IN RE: PETITIONS FOR SPECIAL HEARING

AND VARIANCE - NE/Corner

Streamwood Court & Windsor Mill Road

(Lots 46 – 52 of Streamwood)

1<sup>st</sup> Election District 4<sup>th</sup> Council District

4 Council District

Windsor Mill Partnership, Owners; PCS Homes, Contract Purchasers

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* Case No. 04-134-SPHA

# FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for

Special Hearing and Variance filed by the owners of the subject property, Windsor Mill Partnership, and the Contract Purchasers, PCS Homes, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners request a special hearing to approve an amendment of the final development plan for Streamwood and all prior amendments thereto, consistent with the relief granted, pursuant to Section 1B01.3.A.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, variance relief is requested from the B.C.Z.R. and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: 1) From Section 1B01.2.C.2.a of the B.C.Z.R. and Section V.B.5.a of the C.M.D.P. to permit a front window to tract boundary setback of 25 feet in lieu of the required 35 feet and from Section 1B01.2.C.6 of the B.C.Z.R. and Section V.B.5.b of the C.M.D.P. to permit a front building to tract boundary setback of 25 feet in lieu of the required 30 feet for Lot 48; 2) from Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3 of the C.M.D.P. to permit a building to building separate of 16 feet in lieu of the required 40 feet for Lots 46-47 and 49-52; 3) from Section 1B01.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a window to window separate of 16 feet in lieu of the required 40 feet for Lots 46-57 and 49-52; and 4) from Section 1B01.2.C.6 of the BC.Z.R. and Section V.B.6.b of the C.M.D.P. to permit a window to side property line setback of 8 feet in lieu of the required 15 feet for Lots 46-47 and 49-52. 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 Alan E. Scoll and Mark S. Vasail, on behalf of D. S. Thaler and Associates, Inc., the consultants who prepared the site plan for this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregularly shaped parcel located on the northeast corner of the intersection of Streamwood Court and Windsor Mill Road in western Baltimore County. The property contains a gross area of 1.67 acres, more or less, zoned D.R.5.5 and is presently unimproved. As more particularly described hereinafter, the purpose of the Petitions is to permit development and incorporation of the subject parcel into the surrounding residential community known as Streamwood. The Streamwood development was originally approved under the old CRG process for 76 single-family dwellings, which is significantly less than the number of units permitted. That is, the overall tract contains approximately 25 acres, split zoned D.R.5.5 and B.L., and would yield a total of 138 units under the allowable density. In any event, CRG approval was granted in 1986, with two subsequent amendments occurring thereafter in August 1987 and August 2003. The subject proposal constitutes a third amendment. As shown on the site plan, the purpose of this amendment is to revise the limits of the tract boundary and add seven single-family dwelling lots. Vehicular access will be by way of an existing public road known as Streamwood Court. Six of the lots, namely Lots 46, 47, 49, 50, 51 and 52, will have direct frontage on Streamwood Court; however, the seventh lot (Lot 48) will be located to the rear of Lots 49 and 50. A panhandle driveway between Lots 47 and 49 will provide access for Lot 48 to Streamwood Court.

Special hearing relief is requested to approve the proposed revisions, and variance relief is necessary for the new building locations. In this regard, testimony was received from Mr. Scoll of D.S. Thaler and Associates. He indicated that the proposed lots will be the same size or larger than existing lots in Streamwood and that the proposed houses will be 16 feet apart, consistent with

OFFICE RECEIVED FILLING

the distance between existing houses in the neighborhood. He also indicated that the proposed dwellings would actually be a "step up" from the existing neighborhood in that they will feature attached garages and windows on the sides, amenities which are not present in the existing houses. Mr. Scoll also indicated that there is currently a problem with water ponding near the intersection of Streamwood Court and Windsor Mill Road. He indicated that the Developer has agreed to make improvements to the intersection to eliminate this problem as part of the proposed development.

Although the proposed subdivision is in compliance with the present standards for development, variance relief is requested from the applicable standards that were in effect at the time of the original CRG approval. In support of their request, Mr. Scoll testified that the spirit and intent of the ordinance was being observed. He also submitted a series of photographs (Petitioner's Exhibit 2) of the surrounding locale and the subject property.

Based upon the testimony and evidence presented, I find that the proposed amendment is appropriate and that variance relief should be granted. In my judgment, the subject property is unique by virtue of its configuration and shape. Also, it is significant that the seven houses proposed will be consistent in terms of lot size, setbacks, etc., to the surrounding development. It is also to be noted that plans for the proposed development were shared with members of the existing Streamwood community who apparently do not object to the proposal. As noted above, there were no Protestants or other interested persons present.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this \_\_\_\_\_\_ day of December, 2003 that the Petition for Special Hearing to approve an amendment to the final development plan for Streamwood and all prior amendments thereto, consistent with the relief granted, pursuant to Section 1B01.3.A.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), 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 the B.C.Z.R. and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: 1) From

ORDER RECEIVED/FOR FILING
Date
By

Section 1B01.2.C.2.a of the B.C.Z.R. and Section V.B.5.a of the C.M.D.P. to permit a front window to tract boundary setback of 25 feet in lieu of the required 35 feet and from Section 1B01.2.C.6 of the B.C.Z.R. and Section V.B.5.b of the C.M.D.P. to permit a front building to tract boundary setback of 25 feet in lieu of the required 30 feet for Lot 48; 2) from Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3 of the C.M.D.P. to permit a building to building separate of 16 feet in lieu of the required 40 feet for Lots 46-47 and 49-52; 3) from Section 1B01.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a window to window separate of 16 feet in lieu of the required 40 feet for Lots 46-57 and 49-52; and 4) from Section 1B01.2.C.6 of the B.C.Z.R. and Section V.B.6.b of the C.M.D.P. to permit a window to side property line setback of 8 feet in lieu of the required 15 feet for Lots 46-47 and 49-52, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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 rescipted.

