IN RE: PETITION FOR SPECIAL HEARING S/S Green Tree Road, 254.88 ft. E of Howard Square Drive 3rd Election District 2nd Councilmanic District

Purchaser

Petitioners

(Green Tree Road)

ж к

Distinctive Developers, LLC, Legal Owner and Prestige Development, Inc., Contract *

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 03-477-SPH

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Distinctive Developers, LLC and the contract purchaser, Prestige Development, Inc. The special hearing request involves property located on the south side of Green Tree Road, which property is known as "Phase IV of the Grey Rock Mansion" Development Plan. The special hearing request before me is to approve an amendment to the Provisory Sections of the Fourth Amended Partial Development Plan for Grey Rock Phase I and the Original Partial Development Plan for Grey Rock Phase II.

Appearing at the hearing on behalf of the special hearing request were Lou Bivona and Rob Skudrna and their attorney, Robert Hoffman, appearing on behalf of the owners of the property. Also appearing was Brent Petersen on behalf of G. W. Stephens, the engineers who prepared the site plan of the property, along with Alan Klatsky, appearing on behalf of the contract purchaser of the site, and Jennifer Busse and G. Scott Barhight, attorneys at law, appeared representing the contract purchaser. Interested citizens were also in attendance, namely, Betsy Frahm, Lucille Rogers and Marty Hylbom. John Lewis appeared on behalf of the Spepartment of Permits & Development Management.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, is known as "Phase IV of Grey Rock". The property comprises 6.99 acres and is split-zoned D.R.3.5, D.R.10.5 and BR. The property is currently improved with the Grey Rock Mansion as is depicted on the site plan. The remaining portion of Phase IV was previously zoned commercial and was at one time going to be developed with office space. However, as a result of the 2000 Comprehensive Zoning process, the zoning on the property was changed from commercial to D.R.3.5. In accordance with its residential zoning, the developer herein proposes to construct 11 single-family residential dwellings on the property. These 11 new homes will take access from Green Tree Road in the manner depicted on the site plan. There will be no interconnection of the road which services these 11 new homes to the existing Grey Rock Road which services the mansion property. However, in order to proceed with the development of the property with these 11 homes, the special hearing request is necessary.

It should be noted that the proposal has already received CRG approval for these new homes. The citizens who appeared at the hearing, who are residents of the surrounding community, do not object to the construction of these 11 new homes. In fact, they favor this proposal over any former proposals to develop the property in a commercial fashion.

As stated previously, Mr. John Lewis, a representative of the Department of Permits & Development Management, appeared at the hearing over a technical matter that pertained to this application. Mr. Lewis stated that the provisory sections that affect this Phase IV of Grey Rock should not have been imposed upon this section in the first place. He is concerned, however, that Phase I and Phase II of Grey Rock would not necessarily reflect the changes that are proposed pursuant to this request. I find, after considering Mr. Lewis' concerns, that the approval of this special hearing request and the development plan submitted herein is sufficient to update the files

and development plans for Phase I and Phase II of Grey Rock. Therefore, the developer shall be required to file a copy of this plan in those files so that these changes are accurately reflected therein.

After considering the testimony and evidence offered at the hearing, I find that the special hearing request should be granted. The Petitioners produced testimony and evidence that satisfies the provisions of Section 502.1 as they apply and pertain to this proposal. Furthermore, the approval of the special hearing request shall be contingent upon the developer satisfying the conditions as stated within the comment from the Office of Planning dated May 5, 2003.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14th day of May, 2003, that the Petitioners' Request for Special Hearing, to approve the amendment of the Provisory Sections of the Fourth Amended Partial Development Plan for Grey Rock Phase I and the Original Partial Development Plan for Grey Rock Phase II, be and is hereby APPROVED, subject to the following conditions and restrictions:

- 1. The developer shall be required to submit a copy of the approved Final Development Plan for Grey Rock Phase IV in the files associated with Phase I of Grey Rock and Phase II of Grey Rock.
- 2. The developer shall be required to comply with the comment dated May 5, 2003 from the Office of Planning relative to architectural elevation drawings and landscaping treatment as enunciated therein.

