

3-5 **PETITION FOR ZONING VARIANCE 85-12-SPHA**

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 Variance from Section 1. B01.2.C.6 (V.B.3, V.P.5.a, V.B.5.b, V.B.6.a, V.B.6.b, V.B.6.c - C.M.B.F.).

(See attached plat for specific variance requests).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
This request is consistent with objectives of White Marsh Joint Venture, The Ryland Group, and Baltimore County, operating collectively in cooperation with HUD's "Affordable Housing Demonstration", to effect innovative and creative design concepts. The effort is to maximize cost savings while maintaining good quality in product delivery as a joint commitment to experiment in the creation of more affordable housing.

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

I, or we, agree to pay expenses of above Variance 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:
RICHARD A. REID
(Type or Print Name)
Signature
102 West Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Bruce S. Campbell, III
Name
100 West Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-1800
100 West Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Phone No. 825-0545

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of June, 1984, 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 16th day of July, 1984, at 1:30 o'clock P.M.

Cal Jahn
Zoning Commissioner of Baltimore County.

(over)

THE PLAN TO ACCOMPANY ZONING PETITION RE-SUBDIVISION OF LAWRENCE HILL (Section III, Phase 18 of White Marsh) requests a variance to permit a minimum distance between buildings with a maximum average height of 25 feet to be 10 feet in lieu of the required 25 feet; to permit a minimum distance from a building with or without a window to a tract boundary of 15 feet in lieu of the required 35 feet or 30 feet to permit a minimum distance of 10 feet in lieu of the required 25 feet for a building with a window from a street right-of-way; to permit a minimum distance of 3 feet for a window to a property line in lieu of the required 15 feet; to permit a distance between facing windows of 10 feet in lieu of the required 40 feet.

PETITION FOR SPECIAL HEARING 85-12-SPHA

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 that portion of the First Amended Partial Development Plan of White Marsh, Section III: Phase 18 "Tartan Hill" which shows a change in use in the Provisory section from single family detached semi-detached and townhouses to cluster single family townhouses and garden apartments. (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:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
RICHARD A. REID
(Type or Print Name)
Signature
102 West Pennsylvania Avenue
Address
Towson, MD 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Bruce S. Campbell, III
Name
100 W. Pennsylvania Ave.
Address
Towson, MD 21204
City and State
Phone No. 825-0545

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of June, 1984, 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 16th day of July, 1984, at 1:30 o'clock P.M.

Cal Jahn
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

ATTACHMENT TO PETITION FOR SPECIAL HEARING

Also amended within the Provisory Section are the location of the future culvert under Beaconsfield Drive, the addition of a storm water management pond located within the open space and the building envelope for the commercially zoned parcel.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 2, 1984
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-12-SPHA
The White Marsh Joint Venture

The amended development plan was approved by the Planning Board on June 21, 1984.

NEG/JGH/sf

Norman E. Gerber, Director
Office of Planning and Zoning

85-12-SPHA

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 11th day of June, 1984.

Arnold Jablon
Zoning Commissioner

Petitioner: White Marsh Joint Venture
Petitioner's Attorney: Richard A. Reid, Esquire
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 6, 1984

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

Nicholas B. Commodari
Chairman

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

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

RE: Item No. 325 - Case No. 85-12-SPHA
Petitioner - White Marsh Joint Venture
Special Hearing and Variance Petitions

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.

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. Commodari
Chairman
Zoning Plans Advisory Committee

