

IN RE: PETITION FOR VARIANCE
S/S Dolfield Road, 200' W
centerline of Painters Mill Road
4th Election District
3rd Councilmanic District
(150 W. Painters Mill Road)

William Orlove
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-017-SPH

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before this Deputy Zoning Commissioner as a Motion for Reconsideration filed by Howard L. Alderman, Jr., counsel for 150 W. Painters Mill Road, LLLP. The Petitioners are requesting a modification of my previous Order dated May 22, 2002. In that Order, I denied the Petitioners' request for a waiver to permit the filling and reconstruction of an existing parking lot and the construction of a one-story office building on property located at the southwest corner of the intersection of Painters Mill Road and S. Dolfield Road in Owings Mills. The request for waiver was denied, based on the testimony and evidence presented by the Department of Public Works.

Thereafter, the Petitioners revised their Development Proposal and resubmitted a new Development Plan to the Department of Public Works for their full review. The Department of Public Works has reviewed the modifications that the Petitioners have made to their Development Plan. The Department of Public Works, by letter dated June 11, 2002, signed by Thomas H. Hamer, Deputy Director, now supports the Petitioners' Request for Waiver indicating in their comment that the proposed office building will have no impact to the floodplain and down stream properties. The Department of Public Works has, therefore, revised their previous position of opposition to this request to one of full support. It should be noted, that at the original hearing on this request, there was no opposition to the relief requested and the reason for

ORDER RECEIVED FOR FILING

Date

6/26/02

By

R. O. Orlove

the denial of the waiver at the prior hearing was based on the position of opposition taken by the Department of Public Works. Inasmuch as they have revised their position to one of support, the waiver request shall be granted.

It should also be noted that the adjacent property owners appeared at the hearing and were represented by J. Carroll Holzer, attorney at law. Mr. Holzer and Mr. Alderman, on behalf of their respective clients, entered into an agreement between the parties relative to the construction of the office building in question. That agreement was submitted into evidence at the hearing as Joint Exhibit No. 1. The agreement is attached to this Order as Joint Exhibit No. 1 and shall be incorporated into this Order as if more fully set out herein.

Based on the testimony and evidence offered at the original hearing and the revised position of the Department of Public Works, I find that the Petitioners have put forward good and sufficient cause for the granting of this waiver and that without the granting of this relief, the Petitioners would suffer exceptional hardship. Furthermore, the granting of this waiver will not increase flood heights, impact public safety, incur extraordinary public expense, create nuisances, cause fraud or victimization of the public or conflict with existing local and state laws and ordinances. These findings were made pursuant to Section 26-670(a)(1)-1-3.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 26th day of June, 2002, that the waiver request to permit the filling and reconstruction of an existing parking lot and the construction of a one-story office building in a riverine floodplain, be and is hereby APPROVED.

The Petitioners shall be required to construct an office building consistent with the agreement entered into with the adjacent property owner, submitted into evidence as Joint Exhibit No. 1 and attached hereto. Furthermore, the revised site plan, which has been reviewed

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DATE 6/26/02
BY R. J. [signature]

by the Department of Public Works and given their full support, included in the file as reconsideration Exhibit No. 1, shall be APPROVED.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CORDER RECEIVED FOR FILING

Date 6/26/02
By R. J. Jernigan

IN RE: PETITION FOR SPECIAL HEARING

**S/S Dolfield Road, 200' W of c/l of
Painters Mill Road
4th Election District
3rd Councilmanic District**

150 W. Painters Mill Road, LLLP,

Petitioner

BEFORE THE

DEPUTY ZONING

COMMISSIONER

OF

BALTIMORE COUNTY

Case No.: 02-⁰¹⁷~~217~~-SPH

MOTION FOR RECONSIDERATION/MODIFICATION

150 W. Painters Mill Road, LLLP, a Maryland limited liability limited partnership, Petitioner, by its attorneys Howard L. Alderman, Jr. and Levin & Gann, P.A., hereby moves for reconsideration and/or modification of the May 22, 2002 Order [*Findings of Fact and Conclusions of Law*] in the above-captioned case, denying the relief requested by the Petitioner and in support thereof states:

1. The May 22, 2002 Order [*Findings of Fact and Conclusions of Law*] issued by the Deputy Zoning Commissioner in the above-captioned case denied the Petitioner's relief for a waiver pursuant to BCZR § 500.6, Baltimore County Building Code § 517.2 and Baltimore County Code §§ 26-276, 26-670 & 26-172(a)(3) to permit the filling and reconstruction of an existing parking lot and the construction of a one-story office building in a riverine floodplain.

2. The essential basis underlying the denial was the apparent position of the Baltimore County Department of Public Works as articulated by Mr. David Thomas of that Department at the hearing held by the Deputy Zoning Commissioner.

3. Based upon the Petitioner's reconfiguration of the proposed improvements, the position of the Department of Public Works has changed as evidenced by the most recent

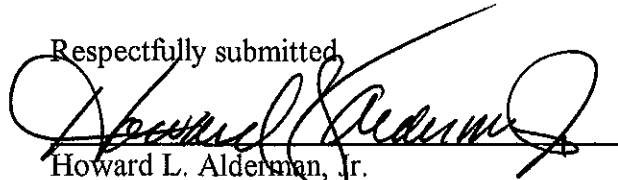
correspondence from that Department on this issue, a copy of which is attached hereto and incorporated herein as Exhibit A.

4. The Deputy Zoning Commissioner noted at pages 3-4 of the Order that, if the position of the Department of Public Works changed subsequent to the hearing held "a Petition for Modification would be in order and the waiver could be granted."

5. Given the reduction in building size and the change of the position of the Department of Public Works, the waiver relief requested should be granted.

WHEREFORE, for all of the foregoing reasons, 150 W. Painters Mill Road, LLLP respectfully requests that the May 22, 2002 Order of the Deputy Zoning Commissioner be modified and the special hearing relief for waiver be granted as requested.

Respectfully submitted

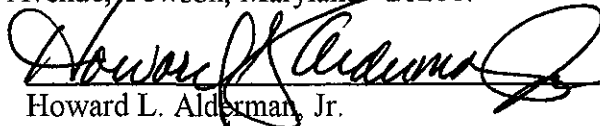


Howard L. Alderman, Jr.
Levin & Gann, P.A.
8th Floor, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204
410.321.0600 [voice]
410.296.2801 [fax]
halderman@LevinGann.com [e-mail]

Attorneys for 150 W. Painters Mill Road, LLLP

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of June, 2002, a copy of the foregoing Motion for Reconsideration/Modification was mailed via First-Class, United States Mail to J. Carroll Holzer, Esquire, Holzer & Lee, PA, 508 Fairmount Avenue, Towson, Maryland 21286.



Howard L. Alderman, Jr.

IN RE: PETITION FOR VARIANCE
S/S Dolfield Road, 200' W
centerline of Painters Mill Road
4th Election District
3rd Councilmanic District
(50 W. Painters Mill Road)

William Orlove
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-017-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, the 150 W. Painters Mill Road, LLLP. The special hearing request is too approve a waiver pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Section 517.2 of the Baltimore County Building Code, as well as Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code, to permit the filling and reconstruction of an existing parking lot and the construction of a one-story office building in a riverine floodplain.