AWRENCE E. SCHMIDT

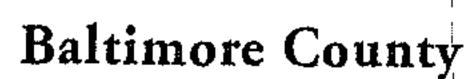
Zoning Commissioner for Baltimore County

LES:bjs

# Zoning Commissione

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468





James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

December 12, 2003

Howard L. Alderman, Jr., Esquire Levin & Gann 502 Washington Avenue, 8<sup>th</sup> Floor Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
NE/Corner Streamwood Court & Windsor Mill Road
(Lots 46 – 52 of Streamwood)

1<sup>st</sup> Election District—4<sup>th</sup> Council District
Windsor Mill Partnership, Owners; PCS Homes, Contract Purchasers - Petitioners
Case No. 04-134-SPHA

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing 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. John Martin, Windsor Mill Partnership, 108 Fairfield Drive, Baltimore, Md. 21228 Mr. Michael Thomason, PCS Homes, 1332-A Cape St, Claire Road, Annapolis, Md. 21401 Mr. Alan E. Scoll, D.S. Thaler & Assoc., 7115 Ambassador Road, Baltimore, Md. 21244 People's Counsel; Case File



# PECIAL HEARING

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Streamwood Court

which is presently 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 Variance from Section(s)

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

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.

> 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> WINDSOR MILL PARTNERSHIP First Development Group, LLC Name - Type or Print Name - Type or Print Michael Signature Signature John Martin 410-974-4422 1332-A Cape St. Claire Road Telephone No. Name - Type or Print Address 21401 MD Annapollis Zip Code Signature City State 108 Fairfield Drive 410-747-3419 Attorney For Petitioner: Telephone No. Address derman tr. 21228 MD Baltimore Zip Code State Name Type or Print City Representative to be Contacted: Signature Levin & Gann, P.A. Alan Scoll; D.S. Thaler & Assoc., Inc. 502 Washington Avenue 8th Floor Name Company Towson, MD 21204 410-944-3647 7115 Ambassador Rd; PO Box 47428 Telephone No. Address Address Telephone No. 21244-7428 MD **Baltimore** Zlp Code City State Zip Code CIV State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. UNAVAILABLE FOR HEARING

Reviewed By

FILING  $\alpha$ ORDER Date,

**9/15/98** 



CASE NO: 04- - SPHA

Address:

Streamway Court

Legal Owners:

Windsor Mill Partnership

Contract Purchaser:

First Development Group, LLC

## REQUESTED RELIEF:

#### **VARIANCES:**

#### Lot 48:

From BCZR§ 1B01.2.C.2.a and CMDP §V.B.5.a (as previously adopted and applicable to this development approved by the CRG) to permit a front window to tract boundary setback of 25 feet in lieu of the 35 feet required; and BCZR§ 1B01.2.C.6 and CMDP §V.B.5.b (as previously adopted and applicable to this development approved by the CRG) to permit front building to tract boundary of 25 feet in lieu of the 30 feet required; and

### Building Separation between homes on Lots 46-47 and 49 through 52:

From BCZR§ 1B01.2.C.1 and CMDP §V.B3 (as previously adopted and applicable to this development approved by the CRG) to permit a building to building separation of 16 feet in lieu of the 40 feet required; and

# Window to Window Separation on Lots 46-47 and 49 through 52:

From BCZR§ 1B01.2.C.2.b and CMDP §V.B6.c (as previously adopted and applicable to this development approved by the CRG) to permit a window to window separation of 16 feet in lieu of the 40 feet required; and

# Window to Side Property Line Setback on Lots 46-47 and 49 through 52:

From BCZR§ 1B01.2.C.6and CMDP §V.B6.b (as previously adopted and applicable to this development approved by the CRG) to permit a window to side property line setback of 8 feet in lieu of the 15 feet required.

#### SPECIAL HEARING:

# Amendment of Final Development Plan:

To amend, pursuant to BCZR §1B01.3A.7.b, the final development plan for Streamwood and all prior amendments thereto consistent with the relief granted and the Plan to Accompany this Petition.

ORDER REGEIVED FOR FILING
By
By

# August 8, 2003

# PROPERTY DESCRIPTION FOR ZONING PURPOSES ONLY

# **STREAMWOOD**

Beginning at the northeast corner of the intersection of Streamwood Court (50-foot wide right-of-way) and Windsor Mill Road (50-foot wide right-of-way) thence running the following courses and distances:

- 1. North 51°24'24" West 101.74 feet, more or less, to a point;
- 2. Northwesterly 59.04 feet, more or less by a curve to the left having a radius of 5,392.62 feet and a chord bearing North 51°43'02" West 59.04 feet, more or less, to a point;
- 3. North 42°25'05" East 173.04 feet, more or less, to a point;
- 4. North 48°19'42" West 133.00 feet, more or less, to a point;
- 5. North 42°10'18" East 100.00 feet, more or less, to a point;
- 6. South 48°19'42" East 133.00 feet, more or less, to a point;
- 7. North 42°25'05" East 81.98 feet, more or less, to a point;
- 8. North 48°04'18" West 133.00 feet, more or less, to a point;
- 9. North 44°56'15" East 642.33 feet, more or less, to a point;
- 10. North 44°47'22" East 146.31 feet, more or less, to a point;
- 11. North 46°14'14" West 782.51 feet, more or less, to a point;
- 12. North 43°55'22" East 402.83 feet, more or less, to a point;
- 13. South 48°44'38" East 470.81 feet, more or less, to a point;

Page 2 of 2 Property Description for Zoning Purposes Only Streamwood August 6, 2003

- 14. North 41°15'22" East 201.87 feet, more or less, to a point;
- 15. South 48°44'38" East 125.03 feet, more or less, to a point;
- 16. North 41°15'22" East 165.04 feet, more or less, to a point;
- 17. South 48°44'38" East 526.90 feet, more or less, to a point;
- 18. South 41°34'40" West 1,724.74 feet, more or less, to a point;
- 19. North 51°19'05" West 104.48 feet, more or less, to a point;
- 20. South 41°34'40" West 219.81 feet, more or less, to the point of beginning.

Containing 24.9 acres of land, more or less.



VDELLSERVER ADMIN CORRESPONDENCE PROJECTS STREAMWOOD ZONING DESCRIPTION BELIGE 8 6 03.DOG

FAMES ROLL IN THE BELLINE STATES OF THE STAT	CASHIER'S VALIDATION			
DATE 9/16/03 ACCOUNT 601 006 6150  AMOUNT \$ 800.00  FOR: MULLIPLE VARIANCES 45PH ON LOTS IN  (1)  STREMMINDOD	<b>E</b>	BALTIMORE COUNTY, MARYLAND  OFFICE OF BUDGET & FINANCE  MISCELLANEOUS RECEIPT  DATE  ON 202	FOR: ITEM # 131 OH - 181-SPH	

# NOTICE OF ZONING HEARING

The Zoring Commissioner of Bakinore County, by authority of the Zoning Act and Regulations of Baltimore authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson. Maryland on County will hold a public hearing in Towson. Maryland on Streamwood Court Neast corner of Windsor Mill Road and Streamwood Court 1st Election District—4th Councilmanic District Special Hearing: 1o amend the final development plan for Special Hearing: 1o amend the final development plan for Special Hearing: 1o amend the final development plan for Special Hearing: 1o amend 1ots 46-47, 49 through 52. To permit 30 feet required and Lots 46-47, 49 through 52. To permit 30 feet Lots 46-47, and 49 through 52. To permit a window feet Lots 46-47, and 49 through 52. To permit a window feet Lots 46-47, and 49 through 52. To permit a window to side property line 29 through 52. To permit 3, 2063 at 10:00 a.m. In Hearing: Thersday, November 13, 2063 at 10:00 a.m. In Hearing: Thersday, November 13, 2063 at 10:00 a.m. In Hearing: Thersday, November 13, 2063 at 10:00 a.m. In Hearing: Thersday, November 13, 2063 at 10:00 a.m. In Hearing: Thersday, November 13, 2063 at 10:00 a.m. In Hearing: Thersday, November 13, 2063 at 10:00 a.m. In Hearing: Thersday, November 13, 2063 at 10:00 a.m. In Hearing: Thersday, November 13, 2063 at 10:00 a.m. In Hearing: Thersday, November 13, 2063 at 10:00 a.m. In Hearing: Thersday, November 13, 2063 at 10:00 a.m. In Hearing: There 2005 at 10:00 a.m. In Hearing: The 2005 at 10:00 a.m. In Hearing: The 2005 at 10:00 a.m. In Hearing: The 2005 at 10:0

Coning Commissioner for Baltimore County

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.

国

that the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERTIFY each of once in g

X The Jeffersonian

Arbutus Times

Catonsville Times

Towson Times

□ NE Booster/Reporter Owings Mills Times

North County News

BM7011

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 04-134-5PHA Petitioner/Developer: PCS HomES MICHAEL ThomASSON Date of Hearing/Closing: 10/3, Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 ATTN: Becky Hart {(410) 887-3394} Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: STREAMWOOD COURT The sign(s) were posted on \_ (Month, Day, Year) Sincerely, (Signature of Sign Poster) SSG Robert Black CASE # (Print Name) A PUBLIC HEARING WILL BE HELD BY THE TONING COMMISSIONER 1508 Leslie Road IN TOWSOM, MO PLACE: KLAS 417 CHARTON SINGS SOFTED AND (Address) DATE AND TIME: INSIGHT HOLDER Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940 (Telephone Number)

# Department of Permits and Development Management

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



# Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

October 7, 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: 04-134-SPHA

Streamwood Court

N/east corner of Windsor Mill Road and Streamwood Court

1<sup>st</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Windsor Mil Partnership, John Martin, President

Contract Purchaser: PCS Homes, Michael Thomasson, Managing Member

Special Hearing to amend the final development plan for Streamwood. <u>Variance</u> to permit a front window to tract boundary setback of 25 feet in lieu of the 35 feet. To permit front building to tract boundary of 25 feet in lieu of the 30 feet required and Lots 46-47, 49 through 52. To permit a building to building separation of 16 feet in lieu of the 40 feet Lots 46-47, and 49 through 52. To permit a window separation of 16 feet in lieu of the 40 feet, Lots 46-47, and 49 through 52. To permit a window to side property line setback of 8 feet in lieu of the 15 feet required.