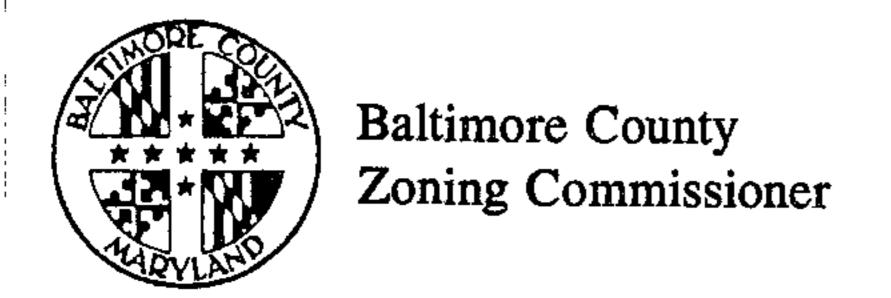
IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

TIMOTHY M/KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



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

Fax: 410-887-3468

May 14, 2003

Jennifer Busse, Esquire G. Scott Barhight, Esquire Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, Maryland 21204

> Re: Petition for Special Hearing Case No. 03-477-SPH Property: Green Tree Road

Dear Ms. Busse & Mr. Barhight:

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

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

Very truly yours,

why lotroco

Timothy M. Kotroco

Deputy Zoning Commissioner

TMK:raj Enclosure

Copies to:

Louis Bivona Robert Skudrna Distinctive Developers, LLC 400 Grey Rock Road Pikesville, MD 21208

Alan Klatsky
Prestige Development, Inc.
5 Spring Forest Court
Owings Mills, MD 21117

Brent Petersen G. W. Stephens 1020 Cromwell Bridge Road Towson, MD 21286

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

Betty Frahm 121 Old Plantation Way Pikesville, MD 21208

Lucille Rogers 121 Old House Court Pikesville, MD 21208

Marty Hylbom 8801 Howard Forest Lane Pikesville, MD 21208

John Lewis, PDM



Petition for Special Hearing

for the property located at

to the Zoning Commissioner of Baltimore County

which is presently zoned DC 3.5.

Green Tree Rd

owner(s) of the property situate in Baltimore County and which i made a part hereof, hereby petition for a Special Hearing und County, to determine whether or not the Zoning Commissioner s	is described in the description and plat attached hereto and der Section 500.7 of the Zoning Regulations of Baltimore
Please	see attached.
Property is to be posted and advertised as prescribed by the zor	ning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising zoning regulations and restrictions of Baltimore County adopted pursua	posting etc. and further agree to and are to be hounded by the
	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:	Legal Owner(s):
Name - Type or Print - Prestibe DEV. Inc.	Name - Type or Print De VOISA DISTINITIVE De veloquelle
Signature 5 Spring Forest ct. 410-356-4700 Address Telephone No.	Signature Signature Observe Develops Name - Type or Print
City Mills Mills Mills State Zip Code	Signature
Attorney For Petitioner:	400 6 Rey ROCK RX 40.484.4554 Address Telephone No.
Name Type or Print 12, But Elg.	Pilles ville Med 2/208 City State Zip Code
Signature	Representative to be Contacted:
Company Chiefon Taylor & Preston	Denniter R. Busse, Englisher
Address W. Pennsylvania Are. Telèphone No.	Zio W. Pennsylvania Ave 410 832 2007 Address Telephone No.
City State Z1Z04 Zip Code	City ZID ZID Code
410 832 2077	OFFICE USE ONLY
	ESTIMATED LENGTH OF HEARING
Case 10	UNAVAILABLE FOR HEARING
Review	ed By S Date TIGO
JKOY OFF V	EK HJ

Attachment to Petition for Special Hearing Grey Rock Property Alan Klatsky, Prestige Development, Inc. – Petitioner Zoning Item

Petitioner requests approval to amendment the Provisory Sections of the Fourth Amended Partial Development Plan for Grey Rock Phase I and the Original Partial Development Plan for Grey Rock Phase II.

