

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jacyn Development Group, Inc., legal owner 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 Variance from Section 1 B 02.2 (C) ~~Proximity of a building to a~~ ~~DR-10 zone to another DR zone line~~ to allow said residential structure to be located within 62 feet, more or less, of said DR 5.5 zone line instead of the required 75 feet. ~~to a variance of 13 feet, more or less.~~

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Hardship and practical difficulty in that by adhering to the 75' setback reduces the open space between adjacent units, forces the unit further back from the unit adjacent to the north thusly creating more exposed wall to both units, and reduces salability of the three units involved, and for other reasons which may be set forth at the time of the hearing.

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

Contract purchaser	Michael Glick
JACYN DEVELOPMENT GROUP, INC.	Legal Owner
Address: 12400 Clarksville Pike	
Clarksville, Maryland 21029	
Petitioner's Attorney	Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day

of January 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of April, 1979, at 10:45 o'clock A.M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
Date: March 29, 1979
TO: Leslie H. Groet, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #79-228-A, Item #156

Petition for Variance for setback
Beginning 70 feet Southeast of the intersection of Lord Baltimore Drive and
Glen Spring Road
Petitioner - Jacyn Development Group, Inc.

1st District

HEARING: Monday, April 9, 1979 (10:45 A.M.)

In Section 1801 of the Baltimore County Zoning Regulations, detailed provisions exist delimiting the location of multi-family dwellings in transitional areas; these portions of the regulations apply to all of the D.R. zones with the exception of D.R. 16. In view of such intent, this office questions whether or not the requested variance might not be one of use; if so, the granting of this petition would appear to be illegal. It should also be noted that the proposed development could be designed to preclude the necessity of a variance.

Leslie H. Groet, Director
Office of Planning and Zoning

LHG:JGH:rw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER

Beginning 70' SE of Intersection of
Lord Baltimore Dr. and Glen Spring Rd.
1st District : OF BALTIMORE COUNTY

JACYN DEVELOPMENT GROUP, INC. : Case No. 79-228-A
Petitioner

ORDER TO ENTER APPEARANCE

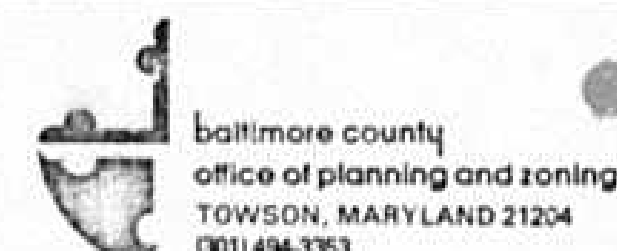
Mr. Commissioners:

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
Deputy People's Counsel
John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 30th day of March, 1979, a copy of the foregoing Order was mailed to Jacyn Development Group, Inc., 12400 Clarksville Pike, Clarksville, Maryland 21029, Petitioner.

John W. Hessian, III



S. ERIC DINENNA
ZONING COMMISSIONER

April 10, 1979

Mr. Michael Glick
Jacyn Development Group, Inc.
12400 Clarksville Pike
Clarksville, Maryland 21029

RE: Petition for Variance
Beginning 70' SE of the Inter-
section of Lord Baltimore Drive
and Glen Spring Road - 1st
Election District
Jacyn Development Group, Inc. -
Petitioner
NO. 79-228-A (Item No. 156)

Dear Mr. Glick:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED:mr

Attachment

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

KIDDE CONSULTANTS, INC.

Subsidiary of Water & Power & Company, Inc.

Circle #100000
Date 4/1/79

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 401-5700

DESCRIPTION

Direct Map Number

0.17 ACRE PARCEL, 126 FEET EAST OF LORD BALTIMORE DRIVE AT GLENSPRING ROAD,
"CANDLEWOOD II", BALTIMORE COUNTY, MARYLAND.

Proposed Side Yard Variance

Beginning at a point on the southwest outline of the land shown on the revised plat of "Candlewood II", said point being distant S 41° 42' 16" E 70 feet, more or less from a point on the east side of Lord Baltimore Drive opposite Glen Spring Road, running thence binding on a part of said southwest outline, (1) S 41° 42' 16" E 99 feet, thence (2) N 20° 58' 45" E 130 feet, more or less, thence to and along the division line between Units Nos. 5 and 7 of Building 6, as shown on said plat, (3) N 69° 01' 15" W 53 feet, more or less, thence two courses: (4) S 20° 58' 45" W 20 feet, and (5) S 40° 17' 44" W 75 feet, more or less, to the place of beginning.