Hearings:

Thursday, November 13, 2003, at 10:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Howard Alderman, Levin & Gann, 502 Washington Avenue, 8<sup>th</sup> Fl., Towson 21204 Windsor Mill Partnership, John Martin, 108 Fairfield Dr., Baltimore 21228 PCS Homes, 1332-A Cape St. Claire Rd., Annapolis 21401 Alan Scoll, D.S. Thaler & Assoc., 7115 Ambassador Rd., P.O. Box 47428, Baltimore

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, OCTOBER 29, 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.



Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY

Tuesday, October 28, 2003 Issue - Jeffersonian

Please forward billing to:

Michael Thomasson PCS Homes 1332-A Cape St. Claire Road Annapolis, MD 21401

410-974-4422

# 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: 04-134-SPHA

Streamwood Court

N/east corner of Windsor Mill Road and Streamwood Court

1<sup>st</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Windsor Mil Partnership, John Martin, President

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Special Hearing to amend the final development plan for Streamwood. <u>Variance</u> to permit a front window to tract boundary setback of 25 feet in lieu of the 35 feet. To permit front building to tract boundary of 25 feet in lieu of the 30 feet required and Lots 46-47, 49 through 52. To permit a building to building separation of 16 feet in lieu of the 40 feet Lots 46-47, and 49 through 52. To permit a window separation of 16 feet in lieu of the 40 feet, Lots 46-47, and 49 through 52. To permit a window to side property line setback of 8 feet in lieu of the 15 feet required.

Hearings:

Thursday, November 13, 2003, at 10:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

wavrence 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

# 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: A 134 A  Retitioner: 4 NAVOCAR MULL PARTIE OCILIA
Petitioner: WINDSOR MILL PARTNERSHIP
Address or Location: NE, CORNER OF STREAMWOOD CT, AND WINDSORMILL RD
PLEASE FORWARD ADVERTISING BILL TO:
Vame: Michael Thomasson
Address: PCS Homes - 1332-A Carpe St. Claire Rocad
Annapolis, MD. 21401
Telephone Number:410 - 974 - 4422

# Department of Permits and Development Management

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



# Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

November 7, 2003

Howard Alderman, Jr. Levin & Gann 502 Washington Avenue, 8<sup>th</sup> Floor Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 04-134-SPHA, Streamwood Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 16, 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. Supervisor, Zoning Review

u. Callabal)

WCR:klm

**Enclosures** 

c: People's Counsel
Windsor Mill Partnership, 108 Fairfield Drive, Baltimore 21228
PCS Homes, 1332-A Cape St. Claire Road, Annapolis 21401
Alan Scoll, D.S. Thaler, 7115 Ambassador Rd., P.O. Box 47428, Baltimore 21244





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

October 7, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: October 7, 2003

Item No.:

130 141, 143, 144, 147 - 150

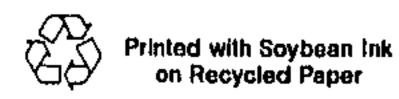
Dear Ms. Hart:

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





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION.

Date: 10.7.03

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

RE:

**Baltimore County** 

Item No. 134

JLL

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,

h

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

fr/3

# BALTIMORE COUNTY, MARYLAND

# INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

Zoning Advisory Petition(s): Case 04-134

**DATE:** October 10, 2003

RECEIVED

OCT 1 4 2003

ZONING COMMISSIONER

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

DATE: November 21, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 13, 2003

Item Nos. 130, 131, 132, 133, (34, 135, 138, 139, 142, 143, 145, 146, 149, and 150

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

RWB:CEN:jrb

cc: File

RE:	PET	ITION :	FOR SE	PECIAI	LHEAR	ING	*	BEF	ORE T	HE		
		) VARI										
	_			NE co	Windsor	*	ZONING COMMISSIONER					
	Mill	Rd & S	streamw	ood Co	ourt							
	1 <sup>st</sup> E	lection	& 4 <sup>th</sup> C	ounciln	nanic Di	*	FOR	₹.				
	Lega	ıl Owne	er(s): Jol	hn Mar	tin, Pres							
			ll Partn			*	BA	LTIMOI	RE COU	JNTY		
	Cont	ract Pu	rchaser(	(s): PSC	C Homes	ael	ı					
	Tho	nasson,	Manag	ing Me	mber	*	04-1	34-SPH	ΙA			
				Petit	tioner(s)	}						
<b>3</b> k	sk	ske	χic	*	sk.	*	ж	*	*	*	*	

# 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

RECEIVED andes Demilie

OCT 0 9 2003

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 October, 2003, a copy of the foregoing Entry of Appearance was mailed to Alan Scoll, D.S. Thaler & Associates, Inc, 7115 Ambassador Road, P.O. Box 47428, Baltimore, MD 21244-7428 & to Howard L Alderman, Jr, Esquire, Levin & Gann, PA, 502 Washington Avenue, 8<sup>th</sup> Floor, Towson, MD 21204, Attorney for Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