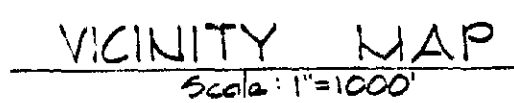
NEC:bse

Enclosures

JAN 24 1985

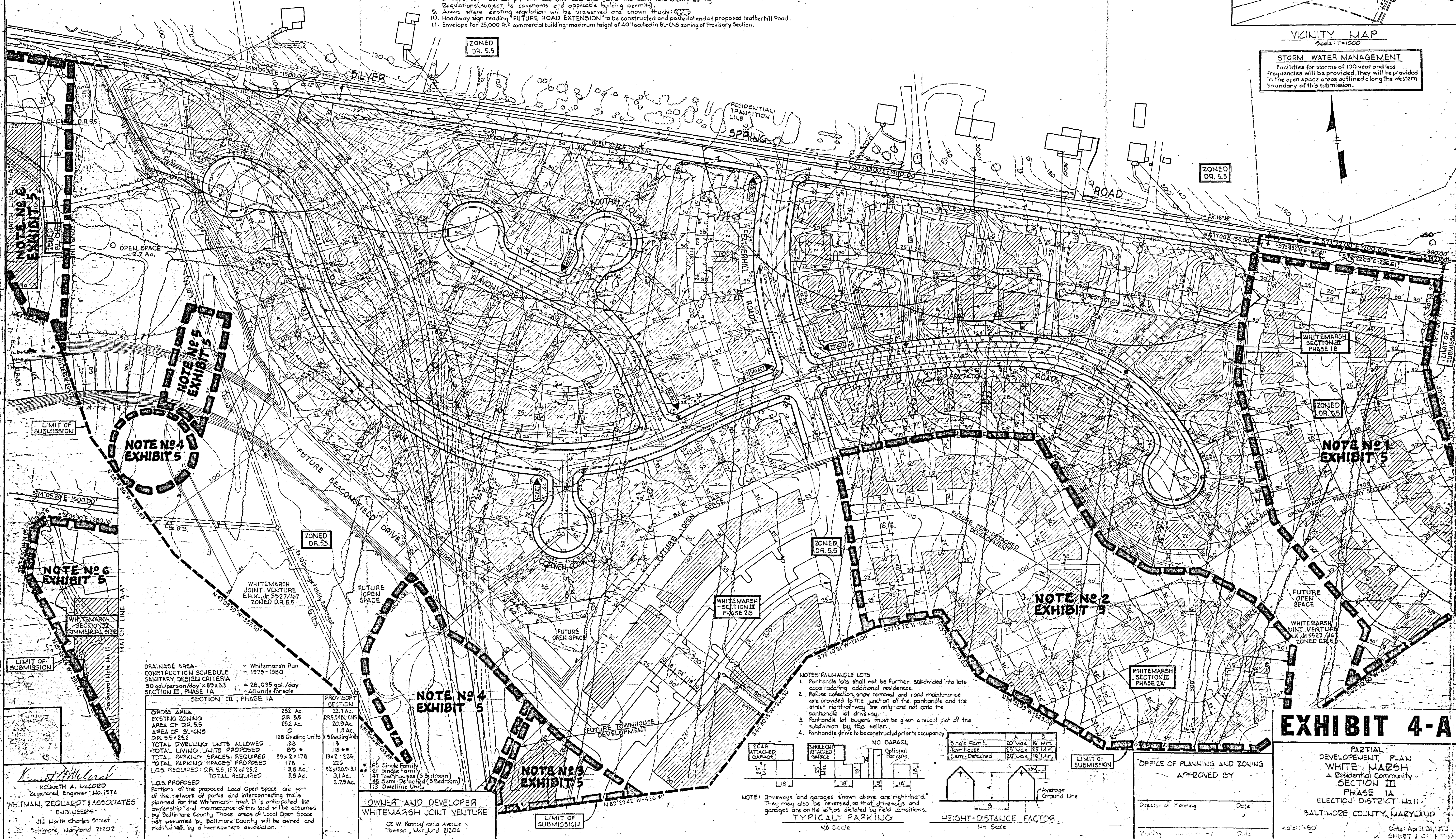
PROVISORY SECTION NOTES

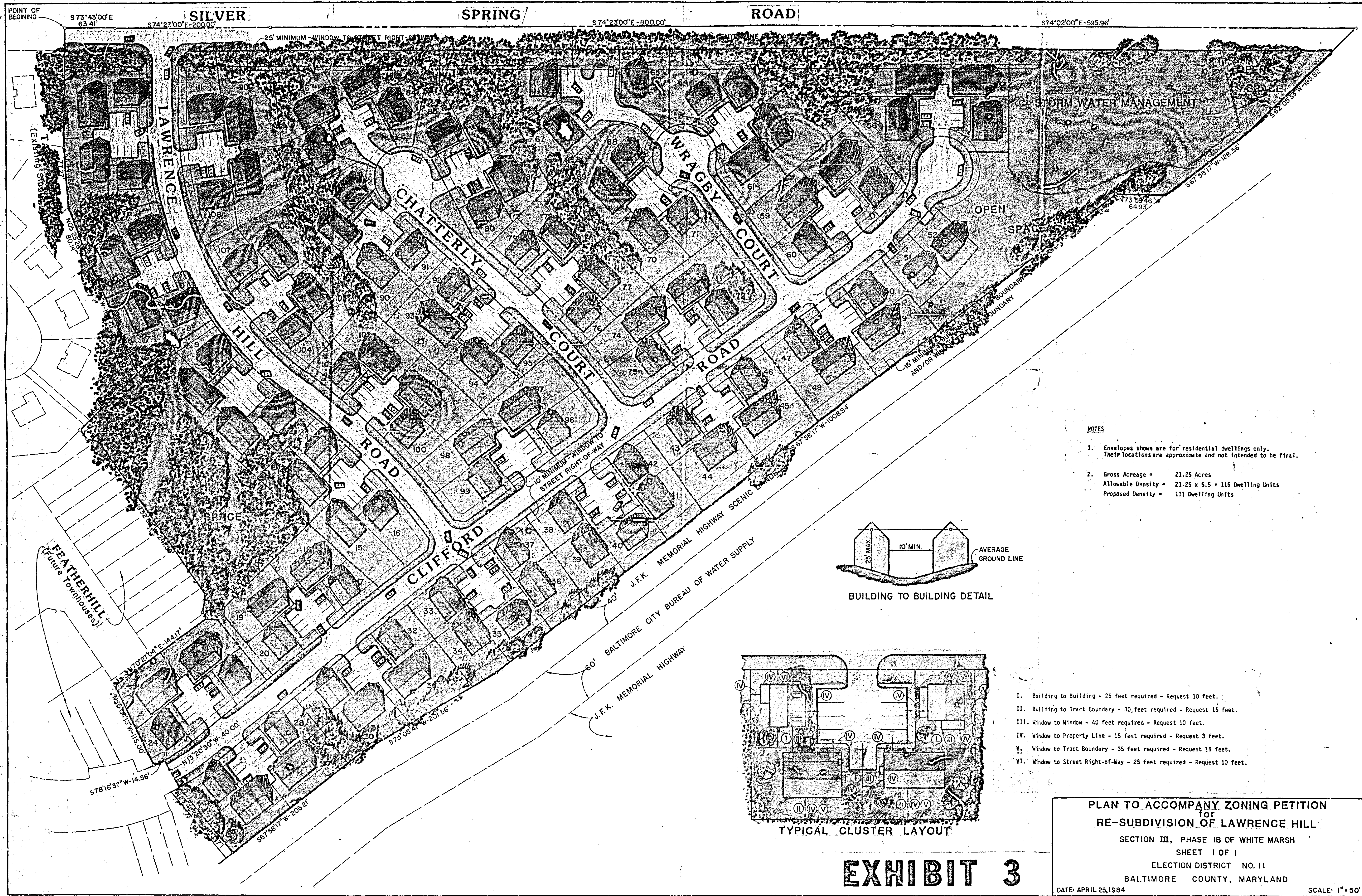
1. The "Provisionary Section" of this partial development plan is not intended, nor should it be utilized, as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 300 feet thereof with a reasonable understanding 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 "Provisionary Section," as indicated hereon, are not intended to separate it from the overall approval of this partial development plan. Any deviation from the partial development plan, including the "Provisionary Section," must be approved in accordance with Section 1801.31.4.7.
3. Approval of the "Provisionary Section" is not based on final engineered plans; however, it is intended to establish the final location, height, use, and density, of buildings, or the envelopes, 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 so as to coincide with their final parameters and other pertinent elements of the final development plan.
4. At the time of building permit applications, the "Provisionary Section" of the development plan must be updated to comply in all respects to the form and content required by Section 1801.31.4.5 of the Zoning Regulations.



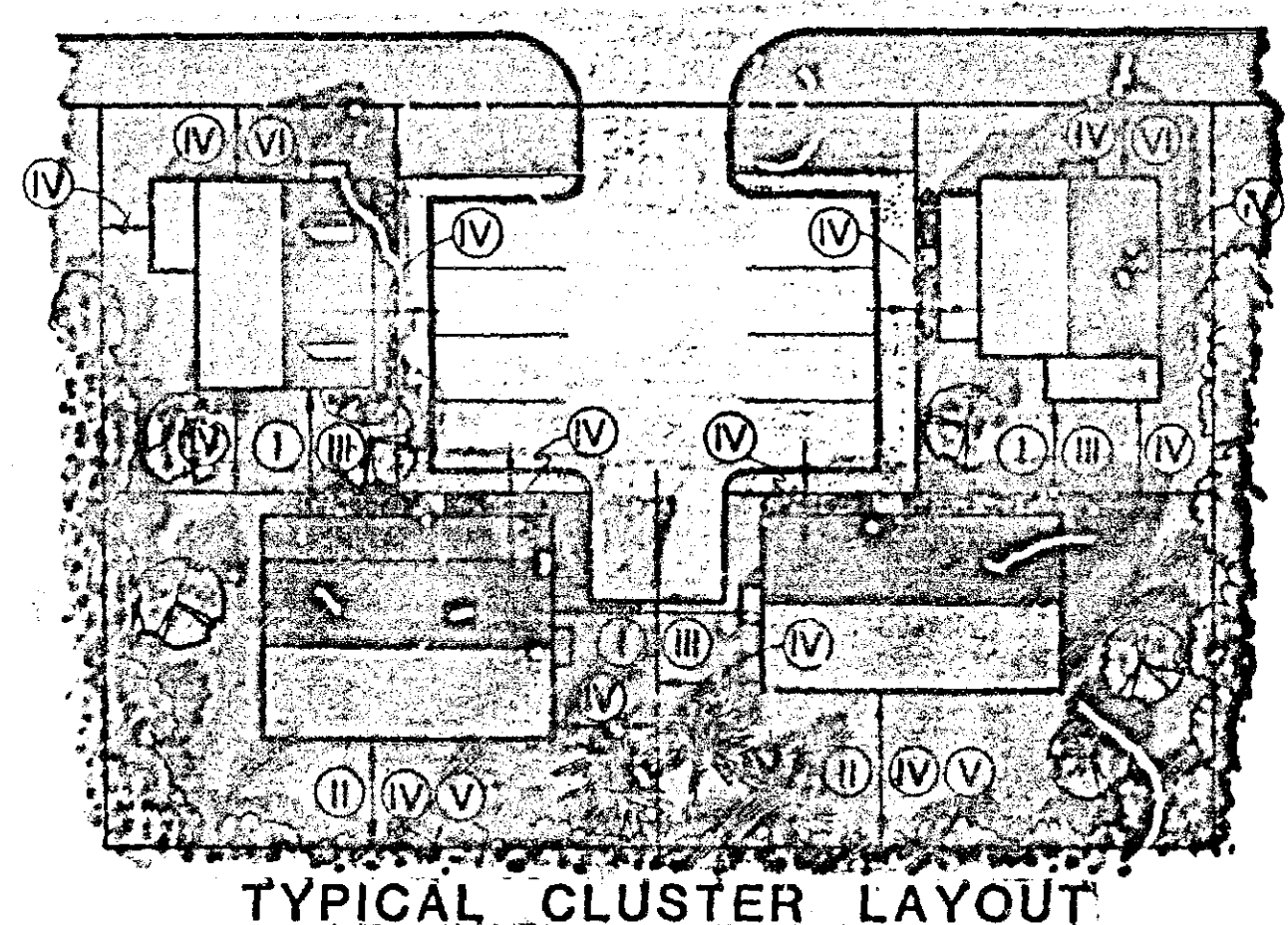
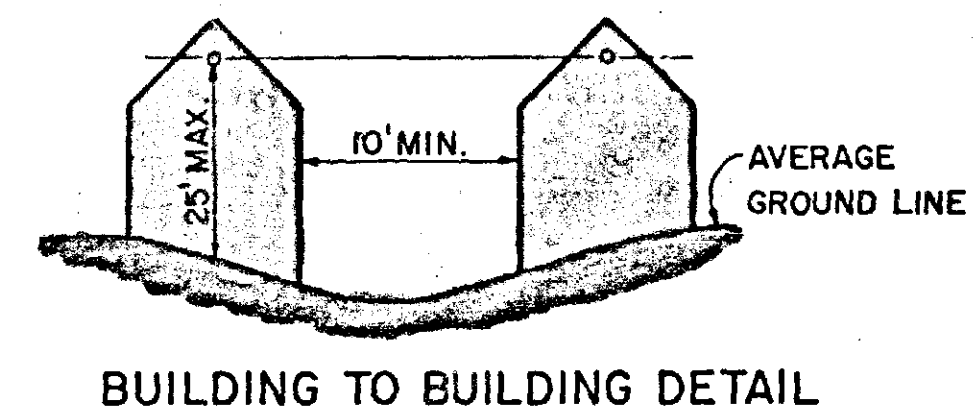
STORM WATER MANAGEMENT

Facilities for storms of 100 year and less frequencies will be provided. They will be provided in the open space areas outlined along the western boundary of this submission.





- NOTES
- 1. Envelopes shown are for residential dwellings only. Their locations are approximate and not intended to be final.
 - 2. Gross Acreage = 21.25 Acres
Allowable Density = 21.25 x 5.5 = 116 Dwelling Units
Proposed Density = 111 Dwelling Units



- I. Building to Building - 25 feet required - Request 10 feet.
- II. Building to Tract Boundary - 30 feet required - Request 15 feet.
- III. Window to Window - 40 feet required - Request 10 feet.
- IV. Window to Property Line - 15 feet required - Request 3 feet.
- V. Window to Tract Boundary - 35 feet required - Request 15 feet.
- VI. Window to Street Right-of-Way - 25 feet required - Request 10 feet.

