IN RE: PETITION FOR SPECIAL HEARING NW/S Foxwood Lane, across from and 215' N of the c/l inter. Foxchase Lane **(1st Parcel, Harbor Point Estates)** 15th Election District 7th Council District Sawyer Realty Holdings, LLC Petitioners	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 04-347-SPH

* * * * * * * * * * *

ORDER ON THE MOTION FOR RECONSIDERATION

WHEREAS, this matter came before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Sawyer Realty Holdings, LLC, through their attorney, John B. Gontrum, Esquire. The Petitioners sought approval of an existing utility and refuse compound area as an accessory use to a group living/multi-family apartment complex in the location shown on the site plan submitted into evidence as Petitioner's Exhibit 1.

At the public hearing held on March 22, 2004, several residents from the adjacent community appeared in opposition to the request. In fact, it was these neighbors who filed a complaint with the Code Enforcement Division of the Department of Permits and Development Management which precipitated the filing of the instant Petition. These neighbors complained that the use attracted rodents and that the odors and noises associated with the facility had an adverse impact on their neighborhood.

By Order dated April 22, 2004, I found that the use was inappropriate at the location shown on the site plan and required its removal within sixty (60) days. Subsequent to the issuance of said Order, Counsel for the Petitioners requested a reconsideration of the matter by letter dated May 14, 2004, and submitted a revised site plan depicting a new location for the proposed refuse compound. In consideration of the new proposal, the matter was reconvened for further proceedings to give all parties an opportunity to respond.

Appearing at the reconvened hearing on June 15, 2004 were Charles Gumucio on

ORDER RECEIVED FOR FILING
Date 6/23/04
By

behalf of Sawyer Realty Holdings, LLC, property owners, Ronald W. Spielmann, with G. W. Stephens, Jr. and Associates, Inc., the consultants who prepared the site plan, and John B. Gontrum, Esquire, attorney for the Petitioners. Also appearing was Michelle Rosansky, who appeared and participated at the first hearing as a Protestant. There were no other interested persons present.

Testimony and evidence offered revealed that the Petitioners now propose to relocate the refuse compound facility to the interior of the subject property, adjacent to an existing maintenance garage off of Bayner Road. As shown on the revised plan marked as Petitioner's Exhibit 1A, the use will be divided into two sections. Specifically, two concrete slabs will be installed, one on each side of an existing concrete driveway that leads to the maintenance garage. On one slab, trash bins will be stored, and a storage shed will be located on the other. In this regard, Counsel for the Petitioners raised an issue as to whether a variance is needed for the new storage shed in view of its location in the "front" yard of the maintenance garage. Given the fact that this is a large apartment complex with multiple residential and accessory buildings interspersed throughout the site, I do not find that this area of the property is the front yard and thus, the shed does not require variance relief.

After due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested within the Motion and the revised site plan marked as Petitioner's Exhibit 1A. Of significance is the fact that the refuse compound facility will now be located within the interior of the subject property, and will not be adjacent to any other residential community. Moreover, I find its location immediately adjacent to an existing maintenance garage building appropriate and consistent with that use.

It is also to be noted that Ms. Rosansky indicated that she and her neighbors are satisfied with the revised proposal and have no objections to the new location. In addition, Counsel for the Petitioners indicated that the fence, storage building and trash bins will be removed from their current location by July 1, 2004 and that the concrete pad will be removed by August 1, 2004.

ORDER RECEIVED FOR FILING
Date 6/23/04
By

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of June 2004 that the Motion for Reconsideration filed in the above-captioned matter be and the same is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve a utility and refuse compound area as an accessory use to a group living/multi-family apartment complex in the location shown on the site plan submitted into evidence as Petitioner's Exhibit 1A, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the existing fence, storage building and trash bins be removed from their current location by July 1, 2004 and that the concrete pad be removed by August 1, 2004; and,

Any appeal of this decision must be entered within thirty (30) days of the date hereof.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/23/04
By

Zoning Commissioner

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

Baltimore County

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

June 23, 2004

John B. Gontrum, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: **MOTION FOR RECONSIDERATION**
PETITION FOR SPECIAL HEARING
(Harbor Point Estates)
15th Election District – 7th Council District
Sawyer Realty Holdings, LLC - Petitioners
Case No. 04-347-SPH

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Motion for Reconsideration has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. Patrick J. Ricciardi and Charles Gumucio
Sawyer Realty Holdings, LLC, 9658 Baltimore Avenue, College Park, Md. 21740
Mr. Ronald W. Spielmann, G. W. Stephens, Jr. & Associates, Inc.
1020 Cromwell Bridge Road, Towson, Md. 21286
Mr. & Mrs. John Rosansky, 1114 Foxwood Lane, Baltimore, Md. 21221
Mr. Vernon McDonald, 1123 Foxwood Lane, Baltimore, Md. 21221
Ms. Love Chester, 1158 Foxwood Lane, Baltimore, Md. 21221
Mr. Nick Silwonuk, 1122 Foxwood Lane, Baltimore, Md. 21221
Ms. Benita Holloman, 1150 Foxwood Lane, Baltimore, Md. 21221
Ms. Victoria Faniyi, 1009 Foxchase Lane, Baltimore, Md. 21221
Ms. Antoinette Wanek, 1120 Foxwood Lane, Baltimore, Md. 21221
Code Enforcement Division, DPDM; People's Counsel; Case File

IN RE: PETITION FOR SPECIAL HEARING NW/S Foxwood Lane, across from and 215' N of the c/l inter. Foxchase Lane **(1st Parcel, Harbor Point Estates)** 15th Election District 7th Council District Sawyer Realty Holdings, LLC Petitioners	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 04-347-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Sawyer Realty Holdings, LLC, by Patrick J. Ricciardi, through their attorney, John B. Gontrum, Esquire. The Petitioners request a special hearing to approve a utility and refuse compound area as an accessory use to a group living/ multi-family apartment complex. 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 Charles Gumucio, a representative of Sawyer Realty Holdings, LLC, property owners; Ronald W. Spielmann, on behalf of G. W. Stephens, Jr. and Associates, Inc., the consultants who prepared the site plan for this property; and John B. Gontrum, Esquire, attorney for the Petitioners. Appearing as Protestants in the matter were several residents from the adjacent community known as Foxridge Manor. These included John and Michelle Rosansky, Vernon McDonald, Love Chester, Nick Silwonuk, Benita Holloman, Victoria Faniyi, and Antoinette Wanek. Additionally a Petition and letters signed by other neighbors opposed to the request were received at the hearing.

Testimony and evidence offered revealed that the subject property is part of a large, irregular shaped tract located on the north side of Sandalwood Road, east of Marlyn Avenue in Essex. That tract was developed many years ago as an apartment complex, formerly known as the

ORDER RECEIVED FOR FILING
Date 4/29/04
By

East Roc Apartments; however, was recently acquired by the applicants and is now known as Harbor Point Estates. The subject parcel contains 1.95 acres, more or less, zoned D.R.16, and is identified on the site plan as the "1st Parcel" of Harbor Point Estates. This parcel is located on the northeast end of the overall tract, immediately adjacent to an alley that abuts the rear of the adjacent townhouse community known as Foxridge Manor. Many of the neighbors who appeared in opposition to the request reside in townhouses that abut the alley in question. These townhouses bear a Foxwood Lane address.

In any event, testimony indicated that the applicant has made significant effort and investment to upgrade the property since their acquisition of same. In this regard, the Petitioners propose to establish a utility and refuse compound area on the subject 1.95-acre parcel. A fence has been constructed to enclose this area, and a concrete pad and storage-shed building have been constructed therein. It was indicated that residents of the apartment complex would use this area for storage. Specifically, residents will use this area to discard trash, debris and other unwanted items. Additionally, the owners of the apartment complex will store the belongings of evicted tenants within this compound area. The Petitioners argued that this was an appropriate use and that they were required by law to keep all trash and debris within a screened area.

Obviously, the neighbors who appeared are vehemently opposed to this use. In fact, it was after these neighbors complained that an investigation was made by the Code Enforcement Division of the Department of Permits and Development Management and the Petitioners were advised to file the instant Petition to resolve the matter. These neighbors indicated that this area is a magnet for children and is not only unsightly, but attracts rodents. They also complained of the odor, noise and other adverse impacts associated with this use upon their residential neighborhood.

The fact that this area is indeed an unsightly and inappropriate land use is evidenced by its very location on the apartment complex tract. As more particularly shown on the site plan and in photographs submitted, the Petitioners have chosen to locate this facility in the far corner of their property, away from the residential apartment buildings. This location draws into question the

ORDER RECEIVED FOR FILING
Date 4/29/09
By

Petitioners' assertion that residents of the apartments will use the facility. Any apartment resident that would wish to dispose of items would have to walk across a lengthy lawn to reach this area.

Based upon the testimony and evidence presented, I am easily persuaded to deny the request. In effect, the Petitioners have attempted to create a dump on their property to the detriment of the immediately adjacent property owners. The proposed use is inappropriate and must be discontinued. Thus, the Petition for Special Hearing shall be denied and the Petitioners shall have sixty (60) days from the date of this Order to remove all debris, the fence and storage building.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of April 2004 that the Petition for Special Hearing seeking approval of a utility and refuse compound area as an accessory use to a group living/multi-family apartment complex, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioners shall have sixty (60) days from the date hereof to remove all debris, the fence and storage building from the premises.

Any appeal of this decision must be entered within thirty (30) days of the date hereof.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/22/04
By

Zoning Commissioner

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

Baltimore County

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

April 20, 2004

John B. Gontrum, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NW/S Foxwood Lane, across from and 215' N of the c/l Foxchase Lane
(1st Parcel, Harbor Point Estates)
15th Election District – 7th Council District
Sawyer Realty Holdings, LLC - Petitioners
Case No. 04-347-SPH

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. Patrick J. Ricciardi and Charles Gumucio
Sawyer Realty Holdings, LLC, 9658 Baltimore Avenue, College Park, Md. 21740
Mr. Ronald W. Spielmann, G. W. Stephens, Jr. & Associates, Inc.
1020 Cromwell Bridge Road, Towson, Md. 21286
Mr. & Mrs. John Rosansky, 1114 Foxwood Lane, Baltimore, Md. 21221
Mr. Vernon McDonald, 1123 Foxwood Lane, Baltimore, Md. 21221
Ms. Love Chester, 1158 Foxwood Lane, Baltimore, Md. 21221
Mr. Nick Silwonuk, 1122 Foxwood Lane, Baltimore, Md. 21221
Ms. Benita Holloman, 1150 Foxwood Lane, Baltimore, Md. 21221
Ms. Victoria Faniyi, 1009 Foxchase Lane, Baltimore, Md. 21221
Ms. Antoinette Wanek, 1120 Foxwood Lane, Baltimore, Md. 21221
Code Enforcement Division, DPDM; People's Counsel; Case File

Printed on Recycled Paper

CBCA

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

HARBOR POINT ESTATES

for the property located at 909 South Marlyn Avenue

which is presently zoned D.R. 16

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

A utility and refuse compound area as an accessory use to a group living/ multi-family apartment complex.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

SAWYER REALTY HOLDINGS, L.L.C.

Name - Type or Print

Signature

Patrick J. Riccardi

Name - Type or Print

Signature

9658 Baltimore Avenue 310-479-1600

Address — Telephone No.

College Park, MD 21740

City — State — Zip Code

Attorney For Petitioner:

John B. Gontrum, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston, LLP

Company

210 W. Pennsylvania Ave.

Address — Telephone No.

Towson, MD 21204 (410) 832-2055

City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D. THOMPSON Date 2/2/04

Case No. 04-347-SPH

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 1/29/04
By

FROM THE OFFICE OF

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

Zoning Description
January 30, 2004

Description to accompany a Special Hearing Request for an Accessory Use

Baltimore County, Maryland
Election District 15, Councilmanic District 7
Harbor Point Estates Section 2, Deed Reference O.T.G. ~~39/146~~ 32/141

Beginning at a point located at the centerline intersections of Foxchase Lane, 60' wide, and Foxwood Lane, 60' wide at the said intersection, thence N 26 degrees 14' minutes 00 seconds W, 214.15 feet to a Point of Beginning on the Harbor Point Estates property line, thence

N 45 degrees 58 minutes 16 seconds W, 113.90 feet, thence N 44 degrees 01 minutes 44 seconds E, 41.72 feet, thence N 10 degrees 44 minutes 20 seconds E, 59.03 feet, thence S 67 degrees 16 minutes 18 seconds E, 103.30 feet, thence S 22 degrees, 48 minutes 09" W, 138.10 feet, back to the point of beginning.

Containing 0.254 acres (11,057) square feet of land more or less, located in Baltimore County, Maryland

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

STATE OF MARYLAND
DAVID LLOYD MARTIN
No. 7116
LANDSCAPE ARCHITECT

410-825-8120 • FAX 410-583-0288
gwstowson@erols.com

04-347-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32619

DATE 2/2/04 ACCOUNT 001006 6150

AMOUNT $ 325.00

RECEIVED FROM: WHITEFORD TAYLOR + PRESTON

FOR: ITEM #347 04-347-SPH

HARBOR POINT ESTATES BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACCOUNT	TIME	REF#
2/02/2004	2/02/2004	09:21:11	4

REG USER WALKIN WALK-IN
>>RECEIPT # 251147 2/02/2004 UPLIN
Dept 5 529 ZONING VERIFICATION
CSH HD. 032619
Recpt Tot $325.00
$325.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #04-347-SPH
909 South Marlyn Avenue - Harbor Point Estates
Centerline of Foxchase and Foxwood Lanes, 214.15 feet to POB on Harbor Point Estates
15th Election District
6th Councilmanic District
Legal Owner(s): Sawyer Realty Holdings, LLC, Patrick Riccardi

Special Hearing: to permit a utility and refuse compound areas as an accessory used to a group living/multi-family apartment complex.

Hearing: Monday, March 22, 2004 at 2:00 p.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.

3/015 Mar. 4 C652216

CERTIFICATE OF PUBLICATION

3/4/, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/4/, 2004.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-347-SPH

Petitioner/Developer: SAWYER REALTY HOLDINGS, LLC PATRICK RICCIARDI

Date of Hearing/Closing: 3/22/04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

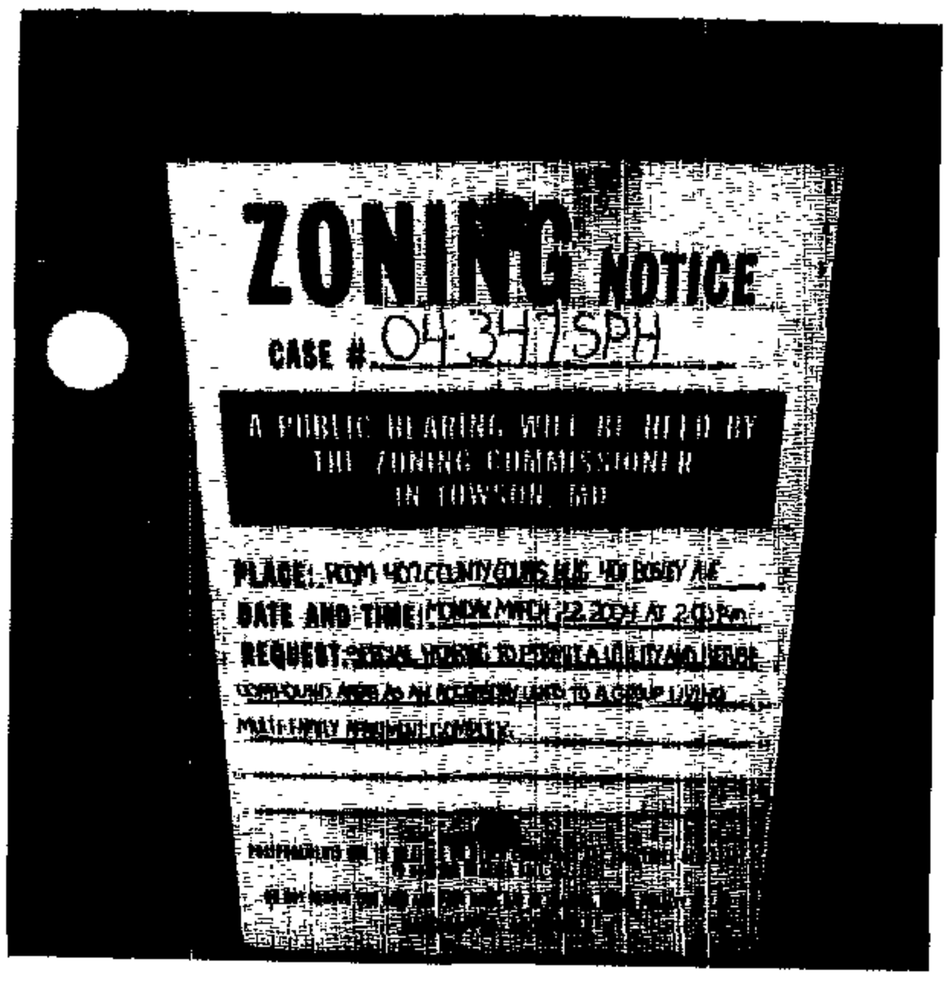
ATTN: Kristen Matthews {(410) 887-3394}

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: 909 S. MARLYN AVE, HARBOR POINT ESTATES

The sign(s) were posted on 3/7/04
(Month, Day, Year)

Sincerely,



Robert Black 3/7/04
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No. 04-347-SPH

Petitioner/Developer: SAWYER REALTY HOLDINGS

Date of Hearing/Closing: JUNE 15, 2004

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

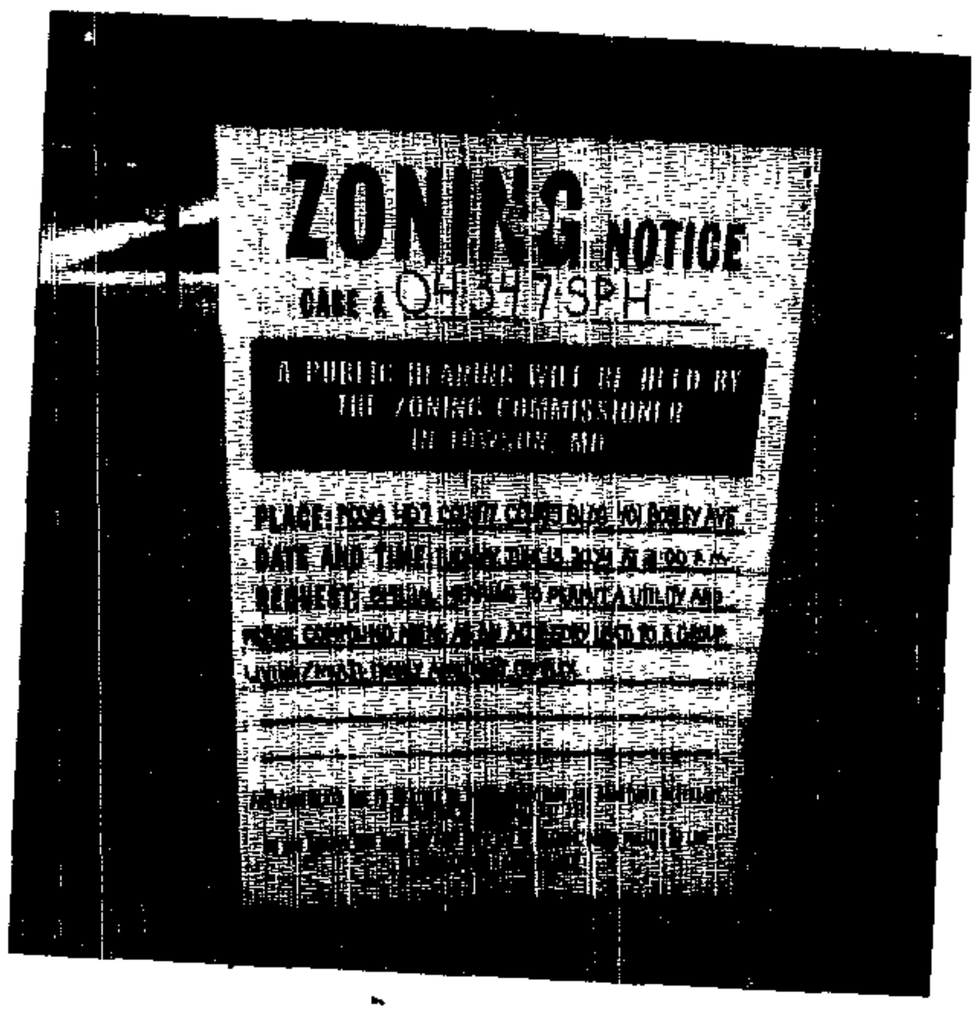
Ladies and Gentlemen:

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:

909 SOUTH MARLYN AVE - HARBOR POINT ESTATES

The sign(s) were posted on 6/2/04
(Month, Day, Year)

Sincerely,



Robert Black 6/2/04
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

RE: PETITION FOR SPECIAL HEARING 909 S. Marlyn Ave; c/line Foxchase & Foxwood Lanes, 214.15' to POB on Harbor Pt Estates 15th Election & 6th Councilmanic Districts Legal Owner(s): Sawyer Realty Holdings, LLC; Patrick J Ricciardi Petitioner(s)	* * * * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 04-347-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 and documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 10th day of February, 2004, a copy of the foregoing Entry of Appearance was mailed to John B Gontrum, Esquire, Whiteford, Taylor & Preston, LLP, 210 W Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
FEB 10 2004
Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 4, 2004 Issue - Jeffersonian

Please forward billing to:
John Gontrum
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, MD 21204

410-832-2055

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: 04-347-SPH
909 South Marlyn Avenue – Harbor Point Estates
Centerline of Foxchase and Foxwood Lanes, 214.15 feet to POB on Harbor Point Estates
15th Election District – 6th Councilmanic District
Legal Owners: Sawyer Realty Holdings, LLC, Patrick Ricciardi

Special Hearing to permit a utility and refuse compound areas as an accessory used to a group living/multi-family apartment complex.

Hearing: Monday, March 22, 2004 at 2:00 p.m. in County Courts Building, Rm. 407
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.

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

February 18, 2004

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: 04-347-SPH
909 South Marlyn Avenue – Harbor Point Estates
Centerline of Foxchase and Foxwood Lanes, 214.15 feet to POB on Harbor Point Estates
15th Election District – 6th Councilmanic District
Legal Owners: Sawyer Realty Holdings, LLC, Patrick Ricciardi

Special Hearing to permit a utility and refuse compound areas as an accessory used to a group living/multi-family apartment complex.

Hearing: Monday, March 22, 2004 at 2:00 p.m. in County Courts Building, Rm. 407
401 Bosley Avenue

Timothy Kotroco
Director

TK:klm

C: John Gontrum, Whiteford, Taylor & Preston, 210 W. Pennsylvania Ave., Towson 21204
Sawyer Realty Holdings, Patrick Ricciardi, 9658 Baltimore Ave., College Park 21740

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 6, 2004.**
(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 Baltimore County Zoning Regulations (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: 04-347-SPH

Petitioner: SAWYER REALTY HOLDINGS, LLC

Address or Location: 909 SOUTH MARLYN AVE / HARBOR POINT ESTATES

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN B. GONTRUM, ESQUIRE

Address: WHITEFORD, TAYLOR + PRESTON, LLP
210 W. PENNSYLVANIA AVE.
TOWSON, MD 21204

Telephone Number: 410-832-2055

Revised 2/20/98 - SCJ

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

March 15, 2004

John B. Gontrum
Whiteford, Taylor, & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

Dear Mr. Gontrum:

RE: Case Number: 04-347-SPH, 909 South Marlyn Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 2, 2004.

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: clb

Enclosures

c: People's Counsel
Sawyer Realty Holdings, LLC. Patrick Ricciardi 9658 Baltimore Avenue
College Park 21740

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: February 24, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For February 16, 2004
Item Nos. 342, 343, 344, 345, 346, 347,
348, 350, 352, and 353

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

RWB:CEN:jrb

cc: File

ZAC-02-16-2004-NO COMMENT ITEMS – 342-354-02242004

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley

DATE: March 10, 2004

SUBJECT: Zoning Item # 04-347
Address 909 South Marlyn Avenue
Harbor Point Estates

Zoning Advisory Committee Meeting of February 9, 2004

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

__X__ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Keith Kelley Date: February 19, 2004

S:\Devcoord\ZAC SHELL 11-20-03.doc

Jm 3/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: February 18, 2004

RECEIVED

FEB 19 2004

ZONING COMMISSIONER

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

SUBJECT: 909 Marlyn Avenue

INFORMATION:

Item Number: 4-347

Petitioner: Sawyer Realty Holding, LLC.

Zoning: DR 16

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

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

1. Consult with the Department of Public Works regarding the granting of access to the subject site via the existing 16-foot concrete alley.
2. Replace the existing chain link fence around the concrete pad and shed with an opaque board-on-board fence. In addition, provide vegetative screening on the outside of the board-on-board fence, and submit a landscape plan to this office for review and approval.