Containing 0.17 of an acre of land, more or less.

RMS:mps

J.O.I-71066-K

January 5, 1979

W.O. 23906-C



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 30th day of January, 1979

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Jacyn Development Group, Inc.
Petitioner's Attorney: Reviewed by Nicholas B. Commodari

Jacyn Development Group, Inc.
12400 Clarksville Pike
Clarksville, Maryland 21029

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

March 30, 1979

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Jacyn Development Group, Inc.
12400 Clarksville Pike
Clarksville, Maryland 21029

P.E: Item No. 156
Petitioner - Jacyn Development
Group, Inc.
Variance Petition

Gentlemen:

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.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

JUN 15 1979

ORDER RECEIVED FOR FILING

DATE April 9, 1979
Submitted for filing

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a dwelling to be located within 62 feet of a D.R. 5.5 Zone line in lieu of the required 75 feet should be granted.

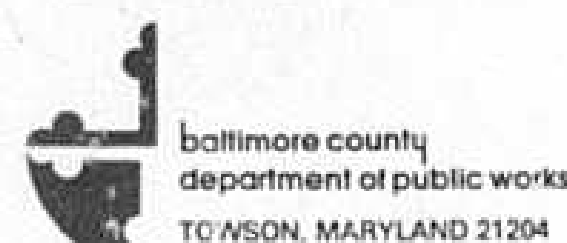
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of April, 1979, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

February 22, 1979

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

Re: Item #156 (1978-1979)
Property Owner: Jacyn Development Group, Inc.
70' S/E Int. Lord Baltimore Dr. & Glen Spring Rd.
Existing Zoning: DR 16
Proposed Zoning: Variance to permit a building to be located 62' from a DR 5.5 zone in lieu of the required 75'.
Acres: 0.17 District: 1st

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property is a portion of the tract for which comments were supplied in connection with the Zoning Advisory Committee review for Item 29 Zoning Cycle II (October 1971-April 1972). The comments which were supplied by the Baltimore County Bureau of Public Services, April 19, 1978 in regard to the preliminary plan for "Candlewood II" (formerly Quail Meadows), and supplemented May 18, 1978 are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #156 (1978-1979).

Very truly yours,

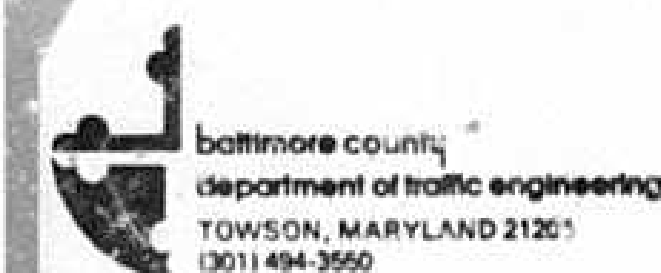
Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: R. Morton
P. Koch

L-SE Key Sheet, 8 NW 25 & 26 Pos. Sheets
NW 2 G Topo, 87 Tax Map

Attachments



STEPHENE COLLINS
DIRECTOR

March 12, 1979

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

Item No. 156 - 2AC - January 30, 1979
Property Owner: Jacyn Development Group, Inc.
Location: 70' SE Int. Lord Baltimore Dr. & Glen Spring Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a building to be located 62' from a D.R. 5.5 zone in lieu of the required 75'.

Acres: 0.17
District: 1st.

Dear Mr. DiNenna:

The requested variance to permit a building to be located 62 feet from a D.R. 5.5 zone in lieu of the required 75 feet is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd



Paul H. Reinecke
CHIEF

February 7, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Jacyn Development Group, Inc.

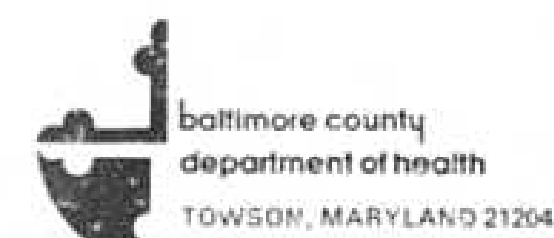
Location: 70' SE Int. Lord Baltimore Dr. & Glen Spring Rd.

