OR FILING DRIDER RECEIVED IN RE: PETITION FOR SPECIAL HEARING

N/S Four Winds Way, E of the c/l

Walnut Grove Road

(Lot 5, Section One, Walnut Point)

15th Election District 7th Council District

Walnut Point, LLC Petitioners

- BEFORE THE
- ZONING COMMISSIONER
- OF BALTIMORE COUNTY
- Case No. 05-093-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, Walnut Point, LLC, through their attorney, John B. Gontrum, Esquire. The Petitioners request a special hearing to approve an amendment to the Final Development Plan for Walnut Point, Section 1, pursuant to Section 1B01.3 of the Baltimore County Zoning Regulations (BCZR), to eliminate Lot 5 to permit additional boat storage for residents, only. 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 public hearing on behalf of the request were Lynn Stemmy, Director of Land Development for Bob Ward Companies, Developer; Donald Mitten, a Professional Engineer with Morris & Ritchie Associates, Inc., the consultants who prepared the site plan of this property; and, John B. Gontrum, Esquire, attorney for the Petitioners. Appearing as an interested citizen was Jeff Sullivan. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the property at issue is located within the subdivision known as Walnut Point, which was approved for development with 148 single family homes on January 20, 2000 under Case No. XV-734. The subject property is known as Lot 5 of Section One of Walnut Point and is located on the north side of Four Winds Way, just

east of its intersection with Walnut Grove Road in eastern Baltimore County. As shown on the plat submitted into evidence as Petitioner's Exhibit 1, directly east of Lot 5 is a Community Boat Storage Facility, which is limited to use by residents of the subdivision, only.

In its Petition for Special Hearing, the property owner has requested an amendment to the previously Approved Partial Final Development Plan for Section 1 of Walnut Point to convert Lot 5 from a residential dwelling lot to use as part of the adjacent Homeowners' Association Community Boat Storage Area. The Lot would be conveyed to the Homeowners' Association for use of the residents of Walnut Point only. Because lots have been sold within 300 feet of the proposed amendment to the Final Development Plan, a special hearing is necessary, pursuant to Section 1B01.3 of the BCZR

On behalf of the Petitioner, testimony and evidence was proffered at the hearing by Mr. Gontrum. It was indicated that Lot 5 had already been incorporated into the use of the boat storage area, and the property owner first became aware of the issue when it received a tax bill for property it thought had already been conveyed to the Homeowners' Association. As shown on Petitioner's Exhibit 1, the Homeowners' Association Area is actually much larger than just the boat storage area. Subsequently, the Petitioner sought approval of a refinement to the previously approved development plan (PDM File#XV-734) through the development review process (DRC # 041502H) to eliminate Lot 5 and incorporate same into the Homeowners' Association Area (see Petitioner's Exhibit 2). That amendment has been approved subject to approval of the relief requested in the instant case.

The Second Amended Final Development Plan, which was submitted into evidence as Petitioner's Exhibit 3 and which differs from Petitioner's Exhibit 1 only in that it encompasses much more detail and a broader area of land, may only be approved upon a finding that the proposed amendment will not be injurious to the public health, safety or general welfare and complies with the Comprehensive Manual of Development Policies as determined by the Office of Planning. Zoning Advisory Committee (ZAC) comments were submitted by the Office of Planning indicating that they find the plan is generally acceptable, however requested that there

be only one point of access to the boat storage area. In this regard, Counsel for the Petitioners indicated that Baltimore County had originally requested that two entrances be provided; however, only one entrance is shown on the site plan. This entrance is located off of an emergency access easement that leads to an alley to the rear of the subject property and is located near the eastern boundary line. Within the storage area itself, there are parking spaces and a drive aisle that circles through the area back to the entrance. Apparently, the County wanted one-way traffic through the site; however, the Office of Planning believes that two access points would adversely impact the dwelling on Lot 57 and create congestion in the main travel way. Counsel for the Petitioners indicated that they were willing to provide only one point of access, in accordance with that shown on the plan. The Office of Planning also requested that additional landscaping be provided along the boundary of Lot 4 and the revised boat storage area. Petitioner's Exhibit 2, which was previously approved by the Office of Planning through the DRC process, calls for such landscaping.

