

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Beach Road, 520' E
centerline of Stevens Road
15th Election District
5th Councilmanic District
(11211 Beach Road)

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-048-A

Diane Dattoli
Petitioner

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Diane Dattoli. The variance request is for property located at 11211 Beach Road in the White Marsh area of Baltimore County. The Petitioner herein seeks a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) with a height of 22.5 ft. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

RECEIVED FOR FILING

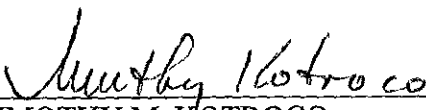
Date 9/15/00

By R. J. [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of September, 2000, that a variance from Section 400.3 of the Baltimore County Zoning Regulations, to permit an accessory structure (garage) with a height of 22.5 ft. in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Office of Planning dated August 18, 2000, a copy of which is attached hereto and made a part hereof.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 9/15/00
By: R. Johnson



Baltimore County
Zoning Commissioner

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

September 5, 2000

Ms. Diane Dattoli
c/o SBER
519 N. Charles Street
Baltimore, Maryland 21201

Re: Petition for Administrative Variance
Case No. 00-048-A
Property: 11211 Beach Road

Dear Ms. Dattoli:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative 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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11211 BEACH ROAD
which is presently zoned RC2

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) 400.3 B.C.Z.R.

TO PERMIT AN ACCESSORY BUILDING (GARAGE)
WITH A HEIGHT OF 22.5 FEET IN LIEU OF THE
REQUIRED 15 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

H-443-324-5518
11211 BEACH ROAD W-410-234-2138

Address

Telephone No.

WHITE MARSH MD 21162

City

State

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Name

Address

City

State

Zip Code

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-098-A

Reviewed By CTM Date 8/1/00

Estimated Posting Date 8/13/00

2211 9/15/98

ORDER RECEIVED FOR FILING

110771-0800

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 11211 BEACH ROAD
City BALTIMORE State MARYLAND Zip Code 21162

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

INCREASE THE SAFE AND SECURE STORAGE OF PROPERTY.
NO STORAGE IN PRINCIPAL STRUCTURE
REQUEST GARAGE TO BE HIGHER THAN 15' TO
ACCOMMODATE STORAGE AND TO MATCH
ARCHITECTURAL LINES OF EXISTING PRINCIPAL STRUCTURE

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature [Signature]
Name - Type or Print DIANE DATTOLI

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

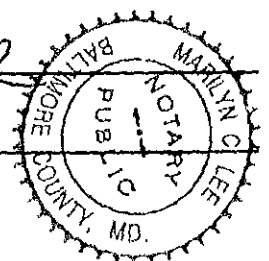
I HEREBY CERTIFY, this 24 day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

[Signature]
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date 7-24-00

Marilyn C Lee
Notary Public
My Commission Expires 8-1-01



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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REQUEST GARAGE TO BE HIGHER THAN 15' TO
ACCOMMODATE STORAGE AND TO MATCH
ARCHITECTURAL LINES OF EXISTING PRINCIPAL STRUCTURE

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

DIANE DATTOLI

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Diane Dattoli
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

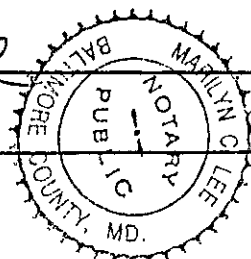
Date

7-24-00

Notary Public

My Commission Expires

8-1-01





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11211 BEACH ROAD
which is presently zoned RC2

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) 400.3 B.C.Z.R.

TO PERMIT AN ACCESSORY BUILDING (GARAGE)
WITH A HEIGHT OF 22.5 FEET IN LIEU OF THE
REQUIRED 15 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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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):

DIANE DATTONI
Name - Type or Print _____

Diane Dattoni
Signature _____

Name - Type or Print _____

Signature _____ H-443-324-5378

11211 BEACH RD W-410-234-2138

Address _____ Telephone No. _____

WHITEMARSH MD 21162

City _____ State _____ Zip Code _____

Representative to be Contacted:

SAME AS ABOVE GCC.I.
Name _____

PO Box 1505 443-324-5378

Address _____ Telephone No. _____

Cockeysville Md. 21030

City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-048-A

REV 9/15/98

Reviewed By CTM Date 8/1/00

Estimated Posting Date 8/13/00

410 771-0800

ZONING DESCRIPTION:

ZONING DESCRIPTION FOR: 11211 BEACH ROAD

BEGINNING AT A POINT ON THE SOUTH SIDE OF
BEACH ROAD WHICH IS 40 FEET WIDE AT THE
DISTANCE OF 520 FEET EAST OF THE

CENTERLINE OF THE NEAREST IMPROVED INTERSECTING
STREET STEVENS ROAD WHICH IS 40 FEET WIDE.

BEING LOT'S #'S 8 AND 9 BLOCK ~~X~~ SECTION ~~X~~
IN THE SUBDIVISION OF BIRD RIVER BEACH
AS RECORDED IN BALTIMORE COUNTY PLAT BOOK
#7, FOLIO # 187, CONTAINING 24960 SQUARE FEET.

ALSO KNOWN AS 11211 BEACH ROAD AND
LOCATED IN THE 15TH ELECTION DISTRICT,
5TH COUNCILMANIC DISTRICT.

01-048-A

048

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083509

DATE 8/1/00 ACCOUNT R001 6150
AMOUNT \$ 50.00

RECEIVED FROM: GEORGE ELFREY
FOR: OIO VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PROPERTY CLERK
8/2/2000 10:00 AM
BIO 8000 CASHIER 1000 50.00
DEPT 6 100 200000 00 100000
BIO 8000 100000
CASH 100000
Route 107
Baltimore County, MD 21040

01-048-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-048-A

Petitioner/Developer: DIANE PATTOLL

11211 Beach Rd

Date of Hearing/Closing: 8/28/00

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

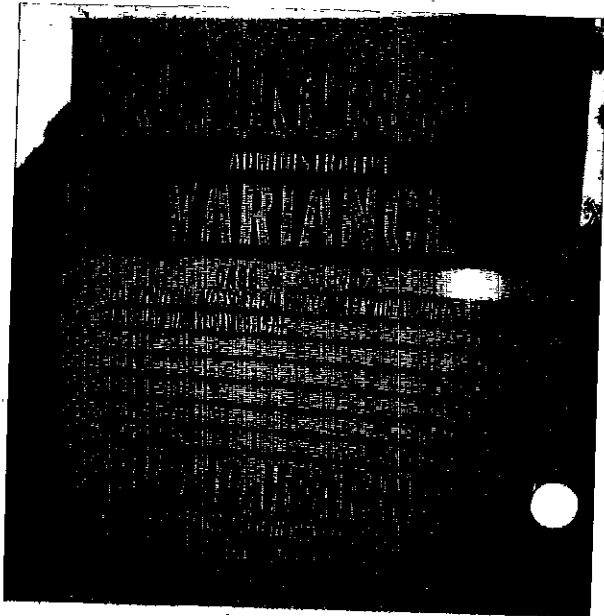
9-1-00

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 11211 Beach Rd

The sign(s) were posted on 8/13/00
(Month, Day, Year)



Sincerely,

[Signature] 8/13/00
(Signature of Sign Poster and Date)

SSgt Robert BLACK
(Printed Name)

1508 Leslie Rd
(Address)

Dundalk md 21222
(City, State, Zip Code)

410-282-7940
(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 01- 048 -AAddress 11211 BEACH ROADContact Person: LOYD T. MOXLEY

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 8/1/00Posting Date: 8/13/00Closing Date: 8/28/00

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 01- 048 -AAddress 11211 BEACH ROADPetitioner's Name DIAHE DATTOLITelephone 443 324 5518Posting Date: 8/13/00Closing Date: 8/28/00Wording for Sign: To Permit AN ACCESSORY BUILDING (GARAGE)WITH A HEIGHT OF 22.5' IN LIEU OF THEREQUIRED 15'

WCR - Revised 6/28/00

I HAVE RECEIVED POSTING INFO

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: x 00-008-A
Petitioner: DIANE DATTOLI
Address or Location: 11201 BEACH ROAD - BALTO. MD 21142

PLEASE FORWARD ADVERTISING BILL TO:

Name: DIANE DATTOLI
Address: 11201 BEACH ROAD BALTO. MD 21142
Telephone Number: 443-324-5518

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

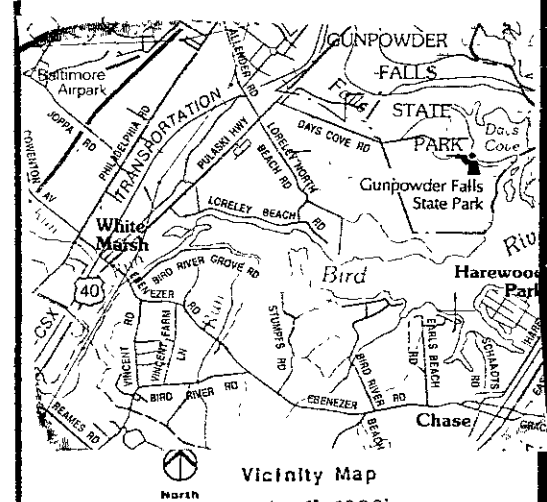
PROPERTY ADDRESS: 11211 BEACH ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BIRD River Beach

plat book# 7, folio# 187, lot# 8/9, section#

OWNER: Diane Dattoli



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map#: NE 90

Zoning: RC 2
Lot size: 0.57 24960
 acreage square feet

SEWER: ☒ public ☒ private

WATER: ☒ public ☒ private

Chesapeake Bay Critical Area: ☒ yes ☒ no

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:



North

date:

prepared by:

Scale of Drawing: 1"= 50

George

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 18, 2000

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

SUBJECT: 11211 Beach Road

INFORMATION:

Item Number: 01-048

Petitioner: Diane Dattoli

Zoning: RC 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit an accessory building with a height of 22.5 feet in lieu of a maximum height of 15 feet provided the following conditions are met:

1. The proposed structure should resemble a residential building to the greatest extent possible due to its high visibility location.
2. Building materials should be similar in texture and color to those of the principal dwelling.
3. The building setback from the road should not exceed that of the buildings immediately adjoining on each side.
4. Submit elevation drawings for review and approval to the Office of Planning prior to the issuance of any building permit.
5. The proposed structure shall not be used as an accessory apartment.

Prepared by:

Mark L

Section Chief:

AFK:MAC:

Jeffrey W. Long



Baltimore County
Department of Permits and
Development Management

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

August 25, 2000

Diane Datton
11211 Beach Road
White Marsh, MD 21162

Dear Ms. Datton:

RE: Case Number: 01-048-A, 11211 Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 13, 2000.

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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: GCCI, Post Office Box 1505, Cockeysville 21030
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 30, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For August 21, 2000
Item No. 048

The Bureau of Development Plans Review has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

See the *Department of Public Works* for delineation of the tidal flood plain.

The minimum flood protection elevation is 11 feet for this site.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

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

August 22, 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 AUGUST 14, 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 REGARDING THE FOLLOWING ITEM #'S.

046, 048, 049, 050, 052, 053, 055, 056

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

cc: File

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: September 8, 2000
SUBJECT: Zoning Item #048
11211 Beach Road

Zoning Advisory Committee Meeting of August 14, 2000

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - ☐ Development of this property may need to comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: August 21, 2000

AV
8/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 18, 2000

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

SUBJECT: 11211 Beach Road

AUG 18

INFORMATION:

Item Number: 01-048

Petitioner: Diane Dattoli
Zoning: RC 2

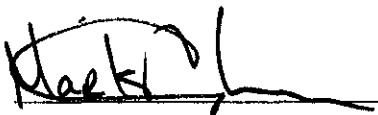
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

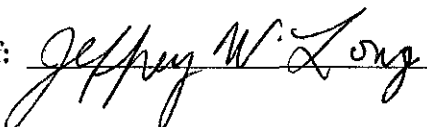
The Office of Planning supports the request to permit an accessory building with a height of 22.5 feet in lieu of a maximum height of 15 feet provided the following conditions are met:

1. The proposed structure should resemble a residential building to the greatest extent possible due to its high visibility location.
2. Building materials should be similar in texture and color to those of the principal dwelling.
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4. Submit elevation drawings for review and approval to the Office of Planning prior to the issuance of any building permit.
5. The proposed structure shall not be used as an accessory apartment.

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: 8.16.00

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

RE: Baltimore County
Item No. 048 LTM

Dear Ms. Jackson:

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

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

Very truly yours,

K.A. 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

July 30, 2000

To Whom It May Concern:

I, JOHN AUGUSTYNIAK owner and resident of 11209 Beach Road, Baltimore, Maryland 21162 have been informed by Diane Dattoli, owner and resident of 11211 Beach Road of the requested administrative variance for the accessory garage structure to built on Ms. Dattoli's property.

I have no opposition and agree to the building of this structure on Ms. Dattoli's property. If you have any questions, I can be reached at 410 - 335-8749

John Augustyniak
Name

Date

7/30/2000

11209 Beach Rd
Address

White Marsh Md, 21162

July 30, 2000

To Whom It May Concern:

I, Eric Ficca & Doreen Ficca owner and resident of 11212 Beach Road, Baltimore, Maryland 21162 have been informed by Diane Dattoli, owner and resident of 11211 Beach Road of the requested administrative variance for the accessory garage structure to built on Ms. Dattoli's property.

I have no opposition and agree to the building of this structure on Ms. Dattoli's property. If you have any questions, I can be reached at 410 - 344-0717

Eric Dora 7/30/00 Doreen Ficca 7/30/00
Name Date

11212 Beach Rd _____
Address

July 30, 2000

To Whom It May Concern:

I, ED & Shirley Yox owner and resident of 11222 Beach Road, Baltimore, Maryland 21162 have been informed by Diane Dattoli, owner and resident of 11211 Beach Road of the requested administrative variance for the accessory garage structure to built on Ms. Dattoli's property.

