

IN RE: DEVELOPMENT PLAN HEARING and
PETITION FOR SPECIAL HEARING – S/S
Dairy Road, 2100' SE of Rayville Road
(1203 Dairy Road)
6th Election District
3rd Council District

Cattail Pond, LLC
Owner/Developer

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. VI-111 & 01-171-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter came before this Zoning Commissioner/Hearing Officer at a single public hearing for development plan review and zoning relief, pursuant to Section 26-206.1 of the Baltimore County Code (B.C.C.). Specifically, the Owner/Developer of the subject property, Cattail Pond, LLC, requests approval of a red-lined development plan, prepared by McKee & Associates, Inc., for the proposed residential development of the subject property with eight (8) single family dwellings, two of which are existing. In addition, the Owner/Developer requests a special hearing to approve a waiver of the requirements of Section 26-266(4) of the Baltimore County Code to permit a panhandle length in excess of the maximum 1,000 feet permitted in a R.C.5 zone. The subject property consists of a gross area of 21.040 acres, more or less, zoned R.C.5, and is located on the south side of Dairy Road, not far from its intersection with Rayville Road in Parkton. The proposed development and requested relief are more particularly described on the red-lined development plan submitted into evidence and marked as Developer's Exhibit 1.

As to the history of this project through the development review process, a concept plan of the proposed development was prepared and a conference held thereon on December 1, 1997. Thereafter, as required, a community input meeting was held on January 20, 1998 at the Seventh District Elementary School. The Applicant, however, did not pursue approval of the plan submitted at that time and thus, began the process anew and submitted a new concept plan on June 26, 2000. Thereafter, two additional community input meetings were conducted, the first on July 27, 2000 and the second on September 21, 2000 at Hereford High School. Subsequently, a development plan was

ORDER RECEIVED FOR FILING

Date 12/22/00

By [Signature]

submitted and a conference held thereon on November 22, 2000. Following the submission of that plan, comments were submitted by the appropriate reviewing agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on December 14, 2000.

Appearing at the public hearing required for this project were Randolph H. Shelley, General Manager of Cattail Pond, LLC, Owner/Developer of the subject property, Geoffrey C. Schultz, on behalf of McKee & Associates, Inc., who prepared the plan, and Howard L. Alderman, Jr., Esquire, attorney for the Owner/Developer. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing. They included Don Rascoe, Project Manager, Development Management Division, Terry Gibson, Zoning Review Division, Ron Goodwin, Land Acquisition, and Robert W. Bowling, Development Plans Review, all divisions of the Department of Permits and Development Management (DPDM); Jan M. Cook, Department of Recreation and Parks (R&P); R. Bruce Seeley, Department of Environmental Protection and Resource Management (DEPRM); and, Lynn Lanham, Office of Planning (OP). Appearing as interested persons from the surrounding locale were Dr. & Mrs. Richard W. McQuaid, William C. Ermetinger, and Janice Staples.

Pursuant to Section 26-206 of the Baltimore County Code, which regulates the conduct at the Hearing Officer's Hearing, I am required to first identify any unresolved agency comments or issues. At the onset of the hearing, a preliminary objection was raised by several of the Protestants present relating to the public notice requirements for the hearing. However, information contained in the case file shows that the property was properly posted and advertised with notice of the hearing. Additionally, it is to be emphasized that there were two (2) community input meetings held for this case. Apparently, the Protestants sought a finding by the Landmarks Preservation Commission of Baltimore County that existing structures on the property were historic in character. Such a finding would have resulted in, at a minimum, a delay in the consideration of the subject proposal. However, testimony and evidence offered in open hearing was that the Landmarks Preservation Commission

ORDER RECEIVED FOR FILING

Date

By

declined to designate any of the structures on the property as historic. There being no historic structures on this site, as regulated by Section 26-278 of the Code, the hearing proceeded.

On behalf of the Developer, Counsel indicated that there were no open issues or unresolved comments. That is, Mr. Alderman advised for the record that the red-lined plan satisfied all County concerns and was in compliance with all regulations relating to development, but for the special hearing relief being requested.

