

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Villa Nova Joint Venture, 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 500.77 of the Zoning Regulations of Baltimore County, to determine whether or not the zoning commissioner and/or deputy zoning commissioner should approve an amendment to the Final Development Plan entitled "Brookside Manor Revised" allowing the townhouses previously shown as condominiums to be shown as a townhome association (for separate lots to property lines)

Property is to be posted and advertised as prescribed by Zoning Regulations. If we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are bound by the zoning regulations and restrictions of Baltimore County as set forth pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Martin Norwitz
 Legal Owner: Villa Nova Joint Venture
 Address: 7208 Oak Haven Circle, Towson, Maryland 21284
 Petitioner's Attorney: _____
 Protester's Attorney: _____

ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of October, 1978, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, that newspapers of general circulation throughout Baltimore County, that the public hearing be had before the zoning commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of November, 1978, at 10:00 o'clock A.M.

Eric Di Nenna
 Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
 W/S of Alter St., 211' S of Bedford Rd., 3rd District OF BALTIMORE COUNTY

VILLA NOVA JOINT VENTURE, Case No. 79-124-SPH
 Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
 Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
 Peter Max Zimmerman, John W. Heslan, III
 Deputy People's Counsel People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 3rd day of November, 1978, a copy of the foregoing Order was mailed to Mr. Martin Norwitz, General Partner, Villa Nova Joint Venture, 7208 Oak Haven Circle, Baltimore, Maryland 21207, Petitioner.

John W. Heslan, III

Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21284
 S. ERIC DINENNA
 ZONING COMMISSIONER
 George J. Martinak
 Deputy Zoning Commissioner

November 29, 1978

Mr. Martin Norwitz
 Villa Nova Joint Venture
 P. O. Box 308
 Burtonsville, Maryland 20730

RE: Petition for Special Hearing
 W/S of Alter Street, 211' S of Bedford Road - 3rd Election District
 Villa Nova Joint Venture - Petitioner
 Case No. 79-124-SPH (Item No. 40)

Dear Mr. Norwitz:
 I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,
Eric Di Nenna
 S. ERIC DINENNA
 Zoning Commissioner

cc: John W. Heslan, III, Esquire
 People's Counsel

COLUMBIA OFFICE
 WALTER PARK
 Registered Surveyor
 Phone 730 8060

TOWSON OFFICE
 HUDKINS ASSOCIATES, INC.
 Engineers, Surveyors and
 Landscape Architects
 200 East Jones Blvd.
 Room 101, Towson Building
 Towson, Maryland 21284
 Phone 478 0000

RELIEF OFFICE
 L. GERALD WOLFE
 Landscape Architect
 Phone 838 0888

DESCRIPTION TO ACCOMPANY AMENDED DEVELOPMENT PLAN:

Regulating for the same as a plat in the west side of Alter Street (60 feet wide) and point being distant southerly measured along the east west side of Alter Street 117 feet more or less from the south side of Bedford Road to a point on the east side of Alter Street the three following courses and distances viz: (1) South 77 degrees 28 minutes 40 seconds East 172.85 feet (2) by a curve to the right having a radius of 140.00 feet for an arc length of 487.87 feet (3) South 26 degrees 50 minutes 24 seconds West 17.87 feet thence North 43 degrees 47 minutes 36 seconds West 116.25 feet thence North 27 degrees 39 minutes 40 seconds East 152.08 feet thence North 71 degrees 26 minutes 30 seconds West 104.11 feet thence North 72 degrees 11 minutes 50 seconds East 115.07 feet to the place of beginning.

Containing 4.782 Acres of Land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Di Nenna, Zoning Commissioner, Date: November 22, 1978
 FROM: Leslie H. Goral, Director of Planning
 SUBJECT: Petition 79-124 SPH, Item #80

Petition for Special Hearing to approve an amendment to the final development plan West side of Alter Street, 211 feet South of Bedford Road
 Petitioner - Villa Nova Joint Venture

3rd District

HEARING: Monday, November 27, 1978 (10:00 A.M.)

This amended plan was approved by the Planning Board at their regular meeting on October 19, 1978.

LHG:IGH

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Martin Norwitz
 Villa Nova Joint Venture
 7208 Oak Haven Circle
 Baltimore, Maryland 21207

cc: Hudkins Associates, Inc.
 200 East Jones Road
 Towson, Maryland 21284

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Ave.
 Towson, Maryland 21284

Your Petition has been received and accepted for filing this 19th day of October, 1978.