I have no opposition and agree to the building of this structure on Ms. Dattoli's property. If you have any questions, I can be reached at 410 - 3354569

Mr & Mrs Ed & Shirley Yox _____
Name Date
11222 Beach Ave Wh. L. Marshall
Address 21162

IMPORTANT MESSAGE

FROM Kobay
DATE 8/29 TIME _____ A.M.
P.M.
M. Deane Dattoli
OF _____
PHONE 10-048-A (AV 8/28)
AREA CODE NUMBER EXTENSION
☐ FAX
☐ MOBILE
AREA CODE NUMBER TIME TO CALL

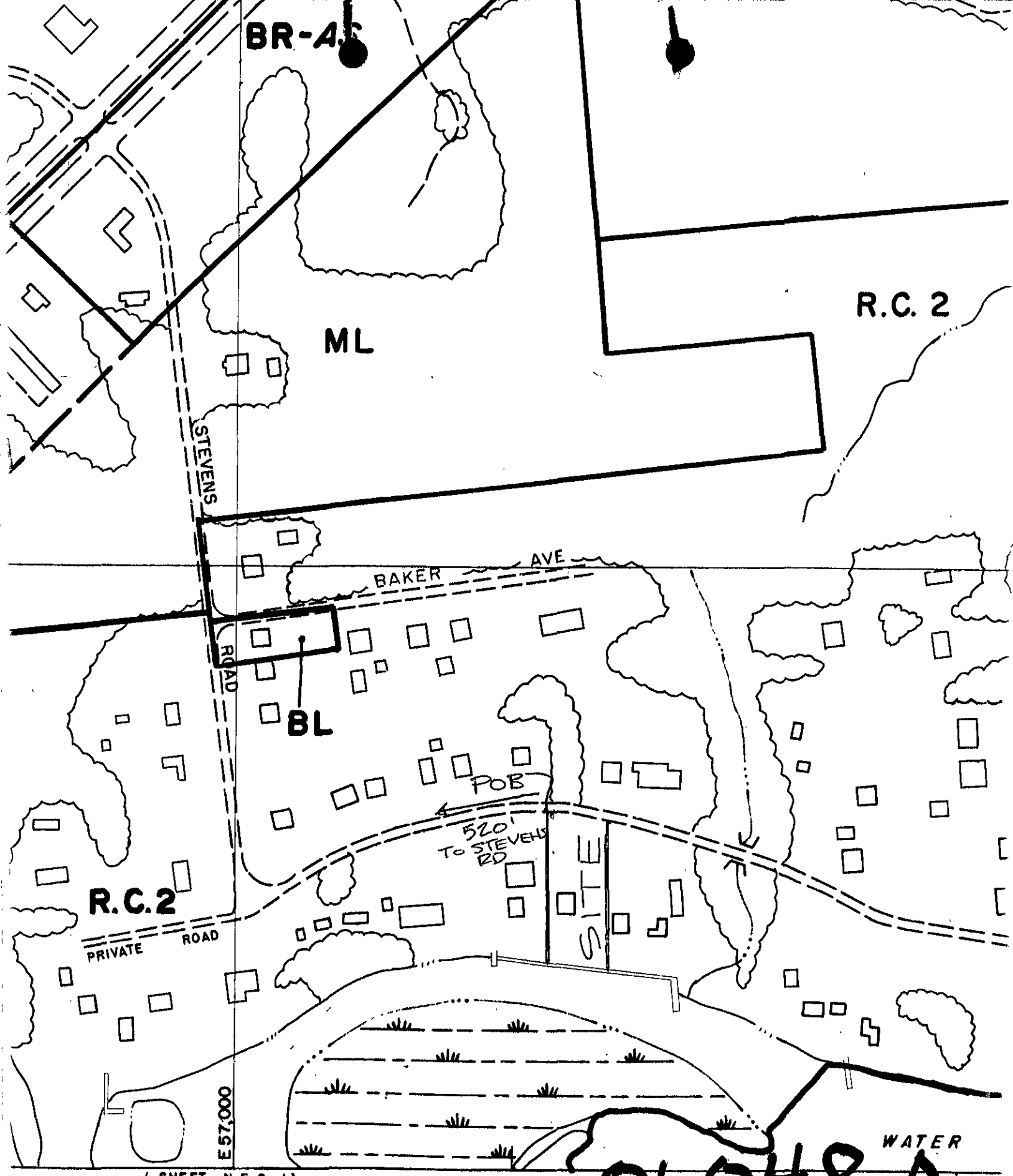
TELEPHONED	☒	PLEASE CALL	☐
CAME TO SEE YOU	☐	WILL CALL AGAIN	☐
WANTS TO SEE YOU	☐	RUSH	☐
RETURNED YOUR CALL	☐	SPECIAL ATTENTION	☐

MESSAGE

please do not send
copy to contact person
in petition forms - send
to her, Mrs. C. J. SBER,
519 N. Charles Street,
21201

SIGNED

BetteFORM 3002P
LITHO IN U.S.A.



BR-A

R.C. 2

ML

STEVENS ROAD

BAKER AVE

BL

POB

520'
TO STEVENS
RD

R.C. 2

PRIVATE ROAD

E 57,000

WATER

(SHEET N.E. 8-J)

TIMORE COUNTY
PLANNING AND ZONING

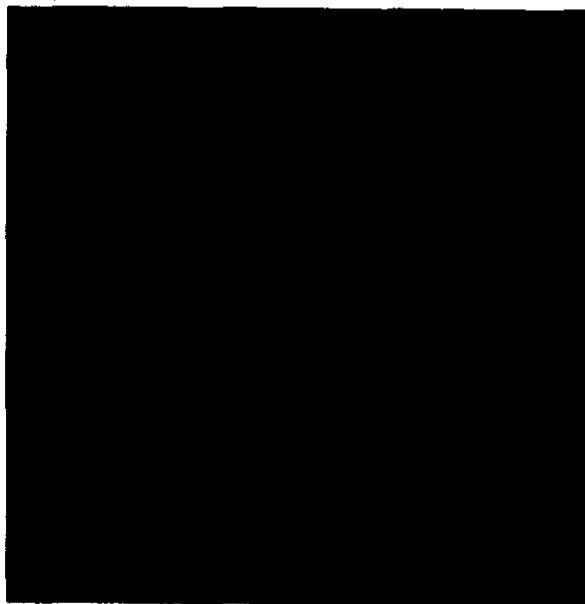
01-048-A

1" = 200'

048



Due North From
Garage Facing Woods



~~Due~~ North - West
From Proposed Garage
Facing 11212 Beach Rd







Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

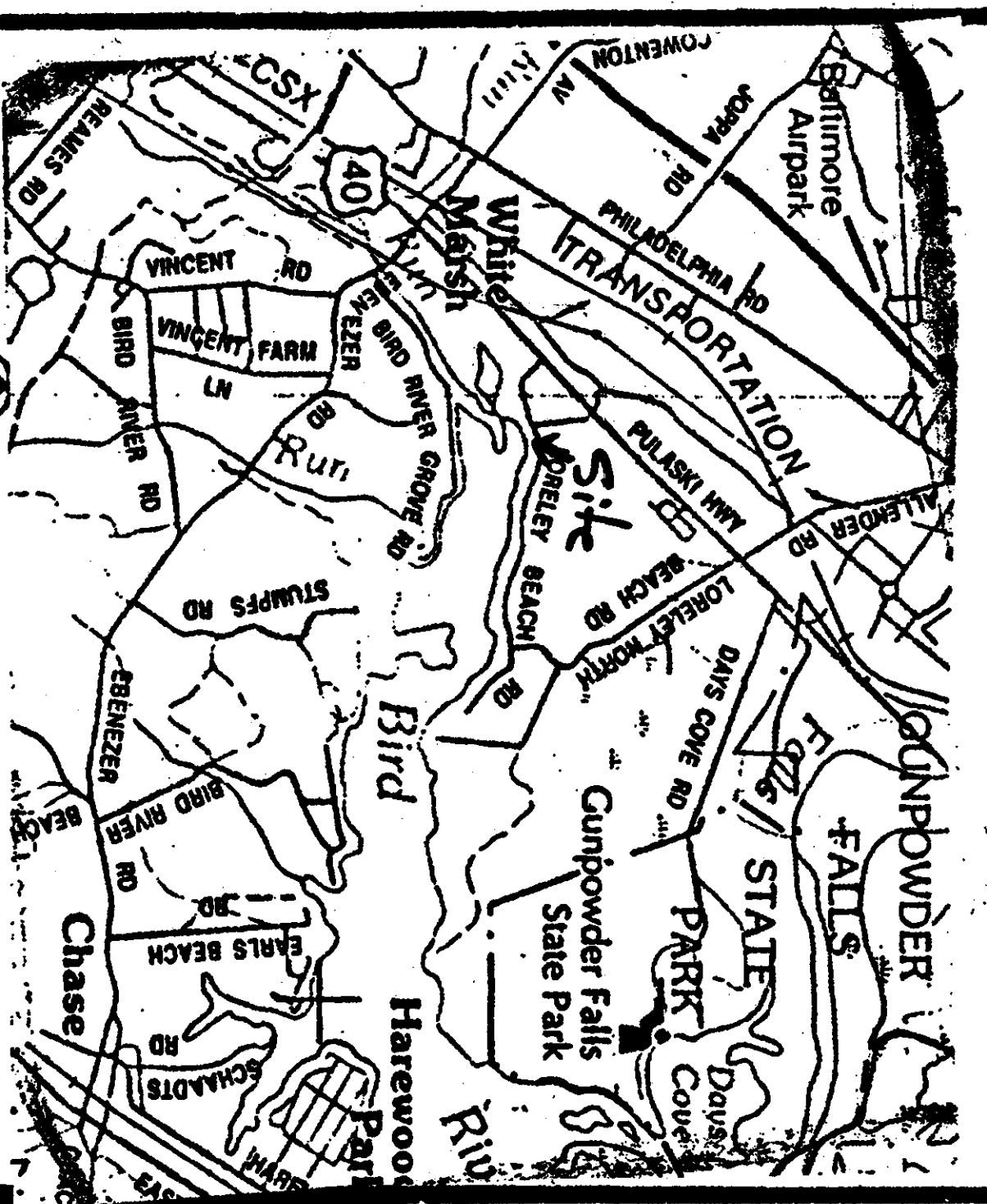
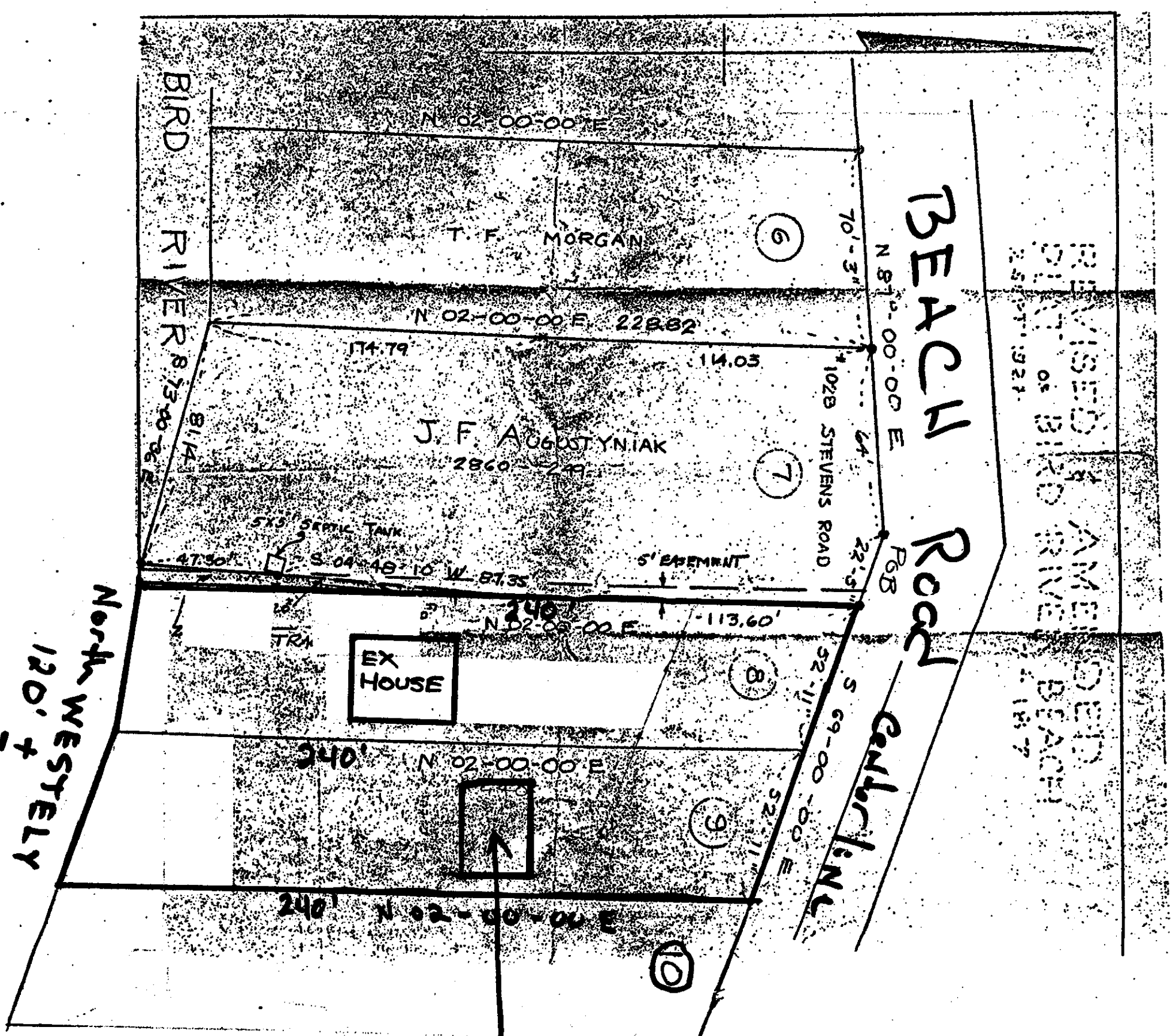
PROPERTY ADDRESS: 11211 BEACH ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BIRD River Beach

plat book # 7, folio # 187, lot # 8/9, section #

OWNER: Diane Dattoli



LOCATION INFORMATION

Election District: 15
Councilmanic District: 5

1"=200' scale map: NE 9 J
Zoning: RC2
Lot size: 0.57 acreage 24960 square feet

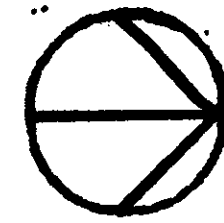
SEWER: ☒ public ☒ private
WATER: ☒ public ☒ private

