

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)

Seneca Harbor Development Corporation

By: Samuel R. Rothblum, President

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-049-SPH

*

* * * * *

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

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.

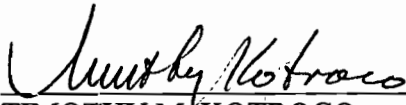
As stated previously, several residents from the community appeared in strong opposition to the Petitioners' request. The cumulative testimony of the residents was that they want to see the tot lot and footpaths installed. They purchased their houses within this community anticipating that these public 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.

THEREFORE, IT IS ORDERED this 9th 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

ORDER RECEIVED FOR FILING

Date 9/22/00

By R. P. [signature]



Baltimore County
Zoning Commissioner

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

September ²² 20, 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





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

Reisterstown

Maryland

Telephone No.

21136

State

Zip Code

Legal Owner(s):

Seneca Harbor Development Corporation

Name - Type or Print

By:

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 (B)

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

Case No. 01-049-584

Date 9/22/98
By R. J. Hammond
220-115198

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. EISNER, P.L.S.
DAVID L. MARTIN, L.A.
ELIZABETH VENTMILLER
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 0001-6150
AMOUNT \$ 250.00

RECEIVED FROM: Hammant & Hammond, LLC
FOR: code 040 - 2000 - 1 - 400000

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TAX
8/02/2000 8/01/2000 1411851
REG USNG CASHIER KNCH KXH DEPT 5
Dept 5 520 ZONING VERIFICATION
Account # 011705
OR BJ 600514
Paid Tot 250.00
250.00 BK 000 EA
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 located at [REDACTED]

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

15th Election District-5th 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.

THE JEFFERSONIAN,
S. Wilkinson

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

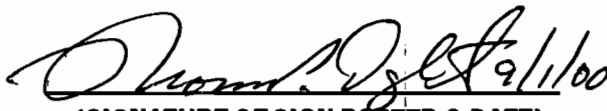
LADIES AND GENTLEMEN:

**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

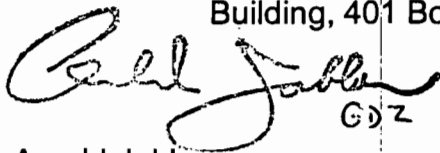
NOTICE OF ZONING HEARING

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


GJZ

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 Harbor 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.
GDZ
W. Carl Richards, Jr.
Supervisor, Zoning Review

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

DRC 11229G

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: File

DATE: September 8, 1999

FROM: Jan M. Cook

SUBJECT: Seneca Harbor Closeout

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 Gingham, 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

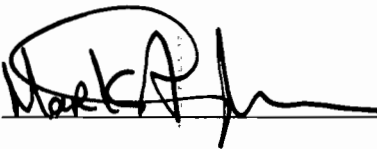
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

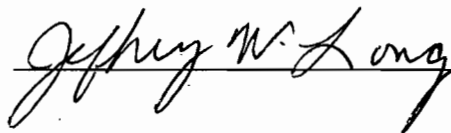
The Office of Planning does not support the request to waive the requirement of Section 22-92 of the Development Procedures Policy Manual for the Baltimore County Department of Public Works and Section B02.2A and 430.7 of the Baltimore County Zoning Regulations with respect to the proposed tot lot and 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

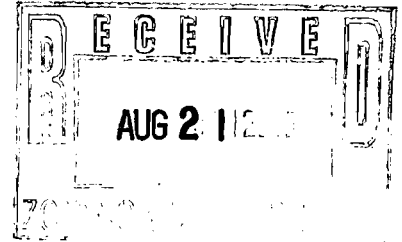
INFORMATION:

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:

A handwritten signature in dark ink, appearing to read "Mark J. Long", written over a horizontal line.

Section Chief:

A handwritten signature in dark ink, appearing to read "Jeffrey M. Long", written over a horizontal line.

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,

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

My telephone number is _____

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

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

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Raymond C. Schaefer

KEVIN RUPERT

PHILIP EDWARDS

CAROL RUPERT

Beth Hewes

TIMOTHY KOSIBA

James DiBlasio

717 CARROLLWOOD RD.

712 CARROLLWOOD RD 21220

BOIA 1016 SUSQUEHANNA AVE 21220

712 Carrollwood Rd 21220

2 Mainmast Ct 21220

3712 SENECA GARDEN RD 21220

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, reading "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~~

Fee: \$250.00 Non-Refundable
Payable to: Baltimore County

Waiver No. W 92-79

Elec. Dist. 15
Coun. Dist. 5

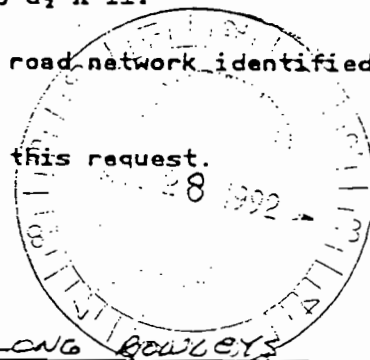


ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING - Room 109
111 West Chesapeake Avenue, Towson, MD 21204

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 _____

- ☒ Approved
☒ Denied

Development File No. _____

OK TO FILE
DAB 9/20/92

SENECA HARBOR DEVELOPMENT CORPORATION

MAY 9 - 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.

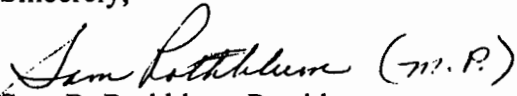
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We understand that some of the homeowners at Seneca Harbor may be concerned about the potential harm in terms of misuse of a tot lot and pathway by outsiders including noise, littering, street traffic and even vandalism. While our company is prepared 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.

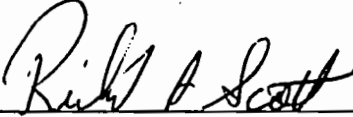
Therefore, if in fact you would prefer that the elementary school playground be improved and the on-site tot lot and pathway not be constructed, please so indicate by signing below and returning this letter to us. If you chose not to respond, we will understand that you desire to have the tot lot and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

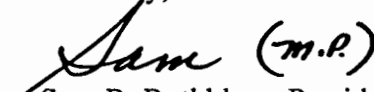
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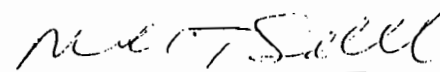
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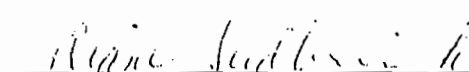
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Sincerely,


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

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.

