IN RE: PETITION FOR SPECIAL HEARING

BEFORE THE

Along Gwynns Falls, between Old Court Road

and Milford Mill Road

ZONING COMMISSIONER

(Scotts Hill, Silver Creek, Gwynnvale

and Sudbrook Park Area Playgrounds)

OF BALTIMORE COUNTY

3rd Election District

2nd Council District

^c Case No. 03-223-SPH

Baltimore County, Maryland, a body

Corporate - Petitioners

* * * * * * * *

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, a body corporate, by and through their attorney, Nancy C. West, Esquire. 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 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code and Section 3112.0 of the Building Code of Baltimore County to permit playground equipment, asphalt walkways, and a pedestrian bridge to be located in a riverine floodplain. The subject property and requested relief are more particularly described on a series of plats and exhibits submitted, including County Exhibit 1, an aerial photograph of the subject property.

Appearing at the requisite public hearing in support of the request were Deanna Bailey and David Goodwin, representatives of Baltimore County's Department of Recreation and Parks, and Nancy C. West, Esquire, attorney for the Petitioners. Also appearing was Mary Roman, a civil engineer with McCrone, Inc. who was retained by Baltimore County and accepted as an expert with emphasis in water resources. Also appearing in support of the request were Andrew Schaffer, Elinor Spokes, and Wendall Sisler, all residents of the area. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a large parcel, generally known as the Gwynns Falls Stream Valley Park, which is located between Old Court

Road and Milford Mill Road, near the Baltimore City line in northwestern Baltimore County. As the name suggests, the property contains the Gwynns Falls water resource and is largely undeveloped. In addition to the Gwynns Falls stream itself, the property features a series of environmental constraints, including areas of floodplains, wetlands, forests and steep slopes. The property is owned by Baltimore County and will remain undeveloped as parkland; however, although largely undeveloped, the property is improved with four playground areas; namely, Scotts Hill, Silver Creek, Gwynnvale and Sudbrook Park. These areas are improved with playground equipment and recreational amenities. The Sudbrook Park Playground area also features a pedestrian walking path and benches, and a footbridge across the Gwynns Falls (see Exhibit 9).

Although by law, Baltimore County is exempt from its own zoning regulations, the County is not exempt from the development regulations contained in Title 26 of the Baltimore County Code. Section 26-276 prohibits and regulates development and disturbance in a riverine floodplain. Moreover, the floodplain management program is set out in Section 26-661, etc. Section 26-670 provides for a waiver from those requirements. In order to "develop" the subject property with the amenities described at the hearing, the requisite Petition for Special Hearing and waiver is requested.

Testimony and evidence offered established that the impact of the proposed "development" will be minimal and will not disturb the floodplain. Moreover, it is clear that the amenities offered by this parkland serve a legitimate public need and contribute to the quality of life of residents in the area. Therefore, I am easily persuaded that the Petition for Special Hearing should be granted. It is also to be noted that, as required by Section 26-172, the waiver was requested and is supported by the Department of Recreation and Parks. Ms. Bailey of that agency appeared and testified in detail about the nature of the request. Additionally, the waiver is supported by other agencies of Baltimore County, including the Department of Public Works.

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.

SO

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2 day of January, 2003 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 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code and Section 3112.0 of the Building Code of Baltimore County to permit playground equipment, asphalt walkways, and a pedestrian bridge to be located in a riverine floodplain, in accordance with County's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their use/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



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

Fax: 410-887-3468

January 22, 2003

Nancy C. West, Esquire Baltimore County Office of Law 400 Washington Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING

Along Gwynns Falls, between Old Court Road and Milford Mill Road (Scotts Hill, Silver Creek, Gwynnvale & Sudbrook Park Playground Areas) 3rd Election District – 2nd Council District Baltimore County, Maryland, a body corporate - Petitioners Case No. 03-223-SPH

Dear Ms. West:

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. Deanna Bailey & Mrs. David Goodwin
Department of Recreation & Parks

Ms. Mary Roman, McCrone, Inc., 20 Ridgely Avenue, Annapolis, Md. 21401

Mr. Andrew Schaffer, 924 Adana Road, Baltimore, Md. 21208

Ms. Elinor Spokes, 1017 Windsor Road, Baltimore, Md. 21208

Mr. Wendall Sisler, 712 Gloudyfold Drive, Baltimore, Md. 21208

People's Counsel; Case File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

to the Zoning	
for the property located atwhich is pr	along the GwynnsFalls between Old Court Road and Milford Mill Resently zoned DR 5.5

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

a waiver pursuant to Section 500.6 of the Baltimore County Zoning Regulations; Sections 26-276, 26-670, 26-172(a)(3) of the Baltimore County Code; and Section 3112.0 of the Building Code of Baltimore County to permit playground equipment, asphalt walkways, and a pedestrian bridge 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 line of the penalties of the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

IMAG do solemnly declare and affirm, under the penalties of

	I/We do solemnly declare and affirm, under the political political perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s): Baltimore County, Maryland a bridy corporate and politic Type of Finit
Name - Type or Print	Signature 1012
Signature Telephone No.	By: JOHN M. WASILISIN, Administrative Officer Name-Type or Print
Address State Zip Code City	Signature Courthouse, Mezzanine 410-887-4420 Telephone No.
Attorney For Petitioner: Nancy C. West, Assistant County Attorney Name - Type or Print	Address 400 Washington Avenue Towson, MD 21204 State Zip Code
Many C. West /1 20	Representative to be Contacted: Deanna Bailey/David Goddwin 2022/007-6053
Baltimore County Office of Law Company 400 Washington Avenue Telephone No.	301 Washington Ave. Address Alto-887-38237667-0033 Telephone No.
Address Towson, MD 21204 State Zip Code	Towson, MD 21204 State Zip Code City
	OFFICE USE ONLY
	ESTIMATED LENGTH OF HEARING
Case No. 03- 223-59H Revie	UNAVAILABLE FOR HEARING
REV 9/15/98	

ZONING DESCRIPTION FOR VARIOUS PARK SECTIONS OF GWYNNS FALLS STREAM VALLEY PARK

SCOTTS HILL PLAYGROUND

Being a point in the center of a playground 96' x 75' (7,200 sq. ft.) lying situate in the second election district of Baltimore County, Maryland which describes as follows:

Located 175 feet more or less east of the centerline of Scotts Hill Drive (60' R/W), 140 feet more of less north of the centerline of the Gwynns Falls, and 70 feet more or less south of the rear property line of house #911 Dropleaf Court which is shown on Plat 6, of Scotts Hill, recorded among the land records for the above mentioned County in plat book 28, folio 6.

SILVER CREEK PLAYGROUND

Being a point in the center of a playground 32' x 50' (1,600 sq. ft.) lying situate in the third election district of Baltimore County, Maryland, which describes as follows:

Located 100 feet more or less east of the centerline of the Gwynns Falls, 65 feet more or less east of Cloudyfold Road (50' R/W), and 130 feet more or less north of the northern property line of house #724 of said road which is shown on a plat of Section One, Silver Creek recorded among the land records for the above mentioned county in plat book 16, folio 94.

GWYNNVALE PLAYGROUND

Being a point in the center of a playground 28' x 41' (1148 sq. ft.) lying situate in the third election district of Baltimore County, Maryland, which describes as follows:

Located 215 feet more or less north of the centerline of the Metro tracks, 140 feet more or less southwesterly from the centerline of Idylwood Road (50' R/W), and 100 feet more or less southeasterly from the centerline of a stream flowing southwesterly into the Gwynns Falls.

03-223-5PM

SUDBROOK PARK AREA

Being an irregularly shaped parcel of land lying situate in the third election district of Baltimore County, Maryland which describes as follows:

Beginning on the west side of McHenry Road (50' R/W), 225 feet more or less northwesterly from the centerline of Olmstead Road (50' R/W), said beginning point being the front corner between lots 4 and 3 as shown on a plat of Sudbrook Park recorded among the land records for the above mentioned county in plat book 12, folio 51; running thence with the division between said lots.

- 1. South 78°-03'-37" West 200.83 feet to the northeast boundary of Section II of Silver Creek recorded among said land records in plat book 17, folio 92; thence with said line
- 2. North 49°-01'-15" West 405 feet more or less to intersect a stream flowing into the Gwynns Falls; thence southwesterly with said stream 550 feet more or less to the centerline of Gwynns Falls; thence upstream binding on said Gwynns Falls 800 feet more or less to intersect the southern right of way line of the Metro; thence easterly with said right-of-way 1,305 feet more or less to the northern boundary of the aforementioned Sudbrook Park at the rear property corner between lots 7 and 6 on said plat; thence running with the division line between said lots.
- 3. South 08°-07' east 150 feet to intersect the previously mentioned north side of McHenry Road; thence binding on said McHenry Road with a line curving to the left 484 feet more or less to the place of beginning containing 11 acres of land more or less.

03-223-5PM

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: #03-223-SPH

Along the Gwynns Falls between Old Court Road and

Milford Mill Road

Location: Baltimore County, Maryland along the Gwynns Falls between Old Court Road and Milford Mill Road, for Scott Hill Playground, Silver Creek Playground, Gwynnvale Playground, and Sudbrook Park Area

2nd and 3rd Election Districts

2nd Councilmanic District

Legal Owner(s). Battimore County, Maryland a body corporate and politic by John M. Wasilisin, Administrative Officer

Special Hearing: for a wavier to permit playground equipment, asphalt walkways, and a pedestrian bridge in a riverline flood plain

Hearing: Tuesday, January 14, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

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.

