

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 under Section 1B01.3.A.7.1.

Amendments of Approved Development Plans, designated "Second Amended Partial Development Plan, Plat One, Section Six; Second Amended Partial Development Plan, Plat Two, Section Six; and Second Amended Partial Development Plan, Plat Three, Section Six" to make changes to the subdivision known as Mays Chapel Village Subdivision.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
Eugene P. Smith, Esquire
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Eugene P. Smith, Attorney
Name _____
Address _____
City and State _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of April, 1983, 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 31st day of May, 1983, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

SHEET ATTACHED TO PETITION OF GALWAY, INC. FOR SPECIAL HEARING ON AMENDMENTS OF APPROVED DEVELOPMENT PLANS

All amendments are consistent with the spirit and intent of the original plans and the Baltimore County Zoning Regulations; and same have no adverse effect on nearby property owners. Each Amended Development Plan complies with all Zoning Regulations relating to use, bulk, open space, building separation, and setbacks from street lines, and no changes in Maximum Density Standards applicable to the tract, determined under the provisions of Section 1B01.2.A.2 is involved. The location, type and exterior dimensions of proposed structures are compatible with existing structures. Adequate off-street parking, and street and driveway access thereto, are provided. Existing topography and major vegetation is retained to a greater extent than originally contemplated.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of June, 1983, that the Second Amended Partial Development Plans, Plat One, Section Six, dated March 9, 1983, and marked Petitioner's Exhibit 3, and Plats Two and Three, Section Six, dated April 13, 1983, and marked Petitioner's Exhibits 5 and 2, respectively, of Mays Chapel Village, which provide for changes to the provisory sections thereon, in accordance with Petitioner's Exhibits 2, 3, and 5, are approved and, as such, the Petition for Special Hearing 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 Zoning Commissioner.

[Signature]
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE June 12, 1983
BY *[Signature]*

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW Corner of Chatterton and : OF BALTIMORE COUNTY
Greenpoint Rds. & N/S of Rutledge :
Rd., E of Greenpoint Rd., :
8th District :

GALWAY, INC., Petitioner : Case No. 83-267-SFH

ORDER TO ENTER APPEARANCE

Me, Commissioners:

Pursuant to the authority contained in Section 5-4.1 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 13th day of May, 1983, a copy of the foregoing Order was mailed to Eugene P. Smith, Esquire, 1400 Equitable Bank Center, Baltimore, Maryland 21201, Attorney for Petitioner.

[Signature]
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 20, 1983

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

Eugene P. Smith, Esquire
1400 Equitable Bank Center
Baltimore, Maryland 21201

RE: Item No. 198 - Case No. 83-267-SFH
Petitioner - Galway, Incorporated
Special Hearing Petition

Dear Mr. Smith:

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.

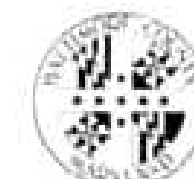
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing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

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 5, 1983

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

Re: Item #198 (1982-1983)
Property Owner: Galway, Incorporated
W/P Chatterton Rd. 15' S. Greenpoint Rd.
Acres: 7.9 District: 8th

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 are as secured by Public Works Agreement 88008, executed in conjunction with the development of Mays Chapel Village - Section Six.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 198 (1982-1983).

Very truly yours,

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

RAM:EAM:FWR:iss

cc: Robert Covahey

8-NE Key Sheet
56 & 57 NW 6 & 7 Pos. Sheets
NW 14 & 15 B Topo
51 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond,
Zoning Commissioner

Date: April 4, 1983

TO: _____
Norman E. Gerber
FROM: Director of Planning and Zoning

SUBJECT: Amendment to Final Development Plan
for Mays Chapel Village Subdivision

At its regular meeting on Thursday, March 17, 1983, the Baltimore County Planning Board unanimously adopted the following resolution:

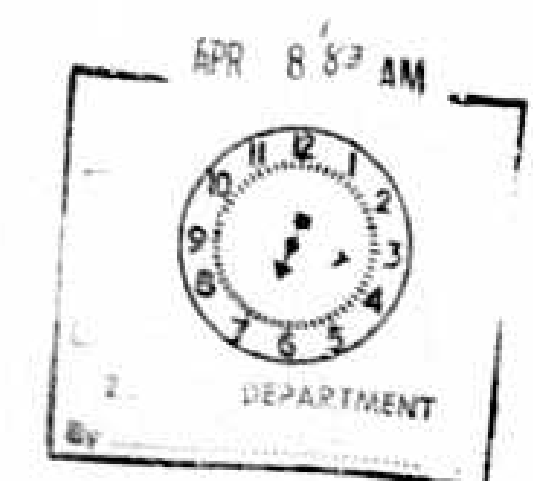
RESOLVED, that the Baltimore County Planning Board approves the 2nd Amended Final Development Plan, Plat 1, Section 6, and the 2nd Amended Final Development Plan, Plats 2 and 3, Section 6, for the Mays Chapel Village Subdivision, as being in accord with provisions adopted under the authority of Section 504 of the Baltimore County Zoning Regulations.

[Signature]
Norman E. Gerber
Director of Planning and Zoning
Secretary to the Board

NEO/FJS:jr

cc: Eugene Bober, Chief
Current Planning

Nicholas Commodari,
Zoning Coordinator



Pursuant to the advertisement, posting of property, and public hearing on the petition and as appearing by the reason of the following finding of facts:

1. The petitioner herein seeks to amend the First Amended Partial Development Plan, Plat One, Section Six, dated August 7, 1981, and marked Petitioner's Exhibit 4, and the Partial Development Plans, Plats Two and Three, Section Six, dated January 25 and July 5, 1982, and marked Petitioner's Exhibits 6 and 1, respectively, of Mays Chapel Village, to provide for changes to the provisory sections thereon, as approved by the Baltimore County Planning Board on March 17, 1983.

2. The Second Amended Partial Development Plan marked Petitioner's Exhibit 3 establishes the following reasons for amending Plat One, Section Six:

- (1) Change Road And Parking Alignment, And Building Location On Athenry Court North Side Of Rutledge Road.
- 2) Change From Two Entrances To One Entrance On Athenry Court North Side Of Rutledge Road.
- 3) Provisory Section Revised North Side Of Rutledge Road...

The Second Amended Partial Development Plan marked Petitioner's Exhibit 5 establishes the following reasons for amending Plat Two, Section Six:

- (1) Change Road And Parking Alignment, And Building Location On Athenry Court North Side Of Rutledge Road.
- 2) Change From Two Entrances To One Entrance On Athenry Court North Side Of Rutledge Road.
- 3) Provisory Section Revised North Side Of Rutledge Road...

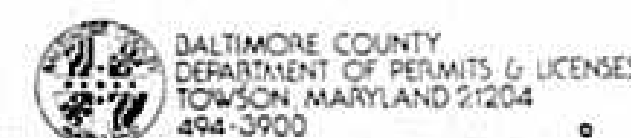
The Second Amended Partial Development Plan marked Petitioner's Exhibit 2 establishes the following reasons for amending Plat Three, Section Six:

- (1) Change Road And Parking Alignment, And Building Location On Athenry Court North Side Of Rutledge Road.
- 2) Change From Two Entrances To One Entrance On Athenry Court North Side Of Rutledge Road.
- 3) Change Road And Parking Alignment And Building Location On Belmuller Ct. North Side Of Rutledge Road.
- 4) Change Road And Parking Alignment And Building Location On Elphin Court.
- 5) Move Gurtene Court From The West Side Of Greenpoint Road To The North Side Of Rutledge Road.
- 6) Added Ballyva Court On The North Side Of Rutledge Road.
- 7) Provisory Section Revised North Side Of Rutledge Road...

Additionally, each of the aforementioned exhibits state that because units have been sold within 300 feet of the proposed changes, a public hearing is required.

3. The requirements of Section 1801.3.A.7.b. of the Baltimore County Zoning Regulations have been met.
4. Protestants in attendance at the hearing acknowledged that they did not, nor did any of the other individuals who signed the petition marked Protestants' Exhibit 1, live within 300 feet of the proposed changes.
5. The amendments would be in strict harmony with the spirit and intent of the zoning regulations and will not adversely affect the health, safety, and general welfare of the community.

and, therefore,



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
404-3900

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 # 198 Zoning Advisory Committee Meeting April 5, 1983 are as follows:

Property Owners: Galway, Inc.
Location: 11702 Rutledge Road, 15' S. Greenpoint Road
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: See reverse side.

Acres: 7.9
District: 8th

The items checked below are applicable:

- ☒ 1. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Age- and other applicable codes.
- ☒ 2. A building and other miscellaneous permits shall be required before beginning construction.
- ☐ 3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- ☒ 4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☐ 5. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 401, line 7, Section 1407 and Table 1407.
- ☐ 6. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- ☐ 7. 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.
- ☐ 8. 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 401.
- ☒ 9. Comments: Building shall comply with Code requirements for an "R-2" Use Group - see also amendments of Council Bill 1-82. Designate Handicapped units and show access, parking, signs, curbs, etc., as per State Handicapped Code & BOCA Sect. 515.0 when applying for a permit. Also be aware of Sect. 1411.0 in relation to other buildings or interior lot lines & window/door opening protections. 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. Burman
Charles E. Burman, Chief
Plans Review

CEB/vrj
FOUN 01-82

April 12, 1983

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 5, 1983

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

Z.A.C. Meeting of: April 5, 1983

RE: Item No: 198, 199, 200, 201, 202, 203, 204, 205
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

KNP/bp

Commissioner of Zoning
Baltimore County
Room 106
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: _____
PROTESTANT'S
EXHIBIT 1

We, the undersigned, hereby protest the zoning changes in Section 1801-3.A.7.6. Amend. of Mays Chapel Village as they relate to the changes in location of structures (Case #83-267-SPH). We further indicate our opposition to any further zoning changes in the subdivision known as Mays Chapel Village.

PRINT NAME: _____ ADDRESS: _____
SIGNATURE: _____

1 Robert J. Weiss 11702 Rutledge Rd
2 Frank B. Stauffer Jr. 11702 Rutledge Rd
3 11702 Rutledge Rd
4 11702 Rutledge Rd
5 11702 Rutledge Rd

Commissioner of Zoning
Baltimore County
Room 106
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: _____

PETITION

We, the undersigned, hereby protest the zoning changes in Section 1801-3.A.7.6. Amend. of Mays Chapel Village as they relate to the changes in location of structures (Case #83-267-SPH). We further indicate our opposition to any further zoning changes in the subdivision known as Mays Chapel Village.