Item No. 156 Zoning Agenda Meeting of 1/30/79

Gentlemen:

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
 - .. (x) 2. A second means of vehicle access is required for the site. Site Plan is unacceptable as submitted due to inaccessibility of _____
 - () 3. The vehicle dead end condition shown as _____
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", 1976 edition prior to occupancy.
 - () 6. Site plans are approved as drawn.
 - .. () 7. The Fire Prevention Bureau has no comments, at this time, buildings at rear of courtyard to fire apparatus.
- REVIEWED BY George M. Horgan Approved: George M. Horgan
Planning Group Special Inspection Division Fire Prevention Bureau



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

February 6, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #156, Zoning Advisory Committee Meeting of January 30, 1979, are as follows:

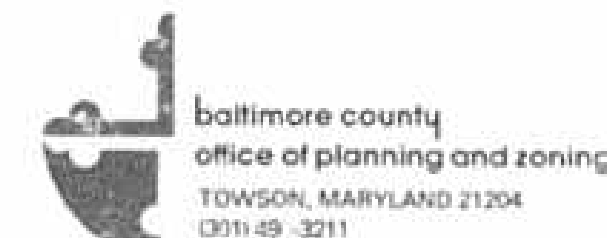
Property Owner: Jacyn Development Group, Inc.
Location: 70' SE Int. Lord Baltimore Dr. & Glen Spring Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a building to be located 62' from a D.R. 5.5 zone in lieu of the required 75'.
Acres: 0.17
District: 1st

Metropolitan water and sewer are available.

Very truly yours,

John J. Forrester
John J. Forrester, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

JJF/JRP/fwh



LESLIE H. GRAEF
DIRECTOR

March 14, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #156, Zoning Advisory Committee Meeting January 30, 1978, are as follows:

Property Owner: Jacyn Development Group, Inc.
Location: 70' SE Int. Lord Baltimore Dr. and Glen Spring Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a building to be located 62' from a D.R. 5.5 zone in lieu of the required 75'.
Acres: 0.17
District: 1st

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. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 26, 1979

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

Z.A.C. Meeting of: January 30, 1979

RE: Item No. 156
Property Owner: Jacyn Development Group, Inc.
Location: 70' SE Int. Lord Baltimore Dr. & Glen Spring Rd.
Present Zoning: D.R. 16
Proposed Zoning: Variance to permit a building to be located 62' from a D.R. 5.5 zone in lieu of the required 75'.

District: 1st
No. Acres: 0.17

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrucci
W. Nick Petrucci
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
Y. MAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. ROTHSCHILD

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER B. HATDER
ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON H. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: January 25, 1979
FROM: Ted Burnham
SUBJECT: Zoning Advisory Meeting - January 30, 1979

- ✓ #156 Standard comments
#157 See comments attached
#158 Standard commercial comments

JUN 15 1979

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: May 12, 1978

FROM: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: Quail Meadows, Section 2	IDCA PLAN	77-133
PROJECT NUMBER: #7222	PRELIMINARY PLAN	X
LOCATION: S/S of Dogwood Road and N/S of Gordon Avenue	TENTATIVE PLAN	
DISTRICT: 103	DEVELOPMENT PLAN	
	FINAL PLAN	

These comments are supplementary to those transmitted to your office.

SUPPLEMENTARY WATER COMMENTS:

Comments have been received from the Baltimore City Water Division and their comments are as follows:

"Pressures will exceed 100 psi below elevation 400 feet, and we suggest that pressure reducing valves be installed to provide service to all units below that elevation."

Edmund A. McDonough
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENM:ENK:es

cc: File

RECEIVED

April 19, 1978

APR 24 1978

RECEIVED
BUREAU OF ENGINEERINGJacyn Development Group, Inc.
American City Building
Columbia, Maryland 21044RE: CANDLEWOOD II
(Formerly Quail Meadows)
District 1

Gentlemen:

The preliminary plan for the referenced subdivision has been reviewed and comments are enclosed for your information and guidance as provided by the following agencies:

1. Bureau of Engineering Comments dated April 10, 1978
2. Fire Department - Fire Prevention Bureau Comments dated March 7, 1978
3. Traffic Engineering Comments dated March 21, 1978
4. Office of Current Planning & Development Comments dated March 9, 1978
5. Department of Recreation & Parks Comments dated March 3, 1978

These comments are based on such information as shown on the preliminary plan and are subject to change and/or addition with submission of a more complete plan. They shall not be construed to indicate tentative approval, which is obtained only with the signatures of authorized County Officials on the plan itself.

