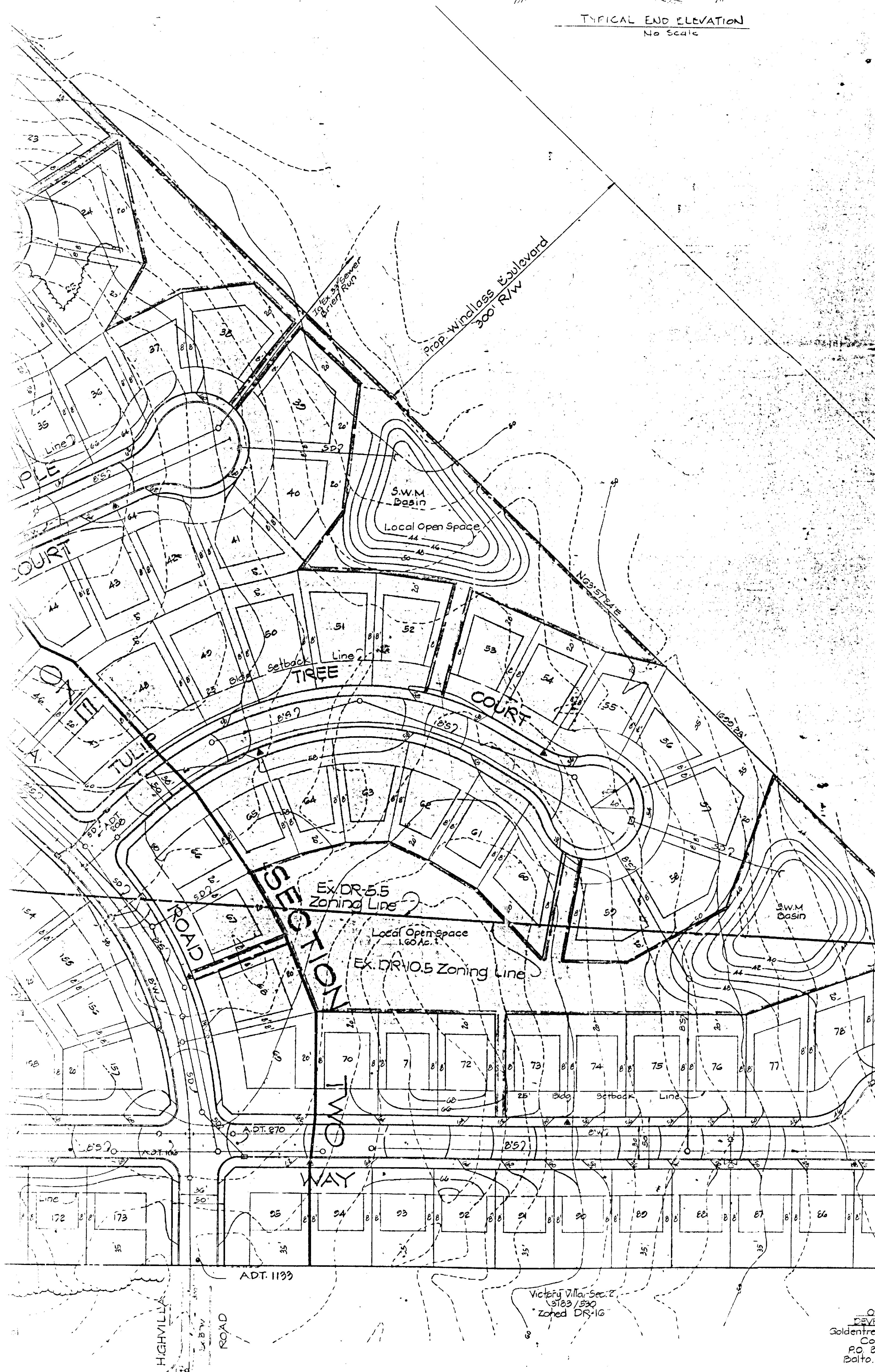
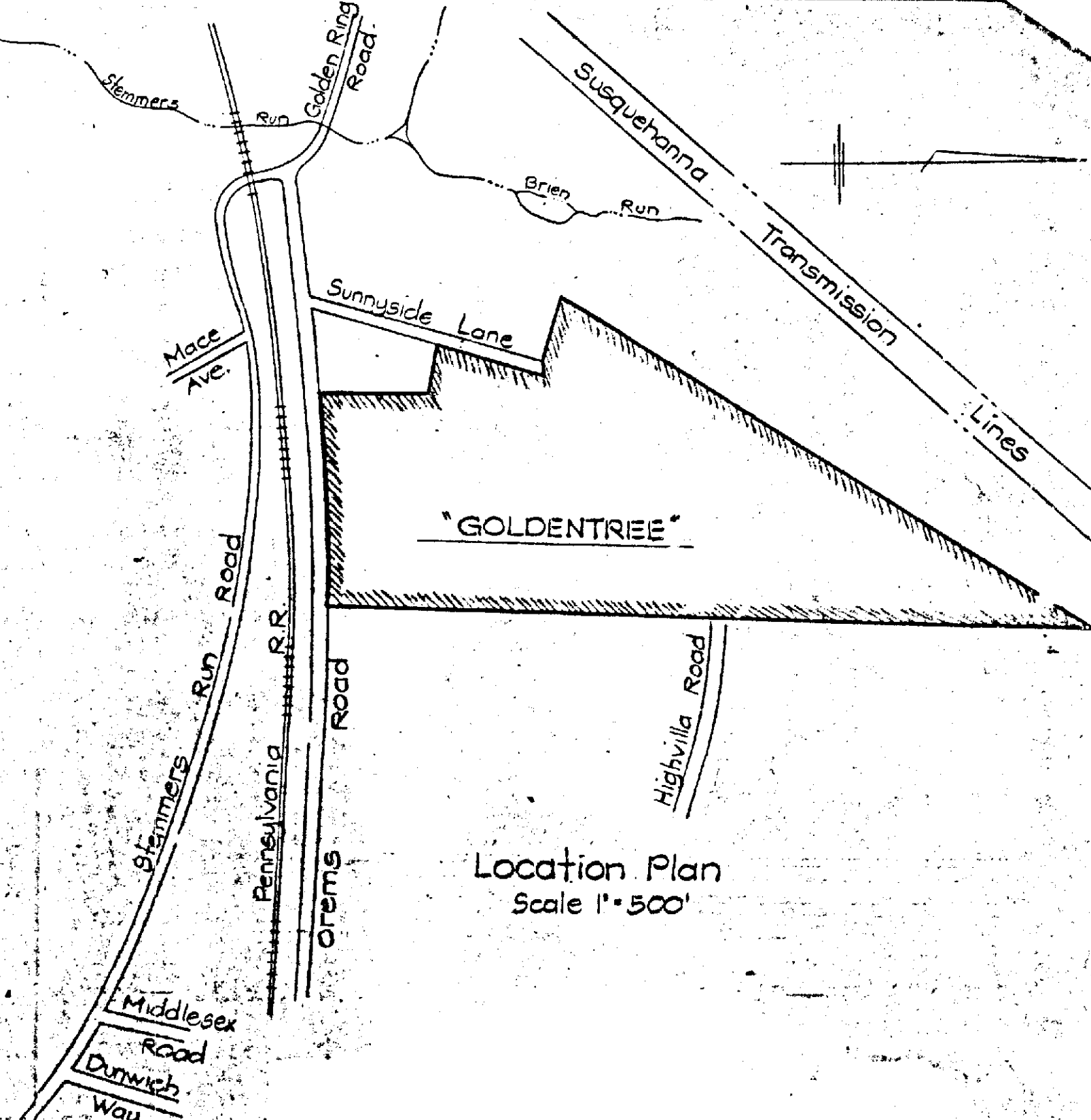
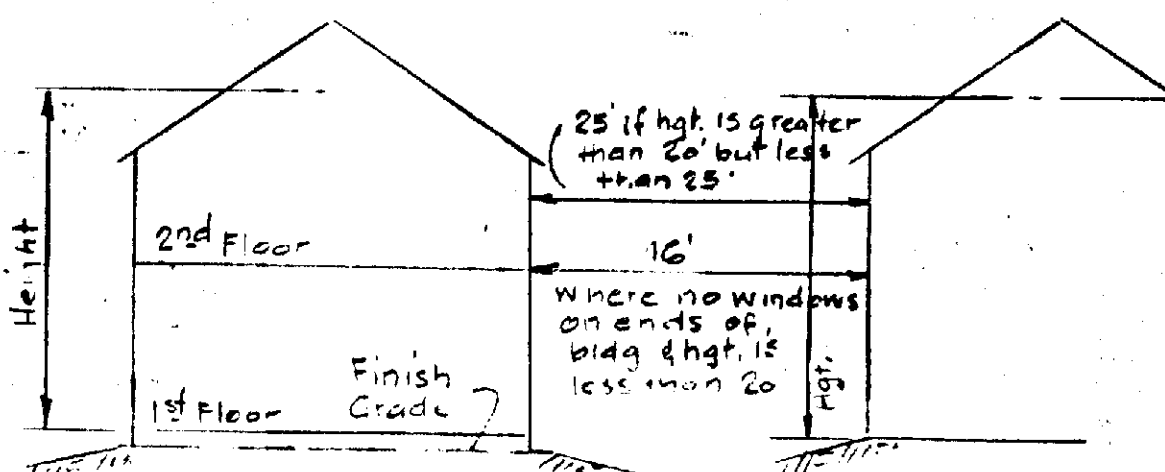


