IN RE: PETITION FOR VARIANCE
NW/Corner of Caraway Road &
Sesame Court (Butler Ridge Apts.)
NE/S of Caraway Road, W/S of
Sesame Ct.
4th Election District
4th Councilmanic District
(Northeast side of Caraway Road,
W/S of Sesame Court)

Associates for Westfield at Westbury,

Associates for westfield at westbury.
LP Member of Westfield/Greens
Development II, General Partner
Mark M. Caplan

Petitioners

BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

CASE NO. 04-573-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Associates for Westfield at Westbury, LP Member of Westfield/Greens Development II, General Partner Mark M. Caplan. The Petitioners are requesting variance relief for property located at northwest corner of Caraway Road and Sesame Court in Baltimore County. The variance request is from Sections 102.2 and 1B02.3.B (Sections 217.1 RA zone, 217.3 RA zone and 211.4 R6 zone) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit 12 ft. between buildings in lieu of the minimum 55 ft.

The property was posted with Notice of Hearing on August 4, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on August 3, 2004 to notify any interested persons of the scheduled hearing date.

#### Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area

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regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

#### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

#### **Interested Persons**

MAN COMP

Appearing at the hearing on behalf of the variance request were Mitch Kellman, from the firm of Daft McCune and Walker, the engineering firm that prepared the plan to accompany, Troy Slevin and Mark Caplan, for the Petitioner. Stanley Fine, Esquire represented the Petitioner. No Protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

#### Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 7.362 acres of land, more or less, zoned DR-16. The property is improved by the Butler Ridge Apartment complex which has 156 units at the site shown on the plan to accompany, Petitioner's Exhibit No. 5, and 18 units at the present leasing center on Reisterstown Road. These units are separated by the Owings Manor Apartment complex, which has its own leasing center. Mr. Fine explained that at one time both the Butler Ridge and Owings Manor

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Apartments were under one ownership and were served by the leasing center on Reisterstown Road. Thereafter, the apartments came under different ownership, which is the heart of the problem today. The Petitioner would like to move the leasing center close to the 156 apartment units to facilitate leasing the units in this area and provide better and closer service to the great majority of tenants.

In addition, the Petitioner believes that it must offer certain amenities such as pool, health/fitness center and the like to attract tenants in a highly competitive market along this area of Reisterstown Road. While of benefit to the Petitioner, these facilities would also benefit the health, safety and welfare of the tenants as well.

However, the only area on the site which is not already fully developed is the area between the two existing apartment buildings as shown on Petitioner's Exhibit No. 5. In order to construct reasonably sized facilities for the leasing center, pool, health/fitness room, etc., the building of the size shown on Petitioner's Exhibit No. 5 needs to be erected. See the internal layout of the new building in Petitioner's Exhibit No. 4A and elevation in No. 4B. Again, the only place to put such a building is between the existing buildings and will result in a distance of a minimum of 12 ft. from the ends of the new building to the existing apartment buildings. Mr. Fine proffered that the new building would be a \$300,000 investment.

Mr. Kellman's proffered testimony was that the site is surrounded by DR 16 apartment uses. He noted the unusual shape of the site and the peculiar location of 18 units of the apartment complex nearly one half mile away on Reisterstown Road. He further noted that the site is bordered by I-795. Finally, and surely most importantly, the variance requested is wholly internal to the complex and so will affect virtually no one in the community. Again, he reiterated the problem that the entire site was already built-out in the 1960's and that there is no other place to locate the new facilities, causing a hardship and practical difficulty. The zoning

code applicable at the time the apartment complex was built required 55 ft. between buildings. The present requirement for separation of buildings is somewhat less, but still would require a variance. He opined that there would be not adverse impact on the community.

#### Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Particularly, this is an existing complex of peculiar shape and location against I-795. I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is no other place to move the leasing center and amenities. No increase in residential density beyond that otherwise allowable by the Zoning Regulations will occur by granting this variance. Furthermore, this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is an internal variance and will have no adverse impact on the surrounding communities. In fact, the health, safety and welfare of the community as a whole will be enhanced by better service for the tenants and availability of the amenities noted.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioner's variance requests should be granted.

THEREFORE, IT IS ORDERED, this \_\_\_\_\_\_ day of September, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 102.2 and 1B02.3.B (217.1, RA Zone; 217.3, RA zone: and 211.4, R6 zone) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit 12 ft. between buildings in lieu of the minimum 55 ft., be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

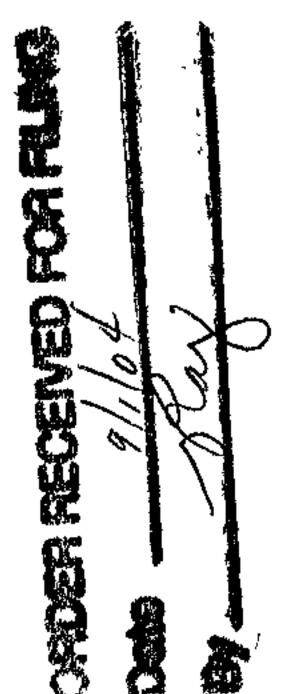
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

IOLN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



#### Zoning Commissioner

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





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

September 1, 2004

Stanley Fine, Esquire 25 S. Charles Street, Suite 2115 Baltimore, Maryland 21201

Re: Petition for Variance
Case No. 04-573-A
Property: NE/S of Caraway Road, W/S of Sesame Court

Dear Mr. Fine:

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

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

Very truly yours,

John V. Murphy

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Mitch Kellman & Troy Slevin Daft-McCune-Walker, Inc. 200 E. Pennsylvania Ave. Towson, MD 21286

Mark M. Caplan c/o Assoc. for Westfield @ Westbury, LP 701 Cathedral Street, Suite #10 Baltimore, MD 21201



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



Contract Purchaser/Lessee:

### Petition for Variance

#### to the Zoning Commissioner of Baltimore County

for the property located at West side of Sesame Court which is presently zoned DR-16

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a pathereof, hereby petition for a Variance from Section(s) 102.2 and 1802.3.8 (217.1, RA Zone; 217.3, RA Zone; and 211.4, R6 Zone) to permit 12' between buildings in lieu of the minimum 55'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardsh or practical difficulty) To be determined at hearing

Property is to be posted and advertised as prescribed by the zoning regulations. , or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zonir 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.

<b>-</b>
Associates for Westfield at Westbury, LP  Name - Type or Print Member of Westfield/Greens  Development II, General Partne
Signature Mark M. Caplan
Name - Type or Print
Signature
× 701 Cathedral Street, Suite #10 (410)727-5550  Address  Telephone No.
Baltimore Maryland 21201
City State Zip Code
Representative to be Contacted:
Mitchell J. Kellman Daft-McCune-Walker, Inc.
Name 200 E. Pennsylvania Avenue (410) 296-3333
Address Telephone No.
Towson MD 21286
City State Zip Code
OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
UNAVAILABLE FOR HEARING ed By JRF Date 6/9/04

#### Description

#### To Accompany Petition for Zoning Variance Plan Butler Ridge Apartments

Associates for Westfield at Westbury Property

#### Southwest of Reisterstown Road

West of Cherry Hill Lane

Fourth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue Towson, Maryland 21286 http://www.dmw.com 410 296 3333 Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the southwesternmost corner of the land laid out and shown on the plat recorded among the Land Records of Baltimore County, Maryland, in Plat Book E.H.K., Jr., 46, Plat 117, thence binding on the outlines thereof the following seven courses and distances: (1) North 58 degrees 05 minutes 48 seconds East 251.09 feet, thence (2) South 33 degrees 15 minutes 40 seconds East 90.00 feet, thence (3) South 63 degrees 23 minutes 00 seconds East 234.39 feet, thence (4) North 32 degrees 32 minutes 20 seconds East 220.00 feet, thence (5) South 56 degrees 52 minutes 30 seconds East 255.83 feet, thence (6) South 33 degrees 07 minutes 30 seconds West 199.70 feet, thence (7) South 56 degrees 52 minutes 30 seconds East 110.00 feet to the northwest side of Caraway Road as shown on said plat, thence binding thereon the following three courses and distances: (8) Southwesterly by a line curving to the right, having a radius of 50.00 feet, for a distance of 32.18 feet (the arc of said curve being subtended by a chord bearing South 51 degrees 33 minutes 36 seconds West 31.62 feet), thence (9) Southeasterly and northerly by a line curving to the left, having a radius of 50.00 feet, for a distance of 221.43 feet (the arc of said curve being subtended by a chord bearing

South 56 degrees 52 minutes 30 seconds East 80.00 feet), and thence (10) Northeasterly by a line curving to the right, having a radius of 50.00 feet, for a distance of 32.18 feet (the arc of said curve being subtended by a chord bearing North 14 degrees 41 minutes 24 seconds East 31.62 feet), thence continuing to bind on the outlines of said land, (11) South 56 degrees 52 minutes 30 seconds East 582.35 feet, thence (12) Westerly by a line curving to the right, having a radius of 700.00 feet, for a distance of 263:50 feet (the arc of said curve being subtended by a chord bearing South 83 degrees 33 minutes 57 seconds West 261.95 feet), thence (13) North 85 degrees 39 minutes 00 seconds West 364.15 feet, thence (14) Northwesterly by a line curving to the right, having a radius of 700.00 feet, for a distance of 645.07 feet (the arc of said curve being subtended by a chord bearing North 59 degrees 15 minutes 00 seconds West 622:49 feet), thence (15) Northwesterly by a line curving to the right, having a radius of 18898.59 feet, for a distance of 312.30 feet (the arc of said curve being subtended by a chord bearing North 32 degrees 22 minutes 37 seconds West 312.30 feet) to the point of beginning; containing 10.485 acres of land, more or less.

Saving and excepting all that land described in an inquisition recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 7837, Folio 500, between State Highway Administration, et al., and Associates for Westfield at Westbury Limited Partnership, et al., leaving a net acreage of 7.362 acres of land, more or less.

June 4, 2004

Project No. 04015 (L04015)

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#### NOTICE OF ZONING HEARING

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

Case: #04-573-A N/west corner of Caraway Road and Sesame Court (Butler Ridge Apartments) N/east side of Caraway Road, w/side of Sesame Court

4th Election District 4th Councilmanic District

Legal Owner(s): Westfield

Westbury, LP,

Mark Caplan, General Partner

Variance: to permit 12 feet
between buildings in lieu of
the minimum 55 feet.

Hearing: Thursday, August 19, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handlcapped 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) 887-4381.