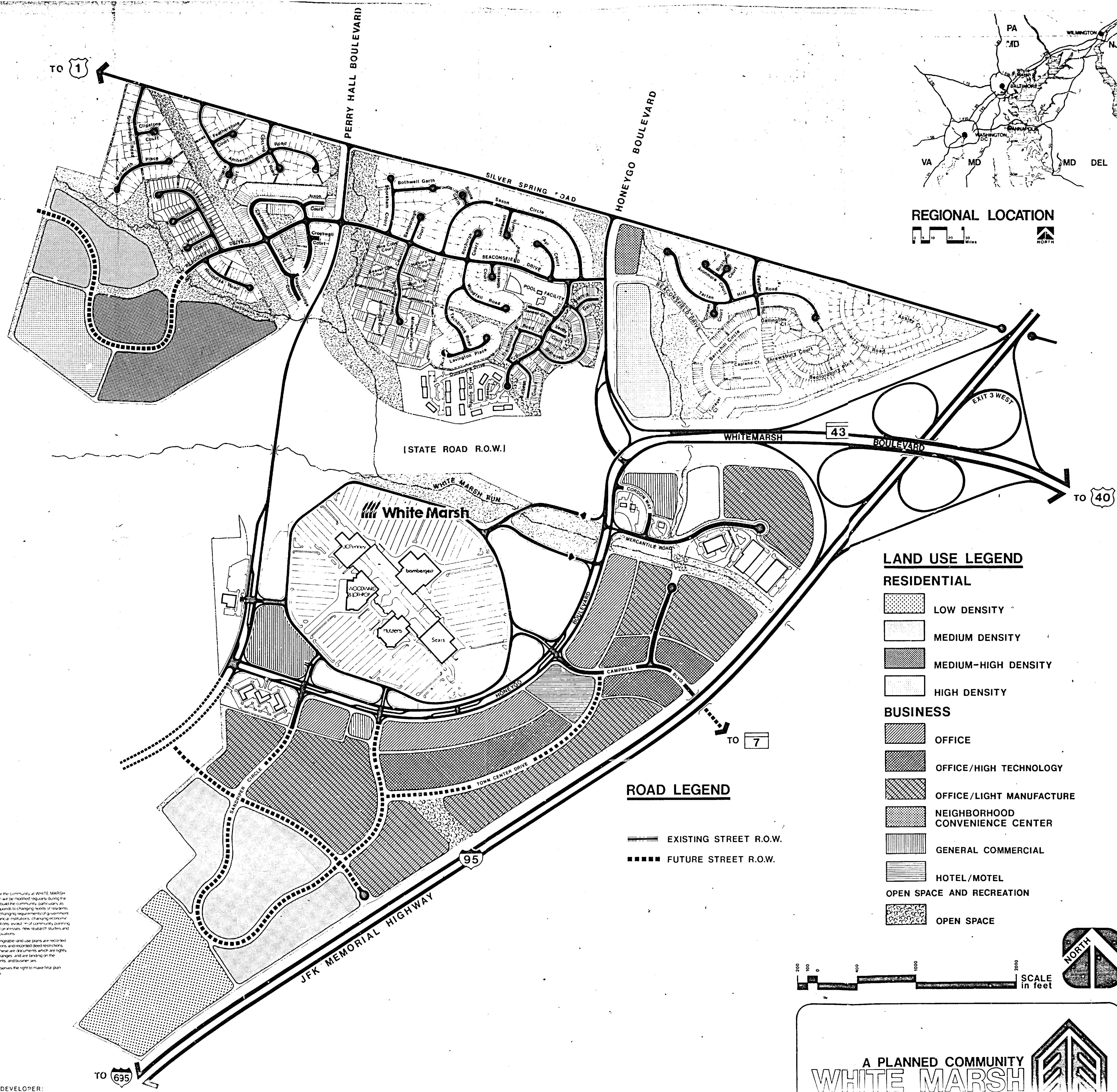
PLAN TO ACCOMPANY ZONING PETITION
for
RE-SUBDIVISION OF LAWRENCE HILL

SECTION III, PHASE IB OF WHITE MARSH
SHEET 1 OF 1
ELECTION DISTRICT NO. 11
BALTIMORE COUNTY, MARYLAND

DATE: APRIL 25, 1984

SCALE: 1" = 50'

EXHIBIT 3



REGIONAL LOCATION



LAND USE LEGEND

RESIDENTIAL

- LOW DENSITY
- MEDIUM DENSITY
- MEDIUM-HIGH DENSITY
- HIGH DENSITY

BUSINESS

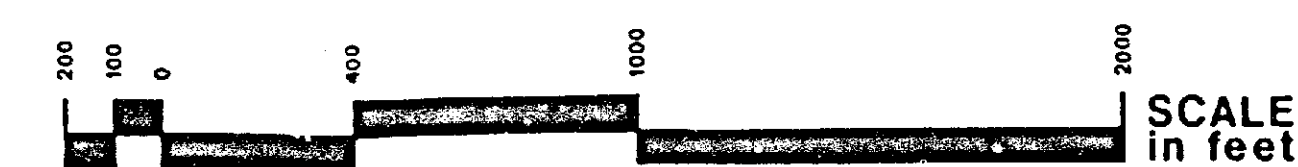
- OFFICE
- OFFICE/HIGH TECHNOLOGY
- OFFICE/LIGHT MANUFACTURE
- NEIGHBORHOOD CONVENIENCE CENTER
- GENERAL COMMERCIAL
- HOTEL/MOTEL
- OPEN SPACE AND RECREATION
- OPEN SPACE

ROAD LEGEND

- EXISTING STREET R.O.W.
- FUTURE STREET R.O.W.

Land use plans for the community of WHITE MARSH are shown, and it will be modified to reflect changes in the community, such as changes in the developer's requirements, changes in the requirements of government agencies and financial institutions, changes in the requirements of the community, and changes in the requirements of the developer. These are documents which are subject to change, and are binding on the developer, residents, and business.

MASTER DEVELOPER:
NOTTINGHAM PROPERTIES, INC.



A PLANNED COMMUNITY
WHITE MARSH
BALTIMORE COUNTY, MARYLAND

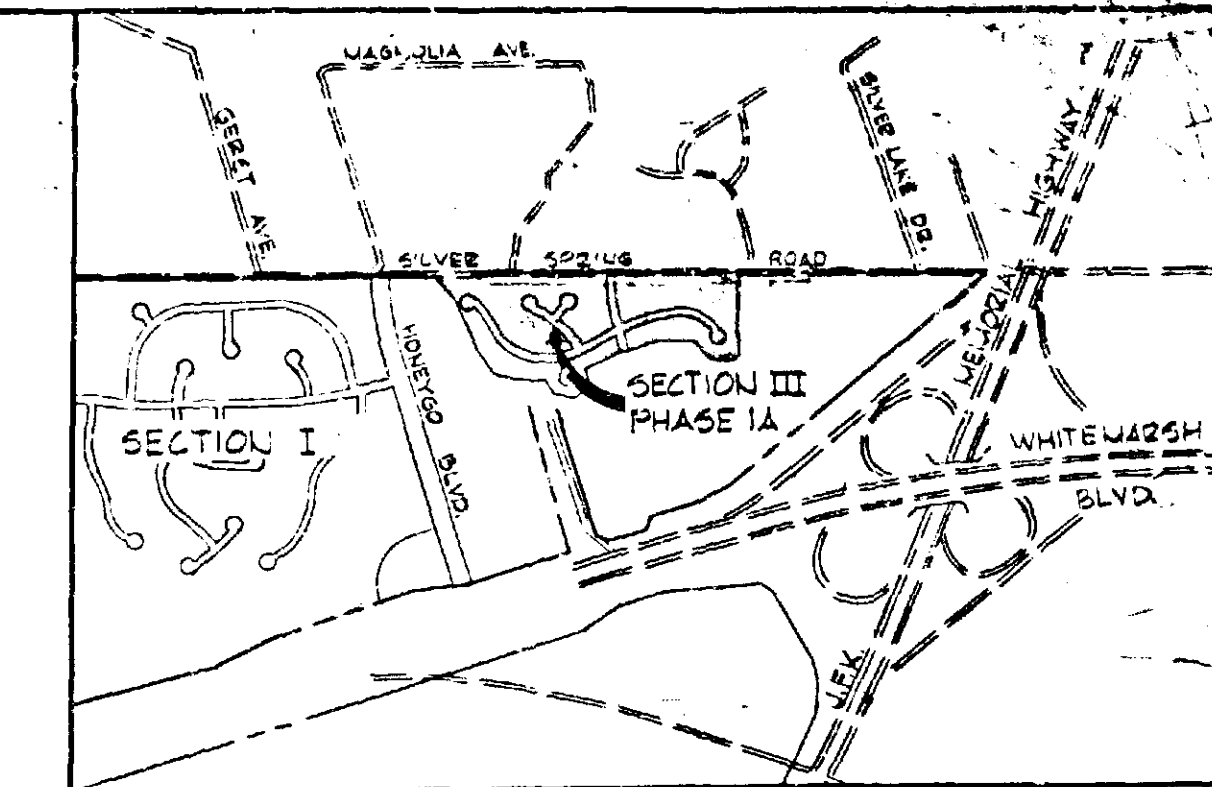


GENERAL NOTES

- The location of street lighting poles are indicated by the symbol Φ . All lighting to be installed at the direction of Baltimore County.
- Trees to be removed are indicated by the symbol $\times$.
- Landscaping will be provided by the individual property owner.
- All lots in Section III, Phase IA are for sale as improved lots only.
- Private parking areas and driveways shall be paved with a durable and dustless surface (asphalt).
- In compliance with Bill 100 and the Comprehensive Manual of Development Policy:
 - Window to Window: The minimum distance between any facing windows of different dwelling units shall be 40'-0". The maximum height shall be in accordance with Section II B.3 (Height or Density Factor) of the Comprehensive Manual of Development Policy.
 - Window to Property Line: The minimum distance between the lot line and any facing window shall be 25'.
 - Dwelling and Density Units: All dwelling units proposed for these single family 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 dwelling only.
- Accessory structures, fences and projections into yards may be constructed outside the envelopes, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).
- Areas where existing vegetation will be preserved are shown thickly.
- Roadway sign reading "FUTURE ROAD EXTENSION" to be constructed and posted at end of proposed Featherhill Road.
- Envelope for 25,000 sq. ft. commercial building - maximum height of 40' located in BL-CNS zoning of Provisory Section.