HARFORD DIVISION SLITE 207 MARYLAND NTL BUNK 307 TOLSONATE RD, BEL AIR, MD 21014 PHONE (301) 538870

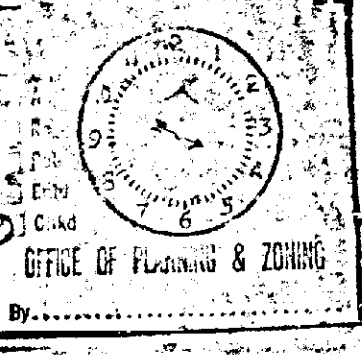


PLAT TO ACCOMPANY PETITION FOR
Variance to Require Distances Between Dwelling
as Required by Bill 100

SECTIONS 1 & 2 "GOLDENTREE"

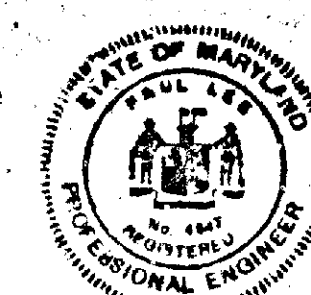
15th Election District
Scale: 1" = 50'

Baltimore County, Md.
April 17, 1979
May 16, 1979



GENERAL NOTES

1. Total Area 41.70 AC.
2. Existing Zoning DR-5.5, DR-10.5
3. Proposed Zoning DR-5.5, DR-10.5
4. Existing Use of Tract - "Vacant and Residential"
5. Proposed Use of Tract - "Residential Use"
6. Petitioner is requesting a variance to Sect. 1-201.2.C.1 of the zoning manual (I-3.3-CMDP) to permit a minimum setback between buildings of 16' for dwellings with heights of 25' instead of 20'.
7. No lots have been sold.



Paul Lee Engineering, Inc.
205 Washington St.
Annapolis, Maryland 21403

OWNER
DEVELOPER
Goldentree Development
Company
P.O. Box 5590
Baltimore, Md. 21208

OREMS

ROAD

SUNNYSIDE LANE

Zoned MLR-IM
(Residential Use)

