

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve the 1st Amendment to the Partial Development Plan of "The Village" - Sections 7, 8, Parcel "D" to provide for addition of a fire lane and hydrant, relocation of water lines and several parking spaces, deletion of a retaining wall and carports, and other revisions to be discussed at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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.

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: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____

Legal Owner(s): _____
(Type or Print Name)
Signature: *Jonas Brodie*
Address: 199 Granary Drive, Pikesville, Maryland 21208
City and State: _____

Attorney or Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name: Jonas Brodie
Address: 199 Granary Drive, Pikesville, Maryland 21208
City and State: _____
Phone No.: 653-1622

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of May, 1981, 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 100, County Office Building in Towson, Baltimore County, on the 14th day of July, 1981, at 10:15 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1981

COUNTY OFFICE BUILDING
111 W. Gwynn Falls Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Comodari

Members
Director of Planning and Zoning

Director of Planning and Zoning

Director of Planning and Zoning

Director of Planning and Zoning

Director of Planning and Zoning

Director of Planning and Zoning

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Director of Planning and Zoning

Mr. Jonas Brodie
199 Granary Drive
Baltimore, Maryland 21208

RE: Item No. 212
Petitioner - Four Villages Limited Partnership
Special Hearing Petition

Dear Mr. Brodie:

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 advise 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.

Included are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

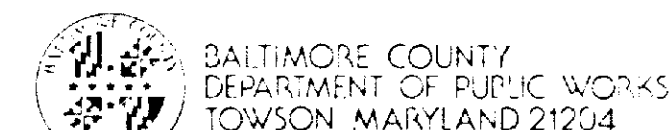
Very truly yours,

Nicholas B. Comodari
NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

Enclosure

Enclosure

cc: H&M Associates, Inc.
200 Village Square
Village of Cross Keys
Baltimore, Md. 21210



June 17, 1981

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

RE: Item #212 (1980-1981)
Property Owner: Four Villages Limited Partnership
S/W Pacers Lane 346.47' S/W of Hooks Lane
Acres: 5.086 District: 3rd

Dear Mr. Hammond:

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.

The comments which were supplied in connection with the Zoning Advisory Committee review for Items 152 (1976-1977) and 186 (1980-1981) 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 212 (1980-1981).

Very truly yours,

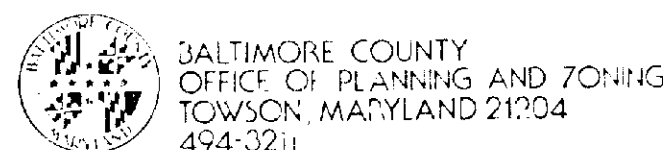
Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FW:SS

cc: Jack Wimbley

P-NE Key Sheet
34 & 35 NW 21 & 22 Pcs. Sheets
NW 9 P Topo
68 Tax Map

Attachment



June 11, 1981

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

Dear Mr. Hammond:

Comments on Item #212, Zoning Advisory Committee Meeting, May 12, 1981, are as follows:

Property Owner: Four Villages Limited Partnership
Location: SW/S Pacers Lane 346.47' S/W of Hooks Lane.
Acres: 5.086
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.

The Development Plan was approved by the Baltimore County Planning Board on May 21, 1981.

Very truly yours,

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



June 25, 1981

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

Dear Mr. Hammond:

Comments on Item 212, Zoning Advisory Committee Meeting of May 12, 1981, are as follows:

Property Owner: Four Villages Limited Partnership
Location: SW/S Pacers Lane 346.47' S/W of Hooks Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve the 1st Amendment to the Partial Development Plans of the "The Village" - Section 7, & 8 Parcel "D" to provide for addition of a fire lane and hydrants, relocation of water lines and several parking spaces, deletion of a retaining wall and carports, and other revisions to be discussed at the hearing.

Acres: 5.086
District: 3rd

Metropolitan water and sewer are available. Connection to metropolitan sewer may be subject to the Gwynns Falls sewer moratorium.

Prior to approval of a public pool at this site, complete sets of plans and specifications of the pool and bathhouse must be submitted to Mark S. McManus, Program Supervisor, Recreational Hygiene Section, Division of Support Services, Baltimore County Department of Health for review and approval.

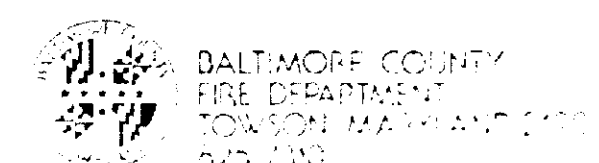
If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

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

SHS:mgf



June 1, 1981

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Four Villages Limited Partnership

Location: SW/S Pacers Lane 346.47' S/W of Hooks Lane

Item No.: 212 Zoning Agenda: Meeting of May 12, 1981

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 of _____ 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 operation.

() 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 shown.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Wagonet*
Noted and Approved: _____
Special Inspection Division

/mh

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

RE: Item #212 (1980-1981)
Property Owner: Four Villages Limited Partnership
S/W Pacers Lane 346.47' S/W of Hooks Lane
Acres: 5.086 District: 3rd

Dear Mr. Hammond:

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.

The comments which were supplied in connection with the Zoning Advisory Committee review for Item 152 (1976-1977) are referred to for your consideration.

Development of this property through striping, grading and stabilization could result in a significant pollution problem, increasing pollution and public health concerns of the property. A grading permit is, therefore, necessary for all grading, including the striping of the road.

The Petitioner must provide necessary drainage facilities (sewerage and stormwater) to prevent creating any nuisance or damage to adjacent properties, especially as the concentration of surface waters. Connection of any problem with any report, or no report, or any other installation of drainage facilities, will be the responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 212 (1980-1981).

Very truly yours,

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

RAM:EAM:FW:SS

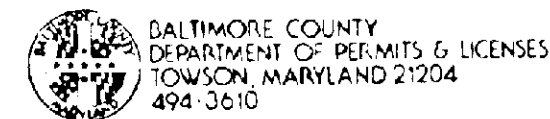
cc: Jack Wimbley

P-NE Key Sheet
34 & 35 NW 21 & 22 Pcs. Sheets
NW 9 P Topo
68 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that to approve the amendments to the partial development plan of The Village—Sections 7, 8, and Parcel "D", to provide for the addition of a fire lane and fire hydrants, the relocation of water lines and several parking spaces, and the deletion of a retaining wall and carports, as approved by the Baltimore County Planning Board on May 21, 1981, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of August, 1981, that the First Amended Partial Development Plan of The Village—Sections 7, 8, and Parcel "D", revised April 23, 1981, which provides for the addition of a fire lane and fire hydrants, the relocation of water lines and several parking spaces, and the deletion of a retaining wall and carports, in accordance with the aforementioned plan, should be approved and, as such, the same is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Director of the Office of Planning and Zoning and the Commissioner.

Zoning Commissioner of
Baltimore County



TED HAMMOND
DIRECTOR

May 15, 1981

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

Dear Mr. Hammond:

Comments on Item # 212 Zoning Advisory Committee Meeting, May 12, 1981
are as follows:

Property Owner: Four Villages Limited Partnership
Location: 346 Paces Lane, 346 ft. S/W of Hooks Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve the 1st Amendment to the Partial Development Plan of The Village, Section 7 & 8 Parcel "D" to provide for addition of a fire lane and hydrants, relocation of water lines and several parking spaces, deletion of a retaining wall and carports and other revisions to be discussed at the hearing.
District: 3rd

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes, and other miscellaneous.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 2" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 7.
- C. A change of occupancy shall be applied for, along with an alteration permit application, and same required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. comments - It is assumed elevators will be provided in all structures over two stories and 1000 sq. ft. per floor, in compliance with .06 of the State Handicapped Code.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #102 (Plans Review), at 111 West Chesapeake Avenue, Towson.

Very truly yours,

Charles E. Burman, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hammond
Zoning Commissioner
TO: _____ Date: July 28, 1981
Michael S. Planigan, Engineer Associate II
FROM: _____
ZAC MEETING OF May 12, 1981
SUBJECT: _____

The Department of Traffic Engineering has no comments
for Items 211, 212, 213, 214, 215, 216 and 217 pertaining to
Zoning Advisory Committee Meeting of May 12, 1981.

Michael S. Planigan
Engineer Associate II

MSF/jem

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert F. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 8, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 12, 1981

RE: Item No: 211, 212, 213, 214, 215, 216, 217
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: July 1, 1981
Norman E. Gerber, Director
FROM: _____ Office of Planning and Zoning
SUBJECT: Petition No. 82-13-SPH Item 212

Petition for Special Hearing
West side of Paces Lane, 346 ft. South of Hooks Lane
Petitioner - Villages Limited Partnership

Third District

HEARING: Tuesday, July 14, 1981 (10:15 A.M.)