PROVISORY SECTION NOTES

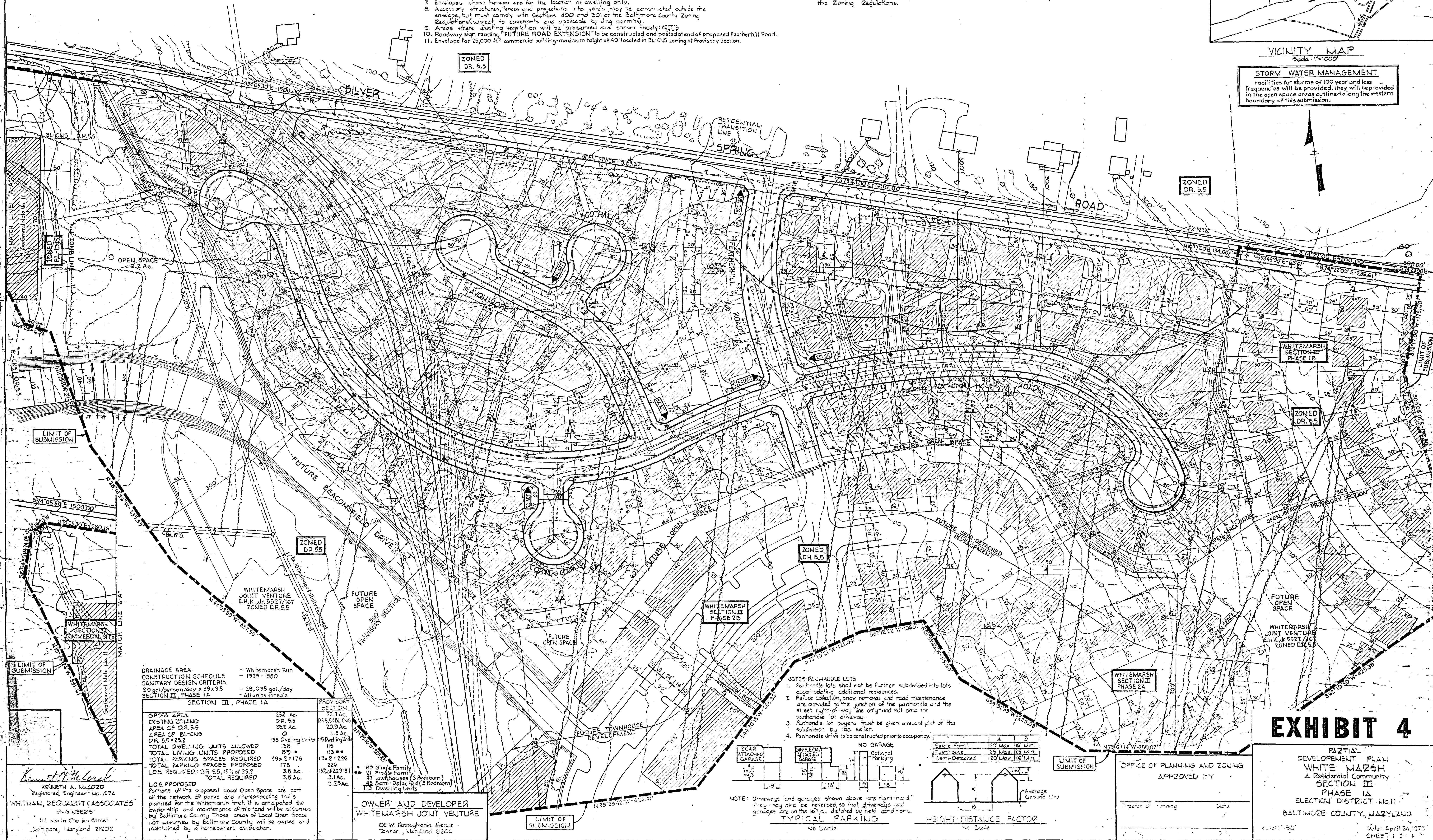
- The "Provisory Section" of this partial development plan is not intended, nor should it be utilized, as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 200 feet thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.
- The dimensioned boundaries of the "Provisory Section" are indicated herein, as not intended to separate it from the overall approval of the partial development plan. Any deviation from this partial development plan, including the "Provisory Section", must be approved in accordance with Section 1201.3A.7.
- 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 on the envelope, 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 so as to coincide with their final or permanent improvements; and other pertinent amenities.
- At the time of building permit application, the "Provisory Section" of the development plan must be updated to comply in all respects to the form and content required by Section 1201.3A.5 of the Zoning Regulations.



VICINITY MAP
Scale: 1"=1000'

STORM WATER MANAGEMENT

Facilities for storms of 100 year and less frequencies will be provided. They will be provided in the open space areas outlined along the western boundary of this submission.



DRAINAGE AREA
CONSTRUCTION SCHEDULE
SANITARY DESIGN CRITERIA
90 gpd/person/day x 89 x 3.5
SECTION III, PHASE IA

- Whitemarsh Run
- 1979 - 1980
= 23,035 gal./day
- All units for sale

SECTION III, PHASE IA	
GROSS AREA	252 Ac.
EXISTING ZONING	DR. 5.5
AREA OF DR. 5.5	252 Ac.
AREA OF BL-CNS	0
DR. 5.5 + 252	138 Dwelling Units
TOTAL DWELLING UNITS ALLOWED	138
TOTAL LIVING UNITS PROPOSED	27
TOTAL PARKING SPACES REQUIRED	99 x 2 = 178
TOTAL PARKING SPACES PROPOSED	178
LOS REQUIRED: DR. 5.5, 12% of 25.2	3.8 Ac.
TOTAL REQUIRED	3.8 Ac.

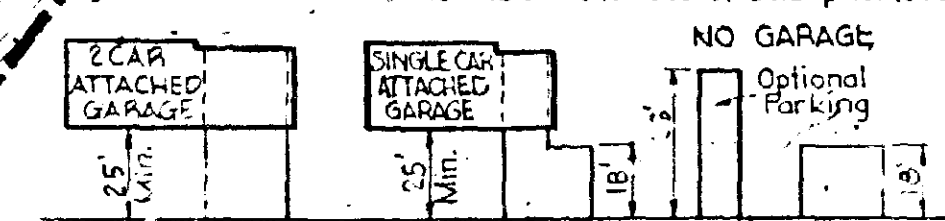
LOS PROPOSED
Portions of the proposed Local Open Space are part of the network of parks and interconnecting trails planned for the Whitemarsh tract. It is anticipated the ownership and maintenance of this land will be assumed by Baltimore County. Those areas of Local Open Space not assumed by Baltimore County will be owned and maintained by a homeowners association.

PROVISORY SECTION	
GROSS AREA	22.7 Ac.
EXISTING ZONING	DR. 5.5/BL-CNS
AREA OF DR. 5.5	20.9 Ac.
AREA OF BL-CNS	1.8 Ac.
DR. 5.5 + 20.9	115 Dwelling Units
TOTAL DWELLING UNITS ALLOWED	115
TOTAL LIVING UNITS PROPOSED	15 x 2 = 226
TOTAL PARKING SPACES REQUIRED	5% of 20.9 x 31
TOTAL REQUIRED	3.1 Ac.

89 Single Family
21 Semi-Detached
47 Townhouses (3 Bedroom)
115 Dwelling Units

OWNER AND DEVELOPER
WHITEMARSH JOINT VENTURE
102 W. Pennsylvania Avenue
Towson, Maryland 21204

- NOTES: PANHANDLE LOTS
- Panhandle lots shall not be further subdivided into lots accommodating additional residences.
 - Refuse collection, snow removal and road maintenance are provided to the junction of the panhandle and the street right-of-way line only and not onto the panhandle lot driveway.
 - Panhandle lot buyers must be given a record plat of the subdivision by the seller.
 - Panhandle drive to be constructed prior to occupancy.



NOTE: Driveways and garages shown above are right-of-way lines. They may also be reversed so that driveways and garages are on the left, dictated by field conditions.