Prepared by: Mark A Cummings

Section Chief: Lynn Lanham
AFK/LL:MAC:

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

SHA
State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2·6·04

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

RE: Baltimore County
Item No. 347 DT

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,

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

Zoning Commissioner

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

Baltimore County

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

May 21, 2004

John B. Gontrum, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Baltimore, Maryland 21221

RE: MOTION FOR RECONSIDERATION
PETITION FOR SPECIAL HEARING
NW/S Foxwood Lane, across from and 215' N of the c/l Foxchase Lane
(1st Parcel, Harbor Point Estates)
15th Election District – 7th Council District
Sawyer Realty Holdings, LLC - Petitioners
Case No. 04-347-SPH

Dear Mr. Gontrum:

In response to your letter of May 14, 2004 and its attached revised site plan concerning the above-captioned matter, the following comments are offered.

You have requested a reconsideration of my Order dated April 22, 2004 and approval of the revised site plan, which shows a proposed new location for the utility and refuse compound for the subject property. In order to allow all interested parties an opportunity to participate, I believe it appropriate to reopen the matter for further proceedings. In this regard, I have scheduled a hearing on the Motion for Tuesday, June 15, 2004, at 2:00 PM in Room 106 of the County Office Building. All those who were present at the first hearing are being notified by copy of this letter and no advertising will be necessary. However, please arrange to have the property posted with notice of the public hearing in that area of the site where the utility and refuse compound is proposed to be relocated to insure that any interested neighbors immediately adjacent to that area will be made aware of the hearing. In addition, please forward copies of the revised site plan for review and comment by all applicable County reviewing agencies prior to the hearing.

Thank you for your consideration of this matter and should you have any questions on the subject, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. Patrick J. Ricciardi and Charles Gumucio
Sawyer Realty Holdings, LLC, 9658 Baltimore Avenue, College Park, Md. 21740
Mr. Ronald W. Spielmann, G. W. Stephens, Jr. & Associates, Inc.
1020 Cromwell Bridge Road, Towson, Md. 21286
Mr. & Mrs. John Rosansky, 1114 Foxwood Lane, Baltimore, Md. 21221
Mr. Vernon McDonald, 1123 Foxwood Lane, Baltimore, Md. 21221
Ms. Love Chester, 1158 Foxwood Lane, Baltimore, Md. 21221
Mr. Nick Silwonuk, 1122 Foxwood Lane, Baltimore, Md. 21221
Ms. Benita Holloman, 1150 Foxwood Lane, Baltimore, Md. 21221
Ms. Victoria Faniyi, 1009 Foxchase Lane, Baltimore, Md. 21221
Ms. Antoinette Wanek, 1120 Foxwood Lane, Baltimore, Md. 21221
Code Enforcement Division, DPDM; People's Counsel; Case File

Case Entry/Update Code Enforcement Report Mode . . . : CHANGE
Format . . . . . : CASREC File . . . . . : PDLV0001

Dt Rec: 2062003 Intake: RSW Act: Case #: 03-0675
Insp: Insp Grp: ENF Insp Area: 6 Tax Acct: 1600005021
Address: 909 MARLYN AVE S Apt #: Zip: 21221
Problem Descript.: NO DUMPSTER - TENANTS PLACE GARBAGE OUT DAY BEFORE TRASH PICK UP, BAGS ARE BROKEN & TRASH BLOWS ALL OVER & ONTO NEIGHBORHOOD NEXT DOOR

MAP 37E12; NEW NAME - HARBOR POINT ESTATES
Complainant Name (Last): HAIN (First): CHERYL
Complainant Addr: 1026 FOXWOOD LN
Complainant City: BALTIMORE State: MD Zip: 21221
Complainant Phone (H): 4105746370 (W):
Date of Reinspection: 5062003 Date Closed: Delete Code (P):

F3=Exit F5=Refresh F6=Select format
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Case Entry/Update
Format . . . . . : CASREC

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File . . . . . : PDLV0001

Notes: 2/7/03, INSPECTED BLDGS BEHIND COMPL'S ADDRESS, FOUND NO TRASH OR DEBRIS ON PREMISES (SNOW), SPOKE W/COMPLS, THEY ADVISED THAT TRASH WAS BLOWING INTO YARDS, P/U DAY ON MONDAY, SCJ/CO****
2/10/03, INSPECTED AREA, TRASH NOT SEEN IN ALLEY, ALTHOUGH, SNOW STILL IN YARDS, TRASH CANS WITH & WITHOUT LIDS MOSTLY NEAR FRONT OF HOUSES, SOME NEAR CURB, TOOK 3 PHOTOS, SPOKE TO ONE TENANT WHO SAID TRASH PICK UP WAS TUES - TRASH IS NOT SUPPOSED TO BE OUT OUT TILL 5 PM & GETS PICKED UP ABOUT 8 AM, PER R.C., ISSUE CORRECTION NOTICE FOR TRASH CANS WITH TIGHT-FITTING LIDS WITH A COMPLIANCE DATE OF 3/1/03, COPY SENT TO LEGAL OWNER & RENTAL OFFICE, P/U 3/1/03 TO GIVE THEM TIME TO NOTIFY ALL OF THEIR TENANTS, SCJ/CO**
***2/21/03 2ND. COMPL. RECIEVED FROM SAME COMPL. VIA. DEPRM. NOTICE ISSUED ON 2/11/03 FOR TRASH & CANS FOR INTIRE COMPLEX. BOTH COMPL. WERE UPDATED.(S.J/SS)**
****2/25/03, TELEPHONE CALL FROM PAT, 410 6782-2337 OR 2345, REGARDING THE CORRECTION NOTICE, I EXPLAINED THE PROCESS TO HER, SHE SAID THEY HAVE WRITTEN LETTERS TO THE TENANTS & FINED THEM TO NO AVAIL, SCJ/CO****

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Case Entry/Update
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Notes 2: ****3/3/03, I SAW ONE BAG OF TRASH AT 933-955 S MARLYN ENTRANCE DRIVING AROUND COMPLEX (SANDALWOOD, PUNJAB, BAYNER), I COULD SEE SOME TRASH CANS ABOUT HALF OF WHICH HAD TRASH OVER THE TOPS OR ADDITIONAL BAGS BESIDE THEM, STOPPED BY OFFICE, SPOKE WITH PAT, COUNTY PROVIDES TRASH PICK UP ON TUESDAYS, THEY PICK UP ON OTHER ITEMS & MGMT HAD GONE AROUND TODAY TO PICK UP TRASH AT CONTROL LOCATIONS & EVEN GO UP TO DOORS & FINE THEM IN THOSE CASES, HAS MEETING SCHEDULED WITH COUNTY TO BRING BACK RECYCLING, THIS IS NOT GOING TO BE SOLVED QUICKLY, SUGGEST WE COME ON A THURSDAY TO LOOK AT IT, PAT ALSO MENTIONED THAT TO HELP ELIMINATE A GENERAL MICE INFESTATION THEY HAVE SEALED THE BUILT IN TRASH STATIONS TO KEEP THEM VERMIN FREE, PEST TREATED THOSE AREAS & SEALED THE DOORWAYS, PLANS ARE TO BUILD ENCLOSURES BY DOORS SO TRASH IN CANS CAN BE STORED THERE, COMPL SAYS PROBLEM PERSISTS, ALSO COMPLAINED ABOUT TRASH ON SHORELINE, D.P. CHECKED WITH DEPRM (MR KELLY & MR PORTER) & AS LONG AS BULLDOZERS AREN'T USED, THEY CAN CLEAN UP, COMPL UPDATED, P/U 3/12/03, DP/CO****
****3/13/03, BAGS OF GARBAGE AT 1000 PUNJAB & SANDALWOOD & 1242 PUNJAB AT SANDALWOOD, 917 PUNJAB & 826 BAYNER, OFFICE CLOSED FOR MEETING, LEFT CARD FOR MS PAT - RE: TO FAX ME LETTERS >>

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Case Entry/Update
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Notes 3: TO APPROPRIATE TENANTS, UNABLE TO UPDATE COMPL/LINE BUSY, BUSY, P/U 3/19/03, DP/CO****
****3/20/03, RECEIVED FAX FROM PAT, MGR, DETAILING LETTERS FINING RESIDENTS FOR OUTSIDE STORAGE OF BULT TRASH & DEBRIS, DP/CO****
****3/20/03, AS TRASH HAS RECENTLY BEEN COLLECTED, PROP LOOKED OK, P/U 3/23/03 TO RE-INSPECT ON MONDAY (PER MY CONVERSATION WITH JHT) & VIOLATION, ISSUE CITATION, PER RSW, WE NEED TO CHARGE TENANTS & MAY HAVE TO CONSULT WITH DEPRM & SOLID WASTE TO REQUIRE ANOTHER TRASH PICK UP, UPDATE NOT NECESSARY, P/U 3/23/03, SCJ/CO****
****3/24/03, NO VIOLATION SEEN AT OR AROUND THE LISTED ADDRESS, OK TO MONITOR ANOTHER WEEK, COMPL UPDATED, P/U 4/4/03, LW/CO****
3/28/03 MORE DOCUMENTTATION FROM HARBOR POINT ESTATES RE. PICK-UP BAGS OF TRASH & FININGG TENANTS, NO ANSWER @ COMPL. (D.P/SS)*
****4/4/03, MORE FINE LETTERS FROM APT COMPLEXED FAXED TO US, DP/CO****
****4/7/03, SPOKE W/PAT & LARRY/MAINTENANCE SUPERVISOR, HAVE PICKED UP TRASH TODAY, SHOWED FILES TO ME OF PHOTOS & FINE LETTERS, SUGGESTED SHE DO MEMO TO RESIDENTS, COPYING SCJ'S NOTES

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Case Entry/Update
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Notes 4: ADVISING COUNTY WILL FINE INDIVIDUAL RESIDENTS, GIVE THEM 2 WEEKS TO DISTRIBUTE, THEN INSPECT SOME INDIVIDUAL HOUSES, PHOTO TRASH & GO TO MGMT TO GET NAMES, ALSO GO TO MGMT THURSDAY TO GET NAMES OF TENANTS FROM TRASH PICKED UP BY THEM WEDNESDAY & DO CITATIONS ON THEM AS WELL, BRING MULTIPLE CITATION BOOKS, COMPL UPDATED, P/U 4/23/03, DP/CO****
****4/16/03, EVEN MORE LETTERS FROM MGTM FINING TENANTS FOR TRASH IN BAGS, DP/CO****
4/24/03, INSPECTED PROP, SEE LIST OF ADDRESSES THAT HAD VIOLATIONS PER TODAY'S INSPECTION, NEED TO TALK TO RSW TO SEE HOW TO PROCEED, SCJ/CO
****4/25/03, PER RSW, CITE COMPLEX WITH CITATION & TENANTS WITH CORRECTION NOTICES, COMPLEX FAXED ME NAMES OF TENANTS ON LIST, ISSUED CITATION FOR COMPLEX WITH HEARING DATE OF 6/11/03, P/U 5/10/03 TO CHECK FOR SERVICE AS RESIDENT AGENT IS IN COLLEGE PARK, ISSUED CORRECTION NOTICES (SEE LIST IN FILE) WITH COMPLIANCE DATE OF 5/6/03, UNABLE TO UPDATE COMPL, SCJ/CO****
****04/28/03 CITATION SENT CERT & REG MAIL. CHECK FOR SERV 05/10/03. SCJ/LRS****
04/30/03 GREEN CARD RETURNED. GAVE TO SCJ.LRS

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Case Entry/Update
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Notes: 03-0675, PAGE 5, SEE PRIOR FOUR NOTE PAGES IN FILE
****4/30/03, SPOKE TO CHRIS OATES, 301 479-1756 OF SAWYER PROP, THEY GOT THE CITATION, HE IS UPSET, DOESN'T UNDERSTAND WHY THEY GOT THE CITATION, HE SAID THEY ARE FINING TENANTS, I EXPLAINED SITUATION TO HIM, HE SAID PROBLEM WAS BALTO CO & TRASH PICK UP, I TOLD HIM I'D SPEAK TO BOB MOORE & GET BACK TO HIM, SCJ/CO****
****5/2/03, SPOKE TO BOB MOORE/DPW, WHO SAID THEY COULD PRIVATELY CONTRACT TO HAVE 2ND PICK UP, CAREY IS SUPERVISOR FOR THAT AREA, I RELAYED MESSAGE TO MR OATES WHO SAID HE CALLED DIRECTOR OF DPW WHO IS GOING TO CHECK INTO IT, GAVE FILE TO KITTY TO PUT ON DOCKET FOR 6/11/03, SCJ/CO****
5/6/03 PUT ON DOCKET FOR 6/11/03 WITH COPY TO COMP. GAVE FILE TO S. JENNINGS. KITTY
****5/7/03, ALL CORRECTION NOTICES ISSUED 4/25/03 ARE NO LONGER VIOLATIONS, OBSERVED 8 MORE ADDRESSES IN VIOLATION, LEFT ADDRESSES AT RENTAL OFFICE & THEY WILL FAX NAMES TO ME, WILL ISSUE NOTICES WITH P/U 5/16/03, UPDATE NOT NECESSARY/ SCJ/CO****

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Notes 2; ***05/19/03 REC'D CORR NOTICE BACK STAMPED NOT DELIV AS ADDRESSED, RETURN TO SENDER. GAVE TO SCJ. LRS*
****5/19/03, TERRIBLE TODAY, 84 VIOLATIONS, LEFT ADDRESSES AT RENTAL OFFICE & THEY WILL FAX TENANT INFORMATION, WILL ISSUE NOTICES & CITATIONS WHEN LIST IS RECEIVED, UPDATE NOT NECESSARY, P/U 5/27/03, SCJ/CO****
****5/29/03, CITATION WAS PERSONALLY SERVED TO RESIDENT AT 13 NERBAY RD ON 5/28/03 BY INSPECTOR TAYLOR, FILE GIVEN TO KITTY TO PUT ON DOCKET FOR 7/9/03, SCJ/CO****
****6/2/03, REINSPECTED ALL 80 CORRECTION NOTICES, NEED TO ISSUE 15 CITATIONS, TOOK PHOTOS OF THE VIOLATIONS, SCJ/CO****
****6/3/03, ISSUED CITATIONS, GAVE TO DJT FOR PERSONAL SERVICE, P/U 6/18/03 TO CHECK FOR SERVICE, SCJ/CO****
*** 6/6/03 PUT ON DOCKET FOR 7/9/03 WITH COPY TO COMP. GAVE FILE TO S. JENNINGS. KITTY***
06/09/03 GREEN CARD RETURNED.GAVE TO SCJ. LRS*
***6/19/03 ORDER HAS NOT BEEN WRITTEN BY (RSW) YET. NEXT SET OF HEARINGS 7/5/03 TO INSPECT BEFORE HEARING.

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Notes 3: S.J/SS)***
****7/8/03, ORDER WRITTEN BY RSW FOR HEARING ON 6/3/03, DID NOT ASSESS A CIVIL PENALTY, EACH TENANT WILL BE HELD RESPONSIBLE FOR PROPER CONTAINMENT OF GARBAGE & TRASH, APT MGMT TEAM WILL TAKE PROPER STEPS TO REMOVE OR PROPERLY CONTAIN GARBAGE/TRASH OF TENANTS IF THEY FAIL TO DO SO, SCJ/CO****
7/8/03 PUT ON DOCKET FOR 7/23/03. GAVE FILE TO S. JENNINGS. KITTY
****7/7/03, RSW HAD FILE, WAS UNABLE TO VERIFY ADDRESSES FOR HEARING, SCJ/CO****
****7/8/03, INSPECTED ADDRESSES FOR HEARING TOMORROW: 949 SANDALWOOD/NO CANS, 13 NERBAY/CAN UPSIDE DOWN, 28 MOLINE/NO CANS, 934 PUNJAB/CAN HAS LID, HEARINGS SCHEDULED FOR 7/9/03, FILE WAS GIVEN TO KITTY TO PUT ON DOCKET FOR 7/23/03 AS ALL CITATIONS HAVE BEEN SERVED, STOPPED BY COMPLEX TO INFORM PAT, SHE NO LONGER WORKS THERE & HAS NOT BEEN REPLACED YET, P/U 7/17/03 TO SEE IF ORDER HAS BEEN WRITTEN, UPDATE NOT NECESSARY, SCJ/CO****
****7/22/03, RETURN CALL FROM CHRIS SAWYER REALTY, 301 479-1756 IN RESPONSE TO MY MESSAGE OF 7/18/03 REGARDING THE HOUSE #'S (DARK NUMBERS ON DARK DOORS), THEY ARE REHABING & JAY GENTILE, 301 758-3284 IS THE PERSON IN CHARGE, IN 3-4 WEEKS, THERE WILL BE BRASS NUMBERS >>

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Notes 4: ON BLACK PLAQUES FOR ALL HOMES, SCJ/CO****
****7/18/03, REINSPECTED PROPERTIES FOR HEARINGS ON 7/23/03, ALL PROPERTIES WERE IN COMPLIANCE EXCEPT FOR 38 NERBAY, 1116 PUNJAB & 1014 PUNJAB, TOOK PHOTOS OF THESE PROPERTIES, P/U 8/21/03 FOR HEARING ORDERS, UPDATE NOT NECESSARY, SCJ/CO**
****8/22/03, NO ORDERS WRITTEN YET, P/U 9/15/03, UPDATE NOT NECESSARY, SCJ/CO***
8/26/03 FINAL ORDER DATED 8/26/03 FOR CASES 03-0675, SAMUELS OF 38 NERBAY RD. & CARTER OF 1116 PUNJAB CIR. & BARBUSA OF 1014 PUNJAB CIR. WERE FAXED AND SENT TO D. STAEVEN AND PAIK BY JANE. CASES WERE DISMISSED BY STANLEY. GAVE FILE TO STANLEY. KITTY***
****8/25/03 CALL FROM ATTY. SANDY PARK, 884-1107, (F)730-7729, SHE SAID HER LAW CLERK TOLD HER TO CASE WAS CLOSED. INFORMED HER I WAS STILL AWAITING HEARING OFFICERS DECISION, SHE WOULD LIKE ORDER FAXED TO HER, (S.J/SS)***
****8/27/03, RSW REQUESTED PHOTOS OF TRASH ENCLOSURE BEHIND ALLEY OF FOXWOOD LN, TOOK SEVERAL PHOTOS, ENCLOSURES MEASURES 54.666 FT ACROSS, PHOTOS GIVEN TO RSW, SCJ/CO****

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Notes: 03-0675, PAGE 9, SEE PRIOR EIGHT NOTE PAGES IN FILE
****8/28/03, PER RSW & PICTURES TAKEN, ISSUED CORRECTION NOTICE FOR CLASS II TRUCKING FACILITY & NON-COMPLIANCE WITH APPROVED SITE PLAN WITH A COMPLIANCE DATE OF 9/28/03, NOTICE WAS MAILED TO OWNER & TOWNHOUSE COMPLEX, REGARDING ORDER FOR HEARINGS HELD ON 7/23/03, STANLEY SCHAPIRO SAID HE WAS NOT WRITING AN ORDER AS HE DIDN'T WANT ME TO DO ANYTHING WITH THIS CASE, SCJ/CO****
***9/26/03-TELEPHONE CALL FROM DON IN COUNCILMAN O'S OFFICE (7174). THE COUNCILMAN IS ATTENDING A MEETING ON WED EVENING REGARDING THIS PROBLEM. FAXED DON A COPY OF THE CORRECTION NOTICE AT 285-7838. DON WANTS TO BE UPDATED AFTER NEXT INSPECTION. (SCJ)
****9/29/03, PER SCJ, TAKE PHOTOS & SHOW TO RSW, COUNCILMAN HAS MEETING 10/1/03, 1 GREEN SHIPPING CONTAINER OUTSIDE FENCED AREA, FENCED AREA HAS 1 GREEN DUMPSTER & MOSTLY JUNKED REFRIGERATORS, DP/CO****
****10/1/03, SPENT 20 MINS ON PHONE W/DORIS KUHAR OF C OLSZEWSKI'S OFFICE, IT SEEMS THE CONCERN OF HIS OFFICE HAS TO DO WITH THE TRASH ROLL-OFF DUMPSTERS (I THINK THERE ARE 2 LOCATIONS), EXPLAINED TO HER THAT DUMPSTERS CANNOT BE PART OF ORIGINAL SITE PLAN BUT >>

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Notes 2: THE ALTERNATIVE IS TO NOT HAVE THEM THERE AT ALL WHICH COULD REALLY CREATE A SANITATION PROBLEM, THE DUMPSTERS ARE MEANT MORE FOR BULK TRASH & 24 HRS A DAY MONITORING TO PREVENT RESIDENT DUMPING IS IMPRACTICAL, IF RESIDENTS PUT BAGGED TRASH OUT ON DAYS WHEN MGMT PICKS UP, WE'RE HAPPY, IF TRASH IS IN CANS OR THE DUMPSTERS, OTHERWISE WE'RE HAPPY, DP/CO****
****10/9/03, MR SCHAPIRO IS NOT INVLVED IN THS CASE AS IT PERTAINS TO THE DUMPSTER COMPOUND LOCATION, A CITATION IS REQUIRED CITING LACK OF APPROVED SITE PLAN AND ZONING COMMISIONER APPROVAL VIA SPECIAL HEARING - RSW **
****10/14/03, ISSUED CITATION PER RSW FOR FAILURE TO CEASE CLASS II TRUCKING FACILITY & FAILURE TO OBTAIN AN "APPROVED" SITE PLAN WHICH INCLUDES FENCED "TRASH STORAGE" AREA WITH HEARING DATE OF 12/3/03, CITATION SENT CERTIFIED TO RA-SAWYER PROPERTY, UPDATED DON IN COUNCILMAN O'S OFFICE & FAXED HIM COPY OF CITATION, P/U 10/29/03 TO CHECK FOR SERVICE, COPY OF CITATION ALSO SENT TO COMPLEX, SCJ/CO****
***10/15/03, CITATION WAS ISSUED & SENT CERT MAIL ONLY 10/14/03, COMPL UPDATED, P/U 10/29/03, SCJ/CO**
**** NEXT PAGE ***

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Notes 3: **10/22/03 REC'D GREEN CARD. GAVE TO SCJ. LRS***
10/23/03 PUT ON DOCKET FILE TO S. JENNINGS /JF.
****10/23/03, GREEN CARD WAS SIGNED ON 10/21/03 BY ANNA RODES OF HARBOR POINT ESTATES & RETURNED TO THIS OFFICE, FILE WAS GIVEN TO JUNE TO PUT ON DOCKET FOR 12/3/03, P/U 11/28/03 TO INSPECT BEFORE HEARING, SCJ/CO****
10/30/03, SAWYER MGMT CALLED REGARDING CITATION, CONTAINER WAS REMOVED & HE PLANS SHOWING TRASH ENCLOSURE, SET MEETING FOR 1PM ON WED 11/5/03 @ RENTAL OFFICE, SCJ/CO*
**11/15/03 PRIOR TO MEETING W/MR.RICCIARDI, RODE THROUGH INTIRE COMPLEX & TOOK PHOTOS. ALSO SPOKE W/(RSW).SHOPPING CONTAINER HAS BEEN REMOVE. PER (RSW)PILE OF LIGHT POLES & UNTAGGED UTILITY TRAILER ARE NOT AN ISSUED, IF THEY ARE ONLY TO BE THERE A COUPLE OF WKS., WHICH WAS VERIFIED BY COMM. MGNR. @ OUR MEETING. ISSUED NOTICE FOR HOUSE NO#, AS YOU CANT SEE THEM FROM STRRET OR SIDEWALK, SOMETIMES. MET W/PATRICK RICCIARDI, PRES. OF POTOMIC CONSTRUCTION, 301-479-1600 OR 301-873-3550 @ RENTAL OFFICE., TAMMY DIAZ-COMM. MGNR., 410-682-2337, @ RENTAL OFFICE. MR RICCIARDI SHOWED ME SITE PLAN, DONE BY DAVE MARTIN OF GW STEPHENS, 825-8120. THEY ARE ON AGENDA FOR THE DRC

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Notes: 03-0675, PAGE 13, SEE PRIOR 12 NOTE PAGES IN FILE
****12/3/03, AFTER HEARING, WENT WITH MR GUMUCIO TO ZONING TO SEE JCM, JCM SUGGESTED HE SCHEDULE MEETING WITH WCR ON MONDAY TO DISCUSS HEARING'S REQUIRED, JCM REFERRED HIM TO RAHEE FAMILI REGARDING THE ALLEY, RAHEE SAID IT IS A PUBLIC ALLEY BUT THE STRUCTURE MAY BE IN A BALTO CO EASEMENT, SAWYER NEEDS TO DO A SURVEY TO DETERMINE THIS, SAWYER WILL DO SURVEY, SCHEDULE MEETING WITH WCR & OBTAIN ATTORNEY FOR HEARINGS, SCJ/CO****
****12/2/03, STORAGE CONTAINER GONE, TOOK 1 PHOTO OF ENCLOSED AREA, GATES WIDE OPEN TODAY, HEARING TOMORROW, P/U 12/18/03 TO CHECK FOR ORDER, UPDATE NOT NECESSARY, SCJ/CO****
12/5/03--PER CONVERSATION WITH JHT, THIS CASE SHOULD ONLY BE GIVEN TO SOPHIA R EGARLESS OF ASSIGNED AREAS (SCJ)*
12/15/03 FINAL ORDER SENT. FILE TO S. JENNINGS. /JF.
***12/17/03 ORDER WRITTEN BY, (RSW) ON 12/11/03 REDUCING CIVIL PENALTY OF $5,00 . TO $500. ON CONDITIONS THAT THE RESPONDENTS FILE FOR A SPECIAL HEARING BEFORE THE ZONING COMMISH. ON OR BEFORE 1/15/04 TO DETERMINE IF THE PROP. FOR A TRASH COMPOUND IS A PROPER USE.