277260

FROM THE OFFICE OF



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

Description of a 6.039
Acre Parcel of Land
For Special Hearing to amend a Partial
Development Plan for Grey Rock, Phase IV
Baltimore County, Maryland,
Election District No. 3

April 9, 2003 Page 1 of 2

Beginning for the description of a 6.039 Acre area at a point on the southwest Right of Way Line of Greene Tree Road 60.00 feet wide as shown on a Plat entitled "Resubdivision Phase IV, Grey Rock", recorded or intended to be recorded among the Land Records of Baltimore County, Maryland, said point of beginning having a Maryland State (nad83/91) Coordinate Value of North 629597.49 and East 1386668.38 and designated 172, all being shown on said Plat, and being measured South 40 degrees 14 minutes 31 seconds East 254.88 feet from the centerline intersection of said Greene Tree Road, 60.00 feet wide and Howard Square Drive, running thence leaving said point of beginning and binding on said southwest Right of Way line of said Greene Tree Road and binding on the outline of said Plat, the three following courses;

- 1) South 47 degrees 00 minutes 05 seconds East 47.69 feet to a point shown and designated 176, on said Plat,
- 2) Southeasterly by a tangent curve to the right having a radius of 795.00 feet for a distance of 530.05 feet, said curve being subtended by a chord bearing South 27 degrees 54 minutes 04 seconds East 520.28 feet to a point shown and designated 174, on said Plat and
- 3) By a tangent line South 08 degrees 48 minutes 03 seconds East 60.85 feet to a point shown and designated 173, on said Plat, running thence leaving said southwesterly Right of Way Line of said Greene Tree Road, shown on said Plat and continuing to bind on the outline of said Plat, the eight following courses;
- 4) South 35 degrees 47 minutes 37 seconds West 27.41 feet to a point shown and designated 307, on said plat,
- 5) South 25 degrees 11 minutes 55 seconds West 264.00 feet to a point shown and designated 165, on said Plat,
- 6) North 64 degrees 48 minutes 05 seconds West 192.00 feet to a point shown and designated 166, on said Plat,

Description of a 6.039
Acre Parcel of Land
For Special Hearing to amend a Partial
Development Plan for Grey Rock, Phase IV
Baltimore County, Maryland,
Election District No. 3

April 9, 2003 Page 2 of 2

- 7) North 25 degrees 11 minutes 55 seconds East 148.72 feet to a point shown and designated 167, on said Plat,
- 8) North 71 degrees 30 minutes 48 seconds West 390.62 feet to a point shown and designated 168, on said Plat,
- 9) North 18 degrees 29 minutes 12 seconds East 123.26 feet to a point shown and designated 169, on said Plat,
- 10) northeasterly by a tangent curve to the right having a radius of 400.00 feet for a distance of 170.54 feet, said curve being subtended by a chord bearing North 30 degrees 42 minutes 04 seconds East 169.26 feet to a point shown and designated 171, on said Plat and
- 11) by a tangent line North 42 degrees 54 minutes 55 seconds East 288.07 feet to the point of beginning.

Containing 263,075 Square Feet or 6.039 Acres of Land more or less.

The above bearings are based on the Maryland State Coordinate System (NAD83/91).

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONTRACTS, CONVEYANCES OR AGREEMENTS.



OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT A 17 No. 23010	
DATE 4 14 13 ACCOUNT 001 006 6150	
RECEIVED 1 $A = A = A = A = A = A = A = A = A = A $	
FROM: SPH Grey Rock	
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	CASHIER'S VALIDATION

-

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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</u>, <u>Maryland</u> on the property identified herein as follows:

Case: #03-477-SPH

GreentreeRoad

S/side of Green Tree Road, 254.88 feet +/- east of Howard Square Drive 3rd Election District -- 2nd Councilmanic District

Legal Owner(s): Louis Bivona and Robert Skudrna,
Member Distinctive Development
Contract Purchaser: Alan Klatsky, Prestige Development, Inc.
Special Hearing: approval request to amend the Provisory
Sections of the Fourth Amended Partial Development Plan for Grey Rock Phase I and the Original Partial Development Plan for Grey Rock Phase II

Hearing: Wednesday, May 7, 2003 at 11:00 a.m. in
Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