Chesapeake Bay Critical Area: ☒ YES ☐ NO

Prior Zoning Hearings: None

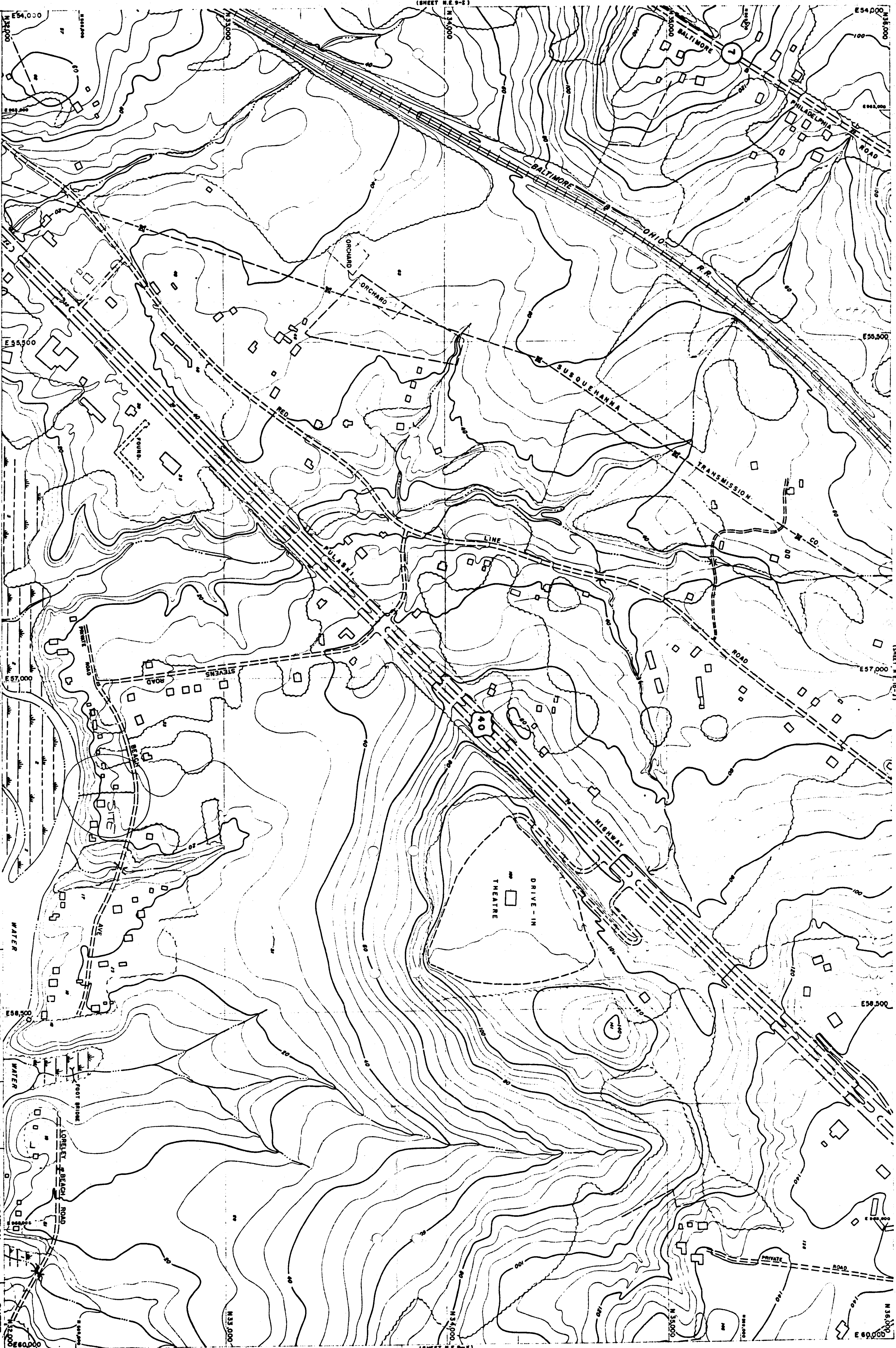
Zoning Office USE ONLY!

reviewed by: CTM ITEM #: 048 CASE #: 00-048-A



North

date: 5/1/92
prepared by: C.C.F. Scale of Drawing: 1"= 40



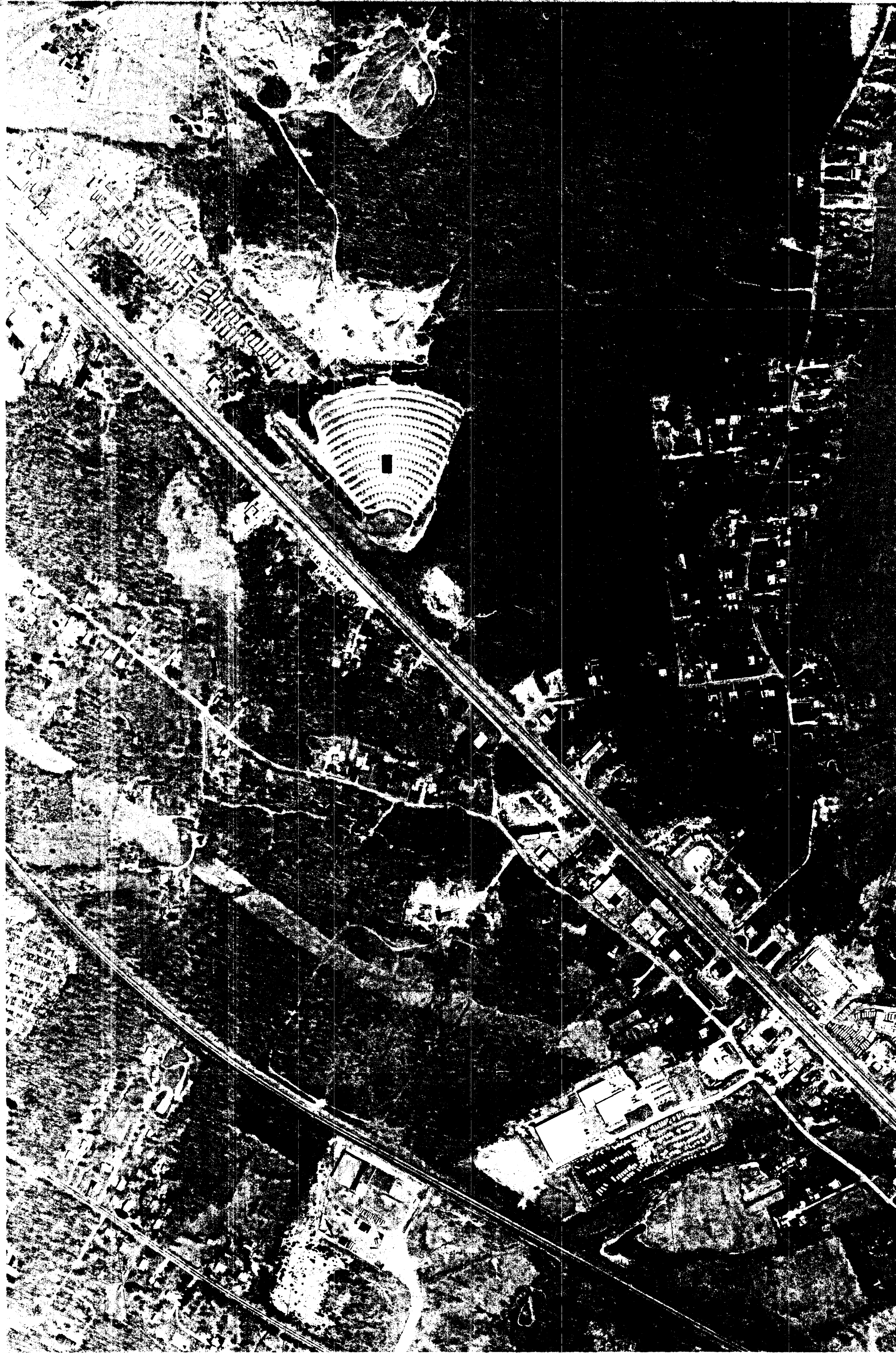
M - NE
MM - NW

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	LORELEY WHITEMARSH AREA	N.E. 9-J
DATE OF PHOTOGRAPHY				
APRIL 1953				
Topography Compiled by Photogrammetric Methods AERO SERVICE CORPORATION PHILADELPHIA, PA.				

01-048A

048



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	LORELEY WHITE MARSH AREA	N.E. 9-J
DATE OF PHOTOGRAPHY JANUARY 1966		

IN RE: PETITION FOR SPECIAL HEARING

Clark's Point Road and Bowley's
Quarters Road (Seneca Harbor)
15th Election District
5th Councilmanic District
(Seneca Harbor Subdivision)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-049-SPH

Seneca Harbor Development Corporation
By: Samuel R. Rothblum, President
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Seneca Harbor Development Corporation, by Samuel R. Rothblum, its President. The special hearing request is for a waiver from the requirements of Section 22-92 of the Development Procedures Policy Manual for the Baltimore County Department of Public Works and Sections 1B02.2.A and 430.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to eliminate a proposed tot lot and footpaths within the development known as "Seneca Harbor".

Appearing at the hearing on behalf of the special hearing request were Samuel Rothblum, developer of the property and Lawrence Hammond, attorney at law, representing the Petitioners. Appearing in opposition to the Petitioners' request were several residents of the surrounding community, all of whom signed in on the Protestants' Sign-In Sheet. Mr. Jan Cook, a representative of Recreation and Parks, also attended the hearing.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, is a residential subdivision known as "Seneca Harbor". The subject property has been developed with a mix of single-family residential dwellings and townhouses. The property is located on the east side of Bowley's Quarters Road, south of Seneca Garden Road. The

ORDER RECEIVED FOR FILING
DATE 9/22/60
BY R. J. JAMESON

subject development is nearing completion. The developer is anticipating closing out the development and has requested a special hearing herein, to forego the installation of a tot lot and footpaths in certain sections of this community. Apparently, Mr. Rothblum was contacted by several citizens who requested that the tot lot and footpaths not be installed. The purpose for not installing these amenities was to discourage teenagers from hanging out and causing trouble within these public areas of this development. In lieu of providing the tot lot and footpaths, the developer proposed to make a substantial monetary contribution to the Seneca Elementary School, which money could be used to upgrade the existing play equipment at that school. The developer thought that making a contribution to Seneca Elementary would be more beneficial to the community than the public tot lot and pathways.

As stated previously, several residents from the community appeared in strong opposition to the Petitioners' request. The cumulative testimony of the residents was that they want to see the tot lot and footpaths installed. They purchased their houses within this community anticipating that these public amenities would be provided by the developer. Therefore, they insist that the developer finish the development of the property in accordance with the development plan.

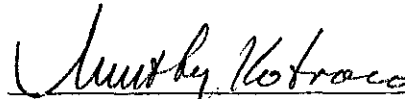
After considering the testimony and evidence offered at the hearing, I find that the developer should install the public tot lot and pathways within the community as was represented on the final development plan. Accordingly, the special hearing request for a waiver of these requirements shall be denied.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, I find that the Petitioners' request for special hearing to waive the requirements for the installation of a tot lot and footpath be and is hereby denied.

ORIGINAL FILED FOR FILING
9/22/00
J. J. G. J. G. J. G.

THEREFORE, IT IS ORDERED this 22nd day of September, 2000, by this Deputy Zoning Commissioner, that the Petitioners' special hearing request for a waiver from the requirements of Section 22-92 of the Development Procedures Policy Manual for the Baltimore County Department of Public Works and Sections 1B02.2.A and 430.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to eliminate a proposed tot lot and footpaths within the development known as "Seneca Harbor", be and is hereby DENIED.

IT IS FURTHER ORDERED, that any appeal of this decision must be filed within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

DATE RECORDED FOR FILING
Date 9/22/00
By P. J. [Signature]



Baltimore County
Zoning Commissioner

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

September ²²20, 2000

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

Re: Petition for Special Hearing
Case No 01-049-SPH
Property: Seneca Harbor Subdivision

Dear Mr. Hammond:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing 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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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

Copies to:

Samuel R. Rothblum, President
c/o Seneca Harbor Development Corp.
212 Washington Avenue
Towson, MD 21204

Mr. Christopher S. Howell
212 Washington Avenue
Towson, MD 21204

Mr. Raymond C. Scheferbien
717 Carrollwood Road
Baltimore, MD 21220

Mr. & Mrs. Kevin Rupert
712 Carrollwood Road
Baltimore, MD 21220

Mr. Phillip Edwards
1016 Susquehanna Avenue
Baltimore, MD 21220

Ms. Beth Hewes
2 Mainmast Court
Baltimore, MD 21220

Mr. Timothy Kosiba
3712 Seneca Garden Road
Baltimore, MD 21220

Mr. Dames DiBlasio
714 Carrollwood Road
Baltimore, MD 21220



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Seneca Harbor Subdivision
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See Attached

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Lawrence M. Hammond, Esquire

Name - Type or Print _____

Signature _____
Hammond & Hammond, LLC

Company _____
465 Main St. 410-833-7576

Address _____ Telephone No. _____
Reisterstown Maryland 21136
State Zip Code

Legal Owner(s):

Seneca Harbor Development Corporation

Name - Type or Print _____

By: Samuel R. Rothblum
Signature _____

Samuel R. Rothblum, President
Name - Type or Print _____

Signature _____

212 Washington Avenue 410-296-4122

Address _____ Telephone No. _____

Towson Maryland 21204
City State Zip Code

Representative to be Contacted:

Christopher S. Howell

Name _____ 410 977-7258 (R)

212 Washington Avenue 410-296-4122 (D)

Address _____ Telephone No. _____

Towson Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 8/1/00

ORDER RECEIVED FOR FILING
Date 9/22/00
By [Signature]
2015/15/98

Case No. 01-049-SRH

Waiver from the requirements of Section 22-92 of the Development Procedures Policy Manual for the Baltimore County Department of Public Works and Sections 1B02.2A and 430.7 of the Baltimore County Zoning Regulations with respect to the proposed Tot Lot and footpath as shown and designated on the final development plan for Seneca Harbor.