GOLDENTREE

COURT

RUSSET

OLD

MAPLE

COURT

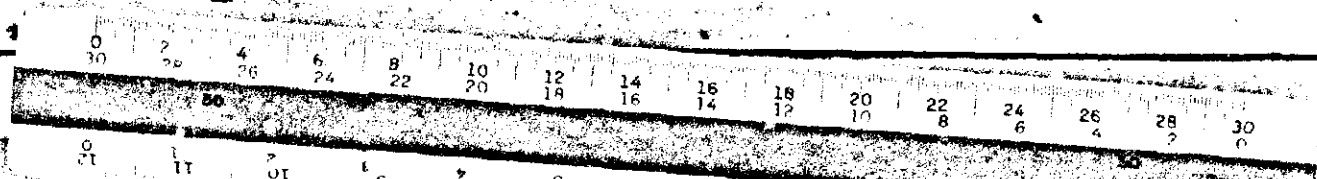
COURT

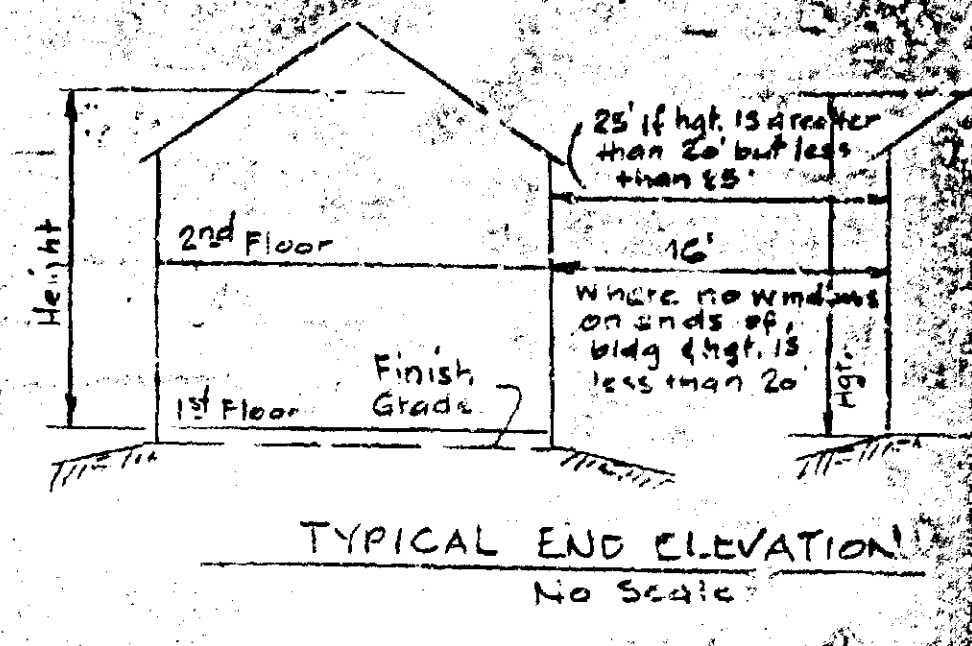
WOODMA

Local Open Space
(To remain Undisturbed)

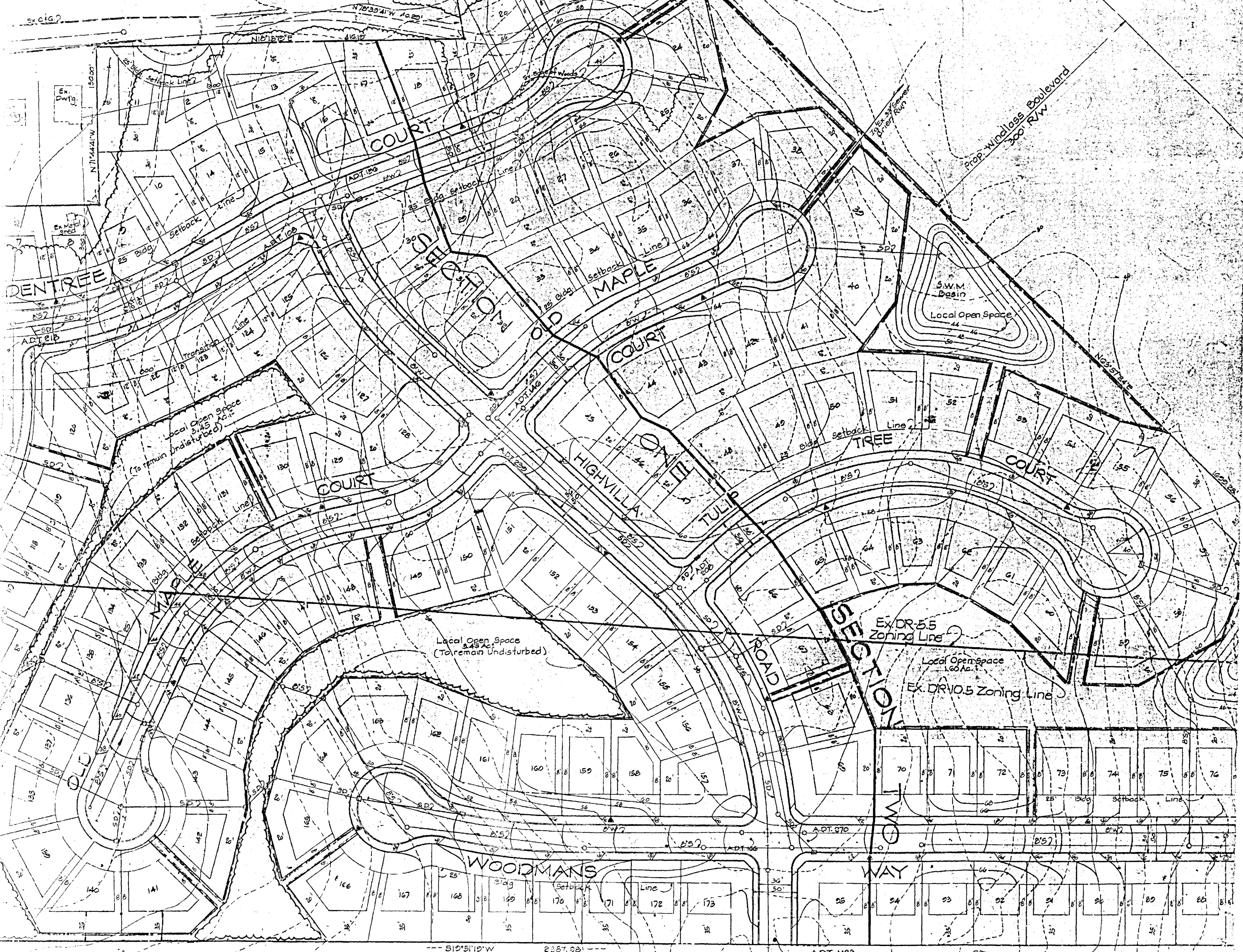
Local Open Space
(To remain Undisturbed)