C580

CERTIFICATE OF PUBLICATION

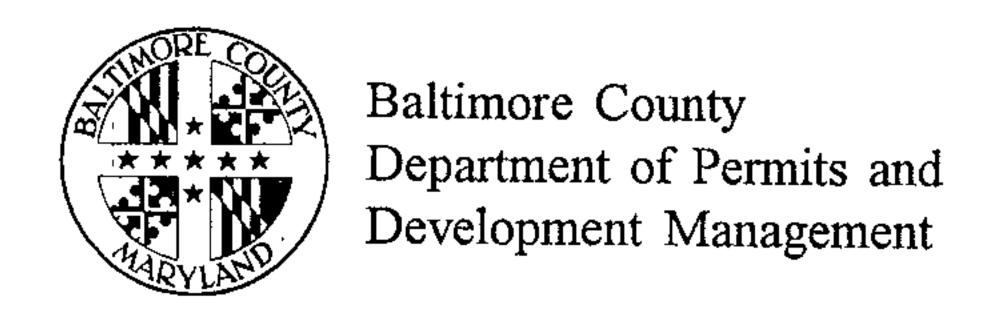
1/2,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of successive weeks, the first publication appearing
on $12 31 $, 2002 .
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

CERTIFICATE OF POSTING

		Date: 12/19/02
RE:	Case Number	
		of perjury that the necessary sign(s) required by law located at MCHENRY RD
	The sign(s) were posted on	12/19/02 (Month, Day, Year)
	POSTED 10:30 AM 12/19/02	(Signature of Sign Poster)
	ATTACH PHOTOGRAPH OF SIGN POSTED ON PROPERTY	(Printed Name of Sign Poster)
	HERE	(Street Address of Sign Poster)
		(City, State, Zip Code of Sign Poster) (Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

1		Date:	12/18/02
Р	ase Number <u>03-2235</u> , etitioner/Developer: <u>BALTO.</u> ate of Hearing/Closing:	· ·	
	his is to certify under the penalties of sted conspicuously on the property l		necessary sign(s) required by la
fear	he sign(s) were posted on	(Monti	n, Day, Year)
Sho	mrock La. at entrance.		(Signature of Sign Poster)
jar F.	ATTACH PHOTOGRAPH OF		RY FREUND (Printed Name of Sign Poster)
	SIGN POSTED ON PROPERTY HERE		(Street Address of Sign Poster)
			(City, State, Zip Code of Sign Poster)
		•	(Telephone Number of Sign Poster)



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

Fax: 410-887-5708

December 2, 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: 03-223-SPH

Along the Gwynns Falls between Old Court Road and Milford Mill Road

Location: Baltimore County, Maryland along the Gwynns Falls between Old Court Road and Milford Mill Road, for Scott Hill Playground, Silver Creek Playground, Gwynnvale Playground, and Sudbrook Park Area

Legal Owner: Baltimore County, Maryland a body corporate and politic by John M. Wasilisin, Administrative Officer

Special Hearing for a wavier to permit playground equipment, asphalt walkways, and a pedestrian bridge in a riverline flood plain.

Hearings:

Tuesday, January 14, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Nancy West, Assistant Co. Attorney, Baltimore Co. Office of Law, 400 Washington Avenue, Towson 21204

John M. Wasilisin, Administrative Officer, 400 Washington Avenue, Towson 21204 Deanna Bailey/David Goodwin, 301 Washington Avenue, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBR 30, 2003.

(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, December 31, 2002 Issue - Jeffersonian

Please forward billing to:

Deanna Bailey/David Goodwin Baltimore County Dept. of Recreation 301 Washington Avenue Towson, MD 21204

410-887-3823 or 410-887-6053

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: 03-223-SPH

Along the Gwynns Falls between Old Court Road and Milford Mill Road

Location: Baltimore County, Maryland along the Gwynns Falls between Old Court Road and Milford Mill Road, for Scott Hill Playground, Silver Creek Playground, Gwynnvale Playground, and Sudbrook Park Area

Legal Owner: Baltimore County, Maryland a body corporate and politic by John M. Wasilisin, Administrative Officer

Special Hearing for a wavier to permit playground equipment, asphalt walkways, and a pedestrian bridge in a riverline flood plain.

Hearings:

Tuesday, January 14, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence B. Schmidt

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

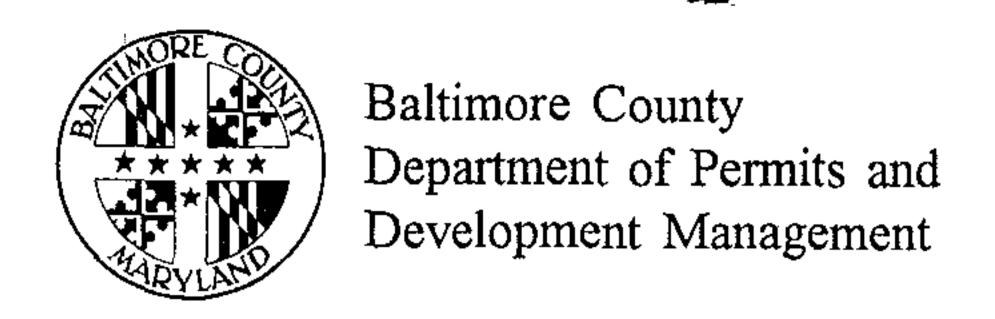
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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: 03-223-5PH
Petitioner: BALTIMORE COUNTY, MARYLAND
Petitioner: BALT/MORE COUNTY, MARYLAND ALONG THE GWYNNS FALLS BETWEEN OLD COURT ROAD Address or Location: &MILFORD MILL ROAD
PLEASE FORWARD ADVERTISING BILL TO:
Name: DEANNA BAILEY / DAUID GOODWIN
Address: BALTIMORE COUNTY DEPT, OF REC. & PARKS
301 WASHINGTON AUE., TOWSON, MD 21204
Telephone Number: $\frac{410-887-3823/410-887-6053}{}$

Revised 2/20/98 - SCJ



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

January 10, 2003

Nancy C. West Baltimore County Office of Law 400 Washington Avenue Towson, MD 21204

Dear Ms. West:

RE: Case Number: 03-223-SPH, Located along the Gwynns Falls between Old Court Road and Milford Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 6, 2002.

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:rlh

Enclosures

People's Counsel
Baltimore County, Maryland, John Wasilisin, Administrative Officer, Courthouse,
400 Washington Ave., Towson 21204
Deanna Bailey/David Goodwin, Rec. & Parks, 301 Washington Ave., Towson 21204



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor John D. Porcari Secretary

Parker F. Williams Administrator

Date: 11.27.02

Mr. George Zahner Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE:

Baltimore County

Item No. 223

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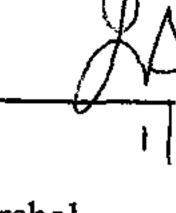
Dear, Mr. Zahner:

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,

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





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

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

November 26, 2002

- <u>U</u>

ATTENTION: George Zahner

Distribution Meeting of November 25, 2002

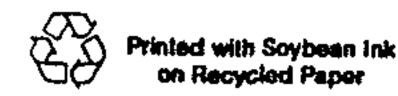
Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 214/223

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

cc: File





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

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

November 20, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: ZAC Dist. Meeting of 11/18/2002

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

203-209, 211-227

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:	Arnold Jablon
FROM:	R. Bruce Seeley RBS 767
DATE:	January 12, 2003
SUBJECT:	Zoning Item 223 Address Sudbrook Park
Zoning	Advisory Committee Meeting of November 25, 2002
	epartment of Environmental Protection and Resource Management has no ents on the above-referenced zoning item.
an exte	epartment of Environmental Protection and Resource Management requests ension for the review of the above-referenced zoning item to determine the to which environmental regulations apply to the site.
	epartment of Environmental Protection and Resource Management offers lowing comments on the above-referenced zoning item:
<u>X</u>	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: January 12, 2003

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF RECREATION AND PARKS

INTER-OFFICE CORRESPONDENCE

TO:

Carl Richards

DATE: September 23, 2002

FROM:

Deanna Bailey

SUBJECT:

Gwynns Falls Stream Valley Park - Floodplain Waiver Request Additional

Material

Site/Project Name: Gwynns Falls Stream Valley Park, various sections

Sudbrook Park

Scotts Hill Playground Silver Creek Playground Gwynnvale Playground

Election District: 2 and 3 Councilmanic District: 2

We have also enclosed the following.

- (3) Petition Applications
- (12) copies of the site plan
- (1) 200 Scale Zoning Map with the areas shown
- (1) Description
- (1) original Floodplain Waiver request letter dated May 30, 2002 from Mr. Weber to Mr. Jablon and Mr. Adams

Please call me at x6053 if you have any additional questions or need additional material. Thank you.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 03-223 & 03-339

DATE: February 3, 2003

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.

Section Chief:

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: January 16, 2003

TO: Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

For December 2, 2002

Item Nos. 213, 216, 217, 218, 219, 220, and 223

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

RWB:CEN:jrb

cc: File

BEFORE THE PETITION FOR SPECIAL HEARING RE: Gwynns Falls b/w Old Court Rd & Milford ZONING COMMISSIONER Mill Rd; Baltimore Co., MD along Gwynns * b/w Old Court Rd & Milford Mill Rd, for **FOR** Scotts Hill, Silver Creek, & Gwynnvale Playgrounds & Sudbrook Park Area 3rd Election District **BALTIMORE COUNTY** 2nd Council Manic District 03-223-SPH Legal Owner: John M. Wasilisin, Admin Off* Petitioner(s)

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 _____ day of November, 2002, a copy of the foregoing Entry of Appearance was mailed to Deanna Bailey & David Goodwin, 301 Washington Avenue, Towson, MD 21204, and Nancy C. West, Assistant County Attorney, Baltimore County Office of Law, 400 Washington Avenue, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DECEIVED

By DA

CASE NAME	
CASE NUMBER_	
DATE	

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL		
DAVID GODWIN Deanna Baileig	301 WASHINGTON RUE	Lawson, M. 21204	Doorsone Capr. Mous Dhailey (200 humd. US		
MARY Roman	ZO RIDGELY AUE.	ANNAPOUS MD 2401	MROMAN & MCCRONE-INC		
Andrew Schaffer	924 Adana Rd	Belt, MB 21208	Schaffereast & msn.com		
Elinor Spokes	1017 Windsor Road	Palt MD 21208	Spocaraton@aoi.co		
HERVAII SISLER	712 Charly Fold 52	13.1+ Mg 21208	13igurospa en the NET		
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Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. Governor

Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

December 2, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda 12/2/02 re: Case numbers 03-214-SPHA, 03-215-SPH, 03-216-A, 03-217-A, 03-218-SPH, 03-219-SPHA, 03-220-A, 03-221-SPH, 03-222-A, 03-223-SPH

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 11/26/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

Sincerely,

1/2/2/01

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup

Gary Freund - Re: Sign Posting

From: To:

David Goodwin Freund, Gary

Date:

12/19/02 10:04 AM Subject: Re: Sign Posting

Gary

Yes if there is only one sign posted.