The Planning Board approved the subject proposal on May 21, 1981.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:eb

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S of Paces Lane, 346' :
S of Hooks Lane, 3rd District : OF BALTIMORE COUNTY
FOUR VILLAGES LIMITED : Case No. 82-13-SPH
PARTNERSHIP, 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
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of June, 1981, a copy of the foregoing Order was mailed to Jonas Brodie, General Partner, Four Villages Limited Partnership, 199 Granary Drive, Pikesville, Maryland 21208, Petitioner.

John W. Hession, III

April 23, 1981

Mr. William E. Hammond
Zoning Commissioner, Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: The Village - Sections 7 and 8

Dear Mr. Hammond:

We hereby request a special hearing to permit a 1st Amendment to the Development Plan for the above to provide for the addition of a fire lane and hydrants, relocation of water lines and several parking spaces, and deletion of a retaining wall and carports. In this regard, enclosed herewith please find the following:

1. Three Petitions for Special Hearing.
2. Ten copies of the Development Plan, incorporating the requested changes.
3. Seven copies of the legal description.

Most of the above changes have been necessitated by requirements of the Baltimore County Fire Department.

Very truly yours,

FOUR VILLAGES LIMITED PARTNERSHIP

Jonas Brodie, General Partner

JB:bl
Encs.

PETITION FOR SPECIAL HEARING

3rd DISTRICT

ZONING: Petition for Special Hearing
LOCATION: West side of Paces Lane, 346 ft. South of Hooks Lane
DATE & TIME: Tuesday, July 14, 1981 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the 1st Amendment to the Partial Development Plan of "The Village - Sections 7, 8 Parcel "D" to provide for addition of a fire lane and hydrants, relocation of water lines and several parking spaces, deletion of a retaining wall and carports, and other revisions to be discussed at the hearing.

All that parcel of land in the Third District of Baltimore County.

Being the property of Four Villages Limited Partnership, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 14, 1981 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

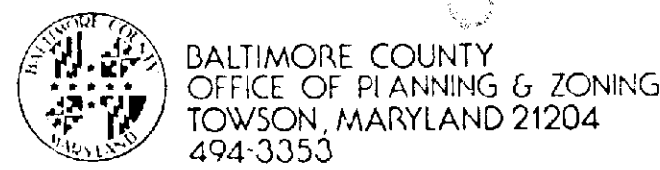
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER

DESCRIPTION
TO ACCOMPANY PETITION FOR SPECIAL HEARING
THE VILLAGE - SECTIONS 7 and 8
AND PARCEL D

All that lot or parcel of ground, lying and being situate in the 3rd Election District of Baltimore County, State of Maryland, more particularly described as follows:

Beginning for the same at the southwest corner of Pacers Lane, as it now exists, 346.47 feet southwest of the intersection of Pacers Lane and Hooks Lane, as shown on the Plat of "Section 6, The Village," recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. No. 41, folio 20, said beginning point being also shown as point no. 1 at the northwest corner of Pacers Lane as shown on the Plat of "Sections 7 and 8, The Village," recorded among said Land Records in Plat Book EHK, Jr. No. 45, folio 44, then running and binding the courses and distances shown on said Plat of "Section 7 and 8, The Village," to the point of beginning.

Containing 5.086 acres of land.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

Jonas Brodie, General Partner
Four Villages Limited Partnership
199 Granary Drive
Pikesville, Maryland 21208

RE: Petition for Special Hearing
W/s Pacers Lane, 346' S of Hooks Lane
Case #82-13-SPH

Dear Mr. Brodie:

This is to advise you that \$63.55 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 096932

DATE 7/14/81 ACCOUNT 01-662

AMOUNT \$63.55

RECEIVED FROM Jonas Brodie

FOR Posting & Advertising of Case #82-13-SPH

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 28 day of April, 1981

Filing Fee \$ 25 Received: ☒ Cash ☐ Other

#212

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

No. 096930

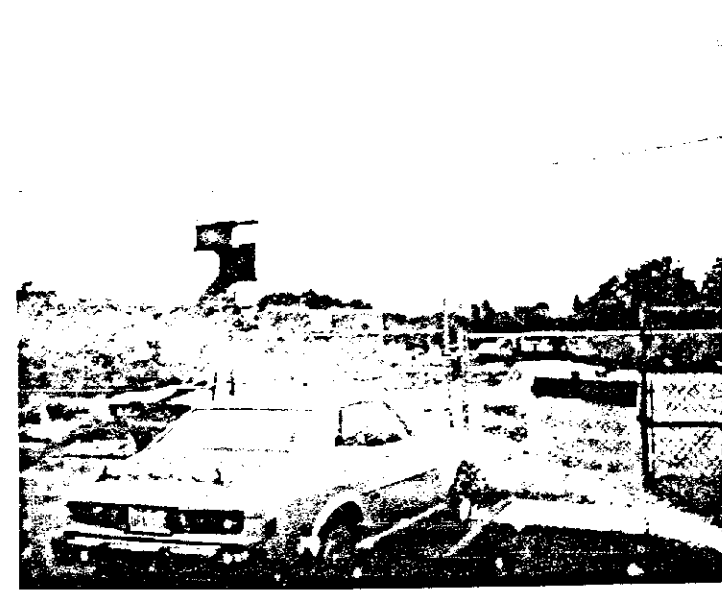
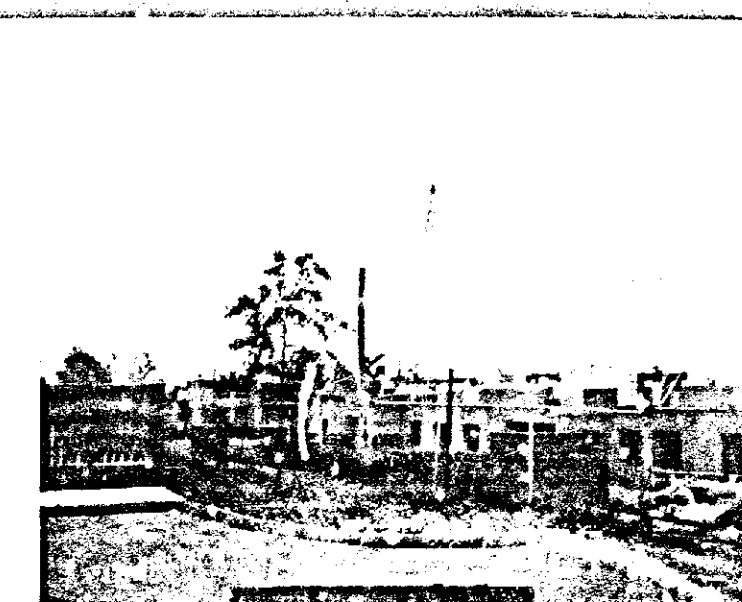
DATE June 15, 1981 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Four Villages Limited Partnership

FOR Filing Fee for Case #82-13-SPH

VALIDATION OR SIGNATURE OF CASHIER



Jonas Brodie, General Partner
Four Villages Limited Partnership
199 Granary Drive
Pikesville, MD 21208

June 17, 1981

NOTICE OF HEARING

RE: Petition for Special Hearing
W/s Pacers La., 346' S of Hooks Lane
Case #82-13-SPH

TIME: 10:15 A.M.

DATE: Tuesday, July 14, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

/klr

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>WEL</i>									
Previous case: -									

cc: HML Associates, Inc.
200 Village Square
Village of Cross Keys
Baltimore, Md. 21210

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 21st day of May, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Four Villages Limited Partnership
Petitioner's Attorney

Reviewed by: *Nicholas M. Commodari*
Nicholas M. Commodari
Chairman, Zoning Plans
Advisory Committee

Office of The Carroll County Times

Westminster, Md. June 25, 1981

Westminster, Md. June 25, 1981

Westminster, Md. June 25, 1981

Westminster, Md. June 25, 1981

Westminster, Md. June 25, 1981

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Westminster, Md. June 25, 1981

Westminster, Md. June 25, 1981

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting June 25, 1981

Posted for: *Advertising*

Petitioner: *Four Villages Limited Partnership*

Location of property: *W/S Pacers Lane, 346' S of Hooks Lane*

Location of Signs: *Intersection of W/S Pacers Lane and Hooks Lane*

Remarks: *350' South of Hooks Lane*

Posted by: *William E. Hammond*

Date of return: *July 14, 1981*

Number of Signs: *2*

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 25, 1981

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md.

on the 25th day of June, 1981, the first publication

day of June, 1981, the last publication

appearing on the 25th day of June, 1981.

