RE: **PLANNED UNIT DEVELOPMENT & PETITION FOR SPECIAL HEARING**	*	BEFORE THE
S end of Forest Avenue, 1,050' S of Edmondson Avenue	*	OFFICE OF
1st Election District	*	ADMINISTRATIVE HEARINGS
1st Councilmanic District		
(Eden Terrace PUD/Alternate PUD)	*	FOR BALTIMORE COUNTY
SK Homes at Eden Terrace, LLC	*	**Case No. 01-536 and**
Applicant/Developer		**Zoning Case No. 2011-0359-SPH**

* * * * * * * * * * * * * * * * * * *

ADMINISTRATIVE LAW JUDGE'S OPINION AND ORDER ON PLANNED UNIT DEVELOPMENT (PUD) AND SPECIAL HEARING

This matter comes before the Office of Administrative Hearings for a hearing pursuant to Section 32-4-227 of the Baltimore County Code (B.C.C.). In accordance with the development regulations codified in B.C.C. Article 32, Title 4, the Developer seeks approval of a Development Plan (the "Plan") prepared by D.S. Thaler & Associates, Inc., for 23 single-family lots (the "subject property") on approximately 6.46 acres, more or less, zoned D.R. 3.5 and D.R 5.5.

The Developer is also requesting certain zoning relief and has filed a Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") for:

- The alternative layout of "The Villas at Eden Terrace" PUD Development Plan previously approved in Case No. I-536 by Deputy Zoning Commissioner Thomas H. Bostwick's Hearing Officer's Review and Approval Order dated November 9, 2007 in accordance with B.C.Z.R. Section 430 and Baltimore County Code (B.C.C.) Section 32-4-241, et seq;
- The material amendment to a residential Development Plan (PDM I-536) in accordance with B.C.C. Section 342-4-262(2);
- The applicability of the special variance approval in Case No. 08-349-SA to the alternative layout of the prior PUD Approval; and
- For such other and further relief as the Administrative Law Judge may require.

ORDER RECEIVED FOR FILING

Date 8-18-11

By

The subject property is located in the Catonsville area near the Beltway, and more particularly described on the Plan submitted into evidence and marked as Developer's Exhibit 1. As noted above, the Developer received approval previously for the construction of 23 villa-style homes and in this proceeding seeks to amend the Plan and construct 23 single-family homes. Baltimore County considered this to be a "material amendment" to the earlier Plan, and informed the Developer it would need to conduct another DPC, followed by a hearing in this Office.

A Development Plan Conference (DPC) was held between the Developer's consultants and various Baltimore County agencies, to consider the amended development proposal. In this case, the DPC was held on July 6, 2011. At the DPC, the Baltimore County agencies responsible for the review of the Development Plan submit written comments regarding the compliance of the Development Plan with the various Baltimore County regulations governing land development in the County. The Hearing Officer's Hearing was held before me on July 28, 2011.

Appearing at the public hearing on behalf of the Developer were Chuck Krocker and Maureen Nicholas with SK Homes, Stacey McArthur, Mark Vaszil and David Thaler with David Thaler & Associates, the engineering firm that prepared the Plan. Lawrence E. Schmidt, Esquire with Smith, Gildea & Schmidt, LLC entered his appearance as counsel for the Developer.

Appearing in opposition to the Developer's request were Paul M. Blair Jr., Teresa Stallings, Sherian Seubott and Stephen and Elizabeth Power.

Representatives of the various Baltimore County agencies who reviewed the Plan attended the hearing, including the following individuals: Darryl Putty, Project Manager; John Lewis, representative of the Office of Zoning Review; Dennis A. Kennedy, Development Plans Review; and Gigi Hampshire, Real Estate Compliance. Also appearing on behalf of the County were Jenifer Nugent, Office of Planning; David Lykens, Department of Environmental Protection and Sustainability (DEPS), and Bruce Gill, Department of Recreation and Parks (R&P)/Development

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Date 8-18-11
By

Plans Review (DPR). Also attending was Cathy Engers, Council Aide to Councilman Thomas Quirk. Don W. Muddiman, Baltimore County Fire Marshall's Office and Steven D. Foster, Chief of Engineering Access Permits Division of the State Highway Administration, were represented at the hearing through prior correspondence. All Baltimore County representatives indicated – during the "informal" phase of the case – that the amended Development Plan satisfied all Baltimore County rules and regulations, and their agencies recommended approval of the Plan.

DEVELOPER'S CASE

The Developer next presented its case-in-chief, and called Stacey McArthur as its first witness. Ms. McArthur is a registered landscape architect, and indicated she was intimately familiar with the Plan, and testified that in her opinion it satisfied all Baltimore County rules and regulations.

The next witness was David Thaler, a professional engineer with 36 years experience. Mr. Thaler testified the Plan satisfied all Baltimore County rules and regulations, and also opined that the amended Plan – with single family homes – would generate no additional traffic beyond that forecasted in the prior Plan. As such, Mr. Thaler opined that the special variance relief granted by former Deputy Zoning Commissioner Bostwick was applicable to this Plan, and that the development would have little or no impact upon the failing intersection (Frederick Road and Ingleside Avenue) that necessitated special variance relief. See Developer's Exhibit 4 (Order in Case 08-349-SA). I am inclined to agree, and find that the special variance relief granted in Case No. 08-349-SA is applicable to this proceeding and the amended development plan.

COMMUNITY MEMBERS

Several members of the community attended the hearing, and expressed concern with noise, increased traffic and roadway safety issues. The subject property has remained undeveloped for many years, and it is understandable neighbors would balk upon learning 23 new homes will be

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Date 8-18-11
By

constructed on that vacant lot.