F3=Exit
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F6=Select format
F9=Insert
F10=Entry
F11=Change

Case Entry/Update
Format . . . . : CASREC

Mode . . . . : CHANGE
File . . . . . : PDLV0001

Notes 2: P/U ON 1/15/04 (S.J/SS)***
****1/16/04, LETTER RECEIVED FROM JOHN GONTRUM, ESQUIRE, 410 832-2000 REQUESTING AN EXTENSION AS HE WAS RECENTLY RETAINED BY HARBOR POINT, PER RSW, HE SPOKE TO TMK & THEY AGREED TO GIVE 30 DAYS TO FILE FOR SPH, PETITION APPT SCHEDULED FOR 2/2/04 AT 9 AM WITH JRF, UPDATED BOTH COUNCIL OFFICES (BARTENFELDER & OLSZEWSKI) AS WELL AS MS LOVECHESTER FROM FOXRIDGE COMM ASSOC/410 550-3362/W, P/U 2/2/04, SCJ/CO****
****2/3/04, SPECIAL HEARING FILED WITH DONNA THOMPSON ON 2/2/04, CASE 04-347-SPH P/U 2/16/04 TO CHECK W/KRISTEN FOR HEARING DATE, UPDATE NOT NECESSARY, SCJ/CO***
****2/4/04, TELEPHONE CALL FROM CUMMUNITY MGR/TAMMY DIAZ, 410 682-2337, THE NEW HOUSE #'S ARE SCHEDULED TO ARRIVE 2/18/04 & WILL BE PUT UP THAT WEEKEND (WEATHER PERMITTING), TOLD HER I'D EXTEND UNTIL 3/1/04 FOR THE HOUSE #'S, IF THERE'S A PROBLEM, SHE'LL CALL BEFORE THEN, SCJ/CO****
*****02/18/04 FILE SENT TO PETER ZIMMERMAN TO VIEW DUE TO SIZE FOR ZAC HEARING . LRS**********
****2/18/04, ZONING COMMISSIONER HEARING SCHEDULED FOR 3/22/04 AT 2 PM IN RM 407 COUNTY COURTS BLDG, >>

F3=Exit
F5=Refresh
F6=Select format
F9=Insert
F10=Entry
F11=Change

Case Entry/Update
Format . . . . . : CASREC

Mode . . . . . : CHANGE
File . . . . . : PDLV0001

Notes 3: P/U 3/1/04 TO REINSPECT THE HOUSE #'S, GIVE TO SOPHIA ONLY PER JHT!, UPDATE NOT NECESSARY, SCJ/CO****

2/23/04 CALLED DON @ OLSZEWSKI'S OFFICE & BARTENFELDERS DISTRICT OFFICE, & NICK SAWANIC & MS.LONECHESTER OF FOXRIDGE COMM. ASSOC. INFORMING THEM OF THE ZONING COMMISSIONER HEARING SCHEDULE FOR MONDAY 3/22/04 @ 2PM IN RM #407 OF THE CO COURT BLDG. (S.J/SS)

****2/25/04, TELEPHONE CALL FROM TAMMY DIAZ/MGR AT HARBOR POINT, 410 682-2337, ASKING FOR ANOTHER EXTENSION FOR THE HOUSE #'S, THE SHIPMENT HAS BEEN DELAYED & WON'T ARRIVE UNTIL 3/6/04, EXTENSION GRANTED UNTIL 3/15/04 FOR THE HOUSE #'S, SCJ/CO****

****3/2/04, EXTENSION GRANTED BY SCJ, GIVE BACK TO SCJ PER JHT, UPDATE NOT NECESSARY, P/U 3/15/04, KLP/CO****

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Maryland Department of Assessments and Taxation 1

Taxpayer Services Division
301 West Preston Street Baltimore, Maryland 21201

Taxpayer Services Division

Entity Name: HARBOR POINT ESTATES I, II, IV, LLC
Dept. ID #: W06787485

Principal Office (Current):	SAWYER PROPERTY MANAGEMENT OF MARYLAND, 9658 BALTIMORE AVENUE COLLEGE PARK, MD 20740
Resident Agent (Current):	SAWYER PROPERTY MANAGEMENT OF MARYLAND, 9658 BALTIMORE AVENUE COLLEGE PARK, MD 20740
Status:	ACTIVE
Good Standing:	Yes
Business Code:	Other
Date of Formation or Registration:	05/01/2002
State of Formation:	MD
Stock/Nonstock:	N/A
Close/Not Close:	Unknown

Link Definition

General Information	General information about this entity
Amendments	Original and subsequent documents filed
Personal Property	Personal Property Return Filing Information and Personal Property Assessments
Certificate of Status	Get a Certificate of Good Standing for this entity.

03-0675
HARBOR POINT ESTATES
909 South Marlyn Avenue (21221)

7/22/03 – Telephone conversation with Chris of Sawyer Management regarding the house numbers (dark numbers on dark doors). He said they are rehabing and in 3-4 weeks there will be brass numbers on black plaques for all the homes.

8/27/03 – Measured trash enclosure (54.666 feet across) and took several photos.

8/28/03 – Per RSW, issued correction notice for Class II Trucking Facility and non-compliance with approved site plan with compliance date of 9/28/03.

10/9/03 – RSW notes say "citation is required citing lack of approved site plan and Zoning Commissioner approval via special hearing".

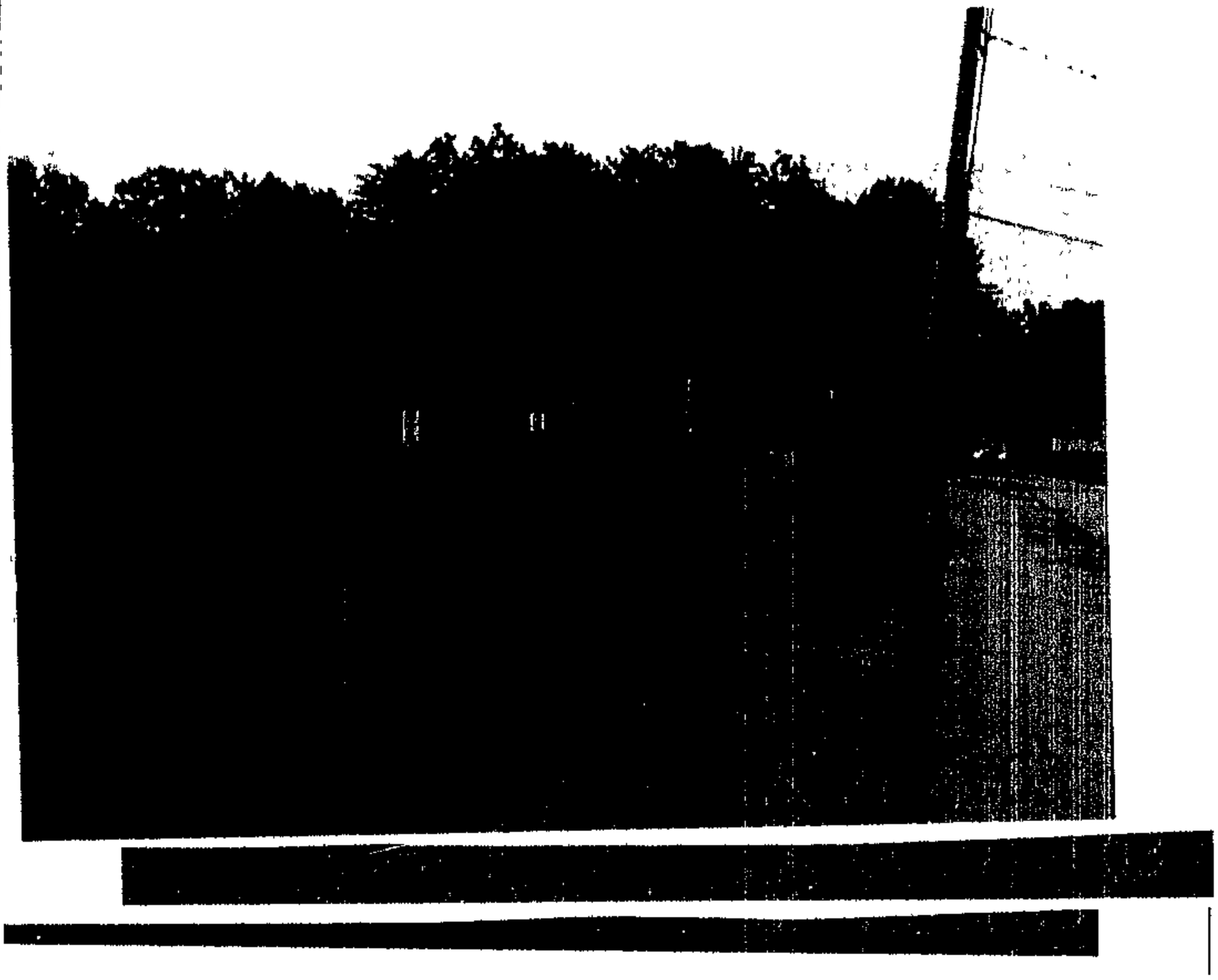
10/14/03 – Per RSW, issued citation for failure to cease Class II Trucking Facility and failure to obtain an "approved" site plan, which includes fenced "trash storage" area.

Hearing scheduled for 12/3/03.

PHOTOGRAPHIC RECORD

Citation/Case No.: 03-0675 9095 Marlyn

Date of Photographs: 8-27-03



I HEREBY CERTIFY that I took the 1 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

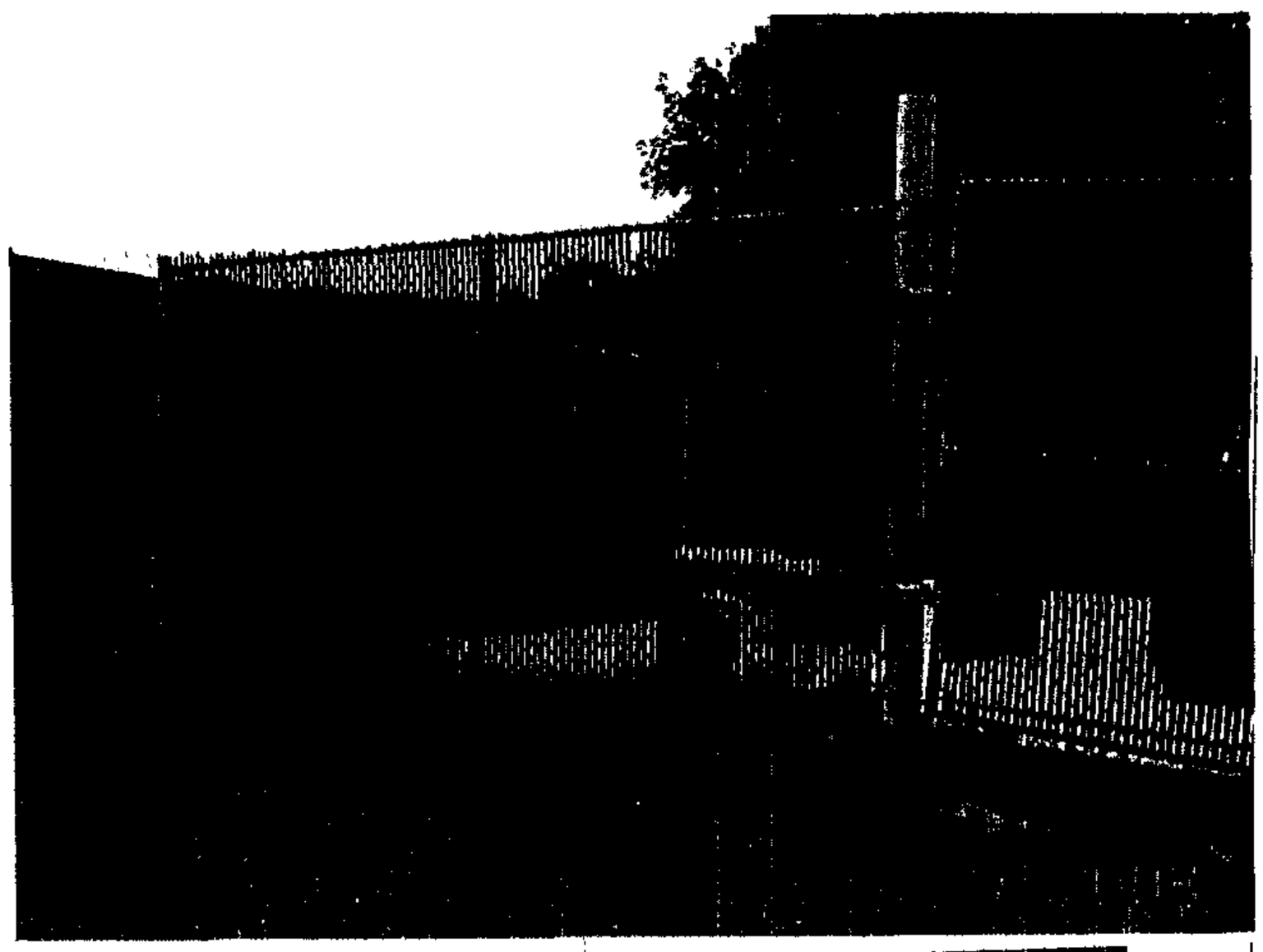
656" = 54.666'
across front

Enforcement Officer

11/14/00

Citation/Cas

Date of Pho



I HEREBY CERTIFY that I took the 6 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

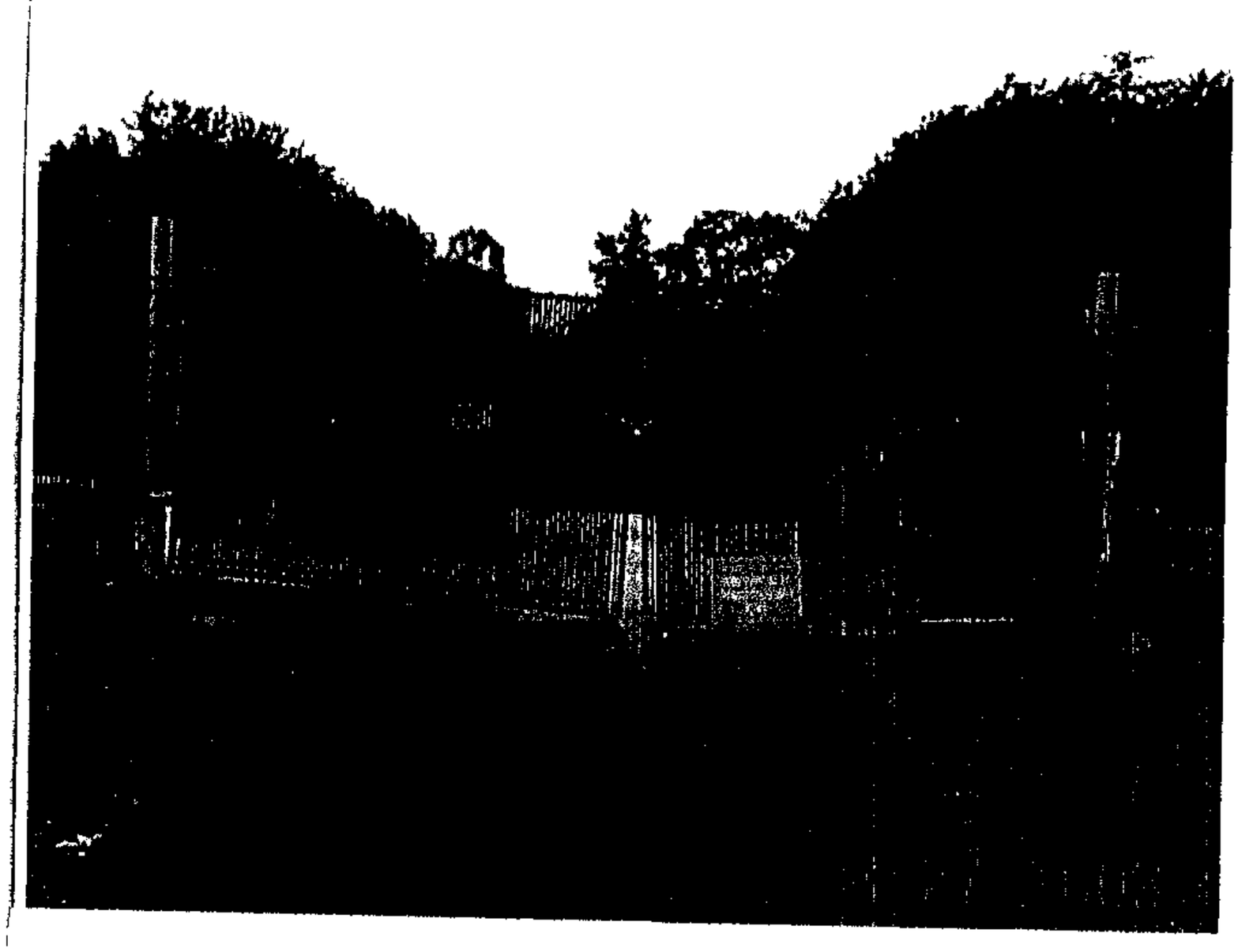
6556" = 54.6666'
across front

Enforcement Officer

11/14/00

Citation/Cas

Date of Pho



I HEREBY CERTIFY that I took the 6 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

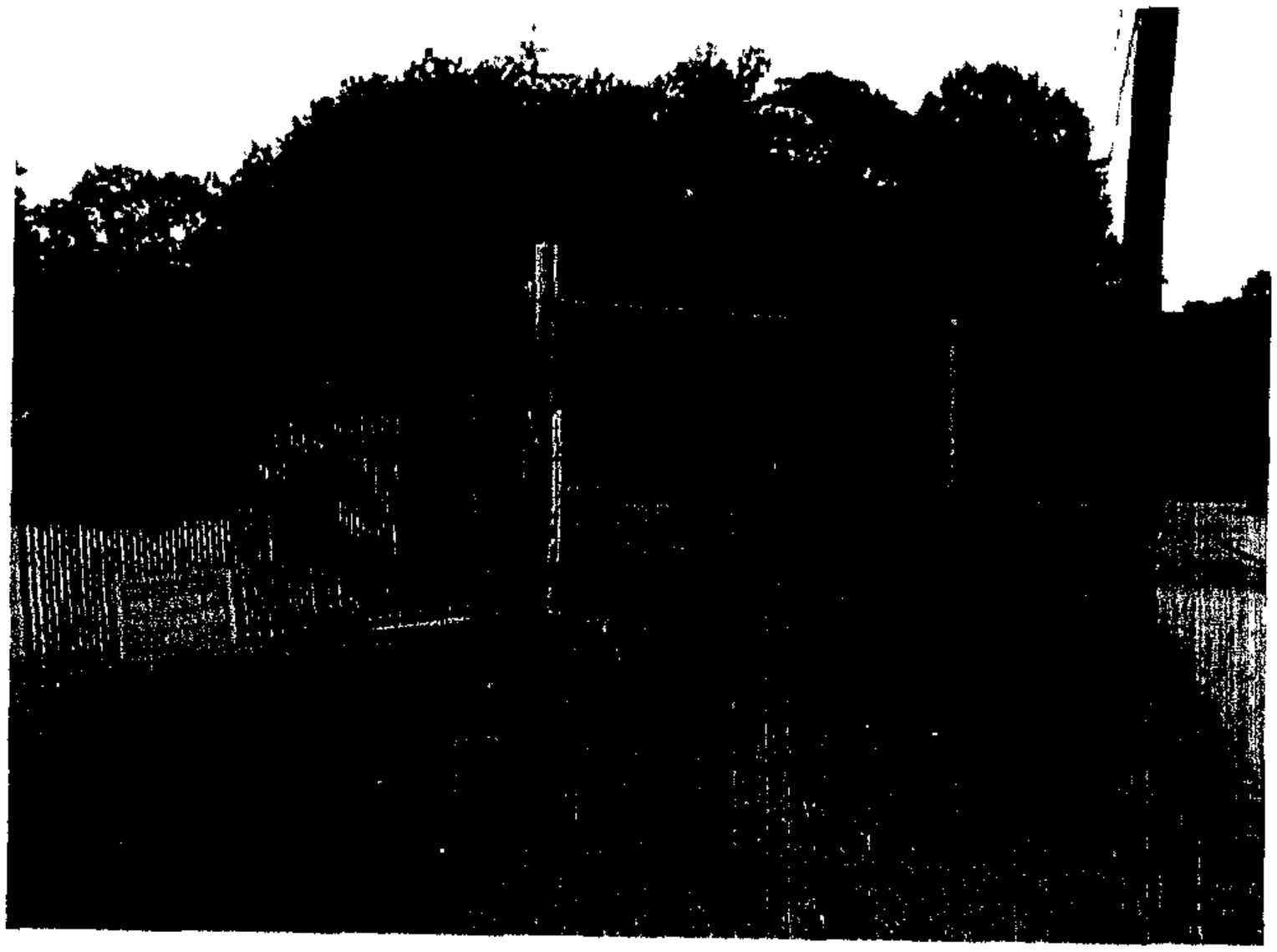
6556" = 54.6666'
across front

Enforcement Officer

11/14/00

Citation/Cas

Date of Pho



I HEREBY CERTIFY that I took the 656 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

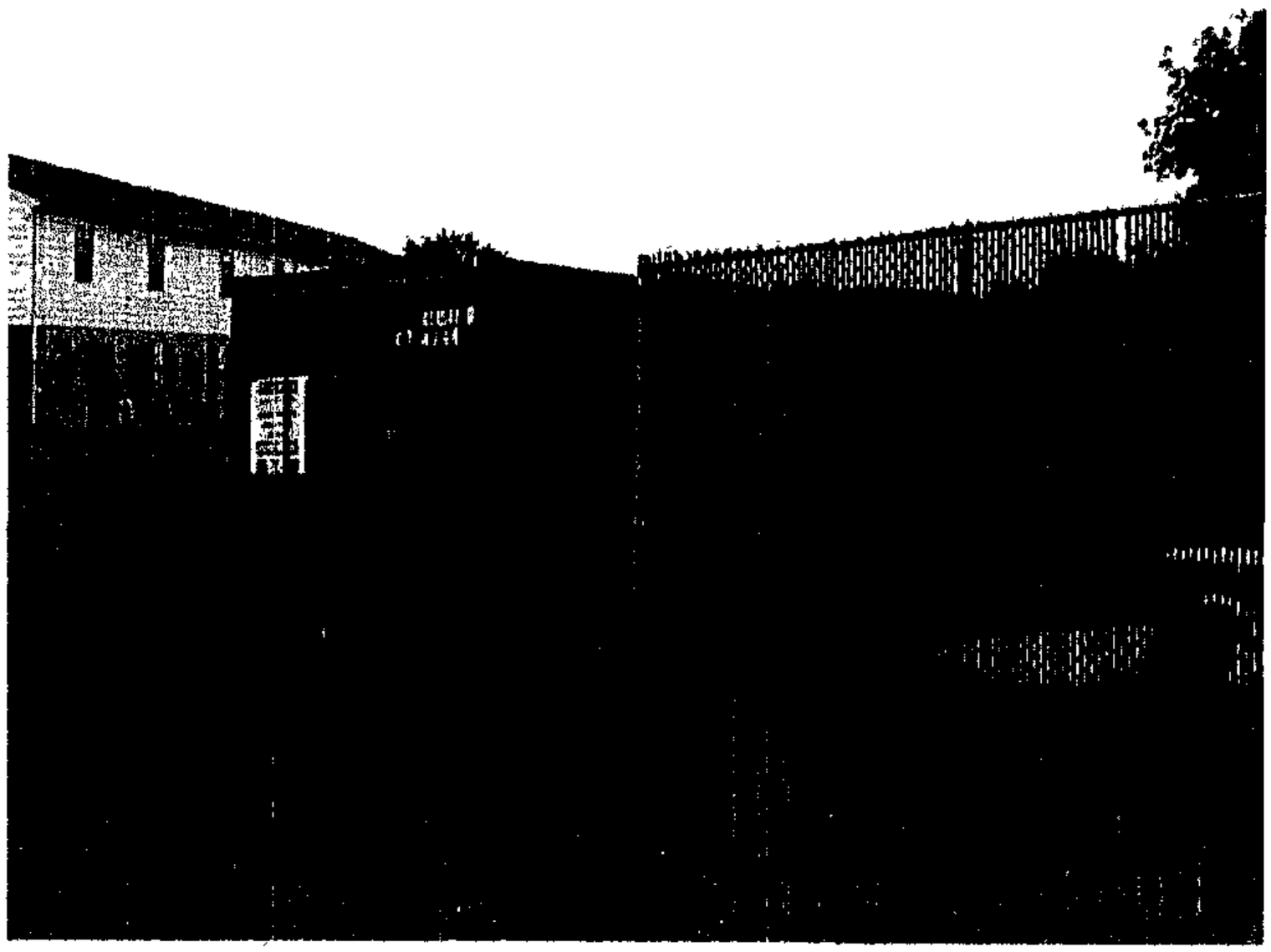
656" = 54.666'
across front

Enforcement Officer

11/14/00

Citation/Cas

Date of Pho



I HEREBY CERTIFY that I took the 1 (6 sq) photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

