

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
PETITION FOR VARIANCE – E/S
Kendig Mill Road, W/S Gwynnbrook Ave. * ZONING COMMISSIONER
(Gwynnbrook Property)
4th Election District * OF BALTIMORE COUNTY
3rd Council District
* Cases Nos. IV-567 & 01-295-A
Md. State Dept. of Health & Mental Hygiene, Owners;
Gwynnbrook Dev. Corp., Developers *

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for a combined public hearing, pursuant to Section 26-206.1 of the Baltimore County Code (B.C.C.). Pursuant to the development review regulations codified in Title 26 thereof, the Owner/Applicants request approval of a development plan, prepared by W. Duvall & Associates, Inc., for the proposed development of the subject property with 133 single family dwelling units and a synagogue. In addition, the Owners/Applicants request variance relief from Section 1B01.1.B.1.e(3) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a driveway within the required 50-foot Residential Transition Area (RTA) buffer; and, from Sections 409.8.A.2 & 6 thereof to permit an overflow parking area to be unstriped, and without a durable and dustless surface. The subject property consists of a gross area of 104.6 acres, more or less, zoned D.R.3.5, and is located on the east side of Kendig Mill Road and the west side of Gwynnbrook Avenue, not far from that road's intersection with Owings Mills Boulevard in Owings Mills. The proposed subdivision and requested variance relief are more particularly described on the red-lined development plan, dated March 1, 2001, which was submitted into evidence and marked as Developer's Exhibit 1.

As to the history of this project, a concept plan of the proposed development was prepared and a conference held thereon on September 25, 2000. There were two community input meetings held within the neighborhood to provide residents an opportunity to question the Developer about the proposed project. The first was held on October 26, 2000, with a second

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Date

By

3/14/01
By [Signature]

following on November 14, 2000, both at the Timber Grove Elementary School. Subsequently, a more refined development plan was submitted and a conference held thereon on February 7, 2001. Following the submission of that plan, development plan comments were submitted by the appropriate reviewing agencies of Baltimore County and the red-lined development plan incorporating these comments was submitted at the hearing held before me on March 2, 2001.

Appearing at the public hearing required for this project were Jonathan Mayers, a representative of Gwynnbrook Development Corporation; G. Dwight Little, Professional Engineer who prepared the site/development plan for this project; Wes Guckert, Traffic Engineer; Mort Schuchman; and, Robert A. Hoffman, Esquire, attorney for the Owner/Developer. Also appearing in support of this project was Robert S. Rosenfelt, a Professional Engineer who is designing the proposed synagogue which will be constructed on the property as part of the overall development, and Howard L. Alderman, Jr., Esquire, attorney for the Synagogue. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing. These included the following representatives from various divisions of the Department of Permits and Development Management (DPDM), namely Robert W. Bowling, Development Plans Review; Ron Goodwin, Land Acquisition; John Lewis, Zoning Review, and Donald T. Rascoe, Project Manager. Also appearing on behalf of Baltimore County were Jan Cook, Department of Recreation and Parks (R&P); Mark Cunningham, Office of Planning (OP); and, Bruce Seeley, Department of Environmental Protection and Resource Management (DEPRM). Ms. Charlotte Cartwright appeared on behalf of the adjacent Brushwood residential subdivision. There were no Protestants or other interested persons present; however, this Hearing Officer did receive and review correspondence received from Christine K. Rorke, a resident of the locale.

The property at issue is presently owned by the Maryland State Department of Health and Mental Hygiene and was at one time, part of the campus of the Rosewood State Hospital. However, the State of Maryland has apparently determined the subject property to be surplus and has contracted to sell same to the Gwynnbrook Development Corporation, who proposes a residential subdivision of 133 single family detached homes, with a two-story, 60,000 sq.ft.

synagogue. The property is bisected by Gwynnbrook Avenue and most of the development (116 units) will be located on the north side of that road. The remaining 17 units will be located on the south side of Gwynnbrook Avenue, as will the proposed synagogue. As more particularly shown on the development plan, the property will be developed so as to have vehicular access from both Gwynnbrook Avenue and Kendig Mill Road. Most of the lots on the north side of the tract will front on two proposed public roads, which will lead into the property from Kendig Mill Road. Moreover, apparently at the request of Baltimore County, the plan has been amended to provide vehicular access to Gwynnbrook Avenue from both the north and south portions of the tract.