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

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

JT/4/796 April 22

C600277

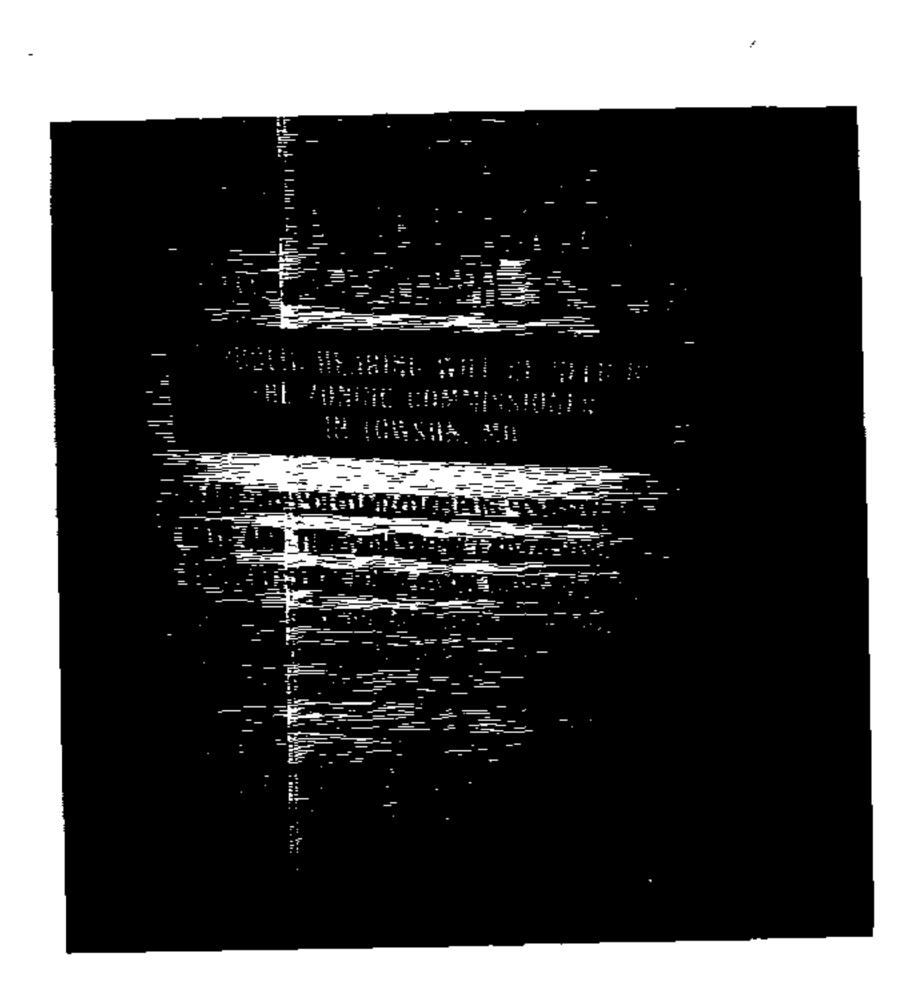
CERTIFICATE OF PUBLICATION

424,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
$m \frac{1}{22} \frac{2003}{}$
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkings

LEGAL ADVERTISING

RE: Case No.: 03-477-SPH
Petitioner/Developer: ALAN KLAT
PRESTIGE DEVELOP, INC
Date of Hearing/Closing: MAY 7, 200
nit.
ties of perjury that the necessary sign(s) required by law perty located at <u>GREENTREE</u> ROAD
4/22/03
(Month, Day, Year)
Sincerely,
4/22/03
(Signature of Sign Poster and Date)
SSG ROBERT BLACK
(Printed Name)
1508 Leslie Rd
(Address)
Dundalk, Maryland 21222 (City State Zin Code)
(City, State, Zip Code) (410) 282-7940

(Telephone Number)



A PRINCIPLE BY ARRIVE WHE ME PAGE TO THE P

RE: PETITION FOR SPECIAL HEARING
Green Tree Road; SW/side Green Tree Rd,
254.88' +/- E Howard Square Drive
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Louis Bivona & Robert J.
Skudrna, Distinctive Developers, LLC
Contract Purchaser(s): Alan Klatsky,
Prestige Development, Inc.

* BEFORE THE

ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 03-477-SPH

* * * * * * * * *

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 April, 2003, a copy of the foregoing Entry of Appearance was mailed to Jennifer Busse, Esquire, Whiteford, Taylor & Preston, LLP, 210 W Pennsylvania Avenue, Towson, MD 21204 Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, April 22, 2003 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue

Towson, MD 21204

410-832-2077

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: 03-477-SPH

Greentree Road

S/side of Green Tree Road, 254.88 feet +/- east of Howard Square Drive 3rd Election District – 2nd Councilmanic District

Legal Owners: Louis Bivona and Robert Skudrna, Member Distinctive Development Contract Purchaser: Alan Klatsky, Prestige Development, Inc.

Special Hearing approval request to amendment the Provisory Sections of the Fourth Amended Partial Development Plan for Grey Rock Phase I and the Original Partial Development Plan for Grey Rock Phase II.