Orems Elem
3500

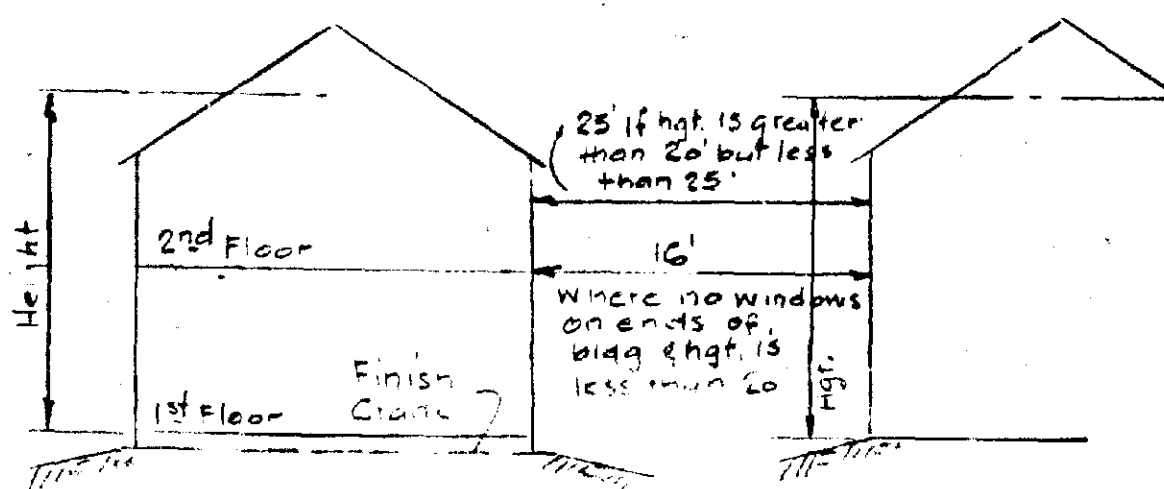




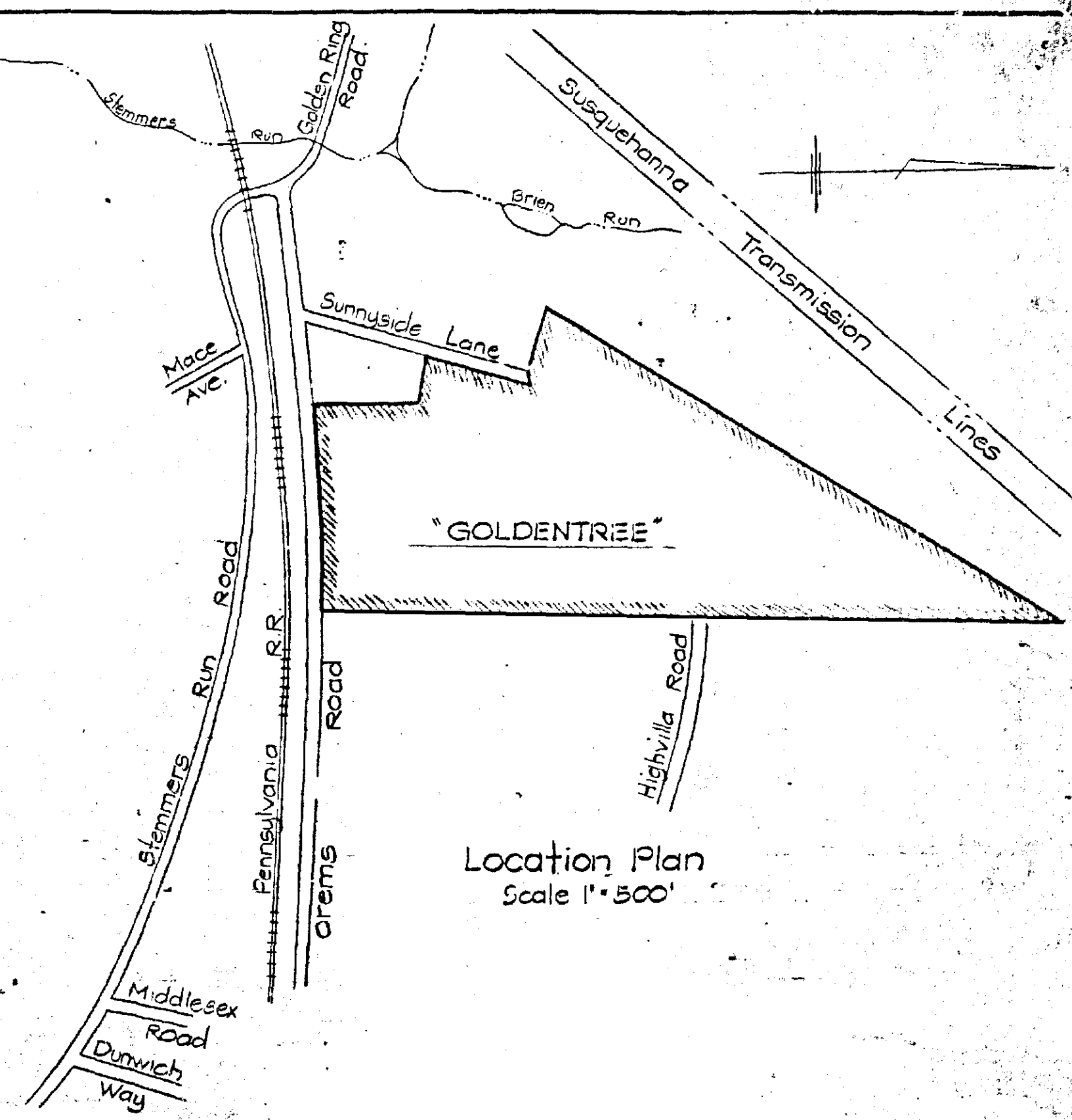
SUNNYSIDE LANE



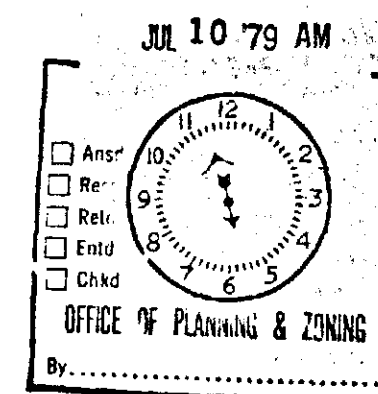
Orems Elementary School
3550/224



TYPICAL END ELEVATION
No Scale



Location Plan
Scale 1"=500'



Item # 228
REVISED PLANS

PLAT TO ACCOMPANY PETITION FOR
Variance to Require Distances Between Dwelling
as Required by Bill 100

SECTIONS 1 & 2

"GOLDENTREE"

15th Election District
Scale: 1"=50'

Baltimore County, Md.

