

IN RE: PETITION FOR SPECIAL HEARING
NW/S Gwynn Oak Avenue, 520' SW of
c/l Woodlawn Drive
(2120 Gwynn Oak Avenue)
2nd Election District
2nd Council District

Baltimore County, Maryland -
Department of Public Works
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-504-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Baltimore County, Maryland, Department of Public Works, through Edward C. Adams, Director. The Petitioners request a special hearing to approve a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), of Sections 510.2 of the Baltimore County Building Code, and Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code, to permit the demolition of an entrance drive and parking lot, and the construction of an entrance drive and parking lot in a riverine floodplain. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Louisa Rettew, Professional Engineer with Baltimore County's Department of Public Works' Bureau of Engineering, and Jeffrey L. Schwab, Professional Engineer with Site Resources, Inc., a consultant; Don Schroeder, with the Baltimore County Office of Budget and Finance; and Bud Oettel, with Baltimore County's Department of Recreation and Parks. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the southwest corner of the intersection of Woodlawn Drive and Gwynn Oak Avenue in Woodlawn. The property consists of a gross area of 3.764 acres, more or less, split

ORDER RECEIVED FOR FILING

Date

By

zoned B.L. (0.46 acres), B.L.-A.S. (0.24 acres), and D.R. 5.5 (3.06 acres). Presently, the site is improved with a two-story frame building, a one-story historic school building and basketball court, and accessory parking areas, all used by the County's Department of Recreation and Parks. Under law, Baltimore County is exempt from the requirements of the B.C.Z.R.; however, the County is subject to the development regulations codified in Title 26 of the Baltimore County Code. Among other facets of development, those regulations prohibit building activity within a riverine floodplain. As more particularly shown on the site plan, a portion of the subject property is located within the 100-year floodplain of the Gwynns Falls.

The Petitioners are desirous of redeveloping the property with a new community center. Specifically, the County proposes removing the existing school building and parking lot and replacing same with a one-story community center building and new reconfigured parking lot. Testimony indicated that although the majority of the new construction will be located outside the floodplain, a portion of the existing parking lot will remain therein. That is, approximately 0.22 acres of existing parking is currently within the floodplain; however, only a portion of the new parking area (0.16 acres) will be located therein. Details of the proposal are more particularly shown on the site plan.

Special Hearing relief is requested pursuant to the above-referenced sections of the B.C.Z.R., BOCA Code, and the Baltimore County Code in order to obtain razing permits and allow a portion of the new development within the floodplain. By internal memo dated April 27, 2001, Edward C. Adams, Director of the Department of Public Works, recommended approval of the proposed waiver request. He indicated that the proposed construction activities are located in the floodplain fringe where no significant flows are conveyed. Moreover, removal of the existing building and new parking arrangement will, in fact, remove the obstruction to flow and increase flood storage capacity on the subject site.

Based upon the testimony and evidence offered, I am persuaded to grant the requested waiver. In my judgment, the proposal is appropriate and will not be unduly detrimental to the floodplain. As noted above, only a small portion of the parking area will be located in the

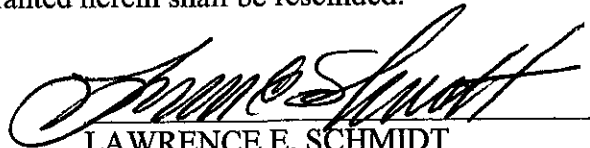
ORDER RECEIVED FOR FILING
Date 8/3/01
By [Signature]

floodplain and thus, will have little or no impact. Therefore, I find that the proposal meets the requirements of law for the requested waiver to be granted.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of August, 2001, that the Petition for Special Hearing to approve a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), of Sections 510.2 of the Baltimore County Building Code, and Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code, to permit the demolition of an entrance drive and parking lot, and the construction of an entrance drive and parking lot in a riverine floodplain, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/13/01
By [Signature]



Baltimore County
Zoning Commissioner

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

August 13, 2001

Mr. Edward C. Adams, Director
Baltimore County Department of Public Works
111 W. Chesapeake Avenue, 3rd Floor
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NW/S Gwynn Oak Avenue, 520' SW of the c/l Woodawn Drive
(2120 Gwynn Oak Avenue)
2nd Election District – 2nd Council District
Baltimore County, Maryland, Department of Public Works - Petitioners
Case No. 01-504-SPH

