

83-97-SPH **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

(1) The Second Amended Partial Development Plan of White Marsh "Heathermill" Section II: Phase 2B Plat 2 which shows a change in use from semi-detached units to single family detached and single family attached units.

(SEE CONTINUATION SHEET ATTACHED)

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:

Legal Owner(s):

(Type or Print Name)

THE WHITE MARSH JOINT VENTURE

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

100 West Pennsylvania Ave. 825-0545

RICHARD A. REID

(Type or Print Name)

Signature

Address

102 West Pennsylvania Avenue

Address

THE WHITE MARSH JOINT VENTURE

City and State

100 West Pennsylvania Avenue

City and State

TOWSON, MD 21204

Attorney's Telephone No.: 823-1800

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of September, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of October, 1982, at 1:30 o'clock P.M.

Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW/S Beaconsfield Dr., 148'
NE of the centerline of Heathermill
Rd. (proposed), 11th District : OF BALTIMORE COUNTY

THE WHITE MARSH JOINT VENTURE, Petitioner : Case No. 83-97-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, 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 21st day of September, 1982, a copy of the foregoing Order was mailed to Richard A. Reid, Esquire, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 1, 1982

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

Chairman
Nicholas B. Commodari

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

Richard A. Reid, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case #83-97-SPH (Item No. 33)
Petitioner-White Marsh Joint Venture
Special Hearing Petition

Dear Mr. Reid:

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.

In view of your client's proposal to amend the most recent development plan and the provisory sections indicated on other development plans, this hearing is required.

Particular attention should be afforded to the comments of the Department of Permits and Licenses and if additional explanation is required you may contact Mr. Ted Burnham at 494-3987.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled according.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NEC:mch

Enclosures

cc: George W. Stevens, Jr. & Assoc., Inc.
303 Allegheny Avenue
Towson, Maryland 21204

Richard A. Reid, Esquire
102 W. Pennsylvania Ave.
Towson, Maryland 21204

cc: George W. Stevens, Jr. & Assoc., Inc.
303 Allegheny Ave.
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 9th day of September, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: White Marsh Joint Venture

Petitioner's Attorney: Richard A. Reid

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



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 9, 1982

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

Re: Item #33 (1982-1983)
Property Owner: The White Marsh Joint Venture
N/W Beaconsfield Drive
Acres: 11.7 District: 11th

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 not directly involved and exist or are secured by Public Works Agreements 117617, 117707 and 117803, executed in conjunction with the continuing development of Nottingham (Whitemarsh), of which these properties are part.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 33 (1982-1983).

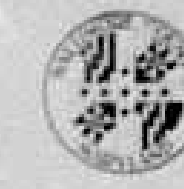
Very truly yours,

Robert A. McKim, P.E., Chief
Bureau of Public Services

RAM:EW:FW:SS

cc: Jack Wimbley
Catherine Warfield

N-W Key Sheet
32 & 33 NE 27 & 28 Pos. Sheets
NE 8 & 9 G Topo
72 & 82 Tax Maps



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN F. GERDER
DIRECTOR

September 22, 1982

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

Dear Mr. Hammond:

Comments on Item #33 - Zoning Advisory Committee Meeting, August 24, 1982 are as follows:

Property Owner: The White Marsh Joint Venture
Location: NW/S Beaconsfield Drive
Acres: 11.7
District: 11th

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 2nd Amended Partial Development Plan White Marsh "Heathermill" Section II Phase 2B Plat 2 was approved by the Baltimore County Planning Board at its regular meeting on September 9, 1982.

Very truly yours,

John L. Wimbley
Current Planning and Development

JLW:rh

BALTIMORE COUNTY, MARYLAND

INTER-OFF. CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: September 10, 1982

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 #3 - Marriott Corporation
- Item #24 - Andrew & Maria Styka
- Item #25 - Samuel J. Salvo
- Item #27 - Virginia L. Baker, et al
- Item #28 - Villa Maria, Incorp.
- Item #29 - Wade J. & Joan B. Webster
- Item #30 - Stanley Larry Posner
- Item #31 - Glenn C. & Karen L. Snyder
- Item #32 - Clay Stanbaugh
- Item #33 - The White Marsh Joint Venture
- Item #34 - Preston G. & Ann D. Shelton
- Item #36 - Gary D. & Leslie P. Plotnick
- Item #43 - Jay L. & Ellen Morstein

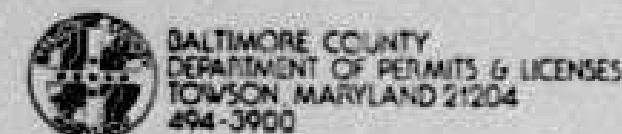
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

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 amendments to the developments plans, as hereinafter described and as approved by the Baltimore County Planning Board on September 9, 1982, 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 21st day of October, 1982, that the Second Amended Partial Development Plan of White Marsh-Heathermill, Section II, Phase 2B, Plat 2, which shows a change in use from semi-detached units to single-family-detached and single-family-attached units; that portion of the Third Amended Partial Development Plan of White Marsh, Section II, Phases 1A and 1B, Sheets 1 of 2 and 2 of 2, which shows a change in use in the Provvisory Section from semi-detached units to single-family-attached units and to allow greater flexibility in the layout of the proposed structures; that portion of the Second Amended Partial Development Plan of White Marsh-Castlemill, Section II, Phase 2A, which shows a change in use in the Provvisory Section from semi-detached units to single-family-detached and single-family-attached units; and that portion of the Second Amended Partial Development Plan of White Marsh-Heathermill, Section II, Phase 2B, which shows a change in use in the Provvisory Section from semi-detached units to single-family-detached and single-family-attached units, in accordance with the development plans filed herein and marked Petitioner's Exhibits 3,4,5,6 as amended by 6A, and 7 as amended by 7A, 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 plans by the Director of the Office of Planning and Zoning and the Deputy Zoning Commissioner.

John M. H. Jung
Deputy Zoning Commissioner of
Baltimore County



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

Dear Mr. Hammond:

Comments on Item # 33 Zoning Advisory Committee Meeting are as follows:

Property Owner: The White Marsh Joint Venture
Location: 111 West Chesapeake Avenue, District 11th
Existing Zoning: D.B. 5.5
Proposed Zoning: Special Hearing to approve the Second Amended Partial Development Plan of White Marsh "Heathermill" Sec. II, Phase 2B, Plat 2 which shows a change in use from semi-detached units to single family detached and single family attached units.
District: 11th

The items checked below are applicable:

- X.A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X.B. A building and other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- Special Note: X.E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction. No equivel permitted within 11-2 of lot lines. A firewall is required if construction is on the lot line. See Table 1601, line 2, Section 1607 and Table 1602. See Sect 503.2
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets 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 505 and the required construction classification of Table 601.

XI. Comments: see page 2

NOTE: These comments refer to only on the information provided by the drawings 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 #122 (Please Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj
FORM 01-82

-2-

COMMENTS:

Building walls within 6'-0" of a property line or 12'-0" of another building shall have a minimum 1 hour rated wall if a building wall in a party wall it shall be 2 hour fire rated in compliance with the Balto. Co. Building Code. See Section 503.2, table 101 Section 1407 and 1409.1.2 as amended. Condo's or rental units require a 1 hour separation.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 30, 1982

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

Z.A.C. Meeting of: August 24, 1982

RE: Item No: 29, 30, 31, 32, 33, 34, 35, 36, 37
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,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition

August 12, 1982

2nd Amended
Partial Development Plan White Marsh -
"Heathermill" Section II Phase 2B Plat 2

Beginning for the same on the northwest side of Beaconsfield Drive, 60 feet wide, at the point designated No. 1 on the plat entitled "Heathermill, Section II, Phase 2B of White Marsh, Plat 2" dated November 9, 1979 and recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 45 folio 108; said place of beginning being at the end of a line drawn North 62° 06' 55" East 148.12 feet from the centerline intersection of Beaconsfield Drive and Heathermill Road thence from said place of beginning, binding on the outlines of said plat the fourteen following lines: (1) North 28° 44' 09" West 953.20 feet, (2) South 36° 08' 24" West 175.51 feet, (3) South 82° 08' 24" West 293.00 feet, (4) South 07° 51' 36" East 468.00 feet, (5) North 75° 08' 24" East 15.92 feet, (6) South 28° 44' 09" East 337.77 feet, (7) South 61° 15' 51" West 45.00 feet, (8) South 28° 44' 09" East 135.00 feet, (9) South 50° 58' 04" East 78.77 feet to the northwest side of said Drive, thence binding thereon the five following lines: (10) northeasterly by a curve to the right having a radius of 1030.00 feet for the length of 422.83 feet, said curve being subtended by a chord bearing (reversing the bearing as shown on said plat) North 55° 48' 27" East 419.86 feet, (11) reversing the bearing as shown on said plat, North 35° 34' 49" East 17.67 feet, (12) North 69° 38' 21" East 50.00 feet, (13) reversing the bearing as shown on said plat South 75° 43' 29" East 17.74 feet and (14) northeasterly by a curve to the right having a radius of 1030.00 feet for the length of 105.90 feet, said curve being subtended by a chord bearing (reversing the bearing as shown on said plat) North 74° 55' 18" East 105.85 feet to the place of beginning.

Containing 11.712 Acres more or less.

Being all of the land as shown on the plat entitled "Heathermill, Section II, Phase 2B of White Marsh, Plat 2" dated November 9, 1979 and recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 45 folio 108.

Saving and excepting therefrom the following described parcel of land:

Beginning for the same on the southeast side of Heathermill Road, 50 feet wide, at the end of a line drawn South 6° 48' 07" West 43.01 feet from the centerline intersection of Heathermill Road and Tisbury Court; thence from said place of beginning running the ten following lines: (1) South 28° 44' 09" East, binding on said side of Heathermill Road, 111.00 feet, (2) South 61° 15' 51" West 203.00 feet, (3) South 66° 39' 43" West 127.56 feet, (4) North 28° 44' 09" West 145.00 feet, (5) North 61° 15'

Description to Accompany Zoning Petition
August 12, 1982
Page -2-

51" East 17.62 feet, to intersect Tisbury Court, thence binding thereon the four following lines: (6) easterly by a curve to the left having a radius of 50.00 feet for the length of 114.71 feet, (7) northeasterly by a curve to the right having a radius of 25.00 feet for the length of 19.93 feet, (8) northeasterly by a curve to the left having a radius of 627.00 feet for the length of 58.60 feet, (9) North 61° 15' 51" East 143.00 feet to the cut-off leading to Heathermill Road, thence binding thereon (10) South 73° 44' 09" East 14.14 feet to the place of beginning.

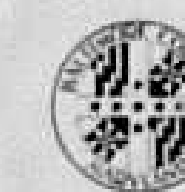
Containing 0.901 Acres of land more or less.

Being all of lots 55 through 64 as shown on the plat entitled "Heathermill, Section II, Phase 2B of White Marsh, Plat 2" dated November 9, 1979 and recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 45 folio 108.



Charles E. Burnham
8/12/82

- (2) That portion of the Third Amended Partial Development Plan of White Marsh, Section II: Phases 1A and 1B, Sheets 1 of 2 and 2 of 2, which shows a change in use in the Provvisory Section from semi-detached units to single family attached units and to allow greater flexibility in the layout of the proposed structures.
- (3) That portion of the Second Amended Partial Development Plan of White Marsh, Section II: Phase 2A "Castlemill" which shows a change in use in the Provvisory Section from semi-detached units to single-family detached and single family attached units.
- (4) That portion of the Second Amended Partial Development Plan of White Marsh "Heathermill" Section II: Phase 2B which shows a change in use in the Provvisory Section from semi-detached units to single family detached and single family attached units.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM F. HAMMOND
ZONING COMMISSIONER

October 21, 1982

Richard A. Reid, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
NW/S of Beaconsfield Dr., 148'
NE of the center line of Heathermill
Rd. (proposed) - 11th Election
District
The White Marsh Joint Venture -
Petitioner
NO.83-97-SPH (Item No. 33)

Dear Mr. Reid:

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

Very truly yours,

John M.H. Jung
JOHN M.H. JUNG
Deputy Zoning Commissioner

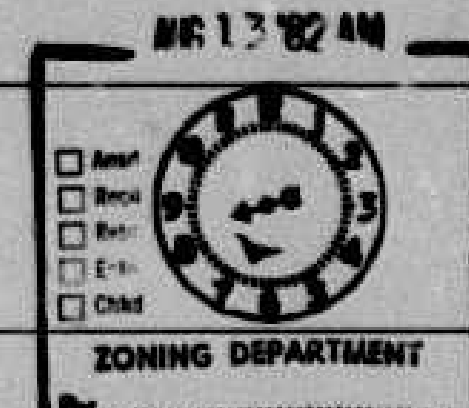
JRHJ/mc

Attachment's

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



The White Marsh Joint Venture
100 West Pennsylvania Avenue
Towson, Maryland 21204
301/825-0545



August 13, 1982

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

Re: White Marsh, Section II: Phase 2B
Heathermill
Petition to Amend Development Plan

Dear Mr. Hammond:

Enclosed please find our Petition For Special Hearing to amend the Development Plan for the above-referenced section of White Marsh. The processing and scheduling of this hearing is critical.

As you may be aware, Nottingham Properties, Chesapeake Homes and White Marsh Mall, in conjunction with the Special Olympics, are engaged in a special promotion at White Marsh which involves the giving away of a free home. I have enclosed for your information copy of a letter which better details the nature of this promotion. This house has been constructed and was opened to the public on August 7, 1982.

As you can see in the attached letter, this house will be moved to the Heathermill subdivision at the conclusion of the promotion in November. To facilitate this move we must amend the Development Plan to allow construction of single family houses. The current Development Plan is approved for semi-detached houses. As a fallback precaution, we have already amended a portion of this Development Plan where we could do so without a hearing. However, this is not really the desired location for the free house or the new model homes Chesapeake Homes will construct to kick-off this subdivision.

Anything which can be done to expedite the processing of this public hearing will be greatly appreciated. Thank you for your cooperation.

Very truly yours,

B. S. Campbell, III
Bruce S. Campbell, III

cc: Richard R. Jones, w/o enclosure
Louis C. Smith - Chesapeake Homes, w/o enclosure
Richard A. Reid, Esq.
Charles E. Fick

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning

Date: October 5, 1982

FROM: Zoning Petition No. 83-97-SPH
The White Marsh Joint Venture

This proposal was approved by the Planning Board on September 9, 1982.

NEG:JGH:slc

cc: Arlene January
Shirley Hess

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

EXHIBIT 1



100 West Pennsylvania Avenue/Towson, Maryland 21204/301/825-0545

July 7, 1982

The Honorable Donald P. Hutchinson
Baltimore County Executive
Old Court House - Mezzanine
Towson, Maryland 21204

Re: White Marsh
Homebuilder/Special Olympics Promotion

Dear Don:

Thinking back on your immediate enthusiasm for the referenced promotion, I am certain you will recall our brief discussion on 28 June 1982.

Chesapeake Homes, Inc. and The White Marsh Merchants Association, together with Nottingham, are sponsoring a non-profit six-day construction event and a four-month showing of a single-family detached house. The house will be constructed by Chesapeake Homes on a parcel adjacent to the shopping center. It will be decorated by White Marsh merchants. Chances will be sold to win title to the house and a lot donated by Nottingham for the eventual location of the house in the subdivision of Heathermill at White Marsh, with proceeds from the sale of chances benefiting Special Olympics.

Responding to your suggestion regarding the need for County cooperation in this effort, we detail our requests of your administrative office here:

- Hutchinson availability to 'drive the first nail' at White Marsh Mall/12:00 Noon/Friday 30 July 1982.
- Hutchinson availability to 'open the door' with a press party at White Marsh Mall/Evening/Friday 6 August 1982.
- Administrative decision to waive all the fees traditionally paid for permits, inspections, and so forth.



The Honorable Donald P. Hutchinson
July 7, 1982
Page Two

Administrative expedition of the following permits and inspections:

- permit to construct the dwelling on a temporary site at the mall, to commence 30 July 1982
- permit for temporary electrical service
- permit for Sunday work 1 August 1982
- inspection service allowing 24-hour work days
- permit for use and occupancy to allow public viewing from 6 August - 19 November 1982
- permit to move dwelling from temporary mall site to lot in Heathermill after 19 November 1982
- permit for use and occupancy by owner in Heathermill.

- Hutchinson availability to 'draw the winner' with Santa Claus and a child selected by Special Olympics at White Marsh Mall/Evening/Friday 19 November 1982.

Don, each of us appreciates your expression of willingness to participate in this promotion and help us with the handling by your staff of these details. Lynn Yates and Ted Zaleski have been provided with copies of this letter as they ultimately will be handling your schedule and the permit matters, respectively.



The Honorable Donald P. Hutchinson
July 7, 1982
Page Three

Thank you again for your interest and cooperation.

Very truly yours,
NOTTINGHAM PROPERTIES, INC.

Richard R. Jones
Vice President/Marketing

CHESAPEAKE HOMES, INC.

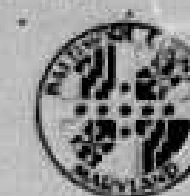
Bruce C. Foster
President

WHITE MARSH MALL, INC.

Richard T. Oliver
Vice President/General Manager

RAJ:BCF:RTO/fp

cc: Ms. Lynn Yates
Mr. Ted Zaleski, Jr.



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 9, 1982

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

Re: Item #33 (1982-1983)
Property Owner: The White Marsh Joint Venture
N/WS Beaconsfield Drive
Acres: 11.7 District: 11th

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 not directly involved and exist or are secured by Public Works Agreements 117617, 117707 and 117803, executed in conjunction with the continuing development of Nottingham (Whitemarsh), of which these properties are part.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 33 (1982-1983).

Very truly yours,

Robert A. Mordon
ROBERT A. MORDON, P.E., Chief
Bureau of Public Services

RAM:EAM:PWR:ss

cc: Jack Wimbley
Catherine Warfield

M-W Key Sheet
32 & 33 NE 27 & 28 Pos. Sheets
NE 8 & 9 G Topo
72 & 82 Tax Maps

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 1, 1982

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

cc: Nicholas B. Commodari
Chairman

MEMBERS

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

Richard A. Reid, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case #83-97-SPH (Item No. 33)
Petitioner-White Marsh Joint Venture
Special Hearing Petition

Dear Mr. Reid:

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.