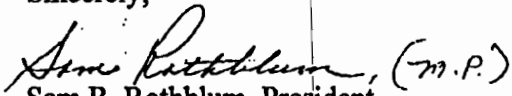
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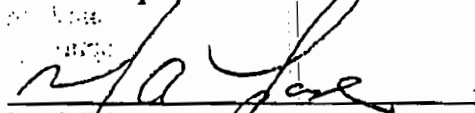
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In any event, thank you for your consideration in this matter.

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.

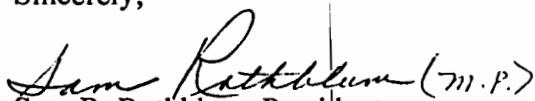
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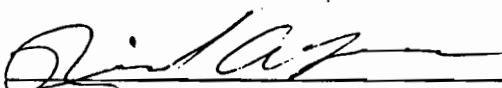
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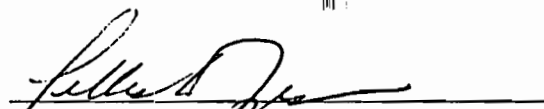
Sincerely,


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

Sincerely,

 (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

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

William J. [Signature]

(September 18, 2000)

Name

Quint [Signature]

(September 18, 2000)

Address

17 Schoma 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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Name Ment Soll (September 18, 2000)

Name Chane Sublik (September 18, 2000)

Address 16 Schooner Bay Ct

Phone 410 335-9631

Petition

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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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Name

TIMOTHY KASIAK Timothy KasiaK (September 17, 2000)

Name

____ (September , 2000)

Address

3712 SENECA GARDEN ROAD LAJTO MD 21220

Phone

(410) 335-8690

4

Petition

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Name

Keith Chung

(September 19, 2000)

Name

_____(September , 2000)

Address

3727 SENECA GARDEN

Phone

410 335-7891

Petition

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Name

Ma - a Reese

(September 13, 2000)

Name

Mark Mansfield

(September 13, 2000)

Address

3710 SENECA GARDENS RD. BALTO-MD 21220

Phone

410-335-0268

6

Petition

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Name

Michael Dayan (September 16, 2000)

Name

[Signature] (September 16, 2000)

Address

1 Spinnaker Reef Ct.

Phone

Balto. MD 21220

Petition

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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

8

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

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 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

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

Victor Lewis (September 17, 2000)

Name

____ (September , 2000)

Address

12 Schooner Bay Court

Phone

(410) 335-2193

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 Gregory Allen White (September 17, 2000)

Name Amanda Marie White (September 17, 2000)

Address 10 WINDWARD WAY

Phone 410-344-1881

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 David W. Engle (September 17, 2000)

Name _____ (September , 2000)

Address 15 WINDWARD WAY

Phone 410-344-1274

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 William G. Salanter (September 17, 2000)

Name _____ (September , 2000)

Address 11 Windward Way

Phone 410 - 344 - 1458

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

Earl C. Evans (September 17, 2000)

Name

EARL C. EVANS (September , 2000)

Address

1 Windward Way

Phone

BALTIMORE, 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

Michael G. Wilkerson

(September 17, 2000)

Name

Robert Wilkerson

(September 17, 2000)

Address

11 SCHOONER BAY COURT

Phone

410-385-1715

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

A. C. D. Long

(September 17, 2000)

Name

R. B.

(September 17, 2000)

Address

15 SCHOONEN BAY CT. BALTO. MD 21220

Phone

(410) 335-9403

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

Darlene Dudeck

(September 17, 2000)

Name

(September , 2000)

Address

5 Schooner Bay Ct.

Phone

344-1225

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

ROGER BAIRD (September 17, 2000)

Name

_____(September , 2000)

Address

10 SPINNAKER REEF CT. BALT. 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 Dianne Kelly (September 17, 2000)

Name J.P.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 Spinaker Reef Ct

Phone

410-335-9287

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

Dan Johnson

(September 17, 2000)

Name

(September , 2000)

Address

9 Spinneraker Reef Ct

Phone

410 335-2341

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 E. Zell (September 17, 2000)

Name Sammy D. Martin (September 17, 2000)

Address 15 Spanmaker Reef Court, Balto. MD 21220

Phone 410-335-5177

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.

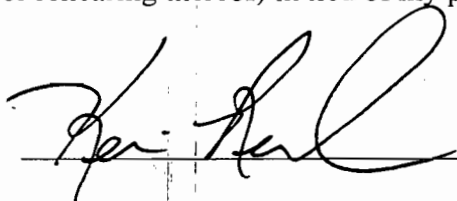
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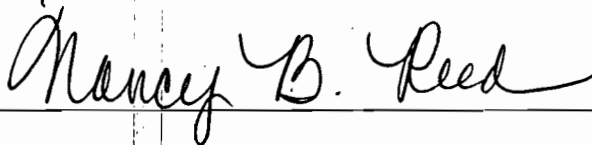
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Name



(September 17, 2000)

Name



(September 17, 2000)

Address

3711 Seneca Gardens Rd.

Phone

410-335-1264

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

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

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

Orlando W. Wilkins

(September 10, 2000)

Name

James W. Wilkins

(September 10, 2000)

Address

11 MAIN ST 12 COURT

Phone

335-0832

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

Dean Klemm

(September 10, 2000)

Name

(September , 2000)

Address

Phone

Petition

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Name

Theresa Daniels
7 Mainsail Court

(September 10, 2000)

Name

(September , 2000)

Address

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 Barbara M. Kulaga (September 10, 2000)

Name BARBARA M. KULAGA (September , 2000)

Address 5 MAINSAIL CRT

Phone 410-344-9082

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 10, 2000)

Name

LARRY R. Bastley

(September , 2000)

Address

5 MAINSAIL COURT. BACD MD. 21220

Phone

410. 344-9082

Petition

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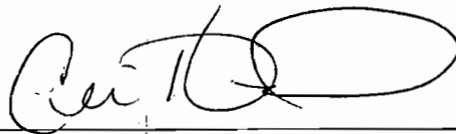
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Name



(September 10, 2000)

Name

Chris Heid

(September 10, 2000)

Address

8 Mainsail Ct Baltimore MD 21220

Phone

410 335-2011

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 Betty C. Evans (September 10, 2000)

Name 1 Mainail Ct. Baltimore Md 21220 (September , 2000)

Address _____

Phone _____

Petition

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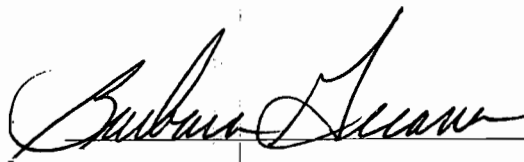
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Name



(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.

