IN RE: PETITIONS FOR SPECIAL HEARING,

SPECIAL EXCEPTION & VARIANCE -

SW/S Mohr's Lane, E of

Pulaski Highway

(Sleepy Hollow Woods)

15<sup>th</sup> Election District

5<sup>th</sup> Council District

\* BEFORE THE

\* ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* Case No. 03-241-SPHXA

Sleepy Hollow Woods, Inc.

Petitioners

\*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owners of the subject property, Sleepy Hollow Woods, Inc., by Ernest E. Sligh, through their attorney, Sebastian A. Cross, Esquire. The Petitioners request a special hearing to approve an amendment to the special exception and site plan approved in prior Case No. 87-126-XA for that portion of the property zoned MH-IM. In addition, special exception relief is requested, pursuant to Section 415.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a trailer park within a D.R.3.5 zone. Lastly, variance relief is requested from Section 414.4 of the B.C.Z.R. to allow a rear yard to property line building setback of 25 feet in lieu of the required 75 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Ernest Sligh, principal of Sleepy Hollow Woods, Inc., property owner; Steven L. Fader, the consultant who prepared the site plan; and Sebastian Cross, Esquire, attorney for the Petitioners. Richard Cobert, a representative of Baltimore County's Office of Economic Development also appeared in support of the request, as did several residents from the surrounding locale, including Bea Carmine, Howard Lipinski, Joseph Stasuk, Dorothy Schaefer, Roberta Wertz, Mardell Gieseler, Jennifer Shayne, and Mike Martin. No one appeared in opposition.

118/118

The subject property under consideration is an irregular shaped parcel located on the southwest side of Mohr's Lane, just east of that road's intersection with Pulaski Highway (Maryland Route 40) in White Marsh. The property is located to the rear of a large, commercial/ retail complex which contains a Home Depot, Pet Smart, Costco (Price Club), Pep Boys and Burger King. The subject property contains 17.7472 acres in area, predominantly zoned D.R.3.5 with a small area in the front portion of the site zoned M.H.-I.M. Presently, the property is unimproved and features a number of environmental constraints, including areas of wetlands and The property does not have direct frontage on any public road; however, is located forests. immediately to the rear of the Home Depot store, adjacent to another tract of land which is also owned by the Petitioners and operated as a trailer park. As shown on the site plan, access to that parcel is by way of Mohr's Lane, a public road that currently ends at the rear of the Home Depot Store and its intersection with Van Winkle Lane, a small road that leads into the existing trailer park. The trailer park was approved under Case No. 87-126-XA and contains nearly 50 acres in area. In this regard, testimony indicated that the M.H.-I.M. zoned portion of the subject property was part of the originally approved trailer park. However, when Mohr's Lane was constructed, it separated that portion of the property from the overall 50-acre tract. Thus, the M.H.-I.M. zoned portion of the property was not utilized as part of the existing trailer park and has remained vacant. There are currently approximately 187 mobile home sites available for lease.

The Petitioners now come before me seeking approval to expand the existing trailer park to provide 31 additional lots. As more particularly shown on the site plan, Mohr's Lane will be extended approximately 820 feet in an easterly direction to provide access to the frontage of the subject property. In this regard, it is anticipated that the road will be extended as future Campbell Boulevard and ultimately link with Bird River Road to the east. There is no doubt that future extensions of the road for the ultimate connection will either be by other private property owners with frontage thereon or as a County Capital Improvement Project. However, the Petitioner will pay for the cost of the 820-foot extension to provide access to his property. Upon completion of

that extension to Mohr's Lane, a second public road, to be known as Sligh Circle, will be constructed into the interior of the subject site.

It is to be noted that the subject property has limited development potential in view of the environmental constraints associated therewith. Thus, the 31 home sites have been clustered in the northeastern portion of the site so as to avoid those environmentally sensitive areas. Each lot will be approximately 28' x 56' or 28' x 60' in dimension.

Mr. Sligh and Mr. Fader offered testimony and evidence in support of the request. Mr. Fader prepared the site plan and discussed in detail the proposed improvements as summarized above. Mr. Sligh discussed the operation of the trailer park. As noted above, a small pie-shaped portion of the site near the proposed extension of Mohr's Lane is zoned M.H.-I.M. Relief is requested under the Petition for Special Hearing to amend the special exception and site plan approved in the prior Order to incorporate this pie-shaped parcel into the subject property.

As noted above, there was no opposition to the request and many of the individuals who appeared are residents of the existing trailer park. They raised questions about the proposal and seemed satisfied by the responses given and the site plan offered.

Based upon the testimony and evidence presented, I am persuaded that the Petition for Special Exception should be granted. It is clear that the proposed use will not be detrimental to the health, safety or general welfare of the locale, particularly given the character of the neighborhood and the existing trailer park located immediately adjacent to the subject property. Moreover, special hearing relief shall be granted to approve a revision to the prior site plan and Order. Finally, variance relief is requested to allow a reduced rear property line setback. Mr. Fader indicated that the reduced setback was necessitated by the environmental constraints associated with this property. As noted above and shown on the site plan, much of the property is located within forest area and wetlands. Due to these constraints and the unusual configuration of the land, the proposed residential lots are compacted in the northeast corner of the site, within the required setback to an adjacent right-of-way for the Baltimore Gas & Electric Company. Thus, the

The second second

requested variance relief is necessary. High-tension wires are located along that tract; thus, approval of the requested variance will not cause detrimental impacts to any adjacent property.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of November, 2002 that the Petition for Special Hearing to approve an amendment to the special exception and site plan approved in prior Case No. 87-126-XA to revise the plan to include a portion of the property zoned MH-IM; in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception seeking relief, pursuant to Section 415.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a trailer park within a D.R.3.5 zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 414.4 of the B.C.Z.R. to allow a rear yard to property line building setback of 25 feet in lieu of the required 75 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