TYPICAL PARKING

Scale

	A	B
Single Family	20 Max. 12 Min.	15 Max. 12 Min.
Townhouse	20 Max. 12 Min.	20 Max. 12 Min.
Semi-Detached	20 Max. 12 Min.	20 Max. 12 Min.



HEIGHT-DISTANCE FACTOR

Scale

OFFICE OF PLANNING AND ZONING
APPROVED BY

Director of Planning Date

EXHIBIT 4

PARTIAL DEVELOPMENT PLAN
WHITE MARSH
A Residential Community
SECTION III
PHASE IA
ELECTION DISTRICT NO. 11

BALTIMORE COUNTY, MARYLAND

Date: April 24, 1973
SHEET 1 OF 1

EXHIBIT NO. 4

REASON FOR FIRST AMENDMENT - 4-27-84

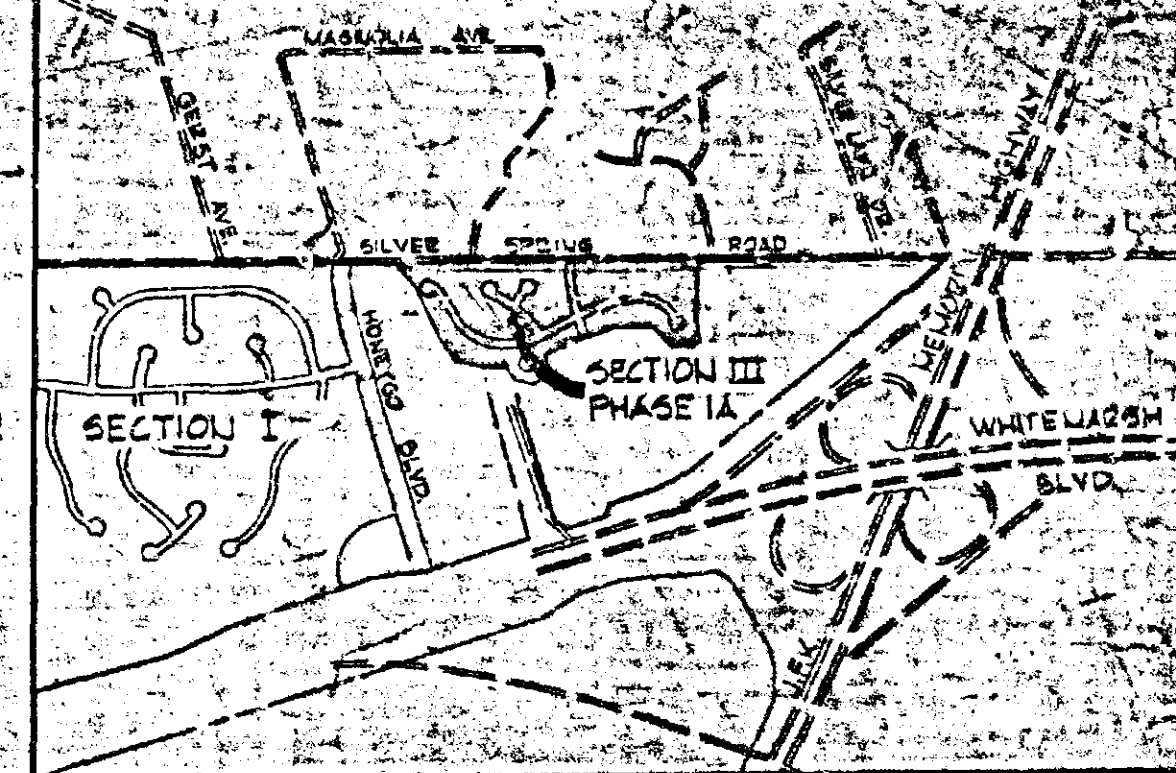
- Whitemarsh Section III Phase IB was revised to reflect a proposed single family cluster development (Lawrence Hill).
- Whitemarsh Section III Phase 2A was revised from a semi-detached development to a proposed townhouse development.
- Whitemarsh Section III Phase 2B was revised to show the addition of garden condominium or rental apartment units.
- Storm water management facilities were added and shown in the future open space areas.
- The future culvert under Beacomfield Drive was realigned.
- The proposed development in the BL-CNS Zoned area was revised.
- The approval of the above revisions to the Provisional Section as shown on this Amended Development Plan will supersede and take precedence over the following approved Development Plans:
 - A: Section III Phase IB (Quarry Hill) approved 4-7-81.
 - B: Section III Phase 2A (Featherhill) approved 4-7-81.
 - C: Section III Phase 2B (Berryhill) approved 4-7-81.
- Lots have been sold within 300' of the requested revisions and a public hearing is requested.

GENERAL NOTES

- The location of street lighting poles are indicated by the symbol Φ .
- Tree Collection to be by Baltimore County.
- Landscaping will be provided by the individual property owner.
- All lots in Section III, Phase 1A 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 BL-100 and the Comprehensive Manual of Development Policy:
 - a. Window to Window: The minimum distance between any facing windows of adjacent dwelling units shall be 40'-0".
 - b. Building Height: The maximum height shall be in accordance with Section II B.3 (Height Distance Factor) of the Comprehensive Manual of Development Policy. The minimum distance between the lot line and any facing window shall be 25'.
 - c. Window to Property Line: All dwelling units proposed for these single family lots shall be considered to have three or more bedrooms and each dwelling unit is equivalent to 1.5 density units.
- Envelopes shown hereon are for the location of dwelling only.
- Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).
- Areas where existing vegetation will be removed are shown in study only.
- Roadway sign reading "FUTURE ROAD EXTENSION" to be constructed and posted at end of proposed Featherhill Road.
- Envelope for 35,000 ft² commercial building - maximum height of 40' located in BL-CNS zoning of Provisional Section.

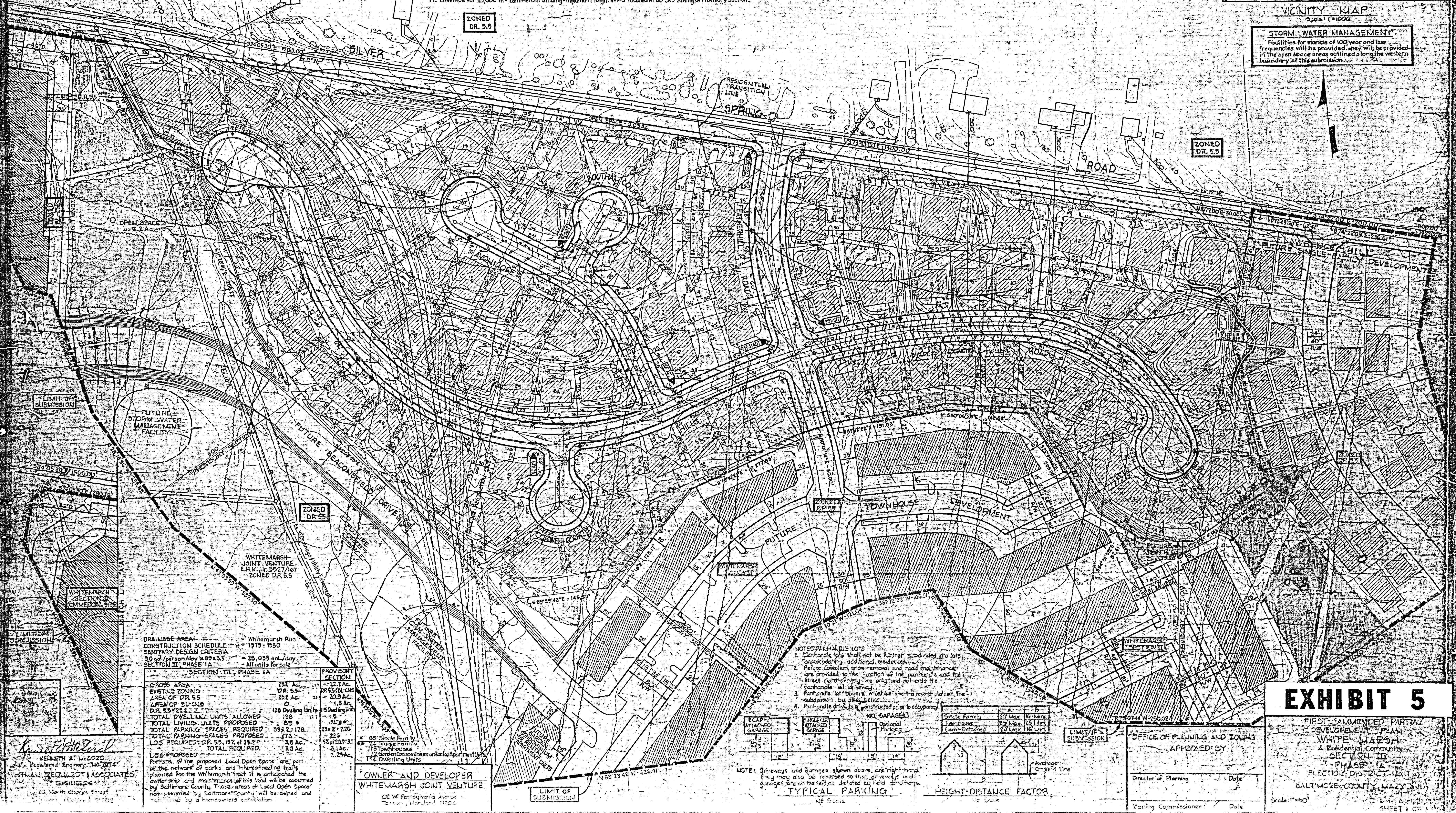
PROVISIONAL SECTION NOTES

- 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 200 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.
- The 2-manual boundaries of the Provisional 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 Provisional Section, must be approved in accordance with Section 1301.2A.1.
- 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 the envelopes, 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 so as to coincide with their final, or permanent, improvements and other pertinent amenities.
- At the time of building permit applications, the Provisional Section of this development plan must be updated to comply in all respects to the form and content required by Section 1301.2A.5 of the Zoning Regulations.



