

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 Commissioner and/or Deputy Zoning Commissioner should approve the amendment of the Provisional Sections of the most recent development plans for Section S-1, S-2 and C-1 of Ellicott Mills to allow a change from single family lots to open space.

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 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:
NONE
(Type or Print Name)

Legal Owner(s):
ARUNDEL LUMBER COMPANY, INC.
(Type or Print Name)

Signature
Jonathan W. Kolker,
President

Signature
Jonathan W. Kolker,
President

Address

Address

City and State

City and State

Attorney for Petitioner:
Jonathan W. Kolker,
President

Attorney for Petitioner:
Jonathan W. Kolker,
President

Signature
Jonathan W. Kolker,
President

Signature
Jonathan W. Kolker,
President

Address
Suite 322, The Quadrangle
Village of Cross Keys
Baltimore, Md. 21210
Phone No. 223-5000

Address
Suite 322, The Quadrangle
Village of Cross Keys
Baltimore, Md. 21210
Phone No. 223-5000

City and State
Baltimore, Maryland 21204

City and State
Baltimore, Maryland 21204

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
ARUNDEL LUMBER COMPANY, INC.
Name
Suite 322, The Quadrangle
The Village of Cross Keys
Baltimore, Md. 21210
Phone No. 223-5000

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
ARUNDEL LUMBER COMPANY, INC.
Name
Suite 322, The Quadrangle
The Village of Cross Keys
Baltimore, Md. 21210
Phone No. 223-5000

Attorney's Telephone No.: 823-4111

Attorney's Telephone No.: 823-4111

Ordered By The Zoning Commissioner of Baltimore County, this 7th day of August, 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 108, County Office Building in Towson, Baltimore County, on the 8th day of October, 1981, at 10:15 o'clock A.M.

Ordered By The Zoning Commissioner of Baltimore County, this 7th day of August, 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 108, County Office Building in Towson, Baltimore County, on the 8th day of October, 1981, at 10:15 o'clock A.M.

Signature
Zoning Commissioner of Baltimore County.

Signature
Zoning Commissioner of Baltimore County.

ECO-50.1

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 25, 1981

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

John B. Howard, Esquire
210 Alleghany Avenue
P.O. Box 5517
Towson, Maryland 21204

NICHOLAS B. CONNODARI
Chairman

RE: Item No. 28
Petitioner - Arundel Lumber Company, Inc.
Special Hearing Petition

Dear Mr. Howard:

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.

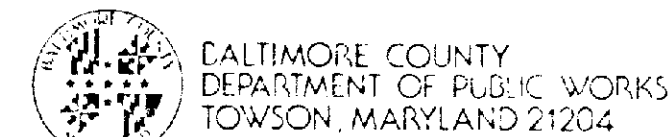
Because of your client's proposal to amend the development plan to provide open space where single family dwellings were originally proposed, this hearing is required. As indicated in the comments of the Office of Current Planning, this proposal was reviewed and approved by the Planning Board on September 10, 1981.

Enclosed 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. CONNODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE



HARRY J. DISTEL, P.E.
DIRECTOR

September 11, 1981

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

RE: Item #28 (1981-1982)
Property Owner: Arundel Lumber Company, Inc.
W/S Upper Mills Circle 241.08' S. of Slitting Mill Place
Acres: 17.445 District: 1st

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:

Baltimore County highway and utility improvements are secured by Public Works Agreement 18101, executed in conjunction with the development of Ellicott Mills, of which this property comprises Plats of Section 3, Plat "A", Section 4, Section 6 and Section 7, Ellicott Mills, recorded E.H.K., Jr. 47, Folios 131 thru 135, respectively; and Plat "B", Section 4 (pending approval and recordation).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 28 (1981-1982).

Very truly yours,

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

RAM:EAM:FWR:ss

cc: Jack Wimbley

H-NW Key Sheet
1 & 2 NW & SW 29-32 Pos. Sheets
SW & NW 1 H Topo
94 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning Date: August 12, 1981

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #239 - Chulan Sarwar
- Item #247 - Betty Lee Dulaney, et al
- Item #10 - Fung Kun Lun, et al
- Item #11 - Baltimore and Ohio Railroad Company
- Item #14 - Lewis Investment Company
- Item #15 - North View Associates
- Item #16 - Transportation Displays, Inc.
- Item #17 - Gale and Helen Nelson
- Item #18 - William and Kathryn Koenig
- Item #19 - East Bay Development Corp.
- Item #21 - Karen Daniels, et al
- Item #22 - Wesley R. and Cecilia M. Daub
- Item #23 - Demetria Demetrakis
- Item #24 - Bertha Linnen
- Item #26 - Robert H. and Pearl A. Bouse, Jr.
- Item #27 - Randallstown Associates
- Item #28 - Arundel Lumber Company, Inc.
- Item #29 - Pulaaki Industrial Park, Assoc.
- Item #30 - Samuel L. and Margaret B. Brown
- Item #32 - Charles J. and Eva Lee Fischer, Jr.

September 15, 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 #28, Zoning Advisory Committee Meeting, August 11, 1981, are as follows:

Property Owner: Arundel Lumber Company, Inc.
Location: W/S Upper Mills Circle 241.08' S. of Slitting Mill Place
Acres: 17.445
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.

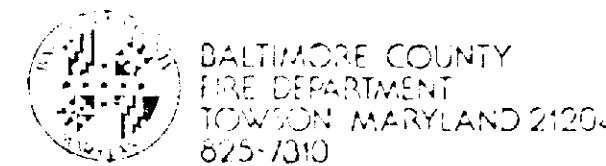
This development plan was approved by the Baltimore County Planning Board on September 10, 1981.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

1JF/rth



PAUL H. RICHIE
Chief

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

Attention: Nick Connodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Arundel Lumber Company, Inc.

Location: W/S Upper Mills Circle 241.08' S. of Slitting Mill Place

Item No.: 28 Zoning Agenda: Meeting of August 11, 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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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.

(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.

Noted and Approved: George M. Connodari
Planning and Zoning Division Fire Prevention Bureau

/sb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Connodari Date: August 19, 1981

FROM: Charles E. (Ted) Burnham

SUBJECT: Zoning Advisory Committee Meeting of August 11, 1981

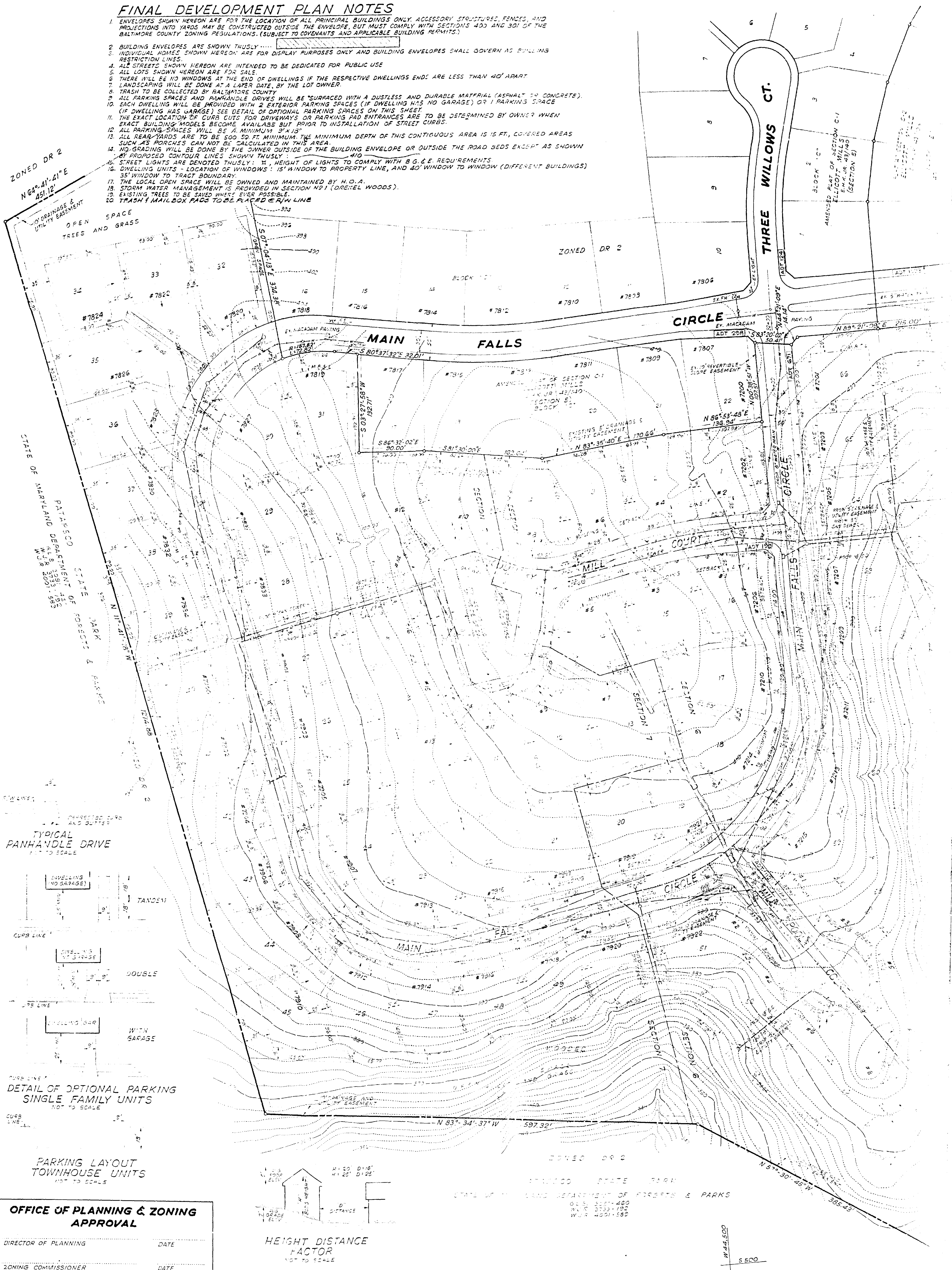
- ITEM NO. 24 See Comments
- ITEM NO. 25 See Comments
- ITEM NO. 26 Standard Comment
- ITEM NO. 27 Standard Comment
- ITEM NO. 28 No Comment
- ITEM NO. 29 Standard Comment
- ITEM NO. 30 See Comment
- ITEM NO. 31 See Comment
- ITEM NO. 32 See Comment

Charles E. (Ted) Burnham
Plan Review Chief

CEB:rrj

FINAL DEVELOPMENT PLAN NOTES

1. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)
2. BUILDING ENVELOPES ARE SHOWN THUSLY: [Symbol]
3. INDIVIDUAL ENVELOPES ARE FOR DISPLAY PURPOSES ONLY AND BUILDING ENVELOPES SHALL GOVERN AS BUILDING RESTRICTION LINES.
4. ALL STREETS SHOWN HEREON ARE INTENDED TO BE DEDICATED FOR PUBLIC USE.
5. ALL LOTS SHOWN HEREON ARE FOR SALE.
6. THERE WILL BE NO WINDOWS AT THE END OF DWELLINGS IF THE RESPECTIVE DWELLINGS ENDS ARE LESS THAN 40' APART.
7. LANDSCAPING WILL BE DONE AT A LATER DATE, BY THE LOT OWNER.
8. TRASH TO BE COLLECTED BY BALTIMORE COUNTY.
9. ALL PARKING SPACES AND PANHANDLE DRIVES WILL BE SURFACED WITH A DUSTLESS AND DURABLE MATERIAL (ASPHALT OR CONCRETE).
10. EACH DWELLING WILL BE PROVIDED WITH 2 EXTERIOR PARKING SPACES (IF DWELLING HAS NO GARAGE) OR 1 PARKING SPACE (IF DWELLING HAS GARAGE). SEE DETAIL OF OPTIONAL PARKING SPACES ON THIS SHEET.
11. THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAYS OR PARKING PAD ENTRANCES ARE TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET CURBS.
12. ALL PARKING SPACES WILL BE A MINIMUM 9' X 13'.
13. ALL REAR YARDS ARE TO BE 500 SQ. FT. MINIMUM. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 15 FT., COVERED AREAS SUCH AS PORCHES CAN NOT BE CALCULATED IN THIS AREA.
14. NO GRADING WILL BE DONE BY THE OWNER OUTSIDE OF THE BUILDING ENVELOPE OR OUTSIDE THE ROAD BEDS EXCEPT AS SHOWN BY PROPOSED CONTOUR LINES SHOWN THUSLY: [Symbol]
15. STREET LIGHTS ARE DENOTED THUSLY: [Symbol]. HEIGHT OF LIGHTS TO COMPLY WITH B.G. & E. REQUIREMENTS.
16. DWELLING UNITS - LOCATION OF WINDOWS: 15' WINDOW TO PROPERTY LINE, AND 40' WINDOW TO WINDOW (DIFFERENT BUILDINGS) 35' WINDOW TO TRACT BOUNDARY.
17. THE LOCAL OPEN SPACE WILL BE OWNED AND MAINTAINED BY H.O.A.
18. STORM WATER MANAGEMENT IS PROVIDED IN SECTION #21 (DREXEL WOODS).
19. EXISTING TREES TO BE SAVED WHERE EVER POSSIBLE.
20. TRASH & MAILBOX PADS TO BE PLACED ON R/W LINE.