In view of your client's proposal to amend the most recent development plan and the provisory sections indicated on other development plans, this hearing is required.

Particular attention should be afforded to the comments of the Department of Permits and Licenses and if additional explanation is required you may contact Mr. Ted Burnham at 494-3987.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled according.

Very truly yours,

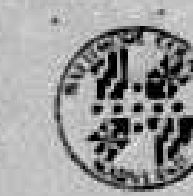
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NRC:mch

Enclosures

cc: George W. Stevens, Jr. & Assoc., Inc.
303 Allegheny Avenue
Towson, Maryland 21204

EXHIBIT 2



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

September 22, 1982

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

Dear Mr. Hammond:

Comments on Item #33, Zoning Advisory Committee Meeting, August 24, 1982 are as follows:

Property Owner: The White Marsh Joint Venture
Location: NW/S Beaconsfield Drive
Acres: 11.7
District: 11th

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 2nd Amended Partial Development Plan White Marsh "Heathermill" Section II Phase 2B Plat 2 was approved by the Baltimore County Planning Board at its regular meeting on September 9, 1982.

Very truly yours,

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

JLW:rh

TED ZALESKI JR.
DIRECTOR

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

Dear Mr. Hammond

Comments on Item # 33 Zoning Advisory Committee Meeting
are as follows:

Property Owner: The White Marsh Joint Venture
Location: NW/4 Sec. 28, T. 12N, R. 12E, E. 12th
Existing Zoning: D, S, C, S
Proposed Zoning: Special Hearing to approve the Second Amended Partial Development Plan
of White Marsh "Heathermill" Sec. II, Phase 2B, Flat 2 which shows a change in use
from semi-detached units to single family detached and single family attached units.
District: 11th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/
Council Bill 1-82 State of Maryland Code for the Handicapped and Aged
and other applicable Codes.
- X B. A building and other miscellaneous permits shall be required before beginning
construction.
- C. Residential: Three sets of construction drawings are required to file a permit
application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.

Special Notes: X E. An exterior wall erected within 5'0" of an adjacent lot line shall be of one hour
fire resistive construction, no opening permitted within 3'0" of lot lines. A
firewall is required if construction is on the lot line. See Table 401, line 2,
Section 1407 and Table 1402. See Sect 503.2

- F. Requested variance conflicts with the Baltimore County Building Code,
Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit
application, and three required sets 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 con-
forms with the height/area requirements of Table 505 and the required construction
classification of Table 401.

X I. Comments: see page 2

NOTE: These comments reflect only on the information provided by the drawings
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 #122
(Plans Review) at 111 West Chesapeake Ave., 21204

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CES:rrj

FORM 01-82

COMMENTS:

Building walls within 6'-0" of a property line or 12'-0" of another building
shall have a minimum 1 hour rated wall if a building wall is a party wall it
shall be 2 hour fire rated in compliance with the Balto. Co. Building Code.
See Section 503.2, table 1,01 Section 1407 and 1409.1.2 as amended. Condo's
or rental units require a 1 hour separation.

BALTIMORE COUNTY, MARYLAND No. 112312
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 10-13-82 ACCOUNT R-01-615-000

AMOUNT \$169.13

RECEIVED FROM White Marsh Joint Venture 1982

FOR Advertising & Posting Case #83-97-SPH

6 030*****169.210 #132A EXHIBIT 11

VALIDATION OR SIGNATURE OF CASHIER: Special Hearing
NW/5 Beaconsfield Dr., 148' NE of c/l of
Heathermill Rd. (proposed)
The White Marsh Joint Venture - Petitioner
Case #83-97-SPH Item #33

Dear Mr. Reid:

This is to advise you that \$169.13 is due for advertising and posting
of the above property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

EXHIBIT 10

PETITION FOR SPECIAL HEARING

11th Election District

ZONING: Petition for Special Hearing
LOCATION: Northwest side of Beaconsfield Drive, 148 ft. Northeast of
the centerline of Heathermill Road (proposed)
DATE & TIME: Wednesday, October 13, 1982 at 1:30 P.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:
(1) the Second Amended Partial Development Plan of White Marsh
"Heathermill" Section II: Phase 2B Plat 2 which shows a change in
use from semi-detached units to single family detached and single
family attached units (2) that portion of the Third Amended Partial
Development Plan of White Marsh, Section II: Phases 1A and 1B,
Sheets 1 of 2 and 2 of 2, which shows a change in use in the Provisory
Section from semi-detached units to single family attached units and to
allow greater flexibility in the layout of the proposed structures
(3) that portion of the Second Amended Partial Development Plan of
White Marsh, Section II: Phase 2A "Castlemill" which shows a change
in use in the Provisory Section from semi-detached units to single
family detached and single family attached units (4) that portion of the
Second Amended Partial Development Plan of White Marsh "Heathermill"
Section II: Phase 2B which shows a change in use in the Provisory
Section from semi-detached units to single family detached and single
family attached units

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

Being the property of The White Marsh Joint Venture, as shown on plat plan filed
with the Zoning Department.

Hearing Date: Wednesday, October 13, 1982 at 1:30 P.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

September 15, 1982

Richard A. Reid, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Hearing
NW/5 of Beaconsfield Dr., 148' NE of c/l of
Heathermill Road (proposed)
The White Marsh Joint Venture - Petitioner
Case #83-97-SPH Item #33

TIME: 1:30 P.M.

DATE: Wednesday, October 13, 1982

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

TOWSON, MARYLAND



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 8, 1982

Richard A. Reid, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
NW/5 Beaconsfield Dr., 148' NE of c/l of
Heathermill Rd. (proposed)
The White Marsh Joint Venture - Petitioner
Case #83-97-SPH Item #33

Dear Mr. Reid:

This is to advise you that \$169.13 is due for advertising and posting
of the above property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 9/25/82
Posted for: Petition for Special Hearing
Petitioner: White Marsh Joint Venture
Location of property: NW/5 Beaconsfield Dr., 148' NE of c/l of
Heathermill Rd.
Location of Signs: Located facing Beaconsfield Dr. at the
intersection of Heathermill & Heathermill
Remarks:
Posted by: [Signature] Date of return: 10/1/82
Number of Signs: 5

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

No. 107970

DATE 10/13 ACCOUNT 01-612

AMOUNT 100.00

RECEIVED FROM [Signature]

FOR [Signature] 33

6 030*****1000010 #162A

VALIDATION OR SIGNATURE OF CASHIER

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

No. 112312

DATE 10-13-82 ACCOUNT R-01-615-000

AMOUNT \$169.13

RECEIVED FROM White Marsh Joint Venture

FOR Advertising & Posting Case #83-97-SPH

6 030*****169310 #132A

VALIDATION OR SIGNATURE OF CASHIER

NOTE 1: Petition for Special Hearing
LOCATION: Northwest side of Beaumont Drive, 148 ft. Northeast of the centerline of Heathmill Road (proposed)
DATE & TIME: Wednesday, October 13, 1993 at 1:30 P.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 Article 33 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve: (1) the Second Amended Partial Development Plan of White Marsh "Heathermill" Section II: Phase 2B which shows a change in use from semi-detached units to single family detached and single family attached units (2) that portion of the Third Amended Partial Development Plan of White Marsh, Section II: Phases 1A and 1B, Sheets 1 of 2 and 2 of 2, which shows a change in use from the Private victory section to semi-detached units to single family detached units and to allow greater flexibility in the layout of the proposed structures (3) that portion of the Second Amended Partial Development Plan of White Marsh, Section II: Phase 1A, "Captmill" which shows a change in use in the Private victory section from semi-detached units to single family detached and single family attached units (4) that portion of the Second Amended Partial Development Plan of White Marsh, Section II: "Heathermill" Section II: Phase 2B which shows a change in use from detached units to single family detached and single family attached units.

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

Beginning for the same on the northwest side of Beaconfield Drive 74° 58' feet wide, at the point designated 24.1 on the plat entitled "Heatherhill, Section II, Phase 2B of White Marsh, Plat 3" dated November 9, 1979 and recorded among the Plat Records of Baltimore County in Plat Book 25, B.C., at folio 79, said plat being a subdivision being at the end of a line drawn North 62° 06' 55" East 163.13 feet from the centerline intersection of Beaconfield Drive and Heatherhill Road thence from said place of beginning along on the outline of said plat in the following following line: (1) North 23° 44' 09" West 263.50 feet, (2) South 50° 08' 24" West 175.51 feet, (3) South 53° 05' 26" East 265.00 feet, (4) South 71° 08' 24" East 15.93 feet, (5) South 23° 44' 09" East 337.37 feet, (6) South 23° 44' 09" East 337.37 feet, (7) South 15° 51' 24" West 46.50 feet, (8) South 23° 44' 09" East 135.50 feet, (9) South 50° 08' 24" East 79.75 feet to the northwest side of said Drive, thence thence thence the five following lines: (10) northeasterly by a curve to the right having a radius of 309.50 feet for a length of 256.2 feet, (11) a chord bearing re-verse the bearing as shown on said plat North 55° 48' 27" East 419.56 feet, (12) reversing the bearing as shown on said plat, North 55° 31' 49" East 17.67 feet, (13) North 55° 31' 49" East 50.00 feet, (14) reversing the bearing as shown on said plat South 23° 44' 09" East 17.74 feet and (15) northeasterly by a curve to the right having a radius of 309.50 feet for the length of 309.50 feet, said curve being subtended by a chord bearing re-verse the bearing as shown on said plat North 74° 58' East 166.55 feet to the place of beginning.

Containing 11.713 Acres more or less.

Being all of the land as shown on the plat entitled "Heathcreek, Section 12, Phase 2B of White Marsh, Plat F" dated November 9, 1978 and recorded among the Plat Records of Baltimore County in Plat Book B.H.K., Jr. at folio 106.

Saving and excepting therefrom the following described parcel of land:

Beginning for the same on the south side of Heathermill Road, 50 feet wide, at the end of a line drawn South 6° 48' 07" West 33.61 feet from the centerline intersection of Heathermill Road and Tishbury Court; thence, thence, and finally ending, running the line following lines: (1) South 28° 42' 06" East, bounding on said side of Heathermill Road, 11.06 feet, (2) South 61° 15' 21" West 203.00 feet, (3) South 28° 42' 06" West 127.52 feet, (4) North 28° 42' 06" West 145.00 feet, (5) North 61° 15' 21" East 17.62 feet, to intersect Tishbury Court, thence, thence, and finally ending, running the line following lines: (6) easterly, along the right-of-way boundary of a road, for a distance of 52.35 feet, (7) north-easterly by a curve to the right having a radius of 25.65 feet for the length of 19.25 feet, (8) North-easterly by a curve to the left having a radius of 42.80 feet for the length of 22.62 feet, (9) North 61° 15' 21" East 163.00 feet to the cut-off leading to Heathermill Road, thence, thence, and finally ending, running the line following lines: (10) North 61° 15' 21" East 14.14 feet to the place of beginning.

Containing 0.91 Acres of land
more or less.

as shown on the plot entitled "Re-thermal, Section II, Phase II of White Marsh, Plot 9" dated November 2, 1979 and recorded among the Plot Records of Baltimore County in Plot Book M.H.K., Jr. 45 folio 108.

Being the property of The White
Marine Joint Venture, as shown on
past plan filed with the zoning De-
partment.

Hearing Date: Wednesday, October 12, 1961 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Order Of

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Fairbair County
Sept. 22.

TOWSON, MD., _____ September 23, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Fowson, Baltimore County, Md., ~~xxxxxx~~
for one time ~~xxxxxx~~ before the 13th day of October, 1982, the first publication appearing on the 23rd day of September 1982.

THE JEFFERSONIAN

L. Frank Smith
Manager.

Cost of Advertisement, \$.....

11TH DISTRICT
HEARING: Petition for
Special Hearing
LOCATION: Northwest
side of Besenastfield
Drive, 148 ft. Northeast
of the centerline of Weather-
mill Road (proposed)
DATE & TIME:
Wednesday, October 13,
1993, at 1:30 P.M.
PUBLIC HEARING
Room 104, County Office
Building, 111 W. Chesapeake
Avenue, Towson
Maryland

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

will send a special Position for Special Hearing under Section 205.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve: (1) the Second Amended Partial Development Plan of White Marsh "Hearthmill" Section II: Phase 1B Plot 2 which shows a change in detached units to single family detached and single family attached units (2) that portion of the Third Amended Partial Development Plan of White Marsh, Section II: Phases 1A and 1B, Sheets 1 of 2 and 2 of 2, which shows a change in use in the Provi-dent section from semi-detached units to single family attached units and

family attached units (3) that allow greater flexibility in the layout of the proposed structures (2) that portion of the Second Amended Partial Development Plan of White Marsh, Section II: Phase 1A "Castlemill" which shows a change in use in the Provisionary Section from semi-detached units to single family detached and single family attached units (4) that portion of the Second Amended Partial Development Plan of White Marsh "Heathermill" Section II: Phase 2B which shows a change in use in the Provisionary Section from semi-detached units to single family detached and single family attached units.

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

Baltimore County.

Beginning for the same on the northwest side of Beanesfield Drive, 60 feet wide, at the point designated No. 1 on the plat entitled "Heath Farm", Section 11, Phase 2B of White Marsh, Plat 2, dated November 5, 1979, and recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 45 folio 108; said place of beginning being at the end of a line drawn North 32° 08' 55" East 143.12 feet from the centerline intersection of Beanesfield Drive and Heathmill Road thence from said place of beginning, binding on the outlines of said plat the fourteen following lines: (1) North 34° 44' 09" West 95.20 feet, (2) South 36° 08' 24" West 175.51 feet, (3) South 63° 08' 24" West 233.90 feet, (4) South 27° 51' 34" East 468.90 feet, (5) North 75° 08' 11" East 15.92 feet, (6) S 28° 49" East 337.57 feet, (7) South 51° 15' 51" West 45.00 feet, (8) South 39° 49" East 135.30 feet, (9) South 50° 54' 54" East 78.79 feet to the northwest side of said Drive, thence binding thereon the following lines: (10) northeasterly by a curve to the right, having a radius of 1035.00 feet for the length of 423.83 feet, said curve being subtended by a chord bearing (reversely) the bearing as shown said plat North 55° 45' East 419.84 feet, (11) reversing the bearing as shown on said plat, North 34° 44' 49" East 17.67 feet, (12) North 69° 38' 21" East 50.50 feet, (13) reversing the bearing as shown said plat South 75° 43' East 17.74 feet and

Middle River, Md.

This is to Certify That the annexed

was inserted in ~~the~~ Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 23rd day of

Publisher

northeasterly by a curve to the right having a radius of 1030.00 feet for the length of 105.90 feet, said curve being subtended by a chord bearing (traversing the bearing as shown on said plat) North $74^{\circ} 55' 18''$ East 105.85 feet to the place of beginning.

Containing 11.712 Acres
more or less.

Being all of the land as shown on the plat entitled "Reestermill, Section 11, Phase 2B of White Marsh, Plat 7" dated November 9, 1979, and recorded among the Plat Records of Baltimore County in Plat Book 222 M. 1-25 folio 108.

Saving and excepting therefrom the following described parcel of land:

described parcel is as follows:

Beginning for the same on the southeast side of Heathermill Road, 56 feet wide, at the end of a line drawn South 6° $18'$ $07''$ West 43.9 feet from the centerline intersection of Heathermill Road and Tisbury Court; thence from said place of beginning running the four following lines: (1) South 29° $44'$ $09''$ East, binding on said side of Heathermill Road, 11.60 feet, (2) South 61° $15'$ $51''$ West 208.90 feet, (3) South 56° $39'$ $43''$ West 137.56 feet, (4) North 38° $44'$ $09''$ West 145.00 feet, (5) North 41° $15'$ $51''$ East 17.43 feet, to intersect Tisbury Court, thence binding thereon the four following lines: (6) easterly by a curve to the left having a radius of 50.00 feet to a length of 114.77 feet, (7) northeasterly by a curve to a radius of 25.00 feet for a length of 19.93 feet, (8) northeasterly by a curve in the left having a radius of 427.50 feet for a length of 58.80 feet, (9) North 61° $15'$ $51''$ East 149.00 feet to the cut-off leading to Heathermill Road, thence binding thereon (10) South 29° $44'$ $09''$ East 14.14 feet to the point of beginning.

Containing 0.901 Acres
of land more or less.

Being all of lots 55 through 64 as shown on the plat entitled "Reathermill, Section 1, Phase 2B of White Marsh, Plat 2" dated November 9, 1979, and recorded among the Plat Records of Baltimore County in Plat Book 244K, 1r 35 folio 108.

Being the property of The White Marsh Joint Venture, as shown on plat filed with the Zoning Department.

Hearing Date: Wednesday, October 13, 1982 at 1:30 P.M.