VICINITY MAP
Scale: 1" = 1000'

STORM WATER MANAGEMENT
Facilities for storms of 100 year and less frequencies will be provided. They will be provided in the open space areas outlined along the western boundary of this submission.



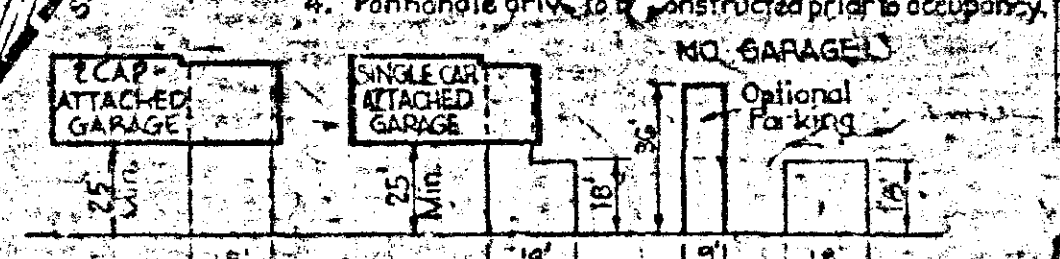
Drainage Area - White Marsh Run
Construction Schedule - 1979-1980
Sanitary Design Criteria
90 gal./person/day x 89 x 3.5 = 28,035 gal./day
SECTION III, PHASE 1A - All units for sale

SECTION III, PHASE 1A		PROVISIONAL SECTION	
CROSS AREA	252 AC.	CROSS AREA	252 AC.
EXISTING ZONING	DR. 5.5	EXISTING ZONING	DR. 5.5
AREA OF DR. 5.5	252 AC.	AREA OF DR. 5.5	252 AC.
AREA OF BL-CNS	0	AREA OF BL-CNS	0
DR. 5.5 x 252 AC.	138 Dwelling Units	DR. 5.5 x 252 AC.	138 Dwelling Units
TOTAL DWELLING UNITS PROPOSED	138	TOTAL DWELLING UNITS PROPOSED	138
TOTAL PARKING SPACES REQUIRED	178	TOTAL PARKING SPACES REQUIRED	178
TOTAL PARKING SPACES PROPOSED	178	TOTAL PARKING SPACES PROPOSED	178
LOS REQUIRED: DR. 5.5, 15% of 25.2"	3.8 AC.	LOS REQUIRED: DR. 5.5, 15% of 25.2"	3.8 AC.
TOTAL REQUIRED	3.8 AC.	TOTAL REQUIRED	3.8 AC.

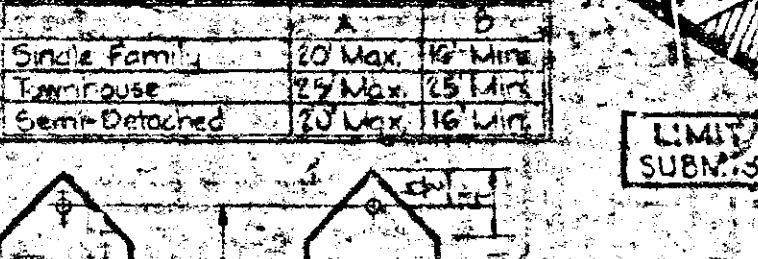
LOS PROPOSED
Portions of the proposed Local Open Space are part of the network of parks and interconnecting trails planned for the White Marsh tract. It is anticipated the owner, and maintenance of this land will be assumed by Baltimore County. These areas of Local Open Space not assumed by Baltimore County will be owned and maintained by a homeowners association.

OWNER AND DEVELOPER
WHITEMARSH JOINT VENTURE
102 W. Pennsylvania Avenue
Baltimore, Maryland 21204

- NOTES REGARDING LOTS**
- Parcels to be subdivided into lots, accommodating additional residences.
 - Refuse collection, snow removal, and road maintenance are provided to the junction of the panhandle and the street right-of-way line only and not onto the panhandle lot driveway.
 - Parcels to be subdivided must be given a record plat for the subdivision by the seller.
 - Parcels to be subdivided must be constructed prior to occupancy.



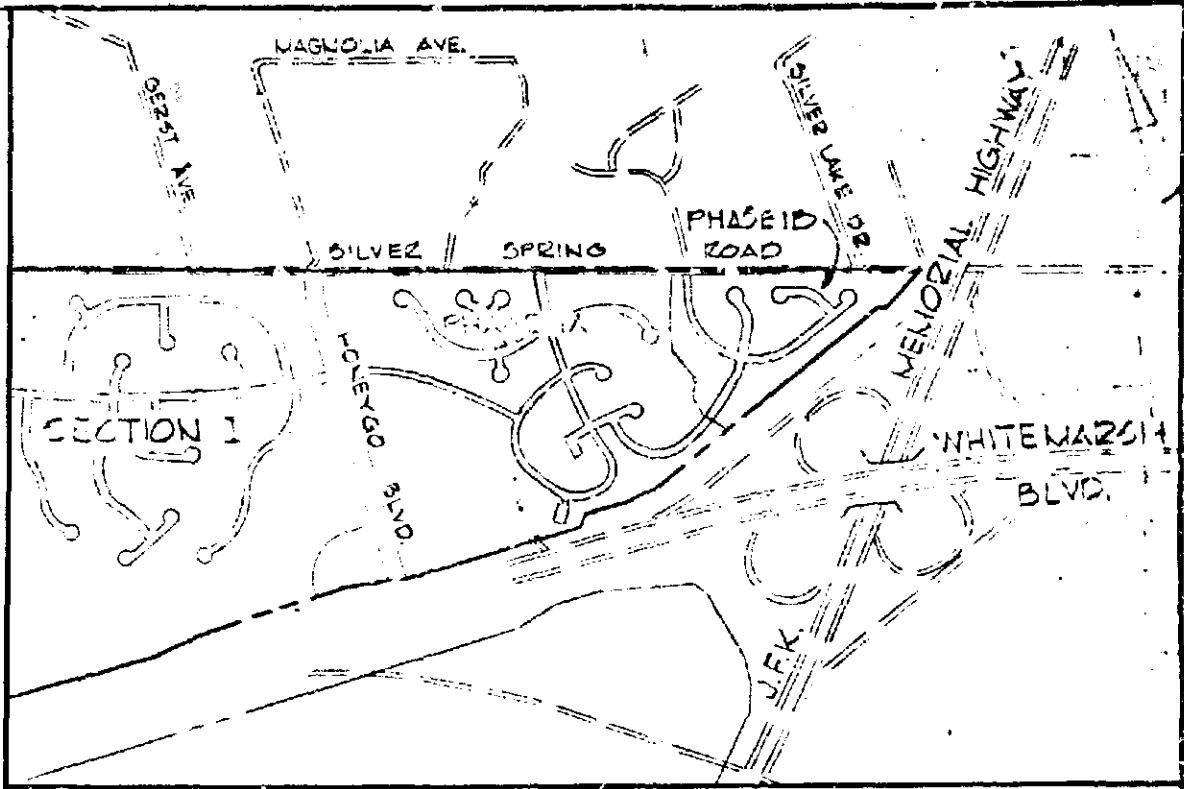
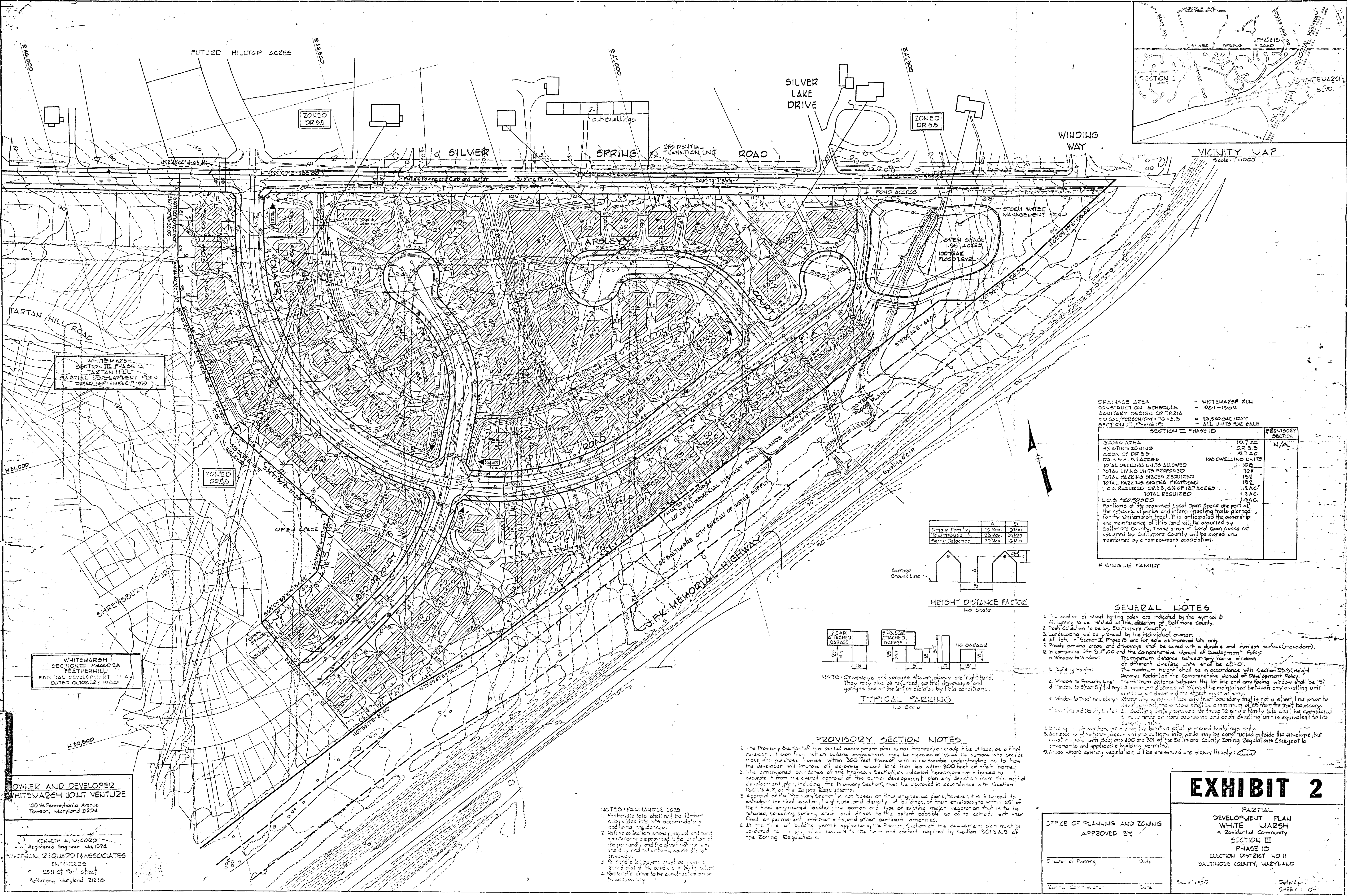
TYPICAL PARKING
Scale: 1" = 100'