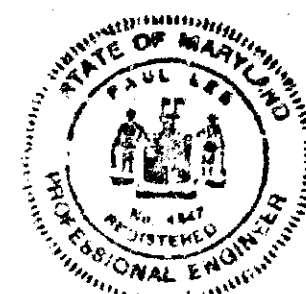
April 17, 1979

May 16, 1979

Revised Rear Lot Line to Lots 12 & 14 July 5, 1979

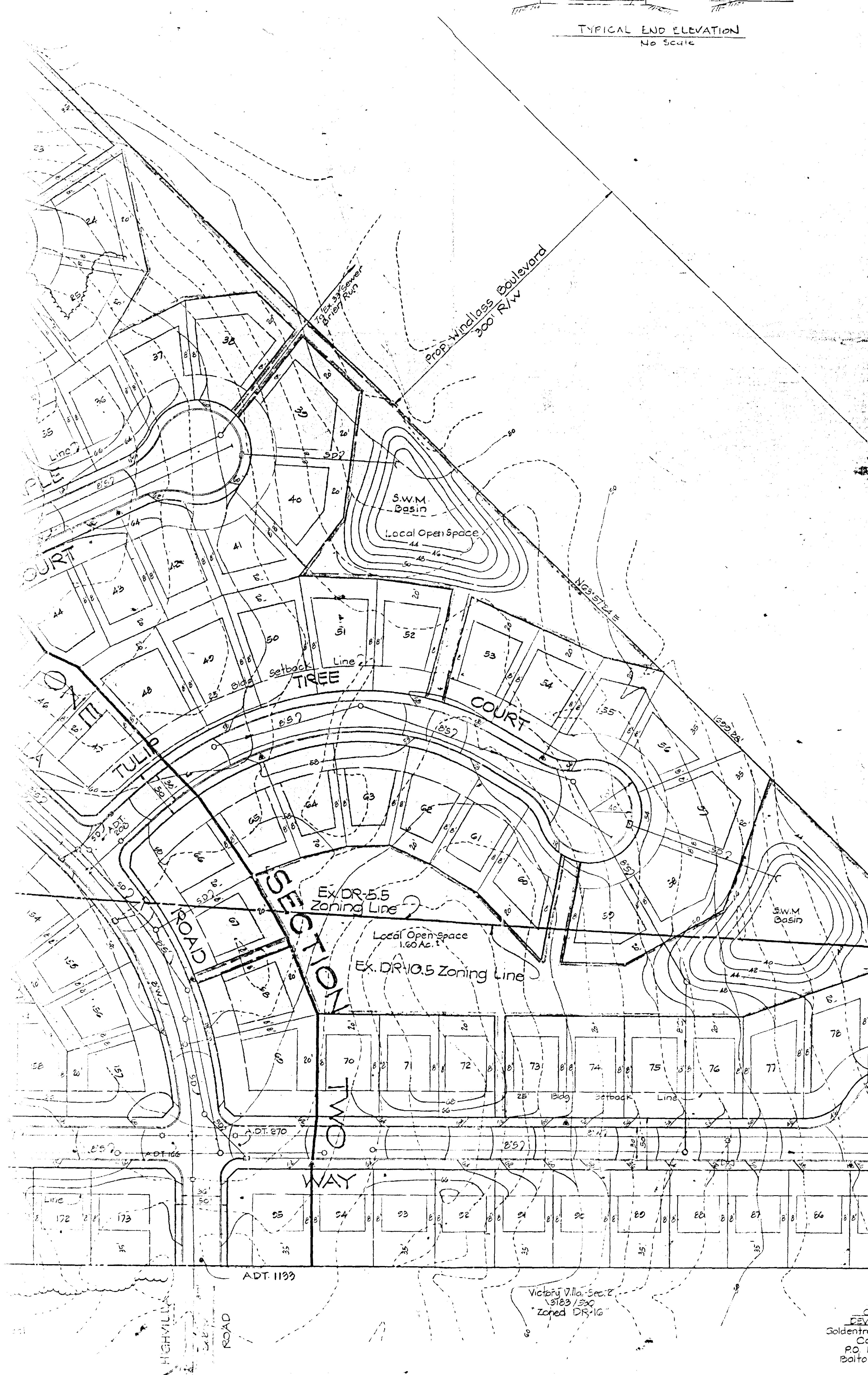
GENERAL NOTES

1. Total Area 41.79 Ac.
2. Existing Zoning DR-5.5 & DR-10.5
3. Proposed Zoning DR-5.5 & DR-10.5
4. Existing use of Tract - "Vacant and Residential"
5. Proposed use of Tract - "Residential Use"
6. Petitioner is requesting a variance to Sect 1-201.2.C.1 of the zoning manual (S.B.3-CMDP) to permit a minimum setback between buildings of 16' for dwellings with heights of 25' instead of 20'.
7. No lots have been sold.
8. Variance being requested cannot be related to any specific lot. Petitioner is also requesting that a percentage of the total number of lots be granted so as not to grant a blanket variance to the entire site.



Paul L. Lee, Inc.
203 Washington St.
Baltimore, Maryland 21205

OWNER
DEVELOPER
Goldentree Development
Company
P.O. Box 5500
Baltimore, Md. 21208





Zoned "MLR-IM"
(Residential Use)

SUNNYSIDE

LANE

86
COURT

GOLDENTREE

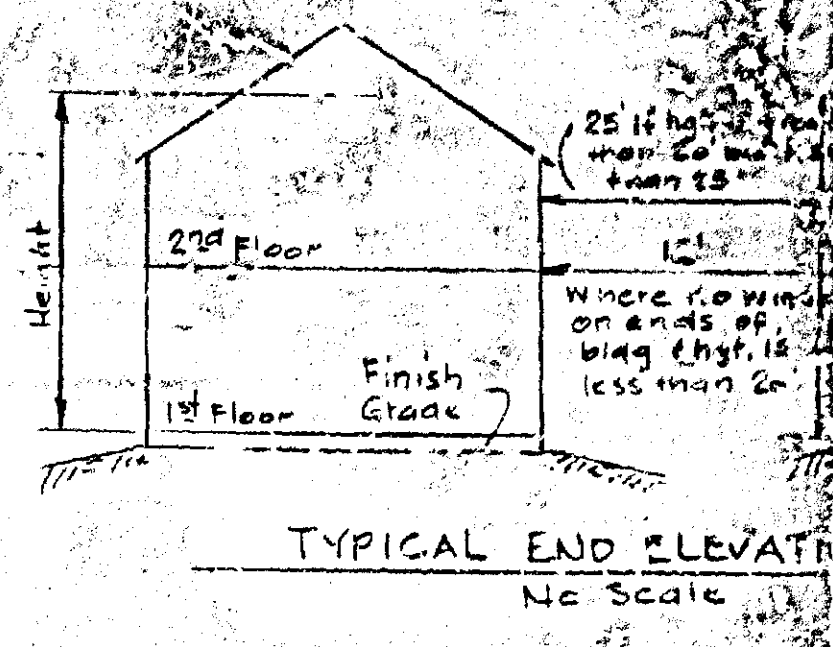
COURT
Bldg.