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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 Shea (September 12, 2000)

Name Diane Shea (September 12, 2000)

Address 711 Carrollwood Rd Balt. MD 21220

Phone 410-344-9079

Petition

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Name

James L Oliver

(September 12, 2000)

Name

James L. Oliver

(September 12, 2000)

Address

4 main sail ct. Suite MD 21220

Phone

410-344-1124

Petition

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Name Donna M Oliver (September 12, 2000)

Name DONNA M. OLIVER (September 12, 2000)

Address 4 Main Sail Ct Baltimore MD 21220

Phone 410 344-424

Petition

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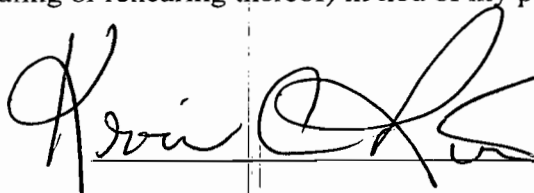
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Name



(September 17, 2000)

Name

Carol A. Rupert

(September 17, 2000)

Address

712 CARROLLWOOD RD

Phone

BALTO MD 21220 410 344-1553

Petition

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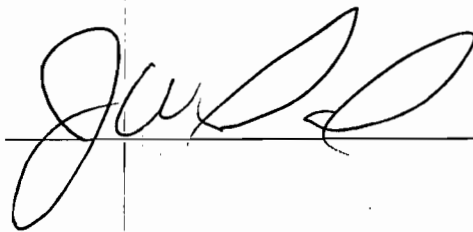
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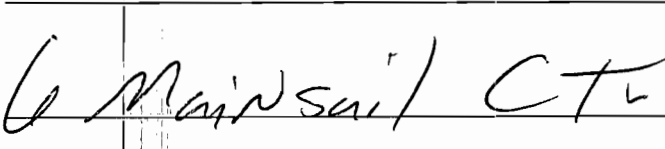
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Name



(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 / 2 , 2000)

Name

Thelia Y. Foster

(September / 2 , 2000)

Address

708 Carrollwood Road

Phone

44

Petition

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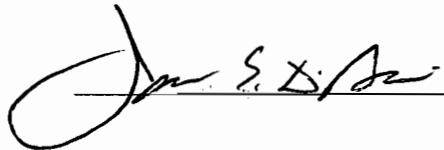
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Name



(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

46

Petition

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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

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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

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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 21206

Phone 410-335-3755

Petition

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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

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Name

Kimberly A. Stastny

(September 16, 2000)

Name

~~John D. Stastny~~ Kimberly A. Stastny

September 16, 2000)

Address

2 Windward Way

Phone

410 335-0955

Petition

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Name

Sue Schneider Brian Schneider (September 16, 2000)

Name

Sue Schneider Brian Schneider (September , 2000)

Address

8 WINDWARD WAY 21220

Phone

410 335-2565

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 Mr + Mrs William Wilson (September 16, 2000)

Name Mr + 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 Bruckman (September 16, 2000)

Name _____ (September _____, 2000)

Address 5 SNUG LAGOON CT

Phone (410) 335-5621

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 P Bretan

(September 16, 2000)

Name

(September , 2000)

Address

5 Snow Lagoon Ct

Phone

(410) 335-5621

57

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 Kathleen Bower (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 KRYSIOFIK SR. (September 16, 2000)

Address

3 SNUG LAGOON CT.

Phone

410-335-2102

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

S. Baltimore (September 16, 2000)

Name

Stephen M. Baltimore (September , 2000)

Address

6 Snug Lagoon Ct

Phone

410-344-1510

60

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 16, 2000)

Name

STEPHEN B. BAUER

(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

Leroy Jackson

(September 16, 2000)

Name

Leroy Jackson

(September , 2000)

Address

699 CARROLLWOOD

Phone

410 335 6232

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 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

Barbara News

(September 16, 2000)

Name

Barbara News

(September 16, 2000)

Address

2 Main Street G

Phone

410. 335. 6661

64

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

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

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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

266

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.

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Name

Sean Cunningham (September 18, 2000)

Name

Sean Cunningham
Christine Cunningham (September 18, 2000)

Address

5 Snug Lagoon Ct Bowleys Quarters

Phone

410-335-5621

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

Christie Cunningham

(September 15, 2000)

Name

Christie Cunningham

(September 15, 2000)

Address

5 Snug Lagoon Court

Phone

(410) 335-5621

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

Thomas Nadolny

(September 18, 2000)

Name

Christine Nadolny

(September 18, 2000)

Address

3733 Seneca Garden Rd. / Balt., MD 21220

Phone

(410) 344-0577

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 Mr & Mrs James Olenick (September 18, 2000)

Name _____ (September , 2000)

Address 3729 Seneca Garden Rd. Balt MD. 21220

Phone 410 335-8205





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: PM4670001, 4100 BAY AVE

TIME & DATE: 9:00 AM SEPT 19, 2000

SPECIAL HEARING TO APPROVE A WAIVER FROM THE
REQUIREMENTS OF SECTION 22-92 OF THE DEVELOP-
MENT PROCEDURES POLICY MANUAL WITH RESPECT
TO THE PROPOSED LOT AND FOOTPATH AS
SHOWN ON THE FDP FOR SEVECH HARBOR.



ZONING NOTICE

Case #: 01-CH9.SPH

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

PLACE: PM4670001, 4100 BAY AVE

TIME & DATE: 9:00 AM SEPT 19, 2000

SPECIAL HEARING TO APPROVE A WAIVER FROM THE
REQUIREMENTS OF SECTION 22-92 OF THE DEVELOP-
MENT PROCEDURES POLICY MANUAL WITH RESPECT
TO THE PROPOSED LOT AND FOOTPATH AS
SHOWN ON THE FDP FOR SEVECH HARBOR.



ZONING NOTICE

Case # : 01-C49-SPH

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

PLACE : Rm 401 County Courts Bldg 401 Bayley Ave
TIME & DATE : 9⁰⁰ AM TUES SEPT 19, 2000

SPECIAL HEARING TO APPROVE A WAIVER FROM THE
REQUIREMENTS OF SECTION 22-92 OF THE DEVELOP-
MENT PROCEDURES Policy Manual WITH RESPECT
TO THE PROPOSED LOT AND FOOTPATH AS
SHOWN ON THE FDP FOR SENECA HARBOR.