Appearing at the hearing on behalf of the special hearing request were William Orlove, representing the owner of the property, Bob Sheesley and James Markle, expert witnesses and Howard L. Alderman, Jr., attorney at law, representing the Petitioner. Appearing as interested neighbors were Ronald and Eugene Hux who were represented by J. Carroll Holzer, attorney at law. Also attending and participating in the proceedings was Dave Thomas, a representative of the Department of Public Works.

Testimony and evidence indicated that the property, which is the subject of this waiver request, consists of 1.3 acres, more or less, zoned ML-IM. The subject property is currently improved with an office building known as "The Painters Mill Professional Building". It is located on the southwest corner of the intersection of Painters Mill Road and S. Dolfield Road in

DATE RECEIVED FOR FILING
2013 5/22/13
R. Jameson

8/22/02
R. Johnson

As stated previously, Messrs. Ronald and Eugene Hux, adjacent property owners, appeared at the hearing. They were represented by J. Carroll Holzer, attorney at law. A development agreement was entered into by the adjacent property owners and the Petitioners. This agreement, dated the 30th day of April, was submitted into evidence at the hearing before me as Joint Exhibit No. 1. Messrs. Ronald and Eugene Hux had no opposition to the Petitioners' request so long as the development agreement was incorporated into my order and made a part thereof. Accordingly, there was no opposition to the construction of this building from any citizen or business owner in this area.

However, appearing in strong opposition to the Petitioners' request was the Department of Public Works for Baltimore County. Mr. Dave Thomas, a representative of that department, appeared and testified against this waiver request. Mr. Thomas submitted into evidence two documents. One document was a letter dated August 9, 2001 issued by John M. Joyce, a representative of the Maryland Department of the Environment. The second document was dated August 8, 2001 signed by Thomas H. Hamer, Deputy Director of the Department of Public

Works for Baltimore County. Mr. Thomas further testified that he and other representatives of his office have reviewed the floodplain study prepared by these Petitioners and have evaluated this waiver request. It is the opinion of Mr. Thomas, as well as the opinion of the Department of Public Works, that the office building proposed to be constructed on this property and the modifications to this parking lot would cause a significant increase in the flood levels of this Gwynns Falls floodplain. Mr. Thomas further testified that his office could not approve the floodplain study submitted by G. W. Stephens, the engineering company who was hired by this property owner. Accordingly, Mr. Thomas indicated that his office could not recommend that the waiver be granted at this time.

The testimony and evidence offered by the Petitioners, through Mr. Robert Sheesley and Mr. Jim Markle, both respected experts within their fields, asserted that the office building could be constructed on this property while having no impact on the flood levels currently experienced in this area. However, based on the strong testimony of Mr. Thomas and the position of the Department of Public Works, I am not satisfied by the testimony and evidence offered that the construction of this office building and the modifications to this parking lot would not increase the flood heights of this area. Accordingly, the special hearing relief shall be denied.

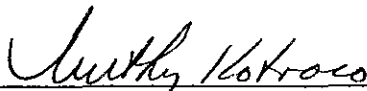
In the event the Department of Public Works were to modify their official position on this waiver request, then I would be happy to entertain a motion for modification of this waiver. It appears, based on the testimony and evidence offered at the hearing, that there is room for interpretation regarding the floodplain study submitted by G. W. Stephens. Perhaps some information was not made available to Mr. Thomas at the time of his review of this request. Should additional information be provided to Mr. Thomas, and the position of Public Works change, then a Petition for Modification would be in order and the waiver could be granted. Any

FILED
5/22/02
R. J. Jenson

request for modification of this decision must be made in writing and within thirty (30) days from the date of this Order. However, as to the special hearing request filed herein, I am not satisfied by the evidence presented that this waiver should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of May, 2002, that the Petitioners' Request for Special Hearing, to approve a waiver to permit the filling and reconstruction of an existing parking lot and the construction of a one-story office building in a riverine floodplain, be and is hereby DENIED.

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



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER FOR FILING
FILED 5/22/02
BY R. P. O'NEILL



Baltimore County
Zoning Commissioner

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

May 22, 2002

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204-0600

Re: Petition for Special Hearing
Case No. 02-017-SPH
Property: 50 W. Painters Mill Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been denied in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

William Orlove
3706 Cronhill Drive
Owings Mills MD 21117

Bob Sheesley
83521 Chestnut Farm Lane
Ellicott City MD 21043

James Markle
G W Stephens
1020 Cromwell Bridge Rd
Towson MD 21286

J Carroll Holzer Esq
508 Fairmount Ave
Towson MD 21286

Ronald & Eugene Hux
30 New Plan Ct
Owings Mills MD 21117



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 150 West Painters Mill Road
which is presently zoned ML-IM

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

SEE ATTACHED

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.

Name - Type or Print

Signature

Levin & Gann, P.A.

Company Nottingham Centre

502 Washington Ave., 8th Fl. 410-321-0600

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

150 W. Painters Mill Road, LLLP

By: William ORLOVE MEMBER

Name - Type or Print

Signature

Name - Type or Print

Signature

11403 Cronhill Dr., Ste. H 410-581-8181

Address

Telephone No.

Owings Mills

MD

21117

State

Zip Code

Representative to be Contacted:

James Mar. kle, PE

Name GWS, Inc.

1020 Cromwell Bridge Road 410-825-8120

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SK Date 7/11/01

REV 9/15/98

Case No. 02-017-SPH

Date 5/22/02
By R. J. Jenson

Attachment 1
PETITION FOR SPECIAL HEARING

CASE NO: _____

Address: 150 West Painters Mill Road

Legal Owner: 150 W. Painters Mill Road, L.L.L.P.

Present Zoning: ML-IM

REQUESTED RELIEF:

To approve a waiver pursuant to BCZR § 500.6, Baltimore County Building Code § 517.2 and Baltimore County Code §§ 26-276, 26-270 & 26-172(a)(3) to permit the filling and reconstruction of an existing parking lot and the construction of a one-story office building in a riverine floodplain.

For Additional Information Contact:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre
502 Washington Centre
8th Floor
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801

halderman@LevinGann.com

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Zoning Description
June 14, 2001

Description to accompany a Special Hearing

150 West Painters Mill Road
Baltimore County, Maryland
Election District 4, Councilmanic District 3
Plat Reference: 29 / 14

Beginning at a point located at the centerline intersections of Painters Mill Road, 70' wide, and South Dolfield Road, 70' wide at the said intersection, thence N 62 degrees 04 minutes 55 seconds W, 209.28 feet to a Point of Beginning at the southeast corner of the subject property, thence the following courses:

S 33 degrees 51 minutes 34 seconds W, 350.97 feet, thence
N 57 degrees 58 minutes 38 seconds W, 75.37 feet, thence
N 54 degrees 00 minutes 19 seconds W, 85.63 feet, thence
N 33 degrees 51 minutes 34 seconds E, 351.62 feet, thence
S 56 degrees, 08 minutes 26 seconds E, 160.00, back to the point of beginning.

Containing 1.3 acres (56,628) square feet of land more or less, located in Baltimore County, Maryland

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



BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No.