DIVISION OF LAND DEVELOPMENT COMMENTS:

Upon compliance with the enclosed comments, the plan may be submitted for tentative approval.

In order to process this project in accordance with current procedure, a fee is being charged for processing. The fee is determined by the number of single units. For processing this plan to tentative approval, the Developer shall submit a certified or cashiers check for \$687.00 for 111 units, payable to Baltimore County, Maryland. The Developer shall be responsible to pay the fees for subsequent steps to Baltimore County in accordance with procedure as the project is processed.

Jacyn Development Group, Inc. - 2 - April 19, 1978

RE: Candlewood II
(Formerly Quail Meadows)
District 1 - continued

A Public Works Agreement must be executed by the Owner and Baltimore County for these improvements prior to the recording of a record plat.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E.
Chief
Bureau of Public Services

ENCLOSURE

Enclosures

CC: Crozier Associates
400 East Quadrangle
The Village of Cross Keys
Baltimore, Maryland 21210

Edward A. McDonough
Eugene Eober
William Greenwalt
Ralph Patterson
File
- 8 -

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: April 10, 1978

FROM: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: Quail Meadows, Section 2	IDCA PLAN	77-133
PROJECT NUMBER: #7222	PRELIMINARY PLAN	X
LOCATION: S/S of Dogwood Road and N/S of Gordon Avenue	TENTATIVE PLAN	
DISTRICT: 103	DEVELOPMENT PLAN	
	FINAL PLAN	

The revised plan entitled "Section Two - Quail Meadows Condominiums", Election District 103 and dated January 27, 1978, has been reviewed by the Developers Design Approval Section and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by Baltimore County, Department of Public Works.

HIGHWAY COMMENTS:

Lord Baltimore Drive is currently under contract in connection with the previous section of Quail Meadows.

Gordon Avenue is an existing road which shall ultimately be improved as a 40-foot curb and gutter street cross-section on a 60-foot right-of-way and shall be designed for a 40 MPH design speed. The Developer's responsibilities shall be as follows:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.
- b. The submission of cross-sections as deemed necessary for design or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.

Quail Meadows, Section 2
Page 2
April 10, 1978HIGHWAY COMMENTS: (Cont'd)

- e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- f. The relocation of any utilities or poles as required by the road improvements.

As per an agreement reached in the office of the Bureau of Public Services on February 24, 1978, the Developer will not be responsible for the storm drainage, paving and curb and gutter costs for Gordon Avenue.

Guard rails are required on Lord Baltimore Drive for protection to pedestrians along the storm drain reservation and shall be the Developer's responsibility. The guard rails shall be constructed in accordance with Baltimore County Standards.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Details R-30 and R-32, 1976 Edition), as the Developer's total responsibility.

The interior roads, per the Bureau of Public Services, are considered private and shall be the Developer's full responsibility for construction and maintenance.

Private roads within Condominiums and Homeowner Association Subdivisions are subject to the following:

- a. The alignment and profile shall conform with Baltimore County Standards.
- b. The road widths shall be a minimum of 24 feet with concrete curb and gutter.
- c. The road metal shall consist of one (1) of the following paving reactions:

1. 1 1/2-inch Bituminous Concrete Surface Course (Band SN) on 4-inch Bituminous Concrete Base Course (Band SP)

or

2. 2-inch Bituminous Concrete Surface Course (Band SN) on 8-inch Crusher Run Base CR-6 or CR-1 placed in 2 4-inch layers

The 1968 State Highway Administration Specifications shall be used as a guide for construction and materials.

Project #7222
Quail Meadows, Section 2
Page 3
April 10, 1978HIGHWAY COMMENTS: (Cont'd)

- d. Inspection shall be by the Developer's engineer and certified to Baltimore County.
- e. The Developer must supply the Baltimore County Testing Laboratory, through the Baltimore County Highway Inspection Division with core samples taken by an approved testing laboratory. Developments with substandard core results shall be notified in writing and permitted thirty (30) working days to correct the paving. Failure to comply will result in the termination of all processing of the Developer's projects, or projects in which any of the principals have an interest, regardless of location.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Sidewalks are required on all public roads adjacent to this site. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-19) which places the back edge of the sidewalk 2 feet off the property line.

In accordance with Bill No. 32-74, street lights are required in all subdivisions. The Developer's engineer shall indicate on the preliminary plan the locations of the light standards so that comments can be given on these, as well as other County requirements. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

STORM DRAIN COMMENTS:

In accordance with the drainage policy, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The storm drains within or as they affect Gordon Avenue will not be the Developer's cost responsibility. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the leading in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer, but with the exception of costs on Gordon Avenue as noted.