1981.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$

THE VILLAGE
THE VILLAGE
THE VILLAGE
THE VILLAGE

ANNEN WOODS

OWNER/DEVELOPER:
FOUR VILLAGES
LIMITED PARTNERSHIP
199 GRANARY DRIVE
PIKESVILLE, MD 21708

ARCHITECT/ENGINEER:
RTKL ASSOCIATES INC
200 VILLAGE SQUARE
VILLAGE OF CROSSKEYS
BALTIMORE, MD 21210

1. LEROY H. M. TUBBLE
55-1-102

LANE

JUMPERS LANE

COBBLES COURT

TANNER COURT

SECTION 6
51 TOWNHOMES
(UNDER CONSTRUCTION)

2 STORY TOWNHOMES
(TYPICAL)

BLOCK M-2
MID-RISE APARTMENT

SECTION 5
MID-RISE APARTMENT

MID-RISE APARTMENT
4 FLOORS

SECTION 4
48 APARTMENTS
(UNDER CONSTRUCTION)

SECTION 7
(1,052 ACRES)

TENNIS COURT

POOL

BATHHOUSE

10' WIDE DRAINAGE & UTILITY BASEMENT

10' WIDE DRAINAGE & UTILITY BASEMENT

10' WIDE DRAINAGE & UTILITY BASEMENT

10' WIDE DRAINAGE & UTILITY BASEMENT

10' WIDE DRAINAGE & UTILITY BASEMENT

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10' WIDE DRAINAGE & UTILITY BASEMENT

SCALE: 1"=50'-0"

LEGEND

--- STD. RESIDENTIAL/PARKING LIGHTING
----- UNIT OF OPEN SPACE
--- SIDEWALK

OFFICE OF PLANNING & ZONING
APPROVED BY

DIRECTOR OF PLANNING DATE

ZONING COMMISSION DATE

1ST AMENDED
PARTIAL DEVELOPMENT PLAN
THE VILLAGE
SECTIONS 7 & 8
ELECT IN DISTRICT 3

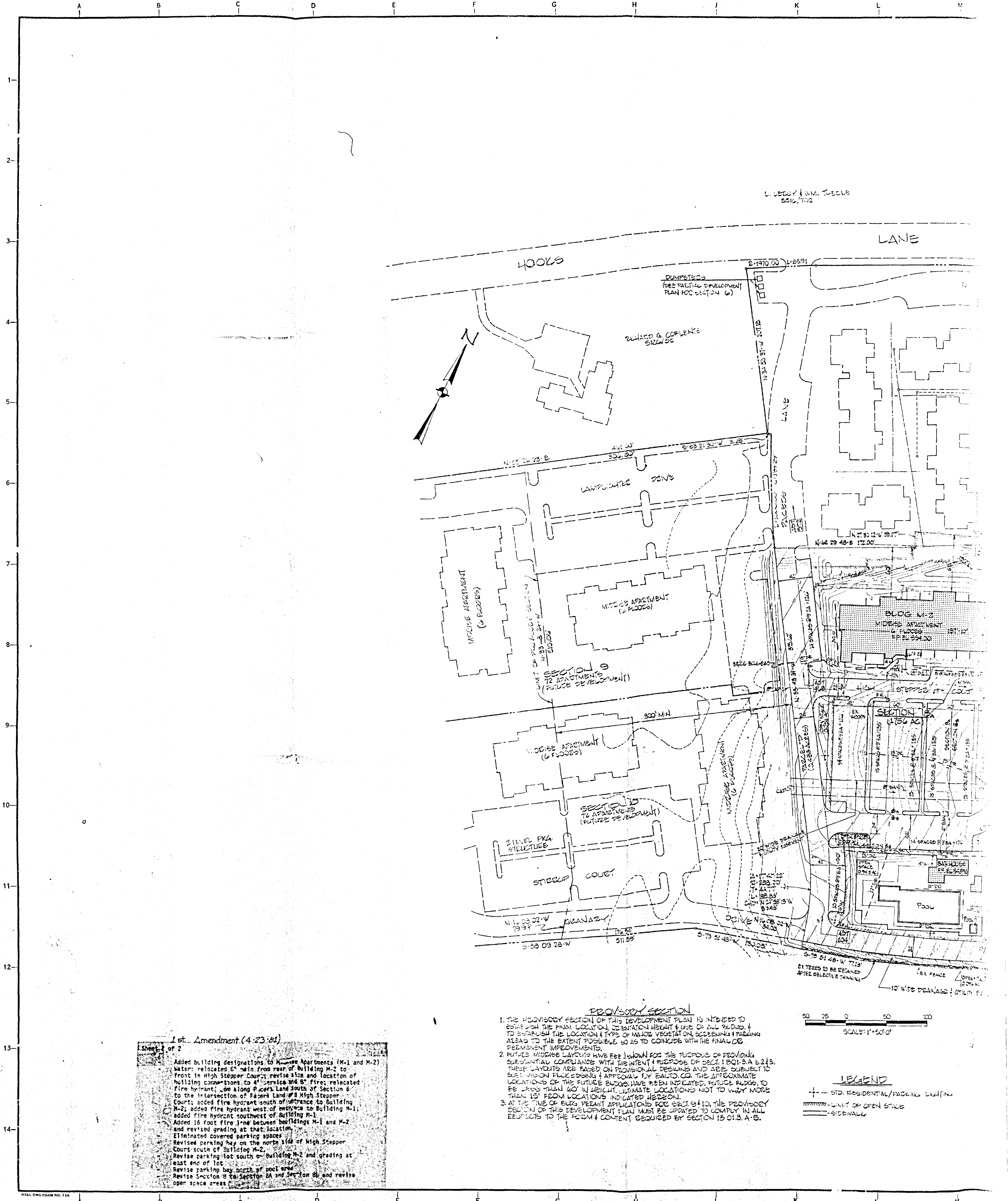
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REVISIONS		
Drawn	Seal	
Checked		
Approved		

RTKL

PLAN SHEET

Contr. No.	77043	70
Scale	1"=50'-0"	
Date	12 JUNE 78	
Last Rev.	23 APRIL 81	

2



L. BERRY & WM. T. COLE
5516/702

LANE

40065

DUMPSTERS
(SEE PARTIAL DEVELOPMENT
PLAN FOR SECTION 6)

REHARD G. CORLENT
5126/55

MIDCISE APARTMENT
(6 FLOORS)

MIDCISE APARTMENT
(6 FLOORS)

BLOCK M-2
MIDCISE APARTMENT
(6 FLOORS)

MIDCISE APARTMENT
(6 FLOORS)

SECTION 10
16 APARTMENTS
(FUTURE DEVELOPMENT)

2 LEVEL PKA
STRUCTURE

STREET COURT

SECTION 9
12 APARTMENTS
(FUTURE DEVELOPMENT)

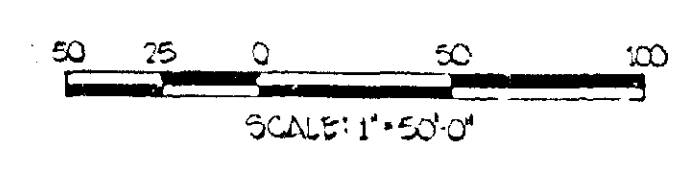
POOL

BATHHOUSE

1st Amendment (4-23-81)
Sheet 2 of 2

Added building designations to Midcise Apartments (M-1 and M-2)
Water: relocated 8" main from rear of Building M-2 to front in High Stepper Court; revise size and location of building connections to 4" service and 8" fire; relocated fire hydrant; add along Pavers Land south of Section 6 to the intersection of Pavers Land and High Stepper Court; added fire hydrant south of entrance to Building M-2; added fire hydrant west of entrance to Building M-1; added fire hydrant southwest of Building M-1
Added 16 foot fire line between buildings M-1 and M-2 and revised grading at that location
Eliminated covered parking spaces
Revised parking bay on the north side of High Stepper Court south of Building M-2
Revised parking lot south of Building M-2 and grading at east end of lot
Revised parking bay north of pool area
Revised Section 9 to Section 9A and Section 9B and revise open space areas

- PROVISIONAL SECTION
1. THE PROVISIONAL SECTION OF THIS DEVELOPMENT PLAN IS INTENDED TO ESTABLISH THE FINAL LOCATION, ORIENTATION HEIGHT & USE OF ALL BUILDINGS TO ESTABLISH THE LOCATION & TYPE OF MAJOR VEGETATION, SCREENING & PARKING AREAS TO THE EXTENT POSSIBLE SO AS TO COINCIDE WITH THE FINAL DEVELOPMENT IMPROVEMENTS.
 2. FUTURE MIDCISE LAYOUTS HAVE BEEN SHOWN FOR THE PURPOSE OF PROVIDING SUBSTANTIAL COMPLIANCE WITH THE INTENT & PURPOSE OF SECT. 1201.3 A. 5.213. THESE LAYOUTS ARE BASED ON PROVISIONAL DESIGNS AND ARE SUBJECT TO SUBSEQUENT PLANNING & APPROVAL BY EALTO, CO. THE APPROXIMATE LOCATIONS OF THE FUTURE BUILDINGS HAVE BEEN INDICATED. FUTURE BUILDINGS TO BE LESS THAN 60' IN HEIGHT, ULTIMATE LOCATIONS NOT TO VARY MORE THAN 15' FROM LOCATIONS INDICATED HEREON.
 3. AT THE TIME OF BUILDING PERMIT APPLICATIONS FOR SECT. 9 & 10, THE PROVISIONAL SECTION OF THIS DEVELOPMENT PLAN MUST BE UPDATED TO COMPLY IN ALL RESPECTS TO THE FORM & CONTENT REQUIRED BY SECTION 13.013. A. 5.