Thanks for your help Dave

>>> Gary Freund 12/19/02 09:01AM >>>

Dave

Am I correct in assuming that you would like the sign moved? Gary

>>> David Goodwin 12/18/02 04:45PM >>>

Gary

There are four areas to the Gwynn Falls Stream Valley Park. Shamrock Lane is in the Gwynnvale Area. The majority of the work is to take place in the Sudbrook Area of the park. I would recommend the posting be placed on Mchenry Road in the Sudbrook Area of the park so that the public doesn't accuse us of hiding the posted sign.

Thanks Dave Goodwin

>>> Nancy West 12/18/02 04:09PM >>>

Thanks. Can you send me a copy of the certification and/or does that follow the file? \Nancy

Nancy C. West Assistant County Attorney Baltimore County Office of Law Courthouse, 2nd Floor 400 Washington Avenue Towson, Maryland 21204

Tel.: 410.887.4420 Fax.: 410.296,0931

Confidentiality Statement

This electronic mail transmission contains confidential information belonging to the sender which is legally privileged and confidential. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking of any action based on the contents of this electronic mail transmission is strictly prohibited. If you have received this electronic mail transmission in error, please immediately notify the sender.

>>> Gary Freund 12/18/02 04:07PM >>>

Sign was posted at the entrance to the park at the end of Shamrock La. today, 12/18/02, at 10:00am. , Gary

P/U Date				losed Date				ary F to update	
Anonymous Complaint	•	Complainant Updated		Updated by voice message		Unable to update		Update not necessary	
Executive office Complaint	Yes	N	0	If Yes is Exe	_	Ye	S	No	

•

Gary Freund - Re: Sign Posting

From:

David Goodwin

To:

Freund, Gary; West, Nancy

Date:

12/18/02 4:46 PM

CC:

Subject: Re: Sign Posting Bailey, Deanna

'Gary

There are four areas to the Gwynn Falls Stream Valley Park. Shamrock Lane is in the Gwynnvale Area. The majority of the work is to take place in the Sudbrook Area of the park. I would recommend the posting be placed on Mchenry Road in the Sudbrook Area of the park so that the public doesn't accuse us of hiding the posted sign.

Thanks Dave Goodwin

>>> Nancy West 12/18/02 04:09PM >>>

Thanks. Can you send me a copy of the certification and/or does that follow the file? \Nancy

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>>> Gary Freund 12/18/02 04:07PM >>>

Sign was posted at the entrance to the park at the end of Shamrock La. today, 12/18/02, at 10:00am. Gary

From:

Nancy West

To:

Freund, Gary

Date:

12/18/02 4:19PM

Subject:

Re: Sign Posting

Yes, please do send me a copy. \Nancy

>>> Gary Freund 12/18/02 04:13PM >>>

It was placed in the file. If you need a copy I can send one tomorrow.

>>> Nancy West 12/18/02 04:09PM >>>

Thanks. Can you send me a copy of the certification and/or does that follow the file? \Nancy

Nancy C. West Assistant County Attorney Baltimore County Office of Law Courthouse, 2nd Floor 400 Washington Avenue Towson, Maryland 21204

Tel.: 410.887.4420 Fax.: 410.296.0931

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>>> Gary Freund 12/18/02 04:07PM >>>

Sign was posted at the entrance to the park at the end of Shamrock La. today,12/18/02, at 10:00am. Gary

From:

Nancy West

To:

Freund, Gary

Date:

12/18/02 4:10PM

Re: Sign Posting

Subject:

Thanks. Can you send me a copy of the certification and/or does that follow the file? \Nancy

Nancy C. West
Assistant County Attorney
Baltimore County Office of Law
Courthouse, 2nd Floor
400 Washington Avenue
Towson, Maryland 21204

Tel.: 410.887.4420 Fax.: 410.296.0931

Confidentiality Statement

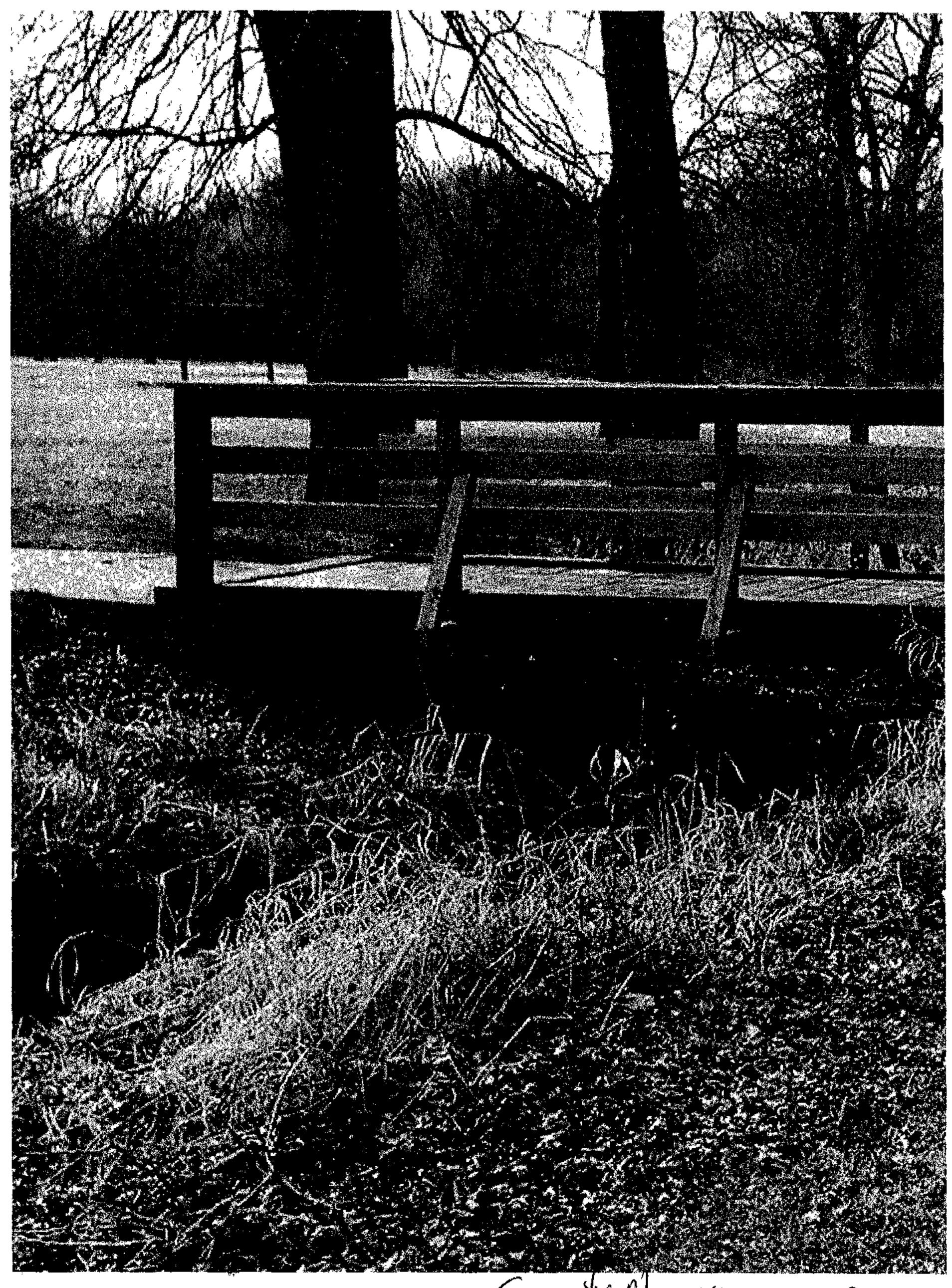
This electronic mail transmission contains confidential information belonging to the sender which is legally privileged and confidential. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking of any action based on the contents of this electronic mail transmission is strictly prohibited. If you have received this electronic mail transmission in error, please immediately notify the sender.

>>> Gary Freund 12/18/02 04:07PM >>>

Sign was posted at the entrance to the park at the end of Shamrock La. today,12/18/02, at 10:00am. Gary

CC:

Bailey, Deanna; Goodwin, David



03-223-5PH 9/19/2002

NING ADVISORY COMMITTEE A ENDA **ROOM 123, COUNTY OFFICE BUILDING** DISTRIBUTION MEETING OF November 25, 2002 FORMAL OR INFORMAL RESPONSE DUE AT December 2, 2002 2002 MEETING

RECEIVED

NOV 25 2002

* Agenda Only

+ Agenda and Petition

& Agenda and Plat

Agenda, Petition and Plat

Distribution:

Zoning Commissioner's Office (Lawrence Schmidt); MS #3401

PDM, Zoning Review H.O. Hearing File (Rebecca Hart)

PDM, Zoning Review DRC/ZAC Meeting File (W. Carl Richards, Jr.)

PDM, Code Enforcement (Rick Wisnom) PDM, Building Inspection (Karen Hopkins)

- PDM, Development Plans Review (Robert W. Bowling) &
- Planning Office (Mark Cunningham); *Director (Pat Keller)

Recreation and Parks (Jean Tansey); MS #52 DEPRM (Bruce Seeley) - 2 copies of each

& & State Highway Administration, Access Permits Division (Kenneth A. McDonald)

Fire Department (Lt. Jim Mezick); MS #1102F

Economic Development Commission, Business Develop. (Robert Hannon); MS #2M07

Highways (Tim Burgess); MS #1003

Community Conservation (Mary Harvey); MS #1102M

People's Counsel (Peter Zimmerman); MS #2010

Honorable T. Bryan McIntire, County Council, District 3; MS #2201

Nancy Jones/Mike Ruby

- IF CRITICAL AREA, Maryland Office of Planning (Aziz Mammad) : #
- IF FLOODPLAIN, Department of Natural Resources (John Joyce)
- IF FLOODPLAIN, Public Works (David Thomas); MS #1315

IF FLOODPLAIN, Permits (John Reisinger)

IF FLOODPLAIN, Code Enforcement (Rick Wisnom)

IF ELDERLY HOUSING, Community Development; MS #1102M

- ### IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sqt. Wines)
- IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder); MS #1102E

IF TOWER, Tower Coordinator, c/o OIT: MS #2007

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: George Zahner.