Public Hearing: Room
106, County Office Building,
111 W. Chesapeake
Avenue, Towson,
Maryland

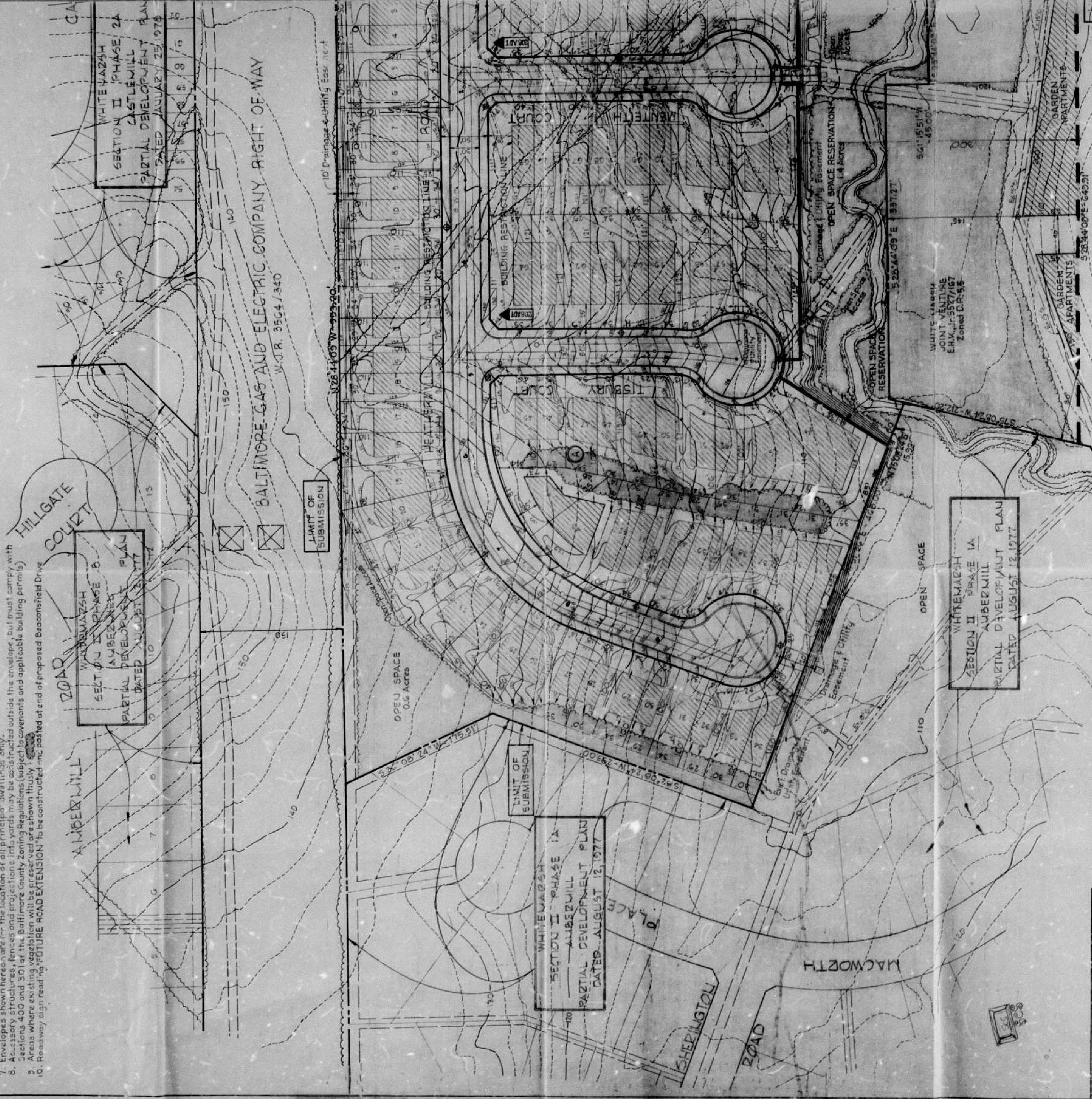
BY ORDER OF
WILLIAM E. Hammond
Zoning Commissioner
Of Baltimore County

GENERAL NOTES

- The location of street lighting poles are indicated by the symbol .
- All lighting to be installed at the direction of Baltimore County.
- Trees' Collection to be by Baltimore County.
- Landscaping will be provided by the individual property owner.
- All lots in Section II, Phase 2C are for sale as improved lots only.
- Private parking areas and driveways shall be paved with a durable and dustless surface (macadam).
- In compliance with Bill 100, the minimum distance between any facing windows of different dwelling units shall be 40'.0".
- Building Height:
 - The maximum height shall be in accordance with Section 18.3 (Height).
 - Distances between the lot line and any facing window shall be 15'.
- Window to Property Line: The minimum distance between the lot line and any facing window or windowed door and the street right of way.
- Window to Street Right of Way: A minimum distance of 25' must be maintained between any dwelling unit window or windowed door and the street right of way.
- Window to Tract Boundary: Where any window faces any tract boundary that is not a street line prior to development, the window shall be a minimum of 35' from the tract boundary.
- Dwelling and Density Units: All dwelling units proposed for these 118 semi-detached lots shall be considered to have three or more bedrooms and each dwelling unit is equivalent to 1.5 density units.
- Envelopes shown herein are for the location of all principal dwellings only.
- Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 501 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).
- Areas where existing vegetation will be preserved are shown thickly.
- Readway sign reading "FUTURE ROAD EXTENSION" to be constructed and posted at end of proposed Beaconsfield Drive.

PROVISORY SECTION NOTES

- The Provisory Section of this partial development plan is not intended, nor should it be used, as a development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 300 feet thereof with a reasonable understanding of how the developer will improve all adjoining vacant land that lies within 300 feet of the proposed development.
- The dimensions of the "provisory section" as indicated herein, are not to be separated from the overall approval of this partial development plan. Any deviation from the overall approval of this partial development plan must be approved in accordance with Section 1801.5.A.1.
- Approval of the final location, height, use, and density of buildings or their envelopes, to establish the final location, height, use, and density of buildings or their envelopes, or their final engineered location, the location and type of existing major vegetation retained, screening, parking areas and drives to the extent possible so as to coincide or permanent improvements and other pertinent amenities.
- At the time of building permit applications, the Provisory Section of this development plan is to be updated to comply in all respects to the form and content required by Section 1801.5.A.1 of the Zoning Regulations.



OWNER AND DEVELOPER
WHITE MAZSH JOINT VENTURE
100 W. Pennsylvania Avenue
Towson, Maryland 21204

William Dequar, Jr.
KENNETH A. MCCORD
Registered Engineer No. 1974
WILLIAM DEQUAR, JR. & ASSOCIATES
ENGINEERS
111 1/2th Charles Street
Baltimore, Maryland 21202

GENERAL NOTES

1. The location of street lighting poles are indicated by the symbol Φ .
2. All lighting to be installed at the discretion of Baltimore County.
3. Tract Callation to be by Baltimore County.
4. Landscaping will be provided by the individual property owner.
5. All lots in Section II Phase 2C are for sale as improved lots only.
6. Private parking areas and driveways shall be paved with asphalt or concrete.
7. The minimum distance between on facing windows of adjacent dwelling units shall be 40'-0".
8. Building height: - The maximum height shall be in accordance with Section 18.3 (Height and Use) of the Comprehensive Zoning Ordinance.
9. Window to Property Line: The minimum distance between the lot line and any facing window shall be 15 feet.
10. Window to Street Right of Way: A minimum distance of 25' must be maintained between any dwelling unit window or windowed door and the street right of way.
11. Window to Tract Boundary: Where any window faces any tract boundary that is a street line prior to development, the window shall be a minimum of 35' from the tract boundary.
12. All dwelling units proposed for this lots shall be considered to have trees or more trees.
13. Envelopes shown hereon are for the location of all principal buildings only.
14. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Section 400 and 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).
15. Areas where existing vegetation will be preserved are shown thusly: ---
16. Roadway sign reading FUTURE ROAD EXTENSION to be constructed and posted at and of proposed Beaconsfield Drive.

PROVISORY SECTION NOTES

1. The Provisory Section of this partial development plan is not intended nor should it be utilized as a final development plan from which building applications are to be prepared or issued. It is provided to show the developer how the proposed homes within 300 feet of the road to be developed will improve all adjoining vacant land and that no more than 300 feet of their lots are to be developed.
2. The dimensions of the Provisory Section are indicated herein and are not intended to be used for the overall approval of this partial development plan. Any development hereon shall be subject to the overall approval of the Provisory Section, must be approved in accordance with Section 18.013 A.1.7.
3. Approval for 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 be used at the time the engineered location, the location and type of existing major vegetation that is to be removed, screening, parking areas and drives to the extent possible, so as to comply with the final or permanent improvements and other pertinent amenities.
4. At the time of building permit applications, the Provisory Section of this development plan must be updated to comply in all respects to the form and content required by Section 18.013 A.5. of the Zoning Regulations.

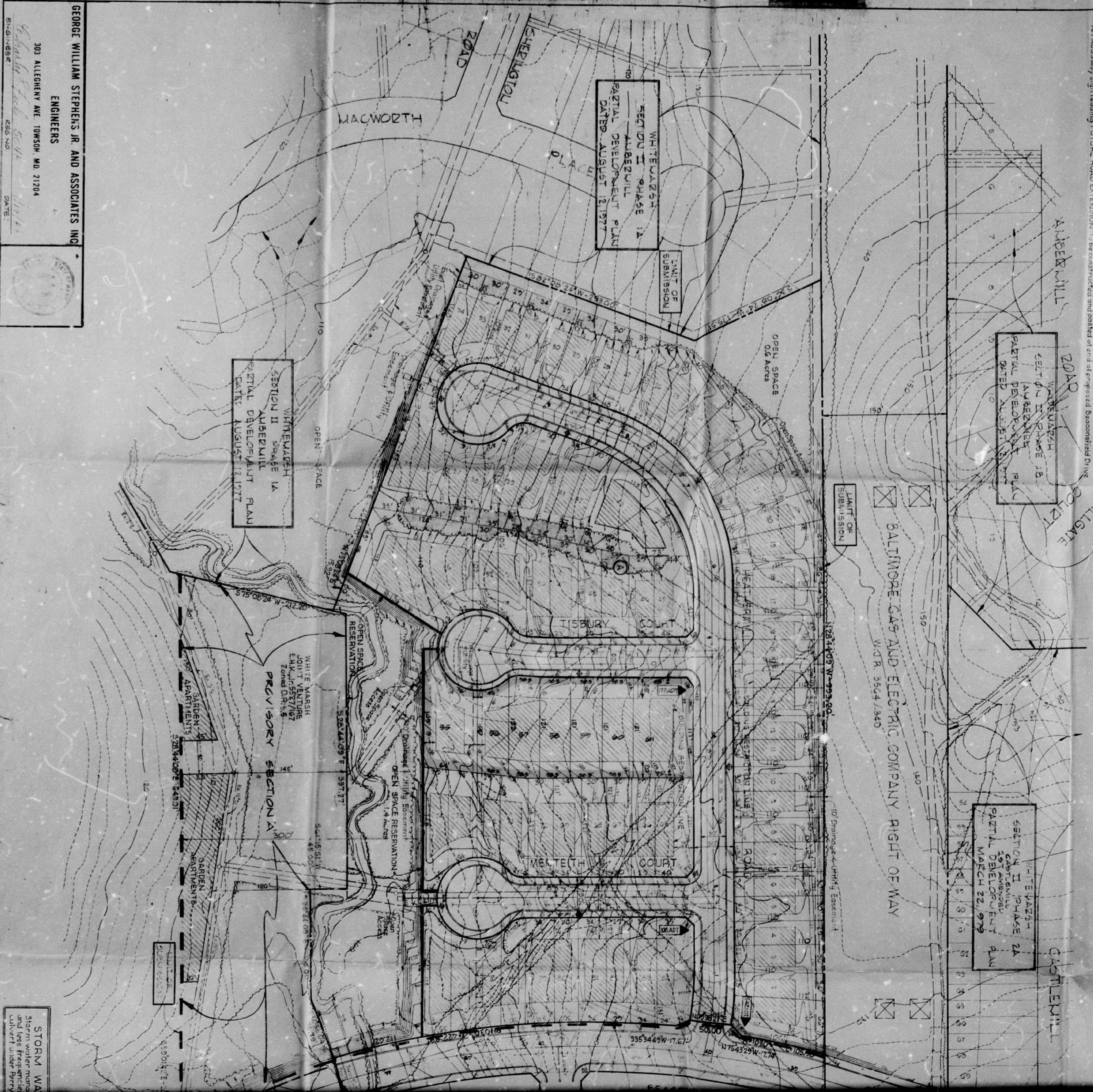
2042 WHITE MARSH SECTION II PHASE 1B AMBERMILL PARTIAL DEVELOPMENT PLAN DATED AUGUST 12, 1977

WHITE MARSH SECTION II PHASE 2A AMBERMILL PARTIAL DEVELOPMENT PLAN MARCH 22, 1979

WHITE MARSH SECTION II PHASE 1A AMBERMILL PARTIAL DEVELOPMENT PLAN DATED AUGUST 12, 1977

WHITE MARSH SECTION II PHASE 1A AMBERMILL PARTIAL DEVELOPMENT PLAN DATED AUGUST 12, 1977

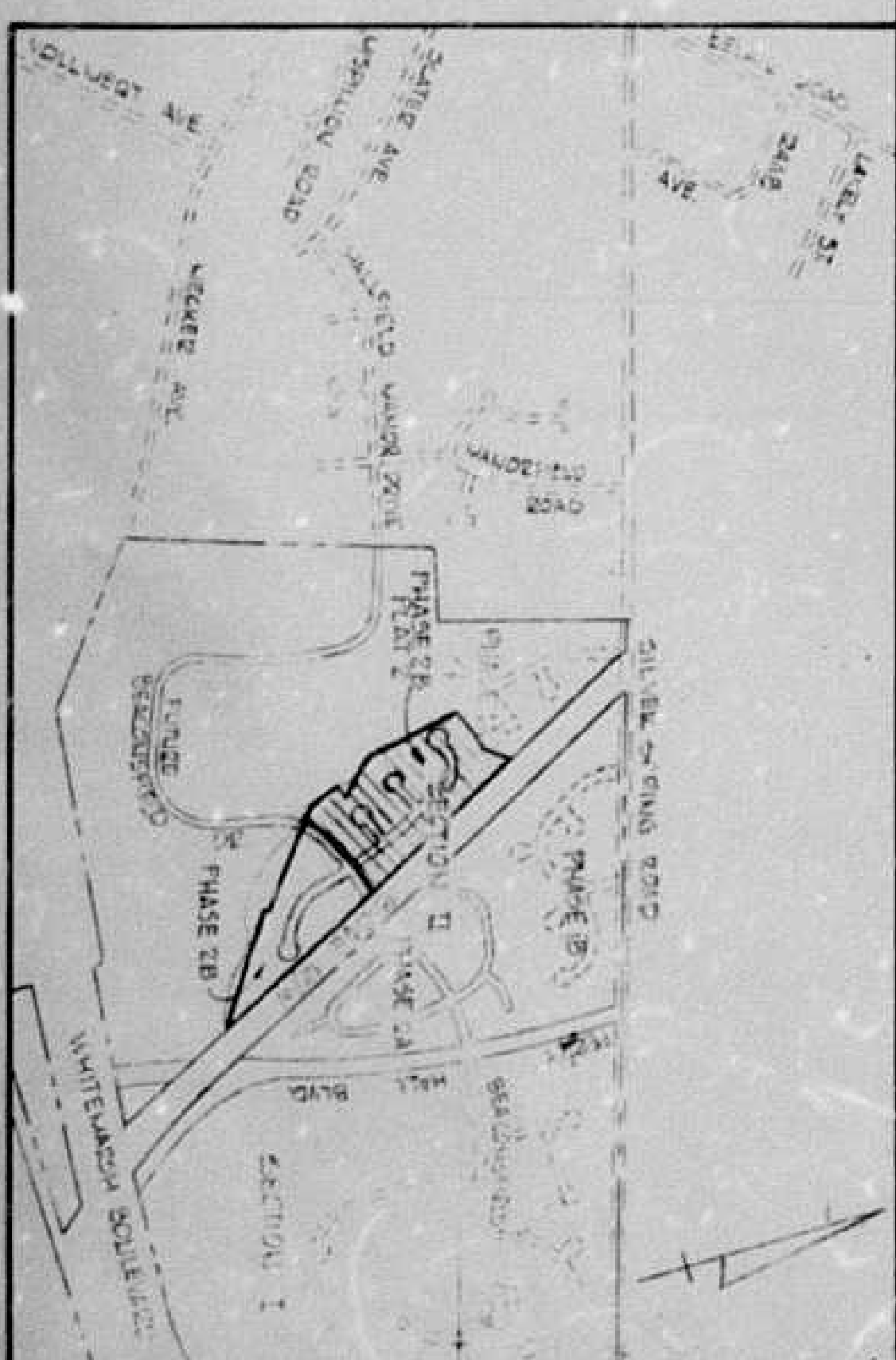
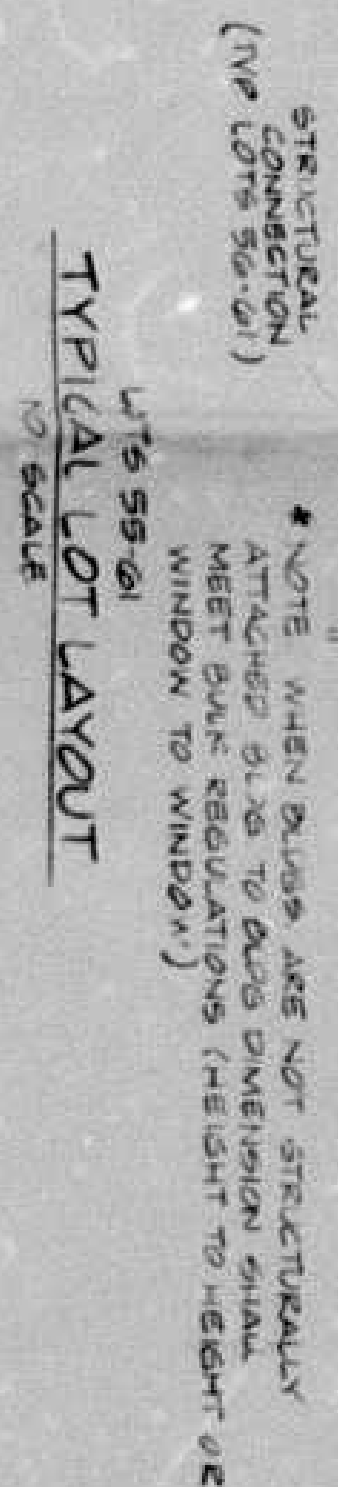
PROVISORY SECTION A WHITE MARSH JOINT VENTURE E.H.K. 11/55/7/67 Zoned D.R. 1.5



GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
ENGINEERS
303 ALLEGHENY AVE. TOWSON, MD. 21204
ENGINEER REG. NO. 11111 DATE: 11/1/77

STORM WATER
Storm water main
and less frequent
culvert under Perry

TYPICAL LOT LAYOUT



DRIVE

BEACONSFIELD

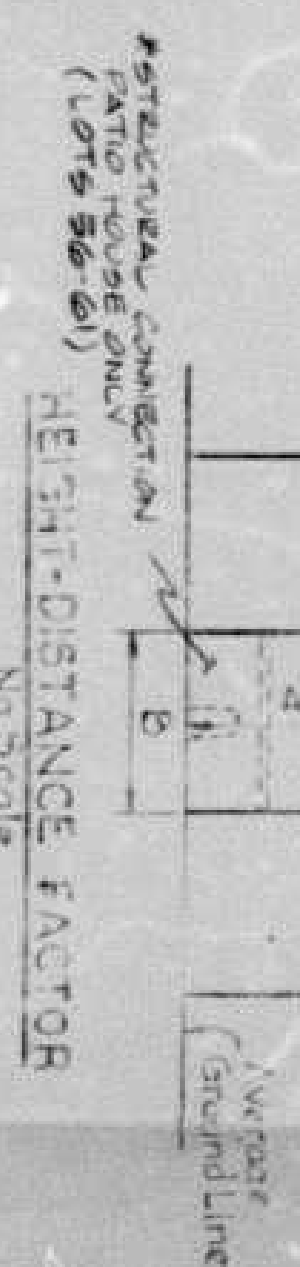
SETTLEMENT NO. 1
"HEATHERMILL"
FIRST AMENDED
DEED
DATED MARCH 5, 1902