In support of Counsel's representation, Mr. Cook, Ms. Gibson, Mr. Seeley, and Mr. Bowling all indicated that there were no open or unresolved issues or comments from their respective agencies. Ms. Lanham indicated that a revised school impact analysis was necessary; however, stated that, in her opinion, the proposed project was in compliance with the County's adequate public facilities law and would not inappropriately impact existing schools. In addition, Mr. Goodwin, on behalf of the Land Acquisition Division of DPDM, indicated that the plan should be amended to provide an access easement to the forest conservation area immediately adjacent to the panhandle driveway. Mr. Alderman indicated that the plan could be amended accordingly.

The Protestants expressed a number of concerns regarding the plan. Specifically, they objected to the proposed panhandle driveway, which is in excess of 1,000 feet in length. Dr. McQuaid also expressed concern over the impact of the proposed residential development on the school system.

But for reserving judgment for the resolution of the panhandle driveway issue, it is clear that the plan is in full compliance with all County requirements and regulations. Thus, pursuant to the mandate set forth in Section 26-206 of the Code, it shall be approved. That Section requires the Hearing Officer to approve a plan that meets all County regulations and standards. In my judgment, this is an appropriate development on the subject site. Indeed, it is to be noted that the tract of which this property was originally a part, has previously been subdivided. Although rural in nature, the proposed development might be considered an in-fill subdivision in that the parcels immediately east and west of the site have been residentially developed. Indeed, a review of the plan shows that the subject proposal is entirely consistent with those subdivisions. It is clear that the property is not

ORDER RECEIVED FOR FILING
Date 12/22/11
By [Signature]

eliminating an existing agricultural use, nor is it inconsistent with the surrounding locale. In this regard, the motives behind the Protestants' objections to the plan are difficult to ascertain. In my view, the development plan should and must be approved.

Significant testimony and evidence was offered, however, regarding the proposed panhandle driveway. As shown on the plan, the Applicant proposes a panhandle driveway of approximately 1,240 feet in length, in excess of the maximum allowed 1,000 feet in an R.C. zone as prescribed by Section 26-266 of the Baltimore County Code. A waiver of the requirements of that Section is permitted by Section 26-172 of the Code, which allows the Hearing Officer to grant a waiver from the regulations in Division 4 of Article V thereof. Section 26-266 is indeed within Division 4. Moreover, the waiver must be adjudged by the standards set out in Section 307 of the B.C.Z.R. (See Section 26-266(4)).

The property is unique by virtue of its configuration and the existence of wetlands and a pond in the center of the site. Based on these factors, the panhandle driveway has a curved configuration and also occupies an area along the perimeter (west side) of the property. Indeed, the location and configuration of the driveway results in a length in excess of the maximum allowed 1,000 feet. An informal measurement of the terminus of the proposed driveway from the closest point of Dairy Road is persuasive to a finding that the 1,000-foot length limitation may well be satisfied but for the existence of these environmental factors. That is, if the Applicant were not encumbered with the pond, existing wetlands, and woods, a driveway within the 1,000-foot length limitation might be practical. However, due to the existence of these site constraints, the driveway must be so located so as to preserve and protect these natural resources.

In sum, I find that the Applicants have met the uniqueness standard required pursuant to Section 307 of the B.C.Z.R. A practical difficulty would result if this relief were denied. In this regard, it is to be noted that the project is under-density. Both the units proposed for this site and those existing in the adjacent subdivisions, which were originally part of a single tract, are less than prescribed under the density regulations set out in the B.C.Z.R. The Applicant would suffer a practical difficulty and a reasonable and permitted use of land would not be allowed if the special hearing relief

were not granted. Finally, it is clear that relief can be granted so as not to cause any detrimental impact on the surrounding locale. In this regard, the proposed subdivision is entirely consistent with development in the immediate area and is appropriate. In sum, I believe that the development plan should be approved and the special hearing relief granted. There may very well be development in the northern rural portions of Baltimore County that should be limited due to concerns over the loss of agricultural resources or an alteration of the character of the locale. However, clearly this proposal is not such a development. In my judgment, the proposed development is entirely consistent with the immediate vicinity and does not represent an overcrowded or improper use of the land. Thus, the development plan shall be approved and the Petition for Special Hearing granted.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved, consistent with the comments contained herein, and the Petition for Special Hearing granted.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 22nd day of December, 2000, that the development plan for Cattail Pond, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve a waiver of the requirements of Section 26-266(4) of the Baltimore County Code to permit a panhandle driveway length in excess of the maximum 1,000 feet permitted in a R.C.5 zone, in accordance with Developer's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