**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

**CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS**

GEORGE WILLIAM STEPHENS, JR.
(1888-1983)

LEONARD A. PARRISH, P.E.
PRESIDENT/CEO

FREDERICK N. CHADSEY, IV, P.E.
PASQUALE R. CIARLO
ROBERT P. HENRY, P.L.S.
JAMES A. MARKLE, P.E.
PAUL W. TAYLOR, P.E.
VICE PRESIDENTS

TOWSON

SENIOR ASSOCIATES

ROBERT B. BARKELL
WALTER F. HISNER, P.L.S.
DAVID L. MARTIN, L.A.
ELIZABETH VINTMILLER
THOMAS N. WOOLFOLK, L.A.

ASSOCIATES

JAMES P. O'CONNOR, P.L.S.
BERNT C. PETERSEN, L.A.
KAREN M. WATSON, P.E.

BEL AIR

SENIOR ASSOCIATES

JOHN M. CONWELL, JR., P.E.
ROWAN G. GLIDDEN, L.A.
WALTER H. NOYES, P.L.S.
RICHARD L. UMBARGER, P.E.

ASSOCIATES

GEORGE H. TWIGG, P.E.

**Zoning Description
August 1, 2000**

Seneca Harbor
Baltimore County, Maryland
Election District 15, Councilmanic District 5

Beginning at the centerline intersection of Bowley's Quarters Road, 60' wide and Seneca Garden Road, 50' wide, said intersection being a Point of Beginning, thence the following courses:

N 20 degrees 39 minutes 58 seconds W, 145.00 feet, thence N 11 degrees 10 minutes 10 seconds W, 142.56 feet, thence N 13 degrees 34 minutes 14 seconds W, 346.69 feet, thence S 83 degrees 59 minutes 50 seconds E, 1,612.99 feet, thence S 02 degrees 40 minutes 28 seconds E, 380.33 feet, thence S 23 degrees 20 minutes 29 seconds E, 211.23 feet, thence S 82 degrees 15 minutes 08 seconds E, 18.68 feet, thence S 25 degrees 50 minutes 28 seconds E, 901.77 feet, thence S 57 degrees 48 minutes 01 seconds E, 179.01 feet, thence S 51 degrees 59 minutes 30 seconds W, 122.84 feet, thence S 38 degrees 00 minutes 30 seconds E, 234.16 feet, thence S 54 degrees 51 minutes 35 seconds W, 289.80 feet, thence N 71 degrees 15 minutes 18 seconds W, 1,000.47 feet, thence S 86 degrees 32 minutes 25 seconds W, 313.61 feet, thence N 14 degrees 51 minutes 05 seconds W, 16.32 feet, thence N 86 degrees 32 minutes 25 seconds E, 249.41 feet, thence N 03 degrees 27 minutes 35 seconds W, 147.05 feet, thence S 86 degrees 32 minutes 25 seconds W, 308.48 feet, thence N 20 degrees 06 minutes 10 seconds W, 148.03 feet, thence N 24 degrees 31 minutes 10 seconds W, 100.00 feet, thence N 26 degrees 41 minutes 10 seconds W, 200.00 feet, thence N 24 degrees 44 minutes 10 seconds W, 100.00 feet, thence N 25 degrees 52 minutes 10 seconds W, 300.00 feet, thence N 24 degrees 06 minutes 10 seconds W, 270.00 feet back to the Point of Beginning.

01-049-SPH

Containing 63.553 acres (2,768,368.68 square feet) of land more or less and as described in Liber 64, Page 128, 129, 130, 131 in the Land Records of Baltimore County.

NOTE: the above description is for zoning purposes only and is not to be used for conveyances or agreements.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083514

DATE 8/1/00 ACCOUNT 150016150
AMOUNT \$ 250.00

RECEIVED FROM: Hammond & Hammond, LLC
FOR: cash 14th Ave. Meeting

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

14th Ave 049

PAID RECEIPT
PAYMENT ACTUAL 1/00
8/01/2000 8/01/2000 14th Ave
REG. NO. 00000000000000000000
Ded. 5 100 20000000000000000000
Ded. 0 00000000000000000000
OR NO. 00000000000000000000
Paid to 14th Ave
250.00 00 00 00
Baltimore County, Maryland

01-049-SPH

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:

Case: #01-049-SPH

212 Washington Avenue

Clark's Point Road and Bowley's Quarters Road (Seneca Harbor)

15th Election District-6th Councilmanic District

Legal Owner(s): Seneca Harbor Development Corporation

Special Hearing: to approve a waiver from the requirements of Section 22-92 of the Development Procedures Policy Manual with respect to the proposed Tot Lot and footpath as shown on the final development plan for Seneca Harbor.

Hearing: Tuesday, September 19, 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.
8/347 August 31 C415526

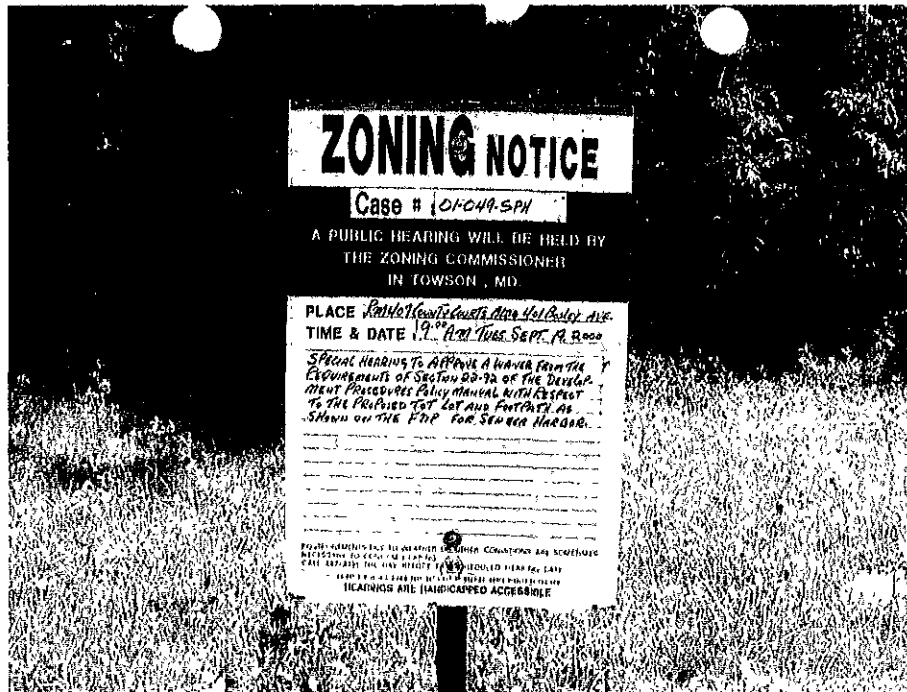
CERTIFICATE OF PUBLICATION

TOWSON, MD, 8/31, 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 8/31, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING



Clarks Point & Bowleys Quarters Roads

CERTIFICATE OF POSTING

**RE: CASE # 01-049-SPH
PETITIONER/DEVELOPER
(Seneca Harbor Develop. Inc.)
DATE OF Hearing
(9-19-00)**

**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**

Clarks Point & Bowleys Quarters Roads Baltimore, Maryland 21220_____

THE SIGN(S) WERE POSTED ON_____ 9-1-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)



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

August 11, 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: 01-049-SPH
212 Washington Avenue
Clark's Point Road and Bowley's Quarters Road Seneca Harbor)
15th Election District – 5th Councilmanic District
Legal Owner: Seneca Harbor Development Corporation

Special Hearing to approve a waiver from the requirements of Section 22-92 of the Development Procedures Policy Manual with respect to the proposed Tot Lot and footpath as shown on the final development plan for Seneca Harbor.

HEARING: Tuesday, September 19, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "GDZ" written below it.

Arnold Jablon
Director

C: Lawrence M. Hammond, Esquire, Hammond & Hammond, LLC, Esquire, 465 Main Street, Reisterstown 21136
Seneca Harbor Development Corporation, c/o Samuel R. Rothblum, President, 212 Washington Avenue, Towson 21204
Christopher S. Howell, 212 Washington Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 4, 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.

01-049-SPH



TO: PATUXENT PUBLISHING COMPANY
Thursday, August 31, 2000 Issue – Jeffersonian

Please forward billing to:

Lawrence M. Hammond, Esquire
465 Main Street
Reisterstown, MD 21136

410-833-7576

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: 01-049-SPH

212 Washington Avenue

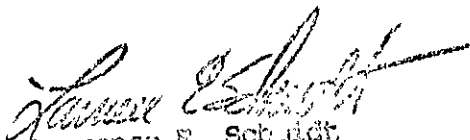
Clark's Point Road and Bowley's Quarters Road Seneca Harbor)

15th Election District – 5th Councilmanic District

Legal Owner: Seneca Harbor Development Corporation

Special Hearing to approve a waiver from the requirements of Section 22-92 of the Development Procedures Policy Manual with respect to the proposed Tot Lot and footpath as shown on the final development plan for Seneca Harbor.

HEARING: Tuesday, September 19, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
GDZ

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.

01-049-SPH

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: 01-049-SPH

Petitioner: Seweca Urban Development Corporation

Address or Location: 212 Washington Avenue, Towson, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence M. Hammond, Esquire

Address: 465 Main Street

Reisterstown, MD 21136

Telephone Number: (410) 833-7576

Revised 2/20/98 - SCJ

01-049-SPH



Baltimore County
Department of Permits and
Development Management

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

September 15, 2000

Lawrence M. Hammond, Esquire
Hammond & Hammond, LLC
465 Main Street
Reisterstown, MD 21136

Dear Mr. Hammond:

RE: Case Number: 01-049-SPH, Seneca Harbor Subdivision

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 1, 2000.

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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

CDZ

WCR: gdz

Enclosures

C: Seneca Harbor Development Corp., Samuel R. Rothblum, President,
212 Washington Avenue, Towson, MD 21204
Christopher S. Howell, 212 Washington Avenue, Towson 21204
People's Counsel



DRE 11229G

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: File

FROM: Jan M. Cook

SUBJECT: Seneca Harbor Closeout

DATE: September 8, 1999

At the request of the developer, a meeting was held on this date to discuss outstanding issues regarding the Seneca Harbor development closeout. In attendance were Samuel Rothblum, Seneca Harbor Development Corporation, Richard Gingher, The Overlook Group, Inc., Jean Tansey and Jan Cook, Baltimore County Department of Recreation and Parks.

The outstanding issues discussed were as follows:

1. The construction of a Tot Lot as shown on the approved CRG and FDP.
2. The construction of Footpaths as shown on the approved CRG and FDP.
3. The removal of the pumping station and associated wiring.

Regarding the Tot Lot, the developer stated that the sidewalk along Carrollwood Road does not extend to the location of the Tot Lot, Carrollwood Road is heavily used and has problems with speeding vehicles, and Seneca Elementary School Recreation Center is within walking distance of the development. The developer suggested the Tot Lot be omitted. R & P suggested moving the Tot Lot to another location within the development. Either would mean that the developer would have to either amend the CRG and FDP or hold a public hearing. It was also suggested that the developer contribute funds to improve the playground at Seneca Elementary SRC. A figure of \$10,000 was suggested by R&P. The developer agreed to pursue the latter and proceed to write letters to the residents asking for their input and to ask the Department of Permits and Development Management to make an administrative change to the approved plans. It was also stated by R&P that a call was received by a resident within the development stating his concerns and desire to see the Footpaths and Tot Lot constructed as shown on the approved plans.

Regarding the Footpaths, the developer stated that the majority of the area is always wet due to the low grade. It was agreed upon that the developer would construct the trails, but terminate the trail along Storm Water Management Reservation #1 at Bowleys Quarters Road adjacent to #16 Spinnaker Reef Court.

Regarding the pumping station and wiring, the developer stated that the pumping station was to be temporary and removed several years ago, but is necessary at present and will be removed at a later date.

It was also stated by the Department of Recreation and Parks, that any changes to the Seneca Harbor development must be reviewed and approved by the Department of Permits and Development Management.

c: Jean Tansey

Seni
9/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 18, 2000

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

AUG 18

SUBJECT: Seneca Harbor Subdivision

INFORMATION:

Item Number: 01-049

Petitioner: Seneca Harbor Development Corporation

Zoning: DR 5.5

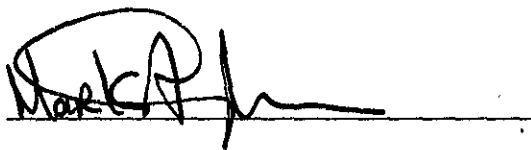
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

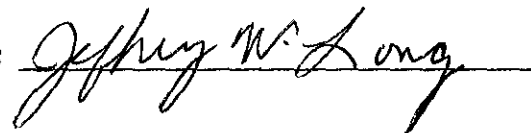
The Office of Planning does not support the request to waive the requirement of Section 22-92 of the Development Procedures Policy Manual for the Baltimore County Department of Public Works and Section B02.2A and 430.7 of the Baltimore County Zoning Regulations with respect to the proposed tot lot and footpath as shown and designed on the final development plan for Seneca Harbor. There are no recreational amenities in the Seneca Harbor Development, nor are there any parks or playgrounds in the area where children can play. A tot lot and the proposed footpath are therefore absolutely necessary to provide a recreational opportunity for the residents of the development.