3391. JT8/612 Aug.,3 15477

#### CERTIFICATE OF PUBLICATION

8/5/,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 83,200+.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
North County News
J. Wilkingr

LEGAL ADVERTISING



RE: Case No.: 04-573-A
Petitioner/Developer:
MARK CAPLAN, WESTFIELD & WESTBU
Date of Hearing/Closing: 8/4/04
•
ry that the necessary sign(s) required by law i at  Rid e' Sesame CT
705 APARTHENTS)
3/4/01
onth, Day, Year)
Sincerely,  (Signature of Sign Poster and Date)  RICHARD E. HOFFMAN  (Printed Name)  904 DELLWOOD DR.  (Address)  -ALLS TON, MO 21047  (City, State, Zip Code)  (410) & 79-3122  (Telephone Number)

NWC CARAWAY RO & SESAME CT.
(BUTLER RIDGE APARTUENTS)
POSTED B/4/04
PARTUENTS)

RE	: Case No.: 04.573-A
	Petitioner/Developer:
_	MARK CAPLAN, WESTFIELD & WESTBURY, LF
	Date of Hearing/Closing: 8/4/04

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

Attention: KRISTEN KRATTHEWS

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

NWC CARAWAY RD & SESAME CT

(BUTLER RIDGE ADMITMENTS)

The sign(s) were posted on \_\_\_

(Month, Day, Year)

ZONING NOTICE

CASE # 04.573.00

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWNS AND A CHARACTER REQUEST. TAKES THE VICENCY IS CASE.

PLACE REPORT THE PRODUCT IN TOWNS AND ACT HARACTER INDIANA.

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NWC CARAWAY ROYSESAME CT.
(BUTLER RIDGE APARTOLIS)
POSTETO BILLION
BIL

Sincerely,
- Address

(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN

(Printed Name)

904 DELLWOOD DR.

(Address)

FALLS TON, MO 21047

(City, State, Zip Code)

(Telephone Number)

#### Department of Permits and Development Management

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



#### Baltimore County

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

June 21, 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: 04-573-A

N/west corner of Caraway Road and Sesame Court (Butler Ridge Apartments) N/east side of Caraway Road, w/side of Sesame Court 4<sup>th</sup> Election District - 4<sup>th</sup> Councilmanic District Legal Owners: Westfield @ Westbury, LP, Mark Caplan, General Partner

Variance to permit 12 feet between buildings in lieu of the minimum 55 feet.

Hearing: Thursday, August 19, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Director

C: Mark Caplan, Westfield at Westbury, LP, 701 Cathedral St., Ste. 10, Baltimore 21201 Mitchell Kellman, DMW, 200 E. Pennsylvania Avenue, Towson 21286

- 188 NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 4, 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.



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, August 4, 2004 Issue - Jeffersonian

Please forward billing to:

Mitchell Kellman

VIILONGII INGII

DMW 200 E. Pennsylvania Avenue

Towson, MD 21286

410-296-3333

#### **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: 04-573-A

N/west corner of Caraway Road and Sesame Court (Butler Ridge Apartments)

N/east side of Caraway Road, w/side of Sesame Court

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

Legal Owners: Westfield @ Westbury, LP, Mark Caplan, General Partner

Variance to permit 12 feet between buildings in lieu of the minimum 55 feet.

Hearing: Thursday, August 19, 2004 at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

LAWRENCE E. SCHMIDT

avrence B. 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.



#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 04-573-A
Petitioner: Associates for Westfield at Westbury, LA
Address or Location: Northeast Side of Caraway Rd, West Side of Sesame Court, (Butler Ridge Apts)
PLEASE FORWARD ADVERTISING BILL TO:
Name: Mitch Kellman, DMW, Inc.
Address: 200 East Pennsy Wania Avc
Address: 200 East Pennsylvania Avc  Towson MD 21286
Telephone Number: 410-796. 3333

#### Department of Permits and Development Management

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





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

August 10, 2004

Mark M. Capían Associates for Westfield at Westbury, LPP. 701 Cathedral Street, Ste. 10 Baltimore, Maryland 21201

Dear Mr. Caplan:

RE: Case Number:04-573-A

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 9, 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,

u. Callibal)

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Mitchell Kellman Daft, McCune, Walker 200 E. Pennsylvania Avenue Towson 21286



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



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

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

June 29, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 21, 2004

Item No.:

Dear Ms. Mathews:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File



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

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

JRF

#### MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6. 22.04

Item No.

Baltimore County

RE:

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

Dear. Ms.Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

1. J. Fred la

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

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

June 28, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 21, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-572

04<del>-5</del>75

04-576

04-577

04-578

04-579

Reviewers:

Sue Farinetti, Dave Lykens

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

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

**DATE:** June 29, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

Zoning Advisory Petition(s): Case 4-573

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

**Division Chief:** 

MAC/LL

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** July 23, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For June 28, 2004. Item Nos. 572, 573, 575, 576, 577,

578, and 579

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

RWB:CEN:jrb

cc: File



RE: PETITION FOR VARIANCE

\*

NW corner Caraway Road & Sesame Court; NE/side Caraway Road, W/side of Sesame Ct\* 4<sup>th</sup> Election & 4<sup>th</sup> Councilmanic Districts

Legal Owner(s): Associates for Westfield at \*
Westbury J. P. Mark Caplan General Partner

Westbury, LP; Mark Caplan, General Partner

Petitioner(s) \*

BEFORE THE

**ZONING COMMISSIONER** 

**FOR** 

**BALTIMORE COUNTY** 

04-573-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

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 1<sup>st</sup> day of July, 2004, a copy of the foregoing Entry of Appearance was mailed to, Mitch Kellman, Daft-McCune-Walker, Inc, 200 E Pennsylvania Avenue, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