LIMIT OF
SUBMISSION

£40,000
N31,250

- 1) NO LOTS HAVE BEEN SOLD WITHIN 310' OF THIS PROPOSED AMENDMENT
- 2) CHANGED OLD LOTS 35 AND 36 FROM 100'x100' LOTS TO NEW LOT 35 SINGLE FAMILY DETACHED
- 3) CHANGED OLD LOT 37 FROM 100'x100' LOTS TO NEW LOT 36 50'x100' SINGLE FAMILY ATTACHED (GATED IDEAL WALK COMMUNITY)
- 4) CHANGED TOTAL NUMBER OF LOTS FROM 84 TO 50
- 5) ADDED TRAIL LAYOUT AND ADJUSTED TRAIL LAYOUT AND CHANGED "HEIGHT AND ADJUSTED DETAIL FOR TYPICAL LOT LAYOUT AND CHANGED "HEIGHT TO DISTANCE FACTOR - SKETCH
- 6) UPDATED REFERENCE TO MOST RECENT REDEVELOPMENT PLAN
- 7) APPROVAL FOR RHUDDEN ROAD LOTS AND THE THIS PORTION OF DEVELOPMENT IS NOT FRAMING TO THIS FIRST AMENDMENT)
- 8) UPDATED REFERENCE TO MOST RECENT REDEVELOPMENT PLAN
- 9) APPROVAL FOR GATEWAY CIRCLE LOTS (THIS SECTION IS NOT PREVIOUS TO THIS FIRST AMENDMENT)

* NOTE: WHEN BUDDS ARE NOT STRUCTURALLY ATTACHED
BUDDS TO GUSSET DIVISION SHALL MEET BULK REQUIREMENTS
THE BUILT TO HEIGHT OF WINDOW TO WINDOW



STORM WATER MANAGEMENT

OFFICE OF PLANNING & ZONING

APPROVED BY

DEVELOPMENT PLAN
(WHITE MAPS)

A Research Community

PHASE 2B - PLAT 2

BALDWIN COUNTY, MARYLAND

Scale 1" = 50'

NOV. 9 1979
SHEET 1 OF 1

DENIMADE AREA - Wintmarsh Elm
 CONSTRUCTION SCHEDULE - 1992-1993
 SANITARY DESIGN CRITERIA -
 50 gal./person/day x 61 x 35 persons = 4535
 SECTION II, PHASE 2B
 - All units for sale.

SECTION II, PHASE 2D		PROVISO SECTION A
GEOS5 AREA	= 11.4 Acres	2.7 Acres
EXISTING ZONING	= DR 55	DR 55.
AREA OF DR 55	= 11.4 Acres	2.7 Acres
DR 55 x 11.4	= 62 Dwelling Units	15
TOTAL DWELLING UNITS ALLOWED	=	15
TOTAL LIVING UNITS PROPOSED	=	51
TOTAL PARKING SPACES REQUIRED - 81/15 = 142		52
TOTAL PARKING SPACES PROPOSED	= 162	91
LOS REQUIRED DR 55, 60% of 11.4		0.7 Acres

For the Washington and Northern Neck Localities, aircraft and maintenance of all localities assumed by Baltimore County. The share of Local Open Space not assumed by Baltimore County will be owned and maintained by a homeowners association.

7-9-82	SEE KEYNOTE FOR 1ST AMENDED PARTIAL DEVELOPMENT PLAN MAY 9, 1982
--------	--

2000-01-01

FIRST AMENDED

DEVELOPMENT PLAN
(WHITE MAPS)

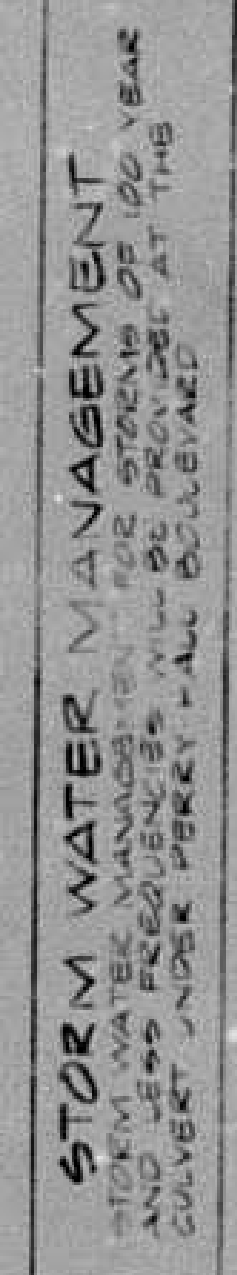
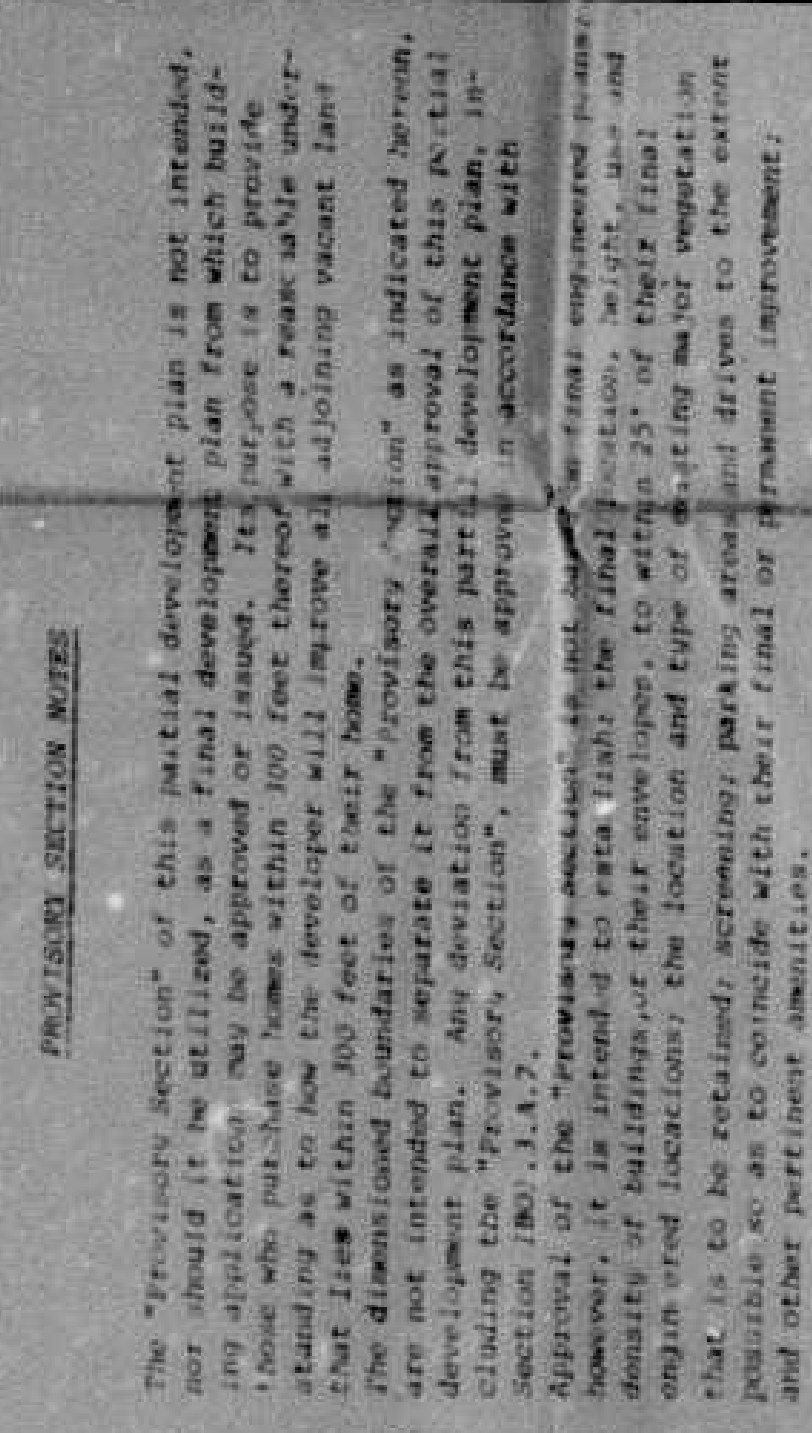
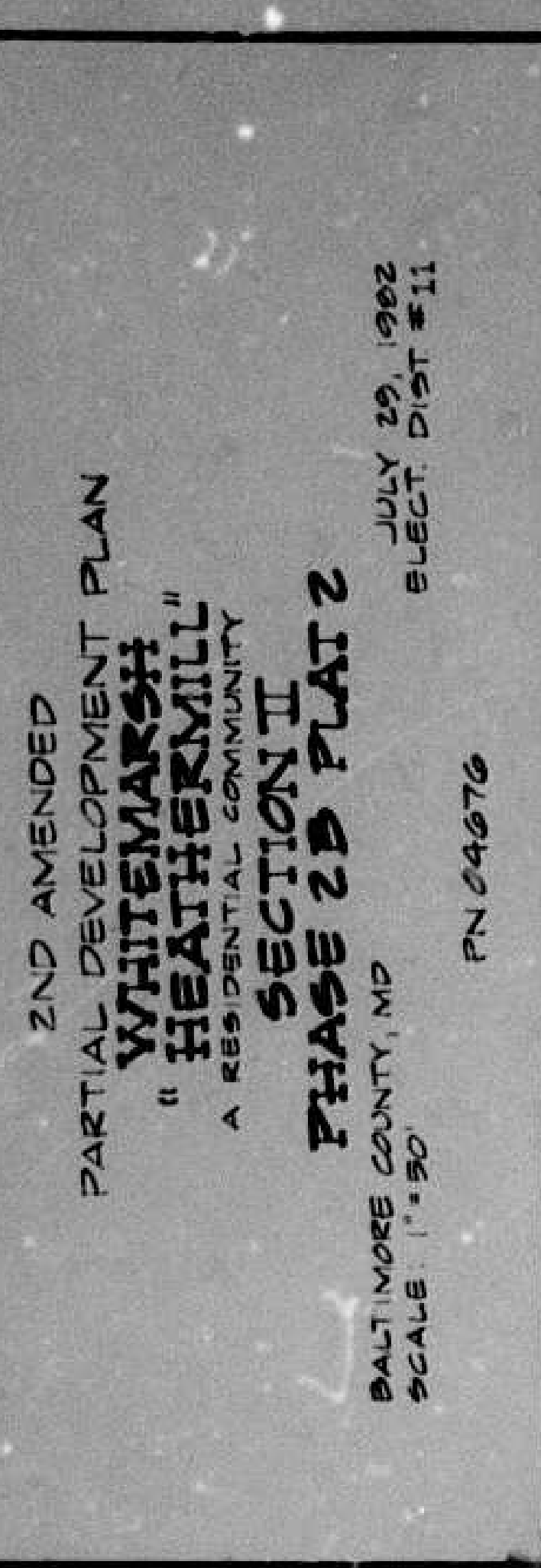
A Research Community

PHASE 2B - PLAT 2

BALDWIN COUNTY, MARYLAND

Scale 1" = 50'

NOV. 9 1979
SHEET 1 OF 1



AMBERMILL ROAD

EXHIBIT 5

WHITEMARSH
SECTION II PHASE 1B
AMBERMILL
PARTIAL DEVELOPMENT PLAN
DATED AUGUST 12, 1977

5 6 7 8 9 10 12 13 14

CAST

EXH

SEC
PAR

54 55 56 57 58 59 60 61

BALTIMORE GAS AND ELECTRIC COMPANY
RIGHT OF WAY
WJR 3564/340

LIMIT OF
SUBMISSION

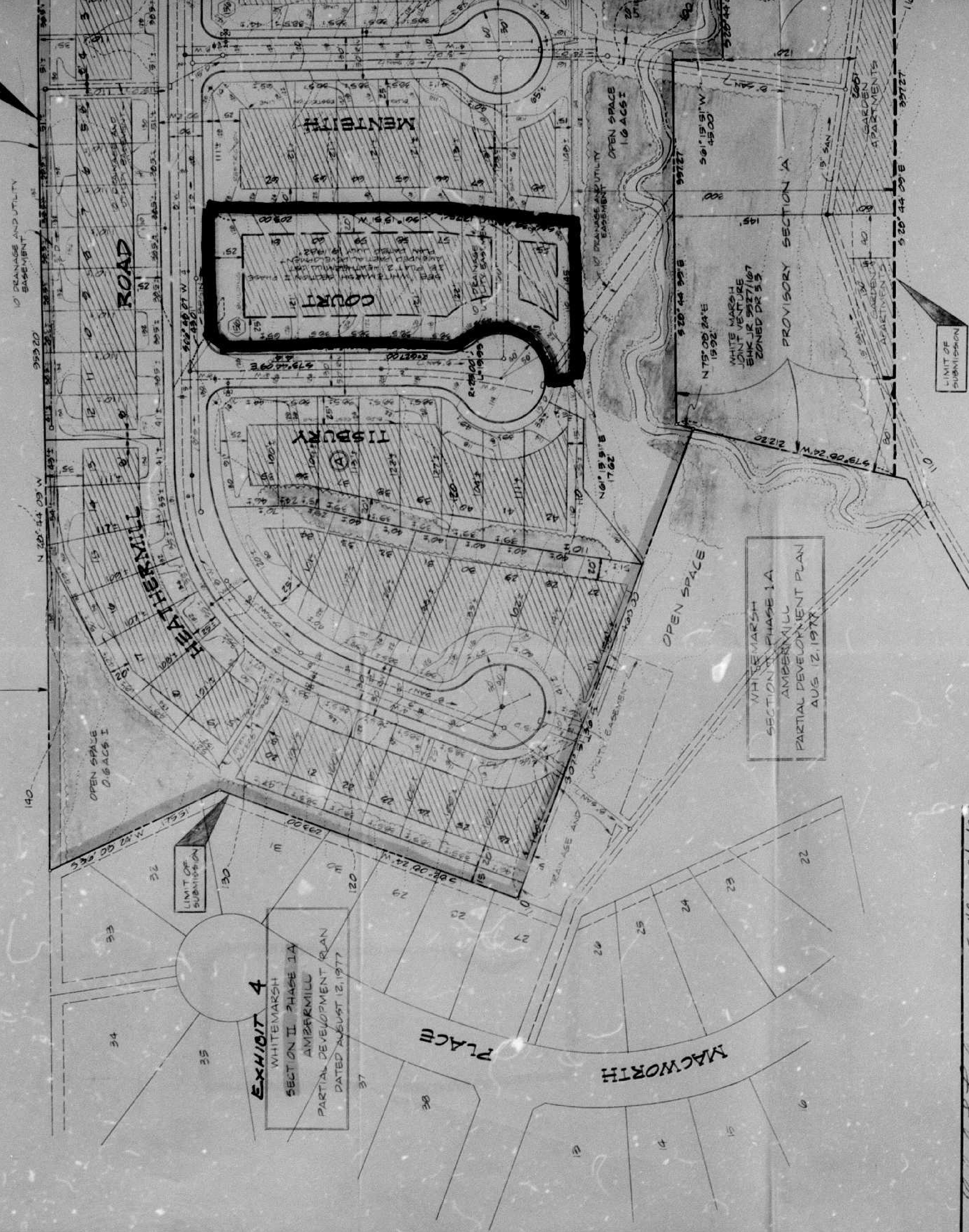


EXHIBIT 4

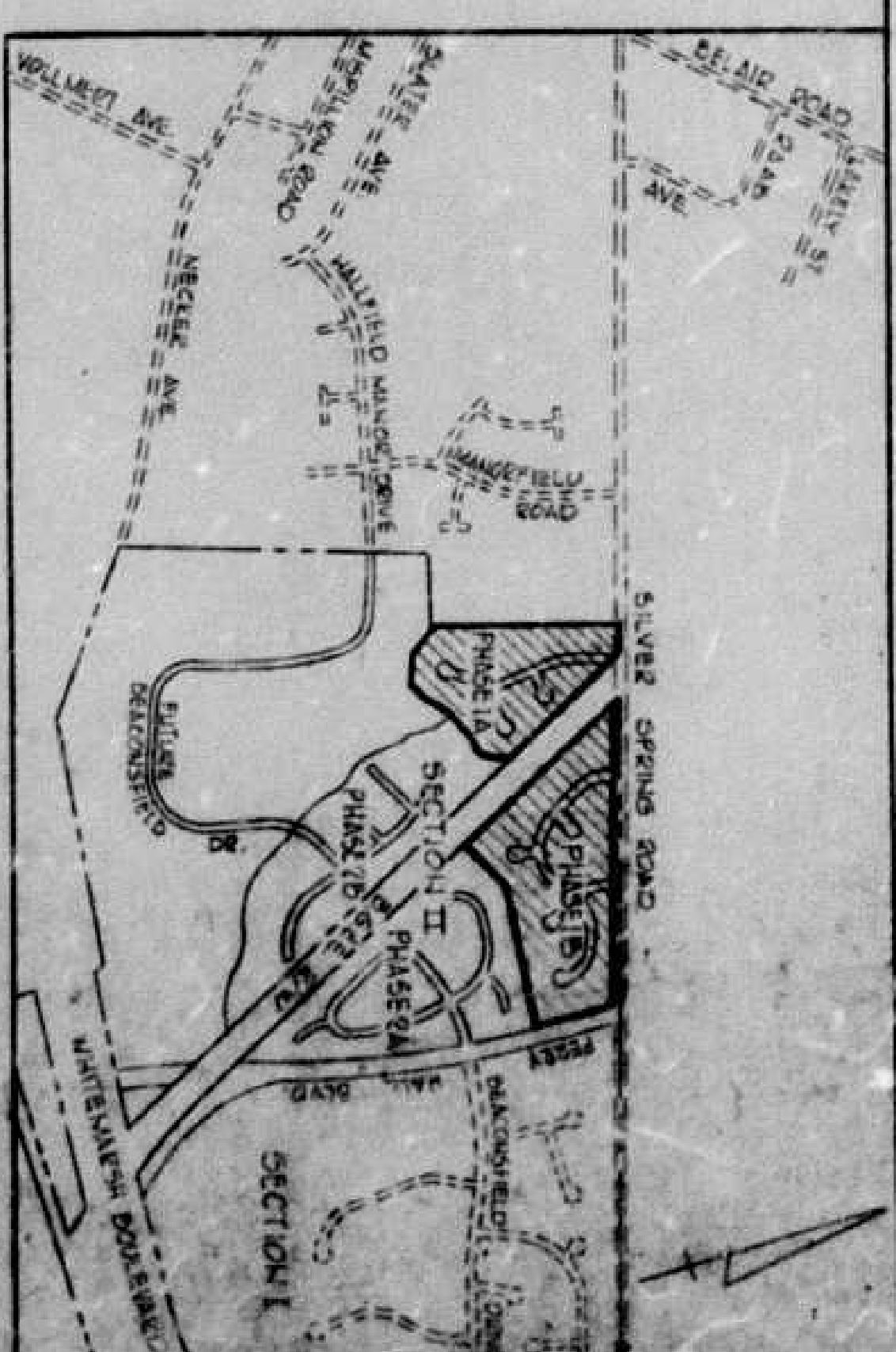
WHITEMARSH
SECTION II PHASE 1A
AMBERMILL
PARTIAL DEVELOPMENT PLAN
DATED AUGUST 12, 1977