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. Upon identification of any such issues/comments, testimony and evidence is then received. It is to be particularly noted in this case that the Developer has had extensive and on-going communication with both the residents from the surrounding community and Baltimore County. As such, the development review process has worked as contemplated by the drafters of those regulations. The on-going and regular communication between the parties has resulted in the elimination of many issues which were previously identified. The plan shows substantial red-line changes which have addressed nearly all of the County's comments, and apparently satisfied many of the residents' concerns. The fact that only one individual attended the hearing is persuasive that the community is generally satisfied with the plan.

At the hearing, testimony was received from the County representatives regarding their particular agency's review of the plan. Mr. Bowling indicated that there were no open issues relative to the Department of Public Works, as did Mr. Goodwin, on behalf of the Land Acquisition. Mr. Goodwin did point out a minor technical issue regarding the acquisition of easements near Lot 22 of the site; however, that issue was addressed by red-line amendment during the hearing. Mr. Lewis indicated that there were no issues from Zoning Review, Mr. Seeley indicated that all issues identified by DEPRM had been resolved, and Mr. Cook indicated that there were no outstanding issues from the Department of Recreation and Parks.

The sole issue that was raised was identified by Mr. Cunningham on behalf of the Office of Planning. That issue is detailed within that agency's development plan comment, and was also mentioned in Ms. Rorke's letter. Testimony was taken on that issue from Mr. Cunningham as well as from representatives of the Developer, including Mr. Little and Wes Guckert, a Traffic Engineer. Ms. Cartwright from the Brushwood community also testified about this issue. Essentially, the issue raised relates to the desirability of yet another point of vehicular access to the proposed development. The subject property is bordered on the southwest by the residential subdivision of Brushwood and a large undeveloped tract owned by James C. and Lucille M. Roland. Lot 99 of the proposed subdivision abuts these properties. The Office of Planning recommends that Lot 99 be eliminated and that a public road be constructed to the property line to provide future access into the Roland property. Apparently, this comment fosters the Office of Planning's long-held position that adjacent residential communities should be connected to one-another. Although that goal is generally appropriate, I concur with the testimony of the Developer's experts as well as the comments made by Ms. Cartwright, who opposed the connection. It was noted that a road connection through the Roland property would be both undesirable, and unwarranted. In this regard, the plan was previously amended to provide vehicular access to Gwynnbrook Avenue from those houses on that portion of the tract located north of that road. Additionally, concerns were expressed that a third connection would potentially increase vehicular access through the Brushwood community. Moreover, the Roland property already has access to both Gwynnbrook Avenue to the southwest and Academy Lane to the northwest. In my view, the requested additional point of access is neither necessary nor appropriate and could unduly burden the Roland property

Based upon the overwhelming weight of the testimony and evidence offered, I am persuaded that the plan should not be amended to incorporate a third connection as recommended by the Office of Planning. Although generally sound in principle, the elimination of Lot 99 and the construction of a third road to that part of the tract boundary is not necessary in this case.

But for that issue, there were no other outstanding issues identified by either the Developer or County representatives or Ms. Cartwright. It is to be noted that Ms. Rorke's letter raises a number of issues regarding the proposed development. Some of those issues have been resolved by the red-line changes made to the plan. Others have not. I have considered Ms Rorke's comments, particularly pertaining to those issues which were not changed by red-line amendment. Based on the information offered at the hearing, I decline to require further changes to the plan. Mr. Little, in particular, offered information regarding each of Ms. Rorke's comments which was persuasive that the plan, as submitted, is preferable to the changes suggested.

Based upon the testimony and evidence offered, I am persuaded to approve the red-line plan as submitted. I find that same complies with all County regulations and requirements as codified in Title 26 of the Baltimore County Code. I again complement the Developer for its ongoing efforts to produce a plan that the community and Baltimore County can generally support.