PRINT NAME: Sandra C. Kezick ADDRESS: 4 Belden Ct.
SIGNATURE: Sandra C. Kezick Timonium, Md. 21093

1 Theodore Kezick 4 Belden Ct
2 Theodore Kezick Timonium, Md. 21093
3 Amy M. Kezick 4 Belden Ct
4 Betty McCarly 6 Belden Ct
5 Carol Connor 8 Belden Ct
6 Paul Connor Timonium, Md. 21093
7 Mary Kezick 2 Belden Ct
8 Mary Kezick Timonium, Md. 21093
9 Mary Kezick 5 Belden Ct
10 Patricia J. Buralda 7 Belden Ct
11 John S. Buralda 7 Belden Ct

Commissioner of Zoning
Baltimore County
Room 106
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: May 3, 1983

PETITION

We, the undersigned, hereby protest the zoning changes in Section 1801-3.A.7.6. Amend. of Mays Chapel Village as they relate to the changes in location of structures (Case #83-267-SPH). We further indicate our opposition to any further zoning changes in the subdivision known as Mays Chapel Village.

PRINT NAME: _____ ADDRESS: _____
SIGNATURE: _____

10 Steven Sack 10 Hollis Ct
11 Daniel J. Sack #1 Hollis Ct
12 Raymond W. Carroll #4 Hollis Ct

Commissioner of Zoning
Baltimore County
Room 106
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: May 29, 1983

PETITION

We, the undersigned, hereby protest the zoning changes in Section 1801-3.A.7.6. Amend. of Mays Chapel Village as they relate to the changes in location of structures (Case #83-267-SPH). We further indicate our opposition to any further zoning changes in the subdivision known as Mays Chapel Village.

PRINT NAME: Jeanne H. Schramm ADDRESS: 14 Hollis Court
SIGNATURE: Jeanne H. Schramm Timonium, Md. 21093

1 Nancy S. Sack 10 Hollis Ct
2 Nancy S. Sack Timonium, Md. 21093
3 William R. Schramm 16 Hollis Court
4 William R. Schramm Timonium, Md. 21093
5 Michael L. Holtzapple 18 Hollis Court
6 Michael L. Holtzapple Timonium, Md. 21093
7 Robert R. Kennedy 20 Hollis Ct.
8 Robert R. Kennedy Timonium, Md. 21093
9 Deborah L. Kennedy 20 Hollis Court
10 Deborah L. Kennedy Timonium, Md. 21093
11 Patrick Kavanaugh 3 Hollis Ct.
12 Patrick Kavanaugh Timonium, Md. 21093

Commissioner of Zoning
Baltimore County
Room 106
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: May 25, 1983

PETITION

We, the undersigned, hereby protest the zoning changes in Section 1801-3.A.7.6. Amend. of Mays Chapel Village as they relate to the changes in location of structures (Case #83-267-SPH). We further indicate our opposition to any further zoning changes in the subdivision known as Mays Chapel Village.

PRINT NAME: _____ ADDRESS: _____
SIGNATURE: _____

1. Suzanne DeBore 6 Barnaby Court
2. Suzanne DeBore 6 Barnaby Court
3. William L. Dohy 3 Barnaby Court
4. William L. Dohy 2 Barnaby Ct.
5. Barbara A. Dohy 2 Barnaby Ct.
6. Barbara A. Dohy 2 Barnaby Ct.
7. Nora M. Schaller 3 Barnaby Court
8. Nora M. Schaller 3 Barnaby Court
9. Agnes M. Navy 4 Barnaby Ct.
10. Agnes M. Navy 4 Barnaby Ct.
11. Gilbert A. Navy 4 Barnaby Ct.
12. Gilbert A. Navy 4 Barnaby Ct.
13. Janet L. Navy 4 Barnaby Ct.
14. Janet L. Navy 4 Barnaby Ct.
15. William C. Newell 1 Barnaby Ct.
16. William C. Newell 1 Barnaby Ct.
17. Philip L. Dubois 6 Barnaby Ct.

Commissioner of Zoning
Baltimore County
Room 106
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: _____

PETITION

We, the undersigned, hereby protest the zoning changes in Section 1801-3.A.7.6. Amend. of Mays Chapel Village as they relate to the changes in location of structures (Case #83-267-SPH). We further indicate our opposition to any further zoning changes in the subdivision known as Mays Chapel Village.

PRINT NAME: _____ ADDRESS: _____
SIGNATURE: _____

1. Jeffrey Dicamo 2 Thaxton Ct.
2. Jeffrey Dicamo 2 Thaxton Ct.
3. Carol A. D. Cosmo 2 Thaxton Ct.
4. Carol A. D. Cosmo 2 Thaxton Ct.
5. Dottie Read 10 Thaxton Ct.
6. Dottie Read 10 Thaxton Ct.
7. Dottie Read 10 Thaxton Ct.
8. Dottie Read 10 Thaxton Ct.
9. Donald V. Freiert Jr. 12 Thaxton Ct.
10. Donald V. Freiert Jr. 12 Thaxton Ct.
11. Charles C. Shelton 1 Thaxton Ct.
12. Charles C. Shelton 1 Thaxton Ct.
13. Carol L. Shelton 1 Thaxton Ct.
14. Carol L. Shelton 1 Thaxton Ct.
15. Carol L. Shelton 1 Thaxton Ct.
16. Carol L. Shelton 1 Thaxton Ct.
17. Carol L. Shelton 1 Thaxton Ct.
18. Carol L. Shelton 1 Thaxton Ct.
19. Carol L. Shelton 1 Thaxton Ct.

Commissioner of Zoning
Baltimore County
Room 106
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: _____

PETITION

We, the undersigned, hereby protest the zoning changes in Section 1801-3.A.7.6. Amend. of Mays Chapel Village as they relate to the changes in location of structures (Case #83-267-SPH). We further indicate our opposition to any further zoning changes in the subdivision known as Mays Chapel Village.

PRINT NAME: _____ ADDRESS: _____
SIGNATURE: _____

1. Edith + Bernard Danker 11 Thaxton Court
2. Edith Danker + Bernard Danker Timonium MD. 21093
3. Joyce A. Freiert 12 Thaxton Ct.
4. Joyce A. Freiert Timonium, MD 21093
5. Linda H. Wilson 8 Thaxton Ct.
6. Linda H. Wilson Timonium, Md 21093
7. Susan + Walter Russell 9 Thaxton Court
8. Susan + Walter Russell Timonium, Md. 21093
9. Emilie C. Liu 14 Thaxton Court
10. Emilie C. Liu Timonium, Md 21093
11. Diana C. Liu 14 Thaxton Court
12. Diana C. Liu Timonium, MD 21093
13. George P. Ferreri 13 Thaxton Ct.
14. George P. Ferreri Timonium Md 21093
15. Mary L. Ferreri 13 Thaxton Ct.
16. Mary L. Ferreri Timonium, Maryland 21093
17. Robert C. Wilson 8 Thaxton Court
18. Robert C. Wilson Timonium, MD, 21093
19. Robert C. Wilson 8 Thaxton Court

Commissioner of Zoning
Baltimore County
Room 106
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: May 27, 1983

PETITION

We, the undersigned, hereby protest the zoning changes in Section 1801-3.A.7.6. Amend. of Mays Chapel Village as they relate to the changes in location of structures (Case #83-267-SPH). We further indicate our opposition to any further zoning changes in the subdivision known as Mays Chapel Village.

PRINT NAME: Ruth D. Kriesel ADDRESS: 9 Bromley Court
SIGNATURE: Ruth D. Kriesel Timonium No.

2. Susan F. McLone 5 Bromley Ct. Timonium
3. Linda K. Kriesel 3 Bromley Ct.
4. Linda K. Kriesel 3 Bromley Ct.
5. Linda K. Kriesel 3 Bromley Ct.
6. Linda K. Kriesel 3 Bromley Ct.
7. Linda K. Kriesel 3 Bromley Ct.
8. Linda K. Kriesel 3 Bromley Ct.
9. Linda K. Kriesel 3 Bromley Ct.
10. Linda K. Kriesel 3 Bromley Ct.
11. Linda K. Kriesel 3 Bromley Ct.
12. Linda K. Kriesel 3 Bromley Ct.
13. Linda K. Kriesel 3 Bromley Ct.
14. Linda K. Kriesel 3 Bromley Ct.
15. Linda K. Kriesel 3 Bromley Ct.
16. Linda K. Kriesel 3 Bromley Ct.
17. Linda K. Kriesel 3 Bromley Ct.
18. Linda K. Kriesel 3 Bromley Ct.
19. Linda K. Kriesel 3 Bromley Ct.

Commissioner of Zoning
Baltimore County
Room 106
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: MAY 28, 1983

PETITION

We, the undersigned, hereby protest the zoning changes in Section 1801-3.A.7.6. Amend. of Mays Chapel Village as they relate to the changes in location of structures (Case #83-267-SPH). We further indicate our opposition to any further zoning changes in the subdivision known as Mays Chapel Village.

1. PRINT NAME: SID H. ROCHE ADDRESS: 8 COVERT CT.
2. PRINT NAME: SID H. ROCHE ADDRESS: 8 COVERT CT.
3. HARRIET M. ROCHE 8 COVERT COURT
4. HARRIET M. ROCHE 8 COVERT COURT
5. Ellen Bell 4 Covert Court
6. Ellen Bell 4 Covert Court
7. Jim Bell 4 Covert Court
8. Cheryl W. Fava 14 Covert Ct.
9. Cheryl W. Fava 14 Covert Ct.
10. Don Fava 14 Covert Ct.
11. Don Fava 14 Covert Ct.
12. Margaret Bachman 16 Covert Ct.
13. Margaret Bachman 16 Covert Ct.
14. John Quinn 12 Covert Ct.
15. John Quinn 12 Covert Ct.
16. Claudia Grima 12 Covert Ct.
17. Claudia Grima 12 Covert Ct.
18. Gloria Adamski 2 Covert Ct.
19. Gloria Adamski 2 Covert Ct.

Commissioner of Zoning
Baltimore County
Room 106
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 5/25/83

PETITION

We, the undersigned, hereby protest the zoning changes in Section 1801-3.A.7.6. Amend. of Mays Chapel Village as they relate to the changes in location of structures (Case #83-267-SPH). We further indicate our opposition to any further zoning changes in the subdivision known as Mays Chapel Village.

PRINT NAME: ROBERTAL MURIN ADDRESS: 4 COVERT CT.
SIGNATURE: Robertal Murin Timonium MD 21093

2. Michael DeFolco 16 Covert Ct.
3. Michael DeFolco 16 Covert Ct.
4. Michael DeFolco 16 Covert Ct.
5. Michael DeFolco 16 Covert Ct.
6. Michael DeFolco 16 Covert Ct.
7. Michael DeFolco 16 Covert Ct.
8. Michael DeFolco 16 Covert Ct.
9. Michael DeFolco 16 Covert Ct.
10. Michael DeFolco 16 Covert Ct.
11. Michael DeFolco 16 Covert Ct.
12. Michael DeFolco 16 Covert Ct.
13. Michael DeFolco 16 Covert Ct.
14. Michael DeFolco 16 Covert Ct.
15. Michael DeFolco 16 Covert Ct.
16. Michael DeFolco 16 Covert Ct.
17. Michael DeFolco 16 Covert Ct.
18. Michael DeFolco 16 Covert Ct.
19. Michael DeFolco 16 Covert Ct.

