HEARING OFFICER'S ORDER

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County, this Today of November 2005, that the redlined development plan for WINDLASS WOODS, identified herein as Developer's Exhibit 2, be and is hereby APPROVED, subject to the conditions requested by the Maryland Aviation Administration as set forth below and as described in their letters accepted into evidence as County Exhibits 2 and 3:

- 1) all open water storm water facilities drain within 24 hours following a oneyear or two-year storm event and within 48 hours following a ten-year and 100-year storm event;
- 2) sediment traps and basis must be drained or pumped through a filter system to a clean water outfall within 24 hours after each storm event;
- use of MAA's temporary and permanent seed mixtures;
- soil borings shall be provided for all storm water management projects as required by the Maryland Department of the Environment criteria;
- all sand filters and bioretential facilities must be designed to drain within 24
- storm water wetlands and artificial marshes shall not be constructed; and,
- any landscaping proposed for storm water management facilities shall adhere to the MAA seeding and planting specifications in order to manage the attraction to wildlife; and

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking approval of the location of Lot 20 and the creation of a storm water management reservation in an ML-IM zone, pursuant to section 302.1 of the Zoning Commissioner's Policy Manual be and is hereby GRANTED, subject to the following condition:

1) The Developer/Petitioner is permitted to proceed; however, the Developer/ Petitioner is hereby made aware that doing so shall be at their 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 If an appeal is filed and this Order is reversed, the relief granted herein could be rescinded.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 260 of the BCZR is not required and therefore is hereby DISMISSED as moot.

Any appeal of this-Order shall be taken in accordance with Baltimore County Code Sections 32-3-401 and 32-4-281.

> WISEMAR, III ming Commissioner/Hearing Officer for

Baltimore County

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

GIS Attribute Table ID (SEARCH ON THIS FIELD):	Case Type Prefix: Case Year: Case Number Case Type Suffix:	Existing Use:							
20050623	2005 0623 SPHA	Residential							
Legal Owners/Petitioner (SEARCH ON THIS FIELD):	Sebastiano Semilia, Frank Crisafulli, Maria L. Mai, Joseph Semilia, Antonio Sen	nilia, Estelle Cook, Joseph Crisafulli,							
House/St. House/Street Number: Number Range:	House/St. Prefix Dir.: Pre. Type: Street Name (SEARCH ON THIS FIELD): Bourque	Suff. Type: Suffix Suite/Apt./Unit Number:							
Property Description (SEARCH ON THIS FIELD):									
West side of Bourque Avenue at	the distance of 165 feet south of the centerline of Bengies Road								
Existing Zoning Classification DR 2 & ML-IM Area: 4.55 AC +/- Election District: 15th Councilmanic District 6th									
Critical Area NO Floodplain: NO Historic Area: NO Related (Prior and Future) Cases:									
Violation Cases: Concurrent Cases:									
Tax Account ID: Deed Liber #: Deed Folio #: Miscellaneous Notes									
1.)	To be heard with HOH on July 15, 2005.								
2.)									
3.)	/								
Contract Purchaser:									
Attorney: Jennifer Busse									
Petition Reviewer: JRF Petition Reviewer 2: Petition Filing Date:									
Day of Week: Hearing Date: Hearing Time: Hearing Location:									
Friday 07/1	9:00 AM County Office Building, 111 West Chesapeake Ave	enue, Rm. 106, Towson 21204							
Closing Date: Commiss	cioner Hearing Continued Fro Commisioner Hearing Resceduled From	Formal Request For Hearing							

Case Number 2005 0623	SPHA									
Petition Type # 1:	SPECIAL HEARING									
Petition Request # 1	to appove the location of Lot # 20 and the creation of a Stormwater Management Reservation in an ML-IM zone (where additional lot is created).									
Petition Type # 2:	VARIANCE									
Petition Request # 2:	to permit a cul-de-sac without center landscaping.									
Petition Type # 3:		Т								
Petition Request # 3:										
Petition Type # 4:		Т								
Petition Request # 4:										
200 Foot	Existing Use: Residential									
Scale Map Reference:	Proposed Use:									
	Existing Zoning Classification DR 2 & ML-IM North/South Coordinate:									
	Requested Zoning Classification: East/West Coordinate:									
1000 Foot Scale Map	Existing District: Census Tract:									
Reference:	Requested District:									

Commissioner Cas	se Numbe	2005 0623	SPHA		Circuit Court C	ase Number			
Zon. Comm. or Dep	p. Zon. Comm				Circuit Court F	iling Date:			
Commissioner Order Dat				Circuit Court D	Circuit Court Decision Date				
Commissioner Decision					Circuit Court D	Circuit Court Decision:			
Commissioner Orde	ler Restrictions	S							
					MD Court of S	pecial Appeals Fi	ling Date		
					MD Court of S	pecial Appeals De	ecision Date:		
					MD Court of S	pecial Appeals De	ecision		
Board of Appeals C	Case Number								
Appeal to Board of	Appeals?:	N	0		MD Court of A	ppeals Filing Date	е		
Appellant:					MD Court of A	MD Court of Appeals Decision Date:			
Board of App. Description			MD Court of Appeals Decision:						
Board of Appeals F	Filing Date								
Date Case Sent To Board:					U.S. Supreme Court Filing Date				
Board of Appeals Hearing Date:					U.S. Supreme Court Decision Date				
Board of Appeals Decision Date: U.S. Supreme Court Decision									
Board of Appeals Decision									
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