## Baltimore County Zoning Commissioner

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

February 11, 2003

Fax: 410-887-3468

Sebastian A. Cross, Esquire Gildea, LLC 301 N. Charles Street, Suite 900 Baltimore, Maryland 21201

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE

SW/S Mohr's Lane, E of Pulaski Highway

(Sleepy Hollow Woods)

15<sup>th</sup> Election District – 5<sup>th</sup> Council District Sleepy Hollow Woods, Inc. - Petitioners

Case No. 03-241-SPHXA

Dear Mr. Cross:

It has just been brought to my attention that as a result of a typographical error, the Order issued by me in the above-captioned matter was incorrectly dated. Although I signed the Order on January 31, 2003, the signature page shows my signing the Order on November 31, 2002, which is obviously incorrect. Please change your copy of the Order to reflect the correct month (January) and year (2003).

Thank you for your cooperation in this matter and should you have any questions on the subject, please do not hesitate to call my office.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc:

Mr. Ernest Sligh, 11401 Symphony Woods Lane, Silver Spring, Md. 20901

Mr. Steven L. Fader, 801 S. Caroline Street, Baltimore, Md. 21231

Ms. Bea Carmine, 9900 Van Tassel Lane, Baltimore, Md. 21220

Mr. Howard Lipinski, 9901 Van Tassel Lane, Baltimore, Md. 21220

Mr. Joseph Stasuk, 9904 Van Tassel Lane, Baltimore, Md. 21220

Ms. Dorothy Schaefer, 9903 Van Tassel Lane, Baltimore, Md. 21220

Ms. Roberta Wertz, 5934 Daybreak Terrace, Baltimore, Md. 21206

Ms. Mardell Gieseler, 1 Whitelaw Place, Apt. TC, Baltimore, Md. 21/236

Mr. Richard Cobert, Economic Development; People's Counsel; Case/File



January 30, 2003

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

Fax: 410-887-3468

Sebastian A. Cross, Esquire Gildea, LLC 301 N. Charles Street, Suite 900 Baltimore, Maryland 21201

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE SW/S Mohr's Lane, E of Pulaski Highway (Sleepy Hollow Woods) 15<sup>th</sup> Election District – 5<sup>th</sup> Council District Sleepy Hollow Woods, Inc. - Petitioners Case No. 03-241-SPHXA

Dear Mr. Cross:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance have 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

Mr. Ernest Sligh, 11401 Symphony Woods Lane, Silver Spring, Md. 20901 cc:

Mr. Steven L. Fader, 801 S. Caroline Street, Baltimore, Md. 21231

Ms. Bea Carmine, 9900 Van Tassel Lane, Baltimore, Md. 21220

Mr. Howard Lipinski, 9901 Van Tassel Lane, Baltimore, Md. 21220

Mr. Joseph Stasuk, 9904 Van Tassel Lane, Baltimore, Md. 21220

Ms. Dorothy Schaefer, 9903 Van Tassel Lane, Baltimore, Md. 21220

Ms. Roberta Wertz, 5934 Daybreak Terrace, Baltimore, Md. 21206

Ms. Mardell Gieseler, 1 Whitelaw Place, Apt. TC, Baltimore, Md. 21236 Ms. Jennifer Shayne, 409 Washington Avenue, Towson, Md. 21204

Mr. Richard Cobert, Economic Development; People's Counsel; Case File



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9900 Sligh Circle which is presently zoned DR-3.5, 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

1. Special hearing to amend special exception No. 87-126XA to revise plan for portion of MH-IM zoning included in site plan attached to petition.

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.

		,	clare and affirm, under the the legal owner(s) of the Petition.	•
Contract Purchaser/Lessee:		<u>Legal Owner(s):</u>		
	<u> i</u>	Sleepy Hollo		
Name - Type or Print		Name - Type-or Print	2 Las	
Signature		SignatureErnest	E.S. gh	··· <u></u>
Address	Telephone No.	Name - Type or Print		
City State	Zip Code	Signature		
Attorney For Petitioner:		1141 Sympho Address	ny Woods Lane	Telephone No.
Sebastian A.Cross		<u>Silver Spri</u> City		301)681-861 Zip Code
Name - Type or Print	,	•	State to be Contacted:	Zip Code
Signature Gialdea, LLC		Sebastian A	. Cross	
Corpany		Name	7.01.000	
301 N.Charles Street, Suit	e 900	301 N.Charl	es Street,Suit	e 900
Address	Telephone No.	Address		Telephone No.
Baltimore, MD 21201 (410) City State	234-0070	Baltimore, M	D 21201 (410)	234-0070
; <b>;</b>	Zip Code	City	State	Zip Code
		<u>OF</u>	FICE USE ONLY	
		ESTIMATED LEN	IGTH OF HEARING	<del></del>
Case No. 03-241-5PH		UNAVAILABLE F		
	Rev	iewed By LTM	Date 11/18	5/02



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 9900 Sligh Circle

which is presently zoned DR-3.5, 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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Special Excedption per Section 415.6 of the BCZR to allow use of a trailer park within a DR-3.5 zone.