Turning next to the zoning relief, variances are requested for that portion of the tract which will be developed with a synagogue. As noted above, the proposed synagogue will be a two-story structure, 60,000 sq.ft. in area, and provide seating for 400 individuals. Given the topography of the site, access to the building will be on both sides as it will be built into grade. Vehicular access to the synagogue will be by way of a driveway leading from Gwynnbrook Avenue, as more particularly shown on the plan. The plan also shows a proposed area of landscaping adjacent to that driveway to buffer same from off-site improvements. Additionally, a macadam-paved parking area for 305 spaces is proposed, and an additional, unpaved overflow parking area will be provided. It was indicated that the proposed paved parking lot will generally be sufficient to accommodate the congregation of the synagogue. Moreover, the overflow parking spaces, which will be on an area of level grass, will be sufficient to provide any additional parking needed during the Jewish holidays and other peak times of use.

The testimony offered by the Developer in support of the variance was persuasive and uncontradicted. Essentially, it was indicated that the request complies with Section 307.1 of the

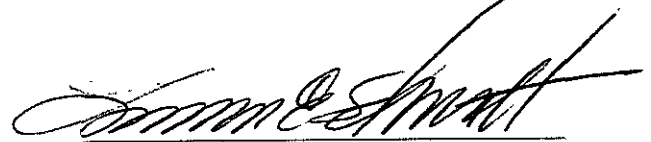
B.C.Z.R. as it relates to variance relief. The property is indeed unique by virtue of its topography and configuration. This uniqueness drives the need for the variance and the practical difficulty that would be suffered by the Developer (Petitioner), if relief were denied. Finally, particularly in view of the proposed enhanced buffer along the tract boundary, I do not find that there would be any detrimental impact on surrounding properties. Thus, the Petition for Variance shall be 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 and the Petition for Variance granted, consistent with the comments contained herein.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 14th day of March, 2001 that the development plan for Gwynnbrook Property, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.1.B.1.e(3) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a driveway within the required 50-foot Residential Transition Area (RTA) buffer; and, from Sections 409.8.A.2 & 6 thereof to permit an overflow parking area to be unstriped, and without a durable and dustless surface, 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.



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

LES:bjs

COPIES REQUIRED FOR FILING
Date 3/14/01
By [Signature]



Baltimore County
Zoning Commissioner

March 14, 2001

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

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and PETITION FOR VARIANCE
E/S Kendig Mill Road, W/S Gwynnbrook Avenue (Gwynnbrook Property)
4th Election District – 3rd Council District
Maryland State Department of Health & Mental Hygiene, Owners;
Gwynnbrook Development Corporation, Developer
Cases Nos. IV-567 & 01-295-A

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 Variance 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. Dwight Little, W. Duvall & Associates, Inc.
530 E. Joppa Road, Towson, Md. 21286
Mr. Jonathan Mayers, 4750 Owings Mills Boulevard, Owings Mills, Md. 21117
Mr. Mort Schuchman, 7 Cotswold Court, Owings Mills, Md. 21117
Mr. Wes Guckert, The Traffic Group, 9900 Franklin Sq.Dr.,#H, Baltimore, Md. 21236
Howard L. Alderman, Jr., Esquire, 502 Washington Ave., Suite 800, Towson, Md 21204
Robert S. Rosenfelt, Colbert Matz Rosenfelt, Inc., 2835-G Smith Ave., Baltimore, Md. 21209
Ms. Charlotte Cartwright, 316 Brushwood Drive, Owings Mills, Md. 21117
Ms. Christine Rorke, 354 Kendig Mill Road, Owings Mills, Md. 21117-1305
Don Rascoe, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Gwynbrook Avenue
which is presently zoned D.R.-3.5

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

1B01 1B.1.e (3) for a driveway within the required 50-foot RTA buffer, and 409.8.A.2 and 409.8.A.6 for a parking surface which is not durable and dustless and not striped, for overflow parking.

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

The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property.

Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

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

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

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

Contract Purchaser/Lessee:

Harrison Land Company
Lawrence M. Macks, President
Name - Type or Print

Signature

4750 Owings Mills Blvd.
Address

410-356-9900
Telephone No.

Owings Mills
City

MD 21117
State Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.
Name - Type or Print

Signature

Levin & Gann, P.A.
Company

502 Washington Avenue, Suite 800
Address

410-321-0600
Telephone No.

Towson
City

MD 21204
State Zip Code

Legal Owner(s):

State of Maryland Dept. of Health and Mental Hygiene
GEORGES C. BENJAMIN, M
Name - Type or Print

Signature

Name - Type or Print

Signature

c/o Md. Dept. of General Services
300 W. Preston St., Rm. 601
Address

410-767-1945
Telephone No.

