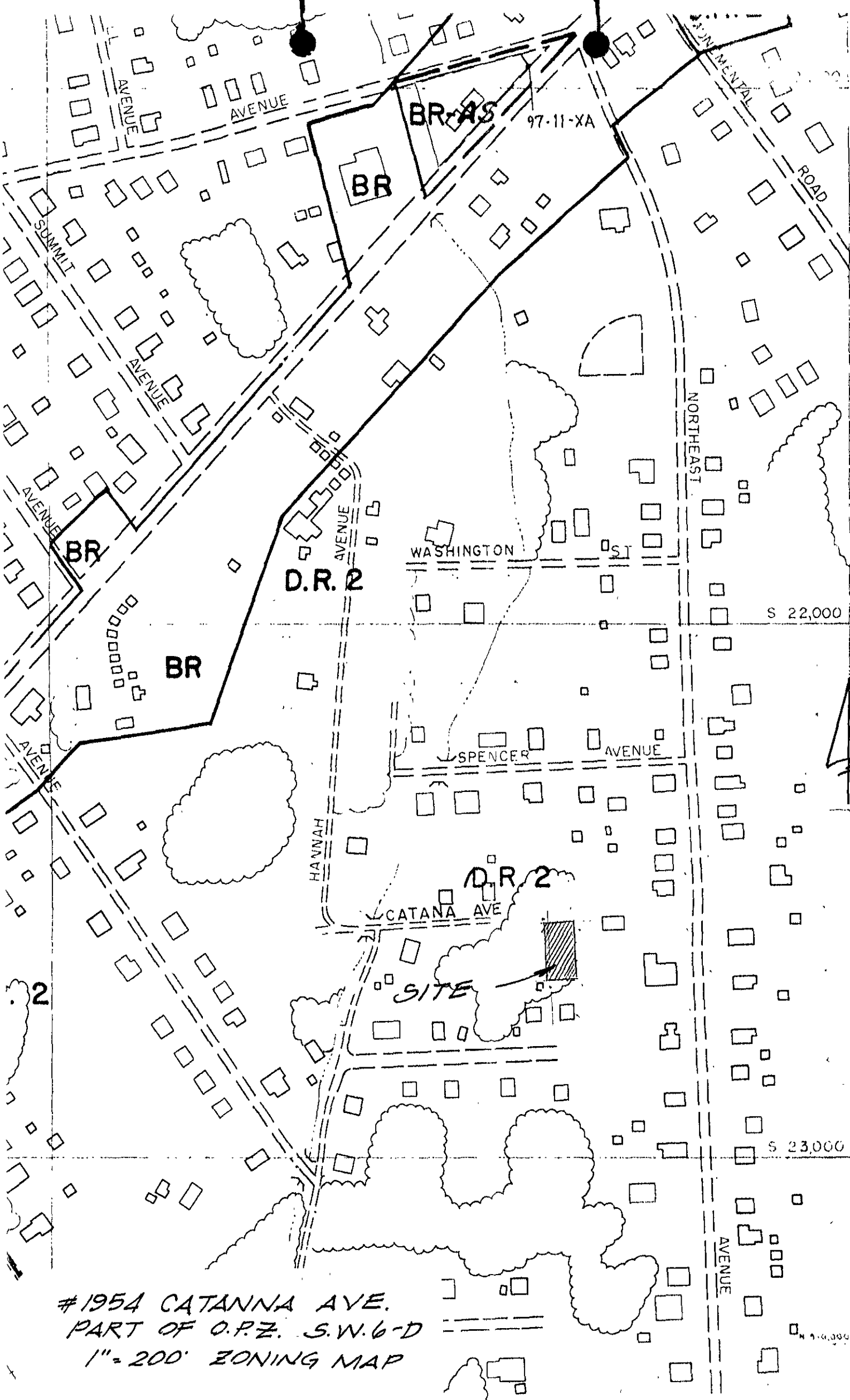


#1954 CATANNA AVE

J.S. DALLAS, INC.
Surveying & Engineering
13523 Long Green Pike
Baldwin, MD. 21013
(410) 817-4600

Date: 2-12-00
Scale: 1"=30'
Job Number: KN-1
Drawn By: JSD
Checked By: JSD





SHEET SW-C-C

#1954 CATANNA AVE.
PART OF O.P.Z. S.W. 6-D
1" = 200' ZONING MAP

#381

00-381-A



Baltimore County
Zoning Commissioner

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

May 5, 2000

Ms. Katherine E. Frost
1211 Birch Avenue
Baltimore, Maryland 21227

Re: Petition for Variance
Case No. 00-381-A
Property: 1954 Catanna Avenue

Dear Ms. Frost:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been denied 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, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. J. Scott Dallas
P. O. Box 26
13523 Long Green Pike
Baldwin, Maryland 21013

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



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