1795

DATE 7/11/01 ACCOUNT R001-006-6150

AMOUNT \$ 250.00

RECEIVED FROM: 150 West Painters Mill LLLP

FOR: Special Hearing

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 017

PAID RECEIPT

PAYMENT ACTUAL TIME
7/11/2001 7/11/2001 09:24:15
WS02 CASHIER SWAY SHW DRAWER 2
RECEIPT # 179206 OFLN
Port 5 520 ZONING VERIFICATION
UK NO. 001795

Receipt Tot 250.00
250.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-017-SPH
50 W Painters Mill Road
S/S Doffield Road, 200' W
centerline Painters Mill Road
4th Election District
3rd Councilmanic District
Legal Owner(s): William Orlove
150 W Painters Mill Road LLP

Special Hearing: to permit the filing and reconstruction of an existing parking lot and the construction of a one-story office building in a riverine flood plain.

Hearing: Tuesday, April 30, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/4/09 Apr. 16 C532473

CERTIFICATE OF PUBLICATION

4/18/, 2002

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 4/16/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

**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: #02-017-SPH
150 W. Painters Mill Road
S/S Doffield Road, 200' W
centerline Painters Mill Road
4th Election District
3rd Councilmanic District
Legal Owner(s): 150 W. Painters
Mill Road LLLP, William
Orlov, Member

Special Hearing: to permit
the filling and reconstruction
of an existing parking
lot and the construction of a
one-story office building in
a riverine flood plain.

Hearing: Tuesday, Sep-
tember 11, 2001 at 9:00
a.m. in Room 407, County
Courts Building, 401 Bos-
ley 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/8/775 Aug28 C490306

CERTIFICATE OF PUBLICATION

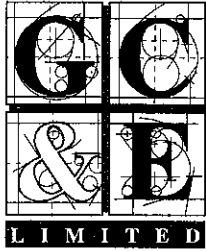
8/30, 2001

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 8/28, 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 # 02-017-SPH
PETITIONER/DEVELOPER:
WILLIAM ORLAVE
DATE OF HEARING:
APRIL 30, 2002

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:

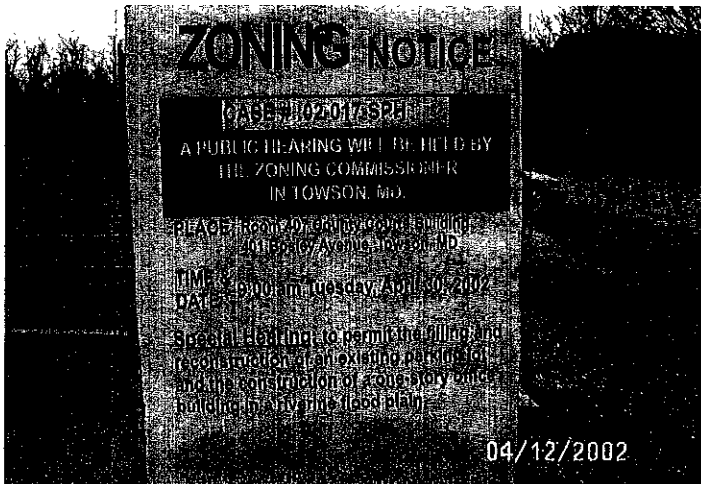
South side of Dolfield Road, 200' West of the centerline
of Painters Mill Road

DATE: April 17, 2002

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: April 12, 2002

Sept 4/30

**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/neighbor 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: 02--- 017 ---SPH

Petitioner: 150 W. Painters Mill Road, LLLP

Address or Location: 150 West Painters Mill Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: 150 W. Painters Mill Road, LLLP

Address: 11403 Cronhill Drive, Suite H

Owings Mills, Maryland 21117

Telephone Number: 410-581-8181

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 14, 2002 Issue – Jeffersonian

Please forward billing to:

150 W Painters Mill Road LLP
William Orlove
11403 Cronhill Drive, Suite H
Owings Mills MD 21117

410 581-8181

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: 02-017-SPH

50 W Painters Mill Road

S/S Dolfield Road, 200' W centerline Painters Mill Road

4th Election District – 3rd Councilmanic District

Legal Owner: William Orlove, 150 W Painters Mill Road LLP

Special Hearing to permit the filing and reconstruction of an existing parking lot and the construction of a one-story office building in a riverine flood plain.

HEARING: Tuesday, April 30, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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

March 22, 2002

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: 02-017-SPH
50 W Painters Mill Road
S/S Dolfield Road, 200' W centerline Painters Mill Road
4th Election District – 3rd Councilmanic District
Legal Owner: William Orlove, 150 W Painters Mill Road LLP

Special Hearing to permit the filing and reconstruction of an existing parking lot and the construction of a one-story office building in a riverine flood plain.

HEARING: Tuesday, April 30, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G D Z
Director

C: Howard L. Alderman Jr, Levin & Gann, Nottingham Centre, 8th Floor,
502 Washington Avenue, Towson 21204
150 W Painters Mill Road LLP, William Orlove, Member, 11403 Cronhill Drive,
Suite H, Owings Mills 21117
James Markle, GWS Inc, 1020 Cromwell Bridge Road, Towson 21204
J. Carroll Holzer, The 508 Building 508 Fairmount Avenue, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 15, 2002.**
- (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, August 28, 2001 Issue – Jeffersonian

Please forward billing to:

William Orlove
11403 Cronhill Drive, Suite H
Owings Mills MD 21117

410 581-8181

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: 02-017-SPH

50 W Painters Mill Road

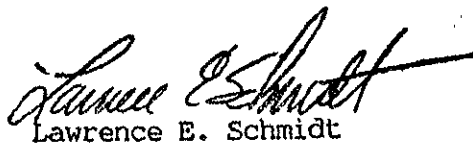
S/S Dolfield Road, 200' W centerline Painters Mill Road

4th Election District – 3rd Councilmanic District

Legal Owner: 150 W Painters Mill Road LLLP, William Orlove, Member

Special Hearing to permit the filling and reconstruction of an existing parking lot and the construction of a one-story office building in a riverine flood plain.

HEARING: Tuesday, September 11, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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

August 9, 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: 02-017-SPH

50 W Painters Mill Road

S/S Dolfield Road, 200' W centerline Painters Mill Road

4th Election District – 3rd Councilmanic District

Legal Owner: 150 W Painters Mill Road LLLP, William Orlove, Member

Special Hearing to permit the filling and reconstruction of an existing parking lot and the construction of a one-story office building in a riverine flood plain.

HEARING: Tuesday, September 11, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon GDZ
Director

C: Howard L Alderman Jr, Levin & Gann, Nottingham Centre, 8th Floor,
502 Washington Avenue, Towson 21204
150 W Painters Mill Road LLLP, William Orlove Member, 11403 Cronhill Dr. Ste H,
Owings Mills 21117
James Markle PE, GWS Inc, 1020 Cromwell Bridge Rd, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 27, 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

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

April 26, 2002

Howard L Alderman Jr
Levin & Gann
Nottingham Centre, 8th Floor
Towson MD 21204

Dear Mr. Alderman:

RE: Case Number: 02-017-SPH, 150 W Painters Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 11, 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: William Orlove, 150 W Painters Mill Road LLP, 11403 Cronhill Drive,
Suite H, Owings Mills 21117
GWS, Inc, James Markle PE, 1020 Cromwell Bridge Road, Towson 21204
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 13, 2001
Item No. 017

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

Request is being denied. Please see attached letter dated August 14, 2001 – REVISED from Thomas H. Hamer, Deputy Director of the Department of Public Works, to George Zahner, Department of Permits and Development Management – Zoning Advisory Committee.