LEGEND

--- STD. RESIDENTIAL/PARKING LIGHTING

===== UNIT OF OPEN SPACE

--- SIDEWALK

THE VILLAGE
THE VILLAGE
THE VILLAGE
THE VILLAGE

ANNEN WOODS

OWNER/DEVELOPER:
FOUR VILLAGES
LIMITED PARTNERSHIP
199 GRANARY DRIVE
PIKESVILLE, MD 21208

ARCHITECT/ENGINEER:
RTKL ASSOCIATES INC
200 VILLAGE SQUARE
VILLAGE OF CROSSKEYS
BALTIMORE, MD 21210

1. LEGEND
2. SCALE
3. LOCATION

LANE

JUMPERS LANE

SECTION 6
ST TOWNHOUSES
(UNDER CONSTRUCTION)

2 STORY TOWNHOUSES
(14 FLOORS)

TANNER COURT

MID-RISE APARTMENT
4 FLOORS

SECTION 4
18 APARTMENTS
(UNDER CONSTRUCTION)

MID-RISE APARTMENT
4 FLOORS

CANDLER COURT

SECTION 7
(1.052 ACRES)

SECTION 3
(1.156 AC)

SECTION 8
(1.156 AC)

SECTION 9
(1.156 AC)

SECTION 10
(1.156 AC)

SECTION 11
(1.156 AC)

SECTION 12
(1.156 AC)

SECTION 13
(1.156 AC)

SECTION 14
(1.156 AC)

SECTION 15
(1.156 AC)

SECTION 16
(1.156 AC)

SECTION 17
(1.156 AC)

SECTION 18
(1.156 AC)

SECTION 19
(1.156 AC)

SECTION 20
(1.156 AC)

SECTION 21
(1.156 AC)

SECTION 22
(1.156 AC)

SECTION 23
(1.156 AC)

SECTION 24
(1.156 AC)

SECTION 25
(1.156 AC)

SECTION 26
(1.156 AC)

SECTION 27
(1.156 AC)

50 0 50 100
SCALE: 1"=50'-0"