If you have any questions regarding a particular zoning petition, please contact the Zoning Review planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Item Number 222

Case Number 03-222-A

Type: Residential

Reviewer: RDD

Legal Owner: James L. and Karen Sue Coffman

Contract Purchase

Critical Area: No

Election District: 14th

Councilmanic District: 5th

Property Address 3040 Arizona Avenue

Location N/side Arizona Avenue 580 feet east of centerline Balder Avenue

Existing Zoning: D. R. 5.5

Proposed Zoning

6,181 acres Area

VAIANCE to permit a rear yard setback as close as 18 inches and a side yard setback of 2 feet in

lieu of the required 30 feet and 10 feet, respectively.

Attorney

Miscellaneous: Violation: 02-4414

Item Number 223

Case Number 03-223-SPH

٧

Type: Public

Reviewer: JNP

Legal Owner: John M. Wasilisin, Administrative Officer

Contract Purchase

Critical Area: No

Election District: 3rd

Councilmanic District: 2nd

Property Address Gwynns Falls between Old Court Road and Milford Mill Road

Baltimore County, Maryland along the Gwynns Falls between Old Court Road & Milford Mill Road, for Scotts Hill Location

Playground, Silver Creek Playground, Gwynnvale Playground, Sudbrook Park Area.

Existing Zoning: D.R. 5.5

Area

11 acres +/-

Proposed Zoning

SPECIAL HEARING for a wavier to permit playground equipment, asphalt walkways, and a

pedestrian bridge in a riverline flood plain.

Attorney Nancy C. West, Assistant County Attorney

Miscellaneous: Flood

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John F. Weber, III, Director

Department of Recreation and Parks

FROM: Edward C. Adams, Jr., Director

Department of Public Works

DATE: June 6, 2002

SUBJECT: Gwynns Falls Stream Valley Park

Floodplain Waiver Request

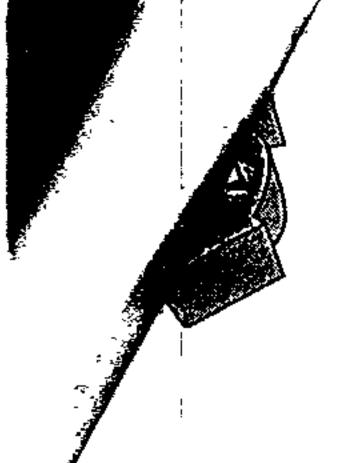
Our office has reviewed your letter of May 30, 2002. We find that the proposed improvements to the Gwynns Falls Stream Valley Park located in the 100-year floodplain are consistent with sound floodplain management as described in Section 26-670, Baltimore County Code. In particular, no new buildings or parking areas are proposed, and the existing pedestrian bridge will be replaced in such a way as to not impact flood elevations.

This office therefore recommends approval of the subject waiver.

ECA, Jr. / DLT/s

CC: John Joyce, MDE; Arnold Jablon; TomHamer; Steve Walsh

County No 12



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date: 11.27.02

Mr. George Zahner Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE:

Baltimore County

Item No. 223

2 M L

Dear. Mr. Zahner:

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



ris N. Glendening Governor athleen Kennedy Townsend Lt. Governor

Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

December 2, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda 12/2/02 re: Case numbers 03-214-SPHA, 03-215-SPH, 03-216-A, 03-217-A, 03-218-SPH, 03-219-SPHA, 03-220-A, 03-221-SPH, 03-222-A, 03-223-SPH

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 11/26/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup

Monday



the bridge state of the state of

Baltimore County Fire Department

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

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

November 20, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

ZAC Dist. Meeting of 11/18/2002

Dear Mr. Zahner:

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.

7 The Fire Marshal's Office has no comments at this time, in reference to the following :tems:

203-209, 211-227

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

cc: File

Contract of the second of the





Baltimore County
Department of Permits and
Development Management

JAN 1 0 2003

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 10, 2003

Nancy C. West Baltimore County Office of Law 400 Washington Avenue Towson, MD 21204

Dear Ms. West:

RE: Case Number: 03-223-SPH, Located along the Gwynns Falls between Old Court Road and Milford Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review. Department of Permits and Development Management (PDM) on November 6, 2002.

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

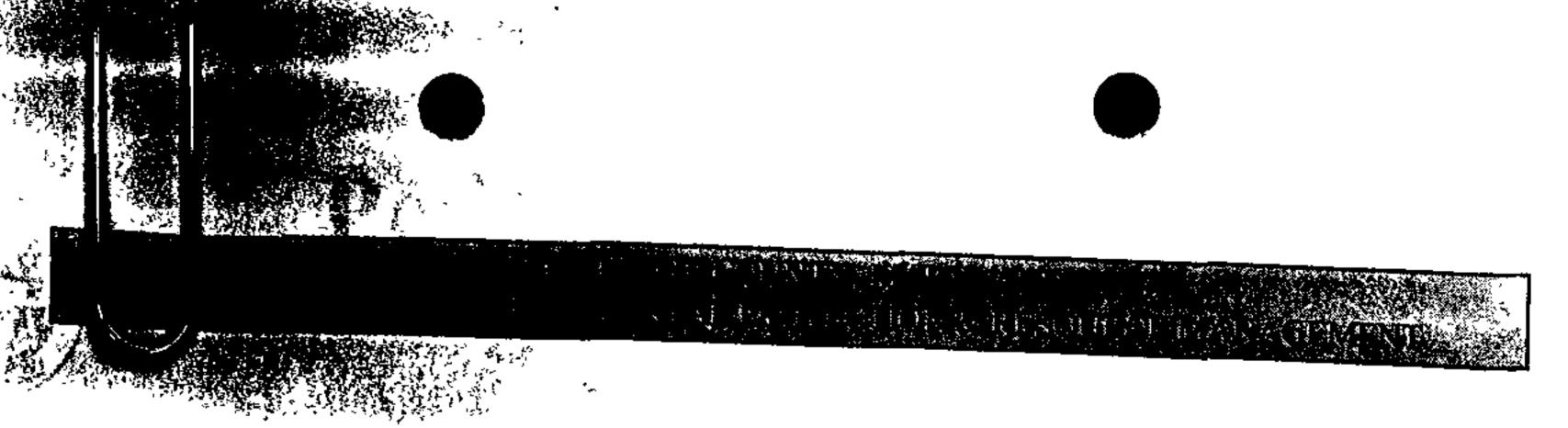
WCR:rlh

Enclosures

People's Counsel

Baltimore County. Maryland. John Wasilisin, Administrative Officer, Courthouse, 400 Washington Ave., Towson 21204

Deanna Bailey/David Goodwin, Rec. & Parks, 301 Washington Ave., Towson 21204



TO:

Arnold Jablon

FROM:

R. Bruce Seeley 185 161

DATE:

January 12, 2003

SUBJECT:

Zoning Item

223

Address

Sudbrook Park

Zoning Advisory Committee Meeting of November 25, 2002

	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.
<u>X</u>	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:

09

Reviewer:

Betty Kelley

Date: January 12, 2003





Baltimore County Department of Recreation and Parks

301 Washington Avenue Towson, Maryland 21204

410-887-3871

Fax: 410-825-3305

Deaf/TDD: 410-887-5319

May 30, 2002

Mr. Arnold Jablon, Director
Baltimore County Department of Permits and Development Management
and
Mr. Ed Adams, Director

Baltimore County Department of Public Works 111 W. Chesapeake Avenue Towson, Maryland 21204

Re: Floodplain Waiver Request for Gwynns Falls Stream Valley Park – Sudbrook, Silver Creek, Gwynnvale and Scott Hills Areas

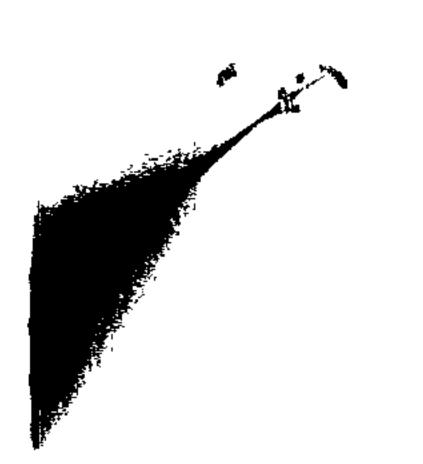
Dear Sirs:

The Sudbrook area of the Gwynns Falls Stream Valley Park lies within the 100-year floodplain of the Gwynns Falls. In accordance with Section 26-670, Waivers, a waiver of Section 26-276, "Floodplain and Wetland Protection" is necessary in order to redevelop the park in accordance with the "Final Concept Plan" for the park. This plan is based largely upon a community-sponsored design, and is an outgrowth of several years of work by the community to prepare and adopt a "community plan." The Sudbrook Park Community Plan, was adopted by the Baltimore County Council in April, 1999, and subsequently became a Master Plan Amendment.

Sudbrook area was initially developed in the 70's and includes a tennis/multipurpose court, concrete walkways, benches, a small bridge for maintenance and pedestrian access and, until recently, antiquated play equipment. Many of these amenities do not meet the current needs of the community. The nearby community of Sudbrook is a historic area that was designed by the Olmsted firm. The community desires to redevelop the park in a manner that complements the historic design of the community, while also addressing environmental concerns. Since the entire park is within the floodplain, it is not possible to provide any park amenities without working in the floodplain. Failure to grant the waiver would, therefore, represent an exceptional hardship to the community since it would result in the loss of amenities for the park.

Along with the redevelopment of the Sudbrook Area, it is necessary for the Department to renovate the playgrounds located in the Gwynnvale, Silver Creek and Scotts Hill, areas of the stream valley park which also lie within the 100 year floodplain. To bring them into compliance with current safety standards will require the removal of existing equipment and play surface and replacement with new playground equipment and play surfacing. To meet the ADA criteria, an access walk will be needed from the closest parking area to the playground. This will require minor grading and installation of asphalt as the accessible surface material.