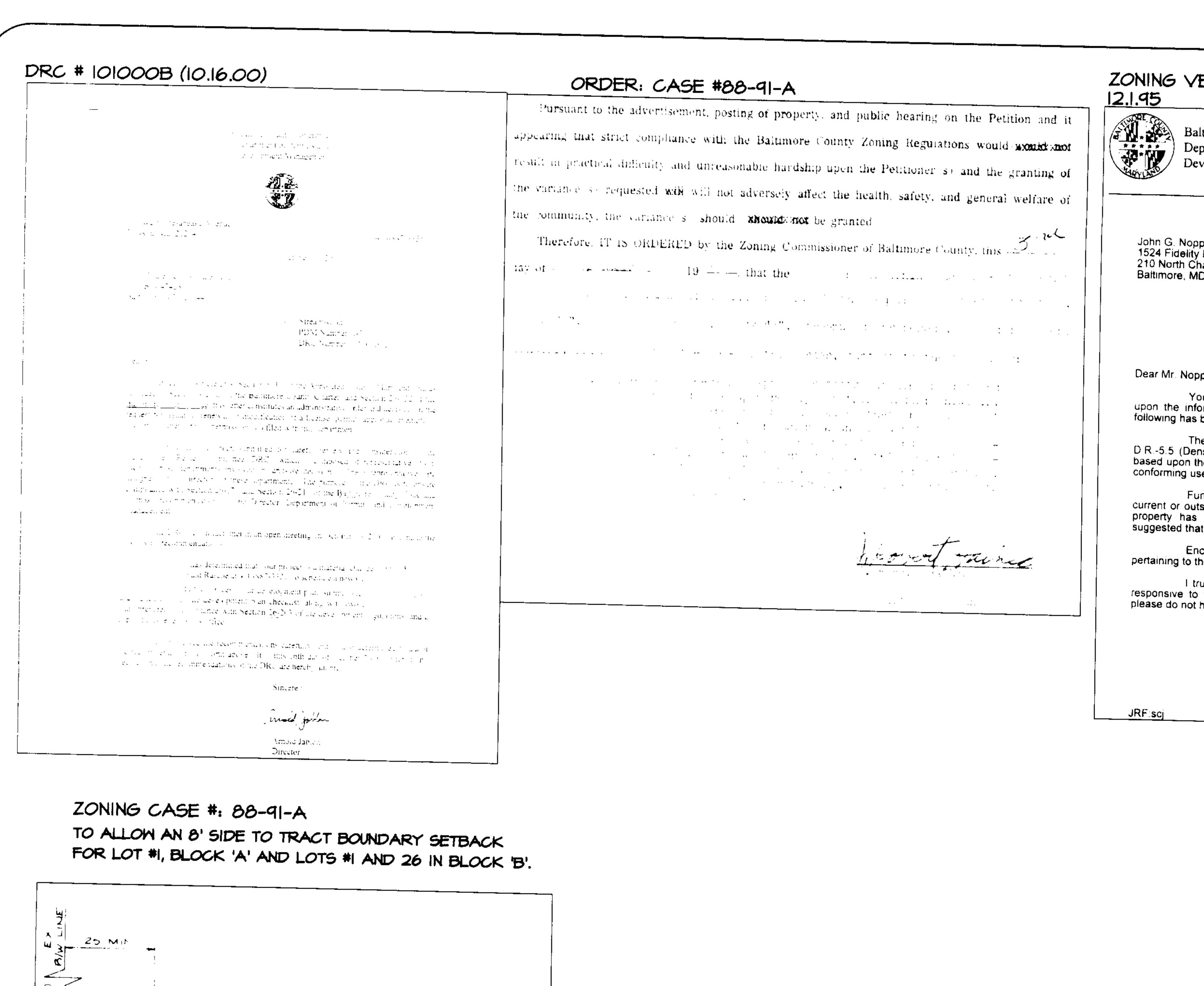
PLEASE PRINT CLEARLY

CASE NAME Sheem - Can CASE NUMBER O4-134-5PHA DATE 13 NOVI 12

# PETITIONER'S SIGN-IN SHEET

E-MAIL		ascollad the langua	3	)									
CITY, STATE, ZIP	Towson, MD 21204	J. Bal											
ADDRESS	Levin & Gann, PA 502 Washington Ave., Suite 800	Tre. 7115 Aprilo	77										<b>1</b>
NAME	L. Alderman, Jr, Esq.	AAD \$ 5026	مخا								•		





WINDOWS

WINDOWS

(1971 CMDP)