JUL 0 1 2004

Per.....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NUMBER04-573-A DATE 8/19/04

PETITIONER'S SIGN-IN SHEET

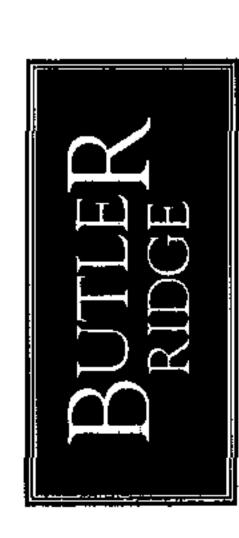
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CITY, STATE, ZIP	BAKTIMORE 410 21201 Town, mo 21286	[ ا	MY ,								
ADDRESS	25 S. CHARLES ST., SUITE 2115 200 E. Pennsylvania Ave	7755	761 CAMEDELL ST								
NAME	STAWEY FINE ESQUILE	TROY SLEVIN	A. CAPCA AS								

## AMENITIES

- Large modern kitchens including: refrigerator with frost free freezer, dishwasher, deluxe range and garbage disposal
- Laundry centers in each building
- Individually controlled air conditioning and heating
- Sable TV & High-speed Internet available

Wall-to-Wall carpeting

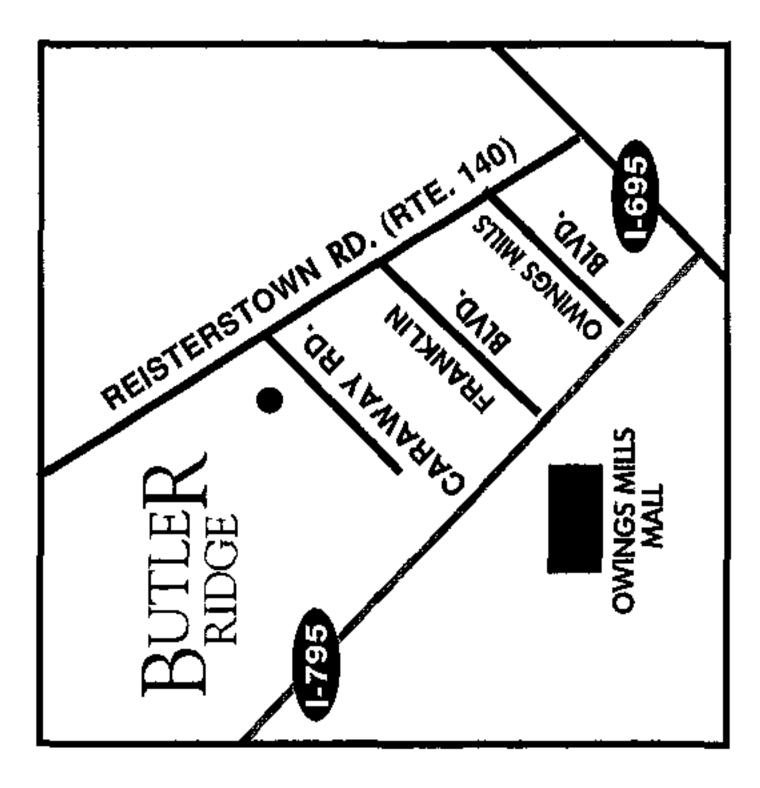
- Mini blinds included for privacy
- Walk-in closets
- Spacious master bedroom
- Handicapped accessible units available
- Business Center services available
- 24 hour emergency maintenance
- rofessionally managed and maintained



## DIRECTIONS

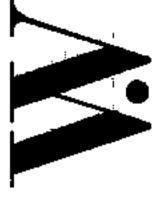
From 695 Beltway: Take I-795 to exit 7A. Franklin Boulevard East. Proceed to left onto Reisterstown Road. Follow to left at 2<sup>nd</sup> light. Caraway Road. Leasing Center is on the right.

From Reisterstown Road: Traveling northwest along Reisterstown Road, follow Reisterstown Road to the second light after Franklin Boulevard, Caraway Road. Make left onto Caraway Road, Leasing Center is on the right.



# BUTLER

Leasing Center:
6 Caraway Road
Reisterstown, MD 21136
T 410.833.8360 F 410.833.5619
butlerridge@wpmanagement.com
www.wpmanagement.com



Washington Place Management

# BUTTEE RIDGE



# **Butler Ridge Apartments**

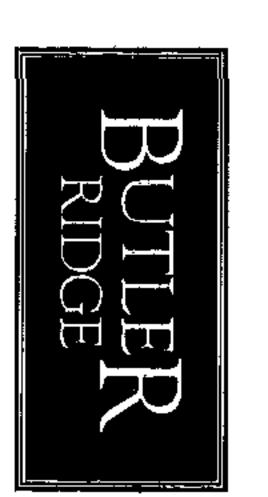
Butler Ridge apartments has all the comfort and convenience you want in a home, at an affordable price. Located just north of Owings Mills, you'll find yourself close to shopping, schools and only 20 minutes from downtown Baltimore.

Inside you will find spacious apartment homes with individually controlled heat and central air conditioning, mini blinds and wall-to-wall carpeting. Our fully equipped kitchens have a dishwasher, range, disposal and a large refrigerator with frost free freezer.