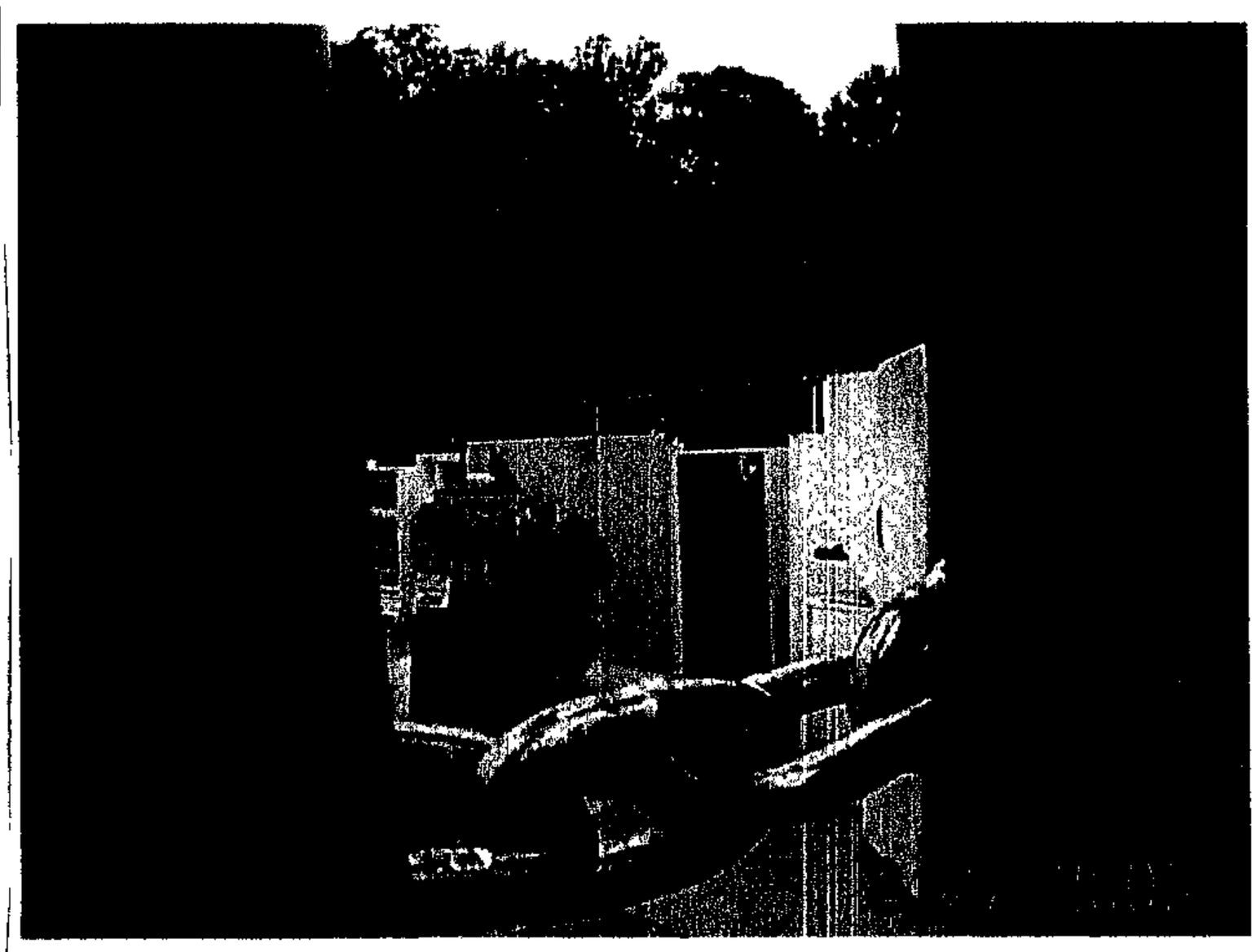
6556" = 54.6666'
across front

Enforcement Officer

11/14/00

Citation/Ca

Date of Ph



I HEREBY CERTIFY that I took the 659 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

6556" = 54.6666'
across front

Enforcement Officer

11/14/00

Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No: 03-0625
Property No.: 1600 005021
Zoning: DR

Name(s): HARBOR POINT ESTATES I, II, III LLC
C/O SAWYER PROP MGT OF MD

Address: 9658 BALTIMORE AVE COLLEGE PARK
SUITE 300 20740

Violation Location: 909 S MARLYN AVE 21221

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BCC 22-1+2+3, 26-121(a)
BCZR 101, 102.1, 1B01.1A, 410A, 409.2
ZCPM 500.9

① CEASE OPERATION OF CLASS II TRUCKING FACILITY BY REMOVING SHIPPING CONTAINER.

② FENCED "TRASH STORAGE" AREA ~~IS NOT~~ MUST BE SHOWN ON AN "APPROVED" SITE PLAN. CALL ZONING REVIEW (410-887-3391) REGARDING SUBMITTAL OF A PLAN FOR REVIEW + APPROVAL

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 9/28/03
Date Issued: 8/28/03

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF $200, $500, OR $1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: S JENNINGS

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN

Not Later Than:
Date Issued:

Mailed to Owner + Townhouse Complex

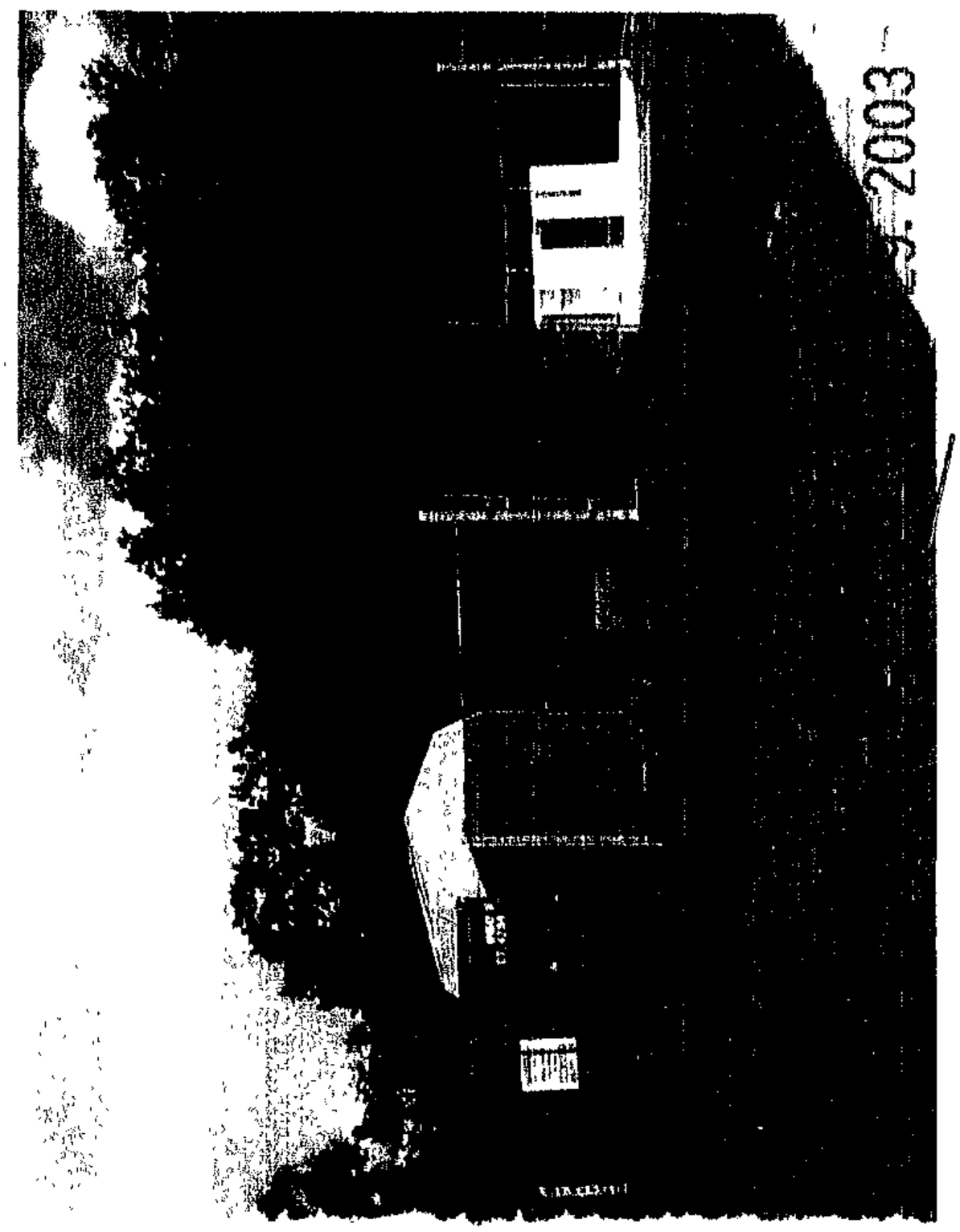
INSPECTOR:

AGENCY

PHOTOGRAPHIC RECORD

Citation/Case Number: 03 0675

Date of Photographs: 9/29/03



I HEREBY CERTIFY that I took the 1 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

Enforcement Officer

11/14/00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Robyn - I believe this is Sophies Harbor Estates or Harbor Point Estates. They placed a dumpster on the property - there is a notice to Amend site plan to show dumpster correct location and they need conditional use permit for container unit used for storage by contractor working on every unit is complete.

TO: Ric Wisnom, Chief
Code Enforcement

FROM: Joseph Bartenfelder
Councilman, Sixth District

SUBJECT: Code Enforcement Violation:
Officer Wayne Early
1126 Foxwood Lane 21221
Telephone: 410-780-9939 443-622-2385 - Cell

DATE: September 11, 2003

Officer Early called my office to report a cage erected near the 1100 block of Foxwood Lane, 21221. He is not sure if this belongs to the county. Officer Early said it is a fenced-in area, containing a shed. It seems everyone is using this as a dumping ground. There is trash, including a refrigerator thrown inside this cage. Officer Early said it is drawing rats and roaches and it certainly is an eyesore to the community.

Please inspect, contact Officer Early and send my Belair Road office a copy of your findings. If you find this belongs to Recreation and Parks, please pass it on to their respective office.

JB:amm

CC: Officer Wayne Early

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 03-0675 SCS 03-0681 SCK

HARBOR POINT EST I, II, IV, LLC, R/A
SAWYER PROP
9658 BALTO AVE
COLLEGE PARK MD 20740

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Donna Rodes C. Date of Delivery 10/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below. ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7003 1680 0001 2408 5986

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-25

SAWYER
REALTY HOLDINGS LLC

REC'D 11/13/03

Baltimore County
Code Inspections and Enforcement
111 West Chesapeake Avenue
Towson, Maryland 21204
ATTN: Ms. S Jennings

Delivery
Certified Mail
U.S. Mail Service

November 10, 2003

Dear Ms. Jennings,

This letter is in follow up to the Citation/Case number 03-0675 that was issued to Harbor Point Estates on October 9th, 2003 for "Failure to cease operation of Class II trucking facility and Failure to obtain an "approved" site plan that included fenced trash storage area". There is a follow up DRC meeting scheduled for November 17th, 2003 @ 1:30 pm to further explain and/or discuss this matter.

Patrick Ricciardi has been in touch with you recently to explain the immediate actions that were taken to correct the noted citations. In follow up, the roll-off receptacle has been relocated and the new location has been noted on the site plans that were provided to you by Mr. Ricciardi. Charles Gumucio, a representative of Sawyer Realty Holdings LLC and Dave Martin, a representative from the contracted Engineering Firm will be attending the said meeting to address any further questions/concerns that may exist.

Sawyer Realty Holdings, LLC wants to continue to meet all code requirements as it relates to the many improvements planned for Harbor Point Estates. Your continued cooperation is greatly appreciated and we certainly look forward working with you as we move forward with the wonderful enhancements planned for Harbor Point Estates.

Should you have any additional questions or concerns, please feel free to contact me directly @ 301-479-1764 or you may e-mail me @ dvessels@srhllc.com.

Sincerely,

Sawyer Realty Holdings, LLC

De'Ione V. Vessels, ARM®
Project Administrator

9658 Baltimore Avenue, Suite 300
College Park, MD 20740
(301) 479-1600 · Fax (301) 479-1700

www.srhllc.com

PLEASE *PRINT* LEGIBLY

03-0675

SIGN-IN SHEET

Name	Address	City, State	Zip Code
Charles Gumocio	Sawyer Realty	College Park	MD
Mark Silvonuk	1122 Foxwood Ln	Balto. Md.	21221
Michelle Rosansky	1114 Foxwood Lane	Baltimore, MD	21221

Revised 4/17/00

PHOTOGRAPHIC RECORD

Citation/Case No.: 03-0675 9095 Marlyn

Date of Photographs: 12-2-03

I HEREBY CERTIFY that I took the 1 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

Enforcement Officer

11/14/00

Baltimore County, Maryland
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of

Civil Citation No.03-0675

Harbor Point Estates I, II, IV, LLC
Sawyer Property Mgmt. of MD
Resident Agent

909 South Marlyn Avenue

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on December 3, 2003, for a hearing on a citation for violations under the Baltimore County Zoning Regulations for failure to obtain approved site plan and approval to relocate trash enclosure to another location on residential property located at 909 South Marlyn Avenue, 21221.

Sophia Jennings, code enforcement inspector stated that the county received a complaint concerning the condition or use of the property.

On October 14, 2003, a code enforcement citation was issued pursuant to §1-7 (d), BCC. The citation was marked in evidence as Plaintiff's Exhibit 1and was legally served on the Respondent. The citation described the violations as follows: Baltimore County Zoning Regulations §500.9, failure to obtain an approved site plan to include a fenced trash storage area.

Further, the citation proposed a civil penalty of $26,400.00 to be assessed. A code enforcement hearing date was scheduled for December 3, 2003.

Charles Gumucio, representing Sawyer Realty appeared and testified. Mr. Gumucio was unaware of the zoning process involved and that Zoning Commissioner's ruling on the use of the section of the property used for the relocated trash storage area would be required via a Special Hearing. Sophia Jennings will accompany Mr. Gumucio to the Zoning counter so that a petition for the hearing can be filed.

Nick Silwonuk and Michelle Rosansky are residents whose homes back up to the trash enclosure and each testified that many improvements have been made to this apartment complex however the relocated trash enclosure causes problems due to indiscriminate dumping of disposed household items such as sofas, chairs, carpet, etc., and the unsightly view from their homes. The residents expressed concern that the enclosure has a negative effect on the property values of the adjacent homes.

Pursuant to the citation issued, and hearing held, and for the reasons set forth above, it is found as a matter of law that code violations existed from August 28, 2003, and the violations are continuing.

IT IS ORDERED by the Code Enforcement Hearing Officer, this 11th day of December 2003, that a civil penalty is imposed in the amount of $5,000.00.

IT IS FURTHER ORDERED that the civil penalty in the amount of $5,000.00 shall be reduced to $500.00 on condition the Respondents file for a Special Hearing before the Zoning Commissioner to determine if the use of the property for a trash compound is a proper use.

If the Respondent fails to file for the hearing on or before January 15, 2004 the civil penalty imposed shall be $5,000.00.

IT IS FURTHER ORDERED that the inspector inspect the property to determine whether the violations have been corrected.

Signed: Raymond S. Wisnom, Jr.
Raymond S. Wisnom, Jr.
Code Enforcement Hearing Officer

The violator is advised that pursuant to §1-7(g)(1), Baltimore County Code, an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §1-7(g)(2) requires the filing of a petition setting forth the grounds for appeal and a filing fee of $150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.

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
FAX 410 884-0719

JOHN B. GONTRUM
DIRECT NUMBER
410-832-2055
JGontrum@wtplaw.com

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

January 15, 2004

Raymond S. Wisnom, Jr.
Code Enforcement Hearing Officer
Department of Permits and Development Management
111 Chesapeake Avenue
Towson, Maryland 21204

Re: Civil Citation No. 03-0675
Harbor Point Estates; 909 South Marlyn Avenue

Dear Mr. Wisnom:

Our office has been recently retained by Harbor Point Estates to file for the zoning Special Hearing as noted in your Order dated December 11, 2003. The matter initially had been handled by our client including the filing for a development plan exemption under the Baltimore County Code. Apparently, at the time of the development review committee meeting and in subsequent conversations with zoning representatives there was no discussion of a need for a special hearing. From the action at the DRC it was not apparent that there was a need to file a special hearing. Unfortunately, it was not until I had the opportunity yesterday to review your Order and spoke with you that I recognized the need for the special hearing. A site plan, however, has been prepared, which should only need minor modification for the filing of the Special Hearing.

We have scheduled a filing appointment with the zoning office for February 2 at 9 a.m. and will meet with them in the interim to make sure that the prepared site plan is satisfactory.

Your consideration in the forbearance of the imposition of the fine on this matter is much appreciated.

Sincerely,

John B. Gontrum

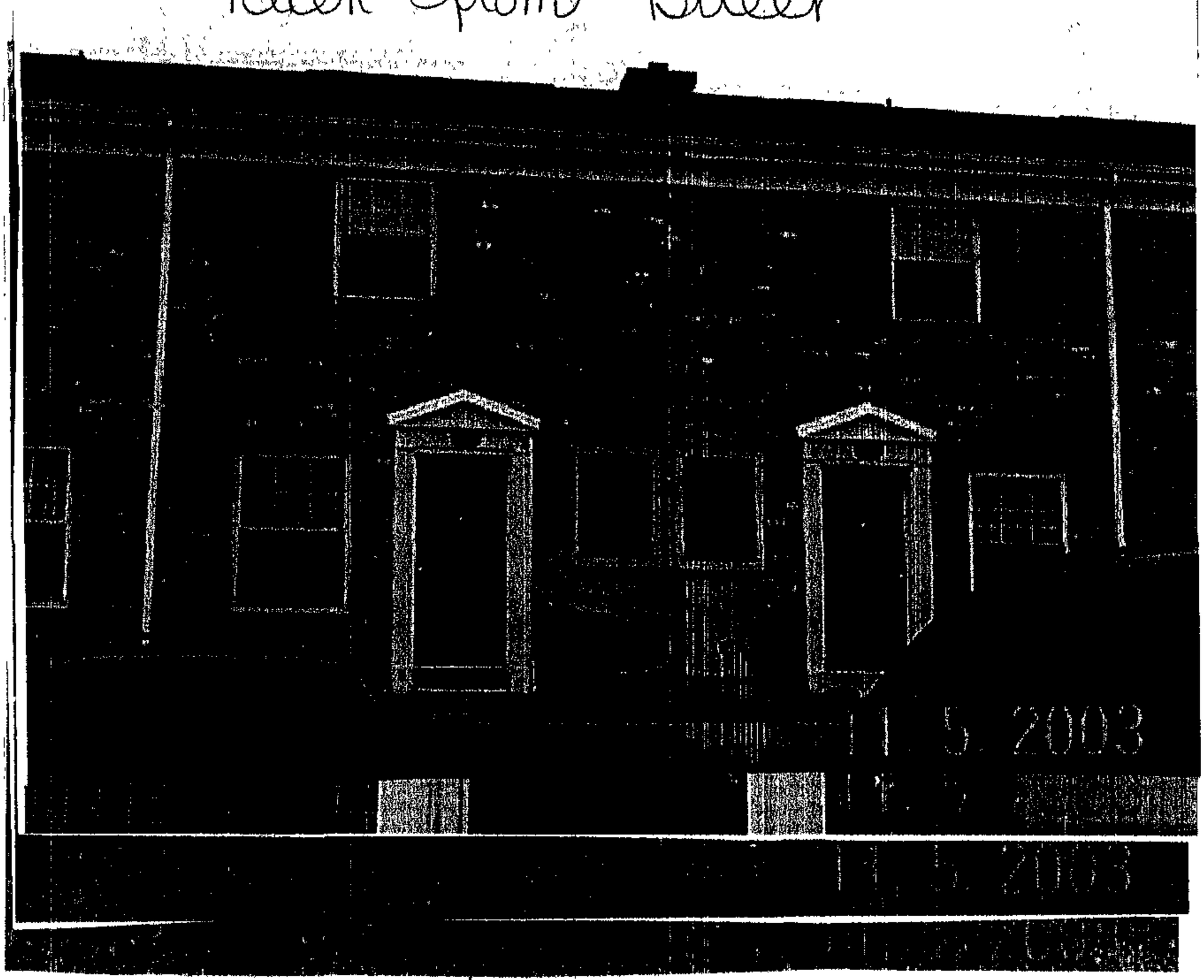
Post-It® Fax Note 7671	Date 1-16	# of pages ▶ 1
To Don	From SOPHIA	
Co./Dept. JOHN O's	Co. CODE ENF.	
Phone #	Phone #	
Fax # 410-285-1838	Fax #	

PHOTOGRAPHIC RECORD

Citation/Case No.: 03-0675 409 S Marlyn

Date of Photographs: 11-5-03

taken from street



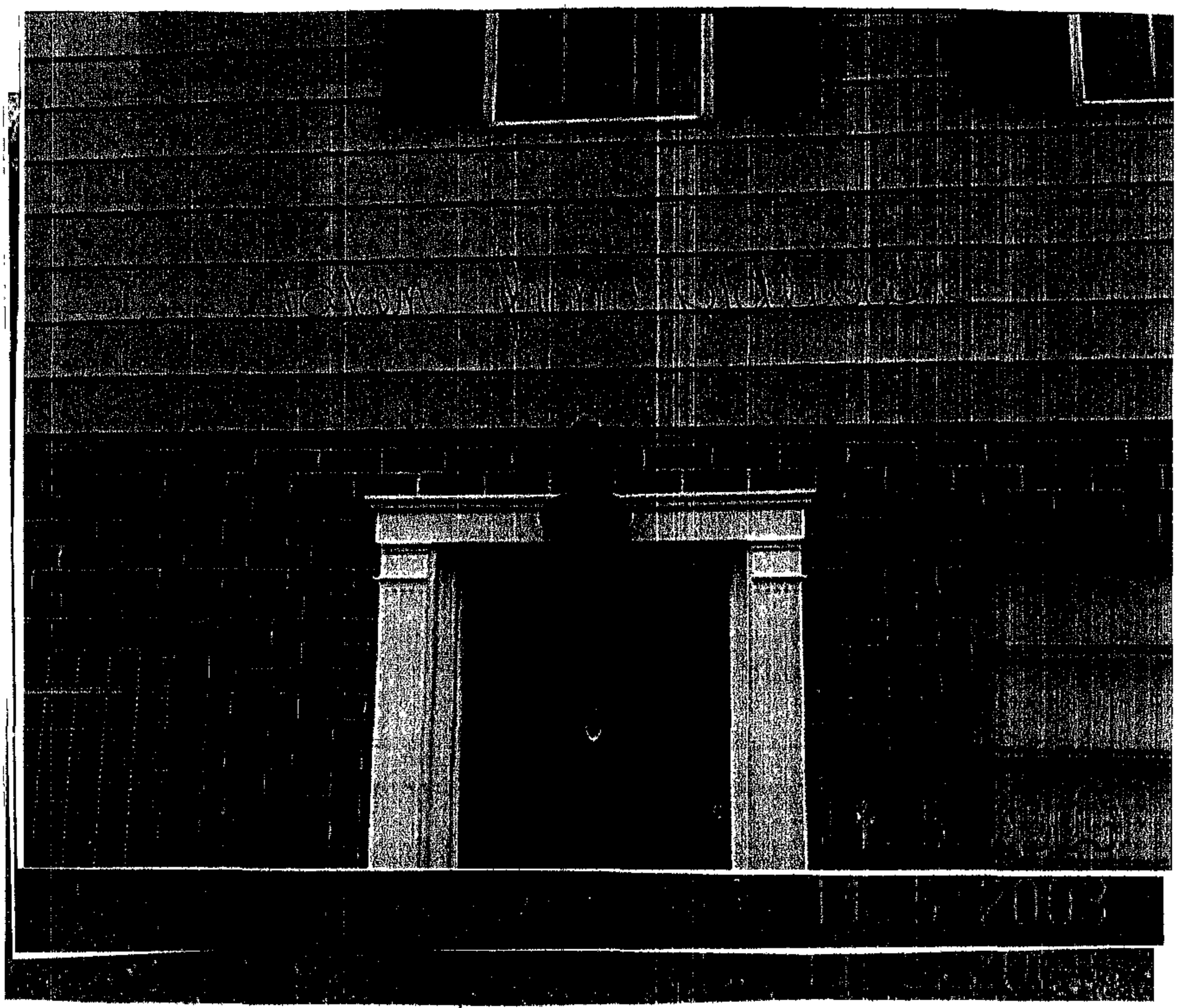
I HEREBY CERTIFY that I took the 4 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

