

IN RE: PETITION FOR SPECIAL HEARING  
AND VARIANCE  
S/S Oyster Court, 455' SE  
Centerline Greencove Court  
15th Election District  
7th Councilmanic District  
(15 Oyster Court)  
  
Beachwood Estates, LLC  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 00-545-SPHA  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by Beachwood Estates, LLC, property owners, for property located at 15 Oyster Court situated in the Beachwood Estates community in Dundalk. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 26 ft. rear yard setback in lieu of 30 ft. and the special hearing request is to amend the Final Approved Plan of Beachwood Estates.

Appearing at the hearing on behalf of the requests were Dwight Little, professional engineer with W. Duvall & Associates, who prepared the site plan of the property, Brandon Hargreaves, appearing on behalf of the owner of the property and Howard Alderman, attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this request is an unimproved lot known as "Lot No. 15" located within the Beachwood Estates subdivision. The property is zoned DR 3.5 and contains 0.15 acres, more or less. The Petitioners are desirous of constructing a single-family home on the unimproved lot and because of its irregular shape are in need of a variance for the one corner of the house which

ORDER RECEIVED FOR FILING

Date

By

8/21/00  
H. Alderman

is situated 26 ft. from the rear property line in lieu of the required 30 ft. In order to proceed with the construction of the home, the variance is necessary.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

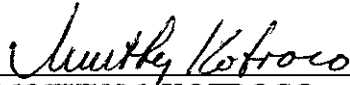
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED this 21<sup>st</sup> day of August, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for special hearing from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 26 ft. rear yard setback in lieu of 30 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

IT IS FURTHER ORDERED, that the special hearing request to amend the Final Approved Plan of Beachwood Estates, be and is hereby GRANTED.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 8/21/00  
BY [Signature]

**IN RE: PETITION FOR VARIANCE  
15 Oyster Court  
s/s Oyster Court, 455' S/E of centerline  
Greencove Court  
15<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District**

**Beachwood Estates, LLC,**

**Owner**

**BEFORE THE  
ZONING COMMISSIONER  
FOR  
BALTIMORE COUNTY  
Case No. 00-545-SPHA**

---

**REQUEST FOR POSTPONEMENT**

Beachwood Estates, LLC, a Maryland limited liability company, by its undersigned counsel, hereby requests a postponement of the hearing scheduled in the above-captioned matter and in support thereof states:

1. The Petition for Variance was filed without knowledge of the necessity of representation by legal counsel on behalf of an organized entity.

2. Upon notice of the scheduled date of the hearing, which is **August 8, 2000 at 9:00 a.m.**, the Petitioner contacted the undersigned legal counsel to inform him of the date and time.

3. Your Petitioner was advised that its legal counsel will be on vacation, out of the state of Maryland from August 5<sup>th</sup>, through and including August 14<sup>th</sup>, 2000.

THEREFORE, in order to provide for adequate legal representation in this matter, your Petitioner hereby requests:

A. That the hearing on the above-captioned matter be postponed until the earliest date and time after June 15, 2000 as the calendar of the Zoning Commissioner permits; and

B. For such further relief as the nature of this request may require.

A handwritten signature in black ink, appearing to read "Howard L. Alderman, Jr.", written over a horizontal line.

Howard L. Alderman, Jr.  
Levin & Gann, P.A.  
305 West Chesapeake Avenue  
Suite 113  
Towson, Maryland 21204  
410.321.0600 [voice]  
410.296.2801 [fax]  
halderman@LevinGann.com [e-mail]

Date: July 20, 2000

7/24/00  
SJ  
8

**IN RE: PETITION FOR VARIANCE**  
**15 Oyster Court**  
**s/s Oyster Court, 455' S/E of centerline**  
**Greencove Court**  
**15<sup>th</sup> Election District**  
**7<sup>th</sup> Councilmanic District**

**Beachwood Estates, LLC,**

**Owner**

**BEFORE THE**  
**ZONING COMMISSIONER**

**FOR**

**BALTIMORE COUNTY**

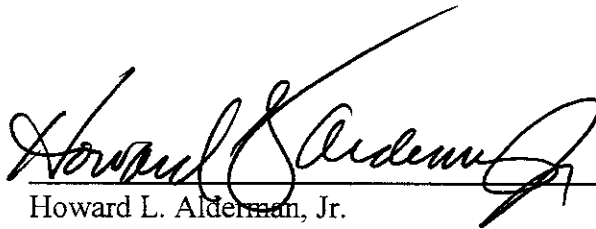
**Case No. 00-545-SPHA**

---

**ENTRY OF APPEARANCE**

Mr. Commissioner:

Please enter the appearance of the undersigned legal counsel in the above-captioned matter on behalf of Beachwood Estates, LLC, Owner/Petitioner.