# FOR HIGHES" POINT AT GRADE

SETBACK AND ELEVATION DETAIL

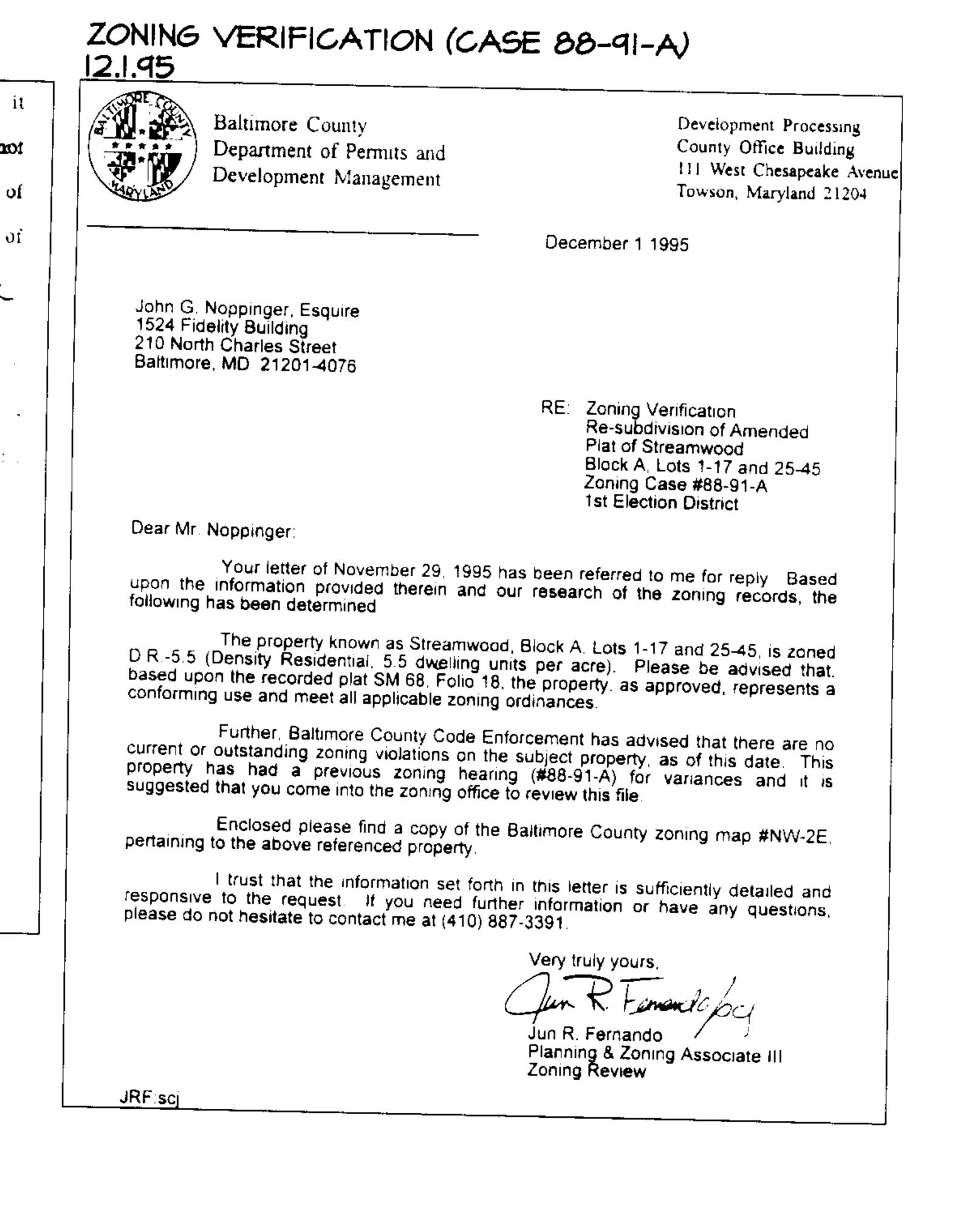
(Distarce)=30' Min

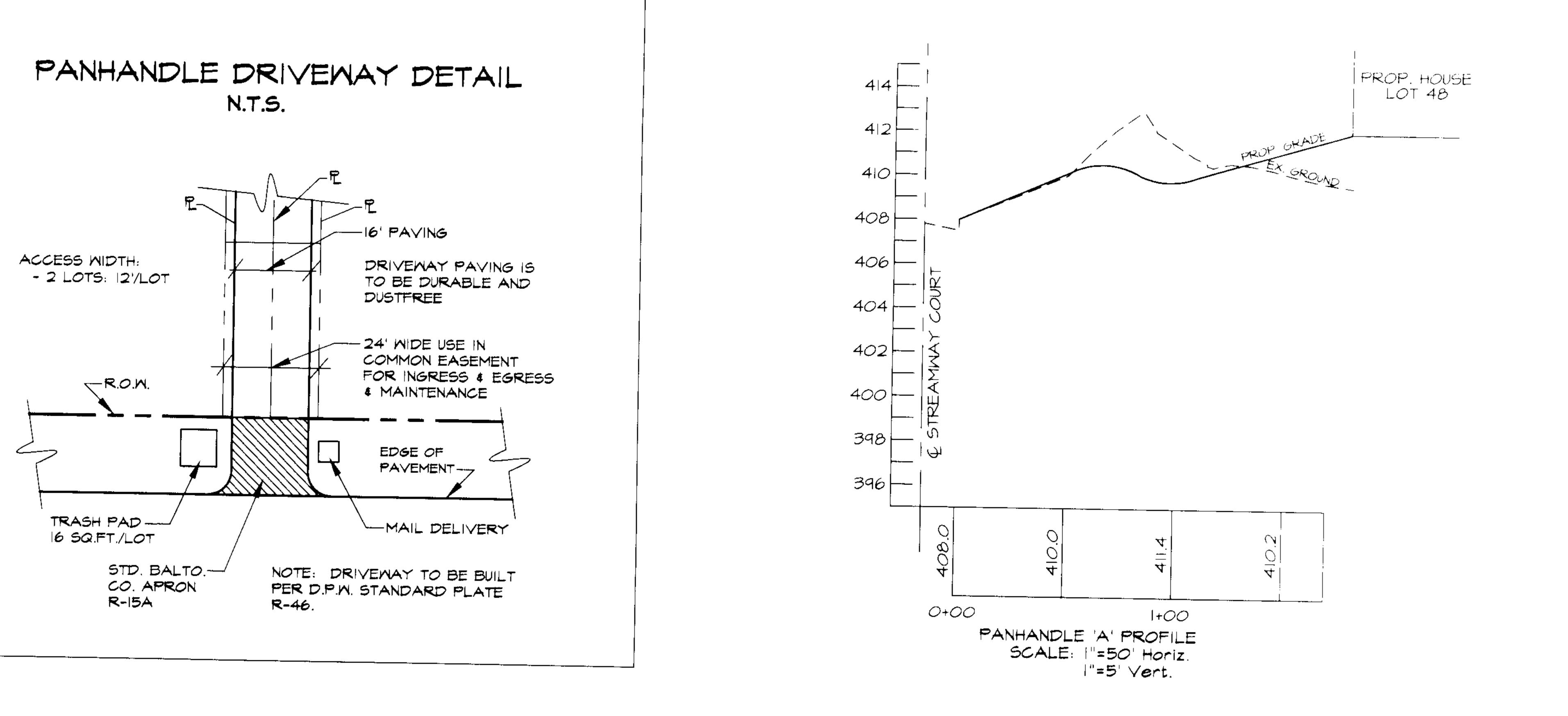
3. For highest point at grade (Height) of 30' - 40' (Distance) = 40' min.