5048 8/13/82
REG. NO. DATE

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
ENGINEERS
303 ALLEGHENY AVE. TOWSON, MD. 21204
(301) 825-8120

DRAINAGE AREA - WHITEMARSH RUN
CONSTRUCTION SCHEDULE - 1982-1983
SANITARY DESIGN CRITERIA
90 GAL/PERSON/DAY X 64 X 3.5 PERSON
SECTION II, PHASE 2B - ALL UNITS FOR 5

LIMIT OF
SUBMISSION



VICINITY MAP
Scale: 1"=1000'

LIMIT OF SUBMISSION

Exhibit 3

TEMPORARY SEDIMENT CONTROL FEATURE

OPEN SPACE 5.9 ACRES

100' DRAINAGE EASEMENT

LIMIT OF SUBMISSION

DRIVE

GARDEN APARTMENTS

LIMIT OF SUBMISSION

BEACONSFIELD

*** Open Space Areas shown are a part of the proposed Open Space Subdivision. The Preliminary Plans for White Marsh Section II, Phase I (1977) and White Marsh Section II, Phase II (1977) are being revised to show the proposed Open Space Subdivision. It is proposed that the ownership and maintenance of this open space, which consists of a network of paths and interconnecting trails, be assumed by Baltimore County.

119 Single Family - 119 Dwelling Units
17 Garden Apartments - 34 Dwelling Units
80 Townhouses (3 Bedroom) - 80 x 1.5 = 120 Dens. Units
33 Dwelling Units

OFFICE OF PLANNING AND ZONING
APPROVED BY

Director of Planning

Zoning Commissioner

TYPICAL PARKING

No. Scale

DRAINAGE AREA - White Marsh Run
CONSTRUCTION SCHEDULE - 1977-1978
SANITARY DESIGN CRITERIA - 90 gal./person/day x 119 x 3.5 persons = 37,485 gal./day
SECTION II, PHASE I & II - All units for sale

SECTION II, PHASE I	
GROSS AREA	= 39.8 AC.
EXISTING ZONING	= DR. 5.5 = DR. 16
AREA OF DR. 5.5	= 26.0 AC.
AREA OF DR. 16	= 3.8 AC.
DR. 5.5 x 26.0	= 143 Dwelling Units
DR. 16 x 12.6	= 208 Dwelling Units
TOTAL DENSITY AND DWELLING UNITS ALLOWED	= 351
TOTAL LIVING UNITS PROPOSED	= 119
TOTAL PARKING SPACES REQUIRED	= 119 x 2 = 238
TOTAL PARKING SPACES PROPOSED	= 238
L.O.S. REQUIRED	DR. 5.5, 6% of 26.0 = 1.5 AC. DR. 16, 15% of 13.8 = 2.1 AC. Total Required = 3.6 AC.
L.O.S. PROPOSED	= 5.0 AC. 12.2 AC.

The following lots are located within 300' of revised preliminary section of Development Plan dated 9-5-79 and by signature below indicate acceptance of this revision from townhouse units to semi detached duplex units.

LOT NO.	OWNER	DATE
12, 15, 21, 24, 25, 28, 29, 31, 32	White Marsh Resident Centex Homes of New Jersey, Inc.	9/79
13	White Marsh	9/79
14	White Marsh	9/79
16	White Marsh	9/79
17	White Marsh	9/79
22	White Marsh	9/79
23	White Marsh	9/79
26	White Marsh	9/79
27	White Marsh	9/79
30	White Marsh	9/79
31	White Marsh	9/79
33	White Marsh	9/79
34	White Marsh	9/79
36	White Marsh	9/79
37	White Marsh	9/79
32	White Marsh	9/79

3-5-79
Revised Preliminary Section II, Phase I (1977) and White Marsh Section II, Phase II (1977) are being revised to show the proposed Open Space Subdivision. It is proposed that the ownership and maintenance of this open space, which consists of a network of paths and interconnecting trails, be assumed by Baltimore County.

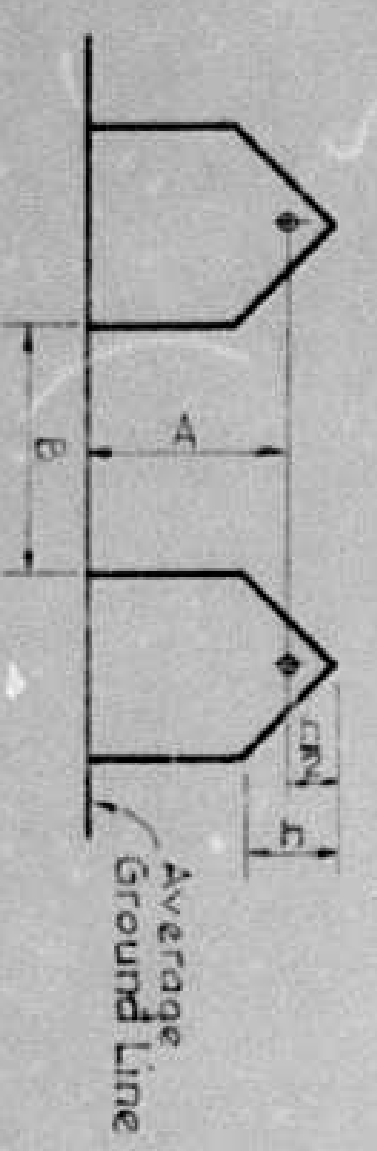
3-5-79 AMENDED PARTIAL
DEVELOPMENT PLAN
WHITE MARSH
A Residential Community
SECTION II
PHASE I & II
ELECTION DISTRICT NO. 11
BALTIMORE COUNTY, MARYLAND

Scale: 1"=50'
Date: August 16, 1979
SHEET 1 OF 1
REV: 3-1
EXHIBIT 4

utilized, as a final
purpose is to
understanding as
of their home.
referred to this
from this
in accordance
however, it is intended
velopes, to within 25 feet
ation that is to be
inside with their final
slapment plan must be
in 1801.3.A.5, of
MENT APPLIES
2 of 2 ONLY

Typical Single Family	20'	A	16'	B
Typical Townhouse	20'		16'	

Notations: A = Typical A & B dimensions shall be in accordance with Baltimore County Height-Distance Factors.

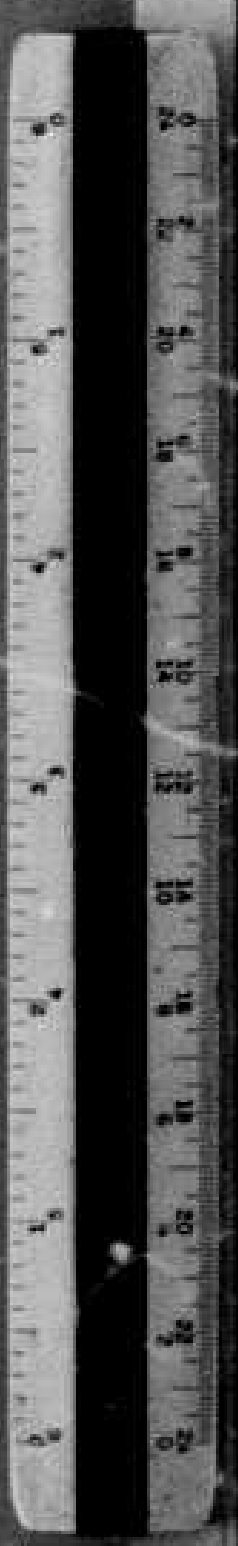
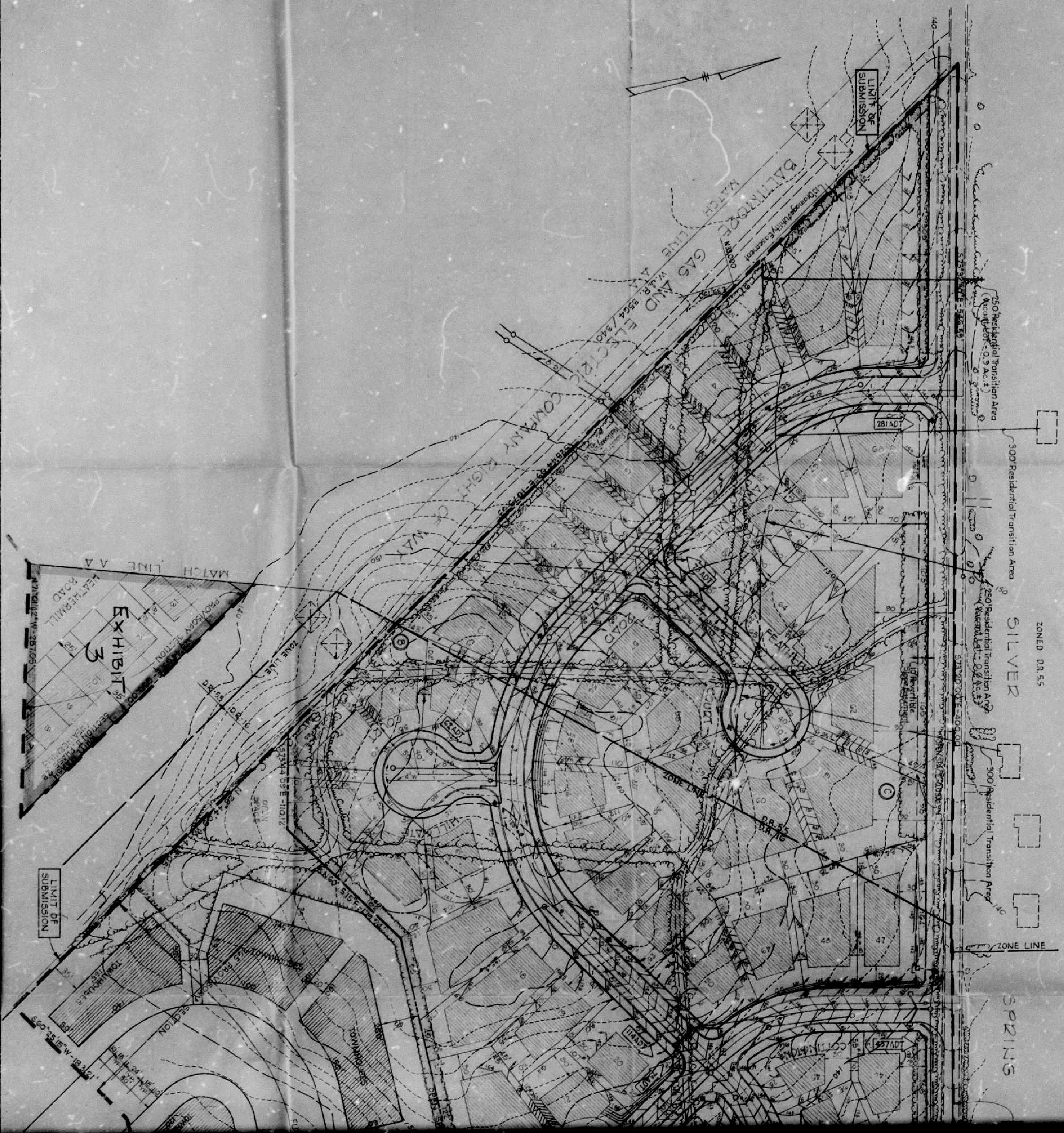


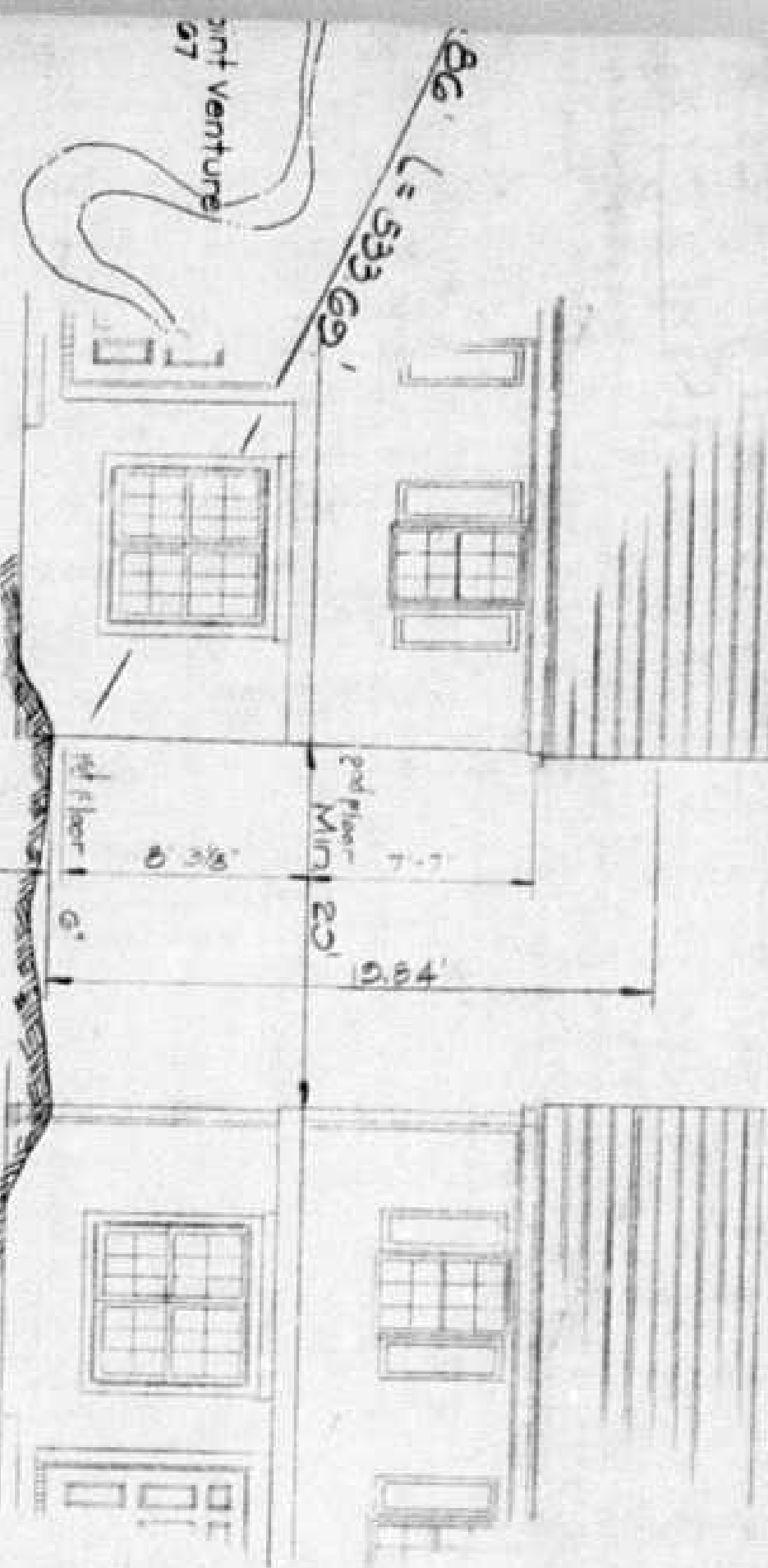
HEIGHT-DISTANCE FACTOR
No Scale



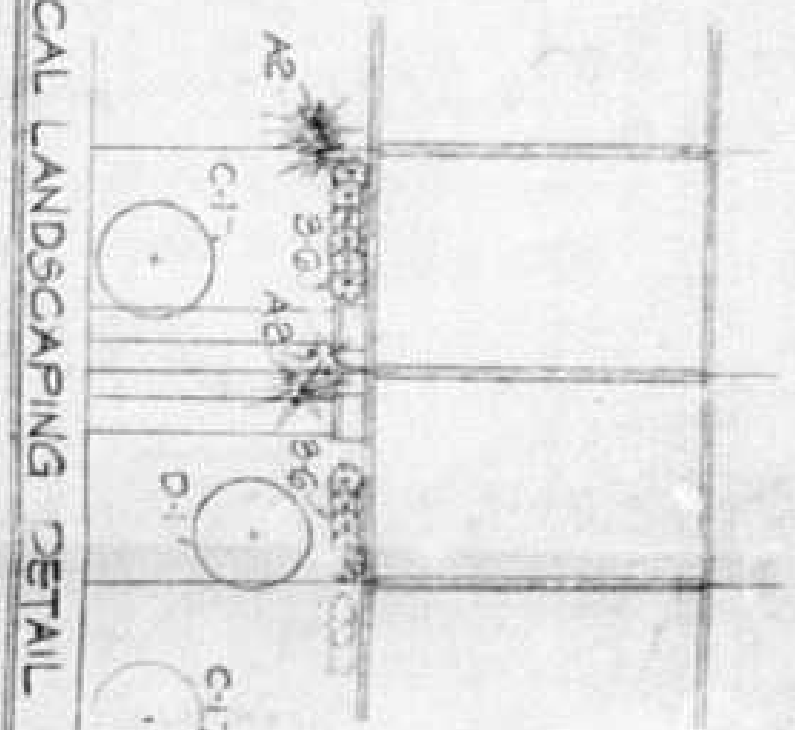
NOTE: Detached garages shall be set back from the front property line. They may also be rear set, so long as they do not obstruct the front elevation of the main residence.