Howard L. Alderman, Jr.  
Levin & Gann, P.A.  
305 West Chesapeake Avenue  
Suite 113  
Towson, Maryland 21204  
410.321.0600 [voice]  
410.296.2801 [fax]  
halderman@LevinGann.com [e-mail]

Date: July 20, 2000



Baltimore County  
Zoning Commissioner

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

August 21, 2000

Howard L. Alderman, Jr., Esquire  
Levin & Gann, P.A.  
305 W. Chesapeake Avenue, Suite 113  
Towson, Maryland 21204

Re: Petitions for Variance & Special Hearing  
Case No 00-545-SPH  
Property: 15 Oyster Court

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The Requests for Variance and Special Hearing have been granted 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,

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Mr. Dwight Little  
W. Duvall & Associates  
530 E. Joppa Road  
Towson, MD 21286

Mr. Brandon Hargreaves  
BWE Development Corp, LLC  
4503 Sandwood Road  
Edgemere, MD 21219



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](http://www.co.ba.md.us)



# Petition for Variance

Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #15 Oyster Court

which is presently zoned DR 3.5

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

1701.2.C.1.6. to permit a 26-ft rear yard setback in lieu of 30 ft only to amend the last approved final development plan (FDP) of Beachwood Estates  
(Special Hearing)

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

Due to the lot configuration, and the required orientation, the house will not fit.

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):

Beachwood Estates, LLC

Name - Type or Print

Signature

THOMAS CAROLAN MEYER

Name - Type or Print

Signature

2401 York Road

410-526-7599

Address

Telephone No.

Lutherville

MD

21093

City

State

Zip Code

## Representative to be Contacted:

Chuck Merritt

c/o W. Duvall & Associates, Inc.

Name

530 E. Joppa Road

410-583-9571

Address

Telephone No.

Towson,

MD

21286

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr

UNAVAILABLE FOR HEARING

Reviewed By MJK

Date 6/19/98

ORDER RECEIVED FOR FILING

Case No. 00-545-SPH

# W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners



530 East Joppa Road  
Towson, Maryland 21286

Telephone: (410) 583-9571

Fax: (410) 583-1513

June 13, 2000

## ZONING DESCRIPTION FOR #15 OYSTER COURT

Beginning at a point on the south side of Oyster Court, which is 50 feet wide, at the distance of 455 feet southeast of the centerline of the nearest improved intersecting street, Greencove Court, which is 50 feet wide. Being Lot #160, Phase One, Section Two in the subdivision of Beachwood Estates as recorded in Baltimore County Plat Book No. 69 folio 22, containing 0.1495 acres. Also known as #15 Oyster Court and located in the 15<sup>th</sup> Election District.



6-13-00

00-545-SPHA

#545

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 083535

DATE 6/10/00 ACCOUNT 001-6150

AMOUNT \$ 100.00

RECEIVED FROM: W. DeL. H. - 15 Cys/r C+

FOR: 010 - R13 V. - \$ 50.00  
030 - Sp. H. - \$ 50.00

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTION TIME  
6/20/2000 6:19:00AM 14:15:09  
RIS 4005 CASHIER SPH 101 DROPPED  
Dept 5 529 JAWA REPLICATION  
Receipt # 157121  
OR NO. 083535

Receipt Tot 100.00  
100.00 OK 100.00  
Baltimore County, Maryland

00-545 SPHA

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

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

15 [REDACTED]  
S/S Oyster Court, 455' SE of  
centerline Greencove Court  
15th Election District  
7th Councilmanic District  
Legal Owner(s): Beachwood  
Estates, LLC

**Special Hearing:** to amend  
the last approved Final De-  
velopment Plan of Beach-  
wood Estates. **Variance:** to  
permit a 26-foot rear yard  
setback in lieu of 30 feet.

**Hearing:** [REDACTED]  
9:00 a.m. in  
[REDACTED], County Courts  
Building, 401 Bosley Ave-  
nue.

LAWRENCE E. SCHMIDT,  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please Contact the Zoning  
Commissioner's Office at  
(410) 887-4386.