Notwithstanding the aforementioned, this office defers to any position taken by DEPRM, should comments be provided by that agency.

Prepared by:



Section Chief:



AFK:MAC:

Jim
9/19

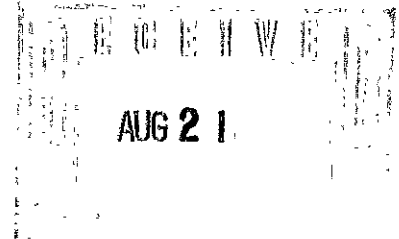
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 21, 2000

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



SUBJECT: Seneca Harbor Subdivision

INFORMATION:

Item Number: 01-049

Petitioner: Seneca Harbor Development Corporation

Zoning: DR 5.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS-AMENDED:

The Office of Planning does not support the request to waive the requirement of Section 22-92 of the Development Procedures Policy Manual for the Baltimore County Department of Public Works and Section B02.2A and 430.7 of the Baltimore County Zoning Regulations with respect to the proposed tot lot and footpath as shown and designed on the final development plan for Seneca Harbor. There are no recreational amenities in the Seneca Harbor Development, nor are there any parks or playgrounds in the area where children can play. A tot lot and the proposed footpath are therefore absolutely necessary to provide a recreational opportunity for the residents of the development.

Notwithstanding the aforementioned, this office defers to the position taken by the Department of Recreation and Parks (see attached).

Prepared by:

Section Chief:

AFK:MAC:

From: Jan Cook
To: Jeff Long
Date: 8/18/00 3:47PM
Subject: ZAC Agenda Re: Seneca Harbor Subdivision

Jeff,

I'm going on vacation. I tried to contact Carl, but he is also on vacation. Regarding the Seneca Harbor Subdivision, case #01-049-SPH on the ZAC Agenda, the developer met with Jean and I, and they are supposed to get signatures or hearing for removal of the tot lot with payment to Baltimore County Recreation and Parks for tot lot improvements to a nearby school. I'm not sure if you need any more information, but you can contact Jean x3824.

Thanks!

Jan

Jan M. Cook
Engineering Associate II
Baltimore County Government
Department of Recreation and Parks
301 Washington Avenue
Towson, Maryland 21204
410-887-3807
410-825-3305 (fax)

CC: Bruce Seeley



**Maryland Department of Transportation
State Highway Administration**

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

Date: 8.16.00

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

RE: Baltimore County
Item No. 049 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 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

PROTESTANT(S) SIGN-IN SHEET

ADDRESS

717 CARRO LLWOOD RD.

712 Carrollwood Rd 21220

BQIA 1016 SVSQUEHANNA AUL 2122

712 Carrollwood Rd 21220

2 Mainmast Ct 21220

371/2 SENECA GARDEN RD 21020

714 Carrollwood Rd 21220



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

October 16, 1992

(410) 887-3353

Mr. Charles K. Stark
G.W. Stephens Jr. & Assoc. Inc.
658 Kenilworth Drive Suite 100
Towson, MD 21204

Re: Seneca Harbor
W-92-79

Dear Mr. Stark:

Baltimore County has reviewed your waiver application for the above property and has determined that a waiver of Public Works Standards would be granted with modification as follows:

Grant waiver to sidewalks on Carrollwood Road adjacent to S.W.M. facility only. Sidewalks will be required along Bowleys Quarters Road.

This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 26-180).

Should you have any questions, please contact David Thomas, Assistant Bureau Chief, Department of Public Services at 887-3321.

NOTE: This waiver approval letter shall be presented by the applicant when applying for a building permit.

Respectfully yours,

A handwritten signature in dark ink, appearing to read "Donald T. Rascoe".

Donald T. Rascoe
Development Manager

DTR:cab

Enclosure

cc: Robert Bowling, Developers Engineering Division, M.S. 1208
David Thomas, Assistant Bureau Chief, Public Services, M.S. 1301
Susan Wimbley, Public Services, M.S. 1301
Brenda Hinkle, Public Services, M.S. 1301
~~Waiver File~~





ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING - Room 109
111 West Chesapeake Avenue, Towson, MD 21204

WAIVER REQUEST FORM

General Information and Requirements: - submit 2 sets of all information

1. Name of Development: SENECA HARBOR
Location: EAST SIDE BOWLEYS QUARTERS RD. @ SENECA GARDEN RD.
2. Name of Applicant: G.W. STEPHENS JR & ASSOC. INC. (CHARLES K STARK)
Address: 658 KENILWORTH DRIVE SUITE 100, TOWSON, MD. 21204
Property Tax Account No. 15-14-100430 Tele No. 410-825-8120
3. Site plan at appropriate scale with vicinity sketch, folded near to 8 1/2 X 11.
4. 1986 aerial photograph, 200' scale, with subject site outlined and road network identified, folded near to 8 1/2 X 11.
5. JUSTIFICATION: A statement of justification must be included with this request.
6. NATURE OF WAIVER: Check appropriate box(es).
☒ Development Plan
☒ * Hearing Officer's Hearing
☒ Public Works Standard(s) (Please specify.) SIDEWALK ALONG BOWLEYS QUARTERS ROAD AND ON WEST SIDE OF CARROLLWOOD ROAD ALONG STORM WATER MANAGEMENT FRONTAGE
7. Signature of Applicant: Charles K. Stark Date: 8-27-92

* A waiver of the Hearing Officer's Hearing does NOT waive the need for a Development Plan.

FOR OFFICE USE ONLY

Director's Action: Date _____

- ☒ Approved
☒ Denied

Planning Board Action: Date 10/15/92

- ☒ Approved
☒ Amended
☒ Denied

Hearing Officer's Action: Date _____

Development File No. _____

- ☒ Approved
☒ Denied

SENECA HARBOR DEVELOPMENT CORPORATION

MAY 3 - 2000

212 Washington Avenue
Second Floor
Towson, Maryland 21204

Phone (410) 296-4122
Fax (410) 296-2155

April 21, 2000

Mr. Richard Scott
5 Mainmast Court
Baltimore, Maryland 21220

Re: Seneca Harbor Tot Lot

Dear Mr. Haslbeck,

I am writing to ask your opinion regarding a proposed change to the Seneca Harbor subdivision final development plan.

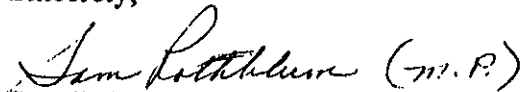
As you may know, the development plan for Seneca Harbor includes a tot lot playground and foot pathway in the wooded area immediately adjacent to the homes on Mainmast Court and behind the pond. It has been suggested that a better alternative might be for our company to instead fund \$10,000.00 for improvements by the Baltimore County Department of Recreation and Parks to the existing playground facilities at the Seneca Elementary School.

We understand that some of the homeowners at Seneca Harbor may be concerned about the potential harm in terms of misuse of a tot lot and pathway by outsiders including noise, littering, street traffic and even vandalism. While our company is prepared to make the financial commitment toward either plan, we thought we should at least make the choice of an off-site alternative available to you and your neighbors.

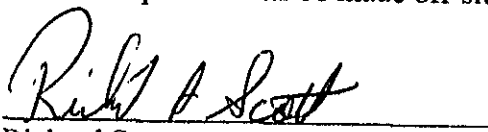
Therefore, if in fact you would prefer that the elementary school playground be improved and the on-site tot lot and pathway not be constructed, please so indicate by signing below and returning this letter to us. If you chose not to respond, we will understand that you desire to have the tot lot and foot path constructed as originally planned.

In any event, thank you for your consideration in this matter.

Sincerely,


Sam R. Rothblum, President

I/we do not want the tot lot and footpath to be constructed at Seneca Harbor and prefer that the improvements be made off-site.


Richard Scott

I WOULD LIKE TO SEE THE STANDING WATER
IN THE GRASS BEHIND MY HOUSE CLEANED UP

SENECA HARBOR DEVELOPMENT CORPORATION

212 Washington Avenue
Second Floor
Towson, Maryland 21204

Phone (410) 296-4122
Fax (410) 296-2155

April 21, 2000

Mr. & Mrs. Michael Sudbrink
16 Schooner Bay Court
Baltimore, Maryland 21220

Re: Seneca Harbor Tot Lot

Dear Mr. & Mrs. Sudbrink,

I am writing to ask your opinion regarding a proposed change to the Seneca Harbor subdivision final development plan.

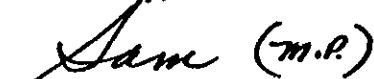
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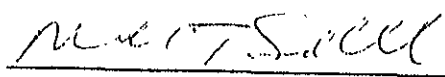
Therefore, if in fact you would prefer that the elementary school playground be improved and the on-site tot lot and pathway not be constructed, please so indicate by signing below and returning this letter to us. If you chose not to respond, we will understand that you desire to have the tot lot and foot path constructed as originally planned.

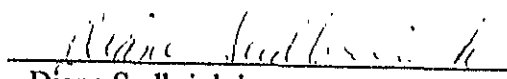
In any event, thank you for your consideration in this matter.

Sincerely,


Sam R. Rothblum, President

I/we do not want the tot lot and footpath to be constructed at Seneca Harbor and prefer that the improvements be made off-site.


Michael Sudbrink


Diane Sudbrink I

SENECA HARBOR DEVELOPMENT CORPORATION

212 Washington Avenue
Second Floor
Towson, Maryland 21204

Phone (410) 296-4122
Fax (410) 296-2155

April 21, 2000

Mr. Mark Lange
7 Mainmast Court
Baltimore, Maryland 21220

Re: Seneca Harbor Tot Lot

Dear Mr. Lange,

I am writing to ask your opinion regarding a proposed change to the Seneca Harbor subdivision final development plan.

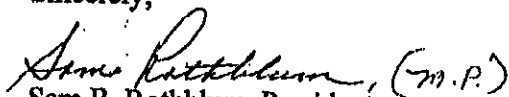
As you may know, the development plan for Seneca Harbor includes a tot lot playground and foot pathway in the wooded area immediately adjacent to the homes on Mainmast Court and behind the pond. It has been suggested that a better alternative might be for our company to instead fund \$10,000.00 for improvements by the Baltimore County Department of Recreation and Parks to the existing playground facilities at the Seneca Elementary School.

We understand that some of the homeowners at Seneca Harbor may be concerned about the potential harm in terms of misuse of a tot lot and pathway by outsiders including noise, littering, street traffic and even vandalism. While our company is prepared to make the financial commitment toward either plan, we thought we should at least make the choice of an off-site alternative available to you and your neighbors.

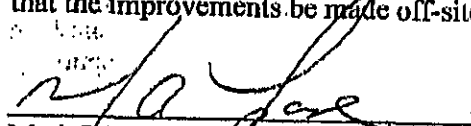
Therefore, if in fact you would prefer that the elementary school playground be improved and the on-site tot lot and pathway not be constructed, please so indicate by signing below and returning this letter to us. If you chose not to respond, we will understand that you desire to have the tot lot and foot path constructed as originally planned.

In any event, thank you for your consideration in this matter.

Sincerely,


Sam R. Rothblum, President

I/we do not want the tot lot and footpath to be constructed at Seneca Harbor and prefer that the improvements be made off-site.


Mark Lange

SENECA HARBOR DEVELOPMENT CORPORATION

212 Washington Avenue
Second Floor
Towson, Maryland 21204

Phone (410) 296-4122
Fax (410) 296-2155

April 21, 2000

Mr. & Mrs. James Mace
3 Mainmast Court
Baltimore, Maryland 21220

Re: Seneca Harbor Tot Lot

Dear Mr. & Mrs. Mace,

I am writing to ask your opinion regarding a proposed change to the Seneca Harbor subdivision final development plan.

As you may know, the development plan for Seneca Harbor includes a tot lot playground and foot pathway in the wooded area immediately adjacent to the homes on Mainmast Court and behind the pond. It has been suggested that a better alternative might be for our company to instead fund \$10,000.00 for improvements by the Baltimore County Department of Recreation and Parks to the existing playground facilities at the Seneca Elementary School.

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In any event, thank you for your consideration in this matter.

Sincerely,

Sam Rothblum (m.p.)
Sam R. Rothblum, President

I/we do not want the tot lot and footpath to be constructed at Seneca Harbor and prefer that the improvements be made off-site.

James L. Mace
James Mace

Diane Mace
Diane Mace

MAY 11 2000

SENECA HARBOR DEVELOPMENT CORPORATION

212 Washington Avenue
Second Floor
Towson, Maryland 21204

Phone (410) 296-4122
Fax (410) 296-2155

April 21, 2000

Mr. & Mrs. Richard Teague
17 Schooner Bay Court
Baltimore, Maryland 21220

Re: Seneca Harbor Tot Lot

Dear Mr. & Mrs. Teague,

I am writing to ask your opinion regarding a proposed change to the Seneca Harbor subdivision final development plan.

As you may know, the development plan for Seneca Harbor includes a tot lot playground and foot pathway in the wooded area immediately adjacent to the homes on Mainmast Court and behind the pond. It has been suggested that a better alternative might be for our company to instead fund \$10,000.00 for improvements by the Baltimore County Department of Recreation and Parks to the existing playground facilities at the Seneca Elementary School.

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In any event, thank you for your consideration in this matter.

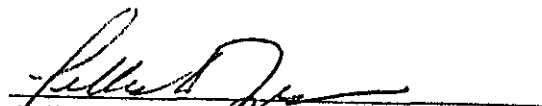
Sincerely,


Sam R. Rothblum, President

MAY 01 2000

I/we do not want the tot lot and footpath to be constructed at Seneca Harbor and prefer that the improvements be made off-site.