Commissioner of Zoning
Baltimore County
Room 106
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 5/25/83

PETITION

We, the undersigned, hereby protest the zoning changes in Section 1801-3.A.7.6. Amend. of Mays Chapel Village as they relate to the changes in location of structures (Case #83-267-SPH). We further indicate our opposition to any further zoning changes in the subdivision known as Mays Chapel Village.

PRINT NAME: James G. Mott ADDRESS: 7 Digney Court
SIGNATURE: James G. Mott Timonium, Maryland

2. Michael J. Chesser 6 Digney Ct.
3. Michael J. Chesser 6 Digney Ct.
4. Harry D. Gotwals 4 Digney Court
5. Harry D. Gotwals 4 Digney Court
6. Ann Holtzapfel 18 Hollis Court
7. Ann Holtzapfel Timonium, Md. 21093
8. Margaret Morrison 2 Digney Court
9. Margaret Morrison Timonium, Md. 21093
10. Margaret Morrison 2 Digney Ct.
11. Margaret Morrison Timonium, Md. 21093
12. Margaret Morrison 2 Digney Ct.
13. Margaret Morrison 2 Digney Ct.
14. Margaret Morrison 2 Digney Ct.
15. Margaret Morrison 2 Digney Ct.
16. Margaret Morrison 2 Digney Ct.
17. Margaret Morrison 2 Digney Ct.
18. Margaret Morrison 2 Digney Ct.
19. Margaret Morrison 2 Digney Ct.

Commissioner of Zoning
Baltimore County
Room 106
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: _____

PETITION

We, the undersigned, hereby protest the zoning changes in Section 1801-3.A.7.6. Amend. of Mays Chapel Village as they relate to the changes in location of structures (Case #83-267-SPH). We further indicate our opposition to any further zoning changes in the subdivision known as Mays Chapel Village.

PRINT NAME: Robert S. Read ADDRESS: 3 Digney Court
SIGNATURE: Robert S. Read 3 Digney Court

2. Diane C. Read 3 Digney Court
3. Diane C. Read 3 Digney Court
4. KANDACE K. GOTWALS 4 Digney Ct.
5. KANDACE K. GOTWALS 4 Digney Ct.
6. Kathleen M. Berger 1 Digney Ct.
7. Kathleen M. Berger 1 Digney Ct.
8. Frank E. Berger 1 Digney Ct.
9. Frank E. Berger 1 Digney Ct.
10. Susan F. Chesser 6 Digney Ct.
11. Susan F. Chesser 6 Digney Ct.
12. Mary Jo Gladsky 7 Firwood Ct.
13. Mary Jo Gladsky 7 Firwood Ct.
14. Dee Cavanaugh 3 Hollis Ct.
15. Dee Cavanaugh 3 Hollis Ct.
16. Cheryl E. Eibl 11700 Rutledge Rd
17. Cheryl E. Eibl 11700 Rutledge Rd

Commissioner of Zoning
Baltimore County
Room 106
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: _____

PETITION

We, the undersigned, hereby protest the zoning changes in Section 1801-3.A.7.6. Amend. of Mays Chapel Village as they relate to the changes in location of structures (Case #83-267-SPH). We further indicate our opposition to any further zoning changes in the subdivision known as Mays Chapel Village.

PRINT NAME: _____ ADDRESS: _____

SIGNATURE: _____

1. L. KAZMEROWSKI 5 TEANECK COURT
2. L. Kazmerowski Mays Chapel
3. Donald D. McConnell 4 Teaneck Court
4. Donald D. McConnell Mays Chapel
5. Donald D. McConnell 3 Teaneck Ct
6. Donald D. McConnell Mays Chapel
7. Donald D. McConnell Same Above
8. Donald D. McConnell 9 Teaneck Court
9. Donald D. McConnell 9 Teaneck Court
10. Donald D. McConnell 10 Teaneck Ct
11. Donald D. McConnell 6 TEANECK CT.
12. Donald D. McConnell 2 Teaneck Ct
13. Donald D. McConnell 1 TEANECK CT. NO 21093

PETITION FOR SPECIAL HEARING

8th Election District

ZONING: Petition for Special Hearing
LOCATION: Southwest corner of Chatterton and Greenpoint Roads and North side of Rutledge Road, East of Greenpoint Road
DATE & TIME: Tuesday, May 31, 1983 at 10:00 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 under Section 1801.3.A.7.b. amendments of approved development plans, designated "Second Amended Partial Development Plan, Plat One, Section Six; Second Amended Partial Development Plan, Plat Two, Section Six; and Second Amended Partial Development Plan, Plat Three, Section Six", for the subdivision known as Mays Chapel Village, heretofore approved by the Planning Board, to make changes to the provisory section

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

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

Hearing Date: Tuesday, May 31, 1983 at 10:00 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

**DESCRIPTION OF PROVISORY SECTION
FIRST AMEND PARTIAL DEVELOPMENT
PLAT THREE SECTION SIX MAYS CHAPEL VILLAGE**

Beginning for the same at a point on the west side of Chatterton Road, 15 feet south of the southwest side of Greenpoint Road and running thence and binding on the west side of Chatterton Road, the two following courses and distances: (1) S 15° 20' 00" W 93.23 feet and (2) by a line curving to the right, with a radius of 720.00 feet, for a distance of 113.61 feet, said curve begins subtended by a chord bearing S 19° 55' 03" W 113.49 feet, thence leaving the west side of said Chatterton Road and running for lines of division the two following courses and distances: (3) N 65° 29' 55" W 317.16 feet, and (4) N 21° 45' 54" W 310.91 feet, to intersect the southwest side of Greenpoint Road; as laid out 60' wide, thence crossing the bed of said Greenpoint Road, (5) N 37° 07' 19" E 60.00 feet, to the northeast side of said Greenpoint Road, thence leaving the northeast side of said Greenpoint Road, and running for lines of division the five following courses and distances: (6) N 24° 17' 00" E 251.20 feet, (7) N 45° 17' 00" E 190.00 feet, (8) N 56° 10' 00" E 280.00 feet, (9) N 76° 50' 00" E 912.08 feet, and (10) S 40° 48' 23" E 348.08 feet; to intersect the north side of Rutledge Road; as laid out 60 feet wide, thence binding on the north side of Rutledge Road, (11) N 85° 30' 00" W 100.00 feet, (12) by a line curving left, with a radius of 1,230.00 feet, for a distance of 379.26 feet, said curve being subtended by a chord bearing, S 85° 40' 00" W 377.76 feet, (13) S 76° 50' 00" W 486.84 feet, (14) by a line curving to the left, with a radius of 630.00 feet, for a distance of 577.82 feet, said curve being subtended by a chord bearing, S 50° 33' 30" W 557.78 feet, (15) S 24° 17' 00" W 73.45 feet, and (16) S 70° 19' 54" W 20.82 feet, to intersect the northeast side of Greenpoint Road, as laid out 60 feet wide, thence crossing the bed of said Greenpoint Road (17) S 26° 48' 40" W 60.00 feet, to the southwest side of said Greenpoint Road; thence binding on the southwest side of Greenpoint Road (18) by a line curving to the left, with a radius of 1,080.00 feet, for a distance of 216.35 feet, said curve being subtended by a chord bearing, S 68° 55' 40" E 215.99 feet, (19) S 74° 40' 00" E 93.83 feet, and (20) S 29° 40' 00" E 21.21 feet, to the point of the beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 83-267-Sph
SUBJECT: Galway, Inc.
Date: May 9, 1983

These amendments were approved by the Baltimore County Planning Board at its regular meeting on March 17, 1983.

Norman E. Gerber per [Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY, MARYLAND

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Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond,
TO: Zoning Commissioner
Norman E. Gerber
FROM: Director of Planning and Zoning
SUBJECT: Amendment to Final Development Plans
for Mays Chapel Village Subdivision
Date: April 4, 1983

At its regular meeting on Thursday, March 17, 1983, the Baltimore County Planning Board unanimously adopted the following resolution:

RESOLVED, that the Baltimore County Planning Board approves the 2nd Amended Final Development Plan, Plat 1, Section 6, and the 2nd Amended Final Development Plan, Plats 2 and 3, Section 6, for the Mays Chapel Village Subdivision, as being in accord with provisions adopted under the authority of Section 504 of the Baltimore County Zoning Regulations.

Norman E. Gerber
Director of Planning and Zoning
Secretary to the Board

NEG/FJS:lr

cc: Eugene Rober, Chief
Current Planning

Nicholas Commadari,
Zoning Coordinator

**WEINBERG AND GREEN
ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MD. 21201**

TELEPHONE: (301) 332-6600

WASHINGTON AREA: 821-5400

TELETYPE: (301) 332-6663

WRITER'S DIRECT DIAL NUMBER

(301) 332-8713

April 15, 1983

Re: Galway, Inc.
Our File: 16222(39)

Dear Mr. Hammond:

I respectfully ask that you schedule for an early hearing the Galway, Inc. Petition for Special Hearing, relating to amendments of approved development plans, Section Six, Mays Chapel Village, heretofore filed with your office. The amendments referred to affect only the "Provisory Sections" of the original development plans, showing an initial proposal for part of the land across the street from the principal tract. Galway, Inc. is now ready to go forward with its development, presently at a standstill awaiting approval of the change in plan. This delay is working as a great financial hardship, not only to the Galway owners, but to its contractors, material suppliers and laborers who may soon be idle, something we all want to avoid in these times of economic hardship. Much of the hardship can be alleviated through grant of the instant request for an early hearing.

Respectfully submitted,

Eugene P. Smith

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 20, 1983

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

cc: [Signature]

Nicholas B. Commadari

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

Eugene P. Smith, Esquire
1400 Equitable Bank Center
Baltimore, Maryland 21201

RE: Item No. 198 - Case No. 83-267-SPH
Petitioner - Galway, Incorporated
Special Hearing Petition

Dear Mr. Smith:

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.

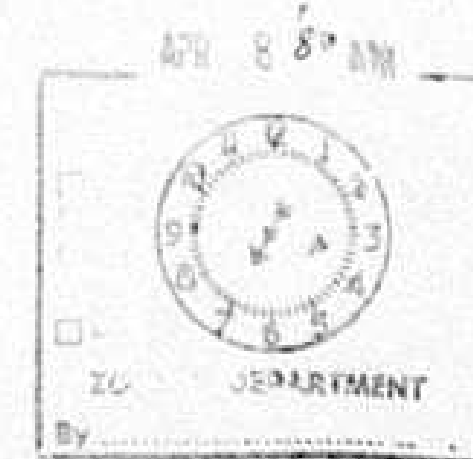
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing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

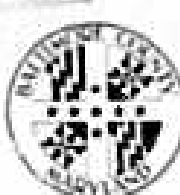
Very truly yours,

Nicholas B. Commadari, Jr.
NICHOLAS B. COMMADARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures





BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 5, 1983

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

Re: Item #198 (1982-1983)
Property Owner: Galway, Incorporated
W/S Chatterton Rd. 15' S. Greenpoint Rd.
Acres: 7.9 District: 8th

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 are as secured by Public Works Agreement 88008, executed in conjunction with the development of Mays Chapel Village - Section Six.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 198 (1982-1983).