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

I, or we, agree to pay expenses of above Special Exception, 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:	<u>Legal Owner(s):</u>	
Name - Type or Print	Sleepy Hollow Woods, Inc. Name - Type or Print	
Signature	Signature Ernest E. Sligh	
Address Telephone No.	Name - Type or Print	
City State Zip Code	Signature	
Attorney For Petitioner:	1141 Symphony Woods Lane Address Telephone No.	
Sebastian A. Cross	Telephone No.  Silver Spring, MD 20901 (301)681-861	
Name - Type or Print Can	City State Zip Code	
Signature	Representative to be Contacted:	
Gildea, LLC Company	Sebastian A.Cross Name	
Address Telephone No.	301 N. Charles St., Suite 900 Address Telephone No.	
Baltimore, MD 21201 (410)234-0070 City State Zip Code	Baltimore, MD 21201 (410)234-0070 City State Zip Code	
	OFFICE USE ONLY	
Case No. 03-241-SPHXA	ESTIMATED LENGTH OF HEARINGUNAVAILABLE FOR HEARING	
REV 09/15/98	Reviewed By Date 11/18/02	
REV 09/15/98		



# Petition for Variance

## to the Zoning Commissioner of Baltimore County for the property located at 1900 Sligh Circle

which is presently zoned DR-3.5, ML-IM

I/We do solemnly declare and affirm, under the penalties of

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 Variance from Section(s)

See Attached

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

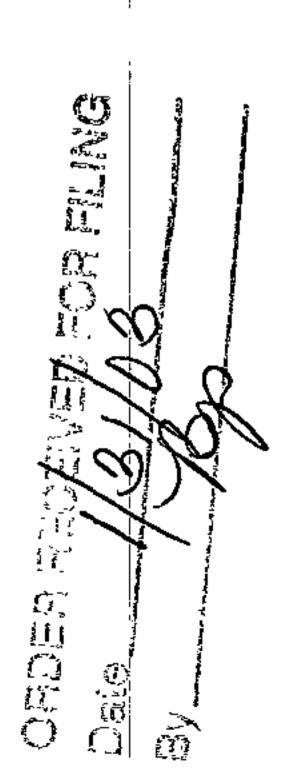
See Attached

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

	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):
Name - Type or Print	Sleepy Hollow Woods, Inc.  Name - Type or Print
Signature	SignatureErnest E. 21igh
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	1141 Symphony Woods Lane Address Telephone No
Sebastian A. Cross Name - Type or Punt	Silver Spring, MD 20901 (301)681-8617 City State Zip Code
Signature Signature Gildea, LLC	Representative to be Contacted:
Company	Sebastian A.Cross Name
301 N.Charles St., Suite 900  Address Telephone No.  Baltimore, MD 21201 (410)234-0070	301 N.Charles St., Suite 900 Address Telephone No
Baltimore, MD 21201 (410)234-0070 City State Zip Code	Baltimore, MD 21201 (410)234-0070 City State Zip Code
	OFFICE USE ONLY
Gase No. 03-24/ DPHXA	ESTIMATED LENGTH OF HEARING
	UNAVAILABLE FOR HEARING Date
REV 9 15 98	

### Attachment to Petition for Variance

1. Variance from Section 414.4 of the BCZR to allow a rear yard to property line building setback of 25 feet in lieu of the required 75 feet.



## ZONING DESCRIPTION 17.0890 ACRE PARCEL BALTIMORE COUNTY, MARYLAND

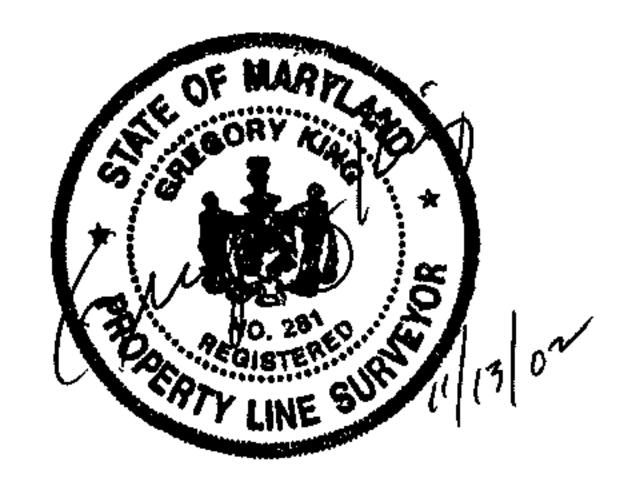
Beginning for the same at the end of the first or South 65 degrees 54 minutes 50 seconds East 378.01 foot line of the land, which by deed dated December 16, 1996 and recorded among the Land Records of Baltimore County, Maryland in Liber 11962, Folio 109, was conveyed by Price Enterprises, Inc. to Sleepy Hollow Woods, Inc., being thence running with and binding on the outlines of the said conveyance the following six courses and distances, referring all courses of this description to the Maryland Coordinate System (NAD 83/91) as now surveyed;

- 1.) South 18 degrees 40 minutes 51 seconds West 632.68 feet; thence
- 2.) South 18 degrees 44 minutes 04 seconds West 412.05 feet; thence
- 3.) South 59 degrees 10 minutes 55 seconds West 271.90 feet; thence
- 4.) North 47 degrees 58 minutes 13 seconds West 751.30 feet; thence
- 5.) North 45 degrees 05 minutes 42 seconds East 1102.83 feet; thence
- 6.) South 66 degrees 09 minutes 32 seconds East 377.68 feet to the point of beginning.

Containing 744,397 square feet or 17.0890 acres, more or less.

Being the same land, which by special warranty deed dated December 16, 1996 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 11962, Folio 109, was conveyed by Price Enterprises, Inc. to Sleepy Hollow Woods, Inc..

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE



# 24 1

#### **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 <u>Towson, Maryland on the property identified herein as follows.</u>

Case: #03-241-SPHXA

9900 Sligh Circle

S/west side of Future Campbell Blvd. 820 feet southeast Mours Lane

15th Election District

5th Councilmanic District

Legal Owner(s): Sleepy Hollow Woods, Inc

Special Exception: to permit use of a trailer park within a D.R. 3.5 zone. Special Hearing: to amend Special Exception No 87-126-XA to revise plan portion of MH-IM zoning included in site plan attached to petition. Variance: to permit a rear yard to property line building setback of 25 feet in lieu of the required 75 feet.