RUSSET

070

COURT

WOOD



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Alvin H. Blum
Goldentree Development Company
P. O. Box 5890
Baltimore, Maryland 21208

cc: Paul Lee Engineering, Inc.
206 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 13th day
of June, 1979

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Goldentree Development Co.
Petitioner's Attorney _____

Reviewed by *Nicholas B. Commodari*
NICHOLAS B. COMMODARI
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1979

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

Mr. Alvin H. Blum
Goldentree Development Company
P. O. Box 5890
Baltimore, Maryland 21208

RE: Item No. 228
Petitioner - Goldentree Development Co.
Variance Petition

Dear Mr. Blum:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

This Variance Petition encompasses the newly developing subdivision of Goldentree, which is located on the north side of Orens Road east of Sunnyside Lane in the 15th Election District. Under the current Regulations, a minimum distance of 25' between buildings must be provided for dwellings that have an average height of more than 20' but less than 25'. If this petition is granted, it will allow you the flexibility to provide a minimum distance of 16' between buildings.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr
Enclosures
cc: Paul Lee Engineering, Inc.
206 Washington Avenue, Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

June 13, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #228 (1978-1979)
Property Owner: Goldentree Development Co.
N/S Orens Rd. (Relocated) 200' E. Sunnyside La.
Existing Zoning: DR 5.5 & DR 10.5
Proposed Zoning: Variance to permit a minimum setback between buildings of 16' in lieu of the required 25' for buildings of 25' in height.
Acres: 41.79 District: 15th

Dear Mr. Hammond:

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:

Comments were supplied for this property in conjunction with the Zoning Advisory Committee review for Item 34 of Zoning Cycle VIII (October 1974-April 1975).

Baltimore County highway and utility improvements are not directly involved and are secured by Public Works Agreements #157803 and 157812, executed in conjunction with development of "Goldentree - Section One" and "Goldentree - Section Two", respectively.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #228 (1978-1979).

Very truly yours,

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

END:EAM:FWR:ss

cc: P. Koch, J. Wimbley
I-NW Key Sheet
12-16 NE 28 & 29 Pos. Sheets
NE 3 & 4 G & 4 H Topo
90 Tax Map

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

October 24, 1974

Bureau of Engineering
ELL SWORTH N. DIVER, P.E. CHIEF

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

Re: Item #24 (Cycle VIII - October 1974 - April 1975)
Property Owner: B.T.P. Realty, Inc.
N/S & S/S of Orens Rd. Relocated, 180' E. of Sunnyside La.
Existing Zoning: D.R. 5.5, M.L.R., M.L.
Proposed Zoning: D.R. 16
No. of Acres: 88.30 District: 15th

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.

Highways:

Martin Boulevard and the proposed Windlass Boulevard traversing this site are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the roadways under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Orens Road Relocation is an existing 40-foot curb and gutter street on a 60-foot right-of-way.

Highville Road shall be extended and improved as a 40-foot curb and gutter street on a 60-foot right-of-way.

Sunnyside Lane and Orens Road are existing roads which shall ultimately be improved as 30-foot curb and gutter streets on 50-foot rights-of-way.

Storm Drains:

The Petitioner 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 Petitioner.

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.

Step #24 (Cycle VIII - October 1974 - April 1975)
Property Owner: B.T.P. Realty, Inc.
Page 2
October 24, 1974

Sediment Control:

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.

Water:

Public water exists within Orens Road, Highville Road and Sunnyside Lane.

Sanitary Sewers:

Existing public sanitary sewer traverses this site.

Very truly yours,

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

END:EAM:CLW:ss

I-NW Key Sheet
13, 14 & 15 NE 28 & 29 Pos. Sheets
NR 3 & 4 G & 4 H Topo
90 Tax Map

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

June 22, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 228, Zoning Advisory Committee meeting of May 1, 1979, are as follows:

Property Owner: Goldentree Development Co.
Location: N/S Orens Rd. (Relocated) 200' E. Sunnyside La.
Existing Zoning: D.R. 5.5 & D.R. 10.5
Proposed Zoning: Variance to permit a minimum setback between buildings of 16' in lieu of the required 25' for buildings of 25' in height

Acres: 41.79
District: 15

Metropolitan water and sewer is available, therefore no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP:phz

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 441-2100

JOHN D. SEEVERT
DIRECTOR

May 18, 1979

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

Dear Mr. DiNenna:

Comments on Item # 228 Zoning Advisory Committee Meeting, May 1, 1979 are as follows:

Property Owner: Goldentree Development Co.
Location: NS Orens Road (Relocated) 200' E. Sunnyside Lane
Existing Zoning: D.R. 5.5 & D.R. 10.5
Proposed Zoning: Variance to permit a minimum setback between buildings of 16' in lieu of the required 25' for buildings of 25' in height.