ORDER RECEIVED FOR FILING

Date 12/22/00

By [Signature]



Baltimore County
Zoning Commissioner

December 21, 2000

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

Howard L. Alderman, Jr., Esquire
Levin & Gann
502 Washington Avenue, 8th Floor
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and PETITION FOR SPECIAL HEARING
S/S Dairy Road, 2,100' SE of Rayville Road
(Cattail Pond)
6th Election District – 3rd Council District
Cattail Pond, LLC – Owner/Developer
Case No. VI-111 and 01-171-SPH

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved and the Petition for Special Hearing granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Randolph H. Shelley, General Manager, Cattail Pond, LLC
P.O. Box 356, Monkton, Md. 21111
Mr. Geoffrey C. Schultz, Vice President, McKee & Associates, Inc.
5 Shawan Road, suite 1, Cockeysville, Md. 21030
Dr. & Mrs. Richard W. McQuaid, 1501 Harris Mill Road, Parkton, Md. 21120
Mr. William C. Ermetinger, 7 Owl Branch Lane, Parkton, Md. 21120
Ms. Janice Staples, 900 Old Barn Road, Parkton, Md. 21120
Don Rascoe, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1203 Dairy Road

which is presently zoned RC-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

A waiver of the requirements of Section 26-266 (4) of the Baltimore County Code to permit a panhandle strip in excess of the 1000-foot maximum length permitted in a RC zone.

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:

Howard L. Alderman, Jr.

Name - Type or Print

Signature

Levin & Ganii, P.A.

Company

502 Washington Avenue, 8th Floor

Address

Towson, Maryland 21204

City

State

Zip Code

(410) 321-0600

Telephone No.

Legal Owner(s):

Cattail Pond, LLC

Randolph H. Shelley, General Manager

Name - Type or Print

Signature

Name - Type or Print

Signature

P.O. Box 356

(410) 329-8040

Address

Telephone No.

Monkton, Maryland 21111

City

State

Zip Code

Representative to be Contacted:

Geoffrey C. Schultz, VP

McKee & Associates, Inc.

Name

5 Shawan Road, Suite 1 (410) 527-1555

Address

Telephone No.

Cockeysville, Maryland 21030

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By CTM Date 10/25/00

Case No. 01-171-SPH

ORDER RECEIVED FOR FILING
By [Signature]
Date 9/13/98

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

October 18, 2000

**ZONING DESCRIPTION OF
"CATTAIL POND"
1203 DAIRY ROAD
6TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**



BEGINNING at a point on the south side of Dairy Road (60-foot wide right-of-way) said point being 2100 feet southeast of the centerline of Rayville Road, thence running along the south side of Dairy Road, South 63 degrees 21 minutes 15 seconds East, 56.00 feet, by a curve to the right with a radius of 1970.00 feet and an arc length of 191.49 feet, and South 57 degrees 46 minutes 33 seconds East, 366.74 feet, thence leaving said road and running South 32 degrees 12 minutes 50 seconds West, 418.00 feet, South 60 degrees 33 minutes 45 seconds East, 114.28 feet, South 31 degrees 09 minutes 33 seconds East, 100.50 feet, South 08 degrees 25 minutes 37 seconds East, 81.88 feet, South 10 degrees 50 minutes 25 seconds West, 334.98 feet, North 67 degrees 44 minutes 00 seconds West, 274.47 feet, North 19 degrees 39 minutes 14 seconds West, 59.46 feet, North 84 degrees 52 minutes 56 seconds West, 293.56 feet, South 05 degrees 05 minutes 09 seconds West 177.69 feet, South 76 degrees 56 minutes 47 seconds East, 368.17 feet, South 25 degrees 17 minutes 04 seconds West, 198.22 feet, North 73 degrees 58 minutes 59 seconds West, 322.02 feet, North 05 degrees 05 minutes 09 seconds East, 384.69 feet, North 15 degrees 45 minutes 53 seconds West, 238.97 feet, North 17 degrees 31 minutes 48 seconds East, 809.31 feet to the place of beginning.