Further testimony indicated that the residents of Walnut Point would benefit from this amendment in that it expands a community use area suitable for a waterfront community. Based on its location and its configuration I find that it meets the standards enunciated in Section 502.1 of the BCZR and will in no way be injurious to the public health, safety and general welfare. The proposed amendment to eliminate one lot and provide additional storage space will not cause congestion in the roads, streets or alleys. Based on an examination of the comments and exhibits submitted it appears that the streets are adequately sized, and there is nothing proposed by the Petitioner that would create additional traffic. The site is served by public water, and there is no evidence of any potential hazard from fire, panic or other dangers posed by the proposed amendment. By diminishing the number of lots the amendment on its face will lessen the concentration of development and will allow an expansion of an area that is an appropriate amenity and will not overcrowd the land. The proposed use of the area will certainly not interfere with public services and, in fact, should lessen the demand for such services, if only incrementally. I further find that the use of Lot 5 as a boat storage area and with appropriate

landscaping will not interfere with provisions for adequate light or air or be inconsistent with the D.R. zoning on the property or with the spirit and intent of the zoning regulations. The proposed development would not be inconsistent with any impermeable surface or vegetative retention provisions based on the zoning and the location of the amendment. The proposed amendment, furthermore, appears to be in conformity with the Comprehensive Manual of Development Policies, and I do so find as a matter of fact.

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

- 1) The Petitioner may apply for any necessary permit in conjunction with the approved boat storage area and may be granted same; however, Petitioner is hereby made aware that doing so shall be at its own risk until the thirty (30) day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner to the extent it has not already done so, shall provide landscaping along the property line of the boat storage area and Lot 4 in accordance with a landscape plan approved by Baltimore County.
- 3) Only one point of access to the storage area shall be provided. Said access point will be located at the eastern boundary line, as shown on the site plan.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this Order shall be taken in accordance with Baltimore County Code Section 32-3-401.

WILLIAM J. WASEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

4



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
William J. Wiseman III, Zoning Commissioner

December 15, 2004

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

RE: PETITION FOR VARIANCE
N/S Four Winds Way, E of Walnut Grove Road
(Lot 5 of Section One, Walnut Point)
15th Election District – 7th Council District
Walnut Point, LLC - Petitioners
Case No. 05-093-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.

WNEGAM'S WISEMAN, III Zoning Commissioner

for Baltimore County

WJW:bjs

Ms. Linda Veach & Ms. Lynn Stemmy, Walnut Point, LLC
 2700 Philadelphia Road, Edgewood, Md. 21040
 Mr. Donald Mitten, Morris & Ritchie Associates, Inc.
 1220-C E. Joppa Road, Suite 505, Towson, Md. 21286
 Mr. Jeff Sullivan, 301 Foxfire Place, Apt. L, Cockeysville, Md. 21030
 Office of Planning; People's Counsel; Case File



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

Me d

C BCA



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at <u>Walnut Grove Road</u>
which is presently zoned <u>D.R. 2</u>

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

Steel 1

ORDER RECEIVED

Date_

a Special Hearing to and the final development plan for Malnut Point, Plat One. To climinate (of 45 to provide additional boat storage Cur residents only.