RECREATION G PARKS



May 30, 2002
Page two
Messrs. Amold Jablon and Ed Adams

Nature of Construction: The nature of the construction is removal of existing improvements and construction of new asphalt pathways, benches and tables, playgrounds, borders and play surface, a pedestrian/maintenance access bridge and planting within the floodplain limits. The concept plan for the proposed improvements in the Sudbrook Area is attached with this letter. Also attached is a GIS print showing the location of the existing and proposed new locations of the playgrounds at each site within the stream valley park.

Floodplain Alteration: There will not be any substantial changes to the floodplain. Small areas of fill will be offset by cut areas so that there will be no net fill in the floodplain. The proposed bridge will be located in the same location as the existing bridge structure and may use the existing abutments, if they are determined to be suitable.

Safety Issues: No parking or buildings are proposed in the floodplain. The park is designed for "walk-to" passive recreation uses.

This County project has great importance for meeting county commitments and recreational needs in the Pikesville area. The improvements are proposed in a manner that protects the environment, do not appreciably alter the floodplain, and are in accordance with waivers allowed by the County Code.

Please contact Deanna Bailey, Project Coordinator, Recreation and Parks Capital Planning and Development Section, at x 6053, if you have any questions or need additional information. Thank you for your consideration of this important request.

John F. Weber, III

Director

JFW/vmw

c: David Goodwin

03-223-5PH

Mary E. Roman, P.E. Project Manager, Water Resources McCRONE, INC.

EDUCATION

B.S./1984/Civil Engineering/The Pennsylvania State University

REGISTRATION

P.E./1989/Civil Engineer, Maryland #17025 P.E./2001/Civil Engineer, Delaware #12262

EXPERIENCE

Ms. Roman has 18 years of professional experience specializing in water resources engineering. As a Project Manager, she is responsible for stormwater management design; stormwater retrofit assessments; floodplain analysis using TR-20, HEC-2 and HEC-RAS; identification, evaluation, and design of Best Management Practices; water quality sampling and monitoring; Nonpoint source pollution assessments; and assessment of water resources regulations. She has performed numerous comprehensive watershed studies focusing on flooding, water quality and stream restoration. Ms. Roman has extensive experience in complying with the National Pollution Discharge Elimination System (NPDES) stormwater program for industrial and municipal operators including preparation of Storm Water Pollution Prevention Plans (SWP3s), permit application preparation, storm sampling programs, and non-stormwater discharge investigations including dye testing.

REPRESENTATIVE PROJECTS

HERBERT RUN STREAM RESTORATION, BALTIMOARE COUNTY, MD; Project manager responsible for design of stream restoration measures for 1700 linear feet of stream. The project consisted of assessment of existing stream conditions and designing restoration concepts for this highly urbanized stream. Conducted hydraulic analysis using HEC-RAS to determine existing and proposed water surface elevations.

STEMMERS RUN AT GLENWEST COURT STREAM RESTORATION, BALTIMORE COUNTY, MD; Project manager responsible for design of stream restoration measures for 700 linear feet of stream. The project consisted of assessment of existing stream conditions and designing restoration concepts for this highly urbanized stream. Conducted hydrologic and hydraulic analyses using TR-20 and HEC-RAS to determine existing and proposed water surface elevations.

PERRYVILLE CONNECTOR, CECIL CO., MD; Project Manager/Engineer; performed hydrologic and hydraulic analysis using TR-20 and HEC-RAS in preparation of a floodplain study for a proposed road crossing of Mill Creek. Obtained approval of the floodplain study from MDE and from FEMA (Letter of Map Revision) to permit a 5-foot increase in water surface elevations. In addition, performed a Scour Analysis for the bridge crossing for approval by the State Highway Administration.

NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, DC; Project Engineer, performed hydraulic and hydrologic reviews of riverine and coastal Flood Insurance Studies. Also performed hydraulic analyses using HEC-2 for the Mississippi River to simulate conditions on broad, flat-sloped streams.

CONCRETE HOMES PEIR DESIGN, BALTIMORE COUNTY, MD; Project manager for design of a new pier and shoreline stabilization along the Bullneck Creek.

UPPER POTOMAC INDUSTRIAL PARK, ALLEGANY CO., MD; Project Manager for preparation of design plans for a flood control berm to protect existing development from flood waters along the

North Branch of the Potomac River. Schematic Design included determining the design recurrence interval for the berm, hydraulic analysis for the North Branch utilizing the U.S. Army Corps of Engineers HEC-RAS program, analyzing interior drainage conditions, and providing preliminary design of stormwater management facilities to control interior drainage. A Letter of Map Revision Request was granted submitted to FEMA to obtain approval of the flood control berm and FEMA certification of the structure as a levee.

LITTLE PAINT BRANCH STREAM RESTORATION, PRINCE GEORGE'S CO., MD; Project Manager, conducted hydraulic analysis to determine bank full depths for existing and proposed conditions for stream restoration measures proposed on the Little Paint Branch. Conducted detailed hydraulic modeling of the Little Paint Branch using HEC-2 and HEC-RAS to determine the existing and proposed floodplain elevations. Also included review and professional engineering sign/seal of sediment and erosion control design. Stream restoration measures are to meet State Highway Administration and Redskins Stadium wetland mitigation requirements for the stadium construction and associated road improvements.

BALTIMORE COUNTY STAFF SUPPORT, BALTIMORE COUNTY, MD; Reviewed stormwater management design plans for proposed developments throughout the County. Ensured that designs were technically accurate and met Baltimore County stormwater management criteria.

NORTH POINT STATE PARK, BALTIMORE CO., MD; Designed two shallow marsh facilities to provide water quality control. McCrone, serving as the prime consultant to DGS, is providing full architectural and engineering services for the development of improvements at North Point State Park, a 1300-acre site on the shores of the Chesapeake Bay, located within the Critical Area.

FOUR SEASONS, QUEEN ANNE'S CO., MD; Conducted floodplain study for 2.46 square mile watershed utilizing TR-20 and HEC-RAS. Determined waterway opening for major stream crossing.

BEAVERDAM CREEK WATERSHED STUDY, PRINCE GEORGE'S CO., MD; Project Manager, conducted a comprehensive watershed study of a heavily developed 15-square mile watershed. The flooding analysis consisted of detailed hydrologic and hydraulic modeling, identification of potential flooding hazards, and identification and evaluation of flood control alternatives. The water quality analysis consisted of a detailed evaluation of environmental and water quality conditions and identification and evaluation of retrofit measures to improve water quality and habitat conditions in the watershed.

NORTHEAST COLLECTOR, WICOMICO CO. MD; Project Engineer, conducted hydraulic analyses using the HEC-RAS computer program to model the effects of two road crossings on the Peggy Branch and Middle Neck Branch floodplains for the proposed Northeast Collector which will serve as a by-pass around Salisbury.

INDIAN CREEK, PRINCE GEORGE'S CO., MD; Project Engineer, performed hydrologic and hydraulic analyses using the TR-20 and HEC-2 models to design a culvert crossing and determine the 100-year flood elevations for a 200-acre drainage area stream.

NAAMANS CREEK BASIN FLOOD ABATEMENT STUDY, WILMINGTON, DE; Project Manager for a comprehensive engineering analysis for the Naaman's Creek Watershed. Public meetings, data review and extensive field reconnaissance were conducted to determine locations that are experiencing flooding and water quality problems within the developed watershed. Best management measures, stream restoration measures, and flood control improvements were

identified and evaluated for over 40 sites. Comprehensive site assessments, which include conceptual design, cost estimates, and evaluation of feasibility, were prepared for ten management measures. Recommendations for implementation were presented to the Flood Abatement Committee and the public.

HAMILTON RUN/MARSH RUN STORMWATER IMPROVEMENTS, CITY OF HAGERSTOWN, WASHINGTON CO., MD; Project Manager conducted a comprehensive study of the highly urbanized Marsh Run and Hamilton Run watersheds for the City of Hagerstown. The majority of the watersheds was developed prior to the advent of stormwater management regulations and thus is experiencing the effects of uncontrolled runoff. The purpose of the study is to identify and evaluate flood control and water quality improvement measures. Evaluation of the best management measures consisted of performing conceptual designs; conducting a detailed feasibility assessment, which includes assessment of environmental impacts, effectiveness, constructability, land acquisition, and permitting issues; and developing preliminary cost estimates. The development of the conceptual design included conducting detailed modeling using TR-55, TR-20 and HEC-2.

DETENTION CENTER FLOODPLAIN STUDY, ALLEGANY CO., MD; Project Manager for a floodplain study utilizing HEC-RAS for Warrior Run to determine floodplain elevations in the vicinity of the proposed detention center.

LAKE OF THE PINES, ANNE ARUNDEL CO., MD; Project Manager for a dam breach analysis and Emergency Action Plan development as required by the Maryland Dam Safety Division for this significant hazard dam. The facility drains approximately 500 acres of single-family land use. The Soil Conservation Services TR-20 program was utilized to complete the initial hydrologic analysis. The U.S. Army Corps of Engineers (COE) HEC-1 program was then utilized to determine dam breach discharges and route the discharges downstream on Tarnan's Branch. The Coe's HEC-RAS program was used to predict the water surface elevations that would result. Once the flood limit was determined, an Emergency Action Plan was prepared.

FRITCHER AUTOMOTIVE, PRINCE GEORGE'S CO., MD; Provided testimony for Special Exception Hearing for the City of Bowie Public Works.

MILLERSVILLE LANDFILL, CELL 9, ANNE ARUNDEL CO., MD; Provided testimony to support Anne Arundel County in a claim brought on by the contractor.

ROCKHILL SAND AND GRAVEL, PRINCE GEORGE'S COUNTY, MD; Provided expert testimony regarding sediment and erosion control design for a special exception hearing.


MORELAND V. MAGRUDER, PRINCE GEORGE'S COUNTY, MD; Provided testimony as an expert witness in the Circuit Court of Maryland regarding floodplain issues pertaining to Federal Emergency Management Agency's National Flood Insurance Program.

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.