TYPICAL PARKING
No Scale



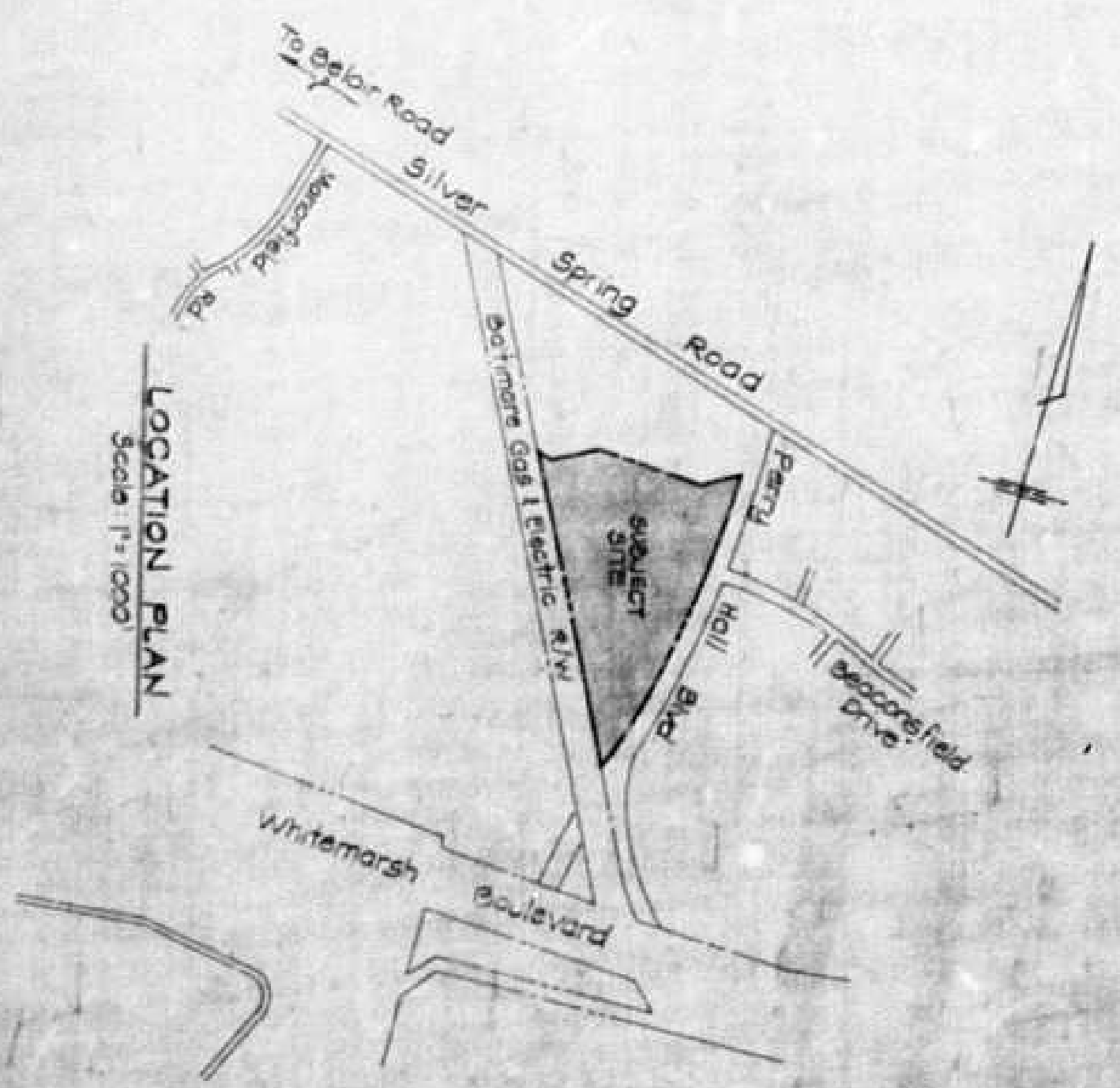


TYPICAL END ELEVATION
No Scale



TYPICAL LANDSCAPING DETAIL

KEY	TYPE & SPECIES	SIZE
A	ILEX Grenada Compacta (Japanese Holly)	15'-18" Height
B	TAXUS baccata repandens (English Yew)	18'-24" Height
C	QUERCUS rubra (Red Oak)	2 1/2" - 3" Cal.
D	CORNUS florida (White Dogwood)	8'-10' Height



LOCATION PLAN
Scale 1" = 100'

GENERAL NOTES

- Area of Subject Site - 80.954 Ac.
- Existing zoning of property - DR-5.5, DR-16
- Existing use of property - Vacant Land (Heavy Woods)
- Proposed use of property - Townhouses for Sale
- DENSITY CALCULATIONS
 - a. Gross area of site = 80.955 Ac. DR-5.5 = 15.148 Ac.
 - b. Number of dwelling units allowed = 20.5 units to be allowed
 - c. Proposed Units - 20.5 units to be allowed
 - d. Off-street parking required = 20.5 units x 1.14 = 23.4 units
 - e. Proposed off-street parking - 23.4 units
 - f. Required Open Space = 411 FS.
 - g. Proposed Open Space = 411 FS.
 - h. Private Space Factor: When open land is sold and belongs to the dwelling unit, a minimum area (contiguous if 500' is provided) such as porches cannot be calculated in this area.
 - i. Envelopes shown herein are for the location of all principal buildings only.
 - j. Accessory structures and projections (porches) may be constructed outside the envelope, but must comply with Section 400 & 301 of the Baltimore County Zoning Regulations (Subject to covenants and applicable building permits).
 - k. All private drives and parking bays will be paved with a durable and dustless surface (Bituminous Macadam).
 - l. Driveway Building Number (1) Denotes lot post (light to be determined by lot owner).
 - m. All units and lots are for sale.
 - n. If individual trash and refuse pickup to be made by Baltimore County Department of Sanitation (Twice a week).
 - o. Total A.D.T. = 1573
 - p. The proposed 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 in the extent, possible so as to coincide with the final improvement improvements.
 - q. Local Open Space will be dedicated to Baltimore Co. Dept of Recreation. Substantial compliance with the intent and purpose of Sec 1801.3(b) 2 and 3. These layouts are based on provisional designs and are subject to subdivision processing & approval by Baltimore Co. The locations of buildings final location of the envelopes will be within 10 ft of the herein indicated location.
 - r. Min. window to R
 - s. Min. window to Street R/W
 - t. Min. window to Tract Boundary
 - u. Min. window to Window (off Stds)
 - v. Open Space areas shown are a part of the proposed open space, which on the Preliminary Plan for White Marsh Section II, Phase 2A & 2B, no additional open space, which consists of a network of paths and interconnecting trails, is assumed by Baltimore County.
 - w. Adequate storm water retention will be provided at the culvert crossing of Becansfield Drive and the west branch of White Marsh Run.

PARTIAL DEVELOPMENT PLAN

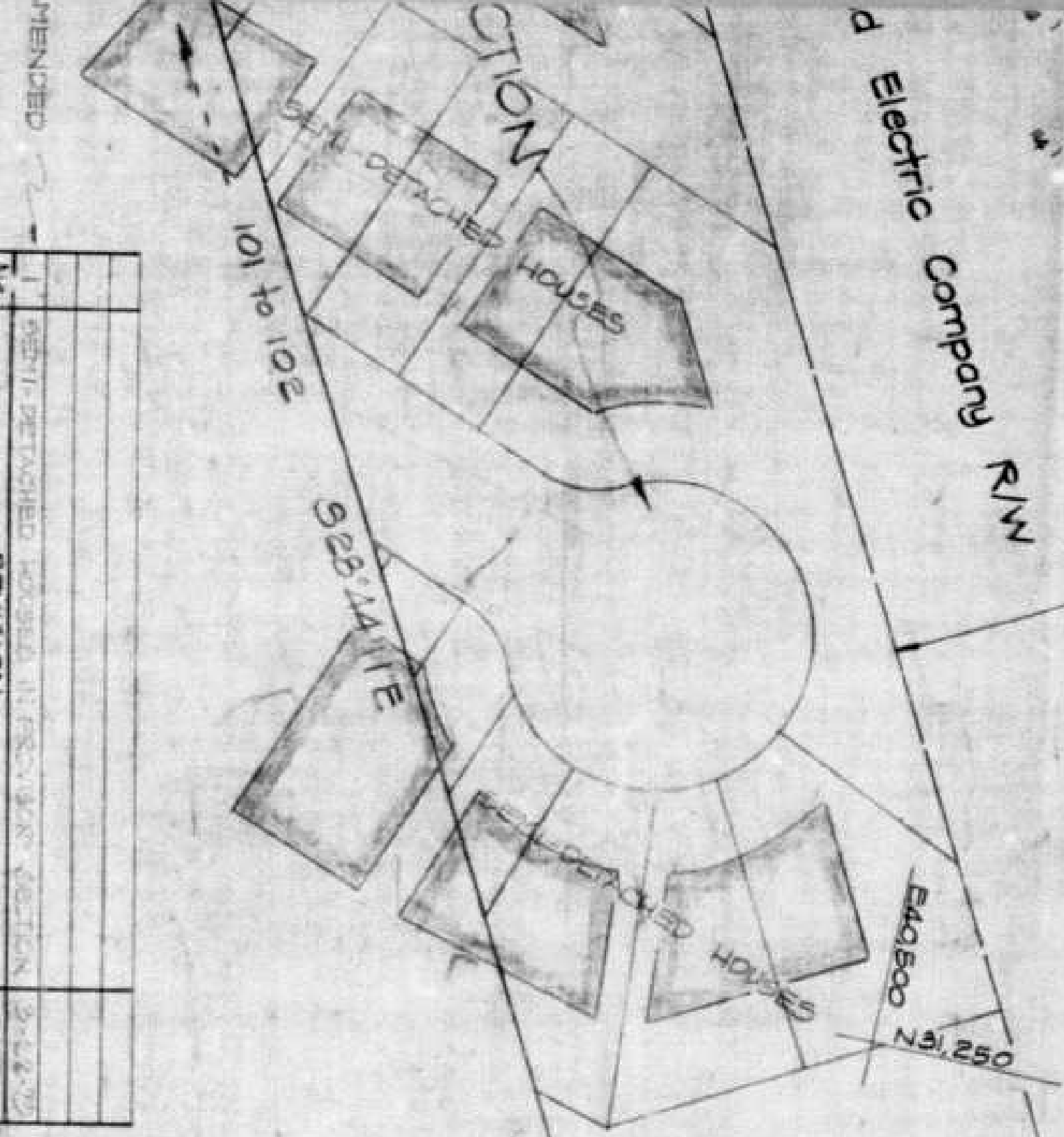
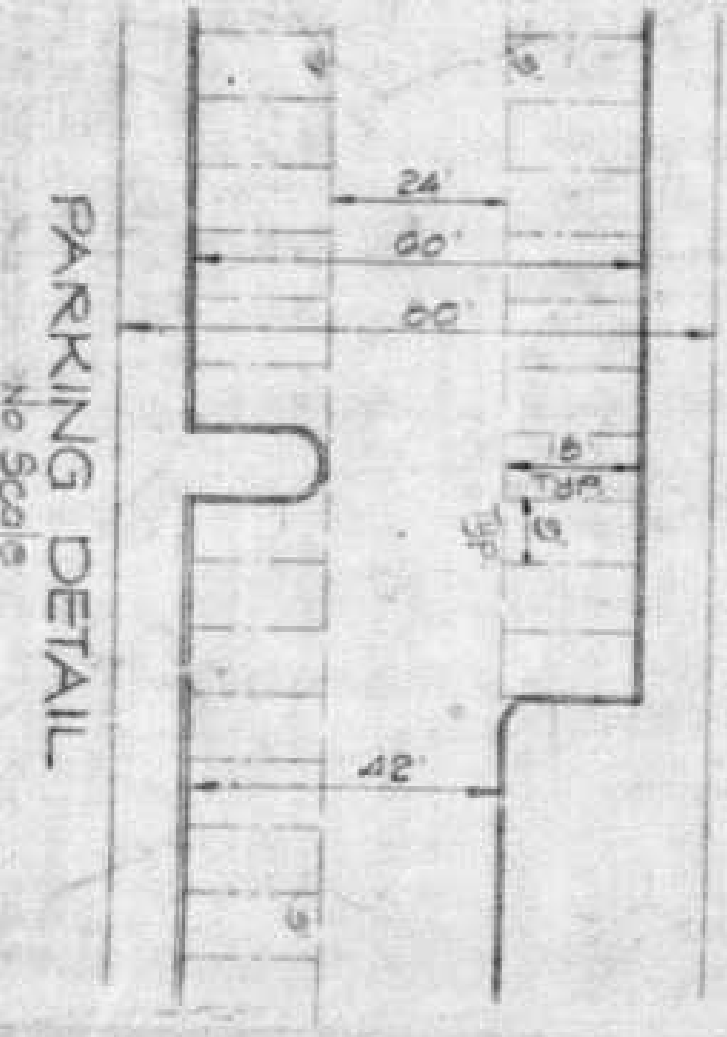
**SECTION II : PHASE 2A
WHITE MARSH
CASTLEMILL**

Election District 11 Baltimore County, Md.
Scale: 1" = 50' January 25, 1978

OWNER - DEVELOPER
The White Marsh Joint Venture
Alex Brown & Sons Bldg
102 W Pennsylvania Avenue
Towson, Md. 21204
KIDDE CONSULTANTS, I.C.
1020 Cromwell Bridge Road
Towson, Md. 21204

Office of Planning & Zoning
Approved by _____
Director of Planning _____
Zoning Commissioner _____
Date _____

PARKING DETAIL
No Scale



AMENDED

NO.	REVISION	DATE
1	AMENDED	1-25-78

WE, THE UNDERSIGNED, AGREE TO THE APPROVED CHANGES.

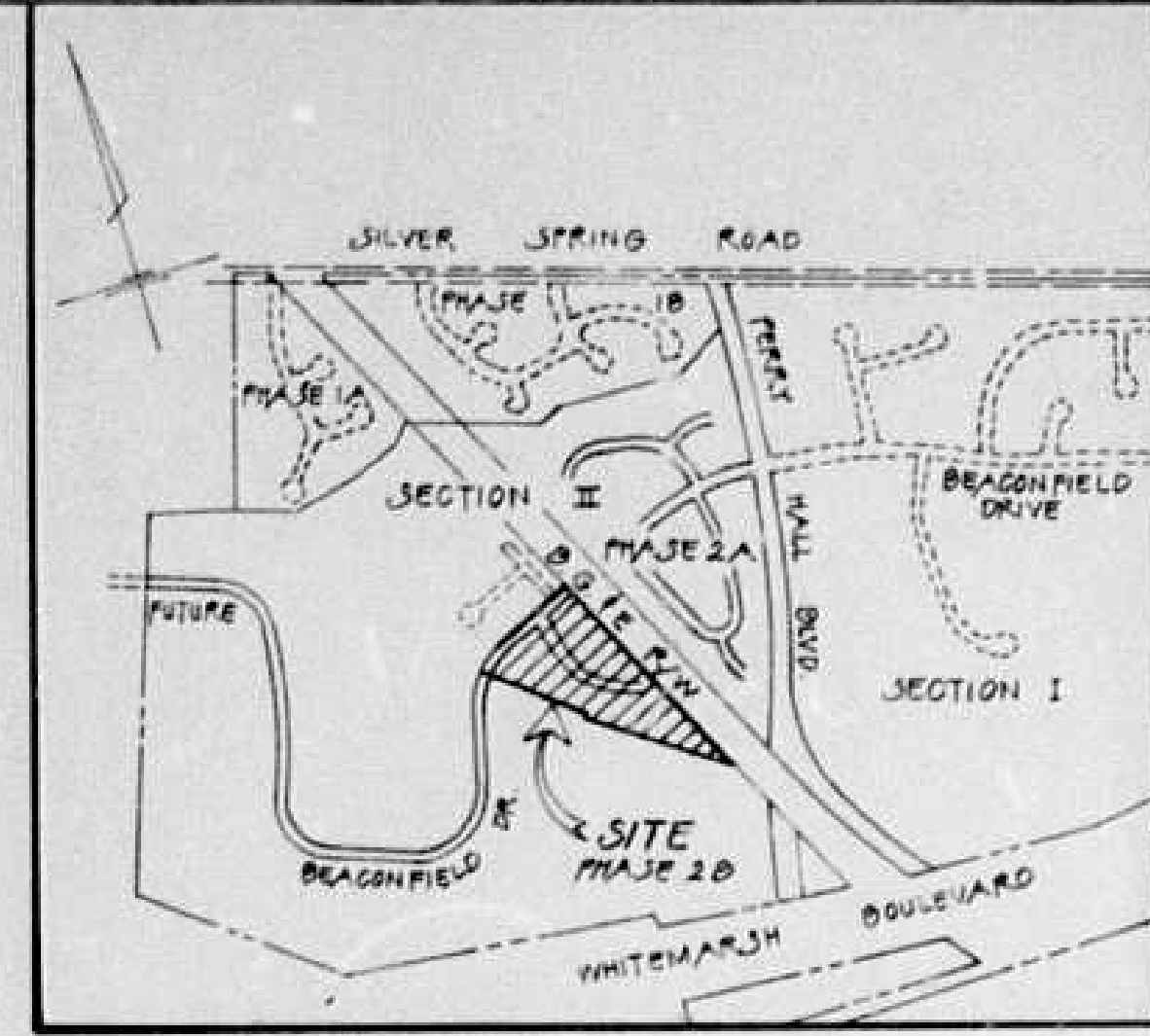
Robert J. & Bonnie Wislay
8519 Rhuddian Road - Lot 30-A
Date: 3-24-82
Philip & Sandy Skuris
8527 Rhuddian Road - Lot 29-A
Date: 3-24-82
James M. & Marcia J. Cole
8523 Rhuddian Road - Lot 27-A
Date: 3-24-82