OFFICE OF PLANNING & ZONING
APPROVAL

DIRECTOR OF PLANNING _____ DATE _____

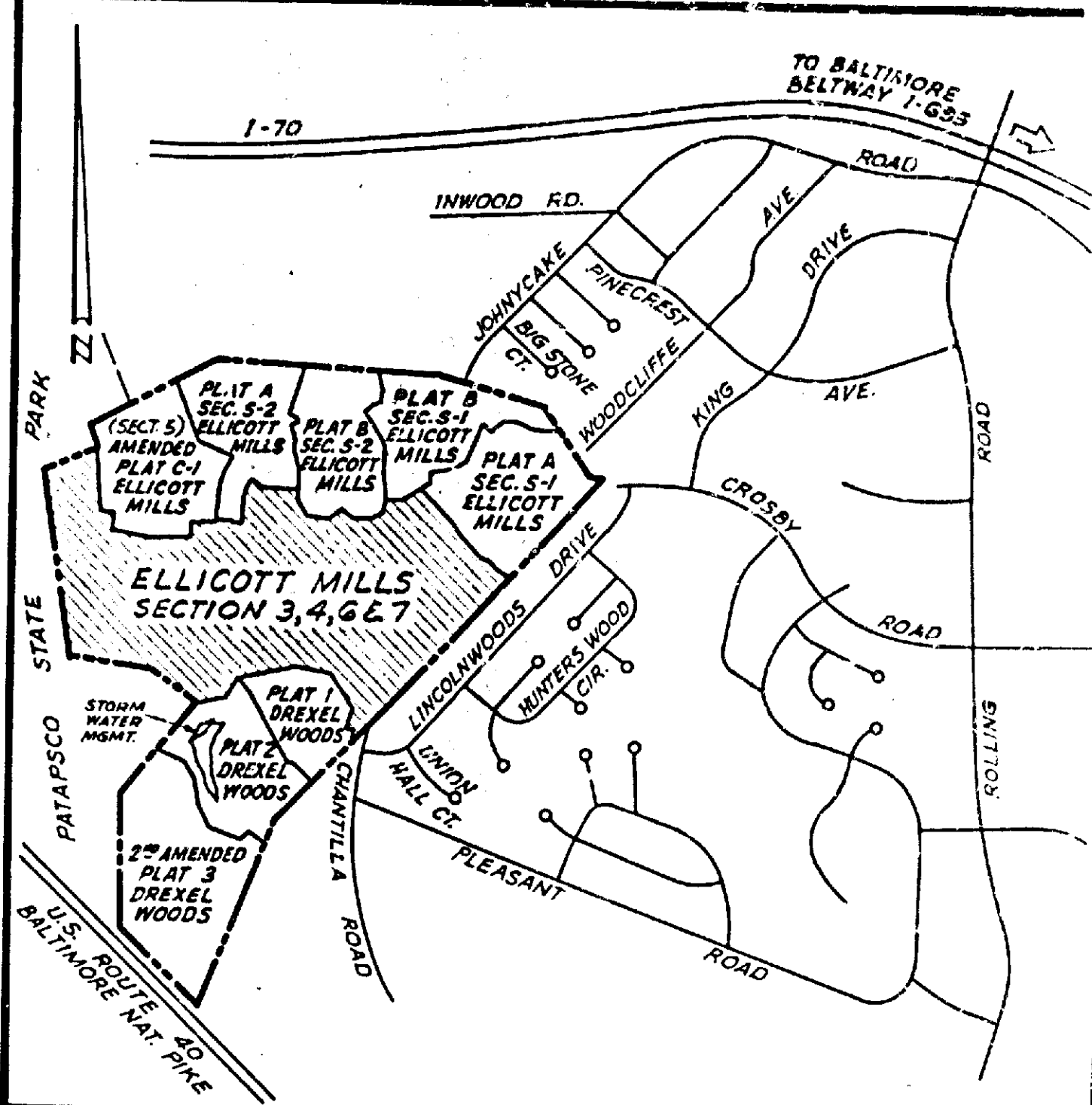
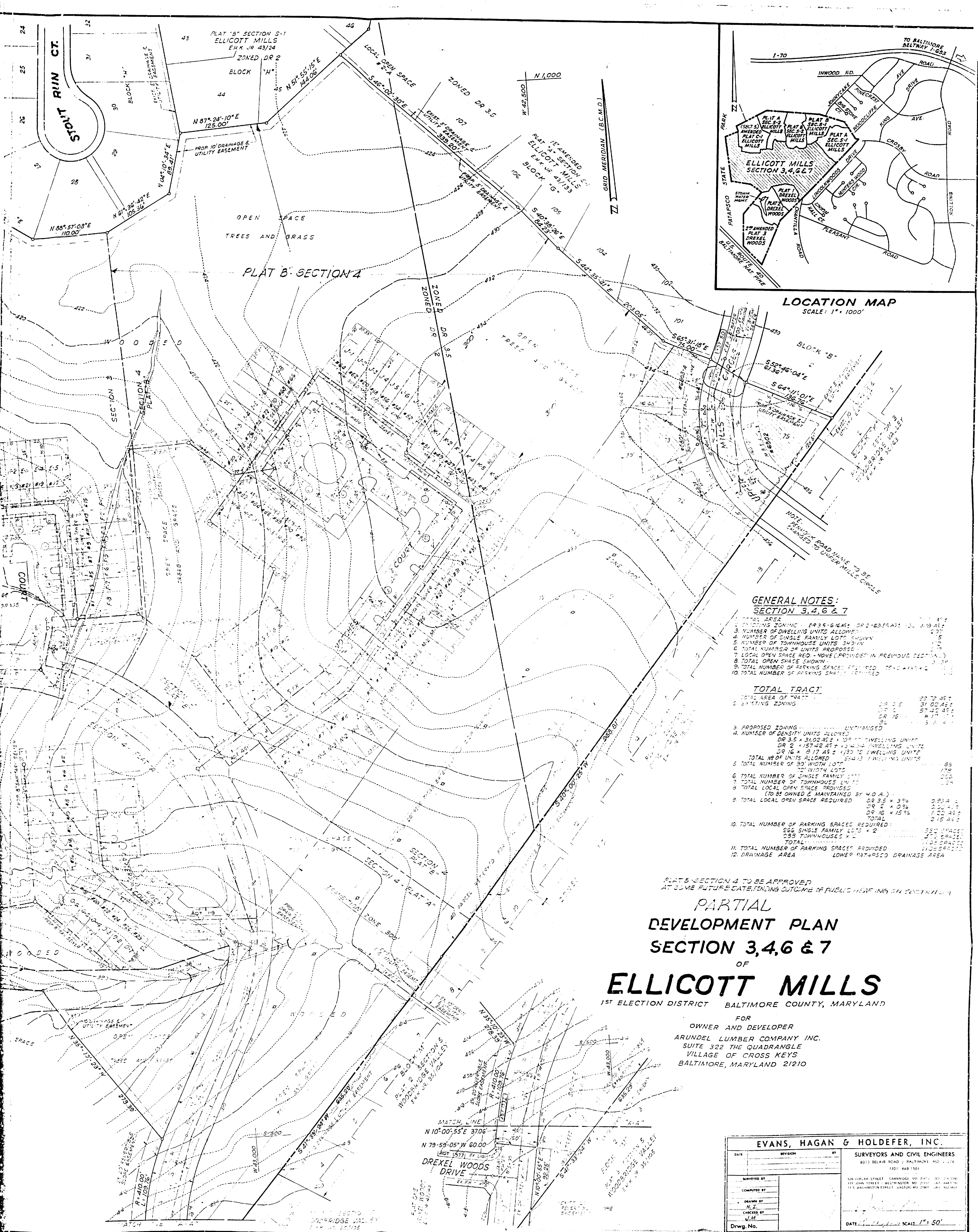
ZONING COMMISSIONER _____ DATE _____

HEIGHT DISTANCE
FACTOR
NOT TO SCALE

STATE OF MARYLAND DEPARTMENT OF FORESTS & PARKS
621 S. CALVERT ST., 400
BALTIMORE, MD 21202
WUR 4001-592

W 44,500
S 500





GENERAL NOTES:
SECTION 3, 4, 6 & 7

1. TOTAL AREA: 1,000,000 SQ. FT.
2. EXISTING ZONING: DR 3.5 (6.46 AC) OR DR 6.0 (8.46 AC) 1.5 AC 3.19 AC
3. NUMBER OF DWELLING UNITS ALLOWED: 200
4. NUMBER OF SINGLE FAMILY LOTS ALLOWED: 100
5. NUMBER OF TOWNHOUSE UNITS ALLOWED: 100
6. TOTAL NUMBER OF UNITS PROPOSED: 200
7. LOCAL OPEN SPACE REQ. - NONE (PROVIDED IN PREVIOUS SECTION)
8. TOTAL OPEN SPACE SHOWN: 100,000 SQ. FT.
9. TOTAL NUMBER OF PARKING SPACES PROVIDED: 200
10. TOTAL NUMBER OF PARKING SPACES REQUIRED: 200

TOTAL TRACT

1. TOTAL AREA OF TRACT	1,000,000 SQ. FT.	22.956 AC
2. EXISTING ZONING	DR 3.5 (6.46 AC) OR DR 6.0 (8.46 AC) 1.5 AC 3.19 AC	22.956 AC
3. PROPOSED ZONING	DR 3.5 (6.46 AC) OR DR 6.0 (8.46 AC) 1.5 AC 3.19 AC	22.956 AC
4. NUMBER OF DENSITY UNITS ALLOWED	DR 3.5 x 31.02 AC = 100 DWELLING UNITS DR 2 x 157.42 AC = 314.84 DWELLING UNITS DR 16 x 8.17 AC = 130.72 DWELLING UNITS	100
5. TOTAL NO. OF UNITS ALLOWED	314.84 DWELLING UNITS	314.84
6. TOTAL NUMBER OF 30' WIDTH LOTS	100	100
7. TOTAL NUMBER OF SINGLE FAMILY LOTS	100	100
8. TOTAL NUMBER OF TOWNHOUSE UNITS	100	100
9. TOTAL LOCAL OPEN SPACE PROVIDED (TO BE OWNED & MAINTAINED BY 4.0 A.)	100,000 SQ. FT.	2.2956 AC
10. TOTAL LOCAL OPEN SPACE REQUIRED	DR 3.5 x 3% = 0.984 AC DR 2 x 0% = 0.000 AC DR 16 x 15% = 2.15 AC	3.1346 AC
11. TOTAL NUMBER OF PARKING SPACES REQUIRED	200 SINGLE FAMILY LOTS x 2 = 400 SPACES 100 TOWNHOUSES x 2 = 200 SPACES TOTAL = 600 SPACES	600 SPACES
12. DRAINAGE AREA	LOWER PATAPSCO DRAINAGE AREA	110.00 AC

**PARTIAL
DEVELOPMENT PLAN
SECTION 3, 4, 6 & 7
OF
ELLICOTT MILLS**

1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

FOR
OWNER AND DEVELOPER
ARUNDEL LUMBER COMPANY INC.
SUITE 322 THE QUADRANGLE
VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