Richard Teague


Cellesteen Teague

SENECA HARBOR DEVELOPMENT CORPORATION

212 Washington Avenue
Second Floor
Towson, Maryland 21204

Phone (410) 296-4122
Fax (410) 296-2155

April 21, 2000

Mr. Ronald Haslbeck
9 Mainmast Court
Baltimore, Maryland 21220

Re: Seneca Harbor Tot Lot

Dear Mr. Haslbeck,

I am writing to ask your opinion regarding a proposed change to the Seneca Harbor subdivision final development plan.

As you may know, the development plan for Seneca Harbor includes a tot lot playground and foot pathway in the wooded area immediately adjacent to the homes on Mainmast Court and behind the pond. It has been suggested that a better alternative might be for our company to instead fund \$10,000.00 for improvements by the Baltimore County Department of Recreation and Parks to the existing playground facilities at the Seneca Elementary School.

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Therefore, if in fact you would prefer that the elementary school playground be improved and the on-site tot lot and pathway not be constructed, please so indicate by signing below and returning this letter to us. If you chose not to respond, we will understand that you desire to have the tot lot and foot path constructed as originally planned.

In any event, thank you for your consideration in this matter.

Sincerely,

Sam Rothblum, (M.P.)
Sam R. Rothblum, President

MAY 01 2000

I/we do not want the tot lot and footpath to be constructed at Seneca Harbor and prefer that the improvements be made off-site.

Ronald Haslbeck
Ronald Haslbeck

I AM AGAINST PUTTING A TOT LOT AND FOOT PATHWAY IN. I THINK IT WILL PROMOTE TEENAGERS HANGING OUT IN THE WOODS, LITTERING AND VANDALISM.

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

If Baltimore County permits any waiver from the originally approved development plan, I will suffer financial harm and my community will be adversely affected. I believe that granting any relief requested under 01-049-SPH will certainly cause detriment and/or injury to the health, safety, and general welfare of our community. I am certain the requested relief would endanger children, reduce nearby amenities, and negatively impact the general welfare of my community.

I petition that any and all relief that has been requested under 01-049-SPH be denied. Accordingly, do not release the bond, or any portion thereof, until all construction activities have been completed exactly in accordance with the previously approved development plan. I petition for strict adherence to the development plans as previously approved, as I believe that the exact locations for the Amenities in the approved development plan are the best locations for those Amenities.

In the event this petition conflicts with any other written document I have signed, the most recently dated document shall be the controlling document, and it shall be the definitive statement of my position in this matter. Thus, I hereby revoke any prior written instrument. I certify that I have not been offered, nor did I receive, any payment for my cooperation in signing this petition.

I understand that this petition will be submitted at the Special Hearing under 01-049-SPH to be held at 9:00 on September 19, 2000, in Room 407 of the County Courts Building in Towson. Although I am a homeowner and want to go to that hearing, I will be unable to attend that hearing in person. Therefore, I authorize this petition to be submitted at that hearing (or any rescheduling or rehearing thereof) in lieu of my personal participation at such hearing.

Name

Fuller Jy

(September 18, 2000)

Name

David A. Jones

(September 18, 2000)

Address

17 Schona Bay Ct

Phone

410-335-5624

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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I petition that any and all relief that has been requested under 01-049-SPH be denied. Accordingly, do not release the bond, or any portion thereof, until all construction activities have been completed exactly in accordance with the previously approved development plan. I petition for strict adherence to the development plans as previously approved, as I believe that the exact locations for the Amenities in the approved development plan are the best locations for those Amenities.

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Name Ment Soll (September 18, 2000)

Name Chane Aubrick (September 18, 2000)

Address 16 Schooner Bay Ct

Phone 410 335-9631

Petition

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I petition that any and all relief that has been requested under 01-049-SPH be denied. Accordingly, do not release the bond, or any portion thereof, until all construction activities have been completed exactly in accordance with the previously approved development plan. I petition for strict adherence to the development plans as previously approved, as I believe that the exact locations for the Amenities in the approved development plan are the best locations for those Amenities.

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Name Shelby Adolfo (September 17, 2000)

Name _____ (September _____, 2000)

Address 8 Schooner Bay Ct.

Phone 410-335-7490

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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I petition that any and all relief that has been requested under 01-049-SPH be denied. Accordingly, do not release the bond, or any portion thereof, until all construction activities have been completed exactly in accordance with the previously approved development plan. I petition for strict adherence to the development plans as previously approved, as I believe that the exact locations for the Amenities in the approved development plan are the best locations for those Amenities.

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Name TIMOTHY KASIK (September 17, 2000)

Name _____ (September , 2000)

Address 3712 SENECA GARDEN ROAD KATD. MD 21220

Phone (410) 335-8690

4

Petition

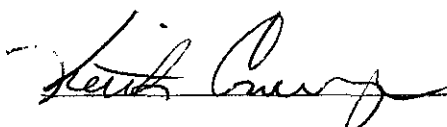
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Name  (September 19, 2000)

Name _____ (September _____, 2000)

Address 3727 SENECA GARDEN

Phone 410 335-7881

Petition

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Name

John A. Rouse (September 13, 2000)

Name

Mark Mansfield (September 13, 2000)

Address

3710 Seneca Gardens Rd. Balt-MD 21220

Phone

410-335-0268

6

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name Michael Dagan (September 16, 2000)

Name [Signature] (September 16, 2000)

Address 1 Spinnaker Reef Ct.

Phone Balto. MD 21220

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name Brian E Marshall (September 17, 2000)

Name Karen L. A Marshall (September 17, 2000)

Address 3 SPINNAKER REEF CT BALTO. MD 21220

Phone (410) 335-2946

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name DONNA L JOHNSON (September 17, 2000)

Name _____ (September _____, 2000)

Address 5 SPINNAKER REEF CT

Phone 410 335-2509

Petition

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Name Bob & Betty Radtke (September 17, 2000)

Name Bob & Betty Radtke (September 17, 2000)

Address 2 Schooner Bay Ct. 21220

Phone (410) 335-2646

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name Theron Boone (September 17, 2000)

Name Leona Boone (September 17, 2000)

Address 1 Schooner Bay Ct

Phone 410-335-2751

Petition

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Name Victor Lewis (September 17, 2000)

Name _____ (September , 2000)

Address 12 Schooner Bay Court

Phone (410) 335-2193

Petition

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Name Gregory Allen White (September 17, 2000)

Name Amanda Marie White (September 17, 2000)

Address 10 WINDWARD WAY

Phone 410-344-1881

Petition

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Name David W. Engle (September 17, 2000)

Name _____ (September, 2000)

Address 15 WINDWARD WAY

Phone 410-344-1274

Petition

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Name William G. Galante (September 17, 2000)

Name _____ (September , 2000)

Address 11 Windward Way

Phone 410-344-1458

Petition

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Name Earl C. Evans (September 17, 2000)

Name EARL C. EVANS (September , 2000)

Address 1 Windward Way

Phone Baltimore, Md 21220

Petition

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Name Michael G. Wilkerson (September 17, 2000)

Name Robert Wellbourn (September 17, 2000)

Address 11 SCHOONER BAY COURT

Phone 410-385-1715

Petition

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Name A/C A. Long (September 17, 2000)

Name [Signature] (September 17, 2000)

Address 15 SCHOONER BAY CT. BALTO. MD 21220

Phone (410) 335-9403

Petition

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Name Darlene Dudeck (September 17, 2000)

Name _____ (September _____, 2000)

Address 5 Schooner Bay Ct.

Phone 344-1225

Petition

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Name

ROGER BAIRD (September 17, 2000)

Name

____ (September , 2000)

Address

10 SPINNAKER REEF CT. BALT. 21220

Phone

(410) 335-5755

Petition

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Name Deanne Kelly (September 17, 2000)

Name J. C. Kelly (September 17, 2000)

Address 12 Spinnaker Reef Ct Balto Md 21220

Phone 410-335-2055

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name Sylvia Danielczyk (September 17, 2000)

Name Daniel Danielczyk (September 17, 2000)

Address 17 Spinnaker Reef Ct

Phone 410-335-9287

Petition

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Name Dan Johnson (September 19, 2000)

Name _____ (September , 2000)

Address 9 Spinneret Reef CT

Phone 410 335-2341

Petition

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Name Robert E. Zell (September 17, 2000)

Name Sammy D. Martin (September 17, 2000)

Address 15 Spinnaker Reef Court, Balto. MD 21220

Phone 410-335-5177

Petition

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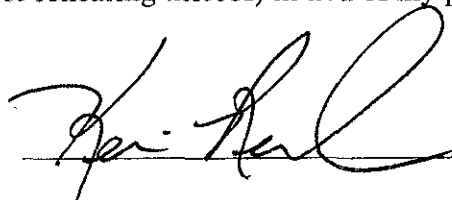
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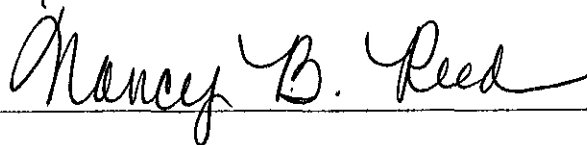
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Name



(September 17, 2000)

Name

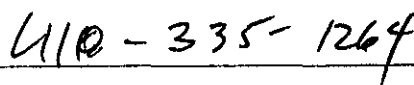


(September 17, 2000)

Address



Phone



Petition

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Name Brenda Mullen (September 10, 2000)

Name BRENDA MULLEN (September , 2000)

Address _____

Phone _____

Petition

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Name April L. Moose (September 10, 2000)

Name Allen C. Moose (September 10, 2000)

Address 12 Mainsail Ct. Balto. 21220

Phone (410) 344-1168

Petition

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Name Anna W. Wilson (September 10, 2000)

Name James K. Wilson (September 10, 2000)

Address 11 MAIN STREET COURT

Phone 335-0832

Petition

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Name Dean Klemm (September 10, 2000)

Name _____ (September , 2000)

Address _____

Phone _____

Petition

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Name Theresa Daniels (September 10, 2000)
17 Mainsail Court

Name _____ (September , 2000)

Address _____

Phone _____

Petition

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Name Barbara M. Kulaga (September 10, 2000)

Name BARBARA M. KULAGA (September , 2000)

Address 5 MANSAIL CRT

Phone 410-344-9082

Petition

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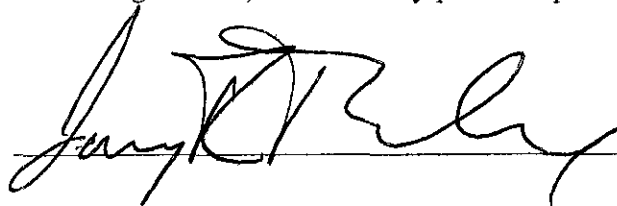
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Name



(September 10, 2000)

Name

LARRY R. Bastley

(September , 2000)

Address

5 MAINSAIL COURT. BALTO. MD. 21220

Phone

410. 344-9082

Petition

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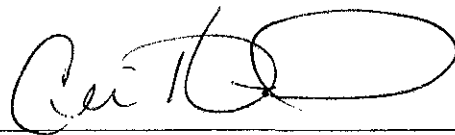
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Name



(September 10, 2000)

Name

Chris Heid.

(September 10, 2000)

Address

8 Mainsail Ct Baltimore MD 21220

Phone

410 335-2411

Petition

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Name Betty C. Evans (September 10, 2000)

Name 1 Mainail Ct. Baltimore Md 21230 (September , 2000)

Address _____

Phone _____

Petition

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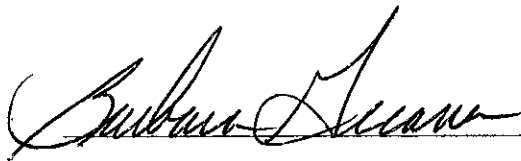
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Name



(September 10, 2000)

Name

_____(September , 2000)

Address

Phone

Petition

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Name

James Burton Wienecke

(September 11, 2000)

Name

JAMES BURTON WIENECKE

(September 11, 2000)

Address

716 CARROLLWOOD ROAD BALTO MD 21220

Phone

410-344-0969

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

If Baltimore County permits any waiver from the originally approved development plan, I will suffer financial harm and my community will be adversely affected. I believe that granting any relief requested under 01-049-SPH will certainly cause detriment and/or injury to the health, safety, and general welfare of our community. I am certain the requested relief would endanger children, reduce nearby amenities, and negatively impact the general welfare of my community.

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Name James W. Shear Jr. (September 11, 2000)

Name JAMES W. SHEAR JR. (September 11, 2000)

Address 711 CARROLLWOOD RD BALTO. MD 21220

Phone 410-344-9079

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name Diane Shear (September 12, 2000)

Name Diane Shear (September 12, 2000)

Address 711 Carrollwood Rd Balt. MD 21220

Phone 410-344-9079

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name James L. Oliver (September 12, 2000)

Name James L. Oliver (September 12, 2000)

Address 4 main sail ct. SULTO MD 21220

Phone 410-344-1124

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name Donna M Oliver (September 12, 2000)

Name DONNA M. OLIVER (September 12, 2000)

Address 4 Main Saie Ct Balt MD 21220

Phone 410 344-1124

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name  (September 17, 2000)

Name Carol A. Rupert (September 17, 2000)

Address 712 CARROLLWOOD RD

Phone BALTO MD 21220 410 344-1553

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

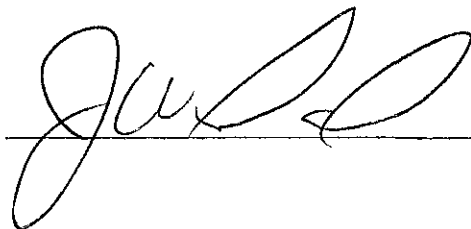
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Name



(September / 2 , 2000)

Name

_____ (September / 2 , 2000)

Address

6 Mainsail CT

Phone

Petition

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Name Nicole Harmel (September 12, 2000)

Name Nicole Harmel (September 12, 2000)

Address 2 Mainsail Court

Phone _____

Petition

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Name

Thelia Y. Foster

(September 12, 2000)

Name

Thelia Y. Foster

(September 12, 2000)

Address

708 Carrollwood Road

Phone

44

Petition

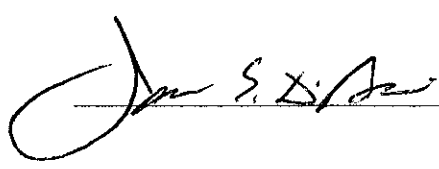
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Name  (September 12, 2000)

Name James E. DiBlasio (September 12, 2000)

Address 714 Carrollwood Rd

Phone 410-335-0386

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name

Robert L. Channell (September / 2 , 2000)

Name

Robert L Channell (September / 2 , 2000)

Address

1 Mainmast Ct.

Phone

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name Marian R. Ghirardi (September 9/17, 2000)

Name Marian R. Ghirardi (September 9/17, 2000)

Address 3714 Seneca Garden Rd. 21220

Phone 410-335-2335

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name Jana Baird (September 17, 2000)

Name Jana Baird (September 17, 2000)

Address 10 Spinnaker Reef Ct

Phone 410 335-8655

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name Sharon Baird (September 17, 2000)

Name Sharon Baird (September 17, 2000)

Address 10 Spinnaker Reef Ct Balto. MD 21220

Phone 410-335-5755

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name HAZEL HAWKINS Hazel Hawkins (September 17, 2000)

Name HAZEL HAWKINS (September 17, 2000)

Address 10 Spinnaker Reef Ct Balto MD 21220

Phone 410-335-5955

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name Timothy Gaines (September 17, 2000)

Name Julie Gaines (September 17, 2000)

Address 3720 SENECA GARDEN RD.