Very truly yours,

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

BAN:EAM:FWR:iss

cc: Robert Covahey

S-NE Key Sheet
56 & 57 NW 6 & 7 Pos. Sheets
NW 14 & 15 B Topo
51 Tax Map



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2556
494-4500

PAUL H. RENCKE
CHIEF

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Galway, Incorporated

Location: W/S Chatterton Road 15' S. Greenpoint Road

Item No.: 198 Zoning Agenda: Meeting of April 5, 1983

Gentlemen:

Pursuant to your request, the referenced property has been conveyed 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 or 300 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.

REVIEWER: *George M. Regan*
Planning Group
Special Inspection Division

/mb

93-729

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: April 4, 1983

SUBJECT: Amendment to Final Development Plan
For Mays Chapel Village Subdivision

At its regular meeting on Thursday, March 17, 1983, the Baltimore County Planning Board unanimously adopted the following resolution:

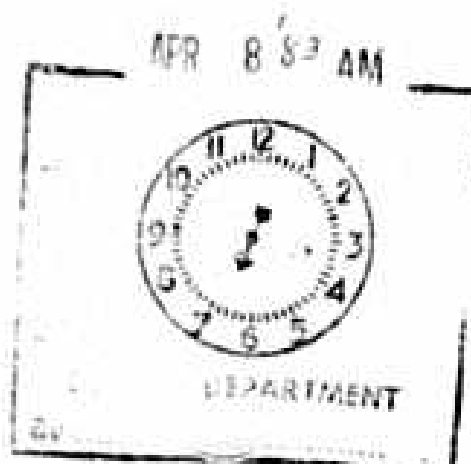
RESOLVED, that the Baltimore County Planning Board approves the 2nd Amended Final Development Plan, Flat 1, Section 5, and the 2nd Amended Final Development Plan, Plats 2 and 3, Section 6, for the Mays Chapel Village Subdivision, as being in accord with provisions adopted under the authority of Section 504 of the Baltimore County Zoning Regulations.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning
Secretary to the Board

NEG/FJS:jr

cc: Eugene Boter, Chief
Current Planning

Nicholas Commandi,
Zoning Coordinator



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3500

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 # 198 Zoning Advisory Committee Meeting April 5, 1983 are as follows:

Property Owner: Galway, Inc.
Location: W/S Chatterton Road 15' S. Greenpoint Road
District: 8th, S. 5 & B.R. 16
Proposed Zoning: See reverse side.

Acres: 7.9
District: 8th

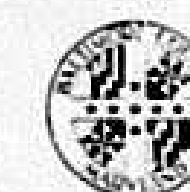
The items checked below are applicable:

- ✓ 1. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Age; and other applicable Codes.
- ✓ 2. A building/and other miscellaneous permits shall be required before beginning construction.
3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- ✓ 2. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
4. An exterior wall erected within 5'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 401, Line 2, Section 1107 and Table 1102.
7. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
6. 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.
8. 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 401.
- ✓ 1. Comments: Building shall comply with Code requirements for an "R-2" Use Group - see also amendments of Council Bill 4-82. Designate Handicapped units and show access, parking, signs, curbs, etc., as per State Handicapped Code & BOCA Sect. 515.0 when applying for a permit. Also be aware of Sect. 1414.0 is relation to other buildings for interior lot lines & window/door opening protections. *NOTE: These comments are based 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

CEB:rrj
FORM 01-52

April 12, 1983



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 23, 1983

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

Item No. 198, 200, 201, 202, 203, and 205
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 198, 200, 201, 202, 203, and 205.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/cem

Henry J. ...
93-267-SPH



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 20, 1983

Eugene P. Smith, Esquire
1400 Equitable Bank Center
Baltimore, Maryland 21201

Re: Petition for Special Hearing
SW/cor. Chatterton & Greenpoint Rds. &
N/S of Rutledge Rd., E of Greenpoint Rd.
Galway, Inc. - Petitioners
Case No. 83-267-SPH

Dear Mr. Smith:

This is to advise you that \$107.40 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
Commissioner

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

No. 117633

DATE: 5/31/83 ACCOUNT: R-01-615-000

AMOUNT: \$107.40

RECEIVED FROM: Galway, Inc.
FOR: Advertising & Posting Case No. 83-267-SPH

6 037****1074010 8215A

VALIDATION OR SIGNATURE OF CASHIER

May 3, 1983

Eugene P. Smith, Esquire
1400 Equitable Bank Center
Baltimore, Maryland 21201

NOTICE OF HEARING

Re: Petition for Special Hearing
SW/cor. Chatterton & Greenpoint Rds. and
N/S of Rutledge Rd., E of Greenpoint Rd.
Galway, Inc. - Petitioners
Case No. 83-267-SPH

TIME: 10:00 A.M.

DATE: Tuesday, May 31, 1983

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

TOWSON, MARYLAND

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

No. 115061

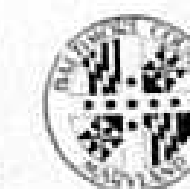
DATE: 3/2/83 ACCOUNT: R-01-615-000

AMOUNT: 100.00

RECEIVED FROM: Eugene Smith
FOR: Petition fee for Item #198
Galway, Inc.

6 052****1000010 8215A

VALIDATION OR SIGNATURE OF CASHIER



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 17, 1983

Eugene P. Smith, Esquire
1400 Equitable Bank Center
Baltimore, Maryland 21201

RE: Petition for Special Hearing
SW/cor. Chatterton and Greenpoint Roads
and the N/S of Rutledge Road, E of Greenpoint
Road - 8th Election District
Galway, Inc. - Petitioner
NO. 83-267-SPH (Item No. 198)

Dear Mr. Smith:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

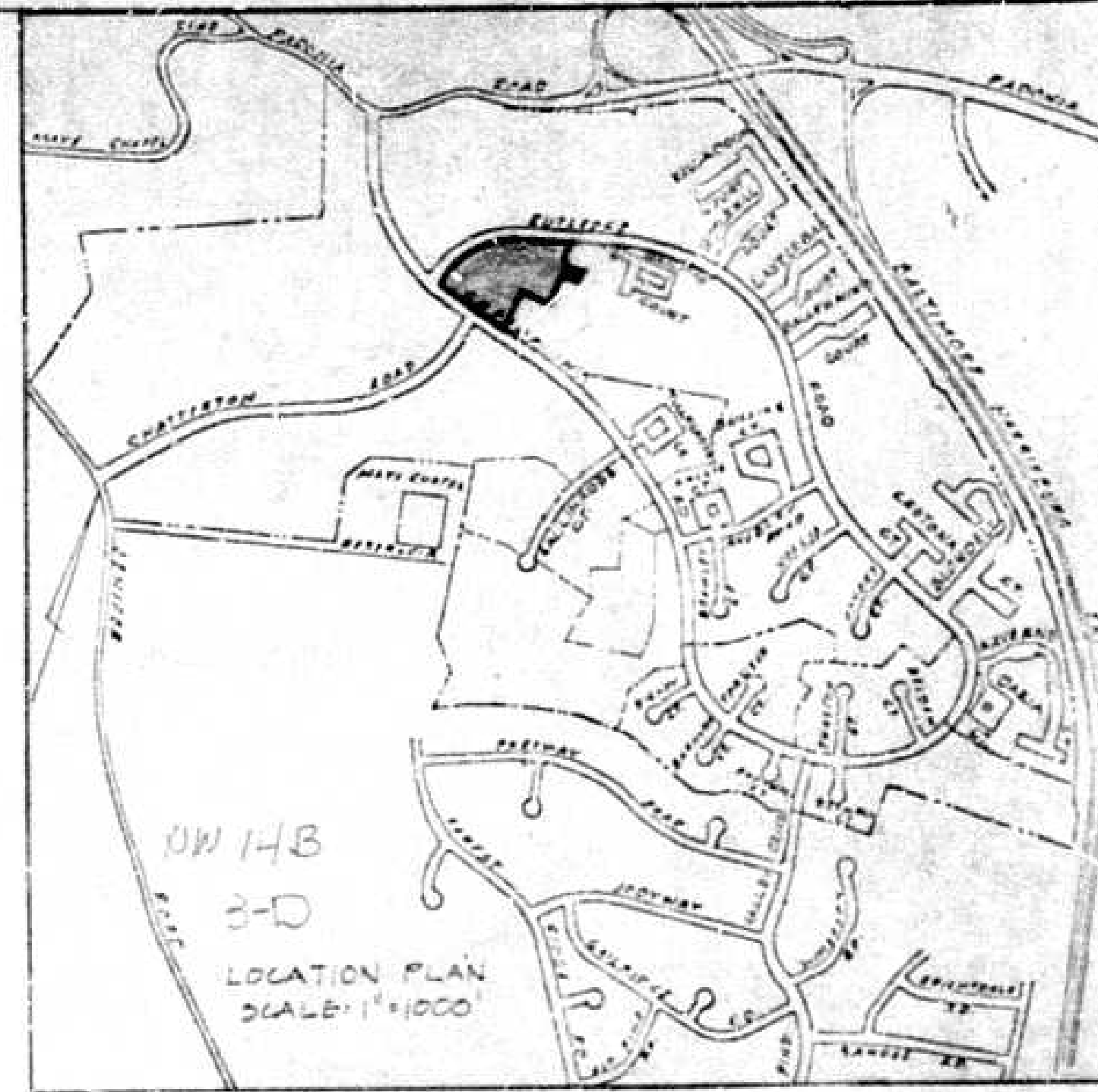
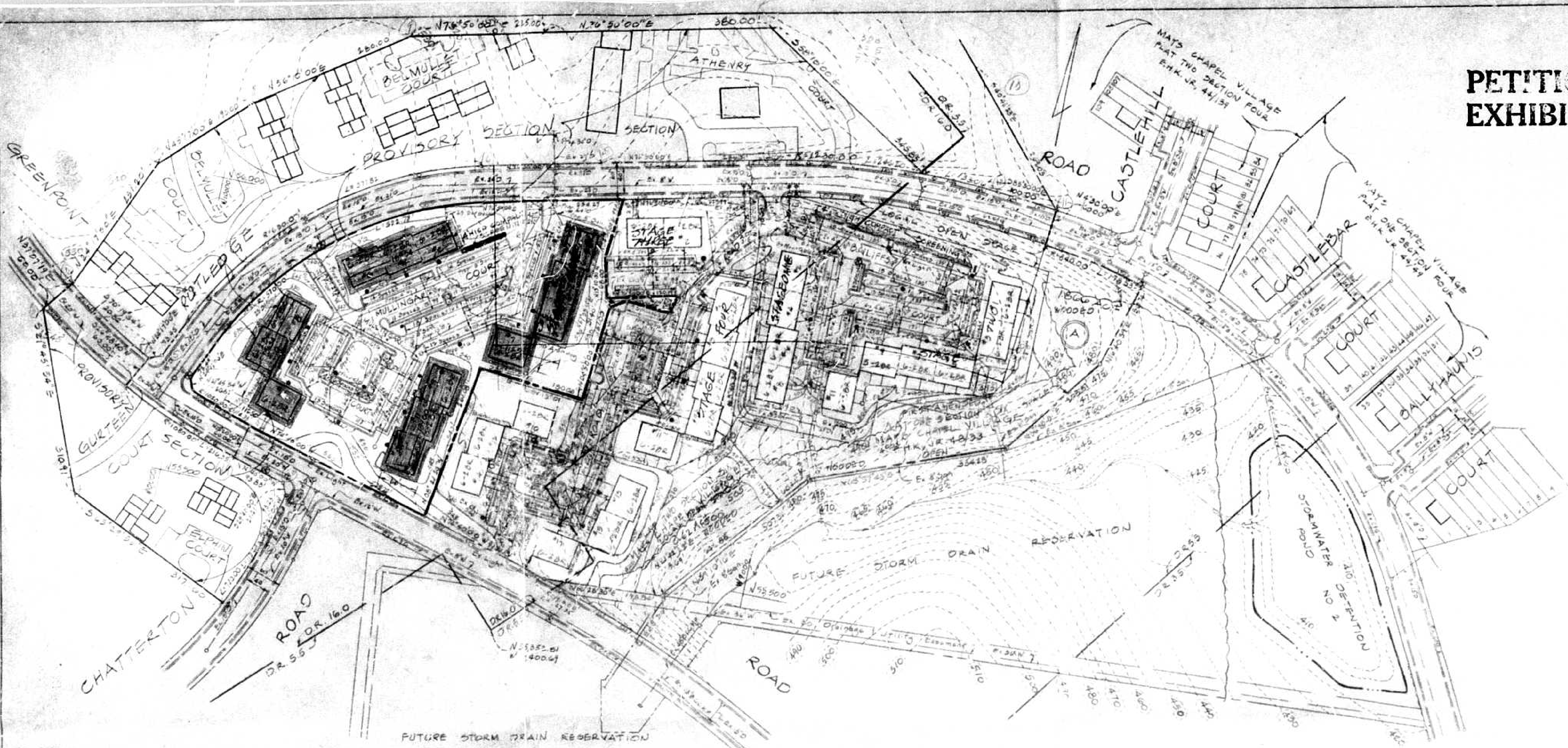
Attachments