While I am sympathetic to their concerns, I am nonetheless obliged to apply County laws and regulations in my review of plans. In this case, the underlying zoning provides for the number of housing units sought by Developer, and the PUD process does not yield any "density bonus" in this case. The State Highway Administration reviewed the Plan, and Steven D. Foster, Chief of the Access Management Division, opined that the "number [of] vehicle trips generated by this development appear to have negligible impact to State road network." In addition, all County agencies recommended approval of the Plan, and in those circumstances the law provides that the Plan "shall" be approved. B.C.C. Section 32-4-229(b). As noted by the Court of Special Appeals, in "this stage of the [Baltimore County] development plan review process, the development plan is deemed code-compliant in the absence of evidence to the contrary." People's Counsel v. Elm Street Dev., Inc., 172 Md. App. 640,703(2007).

OPEN SPACE ISSUE

One final issue arose in the case, concerning the open space requirements imposed by Baltimore County law. The Developer is providing adequate "passive" open space, and was granted approval for a fee-in-lieu with respect to the "active" open space. The amount of the waiver fee is $78,420.23, as shown in Baltimore County Exhibit 3. The Developer argued that former Recreation and Parks Director Robert Barrett reduced the fee to $20,500.00, in recognition of certain neighborhood improvements proposed by Developer. Mr. Gill, however, indicated that Baltimore County rules and regulations do not permit such a reduction here, and the waiver fee is thus $78,420.23, and that money must be spent on improvements and park land acquisition in the Councilmanic district where the development is proposed. B.C.C. Sections 32-6-108; 10-6-103.

CONVEYANCES TO STALLINGS/BLAIR

Paul M. Blair (112 Forest Avenue) and Teresa Stallings (111 Forest Avenue) attended the

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Date 8-18-11
By

public hearing in this case. Mr. Blair's property adjoins proposed lot #12 and Ms. Stalling's home adjoins proposed lot #1 on the Plan. Both expressed concern over a strip of land between their homes and the Developer's parcel, and Mr. Thaler testified that the property in question had a complex and convoluted title history. To eliminate any doubt or the need for a quiet title action, the Developer agreed, upon plat recordation, to convey a parcel of land to the Stallings (shown on the Plan as "Proposed Parcel A 1,919 S.F.+/- (non-density)). The Developer also proposes to convey a parcel of land to the Blairs (shown on the Plan as "Proposed Parcel C 743 SF +/- (non-density)). Development Plan approval will be expressed conditioned upon these conveyances to the Stallings and Blairs, assuming they choose to accept same. The conveyances will be at no cost to the Stallings and Blairs.

The Baltimore County Code (Section 32-4-228) is clear regarding the standards that must be applied when the Hearing Officer considers a development plan. The Hearing Officer must approve a plan that satisfies the rules, regulations and policies adopted by Baltimore County regarding development. Based upon the testimony and evidence presented, I find that the Plan as submitted at the hearing and accepted as Developer's Exhibit 1 meets all County rules, regulations and standards for development in Baltimore County and, therefore, must be approved.

Pursuant to the zoning and development regulations of Baltimore County and Article 32, Section 4 of the B.C.C., the Development Plan (Developer's Exhibit 1) shall be approved consistent with the comments contained herein and the enumerated conditions.

THEREFORE, IT IS ORDERED by this Hearing Officer/Administrative Law Judge this 18 day of August, 2011, that the three sheet redlined Development Plan for **EDEN TERRACE** identified herein as Developer's Exhibits 1A, 1B and 1C, be and is hereby APPROVED;

ORDER RECEIVED FOR FILING

Date 8-18-11

By

IT IS FURTHER ORDERED that the Special Hearing petition filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") seeking approval for:

- The alternative layout of "The Villas at Eden Terrace" PUD Development Plan previously approved in Case No. I-536 by Deputy Zoning Commissioner Thomas H. Bostwick;
- The material amendment to a residential Development Plan (PDM I-536) in accordance with B.C.C. Section 32-4-262(2); and
- The applicability of the special variance approval in Case No. 08-349-SA to the alternative layout of the prior PUD Approval,

be and is hereby GRANTED.

The Development Plan approval is expressly conditioned upon Developer's conveyance (upon record plat approval) to the Stallings and Blairs of Proposed Parcels A and C as shown on the Plan.

Any appeal of this Order shall be taken in accordance with Baltimore County Code, Section 32-4-281.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/pz

ORDER RECEIVED FOR FILING
Date 8-18-11
By

KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

August 18, 2011

Lawrence E. Schmidt, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

Re: Planned Unit Development & Petition for Special Hearing
Eden Terrace PUD/Alternate PUD
SK Homes at Eden Terrace, LLC
Case No. 01-536 and Zoning Case No. 2011-0359-SPH

Dear Mr. Schmidt:

Enclosed please find the decision rendered in the above-captioned case.

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

Sincerely,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw
Enclosure

c: Paul M. Blair, Jr., 112 Forest Avenue, Baltimore, MD 21228
Teresa Stallings, 111 Forest Avenue, Baltimore, MD 21228
Sherian Seubott, 115 Forest Avenue, Baltimore, MD 21228
Stephen and Elizabeth Power, 122 Forest Avenue, Baltimore, MD 21228
Darryl Putty, Project Manager, PAI
Cathy Engers, Council Aide to Councilman Thomas Quirk, County Council

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 110 FOREST AVENUE

which is presently zoned DR 3.5 and DR 5.5

*(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)*

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

(This box to be completed by planner)

PLEASE SEE ATTACHED

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:

SK HOMES at Eden Terrace, LLC
by Steuart Kret Development Company, its sole member
by Gary Kret, President

Name - Type or Print

Signature

7090 Samuel Morse Drive, Suite 500 (410) 312-5160
Address Telephone No.

Columbia Maryland 21046
City State Zip Code

Attorney For Petitioner:

Jason T. Vettori
Name - Type or Print

Signature

Smith, Gildea & Schmidt, LLC
Company

600 Washington Avenue, Suite 200 (410) 821-0070
Address Telephone No.

Towson Maryland 21204
City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC
Name

600 Washington Avenue, Suite 200 (410) 821-0070
Address Telephone No.

Towson Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2011-0359-SPH
REV 9/15/98

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. (NR) Date 6/15/11

ORDER RECEIVED FOR FILING

Date 8-18-11

By _____

Eden Terrace (f.k.a. "The Villas at Eden Terrace") PUD
110 Forest Avenue

1. The alternative layout of "The Villas at Eden Terrace" PUD Development Plan previously approved in Case No. I-536 by Deputy Zoning Commissioner for Baltimore County Thomas H. Bostwick's Hearing Officer's Review and Approval Order dated November 9, 2007 ("Prior PUD Approval"), in accordance with BCZR § 430 and BCC § 32-4-241, et seq.; and

2. The material amendment to a residential Development Plan (PDM No. I-536) in accordance with BCC § 32-4-262(2); and

3. The applicability of the special variance approval in Case No. 08-349-SA to the alternative layout of the Prior PUD Approval; and

4. For such other and further relief as the Administrative Law Judge may require.

2011-0359-SPH

June 1, 2011

PROPERTY DESCRIPTION
(For Zoning Purposes Only)

EDEN TERRACE

Beginning at a point located approximately 227 feet west of the centerline of Forest Avenue at the end of Forest Avenue, thence running the following courses and distances:

1. North 74° 28' 59" East 202.16 feet to a point, thence,
2. North 74° 28' 59" East 203.54 feet to a point, thence,
3. South 14° 33' 50" East 126.53 feet to a point, thence,
4. South 19° 56' 48" East 100.20 feet to a point, thence,
5. South 04° 29' 11" East 101.35 feet to a point, thence,
6. South 09° 58' 21" East 50.09 feet to a point, thence,
7. South 15° 42' 31" East 100.47 feet to a point, thence,
8. South 06° 31' 10" East 106.99 feet to a point, thence,
9. Southwesterly 280.32 feet by a curve to the left having a radius of 240.09 feet and a chord bearing distance south 18° 02' 38" west 264.67 feet to a point, thence,
10. North 15° 23' 31" West 25 feet to a point, thence,
11. South 74° 26' 29" West 177.48 feet to a point, thence,
12. North 18° 53' 04" West 439.64 feet to a point, thence,
13. North 18° 36' 53" West 389.26 feet to the point of beginning.

Containing 6.32 acres of land, more or less, located in the First Councilmanic District and the First Election District.

H:\Correspondence\PROJECTS\LaPenna (03001)\Property Description BFL lm 6.1.11.doc

2011-0359-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 70334

Date: 6/15/11

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				385.00 CR

Total: 385.00

Rec From: SMITH, GILDEA + SCHMIDT, LLC

For: 2011-0359-SPH
110 FOREST AVE. 1
D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
6/16/2011	6/15/2011	11:33:43	2

REG W002 MAIL JEVB JEE
>>RECEIPT # 738742 6/15/2011 OFLH
Dept 5 528 ZONING VERIFICATION
NO. 070334
Recpt Tot $385.00
$385.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2011-0359-SPH
110 Forest Avenue
S/end of Forest Avenue, 1050 feet south of Edmondson Avenue
1st Election District — 1st Councilmanic District
Petitioners: SK Homes at Eden Terrace, LLC

Special Hearing: to permit the alternative layout of "The Villas at Eden Terrace" PUD Development Plan previously approved in case I-536 by Deputy Zoning Commissioner Thomas Bostwick's Hearing Officers Review and Approval Order dated Nov. 9, 2007, in accordance with BCZR 430 & BCC 32-4-241, et seq. and the material amendment to a residential Development Plan (PDM I-536) in accordance with BCC 342-4-262(2) and the applicability of the special variance approval in case 08-349-SA to the alternative layout of the prior PUD approval; and for such other and further relief as the Administrative Law Judge may require.

Hearing: Thursday, July 28, 2011 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS 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.

JT 07/619 July 12 280755

CERTIFICATE OF PUBLICATION

7/14/, 2011

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 7/12/, 2011.

- [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

2011-0359-SPH

RE: Case No.: _____

Petitioner/Developer: _____

SK Homes at Eden Terrace, LLC

July 28, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

1 sign at end of Forrest Ave at 110 Forrest Ave and 1 sign at end of Arbutus Ave

July 13, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

July 17, 2011

(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)

POSTED
NO TRESPASSING
KEEP OUT
ZONING NOTICE
CASE # 2011-0359-SPH
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD
PLACE: Room 205, Jefferson Building 105 West Chesapeake Avenue Towson 21204
DATE AND TIME Thursday, July 28, 2011 at 10:00 A.M.
REQUEST: Special Hearing to permit the alternative layout of The Villas at Eden Terrace" PUD Development Plan previously approved in Case 1-536 by Deputy Zoning Commissioner Thomas Bostwick's Hearing Officers Review and Approval Order dated Nov 9, 2007. In accordance with BCZR 430 & BCC 32-4-241, et seq and the Material Amendment to a Residential Development Plan (PDR-1-536) in accordance with BCC 32-4-262(2) and the applicability of the Special Variance Approval in Case 08-349-SA to the alternative Layout of the Prior PUD Approval, and for such other and further Relief as the Administrative Law Judge may Provide.
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 12, 2011 Issue - Jeffersonian

Please forward billing to:
Jason Vettori 410-821-0070
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Ste. 200
Towson, MD 21204

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2011-0359-SPH
110 Forest Avenue
S/end of Forest Avenue, 1050 feet south of Edmondson Avenue
1st Election District – 1st Councilmanic District
Petitioners: SK Homes at Eden Terrace, LLC

Special Hearing to permit the alternative layout of "The Villas at Eden Terrace" PUD Development Plan previously approved in case I-536 by Deputy Zoning Commissioner Thomas Bostwick's Hearing Officers Review and Approval Order dated Nov. 9, 2007, in accordance with BCZR 430 & BCC 32-4-241, et seq. and the material amendment to a residential Development Plan (PDM I-536) in accordance with BCC 342-4-262(2) and the applicability of the special variance approval in case 08-349-SA to the alternative layout of the prior PUD approval; and for such other and further relief as the Administrative Law Judge may require.