BY BUCHART-HORN, INC. BALTIMORE, MD. 21210


TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS

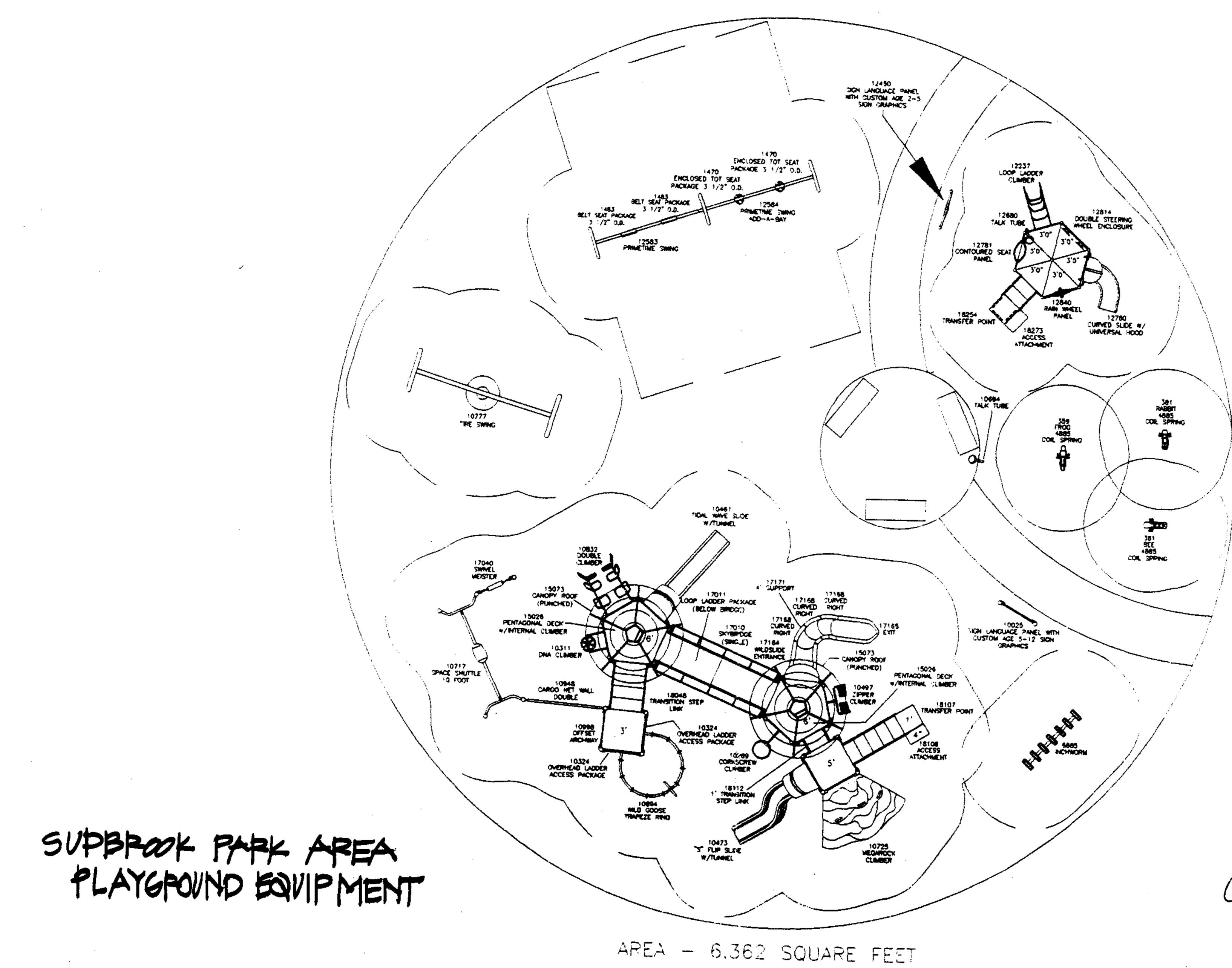
JANUARY



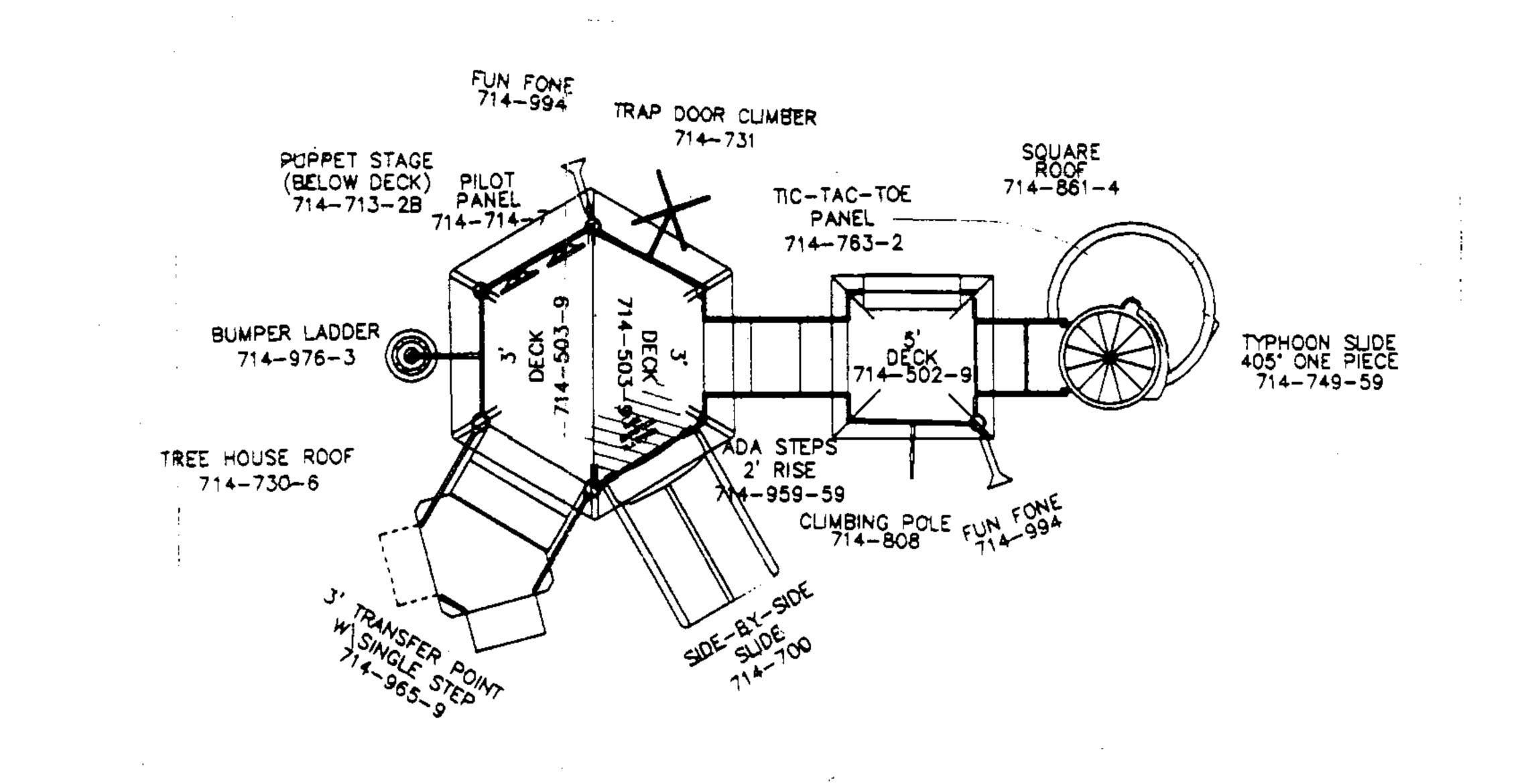
03-223-591







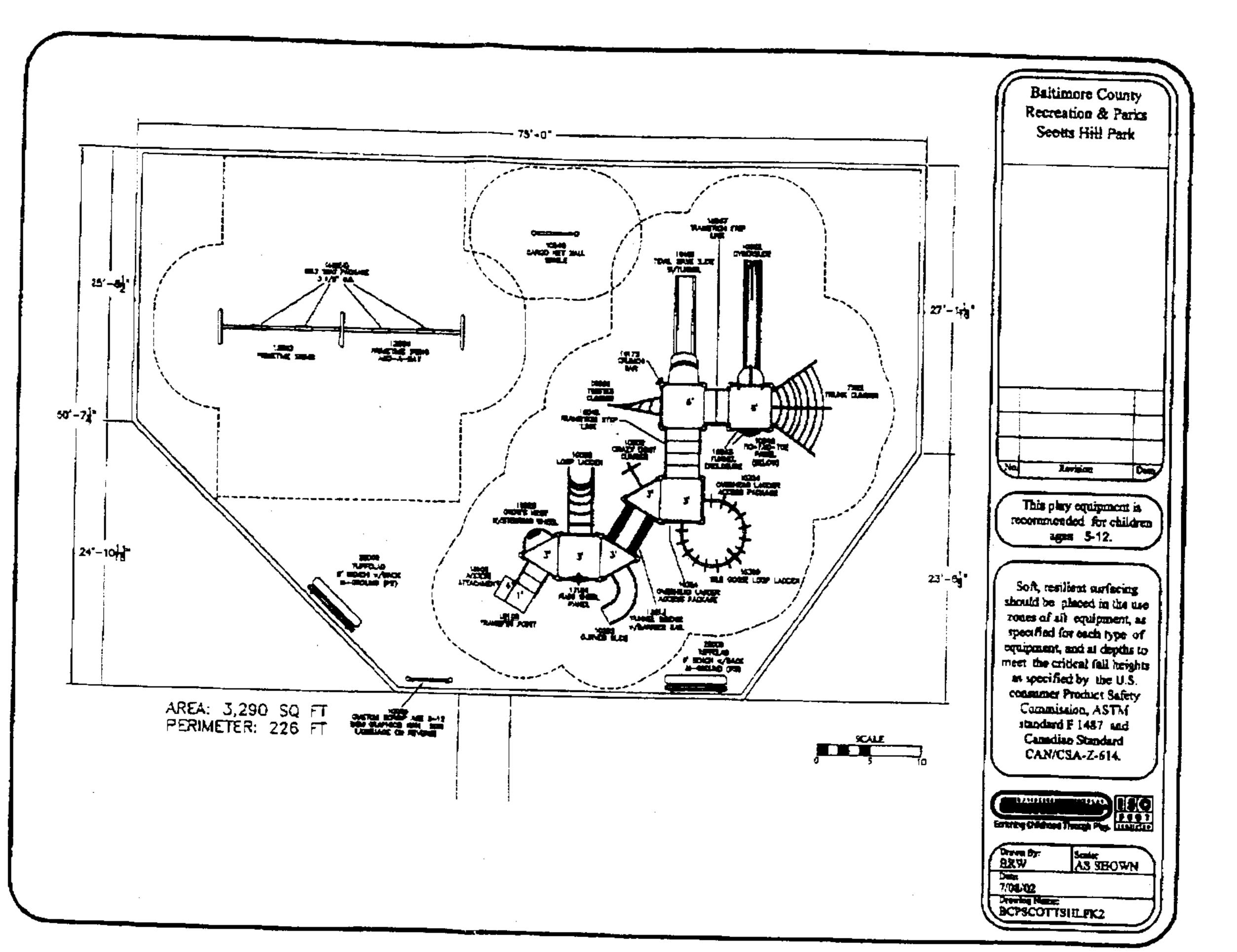
M05



GWYNVALE AREA
PHAYGROUND EQUIP.