Dear Mr. Adams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been 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: Ms. A. Louisa Rettew, DPW, Engineering
Mr. Don Schroeder, Budget & Finance
Mr. Bud Oettel, Recreation & Parks
Mr. Jeffrey L. Schwab, Site Resources, Inc.
14307 Jarrettsville Pike, Phoenix, Md. 21131
People's Counsel; Case File





FLOOD PLAIN

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2120 Gwynn Oak Avenue
which is presently zoned DR-5.5, BL, BLA-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

Special hearing for a waiver pursuant to Section 500.6, BCZR;
Section 510.2, Building Code; and Sections 26-276, 26-670, 26-172(a)(3),
BCC, to permit demolition of entrance drive and parking lot and construction
of entrance drive and parking lot in a riverine floodplain.

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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

Edward C. Adams
Name - Type or Print
[Signature]
Signature
Director, Dept. of Public Works
Name - Type or Print
Baltimore County, Maryland
Signature
111 W. Chesapeake Ave. 3rd Floor 410-887-3300
Address Telephone No.
Towson Maryland 21204
City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Representative to be Contacted:

A. LOUISA RETTEW, BALT. Co. DPW Engineering
Name
111 W. Chesapeake Ave, Rm. 229 410-887-3734
Address Telephone No.
Towson Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

UNAVAILABLE FOR HEARING _____

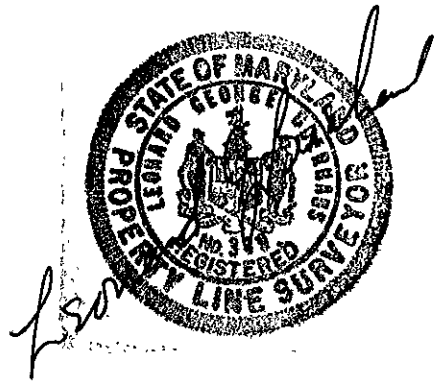
Reviewed By [Signature] Date 5-24-01

ORDER RECEIVED FOR FILING
Date 5/15/98
By [Signature]

Case No. 01-504-SPH

Beginning at a point on the northwest side of Gwynn Oak Avenue, which is 40 feet wide at a distance of 520 feet southwest from the centerline of Woodlawn Drive which is 70 feet wide. Running thence

- 1) North $46^{\circ}-08'-05''$ West 405.67'
- 2) North $45^{\circ}-16'-13''$ East 318.25'
- 3) With a line curving to the right which has a radius of 665.00 feet and a long chord of South $74^{\circ}-31'-27''$ East 245.51', an arc length of 246.93'
- 4) South $63^{\circ}-52'-42''$ East 71.58'
- 5) With a line curving to the right which has a radius of 79.00' and a long chord of South $14^{\circ}-34'-36''$ East 119.80', an arc length of 135.98'
- 6) With a line curving to the right which has a radius of 369.00' and a long chord of South $39^{\circ}-22'-08''$ West 59.64', an arc length of 59.70'
- 7) South $44^{\circ}-00'-15''$ West 80.94'
- 8) South $27^{\circ}-56'-35''$ West 26.02'
- 9) South $43^{\circ}-51'-55''$ West 228.59' to the place of beginning.



504

**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: #01-504-SPH
2120 Gwynn Oak Avenue
NW/S Gwynn Oak Avenue, 520'
SW centerline Woodlawn Dr.
2nd Election District

2nd Councilmanic District
Legal Owner(s): Baltimore
County Dept. of Public Works

Special Hearing: for a
waiver pursuant to Sect
500.6 BCZR; Sect 510.2
Building Code; and Sect 26-
276, 26-172(a)(3), BCC, to
permit demolition of en-
trance drive and parking lot
and construction of en-
trances drive and parking
lot in a riverine floodplain.

Hearing: **Tuesday, July 17,**
2001 at 2:00 p.m. in Room
407, County Courts Build-
ing, 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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/7/613 July 3 C478949

CERTIFICATE OF PUBLICATION

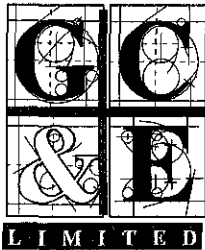
7/5/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 7/3/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 01-504-SPH
PETITIONER/DEVELOPER
Baltimore County Department of
Public Works
DATE OF HEARING
July 17, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