CONTAINING 14.979 acres of land as recorded in Liber 11251, folio 729 lying in the 6th Election District and 3rd Councilmanic District of Baltimore County.

01-171-SPH

#171

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 86896

DATE 10/25/00 ACCOUNT RC01 6150

AMOUNT \$ 250.00

RECEIVED
FROM:

McKEE ASSOCIATES

FOR:

640 SPECIAL HEARING

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
10/25/2000	10/25/2000	14:52:22
REQ. BY: CASHIER JRIC JWR DAWMER		
Dep: 5 520 ZONING DEPARTMENT		
Receipt # 010403		
CR NO. 004896		

Receipt Tot 250.00
250.00 OK JWR SA
Baltimore County, Maryland

01-171-SPH
#171

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 01-171-SPH
PETITIONER/DEVELOPER
(Cattail Pond LLC)
DATE OF Hearing
(12-14-00)**

**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**

1205 Dalry Road Baltimore , Maryland 21120_____

THE SIGN(S) WERE POSTED ON_____ 11-27-00_____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____THOMAS P. OGLE SR._____

_____325 NICHOLSON ROAD_____

_____BALTIMORE, MARYLAND 21221_____

_____410-687-8405_____
(TELEPHONE NUMBER)

**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: #01-171-SPH
1203 Dairy Road
S/S Dairy Road, 2100 feet SE
of centerline Rayville Road
6th Election District
3rd Councilmanic District
Legal Owner(s): Cattail
Pond, LLC

Special Hearing: to approve a waiver of the Baltimore County Code, Section 26-266(4), to permit a pan-handle strip in excess of the 1000-foot maximum length permitted in a R.C. zone.

Hearing: Thursday, December 14, 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) 867-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 867-3391.

JT/11/765 Nov. 28 C436727

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/29, 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 11/28, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING
1203 Dairy Road, S/S Dairy Rd,
2100' SE of c/I Rayville Rd
6th Election District, 3th Councilmanic

Legal Owner: Cattail Pond, LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-171-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

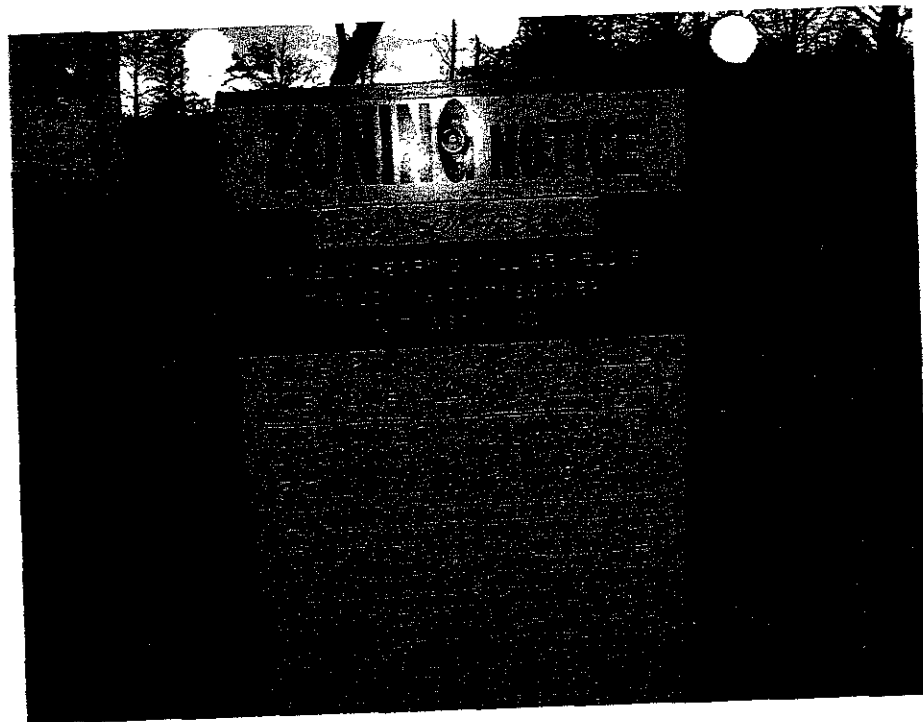

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of November, 2000 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