Hearing: Wednesday, January 15, 2003, at 2:00 p.m. in Room 106, County Courts Building, 111 W. Chesapeake

Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (4) 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 12/838 Dec. 31

### CERTIFICATE OF PUBLICATION

12,2003	
THIS IS TO CERTIFY, that the annexed advertisement was publish	1e
n the following weekly newspaper published in Baltimore County, Mo	d.,
once in each ofsuccessive weeks, the first publication appearing	ng
$\frac{1231}{,2002}$	
The Jeffersonian	
🖵 Arbutus Times	
☐ Catonsville Times	
☐ Towson Times	
Owings Mills Times	
□ NE Booster/Reporter	
☐ North County News	

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT

PINK - AGENCY

No.19211

RECEIVED FROM: 03-241-5PHXA FOR: DISTRIBUTION WHITE - CASHIER

YELLOW - CUSTOMER

5 528 ZHING VERIFICATION Recort Tot 650.00 CK Baltimore County, Haryland

CASHIER'S VALIDATION

## CERTIFICATIOF POSTING

·	RE: Case No.: 03-241-5PHX1
•	Petitioner/Developer: SLEEPY
	HOLLOW WOODS
	Date of Hearing/Closing: 15/03
Baltimore County Department of Permits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Towson, MD 21204	- -
Attention: Ms. Gwendolyn Stephens	•
Ladies and Gentlemen:	
he sign(s) were posted on	
	12/31/02 (Month. Day, Year)
	(Month, Day, Year)
	······································
	(Month, Day, Year)
	(Month, Day, Year)
	(Month, Day, Year)  Sincerely,  12/31/02
The Analysis Company of the Company	(Month, Day, Year)  Sincerely,  12/31/02  (Signature of Sign Poster and Date)
	(Month, Day, Year)  Sincerely,  12/31/02  (Signature of Sign Poster and Date)  SSG ROBERT BLACK
	(Month, Day, Year)  Sincerely,  (Signature of Sign Poster and Date)  SSG ROBERT BLACK  (Printed Name)
	(Month, Day, Year)  Sincerely,  (Signature of Sign Poster and Date)  SSG ROBERT BLACK  (Printed Name)  1508 Leslie Rd  (Address)  Dundalk, Maryland 21222
	(Month, Day, Year)  Sincerely,  (Signature of Sign Poster and Date)  SSG ROBERT BLACK  (Printed Name)  1508 Leslie Rd  (Address)
	(Month, Day, Year)  Sincerely,  (Signature of Sign Poster and Date)  SSG ROBERT BLACK  (Printed Name)  1508 Leslie Rd  (Address)  Dundalk, Maryland 21222

RECEIVED

JAN - 6 2003

DEPT. OF PERMITS AMP DEVELOPMENT MALAGEMENT



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

December 17, 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: 03-241-SPHXA

9900 Sligh Circle

S/west side of Future Campbell Blvd. 820 feet southeast Mours Lane 15<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owner: Sleepy Hollow Woods, Inc.

Special Exception to permit use of a trailer park within a D.R. 3.5 zone. Special Hearing to amend Special Exception No. 87-126-XA to revise plan portion of MH-IM zoning included in site plan attached to petition. <u>Variance</u> to permit a rear yard to property line building setback of 25 feet in lieu of the required 75 feet.

Hearings:

Wednesday, January 15, 2003 at 2:00 p.m. in Room 106, County Office

Building, 111 W. Chesapeake Avenue

Arnold Jablon-

Director

AJ:rlh

C: Sebastian A. Cross, Gildea, LLC, 301 N. Charles Street, Suite 900, Baltimore 21201 Sleepy Hollow Woods, Inc., 1141 Symphony Woods Lane, Silver Spring 20901

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY .TUESDAY, DECEMBER 31, 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, December 31, 2002 Issue - Jeffersonian

Please forward billing to:

Gildea, LLC

410-234-0070

301 N. Charles St., Ste. 900

Baltimore, MD 21201

#### **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: 03-241-SPHXA

9900 Sligh Circle

S/west side of Future Campbell Blvd, 820 feet southeast Mours Lane

15<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owner: Sleepy Hollow Woods, Inc.

<u>Special Exception</u> to permit use of a trailer park within a D.R. 3.5 zone. <u>Special Hearing</u> to amend Special Exception No. 87-126-XA to revise plan portion of MH-IM zoning included in site plan attached to petition. <u>Variance</u> to permit a rear yard to property line building setback of 25 feet in lieu of the required 75 feet.

Hearings:

Wednesday, January 15, 2003 at 2:00 p.m. in Room 106, County Office

Building, 111 W. Chesapeake Avenue

Lawrence E. 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

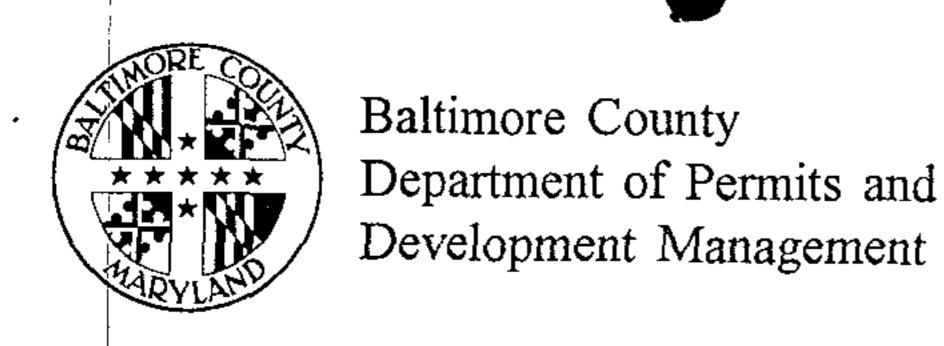
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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: 03-241-SPHXA
Petitioner: <u>Cornert Sligh</u> Ernest E. Sligh
Address or Location: 9908 Sligh Circle
PLEASE FORWARD ADVERTISING BILL TO:
Name: Cildea LLC
Address: 301 N. Charles 54. Suye 900
Baltimore Md 21201
Telephone Number: 910 234-0070