Wow 2

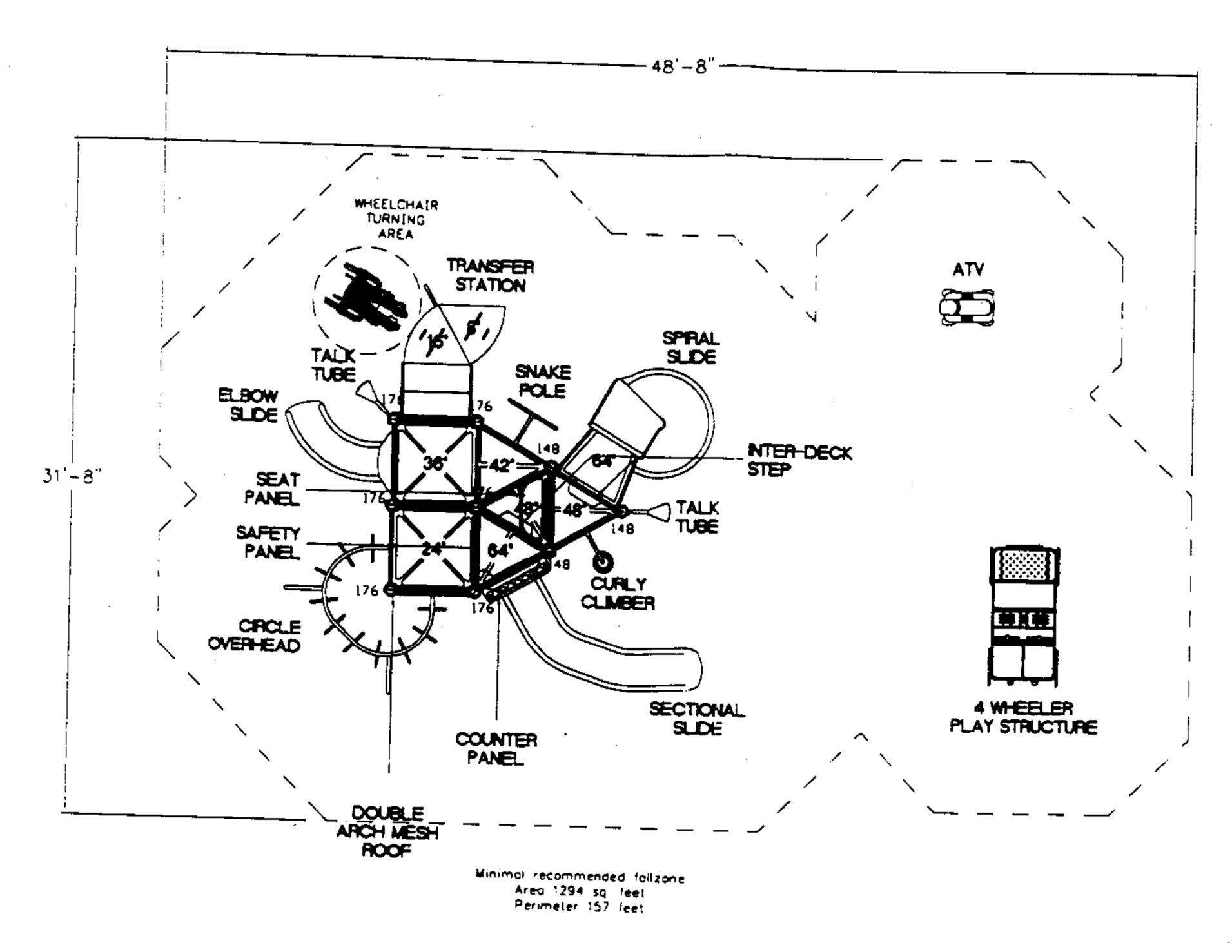
Jellen



SCOTTS HILL PLAY 640 UND EQUIPMENT

guty Not





SILVER CREEK-PLAYGROUND EQUIPMENT

Playground Layout Compliance:

This playground design meets the proposed Access Board Regulations.

CPSC Handbook for Public Playground Safety

ASTM F1487 - Playground Equipment for Public Use.

GENERAL NOTES

The Americans with Disobilities Act (ADA) may require that you make your park and/or playground accessible when newed in its entirety. Please consult your legal counsel to determine if the ADA applies to you.

For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas.
 Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.

All deck heights are measured from top of ground cover
 Foll absorbing ground cover is required under and around all play equipment.

 The minimum recommended fall zone around the entire playstructure is shown. This zone is to be free of all tripping or collision hazards (i.e. roots, rocks, border material, etc.).

7. This playstructure(s) meets the performance and safety requirements of ASTM for children 5–12 years old. Not all equipment may be appropriate for all children. Supervision is required.

8. All post lengths are identified by text showing the post lengths, i.e. 96 represents a 96 inch post.

Project: Silver Creek Park

LTCPS rep:
John Amici
Bosco

410-882-3869

Kid Builders:

Post Material: Galvanized

Post Color: Forest Green Accent Color: Deep Red

Panel Color: Tan

Slide Color: Tan

Roof Color: Forest Green

Hex Wedge:None

Hex Rib: None Mounting: Buried

Kid Riders:

Mounting Type: Inground

Drawn by: Eddie Barron

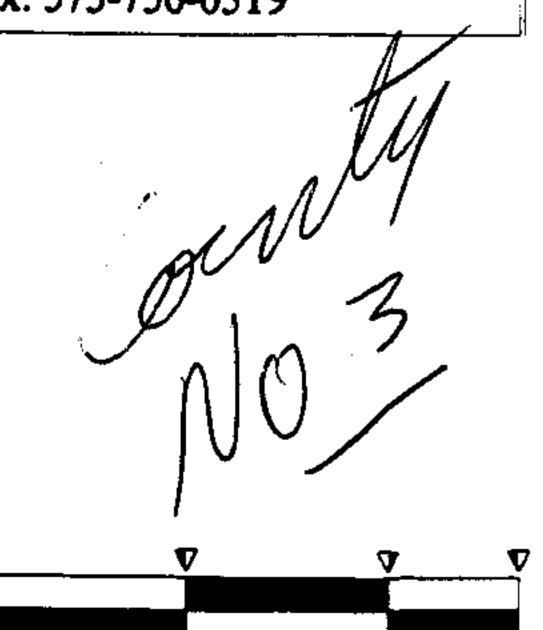
Date: 6/24/2002

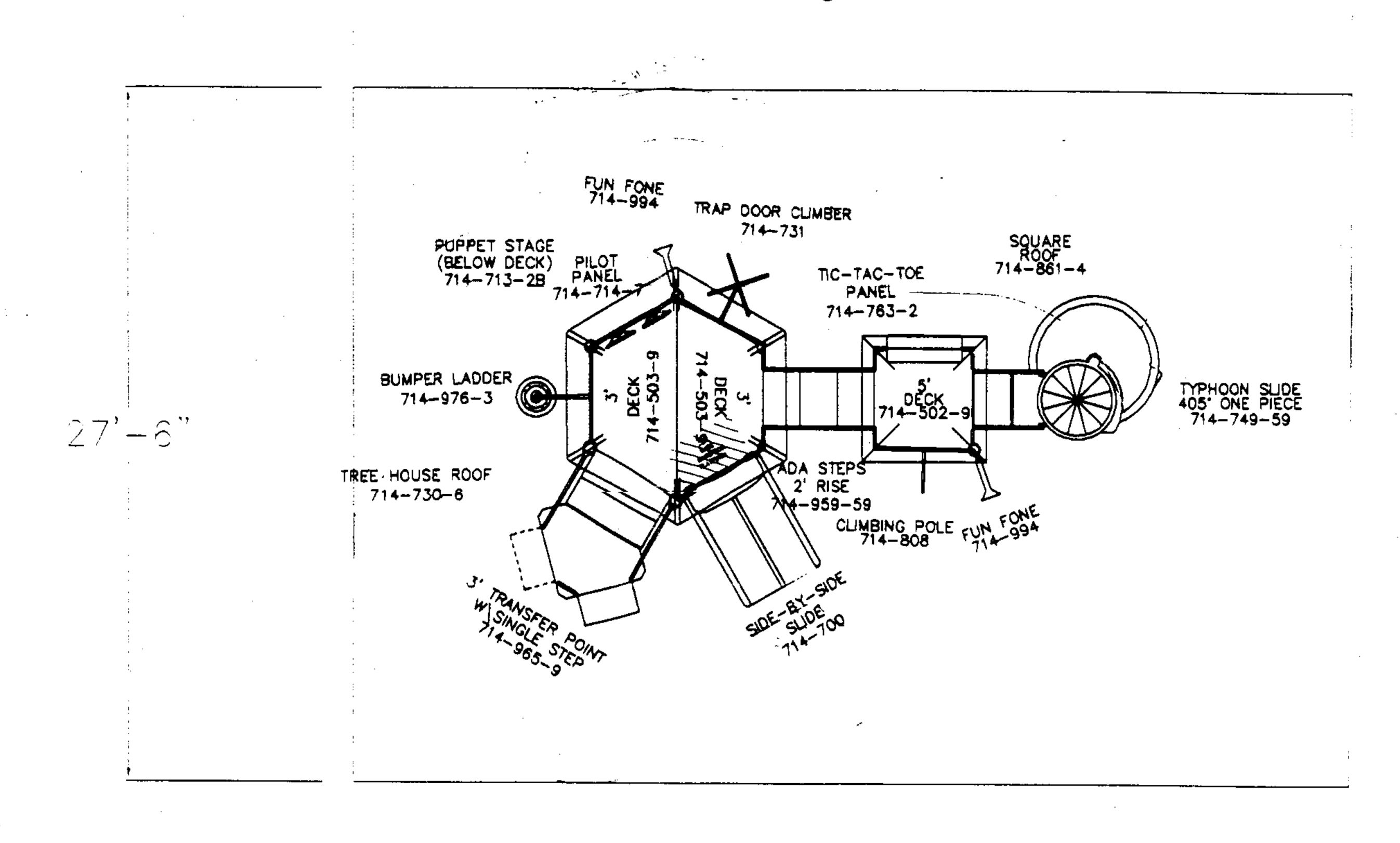
DWG Name: 200126957

Scale: 1/8"=1'
Approved by:

LTCPS - Farmington
One Iron Mountain Drive
Farmington, Missouri 63640

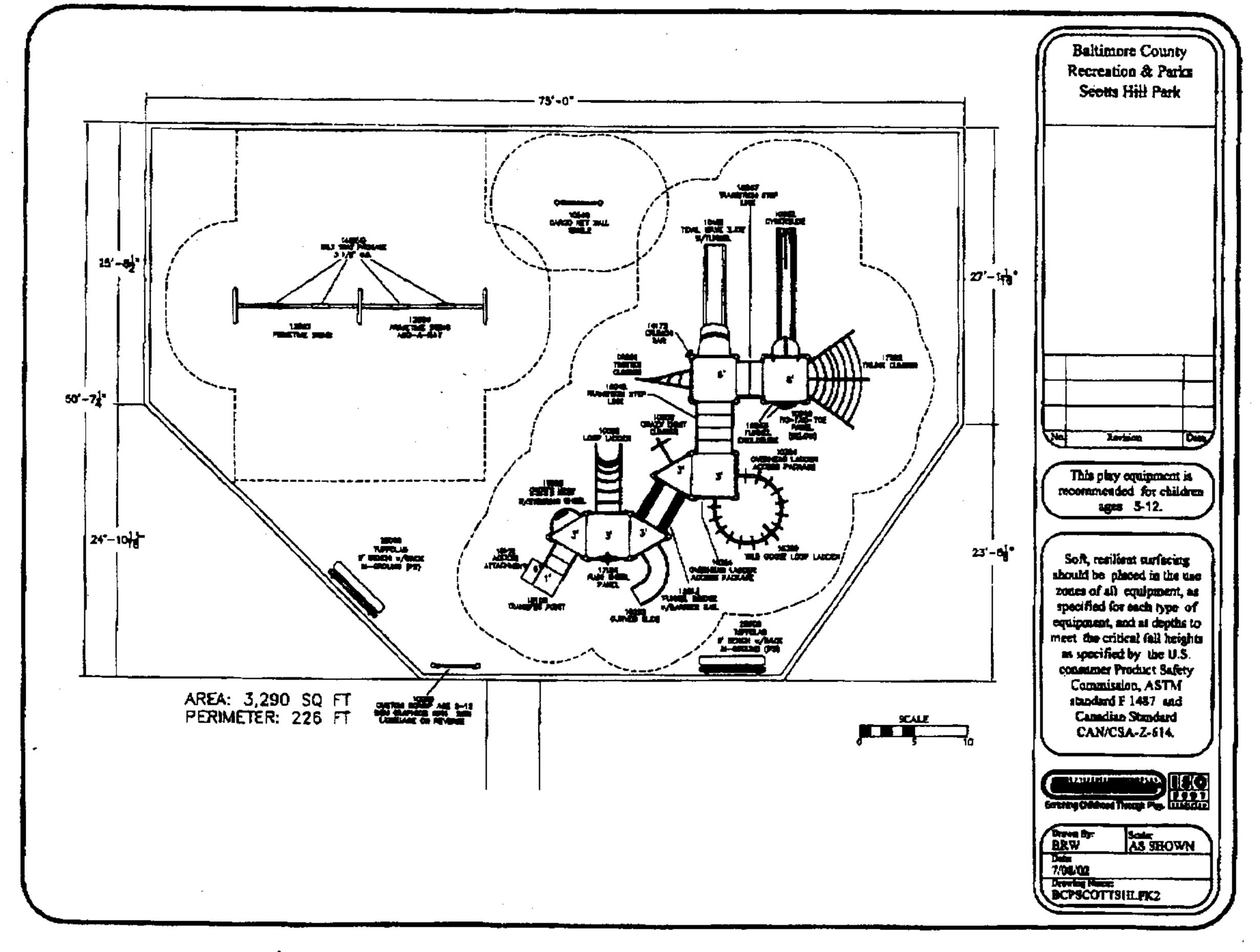
Voice: 1-800-325-8828 Fax: 573-756-0319






GUYNVALE AREA
PHAYGROUND EQUIP.

03-223-5PH



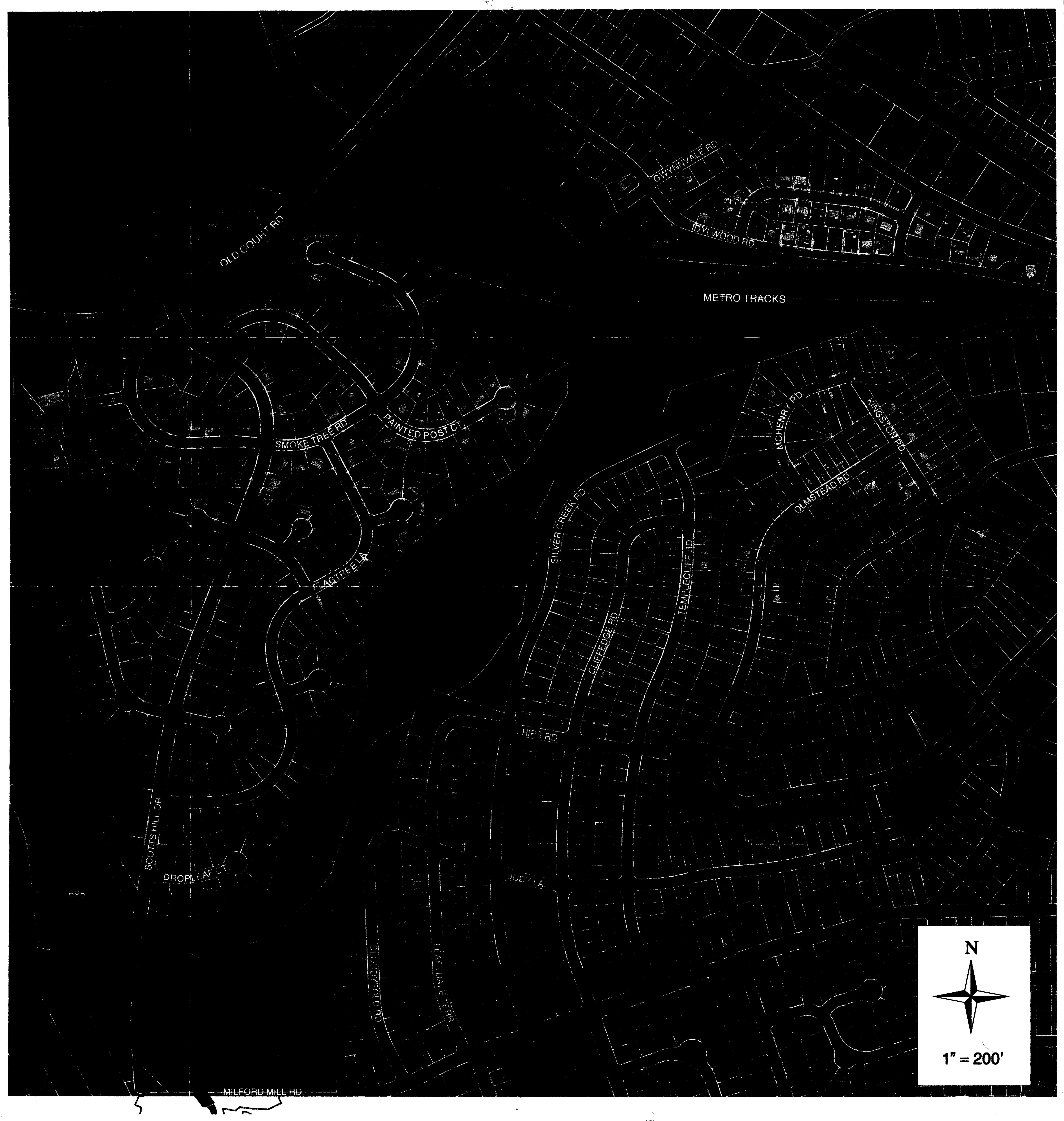
SCOTTS HILL PLAYGROUND EQUIPMENT

03-223-SPN



03-223-SPH

GWYNNS FALLS STREAM VALLEY PARK



Area outlined in pale green represents the approximate extent of the Sudbrook Area. Hatched purple line represents approximate extent of 100-year flood plain.

Coordinate System: Maryland State Plane: NAD83/91 Horizontal Datum. Elevations in Feet: NAVD88 Vertical Datum. Date of Data Capture: March 1996. Scale of Data Capture: 1" = 100'
The cadastral information on this plot was compiled from existing deed information. This information is not to be considered authorative. This survey information was not field checked and certified by a licensed land surveyor. Map created by Baltimore County Recreation of Recreation and Parks in conjunction with OIT-GIS Services. May, 2002

Co Ex#1