cc: Mr. Roy Ricks
5 Covert Court
Timonium, Maryland 21093

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

A large, dark, grainy photograph of a landscape, possibly a field or forest, with a small, light-colored structure visible in the lower left corner. The image is very dark and has a high level of contrast, making details difficult to discern. The structure in the lower left appears to be a small building or shed. The overall scene is somewhat indistinct due to the poor quality of the photograph.

PETITIONER'S EXHIBIT 1

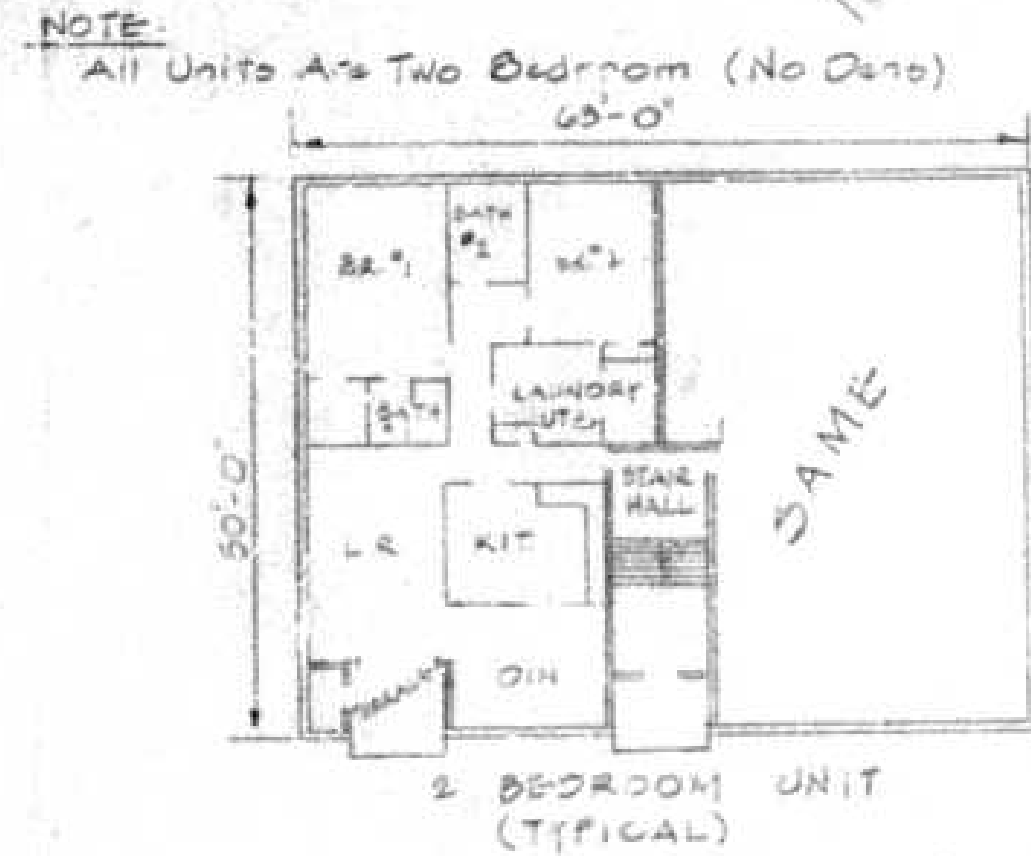


- "PROVIDORY SECTION" GENERAL NOTES**
- 1) The "PROVIDORY SECTION" of the Partial Development Plan is Not Intended, Nor Should It Be Utilized As A Final Development Plan From Which Building Applications May Be Approved Or Issued. Its Purpose Is To Provide Those Who Purchase Homes Within 300 Feet Thereof With A Reasonable Understanding As To How The Developer Will Improve All Adjoining Vacant Land That Lies Within 300 Feet Of Their Homes.
 - 2) The Dimensions and Boundaries of the "PROVIDORY 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 "PROVIDORY SECTION", Must Be Approved In Accordance With Section 101.3 A 7.
 - 3) Approval of the "PROVIDORY SECTION" Is Not Based On Final Engineering Plans. However, It Is Intended To Establish The Final Location, Height, Use, And Density Of Buildings, Or Their Envelopes, To Within 25 Feet 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 So As To Coincide With Their Final Or Permanent Improvements, And Other Pertinent Amenities.
 - 4) At The Time Of Building Permit Applications, The "PROVIDORY SECTION" Of This Development Plan Must Be Up-Dated To Comply In All Respects To The Form And Content Required By Section 101.3 A 5 Of The Zoning Regulations.

IN COMPLIANCE WITH BILL 100 AND CMOR

CONDOMINIUMS:

- 1) Buildings Are Not To Exceed 30 Feet In Height.
- 2) The Minimum Distance Between Any Street Right-Of-Way And Any Facing Window Shall Be 25 Feet.
- 3) The Minimum Distance Between Any Facing Windows Of Different Buildings Shall Be 40 Feet.
- 4) The Maximum Building Height Shall Be In Accordance With Section V-5 3 (Height Distance Factor) Of The CMOR.



TWO BEDROOM UNIT

BR #1 - 10'-0" x 10'-0" = 100 SF
BR #2 - 10'-0" x 11'-0" = 110 SF
LR - 11'-0" x 13'-0" = 143 SF
DIN - 11'-0" x 12'-0" = 132 SF
KIT - 10'-0" x 12'-0" = 120 SF
BATH #1 - 7'-0" x 5'-0" = 35 SF
BATH #2 - 7'-0" x 5'-0" = 35 SF
LAUNDRY - 8'-0" x 7'-0" = 56 SF
UTILITY - 6'-0" x 3'-0" = 18 SF

SUMMARY

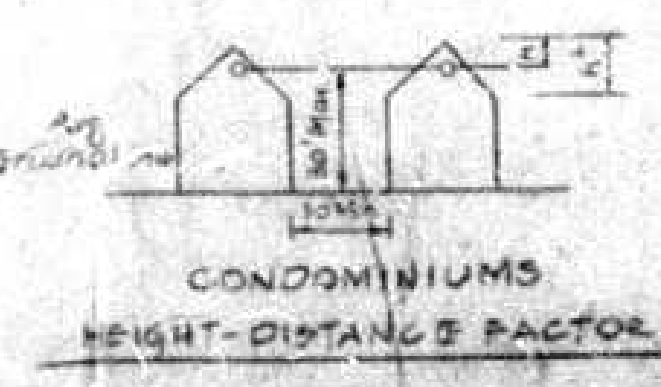
101 Dwelling Units Used In Section One Townhouses, Lof, And Apts.
191 Dwelling Units Used In Section Two Townhouses And Lof.
38 Dwelling Units Used In Section Three Lof.
102 Dwelling Units Used In Section Four Townhouses.
121 Dwelling Units Used In Plots One & Two Section Five Townhouses.
7 Dwelling Units Proposed In Plot Three, Section Five.
4226 Dwelling Units Proposed In Future Sections.
13500 D.U.

1545 Density Units Used In Section One Apts.
590 Density Units Used In Plot One Section Six Condominiums.
780 Density Units Used In Plot Two Section Six Condominiums.
780 Density Units Used In Plot Three Section Six Condominiums.
1515 Density Units Proposed In Future Sections.
5300 D.U.