LIGHTED
APPROVED SITE



BOTTLENECK
"UP CLOSE"
AND DANGEROUS



LIGHTED
APPROVED SITE



SECTION OF APT COMPLEX
ACROSS FROM SCHOOL



BOTTLENECK
FROM SCHOOL





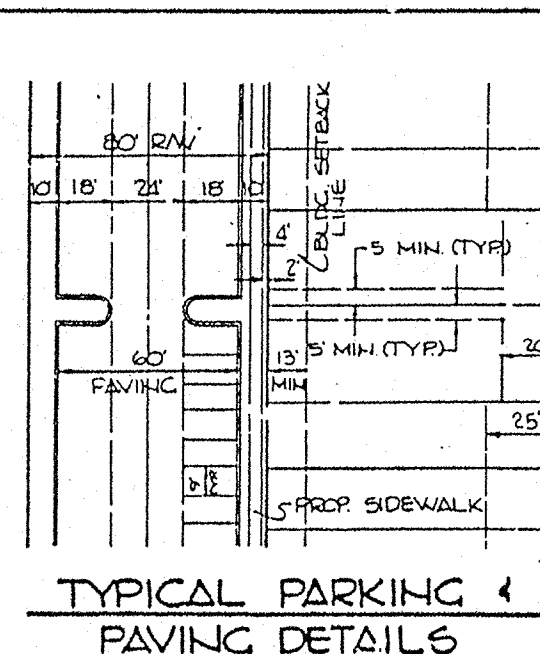
ONLY SCHOOL LIGHTING
IS OVER PARKING LOT

ALLOWABLE	TEMPERATURE	PER LOT
LOT/TRA	SURFACE AREA	TRA
NUMBER	AC.	S.F.
18	0.21	9147.88
19	0.12	5184.25
20	0.17	7405.20
21	0.18	8276.40
22	0.14	6098.40
23	0.17	7405.20
24	0.18	8276.40
25	0.15	6534.00
26	0.15	6534.00
27	0.15	6534.00
28	0.17	7405.20
29	0.17	7405.20
30	0.15	6534.00
31	0.17	7405.20
32	0.17	7405.20
33	0.16	6999.60
34	0.17	7405.20
35	0.16	6999.60
36	0.17	7405.20
37	0.17	7405.20
38	0.16	6999.60
39	0.17	7405.20
40	0.16	6999.60
41	0.17	7405.20
42	0.16	6999.60
43	0.17	7405.20
44	0.16	6999.60
45	0.17	7405.20
46	0.16	6999.60
47	0.17	7405.20
48	0.16	6999.60
49	0.17	7405.20
50	0.16	6999.60
51	0.17	7405.20
52	0.16	6999.60
53	0.17	7405.20
54	0.16	6999.60
55	0.17	7405.20
56	0.16	6999.60
57	0.17	7405.20
58	0.16	6999.60
59	0.17	7405.20
60	0.16	6999.60
61	0.17	7405.20
62	0.16	6999.60
63	0.17	7405.20
64	0.16	6999.60
65	0.17	7405.20
66	0.16	6999.60
67	0.17	7405.20
68	0.16	6999.60
69	0.17	7405.20
70	0.16	6999.60
71	0.17	7405.20
72	0.16	6999.60
73	0.17	7405.20
74	0.16	6999.60
75	0.17	7405.20
76	0.16	6999.60
77	0.17	7405.20
78	0.16	6999.60
79	0.17	7405.20
80	0.16	6999.60
81	0.17	7405.20
82	0.16	6999.60
83	0.17	7405.20
84	0.16	6999.60
85	0.17	7405.20
86	0.16	6999.60
87	0.17	7405.20
88	0.16	6999.60
89	0.17	7405.20
90	0.16	6999.60
91	0.17	7405.20
92	0.16	6999.60
93	0.17	7405.20
94	0.16	6999.60
95	0.17	7405.20
96	0.16	6999.60
97	0.17	7405.20
98	0.16	6999.60
99	0.17	7405.20
100	0.16	6999.60

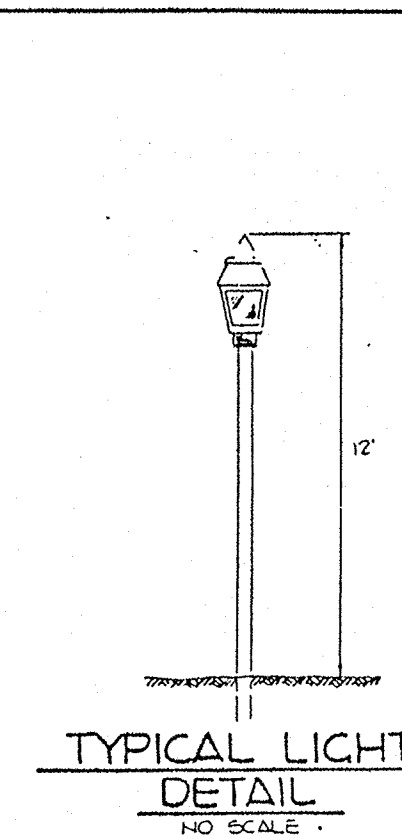
ALLOY/AVE		INTERIOR COVERAGE		PER LOT		ALLOWABLE HYPOTENSIVE 14.5-6.0
LOT/ NUMBER	WT AC.	LOT AC.	LOT S.F.	LOT AREA S.F.	LOT AREA S.F.	
9	0.18	899.90	899.90	899.90	14.56-6.00	
10	0.18	899.90	899.90	899.90	14.56-6.00	
11	0.18	899.90	899.90	899.90	14.56-6.00	
12	0.18	899.90	899.90	899.90	14.56-6.00	
13	0.18	899.90	899.90	899.90	14.56-6.00	
14	0.17	7405.20	7405.20	7405.20	14.56-6.00	
15	0.18	899.90	899.90	899.90	14.56-6.00	
26	0.18	899.90	899.90	899.90	14.56-6.00	
27	0.18	899.90	899.90	899.90	14.56-6.00	
28	0.18	899.90	899.90	899.90	14.56-6.00	
29	0.18	899.90	899.90	899.90	14.56-6.00	
30	0.18	899.90	899.90	899.90	14.56-6.00	
31	0.18	899.90	899.90	899.90	14.56-6.00	
32	0.18	899.90	899.90	899.90	14.56-6.00	
33	0.18	899.90	899.90	899.90	14.56-6.00	
34	0.18	899.90	899.90	899.90	14.56-6.00	
35	0.18	899.90	899.90	899.90	14.56-6.00	
36	0.18	899.90	899.90	899.90	14.56-6.00	
37	0.18	899.90	899.90	899.90	14.56-6.00	
38	0.18	899.90	899.90	899.90	14.56-6.00	
39	0.18	899.90	899.90	899.90	14.56-6.00	
40	0.18	899.90	899.90	899.90	14.56-6.00	
41	0.18	899.90	899.90	899.90	14.56-6.00	

NOTE: LOTS WHICH ARE PARTIALLY WITHIN THE CRCA ARE

NOTE: LOTS WHICH ARE PARTIALLY WITHIN THE CBCA ARE DENOTED BY A "*" THE ENTIRE AREA OF THESE LOTS WILL BE LIMITED TO THE SAME MAXIMUM IMPERVIOUS SURFACE COVERAGE AS THE LOT WHICH ARE COMPLETELY WITHIN THE CBCA.