LOCATION

NW/S Gwynn Oak Avenue, 520' SW centerline of
Woodlawn Drive

DATE

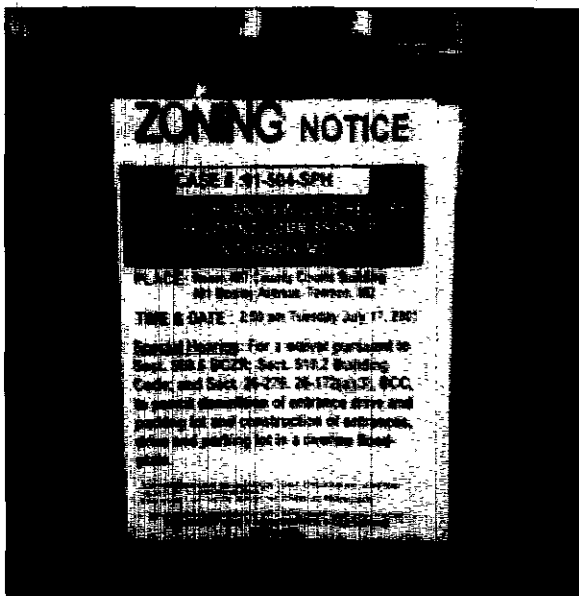
July 2, 2001

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD

SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON July 2, 2001

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: 01-504-SPH

Petitioner: BALTIMORE COUNTY, MARYLAND

Address or Location: 2120 Gwynn Oaks Avenue, Woodlawn

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bud Oettel

Address: Dept. of Recreation + Parks, 301 Washington Ave., MS52
Towson, Maryland 21204

Telephone Number: 410-887-3809

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 3, 2001 Issue – Jeffersonian

Please forward billing to:

Bud Oettel
Dept. of Recreation & Parks
301 Washington Ave, MS 52
Towson MD 21204

410 887-3809

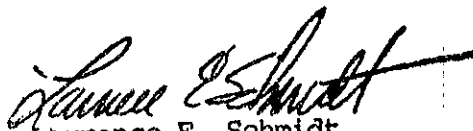
NOTICE OF ZONING HEARING

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: 01-504-SPH
2120 Gwynn Oak Avenue
NW/S Gwynn Oak Avenue, 520' SW centerline Woodlawn Drive
2nd Election District – 2nd Councilmanic District
Legal Owner: Baltimore County Dept of Public Works

Special Hearing for a waiver pursuant to Sect 500.6 BCZR; Sect 510.2 Building Code; and Sect 26-276, 26-172(a)(3), BCC, to permit demolition of entrance drive and parking lot and construction of entrances drive and parking lot in a riverine floodplain.

HEARING: Tuesday, July 17, 2001 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDT
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

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

June 18, 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: 01-504-SPH
2120 Gwynn Oak Avenue
NW/S Gwynn Oak Avenue, 520' SW centerline Woodlawn Drive
2nd Election District – 2nd Councilmanic District
Legal Owner: Baltimore County Dept of Public Works

Special Hearing for a waiver pursuant to Sect 500.6 BCZR; Sect 510.2 Building Code; and Sect 26-276, 26-172(a)(3), BCC, to permit demolition of entrance drive and parking lot and construction of entrances drive and parking lot in a riverine floodplain.

HEARING: Tuesday, July 17, 2001 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon 602
Director

C: Edward C. Adams, Director, Dept, of Public Works, Baltimore County, MD,
111 W. Chesapeake Ave, 3rd Flr, Towson 21204
A. Louisa Rettew, Balt Co DPW Engineering, 111 W. Chesapeake Ave,
Room 229, Towson 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 2, 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.



Baltimore County
Department of Permits and
Development Management

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

July 13, 2001

Edward C Adams, Director
Department of Public Works
Baltimore County Maryland
111 W Chesapeake Avenue
Towson MD 21204

Dear Mr. Adams:

RE: Case Number: 01-504-SPH, 2120 Gwynn Oak Avenue

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

WCR: gdz

Enclosures

c: A Louise Rettew, Balto Co. DPW Engineering, 111 W Chesapeake Avenue,
Room 229, Towson 21204
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 20, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For July 2, 2001
Item No. 504

The Bureau of Development Plans Review has reviewed the subject zoning item.

A sanitary manhole shall be located outside proposed curb and gutter in the proposed parking lot.

The proposed access must have adequate sight distance.