Also enclosed is a letter from John M. Joyce, of the Maryland Department of the Environment, opposing development of a new building in this flood-prone site.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

~~August~~ 14, 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: 017-150 W Painters Mill Rd, LLLP
021 - Consolidated Hampton LLC Robert B. Becker

Location: DISTRIBUTION MEETING OF August 6, 2001

Item No.: 017 and 021

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.
9. THE ACCESS ROAD SHALL BE A MINIMUM OF 18 FEET IN WIDTH.

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

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: September 5, 2001

SUBJECT: Zoning Item 17
Address 150 W. Painters Mill Road

Zoning Advisory Committee Meeting of August 6, 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.
- X_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ X_____ 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:

Reviewer: Betty Kelley

Date: August 27, 2001

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Department of Permits & Development Management
Zoning Advisory Committee

ATTN: Mr. George Zahner

FROM: Thomas H. Hamer, Deputy Director
Department of Public Works



DATE: August 10, 2001

SUBJECT: 150 West Painters Mill Road
Comments for Special Hearing 02-017-SPH
ZAC Agenda Item No. 017

Please enter this memo and the attached comment from this Department in opposition to approval of the subject request to permit the filling and reconstruction of an existing parking lot and the construction of a one-story office building in a riverine floodplain.

Baltimore County Code §26-270 (b) states:

(b) Conditions. Waivers may not be granted for the following:

- (1) Placement of fill or any development in the floodway if any increase in flood levels would result; or**
- (2) New buildings in the riverine floodplain.**

The applicant has failed to provide evidence sufficient to persuade this Department to support this waiver request. Attempts to agree on alternative site development schemes to mitigate the flood hazard discussed during meetings with the applicant's engineer, DPW staff and myself appear to have been disregarded.

THH/DLT/s

Attachment

CC: John Joyce, John Maple, Steve Walsh

*Sim
alt
P/H*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 14, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-017, 02-025, 02-028, 02-029 & 02-030

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

AUG 14

Section Chief:

Jeffrey W. L...

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8-10-01

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

RE: Baltimore County
Item No. 017

BR

Dear Ms. Jackson:

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

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

Very truly yours,

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

My telephone number is _____

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

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

RE: PETITION FOR SPECIAL HEARING
150 W. Painters Mill Road, S/S Dolfield Rd,
200' W of c/l Painters Mill Road
4th Election District, 3rd Councilmanic

Legal Owner: 150 W. Painters Mill Road LLP
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-17-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 17th day of August, 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

Inter-Office Memo
Baltimore County, Maryland

TO: Department of Permits & Development Management
Zoning Advisory Committee

ATTN: Mr. George Zahner

FROM: Thomas H. Hamer, Deputy Director 
Department of Public Works

DATE: August 14, 2001

SUBJECT: 150 West Painters Mill Road
Comments for Special Hearing 02-017-SPH
ZAC Agenda Item No. 017

Reference my August 10, 2001, memorandum to you on the subject project. Please accept my revised comments on behalf of the Department of Public Works which deletes the second sentence of the last paragraph.

THH/mdo

**Inter-Office Memo
Baltimore County, Maryland**

TO: Department of Permits & Development Management
Zoning Advisory Committee

ATTN: Mr. George Zahner

FROM: Thomas H. Hamer, Deputy Director 
Department of Public Works

DATE: August 14, 2001 - REVISED

SUBJECT: 150 West Painters Mill Road
Comments for Special Hearing 02-017-SPH
ZAC Agenda Item No. 017

Please enter this memo and the attached comment from this Department in opposition to approval of the subject request to permit the filling and reconstruction of an existing parking lot and the construction of a one-story office building in a riverine floodplain.

Baltimore County Code §26-270 (b) states:

- (b) Conditions. Waivers may not be granted for the following:**
- (1) Placement of fill or any development in the floodway if any increase in flood levels would result; or**
 - (2) New buildings in the riverine floodplain.**

The applicant has failed to provide evidence sufficient to persuade this Department to support this waiver request.

THH/mdo



Baltimore County
Department of Public Works

Office of the Director
111 W. Chesapeake Avenue
Towson, Maryland 21204
410-887-3300
Fax: 410-887-3406

August 8, 2001

Mr. James A. Markle, P.E.
Vice President
G.W. Stephens Jr. and Associates, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21286

Reference: 150 W. Painters Mill Road
Gwynns Falls Floodplain

Dear Mr. Markle:

We have received and reviewed your submission of July 12, 2001 and the additional information of August 2, 2001 concerning the construction your client proposes in the floodplain of the Gwynns Falls.

We have reviewed your hydraulic model and made a few adjustments to model the existing and proposed conditions. Your hydraulic model clearly shows the area in question to be in the ultimate land use floodplain and we agreed with your submission and more importantly our work confirms that determination.

It is our conclusion that your proposal cannot be approved since you would be impacting the floodplain adversely. Additionally the County Code prohibits construction in the 100 year floodplain regardless of the impact.

If you need to discuss our conclusions please feel free to call John Maple of our Bureau of Engineering and Construction at 410-887-3711.

Sincerely,

A handwritten signature in cursive script, reading "Thomas H. Hamer".

Thomas H. Hamer, P.E.
Deputy Director

THH:JDM

CC: Mr. William Orlove
File



02-017



Baltimore County
Department of Public Works

Office of the Director
111 W. Chesapeake Avenue
Towson, Maryland 21204
410-887-3300
Fax: 410-887-3406

June 11, 2002

James A. Markle, P.E.
G. W. Stephens & Associates, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21286-3396

Re: 150 W. Painters Mill Road

Dear Mr. Markle:

In reference to our discussion about reducing the size of the proposed structure for 150 W. Painters Mill Road, this is to confirm our opinion of such an alternative. Based on our review of your hydraulic analysis, a building "in the shadow" of the existing upstream Postal Service Building would have little or no impact to the floodplain and downstream properties.

Should your client choose to modify his proposal so that the proposed building is contained within the downstream shadow of the existing Postal Service Building then our opinion as expressed at the special hearing proclaiming "significant increases in the flood levels" would no longer be appropriate.

Although we could never support construction in the floodplain because of the County Code we would be comfortable with the position that such a project would not exacerbate the existing floodplain conditions.

Sincerely,

A handwritten signature in cursive script, reading "Thomas H. Hamer".

Thomas H. Hamer
Deputy Director

THH:js

cc: Edward C. Adams, Jr.
Howard Alderman

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





Baltimore County
Department of Permits and
Development Management

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

August 24, 2001

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

Dear Mr. Alderman:

RE: Case Number 02-017-SPH: 50 West Painters Mill Road

The above matter, previously scheduled for Tuesday, September 11, 2001 at 9:00 a.m. in Room 407, County Courts Building, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

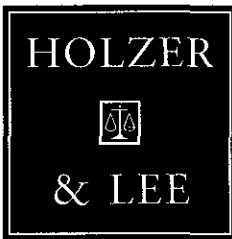
Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the typed name.