Hearings:

Wednesday, May 7, 2003 at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

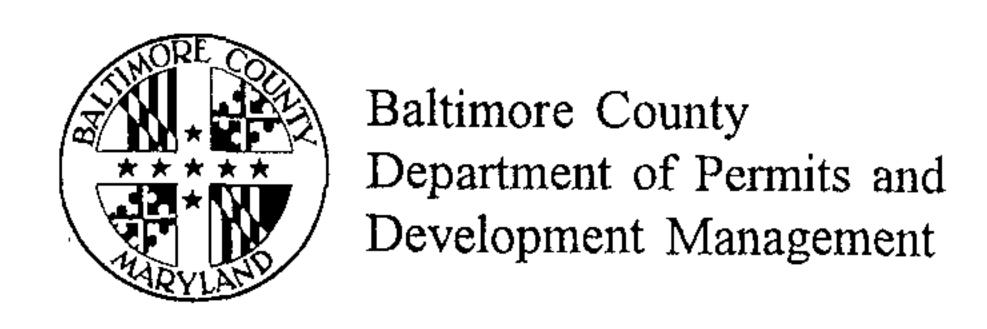
Lawrence E. Schmidt

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.



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

Fax: 410-887-5708

April 18, 2003

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: 03-477-SPH

Greentree Road

S/side of Green Tree Road, 254.88 feet +/- east of Howard Square Drive 3rd Election District – 2nd Councilmanic District

Legal Owners: Louis Bivona and Robert Skudrna, Member Distinctive Development Contract Purchaser: Alan Klatsky, Prestige Development, Inc.

<u>Special Hearing</u> approval request to amendment the Provisory Sections of the Fourth Amended Partial Development Plan for Grey Rock Phase I and the Original Partial Development Plan for Grey Rock Phase II.

Hearings:

Wednesday, May 7, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Jennifer Busse, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson 21204

Louis Bivona and Robert Skudrna, Member Distinctive Development, LLC, 400 Grey Rock Road, Pikesville 21208

Alan Klatsky, Prestige Development, Inc., 5 Spring Forest Court, Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 22, 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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

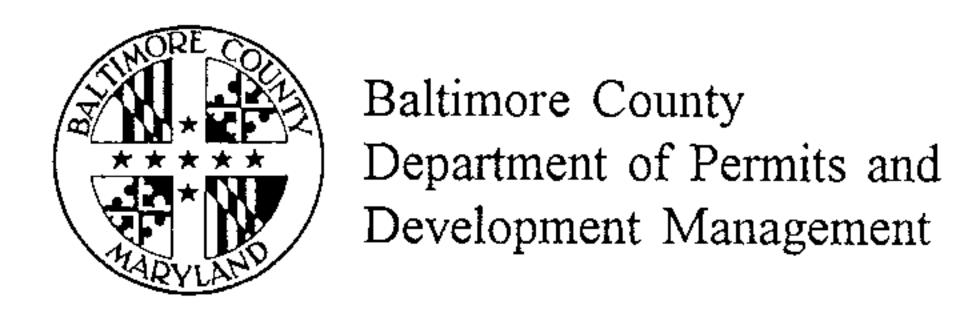
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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:
Petitioner: Alan Watsky - Prestige Development Inc
Address or Location: Green Tree Road
PLEASE FORWARD ADVERTISING BILL TO:
Name: <u>Jennifer R. Busse</u> , Esq.
Address: Co Whiteford, Taylor & Preston LLP
210 W. Dennsylvania Ave. 4th Floor
Towson, MD 21204
Telephone Number: 410 832 2077



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

May 2, 2003

Jennifer R. Busse, Esq. Whiteford, Taylor & Preston, LLP 210 W. Pennsylvania Avenue Towson MD 21204

Dear Mrs. Busse:

RE: Case Number: 03-477-SPH, Green Tree Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 14, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards Jr.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel Louis Bivona, Robert Skudrna, Distinctive Development LLC, 400 Grey Rock Rd., Pikesville 21208 Alan Klatsky, Prestige Development, Inc., 5 Spring Forest Court, Owings Mills 21117



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

April 24, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 21, 2003

Item No.:

465, 467 477

Dear Ms. Hart:

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.