EVANS, HAGAN & HOLDEFER, INC.	
DATE	REVISION
SURVEYED BY	
COMPUTED BY	
DRAWN BY	
CHECKED BY	
Drwg. No.	
DATE	
SCALE	
SURVEYORS AND CIVIL ENGINEERS	
8015 BELAIR ROAD / BALTIMORE, MD 21208	
1301.668.1501	
500 HOPKINS STREET / CAMBRIDGE, MD 21613	
111 JOHN STREET / WESTMINSTER, MD 21157	
1115 ARDMORE STREET / ELLICOTT MILLS, MD 21120	

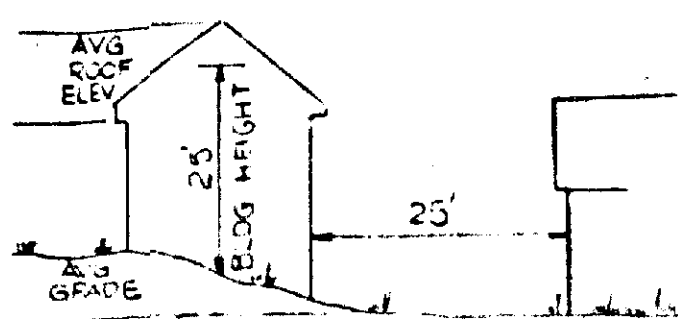
FINAL DEVELOPMENT PLAN NOTES

1. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
2. BUILDING ENVELOPES ARE SHOWN THUSLY:
3. INDIVIDUAL HOMES SHOWN HEREON ARE FOR DISPLAY PURPOSES ONLY AND BUILDING ENVELOPES SHALL GOVERN AS BUILDING RESTRICTION LINES.
4. ALL STREETS SHOWN HEREON ARE INTENDED TO BE DEDICATED FOR PUBLIC USE.
5. ALL LOTS SHOWN HEREON ARE FOR SALE.
6. THERE WILL BE NO WINDOWS AT THE END OF DWELLINGS IF THE RESPECTIVE DWELLINGS ENDS ARE LESS THAN 40' APART.
7. LANDSCAPING WILL BE DONE AT A LATER DATE, BY THE LOT OWNER.
8. TRASH TO BE COLLECTED TWICE WEEKLY BY BALTIMORE COUNTY.
9. ALL PARKING SPACES AND PANHANDLE DRIVES WILL BE SURFACED WITH A DUSTLESS AND DURABLE MATERIAL (ASPHALT OR CONCRETE).
10. EACH DWELLING WILL BE PROVIDED WITH 2 EXTERIOR PARKING SPACES (IF DWELLING HAS NO GARAGE) OR 1 PARKING SPACE (IF DWELLING HAS GARAGE). SEE DETAIL OF OPTIONAL PARKING SPACES ON THIS SHEET.
11. THE EXACT LOCATION OF CURBS, CUTS FOR DRIVEWAYS OR PARKING PAD ENTRANCES ARE TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE, BUT PRIOR TO INSTALLATION OF STREET CURBS.
12. ALL PARKING SPACES WILL BE A MINIMUM 9' X 18'.
13. ALL REAR YARDS ARE TO BE 500 SQ. FT. MINIMUM. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 10 FT. COVERED AREAS SUCH AS PORCHES CAN NOT BE CALCULATED IN THIS AREA.
14. NO GRADING WILL BE DONE BY THE OWNER OUTSIDE OF THE BUILDING ENVELOPE OR OUTSIDE THE ROAD BEDS EXCEPT AS SHOWN BY HATCHED CONTOUR LINES SHOWN THUSLY:
15. STREET LIGHTS ARE LOCATED THUSLY: HEIGHT OF LIGHTS TO COMPLY WITH B.C.E. REQ.
16. DWELLING UNITS LOCATION OF WINDOWS SHALL BE TO PROPERTY LINE, AND 40' WINDOW TO WINDOW (DIFFERENT BUILDINGS) TO TRACT BOUNDARY.
17. THE LOCAL OPEN SPACE WILL BE OWNED AND MAINTAINED BY HOA.

PROPOSED WATER MAIN LAYOUT IS SHOWN IN SECTION 10-1 (DREXEL WOODS)

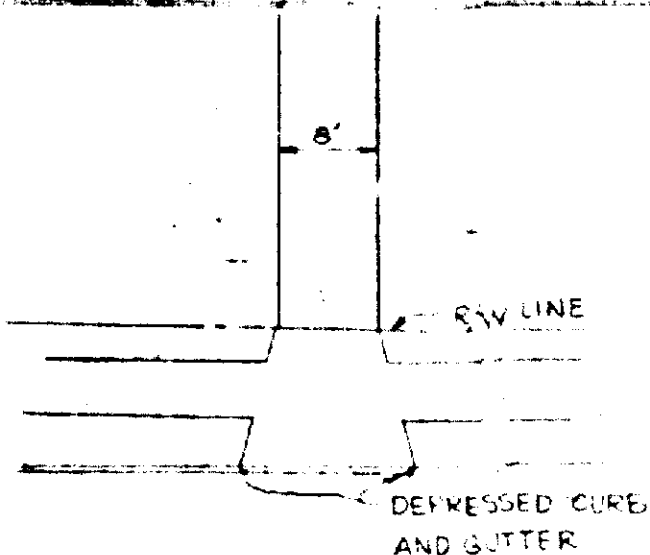
PROVISORY SECTION NOTES

1. THE PROVISORY SECTION OF THIS DEVELOPMENT PLAN IS NOT INTENDED, NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 300' THEREOF WITH A REASONABLE UNDERSTANDING AS TO HOW THE DEVELOPMENT WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 300' OF THEIR HOME.
2. THE DIMENSIONED BOUNDARIES OF THE PROVISORY SECTION, AS INDICATED HEREON, ARE NOT INTENDED TO SEPARATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN. ANY DEVIATION FROM THIS PARTIAL DEVELOPMENT, INCLUDING THE PROVISORY SECTION, MUST BE APPROVED IN ACCORDANCE WITH SECTION 1501.3 A.7.
3. APPROVAL OF THE PROVISORY SECTION IS NOT BASED ON FINAL ENGINEERED PLANS. HOWEVER, IT IS INTENDED TO ESTABLISH THE FINAL LOCATION, HEIGHT, USE AND DENSITY OF BUILDINGS OR THEIR ENVELOPES TO A MIN 25' OF THEIR FINAL ENGINEERED LOCATION, THE LOCATION AND TYPE OF EXISTING VEGETATION THAT IS TO BE RETAINED, SCREENING PARKING AREAS, AND DRIVES TO THE EXTENT POSSIBLE, AS TO CONSIDER WITH THEIR FINAL OR PERMANENT IMPROVEMENTS AND OTHER PERTINENT AMENITIES.
4. AT THE TIME OF BUILDING PERMIT APPLICATION, THE PROVISORY SECTION OF THE DEVELOPMENT PLAN MUST BE UPDATED TO COMPLY IN ALL RESPECTS TO THE FORM AND CONTENT REQUIRED BY SECTION 1501.3 A.5 OF THE ZONING REGULATIONS.

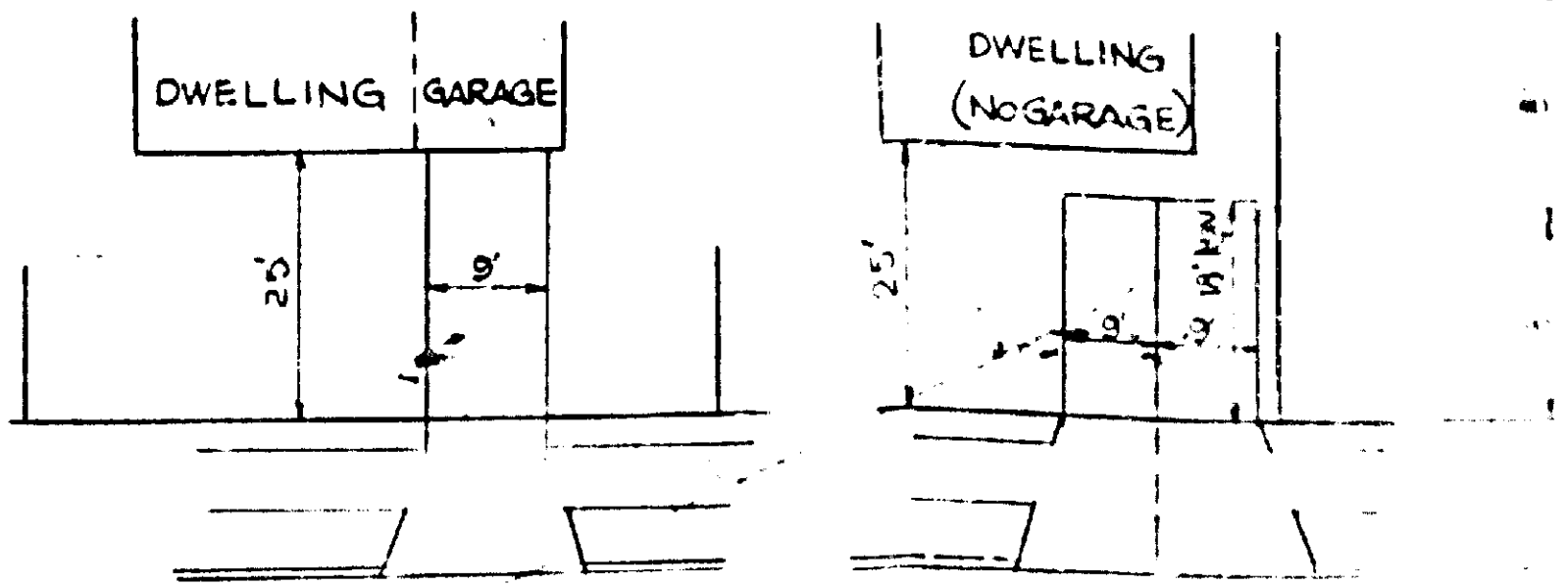


HEIGHT DISTANCE FACTOR

TYPICAL PANHANDLE DRIVE



DETAIL OF OPTIONAL PARKING SPACES



GENERAL NOTES

SECTIONS 5-240-1

TOTAL AREA: 42,533 AC.
EXISTING ZONING: DR-2 (47,769 AC) 0.570 A/C
NUMBER OF DWELLING UNITS ALLOWED: 1,100
DENSITY: 1.000/AC
DISTRIBUTION: PLAT: HOCKEY PROPERTY
RECORDED: E.H.K. 43/22

TOTAL NUMBER OF UNITS PROPOSED: 1,100 (5 FLATS)

TOTAL LOCAL OPEN SPACE: 1,100 (27 AC)

TOTAL NUMBER OF PARKING SPACES: 2,200 (100% OF UNITS)

TOTAL NUMBER OF PARKING SPACES PROVIDED: 2,200 (24% AC)

TOTAL TRACT: 42,533 AC

TOTAL AREA OF TRACT: 42,533 AC

EXISTING ZONING: DR-2 (47,769 AC) 0.570 A/C

PROPOSED ZONING: H-1 (42,533 AC) 1.000 A/C

NUMBER OF DENSITY AND DWELLING UNITS ALLOWED:

DR-2 (47,769 AC) 0.570 A/C 1,100 UNITS

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DR-2 (47,769 AC) 0.570 A/C 1,100 UNITS