Phone 335-7948

Petition

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Name Diane J. Dimick (September 16, 2000)

Name Diane J. Dimick (September , 2000)

Address 4 Windward Way, Balto Md 21220

Phone 410 335-9319

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name

Kimberly D. Stasny (September 16, 2000)

Name

~~Kimberly D. Stasny~~ Kimberly D. Stasny (September 16, 2000)

Address

2 Windward Way

Phone

410 335-0955

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name

Sue Schneider (September 16, 2000)

Name

Sue Schneider BRIAN Schneider (September , 2000)

Address

8 WINDWARD WAY 20220

Phone

410 335-2565

54

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements. if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name Mrs + Mrs William Wilson (September 16, 2000)

Name Mrs + Mrs. William Wilson (September , 2000)

Address 12 Snug Lagoon Ct

Phone 410 - 335-0444

SS

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name Edward C Brockman (September 16, 2000)

Name _____ (September _____, 2000)

Address 5 SNUG LAGOON CT

Phone (410) 335-5621

Petition

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Name Mrs P Brecken (September 16, 2000)

Name _____ (September , 2000)

Address 5 SNUG LAGOON CT

Phone (410) 335-5621

Petition

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Name

Kathleen Bauer (September 16, 2000)

Name

_____, (September , 2000)

Address

697 Carrollwood Rd
Balto. MD 21220

Phone

410-344-0431

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name

Nicholas Krystofiak Sr. (September 16, 2000)

Name

NICHOLAS KRSTOFIAK SR. (September 16, 2000)

Address

3 SNUG LAGOON CT.

Phone

410-335-2102

Petition

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Name

B. Baltimore

(September 16, 2000)

Name

Stephen M. Baltimore

(September , 2000)

Address

6 Snug Lagoon Ct

Phone

410-344-1510

Petition

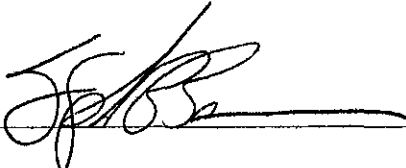
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Name  (September 16, 2000)

Name STEPHEN B. BAUER (September , 2000)

Address 697 CARROLLWOOD RD. BALTO, MD 21220

Phone 410-344-0431

Petition

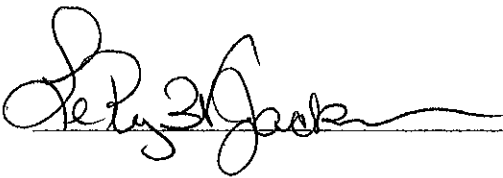
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Name  (September 16, 2000)

Name Leroy Jackson (September , 2000)

Address 699 CARROLLWOOD

Phone 410 335 6232

Petition

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Name

James H. Schenning
Lisa J. Schenning

(September 16, 2000)

Name

Don and Lisa Schenning

(September 16, 2000)

Address

3731 Seneca Garden Rd - 21220

Phone

410-335-4761

Petition

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Name  (September 16, 2000)

Name Bernice Plummer (September 16, 2000)

Address 2 Main Street Ct

Phone 410. 335. 6661

Petition

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Name Steven D. Stastny (September 16, 2000)

Name Steven D. Stastny (September , 2000)

Address 2 Windward Way Baltimore, MD. 21220

Phone (410) 335-0955

65

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

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Name Kenneth C. Zipin (September 16, 2000)

Name Lisa M. Zipin (September 16, 2000)

Address 3732 Seneca Garden Rd

Phone (410) 335-7684

66

Petition

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Name

Irvin A. Farrell (September 16, 2000)

Name

IRVIN A. FARRELL (September 16, 2000)

Address

Phone

67

Petition

I want the Approved Tot Lot Location (between Lot 34 and Clarks Point Road) to be used, in the scale in which it was approved, to construct a tot lot in accordance with all Baltimore County tot lot requirements, if any, in exact accordance with the approved development plan. I want all pervious footpaths to be built, in exact accordance with the approved development plan.

If Baltimore County permits any waiver from the originally approved development plan. I will suffer financial harm and my community will be adversely affected. I believe that granting any relief requested under 01-049-SPH will certainly cause detriment and/or injury to the health, safety, and general welfare of our community. I am certain the requested relief would endanger children, reduce nearby amenities, and negatively impact the general welfare of my community.

I petition that any and all relief that has been requested under 01-049-SPH be denied. Accordingly, do not release the bond, or any portion thereof, until all construction activities have been completed exactly in accordance with the previously approved development plan. I petition for strict adherence to the development plans as previously approved, as I believe that the exact locations for the Amenities in the approved development plan are the best locations for those Amenities.

In the event this petition conflicts with any other written document I have signed, the most recently dated document shall be the controlling document, and it shall be the definitive statement of my position in this matter. Thus, I hereby revoke any prior written instrument. I certify that I have not been offered, nor did I receive, any payment for my cooperation in signing this petition.

I understand that this petition will be submitted at the Special Hearing under 01-049-SPH to be held at 9:00 on September 19, 2000, in Room 407 of the County Courts Building in Towson. Although I am a homeowner and want to go to that hearing, I will be unable to attend that hearing in person. Therefore, I authorize this petition to be submitted at that hearing (or any rescheduling or rehearing thereof) in lieu of my personal participation at such hearing.

Name Sean Cunningham (September 18, 2000)

Name Sean Cunningham
Christine Cunningham (September 18, 2000)

Address 5 Snug Lagoon Ct Bowleys Quarters MD

Phone 410-335-5621

Petition

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Name Christie Cuyham (September 15, 2000)

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Address 5 Snug Lagoon Court

Phone (410) 335-5621

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Name Thomas Nadolny (September 18, 2000)

Name Christine Nadolny (September 18, 2000)

Address 3733 Seneca Garden Rd. / Balto., MD 21220

Phone (410) 344-0577

Petition

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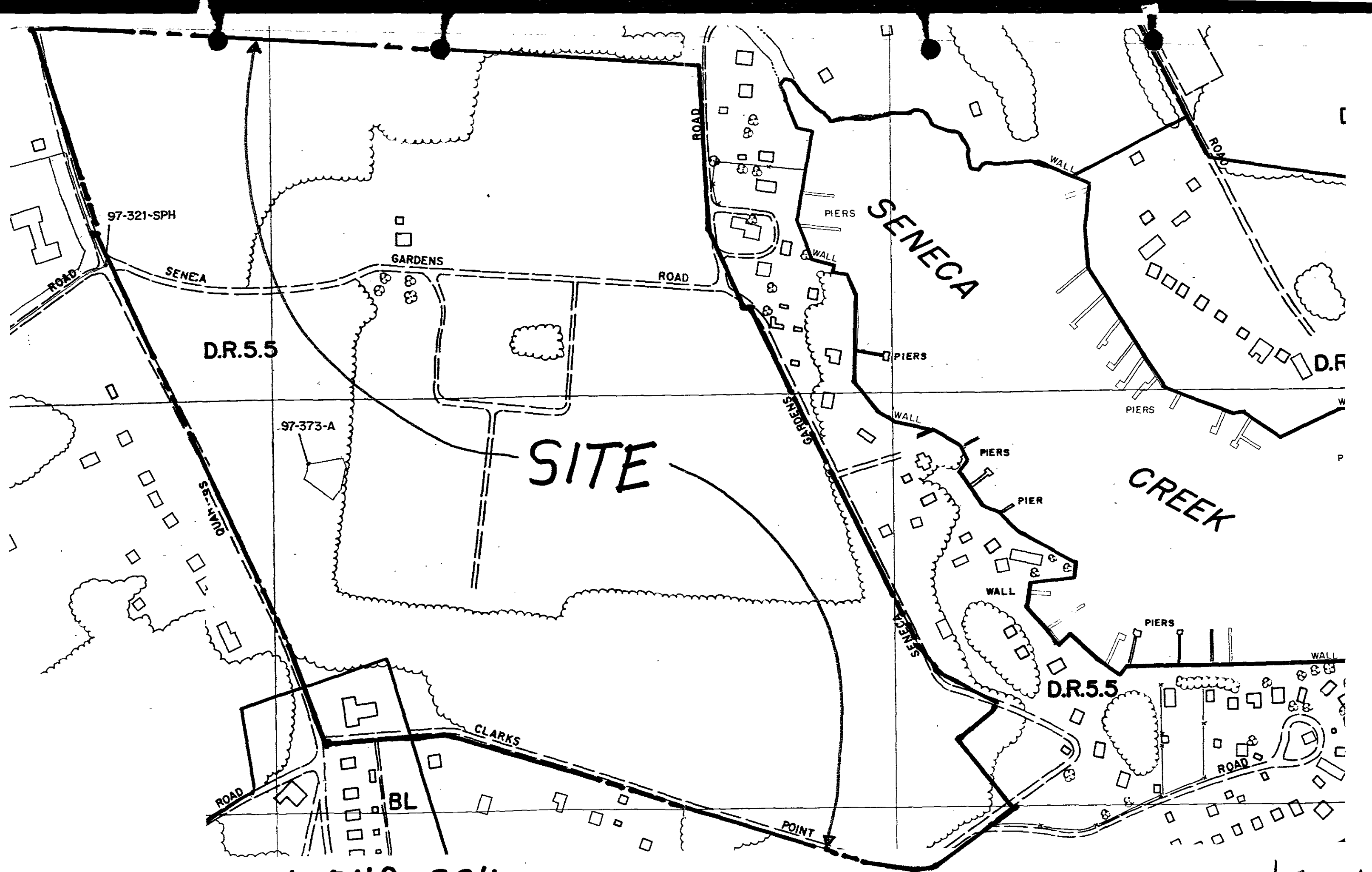
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Name Mr & Mrs James Olenick (September 18, 2000)

Name _____ (September _____, 2000)

Address 3729 Seneca Garden Rd. Balto Md. 21220

Phone 410 335-8205



01-049-SPH #049

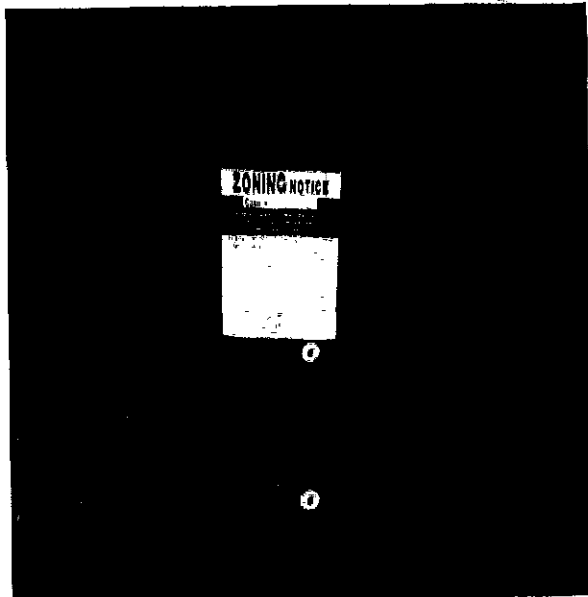
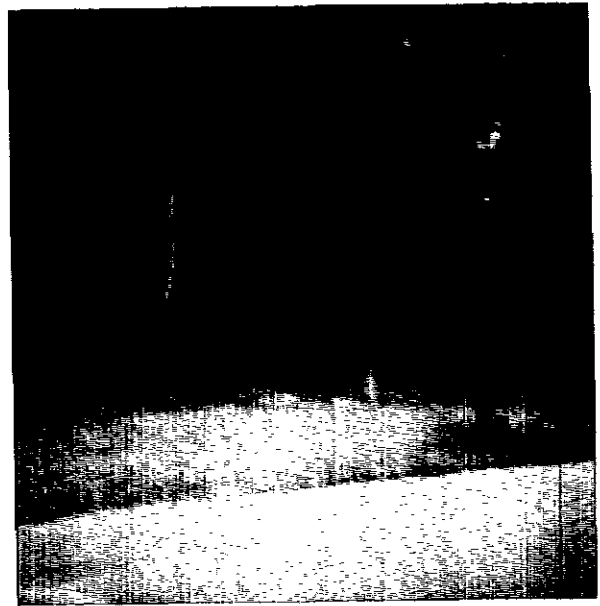
200 SCALE ZONING MAP N.E. 3K