Walk-in closets and a large master bedroom add to the comfortable living you will find at Butler Ridge. We have 1 and 2 bedroom apartment homes with dens, as well as specially designed apartments for the physically challenged.

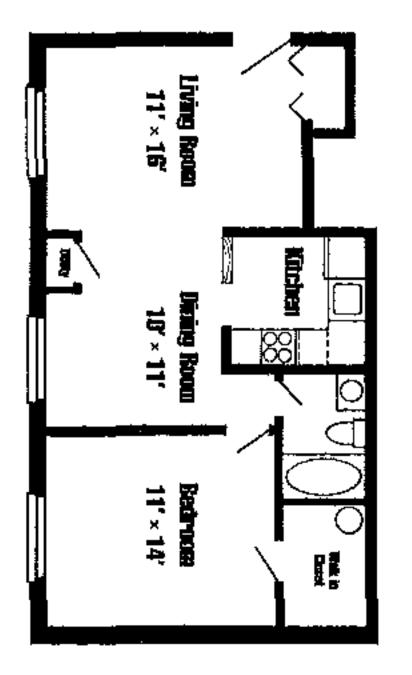
Discover how easy living can be at Butler Ridge.

Welcome Home!



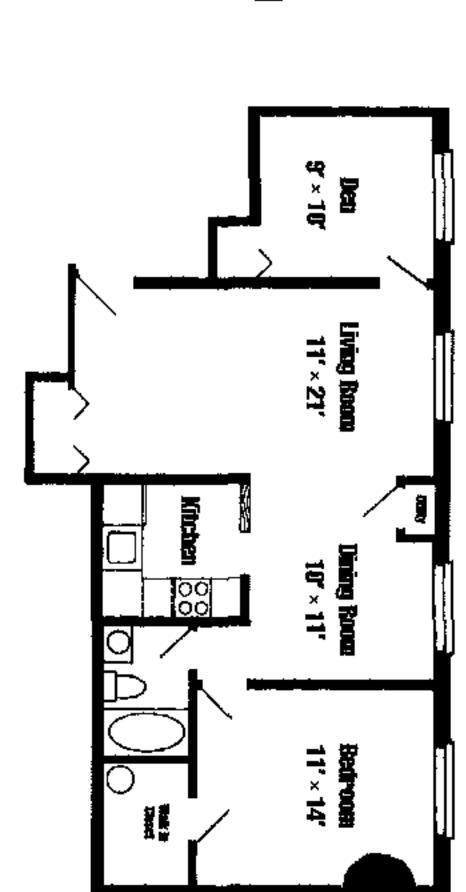


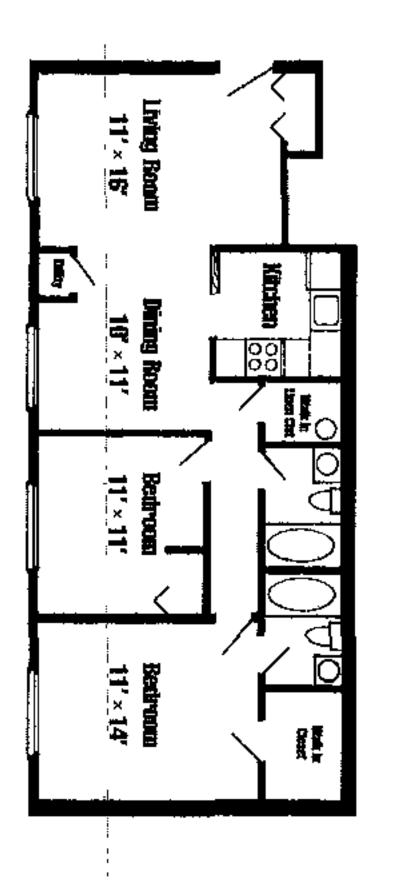




BEDROOM/1 BATH

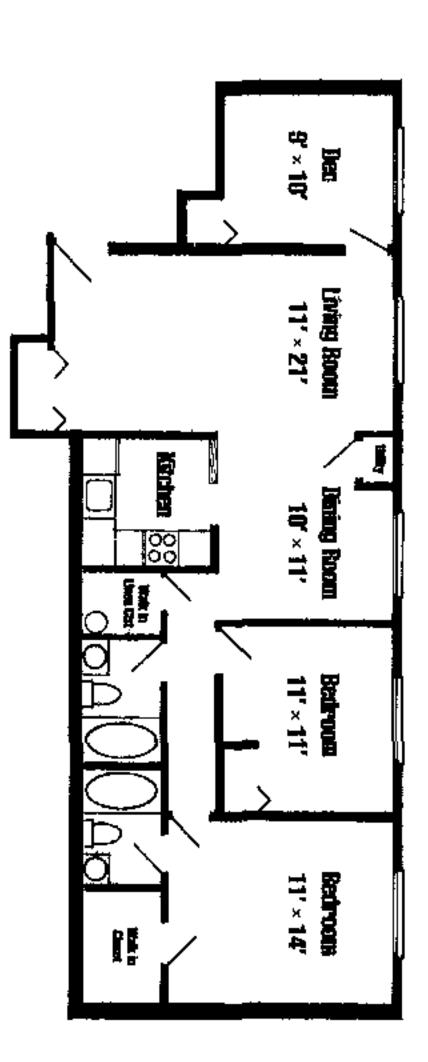






2 Bedroom/2 Bath

BEDROOM/2 BATH WITH DEN

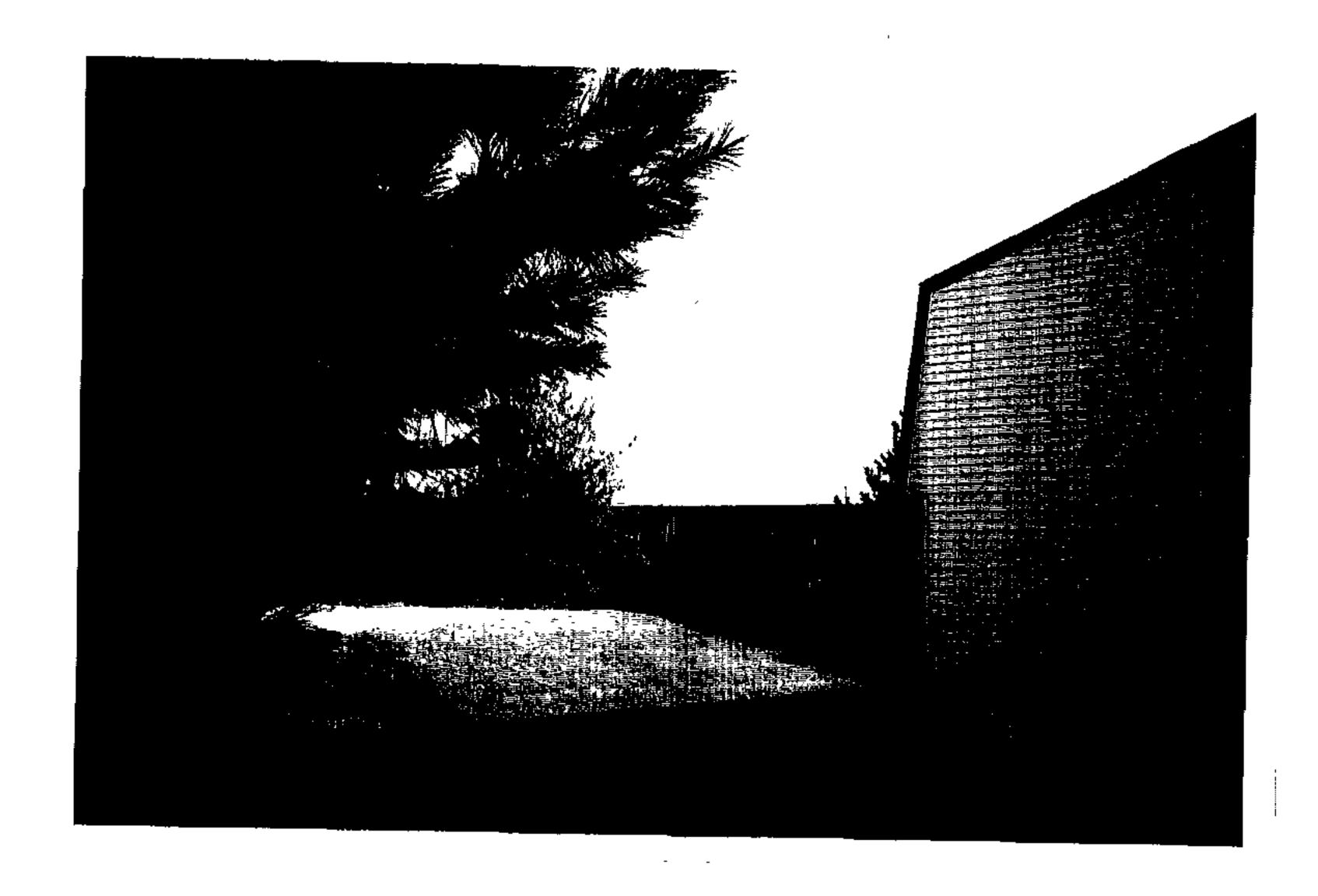


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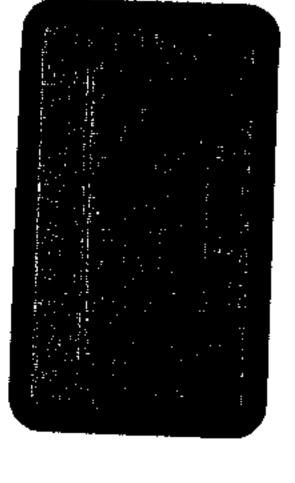