Eric Di Nenna
 S. ERIC DINENNA
 Zoning Commissioner

Petitioner: Villa Nova Joint Venture
 Petitioner's Attorney: Reviewed by Nicholas B. Commodari
 Nicholas B. Commodari
 Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21284

November 30, 1978

TO: Nicholas B. Commodari, Chairman

FROM: Mr. Martin Norwitz
 Villa Nova Joint Venture
 7208 Oak Haven Circle
 Baltimore, Maryland 21207

RE: Item No. 80
 Petitioner - Villa Nova Joint Venture
 Special Hearing Petition

Dear Mr. Norwitz:
 The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to convert the existing condominium units to townhouse units and thereby create property lines, this Special Hearing to amend the development plan is required. Please note, if this petition is granted, a revised plan, satisfying all applicable requirements of the C. M. D. P., will have to be submitted and approved by the Office of Planning and Zoning.

At the time of this writing, only the enclosed comments were available. Since public facilities are existing and the Committee members indicated a "no comment", I proceeded to schedule this petition for a hearing date.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Nicholas B. Commodari
 NICHOLAS B. COMMODARI, Chairman
 Zoning Plans Advisory Committee

NBC/af

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that in accordance with the laws granted under the Zoning Commission by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the Special Hearing will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations and, therefore, the Special Hearing to approve an amendment to the Final Development Plan entitled "Brookside Manor Revised".

Under the provisions previously shown as condominium units to be shown as a homeownes association from about property lines with property lines, should be shown as a homeownes association.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of November, 1968, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that in accordance with the laws granted under the Zoning Commission by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the Special Hearing will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations and, therefore, the Special Hearing to approve an amendment to the Final Development Plan entitled "Brookside Manor Revised".

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of November, 1968, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Item No. 80
Page 2
November 20, 1978

cc: Hudkins Associates, Inc.
200 East Joppa Road
Towson, Maryland 21284

baltimore county
department of public works
TOWSON, MARYLAND 21284

THORNTON M. MOURING, P.E.
DIRECTOR
November 11, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #80 (1978-1979)
Property Owner: Villa Nova Joint Venture
W/S Alter St. 211' S Bedford Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception to amend the Final Development Plan of "Brookside Manor Revised" to allow the townhouses previously shown as rental units to be shown as a homeownes association.
Acres: 4.752 District: 3rd

Dear Mr. DiNenna:
The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:
Baltimore County highway and utility improvements are not directly involved and/or are as required by Public Works Agreement 1-004, executed in conjunction with the development of "Brookside Manor Revised".
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #80 (1978-1979).

Very truly yours,
Elliott N. Diver, P.E.
Chief, Bureau of Engineering

ENGINEERING
Mr. A. Donahay
100M & S-SP Kk, Sheets
21-215M 20 & 21 Jan. Sheets
304 E. E. F. Drive
7th Fl. N.Y.C.

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21284
301-486-1211

LESLIE GIBBS
DIRECTOR
November 20, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #80, Zoning Advisory Committee Meeting, October 17, 1978, are as follows:
Property Owner: Villa Nova Joint Venture
Location: W/S Alter St., 211' S Bedford Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception to amend the Final Development Plan of "Brookside Manor Revised" to allow the townhouses previously shown as rental units to be shown as a homeownes association.

Acres: 4.752
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.
Very truly yours,

John L. Wampler
Planner III
Current Planning and Development

baltimore county
department of health
TOWSON, MARYLAND 21284

DONALD R. HOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 15, 1978

Mr. S. Eric DiNenna
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #80, Zoning Advisory Committee Meeting of October 17, 1978, are as follows:

Property Owner: Villa Nova Joint Venture
Location: W/S Alter St. 211' S Bedford Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception to amend the Final Development Plan of "Brookside Manor Revised" to allow the townhouses previously shown as rental units to be shown as a homeownes association.
Acres: 4.752
District: 3rd

Municipal water and sewer is available. Therefore, no health hazards are anticipated.

