

IN RE: PETITION FOR SPECIAL VARIANCE	*	BEFORE THE
NE/S Castlemoor Road at		
W/S Liberty Gardens Road	*	DEPUTY ZONING COMMIS SIONER
2nd Election District		
2nd Councilmanic District	*	OF BALTIMORE COUNTY
(7118, 7200, 7202, 7204, 7206		
7208, 7210 Castlemoor Road)	*	CASE NO. 00-557-SA
Elias Rizakos & Dimitrios Vangelakos	*	
Petitioners		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Variance filed by the legal owners of the subject property, Elias Rizakos & Dimitrios Vangelakos, for property they own, located along Castlemoor Road, in the Lochearn area of Baltimore County. The subject property is zoned DR 5.5. The special variance request is from Sections 4A02.4.D and 4A02.4.F of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow 7 residential building permits within a traffic moratorium area.

Appearing at the hearing on behalf of the special variance request were Elias Rizakos, on behalf of the property owners, Alec Ratych, an engineer with APR Associates, Inc., the engineering firm who prepared the site plan of the property, Dick Moore, traffic expert with Wells & Associates and C. William Clark, attorney at law, representing the Petitioners. Appearing in opposition to the Petitioners' request were George Hall, Sr., John Davidson, Judith Berger and Julius Lichter, attorney at law, representing a client who did not attend the hearing. There were no others in attendance.

Testimony and evidence demonstrated that the property, which is the subject of this special variance request, is a 7 lot residential subdivision located on the north side of Castlemoor Road, just west of its intersection with Liberty Gardens Road. The subject property was approved for

COPIES PREPARED FOR FILING
 DATE 8/31/00
 BY R. J. [Signature]

the development of 7 additional single-family, residential homes. The property is better known as "Castlemoor Estates" and was approved by way of a Hearing Officer's Hearing in December 1997. None of the homes have been constructed on the subject property and the 7 additional lots remain unimproved at this time.

After the approval of the development plan in 1997, the Petitioners continued to proceed through the development process. However, in August of 1998, the intersection of Liberty Road and Washington Avenue was downgraded to a "F" level intersection. The property, which is the subject of this special variance request, was depicted within the traffic shed area that feeds the intersection of Liberty Road and Washington Avenue.

Testimony and evidence offered by Mr. C. Richard Moore, the traffic expert testifying for the Petitioners, demonstrated that a traffic shed area is determined by those properties which generate 50% or more of their traffic towards the failing intersection in question. The Petitioners submitted into evidence an exhibit showing the intersection of Liberty Road and Washington Avenue and its surrounding traffic shed. Mr. Moore, who was employed by Baltimore County for 31 years as its head traffic engineer, testified that the traffic shed as it exists today for Liberty Road and Washington Avenue, covers the same area as it has for the past 3 decades. Mr. Moore's testimony was that the traffic shed area for this intersection has remained constant for the past 30 years and has not been altered, notwithstanding the changes in the road system over that time. Mr. Moore testified that it is necessary, at this time, given the changing traffic patterns and additional streets and roads that may have been constructed over the past few decades, to review the specific property in question to determine whether the subject property should remain within the traffic shed for Liberty Road and Washington Avenue. Mr. Moore performed a traffic study utilizing the driving habits of the residents of the Oakview Apartments as being representative of the future property owners for the subject property. The Oakview Apartments

were chosen due to the fact that they are located immediately adjacent to the property which is the subject of this variance request.

Mr. Moore submitted into evidence as Petitioners' Exhibit No. 3, the results of his traffic study. Those results clearly demonstrated that the traffic patterns of those residents residing within the Oakview Apartments fall substantially below the 50% requirement that would cause that particular property to be located within the Liberty Road/Washington Avenue traffic shed. Mr. Moore's study demonstrated that only 38.2% of the traffic from the Oakview Apartments actually utilizes the intersection in question. In addition, a study was conducted by the Baltimore County Bureau of Traffic & Transportation which also demonstrated that less than 50% of the vehicles exiting the Oakview Apartments actually utilize the intersection of Liberty Road and Washington Avenue.

Based on the testimony and evidence offered by the Petitioners' traffic expert, I find, pursuant to Section 4A02.4.F, that the district standard is not relevant to the proposed development of 7 additional lots located within the "Castlemoor Estates" property. Based on my finding, less than 50% of those residents will actually utilize the intersection in question. Furthermore, the variance requested herein will not violate the purpose of Section 4A02 of the Baltimore County Zoning Regulations and the granting of this variance will not adversely affect a person whose application was filed prior to this Petitioners' application. Therefore, the request for special hearing shall be granted.

As stated previously, several residents from the surrounding community appeared in opposition to the Petitioners' request. The testimony of those residents was that the traffic congestion in this area of the County is unbearable. Their testimony demonstrated that the addition of one more automobile traveling in this area of Baltimore County is not acceptable. In addition, Mr. Hall testified that many motorists in this area utilize Castlemoor Road as a shortcut

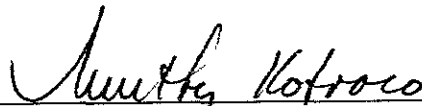
which causes a high volume of vehicles to pass by his house. He testified that Castlemoor Road is a narrow road which simply cannot accommodate these large number of commuters. Mr. Hall suggested that Castlemoor Road be made a one way street from Richwood Avenue to Timanus Lane. This would prohibit residents from utilizing Castlemoor Road as a shortcut.

While I can appreciate Mr. Hall's suggestion, I do not have the authority to alter traffic patterns as he suggested. He should pursue his suggestion with the Department of Public Works, Bureau of Traffic & Transportation. Perhaps they could consider his request and determine whether making Castlemoor Road a one way street is an acceptable solution.

As to the special variance request, I find for the reasons stated herein, that the variance should be granted.

THEREFORE, IT IS ORDERED this 31st day of August, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for special variance from Sections 4A02.4.D and 4A02.4.F of the Baltimore County Zoning Regulations, to allow 7 residential building permits within a traffic moratorium area, 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 building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 8/31/00

By [Signature]



Baltimore County
Zoning Commissioner

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

August 31, 2000

C. William Clark, Esquire
Nolan, Plumhoff & Williams, Chartered
502 Washington Avenue, #700
Towson, Maryland 21204

Re: Petition for Special Variance
Case No. 00-557-SA
Property: 7118, 7200, 7202, 7204, 7206,
7208, 7210 Castlemoor Road

Dear Mr. Clark:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Variance has 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



Copies to:

Mr. Elias Rizakos
Mr. Dimitrios Vangelakos
7207 Windsor Mill Road
Baltimore, MD 21207

Mr. Alex Ratych
APR Associates, Inc.
7427 Harford Road
Baltimore, MD 21234

Mr. C. Richard Moore
Wells & Associates
420 Virginia Avenue
Towson, MD 21286

Mr. George Hall, Sr.
7302 Castlemoor Road
Baltimore, MD 21244

Mr. John M. Davidson
7305 Castlemoor Road
Baltimore, MD 21244

Ms. Judith Berger
3801 Lochearn Drive
Baltimore, MD 21207-6363

Julius W. Lichter, Esquire
210 W. Pennsylvania Avenue
Towson, MD 21204



SPECIAL

#557

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7118, 7200, 7202, 7204, 7206, 7208, 7210
Castlemoor Road

which is presently zoned DR 5-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto as made a part hereof, hereby petition for a Variance from Section(s) 4A02.4.D and 4A02.4.F (26-262 of the Baltimore County Code and the Moratorium resulting from the Liberty Road and Washington Avenue intersection traffic shed)

to allow 7 residential building permits within a traffic moratorium area.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The demand or the impact of the development proposed will be less than the District Standard that would restrict the development; and the Standard is not relevant to the development proposed.

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:

C. William Clark, Esquire

Name - Type or Print

Signature

Norman, Plunhoffs & Williams, Chartered

Company

500 Washington Ave. #700 (410) 823-7800

Address

Telephone No.

Towson,

MD

21204

State

Zip Code

Legal Owner(s):

Elias Rizakos

Name - Type or Print

Signature

Dimitrios Vangelakos

Name - Type or Print

Signature

7207 Windsor Mill Road (410) 944-0446

Address

Telephone

Baltimore

MD

21207

City

State

Zip Co

Representative to be Contacted:

Alex Ratych - APR Associates, Inc.

Name

7427 Harford Road (410) 444-4312

Address

Telephone No

Baltimore

MD

21234

City

State

Zip Co

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2-3 hr.