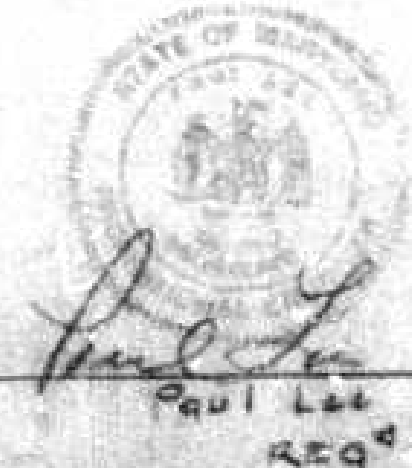
DENSITY TABULATIONS									
SECTION ONE (Townhouses, Apts, Lof)	SECTION TWO (Townhouses, Lof)	SECTION THREE (Lof)	SECTION FOUR (Townhouses)	SECTION FIVE (Townhouses, Lof)	Plot One Section Six Condominium Units	Plot Two Section Six Condominium Units	Plot Three Section Six Condominium Units	FUTURE SECTIONS	TOTAL
01 AC - DR 20 30.6 AC - DR 35	33.6 AC - DR 35	75 AC - DR 20 33.5 AC - DR 35	2.3 AC - DR 20 6.4 AC - DR 35 14.8 AC - DR 35	17.0 AC - DR 20 19.8 AC - DR 35 7.9 AC - DR 35	53 AC - DR 35 2.6 AC - DR 100	50 AC - DR 35 31 AC - DR 100	31 AC - DR 100	539 AC - DR 20 331 AC - DR 35 249 AC - DR 35 335 AC - DR 100 324 AC - TOTAL	1005 AC - DR 20 1051 AC - DR 35 1049 AC - DR 35 345 AC - DR 100 3333 AC - TOTAL
30.6 AC - TOTAL	33.6 AC - TOTAL	41.0 AC - TOTAL	25.5 AC - TOTAL	44.7 AC - TOTAL	55.6 AC - TOTAL	81.1 AC - TOTAL	31 AC - TOTAL	324 AC - TOTAL	3333 AC - TOTAL
DENSITY ALLOWED									
01 AC (DR 20) = 01 DNU 30.6 AC (DR 35) = 1067 DNU	33.6 AC (DR 35) = 1176 DNU	75 AC (DR 20) = 1500 DNU 33.5 AC (DR 35) = 1175 DNU	2.3 AC (DR 20) = 46 DNU 6.4 AC (DR 35) = 224 DNU 14.8 AC (DR 35) = 518 DNU	17.0 AC (DR 20) = 340 DNU 19.8 AC (DR 35) = 693 DNU 7.9 AC (DR 35) = 267 DNU	53 AC (DR 35) = 1881 DNU 2.6 AC (DR 100) = 260 DNU	50 AC (DR 35) = 1667 DNU 31 AC (DR 100) = 3100 DNU	31 AC (DR 100) = 3100 DNU	539 AC (DR 20) = 10780 DNU 331 AC (DR 35) = 11580 DNU 249 AC (DR 35) = 9960 DNU 335 AC (DR 100) = 33500 DNU 324 AC (DR 100) = 32400 DNU	1616 DNU 3473 DNU 2496 DNU 33500 DNU 32400 DNU
DENSITY USED									
01 DNU 1067 DNU	1176 DNU	1500 DNU 1175 DNU	46 DNU 224 DNU 518 DNU	340 DNU 693 DNU 267 DNU	1881 DNU 260 DNU	1667 DNU 3100 DNU	3100 DNU	10780 DNU 11580 DNU 9960 DNU 33500 DNU 32400 DNU	463 DNU 109 DNU 18 DNU 910 DNU 385 DNU 3110 DNU 3415 DNU

OPEN SPACE REQUIREMENTS			
ZONE	ACRES REQUIRED	ACRES AVAILABLE	TOTAL
DR 20	5.2	15%	0.8
DR 35	1.5	0.8	*
* Open Space Provided By Previous Development			
CONDOMINIUM APARTMENTS - BY OWNER MANAGEMENT			

PARKING REQUIREMENTS			
TYPICAL (MIN)	PARKING SPACES REQUIRED	SHOWN	
DR 100 - 78 DNU	x 1158	120	156
TOTAL	20	156	



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



PARTIAL DEVELOPMENT PLAN
PLAT THREE SECTION SIX
MAYS CHAPEL VILLAGE
BALTO. CO. MD. ELECT. DIST. 6
SCALE: 1"=100' JULY 8, 1982

DEVELOPER & OWNER
GALWAY INC.
GIE PADONIA RD. TIMONIUM, MD.
PLAT PREPARED BY
GEORGE D. BADOERS
JAMES REELLY & CO., INC.
GIE PADONIA RD. TIMONIUM, MD.

- 1) THE 'PROVISOORY 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 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 Dimensioned Boundaries Of The "PROVISOORY 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 "PROVISOORY SECTION", Must Be Approved In Accordance With Section 1301 B & 7.
- 3) Approval Of The "PROVISOORY 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 Feet 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 So As To Coincide With Their Final Or Permanent Improvements, And Other Pertinent Amenities.
- 4) At The Time Of Building Permit Applications, The "PROVISOORY SECTION" Of This Development Plan Must Be Up-Dated To Comply In All Respects To The Form And Content Required By Section 1301.3 A.5 Of The Zoning Regulations.

- 1) All Units Are For Sale Condominium.
- 2) Trash Collection Is Subject To Baltimore County Approval
- 3) Public Street Lighting Shown Thus:
- 4) On Site Lighting Shown Thus: (Not To Exceed 15' Height)
- 5) All Street Lights Shall Conform To The Baltimore County Guidelines For Street Lights In New Subdivisions.
- 6) Envelopes Shown Hereon Are For The Location Of All Dwellings Only.
- 7) Landscaping To Be Done By Condominium Association.
- 8) Paving For Roads / Parking To Be Bituminous Concrete
- 9) Typical Parking Spaces Are 11'x18'.
- 10) Trash Corrals Shown Thus:
- 11) Interior Streets Are Private, Owned And Maintained By Condominium Association.
- 12) Date Of Tentative Approval - 9/19/80
Latest Extension - 2/5/82

MAYS CHAPEL VILLAGE
BALTO. CO, MO.
SCALE: 1" = 100'

ELECT. DIST. 8
Date: 4/13/83
As Approved 3/1/83

DEVELOPER & OWNER
GALWAY INC.
61 E. PADONIA RD. TIMONIUM, MD.

PLAT PREPARED BY
GEORGE S. BADDER'S
JAMES KEELTY & CO., INC.
61 E. PARDONIA RD. TIMONIUM MD.

Date: 4/13/83

REASON FOR SECOND AMENDED As Approved 3/3/83

- 1) Change Road And Parking Alignment, And Building Location On Attnenry Court North Side of Rutledge Road.
- 2) Change From Two Entrances To One Entrance On Attnenry Court North Side Of Rutledge Road.
- 3) Change Road And Parking Alignment And Building Location On Duimuller Ln. North Side Of Rutledge Road.
- 4) Change Road And Parking Alignment And Building Location On Elphin Court.
- 5) Moved Gutters Court From The West Side Of Greenpoint Road To The North Side Of Rutledge Road.
- 6) Added Ballycray Court On The North Side Of Rutledge Road.
- 7) Provisory Section Revised North Side Of Rutledge Road.
- 8) Units Have Been Sold Within 300 Feet Of The Above Changes. A Public Hearing Is Required

PARKING REQUIREMENTS		
TYPICAL (X) (MIN)	PARKING SPACES REQUIRED	SHOW
N. 16.0 - 78 DEU. X 1.53	120	158
TOTAL	120	158

OFFICE OF PLANNING / ZONING
APPROVED BY:

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

Diagram illustrating the layout of two adjacent condominium units. Each unit is 30' wide and 30' high. The units are separated by a 30' wide gap. The ground line is indicated. A scale bar shows 0, 10, 20, 30, 40, 50 feet.

CONDOMINIUMS

CONDOMINIUMS: 1) Buildings Are Not To Exceed 30 Feet In Height.
2) The Minimum Distance Between Any Street Right-Of-Way And Any Facing Window Shall Be 25 Feet.
3) The Minimum Distance Between Any Facing Windows Of Different Buildings Shall Be 40 Feet.
4) The Maximum Building Height Shall Be In Accordance With Section V-B 3 (Height Distance Factor) Of The C.M.D.P.

101 Dwelling Units Used In Section One Townhouses Lot, And Apts.
191 Dwelling Units Used In Section Two Townhouses And Lots
50 Dwelling Units Used In Section Three Lots
102 Dwelling Units Used In Section Four Townhouses
17 Dwelling Units Used In Plots One & Two Section Five Townhouses.
7 Dwelling Units Proposed In Plot Three Section Five
4000 Dwelling Units Proposed In Future Sections
10200 DWU
1545 Density Units Used In Section One Apts.
510 Density Units Used In Plot One Section Six Condominiums
700 Density Units Used In Plot Two Section Six Condominiums
700 Density Units Used In Plot Three Section Six Condominiums
1025 Density Units Proposed In Future Sections
5520 DWU

DWU = Dwelling Unit
DEU = Density Unit
L.U. = Living Unit
*Includes 30' Of Padonia Road R/W
**Includes 20' Of Harrisburg Expy. R/W

63'-0"

50'-0"

BR #1

BATH

BR #2

LAUNDRY UTILITY

L.R.

K.I.T.

DIN

STAIR HALL

SAME

2 BEDROOM UNIT (TYPICAL)

DR. #1	16'-0"	x	13'-0"	=	208	SF
DR. #2	12'-6"	x	11'-0"	=	138	SF
LR	17'-0"	x	13'-0"	=	247	SF
DIN.	11'-0"	x	12'-0"	=	132	SF
KIT.	10'-0"	x	12'-0"	=	120	SF
BATH #1	7'-8"	x	6'-4"	=	49	SF
BATH #2	7'-6"	x	5'-8"	=	43	SF
LAUNDRY	8'-8"	x	7'-10"	=	100	SF
UTILITY	6'-4"	x	5'-0"	=		

A diagram showing a brick archway between two buildings. The arch is labeled "Brick" and has a width of 10'. The buildings on either side are labeled "Building".