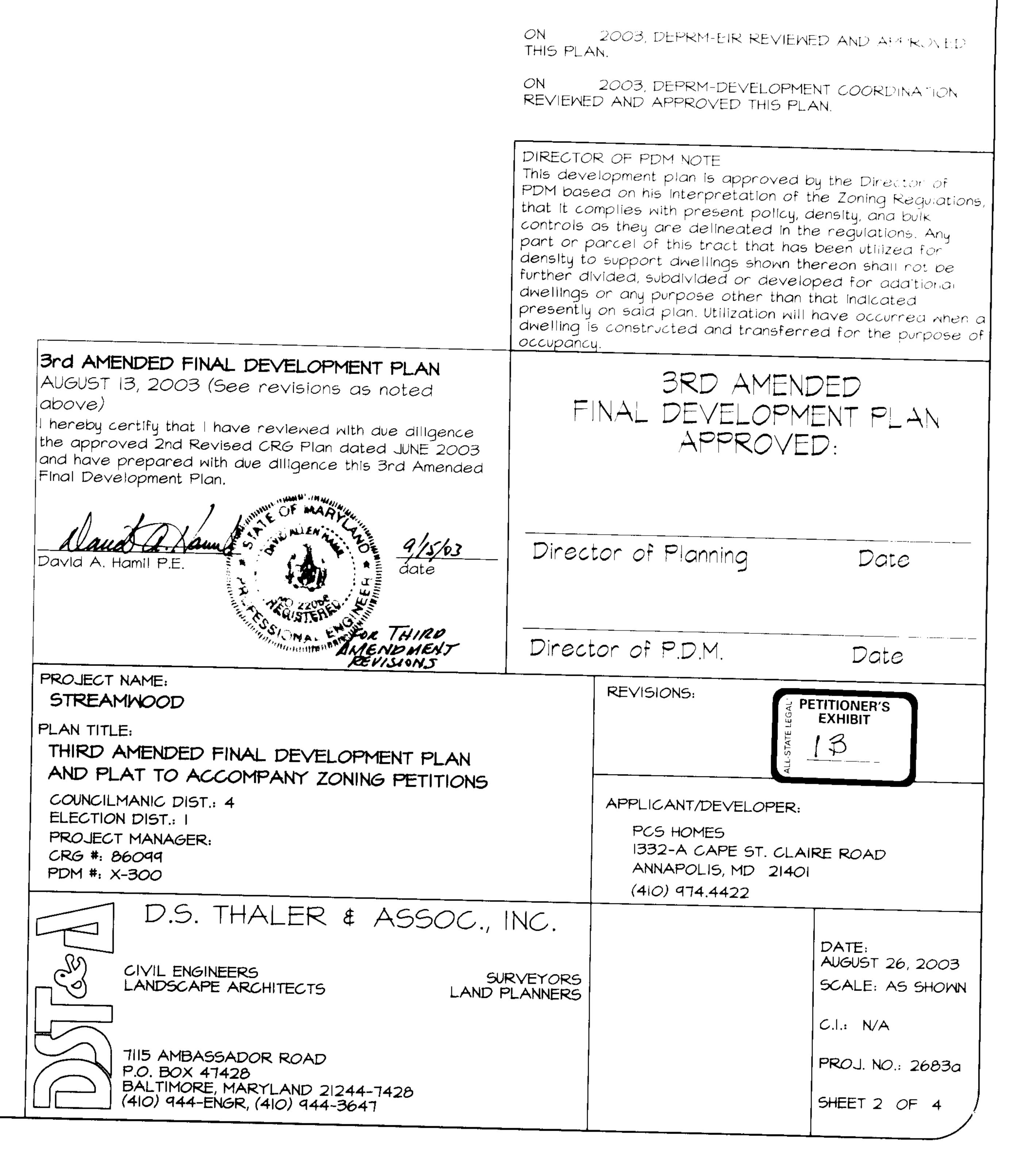
Fox his hest point at grade (Height) of 201-25" (Distance)=25" Mini