Arnold Jablon 672
Director

AJ: gdz

C: William Orlove, 150 W Painters Mill Road LLLP, 11403 Cronhill Drive,
Suite H, Owings Mills 21117
James Markle PE, GWS Inc, 1020 Cromwell Bridge Road, Towson 21204



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

*Seir
9/11
00*

September 11, 2001

#7291

HAND DELIVERED

Lawrence Schmidt,
Zoning Commissioner
for Baltimore County
County Courts Building, 4th Floor
401 Bosley Avenue
Towson, MD 21204

Re: Case No. 02-017-SPH
50 W. Painters Mills Road
Petition for Special Hearing

Dear Commissioner Schmidt:

Please be advised that I was just retained by adjacent property owner, Ron Hux, in regard to the above captioned case. I request that my appearance be entered.

I would appreciate being notified when the instant matter has been rescheduled. I will be more than happy to work with you and counsel for Petitioner in arriving at a mutually convenient date to hear this case. Thank you very much for your consideration.

Very truly yours,

J. Carroll Holzer

JCH:clh

cc: Ron Hux

SEP 12

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE, 8TH FLOOR
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4525
410-321-0600
TELECOPIER 410-296-2801

(Robin Felt) Jip
ELLIS LEVIN (1893-1960)
—
Aug 24

August 23, 2001

Lawrence E. Schmidt, Esquire
Zoning Commissioner for Baltimore County
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re: 150 W. Painters Mill Road
Case No. 02-017-SPH
Request for Postponement

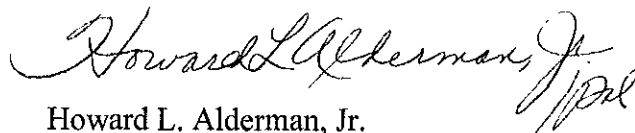
Dear Mr. Schmidt:

I have the pleasure of representing the 150 W Painters Mill Road, LLLP, owner of the above-referenced property. On behalf of our client, we filed a Petition for Special Hearing for construction within a riverine flood plain and the hearing on that Petition is scheduled for Tuesday, September 11, 2001 at 9:00 in Room 407 of the County Courts Building.

In order to ensure that all issues which have been identified are addressed completely, we are hereby requesting that the scheduled hearing be **postponed**. In light of this request, the property will not be posted and, by copy of this letter to Mr. George Zehner, I would hope that the hearing would not be publicized at this time.

As soon as all issues have been addressed completely, I will contact Mr. Jablon's office regarding the rescheduling of this hearing, and will coordinate the required posting and publication at that time. Should you need any additional information or further justification in support of the requested postponement, please do not hesitate to contact me.

Very truly yours,


Howard L. Alderman, Jr.

HLA/pal

cc: 150 W Painters Mill Road, LLLP

George Zehner, Docket Clerk (Sent by Telecopier - 410-887-5708)

James Markle, PE

G:\Clients\150 W. Painters Mill\schmidt-1.ltr-10781-12.wpd

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE, 8TH FLOOR
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4525
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

File
(Sign)
4/30

March 18, 2002

MAR 19 2002

Lawrence E. Schmidt, Esquire
Zoning Commissioner for Baltimore County
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

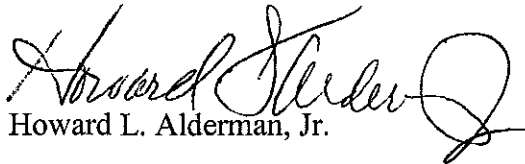
Re: 150 W. Painters Mill Road
Case No. 02-017-SPH
Request to Set Hearing

Dear Mr. Schmidt:

On August 23, 2001 I wrote to you requesting that a hearing on the above-referenced case, then specified for September 11, 2001, be postponed. In that correspondence, I indicated that as soon as all issues had been addressed, I would contact you and Mr. Jablon's office regarding the rescheduling of this hearing. I am sending a copy of this request directly to Mr. Jablon's office so that an appropriate hearing date and time can be obtained.

Upon your receipt and review of this letter, should you have any questions, as always, please do not hesitate to contact me.

Very truly yours,


Howard L. Alderman, Jr.

HLA/pal
cc: 150 W. Painters Mill Road, LLLP
Arnold Jablon, Director
George Zahner, Docket Clerk
James Markle, PE

G:\Clients\150 W. Painters Mill\schmidt-12.ltr-10781-12.wpd

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)

Jun 12, 2002

HAND DELIVERED

JUN 12 2002

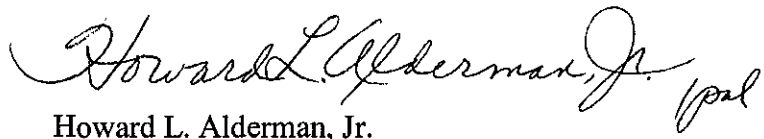
Timothy M. Kotroco, Esquire
Deputy Zoning Commissioner for Baltimore County
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

RE: *Petition for Special Hearing*
150 W. Painters Mill Road, LLLP
Motion for Reconsideration/Modification

Dear Mr. Kotroco:

In accordance with the provisions of your May 22, 2002 Order in the above-referenced case and the change of position of the Department of Public Works, I am pleased to file a Motion for Reconsideration/Modification of your prior Order. Should you need any additional information in support of this Motion, please do not hesitate to contact me or Sidney Weiman of this office. I am sending a copy of this letter and the referenced Motion to J. Carroll Holzer, Esquire via telefax and regular mail, however, I have also left a message at his office regarding this matter.

Very truly yours,


Howard L. Alderman, Jr.

HLA/gk
cc: J. Carroll Holzer, Esquire

02-017

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)

Jun 13, 2002

HAND DELIVERED

JUN 13 2002

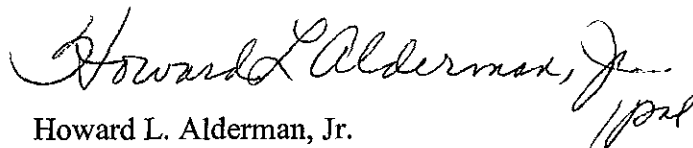
Timothy M. Kotroco, Esquire
Deputy Zoning Commissioner for Baltimore County
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

RE: *Petition for Special Hearing*
150 W. Painters Mill Road, LLLP
Motion for Reconsideration/Modification

Dear Mr. Kotroco:

Enclosed is revised zoning plat that the Department of Public Works used to change its position on the relief requested.

Very truly yours,


Howard L. Alderman, Jr.

HLA/gk
cc: J. Carroll Holzer, Esquire
G:\Clients\Painters Mill (10781)\kotroco-t2.ltr.wpd

Case Number 02-017-SPH

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

[illegible]

Case Number 02-017-SPH

PLEASE PRINT LEGIBLY

CITIZEN'S SIGN-IN SHEET

[illegible]

Revised 4/17/00

Joint Ex #1

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") made this 30 day of April, 2002 by and between **JAYAND ENTERPRISES, L.L.C.**, a Maryland limited liability company (referred to hereafter as "JE") and **150 W. PAINTERS MILL ROAD, LLLP**, a Maryland limited liability limited partnership (referred to hereafter as "PMR").