UNAVAILABLE FOR HEARING

Reviewed By WTH - Date 6/28/98

REC 9/15/98

RECEIVED FOR FILING

Date 8/31/00

By

Case No. 00-557-SA

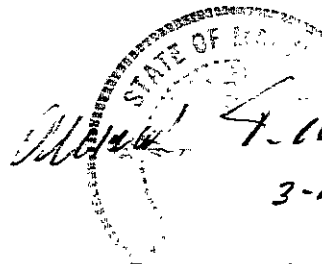


ZONING DESCRIPTION FOR 7118, 7200, 7202, 7204, 7206
7208 AND 7210 CASTLEMOOR ROAD

BEGINNING at a point on the North side of Castlemoor Road, which is 50 feet wide, and at the end of a junction curve connecting Liberty Gardens Road, which is off variable with said North side of Castlemoor Road; thence running with Castlemoor Road 1) North 86 degrees 10 minutes 45 seconds West 173.27 feet, 2) by a curve to the right having a radius of 275.00 feet, and an arc length of 150.51 feet and a chord of North 70 degrees 30 minutes 00 seconds West 148.64 feet, 3) North 54 degrees 49 minutes 10 seconds West 104.43 feet and 4) South 06 degrees 36 minutes 25 seconds West 34.30 feet to a point in the center line of a 20 foot wide right of way; thence leaving Castlemoor Road and binding along the center of said right of way, 5) North 54 degrees 06 minutes 24 seconds West 132.18 feet; thence leaving said right of way and running 6) North 35 degrees 53 minutes 36 seconds East 86.15 feet 7) North 84 degrees 49 minutes 05 seconds East 33.00 feet, 8) North 35 degrees 20 minutes 12 seconds East 41.71 feet and 9) South 55 degrees 57 minutes 00 seconds East 516.64 feet to the point of beginning; containing 1.2887 acres more or less.

Also to be known as 7118, 7200, 7202, 7209, 7206, 7208 and 7210 Castlemoor Road and located in the Second Election District and Second Councilmanic District, as recorded in Deed Liber 11923, Folio 152.

03/01/00


[Signature]
3-1-2000

#557

00-557-SA

7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4312
Fax: (410) 444-1647

00-225-2A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083804

DATE 6/28/04

ACCOUNT

001-6150

14. 557
13, 72204

AMOUNT

\$ 350.00

RECEIVED
FROM:

Baltimore, Maryland
13, 72204

FOR:

010 - Variance (Spec 1) 7 lbs of 500.00 each

\$ 350.00

PAID RECEIPT

PAYMENT ACTUAL TIME
6/28/2000 6/28/2000 15:35:30
REG #001 CASHIER JRIC JNR DRAWER 1
DEPT 5 528 ZONING VERIFICATION
Receipt # 150637
CR NO. 083804 OFLN

Receipt Tot 350.00
350.00 PK .00 DA
Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

00-557-SA

CERTIFICATE OF PUBLICATION

TOWSON, MD, 8/3, 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 8/3 successive weeks, the first publication appearing on 8/3, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

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: 00-87-978
7118, 7200, 7202, 7204, 7208, 7208, 7210, Case: Memorial Road at NE/S Castlemoor Road at W/S Liberty Gardens Road 2nd Election District 2nd Councilmanic District Legal Owner(s): Elias Rizakos & Dimitrios Vangelakos
Special Variance: to allow 7 residential building permits within a traffic moratorium area.
Hearing: Monday, August 21, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Busley 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.
8/048 Aug. 3 C408798

CERTIFICATE OF POSTING

RE: Case No. 00-557 SA

Petitioner/Developer: RIZAKOS, ETAL
B. CLARK, ESQ.

Date of Hearing/Closing: 8/21/00

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

Attention: Ms. Gwendolyn Stephens

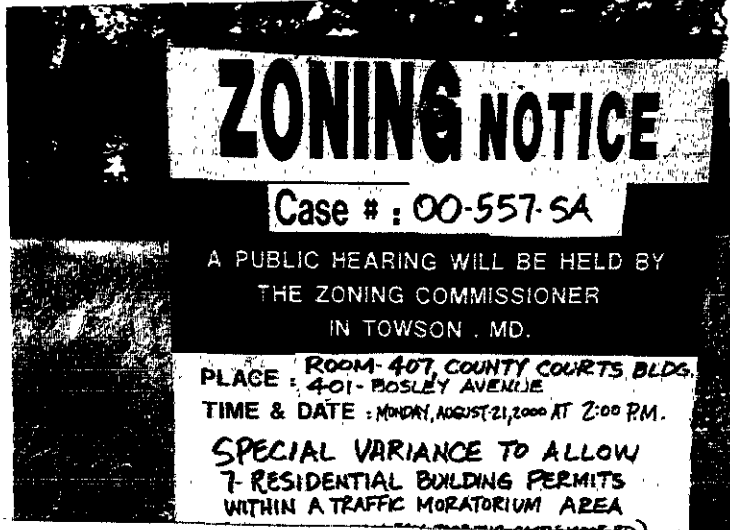
Ladies and Gentlemen:

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 #7118, 7200, 7202, 7204,
7206, 7208 & 7210 CASTLEMOOR RD.
Both ends of site

The sign(s) were posted on

8/6/00

Month, Day, Year



Sincerely,

Patrick M. O'Keefe 8/10/00
(Signature of Sign Poster and Date)

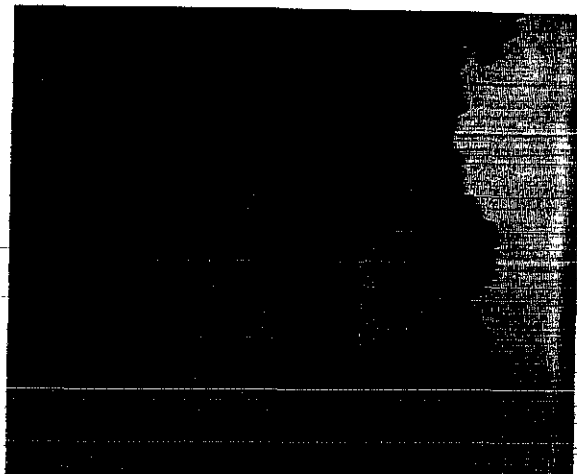
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-857
(Telephone Number)

P-8/12
CASTLEMOOR RD.
(BUD CLARK)
00-557-SA
H-8



AUG 22

RE: PETITION FOR VARIANCE
7118, 7200, 7202, 7204, 7206, 7208, 7210 Castlemoor
Road, NE/S Castlemoor Rd at W/S Liberty Gardens Rd
2nd Election District, 2nd Councilmanic

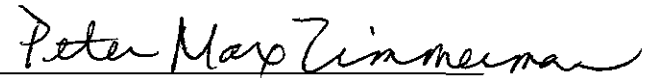
Legal Owner: Elias Rizakos and Dimitrios Vangelakos
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-557-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. 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 C. William Clark, Esq., Nolan, Plunhoffs & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

July 21, 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: 00-557-SA
7118, 7200, 7202, 7204, 7206, 7208, 7210 Castlemoor Road
NE/S Castlemoor Road at W/S Liberty Gardens Road
2nd Election District – 2nd Councilmanic District
Legal Owner: Elias Rizakos & Dimitrios Vangelakos

Special Variance to allow 7 residential building permits within a traffic moratorium area.

HEARING: Monday, August 21, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a stylized "SJ" monogram to the right.

Arnold Jablon
Director

C: C. William Clark, Esquire, Nolan, Plumhoff & Williams, Chartered, 502 Washington Avenue, Suite 700, Towson 21204
Elias Rizakos & Dimitrios Vangelakos, 7207 Windsor Mill Road, Balto. 21207
APR Associates, Inc., c/o Alex Ratych, 7427 Harford Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 6, 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, August 3, 2000 Issue – Jeffersonian

Please forward billing to:

C. William Clark, Esquire 410-823-7800
Noian, Plumhoff & Williams, Chartered
502 Washington Avenue
Suite 700
Towson, MD 21204

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: 00-557-SA

7118, 7200, 7202, 7204, 7206, 7208, 7210 Castlemoor Road

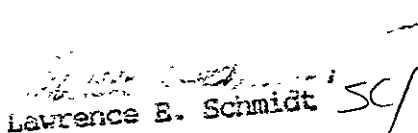
NE/S Castlemoor Road at W/S Liberty Gardens Road

2nd Election District – 2nd Councilmanic District

Legal Owner: Elias Rizakos & Dimitrios Vangelakos

Special Variance to allow 7 residential building permits within a traffic moratorium area.