(2) For information con-  
cerning the file and/or  
Hearing, Contact the Zoning  
Review Office at (410) 887-  
3391.

7/174 July 20 C405705

## CERTIFICATE OF PUBLICATION

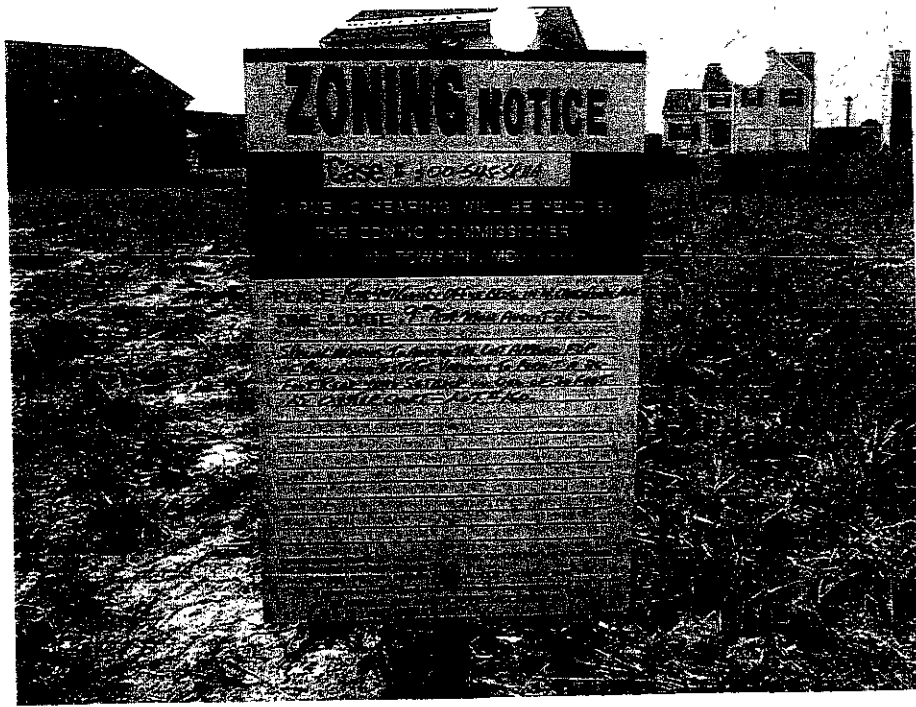
TOWSON, MD, 7/20, 2000

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 7/20, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING



15 Oyster Court

**CERTIFICATE OF POSTING**

**RE: CASE # 00-545-SPHA  
PETITIONER/DEVELOPER  
(Beachwood Estates LLC)  
DATE OF Hearing  
( 8-21-00)**

**BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204**

**ATTENTION : MS. GWENDOLYN STEPHENS**

**LADIES AND GENTLEMEN:**

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY  
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

**15 Oyster Court Baltimore , Maryland 21219\_\_\_\_\_**  
\_\_\_\_\_

**THE SIGN(S) WERE POSTED ON\_\_\_\_\_ 8-8-00 \_\_\_\_\_**  
**(MONTH, DAY, YEAR)**

**SINCERELY,**

  
**(SIGNATURE OF SIGN POSTER & DATE)**

\_\_\_\_\_**THOMAS P. OGLE SR.**\_\_\_\_\_

\_\_\_\_\_**325 NICHOLSON ROAD**\_\_\_\_\_

\_\_\_\_\_**BALTIMORE, MARYLAND 21221**\_\_\_\_\_

\_\_\_\_\_**410-687-8405**\_\_\_\_\_

**(TELEPHONE NUMBER)**

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE

15 Oyster Court, S/S Oyster Ct,  
455' SE of c/l Greencove Ct  
15th Election District, 7th Councilmanic

Legal Owner: Beachwood Estates, LLC  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. ~~06-545-SPHA~~

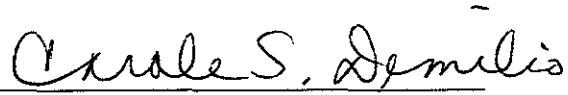
\* \* \* \* \*

**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.

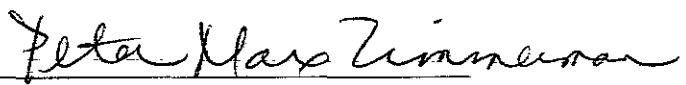
**All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

  
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 28th day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to Chuck Merritt, W. Duvall & Assoc., Inc., 530 E. Joppa Road, Towson, MD 21286, representative for Petitioners.