Baltimore
City

MD 21201
State Zip Code

Representative to be Contacted:

Robert S Rosenfelt, P.E.
COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G
Address

410-653-3838
Telephone No.

Baltimore
City

MD 21209
State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 1/24/01

request combined hearing with Hott scheduled 3/2/01

ORDER RECEIVED FOR FILING
Date 3/2/01
By [Signature]

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

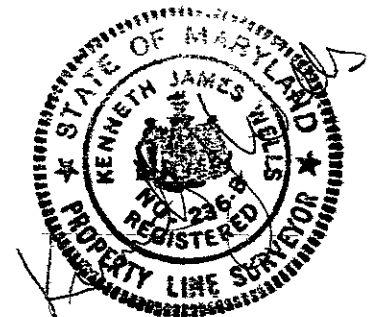
530 East Joppa Road
Towson, Maryland 21286

Telephone: (410) 583-9571
Fax: (410) 583-1513

January 3, 2001

ZONING DESCRIPTION FOR "GWYNNBROOK"; PART OF PARCEL 346 MAP 58

Beginning at a point on the east side of Kending Mill Road, which is 60 feet wide, at the distance of 145 feet southerly of the centerline of the nearest improved intersecting street, Windhill Road, which is 50 feet wide; thence (1) North 24 degrees 21 minutes 49 seconds East 173.63 feet; thence (2) North 25 degrees 21 minutes 49 seconds East 618.66 feet; thence (3) North 64 degrees 38 minutes 11 seconds West 37.56 feet; thence (4) North 25 degrees 57 minutes 33 seconds East 669.61 feet; thence (5) South 63 degrees 24 minutes 20 seconds East 231.00 feet; thence (6) South 37 degrees 01 minutes 50 seconds East 738.38 feet; thence (7) North 60 degrees 09 minutes 26 seconds East 283.92 feet; thence (8) by a curve to the right with a radius of 3266.10 feet and an arc length of 884.23 feet (the chord of said arc being South 15 degrees 47 minutes 52 seconds East 881.53 feet); thence (9) South 08 degrees 02 minutes 31 seconds East 533.12 feet; thence (10) South 41 degrees 18 minutes 54 seconds West 183.14 feet; thence (11) by a curve to the left with a radius of 430.05 feet and an arc length of 262.08 feet (the chord of said arc being South 23 degrees 51 minutes 22 seconds West 258.05 feet); thence (12) South 06 degrees 23 minutes 51 seconds West 115.49 feet; thence (13) South 83 degrees 36 minutes 09 seconds East 15.00 feet; thence (14) North 06 degrees 23 minutes 51 seconds East 115.49 feet; thence (15) by a curve to the right with a radius of 415.05 feet and an arc length of 252.94 feet (the chord of said arc being North 23 degrees 51 minutes 22 seconds East 249.05 feet); thence (16) North 41 degrees 18 minutes 54 seconds East 170.26 feet; thence (17) South 08 degrees 02 minutes 31 seconds East 39.54 feet; thence (18) South 41 degree 18 minutes 54 seconds West 144.51 feet; thence (19) by a curve to the left with a radius of 385.05 feet and an arc length of 234.66 feet (the chord of said arc being South 23 degrees 51 minutes 22 seconds West 231.04 feet); thence (20) South 06 degrees 23 minutes 51 seconds West 115.49 feet; thence (21) South 83 degrees 36 minutes 09 seconds East 15.00 feet; thence (22) North 06 degrees 23 minutes 51 seconds East 115.49 feet; thence (23) by a curve to the right with a radius of 370.05 feet and an arc length of 225.52 feet (the chord of said arc being North 23 degrees 51 minutes 22 seconds East 222.04 feet); thence (24) North 41 degrees 18 minutes 54 seconds East 131.63 feet; thence (25) South 08 degrees 02 minutes 31 seconds East 511.81 feet; thence (26) by a curve to the right with a radius of 5690.10 feet and an arc length of 594.11 feet (the chord of said arc being South 05 degrees 03 minutes 03 seconds East 593.84 feet); thence (27) South 02 degrees 03 minutes 35 seconds East 955.59 feet; thence (28) North 77 degrees 10 minutes 14 seconds West 690.58 feet; thence (29) North 26 degrees 53 minutes 41 seconds West 2882.36 feet to the place of beginning. Containing 104.5839 acres of land, more or less and being part of that land described in Liber G.L.B. 2146 folio 167.