HEIGHT-DISTANCE FACTOR
Scale: 1" = 100'

OFFICE OF PLANNING AND ZONING
APPROVED BY
Director of Planning
Zoning Commissioner

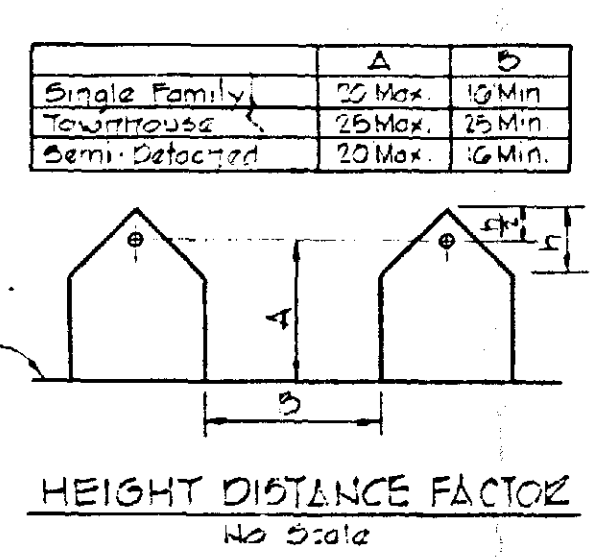
EXHIBIT 5
FIRST AMENDED PARTIAL DEVELOPMENT PLAN
WHITE MARSH
A Residential Community
SECTION III
PHASE 1A
ELECTION DISTRICT 10A
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 100'
SHEET 1 OF 1



DRAINAGE AREA - WHITE MARSH RUN
CONSTRUCTION SCHEDULE - 1981-1982
SANITARY DESIGN CRITERIA - 20 GAL (PERSON/DAY) x 5.5
SECTION III, PHASE 1A - ALL UNITS FOR SALE

SECTION III PHASE 1A		REVISION
GROSS AREA	10.7 AC	N/A
EXISTING ZONING	DR 5.5	
AREA OF DR 5.5	10.7 AC	
DR 5.5 x 19.7 AC	100 DWELLING UNITS	
TOTAL UNLIVING UNITS ALLOWED	100	
TOTAL LIVING UNITS PROPOSED	104	
TOTAL PARKING SPACES REQUIRED	192	
TOTAL PARKING SPACES PROVIDED	192	
L.O.S. REQUIRED: DR 5.5, 0% OF 10.7 AC	1.2 AC	
TOTAL REQUIRED	1.2 AC	
L.O.S. PROVIDED	1.2 AC	

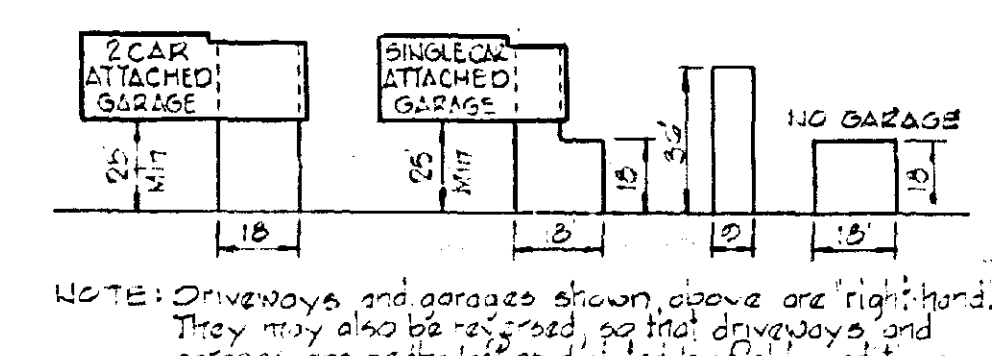
Portions of the proposed Local Open Space are part of the network of parks and interconnecting trails planned for the White Marsh tract. It is anticipated the ownership and maintenance of this land will be assumed by Baltimore County. Those areas of Local Open Space not assumed by Baltimore County will be owned and maintained by a homeowners association.



GENERAL NOTES

- The location of street lighting poles are indicated by the symbol Φ .
- Tree Collection to be by Baltimore County.
- Landscaping will be provided by the individual owner.
- All lots in Section III, Phase 1A 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 Section 100 of the Comprehensive Manual of Development Policy:
 - Window to Window: The minimum distance between any facing windows of different dwelling units shall be 40'-0". The minimum height shall be in accordance with Section 100.3 (Height Distance Factor) of the Comprehensive Manual of Development Policy.
 - Window to Property Line: The minimum distance between the lot line and any facing window shall be 15'-0".
 - 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.
 - Window to Tract Boundary: Where any window faces any tract boundary line to a street line prior to development, the window shall be a minimum of 25' from the tract boundary.
 - Dwelling and Dwelling Unit: All dwelling units proposed for those single family lots shall be correlated to the number of bedrooms and each dwelling unit is equivalent to 1.5 dwelling units.
- Locations of all principal buildings are indicated by the symbol $\square$.
- Access to structures, fences and projections into yards may be constructed outside the driveway, but must comply with Sections 100 and 301 of the Baltimore County Zoning Regulations (Subject to driveway and applicable building permits).
- Areas where existing vegetation will be preserved are shown thusly:

TYPICAL PARKING



NOTE: Driveways and garages shown above are right hand. They may also be reversed, so that driveways and garages are on the left as dictated by field conditions.

PROVISIONAL SECTION NOTES

- The Provisional Section of this partial development plan is not intended for final use, 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.
- The dimensions, boundaries, of the Provisional Section, as indicated hereon are not intended to secure it from the overall approval of this partial development plan. Any deviation from this partial development plan, including the Provisional Section, must be approved in accordance with Section 100.3 A.7. of the Zoning Regulations.
- Approval of the Provisional 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' 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 improvement and other pertinent amenities.
- At the time of building permit application, the Provisional Section of this development plan must be attached to comply with all regulations to the form and content required by Section 100.3 A.5 of the Zoning Regulations.

- NOTES: REMAINING LOTS
- Portions of the site shall not be shown as provided into lots accommodating residential use.
 - Water collection, snow removal and road maintenance are provided by the owner of the lot and the street right of way, and not on the parcel lot driveway.
 - Portions of the lot buyers must be given a record of the said lot by the seller.
 - Remainder drive to be constructed prior to occupancy.