  
PETER MAX ZIMMERMAN

**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: 00-545-SPHA

Petitioner: BEACHWOOD ESTATES LLC

Address or Location: # 15 OYSTER COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: BEACHWOOD ESTATES LLC

Address: 2401 YORK ROAD

LUTHERVILLE MARYLAND 21093

Telephone Number: 410-256-7599



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

July 14, 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: 00-545-SPHA

15 Oyster Court

S/S Oyster Court, 455' SE of centerline Greencove Court

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owner: Beachwood Estates, LLC

Special Hearing to amend the last approved Final Development Plan of Beachwood Estates. Variance to permit a 26-foot rear yard setback in lieu of 30 feet.

HEARING: Tuesday, August 8, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon  
Director

C: Beachwood Estates, LLC, 2401 York Road, Lutherville 21093  
W. Duvall & Associates, Inc., 530 E. Joppa Road, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 24, 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  
Thursday, July 20, 2000 Issue – Jeffersonian

Please forward billing to:

Beachwood Estates, LLC  
2401 York Road  
Lutherville, MD 21093

410-256-7599

---

## 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: 00-545-SPHA

15 Oyster Court

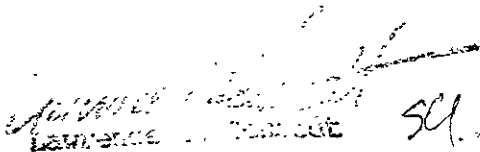
S/S Oyster Court, 455' SE of centerline Greencove Court

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owner: Beachwood Estates, LLC

Special Hearing to amend the last approved Final Development Plan of Beachwood Estates. Variance to permit a 26-foot rear yard setback in lieu of 30 feet.

HEARING: Tuesday, August 8, 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 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.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 16, 2000

Howard L. Alderman, Jr., Esquire  
Levin and Gann, P.A.  
305 West Chesapeake Avenue  
Suite 113  
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 00-545-SPHA, 15 Oyster Court

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

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Beachwood Estates, LLC, c/o Thomas Carolan, Member, 2401 York Road,  
Lutherville 21093  
W. Duvall & Associates, Inc., c/o Chuck Merritt, 530 E. Joppa Road, Towson, 21286  
People's Counsel



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt.

**DATE:** July 17, 2000

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 17, 2000  
Item Nos. 545, 546, 547, 548, and 550

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

July 13, 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 June 10, 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:

544, 545, 546, 547, 548, 549, 550

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

cc: File

8/12

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** July 10, 2000

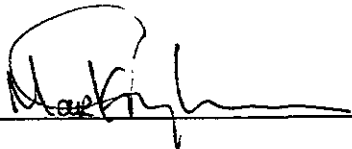
**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 516, 517, 518, 520, 522, 527, 528,  
530, 541, 545, 549 and 550.

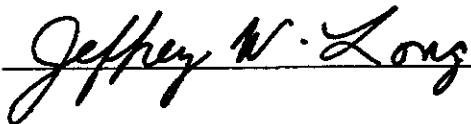
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

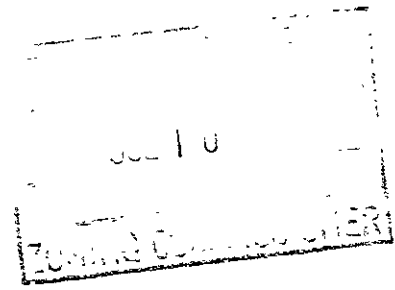
Prepared by:



Section Chief:



AFK/JL:MAC





**Maryland Department of Transportation**  
**State Highway Administration**

*8/8* *Jim*  
Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator  
*8/21*

Date: *6-30-00*

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

RE: Baltimore County  
Item No. *545* *MSK*

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](mailto:lgredlein@sha.state.md.us)).