Very truly yours,
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/JRP/r.c.g.

baltimore county
department of public engineering
TOWSON, MARYLAND 21284
1201-486-3880

STEPHENE COLLINS
DIRECTOR

November 22, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Item No. 80 - ZAC Meeting of October 17, 1978
Property Owner: Villa Nova Joint Venture
Location: W/S Alter St. 211' S Bedford Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception to amend the Final Development Plan of "Brookside Manor Revised" to allow the townhouses previously shown as rental units to be shown as a homeownes association.
Acres: 4.752
District: 3rd

Dear Mr. DiNenna:

No traffic problems are anticipated by requested amendment to the final development plan for "Brookside Manor" development.

Very truly yours,
Michael S. Fleming
Engineer Associate II

MSP/mjs

baltimore county
fire department
TOWSON, MARYLAND 21284
301-425-7310

Paul H. Wendke
Chief

November 16, 1978

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284
Attention: M. Commodori, Chairman
Zoning Advisory Committee

Re: Property Owner: Villa Nova Joint Venture
Location: W/S Alter St. 211' S Bedford Rd.

Item No. 80 Zoning Agenda Meeting of 10/17/78

Comments:

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

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: George M. Regan
Fire Prevention Bureau
Special Inspection Division

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21284
301-486-1111

JERRY WALKER
DIRECTOR

November 2, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #80 Zoning Advisory Committee Meeting, October 17, 1978 are as follows:

Property Owner: Villa Nova Joint Venture
Location: W/S Alter St. - 211' S Bedford Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception to amend the Final Development Plan of "Brookside Manor Revised" to allow the townhouses previously shown as rental units to be shown as a homeownes association.
Acres: 4.752
District: 3rd

- The items checked below are applicable:
X) Structure shall conform to Baltimore County Building Code 3.05.0.1, 1978 Edition and the 1973 Supplement, State of Maryland Code for the Building and use and other applicable codes.
X) A building permit shall be required before construction can begin.
X) Additional _____ points shall be required.
X) Building shall be upgraded to new use - require alteration permit.
X) Three sets of construction drawings will be required to file an application for a building permit.
X) Two sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
X) Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 30' and 40' of property line.
X) Easements setback variances conflicts with the Baltimore County Building Code - See Section _____
X) No Comment.
X) Comments: H.O.J. units are required to be separated by a 2 hour masonry fire wall Section 901.3 Baltimore County Supplement to the B.O.C.A. Basic Building Code (Bill 33-72). Plumbing and Electrical Inspection Division of Permits and Licenses shall be consulted as to these code requirements.

Very truly yours,
Charles E. Johnson
Plans Section Chief

CDP 121

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND 21204

Date: October 15, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: October 17, 1978

RE: Item No. 80
Property Owner: Villa Nova Joint Venture
Location: W/S Utter Street 211' S. B. Sford Rd.
Parcel Conting: M.R. 5.5
Proposed Zoning: Special Exception to amend the Final Development Plan of "Brookside Manor Revised" to allow the townhouses previously shown as rental units to be shown as a home-owners association.

District: 3rd
No. Acres: 4.752

Dear Mr. DiNenna:

Re hearing on student population.

Very truly yours,

W. H. S. S.
W. H. S. S.
Field representative

WHS/bp

JOSEPH A. MCGONIGAL, PRESIDENT
THOMAS H. BOYER
WILLIAM W. WILSON, JR., PRESIDENT
ROBERT J. DUNN, VICE-PRESIDENT

CERTIFICATE OF PUBLICATION
TOWSON, MD. November 2, 1978
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once to each at one time successive weeks before the 27th day of November, 1978, the first publication appearing on the 9th day of November, 1978.

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 2, 1978
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once to each at one time successive weeks before the 27th day of November, 1978, the first publication appearing on the 9th day of November, 1978.

THE JEFFERSONIAN

End of Advertisement, &

OFFICE OF THE TIMES
THE TIMES
NEWSPAPERS
TOWSON, MD 21204 December 9, 1978
THIS IS TO CERTIFY that the annexed advertisement of *Notice for General Meeting - Villa Nova Joint Venture* was inserted in the following:
 Catonsville Times
 Dundalk Times
 Essex Times
 Suburban Times East
 Towson Times
 Arbutus Times
 Community Times
 Suburban Times West
weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 27th day of November, 1978, that is to say, the same was inserted in the issues of November 2, 1978.

OFFICE OF THE TIMES
THE TIMES
NEWSPAPERS
TOWSON, MD 21204 December 9, 1978

THIS IS TO CERTIFY that the annexed advertisement of *Notice for General Meeting - Villa Nova Joint Venture* was inserted in the following:

- Catonsville Times
- Dundalk Times
- Essex Times
- Suburban Times East
- Towson Times
- Arbutus Times
- Community Times
- Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 27th day of November, 1978, that is to say, the same was inserted in the issues of November 2, 1978.