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

Sebastian Cross Gildea, LLC 301 N. Charles St., Suite 900 Baltimore, MD 21201

Dear Mr. Cross:

RE: Case Number: 03-241-SPHXA, 9900 Sigh Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 18, 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

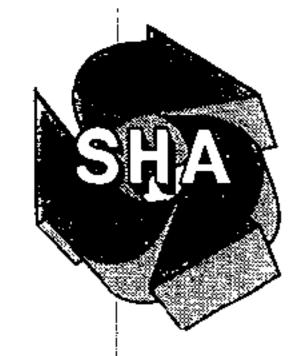
WCR:rlh

Enclosures

c: People's Counsel Sleepy Hollow Woods, Inc., 1141 Symphony Woods Lane, Silver Spring 20901

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





### Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams
Administrator

Date: 12.17.02

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

RE:

**Baltimore County** 

Item No. 241

LTM

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,

An

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

December 19, 2002

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

ATTENTION: George Zahner

Distribution Meeting of: 12/23/02

Property Owner: Ernest Sligh

Location:

9900 Sligh Circle

Item No.:

241

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.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code; the NFPA 1 & 101, 2000 editions, prior to occupancy or beginning of operation.

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 7-65

DATE:

January 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of <u>December 16, 2002</u>

**SUBJECT:** NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

241-248, 251, 252, 256, 259

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:	Arnold Jablon
FROM:	R. Bruce Seeley (PBS   TEST
DATE:	January 27, 2003
SUBJECT:	Zoning Item 241 Address 9900 Sligh Circle (Sleepy Hollow Woods)
Zoning	g Advisory Committee Meeting of December 16, 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).
<u>X</u>	Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
<u>X</u>	Additional Comments:
Ea	e proposed layout must be revised to avoid impacting the Forest Buffer sement.
-	preliminary Forest Conservation plan, including a Forest Conservation orksheet approved by DEPRM prior to development plan submittal.

Reviewer: Keith Kelly Date: January 22, 2003

3. An alternatives analysis must be reviewed and approved for any unavoidable

impacts to the Forest Buffer prior to development plan submittal.

-HP

## BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

JAN 2 1 03

**DATE:** January 16, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-241, 03-245, 03-293, & 03-297

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:

**Section Chief:** 

AFK/LL:MAC

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

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 23, 2002

Item Nos. 241, 243, 244, 245, 246, 248, 249, 250, 251, 252, 253, 254, 255, 256,

and 269

**DATE:** January 17, 2003

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING
SPECIAL EXCEPTION & VARIANCE
9900 Sligh Circle; SW side of Future
Campbell Blvd, 820Ft SE Mours Lane
15<sup>th</sup> Election District
5<sup>th</sup> Councilmanic District
Legal Owner: Ernest Sligh
Petitioners

\* BEFORE THE

\* ZONING COMMISSIONER

\* FOR

\* BALTIMORE COUNTY

\* 03-241-SPHXA

#### **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.

PHO MW Jamman Man

PETER MAX ZIMMERMAN

Page 1 for Politimera Co.

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 \( \sum\_{\text{T}}^{\text{T}} \) day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to Sebastian A. Cross, 301 N. Charles Street, Suite 900, Baltimore, MD 21201, Attorney for Petitioner(s).

HELL MOD Jumes Man PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



### WINDLASS RUN IMPROVEMENT ASSOCIATION, INC.

1102 GLADWAY ROAD BALTIMORE, MD 21220-1918 (410)391-0435 52-1904745

August 5, 2002

Councilman Vince Gardina Old Court House Building 400 Washington Avenue Towson, MD 21204

Reference:

Sleepy Hollow Development

Proposed Second Section

Dear Vince:

The Officers and Board Members of WRIA met with Mr. Ernest Sligh, President of the Sleepy Hollow Development off of Mohrs Lane along with his developer. Mr. Sligh and his developer explained to us their intentions of developing the site on the opposite side of Mohrs Lane on which approximately 35 new home sites would be situated.

We informed Mr. Sligh that we had already been informed of his intentions by the County Planning Dept. and because of the well kept site of the present Sleepy Hollow Community; WRIA had no objections to the future site.

Sincerely,

WINDLASS RUN IMPROVEMENT ASSOCIATION, INC

Leigh Raley President

C: Mr. Ernest Sligh

Arnold 'Pat' Keller, BC Dept. of Planning



Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

December 20, 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, 12/23/02 re: case numbers 03-241/SPHXA, 03-242-SPH, 03-243-A, 03-244-A, 03-245-A, 03-246-SPHX, 03-247-A, 03-248-SPHA, 03-249-A, 03-250-SPHXA, 03-251-A, 03-252-A, 03-253-A, 03-254-A, 03-255-SPH, 03-256-A, 03-269-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/19/02. 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

PLEASE PRINT CL	.EAKL \	Y
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CASE NAME	
CASE NUMBER	
DATE	<del></del>