Enforcement Officer

11/14/00

Citati

Date



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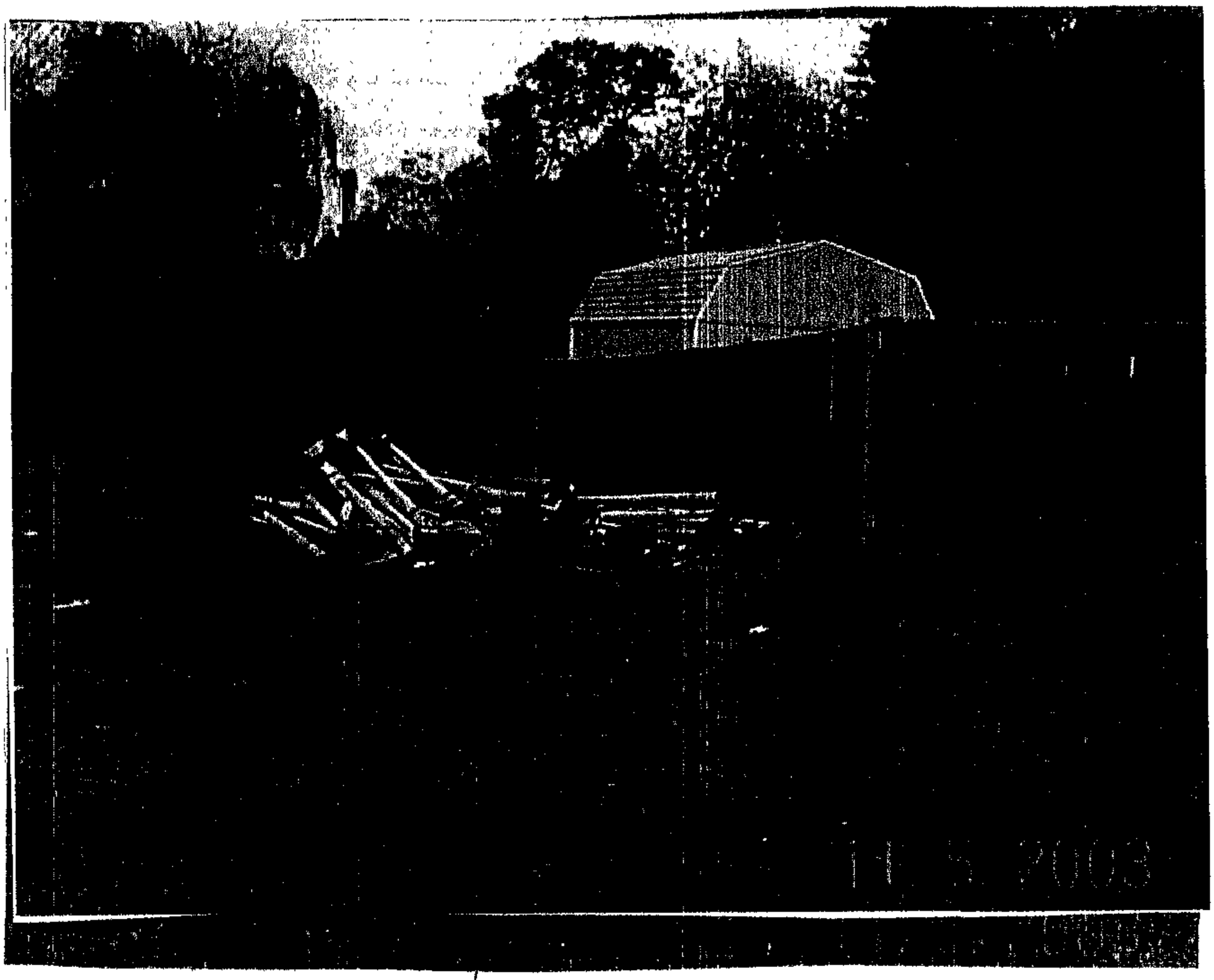
Enforcement Officer

11/14/00

Citatio

Date



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Enforcement Officer

11/14/00

Citat

Date

I HEREBY CERTIFY that I took the 4 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

Enforcement Officer

11/14/00

nore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953
Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No.: 03-0625
Property No.: 16 00 005021
Zoning: DR

Name(s): HARBOR POINT ESTATES I, II, III LLC
RA - SAWYER PROPERTY MGT OF MD

Address: 9658 BALTIMORE AVE COLLEGE PARK 20740

Violation Location: 909 S MARLYN AVE 21221

Violation Dates: 9/28/03 → 12/3/03 66 days

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

BCC 22-1+2+3, 26-121(a); BCZR 101, 102.1, IBOL 1A, 410A, 409.2; ZCPM 500.9
① FAILURE TO CEASE OPERATION OF CLASS II TRUCKING FACILITY.
② FAILURE TO OBTAIN AN "APPROVED" SITE PLAN WHICH INCLUDES FENCED "TRASH STORAGE" AREA

Pursuant to Section 1-8, Baltimore County Code, a civil penalty has been assessed, as a result of the violation cited herein, in the amount indicated: 160 x $200 x 2 — $ 26,400.00

A quasi-judicial hearing has been pre-scheduled in Room 116, 111 West Chesapeake Avenue, Towson, Maryland, for: Date: 12/3/03 Time: 9 AM

Citation must be served by: Date: 10/29/03

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Print Name: S JENNINGS

Date: 10/14/03 Inspector's Signature: SC

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name:

Citation/Case No.: 03-0625

Address:

Date Defendant's Signature

AGENCY

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: March 12, 2004

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: James Thompson, Supervisor
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 04-375-SPH
Legal Owner/Petitioner: Sawyer Realty Holdings, LLC, Patrick Ricciardi
Property Address: 909 S. Marlyn Avenue
Location Description: Centerline of Foxchase and Foxwood Lanes, 214.15 ft to POB on Harbor Point Estates
INFORMATION: **Case No.: 03-0675**

Please be advised that the aforementioned petition is the subject of an active violation case. **When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:**

Olszewski, John, Hon., Ms 2201
Bartenfelder, Joseph, Hon., Ms2201
Nicholas C Silwonuk 1122 Foxwood Lane, Baltimore, MD 21221

BALTIMORE MD 21221

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Outline
Photos (6)
Baltimore County Correction Notice
Photo (1)
Baltimore County Interoffice Memo from Councilman Bartenfelder
Maryland Dept of Assessment Tax print out
Baltimore County Citation
Photos (4)
Proof of Service of Baltimore County Citation
Letter from Sawyer Realty
Sign-in sheet from hearing
Photo (1)
Hearing Officers Order
Letter from Whiteford, Taylor & Preston

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Latoshia Rumsey-Scott in Room 113 in order that the appropriate action may be taken relative to the violation case.

JHT/lrs

c: Sophia Jennings, Code Enforcement

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL
Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

RECEIVED
MAY 21 2004
ZONING COMMISSIONER

May 20, 2004

Lawrence E. Schmidt, Zoning Commissioner
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re: Sawyer Realty Holdings, LLC
Case No.: 04-347-SPH

Dear Mr. Schmidt:

We oppose Petitioner's counsel's letter for reconsideration. The nature of the use, regardless of its location on the site, and the level of opposition, requires a new Petition to be reviewed by County agencies. There should also be appropriate notice to the public.

Our office supports your denial of the Special Hearing. The site is less than 2 acres and it is doubtful that a new location eliminates your concerns, as well as the Protestants', that the use "creates a dump" on the property.

The purpose of reconsideration of a denial is to present a change in the Plan or to the proposed relief that eliminates the objections raised at the hearing. There is no evidence here that the proposed relief eliminates the citizens' concerns or that the new location would not create similar objections from other neighbors. Public notice of a new Petition would assure notice to all affected neighbors. Additionally, there may be further concerns from the Office of Planning and DEPRM.

A Motion to Reconsider is not designed to afford Petitioner another "bite at the apple." Nor should it be granted under the mistaken impression that the Petitioner is alleviating the citizens' concerns. Rule 4K of the Code of Baltimore County Regulations requires a Motion for Reconsideration to state "with specificity, the grounds and reasons for the request." There is no hard evidence here to grant a Motion to Reconsider. The proposal is vague and fluid. If the Petitioner proposes new relief, he should file a new Petition and proceed with County agency review, and give fair notice to the community, which may include neighbors not impacted by the original Petition.

For these reasons, we believe the letter dated May 14, 2004 requesting reconsideration of your decision of April 22, 2004, should be denied.

Very truly yours,

Peter Max Zimmerman by CSD

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel for Baltimore County

PMZ/CSD/rmw

cc: John B. Gontrum, Esquire
Mr. & Mrs. John Rosansky
Ms. Victoria Faniyi
Ms. Love Chester
Mr. Charles Gumucio

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015
www.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
FAX 410 884-0719

JOHN B. GONTRUM
DIRECT NUMBER
410-832-2055
JGontrum@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

RECEIVED
MAY 17 2004
ZONING COMMISSIONER

May 14, 2004

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

Re: Petition for Special Hearing
Sawyer Realty Holdings, LLC - Petitioners
Case No. 04-347-SPH
Our File No.: 078242/00003

Dear Commissioner Schmidt:

Based on citizen comments at the hearing in the above-referenced case and prior to the issuance of your order my client began looking for alternative locations for the utility and refuse compound order. Obviously, your Order dated April 22, 2004, *denying the use in accordance with the filed site plan did nothing to dissuade them* from seeking an alternative location.

My client believes that it has found an appropriate alternative location as indicated on the attached site plan. This site is located within the complex and not adjacent to any residential community adjacent to the complex. It can only be accessed by interior roadways.

Code Enforcement has required my client to proceed by way of Special Hearing to have a site approved for the utility and refuse compound and rather than a new application we are requesting that you reconsider your Order dated April 22, 2004 and

approve the new location. Accordingly, please consider this a request to reconsider and modify your order to relocate the utility and refuse compound to the new location.

We are taking the liberty of sending copies of the plan indicating the new location to People's Counsel and to several of the attendees in the hope that they will share the information with their neighbors. If additional copies are desired, we would be glad to furnish them.

Sincerely,

John B. Gontrum

JBG/jbg
Enclosure
cc: Office of People's Counsel
Mr. and Mrs. John Rosansky
Ms. Victoria Faniyi
Ms. Love Chester
Charles Gumucio
306834

MICHAEL H. WEIR, JR.
6th Legislative District
Baltimore County

Environmental Matters Committee
Chesapeake Bay Commission

The Maryland House of Delegates

ANNAPOLIS, MARYLAND 21401-1991

❑ *Annapolis Office*
305 Lowe House Office Building
410-841-3328
1-800-492-7122 *Ext* 3328
E-Mail michael_weir@house.state.md.us

❑ *District Office*
418 Eastern Boulevard
Baltimore, MD 21221
410-391-7800
Fax 410-391-7803

March 18, 2004

Mr. Raymond S. Wisnom, Jr.
Code Enforcement Hearing Officer
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case Number 04-347-SPH
909 South Marlyn Avenue - Harbor Point Estates

Dear Mr. Wisnom,

I am writing to express my concerns about the negative impact a utility and refuse compound built by the Harbor Point Estates apartment complex is having on the Fox Ridge community.

Last fall my District Office was contacted by Mr. Nick Silwonuk, a neighborhood activist, regarding a refuse area which was constructed near the rear of his property by Harbor Point Estates. In response, I directed Mr. Charles Fink of my staff to visit Mr. Silwonuk at his home, collect background information and observe the area. Mr. Silwonuk stated the compound was constructed without notification, input from the community or permits.

Mr. Fink reported that the compound area was poorly maintained and was clearly an eyesore. It was constructed on the edge of Harbor Point's property and located surprisingly close to many homes in the Fox Ridge community. Harbor Point's attempts at screening the objectionable view were minimal and ineffectual. Mr. Fink's most recent visit to the site on March 15, 2004 revealed the compound has become a magnet for graffiti.

Since the utility and refuse compound benefits only Harbor Point Estates, I believe Fox Ridge residents should not be negatively impacted by it's presence. I am concerned that the property values of nearby homeowners will decline and their quality of life will diminish if the compound is allowed to remain in such close proximity to their homes.

MICHAEL H. WEIR, JR.
6th Legislative District
Baltimore County

Environmental Matters Committee
Chesapeake Bay Commission

Annapolis Office
303 Lowe House Office Building
410-841-3328
1-800-492-7122 *Ext* 3328
E-Mail michael_weir@house.state.md.u

District Office
418 Eastern Boulevard
Baltimore, MD 21221
410-391-7800
Fax 410-391-7803

The Maryland House of Delegates

ANNAPOLIS, MARYLAND 21401-1991

If Baltimore County requires the apartment complex to have a utility and refuse compound, it should be placed as far out of sight as possible. The compound should be properly screened, landscaped and maintained. The Harbor Point property appears to offer ample space where this can be accomplished with minimal effect on the Fox Ridge community and still serve the needs of the owners and residents of the apartment complex.

Thank you for your consideration.

Sincerely,

Michael H. Weir, Jr.
Delegate

MHW:chf

cc: Ms. Love Chester
President, Fox Ridge Community Association

MICHAEL H. WEIR, JR.
6th Legislative District
Baltimore County

Environmental Matters Committee
Chesapeake Bay Commission

The Maryland House of Delegates

ANNAPOLIS, MARYLAND 21401-1991

Annapolis Office
305 Lowe House Office Building
410-841-3328
1-800-492-7122 *Ext* 3328
E-Mail michael_weir@house.state.md.us

District Office
418 Eastern Boulevard
Baltimore, MD 21221
410-391-7800
Fax 410-391-7803

DATE: **March 18, 2004**

TRANSMITTED TO: **Raymond Wisnom, Jr.**

FROM FAX NUMBER: **(410) 391-7803**
TO FAX NUMBER: **(410) 887-2824**

RE: **Case Number 04-347-SPH**
909 South Marlyn Avenue -
Harbor Point Estates

MESSAGE:

The original letter is following via USPS.

Thank you.

Sincerely,

Charles Fink
Aide

E-Mail - response
3-22-04.

WE ARE TRANSMITTING 3 PAGES, INCLUDING COVER SHEET.

NOTE: IF TRANSMISSION IS INCOMPLETE OR ILLEGIBLE,

PLEASE CALL **Charles Fink at (410) 391-7800.**

Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdminspect@co.ba.md.us

2-9-04

To: Kristen Matthews
Zoning Review

From: Jim Thompson
Code Enforcement

Re: Case No. 04-347-SPH
909 South Marlyn Ave.

date is when a public hearing scheduled, please notify:

Delegate Michael H. Weir, Jr
4110 Eastern Blvd.
Essex, Md. 21221

Post-it® Fax Note 7671	Date 2-9-04	# of pages ▶ 6
To Delegate	From	
Co./Dept. Weir	Co. Jim Thompson	
Phone #	Phone # 410-887-3004	
Fax # 410-391-7803	Fax # " " - 2824	

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

Printed with Soybean Ink
on Recycled Paper

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
RONALD W. SPIELMANN	1020 CROMWELL BRIDGE RD	TOWSON 21204	rspielmann@GWStephens.com
Charles Gumucio	9658 Baltimore Ave	College Park	cGumucio@srhllc.com

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 4-347-SPH
DATE 6/15/04

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Michelle Rosansky	1114 Foxwood Lane	Baltimore, MD 21221	

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
RONALD W SPIELMANN	G.W.S PROC INC	TOWSON 21204	RSPIELMANN@GWSteph.com
Charles Gumucio	9658 Baltimore Ave #300	College Park MD	CGumucio@schlc.com

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Michelle Rosansky	1114 Foxwood Lane	Baltimore, MD 21221	ROSANSKY@VIPS.COM
John Rosansky	1114 Foxwood Lane	Baltimore, MD 21221	
VERNON McDONALD	1123 " "	" " "	
Love Chester	1158 " "	" " "	
Nick SILWONUK	1122 FOXWOOD LN.	" " "	dorisandnick@juno.com
Benita Holloman	1150 Foxwood Ln	" " "	
VICTORIA FANIYI	1009 Foxchase Ln	" " 21221	vicom777@yahoo.com
Antoinette Wanek	1120 Foxwood Ln	" " "	—

March 21, 2004

To Lawrence E. Schmidt, Zoning Commissioner,
and John V. Murphy, Deputy Zoning Commissioner:

As residents of Foxridge Manor, we, the undersigned, are opposed to Harbor Point Estates' construction and use of the maintenance and refuse compound along the Foxwood Lane alleyway.

Since the compound has already been built (without the proper hearings and permits), our opposition to this site is not only based on fears of how it may negatively impact our community, but on what has already transpired:

- Open dump conditions – materials have been stored outside the fenced area including dozens of discarded streetlamps with glass bulbs and a commercial storage container (for which Harbor Point received a citation); local children were found playing with the broken light bulbs
- Safety hazard to children of the community – the gates are often left open throughout the day and night, even while not being used by maintenance workers (i.e. Monday 3/15 thru Tuesday 3/16)
- Illegal dumping – a sofa was dumped on the adjoining property, where it sat for several weeks
- Noise nuisance – Waste Management often drops a fresh open container in the early morning hours (i.e. Monday, 3/1/04 @6:32 am)

The site is an undesirable eyesore, it invites illegal dumping, and presents a safety hazard to the community. We therefore ask that no permits or variances be granted to Sawyer Properties, allowing the use of the aforementioned compound. Furthermore, we ask that, in absence of said permits and variances, Sawyer Properties be ordered to remove the fence and dumpster from the site.

Respectfully,

Name	Address	Phone	Signature	Date
Michelle L. Rosansky	1114 Foxwood Lane	410-686-8316	Michelle L Rosansky	3/21/04
Susan M. Inches	1110 Foxwood Lane	410-686-4827	Susan M. Inches	3/21/04
Richard A Inches	1110 FOXWOOD LANE	410-686-4827	Richard A Inches	3/21-04
Lois Capulo	1108 Foxwood LN.	410-574-8972		3/21 04
Lillian Beagle	1108 Foxwood LN.	410-574-8972		3/21 04
Joanne Naylor	1101 Foxwood Ln	410-687-8653	Joanne Naylor	3/21/04
[illegible]	1103 Foxwood Ln.	410-687-4173	[illegible]	3/21/04
MIKE BOCCIA	1105 FOXWOOD LA	410-687-3045	[illegible]	3/21/04
Beverly Dieter	1105 Foxwood Lane	410-687-3045	Beverly Dieter	3/21/04
Joshua Wernick	1107 Foxwood Ln	410 686 8370	[illegible]	3/21/04
Angela Wernick	1107 Foxwood Ln	410 686 8370	[illegible]	3/21/04
Jackie Gauvel	1109 Foxwood Ln.	443-858-8457	Jackie Gauvel	3/21/04

(2)

March 21, 2004

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Respectfully,

Name PRINT	Address	Phone	Signature	Date
Nicole Thompson	1111 Foxwood Lane	410682 4370	Nicole M Thompson	3/21/04
WM T. VETTEL	1134 FOXWOOD LANE	410 6861717	Wm T. Vettel	3/21/04
Edith W. Carter	1132 Foxwood Ln	410-685-5246		3/21/04
James George Hess	1130 Foxwood Ln.	4106822539		
Patricia A. Johnson	1128 Foxwood Ln	410-6874323	P. Johnson	3-21-04
Wayne Early	1126 Foxwood Ln	410 780-9934	Wayne	3/21/04
Joan Kisner	1124 Foxwood Ln	(410) 686-0835	Joan Kisner	3/21/04
Nick Silwonuk	1122 Foxwood Ln	(410) 686-2224	Nick Silwonuk	3/21/04
Betty Hess	1118 Foxwood Ln	—	Betty Hess	3-21-04
MELVIN L. JOHNSON Jr.	1116 Foxwood Lane	(410) 391-3607	Melvin L. Johnson Jr.	3/21/04
Gladys Johnson	1116 Foxwood Lane	(410) 391-3607	Gladys Johnson	3/21/04
PATRICIA JOHNSON	1116 Foxwood Lane	(410) 391-3607	Patricia Johnson	3/21/04

March 21, 2004

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Respectfully,

Name / Print	Address	Phone	Signature	Date
John M. Rosansky	1114 Foxwood Lane	410 686-8316	[illegible]	3/21/04
Pamela Bond	1112 Foxwood Ln.	410-682-2270	Pamela Bond	3/21/04
Antoinette Wanek	1120 Foxwood La	391-6859	Antoinette Wanek	3/21/04

LEGEND
OUTLINE OF PLAT SHOWN THUS
BOUNDARY OF ROADS SHOWN THUS
PRIVATE ROADS SHOWN THUS
EXISTING EASEMENTS SHOWN THUS
PROPOSED EASEMENTS SHOWN THUS
ZONING LINE SHOWN THUS
SETBACK LINE SHOWN THUS

DEEP CREEK DRIVE

GROSS R-G - 4.144 Acs
GROSS R-A - 16.066 Acs
NET R-A - 14.655 Acs
TOTAL No UNITS - 254

PRIVATE ROAD

PROPOSED 10' UTILITY EASEMENT

EX. 10' UTIL. EASEMENT

AMELIA CIRCLE

MINIMUM SETBACK LINE (FRONT YARD)

MORTGAGE CORP
LANNERTON ROAD
RE, MD 21221
4878-605

ROAD

FOX RIDGE MANOR SECTION ONE PLAT 3 R.G.20.1

NOTE THIS IS PART OF A TENTATIVELY APPROVED PRELIMINARY PLAN OF EAST ROC APARTMENTS, DATED DECEMBER 10, 1968

EAST ROC APARTMENTS
SECTION TWO

BALTO CO., MD
SCALE 1"=50'
ELECT DIST 18
MARCH 18, 1968

O.T.G. 32 FOLIO 141

MAY 16 1968

same day recorded in liber O.T.G. No. ____ folio ____ One of the ____ Records of Baltimore County and examined, per

OWNERS & DEVELOPERS
SECURITY MORTGAGE CORP
805 LANNERTON ROAD
BALTIMORE, MD 21221

COORDINATES			
[illegible]	[illegible]	[illegible]	[illegible]

SURVEYORS CERTIFICATE
Certification is hereby made that the plat was compiled by GWS, Jr. and Assoc., Inc., and that it is in the requirements of Sec. 22-B, Article 17 of the Annotated Code of Maryland, 1947 Supp.
[illegible] 3-28-68
No 2086 Date

Approved by Balto Co. Health Dept
[illegible] 5-14-68
Deputy State & Co. Health Officer Date

Approved by Balto Co. Planning Bd.
[illegible] 5/14/68
Director Date

Approved as to alignment & location of streets
[illegible] 5/2/68
Asst. Engr. of Balto. Co., Md. Date

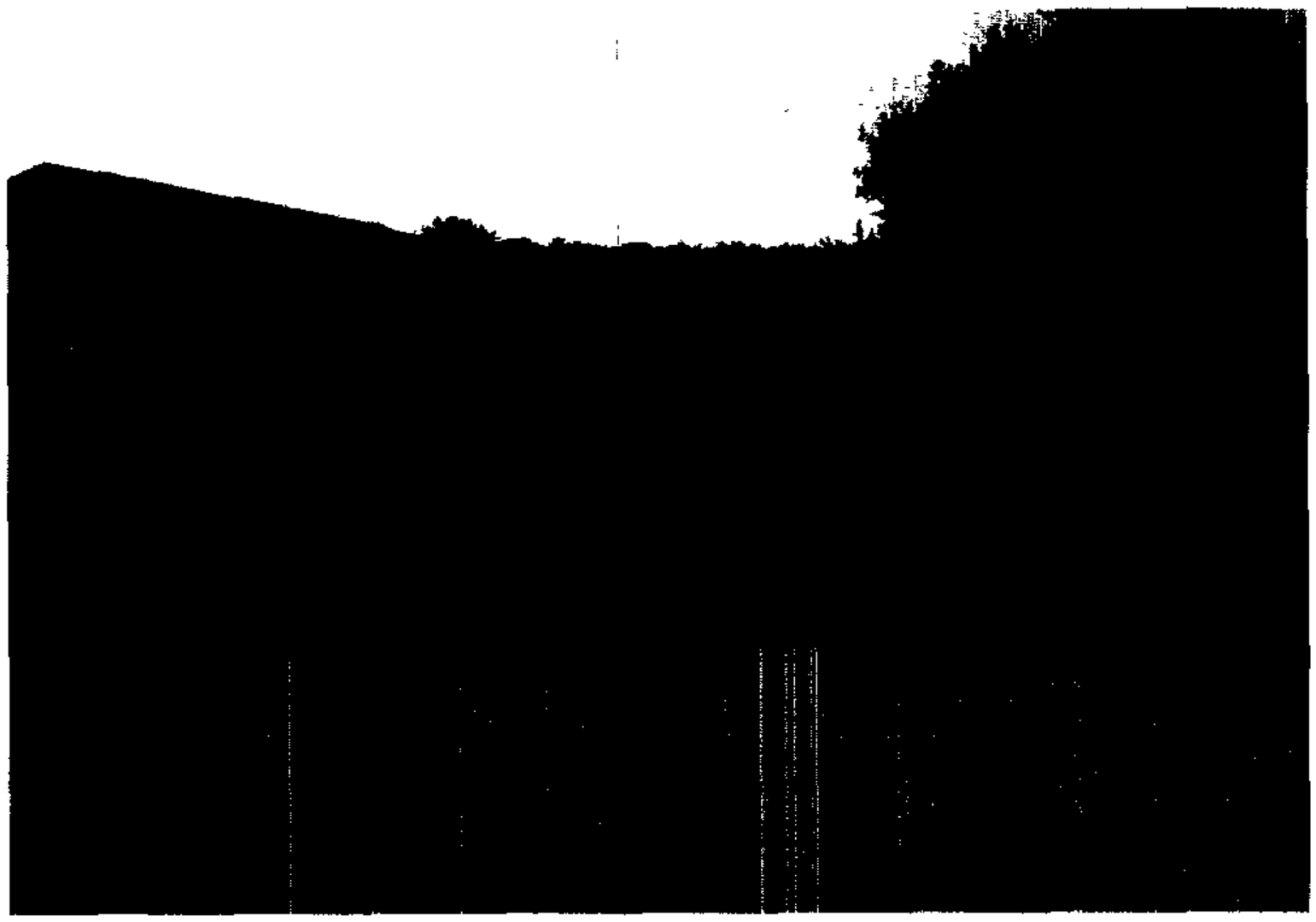
P.W.A. Completed 156806.99
Final Plat Checked
Planning [illegible]
Engineering [illegible]
Date [illegible]