STROMBERG PUBLICATIONS, INC

BY *W. H. S. S.*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 6 day of Oct 1978 Filing Fee \$ 25 Received Check Cash Other

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner W. H. S. S. Submitted by WHS

Petitioner's Attorney _____ Reviewed by WHS

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 6 day of Oct 1978 Filing Fee \$ 25 Received Check Cash Other

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner W. H. S. S. Submitted by WHS

Petitioner's Attorney _____ Reviewed by WHS

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3-3 Date of Posting Nov. 13, 1978
Posted for Petition for Special Hearing

Petitioner _____
Location of property W/S of Utter St. 211' S of B. Sford Rd.

Location of Signs W/S of Utter St. 211' S of B. Sford Rd.

Remarks _____
Posted by William D. Roland Signature _____ Date of return Nov. 17, 1978

3-2-100

PETITION MAPPING PROGRESS SHEET

FUNCTION	Final Map		Original		Duplicate		Tracing		JOB SHEET
	date	by	date	by	date	by	date	by	
Issue petition - final map									
Issue petition - original									
Issue petition - duplicate									
Issue petition - tracing									
Issue petition - job sheet									
Issue petition - final map									
Issue petition - original									
Issue petition - duplicate									
Issue petition - tracing									
Issue petition - job sheet									

BALTIMORE COUNTY, MARYLAND No. 76161
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Nov. 27, 1978 ACCOUNT: 01-662
AMOUNT: \$ 86.68 (cash)
RECEIVED Daniel Norvick for Villa Nova Joint Venture
FOR: Posting & advertising property cases No. 79-124-SPE
VALIDATION OR SIGNATURE OF CASHIER 0668ms

BALTIMORE COUNTY, MARYLAND No. 76112
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: November 1, 1978 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED Hudkins Assoc., Inc.
FROM: Filing Fee for Case No. 79-124-SPE
FOR: Re: Top Hearing Monday Nov. 27, 1978 at 11:00 A.M. Villa Nova Joint Venture
VALIDATION OR SIGNATURE OF CASHIER 2500ms



DESIGNED BY: _____
 APPROVED BY: _____
 ZONING COMMISSIONER: _____
 DATE: _____
 DATE: _____

DEVELOPER
 VA JUNCT VENTURE
 CAK HAVEN CIRCLE
 LTO, MD 2207

ENGINEER
 WINE ASSOC INC
 1515 COPPER CREEK
 2800 MARGLETT RD

AMENDED
 FINAL DEVELOPMENT PLAN
 BROOKSIDE MANOR REVISÉ
 REQUESTION OF PARKING MANOR ABOUT IN SECTION ONE & TWO.
 3. RE ELECTION DISTRICT
 BALTIMORE, CO. MD.
 SCALE: 1" = 50'

- PLANNED AUG 22 1976
 REASONS:
- 1) TOWNHOUSES CONVERTED TO HOMESOWNERS ASSOCIATION
 - 2) ALL LOTS CONTAIN MIN OF 570 SF CONTIGUOUS YARD AREA
 - 3) A MIN OF 20' SIDE YARDWAY WILL BE PROVIDED IN THE REAR OF ALL TOWNHOUSES

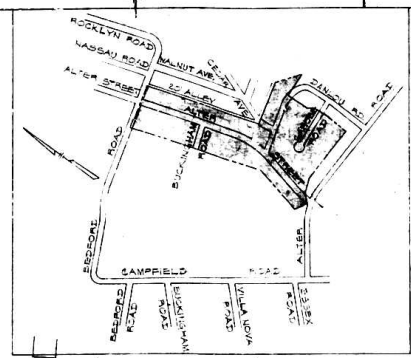
5. 100 PARKING SPACES REMOVED FROM
 PARKING AREA BETWEEN 1015 & 127