### CITIZEN'S SIGN-IN SHEET

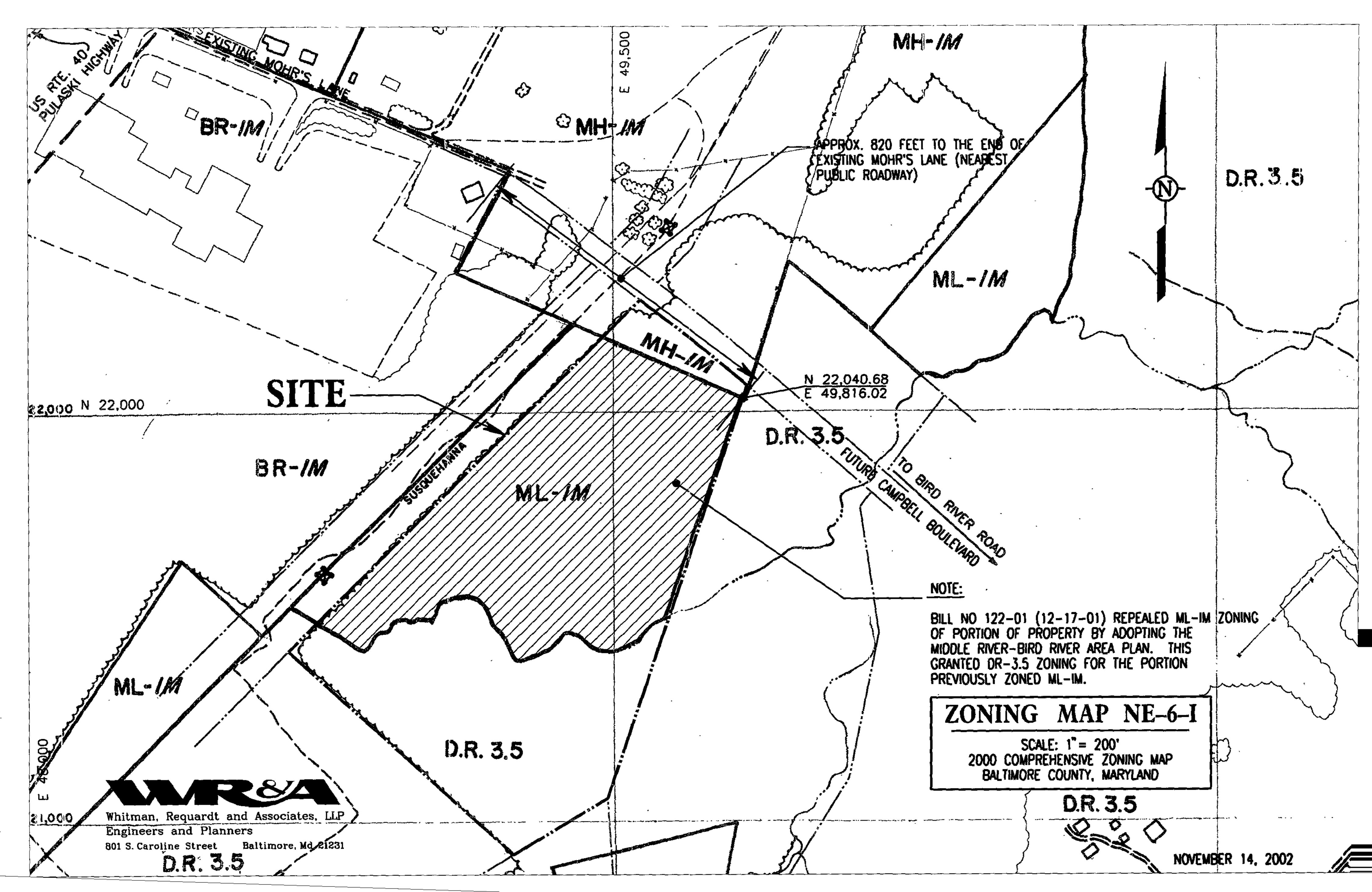
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
BEA CARMINE	9900 VAN TASSEL LN	BALTO. MD. 21220	
HOWARD LIPINSKI	9901 VAN TASSEL LN	Balto MD 21220	
UDSEPH STASUK	9904 VANTASSEL LN	Ball ma 25220	
Donothy Schaefer	9903 Van Tassel Ln	Balto md 21220	
POBERTA WERTZ	5934 DAYBREAK TER.	BALTO, MD. 2-12-06	
MARDELL GIESELER	I WHITELAW PL. APT TC	BALTO MD 2/236	
JENNIFER SHAYNE	409 WASHINGTON AVE. TOWSON -	100500 MD 21204	] 
MIKE MANTIN			
*			
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
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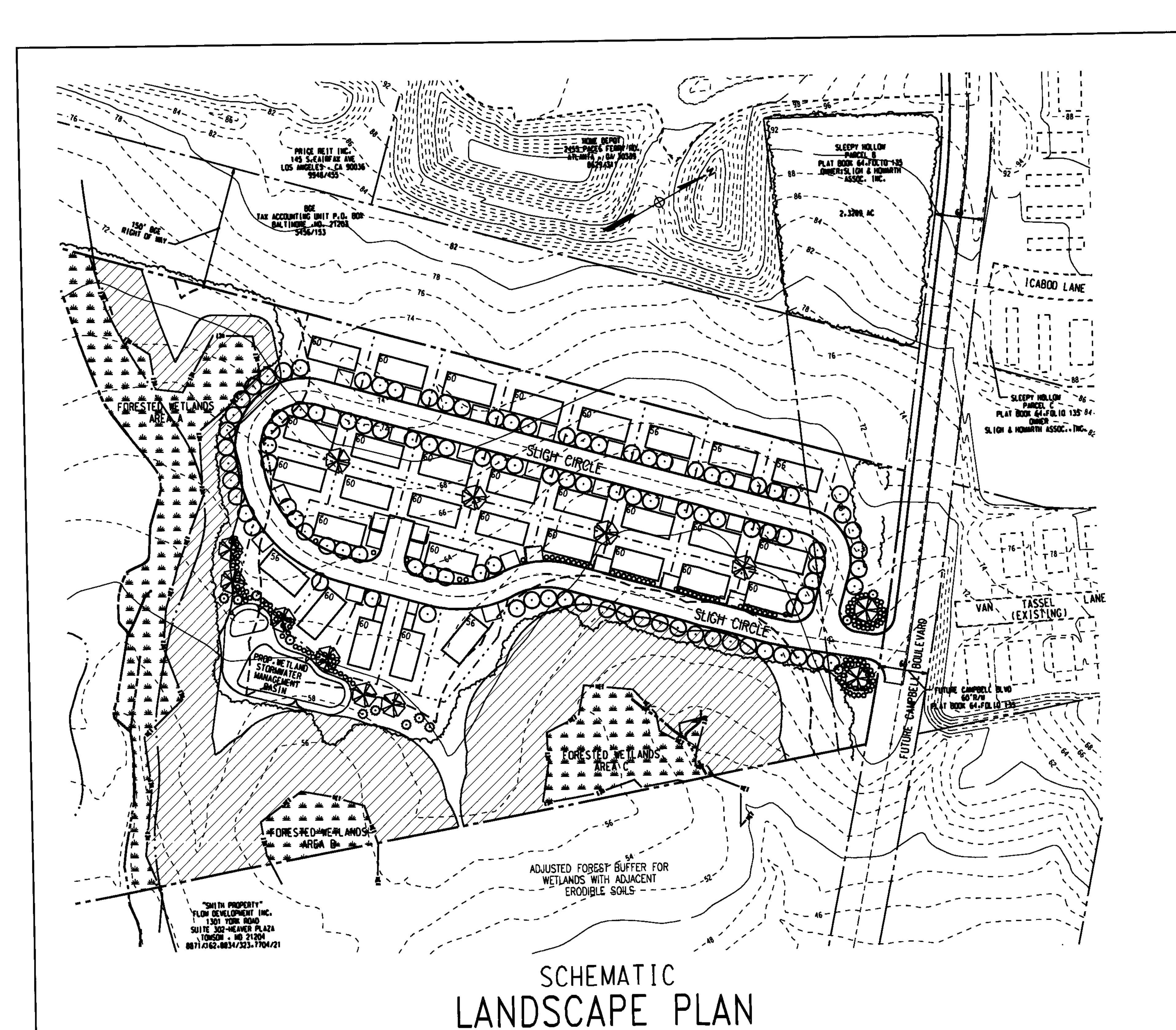
CASE NAME	
CASE NUMBER	
DATE	

## PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Sebastion Cross	301 N. Charles 59. Balt 21201		Scross @ gildeallc.com
STEVEN L. FADER	8015. Caroline St.	BAUTIMORE, MD. 21231	Stades @ wrallp.com
Ernet 5logh	11401 Simphony Woods Lone	5:/ver 5pring, no 20901	None
Richard Cobsert	B. C. Economic Development	112050n 21204	robert P co.ba.nd.us
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SCALE: 1"= 100'

57 P.U.

6 P.U.

STREET TREE CALCULATIONS

MAJOR SHADE TREE

(A 60' TALL TREE WITH A HIGH BRANCHED CANOPY)

2-21/2" CALIPER SIZE

"MINOR" SHADE TREE (A 40' TALL TREE WITH ASCENDING BRANCHES) 1-11/2" CALIPER SIZE

TOTAL PLANTING UNITS PROPOSED 105

INTERIOR ROAD = 1890 L.F. + 20 = 95 PLANTING UNITS

EVERGREEN TREE

SHRUBS

PROPOSED PLANTING UNITS:

WOODLAWN **MODEL #6228-91** 1394 SQ. FT.—2 BEDROOM—2 BATH **WOODLAWN-RS** MODEL #P6228-91-RS MASTER BEDROOM 14'-1"

1/4"to 1'

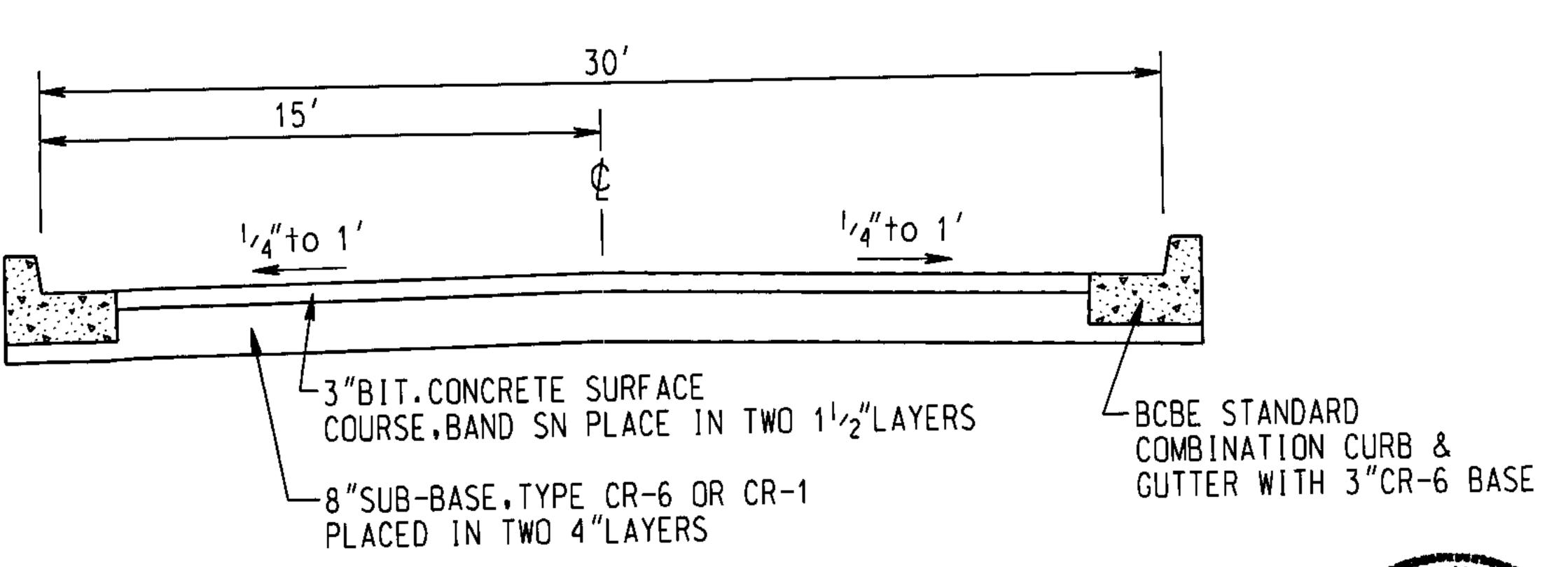
SECTION "A-A"