01-295-A

#295

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9066

DATE 1/24/01 ACCOUNT R 001-6150

AMOUNT \$ 250.00

RECEIVED FROM: Calbest Mottz Paper Roll Inc.

FOR: Rolls of paper

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

250.00

PAID RECEIPT

PAYMENT ACTUAL DATE
1/24/01 1/24/01 10:10 AM
REF MS02 CASHIER 1001 DND 000000
Date F EOB FINANCIAL VERIFICATION
Receipt # 160701
CRMD 050655

Receipt For 9066
CASHIER CK
Baltimore County, Maryland

01-295-A

CASHIER'S VALIDATION

NOTICE OF ZONING HEARINGS

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: #01-295-A

Gwynnbrook Avenue

S/S Gwynnbrook Avenue, 600' N of centerline Academy Lane (Gwynnbrook Property)

4th Election District - 3rd Councilmanic District

Legal Owner(s): State of Maryland, Department of Health and Mental Hygiene

Contract Purchaser: Harrison Land Company

Variance: to permit a driveway within the required 50-foot RTA buffer and to permit a parking surface, which is not durable and dustless and not striped, for overflow parking.

Hearing: Friday, March 2, 2001 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake 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.

2/206 Feb. 15

C450445

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/15/, 2001

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 2/15/, 2001.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

frs

RE: Case No 01-295-A

Petitioner Developer GWYNNBROOK, ETAL

% RICHARD MATZ, P.E.

Date of Hearing Closing 3/2/01

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 5/2. GWYNNBROOK AVE. @
600' - NORTH OF ACADEMY AVE

The sign(s) were posted on 2/15/01
(Month, Day, Year)

Sincerely,

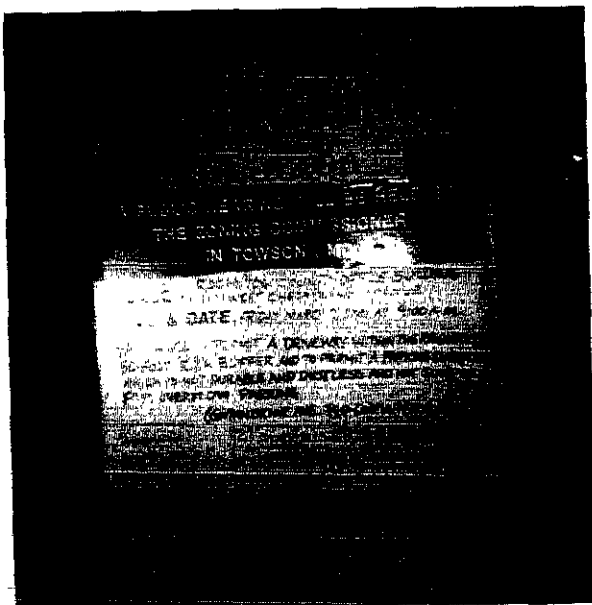
Patrick M. O'Keefe 2/18/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

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

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



RE: PETITION FOR VARIANCE
Gwynnbrook Property, S/S Gwynnbrook Ave,
600' N of c/l Academy Ln
4th Election District, 3rd Councilmanic

Legal Owner: State Dept. of Health and Mental Hygiene
Contract Purchaser: Harrison Land Co.
Petitioner(s)

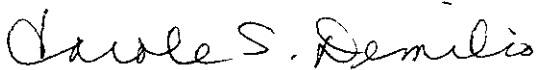
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-295-A

* * * * *

ENTRY OF APPEARANCE

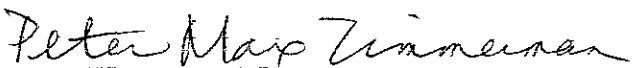
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of February, 2001 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



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

February 6, 2001

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: 01-295-A

Gwynnbrook Avenue

S/S Gwynnbrook Avenue, 600' N of centerline Academy Lane (Gwynnbrook Property)

4th Election District – 3rd Councilmanic District

Legal Owner: State of Maryland, Department of Health and Mental Hygiene

Contract Purchaser: Harrison Land Company

Variance to permit a driveway within the required 50-foot RTA buffer and to permit a parking surface, which is not durable and dustless and not striped, for overflow parking.