Hearing: Thursday, July 28, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 28, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2011-0359-SPH
110 Forest Avenue
S/end of Forest Avenue, 1050 feet south of Edmondson Avenue
1st Election District – 1st Councilmanic District
Petitioners: SK Homes at Eden Terrace, LLC

Special Hearing to permit the alternative layout of "The Villas at Eden Terrace" PUD Development Plan previously approved in case I-536 by Deputy Zoning Commissioner Thomas Bostwick's Hearing Officers Review and Approval Order dated Nov. 9, 2007, in accordance with BCZR 430 & BCC 32-4-241, et seq. and the material amendment to a residential Development Plan (PDM I-536) in accordance with BCC 342-4-262(2) and the applicability of the special variance approval in case 08-349-SA to the alternative layout of the prior PUD approval; and for such other and further relief as the Administrative Law Judge may require.

Hearing: Thursday, July 28, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Jason Vettori, 600 Washington Ave., Ste. 200, Towson 21204
Gary Kret, SK Homes, 7090 Samuel Morse Dr., # 500, Columbia 21046

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 13, 2011.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2011-0359-SPH

Petitioner: SK HOMES at Eden Terrace, LLC

Address or Location: 110 FOREST AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JASON VETTORI

Address: SMITH, GILDEA & SCHMIDT, LLC
600 WASHINGTON AVE, SUITE 200
TOWSON, MD 21204

Telephone Number: (410) 821-0070

Revised 2/17/11 DT

KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits, Approvals & Inspections

July 18, 2011

Gary Kret
SK Homes of Eden Terrace, LLC
7090 Samuel Morse Drive, Suite 500
Columbia, MD 21046

RE: Case Number 2011-0359-SPH, 110 Forest Avenue

Dear Mr. Kret,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 15, 2011. This letter is not an approval, but only a **NOTIFICATION.**

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:mcn

Enclosures

c: People's Counsel
Jason Vettori, Smith, Gildea & Schmidt, LLC, 600 Washington Avenue Suite 200, Towson, MD 21204

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: July06, 2011

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 11, 2011
Item Nos. 2011-359, 361, 362, 363, 364, 365, 367,368
And 369.

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

DAK:CEN
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-07112011 -NO COMMENTS.doc

JB 7/28/11
10 AM 205

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability (DEPS) - Development Coordination

DATE: July 1, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-359-SPH
Address 110 Forest Avenue
(Eden Terrace)

Zoning Advisory Committee Meeting of June 27, 2011.

__X__ The Department of Environmental Protection and Sustainability has no comments on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED
JUL 01 2011
OFFICE OF ADMINISTRATIVE HEARINGS

C:\DOCUME~1\DWILEY~1.BA2\LOCALS~1\Temp\XPgrpwise\ZAC 11-359-SPH 110 Forest Avenue.doc

RE: PETITION FOR SPECIAL HEARING 110 Forest Avenue; S end of Forest Avenue, 1050' S of Edmondson Avenue 1st Election & 1st Councilmanic Districts Legal Owner(s): SK Homes at Eden Terrace LLC Petitioner(s)	*	BEFORE THE ADMINSTRATIVE LAW JUDGE FOR BALTIMORE COUNTY 2011-359-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
JUL 06 2011

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of July, 2011, a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

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People's Counsel for Baltimore County

Debra Wiley - ZAC Comments

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 7/12/2011 3:04 PM
Subject: ZAC Comments

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

Thanks and feel free to contact me should you have any questions or concerns.

2011-0359-SPH - 110 Forest Avenue (No Hearing Date reflected in data base as of today)

2011-0360-A - 1512 Denton Road (Hearing Date: 8/1/11) [DEPS comment rec'd]

2011-0361-SPH - Lincoln and Cooper Avenue (No Hearing Date reflected in data base as of today) - [DEPS comment rec'd]

2011-0362-SPH - 164 Wesley Avenue (Hearing: 8/1/11)

2011-0363-A (Administrative Variance) - 606 Hollow Road (Closing Date Per ZAC Agenda - 7/11/11; Closing Date Per data base - 7/25/11 - not sure which is correct)

2011-0364-SPH - Gilroy, Map 51, Parcel 360 Rd. (Hearing Date: 8/2/11) - [DEPS comment rec'd]

2011-0365-A (Administrative Variance) - 750 Chapel Ridge Road (Closing Date 7/18/11)