1203 Dairy Road



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

November 03, 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: 01-171-SPH
1203 Dairy Road
S/S Dairy Road, 2100 feet SE of centerline Rayville Road
6th Election District – 3rd Councilmanic District
Legal Owner: Cattail Pond, LLC

Special Hearing to approve a waiver of the Baltimore County Code, Section 26-266(4), to permit a panhandle strip in excess of the 1000-foot maximum length permitted in a R.C. zone.

HEARING: Thursday, December 14, 2000 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

C: Howard L. Alderman, Jr., Levin & Gann, P.A., 502 Washington Avenue, 8th Floor
Towson 21204
Randolph H. Shelley, GM, Cattail Pond, LLC P O Box 356, Monkton 21111
Geoffrey C Schultz, VP, McKee & Associates, Inc., 5 Shawan Road, Suite 1
Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 27, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 28, 2000 Issue – Jeffersonian

Please forward billing to:

Howard L. Alderman, Jr.
Levin & Gann, P.A.
502 Washington Avenue, 8th Floor
Towson, MD 21204

410 321-0600

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: 01-171-SPH

1203 Dairy Road

S/S Dairy Road, 2100 feet SE of centerline Rayville Road

6th Election District – 3rd Councilmanic District

Legal Owner: Cattail Pond, LLC

Special Hearing to approve a waiver of the Baltimore County Code, Section 26-266(4), to permit a panhandle strip in excess of the 1000-foot maximum length permitted in a R.C. zone.

HEARING: Thursday, December 14, 2000 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
GJZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

December 8, 2000

Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
502 Washington Avenue, 8th Floor
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 01-171-SPH, 1203 Dairy Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 25, 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. *GDZ*
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Randolph H. Shelley, General Manager, Cattail Pond, LLC, P. O. Box 356,
Monkton 21111
Geoffrey C. Schultz, VP, McKee & Associates, Inc., 5 Shawan Road, Suite 1,
Cockeysville 21030
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 24, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2000
Item Nos. 167, 168, 169, 170, 171, 172,
174, 176, and 177

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

November 2, 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: CATTAIL POND, LLC

Location: DISTRIBUTION MEETING OF

Item No.: 171

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.

6. PROPOSED PANHANDLE DRIVEWAY MUST BE A MINIMUM OF 16 FEET WIDE AND OF A HARD SURFACE CAPABLE OF SUPPORTING EMERGENCY APPARATUS, WEIGHING 50,000 LBS ON TWO AXLES.

16. A CRUSHER RUN ROAD FOR ACCESS TO BUILDINGS AND REQUIRED WATER SUPPLIES SHALL BE AVAILABLE FOR THE USABLE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 50,000 LBS WHEN CONSTRUCTION OF ANY BUILDINGS IS UNDER ROOF IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE; SECTION F-517.11

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: November 30, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of November 6, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
168	109 Graystone Farm Road
169	2316 Carroll Mill Road
170	6116 Buckingham Drive
171	1203 Dairy Road
174	10601 York Road
176	Pomona Drive
177	18918 Middletown Road



Maryland Department of Transportation
State Highway Administration

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

Date: 11.2.00

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

RE: Baltimore County
Item No. 171 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,