SIGNATURES FOR 1ST AMENDMENT

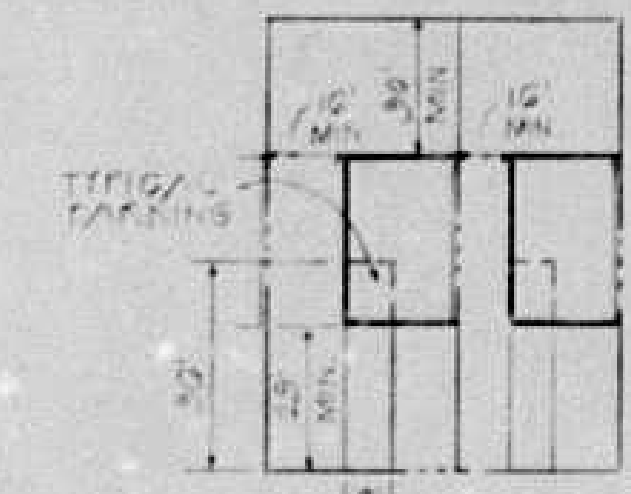
NOTE:
EX TOPO, STREAM RELOCATION &
100 YR. FLOOD PLAIN FROM
WHITMAN, REQUARDT & ASSOCIATES

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

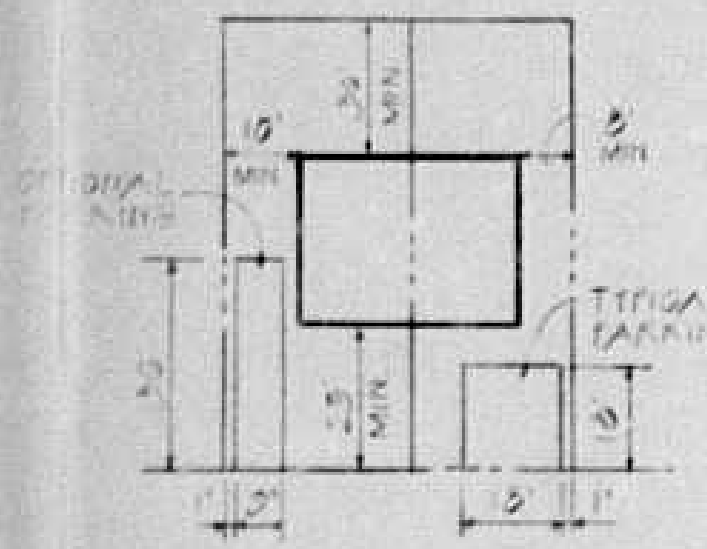
NOTES
1. DRAINAGE AREA - WHITE MARSH RUN
2. CONSTRUCTION - 1932 - 1933
3. SANITARY DESIGN - 1932
30 GAL/PERSON/24 HRS
3,765 GAL/DAY



LOCATION MAP
SCALE: 1" = 800'



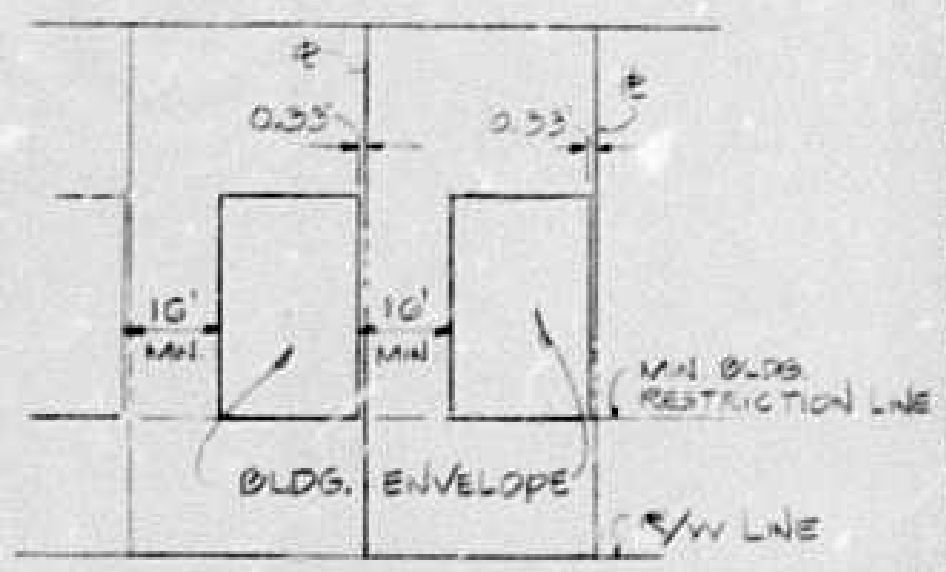
TYPICAL PARKING
SINGLE FAMILY
NO SCALE



TYPICAL PARKING
SEMI-DETACHED
NO SCALE

GENERAL NOTES

1. THE LOCATION OF STREET LIGHTING POLES ARE INDICATED BY THE SYMBOL ▲
2. TRUCK COLLECTION TO BE BY BALTIMORE COUNTY
3. LANDSCAPING WILL BE PROVIDED BY THE INDIVIDUAL PROPERTY OWNER
4. ALL LOTS IN SECTION II, PHASE 2B ARE FOR SALE AS IMPROVED LOTS ONLY
5. PRIVATE PARKING AREAS AND DRIVEWAYS SHALL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE (MACADAM)
6. IN COMPLIANCE WITH BUILDINGS, AND THE COMPREHENSIVE MANUAL OF DEVELOPMENT REGULATIONS
7. WINDOW TO WINDOW: THE MINIMUM DISTANCE BETWEEN ANY FACING WINDOWS OF DIFFERENT DWELLING UNITS SHALL BE 40'-0"
8. BUILDING HEIGHT: THE MAXIMUM HEIGHT SHALL BE IN ACCORDANCE WITH SECTION II 2.3 (HEIGHT DISTANCE FACTOR) OF THE COMPREHENSIVE MANUAL OF DEVELOPMENT REGULATIONS
9. WINDOW TO PROPERTY LINE: THE MINIMUM DISTANCE BETWEEN THE LOT LINE AND ANY FACING WINDOW SHALL BE 15'
10. WINDOW TO STREET RIGHT OF WAY: A MINIMUM DISTANCE OF 25' MUST BE MAINTAINED BETWEEN ANY DWELLING UNIT WINDOW OR DOOR AND THE STREET RIGHT OF WAY
11. WINDOW TO TRACT BOUNDARY: WHERE ANY WINDOW FACES ANY TRACT BOUNDARY THAT IS NOT A STREET LINE PRIOR TO DEVELOPMENT, THE WINDOW SHALL BE A MINIMUM OF 35' FROM THE TRACT BOUNDARY
12. DWELLING AND DENSITY UNITS: ALL DWELLING UNITS PROPOSED FOR THIS LOT SHALL BE CONSIDERED TO HAVE THREE OR MORE BEDROOMS AND EACH DWELLING UNIT IS EQUIVALENT TO 1.5 DENSITY UNITS
13. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF DWELLINGS ONLY
14. 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)
15. ROADWAY SIGN READING "FUTURE ROAD EXTENSION" TO BE CONSTRUCTED AND POSTED AT END OF TRAIL, BEACONFIELD DRIVE
16. AREAS WHERE EXISTING VEGETATION WILL BE PRESERVED ARE SHOWN THUSLY



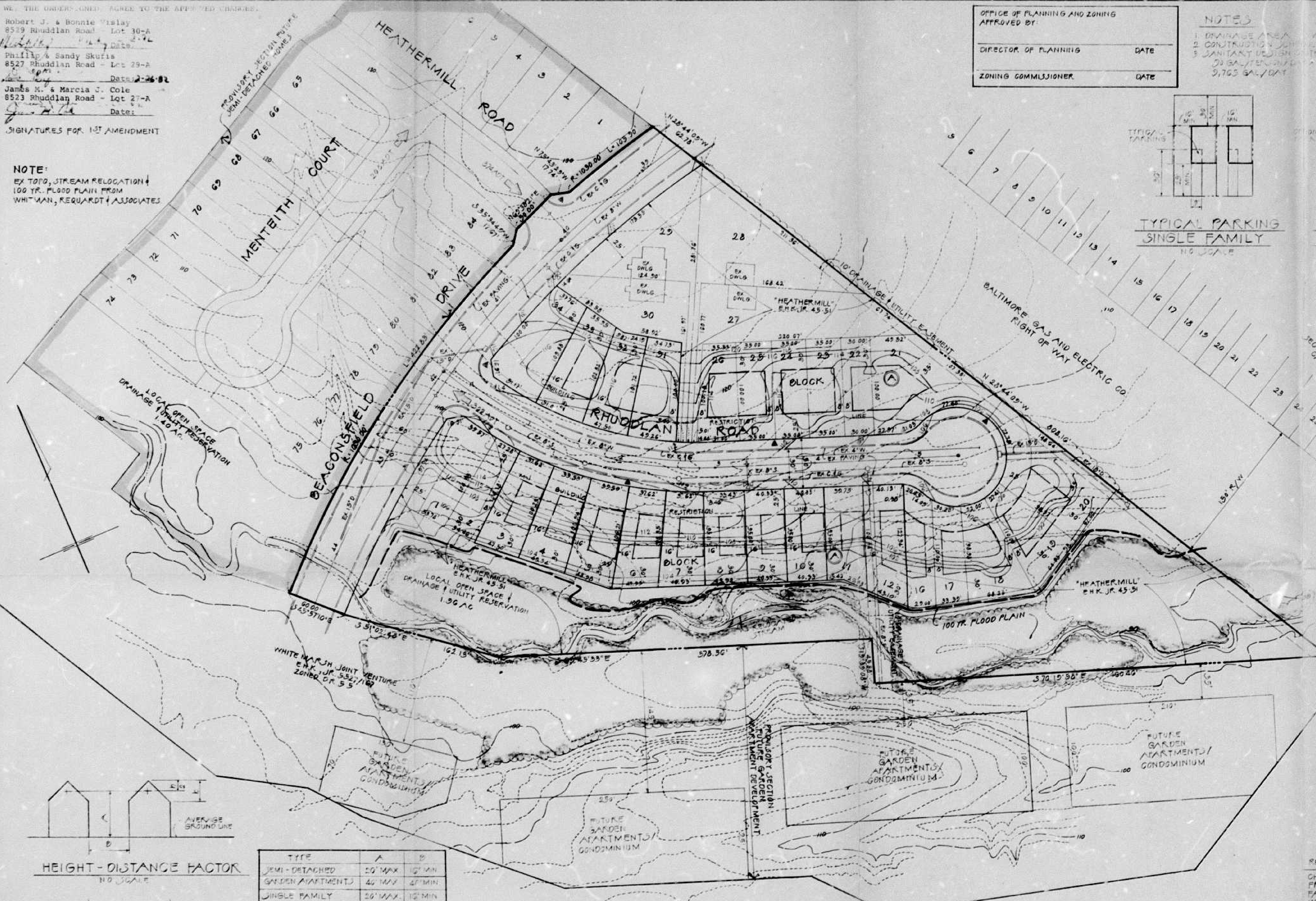
REASON FOR 2ND AMENDMENT 8-2-82
CHANGED PART OF PROVISIONAL SECTION FROM SEMI-DETACHED UNITS TO SINGLE FAMILY ATTACHED UNITS (STRUCTURE WALL CONNECTION) AND SINGLE FAMILY DETACHED.

2ND AMENDED
PARTIAL
DEVELOPMENT PLAN
WHITEMARSH-(HEATHERMILL)
A RESIDENTIAL COMMUNITY
SECTION II PHASE 2B

ELECTION DISTRICT NO 11 BALTIMORE COUNTY, MD.
SCALE: 1" = 50' MARCH 3, 1982

OWNER AND DEVELOPER
WHITEMARSH JOINT VENTURE
102 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

REASON FOR 1ST AMENDMENT 3-3-82
1. LOTS 3 TO 11 & LOTS 33 & 34 SEMI-DETACHED TO SINGLE FAMILY
2. REVISED LOT LINES 3 TO 12 & 31 TO 34
3. SEE APPROVAL SIGNATURES UPPER LEFT



TYPE	A	B
SEMI-DETACHED	20' MAX	10' MIN
GARDEN APARTMENTS	40' MAX	40' MIN
SINGLE FAMILY	20' MAX	10' MIN

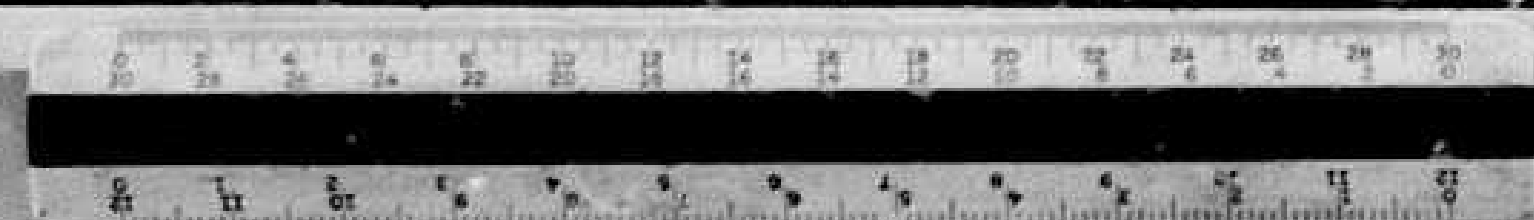
PROVISIONAL SECTION NOTES

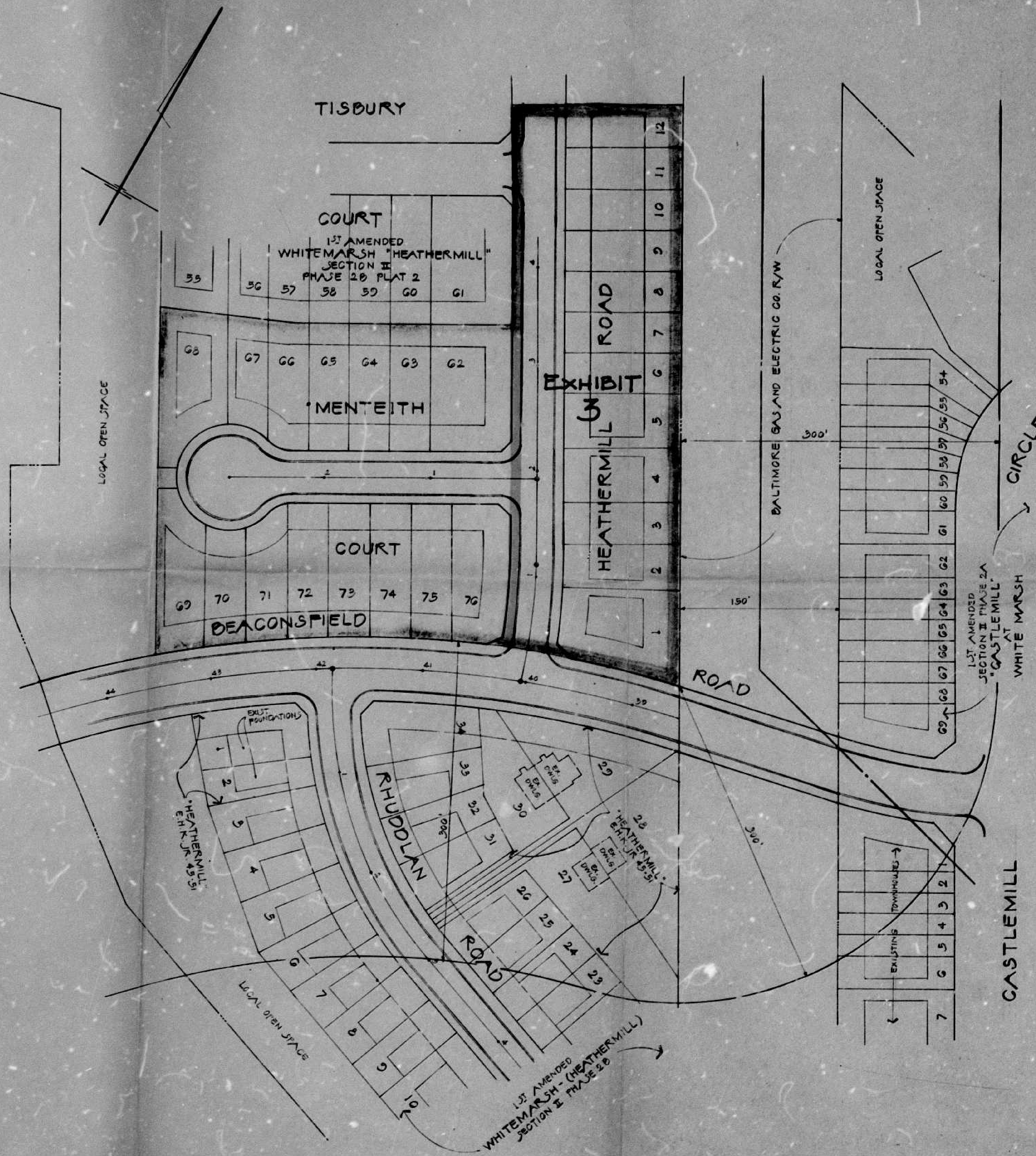
1. THE PROVISIONAL SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED, NOR SHOULD IT BE UTILIZED, AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE SUBMITTED OR USED TO PURCHASE LAND TO PROVIDE THAT THE BUYER WILL PURCHASE HOMES WITHIN 300 FEET THEREOF WITH A REASONABLE UNDERSTANDING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

SECTION II, PHASE 2B	PROVISIONAL SECTION
GROSS AREA - 7.1 ACRES	4.0 ACRES
EXISTING ZONING - D.R. 3.5	D.R. 3.5
AREA OF D.R. 3.5 - 7.1 ACRES	4.0 ACRES
D.R. 3.5 x 7.1 = 30 DWELLING UNITS	22
TOTAL DWELLING UNITS ALLOWED = 30	22
TOTAL LIVING UNITS PROPOSED SEMI-DETACHED = 10	-
TOTAL LIVING UNITS EXISTING SEMI-DETACHED = 4	-
TOTAL LIVING UNITS PROPOSED SINGLE FAMILY = 11	21
TOTAL LIVING UNITS EXISTING SINGLE FAMILY = 11	21
TOTAL PARKING SPACES REQUIRED = 31 x 1.75 = 54	37
TOTAL PARKING SPACES PROVIDED = 62	37
L.O.S. REQUIRED D.R. 3.5, 6% OF 71 = 0.43 ACRES	0.24 ACRES
L.O.S. PROVIDED = 1.06 ACRES	0.70 ACRES