Very truly yours,

*12* 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



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

July 20, 2000

Howard L. Alderman, Jr., Esquire  
Levin and Gann, P.A.  
305 West Chesapeake Avenue  
Suite 113  
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number 00-545-SPHA, 15 Oyster Court

The above matter, previously scheduled for August 8, 2000 has been postponed at your request. The hearing has been **rescheduled for Monday, August 21, 2000 at 9:00 a.m. in Room 407, County Courts Building.** Sophia Jennings confirmed this date with you before rescheduling it today.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon  
Director

AJ:scj

C: Beachwood Estates, LLC, c/o Thomas Carolan, Member, 2401 York Road,  
Lutherville, MD 21093  
W. Duvall & Associates, Inc., c/o Chuck Merritt, 530 E. Joppa Road, Towson, MD  
21286



BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
TWO HOPKINS PLAZA  
9TH FLOOR  
BALTIMORE, MARYLAND 21201  
410-539-3700  
TELECOPIER 410-625-9050

LAW OFFICES  
**LEVIN & GANN**  
A PROFESSIONAL ASSOCIATION  
305 W. CHESAPEAKE AVENUE  
SUITE 113  
TOWSON, MARYLAND 21204  
410-321-0600  
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.  
halderman@LevinGann.com

July 20, 2000

PLEASE DELIVER THE FOLLOWING PAGES TO:

| NAME                    | TELEFAX NO.  |
|-------------------------|--------------|
| Arnold Jablon, Director | 410-887-5708 |

FROM: HOWARD L. ALDERMAN, JR., ESQUIRE

NUMBER OF PAGES [INCLUDING THIS COVER PAGE]: 4

CLIENT/MATTER: EOA &amp; Request for Postponement

COMMENTS: **Arnold: the attorneys are always the last to be told by their client's engineers of a pending hearing. I just received a copy of the hearing notice in the referenced case this morning and promptly called Dwight Little, PE to advise him that I will be out of the state. Please call me if there is any problem with the granting of the requested postponement. Thanks.**

[ x ] ORIGINAL TO FOLLOW VIA MAIL

If you do not receive all of the pages indicated above, please call 321-0600 as soon as possible.  
My return FAX Number is (410) 296-2801.

PP ok per  
AJ 7/20/00 scg

WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEFAX COMMUNICATION  
COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the above address via the U.S. Postal Service. We will reimburse you for expenses. Thank You.

**00-545-SPHA**

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Twight Little

Brandon Hargreaves

Howard L Alderman Jr

W. Duvall + Assoc.

530 E. Joppa Rd. Towson 21286

BWB Development Corp L.L.C.