DENSITY TABULATIONS									
SECTION ONE (Townhouses Apts. Total)	SECTION TWO (Townhouses)	SECTION THREE (Lots)	SECTION FOUR (Townhouses)	SECTION FIVE (Townhouses)	Flat One Section Six Condominium Units	Flat Two Section Six Condominium Units	Flat Three Section Six Condominium Units	FUTURE SECTIONS	TOTAL
0.1 Ac. - OR. 2.0 0.1 Ac. - OR. 2.5	33.6 Ac. - OR. 3.5	7.5 Ac. - OR. 3.0 33.5 Ac. - OR. 3.5	2.3 Ac. - OR. 2.0 6.4 Ac. - OR. 3.5 14.8 Ac. - OR. 3.5	17.0 Ac. - OR. 2.0 19.3 Ac. - OR. 3.5 7.9 Ac. - OR. 3.5	5.3 Ac. - OR. 5.5 2.6 Ac. - OR. 1.0 7.9 Ac. - TOTAL	2.0 Ac. - OR. 3.5 3.2 Ac. - OR. 1.0 5.2 Ac. - TOTAL	5.1 Ac. - OR. 1.0 5.2 Ac. - TOTAL	53.9 Ac. - OR. 2.0 3.1 Ac. - OR. 3.5 2.4 Ac. - OR. 3.5 13.4 Ac. - OR. 2.5 6.3 Ac. - OR. 1.0 5.4 Ac. - Total	180.8 Ac. - OR. 2.0 10.1 Ac. - OR. 3.5 11.9 Ac. - OR. 2.5 34.5 Ac. - OR. 1.0 53.2 Ac. - Total
33.6 Ac. - Total	33.6 Ac. Total	41.0 Ac. - Total	23.5 Ac. Total	44.2 Ac. - Total	7.9 Ac. - Total	5.2 Ac. - Total	5.2 Ac. - Total	53.2 Ac. - Total	53.2 Ac. - Total
DENSITY ALLOWED									
0.1 Ac. (OR. 2.0) = 0.5 D.U. 0.1 Ac. (OR. 3.5) = 1.5 D.U.	33.6 Ac. (OR. 3.5) = 117 D.U.	7.5 Ac. (OR. 3.0) = 15 D.U. 33.5 Ac. (OR. 3.5) = 117 D.U.	2.3 Ac. (OR. 2.0) = 4 D.U. 6.4 Ac. (OR. 3.5) = 22 D.U. 14.8 Ac. (OR. 3.5) = 51 D.U.	17.0 Ac. (OR. 2.0) = 34 D.U. 19.3 Ac. (OR. 3.5) = 67 D.U. 7.9 Ac. (OR. 3.5) = 31 D.U.	5.3 Ac. (OR. 5.5) = 29 D.U. 2.6 Ac. (OR. 1.0) = 13 D.U. 7.9 Ac. (OR. 1.0) = 39 D.U.	2.0 Ac. (OR. 3.5) = 10 D.U. 3.2 Ac. (OR. 1.0) = 16 D.U. 5.2 Ac. (OR. 1.0) = 26 D.U.	5.1 Ac. (OR. 1.0) = 26 D.U. 5.2 Ac. (OR. 1.0) = 26 D.U.	53.9 Ac. (OR. 2.0) = 108 D.U. 3.1 Ac. (OR. 3.5) = 15 D.U. 2.4 Ac. (OR. 3.5) = 12 D.U. 13.4 Ac. (OR. 2.5) = 67 D.U. 6.3 Ac. (OR. 1.0) = 31 D.U. 5.4 Ac. (OR. 1.0) = 27 D.U.	561 D.U. 361 D.U. 301 D.U. 300 D.U. 320 D.U.
16.8 D.U.	117 D.U.	132 D.U.	108 D.U.	140 D.U.	52 D.U.	42 D.U.	52 D.U.	354 D.U.	354 D.U.
DENSITY USED									
56 Townhouses = 56 D.U. 37 Lots = 37 D.U. 83 D.U.	74 Townhouses = 74 D.U. 17 Lots = 17 D.U. 91 D.U.	88 Lots = 88 D.U.	18 Townhouses = 36 D.U. 17 Lots = 70 D.U.	17 Townhouses = 34 D.U. 7 Lots = 70 D.U.	16 Townhouses = 32 D.U. 29 Lots = 116 D.U. 45 D.U.	20 Townhouses = 40 D.U. 32 Lots = 128 D.U. 148 D.U.	25 Townhouses = 50 D.U. 32 Lots = 128 D.U. 153 D.U.	75 Townhouses = 150 D.U. 32 Lots = 128 D.U. 182 D.U.	463 D.U. 109 D.U. 572 D.U.
103 D.U.	91 D.U.	88 D.U.	106 D.U.	106 D.U.	158 D.U.	178 D.U.	153 D.U.	182 D.U.	572 D.U.
103 D.U.	91 D.U.	88 D.U.	106 D.U.	106 D.U.	158 D.U.	178 D.U.	153 D.U.	182 D.U.	572 D.U.

[illegible]

1) The PROPOSED SECTION OF THIS Partial Development Plan To NOT
Entered, Nor should it be utilized as A Final Development Plan
From Which Building Applications May Be Approved Or Issued Its
Purpose Is To Prove To Those Who Through Homes Within 300 Feet
Threat Of A Reasonable Understanding As To How The Developer
Will Improve All adjoining vacant land that lies within 300 feet
Of Their Homes.

3) Approval Of A "PRIVATE" SECTION Is Not Based On An Engineering Plans However, It Is Intended To Establish The Final Location Height, Job, And Passing Of Buildings, Or Their Enclosures To A Point 25 Feet From The Final Engineering Location, The Location And Type Of Existing Major Vegetation That Is To Be Retained Surrounding Parking Areas And Drives To The Extent Possible 30' AS TO CONSIDER WITH THEIR FLOOR OR Permanent Improvements, And Other Pertinent Amenities.

NOTES:

- 1) All Units Are For Sale Condominium.
- 2) Trash Collection Is Subject To Baltimore County Approval.
- 3) Public Street Lighting Shown Thru: 
- 4) On Site Lighting Shown Thru:  (NOT To Exceed 4' Height.)
- 5) All Street Lights Shall Conform To The Baltimore County Guidelines For Street Lights In New Developments.
- 6) Developments Shown Hereon Are For The Location Of All Buildings Only.
- 7) Landscaping To Be Done By Condominium Association.
- 8) Paving For Roads & Parking To Be Bituminous Concrete.
- 9) Typical Parking Spaces Are 7' x 8'.
- 10) Trash Cans Shown Thru: 
- 11) Interior Streets Are Private, Owned And Maintained By Condominium Association.

PARTIAL DEVELOPMENT PLAN
PLAT TWO SECTION SIX
MAYS CHAPEL VILLAGE
SALTO CO. MO
SCALE: 1" = 100'
ELECT DIST'S
JAN 2 1961

DEVELOPER & OWNER
GALWAY INC
61 E PADENIA RD TIMONUM, MO

PLAT PREPARED BY
GEORGE S. BADDEN
LAMES ROBERTY CO., INC.
116 MADEN RD. TIONONGTON



CONDOMINIUMS: 1) Buildings Are Not To Exceed 90 Feet In Height
2) The Minimum Distance Between Any Street
Right-Of-Way And Any Facing Window Shall
Be 25 Feet.
3) The Minimum Distance Between Any Facing
Windows Of Different Buildings Shall Be 25 Feet.
4) The Maximum Building Height Shall Be In
Accordance With Section V-B 3 (Height (Maximum
Factor) Of The C.M.D.P.

01 Drilling Units Used In Section One Tennessee Lot And Acre
 02 Drilling Units Used In Section Two Tennessee Lot And Acre
 03 Drilling Units Used In Section Three Tennessee Lot And Acre
 04 Drilling Units Used In Section Four Tennessee Lot And Acre
 05 Drilling Units Used In Section Five Tennessee Lot And Acre
 06 Drilling Units Proposed In Section One Tennessee Lot And Acre
 07 Drilling Units Proposed In Section Two Tennessee Lot And Acre
 08 Drilling Units Proposed In Section Three Tennessee Lot And Acre
 09 Drilling Units Proposed In Section Four Tennessee Lot And Acre
 10 Drilling Units Proposed In Section Five Tennessee Lot And Acre
 11 Density Units Used In Section One Tennessee Lot And Acre
 12 Density Units Used In Section Two Tennessee Lot And Acre
 13 Density Units Used In Section Three Tennessee Lot And Acre
 14 Density Units Used In Section Four Tennessee Lot And Acre
 15 Density Units Used In Section Five Tennessee Lot And Acre
 16 Density Units Proposed In Section One Tennessee Lot And Acre
 17 Density Units Proposed In Section Two Tennessee Lot And Acre
 18 Density Units Proposed In Section Three Tennessee Lot And Acre
 19 Density Units Proposed In Section Four Tennessee Lot And Acre
 20 Density Units Proposed In Section Five Tennessee Lot And Acre

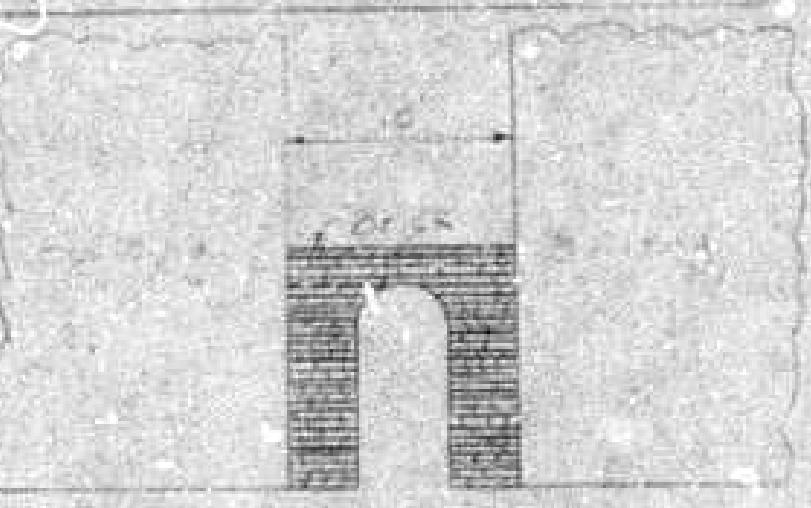
All Units Are Two Bedroom (No Den)



TWO BEDROOM UNIT

DR #	1-2' x 8-0'	= 16 S.F.
DR #2	7-0' x 11-0'	= 77 S.F.
H.R.	11-0' x 13-0'	= 143 S.F.
DIN	11-0' x 12-0'	= 132 S.F.
KIT	9-0' x 10-0'	= 90 S.F.
BATH#1	7-0' x 4'-0"	= 28 S.F.
BATH#2	7-0' x 5'-0"	= 35 S.F.
HALLWAY	8-0' x 10-0'	= 80 S.F.
UTILITY	6-0' x 6-0"	= 36 S.F.

TYPICAL ARCHWAY



CONDOMINIUMS
2002 Dept of Inc-

TOWNHOUSES
Provisional Section Index 2

OPEN SPACE REQUIREMENTS				
ZONE	ACRES REQUIRED	PERCENT	PER ACRE	TOTAL
ORANGE	31	5%	35	
GRASS	10	4%	31	661

OPEN SPACE MAINTENANCE

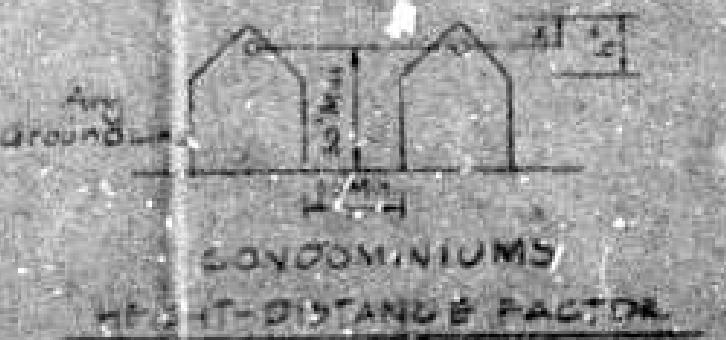
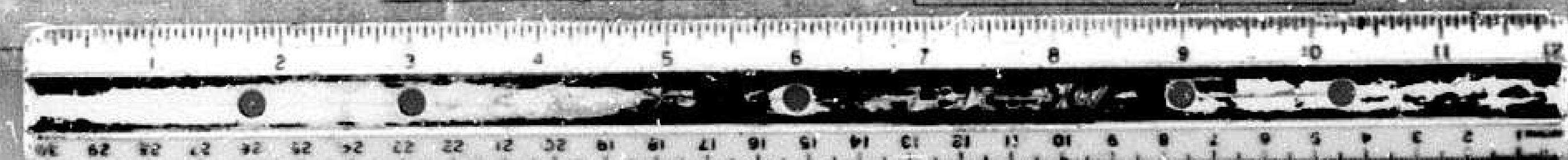
CONDOMINIUM APARTMENTS -
WINTER MANAGEMENT