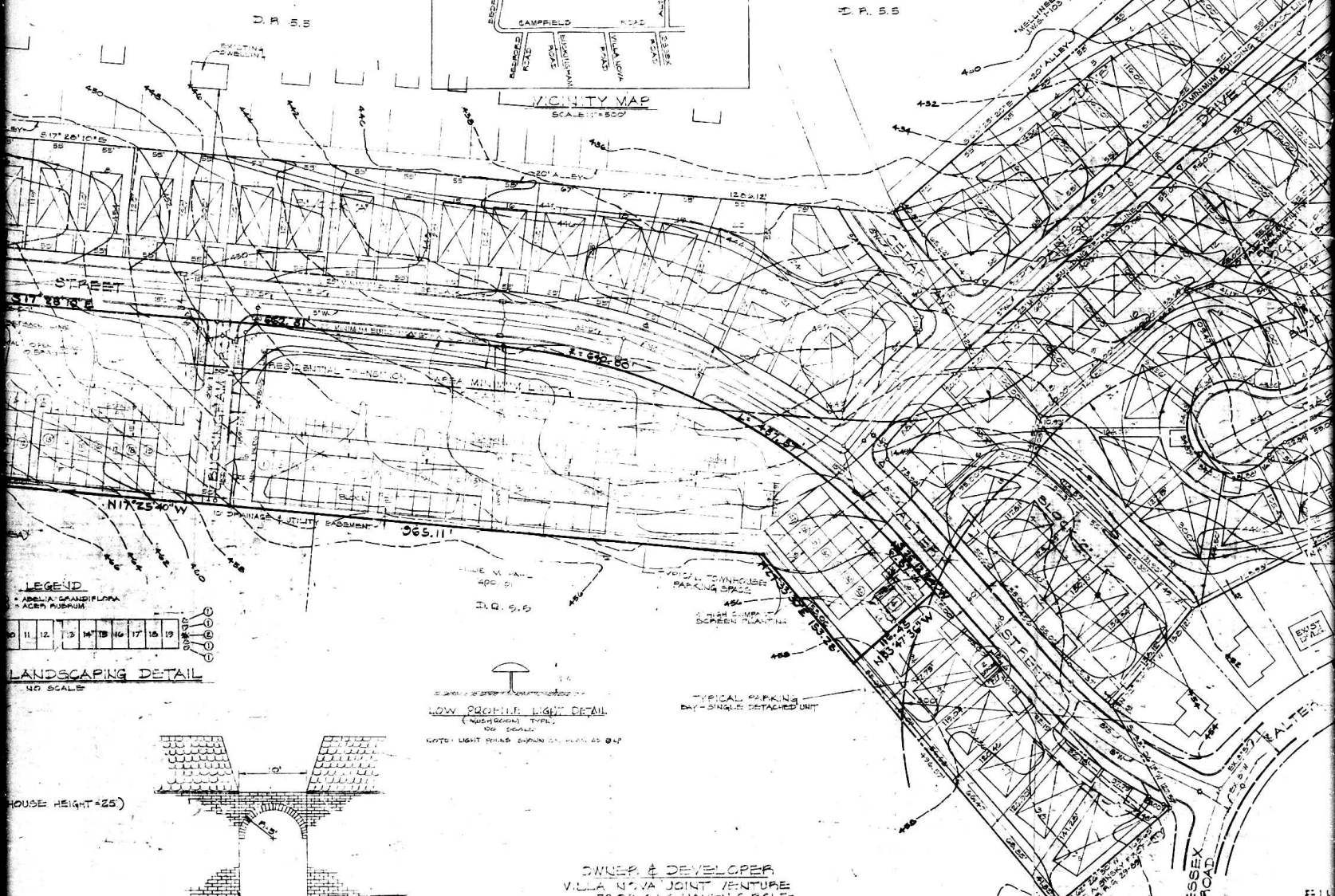
CALCULATIONS

0.4493 ACRES
D. P. 55
ALLOWED = 128.97
PROPOSED = 126
BREAKDOWN
ADDED UNITS - 79
REMOVED - 47

DOWN
DENSED = 2.0 SPACES/DU = 222
DENSED = 252 SPACES



VICINITY MAP
SCALE: 1" = 500'

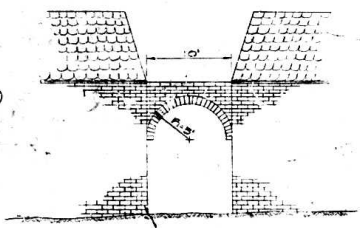


LEGEND
• ABELIA GRANDIFLORA
• ACER RUBRUM

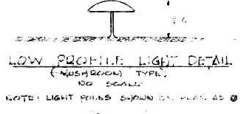
10	11	12	13	14	15	16	17	18	19
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LANDSCAPING DETAIL
40 SCALE