LEGEND

--- STD. RESIDENTIAL/PARKING LIGHTING
----- UNIT OF OPEN SPACE
===== SIDEWALK

OFFICE OF PLANNING & ZONING
APPROVED BY _____

DIRECTOR OF PLANNING DATE _____

ZONING COMMISSIONER DATE _____

1ST ANNEN
PARTIAL DEVELOPMENT PLAN

THE VILLAGE
SECTION 7 & 8
ELECTION DISTRICT 3

No. Date Item

REVISIONS

Drawn Seal

Checked

Approved

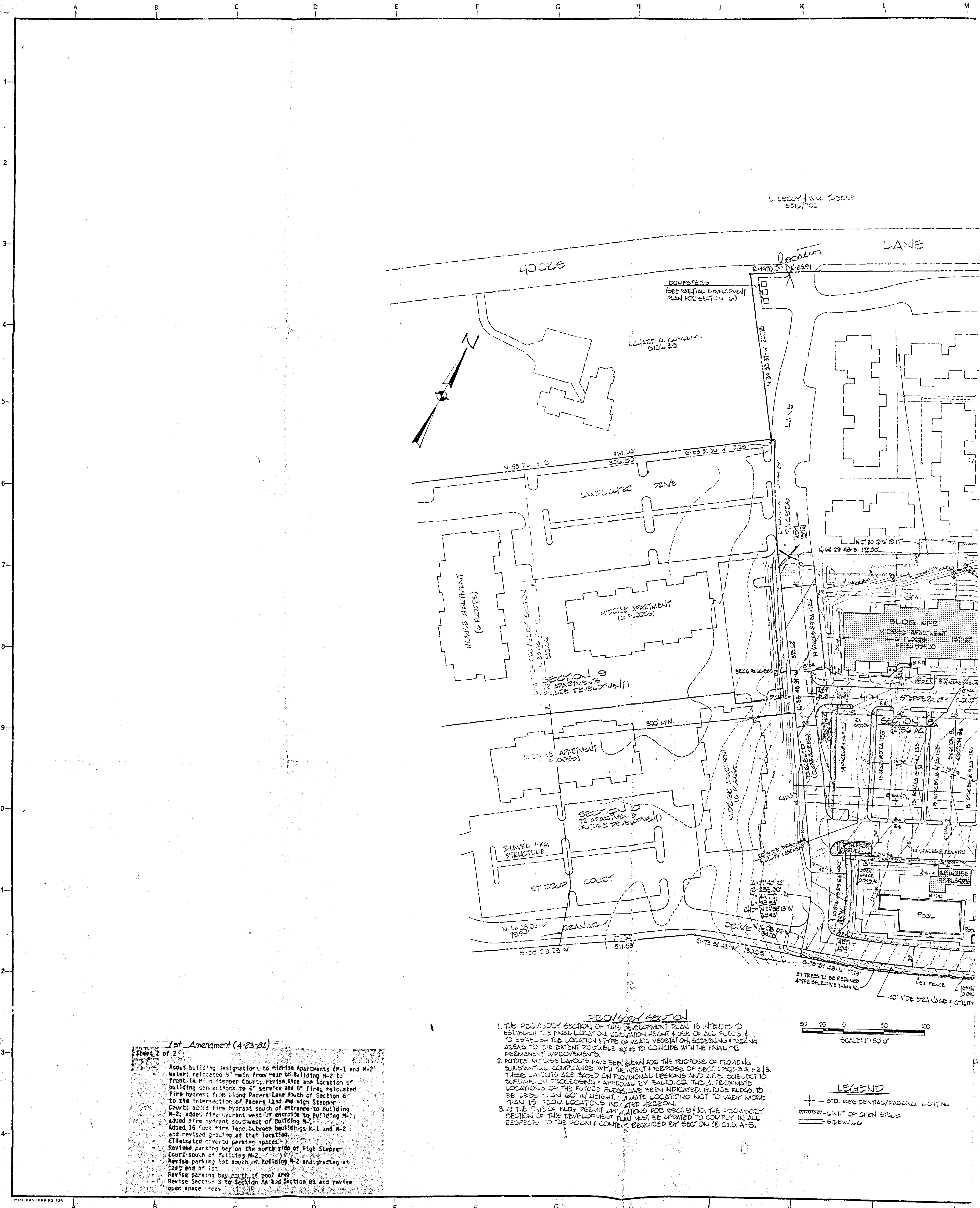


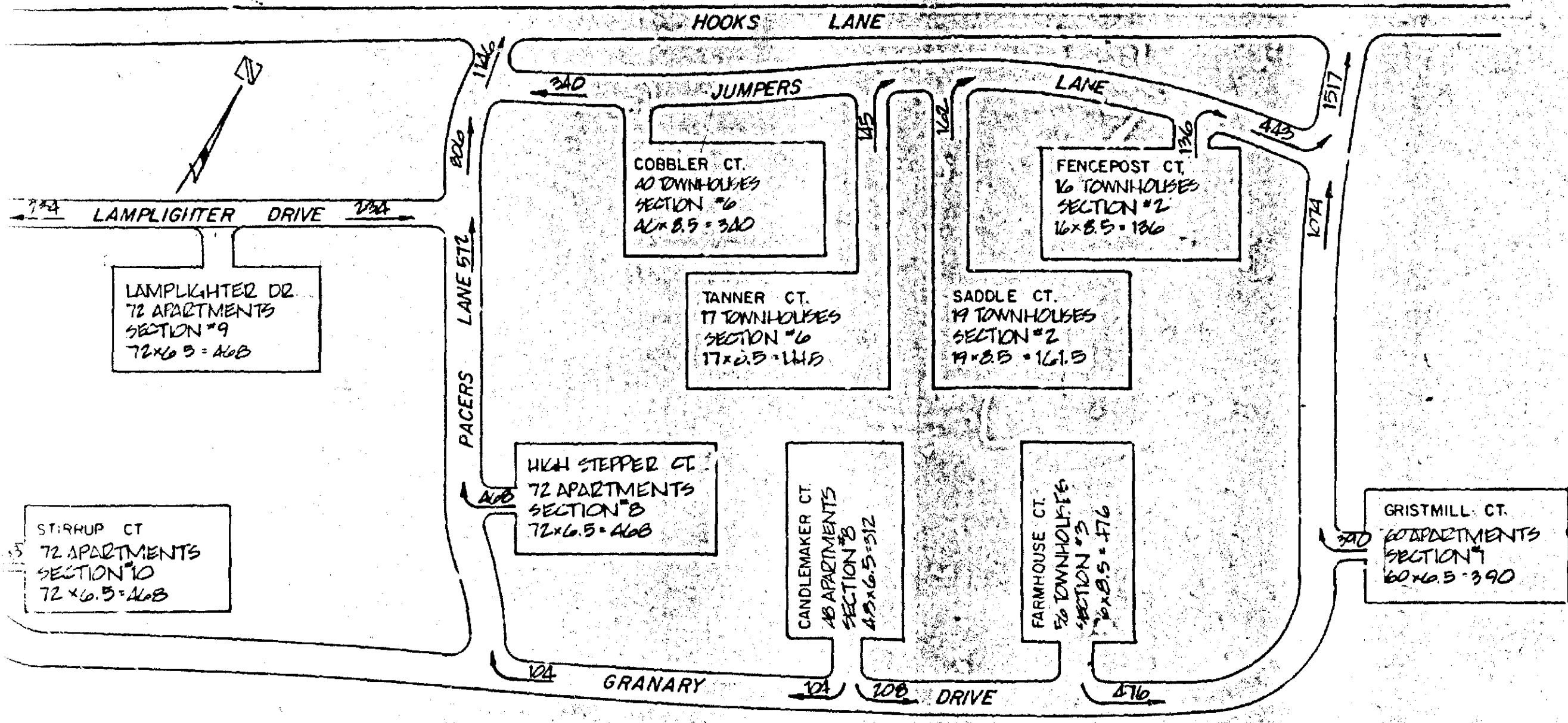
RTKL

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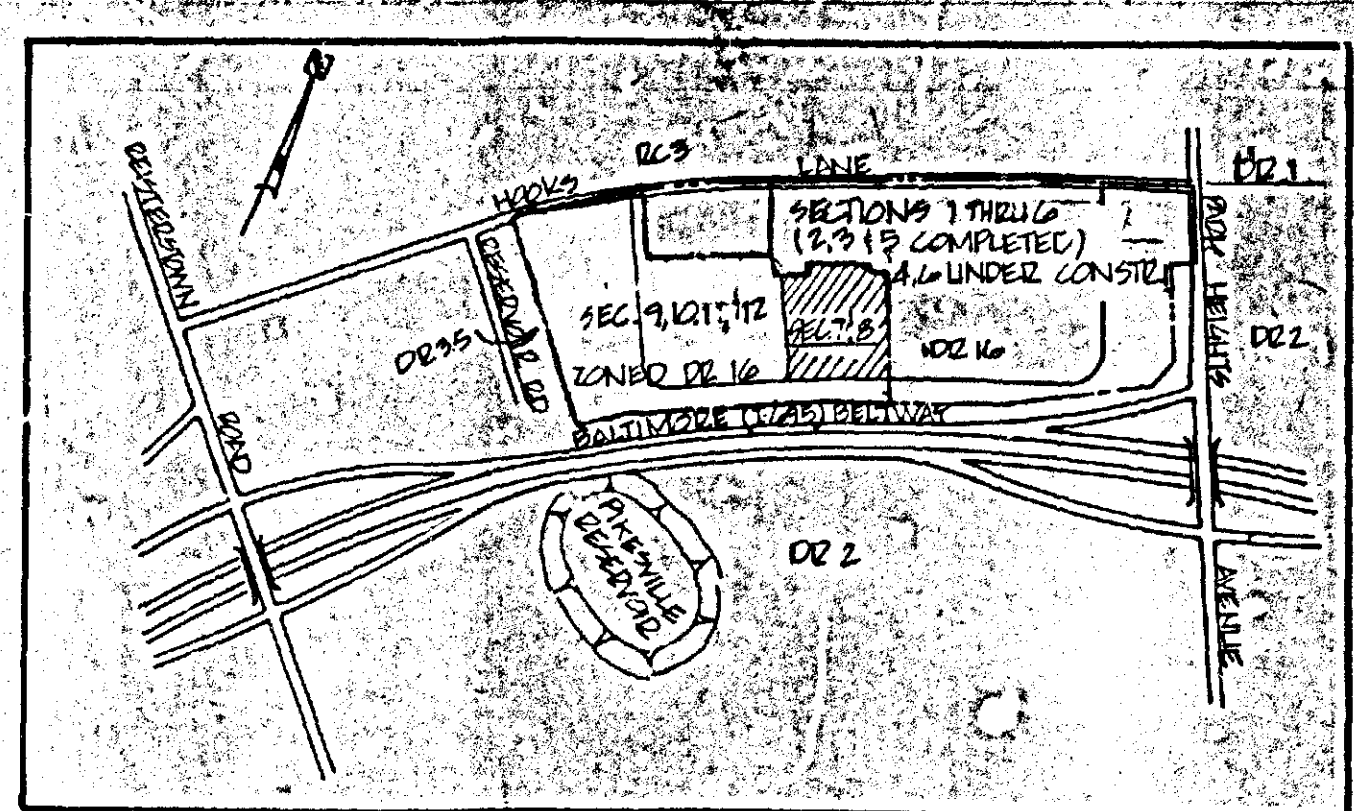
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Date 12 JUNE 83
Last Rev. 23 APRIL 81

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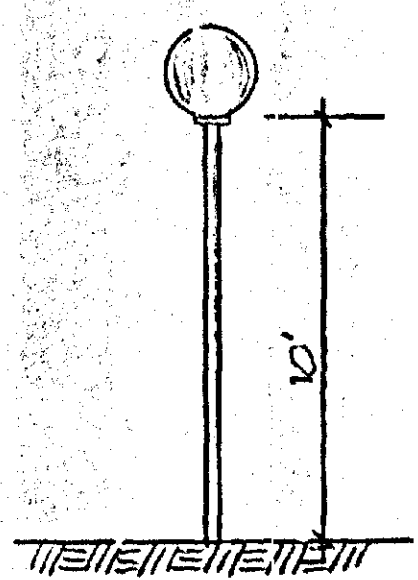