PARKING REQUIREMENTS			
TYPE OF BUILDING	Parking Spaces Required	Shown	Shown
OR 160 - 45,000 sq ft	175	61	30
OR 55 - 51,200 sq ft	175	53	37
	Total	124	67

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
APPROVED BY

DIRECTOR OF PLANNING DATE

EDN: NO COMMITMENT DATE

[illegible]

[illegible]

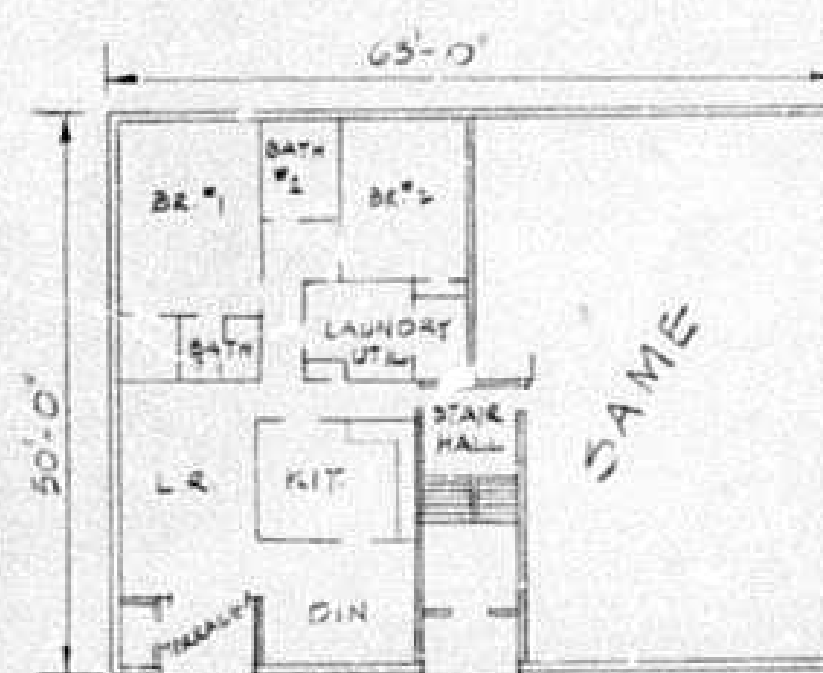
- 1) The "PROVISIONAL SECTION" Of This Partial Development Plan Is Not Intended Nor Should It Be Utilized As A Final Development Plan From Which Building Applications May Be Approved Or Issued Its Purpose Is To Provide Those Who Purchase Homes Within 300 Feet Thereof With A Reasonable Understanding As To How The Developer Will Improve All Adjoining Vacant Land That Lies Within 300 Feet Of Their Home.
- 2) The 2 mentioned Boundaries Of The "PROVISIONAL SECTION" As Indicated Thereon Are Not Intended To Separate It From The Overall Approval Of This Partial Development Plan, Any Deviation From This Partial Development Plan, Involving The "PROVISIONAL SECTION" Must Be Approved In Accordance With Section 160.3 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 Or Their Envelopes To Within 25 Feet Of Their Final Engineered Location; The Location And Type Of Existing Major Vegetation That Is To Be Retained Surrounding, 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 "PROVISIONAL SECTION" Of This Development Plan Must Be Up-Dated To Comply In All Respects To The Form And Content Required By Section 160.3 A 5 Of The zoning Regulations.

- 1) All Units Are For Sale Condominium.
- 2) Trash Collection Is Subject To Baltimore County Approval
- 3) Public Street Lighting Shown Thus: (X)
- 4) On Site Lighting Shown Thus: ● (Not To Exceed 12' Height)
- 5) All Street Lights Shall Conform To The Baltimore County Guidelines For Street Light In New Subdivisions.
- 6) Envelopes Shown Hereon Are For The Location Of All Dwellings Only.
- 7) Landscaping To Be Done By Condominium Association.
- 8) Paving For Roads / Parking To Be Bituminous Concrete.
- 9) Typical Parking Spaces Are 1 x 16'.
- 10) Trash Curballs Shown Thus: ■

NOTE: No Units Have Been Sold Within 300 Ft. Of Road Name Change.

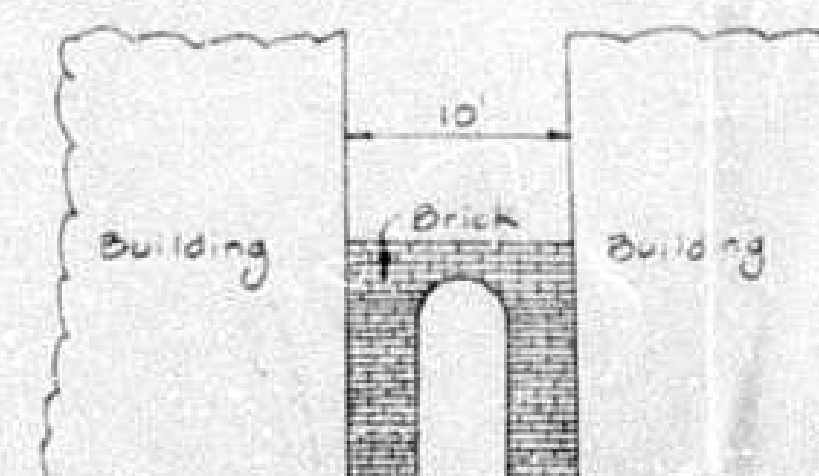
NOTE: No Units Have Been Sold Within 300 Ft. of
Road Name Change.

CONDOMINIUMS: 1) Buildings Are Not To Exceed 50 Feet In Height.
2) The Minimum Distance Between Any Street Right-Of-Way And Any Facing Window Shall Be 25 Feet.
3) The Minimum Distance Between Any Facing Windows Of Different Buildings Shall Be 40 Feet.
4) The Maximum Building Height Shall Be In Accordance With Section V-B-D (Height Distance Factor) Of The C.M.O.P.



NOTE:
All Units Are Two Bedroom. (No Dens)

BR. #1 - 10'-0" x 13'-0" = 208 SF
BR. #2 - 12'-6" x 11'-0" = 138 SF
LR - 19'-0" x 13'-0" = 247 SF
DIN. - 11'-0" x 12'-0" = 132 SF
KIT. - 10'-0" x 12'-0" = 120 SF
BATH #1 - 7'-8" x 6'-4" = 49 SF
BATH #2 - 7'-6" x 5'-8" = 43 SF
LAVATORY - 5'-8" x 7'-10" = 50 SF
UTILITY - 6'-4" x 5'-0" = 100 SF



CONDOMINIUMS
Provisory Section Insert # 1

TYPICAL 9'x18' (Min. Parking)	Required	Shown
OR 100 6 UNITS x 1.53	9	7
OR 88 53 UNITS x 1.75	93	133

CONDOMINIUM APARTMENTS -
BY OWNER MANAGEMENT



CONDOMINIUMS
HEIGHT-DISTANCE FACTOR

TOWN HOUSES

FIRST AMENDED
PARTIAL DEVELOPMENT PLAN
PLAT ONE SECTION SIX
MAYS CHAPEL VILLAGE
BALTO. CO, MD
SCALE: 1"=100'
ELECT DIST #8
AUG. 7, 1981

DEVELOPER & OWNER
GALHAY INC
11 PACONIA RD. SIMONIA

PLAT PREPARED BY
J. FREDERICK C. DEPUTT JR.
J. E. CARONIA ED. TIMONIAN RD.

SUMMARY									
01 Dwelling Units Used In Section One Townhouses, Lot, And Apts. 191 Dwelling Units Used In Section Two Townhouses And Lots 58 Dwelling Units Used In Section Three - Lots 135 Dwelling Units Used In Section Four Townhouses 55 Dwelling Units Used In Section Five Townhouses And Lots 0 Dwelling Units Used In Plat One Section Six Apts. 415.6 Dwelling Units Used In Future Sections									
10300 D.W. 1945 Density Units Used In Section One Apts. 370 Density Units Used In Plat One Section Six Apts. 3385 Density Units Proposed In Future Sections 5530 D.U.									
DNU = Dwelling Unit DEU = Density Unit L.U. = Living Unit **Includes 30' Of Padonia Road R/W **Includes 30' Of Harrisburg Expy R/W									
DENSITY TABULATIONS									
SECTION ONE (Townhouses, Apts, Lots)	SECTION TWO (Townhouses) (Lots)	SECTION THREE (Lots)	SECTION FOUR (Townhouses)	SECTION FIVE (Townhouses) (Lots)	Plat One Section Six (Townhouses) Apts	FUTURE SECTIONS		TOTAL	
01 AC - DR 20 36 AC - DR 35	336 AC - DR 35	75 AC - DR 20 335 AC - DR 35	13 AC - DR 20 64 AC - DR 35 145 AC - DR 35	103 AC - DR 20 193 AC - DR 35 31 AC - DR 55		591 AC - DR 20 331 AC - DR 35 317 AC - DR 55		4808 AC - DR 20 4671 AC - DR 35 4454 AC - DR 55	
30.5 AC - Total	336 AC - Total	410 AC - Total	155 AC - Total	354 AC - Total	7.4 - Total	1554 - Total		3813 AC - Total	
DENSITY ALLOWED									
01 AC (DR 20) = 050 DU 36 AC (DR 35) = 1260 DU	336 AC (DR 35) = 11760 DU	75 AC (DR 20) = 1500 DU 335 AC (DR 35) = 11750 DU	13 AC (DR 20) = 440 DU 64 AC (DR 35) = 1140 DU 145 AC (DR 35) = 5140 DU	103 AC (DR 20) = 3400 DU 193 AC (DR 35) = 6700 DU 31 AC (DR 55) = 1700 DU		591 AC (DR 20) = 1030 DU 331 AC (DR 35) = 11580 DU 317 AC (DR 55) = 2100 DU		4160 DU 5673 DU 3017 DU	
369 DU	11760 DU	13150 DU	10840 DU	11840 DU	21 DU	12910 DU		3303 DU	
DENSITY USED									
20 Townhouses = 50 DU 17 Lots = 27 DU 85 DU	174 Townhouses = 71 DU 176 Lots = 170 DU 88 DU	38 Lots = 88 DU	31 Townhouses = 100 DU 37 Lots = 150 DU	35 Townhouses = 60 DU				339 DU	
1822 Apts = 40 DU 60 DU = 10 DU 701 Apts = 75 DU 2018 Apts = 80 DU 175 L.U. Total = 143 DU	171 L.U. = 10 DU 710 DU 88 L.U. = 38 DU 135 L.U. = 55 DU 330 DU							18 DU 339 DU 583 DU 1550 DU 1736 DU	