4503 Sandwood Rd Edgewood MD

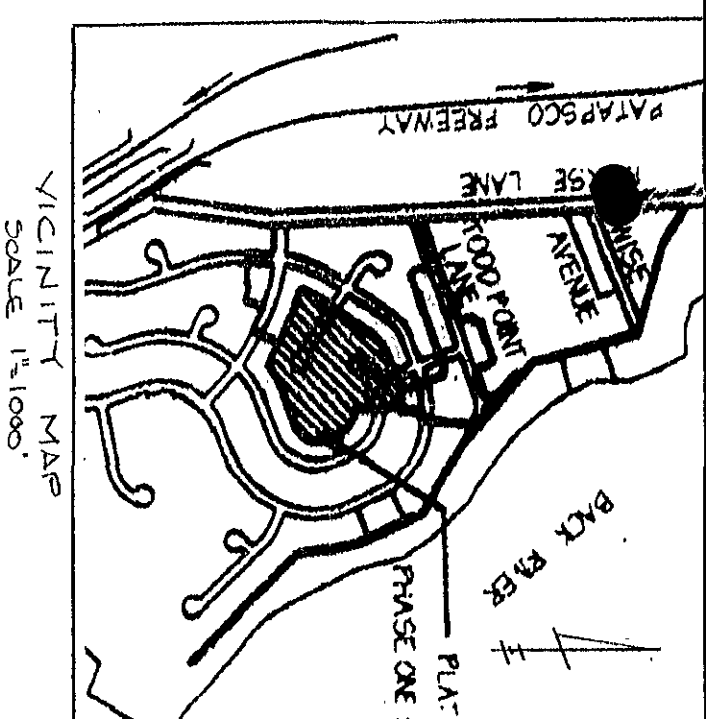
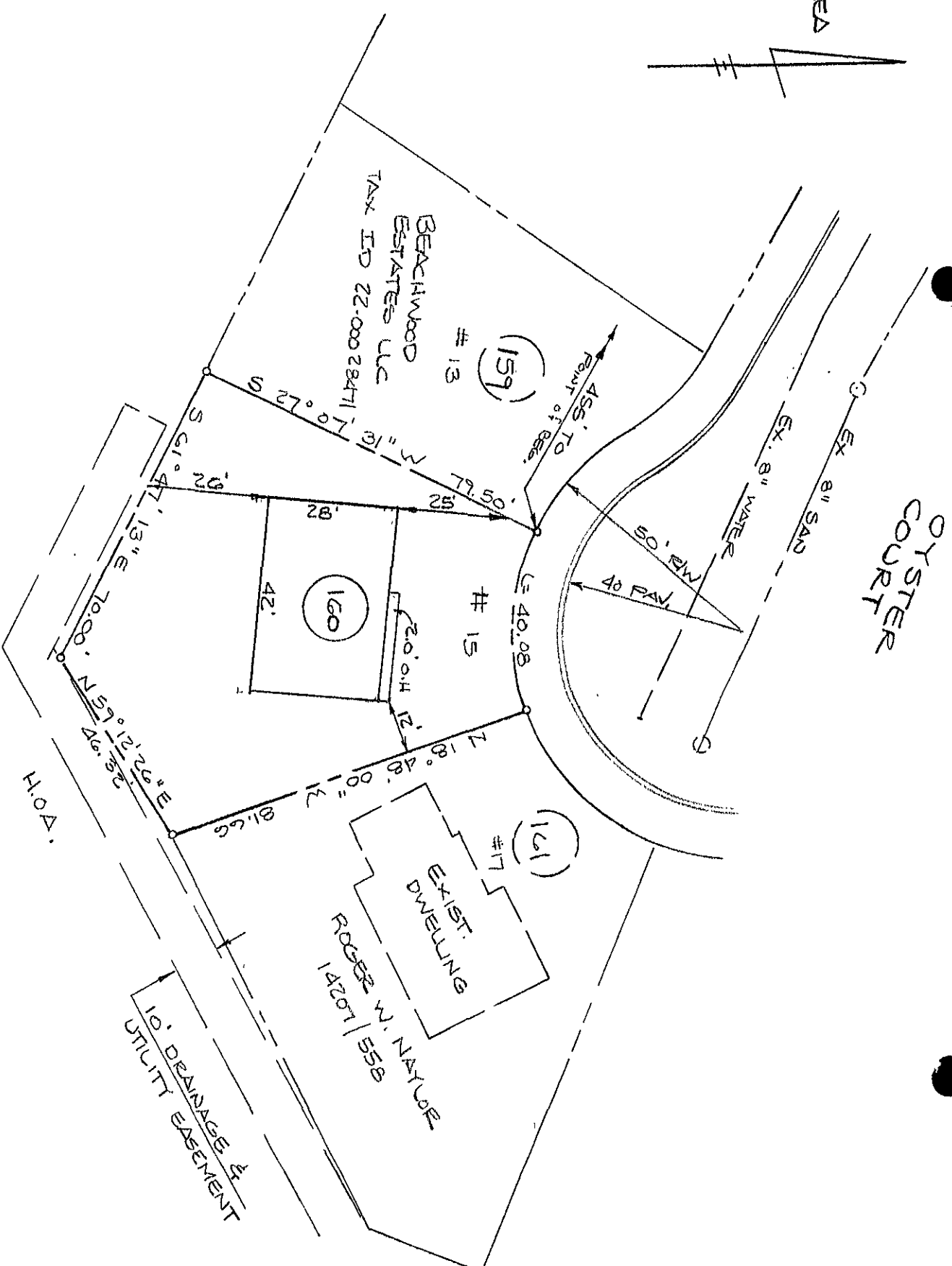
Levin & Gann PA

21219

305 W. Chesapeake Ave #113 Towson 21204



- THIS LOT IS NOT LOCATED IN A 100 YEAR FLOODPLAIN
- NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
- NO PRIOR ZONING HISTORY



ZONING - DR 3.5  
MAP SE 4-H

Box # 1

#55

AREA OF LOT 160  
6512.56 ± or 0.15 Acre

00-545-SPHA



**W. DUVAL & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • LAND PLANNERS  
530 EAST JOPLA ROAD  
TOWSON, MARYLAND 21286  
TEL (410) 583-9571  
FAX (410) 583-1513

OWNER  
BEACHWOOD ESTATES LLC  
2401 YORK ROAD  
LUTHERVILLE MD 21093

## PLAN TO ACCOMPANY ZONING HEARING

BEACHWOOD ESTATES (PAT 69-22)

15 OYSTER COCKET

15<sup>th</sup> ELECTION DISTRICT      7<sup>th</sup> COUNCILMANIC DISTRICT

SCALE 1"=30'

6-15-8