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:

Legal Owner(s):

		· · · · · · · · · · · · · · · · ·
Name - Type or Print	<u> </u>	Name - Type or Print) Signature Walnut Point LLC Signature
Signature	·	Signature VEACH
Address	Telephone No.	
	State Zip Code	
Attorney For Petitioner:		2700 Philadelphia Road 4/0-675-5000 Address Telephone No.
John B. Gontrum Esc Name Type or Print	uire	Edgewood, MD 21040 State Zip Code
Signature Signature	<u> </u>	Representative to be Contacted:
Whiteford, Taylor &	Preston LLP	John B. Gontrum, Esquire Name
Company 210 Wo Pa Ave (4) Address	10) 832-2055 Telephone No.	210 W. Pa. Ave. (410) 832-2055
Towson, MD 21204	State Zip Code	Towson, MD 21204
		OFFICE USE ONLY
4		ESTIMATED LENGTH OF HEARING
Case No. 05-093-5	PH	UNAVAILABLE FOR HEARING
	•	Reviewed By BR Date 8/18/04
REV 9/15/98		,

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS



Zoning Description

Beginning at a point located on the westerly side of Walnut Grove Road which has a variable width at the distance of 170 feet northerly of the centerline of the nearest intersecting street, Four Winds Way which has a width of 50 feet. Thence the following courses and distances, viz:

South 79 degrees 59 minutes 08 seconds East, 1198.00 feet; South 17 degrees 47 minutes 15 seconds West, 649.30 feet; North 72 degrees 12 minutes 45 seconds West, 198.57 feet; South 63 degrees 33 minutes 00 seconds West, 122.91 feet; Southeasterly by a non-tangential curve to the right having a radius of 225.00 feet, an arc length of 19.44 feet, the chord of said arc bearing South 23 degrees 58 minutes 32 seconds East, 19.43 feet; South 68 degrees 29 minutes 57 seconds West, 50.00 feet; South 60 degrees 31 minutes 22 seconds West, 168.31 feet; South 23 degrees 48 minutes 28 seconds East, 39.06 feet; South 17 degrees 48 minutes 32 seconds West, 75.38 feet; South 60 degrees 31 minutes 22 seconds West, 307.47 feet; North 70 degrees 57 minutes 11 seconds West, 44.37 feet; North 59 degrees 44 minutes 07 seconds West, 59.92 feet; North 29 degrees 28 minutes 38 seconds West, 130.00 feet; South 60 degrees 31 minutes 22 seconds West, 22.29 feet; North 29 degrees 28 minutes 38 seconds West, 50.00 feet; North 60 degrees 31 minutes 22 seconds East, 27.29 feet; North 29 degrees 28 minutes 38 seconds West, 135.00 feet; South 60 degrees 31 minutes 22 seconds West, 80.00 feet; South 37 degrees 13 minutes 21 seconds West, 121.88 feet; North 66 degrees 42 minutes 19 seconds West, 135.00 feet; South 23 degrees 17 minutes 41 seconds West, 24.65 feet; North 66 degrees 42 minutes 19 seconds West, 300.00 feet; North 85 degrees 59 minutes 44 seconds West, 105.95 feet; North 63 degrees 18 minutes 09 seconds West, 534.64 feet; North 26 degrees 41 minutes 51 seconds East, 726.59 feet; South 89 degrees 24 minutes 17 seconds East, 489.31 feet; South 85 degrees 23 minutes 29 seconds East, 343.55 feet to the point and place of beginning, being known and designated as Walnut Point -Section 1.

Containing an area of 42.2919 acres of land, more or less and being located in the Fifteenth Election District of Baltimore County, Maryland.

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

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: #05-093-SPH
1210 Four Winds Way
N/side of Four Winds Way,
480 feet east of centerline,
of Walnut Grove Road 15th Election District 7th Councilmanic District Legal Owner(s): Walnut 🕝

Point, LLC
Special Hearing: to amend the final development plan for Walnut Road, Plat One.
To eliminate lot #5 to provide additional boat storage

for residents only.

Hearing: Wednesday, November 10, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosiey Avenue, Towson 21204.