WHEREAS, JE owns certain property on Painters Mill Road in the neighborhood of South Dolfield Road in Owings Mills, Maryland (the "JE Property"); and

WHEREAS, PMR owns property at 150 W. Painters Mill Road in Owings Mills, Maryland (the "PMR Property") and

WHEREAS, PMR has filed a Petition for Special Hearing with Baltimore County, Maryland, docketed as Case No. 02-017-SPH, to permit the filling and reconstruction of an existing parking lot and the construction of a one story office building in a riverine flood plain (the "Special Hearing Relief"); and

WHEREAS, PMR has advised JE that if the Special Hearing Relief is finally approved, it will need additional approvals for the construction of the proposed office building (the "Future Approvals") (the Special Hearing Relief and the Future Approvals are referred to collectively hereafter as the "Approvals")

WHEREAS, JE has made known to PMR certain concerns that it has relative to the Approvals; and

WHEREAS, the parties hereto have met and discussed the Special Hearing Relief proposed by PMR and the concerns of JE and have reached agreement on all issues.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties hereto covenant and agree as follows:

1. The above recitals form an integral part of this Agreement and are incorporated herein as if set forth again in their entirety.

2. PMR, as part of the Special Hearing Relief, has submitted a drawing as the Plat to Accompany the Petition for Special Hearing, which Plat depicts the proposed construction of a single story office building two hundred sixty-two (262) feet in length.

3. In consideration of the mutual promises, premises and covenants contained herein, PMR agrees to introduce for approval at the hearing held on the Special Hearing Relief, a revised Plat to Accompany Petition for Special Hearing depicting a single story office building of not more

than two hundred forty-seven (247) feet in length. The location and configuration of the single story office building is depicted on that portion of the Plat to Accompany Petition for Special Hearing attached hereto as Exhibit "A" and incorporated herein. As shown on Exhibit "A", said building is to be located a minimum of forty-five (45) feet from the existing right of way line of South Dolfeld Road and not from the curb line.

4. In consideration of the mutual promises, premises and covenants contained herein, PMR agrees to complete all faces of the office building to be constructed in brick. A copy of the conceptual elevations of the office building to be constructed is attached hereto as Exhibit "B" and incorporated herein.

5. JE, in consideration of the mutual promises, premises and covenants contained herein, agrees that it will not, either directly or indirectly, through itself, its agents, its contractors or any person or entity associated with them, oppose or otherwise appeal the Approvals necessary for the proposed single story office building as may requested by PMR provided that the single story building shall have been modified to a length not to exceed two hundred forty-seven (247) feet and provided that said Approvals are in accordance with the terms of this Agreement. It is expressly understood between the parties hereto that this Agreement is result of negotiation and compromise only and shall not be construed as evidencing the support of JE for PMR's proposed building. Rather, JE agrees not to oppose the Approvals obtained by PMR, provided the same are in accord with the terms of this Agreement. If the Approvals are approved as proposed and in accordance with this Agreement, and an appeal is taken by other than a party hereto and on appeal the Approvals or any one of them are overturned or reversed, this Agreement shall automatically terminate and be null and void and of no further force and effect.

6. PMR, in consideration of the mutual promises, premises and covenants contained herein, agrees that it will not, either directly or indirectly, through itself, its agents, its contractors or any person or entity associated with them, initiate any complaints (including without limitation any existing uses on the JE Property) or oppose or otherwise appeal any approvals obtained by JE on the JE Property, provided that any such approvals shall not be detrimental to PMR's physical or economic use of the PMR Property; it is expressly understood and agreed by the parties hereto that expansion of office use on the JE Property shall not be considered to be economically detrimental to the PMR Property under the terms of this Agreement. It is expressly understood between the parties hereto that this Agreement is result of negotiation and compromise only and shall not be construed as evidencing the support of PMR for any approvals obtained by JE. Rather, PMR agrees not to oppose any approvals obtained by JE, provided the same are in accord with the terms of this Agreement.

7. Prior to any party hereto seeking judicial enforcement or enforcement by any governmental agency having jurisdiction over the terms and conditions of this Agreement, PMR or JE, as the case may be, shall give the other written notice of the alleged grievance as provided herein. Within fourteen (14) days thereafter representatives of PMR and JE shall meet to attempt to resolve amicably the alleged non-compliance or grievance. Failure to comply with the dispute resolutions

of this enumerated paragraph shall nullify the complaining party's ability to enforce the alleged grievance.

8. If, after the dispute resolution provisions contained herein have been complied with any party to this Agreement or any party's successor or assign that is required to institute legal or equitable action, shall be deemed to have standing to institute such action, including without limitation an action for injunctive relief, to enforce the terms of this Agreement and is successful in obtaining judgment in favor of its action filed in enforcement of the Agreement, that party shall be entitled to recover reasonable attorney's fees and court costs of the action from the person or entity against whom enforcement is obtained. The provisions of this enumerated paragraph shall not be applicable unless and until the dispute resolution provisions set forth herein have been followed strictly.

9. Should PMR be unable to obtain final, non-appealable approval of all of its Approvals from the appropriate approving authority or on appeal to the County Board of Appeals or court of competent jurisdiction, this Agreement shall terminate and neither party shall have any further obligation to the other, nor shall the PMR Property be restricted in any manner by virtue of this Agreement

10. This Agreement shall be construed, interpreted and enforced according to the laws of the State of Maryland, without regard to principles of conflict of law. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms of any such provision shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed most strictly against the party who itself or through its agent who prepared the same, it being agreed that the agents of all parties hereto have participated in the preparation of this Agreement.

11. The terms, conditions, rights and obligations of this Agreement shall be binding on the parties hereto and their respective heirs, personal representatives, successors and assigns of the parties hereto as if they had been original signatories hereto.

12. Each of the parties hereto warrant that they or it have the authority to enter into this Agreement and to bind themselves hereby and have carefully read and understand this Agreement and are cognizant of the terms and conditions hereof and the obligations associated herewith.

13. Any notices required or permitted to be given by either party to the other shall be addressed to the parties as follows:

To PMR: 150 W. Painters Mill Road, LLLP
110 Painters Mill Road, Suite 11
Owings Mills, MD 21117

To JE: Jayand Enterprises, L.L.C.
30 New Plant Court
Owings Mills, MD 21117

14. Any notice that is required to be given pursuant to this Agreement shall be in writing, and shall be deemed given upon actual receipt and shall be sent to all other parties by certified or registered mail, prepaid, or by federal express or other commercial overnight courier service to the last known address of the receiving party.

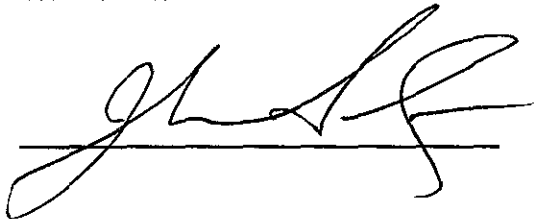
15. This Agreement may be amended only by a subsequent written instrument and signed by the parties hereto or their respective successors and/or assigns.

16. The terms and conditions of this Agreement shall not be binding and enforceable unless and until PMR shall have obtained final, non-appealable approval of the Special Hearing Relief with the building length modification described herein.