2 For highest point at grade (Height) of 25-30


PER THE APPROVED FDP FOR STREAMWOOD (1.29.93)




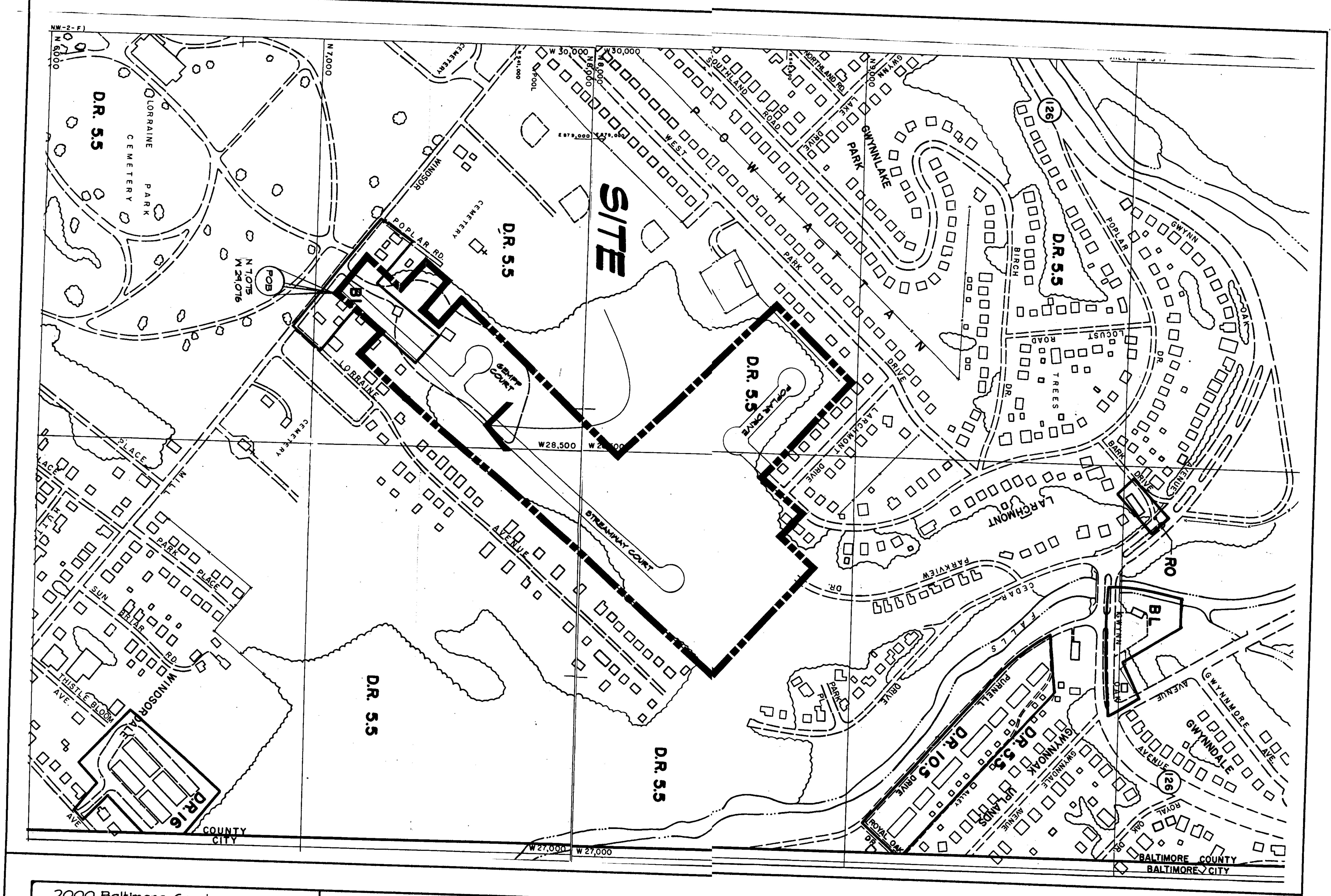










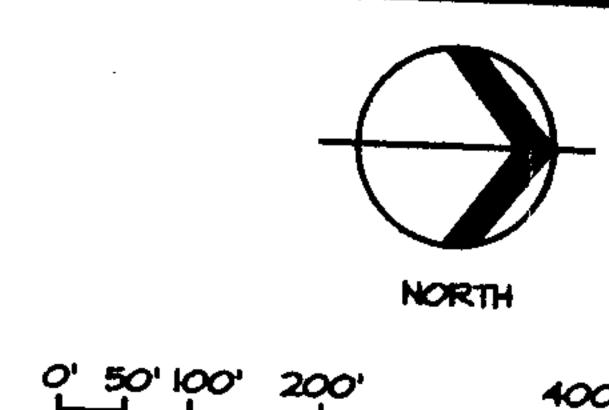


2000 Baltimore County 200 Scale Zoning Map (NW-2E & 3E) To Accompany Zoning Petition

ELECTION DISTRICT: 1 COUNCILMANIC DISTRICT: 4

August 2003

Streamwood



SCALE: | = 200' - 0"

D. S. THALER & ASSOC., INC.

CIVIL ENGINEERS
LANDSCAPE ARCHITECTS

SURVEYORS LAND PLANNERS

7115 AMBASSADOR ROAD P.O. BOX 47428 BALTIMORE, MARYLAND 21244-7428 (410) 944-ENGR, (410) 944-3647