HEARING: Friday, March 2, 2001 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

C: Howard L. Alderman, Jr., Levin & Gann, P.A. 502 Washington Avenue, Suite 800,
Towson 21204

George C. Benjamin, MD., State of Maryland Dept. of Health & Mental Hygiene, c/o
MD. Dept. of General Services, 300 W. Preston St., Rm. 601, Baltimore 21209

Lawrence M. Macks, President, Harrison Land Company, 4750 Owings Mills Blvd.,
Owings Mills 21117

Robert S. Rosenfelt, P.E. Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G,
Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 15, 2001.**
- (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
February 15, 2001 Issue – Jeffersonian

Please forward billing to:
Samuel J. Stone
3406 Maryvale Road
Baltimore, MD 21244

410 655-6495

NOTICE OF ZONING HEARING

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CASE NUMBER: 01-295-A

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4th Election District – 3rd Councilmanic District

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HEARING: Friday, March 2, 2001 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake 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.

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 - 295 - A

Petitioner: Harrison Land Company

Address or Location: Gwynnbrook Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Samuel J. Stone

Address: 3406 Maryvale Rd
Baltimore Md. 21244

Telephone Number: 410 - 655 - 6495



Baltimore County
Department of Permits and
Development Management

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

February 26, 2001

Howard L Alderman Jr
Levin & Gann PA
502 Washington Avenue Suite 800
Owings Mills MD 21204

Dear Mr. Alderman:

RE: Case Number: 01-295-A, Gwynnbrook Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 24, 2001.

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: George C Benjamin, State of MD Dept of Health & Mental Hygiene, c/o MD Dept of
General Services, 300 W Preston St, Rm. 601, Baltimore 21209
Lawrence M Macks President, Harrison Land Company, 4750 Owings Mills Blvd,
Owings Mills 21117
Robert S Rosenfelt PE, Colbert Matz Rosenfelt Inc, 2835 Smith Ave Suite G,
Baltimore 21209
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For February 12, 2001
Item Nos. 288, 289, 290, 291, 293, 295,
297, 298, 299, 300, 301, 302, 303, 304,
and 308

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**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

February 8, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 5, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

290, 291, 292, 293, 294, 295, 297, 298, 299, 300,
302, 303, 304, and 308

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: March 19, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 5, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
288	10260 York Road
289	10240 York Road
290	2522 Venetian Road
291	5126 Edmondson Avenue
293	998 Rohe Farm Lane
295	Gwynnbrook Property
296	1909 Halethorpe Avenue
297	2707-2709 Rolling Road
298	326 Stone Castle Avenue
299	2127 York Road
300	2127 York Road
301	3916 Old North Point Road
302	7605 Curving Lane
303	703 Main Street
308	104 McCormick Avenue



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.7.01

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

RE: Baltimore County
Item No. 295 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).