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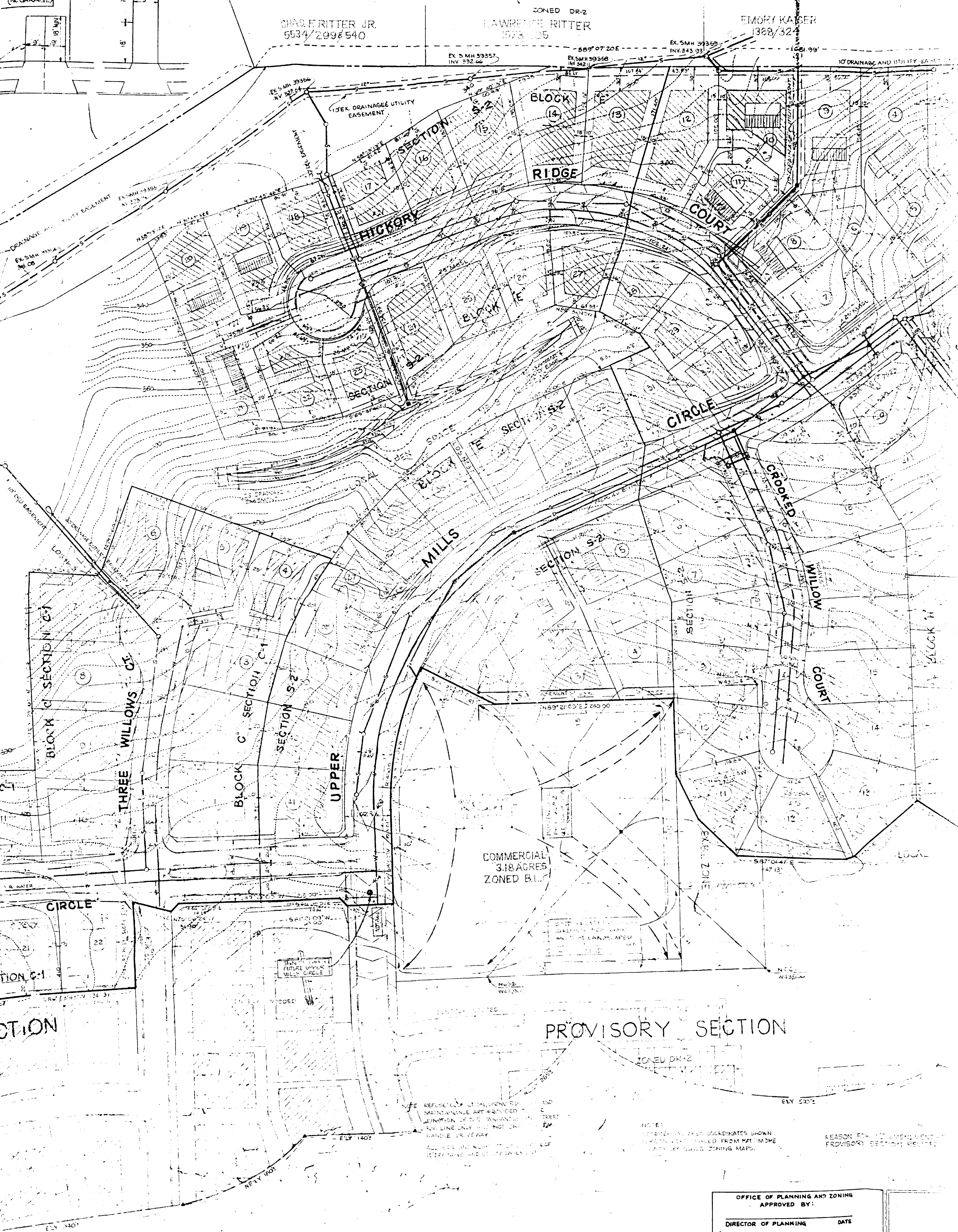
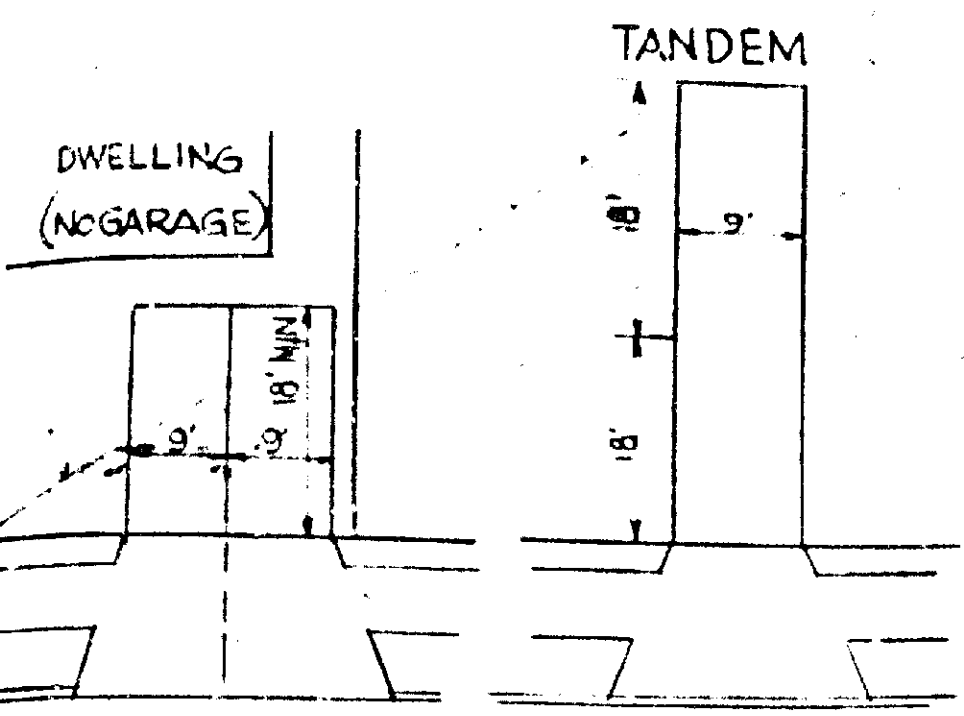
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TOTAL NUMBER OF UNITS ALLOWED: 1,100

TOTAL NUMBER OF UNITS ALLOWED: 1,100

TOTAL NUMBER OF UNITS ALLOWED: 1,100

ARKING SPACES



NOTE: REFUSE COLLECTION, SNOW REMOVAL AND MAINTENANCE ARE PROVIDED BY THE JUNCTION OF THE DRAINAGE AND STREET LINE ONLY AND NOT ON THE HANDICAP DRIVEWAY.

NOTE: COMMERCIAL AREA COORDINATES SHOWN HEREIN ARE TAKEN FROM MATTHEW'S SURVEY OF 1968 ZONING MAPS.

REASON FOR THE AMENDMENT OF PROVISORY SECTION REVISED

OFFICE OF PLANNING AND ZONING	
APPROVED BY:	
DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

EMORY KAISER
- 1358/324

RIDGE

COURT

CIRCLE

CROOKED

COURT

COMMERCIAL
3.18 ACRES
ZONED R.L.

PROVISOORY SECTION

1ST AMENDED - DATE 5-19-81
PARTIAL DEVELOPMENT PLAN
SECTIONS S2 AND C1

ELLICOTT MILLS

1ST ELECTION DISTRICT BALTIMORE CO., MARYLAND
FOR

ARUNDEL LUMBER COMPANY INC.
SUITE 322 THE QUADRANGLE
VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND
21210

SECRET 1073

OFFICE OF PLANNING AND ZONING
APPROVED BY:

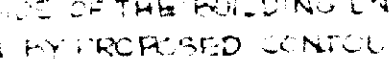
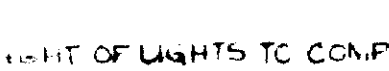
DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

EVANS, HAGAN & HOLDEFER, IN
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD BALTIMORE, MD. 21204
(301) 668-1501

DATE: 12-22 SCALE: 1:50

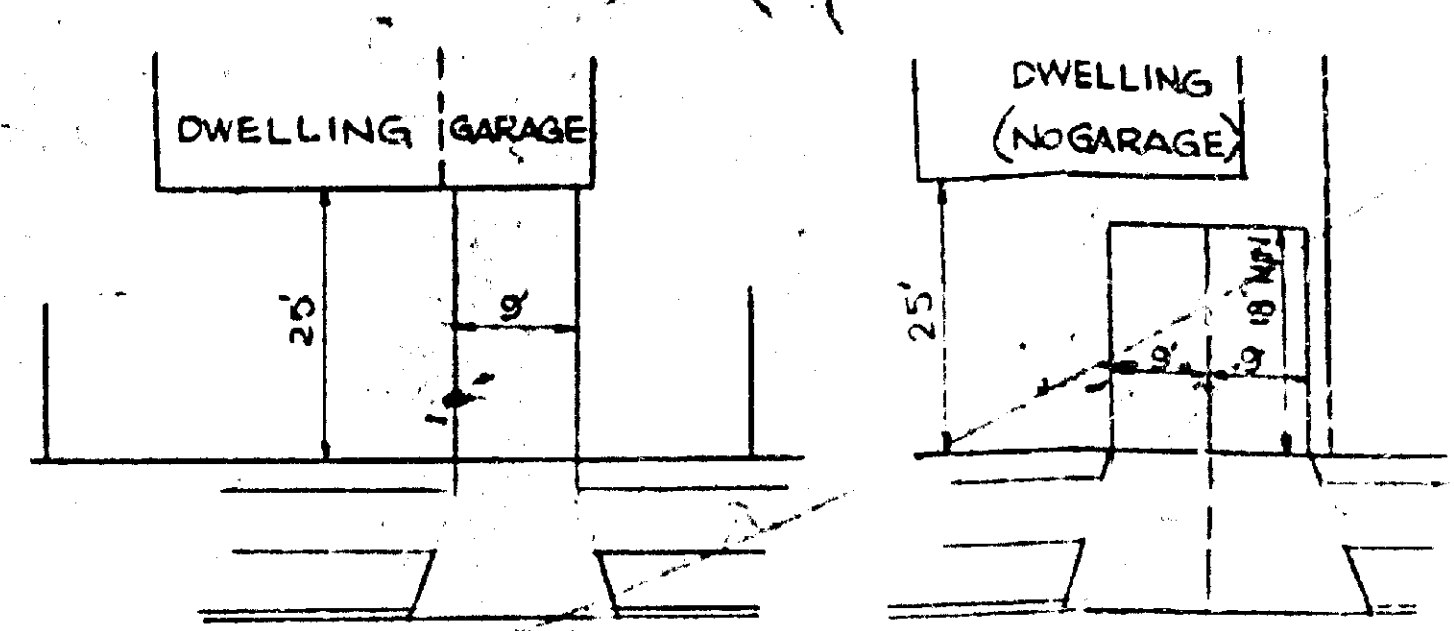
FINAL DEVELOPMENT PLAN NOTES

1. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
2. BUILDING ENVELOPES ARE SHOWN THUSLY: 
3. INDIVIDUAL HOMES SHOWN HEREON ARE FOR DISPLAY PURPOSES ONLY AND BUILDING ENVELOPES SHALL GOVERN AS BUILDING RESTRICTION LINES.
4. ALL STREETS SHOWN HEREON ARE INTENDED TO BE DEDICATED FOR PUBLIC USE.
5. ALL LOTS SHOWN HEREON ARE FOR SALE.
6. THERE WILL BE NO WINDOWS AT THE END OF DWELLINGS IF THE RESPECTIVE DWELLINGS ENDS ARE LESS THAN 40' APART.
7. LANDSCAPING WILL BE DONE AT A LATER DATE, BY THE LOT OWNER.
8. TRASH TO BE COLLECTED TWICE WEEKLY BY BALTIMORE COUNTY.
9. ALL PARKING SPACES AND PANHANDLE DRIVES WILL BE SURFACED WITH A DUSTLESS AND DURABLE MATERIAL (ASPHALT OR CONCRETE).
10. EACH DWELLING WILL BE PROVIDED WITH 2 EXTERIOR PARKING SPACES (IF DWELLING HAS NO GARAGE) OR 1 PARKING SPACE (IF DWELLING HAS GARAGE). SEE DETAIL OF OPTIONAL PARKING SPACES ON THIS SHEET.
11. THE EXACT LOCATION OF CURBS, CUTS FOR DRIVEWAYS OR PARKING PAD ENTRANCES ARE TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE, BUT PRIOR TO INSTALLATION OF STREET CURBS.
12. ALL PARKING SPACES WILL BE A MINIMUM 10' X 20'.
13. ALL REAR YARDS ARE TO BE 500 SQ. FT. MINIMUM. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 10 FT. COVERED AREAS SUCH AS PORCHES CAN NOT BE CALCULATED IN THIS AREA.
14. NO GRADING WILL BE DONE BY THE OWNER OUTSIDE OF THE BUILDING ENVELOPE OR OUTSIDE THE ROAD RIGHT-OF-WAY AS SHOWN BY PROPOSED CENTER LINES SHOWN THUSLY: 
15. STREET LIGHTS ARE LOCATED THUSLY:  HEIGHT OF LIGHTS TO COMPLY WITH B.C. REG. DWELLING AND GARAGE LIGHTS TO BE 10' TO PROTECT LINE, AND 20' TO PROTECT TO A NEW 10' TYPICAL BUILDING. 15' WINDOW TO TRACT BOUNDARY. THE LOCAL OPEN SPACE WILL BE OWNED AND MAINTAINED BY HOA.