HOUSE HEIGHT = 25'



TYPICAL ARCHWAY DETAIL
40 SCALE



LOW PROFILE LIGHT DETAIL
(NIGHTTIME TYPE)
40 SCALE
NOTE: LIGHT BRIMS SHOWN ON PLAN AS CAP

TYPICAL PARKING
DAY - SINGLE DETACHED UNIT

OWNER & DEVELOPER
VILLA NOVA JOINT VENTURE
7200 SAK HAVEN CIRCLE
BALTO, MD 21297

ENGINEER
HUCKINS ASSOC INC.
200 E. JORDAN ROAD
TOWSON, MARYLAND 21284

PL AMENDED AUG 22, 1978
REASONS:

- 1) TOWNHOUSES CONVERTED TO HOMEOWNERS ASSOCIATION
- 2) ALL LOTS TO BE WITHIN A MIN. OF 500 S.F. CONTIGUOUS YARD AREA
- 3) SIGNAGE OF ENGINEER'S LICENSE
- 4) WALKWAY & WIDE WALKWAY WILL BE PROVIDED IN THE REAR OF ALL

FIG
BFO
RESUBDIVISION
3 RD. ELECTRIC
(SCALE: 1" = 5')



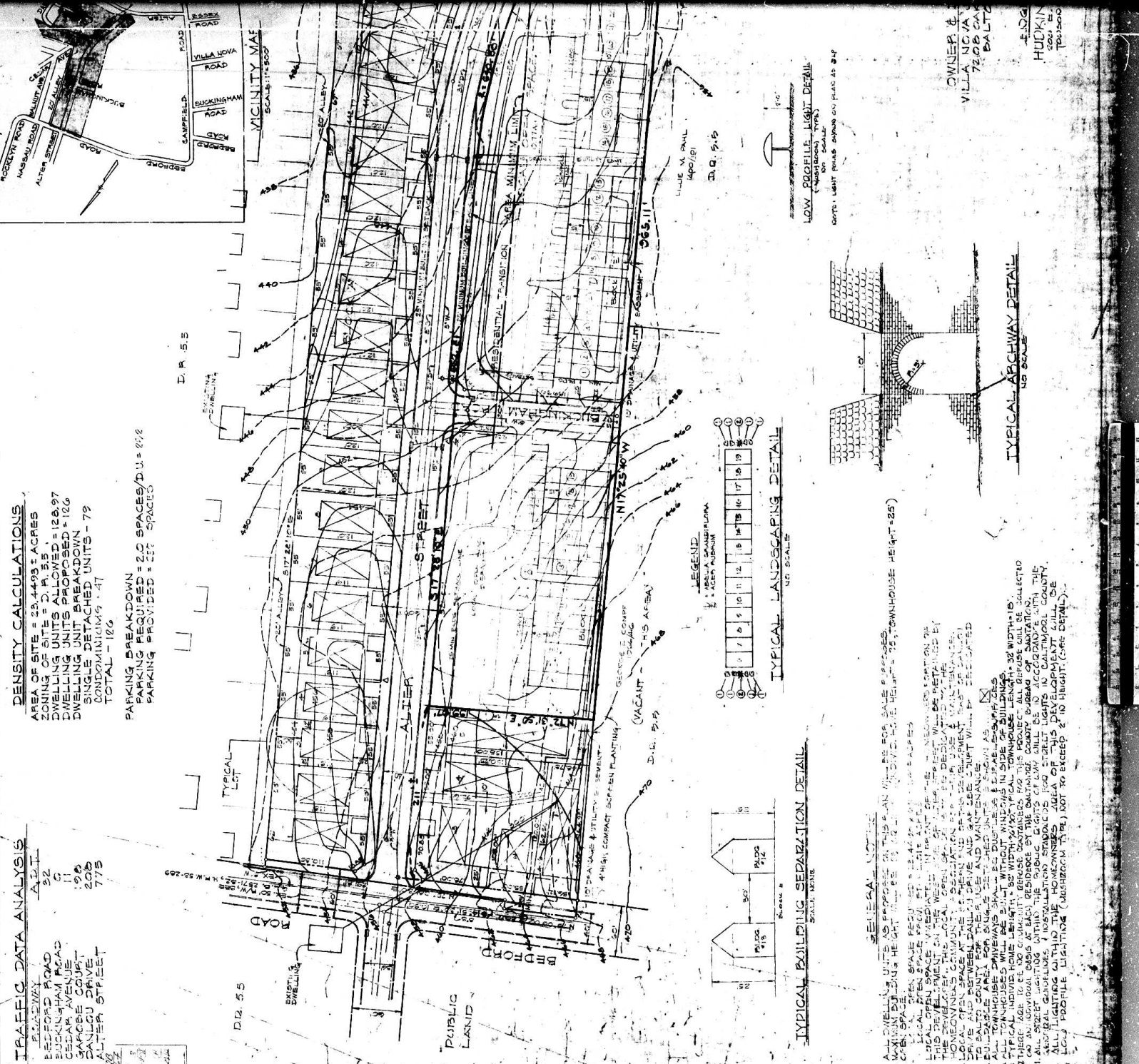
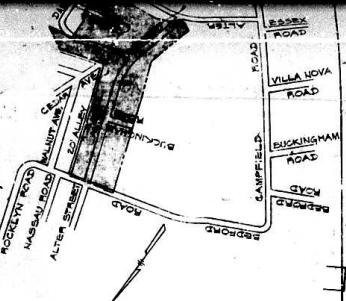
TRAFFIC DATA ANALYSIS