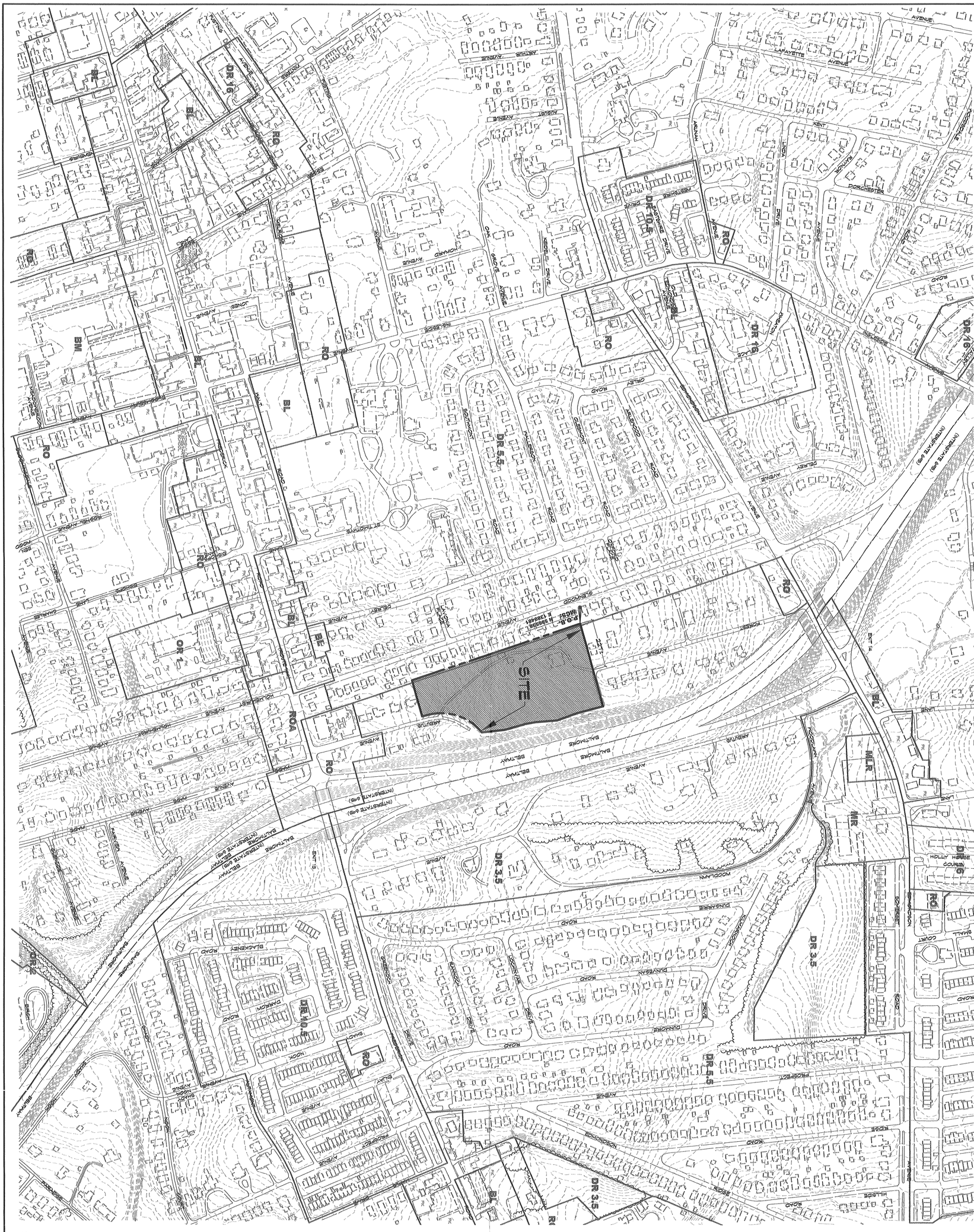
2011-0366-ASA (Variance Special Variance) - 1402 East Joppa Road (No Hearing Date reflected in data base as of today)

2011-0367-A (Administrative Variance) - 5 Ivy Brook Farm Ct. (Closing Date 7/18/11) - [DEPS comment rec'd]

2011-0368-SPH - 2464 East Ruhl Road (No Hearing Date reflected in data base as of today)

2011-0369-A - (Administrative Variance) 2627 Brannan Avenue (Closing Date 7/18/11)

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



200 SCALE BALTIMORE COUNTY ZONING MAP
TO ACCOMPANY ZONING PETITION

(6I5 TILE: I0IAI, I0IA2, I0IBI, &I0IB2)

EDEN TERRACE

SCALE: 1"=200'
DATE: JUNE 2011
SHEET: 1 OF 1

REVISIONS
Date Description

D. S. THALER & ASSOC., INC.

CIVIL ENGINEERS
LANDSCAPE ARCHITECTS

SURVEYORS
LAND PLANNERS

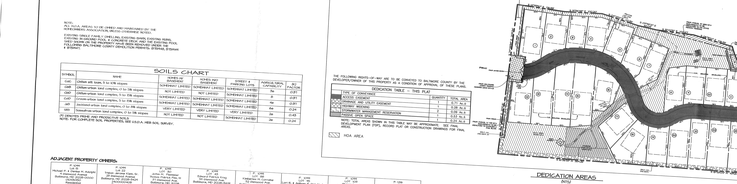
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
(410) 944-ENGR (410) 944-3647

DS T&A

2011-0359-SPH

File name: T:\LaPenna\dwg\Planning\Exhibits\200-ZONING EXHIBIT.dwg Layout: zoning 200 scale May 31, 2011 - 9:53am HAD