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

June 25, 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 June 25, 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:

502, 503, 504, 505, 508, 510, 511, 512, 513, 515, 516, 517,
518, and 519

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
DATE: September 14, 2001

SUBJECT: Zoning Item 504
Address 2120 Gwynn Oak Ave

Zoning Advisory Committee Meeting of June 25, 2001

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

A variance to the Regulations for the protection of Water Quality, streams, wetlands, and floodplains has been requested and granted.

Reviewer: Dave Lykens

Date: July 2, 2001

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

Date: April 27, 2001

To: Zoning File

From: Thomas H. Hamer
Deputy Director of Public Works

JAA

Subject: Proposed Woodlawn Community Center
Request for Floodplain Waiver

We have completed our review of the April 12, 2001 letter and submittal from Site Resources, Inc. in reference to the request for a floodplain waiver to remove an existing school building and parking lot and construct a new parking lot within the 100 year floodplain of the Gwynns Falls.

The proposed construction involves:

1. Removal of the existing school building which is located in the existing floodplain of the Gwynns Falls, as determined by the County, approved 1975 Baker Wibberley & Associates study.
2. Removal of part of the existing paved parking lot in the existing floodplain.
3. Construction of the proposed Woodlawn Community Center out of the floodplain.
4. Construction of the new parking lot in the floodplain. This construction will be essentially at grade and will not cause an obstruction.

The proposed construction activities are located in the floodplain fringe where no significant flows are conveyed.

We concur that the removal of the existing building will increase flood storage capacity. The proposed parking lot will have negligible impact to the floodplain.

THH:SAW:plf

cc: File

504

7/17
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-504 & 01-524

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6 . 25 . 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. 504 JSS

Dear Ms. Jackson:

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

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

Very truly yours,

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

My telephone number is _____

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

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

file
7/17

RE: PETITION FOR SPECIAL HEARING
2120 Gwynn Oak Avenue, Cor. SW/S Woodlawn Dr
& NW/S Gwynn Oak Ave
2nd Election District, 2nd Councilmanic

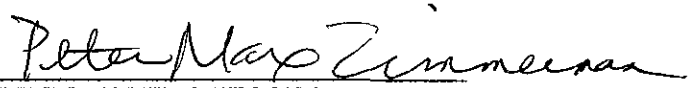
Legal Owner: Balto. County Dept. of Public Works
Petitioner(s)

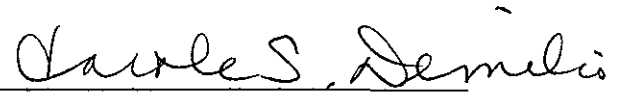
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-504-SPH

* * * * *

ENTRY OF APPEARANCE

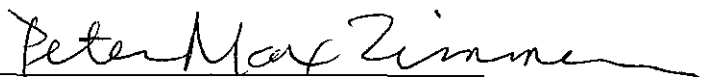
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation 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 July, 2001 a copy of the foregoing Entry of Appearance was mailed to A. Louisa Rettew, Balto. County Dept. of Public Works Engineering, 111 W. Chesapeake Avenue, Room 229, Towson, MD 21204, representative for Petitioners.


PETER MAX ZIMMERMAN



Walsh - February

April 12, 2001

Mr. William Korpman
Chief Bureau of Engineering and Construction
Baltimore County
Department of Public Works
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED

APR 13 2001

Re: Woodlawn Community Center
Floodplain Waiver
SRI Project No.: 00166

**BALTIMORE COUNTY
BUREAU OF ENGINEERING
AND CONSTRUCTION**

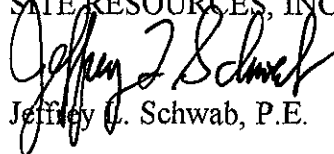
Dear Mr. Korpman:

On behalf of our client we hereby request a waiver to remove an existing school building and parking lot and construct a new parking lot within the 100-year floodplain of the Gwynns Falls.

The floodplain was taken from the Gwynns Falls Floodplain Study approved by Baltimore County. Approximately 2.2 acres of the 3.5 acre site are within the floodplain. The majority of the new construction and the new community center are located outside the floodplain. Attached are two cross sections, which show that the new parking lot construction is essentially all in cut (with some minor areas of fill) increasing flood storage capacity. Approximately 0.22 acres of existing parking is within the floodplain. This will be reduced to 0.16 acres of parking under proposed conditions. All the proposed work is along the edge of the floodplain where no significant flows will occur relative to the main channel, which is approximately 350' +/- away from the proposed work area. A portion of the existing school is also within the floodplain and the demolition of this building will remove this obstruction to flow. Based on the above it is our opinion that the proposed parking lot will have minimal impact to the floodplain and will not increase the floodplain because the construction will increase flood storage and remove the existing school building which is partially within the floodplain. It is also our opinion that the existing floodplain study is adequate and does not need to be updated for these minor changes to the floodplain.