Project #7222
Quail Meadows, Section 2
Page 4
April 10, 1978STORM DRAIN COMMENTS: (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required. For tentative approval of this plat, the Developer must furnish the Bureau of Engineering with a drainage study containing the following information:

- a. A map of scale 1"=500' for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.
- b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=10' horizontal to 1"=5' vertical scale.
- c. A profile of the stream on the same scale as the aforementioned cross-sections.
- d. A plat with the limits of a 100-year design storm and the location of the field run cross-sections indicated.
- e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on Manning's formula.
- f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of the proposed structure under Gordon Avenue. The Developer's engineer shall submit economically comparable alternate designs (type, size and location), with estimated construction costs included, to verify his selection.

Reclamation of land in the 100-year flood plain shall require approval of the State of Maryland's Department of Water Resources.

Construction drawings are required for offsite drainage facilities and any onsite facilities serving offsite areas. The plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under County inspection.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

Project #7222
Quail Meadows, Section 2
Page 5
April 10, 1978STORM DRAIN COMMENTS: (Cont'd)

As per an agreement reached in the office of the Bureau of Public Services, the Developer will not be responsible for the cost of construction for the culvert under Gordon Avenue.

SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

All proposed subdivisions are subject to the requirements of the Storm Water Management Program. It shall be the responsibility of the Developer's engineer to obtain and familiarize himself with the requirements and design criteria available from this office. The preliminary plan must indicate the required Storm Water Management features before tentative approval can be granted.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year thru a 100-year frequency storm must be provided on the site. Controlled release allowing the original runoff based on a 2-year thru a 100-year frequency must also be provided.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

WATER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division, for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

JUN 15 1978

WATER COMMENTS: (Cont'd)

Public water will be available to serve this property when the proposed 8-inch public water main extension in Lord Baltimore Drive is constructed.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance of his onsite water service system. He is responsible for all accompanying right-of-way acquisition costs.

This property is subject to a Water System Connection Charge based on the size of water meter utilized. This charge will be in addition to the normal front foot assessment and permit charges. The total Water System Connection Charge is determined, and payable, upon application for the plumbing permit.

The determination of System Connection Charges applicable to condominium developments will be predicated on the relationship of one (1) unit representing one (1) dwelling unit and using a 5/8 inch water meter at a cost of \$450.00 per dwelling unit.

SANITARY SEWER COMMENTS:

Public sanitary sewer is available to serve this property. There is an existing 10-inch sanitary sewer traversing this project.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings signed, and sealed by a design engineer to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

- a. All proposed lines will be marked with size of line and type of pipe.
- b. Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.

SANITARY SEWER COMMENTS: (Cont'd)

- c. Invert elevation for all proposed cleanouts and/or manholes.
- d. Proposed elevations and grades of proposed building floor elevations and finished grades.
- e. Percent grade between cleanouts and/or manholes.
- f. Proposed location of connection to each building.
- g. The number of dwelling units in each building.
- h. Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

This property is subject to a Sanitary Sewer System Connection Charge based on the size of water meter used. This charge is in addition to the normal front foot assessment and permit charges. The total public Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit.

The determination of System Connection Charges applicable to condominium developments will be predicated on the relationship of one (1) unit representing one (1) dwelling unit and using a 5/8 inch water meter at a cost of \$700.00 per dwelling unit.

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements, prior to the recording of a record plat.

Edmund W. Diver
EDMUND W. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:PMK:iss

cc: File

DATE March 7, 1978

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT - FIRE PREVENTION BUREAU
TO: Lt. Thomas Kelly

PROJECT NAME: Quail Meadows PRELIMINARY PLAN
PROJECT NUMBER: 7222 TENTATIVE PLAN
LOCATION: DEVELOPMENT PLAN
DISTRICT: 1 FINAL PLAT

- 1. Maximum setback from a paved road, shall not exceed 50 feet to insure proper fire protection.
- 2. Fire hydrants shall be spaced at intervals of 500 feet along improved roads and so located to be within 300 feet of any living unit.
- 3. The minimum size water main to serve fire hydrants shall be 8 inches.