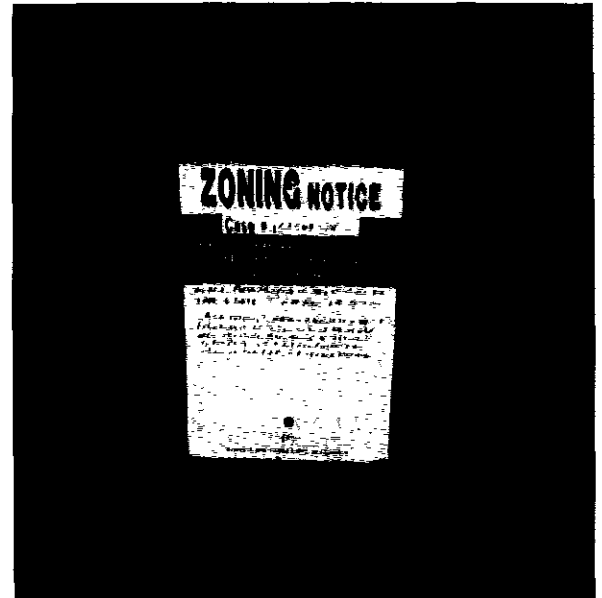
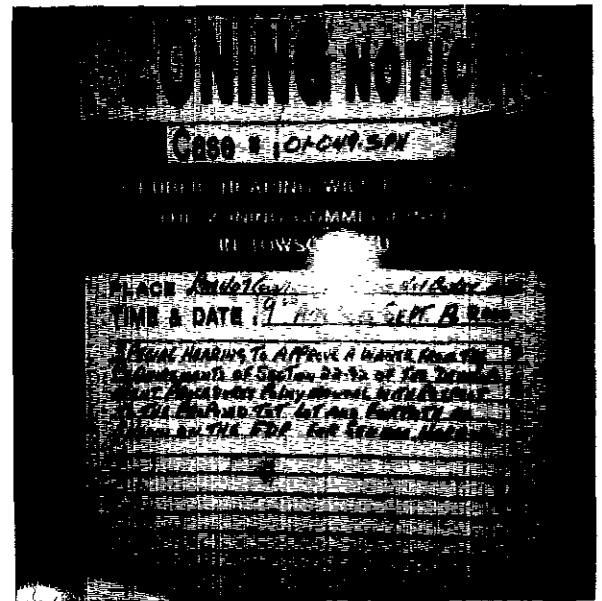
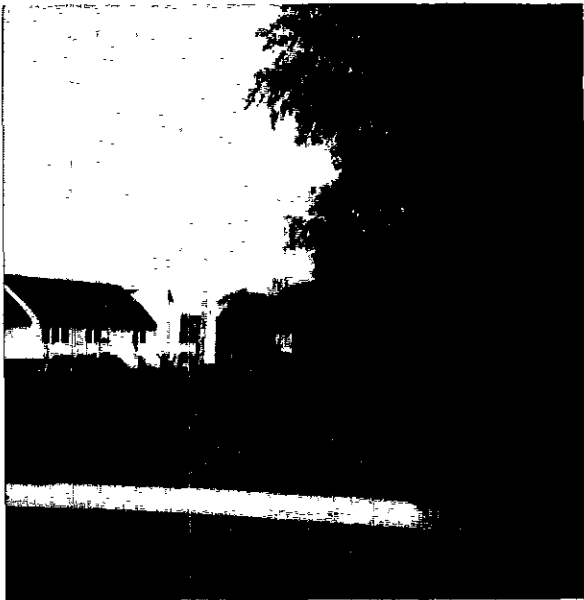


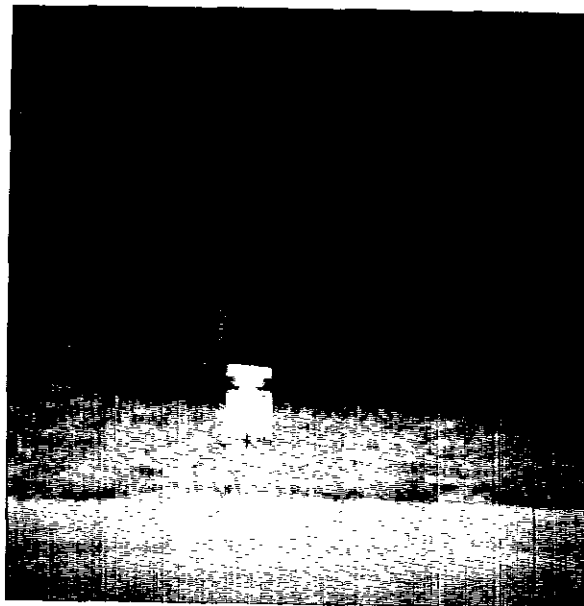
Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Photographs
#01-049-SPH

Census 2000 ★







ZONING NOTICE

Case # : 01-CH9.SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: *Pratt & Kuntz Court 400 4th Street Ave*

TIME & DATE: *9:00 AM TUES. SEPT. 19, 2000*

*SPECIAL HEARING TO APPROVE A VARIATION FROM THE
REQUIREMENTS OF SECTION 22-92 OF THE DEVELOPMENT
AND ZONING ORDINANCE MANUAL WITH A VARIATION
TO THE REQUIREMENTS OF THE ZONING ORDINANCE
MANUAL ON THE EDC FOR SEVERAL VARIATIONS*





LIGHTED
APPROVED SITE



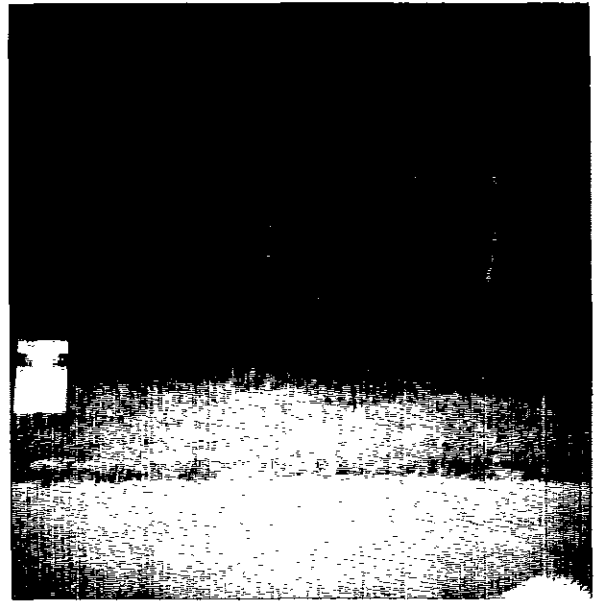
BOTTLENECK
"UP CLOSE"
AND DANGEROUS



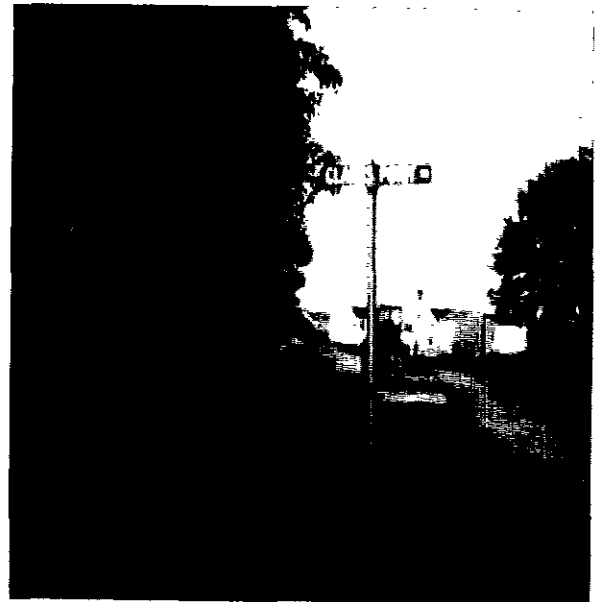
LIGHTED
APPROVED SITE

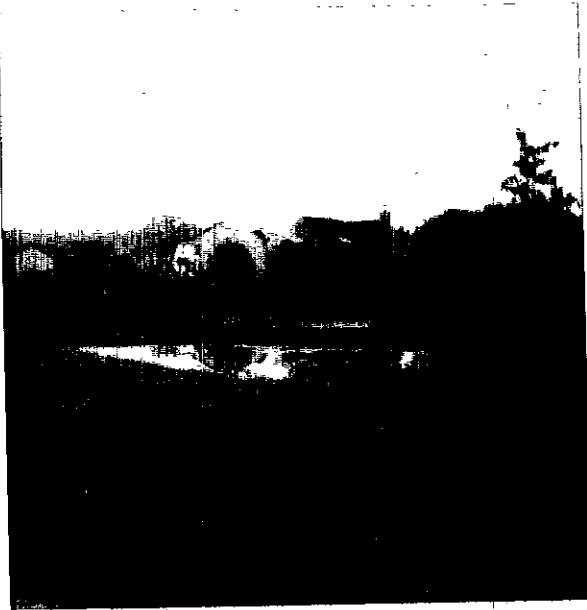


SECTION OF APT COMPLEX
ACROSS FROM SCHOOL



BOTTLENECK
FROM SCHOOL

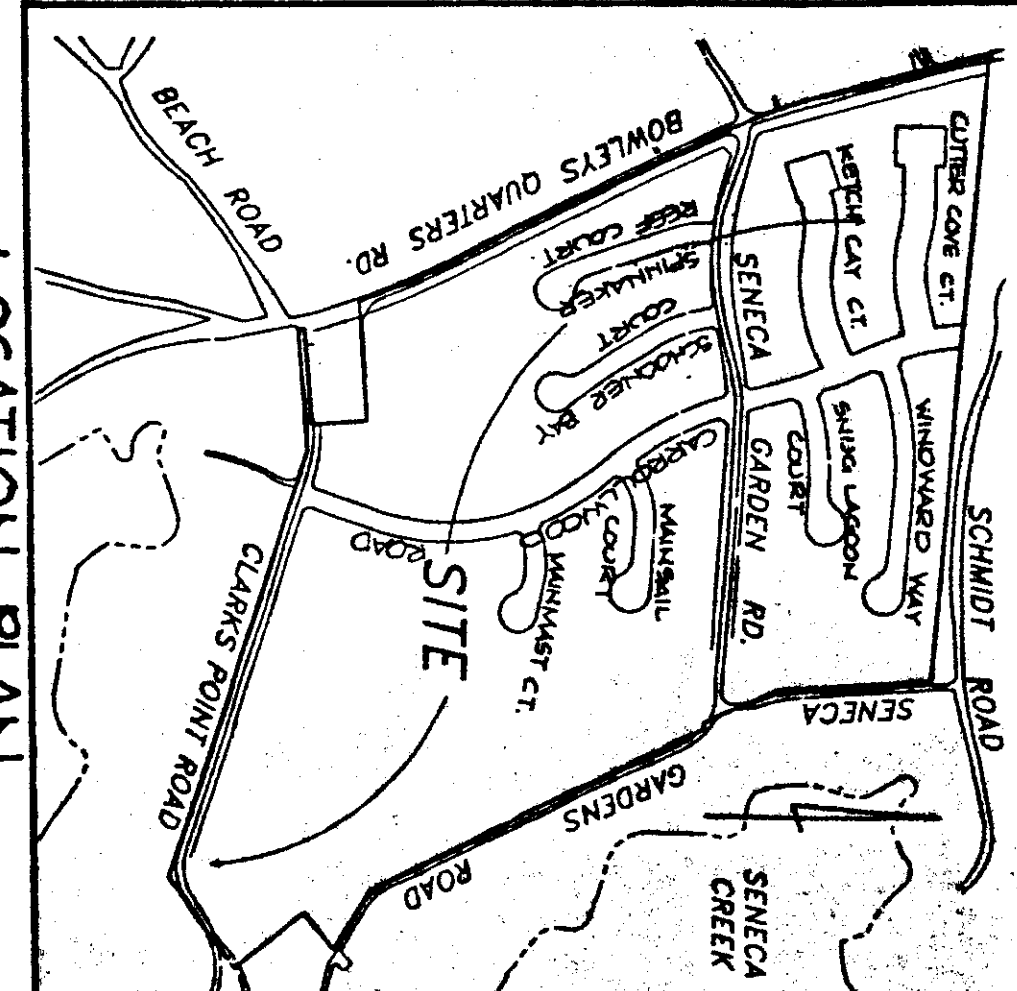




ONLY SCHOOL lighting
is OVER PARKING Lot

[illegible]

SOIL TYPES & LIMITATIONS			
SOIL TYPE	BLDG. - W/BSMT	BLDG. - W/O BSMT	PARKING
Eo	STRENGTH: MODERATE TO HIGH PERCENT. MOISTURE: MODERATE POSSIBLE	POSSIBLE TO MODERATE	POSSIBLE TO MODERATE
Fcl	STRENGTH: HIGH PERCENT. MOISTURE: MODERATE POSSIBLE	POSSIBLE TO MODERATE	POSSIBLE TO MODERATE
Wca	MODERATE TO HIGH PERCENT. MOISTURE: MODERATE POSSIBLE	POSSIBLE TO MODERATE	POSSIBLE TO MODERATE
ShA	BLIGHT	BLIGHT	BLIGHT
ShB	BLIGHT	BLIGHT	BLIGHT
WdA	MODERATE TO HIGH PERCENT. MOISTURE: MODERATE POSSIBLE	POSSIBLE TO MODERATE	POSSIBLE TO MODERATE



SCALE: 1" = 500'
BENCH MARK: N^o 10720 ELEVATION: 12'-6"
DESCRIPTION: GALV. SPIKE IN N.W. CORNER
INTERSECTION OF BOWLETS QUARTERS RD.
& RED ROSE FARM ROAD.

REASONS FOR FIRST AMENDMENT
SHEET 3 OF 3 - 1 TO LOT¹⁰ DELETED
~~SHEETS 2 & 3 OF 3 - 2. ALL FOOTPATH'S TO BE DELETED~~

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

DEVELOPER

FINAL DEVELOPMENT PLAN SENECA HARBOR

PLAT TO ACCOMPANY
SPECIAL HEARING
FIRST AMENDED

OFFICE OF PLANNING AND ZONING
APPROVED BY: 1

EXISTING ENVIRONMENTAL BUFFER EASEMENT
SEE RW 87-097-1