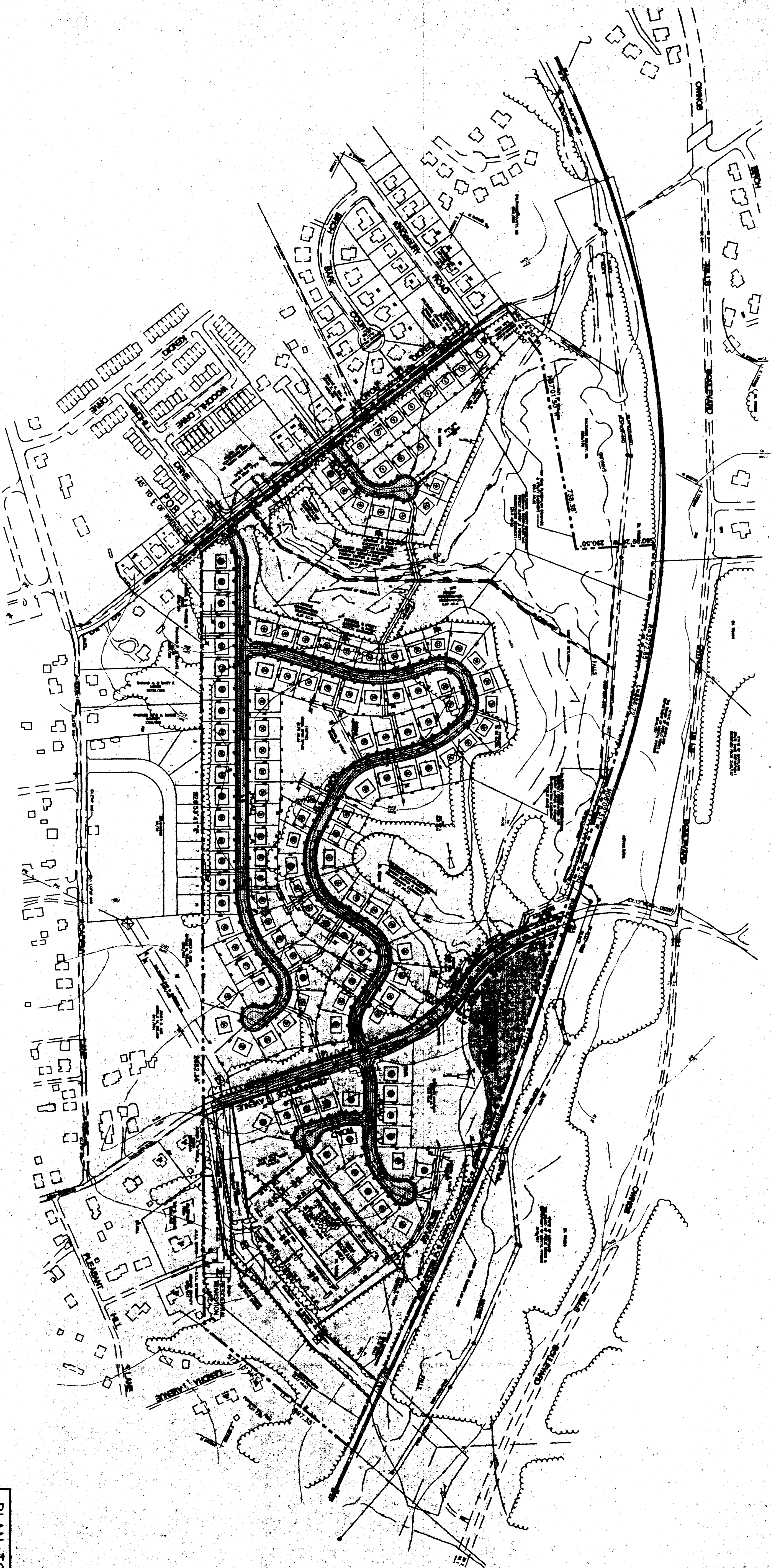
Very truly yours,

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

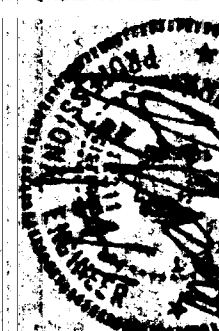


PLAN TO ACCOMPANY PETITION
FOR VARIANCE

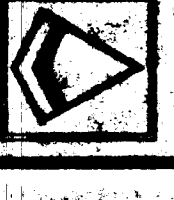
GWYNNBROOK PROPERTY

ELECTION DISTRICT: 4 COUNCIL DISTRICT: 3
BALTIMORE COUNTY, MARYLAND

Colbert Matz, Rosenfeld, Inc.



Engineer: Surveys & Planning
2855 South River Road
Baltimore, Maryland 21204
Telephone: (410) 653-3535
Facsimile: (410) 653-7953



NO.	DATE	DESCRIPTION	BY	SHEET NO. OF NO.
1	10/1/80	PRELIMINARY	JM	1 OF 1
2	10/1/80	REVISED	JM	1 OF 1
3	10/1/80	REVISED	JM	1 OF 1
4	10/1/80	REVISED	JM	1 OF 1
5	10/1/80	REVISED	JM	1 OF 1
6	10/1/80	REVISED	JM	1 OF 1
7	10/1/80	REVISED	JM	1 OF 1
8	10/1/80	REVISED	JM	1 OF 1
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99	10/1/80	REVISED	JM	1 OF 1
100	10/1/80	REVISED	JM	1 OF 1