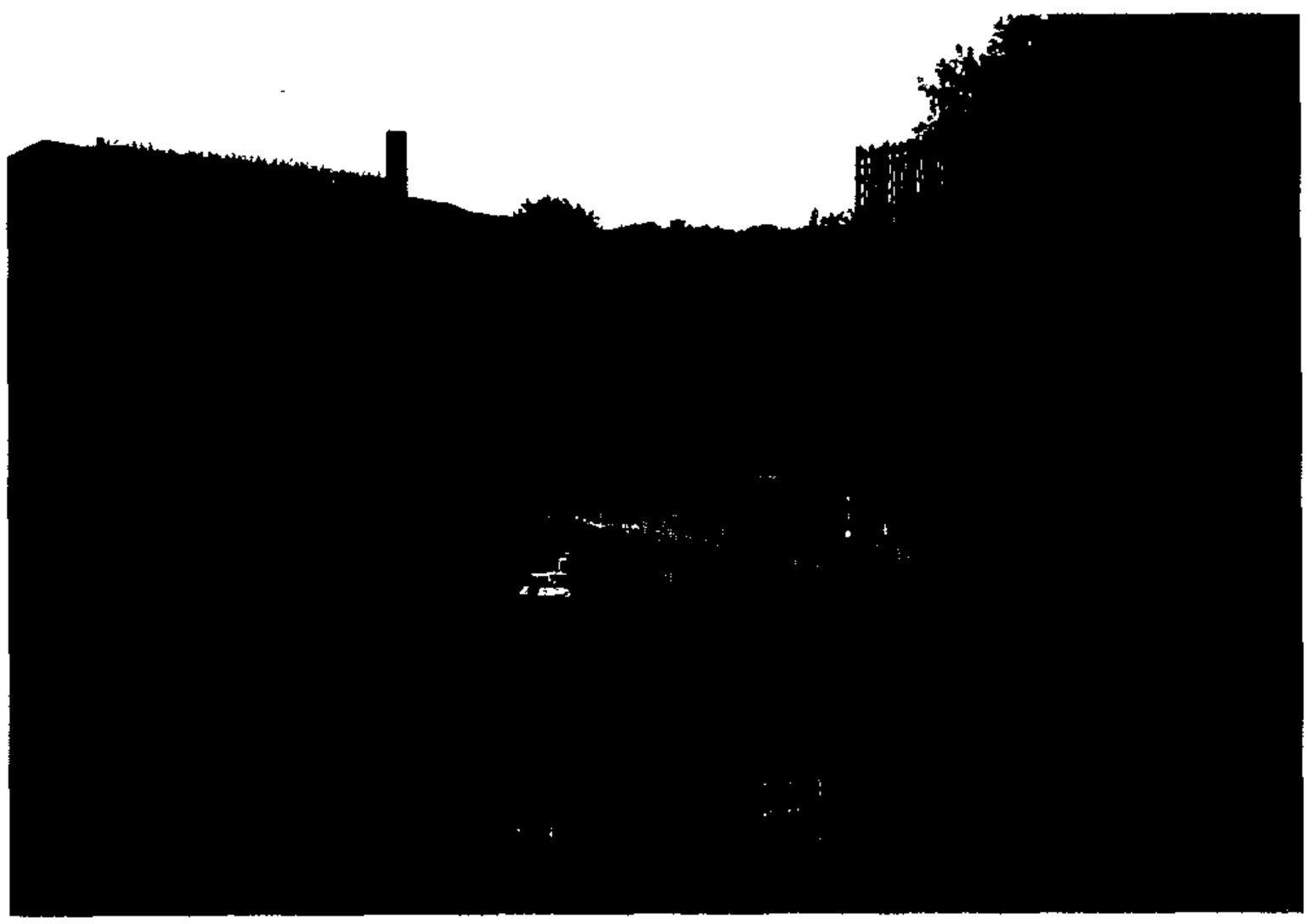
Computed By [illegible]
Checked By [illegible]
Drawn By [illegible]
Name Order No. 407

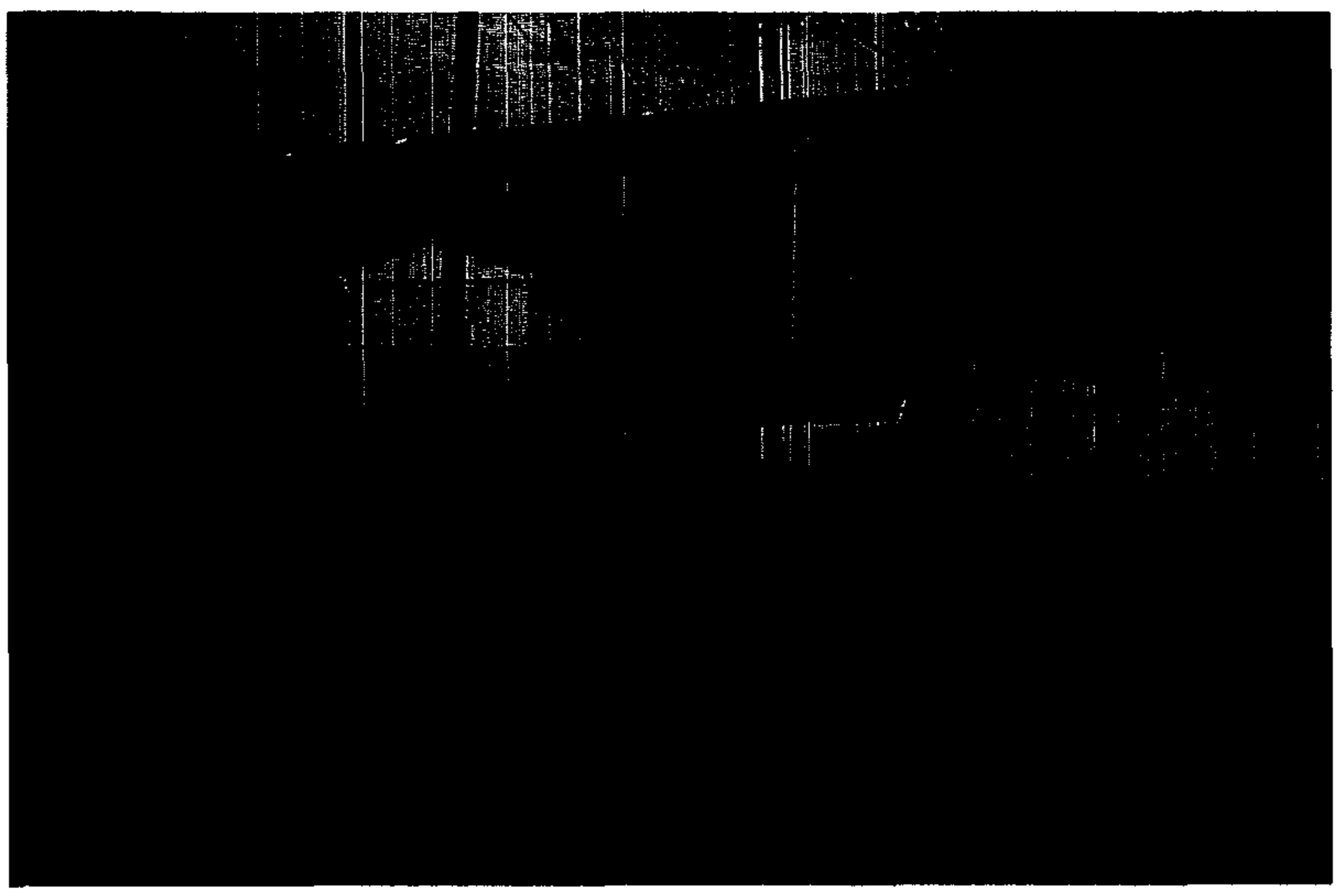
GEORGE W. STEPHENS, JR. & ASSOC., INC.
ENGINEERS & SURVEYORS
305 Allegheny Ave Towson, Md 21204 – Loyola Federal Building Belair, Md 21014