TRAFFIC SKETCH
NOT TO SCALE

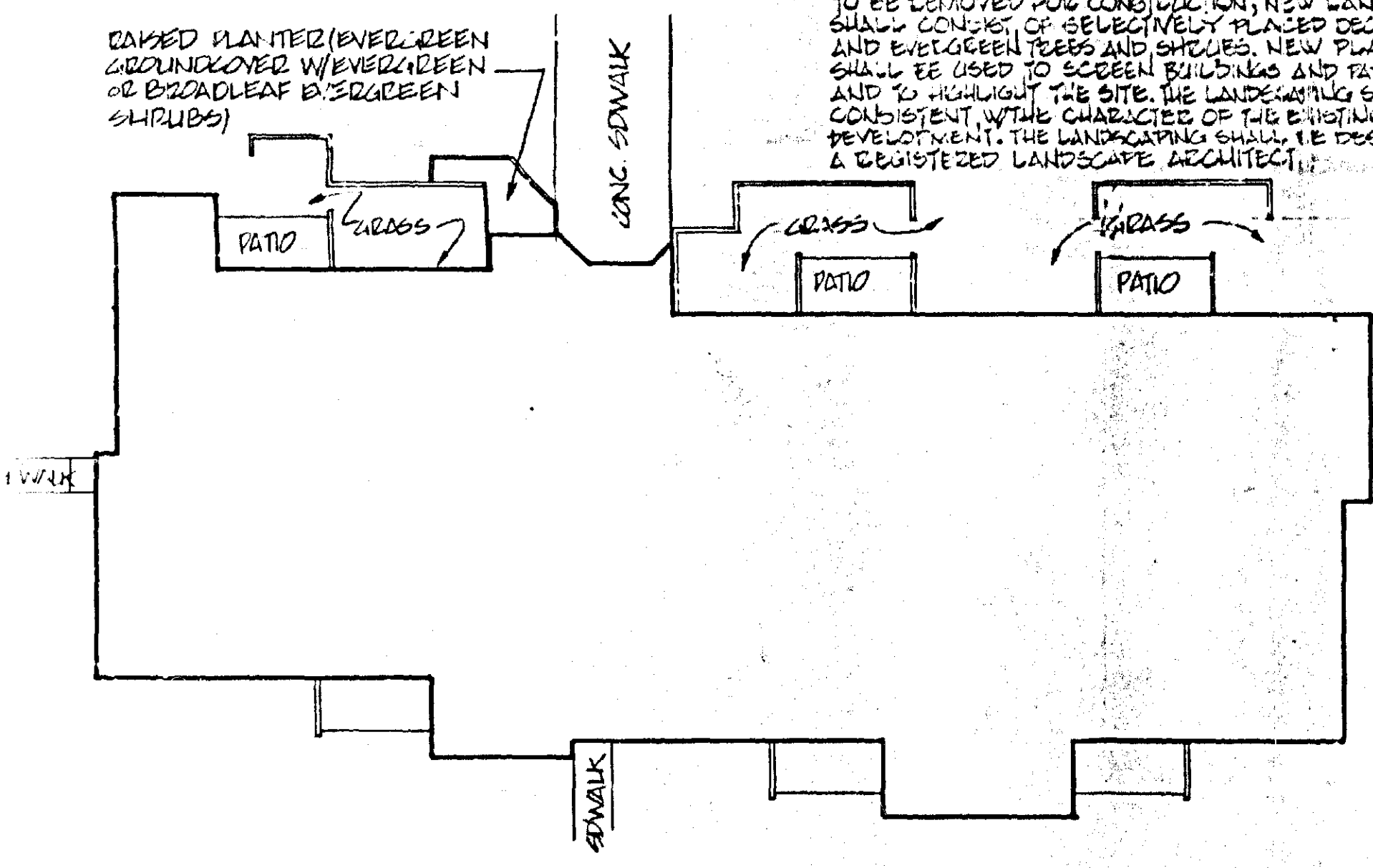


LOCATION MAP
SCALE 1"=50'

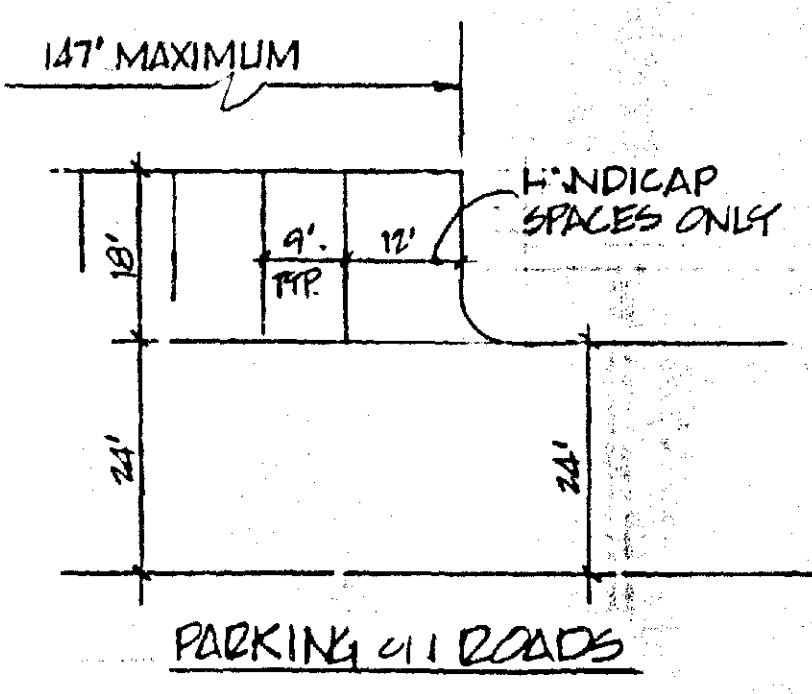


STD. RESIDENTIAL/
PARKING LIGHT

NOTE:
LANDSCAPING SHALL CONSIST OF THE RETENTION OF SELECTED EXISTING TREES; REINFORCEMENT AT SELECT LOCATIONS BY PLANTING OF NEW TREES AND SHRUBS; TRANSPLANTING WHERE FEASIBLE OF SOME TREES REQUIRED TO BE REMOVED FOR CONSTRUCTION; NEW LANDSCAPING SHALL CONSIST OF SELECTIVELY PLACED DECIDUOUS AND EVERGREEN TREES AND SHRUBS. NEW PLANTINGS SHALL BE USED TO SCREEN BUILDINGS AND FEATURES AND TO HIGHLIGHT THE SITE. THE LANDSCAPING SHALL BE CONSISTENT WITH THE CHARACTER OF THE EXISTING SURROUNDING DEVELOPMENT. THE LANDSCAPING SHALL BE DESIGNED BY A REGISTERED LANDSCAPE ARCHITECT.



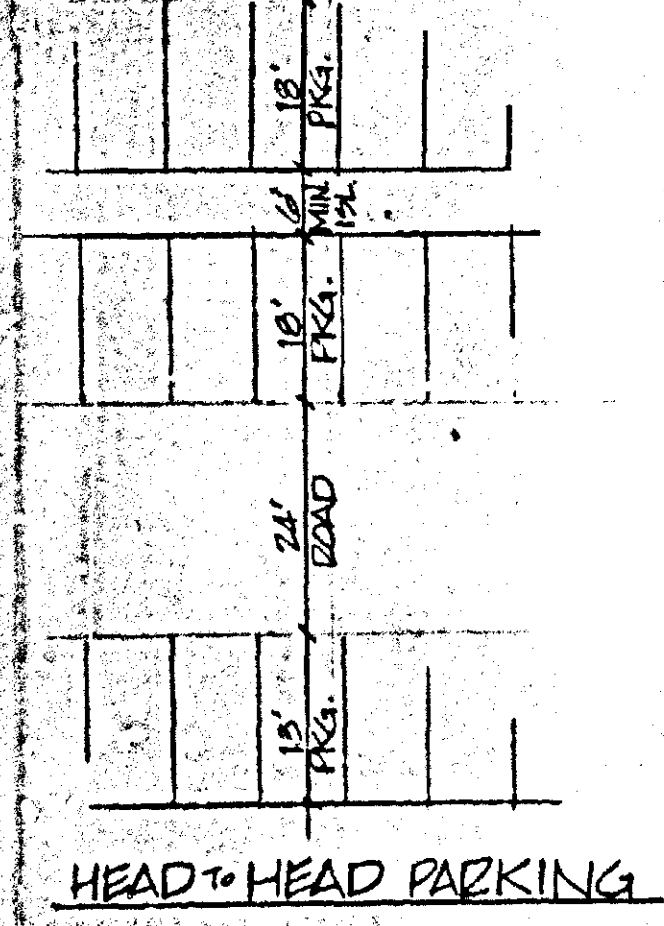
TYPICAL LANDSCAPE PLAN



TYPICAL PARKING LAYOUTS

- GENERAL NOTES**
1. COPIES OF COVENANTS CONCERNING MAINTENANCE OF OPEN SPACE ARE SUBMITTED WITH PLAN.
 2. REFUSE WILL BE REMOVED FROM THE BLDGS BY PRIVATE CONTRACT. REFUSE WILL BE PICKED UP FROM A COMMON COLLECTION POINT WITHIN EACH BUILDING.
 3. APARTMENTS WILL BE SOLD AS CONDOMINIUM UNITS.
 4. ALL PARKING SPACES SHALL BE 9 FEET BY 13 FEET. PARKING AND ROAD SURFACE COURSES SHALL BE BITUMINOUS CONCRETE.
 5. SECTION 7 IS A GROUP OF RECREATIONAL FACILITIES CONSISTING OF TENNIS COURTS, SWIMMING POOL AND BATHHOUSE.
 6. FOR OVERALL PROPERTY OUTLINE, SEE PARTIAL DEVELOPMENT PLAN FOR SECTION 6 (DATED 22 NOV. 76).
 7. OPEN SPACES SHALL BE PRIVATELY OWNED AND MAINTAINED.

1st Amendment (4/23/81)
Sheet 1 of 2
Revise area and density calculations; change Section 8 to Section 8A and Section 8B.
Eliminate wood screen wall on roof of building; shown on Elevation A and B.
Eliminate covered parking detail.
Sheet 2 of 2
Added building designations to Midrise Apartments /M-1 and M-2.
Water: relocated 8" main from rear of Building M-2 to front in High Stepper Court; revise size and location of building connections to 4" service and 8" fire; relocated fire hydrant from along Pacers Lane south of Section 6 to the intersection of Pacers Lane and High Stepper Court; added fire hydrant south of entrance to Building M-2; added fire hydrant west of entrance to Building M-1; added 16 foot fire lane between buildings M-1 and M-2 and revised grading at that location.
Eliminated covered parking spaces.
Revised parking bay on the north side of High Stepper Court south of Building M-2.
Revised parking lot south of Building M-2 and grading at east end of lot.
Revised parking bay north of pool area.
Revised Section 8 to Section 8A and Section 8B and revise open space areas.