LAWRENCE E. SCHMIDT : Zoning Commissioner for

Baltimore County NOTES: (1) Hearings are Handicapped Accessible for special accommoda-tions Please Contact the Zoning Commissioner's Of-fice at (410) 887-4386, (2) For information con-cerning the File and/or

Hearing, Contact the Zon-ing Review Office at (410) 887-3391. JT/10/757 Oct. 26 27275

CERTIFICATE OF PUBLICATION

1026,2004
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 1026,2004.
☐ The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter ☐ North County News

LEGAL ADVERTISING

	P BUDGET & BIN LANEOUS REC	EIPT	No. 3070		
		ACCOUNT // De			CIUL VII/2001 LANDIAN
RECEIVED PROM:		AMOUNT \$.		PARTIT I TO	970 P/10/100
OR:				##CP# 701 1325.00	
TRIBUTION ITE - CASHIER	PINK - AGENCY	VELLOW CUSTOMER			

CERTIFICATE OF POSTING

RE: Case No.: 05-093-5PH Petitioner/Developer: WALNUT Date of Hearing/Closing: NOV 10, 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: 1210 FOUR WINDS WA) The sign(s) were posted on _ Sincerely, 12 obert Black 10/28/04 (Signature of Sign Poster) CASE # 05-093-SI SSG Robert Black A PUBLIC HEARING WILL BE HELD BY (Print Name) THE TORING COMMISSIONER IN TOWSON, MD 1508 Leslie Road PLACE: SCOPL YO'T COMPLETIONS BLIC YOU MAND ME DATE AND TIME! VEDMENT NOVEMBER (0.2009 AT 9.88). (Address) REQUEST: DOTCHE WINNE TO AMOND THE TIME THE PART THE THE WALLEST SIND PART ONE TO STERNING LIST Dundalk, Maryland 21222 TO PROMPE AND DEAL DAY OF THE THE CAN (City, State, Zip Code) (410) 282-7940 (Telephone Number)

RECEIVED

OCT 2 9 2003

DEFT. OF PERMITS AT THE DEVELOPMENT MANSOT WENY

Department of Permits and Development Management

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



Baltimore County

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

October 1, 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: 05-093-SPH

1210 Four Winds Way N/side of Four Winds Way, 480 feet east of centerline of Walnut Grove Road 15th Election District – 7th Councilmanic District Legal Owners: Walnut Point, LLC

Special Hearing to amend the final development plan for Walnut Road, Plat One. To eliminate lot #5 to provide additional boat storage for residents only.

Hearing: Wednesday, November 10, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Tirector

TK:klm

C: John Gontrum, 210 W. Pennsylvania Ave., Towson 21204 Walnut Point, LLC, Linda Veach, 2700 Philadelphia Rd., Edgewood 21040

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 26, 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.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, October 26, 2004 Issue - Jeffersonian

Please forward billing to:

Jay Weiss Walnut Point, LLC 2700 Philadelphia Road Edgewood, MD 21040

410-679-5000

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: 05-093-SPH

1210 Four Winds Way

N/side of Four Winds Way, 480 feet east of centerline of Walnut Grove Road

15th Election District – 7th Councilmanic District

Legal Owners: Walnut Point, LLC

Special Hearing to amend the final development plan for Walnut Road, Plat One. To eliminate lot #5 to provide additional boat storage for residents only.

Hearing: Wednesday, November 10, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

LAWRENCE EXSCHMINATE OR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The 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 Newsp	aper Advertising:
	er or Case Number:
Petitioner:	walnot point lle
Address or	Location: _ delate out Bood 1210 Four winds way
	DRWARD ADVERTISING BILL TO:
Name:	DRWARD ADVERTISING BILL TO: WALNUT POINT, LLC, ATTW. YAN WEISS 2700 Philadel Phin Road
Name: Address: _	walnut Point LLC, ATTW. HAY WEISS

Department of Permits 2000 Development Management

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





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

November 3, 2004

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

Dear Mr. Gontrum:

RE: Case Number: 05-093-SPH, 1210 Fort Winds Way

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

U. Callabal D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Walnut Point, LLC. Linda Vach 2700 Philadelphia Road Edgewood 21204



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

BW 11/10

DATE: October 22, 2004

RECEIVED

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

1210 Four Winds Way

INFORMATION:

Item Number:

5-093

Petitioner:

Walnut Point, LLC.