Acres: 41.79
District: 15th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three 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.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

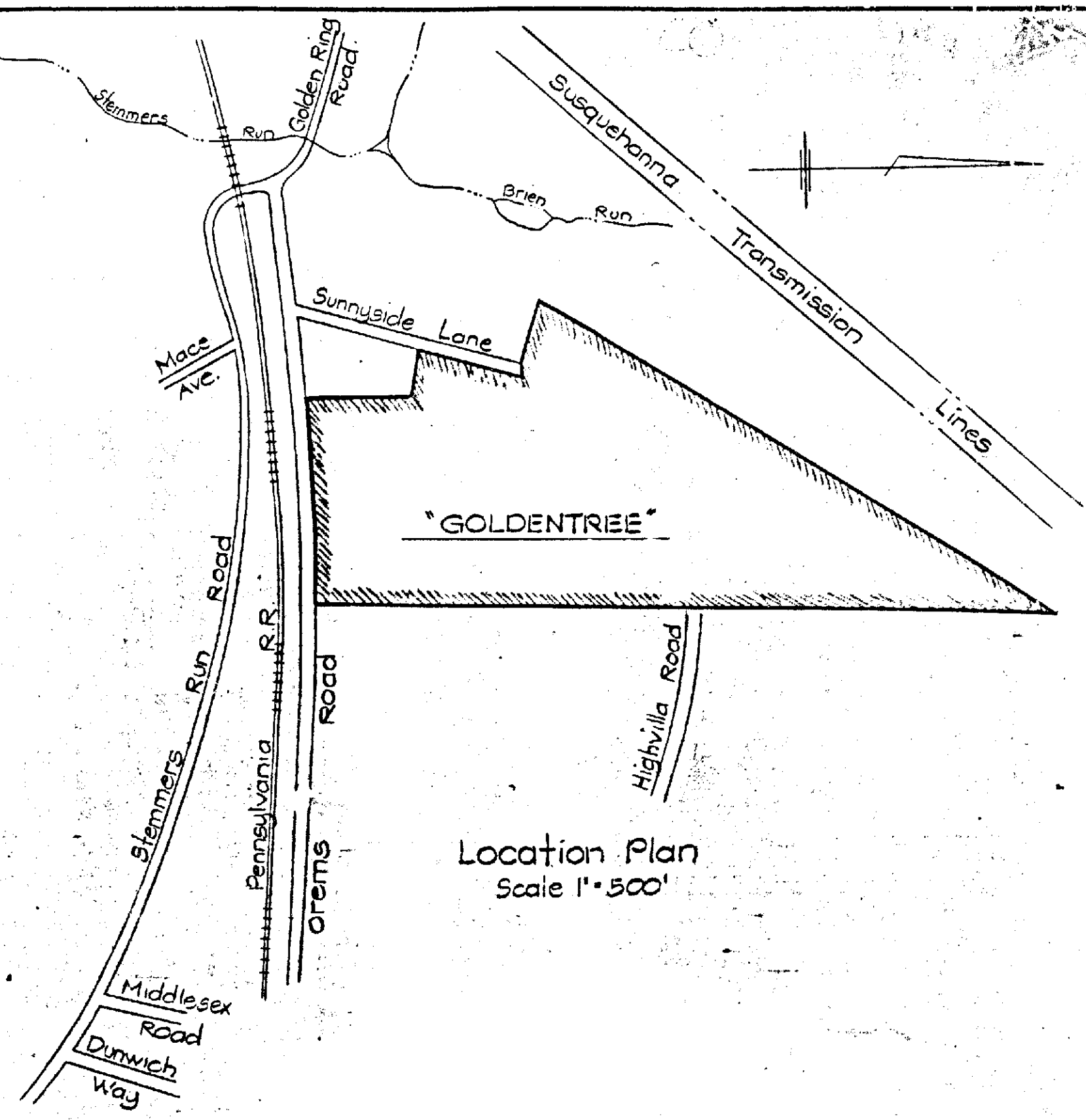
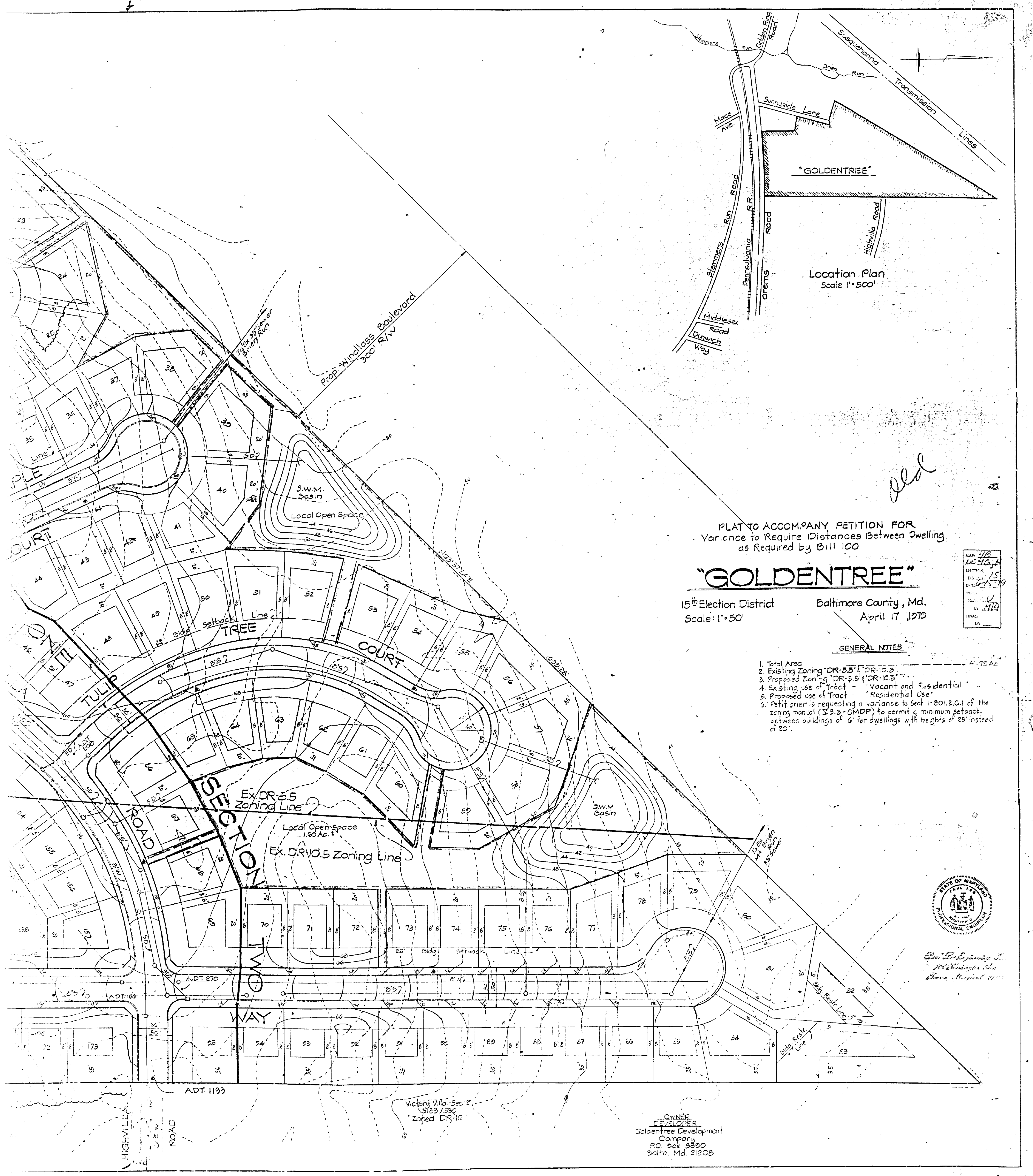
I. No Comment.