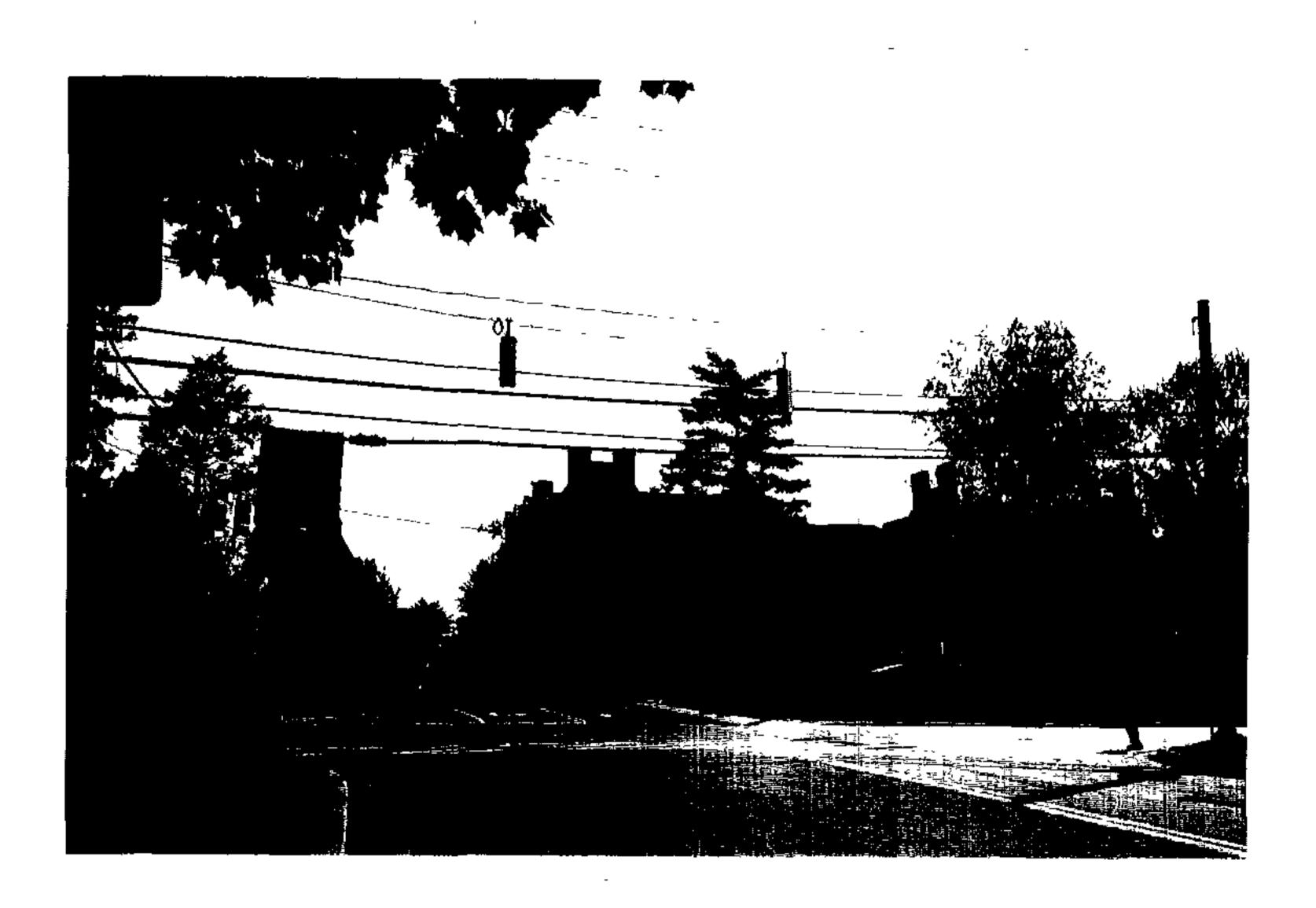
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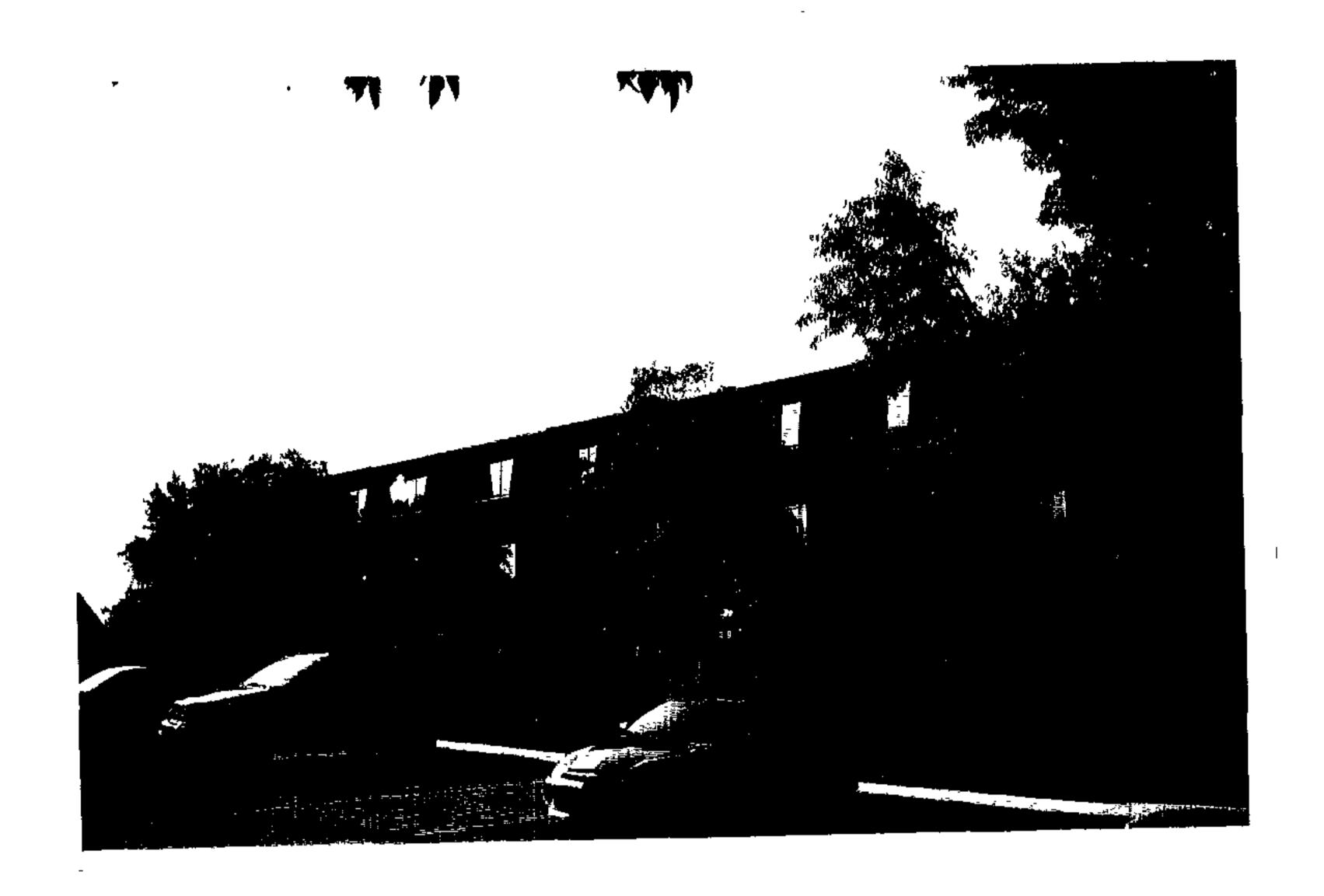