HEARING: Monday, August 21, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt SC/

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 60-557-1 SA

Petitioner: Elias Rizakos and Dimitrios Vangelakos

Address or Location: 7118, 7200, 7202, 7204, 7206, 7208, 7210 Castlemoor Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William Clark, Esquire

Address: Nolan, Plumhoff & William, Chartered

502 Washington Avenue, Suite 700, Towson, MD 21204

Telephone Number: (410) 823-7800

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

August 16, 2000

Elias Rizakos & Dimitrios Vangelakos
7207 Windsor Mill Road
Baltimore, MD 21207

Dear Elias Rizakos & Dimitrios Vangelakos:

RE: Case Number: 00-557-SA, 7118, 7200, 7202, 7204, 7206, 7208, 7210 Castlemoor Road

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: C. William Clark, Esquire, Nolan, Plumhoff & Williams, Chartered, 502 Washington Avenue, Suite 700, Towson 21204
APR Associates, Inc., c/o Alex Ratych, 7427 Harford Road, Baltimore 21234
People's Counsel



8/21

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 16, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2000
Item Nos. 551, 552, 553, 554, 555, 556,
 558, 559, 560, 561, 562, 563

and

00-336-SPH

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

RWB:HJO:jrb

cc: File

AUG 29



Baltimore County
Fire Department

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

July 20, 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 JULY 17, 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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

551, 552, 553, 554, 555, 556, 557, 559, AND 562

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 *RBS*

DATE: July 25, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of July 17, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
552	1815 Circle Road
553	2411 Velvet Ridge Drive
554	4501 Sandwood Road
555	11712A Greenspring Avenue
556	25 Manor Spring Court
557	7118-7210 Castlemoor Road
558	2127 York Road
559	11317 Reisterstown Road
560	8014 Pulaski Highway
563	6310 Blair Hill Road
336	Stocksdale Avenue

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 26, 2000

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

SUBJECT: Zoning Advisory Petitions - Case 557

The Office of Planning does not support the variance request to allow 7 residential building permits within a traffic moratorium area.

Prepared by: 

Section Chief: 

AFK/JL: MAC



FILE

Maryland Department of Transportation
State Highway Administration

TR 8/21

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 7.18.00

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

RE: Baltimore County
Item No. 557 MJK

AUG 29

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 Lurry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

completed 8-18-00

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

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

George F. Hall Sr.
JOHN M. DAVIDSON
JULIUS W. LICHTER, ESQ.
JUDITH BERGER

7302 CASTLEMOOR RD. 21244
7305 CASTLE MOOR 21244
210 W. PENNSYLVANIA AVE 21201
3801 LOCHEARN DR 21207-
6363

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DICK MOORE NEWS & ASSOC.

420 VIRGINIA AVE TOWSON 21286

ALICE PLATON APR ASSOC. INC

7227 HARFORD RD, BALTIMORE 21234

ELIAS RIZAKOS PROP. OWNER

1011 ISLIPMAN LN 21136

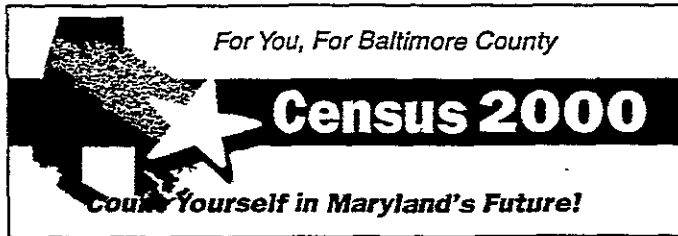
C. WILLIAM CLARK

502 WASHINGTON AVE, TOWSON, MD 21204





FAX COVER SHEET



Date: *Sept 6, 2000*

Number of Pages including cover sheet: *5*

To:

Mr. Berger

Phone:

Fax #

c:

410-944-7812

From:

Robin Jameson
Zoning Commissioner's
Office

Phone:

Fax #

REMARKS:

☐ Urgent

☐ For your review

☐ Reply ASAP

☐ Please comment

Case #00-557-SA

Copy of Order faxed.

09/06/2000 11:21 FAX 4108873468

ZONING COMM.

P01

***** ACTIVITY REPORT *****

TRANSMISSION OK

TX/RX NO.	0092
CONNECTION TEL	94109447812
CONNECTION ID	
START TIME	09/06 11:19
USAGE TIME	01'53
PAGES	5

Ref 5 #2

- a. The county's share of the maximum reserve capacity of the sewerage in the area on the effective date of mapping of the area minus the daily quantity of sewerage from any industrial buildings for which construction permits are expected to be issued between that date and the time the "basic services" map is next revised, in millions of gallons of sewerage per day,, and
 - b. The maximum level of nonindustrial development allowable in the district as determined based on the following assumptions:
 - (1) Each dwelling unit with three bedrooms or more shall be considered to result in a yield of 225 gallons of sewage per day.
 - (2) Each dwelling unit with less than three bedrooms shall be considered to result in a yield of 200 gallons of sewage per day.
 - (3) Each square foot of gross floor area of a building or a part of a building devoted principally to retail use shall be considered to result in a yield of 0.05 gallon of sewage per day.
 - (4) Each square foot of gross floor area of a building or a part of a building devoted principally to office use shall be considered to result in a yield of 0.09 gallon of sewage per day.
 - c. The quantity of sewage yielded by a building or a part of a building to be devoted principally to uses other than dwelling or retail or office uses shall be determined by the Department of Public Works.
4. Exception. This subsection does not apply to any development that will not be served by a public sewerage system.
- D. Transportation.
1. Intent. The transportation standards and maps are intended to regulate nonindustrial development where it has been determined that the capacity of arterial and arterial collector intersections is less than the capacity necessary to accommodate traffic both from established uses and from uses likely to be built pursuant to this article. Such development is not intended to be restricted unless there is a substantial probability that an arterial and arterial collector intersection situated within the mapped area will, on the date the map becomes effective, be rated at level-of-service E or F under standards established by the Highway Capacity Manual, 1965, published by the Highway Research Board of the Division of Engineering and Industrial Research, National Academy of Sciences National Research Council.
 2. Determination of critical vehicle-trip number.
 - a. For the purpose of this paragraph, the "critical vehicle-trip number" of an intersection is determined by the formula:

$$C = \frac{F - E}{2} + E$$

in which each letter represents a number of daily vehicle trips through a given intersection at peak hour and

C = The critical vehicle-trip number.

F = That number which if reduced by one would result in a change in the intersection's level of service from F to E.

E = That number which if reduced by one would result in a change in the intersection's level of service from E to D.

- b. Determination of reserve capacity. It is intended that the reserve capacity be determined for each district by the formula:

$$N = C - (T + I)$$

in which

N = Reserve capacity.

C = The critical vehicle-trip number for the most congested arterial intersection in a transportation mapped area on the date the designation becomes effective.

T = The number of daily peak-hour vehicle trips, based on actual traffic counts taken by the Department of Traffic Engineering,⁴ passing through the most congested arterial intersection in a transportation mapped area.

I = The projected number of additional daily peak-hour vehicle trips to be generated by nonindustrial developments that have been approved under the provisions of this article and have not yet been constructed and would most likely pass through that intersection. For partially completed nonindustrial developments, the amount of peak-hour vehicle trips shall be prorated based on number of completed units or square footage. However, if N is less than zero under the formula, the reserve capacity in the area shall be zero.

3. Maximum level of nonindustrial development.

- a. The level of additional nonindustrial development in a mapped area, as provided above, may not exceed that which would generate the number of daily peak-hour vehicle trips equal to the reserve capacity of that mapped area, based on the following assumptions:

⁴ Editor's Note: Under Bill No. 36-1987, the Department of Traffic Engineering was abolished and its duties and responsibilities were transferred to the Bureau of Traffic Engineering of the Department of Public Works. See Section 2-78 of the Baltimore County Code, 1988 Edition, as revised.

- (1) Every 100 dwelling units, other than for the elderly, shall be considered to result in the generation of 85 peak-hour vehicle trips daily.
 - (2) Every 100 dwelling units in housing for the elderly shall be considered to result in the generation of 25 peak-hour vehicle trips daily.
 - (3) Every 1,000 square feet of gross floor area of a building or a part of a building devoted principally to retail use shall be considered to result in the generation of 14.70 peak-hour vehicle trips daily.
 - (4) Every 1,000 square feet of gross floor area of a building or a part of a building devoted principally to office use shall be considered to result in the generation of 2.34 peak-hour vehicle trips daily.
- b. The number of daily peak-hour vehicle trips generated by a building or a part of a building to be devoted principally to uses other than dwellings or retail or office uses shall be determined by the Department of Traffic Engineering.⁵
- E. General exceptions to basic services mapping standards.
1. The provisions of Section 4A02.4.A, B, C and D do not apply to any of the following:
 - a. Any development of three or fewer single-family detached dwellings, or establishment of their accessory uses, on a lot of record as of November 19, 1979 (see Section 101).
 - b. To any development in a C.C.C. District for which, prior to January 21, 1980, a subdivision plan was finally approved or for which, prior to January 21, 1980, an application for a building permit had been made.
 - c. To any development in a C.S.A. District for which, prior to January 21, 1980, a subdivision plan was finally approved or for which, prior to January 21, 1980, an application for a building permit has been made.⁶
 - d. To any development in an R.A.E. Zone for which, prior to January 21, 1980, a subdivision plan was finally approved or for which, prior to January 21, 1980, an application for a building permit had been made.
 - e. To any development in a town center or community center for which an official detailed plan was approved by the Planning Board as of the effective date of Bill No. 178-1979. For purposes of this exception, an "official detailed plan" includes an official "revitalization" plan or

⁵ Editor's Note: Under Bill No. 36-1987, the Department of Traffic Engineering was abolished and its duties and responsibilities were transferred to the Bureau of Traffic Engineering of the Department of Public Works. See Section 2-78 of the Baltimore County Code, 1988 Edition, as revised.