X J. Comments: No problem with 8'-0 and 12'-0 set backs, only if it approaches 6'0 would there be Building Code problems.

Very truly yours,

Charles T. Burnham
Charles T. Burnham
Plans Review Chief

CEB:rrj



PLAT TO ACCOMPANY PETITION FOR
Variance to Require Distances Between Dwelling
as Required by Bill 100

"GOLDENTREE"

15th Election District Baltimore County, Md.
Scale: 1" = 50' April 17, 1979

MAP: 412
ELECTION: 15
DISTRICT: 15
DATE: 6/15/79
TYPE: 15
SCALE: 1" = 50'
BY: 412

- GENERAL NOTES**
1. Total Area 41.79 Ac.
 2. Existing Zoning "DR-5.5" & "DR-10.5"
 3. Proposed Zoning "DR-5.5" & "DR-10.5"
 4. Existing use of Tract - "Vacant and Residential"
 5. Proposed use of Tract - "Residential Use"
 6. Petitioner is requesting a variance to Sect 1-201.2.C.1 of the zoning manual (S.B.3-CMDP) to permit a minimum setback between buildings of 16' for dwellings with heights of 25' instead of 20'.



OWNER
DEVELOPER
Goldentree Development
Company
P.O. Box 5590
Baltimore, Md. 21208

ROAD

LANE

Zoned "MLR-IM"
(Residential Use)

GOLDENTREE

COUR

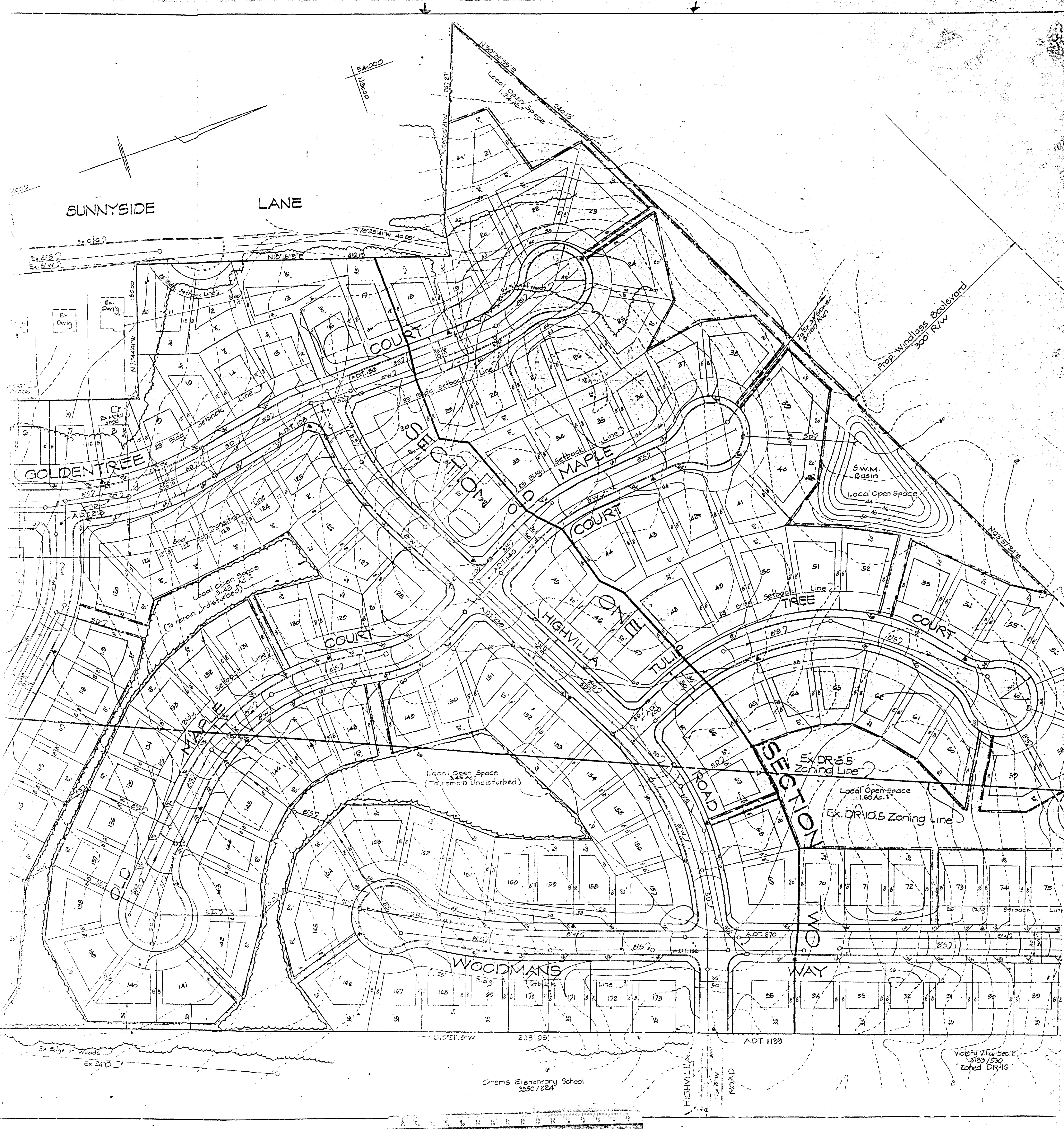
COUIR

RUSSET

070

APL
Bldg.

WOODMA.



Orems Elementary School
355C/224

Victory Villa, Sec. 2
3183/330
Zoned DR-16