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

My telephone number is _____

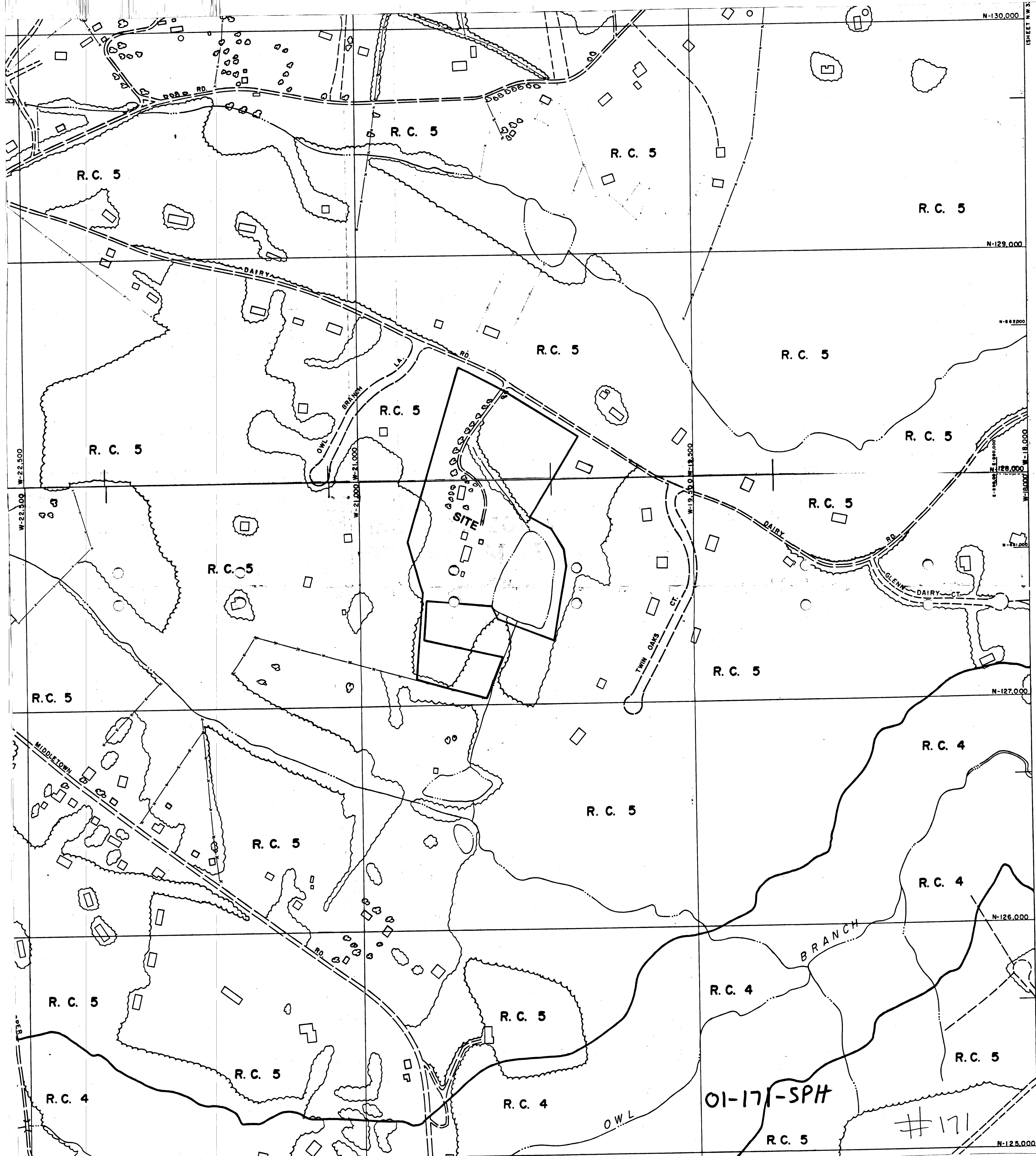
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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

FOR COMBINED HOH AND ZONING HEARING

TO BE SCHEDULED
AT TIME OF HOH
SCHEDULING

01-171-SPH #171



(SHEET NW 3)

N-130,000

N-129,000

N-128,000

N-128,000

N-128,000

N-128,000

N-128,000

N-128,000

N-128,000

N-128,000

N-127,000

N-126,000

N-126,000

N-126,000

N-126,000

N-126,000

N-126,000

N-126,000

N-126,000

N-126,000

N-126,000

N-126,000

N-126,000

N-125,000

(SHEET NW 32-C)

01-171-SPH

#171