⁶ Editor's Note: The former C.N.S., C.S.A., C.S.-1 and C.S.-2 Districts were consolidated into the A.S. District by Bill No. 172-1993, effective 1-27-1994. See Section 259.2.B.

similar plan prepared by the Office of Planning or a consultant to the county, but does not include a subdivision plan or other developer's plan.

- f. On-site expansions of existing hospitals; any development of a "continuing care facility" as defined in § 7 of Article 70B of the Annotated Code of Maryland.
 - g. Any development in an area for which an official detailed plan has been prepared that contains a recommendation that the area be exempted from basic services restrictions. For purposes of this exception, an "official detailed plan" includes an official "revitalization" plan or similar plan prepared by the Office of Planning or a consultant to the county and approved, subsequent to July 1, 1982, by the Planning Board and the County Council, but does not include a subdivision plan or other developer's plan.
- F. Petitions for special variance from provisions of this subsection.
- 1. The Zoning Commissioner may, after a public hearing, grant a petition for a special variance from a provision of this subsection, only to an extent that will not violate that provision's purpose, pursuant to a finding:
 - a. That the demand or impact of the development proposed will be less than that assumed by the district standard that would otherwise restrict or prohibit the development, or that the standard is not relevant to the development proposal; and
 - b. That the granting of the petition will not adversely affect a person whose application was filed prior to the petitioner's application in accordance with Section 4A02.3.G.2.b.
 - 2. The Office of Planning shall give a report on the petition to the Zoning Commissioner prior to his consideration of the petition.
 - 3. The Zoning Commissioner may grant or deny the petition, or grant it subject to any conditions or limitations consistent with the criteria set forth in Paragraph 1 above.
 - 4. An appeal may be filed with the County Board of Appeals within 30 days of the decision of the Zoning Commissioner.

Pet En #3



WELLS & ASSOCIATES, INC.

TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

January 27, 2000

Mr. Newton Williams
Nolan, Plumhoff & Williams
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204-4528

Re: Castlemoor Estates - Castlemoor/Liberty Gardens Roads
Liberty Road/Washington Avenue Traffic Shed - Basic Services Map

Dear Mr. Williams:

We have conducted an independent study of the Castlemoor Estates and its effect on the traffic shed at the Liberty Road intersection with Washington Avenue. Castlemoor Estates is an approved Development Plan of 8 lots on the northwest corner of Castlemoor/Liberty Gardens Roads.

As a result of a meeting with Steve Weber, a peak hour traffic count was conducted at the Oakview Apartments on Liberty Gardens Road. These apartments are next to Castlemoor Estates and between the property and the intersection of Liberty Road and Washington Avenue.

The traffic count was conducted on November 30, 1999 from 7:00-9:00 am and 2:00-5:30 pm. This traffic count indicates that only 38.2% of the traffic from the Oakview Apartments is to/from the north. Traffic count is enclosed. The morning peak hour is only 31.0% to/from the north, while the afternoon peak hour is 37.2%. The report was provided to Baltimore County in a letter dated January 4, 2000 to Mr. Darrell Wiles.

As a result, the county did additional traffic counts in the area in January. Those traffic counts indicate that only 44.8% of the traffic from the Oakview Apartments is to/from the north. Traffic count is enclosed.

Based on the methodology setup in the Basic Services Law, it appears that the majority of traffic to/from Castlemoor Estates is directed to/from the south. Castlemoor Estates should, therefore, be removed from the Liberty Road/Washington Avenue traffic shed.

If we can provide additional information please contact us.

Sincerely,

C. Richard Moore
Vice President



Baltimore County
Department of Public Works

Bureau of Traffic Engineering
& Transportation Planning
111 W. Chesapeake Avenue
Towson, Maryland 21204
410-887-3554
Fax: 410-887-5784

January 20, 2000

Mr. C. Richard Moore, Vice President
Wells & Associates, Inc.
420 Virginia Avenue
Towson, Maryland 21286

Dear Mr. Moore:

As a result of your request to examine the boundaries of the traffic shed for the intersection of Liberty Road & Washington Avenue, we conducted a follow-up study of both the Oakview Apartments off Oak Haven Circle, but also included the developments off Bexhill Road north of Cambridge Drive. The reason for evaluating a larger area was to both obtain a larger sample size of commuters and to ensure that any results would be representative of the area as a whole. As it turned out, the traffic off of Bexhill Road was approximately four times the volume that was on Oak Haven Circle.

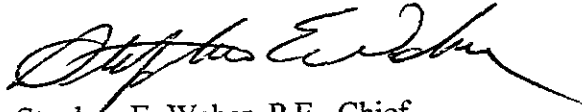
Attached is a copy of the results of our studies which were conducted on 1/11/00 and 1/18/00 and reflects a total 4-hour count time period. As you can see, the total of the traffic volume oriented to/from the north was 445 and to/from the south was 479, thus giving a 48/52 split respectively. Given the closeness of the data to show a 50/50 split and that based on one day's count it cannot be statistically shown that the two values are actually different, we cannot justify changing the traffic shed boundary to exclude this area from that which is controlled by Liberty Road and Washington Avenue. As you know, traffic volumes fluctuate daily and for us to show with statistical proof that there is a clear orientation to the south would require significantly more data, based on the lack of clear definition of the current data. In addition, be advised that we did not count the northernmost exit from the complex located off of Bexhill Road (identified in the drawing). Therefore we did not actually account for all the development traffic off of Bexhill Road. Given the clear orientation to the north from northernmost Bexhill Road, it would be our impression that the northernmost exit would be similarly oriented primarily to the north. Also, it may also be possible that traffic coming in/out of Oak Haven Circle and northernmost Bexhill Road from/to the south could actually be turning off-of/onto Castlemoor Road to connect with Washington Avenue and then to Liberty Road. No tracking of those vehicles was made, but any vehicles doing this would further increase the percentage orientation to the north. Therefore, it may be possible that not only may the actual split be closer to 50/50, it may actually be oriented with the majority to the north. Therefore, given the actual data collected so far and that additional and/or more extensive data collection is unlikely to clearly show that the overall area's traffic is oriented to the south, we cannot recommend making any changes to the Basic Services Transportation Maps for this intersection at this time.



Mr. C. Richard Moore
January 20, 2000
Page 2

I hope this adequately provides you the information you need, but if you wish to discuss it further don't hesitate to call.