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

cc: File

Sent

DATE: May 5, 2003

RECEIVED

ZONING COMMISSIONER

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:

Green Tree Road

INFORMATION:

Item Number:

03-477

Petitioner:

Prestige Development

Zoning:

DR 3.5, DR10.5 and BR

Requested Action:

Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

- 1. Building elevations shall be in keeping with the architectural elevation drawings submitted to the Office of Planning.
- 2. Provide extensive landscape treatment as shown on the plan for the rear elevations of the proposed dwellings that are visible from Greene Tree Road. In addition, provide landscaping at the end of the cul-de-sac.
- 3. The amended development plan shall incorporate these comments.

Prepared by:

Section Chief: _____



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.18.03

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

RE:

Baltimore County

Item No. 477

JL/AJ

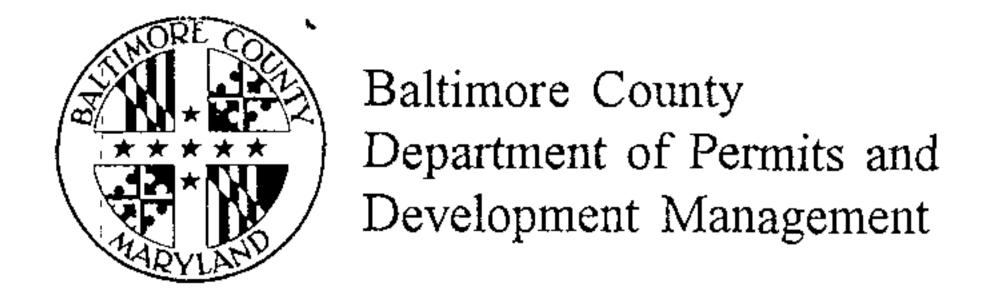
Dear. Ms. Hart:

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



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

Fax: 410-887-5708

Aprıl 14, 2003

Jennifer R. Busse, Esq. Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, MD 21204

Dear Mrs. Busse:

Re: Zoning Review Comments for SPH file, Grey Rock, Amendments to Provisory Sections of Fourth Amended Partial Development Plan Phase 1 and the Partial Development Plan Phase II, 03-477-SPH (Drop Off)

The following comments address certain deficiencies in the filing package for a special hearing for the above referenced Partial Development Plans. Mr. Jablon has allowed for a fast track hearing subject to the application materials meeting minimal standards. As directed by Mr. Jablon, the petition is being processed as dropped off and all timely and necessary revisions are the responsibility of the owner(s).

- 1. The site plan is titled and shows amendment to Section IV Partial Development Plan for Grey Rock. There is no plan approved for this section to amend, as only those partial sections for Phase I and II as stated above have an approved plan. These approved plans need to be the subject of this hearing as the changes relate to the provisory sections, therein. This also goes for the descriptions and the zoning map outline.
- 2. The owners name on the petitions doesn't match the plans for both the owners and the contract purchasers. There are owners and contract purchasers names on the petitions without titles. The owners address, phone number, etc., on petitions and plans don't agree. The Council District on the plan appears to be wrong. 2nd? not 3rd? Please be aware that it is incumbent on the owner/petitioner to resolve all issues in a timely fashion.

Sincerely,

John L. Lewis

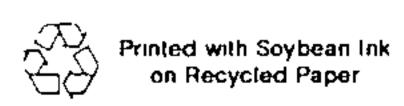
Planner II

Zoning Review

JLL:klm

C: Alan Klatsky, Prestige Dev. Inc., 5 Spring Forest Ct., Owings Mills 21117
Louis Bivona and Robert Skudrna, Distinctive Developers, LLC 400 Grey Rock Road, Pikesville 21208

File 03-477-SPH



WHITEFORD, TAYLOR & PRESTON L.L.P.