Should you have any questions or require additional information please contact me.

Sincerely,
SITE RESOURCES, INC.


Jeffrey L. Schwab, P.E.

Lg\00166\Korpman0412

cc: Mr. Steve Walsh - Baltimore County
Ms. Louisa Rettew - Baltimore County
Mr. John DiMenna - Rubeling and Associates

14307 Jarrettsville Pike · Phoenix, MD 21131

(410) 683-3388 · fax (410) 683-3389

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

LOUISA RETTEN, P.E.

Balt. Co. DPW Engineering
111 W. Chesapeake Ave, Rm 229
Towson, Md. 21204

Jeffrey L. Schwab P.E.

Site Resources Inc.
14307 Jarrettsville Pike
Phoenix, Md. 21131

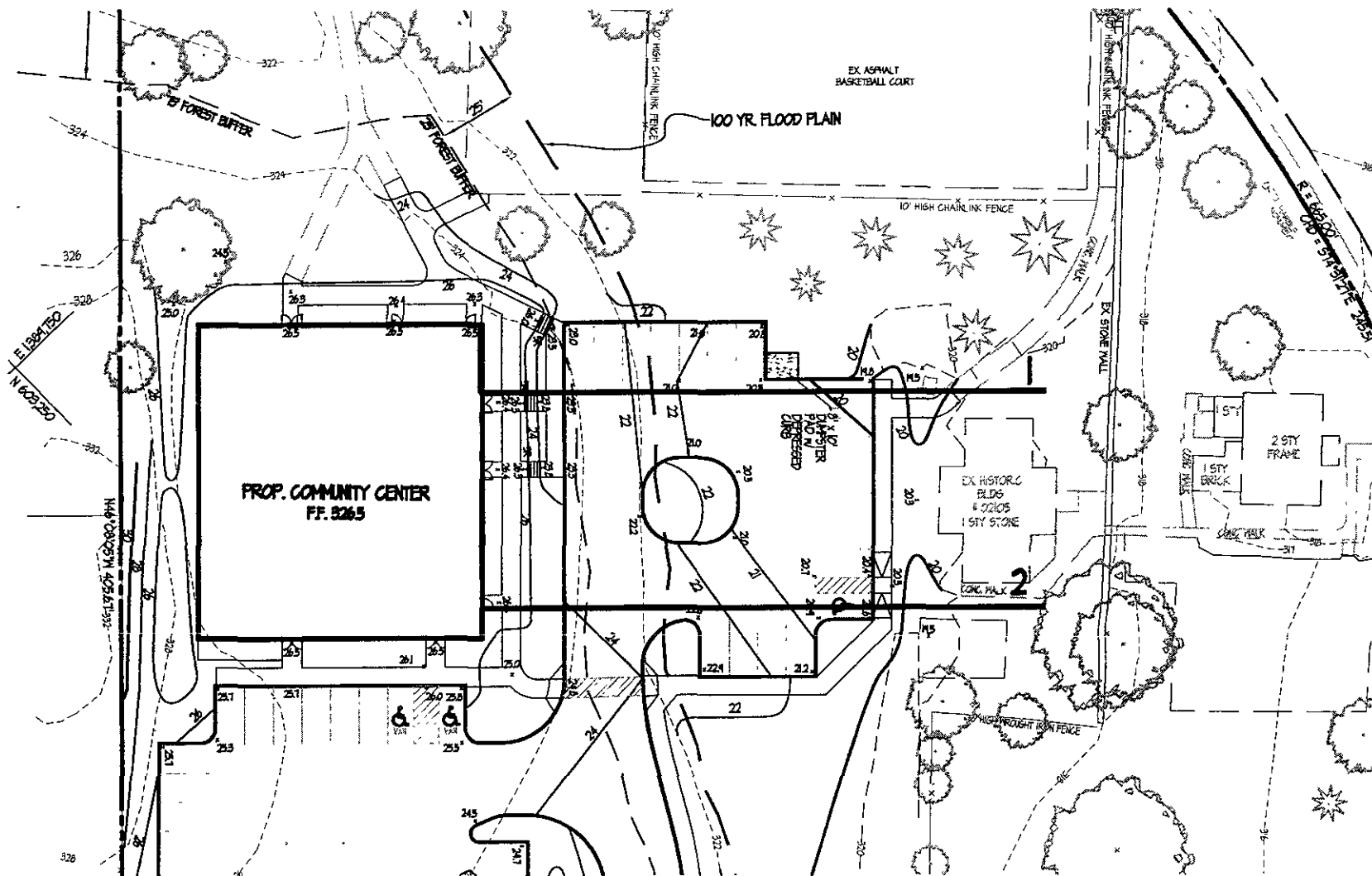
Don Schroeder

Balt. Co. Budget & Finance
400 Washington Ave. Room 175
Towson, MD. 21204

Bud Oertel

Rec + Parks
301 Washington Ave
Towson MD 21204





SITE RESOURCES
INCORPORATED

Comprehensive Land Planning & Site Design Services

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(410) 683-3388 • fax (410) 683-3389

CROSS SECTIONS FOR EXHIBIT

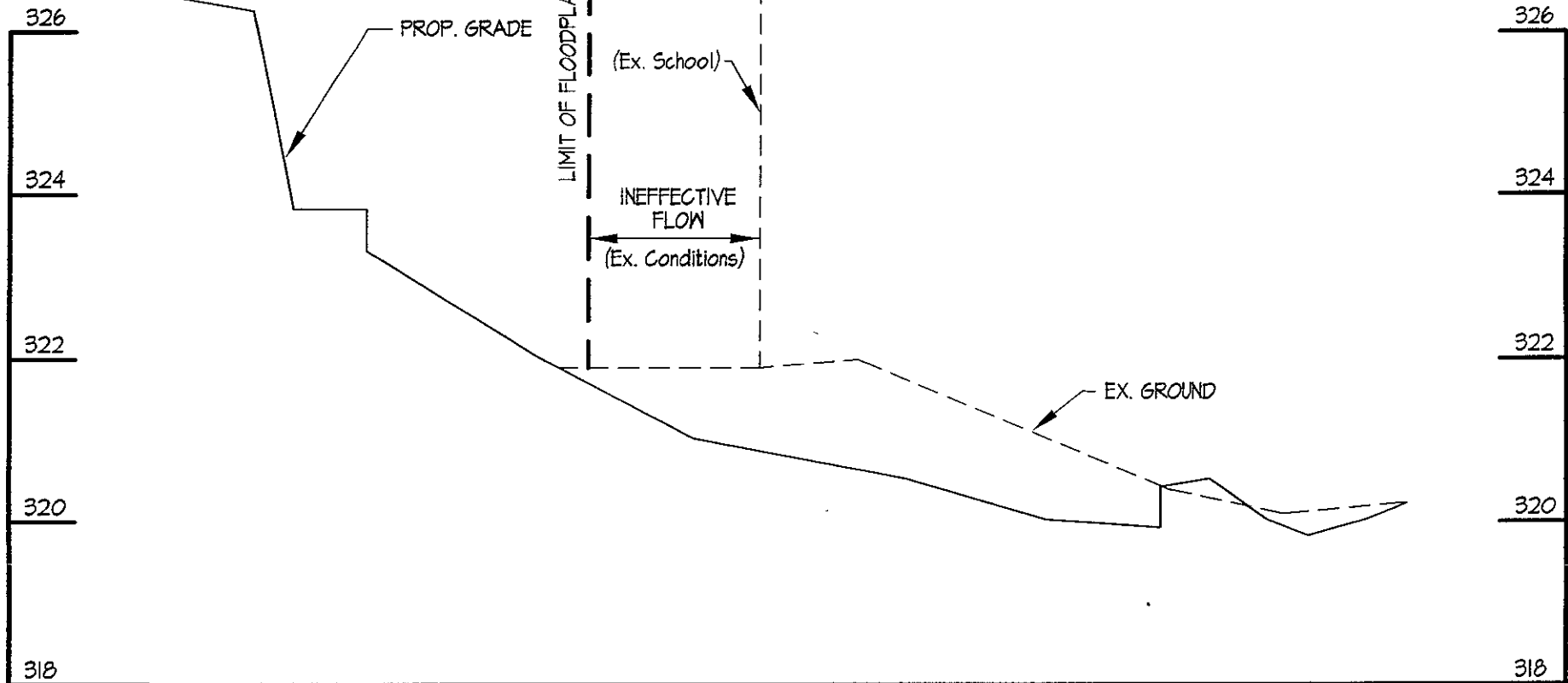
WOODLAWN COMMUNITY CENTER

2nd ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SRI PROJECT NO.: 00166	DATE: 11 APR 2001	SCALE: 1" = 50'
DESIGNED BY: JLS	DRAWN BY: TPD	CHECKED BY: JLS
		SHEET 1 OF 1