NOTE:
PORTIONS OF THE PROPOSED LOCAL OPEN SPACE ARE PART OF THE NETWORK OF PARKS AND INTERCONNECTING TRAILS PLANNED FOR THE WHITEMARSH TRACT. IT IS ANTICIPATED THE OWNERSHIP AND MAINTENANCE OF THIS LAND WILL BE ASSUMED BY BALTIMORE COUNTY. THESE AREAS OF LOCAL OPEN SPACE NOT ASSUMED BY BALTIMORE COUNTY WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

KIDDE CONSULTANTS, INC.
ENGINEERS-ARCHITECTS-PLANNERS
BALTIMORE, MARYLAND



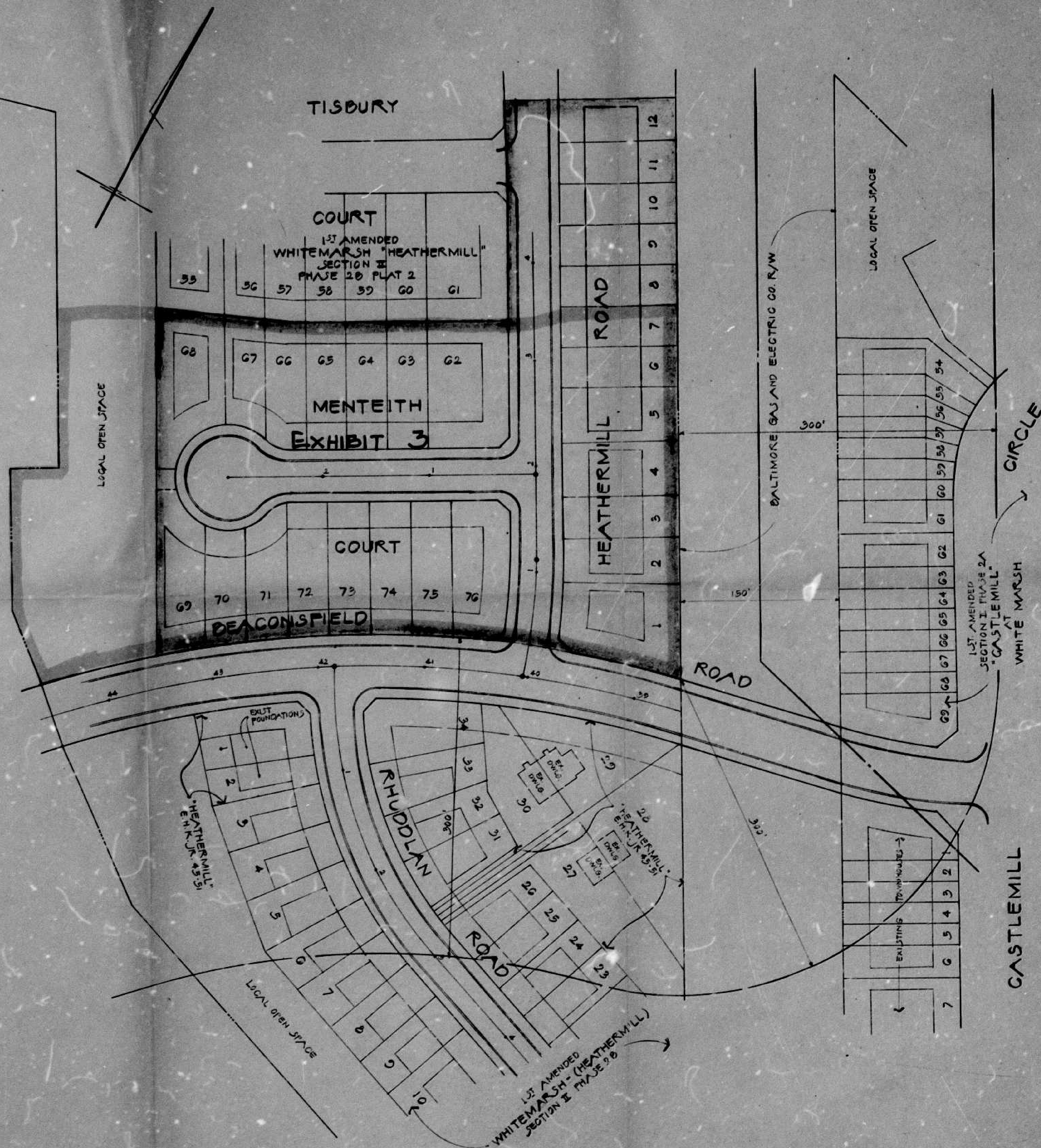


PROVISORY SECTION NOTES

1. THE "PROVISORY SECTION" OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED, NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 500 FT. THEREOF WITH A REASONABLE UNDERSTANDING AS TO HOW THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 500 FT. OF THEIR HOME.
2. THE BOUNDARIES OF THE "PROVISORY SECTION" AS INDICATED HEREIN, ARE NOT INTENDED TO SEPARATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN. ANY DEVIATION FROM THIS PARTIAL DEVELOPMENT PLAN, 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 TO WITHIN 25' OF THEIR FINAL ENGINEERED LOCATION AND TYPE OF EXISTING MAJOR 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 THIS DEVELOPMENT PLAN MUST BE UPDATED TO COMPLY IN ALL RESPECTS TO THE FORM AND CONTENT REQUIRED BY SECTION 1801.3.A.3. OF ZONING REGULATIONS.

REVISED
PROVISORY SECTION
FOR
2ND AMENDED
WHITEMARSH - (HEATHERMILL)
SECTION II PHASE 2B
AND
2ND AMENDED
SECTION II PHASE 2A
"CASTLEMILL"
AT
WHITEMARSH

ELECTION DISTRICT NO. 11 BALTIMORE COUNTY, MD
SCALE: 1" = 50' AUG. 1982



PROVISORY SECTION NOTES

1. THE PROVISORY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED, NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 300 FT. THEREOF WITH A REASONABLE UNDERSTANDING AS TO HOW THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 300 FT. OF THEIR HOME.
2. THE 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 PLAN, 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 TO WITHIN 25' OF THEIR FINAL ENGINEERED LOCATION AND TYPE OF EXISTING MAJOR 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 THIS DEVELOPMENT PLAN MUST BE UPDATED TO COMPLY IN ALL RESPECTS TO THE FORM AND CONTENT REQUIRED BY SECTION 1801.3.A.5. OF ZONING REGULATIONS.

REVISED PROVISORY SECTION FOR 2ND AMENDED WHITEMARSH - (HEATHERMILL) SECTION II PHASE 2B AND 2ND AMENDED SECTION II PHASE 2A "CASTLEMILL" AT WHITEMARSH

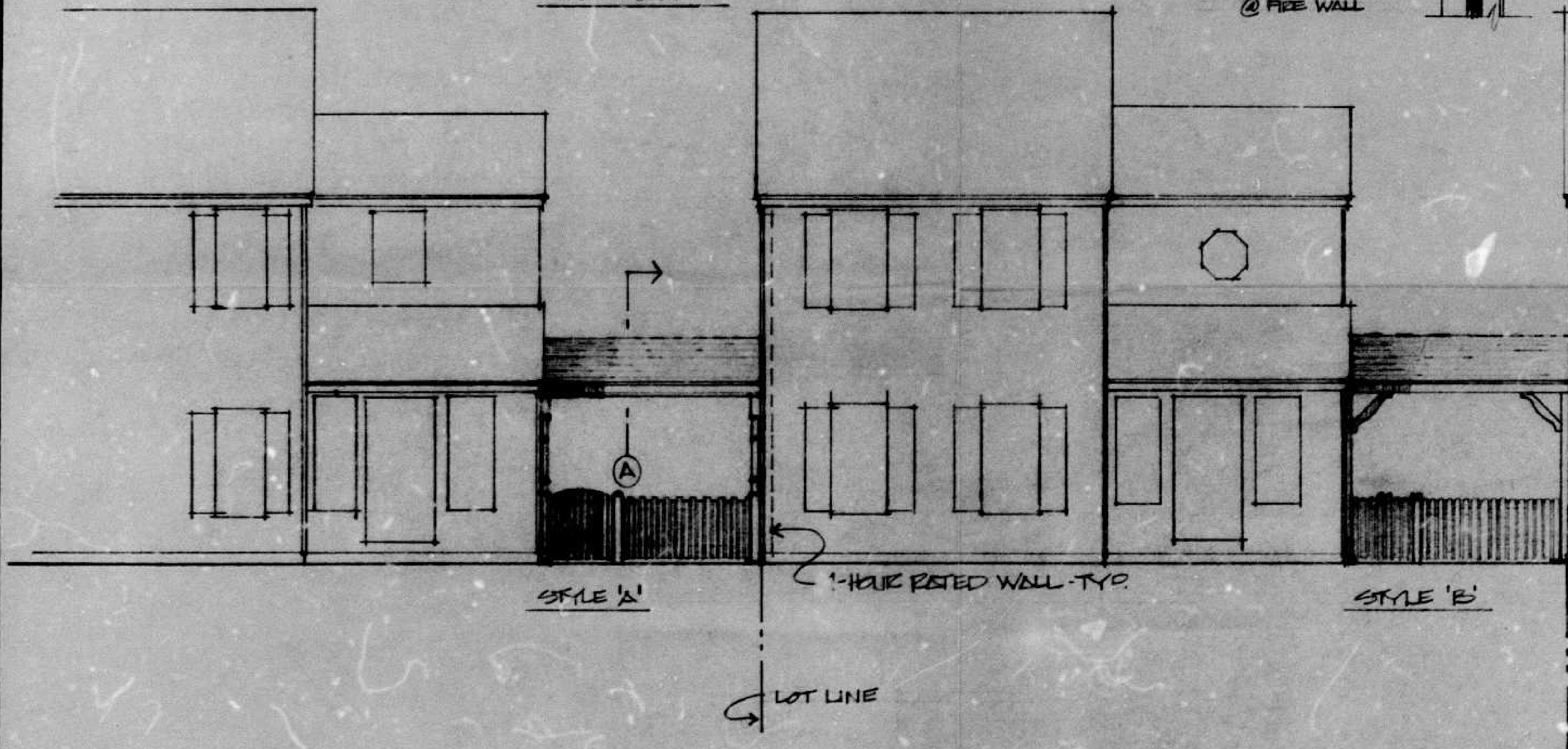
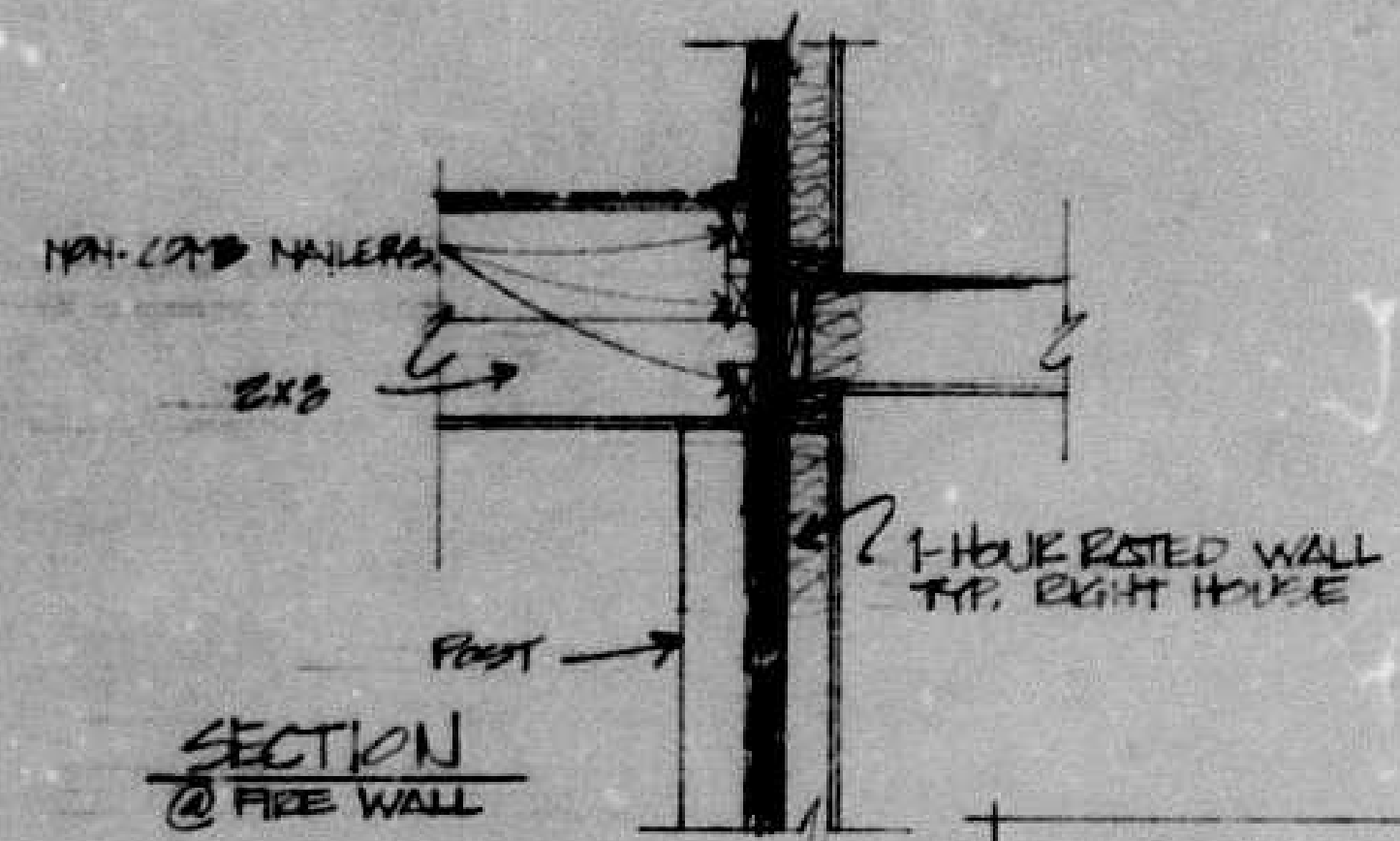
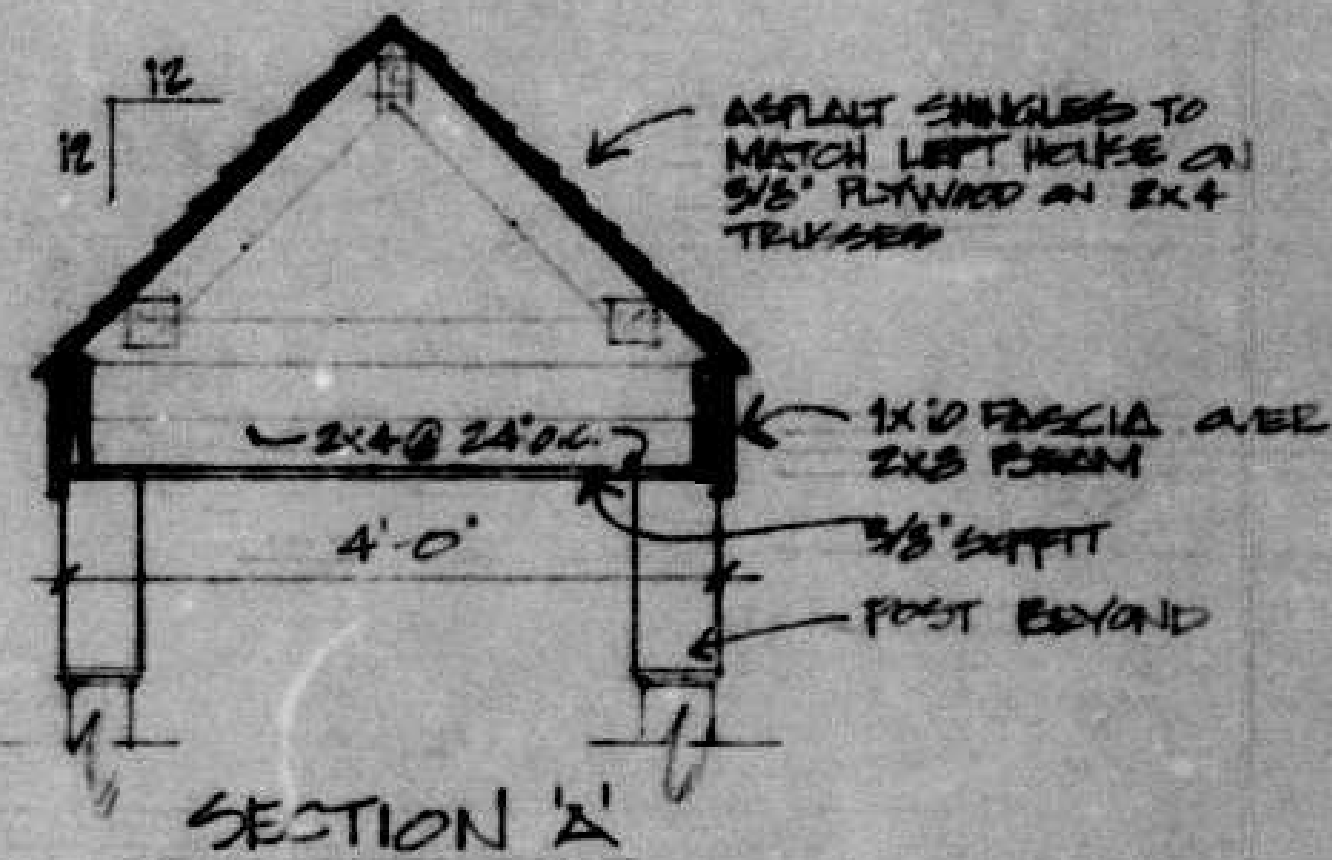
ELECTION DISTRICT NO. 11
SCALE: 1" = 50'

BALTIMORE COUNTY, MD.
AUG. 1982

KIDDE CONSULTANTS, INC.

CONSULTING ENGINEERS
BALTIMORE, MARYLAND

Sheet 2A SHEET 2 OF 2



d w taylor associates inc

ARCHITECTURAL DESIGN / PLANNING / ENGINEERING

6382 rainbow span columbia, maryland 21046 (301) 730-7210

certification

revisions

date	remarks
8-31-88	NON-COMB NAILERS

client **PROPOSED CONNECTOR**

drawn

checked

scale

1/4" = 1'-0"

date 9-82

project

CHESAPEAKE HOMES

project no.

1240

sheet