BALTIMORE
BELTWAY
(INTERSTATE 695)
EDEN TERRACE
SUN
PLATAT EARLE ROAD
PLATAT EARLESTONEVILLE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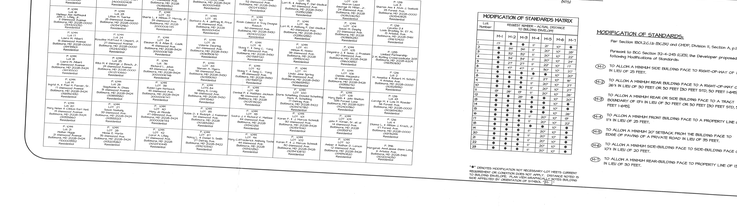
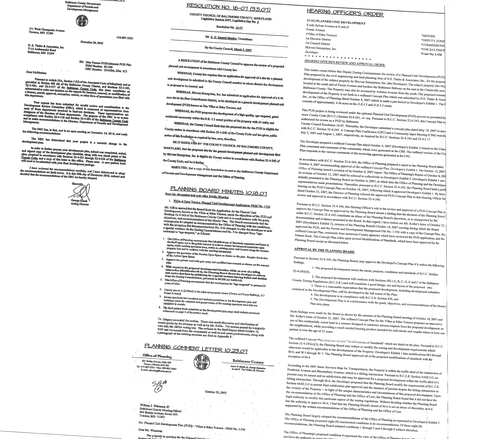
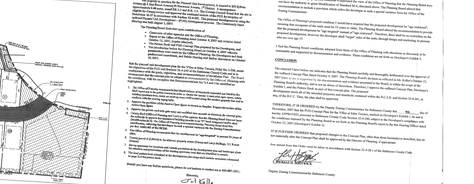
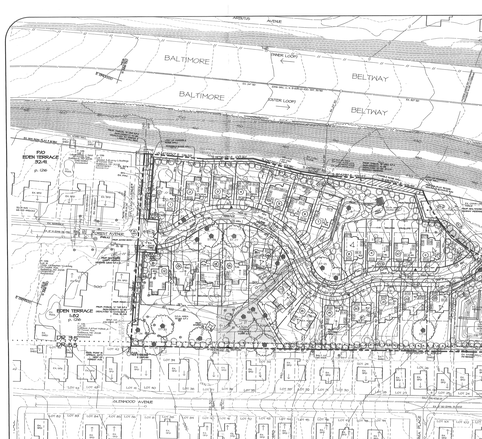
SCALE: 1"=50'


ADJACENT PROPERTY OWNERS:
MODIFICATION OF STANDARDS MATRIX
MODIFICATION OF STANDARDS:
SPECIAL HEARING REQUEST:
DEDICATION AREAS
SCALE: 1"=50'

HEARING OFFICER'S ORDER
PLANNING BOARD MINUTES 10.18.07
PLANNING COMMENT LETTER 10.29.07
RESOLUTION NO. 16-07 (7.5.07)


DRC ALTERNATIVE PUD PLAN
RESOLUTION NO. 16-07 (7.5.07)
HEARING OFFICER'S ORDER
PLANNING BOARD MINUTES 10.18.07
PLANNING COMMENT LETTER 10.29.07
ORDER CB-1341 SA (5.13.08)


SOILS CHART
SCALE: 1"=50'
MODIFICATION OF STANDARDS MATRIX
MODIFICATION OF STANDARDS:
SPECIAL HEARING REQUEST:
DEDICATION AREAS


VICINITY MAP
ENVIRONMENTAL IMPACT REVIEW
PUD- DEVELOPMENT PLAN AND SCEMATIC LANDSCAPE PLAN
EDEN TERRACE (ALTERNATE P.U.D.)
(F.K.A. THE VILLAS AT EDEN TERRACE)
HEARING OFFICERS HEARING AND ZONING HEARING TO BE COMBINED
PUD- DEVELOPMENT PLAN AND SCEMATIC LANDSCAPE PLAN
D.S. THALER & ASSOCIATES, INC.

GENERAL NOTES

1. Development Name: Eden Terrace (Alternate PUD)

2. Applicant:
SK Homes at Eden Terrace, LLC
10980 Samuel Morse Drive, Suite 500
Columbia, MD. 21046
ATTN: Chuck Krockner
(410) 312-5171

3. Owner:
Lino M. & Celestina N. Lapema
P.O. Box 1686
St. Thomas VI 00804-1686

4. Plan Prepared by:
D.S. Thaler & Associates, Inc.
7115 Ambassador Road
P.O. Box 47428
Baltimore, MD 21244-7428
attn: Stacey A. McArthur, RLA
(410) 944-3647

5. Property Reference:

PARCEL	TAX ACCOUNT #	DEED REFERENCE	HELD SINCE	TAX MAP-GRID	ADC MAP
P. 62	0102410161	2232/468	1990	101-2	46-E2F2

Boundary: D.S. Thaler & Associates, Inc. (December 2006)

Topography: D.S. Thaler & Associates, Inc. (December 2006)

Zoning: Baltimore County, 200 Scale 2008 Zoning Map, 6th Tile No.: 101E

Utilities: Baltimore County Key Maps 59-H
Baltimore County Utility Drawings as noted

Soils: U.S.D.A. Web Soil Survey (Accessed Jan. 31, 2011)

Floodplain: No Riverine Floodplain on site per FEMA Map Community Panel #240010 0390B, Panel 390 of 575

Wetlands Delineation: American Land Concepts (April 21, 2007)
No Wetlands on site.

Steep Slopes & Erodible Soils Analysis: N/A

Forest Stand Delineation: Eco-Science Professionals, Inc. (November 2005) & American Land Concepts (March 2007)
Approved by DEPRM (March 2006 & May 11, 2007)

Preliminary Forest Conservation Plan & Worksheet: D.S. Thaler & Associates, Inc. (July 2007)
Approved by DEPRM: August 13, 2007

Forest Retention Investigation Report: D.S. Thaler & Associates, Inc. (July 2007)
Approved by DEPRM: August 13, 2007

Noise Mitigation Report: Hars Group (September, 2007)
Approved by SHA: February 17, 2010

6. GENERAL DATA:

Election District: 1 Watershed: Gwynns Falls
Census Tract: 4008.00 Regional Planning District: 324
Councilmanic District: 1st Sewershed: 71 D

School Information:

School District:	State Rated Capacity (Net SRC)	Actual Enrollment (Sept. 30, 2006)	Projected # of pupils for Approved Developments	Projected # of pupils for Proposed Development	Total Projected Enrollment	Capacity: Planned	Capacity: Relative	Projected # of pupils as a Percentage of SRC
Gobrerville Elementary	416	426	5	11	442	26	-	106.3%
Arbutus Middle	1,061	930	9	25	964	103	-	90.8%
Gobrerville High	1,685	1,745	9	0	1,754	113	-	104.1%

* PER BALTIMORE COUNTY, MARYLAND, 2010-2011 ENROLLMENT DATA WEBSITE, DATED 2-23-2011
http://www.baltimorecountymd.gov/Agencies/budget/pdfs_fy09/bse_planningbrochure_school_facilities - DRAFT SUBMITTAL

7. SITE INFORMATION

A. Acreage: Gross Area = 6.46 Ac.± (505.32 LF± @ 20' R/W=606 SF±) = 0.14 Ac.±
Net Area = 6.32 Ac.±

B. Existing Zoning: DR-3.5 and DR-5.5

C. Density Calculations:

Existing Zoning	Total Ac.± (Gross)	Units Allowed	Units Proposed
DR-3.5	6.26	21.9	23
DR-5.5	0.2	1.1	"
TOTAL:	6.46	23	23

D. Parking Calculations:
Required: (23 UNITS × 2 Parking Spaces/unit) = 46 spaces
Required: guest @ 46 × 30% = 14 spaces
Total Spaces Required: 60 spaces

Total Spaces Proposed: = 46 garage (2/ unit)
+ 23 driveway (1/ unit)
+ 11 surface
= 80 TOTAL

E. Open Space:
All Open Space shall be in compliance with the Local Open Space Manual, Latest Edition

Open Space Required: 14,950 SF± Active and 8,050 SF± Passive or a combination thereof as specified in Section 11.D.3.)

Open Space Provided: (2 Active and 10,548 S.F.± Passive
Passive consist of 2,498 S.F.± access & the required 8,050 S.F.± "Black" area)

A fee-in-lieu to be paid for the required 14,950 SF± Active

H.O.A. open space shall be owned and maintained by a Homeowners Association.

a. No utilities, whether public or private, including, but not limited to, telephone, cable television, gas and electric, and water and sewer and storm drains shall be placed or constructed on or within the area of open space without prior written consent from Baltimore County Department of Recreation and Parks.

b. The design, construction and installation of all amenities shown on the development plan shall be the responsibility of the developer.

c. Temporary open space boundary markers, tree protection devices and four foot high snow fencing, of approved equivalent, shall be installed prior to any clearing or grading.

d. Within the areas shown as Open Space disturbance beyond that which is shown on the Development Plan shall not be allowed with out prior approval from the Department of Recreation and Parks.

F. Landscape Requirements:
Landscape requirements as specified in the Baltimore County Landscape Manual, adopted August 1, 2000, and as amended.

Note: Schematic Landscape Plan shown is preliminary in nature and is to show compliance with the Baltimore County Landscape Manual. The Schematic Landscape Plan is subject to a Final Landscape Plan. Final Landscaping Plan shall be approved prior to Building Permit Application.

1 Planting Unit (P.U.) =
1 major deciduous tree (2-2-1/2" cal.) or
2 minor deciduous trees (1-1/2" cal.) or
2 evergreen trees (6' ht.) or
5 shrubs of:
class A: 24- 30" ht.
class B: 18" ht.
500 S.F. of ground cover or
10 herbaceous/perennial (1 gal.)*or
20 herbaceous/perennial (1 quart)
*No mesic Class D screening requirements only.

	Required	Proposed
A. STREET FRONTAGE: (Condition A)		
Adjacent Road # 1 P.U/40 L.F.	N/A	N/A
Interior Road # 1 P.U/20 L.F.	861 LF/20= 40.8 P.U.	40.6 P.U.
L. SWM (Condition T) Screen adjoining properties, public and private roads when slopes are > 4:1. Class 'A' screen 1 P.U/ 15 L.F. of perimeter measures at toe of fill slopes and top of cut slopes (+1 P.U/ 15 L.F. of perimeter measures at toe of fill slopes and top of cut slopes to remain wooded No woody vegetation within 15 feet of the toe of fill embankments. 10 foot landscape strip between re planting zone and property line. No woody vegetation within 50 feet of inlet structure. Fencing shall be located min. 10' from R/W.	244 LF/15 = 16.3 P.U.	16.3 P.U.
M. REAR & SIDE YARD: (Condition M) Class 'A' screen: (minimum installed height of 30" for shrubs and 6' for evergreen trees) Rear and Side Yard Screening 1 P.U/ 15 LF	405 LF/15= 27 P.U.	27 P.U.
Rear Yard (Sec. 260.2.4 BCZR)	618 LF/15= 41.2 P.U.	41.2 P.U.
R. OPEN SPACE (Condition 'R') @ 1 P.U/ 1,500 S.F. of required open space	23,000 SF±/1,500= 15.3 P.U.	15.3 P.U.
TOTAL:	140.4 P.U.	140.4 P.U.

*Credits may be applied for at time of Final Landscape Plan submittal. The Final Landscape Plan will be approved prior to grading permit application.

8. UTILITIES: Public water and sewer will be provided. On-site utilities will be private.

9. USE: The existing use is vacant. The proposed use is Residential.

10. AVERAGE DAILY TRIPS (ADTS): Average daily trips as calculated from the Baltimore County Comprehensive Manual of Development Policy. 23 Units @ 10 ADT/Unit=230 ADTs

11. STORMWATER MANAGEMENT: Stormwater management will conform to Baltimore County Standards and the 2000 Maryland Stormwater Management Design Manual. Preliminary Project Approval & Administrative Waiver granted 4/15/10 - project I.D. 10-0935-N)

Stormwater management facilities will owned and maintained by Baltimore County.