210 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204-4515

> 410 832-2000 FAX 410 832-2015 www.wtplaw.com

1025 CONNECTICUT AVENUE, NW WASHINGTON, D.C. 20036-5405 TELEPHONE 202 659-6800 FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

FAX 410 884-0719

——

JENNIFER R. BUSSE

DIRECT NUMBER 410 832-2077

jbusse@wtplaw.com

SEVEN SAINT PAUL STREET

BALTIMORE, MARYLAND 21202-1626

TELEPHONE 410 347-8700

FAX 410 752-7092

20 COLUMBIA CORPORATE CENTER

10420 LITTLE PATUXENT PARKWAY

COLUMBIA, MARYLAND 21044-3528

TELEPHONE 410 884-0700

April 11, 2003

4

Via Hand Delivery
Mr. W. Carl Richards, Jr.
Zoning Review Supervisor
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing - Grey Rock

Dear Mr. Richards:

Per our telephone conference earlier today, enclosed please find the following documents:

- 1) 12 Copies of Plat to Accompany Special Hearing;
- 2) 1 Copy of 200' scale Zoning Map;
- 3) 3 Original Zoning Descriptions;
- 4) Check in the amount of \$325 representing payment for filing fee;
- 5) Completed Advertising Form; and
- 6) 3 Zoning Petitions (all with original signatures).

As you are aware, we met with Mr. Jablon on Wednesday, April 9th and he kindly agreed to assist my client in obtaining an expedited hearing date. Although based on that meeting we understood that we could immediately be placed on the hearing schedule, you explained that the entire filing package must be submitted before your office could begin to process a zoning petition. In order to complete our Plat to Accompany this Zoning Petition, G.W. Stephens had to first copy the microfilm file for the Original Partial Development Plan for Grey Rock Phase II.

I will follow up with Becky to find out when I can obtain the cashier's receipt and what Zoning Item Number has been assigned to this matter. Additionally, I will handle

Mr. Carl Richards April 11, 2003 Page 2

arranging for the advertising of this matter should that be required due to our request for an expedited hearing date.

Thank you for your consideration of this matter and please contact me with any questions or concerns.

Sincerely,

Jennif**e**r R. Busse

Enclosures

cc: Prestige Development, Inc. - Mr. Alan Klatsky

Distinctive Developers, LLC - Mr. Louis Bivona and Mr. Robert J. Skudrna

David Martin, RLA Arnold Jablon, Esq. Mr. John Lewis

277257

03 A 17 SPH

WHITEFORD, TAYLOR & PRESTON L.L.P. MEMORANDUM

TO:

Becky

FROM:

Jennifer R. Busse

DATE:

April 11, 2003

RE:

Hearing on Wednesday, May 7th, 2003 at 11:00 a.m.

Petition for Special Hearing for Grey Rock Property

Becky - I know you told Sandi Leland of my office not to worry about faxing this Advertising Form over to you (which I forgot to put in the package I dropped off to you earlier today) but I figured I'd better be safe. Thanks again for helping out and I look forward to hearing from you regarding out Zoning Case Item # and obtaining your letter that I can give to my sign poster. Thanks again!

Call me with any questions - thanks! 410-832-2077.

To E Hearing Spicer Freynock PH I & PH II Jan Buss and 4/29/03 Porsect plan submission. Phase T plan looked or other than ow acreage matches with acreage on Edescription. Len that the plans must be able to be read. No acreage to mater description escuptions Rad cen I not useing meter +

Commissioner.

1. MM DATE: 4/30_ TIME: 9:59 (M)./P.M. WERE 460-832-2017 PLEASE CALL TELEPHONED CALLED TO SEE YOU WILL CALL AGAIN WANTS TO SEE YOU URGENT RETURNED YOUR CALL MESSAGE amend their fitting

CASE NAN	ME Great	en Tree	Rd
CASE NUM	ΛΒĘR	03-4	77-5PZ
DATE	5/7/0	3	

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Betsy Frahm	121 Old Plantation Way	Pekesville Mrd 21208	BAND ON FRAHM MAIL 'CO
Rudle Bogen	121020 House CT	Pikesville, M.S. 21208	1939 V/6 e MSN. Com
Marty Hylbon	2801 Howard Fortest Lin	Pikesville MD 21708	hylmar @comecast.ne?
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Jan Lewis	+ PAJON		
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CASE NAME Green Tree Rd CASE NUMBER 03-477-5PH DATE 5/9/03.

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
LOU BIVONA ROB SKUDRNA	400 6 Rey Rock Rd	Pikerville Md 21208	LBIVONA & SIMPLY ELEGANT CATER TSKUDYNA @ SIMPLY ELEGANT : COM
Gratt Back ght Eng	210 W. Pennsylvania Ac	Truson 21284	gbarlight@what
ALAN KLATSKY ROS HOFFMAN	3 Spring torest ct.	Owings mills, 2117 Towson 21204	AKLATSKY & AOL. COM FOR DISTINCTIVE DEVILLE
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