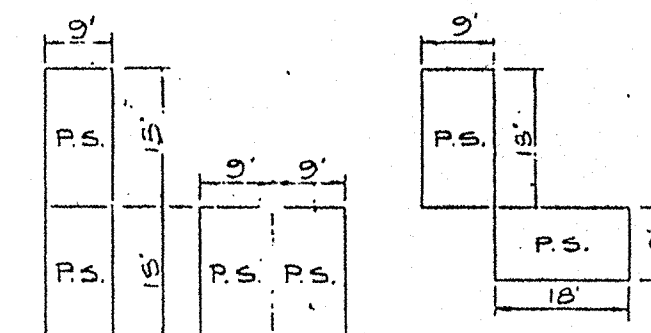
TYPICAL PARKING
PAVING DETAILS



TYPICAL LIGHT
DETAIL
NO SCALE

-

PROPERTY OUTLINE.
EXISTING CONTOURS.
PROPOSED CONTOURS.
SOIL TYPES & LIMITATIONS.
STREET LIGHTS.
R.T.A. BUFFER.
LIMIT OF WETLANDS.
FOREST BUFFER.
PROPOSED STORM DRAINS.
PROPOSED SANITARY.
PROPOSED WATER.
TRASH PADS.
CRITICAL AREA LINE



OFFSTREET PARKING
ALTERNATES
NO SCALE

EXISTING
ENVIRONMENTAL
BUFFER EASEMENT
SEE RW 87-097-1

STORM WATER
MANAGEMENT
RESERVATION #
AREA = 1.840 ACRES

LOCAL OPEN SPACE
AND AFFORESTATION AREA

2065 PLAT TO ACCOMPANY
SPECIAL HEARING
FIRST AMENDED

FINAL DEVELOPMENT PLAN

SENECA HARBOR

BALTIMORE COUNTY MD ELECTION DISTRICT: #15
SCALE: 1" = 50' JANUARY 29, 1992
FIRST AMENDMENT-12-20-91
SHEET 2 OF 3

OFFICE OF PLANNING AND ZONING

APPROVED BY:

 DIRECTOR OF PLANNING
 W. Carl Blair
 10/19/92

 DIRECTOR OF Z.A.D.M.

DATE	REVISION	BY
4-29-92	ADDED COVERAGE TABLE	PD
11-20-09	PART OF PATTATH DELETED	ELF
7-19-00	ALL PHOTOGRAPHS TO BE DELETED	JW

Charles K. Hart

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

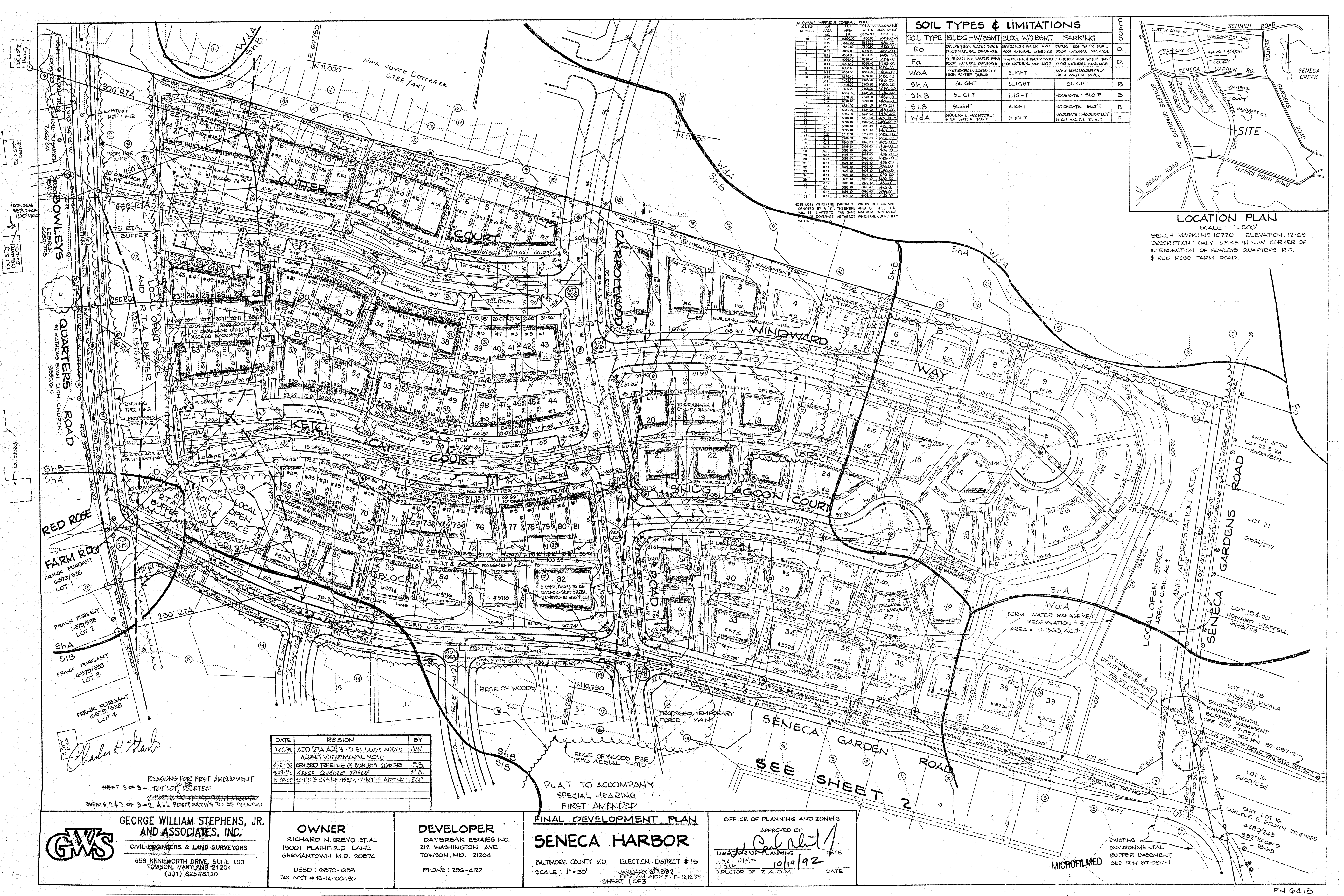
CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