TO: Mr. Robert A. Norton
DATE: March 21, 1978

FROM: C. Richard Moore
Traffic Engineering
SUBJECT: Subdivision Review Comments

PROJECT NAME: Quail Meadows - Section 2 PRELIMINARY PLAN
PROJECT NUMBER: 7222 TENTATIVE PLAN
LOCATION: DEVELOPMENT PLAN
DISTRICT: 1C3 FINAL PLAT

A second means of access in addition to Glen Spring Road is needed for this subdivision.

A minimum of a two (2) lane access is needed to extend Lord Baltimore Drive to Security Boulevard or Dogwood Road. Road improvements to Gordon Road will not be required if this second means of access is provided to this subdivision.

The entrances on Lord Baltimore Drive must be 30 feet wide instead of 24 feet. Lord Baltimore Drive must be 50 feet wide instead of 48 feet as shown.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GMJ/nms

SUBJECT: SUBDIVISION REVIEW COMMENTS
DATE: March 9, 1978

FROM: PROJECT AND DEVELOPMENT PLANNING

PROJECT NAME: QUAIL MEADOWS SECTION 2	PRELIMINARY PLAN	XXXXXX
PROJECT NUMBER: 7222	TENTATIVE PLAN	
LOCATION: DEVELOPMENT PLAN	DEVELOPMENT PLAN	
COUNCIL & ELECTION DISTRICT 1-159 C-3	FINAL PLAT	

The Office of Current Planning and Development has reviewed the subject plat of 12.9 acres of which there are 111 condos presently zoned D. .5.5 and D.R. 15 and has the following comments:

A development plan is required.

Harry Grace
Harry Grace

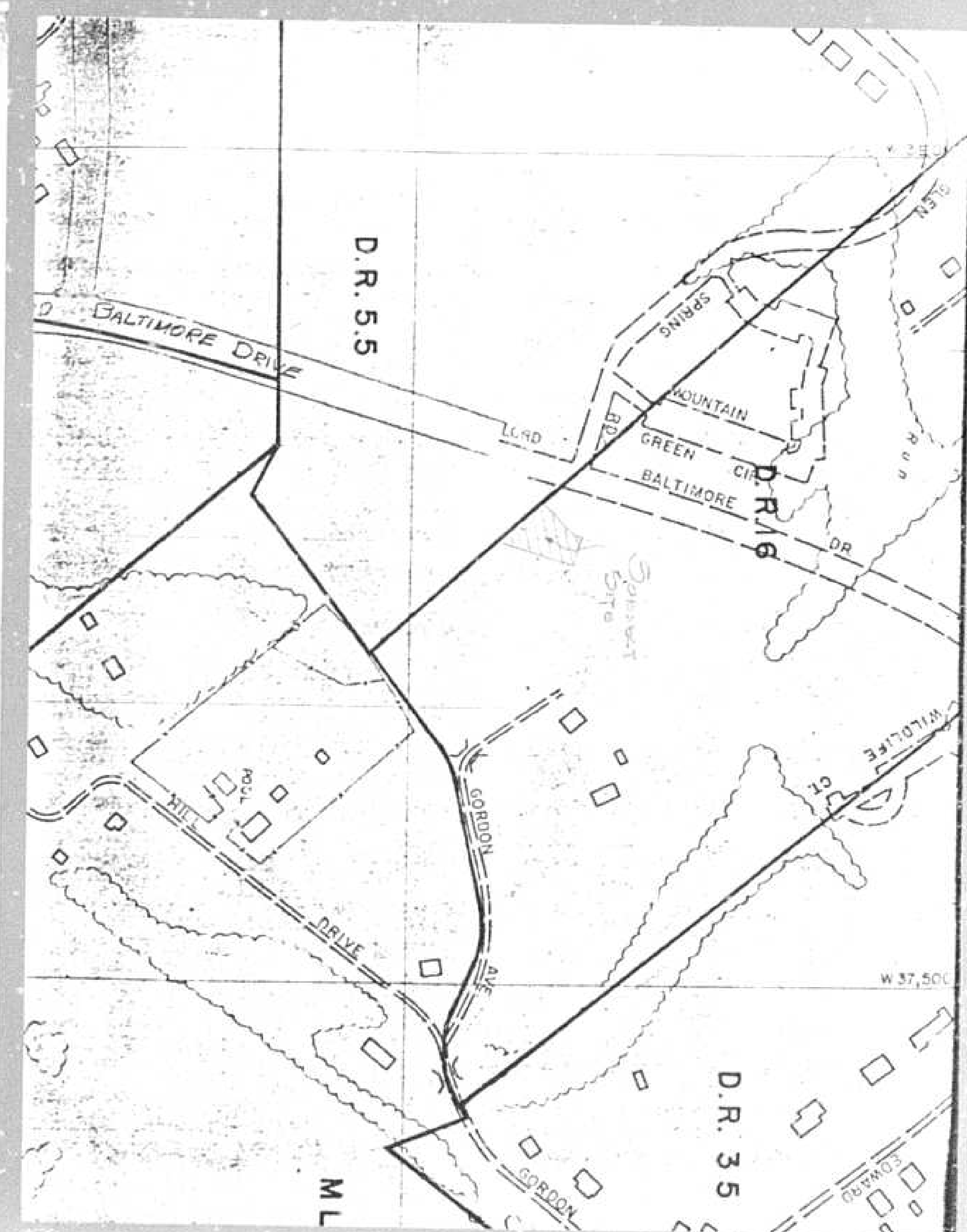
Subject: Subdivision Review Comments
Date: March 1, 1978