17. This Agreement may be executed in counterparts, each of which shall be deemed an original for all purposes, all of which shall together constitute a single and the same Agreement; each counterpart may be signed and transmitted initially by telefacsimile and the facsimile shall be considered as containing original signatures, provided that said counterpart is provided subsequently to each other party in its original form.

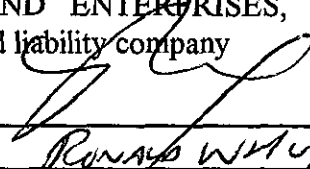
IN WITNESS WHEREOF, the parties hereto have affixed their respective hands and seals the date and year first above written.

WITNESS/ATTEST:



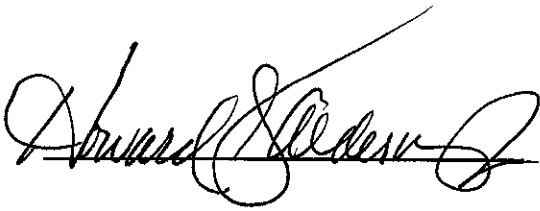
JE:

JAYAND ENTERPRISES, L.L.C., a Maryland
limited liability company

By:  (SEAL)

[PRINTED/TYPED NAME]

[TITLE/AUTHORITY]



PMR:

150 W. PAINTERS MILL ROAD, LLLP, a Maryland
limited liability limited partnership

By:  (SEAL)

William Orlow
[PRINTED/TYPED NAME]

150 W. P.M. LLLP
[TITLE/AUTHORITY]



Public Works Ex #1
MARYLAND DEPARTMENT OF THE ENVIRONMENT

2500 Broening Highway • Baltimore, Maryland 21224
(410) 631-3000 • 1-800-633-6101 • [http:// www. mde. state. md. us](http://www.mde.state.md.us)

Parris N. Glendening
Governor

August 9, 2001

Jane T. Nishida
Secretary

Hearing Officer
C/o Mr. Robert W. Bowling
Development Plans Review Division
County Office Building, Rm. 211
111 West Chesapeake Avenue
Towson, MD 21204

**RE: 150 W. Painter's Mill Rd. - New office bldg. in nontidal
floodplain - Case # 02-017-SPH**

Dear Mr. Bowling:

150 W. Painter's Mill Road Partnership has requested a floodplain waiver ^{to} build a new office building in the nontidal floodplain of Gwynn's Falls at 150 W. Painter's Mill Road, as well as place fill for reconstruction of a parking lot. The site appears to be well within the 100-year floodplain and subject to flooding by fast flowing and deep waters.

Baltimore County is reminded that its floodplain management ordinance prohibits the construction of new buildings in the 100-year nontidal floodplain because of the dangers to life and property by developing in these areas. For the same reasons, it would not be good floodplain management to consider a waiver to permit such development. This office would be opposed to the development of a new building in such a flood prone site, and sees no compelling reason to grant a waiver.

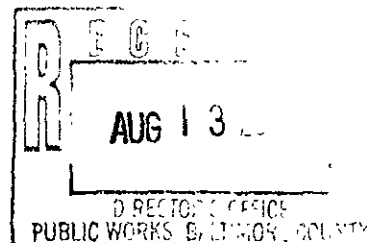
I hope that the above comments will assist Baltimore County in its consideration of this waiver request. Thank you for your attention to good floodplain management. Please feel free to contact me at (410) 631-3914 if you have questions or need additional assistance.

Sincerely,

John M. Joyce, Manager
Community Assistance Program
State NFIP Coordinating Office

JMJ

CC: Mr. David Thomas, DPW





Baltimore County
Department of Public Works

Public Works
Ex #2

Office of the Director
111 W. Chesapeake Avenue
Towson, Maryland 21204
410-887-3300
Fax: 410-887-3406

August 8, 2001

Mr. James A. Markle, P.E.
Vice President
G.W. Stephens Jr. and Associates, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21286

Reference: 150 W. Painters Mill Road
Gwynns Falls Floodplain

Dear Mr. Markle:

We have received and reviewed your submission of July 12, 2001 and the additional information of August 2, 2001 concerning the construction your client proposes in the floodplain of the Gwynns Falls.

We have reviewed your hydraulic model and made a few adjustments to model the existing and proposed conditions. Your hydraulic model clearly shows the area in question to be in the ultimate land use floodplain and we agreed with your submission and more importantly our work confirms that determination.

It is our conclusion that your proposal cannot be approved since you would be impacting the floodplain adversely. Additionally the County Code prohibits construction in the 100 year floodplain regardless of the impact.

If you need to discuss our conclusions please feel free to call John Maple of our Bureau of Engineering and Construction at 410-887-3711.

Sincerely,

Thomas H. Hamer, P.E.
Deputy Director

THH:JDM

CC: Mr. William Orlove
File





Baltimore County
Department of Public Works

Bureau of Engineering
and Construction
111 W. Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3788

July 8, 1996

Mr. William K. Orlove
Painters Mill Professional Building
11403 Cronhill Drive, Suite H
Owings Mills, Maryland 21117

Re: 110 Painter Mill Road

Mr. Orlove:

This letter will confirm our meeting with Walter Patton of KLNB, Inc. on June 27, 1996 to discuss the 100 year flood plain elevation and limit of the property at the corner of Painters Mill Road and Dolfield Road, known as 110 Painters Mill Road. As indicated on the attached drawing, the 100 year flood plain elevation is 455' ^{QAS} with the balance of the property in FEMA Zone B (500 year) outside the 100 year flood plain area.

If you have any questions, please do not hesitate to call.

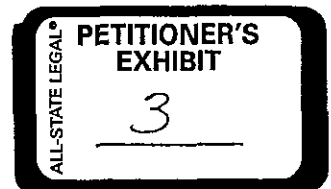
Sincerely,

A handwritten signature in cursive script, reading "Steven A. Walsh".

Steven A. Walsh
Bureau of Engineering
Baltimore County Department of Public Works

A handwritten signature in cursive script, reading "David Snook".

David Snook
Bureau of Engineering
Baltimore County Department of Public Works



This determination is based on the best information made available to Baltimore County. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a flood zone may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination. *7/11/96 SAW 7/14/96*



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

**CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS**

GEORGE WILLIAM STEPHENS, JR.
(1888-1983)

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JOHN C. WHITE, PROF. L.S.

TOWSON:
1020 CROMWELL BRIDGE RD.
TOWSON, MD 21286-3396
(410) 825-8120
FAX (410) 583-0288

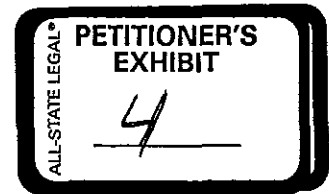
BEL AIR:
203 EAST BROADWAY
BEL AIR, MD 21014
(410) 879-1500
(410) 838-3800
FAX (410) 893-0425

visit our web site at
www.gwstephens.com
for our e-mail directory

July 12, 2001

Baltimore County Dept. of Public Works
Storm Drain Design Section
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attention: Mr. Steve Walsh, P.E.