HEAD-TO-HEAD PARKING

THE VILLAGE
THE VILLAGE
THE VILLAGE
THE VILLAGE

ANNEN WOODS

OWNER/DEVELOPER
FOUR VILLAGES
LIMITED PARTNERSHIP
195 GRANARY DRIVE
Pikesville, MD 21208
ARCHITECT/ENGINEER
RTKL ASSOCIATES, INC.
200 VILLAGE SQUARE
VILLAGE OF CROSSKEYS
BALTIMORE, MD 21210

APARTMENTS

No.	Date	Item
1		
2		
3		
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7		
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12		
13		
14		

REVISIONS
Drawn TC
Checked FJT
Approved FT
Seal
STATE OF MARYLAND
REGISTERED PROFESSIONAL ARCHITECT
No. 12345
Exp. 12/31/81

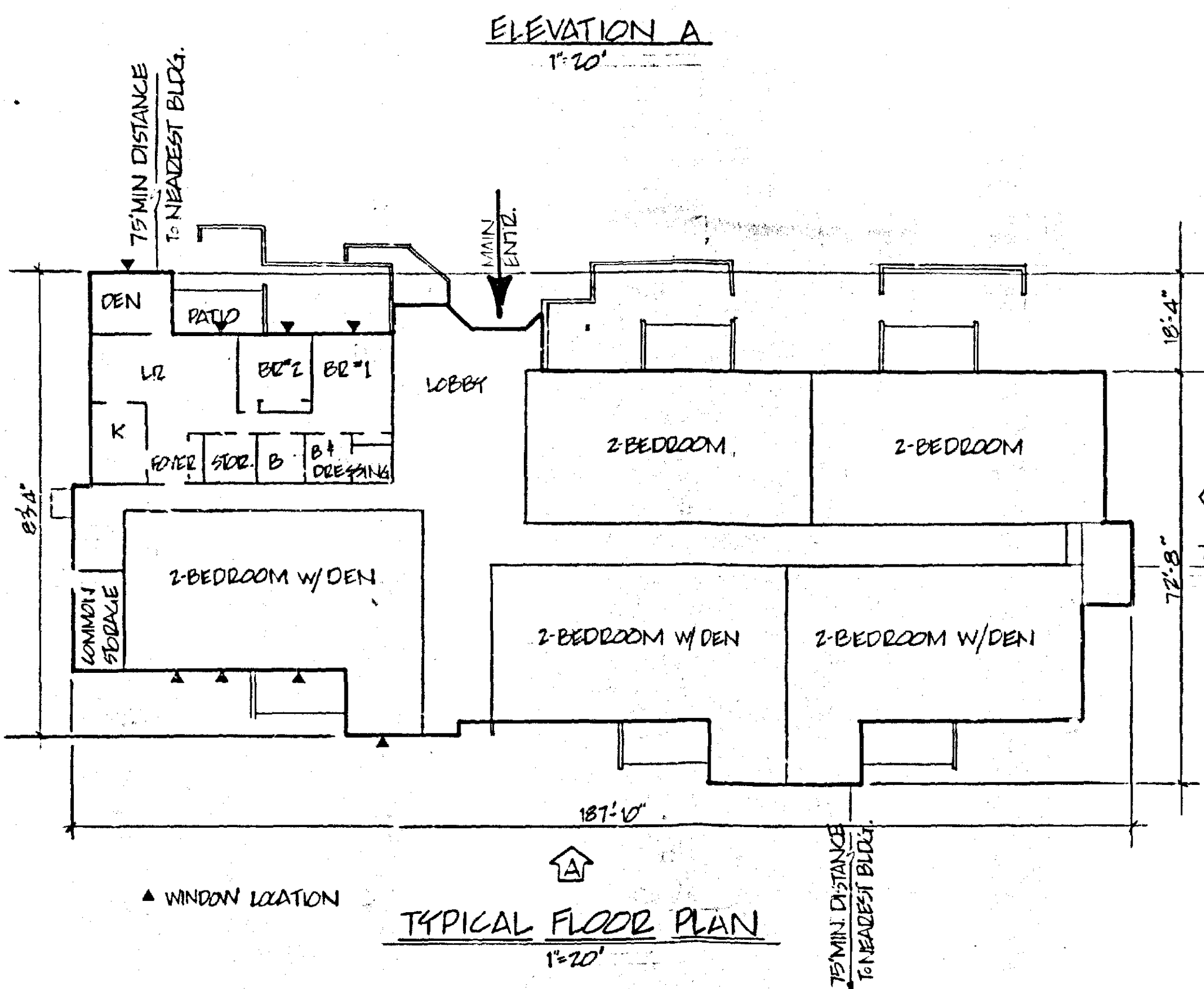
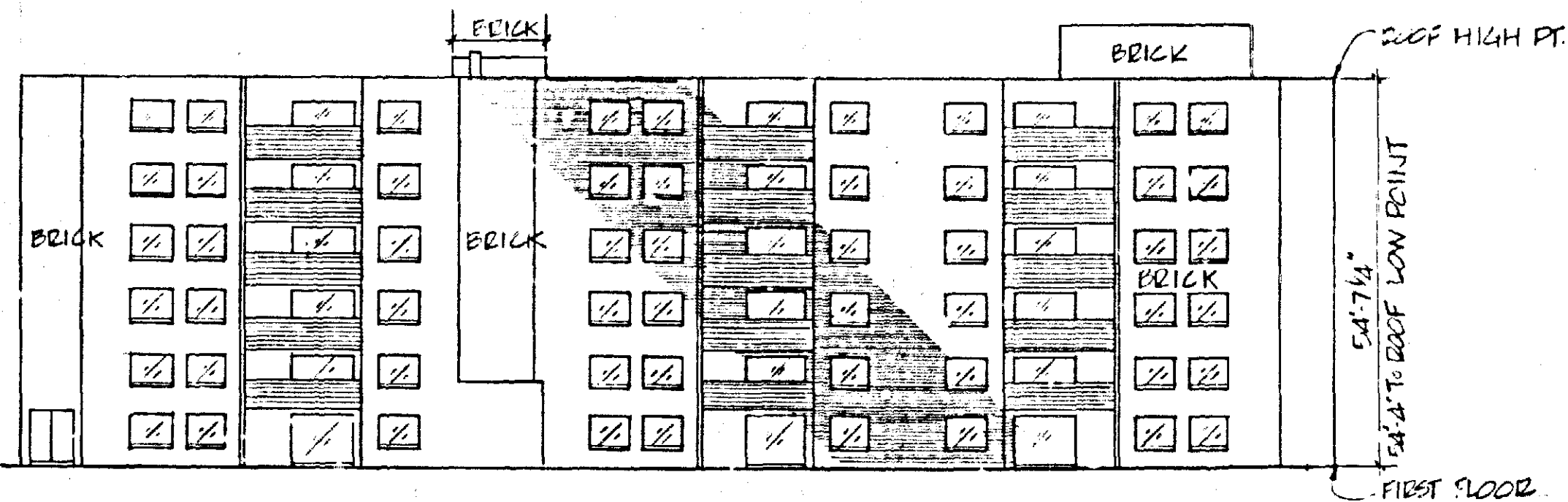
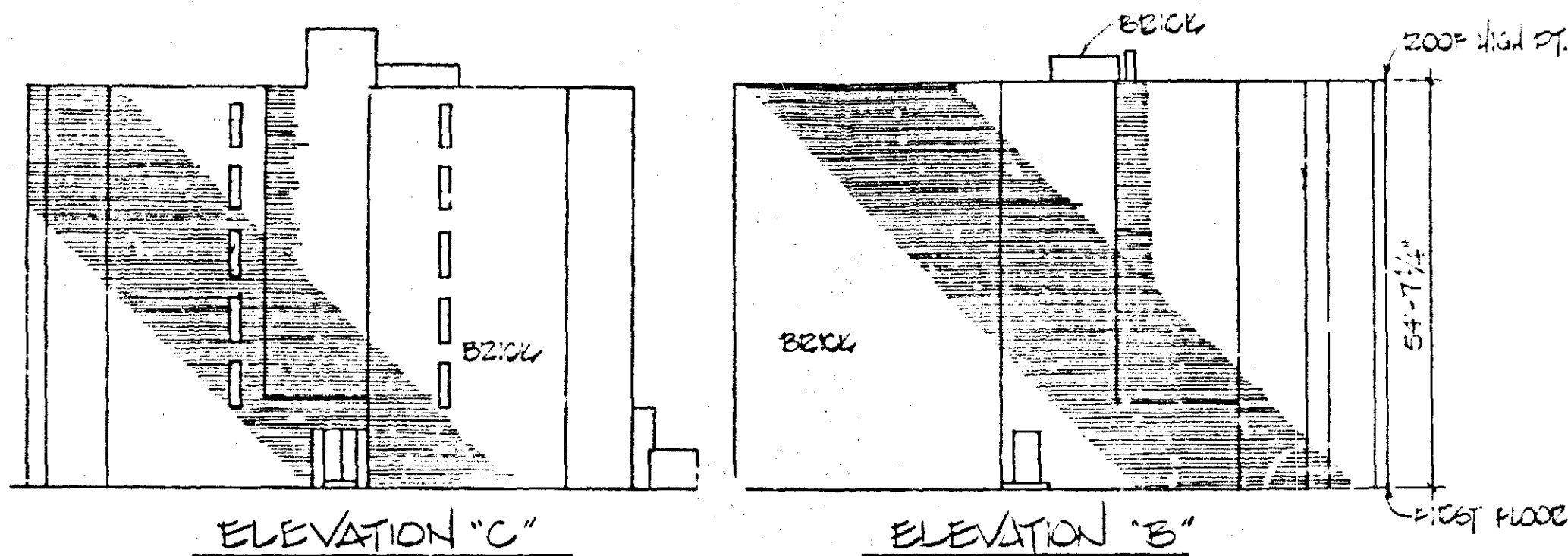
RTKL
Title
TITLE SHEET
Contr. No. 77248 72
Scale AS SHOWN
Date 12 JUNE 78
Last Rev. 23 APRIL 81
1