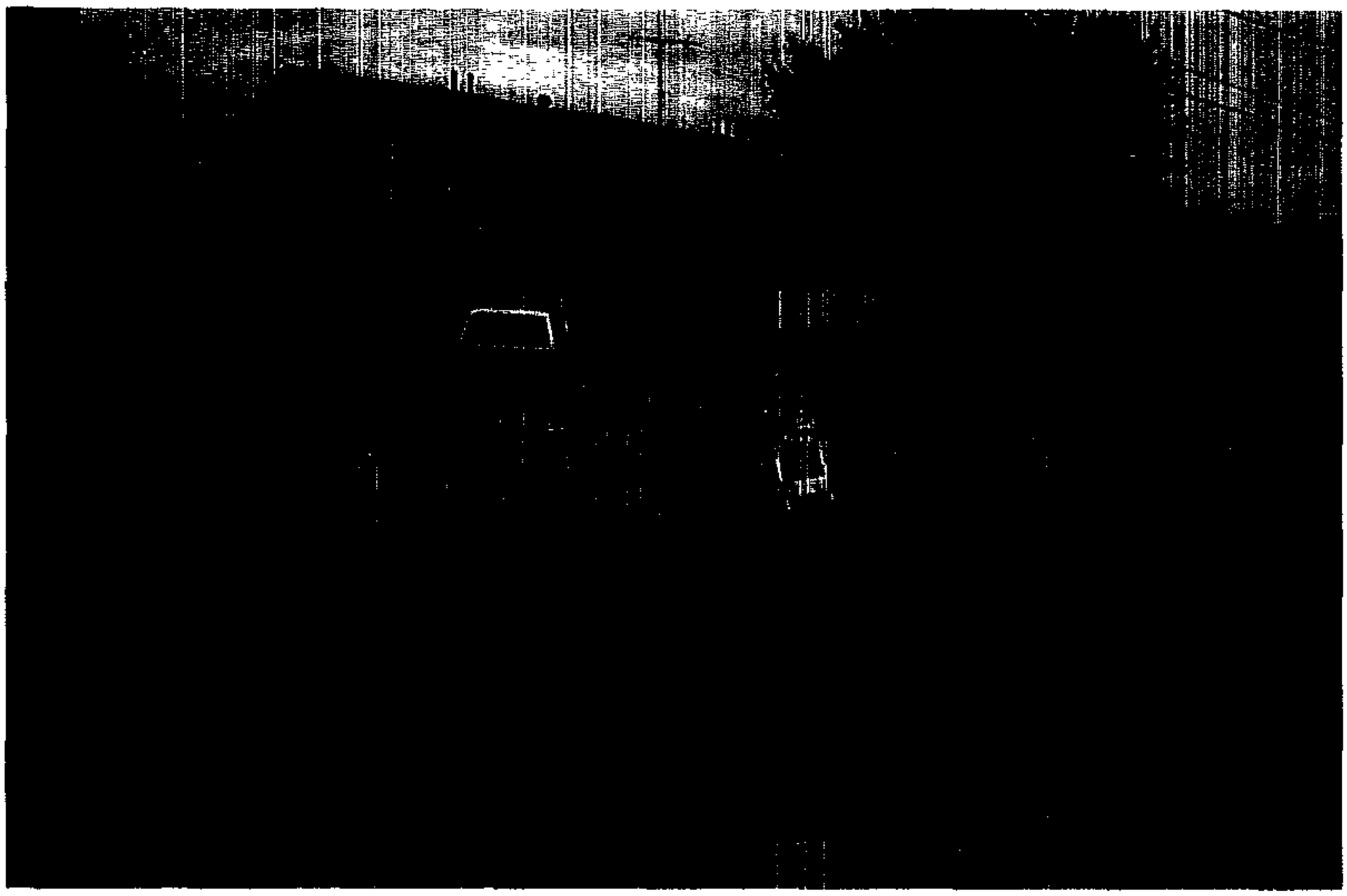
MSA 3341836-3684

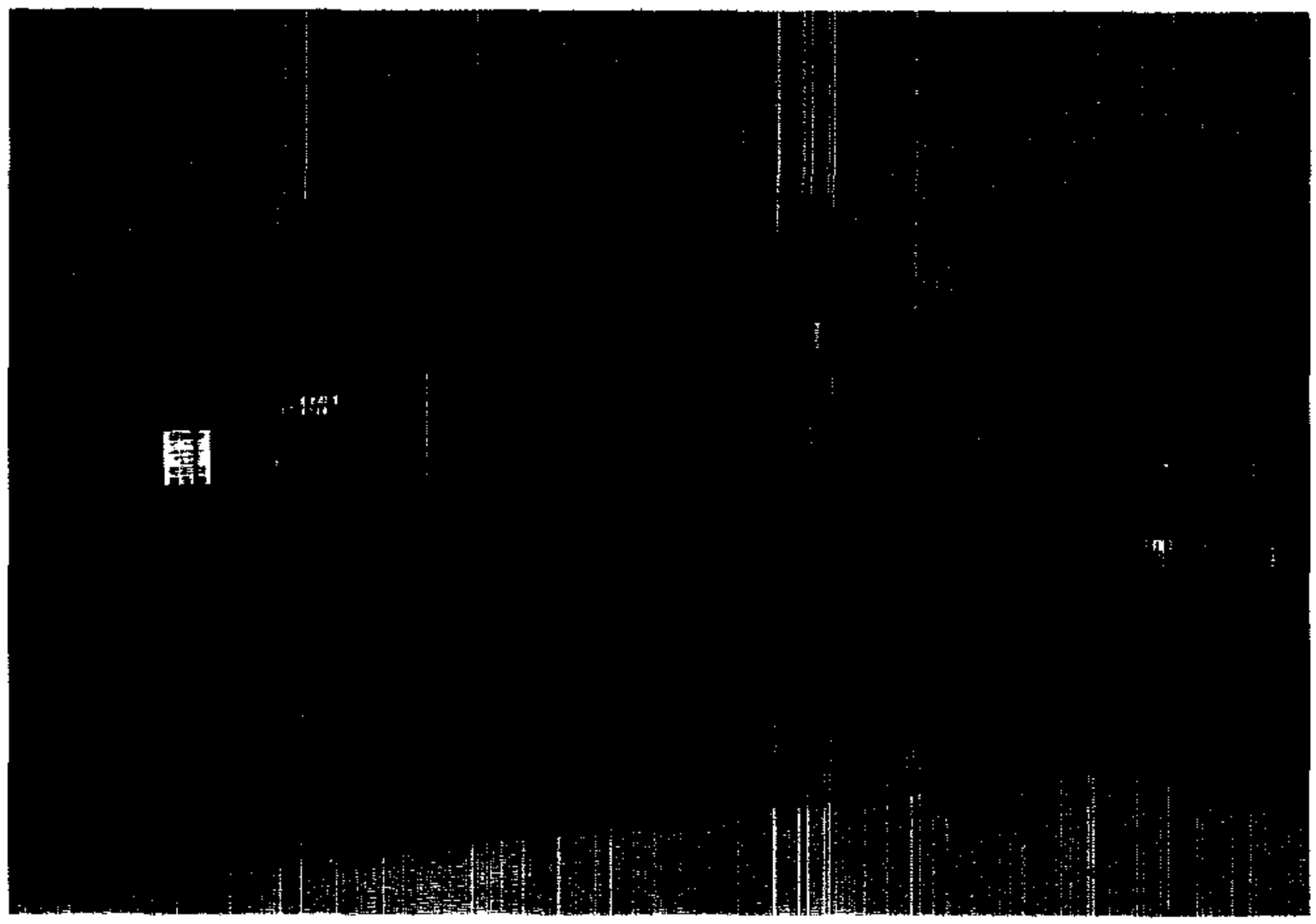
32-141

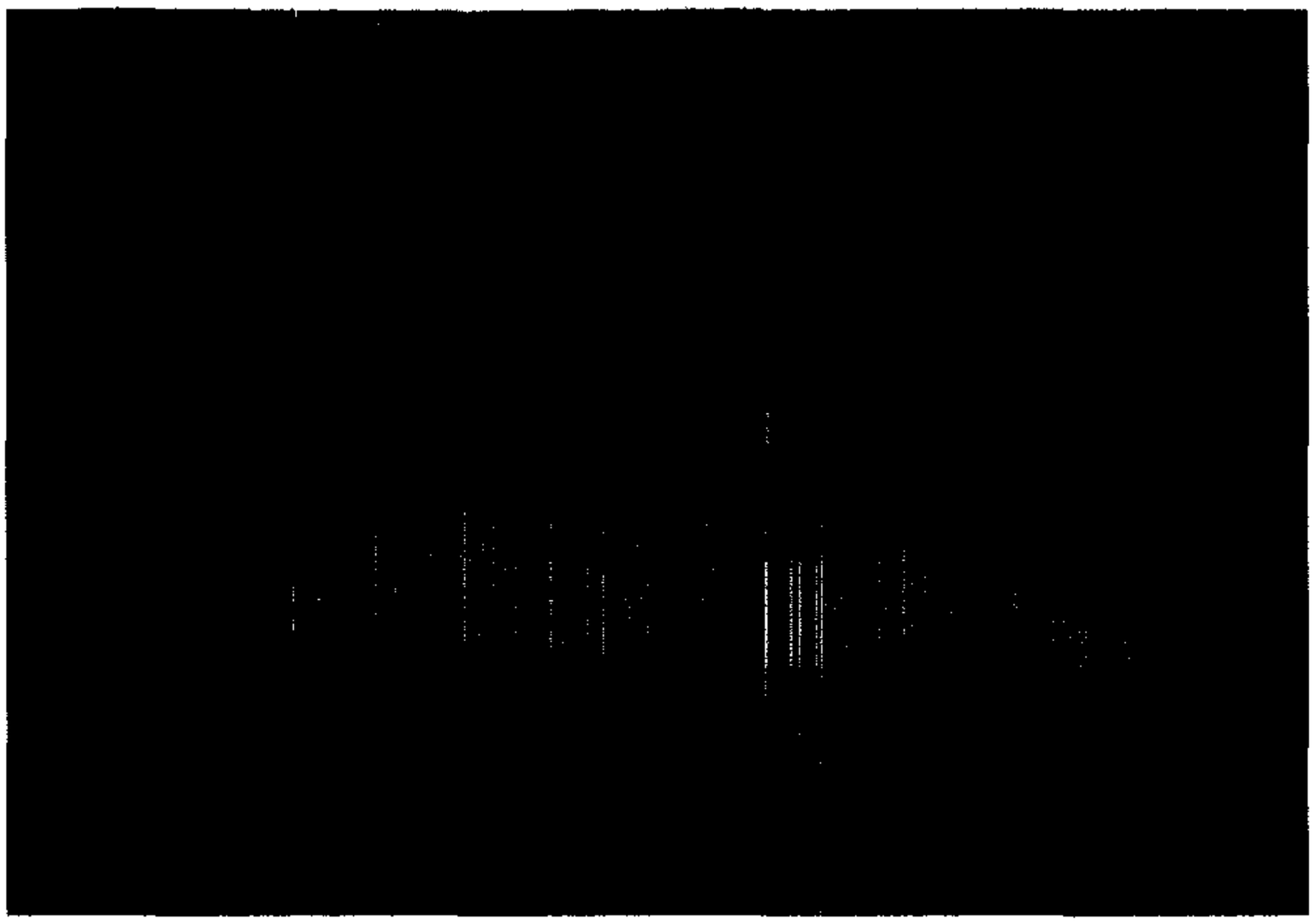


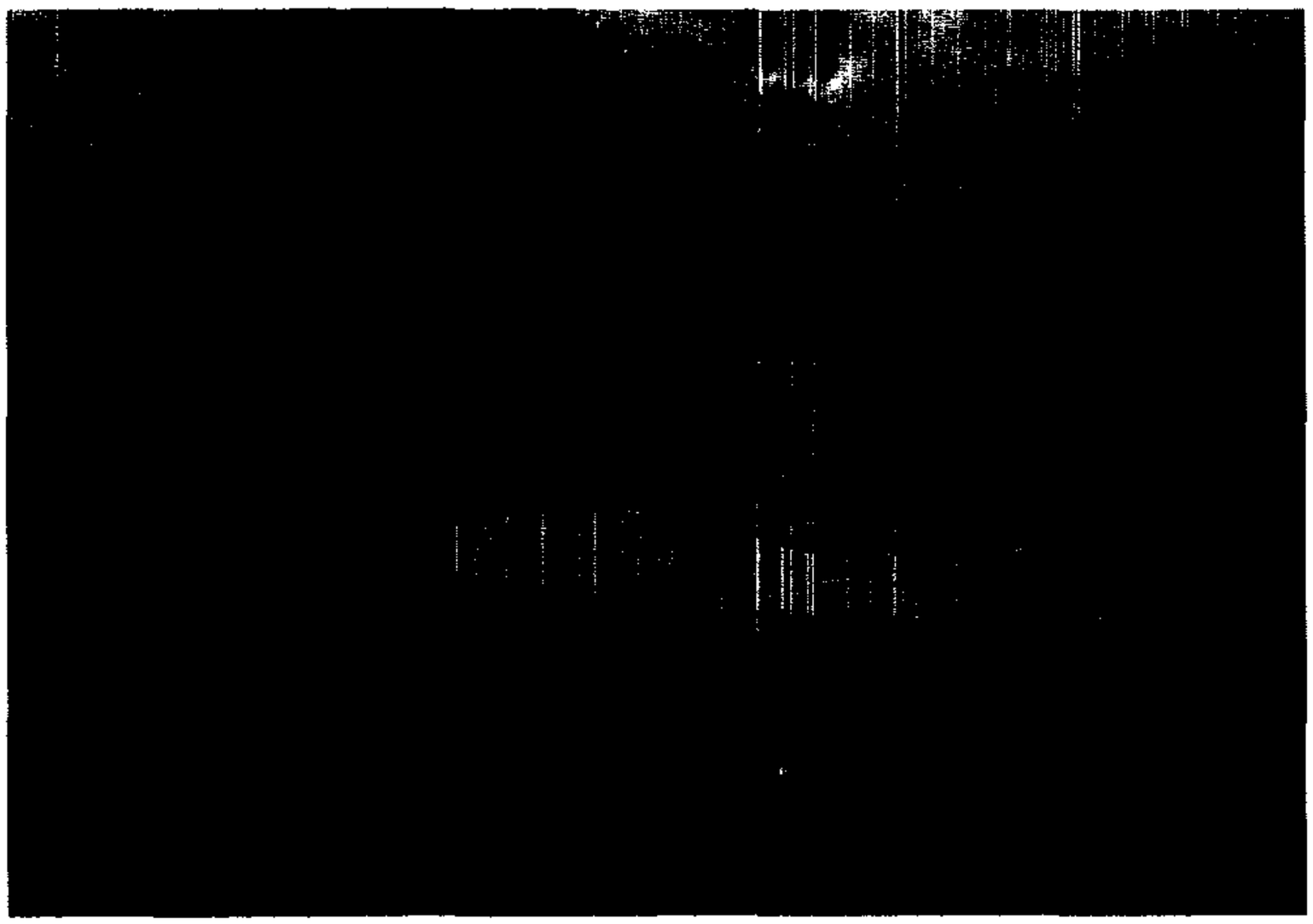


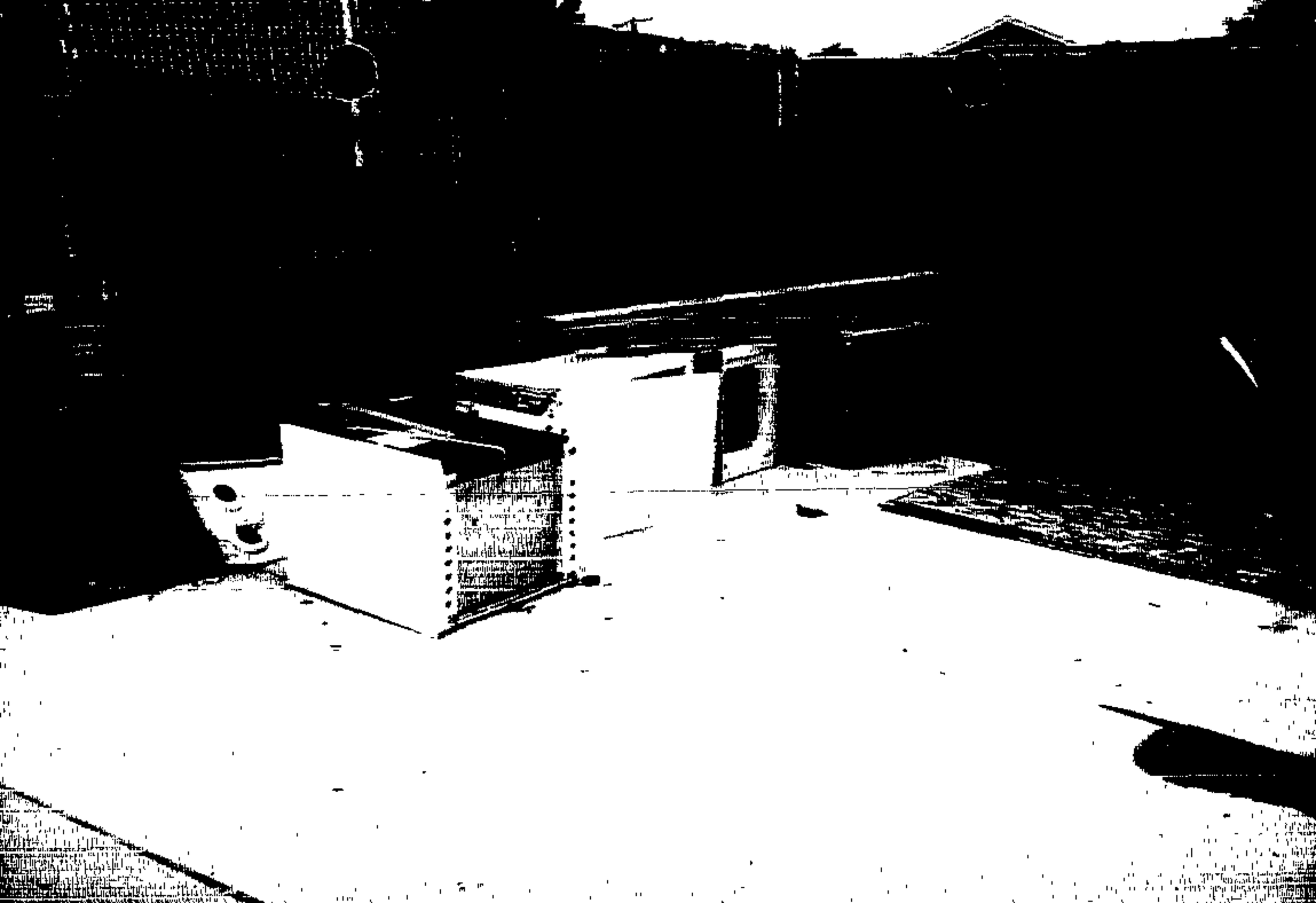












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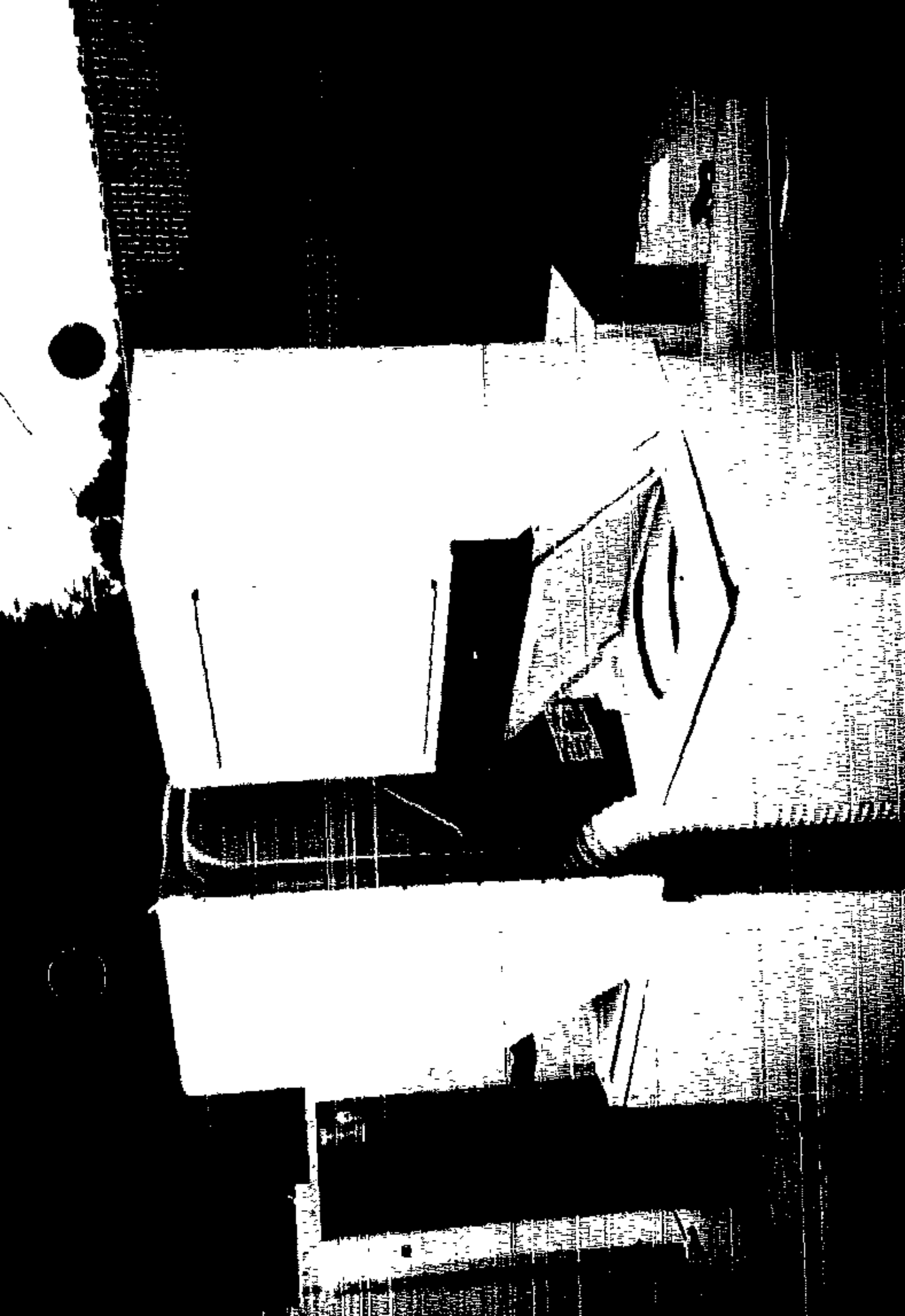
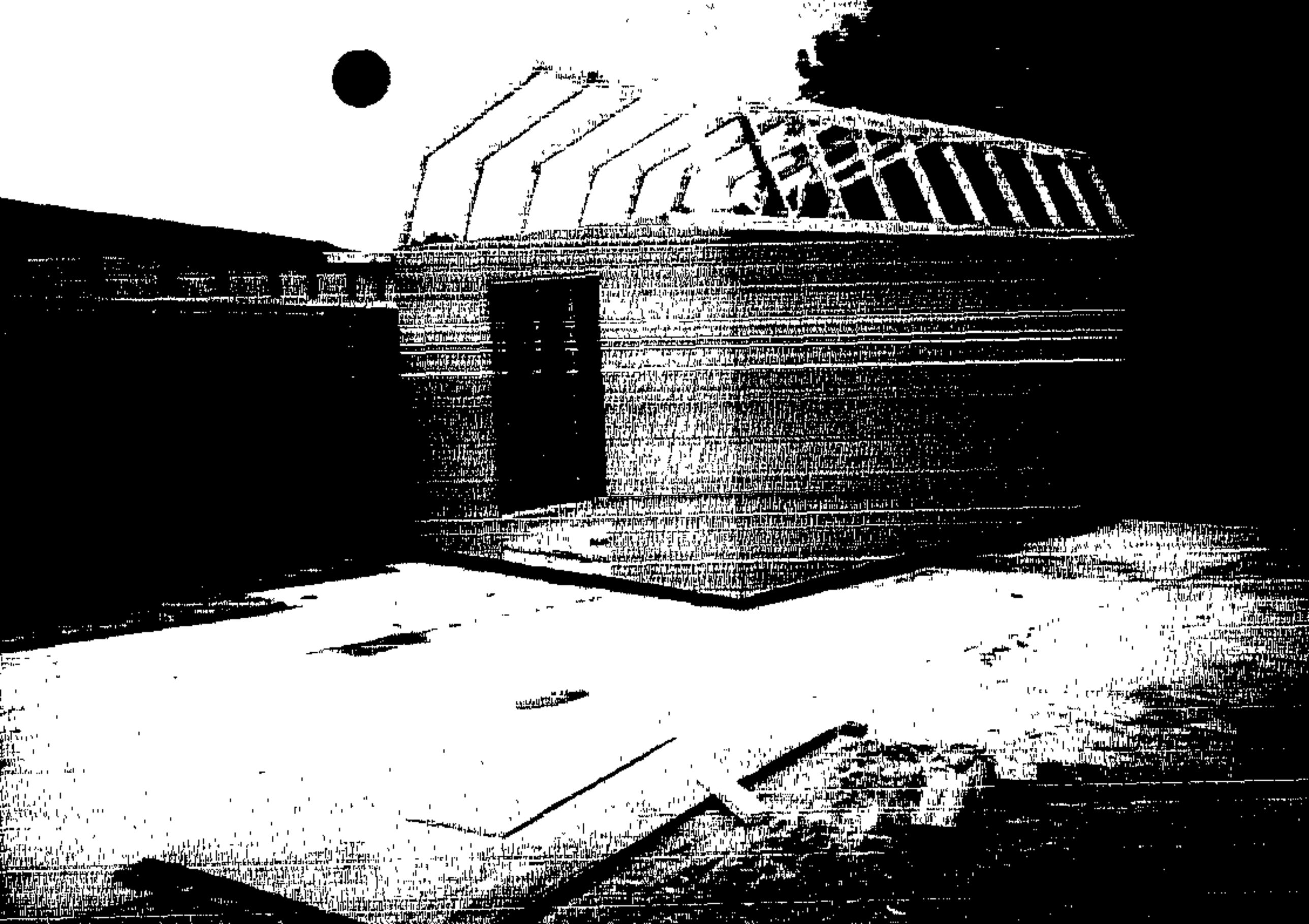
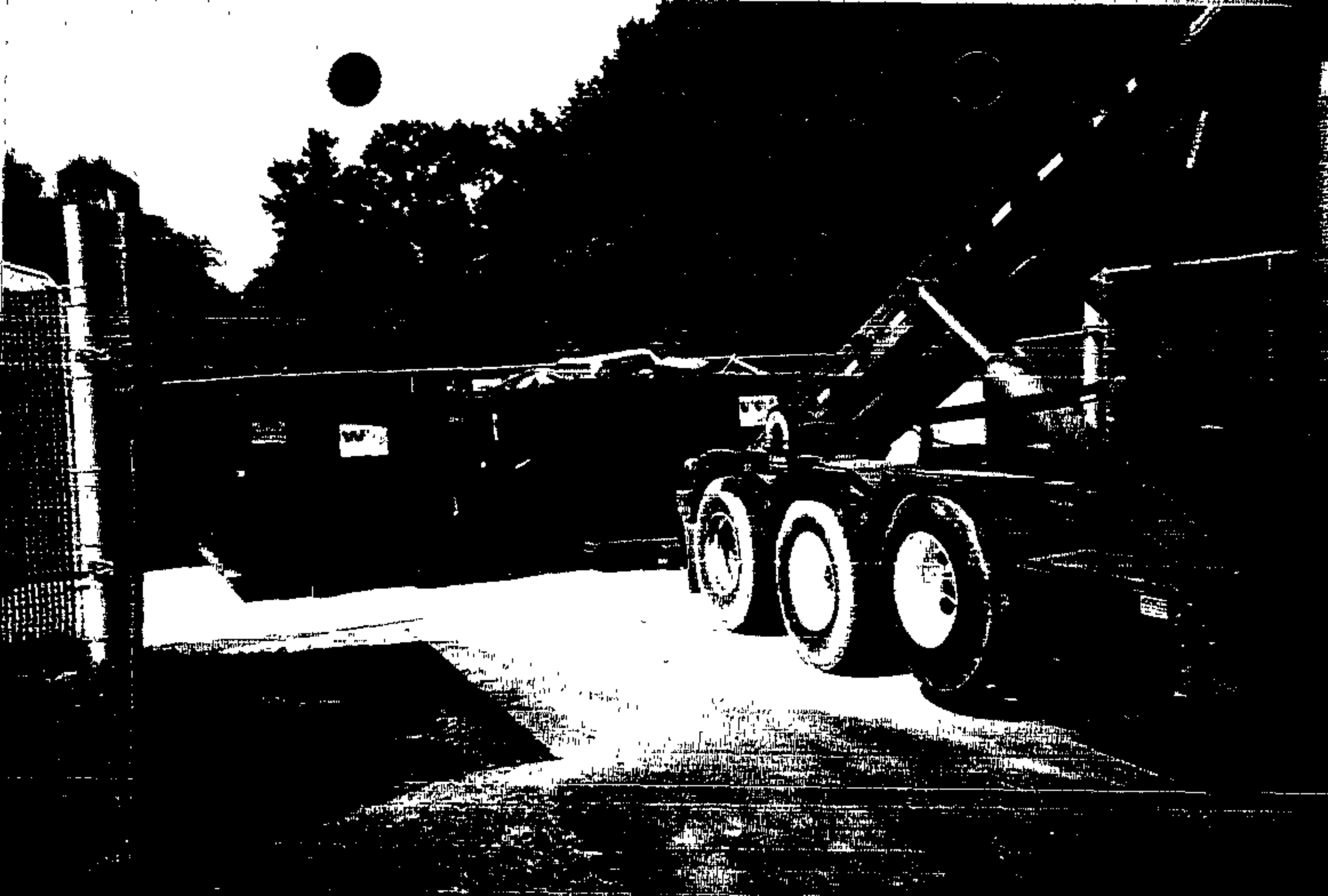
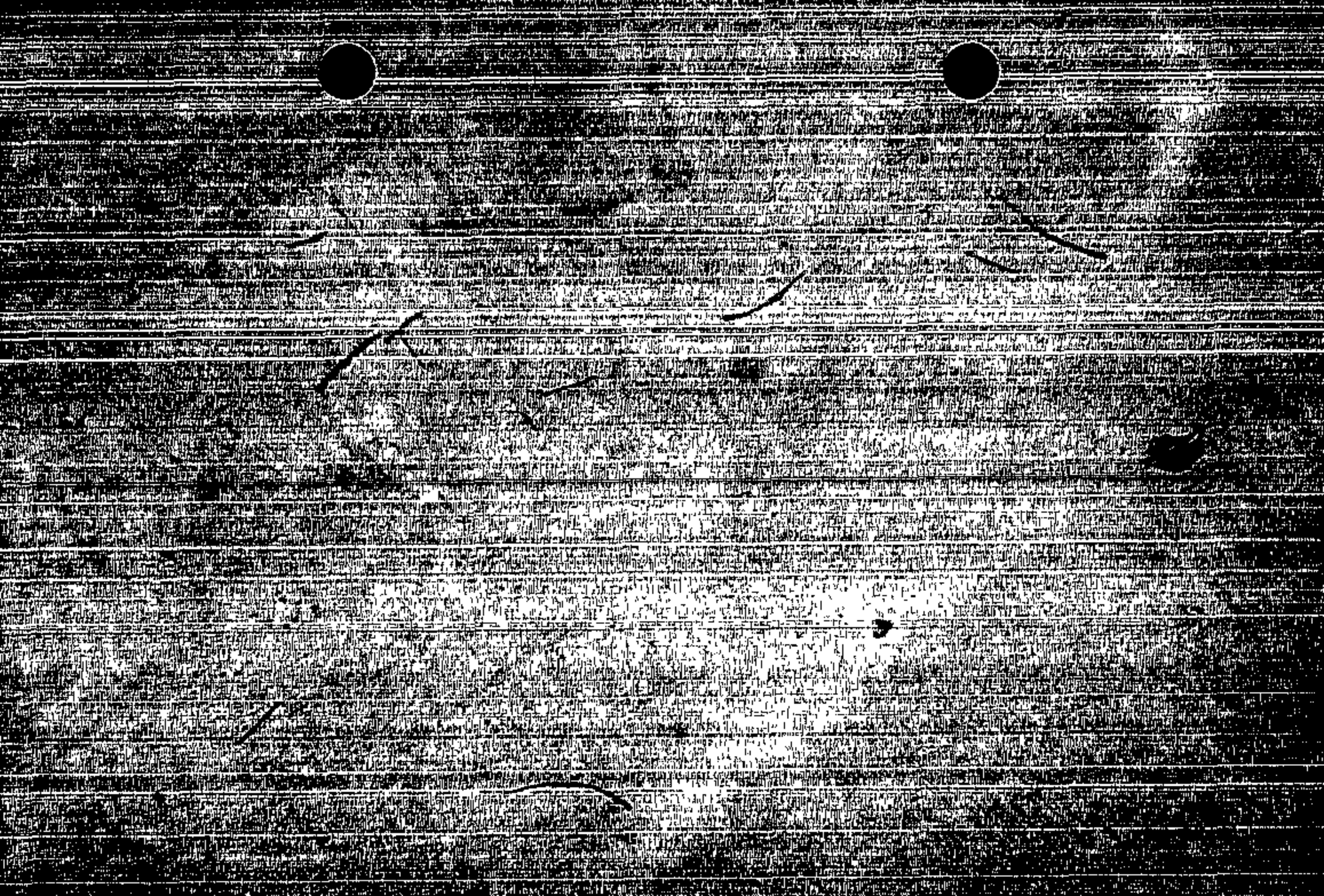


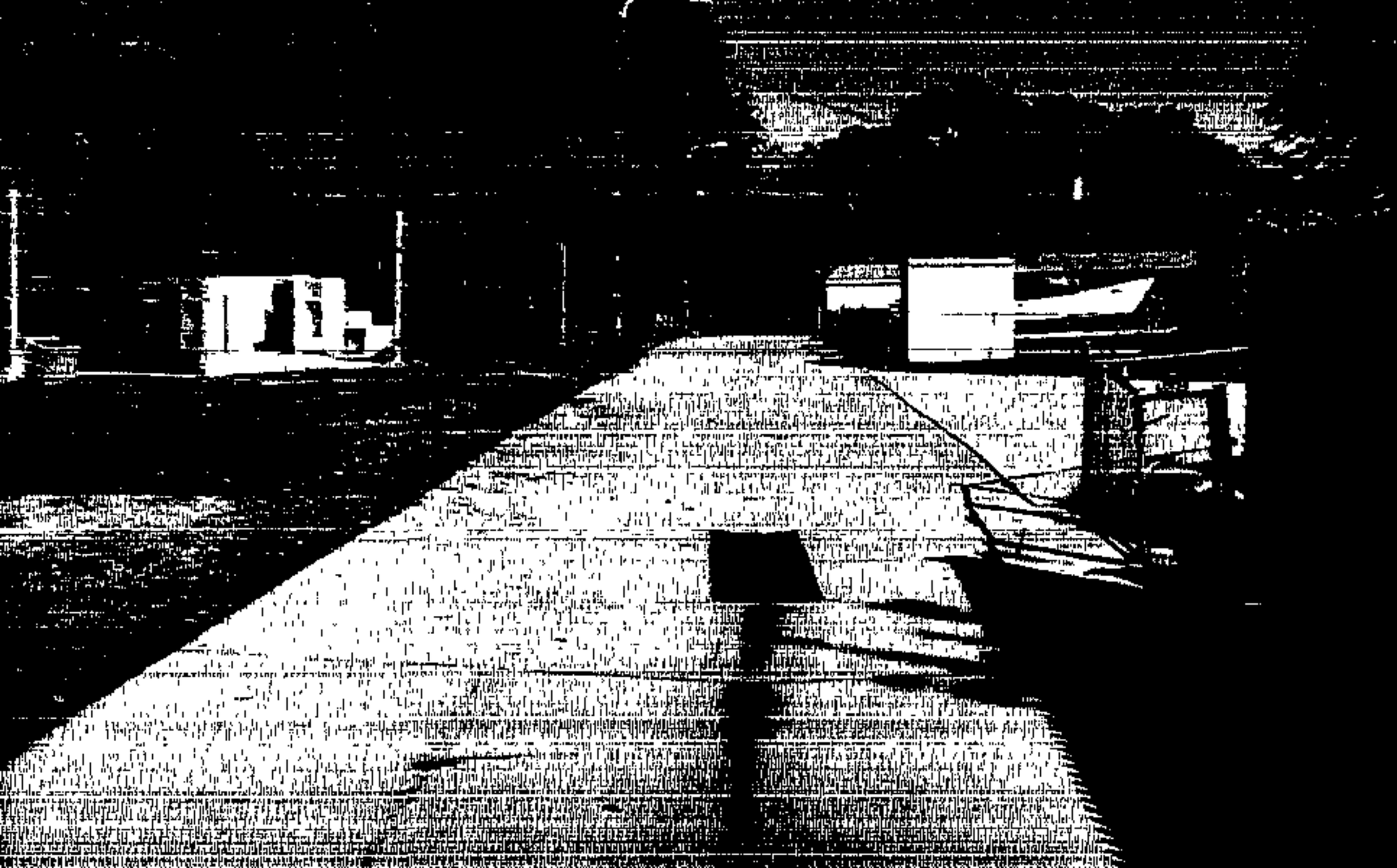


RESIDENTIAL/COMMERCIAL SALES·SERV
24 HR.
SERVICE
QUALITY WORK AT
MD HVACR# 01 7202
AAF D1 1958

408346







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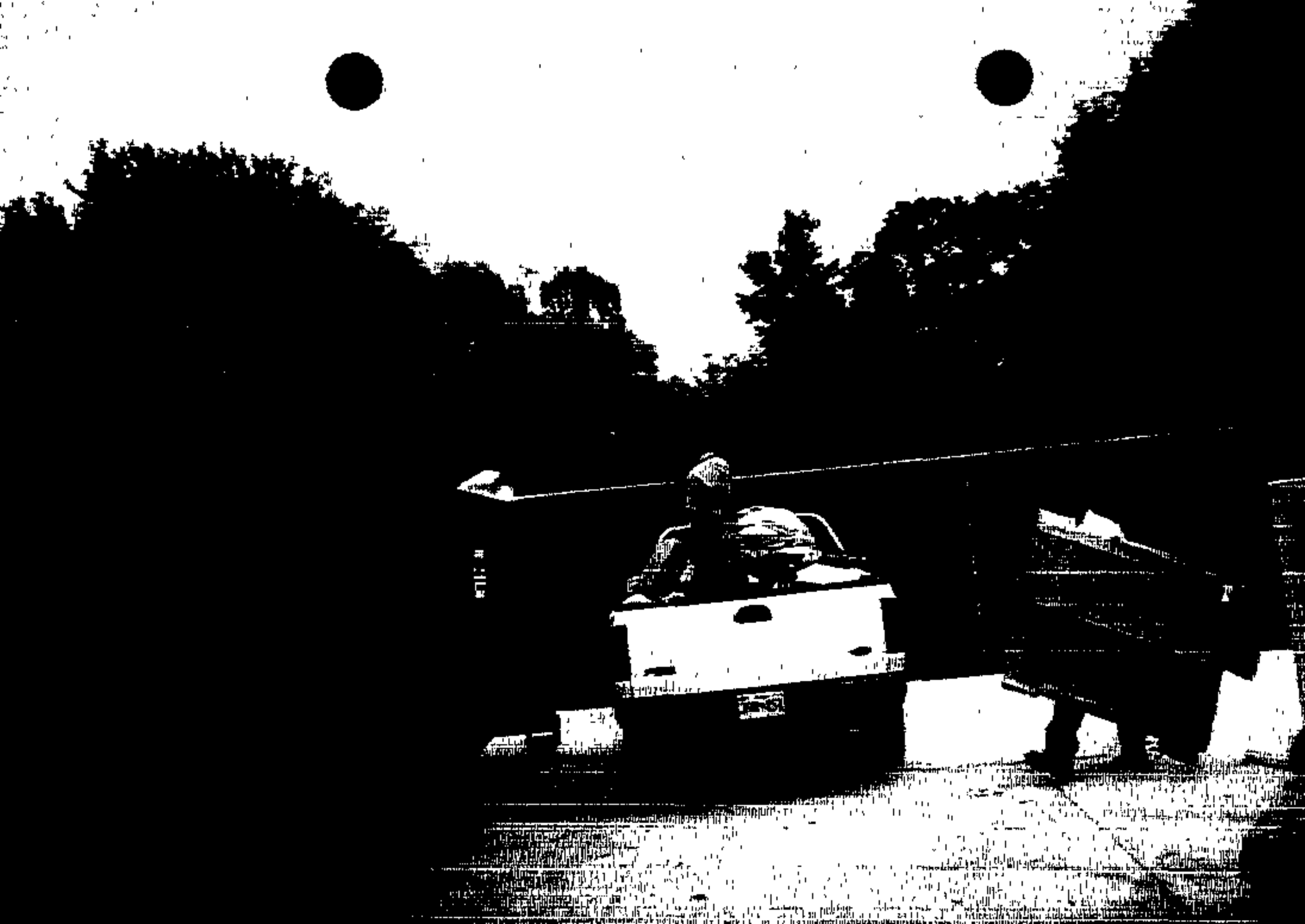