Zoning:

DR 2

Requested Action:

Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. However, the following conditions shall apply:

- 1. Redesign the proposed boat storage layout so that there is only one point of access, and so that parked vehicles will not have direct ingress/egress in the main travel way.
- 2. Provide landscaping along Four Winds Way.

Prepared by:

Division Chief:

AFK/LL:MAC:

Every Share was a share of the same of the



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

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

Maryland Department of Transportation

Date: 10.4.04

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

RE:

Baltimore County

Item No. 093

BPR

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,

Steven D. Foster, Chief

1.1. Hall

Engineering Access Permits Division

Fire Department

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



Baltimore County

John J. Hohman, Chief

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

October 7, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 7, 2004

Item No.:

(093)

131, 144-155, 157

Pursuant to your request, the referenced plan(s) have been reviewed 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



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 13, 2004

Department of Permits & Development Management

FROM: (

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting For October 12, 2004

Item Nos. 093, 146, 147, 148, 149, 150, 152, 153, 154, 155, and 157

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr 500

DATE:

October 26, 2004

OCT 2 7 2004
ZONING COMMISSIONER

AECEIVED

SUBJECT:

Zoning Item

05-093

Address

1210 Four Winds Way (Walnut Point)

Zoning Advisory Committee Meeting of October 4, 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) for the portion of the property that

Additional Comments:

is within the CBCA

Reviewer:

Martha Mickey, Sue Farinetti

Date: October 26, 2004

PETITION FOR SPECIAL HEARING RE: 1210 Four Winds Way; N/side Four Winds Way, 480' E c/line Walnut Grove Rd 15th Election & 7th Councilmanic Districts Legal Owner(s): Walnut Point LLC,

by Linda Veach

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY Petitioner(s)

05-093-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

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of October, 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).

People's Counsel for Baltimore County

Bill Wiseman - Walnut Point

From:

"Gontrum, John" < JGontrum@wtplaw.com>

To:

<wwiseman@co.ba.md.us>

Date:

12/14/2004 5:08:31 PM

Subject: Walnut Point

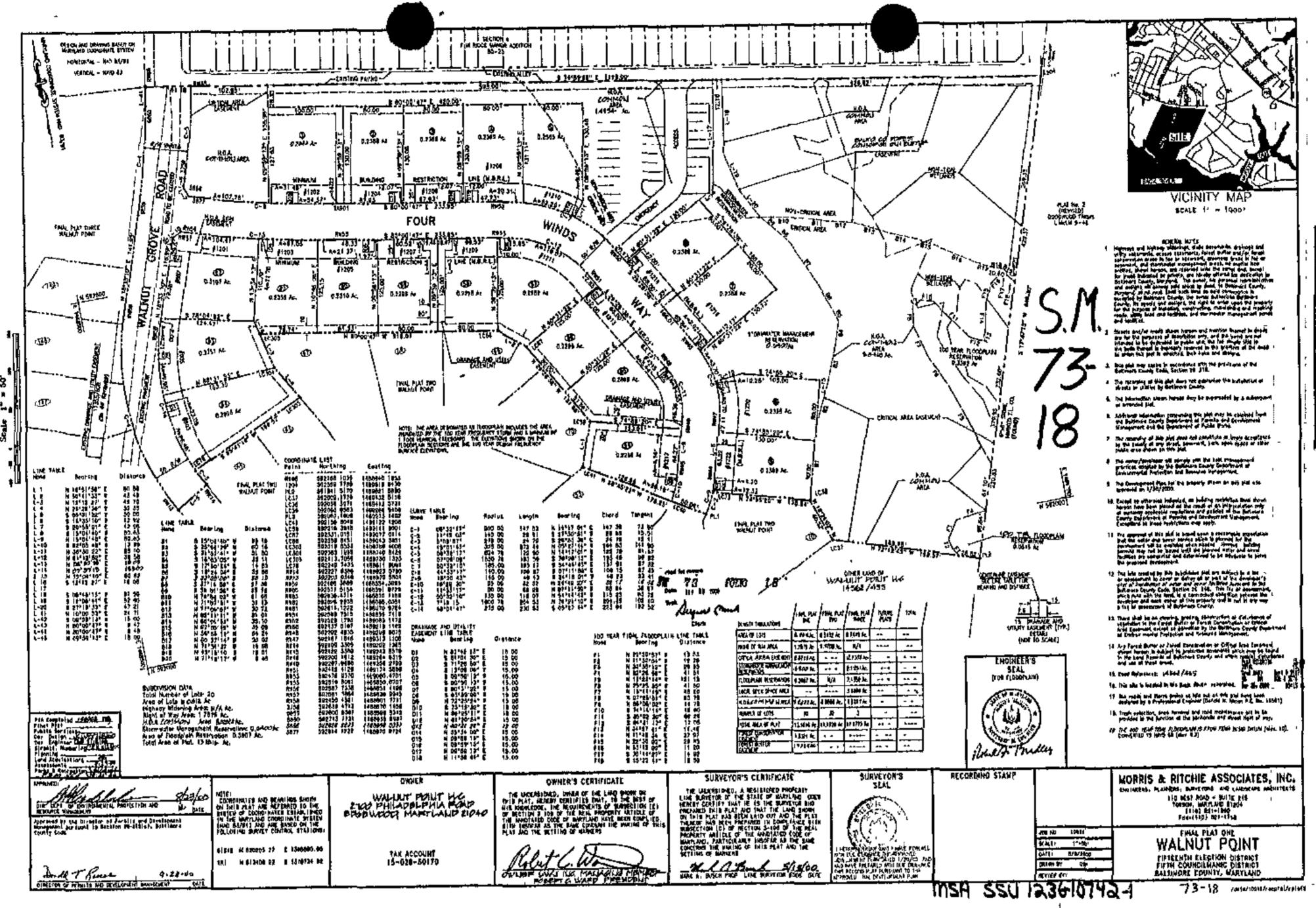
Bill,

We have discovered that there is only one entrance, and that entrance thankfully is the one not in front of the driveway across the street. The county had requested at the development plan review stage that the 2 entrances shown be put on the drawing, but we are more than happy to comply with planning's request now to take off the entrance opposite the house across the street. John

This transmission contains information from the law firm of Whiteford, Taylor & Preston L.L.P. which may be confidential and/or privileged. The Information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this transmission in error, please notify us by telephone (410) 832-2000or (410) 832-2055 or by email (jgontrum@wtplaw.com) immediately.

MEMO TO THE FILE

Upon further review of the site plan submitted for case # 05-093-SPH, it is the opinion of this reviewer that additional landscaping needs to be installed at the north side of the subject lot #5. The property shall be screened according to the Class A screening requirements contained in the Landscape Manual. The proposed boat storage area needs to be screened from the residential area of Fox Ridge Manor (Section 4) as shown on the plan. In addition, the parameters of the "removable barricade" need to be noted on the plan.



PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 05-093-SPH
DATE

PETITIONER'S SIGN-IN SHEET

E- MAIL	lynns@bobward.com									
CITY, STATE, ZIP	Edgewood, mo 21040									
ADDRESS	- 4	7005am MD 21286.								
NAME	Don Mitter									

CASE NUMBER 05-093-5PH DATE

SITIZEN'S SIGN-IN SHEET

E- MAIL												
7,	Cockessitte Mo 21030									=		
ADDRESS	301 Faxtire Pl. Hat. L									-		
NAME	#ivan						-			4		

Cana Na	65	093	CDH	
Case No.:	<u> </u>			

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	PLAT - WALNUT POINT	
	Morreis + RitcHie Assoc	
No. 2	Original approved development Plan	
No. 3	APPROVAL PLAN Particul Final Development Plan for	Section 1 3A +3B
No. 4		
No. 5	-	
No. 6	-	
No. 7		
No. 8		
No. 9	-	
No. 10		
No. 11		
No. 12		