Sincerely,

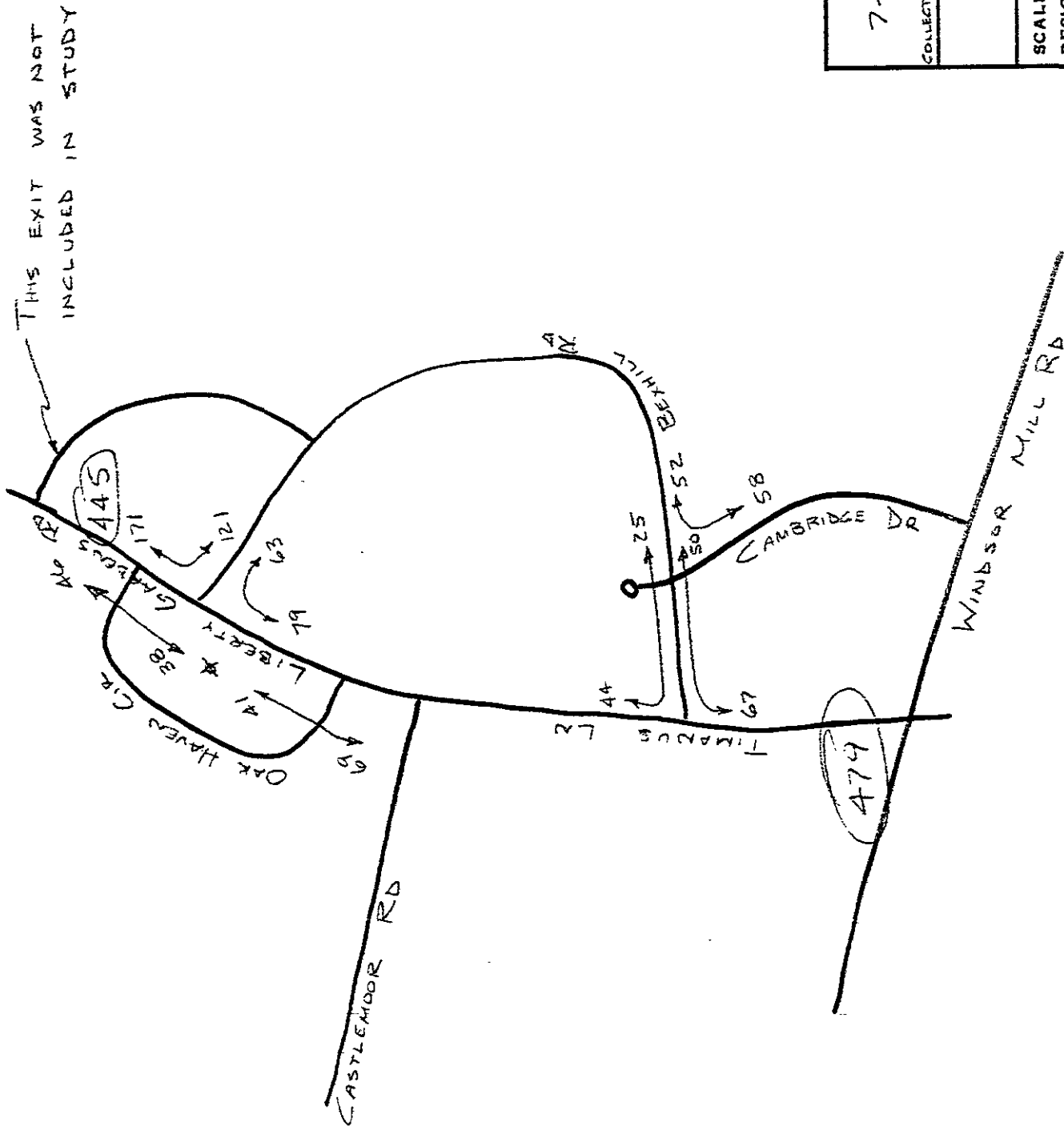
A handwritten signature in black ink, appearing to read "Stephen E. Weber", with a long, sweeping horizontal line extending to the right.

Stephen E. Weber, P.E., Chief
Division of Traffic Engineering

Attach.

SEW

cc: Greg Carski
J:\2000 documents\Weber\Ltrs\sew012000a.doc



7-9 AM, 4-6 PM (A-HR COUNT)

COLLECTED 1/11/00 & 1/18/00

SCALE: _____	DWG. NO. _____
DESIGNED BY: _____	DATE: _____
CHECKED BY: _____	DATE: _____
APPROVED: _____	DATE: _____



WELLS & ASSOCIATES, INC.

TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

January 4, 2000

Darrell Wiles
Bureau Chief
Bureau of Traffic and Transportation
Department of Public Works
111 West Chesapeake Avenue
Towson, Maryland 21204-4604

Re: Castlemoor Estates - Castlemoor/Liberty Gardens Roads
Liberty Road/Washington Avenue Traffic Shed
Basic Services Map

Dear Darrell:

We have been retained to conduct an independent study of the Castlemoor Estates and its effect on the traffic shed at the Liberty Road intersection with Washington Avenue. Castlemoor Estates is an approved Development Plan of 8 lots on the northwest corner of Castlemoor/Liberty Gardens Roads.

As a result of a meeting with Steve Weber, a peak hour traffic count was conducted at the Oakview Apartments on Liberty Gardens Road. These apartments are next to Castlemoor Estates and between the property and the intersection of Liberty Road and Washington Avenue.

The traffic count was conducted on November 30, 1999 from 7:00-9:00 am and 2:00-5:30 pm. This traffic count indicates that only 38.2% of the traffic from the Oakview Apartments is to/from the north. Traffic count is enclosed. The morning peak hour is only 31.0% to/from the north, while the afternoon peak hour is 37.2%.

Based on the methodology setup in the Basic Services Law, it appears that, Castlemoor Estates should be removed from the Liberty Road/Washington Avenue traffic shed.

I hope my information will assist in your review of this critical intersection. If we can provide additional information please contact us.

Sincerely,

C. Richard Moore
Vice President

cc: Steve Weber

Oakview Apartments 11/30/99
 Liberty Gardens Road
 144 apartments

Time	South Entrance				North Entrance				To/From		Total	Apartment		Traffic
	Right Turn	Left Turn	Right Turn	Left Turn	Right Turn	Left Turn	Right Turn	Left Turn	North	South		IN	OUT	
7:00-7:15	0	2	3	0	1	0	0	0	5	9	14	3	11	
7:15-7:30	0	2	4	3	1	0	3	1	2	11	13	3	10	
7:30-7:45	1	2	7	0	0	0	2	1	6	12	18	5	13	
7:45-8:00	0	3	8	2	2	0	1	2	3	6	9	5	4	
8:00-8:15	1	3	2	0	0	1	0	2	7	11	18	8	10	
8:15-8:30	2	4	4	0	2	0	3	3	2	9	11	4	7	
8:30-8:45	0	2	5	1	0	2	0	0	1	10	11	6	5	
8:45-9:00	1	5	5	0	0	0	0	0	3	3	6	5	1	
2:00-2:15	2	2	0	0	0	1	0	0	7	5	12	6	6	
2:15-2:30	3	2	2	1	1	0	1	2	4	6	10	6	4	
2:30-2:45	2	4	1	1	0	0	1	1	9	4	13	7	6	
2:45-3:00	0	2	2	3	5	0	0	1	3	5	8	2	6	
3:00-3:15	0	1	3	1	1	0	1	1	11	9	20	12	8	
3:15-3:30	4	6	3	2	2	0	0	3	8	13	21	10	11	
3:30-3:45	2	5	5	4	1	2	1	1	10	9	19	11	8	
3:45-4:00	2	3	3	1	5	1	2	2	6	13	19	8	11	
4:00-4:15	1	4	6	2	2	1	2	1	9	12	21	9	12	
4:15-4:30	3	4	7	2	2	0	1	2	8	16	24	13	11	
4:30-4:45	2	5	5	0	3	3	3	3	12	18	30	14	16	
4:45-5:00	2	8	9	2	3	1	0	5	3	10	13	8	5	
5:00-5:15	1	6	3	1	1	0	1	0	6	11	17	11	6	
5:15-5:30	0	7	3	3	3	1	0	0						
Total	29	82	90	29	35	13	22	34	125 38.2%	202 61.8%	327	156	171	
7:30-8:30	4	12	21	2	4	1	6	8	18 31.0%	40 69.0%	58	21	37	
4:00-5:00	8	21	27	6	10	5	6	11	35 37.2%	59 62.8%	94	44	50	