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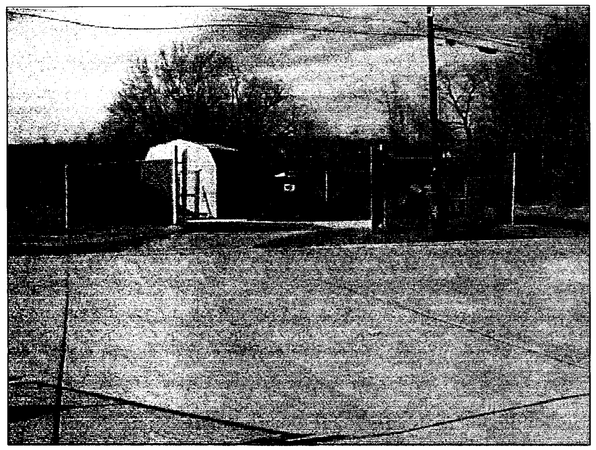
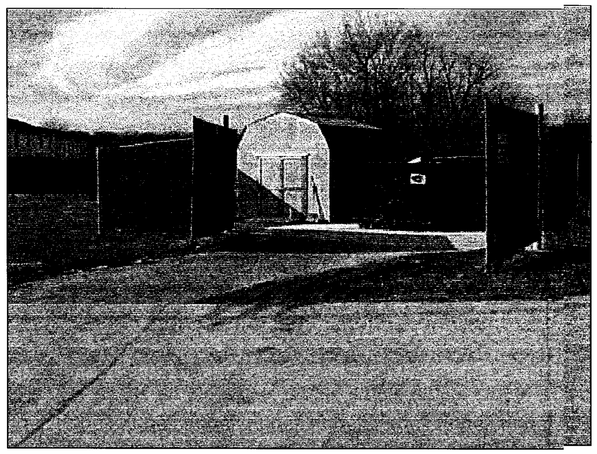
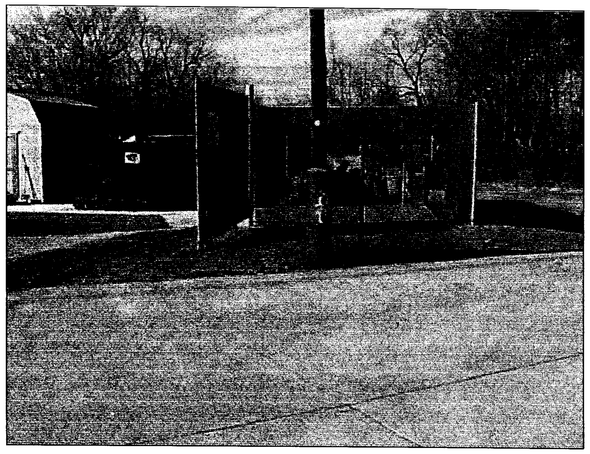
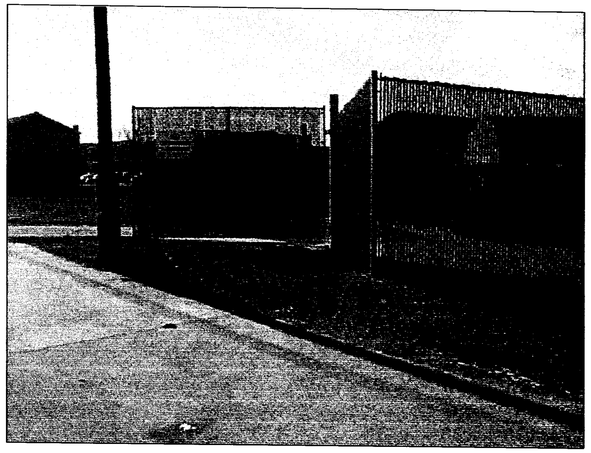
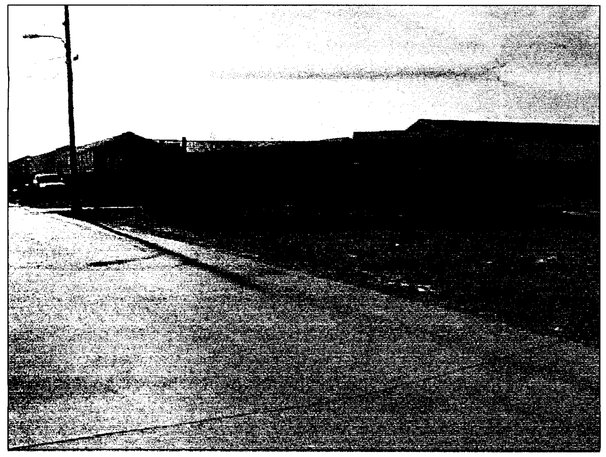

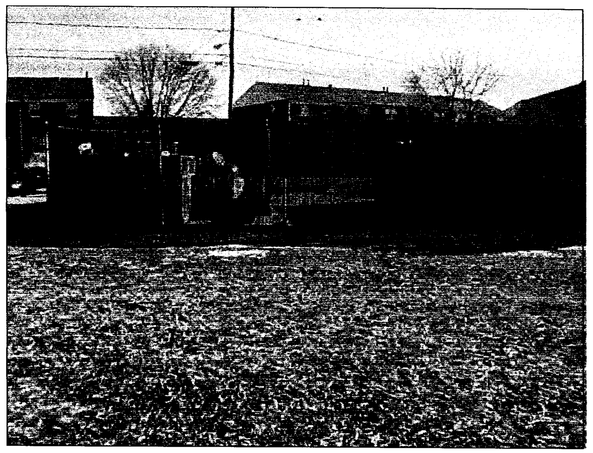
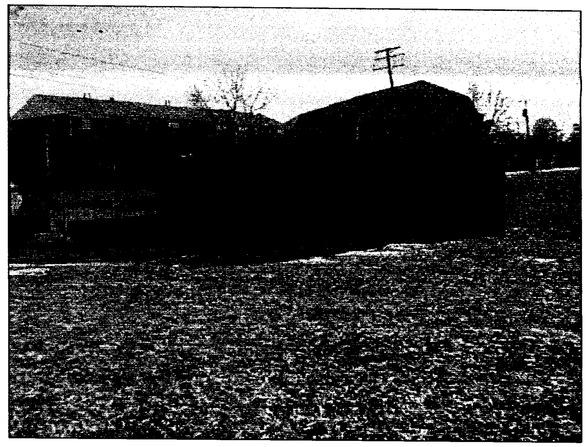
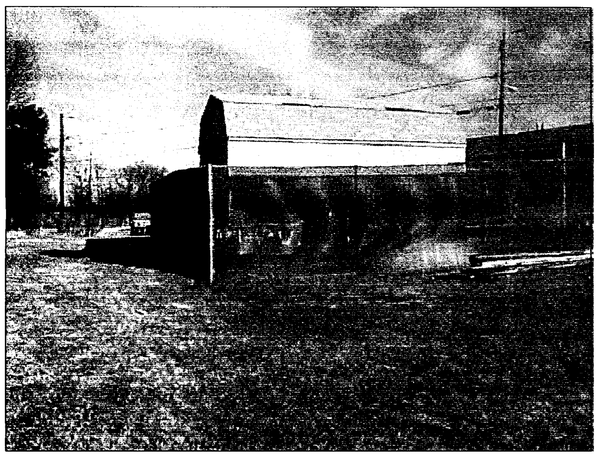

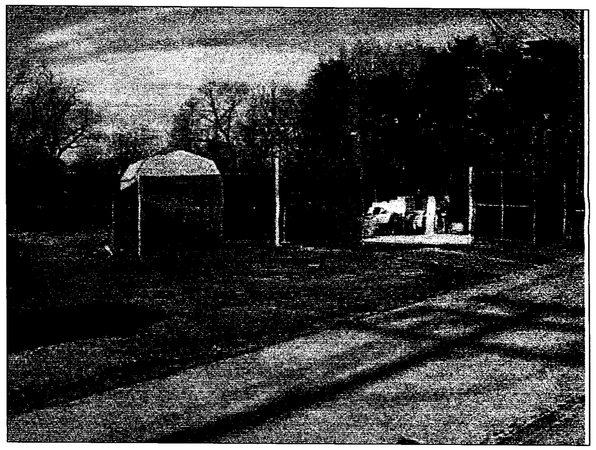

GEORGE WILLIAM STEPHENS, JR.
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CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

ENCLOSURE AREA

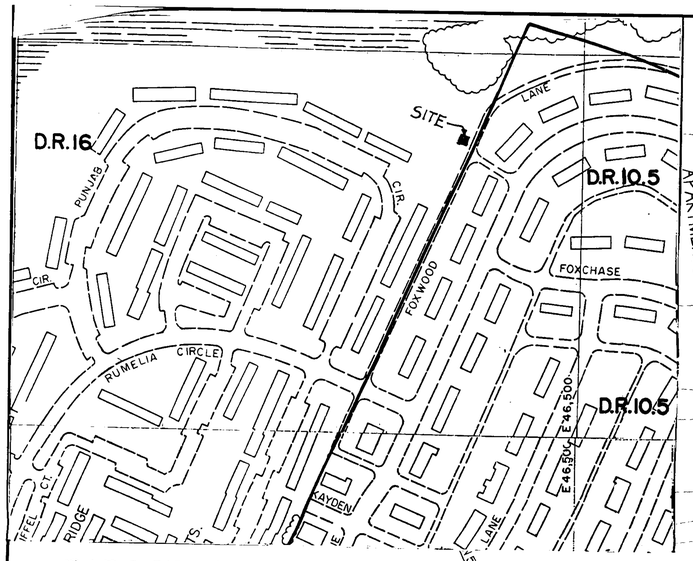
HARBOR POINT ESTATES

MARCH 22, 2004

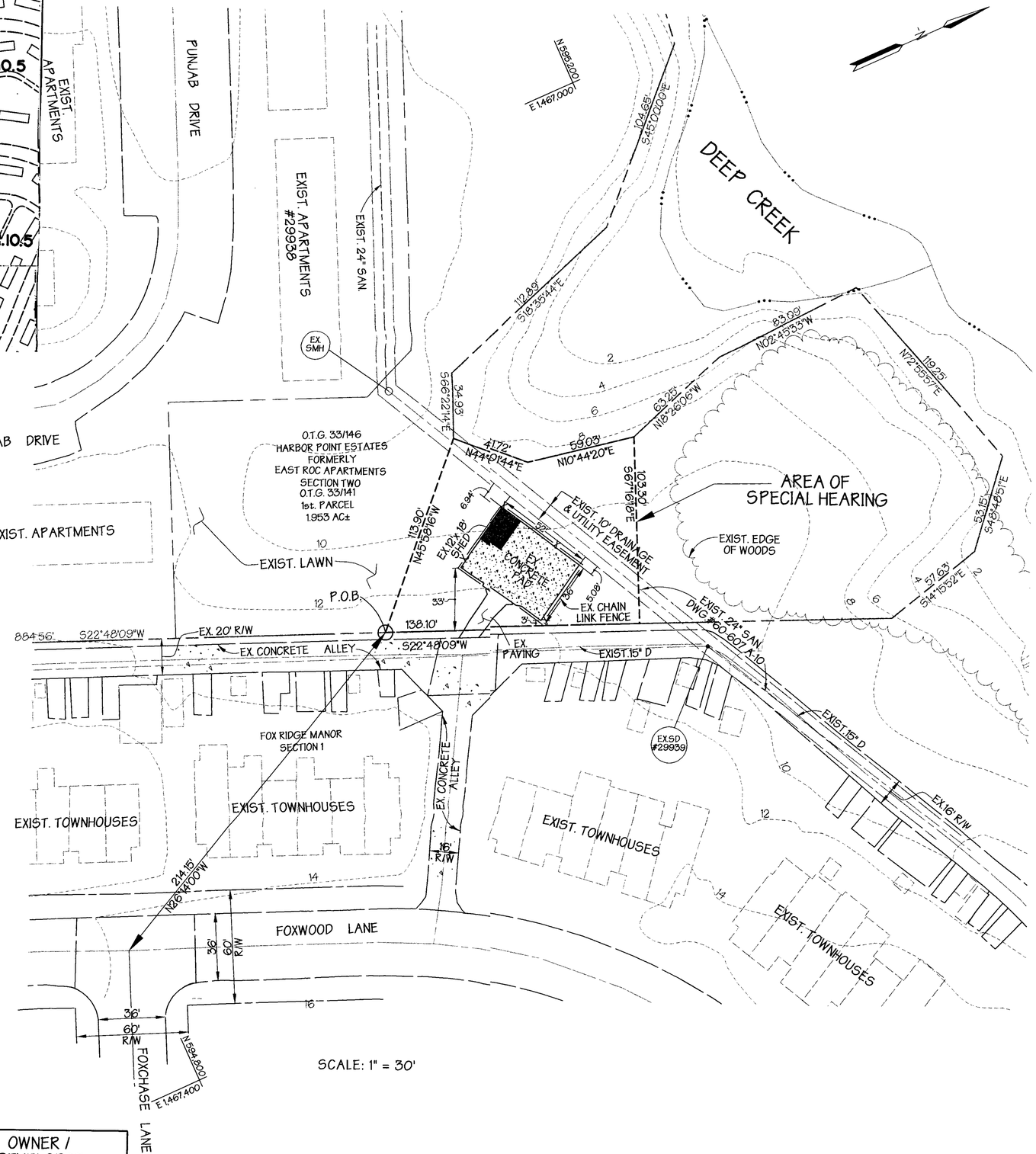
P.N.

FILENAME: 8003SWM asbuilt pic.s01

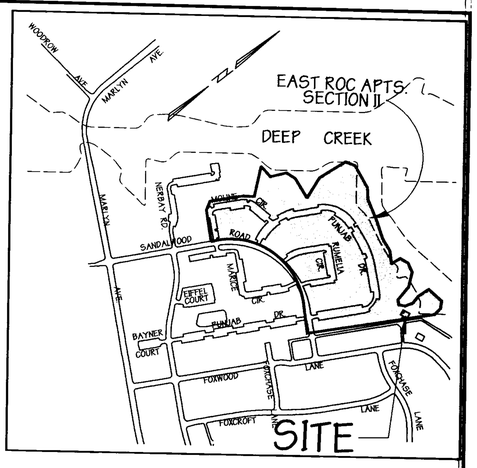
HARBOR POINT ESTATES



PART OF ZONING MAP
NE1H & SE1H
SCALE: 1" = 200'



SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 500'

BENCH MARK NOTE

HORIZONTAL COORDINATES (NAD 83 (1991)) AND ELEVTIONS (NAVD 88) ESTABLISHED BY GPS OBSERVATIONS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS:

GIS-11 N 612726.37 E-1460532.51 ELEV. 113.94
GIS-13 N 616483.98 E-1473587.63 ELEV. 122.13

LEGEND

PROPERTY LINE	
EX. CONTOURS	10
EX. STORM DRAINS	EX. 15" D
EX. SANITARY	EX. 24" SAN.
EX. EDGE OF WOODS	
EX. CONCRETE	
EX. SHED	
EX. FENCE	X X

SITE DATA

1. Site Area -1st. PARCEL 1.95 AC±
2. Existing Zoning - DR 16
3. Election District - 15 th
4. Councilmanic District - 6th
5. Census Tract - 450503
6. Watershed - Back River
7. Subsewershed -39
8. Tax Account No. 1600000213
9. Existing Use - Fenced Conc. Pad/Equipment and Shed Enclosure.
10. Setbacks: Rear - 40', Side - 40', Front - 30'
11. Height of Shed 12'
12. Height of Fence 8'
13. Sq. Footage of Shed 216
14. Sq. Footage of Enclosure 1,872

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OWNER / DEVELOPER
SAWYER REALITY HOLDINGS, L.L.C.
9658 BALTO. AVE., SUITE 300
COLLEGE PARK, MD. 20740
TEL. # (301) 479-1600

DRC #111703F

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD83/91
VERTICAL - NAVD 88

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR ACCESSORY USE FOR

HARBOR POINT ESTATES

BALTIMORE CO. MD.
SCALE: AS SHOWN
ELECTION DISTRICT 15TH, C7
DATE: JANUARY 30, 2004
SHEET 1 OF 1

FILENAME:

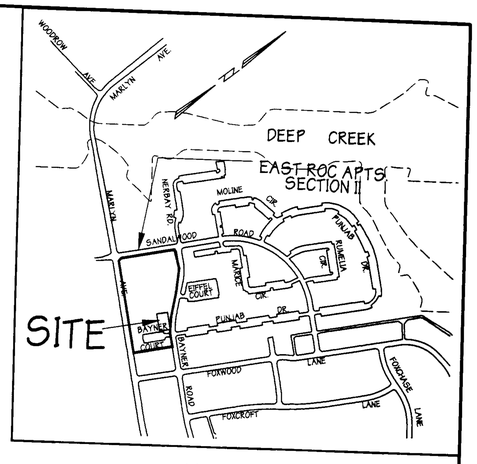
04-347-SPH

P.N. 10071

EAST ROC APARTMENTS
SECTION FOUR O.T.G. 34/115

GENERAL NOTES

1. ALL CONSTRUCTION ON SITE SHALL BE DONE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION DATED FEB. 2000.
2. BEFORE THE START OF CONSTRUCTION, THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "MISS UTILITY" (1-800-257-7777).
3. PRIOR TO ANY ON-SITE LAND DISTURBANCE, 48 HOURS ADVANCE NOTICE SHALL BE GIVEN TO THE D.E.P.R.M., INSPECTION AND ENFORCEMENT DIVISION AND IMPACT REVIEW DIVISION (410- 887-3226). AND THE ENGINEER IN CHARGE (825-8120).
4. EXISTING UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR AND THE COMPLETENESS OR ACCURANCY OF THE SAME IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES BEFORE TRENCH EXCAVATION BEGINS. ANY DAMAGE TO OFF-SITE RIGHT-OF-WAY, ROADS OR ADJACENT PROPERTIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY. THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES, PAVING, STRUCTURES, ETC. ARE TO BE REMOVED PRIOR TO PLACING A BID ON SUCH ITEMS.
6. ANY TRAVEL LANE CLOSED BEFORE 9:00 A.M. OR AFTER 3:30P.M. MUST BE APPROVED BY BALTIMORE COUNTY DIVISION OF TRAFFIC ENGINEERING (410-887-3554).
7. SUITABLE MATERIAL SHALL BE USED AS FILL
8. ALL DISTURBED AREAS NOT TO RECEIVE PAVING SHALL BE STABILIZED WITH A MINIMUM OF 4" TOPSOIL, SEED AND MULCH AS SPECIFIED ON THE SEDIMENT CONTROL PLAN OR AS SPECIFIED ON THE LANDSCAPING PLAN.



VICINITY MAP

BENCH MARK NOTE

HORIZONTAL COORDINATES (NAD 83 (1991)) AND ELEVTIONS (NAVD 88) ESTABLISHED BY GPS OBSERVATIONS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS:

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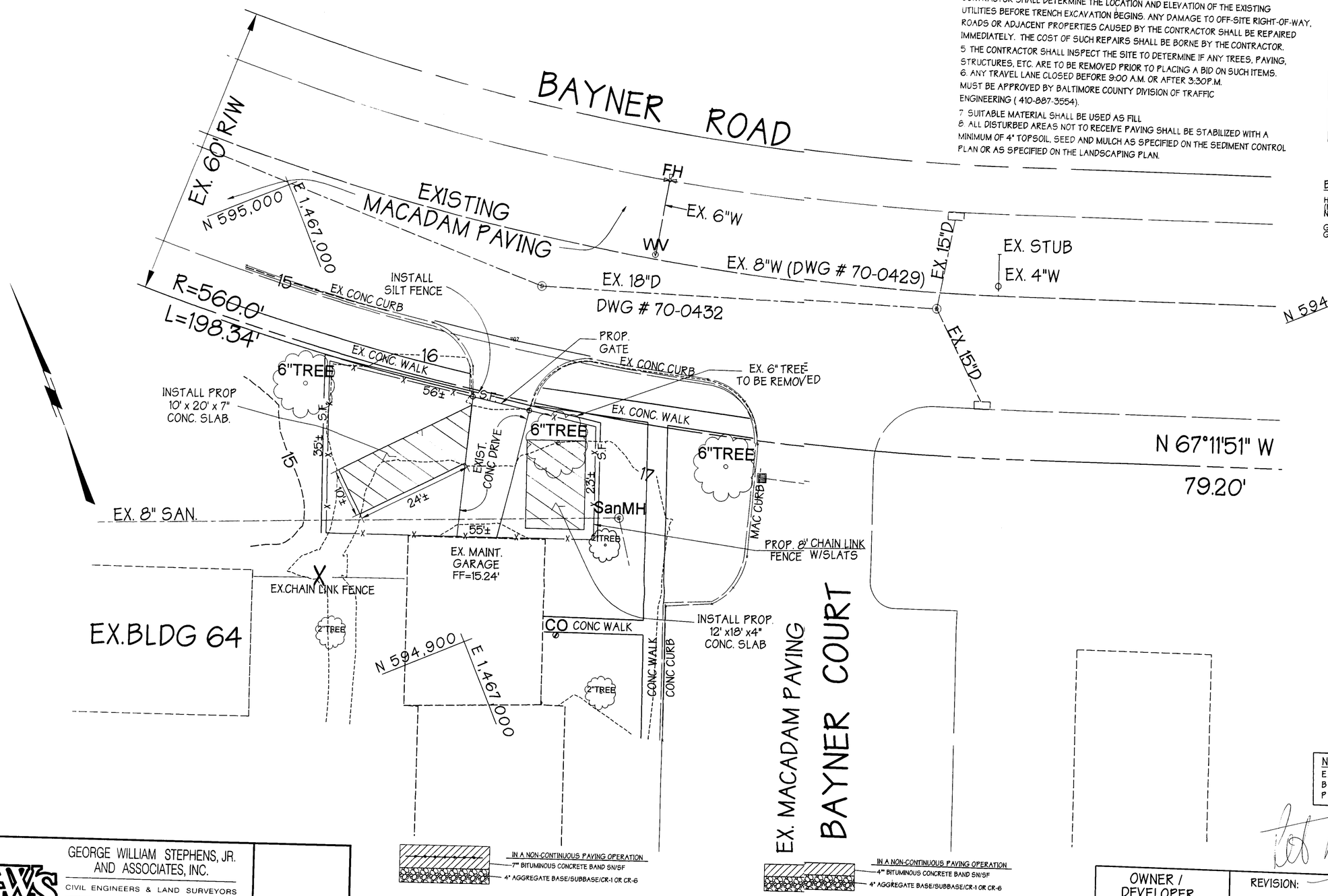

LEGEND

PROPERTY LINE	
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EX. STORM DRAINS	EX. 15" D
EX. SANITARY	EX. 24" SAN.
EX. EDGE OF WOODS	
PROP. CONCRETE	
PROP. FENCE	X

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2. Existing Zoning - DR 16
3. Election District - 15 th
4. Councilmanic District - 6th
5. Census Tract - 450503
6. Watershed - Back River
7. Subsewershed -39
8. Tax Account No. 1600000213
9. Existing Use -Townhouse Apts.
10. Height of Fence 8'

NOTE
EXISTING GROUND, CONC. WALKS, EX. CURB AND EX. BUILDINGS SHOWN AS PER A FIELD RUN SURVEY PREFORMED BY G.W.S. 4/2004.

TYPICAL 7" SLAB SECTION
NO SCALE

TYPICAL 4" SLAB SECTION
NO SCALE

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COLLEGE PARK, MD. 20740
TEL. # (301) 479-1600

REVISION:

Petition No 1A

RECEIVED
MAY 17 2004
ZONING COMMISSIONER

SITE PLAN

HARBOR POINT ESTATES

BALTIMORE CO. MD.
SCALE: 1"= 10'
ELECTION DISTRICT 15TH, C7
DATE: MAY 11, 2004
SHEET 1 OF 1

P.N. 10071