Preliminary hydrology computations have been provided with the filing of the Development Plan.

The Hydrology Report verifies that the outfalls are suitable based on criteria provided by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.

Grading shown is schematic only.

12. GRADING: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of lawn, scrub and forests.

13. VEGETATION:

14. SIGHT LINES: Proposed sight lines are shown on the plan and will be cleared and graded and kept permanently clear to ensure unobstructed sight at all times.

15. STORAGE TANKS: There are no known underground storage tank(s) on site. There are no known existing well or septic systems on site.

16. LIGHTING: Proposed lighting is shown as **A**. Lighting is schematic and subject to change.

17. ENVIRONMENTAL: There are no known critical areas, archaeological sites endangered species, or hazardous materials* on the site.
*As known to the applicant, location and description of hazardous materials as defined by Section 7-101 of the Environment Article of the Annotated Code of Maryland, as from time to time amended.

A Hydrological Report and an Environmental Effects Report has been filed concurrently with this Development Plan.

A Preliminary Forest Conservation Plan and worksheet have been filed independently of the plan in accordance with Section 33-6-101.

This site does not lie within the limits of the Chesapeake Bay Critical Area. No additional information is requested by the Department of Environmental Protection and Resource Management to determine compliance with the Critical Area Local Protection Program pursuant to Section 33-2-202(a).

18. This property has been held intact since (see Note 5, according to deeds). Existing buildings (as noted on the plan) to be removed will be razed by the developer prior to Record Plat. "The developer's engineer has confirmed that no known part of the gross area of this tract as shown on the plan has ever been utilized, recorded, known, or represented as density or area to support any off-site dwellings or properties".

19. Soil and Slope Mitigation Measures: The developer shall do the following in those areas where severe or moderate soil limitations are indicated and/or steep slopes occur:
a. Insure that grading plans consider protection of these areas from increase in run-off. This may include draining roof down spouts and drives into storm drains.
b. Stabilization of disturbed areas in accordance with approved sediment control practices.
c. Consider geotechnical assistance with on-site inspectors as appropriate.

20. According to the Maryland Transit Administration Regional Transportation System map (www.marylandtransit.com), the nearest MTA service to this site is at the intersection of Edmondson Avenue and Delray Avenue (Bus Line #220).

21. There are no known limitations established by the Courts, County Board of Appeals, Planning Board or Zoning Commissioner which would limit proposed development on site. Zoning history listed on sheet 1 of 3).

22. There are no buildings, properties or sites within or contiguous to the proposed development included on the Baltimore County Preliminary Survey of Historic Sites, the National Register of Historic Places, the Maryland Archaeological Survey, or any Baltimore County Historic District or National Register Historic District, per Tom Raley, Baltimore County Office 11.6.06.

Per the Maryland Historical Trust Inventory of Historic Properties, Baltimore County there is a reference to BA-2096, located at 114 Forrest Avenue.

23. "There are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated" per Lori A. Byrne, Environmental Review Coordinator, Wildlife Heritage Service, Maryland Department of Natural Resources, 11.7.06.

24. All drainage and utility easements shall be 20 ft. wide.

25. Proposed roads are private.

26. Public roads and easements indicated for dedication to Baltimore County will be offered for dedication at no cost to the County.

27. The Bureau of Traffic Engineering and Planning has confirmed that the subject site is within a traffic deficient area (per Mr. Steve Foley, 11.7.07). (See ORDER: 1005-2491 SA)

28. Refuse collection will be provided by a private contractor.

29. United States Postal Service will provide mail delivery.

30. "No obstructions of any kind may be placed in any Baltimore County right-of-way except by express written permission by an authorized signatory for Baltimore County"

31. Building envelopes and/or footprints are for illustrative purposes and may not represent the final location for any particular structure. Final building location will be subject to the various standards and limitations illustrated by the details and charts included on this plan.

32. Future signs shall conform with BCZR Section 450 and all zoning policies.

33. Envelopes shown hereon are for the location of principal buildings only. Accessory structures and projections into yards may be constructed outside the envelope, but must comply with Sections 301 and 400 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)

34. Maximum building height allowed is 50 feet. Two story homes are generally proposed.

35. The original GIM was held on 8.1.07. Subsequent informational meetings with the community were held on 11/01/ & 12/06/10. The minutes which identify all comments can be found in the PDM File No. 01-536, on file in Room 123 of the Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204.

36. The "Recommended Areas of Critical State Concern" map included on this sheet indicates that there are no known areas of critical state concerns on-site.

37. Parcels designated as "N.O.A." shall be dedicated to the Homeowners Association.

38. All units are for sale.

39. The dwellings and development are subject to (and must be consistent with) the Baltimore County Code, Comprehensive Manual of Development Policy, the County Landscape Manual, The Performance Standards, as well as other Baltimore County Zoning Regulations and policies, pursuant to Section 1801, 260, 409 and

BALTIMORE BELTWAY (INTERSTATE 695)
INNER LOOP
OUTER LOOP
P/O EDEN TERRACE 32/41 p. 1216
EDEN TERRACE 1/82 p. 1216
PLAT OF EAST CATONSVILLE 1/215 p. 1049
FOREST AVENUE (PUBLIC)
ARBUTUS AVENUE (PUBLIC)
GLENWOOD AVENUE
DELREY AVENUE
EX. 24' SCD
EX. 30' SCD
EX. 80' WATER (ENG 56-004)
EX. 8" SAN (ENG. 31-1274)
EX. 8" SAN (ENG. 31-228)
EX. 8" SAN (ENG. 31-229)
EX. 8" SAN (ENG. 31-1274)
EX. 8" SAN (ENG. 31-1274)
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