LOCAL OPEN SPACE

SEE SHEET 3

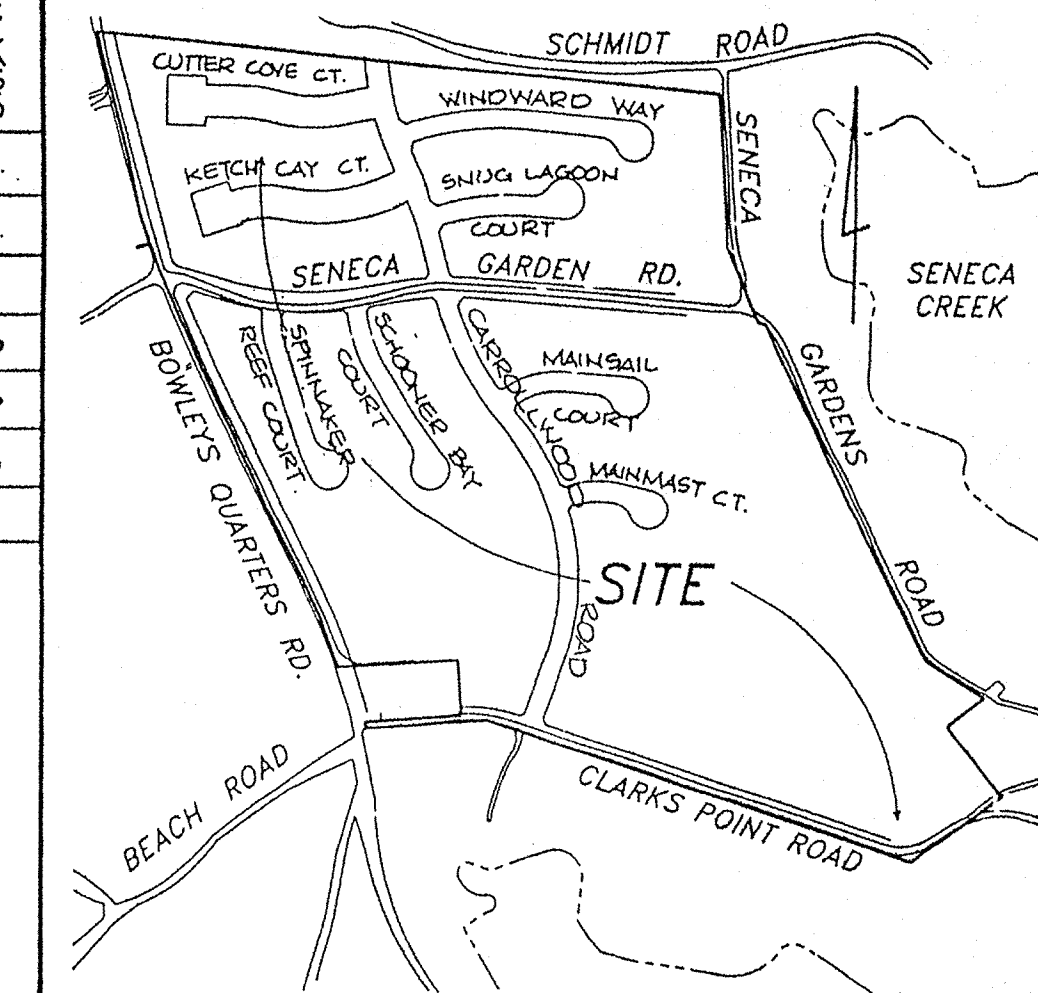
APPROX. LOCATION OF
FOOTPATH (WOOD CHAIR OR OTHER
APPROVED PERVIOUS MATERIAL).
ALL FOOTPATHS TO BE DELETED



ALLOWABLE	PERVIOUS	PER LOT	ALLOWABLE
NUMBER	AREA	AREA	AREA
1	0.25	10890.00	1850.00
2	0.50	21780.00	3700.00
3	0.75	32670.00	5450.00
4	1.00	43560.00	7200.00
5	1.25	54450.00	8950.00
6	1.50	65340.00	10700.00
7	1.75	76230.00	12450.00
8	2.00	87120.00	14200.00
9	2.25	98010.00	15950.00
10	2.50	108900.00	17700.00
11	2.75	119790.00	19450.00
12	3.00	130680.00	21200.00
13	3.25	141570.00	22950.00
14	3.50	152460.00	24700.00
15	3.75	163350.00	26450.00
16	4.00	174240.00	28200.00
17	4.25	185130.00	29950.00
18	4.50	196020.00	31700.00
19	4.75	206910.00	33450.00
20	5.00	217800.00	35200.00
21	5.25	228690.00	36950.00
22	5.50	239580.00	38700.00
23	5.75	250470.00	40450.00
24	6.00	261360.00	42200.00
25	6.25	272250.00	43950.00
26	6.50	283140.00	45700.00
27	6.75	294030.00	47450.00
28	7.00	304920.00	49200.00
29	7.25	315810.00	50950.00
30	7.50	326700.00	52700.00
31	7.75	337590.00	54450.00
32	8.00	348480.00	56200.00
33	8.25	359370.00	57950.00
34	8.50	370260.00	59700.00
35	8.75	381150.00	61450.00
36	9.00	392040.00	63200.00
37	9.25	402930.00	64950.00
38	9.50	413820.00	66700.00
39	9.75	424710.00	68450.00
40	10.00	435600.00	70200.00

NOTE: LOTS WHICH ARE PARTIALLY WITHIN THE CBDA ARE DENOTED BY A "P". THE ENTIRE AREA OF THESE LOTS WILL BE LIMITED TO THE SAME MAXIMUM IMPERVIOUS COVERAGE AS THE LOT WHICH ARE COMPLETELY WITHIN.

SOIL TYPES & LIMITATIONS			
SOIL TYPE	BLDG. - W/BSMT.	BLDG. - W/O BSMT.	PARKING
Eo	SEVERE: HIGH WATER TABLE POOR: NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE POOR: NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE POOR: NATURAL DRAINAGE
Fa	SEVERE: HIGH WATER TABLE POOR: NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE POOR: NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE POOR: NATURAL DRAINAGE
WoA	MODERATE: MODERATELY HIGH WATER TABLE	SLIGHT	MODERATE: MODERATELY HIGH WATER TABLE
ShA	SLIGHT	SLIGHT	SLIGHT
ShB	SLIGHT	SLIGHT	MODERATE: SLOPE
SiB	SLIGHT	SLIGHT	MODERATE: SLOPE
WdA	MODERATE: MODERATELY HIGH WATER TABLE	SLIGHT	MODERATE: MODERATELY HIGH WATER TABLE



LOCATION PLAN
SCALE: 1" = 500'
BENCH MARK: N 10220 ELEVATION 12.69
DESCRIPTION: GALV. SPIKE IN N.W. CORNER OF INTERSECTION OF BOWLEYS QUARTERS RD. & RED ROSE FARM ROAD.