From: Recreation and Parks

Project Name: QUAIL MEADOWS SEC. 2	Preliminary Plan	X
Project Number: 7222	Tentative Plan	
Location: DEVELOPMENT PLAN	DEVELOPMENT PLAN	
District: 1, C-3	Final Plat	

COMMENTS:
Show all LOS and acreage for each.

Martin E. Tanascheck
Facilities Coordinator



PETITION FOR VARIANCE
in District
ZONING: Petition for Variance
for subject
LOCATION: Beginning 70 feet
southeast of the intersection of
Lord Baltimore Drive and Glen
Spring Road.
DATE & TIME: Monday, April 9,
1979 at 10:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning/Deputy Zoning
Commissioner of Baltimore County, by
authority of the Zoning Act and
Regulations of Baltimore County, will
hold a public hearing on the
Petition for Variance to permit a
dwelling to be located within 62
feet, more or less, of a D.R. 16
zone line instead of the required
75 feet.
The Zoning Regulation to be ex-
cepted as follows:
Section 1802.2C - minimum set-
back for a dwelling in a D.R. 16
zone from land zoned other than
D.R. 16.
As that parcel of land in the First
District of Baltimore County
Beginning at a point on the
southeast outline of the land
shown on the revised plat of
"Candlewood II", said point being
distant 3' 41" 42" 16" E 70 feet
more or less from a point on the
east side of Lord Baltimore Drive
opposite Glen Spring Road, run-
ning thence bearing on a part of
said southwest outline: (1) S 41°
42' 16" E 99 feet, thence (2) N 20°
52' 45" E 130 feet, more or less,
thence (3) and along the division
line between Units Nos. 5 and 7 of
Building 8, as shown on said plat,
(3) N 42° 01' 15" W 52 feet, more or
less, thence two courses: (4) S 10°
58' 45" W 20 feet, and (5) S 48° 17'
44" W 25 feet, more or less, to the
place of beginning.
Containing 0.17 of an acre of
land, more or less.
Being the property of Jacyn De-
velopment Group, Inc. as shown
on plat plan filed with the Zoning
Department.
Hearing Date: Monday, April 9,
1979 at 10:45 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, MD.
By Order of
S. ERIC DINENNA
ZONING COMMISSIONER
OF BALTIMORE COUNTY
On Mar. 21, 1979.



TOWSON, MD. 21204 March 22 19 79

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - Jacyn Development Group,
Inc.

was inserted in the following:

- | | |
|---|--|
| ☒ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
23rd day of March 19 79, that is to say, the same
was inserted in the issues of March 22, 1979.

STROMBERG PUBLICATIONS, INC.