DRIVEWAY ENTRANCE

MODEL 6024-14 — 1440 SQ. FT.—3 BEDROOM—2 BATH MASTER BEDROOM 12'-11"

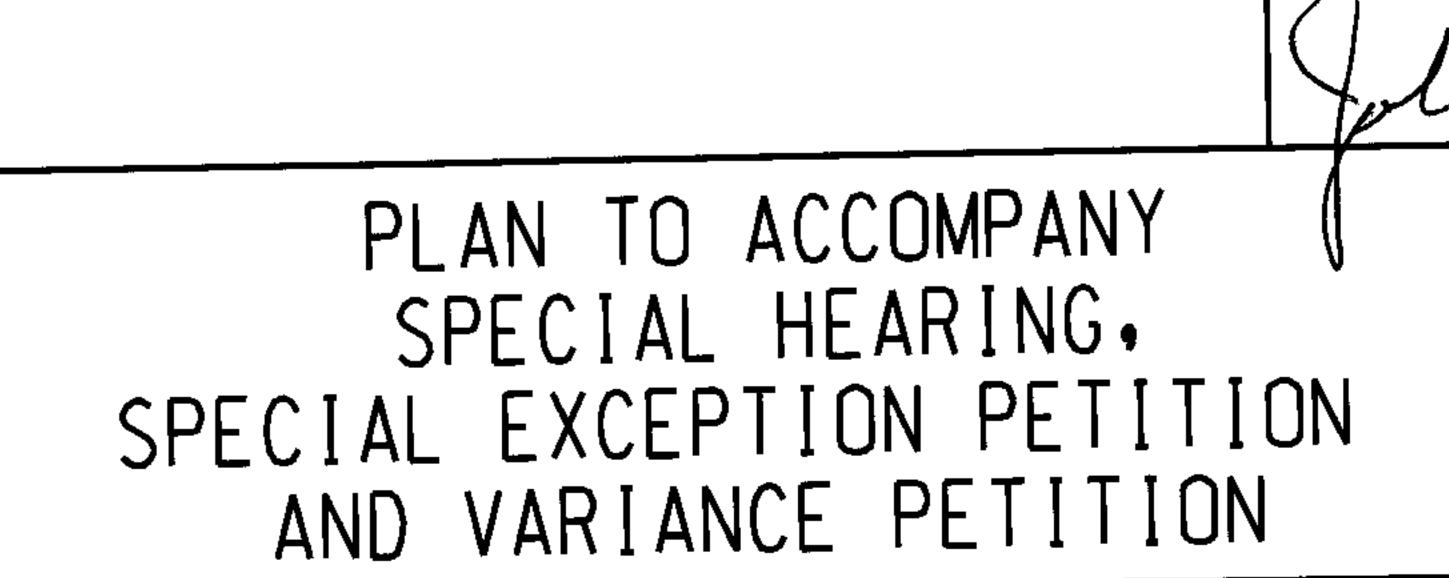
MODEL L5524-18 — 1320 SQ. FT.—2 BEDROOM—2 BATH

## MOBILE HOME MODEL FLOOR PLANS NOT TO SCALE



TYPICAL SECTION - 30' ROADWAY

SCALE: AS NOTED



SLEEPY HOLLOW WOODS

ENGINEER: WHITMAN, REQUARDT & ASSOCIATES, LLP Baltimore, Md 21231 801 S. Caroline Street FAX: 410-243-5716 PHONE: 410-235-3450 DATE: NOV. 15. 2002

SHEET 2 OF 2

\*APPROXIMATE DIMENSION. | LOCATION AND AREA BASED : ON LOT DIMENSIONS AND STD. BALTO. COUNTY 7"
COMBINATION CURB AND GUTTER —
(DEPRESSED AT DRIVEWAYS) OPTION 1 12' x 20' GARAGE W/PARKING PAD 18' x 14' PARKING PAD 2" BIT. CONCRETE SURFACE COURSE-BAND SN. 4" CR-6 BASE 2" BIT. CONCRETE SURFACE COURSE-BAND SN. 4" CR-6 BASE \_\_\_2' X 12'/14' APRON 6' X 18'/22' APRON 3" BIT. CONCRETE SURFACE COURSE-BAND SN. 2-11/2" LAYERS 8" SUB BASE. TYPE CR-6 OR CR-1 (PLACED IN 2-4" LAYERS) NOTE: MOBILE HOMES SHOWN ARE FOR IDENTIFICATION OF MAXIMUM FOOTPRINT AND MINIMUM LOT SETBACK DIMENSIONS. 3" BIT. CONCRETE SURFACE COURSE-BAND SN, 2-11/2" LAYERS 8" SUB BASE, TYPE CR-6 OR CR-1 (PLACED IN 2-4" LAYERS)

PLAN VIEW - LOT LAYOUT

# TYPICAL MOBILE HOME LOT LAYOUT

SCALE: 1"= 20'

'Engineers and Planners 801 S. Caroline Street Baltimore. Maryland 21231

M:\13459\SHWSE\_V100(2).dgn Fri Nov 15 15:25:31 2002