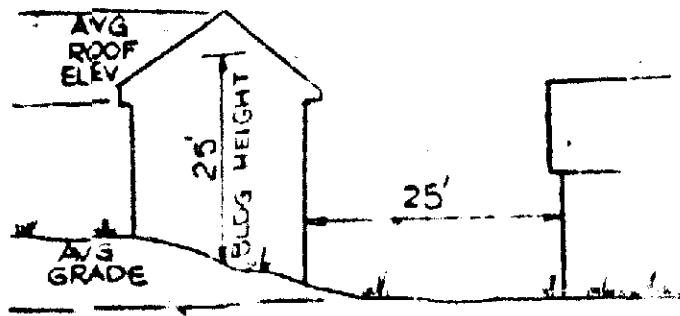
PROVISORY SECTION NOTES

1. THE PROVISORY SECTION OF THIS DEVELOPMENT PLAN IS NOT INTENDED, NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 300' THEREOF WITH A REASONABLE UNDERSTANDING AS TO HOW THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 300' OF THEIR HOME.
2. THE DIMENSIONED BOUNDARIES OF THE PROVISORY SECTION, AS INDICATED HEREON, ARE NOT INTENDED TO SEPARATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN. ANY DEVIATION FROM THIS PARTIAL DEVELOPMENT INCLUDING THE PROVISORY SECTION MUST BE APPROVED IN ACCORDANCE WITH SECTION 1801.3 A.7.
3. APPROVAL OF THE PROVISORY SECTION IS NOT BASED ON FINAL ENGINEERED PLANS. HOWEVER IT IS INTENDED TO ESTABLISH THE FINAL LOCATION, HEIGHT, USE AND DENSITY OF BUILDINGS OR THEIR ENVELOPES TO WITHIN 25' OF THEIR FINAL ENGINEERED LOCATION; THE LOCATION AND TYPE OF EXISTING VEGETATION THAT IS TO BE RETAINED, SCREENING PARKING AREAS, AND DRIVES TO THE EXTENT POSSIBLE SO AS TO COINCIDE WITH THEIR FINAL OR PERMANENT IMPROVEMENTS, AND OTHER PERTINENT AMENITIES.
4. AT THE TIME OF BUILDING PERMIT APPLICATIONS THE PROVISORY SECTION OF THE DEVELOPMENT PLAN MUST BE UPDATED TO COMPLY IN ALL RESPECTS TO THE FORM AND CONTENT REQUIRED BY SECTION 1801.3 A.5 OF THE ZONING REGULATIONS.

DETAIL OF OPTIONAL PARKING SPACES



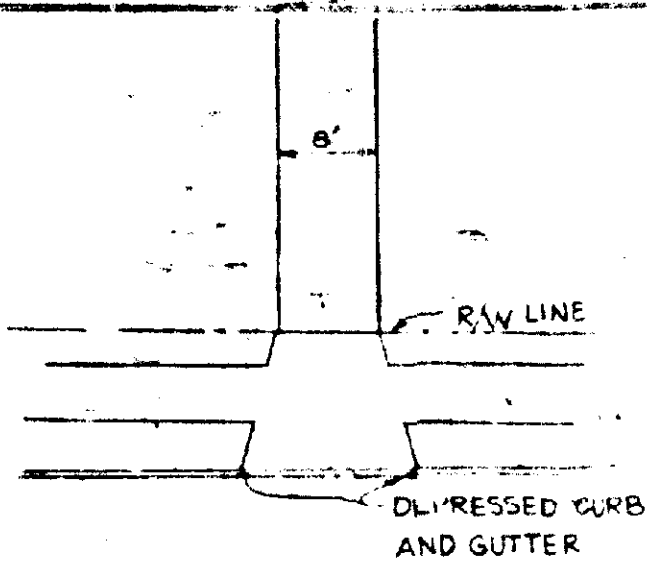
HEIGHT DISTANCE FACTOR



GENERAL NOTES

- SECTION 51240.1
- TOTAL AREA 43,819.1 AC.
EXISTING ZONING DR-1 47,263.6 AC. 1,570.4 AC.
NUMBER OF DWELLING UNITS ALLOWED SECTION 1801.3 A.7
DENSITY DISTRIBUTION PLAT: MCKEY PROPERTY
RECORDED E.H.K. 42/22
- TOTAL NUMBER OF UNITS PROPOSED 1,005 LOTS
TOTAL LOCAL OPEN SPACE 12,377.5 AC.
- TOTAL NUMBER OF PARKING SPACES REQUIRED 1,005 LOTS
TOTAL NUMBER OF PARKING SPACES PROVIDED 1,005 (2X15)
TOTAL TRACT
- TOTAL AREA OF TRACT 43,819.1 AC.
EXISTING ZONING DR-1 47,263.6 AC.
PROPOSED ZONING HUNCHED DR-1 47,263.6 AC.
TOTAL AREA 43,819.1 AC.
- NUMBER OF DENSITY AND DWELLING UNITS ALLOWED
FOR THIS TRACT 1,005 LOTS
TOTAL NUMBER OF DWELLING UNITS ALLOWED 1,005 LOTS
TOTAL NUMBER OF DWELLING UNITS PROVIDED 1,005 LOTS
TOTAL LOCAL OPEN SPACE PROVIDED 12,377.5 AC.
TOTAL LOCAL OPEN SPACE REQUIRED 12,377.5 AC.
TOTAL LOCAL OPEN SPACE PROVIDED 12,377.5 AC.
- NOTE: THE ENTIRE TRACT IS DENSELY WOODED AND DEVELOPMENT IS DEFINED TO BE LIMITED TO THE TREES WHERE EVER POSSIBLE.

TYPICAL PANHANDLE DRIVE



LOCAL OPEN SPACE No.3
12.32 AC.