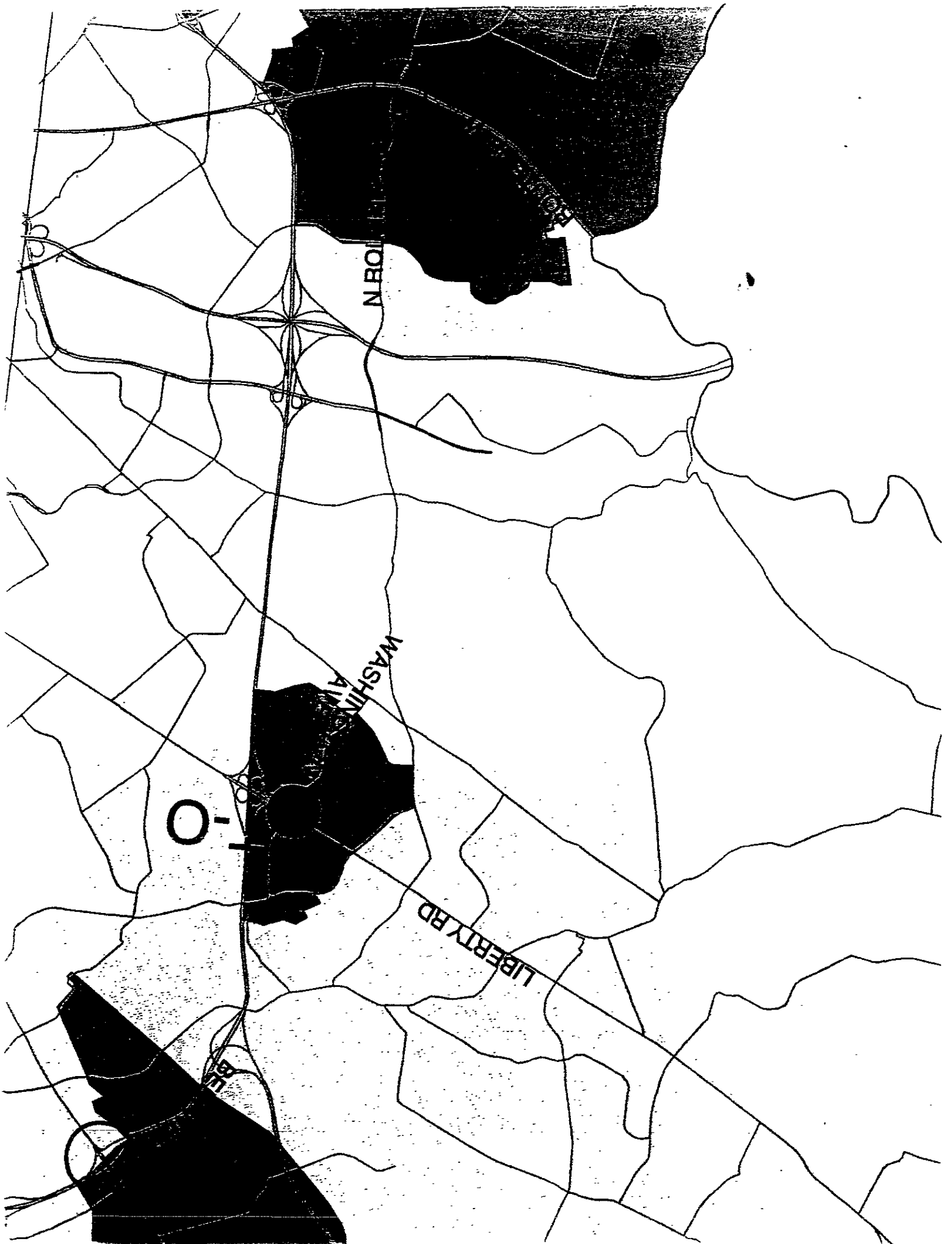
11/02/1999 20:52

410-987-5794

TRAFFIC ENG

PAGE 02





JOHN

WASHINGTON AVE

LIBERTY RD

O-10



COUNTY COUNCIL OF BALTIMORE COUNTY

COURT HOUSE, TOWSON, MARYLAND 21204

KEVIN KAMENETZ
COUNCILMAN, SECOND DISTRICT

COUNCIL OFFICE: 887-3196
DISTRICT OFFICE: 887-3385

April 21, 1998

Aaron Stower, President
Rutherford Heights Neighborhood Association
7120 Bexhill Road
Baltimore, Maryland 21244

Dear Mr. Stower:

For several years, residents have complained about the traffic congestion at the intersection of Liberty Road and Washington Avenue. As Liberty Road is a state-funded highway, the County has little jurisdiction in this issue.

I have requested that the County, however, continue to monitor traffic counts at this intersection. The County Council on an annual basis reviews the transportation planning aspect of the Basic Services Maps. Based upon this most recent analysis, recent statistics have indicated that the difficulty with which traffic moves through this intersection has now reached a "failing" rating. Accordingly, I have decided to include the intersection of Liberty Road and Washington Avenue as a failing intersection, and the Council has enacted this provision at our April 20, 1998 legislation session.

A "failing" designation will mean that there will not be any further issuance of any building permits within a "commuter shed" surrounding the intersection (map enclosed). Within this moratorium area, no building permits can be issued until the failing intersection and traffic load volumes are improved. Ultimately, this will require the State Highway Administration to take such steps as are necessary to alleviate the traffic situation on this State road.

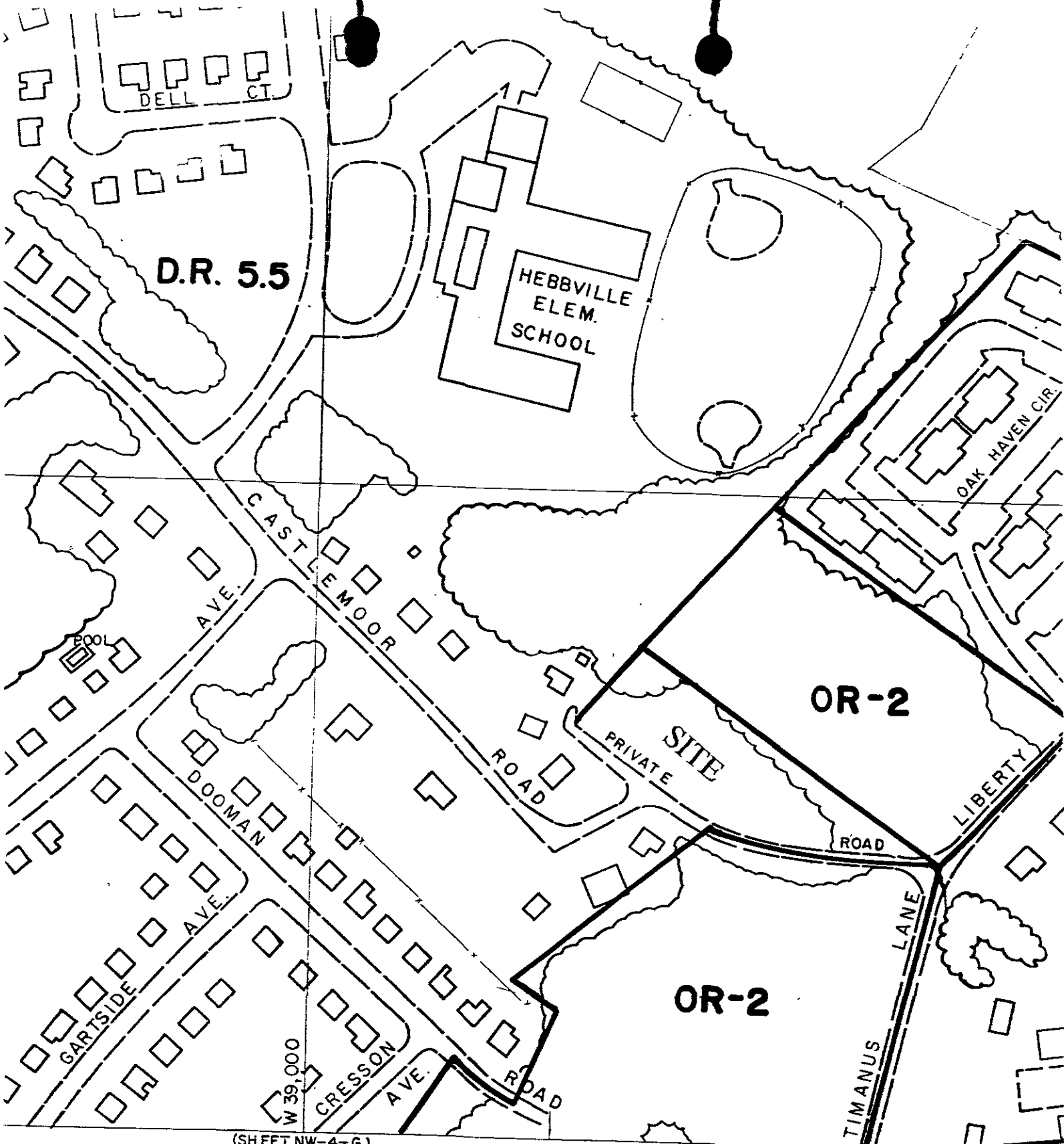
As I learn additional information regarding this issue, I will be happy to forward same to you.