BROADWAY
32
BUCKINGHAM ROAD
0
CECILIA AVENUE
11
CAROLINE COURT
196
DANFORD DRIVE
208
ALTER STREET
775

DENSITY CALCULATIONS

AREA OF SITE = 25.4493 ACRES
ZONING OF SITE = D. R. 55
DWELLING UNITS ALLOWED = 126.97
DWELLING UNITS PROPOSED = 126
DWELLING UNIT BREAKDOWN
SINGLE DETACHED UNITS - 79
CONDOMINIUMS - 47
TOTAL - 126

PARKING BREAKDOWN
PARKING REQUIRED = 2.0 SPACES/D.U. = 252
PARKING PROVIDED = 257 SPACES

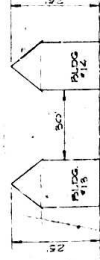


D. R. 55

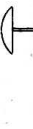
D. R. 55



TYPICAL LANDSCAPING DETAIL
1/4\"/>



TYPICAL BUILDING SEPARATION DETAIL
SCALE: 1/4\"/>



TYPICAL ARCHWAY DETAIL
1/4\"/>

LOW PROFILE LIGHT DETAIL
SCALE: 1/4\"/>

LOW PROFILE LIGHT DETAIL
SCALE: 1/4\"/>

GENERAL NOTES

1. ALL DWELLING UNITS TO BE PROVIDED WITH 2 1/2\"/>
2. MAXIMUM BUILDING HEIGHT SHALL BE 25' (TOWNHOUSE HEIGHT = 25').
3. OPEN SPACE SHALL BE 25% OF THE TOTAL AREA OF THE DEVELOPMENT.
4. LOCAL OPEN SPACE (MEDIAN) SHALL BE 25% OF THE TOTAL AREA OF THE DEVELOPMENT.
5. LOCAL OPEN SPACE AT THE STREET AND BETWEEN LOTS SHALL BE 25% OF THE TOTAL AREA OF THE DEVELOPMENT.
6. ALL TOWNHOUSE DRIVEWAYS SHALL BE 8' WIDE AND 8' HIGH.
7. ALL TOWNHOUSES WILL BE BUILT WITHOUT PORCHES ON THE SIDE OF THE BUILDING.
8. TYPICAL INDIVIDUAL HOME LIGHT FIXTURES SHALL BE 2' HIGH AND 1' WIDE.
9. ALL PORCHES AND PATIOS SHALL BE 4' HIGH AND 4' WIDE.
10. ALL PORCHES AND PATIOS SHALL BE 4' HIGH AND 4' WIDE.
11. ALL STREET LIGHTING WITHIN THE PUBLIC RIGHTS OF WAY WILL BE IN ACCORDANCE WITH THE NEW YORK STATE LIGHTING REGULATIONS.
12. ALL STREET LIGHTING SHALL BE 15' HIGH AND 15' WIDE.
13. ALL STREET LIGHTING SHALL BE 15' HIGH AND 15' WIDE.

OWNER: VILLA NOVA BALTO
7200 GRAN
HUDKIN
200 E.
BALTO