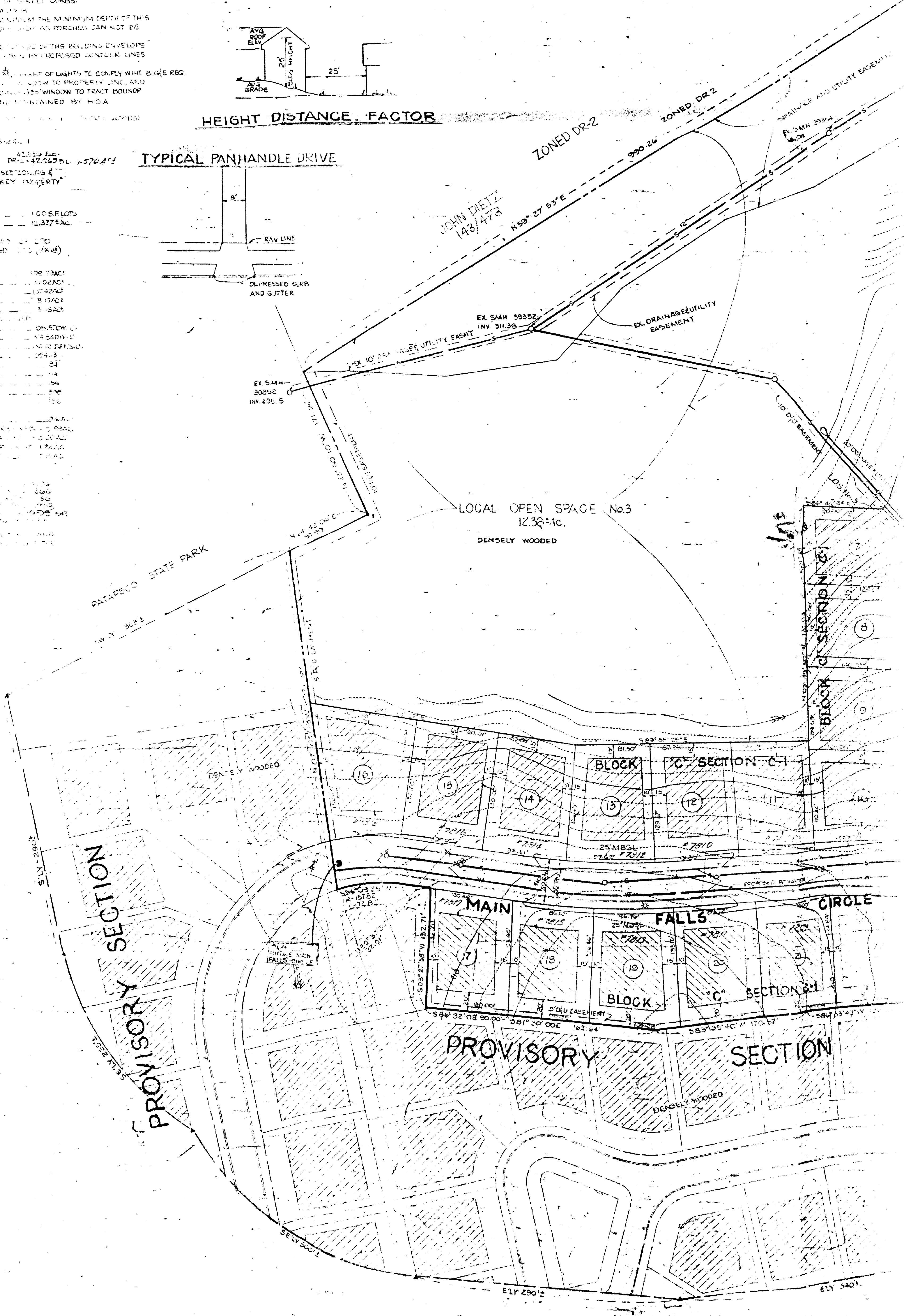
DENSELY WOODED

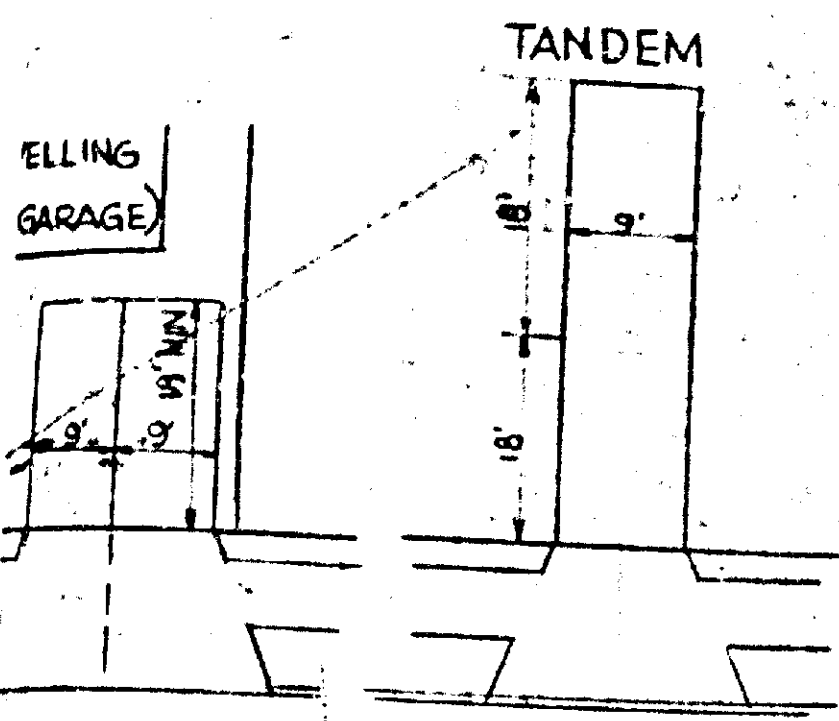
PATAPSCO STATE PARK

PROVISORY SECTION

PROVISORY

SECTION

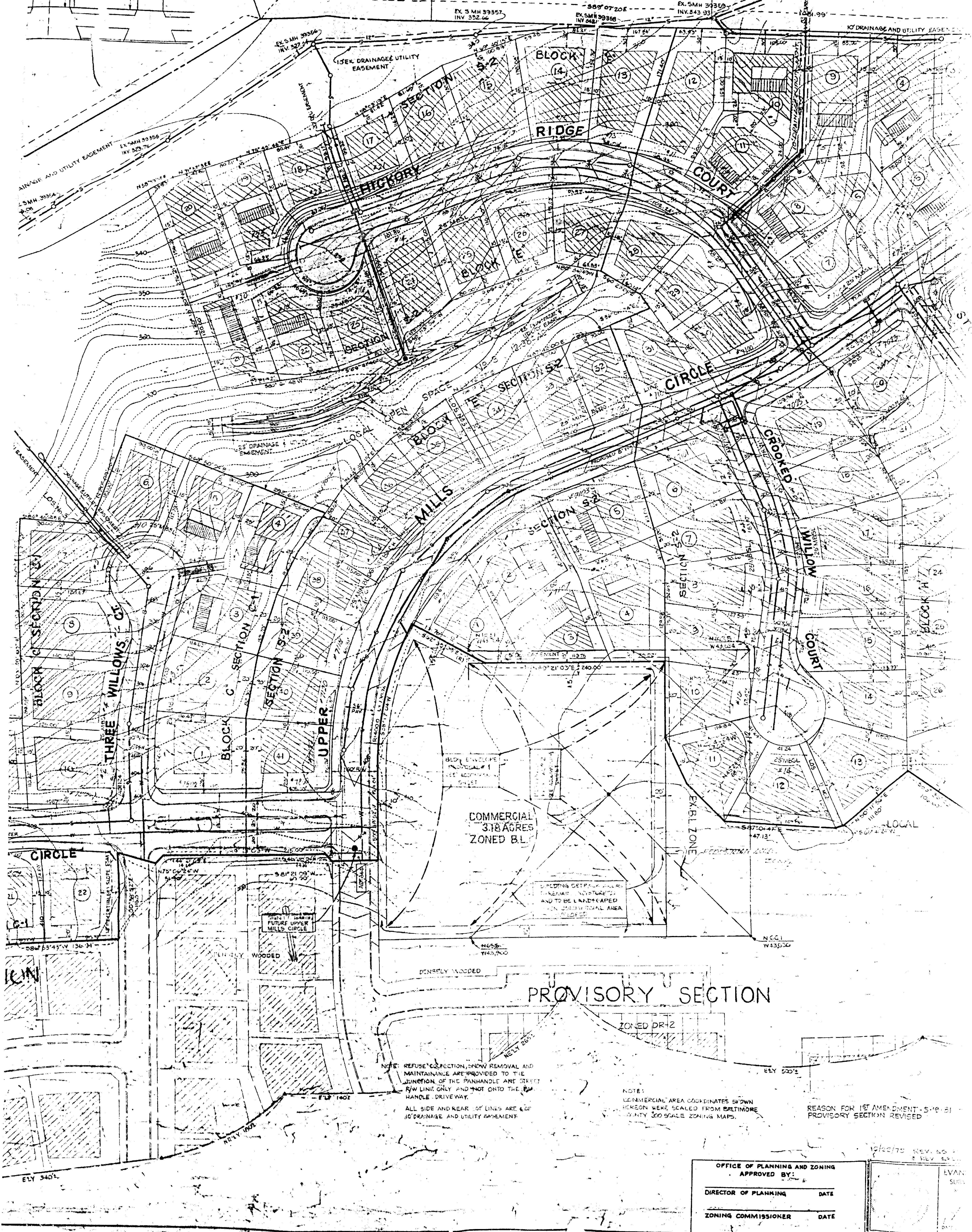




CHAS FRITTER JR.
5534/209#540

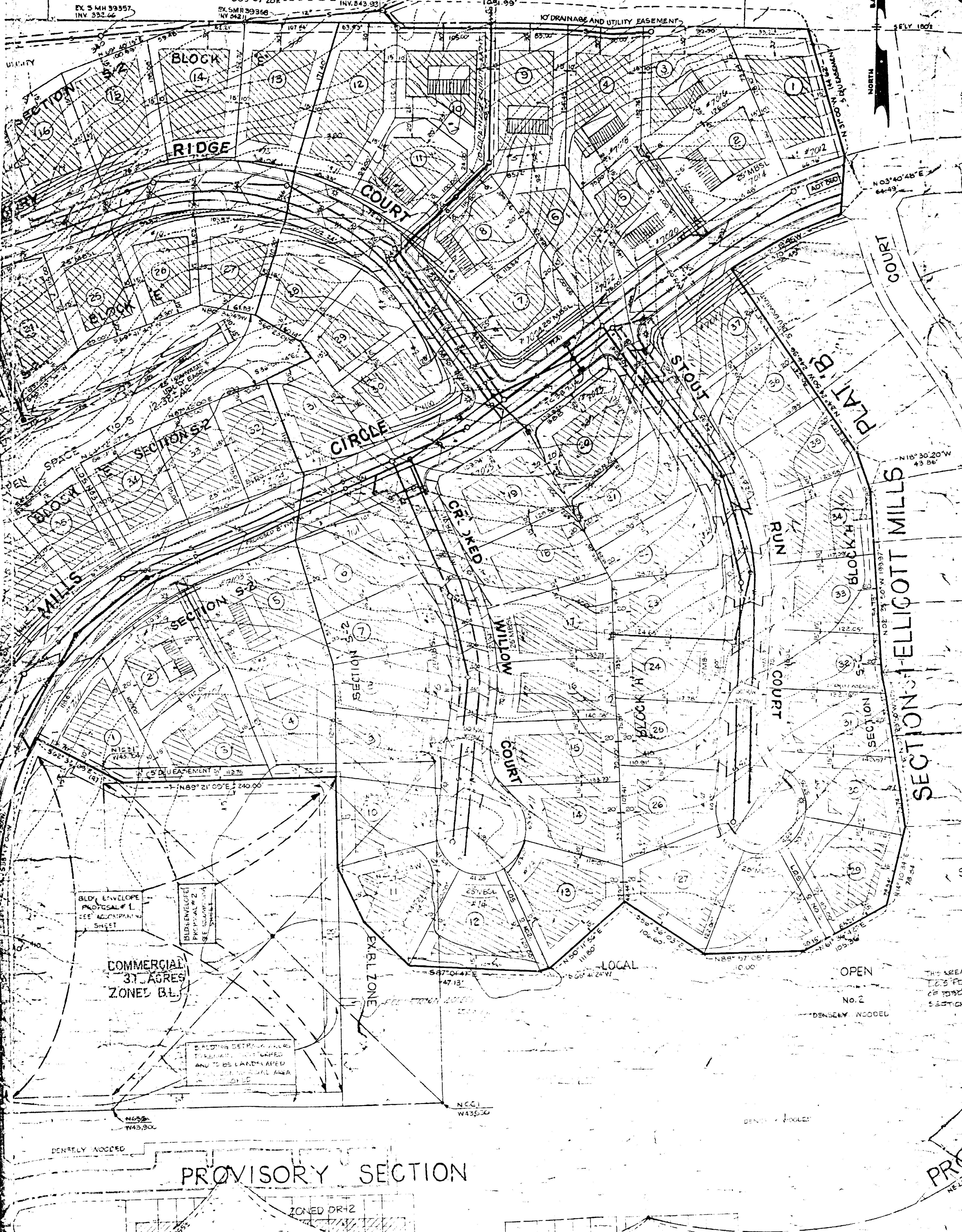
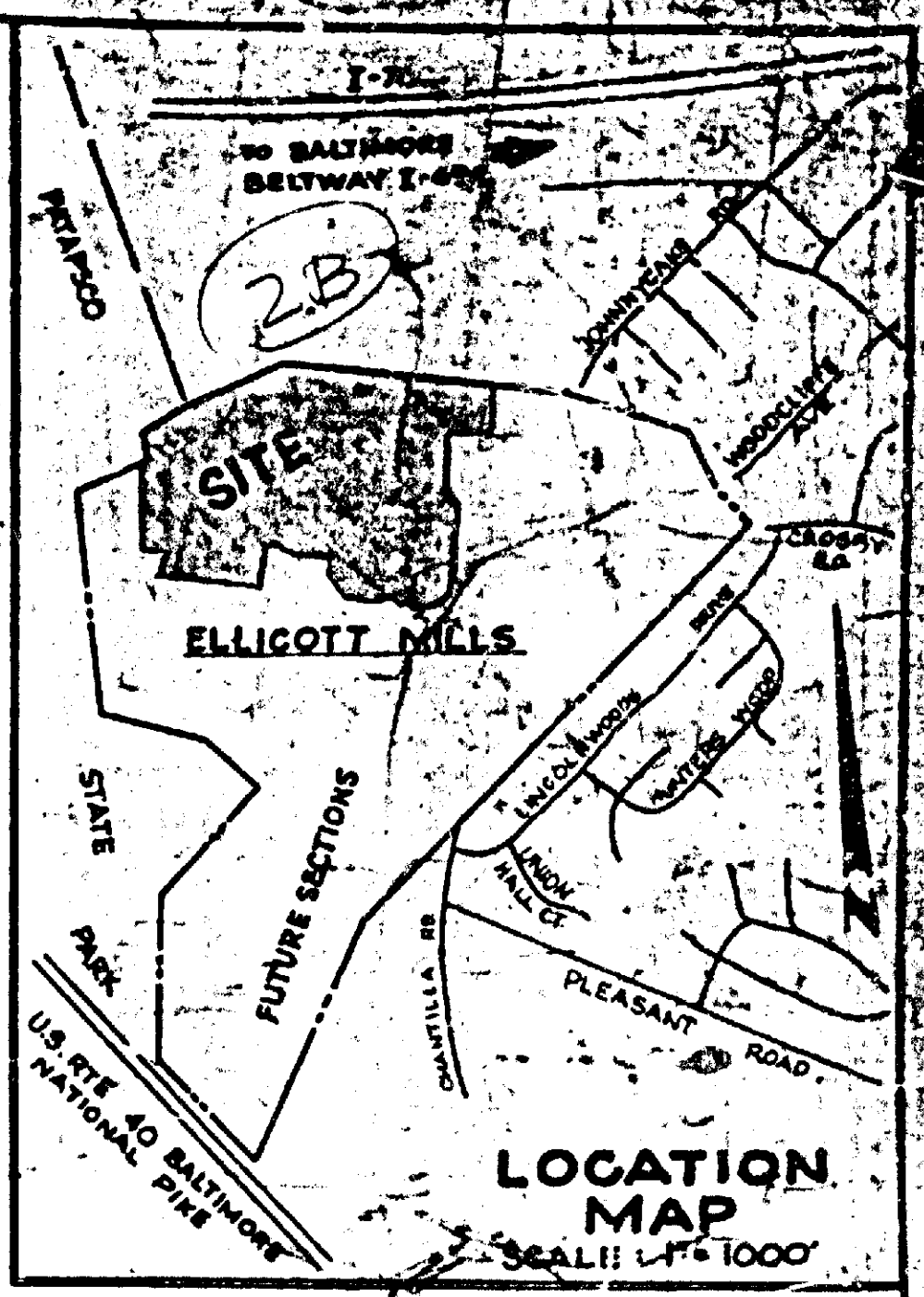
ZONED DR-2
LAWRENCE RITTER
1573/105

EMORY KAISER
1368/324



ZONED DR-2
LAWRENCE RITTER
1573/105

EMORY KAISER
1368/324



THE AREA TO BECOME
LOCAL RESIDENTIAL
OF THE ELICOTT MILLS
SECTION 52

PROVISORY SECTION

PROVISORY SECTION

REFUSE COLLECTION, SNOW REMOVAL AND
MAINTENANCE ARE PROVIDED TO THE
JUNCTION OF THE PANHANDLE AND STREET
R/W LINE ONLY AND NOT ONTO THE
PANHANDLE DRIVEWAY.

NOTE:
COMMERCIAL AREA COORDINATES SHOWN
HEREON WERE SCALED FROM BALTIMORE
CITY 300 SCALE ZONING MAPS.

REASON FOR 1ST AMENDMENT - 5-19-81
PROVISORY SECTION REVISED

ARUNDEL LUMBER CO.

ELICOTT MILLS ASSOCIATES
OWNERS OF LAND SHOWN ON THIS PLAN
SUGGESTED BY THE CITY OF BALTIMORE

10/22/79 REV. AS PER HIGHWAY & UTILITY PLANS
REV. BY ARUNDEL LUMBER CO. & ARUNDEL LUMBER CO.