Very truly yours,

Kevin Kamenetz
Kevin Kamenetz
Councilman, Second District

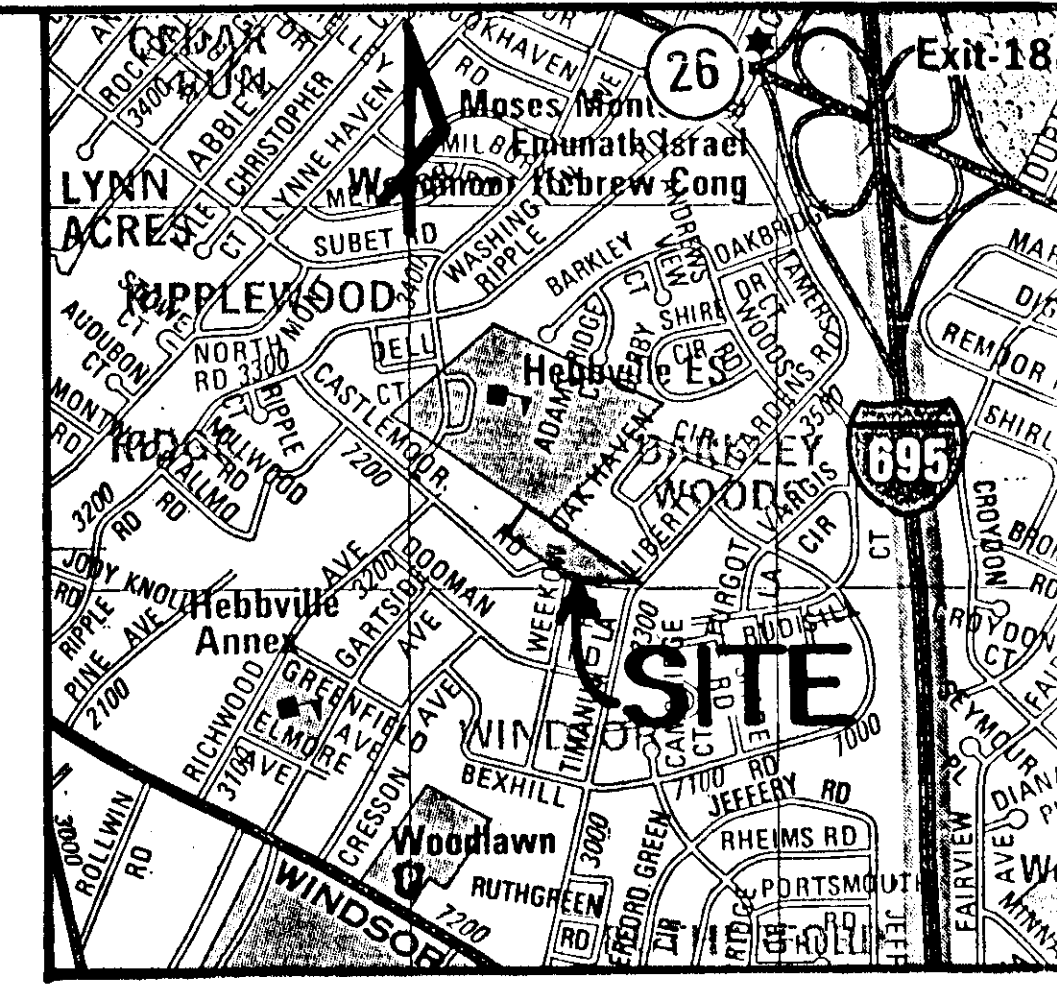
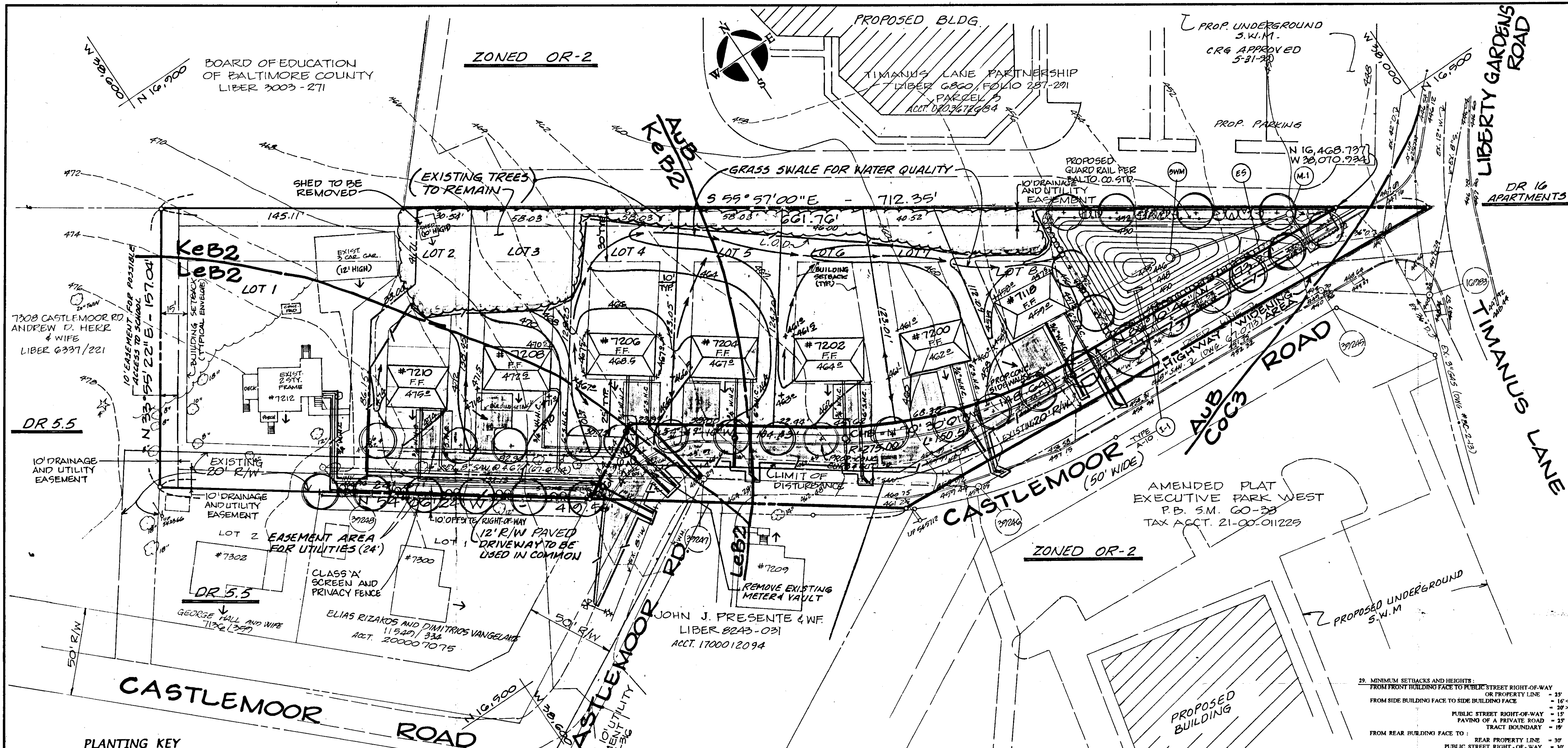
KK:pln
Enclosure





(SHEET NW-4-G)

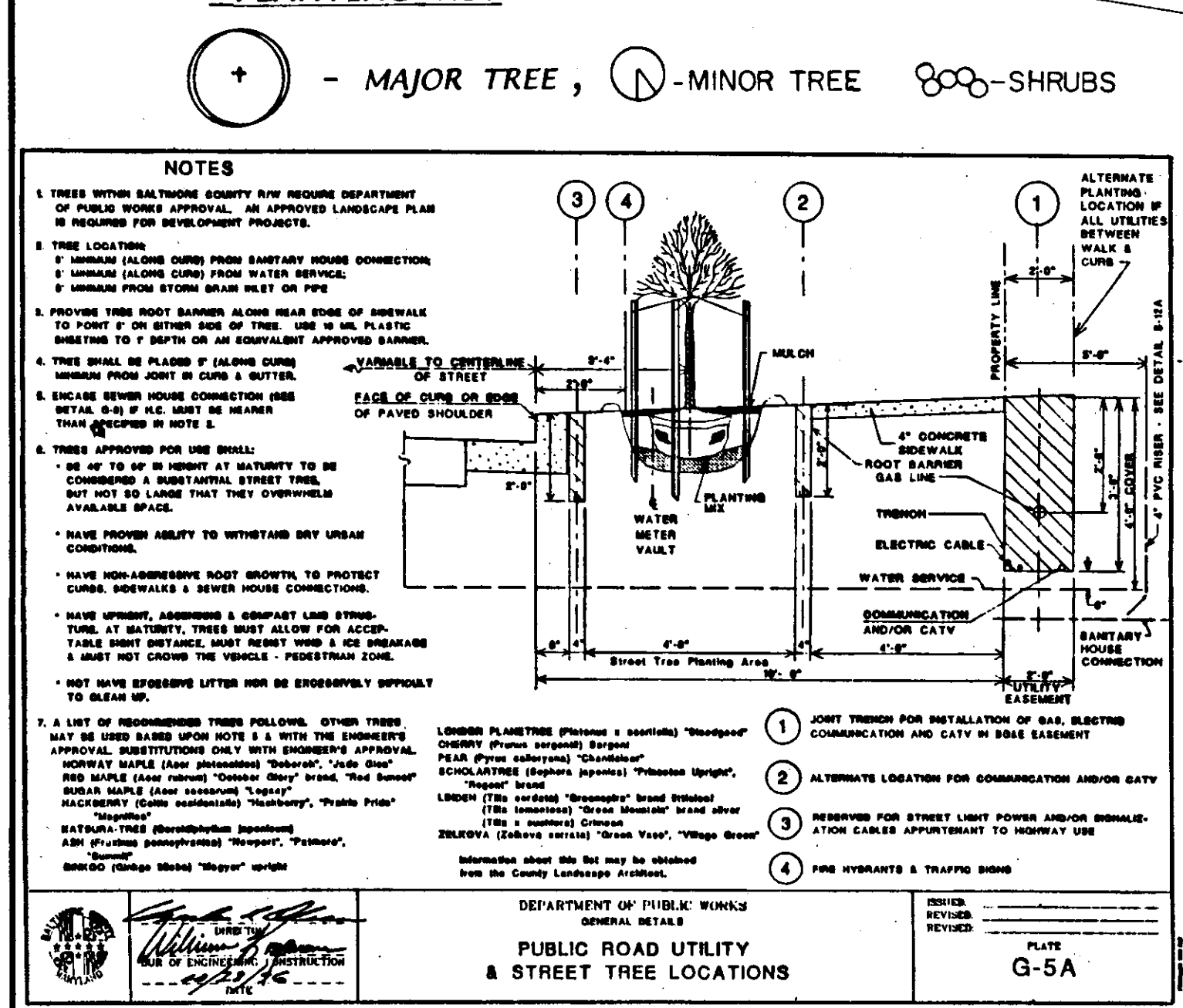
BALTIMORE COUNTY #557
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP
1992 COM Adopted by
SM Nos. 183-92,
00-557-SA
Chs