BY Etha Burger

PETITION FOR VARIANCE
in District
ZONING: Petition for Variance for
subject
LOCATION: Beginning 70 feet
southeast of the intersection of
Lord Baltimore Drive and Glen
Spring Road.
DATE & TIME: Monday, April 9,
1979 at 10:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning/Deputy Zoning
Commissioner of Baltimore County, by
authority of the Zoning Act and
Regulations of Baltimore County,
will hold a public hearing on the
Petition for Variance to permit a
dwelling to be located within 62
feet, more or less, of a D.R. 16
zone line instead of the required
75 feet.
The Zoning Regulation to be ex-
cepted as follows:
Section 1802.2C - minimum setback
for a dwelling in a D.R. 16 zone
from land zoned other than D.R. 16.
All that parcel of land in the
First District of Baltimore County
Beginning at a point on the south-
west outline of the land shown on
the revised plat of "Candlewood
II", said point being distant 3' 41"
42' 16" E 70 feet, more or less from a
point on the east side of Lord Bal-
timore Drive, opposite Glen Spring
Road, running thence bearing on a
part of said southwest outline: (1)
S 41° 42' 16" E 99 feet, thence (2)
N 20° 52' 45" E 130 feet, more or
less, thence (3) and along the divi-
sion line between Units Nos. 5 and 7
of Building 8, as shown on said
plat, (3) N 42° 01' 15" W 52 feet,
more or less, thence two courses:
(4) S 10° 58' 45" W 20 feet, and (5)
S 48° 17' 44" W 25 feet, more or less,
to the place of beginning.
Containing 0.17 of an acre of land,
more or less.
Being the property of Jacyn De-
velopment Group, Inc. as shown on
plat plan filed with the Zoning
Department.
Hearing Date: Monday, April 9,
1979 at 10:45 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesa-
peake Avenue, Towson, Maryland.
By Order of
S. ERIC DINENNA
Zoning Commissioner
of Baltimore County
Mar. 22.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 22, 1979

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 each~~
~~one time~~ successive weeks before the 23rd
day of April 1979, the first publication
appearing on the 22nd day of March
1979.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 106

Date of Posting MARCH 23, 1979

Posted for: PETITION FOR VARIANCE

Petitioner: JACYN DEVELOPMENT GROUP, INC.

Location of property: BEGIN. 70' SE OF THE INTERSECTION OF LORD BALTIMORE DR.

AND GLEN SPRING RD.

Location of Signs: E/S OF LORD BALTIMORE DR. AT INTERSECTION OF GLEN SPRING RD.

Remarks:

Posted by Thomas E. Beland

Signature

Date of return: MARCH 30, 1979

1-SIGN

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, GC, CA										
Reviewed by: <u>DB</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # <u>72-2112</u>									
Previous case: <u>72-2112</u>										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 17 day of
June 1979. Filing Fee \$ 25.

Received Check

Ca

Other

S. Eric Dinenna,
Zoning Commissioner

Petitioner Jacyn Development Group, Inc. Submitted by Eric Dinenna

Petitioner's Attorney Eric Dinenna Reviewed by Eric Dinenna

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78532

DATE March 14, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Kidde Consultants, Inc.

FOR Filing Fee for Jacyn Development Group, Inc.
Hearing date - Monday, April 9, 1979 10:45 A.M.
Case No. 79-228-A

2032RMR 14

25.00HSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78624

DATE April 9, 1979 ACCOUNT 01-662

AMOUNT \$19.52

RECEIVED FROM Jacyn Development Group

FOR Cost of Advertising and Posting Case 79-228-A

2323TRMR 9

49.52HSC

VALIDATION OR SIGNATURE OF CASHIER



GENERAL NOTES

1. Total Area of Tract = 12.0240 Acres
2. Existing Zoning of Tract = D.R. 16'
3. Existing use of Property = "Vacant Land"
4. Proposed Zoning of Tract D.R. 16' & 30' 6" with Variance of Proximity of Building to Property Line
5. Proposed use of Property = Condominium Townhouses for Sale
6. Density Calculations:
 A. Area of Property = (D.R. 16') = 2.5249 Acres
 B. Number of density units allowed = 16 x 12.0240 = 192.384 Density Units
 C. Proposed density units 37-2.8 R & 74-3.8 R = 111.0 Only 148 density units
7. Off-Street parking required = 153 x 111 = 170 P.S.
8. Proposed Off-Street parking = 222 P.S.
9. All parking lots will be paved with a durable and finished surface, Bituminous Macadam
10. Denotes Building Number (C) = 54 Denote No. of parking spaces (X) Denotes Dumpster. Denotes Landmarks (Max Height 5)
11. Petitioner is requesting a Variance to Section 19.02.2 (c) of Zoning Code to allow a building to be within 60 Feet of land which is Zoned D.R. 5.5 instead of the required 75' (a variance of 15 Feet).
12. Portion of Property of which Variance is Requested Equals 0.17 Acres of Land.

PLAT TO A VARIANCE PETITION
FOR
VARIANCE
AT

CANDLEWOOD II

LOBBY BALTIMORE DRIVE & TALLOW CT.
ELECTED DISTRICT N-1 BALTIMORE COUNTY, MD.
Scale: 1"=30'

EDGAR A. KALB
2066-21