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PROP. COMM.
CENTER
F.F. 126.5



SECTION I

SCALE: HORIZ. 1" = 20'
VERT. 1" = 2'



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SECTION I

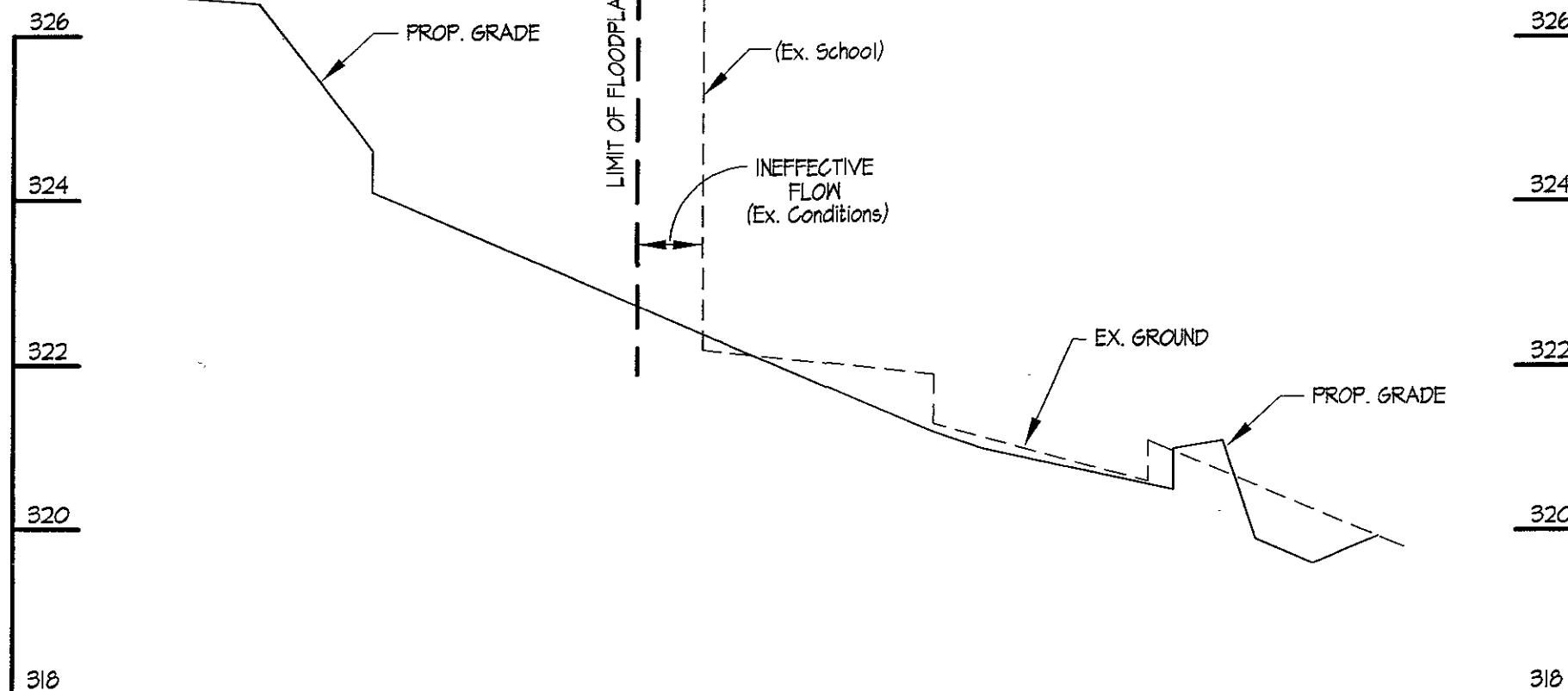
WOODLAWN COMMUNITY CENTER

2nd ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SRI PROJECT NO.: 00166	DATE: 11 APR 2001	SCALE: AS SHOWN
DESIGNED BY: JLS	DRAWN BY: TPD	CHECKED BY: JLS
SHEET 1 OF 1		