OFFICE OF PLANNING & ZONING
APPROVED BY
DIRECTOR OF PLANNING DATE
ZONING COMMISSIONER DATE
PARTIAL DEVELOPMENT PLAN
SHEET INDEX
SHEET 1 of 2 TITLE SHEET
SHEET 2 of 2 PLAN SHEET

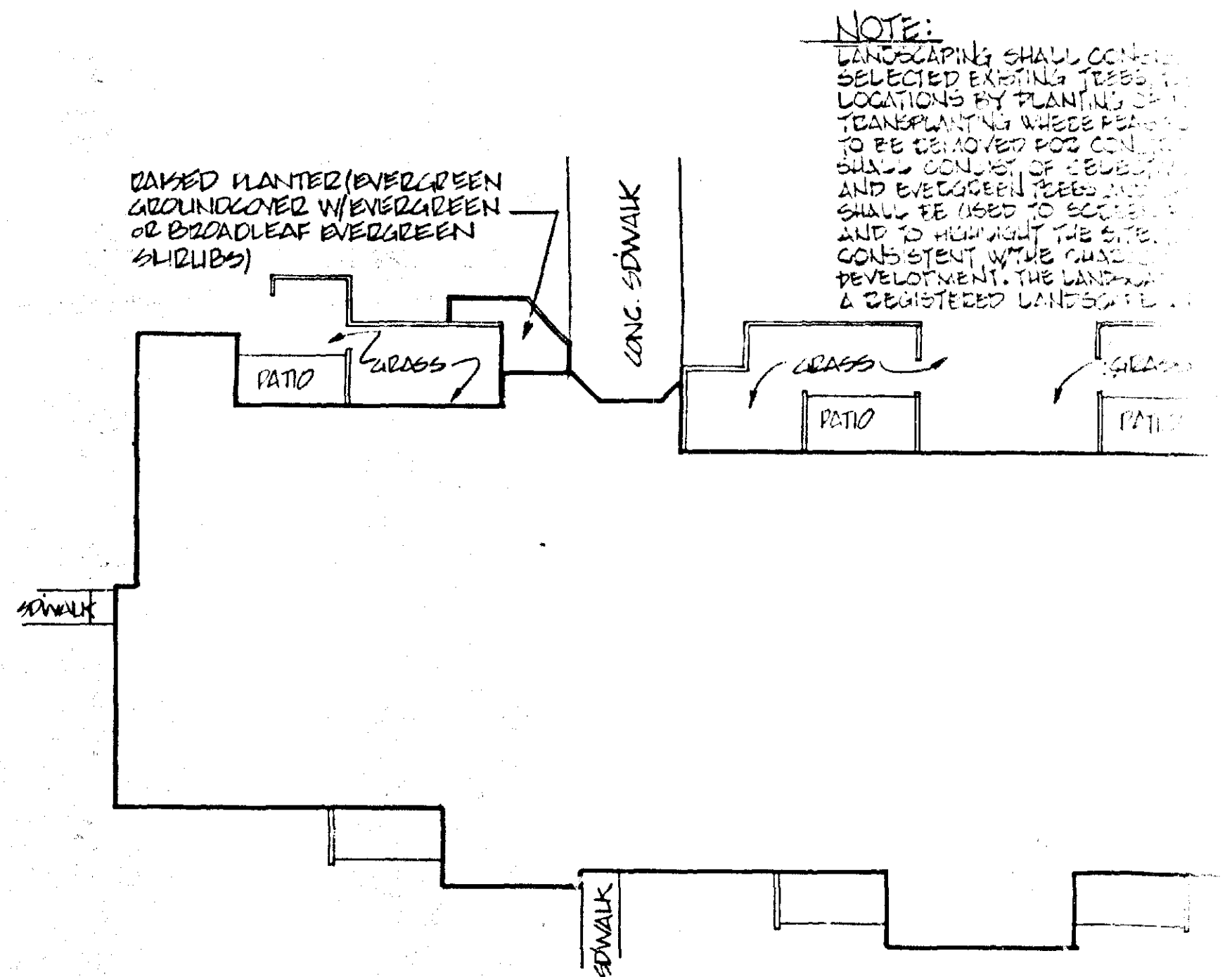
THE VILLAGE
SECTIONS 7, 8, PARCEL "D"
12 JUNE 78
RECORDED EHKJR 36 FOLIO 45
ELECTION DISTRICT NO 3
BALTIMORE COUNTY MD.
JTEH #212

DENSITY CALCULATIONS						
ITEM	SECTIONS					
	1-6 A,B,C	7	8 A	9	10-12 D	TOTAL
AREA OF SECTION	20,835	1,052	1,756	1,795	2,483	28,921
OPEN SPACE REQUIRED (15%)	3,125	158	263	269	372	4,387
OPEN SPACE PROVIDED	9,301	2,949	2,275	2,385	-	16,910
DWELLING UNITS SHOWN	256	0	36	36	-	328
DENSITY UNITS SHOWN	344.5	0	48	48	-	440.5
DOWNTOWN	2 BEDROOM (1,000)	16 (16.0)	-	-	-	16 (16)
	3 BEDROOM (1,500)	116 (116)	-	-	-	116 (116)
	4 BEDROOM (1,800)	16 (24)	-	-	-	16 (24)
	MID-RISE APARTMENTS	16 (16)	0	12 (12)	12 (12)	40 (40)
GARDEN APARTMENT	2 BEDROOM (1,000)	32 (32)	0	2 (2)	2 (2)	36 (36)
	1 BEDROOM (675)	6 (6)	-	-	-	6 (6)
	2 BEDROOM (1,000)	38 (38)	-	-	-	38 (38)
	3 BEDROOM (1,500)	16 (24)	-	-	-	16 (24)
PARKING REQUIREMENT (DWELLING UNITS) 1:1	256	0	36	36	-	328
PARKING SPACES PROVIDED	564	25	21	79	-	689

EXISTING ZC JUNG DR 16
TOTAL AREA OF TRACT 49.67 AC.
GROSS RESIDENTIAL AREA 51.79 AC.
NET RESIDENTIAL AREA 46.17 AC.
PERMITTED DENSITY
a. GROSS 16 AC. 51.79 AC. = 328.6
b. NET 13 AC. 46.17 AC. = 355.1
PHASE 1 AREA (SEC. 1-6, A,B,C) = 20,835 AC.
PHASE 1 DEVELOPMENT 344.5 DENSITY UNITS (12.84/AC.)
PHASE 2 AREA (SEC. 7-9, D) = 5,086 AC.
PHASE 2 DEVELOPMENT 96 DENSITY UNITS (18.88/AC.)



TYPICAL ROOM SIZES	
LIVING ROOM	384 SF
KITCHEN	136 SF
DEN	135 SF
BEDROOM 1	226 SF
BEDROOM 2	167 SF
STORAGE	75 SF
OTHER	329 SF
TOTAL	1,622 SF



OFFICE OF PLANNING & ZONING
APPROVED BY
DIRECTOR OF PLANNING DATE
ZONING COMMISSIONER DATE

PAL