DATE	REVISION	BY
7-26-92	ADD DTA AREA'S - 3 EA BLDGS ADDED ALONG WITH REMOVAL NOTE	J.W.
4-21-92	REVISED TREE NIE @ BOWLEYS QUARTERS	P.B.
4-19-92	ADDED OVERHEAD TABLE	P.B.
12-20-92	SHEETS 243 REVISED, SHEET 4 ADDED	ECP

PLAT TO ACCOMPANY
SPECIAL HEARING
FIRST AMENDED



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

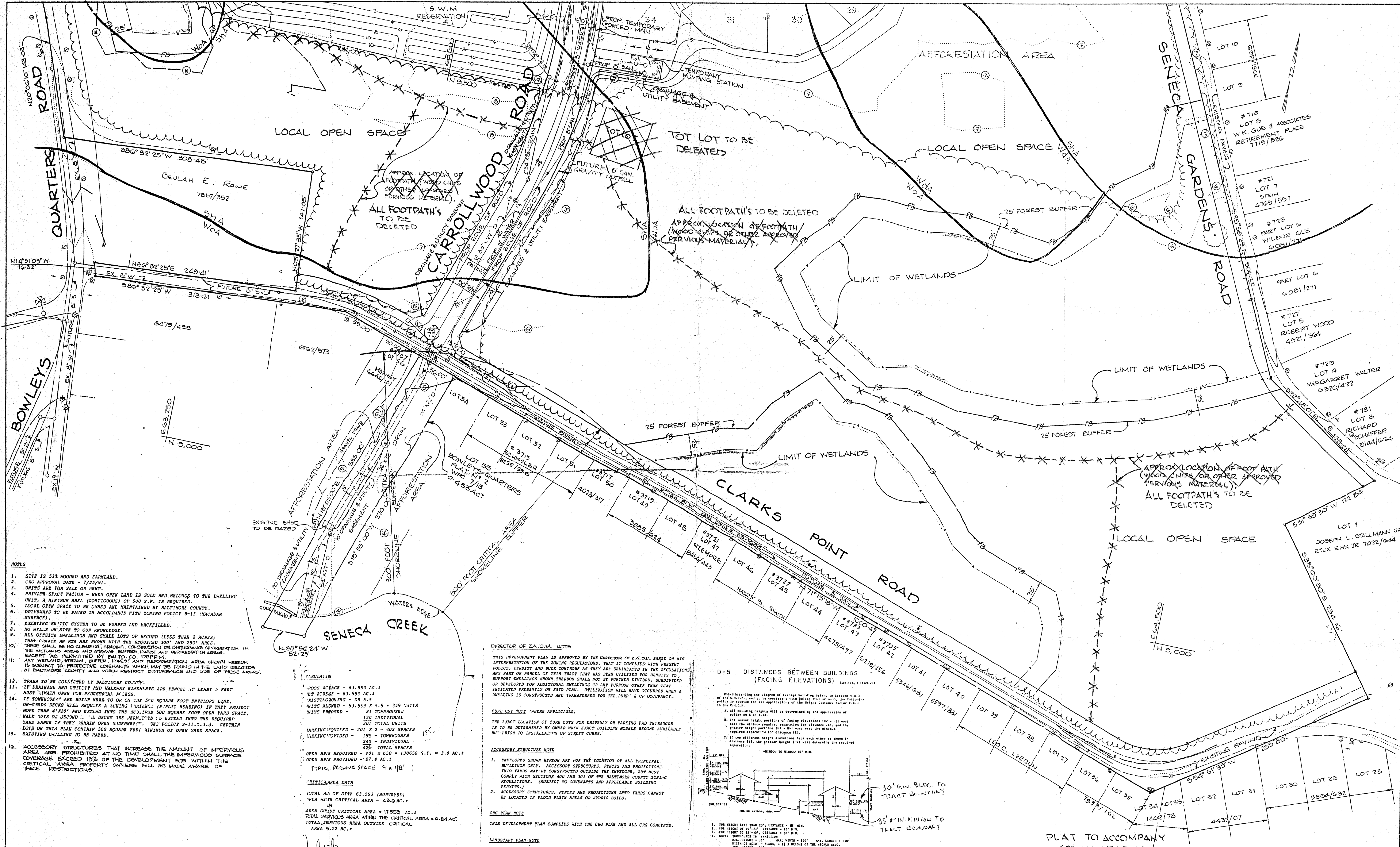
OWNER
RICHARD N. BREVO ET AL.
15001 PLAINFIELD LANE
GERMANTOWN M.D. 20874
DEED: 0870-653
TAX ACCT # 15-14-100430

DEVELOPER
DAYBREAK ESTATES INC.
212 WASHINGTON AVE.
TOWSON, MD. 21204
PHONE: 296-4122

FINAL DEVELOPMENT PLAN
SENECA HARBOR
BALTIMORE COUNTY MD. ELECTION DISTRICT # 15
SCALE: 1" = 50'
JANUARY 20, 1992
FIRST AMENDMENT - 12-12-92
SHEET 1 OF 3

OFFICE OF PLANNING AND ZONING
APPROVED BY: *[Signature]*
DIRECTOR OF PLANNING DATE: 10/19/92
DIRECTOR OF Z.A.D.M. DATE:

EXISTING ENVIRONMENTAL BUFFER EASEMENT SEE R/V 87-097-1



NOTES

1. SITE IS 53% WOODED AND FARMLAND.
2. CRO APPROVAL DATE - 7/25/91.
3. UNITS ARE FOR SALE OR RENT.
4. PRIVATE SPACE FACTOR - WHEN OPEN LAND IS SOLD AND BELONGS TO THE DWELLING UNIT, A MINIMUM AREA (CONTIGUOUS) OF 500 S.F. IS REQUIRED.
5. LOCAL OPEN SPACE TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY.
6. DRIVEWAYS TO BE PAVED IN ACCORDANCE WITH ZONING POLICY B-11 (MACADAM SURFACE).
7. EXISTING SEPTIC SYSTEM TO BE PUMPED AND BACKFILLED.
8. NO WELLS ON SITE TO OUR KNOWLEDGE.
9. ALL OFFSITE DRAINAGE SHALL BE OF RECORD (LESS THAN 2 ACRES).
10. THAT CREATE AN RTA ARE SHOWN WITH THE REQUIRED 300' AND 250' AREAS.
11. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE WETLANDS ADJACENT AND DRAINS, BUFFERS, FOREST AND REFORESTATION AREAS.
12. EXCEPT AS PERMITTED BY BALTO. CO. DEPT. OF ENVIRONMENTAL AFFAIRS, NO WETLAND, STREAM, BUFFER, FOREST AND REFORESTATION AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE CONVEYANCE WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
13. TRASH TO BE COLLECTED BY BALTIMORE COUNTY.
14. IF DRAINAGE AND UTILITY AND HIGHWAY EASEMENTS ARE FENCED AT LEAST 5 FEET MUST REMAIN OPEN FOR FUTURE ACCESS.
15. IF TOWNHOUSES ARE BUILT NEAR TO OR ON THE 5'0" SQUARE FOOT ENVELOPE LINE, ON-GRASS DECKS WILL REQUIRE A SCHED. 40 (P.P.L.C. HEARING) IF THEY PROJECT MORE THAN 4'10" AND EXTEND INTO THE 5'0" X 5'0" SQUARE FOOT OPEN YARD SPACE, WALK WAYS OR JACOBS' LADDERS ARE PERMITTED TO EXTEND INTO THE REQUIRED YARD SPACE IF THEY REMAIN OPEN UNDERNEATH. SEE POLICY S-11.C.3.D. CERTAIN LOTS ON THIS PLAN CONTAIN 500 SQUARE FEET MINIMUM OF OPEN YARD SPACE.
16. EXISTING DWELLING TO BE RAZED.
17. ACCESSORY STRUCTURES THAT INCREASE THE AMOUNT OF IMPERVIOUS AREA ARE PROHIBITED AT NO TIME SHALL THE IMPERVIOUS SURFACE COVERAGE EXCEED 15% OF THE DEVELOPMENT SITE WITHIN THE CRITICAL AREA. PROPERTY OWNERS WILL BE MADE AWARE OF THESE RESTRICTIONS.

TABULATION

GROSS ACREAGE - 63.553 AC.
NET ACREAGE - 63.553 AC.
EXISTING ZONING - DR 5.5
UNITS ALLOWED - 63.553 X 5.5 = 349 UNITS
UNITS PROPOSED - 122 INDIVIDUAL
201 TOTAL UNITS
PARKING REQUIRED - 201 X 2 = 402 SPACES
PARKING PROVIDED - 240 - INDIVIDUAL
225 TOTAL SPACES
OPEN SPACE REQUIRED - 201 X 650 = 130650 S.F. = 3.0 AC.
OPEN SPACE PROVIDED - 27.8 AC.
TYPICAL PARKING SPACE 9' X 18'

CRITICAL AREA DATA
TOTAL AREA OF SITE 63.553 (SURVEYED)
AREA WITH CRITICAL AREA = 49.6 AC.
DA
AREA OUTSIDE CRITICAL AREA = 13.953 AC.
TOTAL IMPERVIOUS AREA WITHIN THE CRITICAL AREA = 6.84 AC.
TOTAL IMPERVIOUS AREA OUTSIDE CRITICAL AREA = 5.22 AC.

DIRECTOR OF Z.A.D.M. NOTE

THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF Z.A.D.M. BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

CURB CUT NOTE (WHERE APPLICABLE)

THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET CURBS.

ACCESSORY STRUCTURE NOTE

1. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
2. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

CRO PLAN NOTE

THIS DEVELOPMENT PLAN COMPLETES WITH THE CRO PLAN AND ALL CRO COMMENTS.

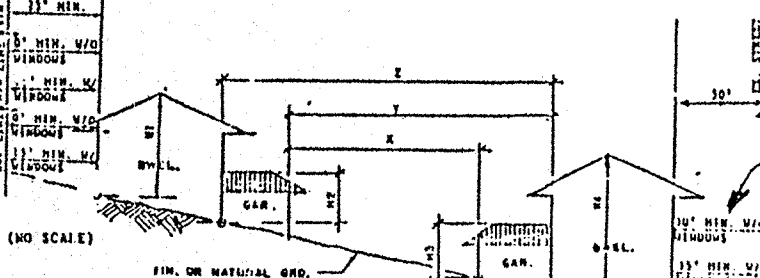
LANDSCAPE PLAN NOTE

A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

D-5 DISTANCES BETWEEN BUILDINGS (FACING ELEVATIONS)

Notwithstanding the diagram of average building heights in Section 4.3.3 of the C.M.D.P., and to be consistent with policy 404.3, the following policy is adopted for all applications of the Height Distance Factor 4.3.3 in the C.M.D.P.

- A. All building heights will be determined by the application of policy 404.3 or 4.3.3.
- B. The lesser height portions of facing elevations (HP + 5') must meet the minimum required separation (for distance 1), and the greater height portions (HP + 10') must meet the minimum required separation (for distance 2).
- C. If two different height elevations face each other as shown in distance 1B, the greater height (HP) will determine the required separation.



1. FOR HEIGHT LESS THAN 30', DISTANCE = 30' MIN.
2. FOR HEIGHT OF 30'-35', DISTANCE = 35' MIN.
3. FOR HEIGHT OF 35'-40', DISTANCE = 40' MIN.
4. NOTES: 1. BUILDINGS IN TRANSITION. MAX. HEIGHT = 100'. MAX. LENGTH = 150'. DISTANCE BETWEEN BUILDINGS = 10' MIN. DISTANCE BETWEEN BUILDINGS = 10' MIN. DISTANCE BETWEEN BUILDINGS = 10' MIN. DISTANCE BETWEEN BUILDINGS = 10' MIN. DISTANCE BETWEEN BUILDINGS = 10' MIN.
5. MIN. DISTANCES FROM BODIES TO FLOOD PLAIN = 10'.

PLAT TO ACCOMPANY
SPECIAL HEARING
FIRST AMENDED

	GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 658 KENILWORTH DRIVE, SUITE 100 TOWSON, MARYLAND 21204 (301) 825-8120	OWNER RICHARD N. DREVO ET AL. 15001 PLAINFIELD LANE GERMANTOWN M.D. 20874 DEED: 6870-653 TAX ACCT # 15-14-100430	DEVELOPER DAYBREAK ESTATES INC. 212 WASHINGTON AVE. TOWSON, M.D. 21204 PHONE: 296-4122	DATE 4/21/92 REVISION REVISED TREE LINE @ CARROLLWOOD RD AND NOTE 10. 2-20-92 12-20-92 7-19-92 7-19-92	BY [Signature] [Signature] [Signature] [Signature]	FINAL DEVELOPMENT PLAN SENECA HARBOR BALTIMORE COUNTY MD ELECTION DISTRICT #15 SCALE: 1"=50' JANUARY 1992 FIRST AMENDMENT-12-20-92 SHEET 3 OF 3	OFFICE OF PLANNING AND ZONING APPROVED BY: [Signature] DIRECTOR OF PLANNING W. [Signature] DIRECTOR OF Z.A.D.M. 10/19/92 DATE