Re: 150 West Painters Mill Road
Floodplain Study

Dear Steve,

Enclosed please find one set of revised HEC-RAS floodplain studies and maps that include revisions and additional analysis as requested by Mr. David Snook. The various studies are as follows:

1. Floodplain computed and delineated using the FEMA Study discharges (100-year storm with existing watershed conditions) for both the existing and proposed site conditions. The 100-year FEMA floodplain does not impact the proposed building site as the floodwaters remain in the main channel and do not spread out in the over bank areas. This floodplain closely matches the official FEMA floodplain map for this area.
2. Using the ultimate 100-year discharge (based on full development) from the 1986 study by Daft-McCune-Walker, we prorated the discharges by using the appropriate rainfall amounts to determine approximate 10-year, 25-year and 50-year discharges.

We also added three (3) additional cross-sections to better model the study area above Painters Mill Road and accounted for ineffective flow areas between the buildings by adjusting n-values.

We then calculated the floodplain for both existing and proposed site conditions using HEC-RAS for the 10, 25, 50 and 100-year storms.

We have included summary tables of the results and plotted cross-sections showing variable flow velocities in each cross-section for the various storms.

Mr. Steve Walsh, P.E.
150 West Painters Mill Road
July 12, 2001
Page 2

The proposed building construction and parking lot revision is not in the existing 100-year (FEMA) floodplain and has no measurable impact to the ultimate floodplain and/or upstream properties.

The lowest floor elevation of the proposed office building will, however, be set at least one foot above the ultimate 100-year floodplain elevation.

If you have any questions, or need any additional information or additional copies of the study, please contact this office.

Very truly yours,

George William Stephens, Jr.
and Associates, Inc.



James A. Markle, P.E.
Vice President

JAM:pmg

Enclosures

cc: David Snook, Baltimore County
William Orlove
Howard Alderman, Esq.



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AND ASSOCIATES, INC.**

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MARK B. TRESS, SR.

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FAX (410) 583-0288

BEL AIR:
203 EAST BROADWAY
BEL AIR, MD 21014
(410) 879-1500
(410) 838-3800
FAX (410) 893-0425

visit our web site at
www.gwstephens.com

February 6, 2002

Lawrence E. Schmidt, Esq.
Baltimore County Zoning Commissioner
401 Bosley Avenue Room 405
Towson, Maryland 21204

Re. 150 W. Painters Mill Road
Case No. 02-017-SPH

Dear Mr. Schmidt:

We are the engineers for 150 W. Painters Mill Road, LLLP, owner of the above referenced property. A Petition for a Special Hearing for construction within a riverine flood plain had been filed and a hearing was scheduled for September 11, 2001,

The hearing was then postponed so that certain issues that were identified could be completely addressed before the hearing was rescheduled.

One of the issues that required clarification was the impact, if any, to downstream properties if the construction of the building was allowed to proceed within the flood plain.

We have prepared hydraulic studies to determine the impact of the proposed construction to the flood plain. Based upon the analysis we have prepared, there will be no measurable impact to the flood plain and downstream properties once the building is constructed.

If the waiver is approved, the project can be designed and constructed in accordance with all applicable law and regulations.

If you have any questions or need additional information, please contact me at your convenience.

Very truly yours

George William Stephens, Jr.
and Associates, Inc.



James A. Markle, P.E.
Vice President

JAM:pmg

cc: Mr. Robert Barrett
Howard Alderman, Esq.
Mr. William Orlove



Item # 016

UNDEVELOPED
ZONED ML-1

LOT 8-8
BALTIMORE GAS
PLAT #72/22
#2705 ROLLIN

N 76°52'42" E

EX. 70' R/W

ML-1M
DR 16

EX. 50' PAVING

ZONING LINE

ENTRANCE

PROPOSED JOINT USE
DRIVEWAY ENTRANCE

PROP. SIGN POLE
(SEE SIGN DETAIL)

PROP.
OVERHEAD
CANOPY

48.5'

44.8'

PROP.
UNDERGROUND
STORAGE
TANKS

ROLLIN

70' R/W (PLAT #72/22)

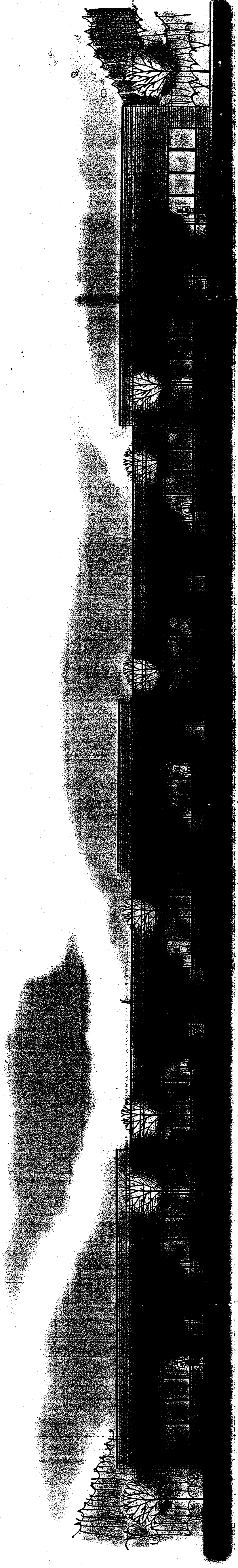
RESIDENTIAL

PARCEL 251
KINGSWOOD COMMON CONDO
PLAT #4/12

R=1180.92
L=266.07'



04/12/2002



W

SCHEMATIC FRONT ELEVATION
150 WEST PAINTERS MILL ROAD

SCALE 3/32" = 1'-0"

FISHMAN-CURRY ARCHITECTS
66 PAINTERS MILL ROAD, STE. 9
OWINGS MILLS, MARYLAND 21117
11-06-00





SCALE: 1" = 100'



REVISIONS
EXHIBIT
6

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1030 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-5386
(410) 284-5386

DATE 10/11/2011
NUMBER 1030

100-YEAR FLOODPLAIN CERTIFICATION
THE 100-YEAR FLOODPLAIN OUTLINE SHOWN ON THIS PLAN IS BASED ON THE 100-YEAR FLOODPLAIN STUDY AND FLOODPLAIN STUDIES AND WATER CROSSING STUDY FOR THE Gwynns Falls Project, prepared by the U.S. Army Corps of Engineers, Vicksburg, Mississippi, dated 1981.

SIGNATURE TITLE DATE

See top of
plan for
signature
of George
William
Stephens, Jr.
10/11/2011

SCALE
1" = 200'

Gwynns Falls HEC RAS 100-Year Floodplain Delineation Study

SHEET OF
DESIGNED OF
DRAWN BY
CHECKED BY
FILE

DESIGN AND DRAWING BASED ON
DATA PROVIDED BY
Gwynns Falls HEC RAS 100-Year Floodplain Delineation Study



Baltimore County
Zoning Commissioner

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

June 26, 2002

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204-0600

Re: Motion for Reconsideration
Case No. 02-017-SPH
Property: 150 W. Painters Mill Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The motion for reconsideration has been approved in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

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3706 Cronhill Drive
Owings Mills MD 21117

Bob Sheesley
83521 Chestnut Farm Lane
Ellicott City MD 21043

James Markle
G W Stephens
1020 Cromwell Bridge Rd
Towson MD 21286

J Carroll Holzer Esq
508 Fairmount Ave
Towson MD 21286

Ronald & Eugene Hux
30 New Plan Ct
Owings Mills MD 21117