OFFICE OF PLANNING AND ZONING APPROVED BY:	
DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

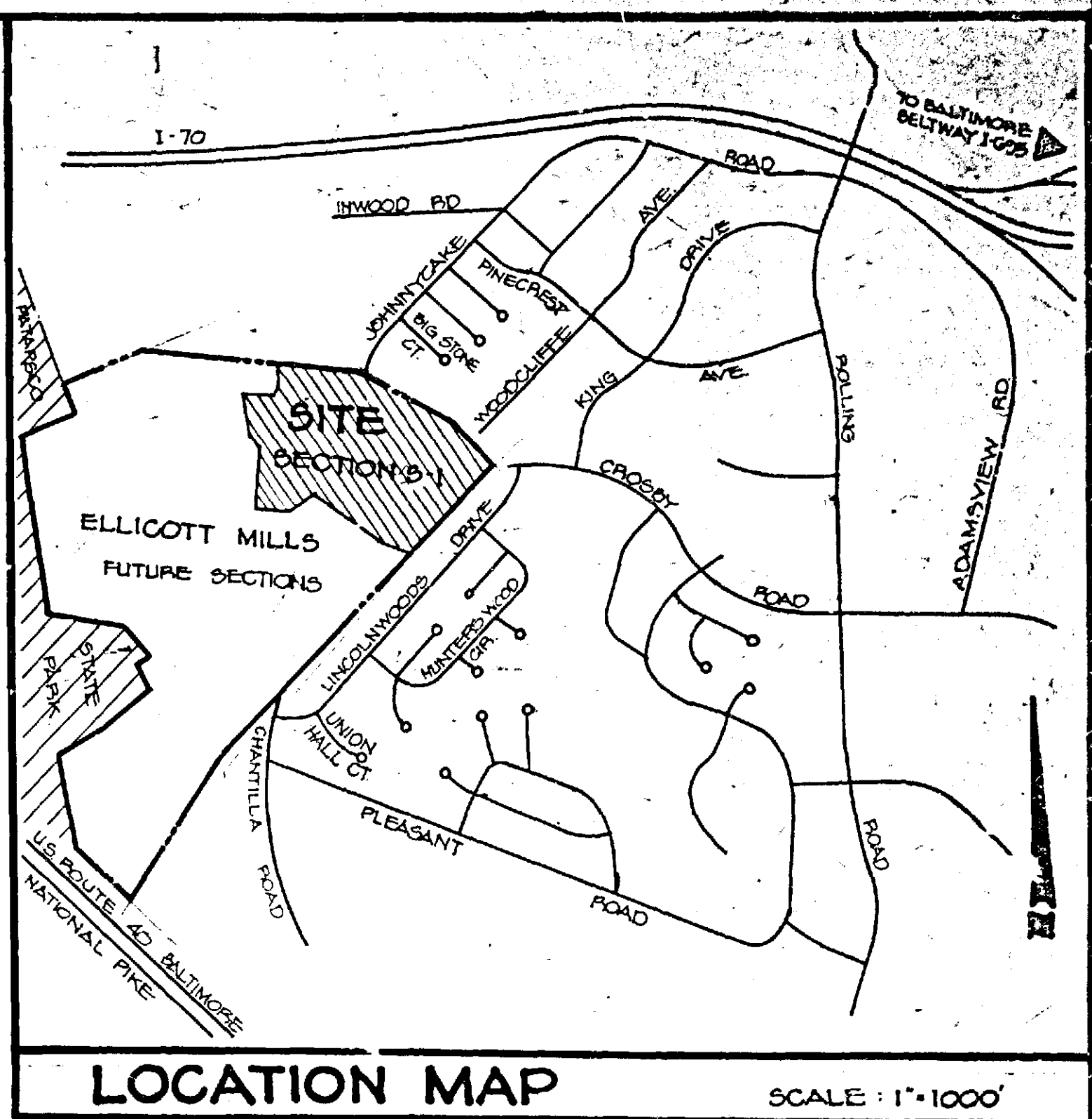
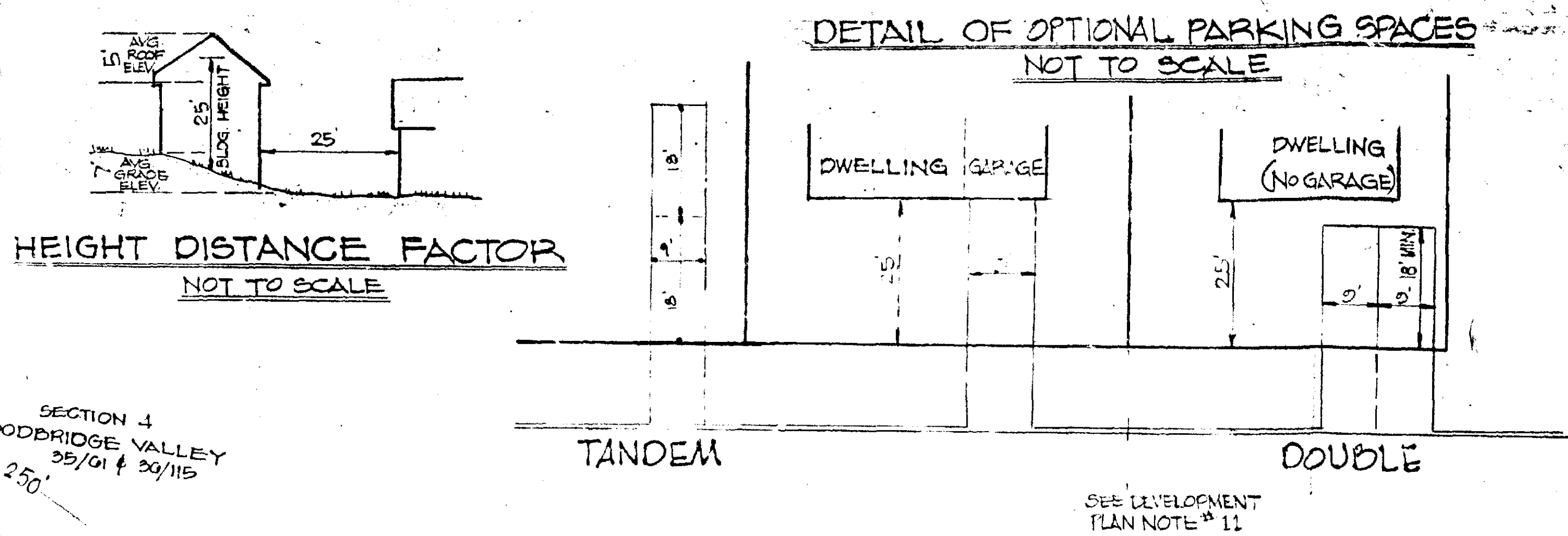


EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD 21236
(301) 668-1541

1ST AMENDED - DATE 5-19-81
PARTIAL DEVELOPMENT PLAN
SECTIONS 52 AND C1
OF
ELICOTT MILLS
1ST ELECTION DISTRICT BALTIMORE CO., MARYLAND

FOR
ARUNDEL LUMBER COMPANY INC.
SUITE 322 THE QUADRANGLE
VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND
21210

SHEET 1 OF 3



PROVISOORY SECTION

1. THE PROVISIONAL SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED NOR SHALL IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED. IT IS INTENDED TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN THE DEVELOPMENT WITH A CLEAR UNDERSTANDING OF THE DEVELOPMENT AND THE PROVISIONAL SECTION MUST BE ATTACHED TO ALL RECORDS OF THE DEVELOPMENT.
2. THE DIMENSIONED BOUNDARIES OF THE PROVISIONAL SECTION ARE NOT INTENDED TO LOCATE IT FROM THE OVERALL APPROVAL OF THE PARTIAL DEVELOPMENT PLAN. ANY DEVIATION FROM THE PARTIAL DEVELOPMENT PLAN, INCLUDING THE PROVISIONAL SECTION, MUST BE ATTACHED TO ALL RECORDS OF THE DEVELOPMENT.
3. APPROVAL OF THE PROVISIONAL SECTION IS NOT NECESSARY IN FINAL ENGINEERING PLANS, HOWEVER, IT IS INTENDED TO ESTABLISH THE FINAL LOCATION, HEIGHT, USE, AND DENSITY OF BUILDINGS, OR THE ENGINEERING TO WITHIN 25 FEET OF THE FINAL ENGINEERED LOCATION, THE LOCATION AND TYPE OF EXISTING VEGETATION THAT IS TO BE MAINTAINED, EXISTING TRAILING AREAS AND DEVICES TO THE EXTENT POSSIBLE SO AS TO COINCIDE WITH THE FINAL OR PERMANENT IMPROVEMENTS, AND OTHER PERTINENT AMENITIES.
4. AT THE TIME OF THE 5TH AMENDMENT, THE PROVISIONAL SECTION OF THIS DEVELOPMENT PLAN MUST BE ATTACHED TO ALL RECORDS OF THE PLAN AND CONTENT RECORDED BY SECTION 5-1 OF THE ZONING REGULATIONS.

GENERAL NOTES

SECTION 5-1

1. TOTAL AREA OF SECTION 5-1: 31.11 AC.
2. TOTAL AREA: 31.11 AC.
3. EXISTING ZONING: DR-3.5 & DR-2
4. NUMBER OF: 87 LOTS
5. TOTAL NUMBER OF PROPOSED LOTS: 87 LOTS
6. TOTAL NUMBER OF LOTS: 87 LOTS
7. LOCAL OPEN SPACE SEC. 5-1: 1.11 AC.
8. AREA OF FLOOD ZONE: 1.11 AC.
9. TOTAL NUMBER OF PARKING SPACES IN SECTION 5-1: 100 SPACES

TOTAL TRACT

1. TOTAL AREA OF TRACT: 139.79 AC.
2. EXISTING ZONING: DR-3.5, DR-2, DR-16, BL
3. PROPOSED ZONING: UNCHANGED
4. NUMBER OF DENSITY: 1.11 AC.
5. TOTAL NUMBER OF DENSITY: 1.11 AC.
6. TOTAL NUMBER OF 20' WIDE LOTS: 87 LOTS
7. TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED: 87 LOTS
8. TOTAL NUMBER OF TOWN HOUSES UNITS PROPOSED: 87 LOTS
9. LOCAL OPEN SPACE REQUIRED IN: 1.11 AC.
10. TOTAL OPEN SPACE PROVIDED: 1.11 AC.
11. AVERAGE OPEN SPACE RATIO: 1.11 AC.
12. TOTAL NUMBER OF PARKING SPACES REQUIRED: 100 SPACES
13. TOTAL NUMBER OF PARKING SPACES PROVIDED: 100 SPACES
14. TOTAL NUMBER OF PARKING SPACES PROVIDED: 100 SPACES
15. DENOTES TRANSITION ZONE
16. DENOTES LIGHT STANDARDS

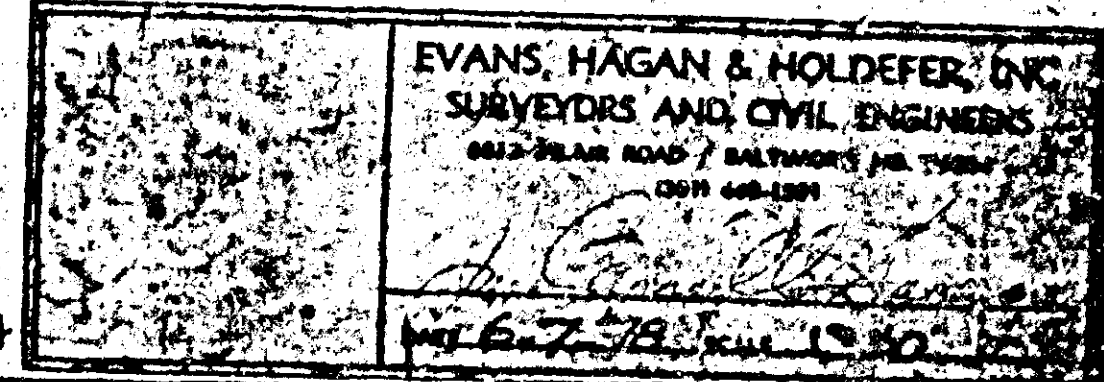
NOTE: SEE MATCH LINE THIS SHEET

5TH AMENDED - DATE 5-19-81
PARTIAL
DEVELOPMENT PLAN
OF
SECTION 5-1
OF
ELLICOTT MILLS
1ST ELECTION DISTRICT BALTIMORE CO, MARYLAND

FOR
OWNER & DEVELOPER
ARUNDEL LUMBER COMPANY INC.
SUITE 222 THE QUADRANGLE
VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

REASON FOR 5TH AMENDMENT - 5-19-81
PROVISOORY SECTION REVISED.