LOCATION MAP
SCALE: 1" = 1,000'

GENERAL NOTES:

1. TOTAL AREA OF TRACT (DEED)	89,184.35 SQ. FT. OR 2.0474 AC.
2. HIGHWAY WIDENING AREA - OR-2	15,000 SQ. FT. OR 0.344 AC.
3. LOT 1	2,581.56 SQ. FT. OR 0.0591 AC.
4. LOT 2	7,907.56 SQ. FT. OR 0.1815 AC.
5. LOT 3	4,421.56 SQ. FT. OR 0.1015 AC.
6. LOT 4	7,316.56 SQ. FT. OR 0.1679 AC.
7. LOT 5	7,170.56 SQ. FT. OR 0.1644 AC.
8. LOT 6	7,050.56 SQ. FT. OR 0.1625 AC.
9. LOT 7	6,855.56 SQ. FT. OR 0.1570 AC.
10. LOT 8	11,800.56 SQ. FT. OR 0.2730 AC.
11. PLAT BOOK	99/187
12. EXISTING ZONING	DR 5.5
13. DENSITY CALCULATIONS	5.2 X 2.05 = 11.3
14. LOTS PROPOSED	0
15. DEED REFERENCE	1851/138 - NEW 11/23/192
16. ADJACENT ZONING	DR 5.5 AND OR-2
17. EXISTING USE	ONE SINGLE FAMILY RESIDENCE
18. PROPOSED USE	20 SINGLE FAMILY RESIDENCES
19. OWNER	ELIAS RIZAKOS AND DIMITRIOS VANGELAKIS 7307 WINDMILL ROAD BALTIMORE, MARYLAND 21207-TEL: 410-944-0446
20. TAX PLAT/LOCK/PARCEL	87/549/597
21. TAX ACCOUNT NO.	0218720130
22. COUNCILMAN/DISTRICT	2
23. CENSUS TRACT	402303
24. REGIONAL PLANNING DISTRICT	319A
25. ELEMENTARY SCHOOL DISTRICT	128
26. WATERSHED	26
27. SUBWATERSHED	63
28. PARKING	REQUIRED TO BE PROVIDED
29. THERE ARE NO KNOWN CRITICAL AREAS, ARCHIOLOGICAL, HIST., ENDANGERED SPECIES HABITATS, HISTORICAL BUILDINGS, HAZARDOUS MATERIALS SITES NOR STORAGE ON THIS TRACT.	
30. BEARINGS SHOWN REFER TO THE TRUE MERIDIAN AS ESTABLISHED FOR THE BALTIMORE COUNTY METROPOLITAN DISTRICT.	
31. THE DEVELOPER AND HIS ASSIGNS RETAIN THE RIGHT TO UTILIZE UNUSED DENSITY IN THE FUTURE IN ACCORDANCE WITH REGULATIONS IN EFFECT AT THE TIME.	
32. ACCEPTANCE OF THIS PLAN IN NO WAY BINDS BALTIMORE COUNTY INTO RESERVE COLLECTION OF THIS DEVELOPMENT. AT THE TIME OF CONSTRUCTION AND AFTER ALL REQUIREMENTS (REFUSE COLLECTION PADS) HAVE BEEN MET, A REPRESENTATIVE OF THE BUREAU WILL MEET WITH THE DEVELOPER OR HIS REPRESENTATIVE TO DISCUSS DETAILS OF REFUSE COLLECTION.	
33. THE PAVEMENT DRIVE SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED, WHICHEVER COMES FIRST.	
34. LIMITS OF TOTAL AREAS OF LAND DISTURBANCE ARE NOTED ON THE PLAN.	
35. DISTURBED AREA: 70,014.56	
36. HOUSE DOWN SLOPES ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRY WELLS, WHERE FEASIBLE.	
37. SETBACKS AS PER SECTION 15-01.2.C.1.b (PCZR)	
38. (SEE LEFT SIDE)	
39. A WAIVER HAS BEEN REQUESTED FOR THE REQUIRED LOCAL OPEN SPACE FOR THE 8 LOTS.	
40. THE PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE THE RECORDING OF THE PLAN IN 1978. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.	
41. NO ZONING APPLICATIONS HAVE BEEN FILED ON THIS PROPERTY.	
42. BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAN TO USE ALL OR ANY PART OF THE LAND DESCRIBED AS SHOWN ON THE PLAN FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS OR THE RIGHT TO OPEN OR EXCAVATE. THE AFORESAID PRIVATE RIGHT OF WAY FOR THE PURPOSES OF INSTALLING CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TELEVISION.	
43. ALL IMPROVEMENTS ARE TO BE LIMITED TO 15 PERCENT OF CLEARED AREA AND CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.	
44. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.	
45. THERE ARE NO GAS MAINS OR UNDERGROUND ELECTRIC LINES IN THIS AREA.	
46. AVERAGE DAILY TRIP: 16 X 124 = 198	
47. FOREST CONSERVATION ACT WILL BE SATISFIED THROUGH A FEE IN LIEU PAYMENT FOR THE REQUESTED AFFORESTATION AREA.	
48. THERE ARE NO EXISTING WELLS, SEPTIC SYSTEMS AND UNDERGROUND TANKS ON THE TRACT.	
49. HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, OPENWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED TO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST, UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY. THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES.	
50. REQUEST FOR COMBINED HEARING UNDER SECTION 26-206.1 HAS BEEN FILED.	



Surrounding Zoning and Land Use:

North: OR 2 Elementary School, Woods (CRG approved for office building)

South: OR 2, DR 5.5 Office buildings under construction

East: DR 16 Apartments

West: DR 5.5 Single Family Dwellings

DEVELOPMENT PLAN

I hereby certify that I have reviewed with due diligence the Hearing Officer's Order dated 11-26-97 and have prepared with due diligence this Development Plan pursuant to that Order.

Final Development Plan

I hereby certify that I have reviewed with due diligence the approved Development Plan dated 3-23-98 and have prepared with due diligence this Final Development Plan pursuant to that approved Development Plan.

SYMBOL	TYPE	SLOPE	LIMITATION
Au B	ALDINO URBAN COMPLEX	0% - 8%	MODERATELY WELL DRAINED
CoC3	CHROME CHANNERY SILTY CLAY LOAM	3% - 15%	SEVERELY ERODED
KeB2	KELLY SILT LOAM	3% - 8%	MODERATELY ERODED
LeB2	LEGORE SILT LOAM	3% - 8%	MODERATELY ERODED

APPROVED BY: BY THE DIRECTOR OF PERMITS, DEVELOPMENT MANAGEMENT AND PLANNING OFFICE.

DIRECTOR DATE

Development Plan

I hereby certify that I have reviewed with due diligence the Hearing Officer's Order dated 11-26-97 and have prepared with due diligence this Development Plan pursuant to that Order.

Final Development Plan

I hereby certify that I have reviewed with due diligence the approved Development Plan dated 3-23-98 and have prepared with due diligence this Final Development Plan pursuant to that approved Development Plan.

PLAT TO ACCOMPANY PETITION FOR SPECIAL VARIANCE CASTLEMOOR ESTATES 2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 30' DATE: FEBRUARY 17, 1997

00-557-3A