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PROP. COMM.
CENTER
F.F. 126.5



SECTION 2

SCALE: HORIZ. 1" = 20'
VERT. 1" = 2'



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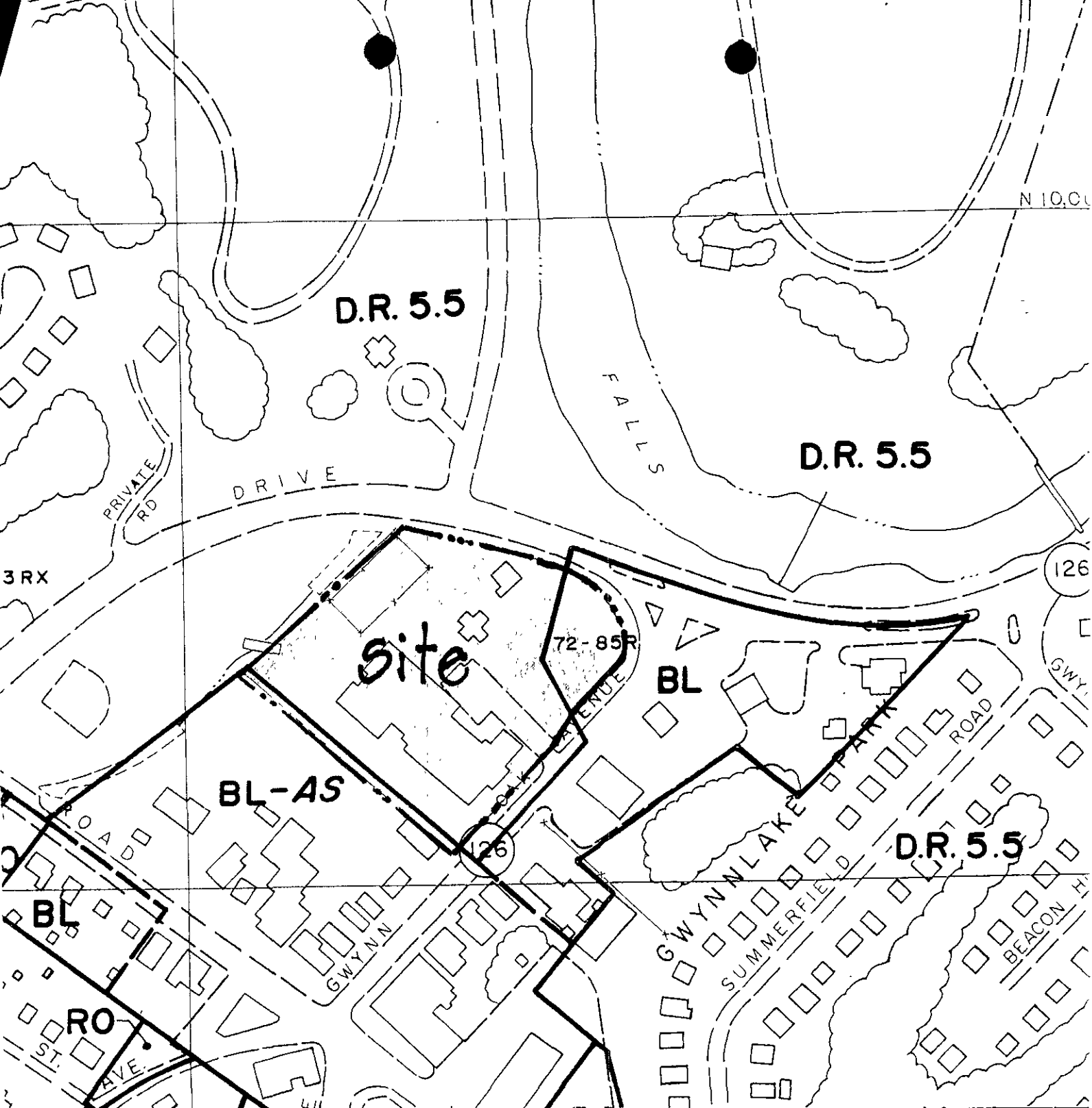
SECTION 2

WOODLAWN COMMUNITY CENTER

2nd ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

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SHEET 1 OF 1		

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SCALE 1" = 200' ±	LOCATION WOODLAWN	SHEET N. W. 3 - F
DATE OF PHOTOGRAPHY JANUARY 1986		

#504