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


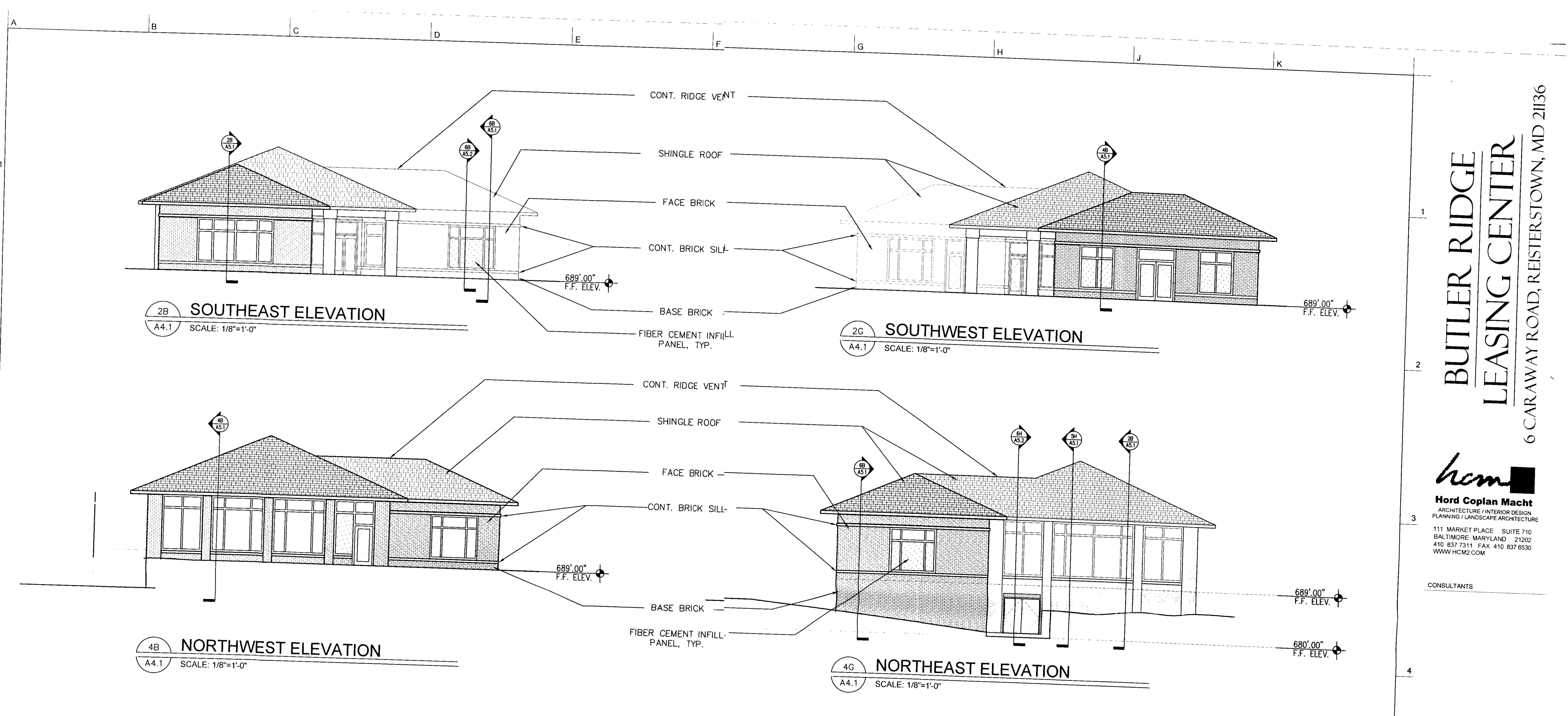




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**Hord Coplan Macht** ARCHITECTURE / INTERIOR DESIGN PLANNING / LANDSCAPE ARCHITECTURE


111 MARKET PLACE SUITE 710 BALTIMORE MARYLAND 21202 410 837 7311 FAX 410 837 6530 WWW.HCM2.COM

CONSULTANTS

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DESIGN DEVELOPMENT NOT FOR CONSTRUCTION 

If this drawing is not 24" x 36" it is a reduced print C 2003 HORD COPLAN & MACHT, INC.



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