- REASON FOR AMENDMENT: 123
- 1) AMEND PROVISIONAL SECTION TO REFLECT NOTE # 3 - PROVISIONAL SECTION NOTES.
 - 2) CHANGE MIN. BLDG. STOK. LINE FROM 30' TO 25'
 - 3) ADDITION OF PARKING DETAIL OPTION
- REASON FOR 2ND AMENDMENT
- 1) BLS SETBACK LINES
 - 2) PARKING NOTES IN TOTAL TRACT NOTES NUMBERED 12TH



FINAL DEVELOPMENT PLAN NOTES

1. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
2. BUILDING ENVELOPES SHOWN THUSLY: [Symbol]
3. INDIVIDUAL HOMES SHOWN HEREON ARE FOR DISPLAY PURPOSES ONLY AND BUILDING ENVELOPES SHALL GOVERN AS BUILDING RESTRICTION LINES.
4. ALL STREETS SHOWN HEREON ARE INTENDED TO BE DEDICATED FOR PUBLIC USE.
5. ALL LOTS SHOWN HEREON ARE FOR SALE.
6. IN NON-RESIDENTIAL TRANSITION AREAS THERE WILL BE NO WINDOWS AT ENDS OF DWELLINGS IF THE RESPECTIVE DWELLINGS ENDS ARE LESS THAN 40' APART.
7. LANDSCAPING WILL BE PROVIDED AT A LATER DATE, BY THE HOMEOWNER.
8. THE LOCAL OPEN SPACE AND THE FUTURE POOL, BATHHOUSE AND PARKING AREA WILL BE OWNED AND MAINTAINED BY H.O.A.
9. TRASH TO BE COLLECTED TWICE WEEKLY BY BALTIMORE COUNTY.
10. ALL PARKING SPACES AND PAVEMENT DRIVES WILL BE SURFACED WITH A DUSTLESS AND DURABLE MATERIAL (ASPHALT OR CONCRETE).
11. EACH LOT WILL BE PROVIDED WITH 2 EXTERIOR PARKING SPACES (IF DWELLING HAS NO GARAGE) OR 1 PARKING SPACE (IF DWELLING HAS GARAGE). SEE DETAIL OF OPTIONAL PARKING SPACES ON THIS SHEET.
12. THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAYS OR PARKING PAD ENTRANCES ARE TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET CURBS.
13. ALL PARKING SPACES WILL BE A MINIMUM OF 8' X 18'.
14. ALL REAR YARDS ARE TO BE 500 SQ. FT. MINIMUM. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 15'. COVERED AREAS SUCH AS PORCHES CAN NOT BE CALCULATED IN THIS AREA.
15. NO GRADING WILL BE DONE BY THE OWNER OUTSIDE OF THE BUILDING ENVELOPES OR OUTSIDE THE ROAD EDGES EXCEPT AS SHOWN BY PROPOSED CONTOUR LINES HEREON THUSLY: [Symbol] 450'.
16. STREET LIGHTS ARE DETICED THUSLY: [Symbol]. LIGHTS TO BE 12' HIGH.
17. DWELLING UNITS - LOCATION OF WINDOWS - IS WINDOW TO PROPERTY LINE AND 40' WINDOW TO WINDOW (DIFFERENT BUILDING).
18. STORM WATER MANAGEMENT IS PROVIDED IN FUTURE SECTION (DREXEL WOODS).



OFFICE OF PLANNING & ZONING APPROVAL

DIRECTOR OF PLANNING	DATE
COMMISSIONER	DATE

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 of the Provisory Sections of the most recent development plans for Section S-1, S-2 and C-1 of Ellicott Mills to change single-family lots to open space, as approved by the Baltimore County Planning Board on September 10, 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 Deputy Zoning Commissioner of Baltimore County, this 2nd day of November, 1981, that the 5th Amended Partial Development Plan for Section S-1 and the 2nd Amended Partial Development Plan for Sections S2 and C1 of Ellicott Mills, dated May 19, 1981, and marked Petitioner's Exhibits 1 and 2, respectively, which provide open space rather than single-family lots, as shown on the aforementioned plans, should be approved and, as such, the same are hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plans by the Director of the Office of Planning and Zoning and the Zoning Commissioner.

Sam M. H. Jones
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Lubel, Superintendent

Towson, Maryland - 21204

Date: August 5, 1981

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

Z.A.C. Meeting of: August 11, 1981

Re: Item No: 24, 25, 26, 27, 28, 29, 30, 31, 32
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,

Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR SPECIAL HEARING

1st DISTRICT

ZONING: Petition for Special Hearing
LOCATION: West side of Upper Mills Circle, 241 ft. South of Slitting Mill Place
DATE & TIME: Thursday, October 8, 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 amendment of the provisory sections of the most recent development plans for Section S-1, S-2 and C-1 of Ellicott Mills to allow a change from single family lots to open space.

All that parcel of land in the First District of Baltimore County

Being the property of Arundel Lumber Company, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, October 8, 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
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S of Upper Mills Circle, 241'
S of Slitting Mill Pl., 1st District : OF BALTIMORE COUNTY
ARUNDEL LUMBER CO., INC., : Case No. 82-97-SPH
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2183

I HEREBY CERTIFY that on this 17th day of September, 1981, a copy of the foregoing Order was mailed to John B. Howard, Esquire, Cook, Howard, Downes & Tracey, 210 Allegheny Avenue, P. O. Box 5517, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W.E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
TO: _____ Date: September 23, 1981
FROM: _____
SUBJECT: Petition No. 82-97-Sph Item 28

Petition for Special Hearing
West side of Upper Mills Circle, 241 ft. South of Slitting Mill Place
Petitioner- Arundel Lumber Company, Inc.

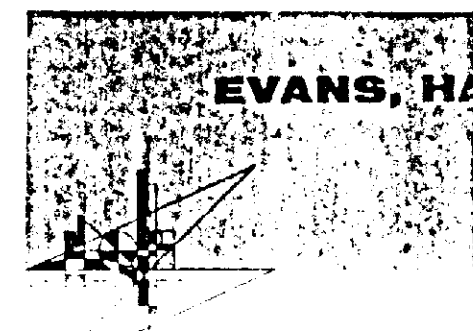
First District

HEARING: Thursday, October 8, 1981 (10:15 A.M.)

The Planning Board approved the subject revision on September 10, 1981

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab



EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 668-1501
533 FORDHAM STREET / BALTIMORE, MD. 21203 (301) 224-2350
111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 211-1759
1115 WASHINGTON STREET / TOWSON, MD. 21204 (301) 627-1223

July 22, 1981

DESCRIPTION OF PLAT "B" SECTION 4 ELlicOTT MILLS 1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

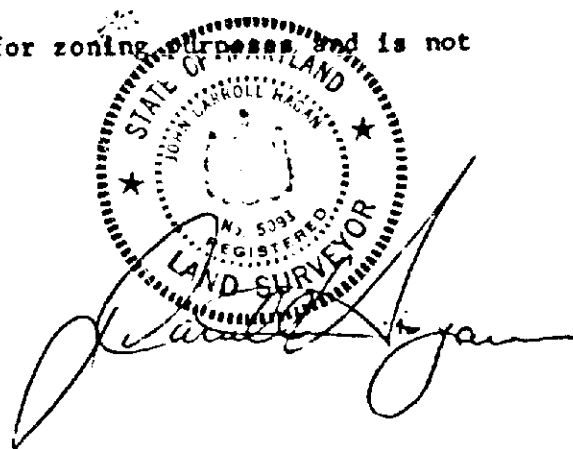
BEGINNING FOR THE SAME on the west side of Upper Mills Circle, 60 feet wide, at a point distant 241.08 feet measured in a southerly direction on the said west side of Upper Mills Circle from its intersection with the south side of Slitting Mill Place, 50 feet wide, both streets as laid out and shown on 1st amended Plat "A"; Section S-1 Ellicott Mills, recorded among the Land Records of Baltimore County in Plat Book E. H. K. JR No. 43 Folio 133, thence leaving said place of beginning and the west side of Upper Mills Circle and running the eight following courses and distances viz: (1) South 52 degrees 46 minutes 04 seconds East 61.36 feet, thence (2) South 64 degrees 11 minutes 01 seconds East 136.76 feet, thence (3) South 40 degrees 00 minutes 25 seconds West 910.41 feet, thence (4) North 49 degrees 59 minutes 35 seconds West 291.93 feet, thence (5) North 32 degrees 32 minutes 19 seconds West 110.00 feet, thence (6) South 57 degrees 27 minutes 41 seconds West 54.76 feet, thence (7) North 32 degrees 32 minutes 19 seconds West 50.00 feet, and thence (8) North 79 degrees 38 minutes 11 seconds West 14.65 feet to intersect the north side of Upper Mills Circle, of variable width, as laid out and shown on Plat "A" Section 4 Ellicott Mills, recorded among the Land Records of Baltimore County in Plat Book E. H. K. JR No. 47 Folio 133, thence running and binding thereon (9) Northwest by a line curving to the left with a radius of 410.00 feet for a distance of 142.50 feet (the arc of said curve being subtended by a chord bearing North 47 degrees 23 minutes 19 seconds West 141.79 feet), thence leaving said north side of Upper Mills Circle and running the eleven following courses and distances viz: (10) North 32 degrees 39 minutes 15 seconds East

Ellicott Mills
Plat "B" Section 4
Page Two
July 22, 1981

80.57 feet, thence (11) North 00 degrees 38 minutes 51 seconds West 269.47 feet, thence (12) North 02 degrees 49 minutes 22 seconds West 309.12 feet, thence (13) North 61 degrees 36 minutes 42 seconds East 105.36 feet, thence (14) North 14 degrees 10 minutes 34 seconds East 89.41 feet, thence (15) North 87 degrees 24 minutes 10 seconds East 125.00 feet, thence (16) North 51 degrees 55 minutes 15 seconds East 144.06 feet, thence (17) South 46 degrees 02 minutes 30 seconds East 339.20 feet, thence (18) South 40 degrees 38 minutes 26 seconds East 84.23 feet, thence (19) South 44 degrees 35 minutes 41 seconds East 203.05 feet, and thence (20) South 65 degrees 31 minutes 18 seconds East 75.00 feet to the place of beginning.

Containing 17.445 acres of land, more or less.

This description has been prepared for zoning purposes and is not intended to be used for conveyance.



EVANS, HAGAN & HOLDEFER, INC.

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July 22, 1981

DESCRIPTION OF PLAT "B" SECTION 4 ELlicOTT MILLS 1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the west side of Upper Mills Circle, 60 feet wide, at a point distant 241.08 feet measured in a southerly direction on the said west side of Upper Mills Circle from its intersection with the south side of Slitting Mill Place, 50 feet wide, both streets as laid out and shown on 1st amended Plat "A"; Section S-1 Ellicott Mills, recorded among the Land Records of Baltimore County in Plat Book E. H. K. JR No. 43 Folio 133, thence leaving said place of beginning and the west side of Upper Mills Circle and running the eight following courses and distances viz: (1) South 52 degrees 46 minutes 04 seconds East 61.36 feet, thence (2) South 64 degrees 11 minutes 01 seconds East 136.76 feet, thence (3) South 40 degrees 00 minutes 25 seconds West 910.41 feet, thence (4) North 49 degrees 59 minutes 35 seconds West 291.93 feet, thence (5) North 32 degrees 32 minutes 19 seconds West 110.00 feet, thence (6) South 57 degrees 27 minutes 41 seconds West 54.76 feet, thence (7) North 32 degrees 32 minutes 19 seconds West 50.00 feet, and thence (8) North 79 degrees 38 minutes 11 seconds West 14.65 feet to intersect the north side of Upper Mills Circle, of variable width, as laid out and shown on Plat "A" Section 4 Ellicott Mills, recorded among the Land Records of Baltimore County in Plat Book E. H. K. JR No. 47 Folio 133, thence running and binding thereon (9) Northwest by a line curving to the left with a radius of 410.00 feet for a distance of 142.50 feet (the arc of said curve being subtended by a chord bearing North 47 degrees 23 minutes 19 seconds West 141.79 feet), thence leaving said north side of Upper Mills Circle and running the eleven following courses and distances viz: (10) North 32 degrees 39 minutes 15 seconds East