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

KENNETH A. MCCORD
Registered Engineer No. 1974

WHITMAN, SEQUARD & ASSOCIATES
ENGINEERS
2231 21st. Park Street
Baltimore, Maryland 21218

EXHIBIT 2

PARTIAL DEVELOPMENT PLAN
WHITE MARSH
A Residential Community
SECTION III
PHASE 1A
ELECTION DISTRICT NO. 11
BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
APPROVED BY

Director of Planning	Date

Zoning Commissioner	Date

Scale: 1"=100'

DATE: 11/1/80

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

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:



HARRY J. PISTEL, P.E.
DIRECTOR

June 21, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 325 (1983-1984)
Property Owner: The White Marsh Joint Venture
S/S Silver Spring Rd. 355.16' E. from centerline Honeygo Blvd.
Acres: 24.9 District: 11th

Dear Mr. Jablon:

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:

This property (Project 84112) was the subject of review by the County Review Group on June 6, 1984.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 325 (1983-1984).

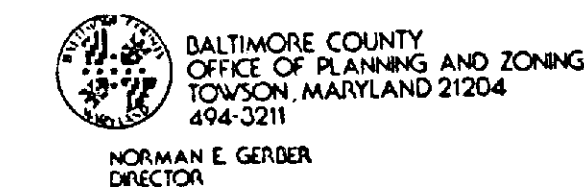
Very truly yours,

William E. Hanson
WILLIAM E. HANSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:FWR:ms

cc: D. Schuler

M-NE Key Sheet
31 & 32 NE 31 & 32 Pos. Sheets
NE 8 H Topo
72 & 82 Tax Maps



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

6/27/84

Re: Zoning Advisory Meeting of 5-27-84
Item # 325
Property Owner: The White Marsh Joint Venture
Location: S/S Silver Spring Rd.
E of Honeygo Blvd.

Dear Mr. Jablon:

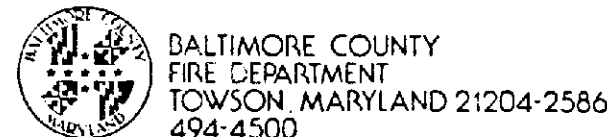
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract, therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 11-29-83.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

County Review Group Meeting is scheduled 6/28/84 for Section 11th Dist. 13th Avenue Hill

Eugene A. Bobb
Eugene A. Bobb
Chief, Current Planning and Development

CC: James Housell



PAUL H. REINCKE
CHIEF

June 18, 1984

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: The White Marsh Joint Venture

Location: S/S Silver Spring Road 355.16' E. from c/l Honeygo Blvd.

Item No.: 325 Zoning Agenda: Meeting of 5/29/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

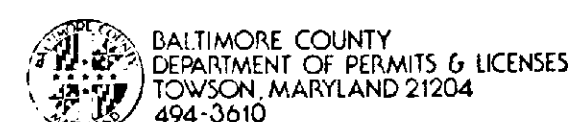
- (X) 2. A second means of vehicle access is required for the site. Panhandle roads shall be hard-surfaced, 16' in width and support 50,000# fire apparatus.
- () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Carl J. Kelly* C-1114 Noted and Approved: *George M. Haganoff*
Planning Group Fire Prevention Bureau
Special Inspection Division

- () /mb Fire flow test shall be conducted by Baltimore City Water Dept. Results are to be forwarded to the office of the Baltimore County Fire Protection Engineer



TED ZALESKI JR.
DIRECTOR

June 25, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #325 Zoning Advisory Committee Meeting are as follows:

Property Owner: The White Marsh Joint Venture
Location: S/S Silver Spring Road 355.16' E. from c/l Honeygo Blvd.
Existing Zoning: D.R. 6-5
Proposed Zoning: See attached sheet:

Address: 2b.9
District: 11th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 14-82 ~~Standard for the construction of buildings and other applicable codes.~~
- X B. A building/_____ permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group, 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, also Section 503.2.
- F. Requested variance appears to conflict 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, then 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 202 and the required construction classification of Table 401.
- X I. Comments: Should these single family dwellings be constructed under the One and Two Family Code instead of the E.O.C.A. Basic Code quoted in Item "H" above, Section H-203 permitting a 3'0" setback in lieu of 6'-0" would be permissible. However no openings are permitted within 3'-0" of an interior property line. See also Section 1111.0 and 503.2 for compliance when using the Basic Code.

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 W. Chesapeake Ave., Towson.

Very truly yours,

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

CEB:ec

Comments on Item #325

Proposed Zoning: Variance to permit a minimum distance between buildings with a maximum average height of 25' to be 10' in lieu of the required 25', to permit a minimum distance from a building with or without a window to a tract boundary of 15' min. in lieu of the required 35' or 30', to permit a minimum distance of 10' in lieu of the required 25' for a building with a window from a street right of way, to permit a minimum distance of 3' for a window to a property line in lieu of the required 15', to permit a distance between facing windows of 10' in lieu of the required 10'. Special Hearing to approve the portion of the 1st Amended Partial Development Plan of White Marsh, Section III, Phase 1A "Turtan Hill" which shows a change in use in the Provisionary section from single family semi-detached and townhouses to cluster single family, townhouses and garden apartments. Also amended within the Provisionary Section are the location of the future culvert under Beaconsfield Dr., the addition of storm water management pond located within the open space and the building envelope for the commercially zoned parcel.

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
S/S Silver Spring Rd., 355' : OF BALTIMORE COUNTY
and 2,262' E of the Center-
line of Honeygo Blvd.,
11th District

THE WHITE MARSH JOINT VENTURE, Petitioner Case No. 85-325

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Ra. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Richard A. Reid, Esquire, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

JAN 24 1985

April 27, 1984

ENGINEERING DESCRIPTION TARTAN HILL PROVISORY SECTION

Lying and being in Election District No. 11 of Baltimore County, Maryland.

BEGINNING for the same at a point on the southerlymost right-of-way line of Silver Spring Road (60 feet wide) said point being 355.16 feet easterly from the centerline of Honeygo Boulevard (110 feet wide) and being also shown as coordinate point No. 1 on "Plat One, Tartan Hill, Section III, Phase 1A of White Marsh" recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 45 at Folio 52; thence binding on the westerly most outline of lot 38, as shown on said "Plat One" the following two courses and distances, (1) South 19°28'24" East, 169.63 feet, (2) South 64°28'46" East, 85.10 feet to a point on the westerly most right-of-way of a cul-de-sac at the end of Tartan Hill Road (50 feet wide); thence binding on said right-of-way (3) Southeasterly along a curve to the left, having a radius of 50 feet for a distance of 78.53 feet, being subtended by a chord bearing and distance of South 19°28'46" East, 70.71 feet; thence leaving said right-of-way and binding on the westerlymost and southerlymost outlines of lots 39 thru 57, as shown on the first mentioned "Plat One", the following nine courses and distances, (4) South 25°31'14" West, 33.46 feet, (5) South 11°28'46" East, 205.27 feet, (6) South 28°18'36" East, 152.66 feet, (7) South 43°03'59" East, 318.67 feet, (8) South 35°25'46" East, 152.78 feet, (9) South 89°29'42" East, 145.99 feet, (10) North 44°30'18" East, 123.17 feet, (11) North 01°29'42" West, 46.01 feet, (12) North 73°10'21" East, 277.83 feet to a point on the westerlymost right-of-way line of Featherhill Road (50 feet wide); thence (13) North 80°01'14" East, 50.00 feet to a point on the easterlymost right-of-way line of Featherhill Road, said point being shown as coordinate point no. 1 on "Plat Two, Tartan Hill, Section III, Phase 1A of White Marsh" recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 45 at Folio 53; thence binding on the southerlymost and easterlymost outline of lots 32 thru 16 as shown on said "Plat Two" the following eleven courses

April 27, 1984

and distances, (14) North 87°12'22" East, 191.03 feet, (15) South 80°06'29" East, 142.52 feet, (16) South 25°59'46" East, 203.08 feet, (17) South 54°31'39" East, 87.41 feet, (18) South 79°07'14" East, 79.28 feet, (19) North 62°10'50" East, 148.06 feet, (20) North 09°08'01" West, 52.25 feet, (21) North 06°49'52" West, 102.72 feet, (22) North 05°23'28" West, 80.14 feet, (23) North 11°44'46" East, 77.27 feet, (24) North 16°17'00" East, 124.00 feet to a point on the southerlymost right-of-way line of Silver Spring Road (60 feet wide); thence (25) North 16°17'00" East, 30.00 feet to a point on the centerline of said Silver Spring Road; thence binding on said centerline of Silver Spring Road the following two courses and distances, (26) South 73°43'00" East, 63.41 feet, (27) South 74°22'09" East, 236.61 feet; thence leaving said centerline of Silver Spring Road and running for line of division the following seventeen courses and distances, (28) South 16°17'00" West, 175.00 feet, (29) South 09°08'01" East, 192.40 feet, (30) South 02°32'08" West, 202.62 feet, (31) South 62°10'50" West, 425.38 feet, (32) North 79°07'14" West, 250.02 feet, (33) North 54°31'39" West, 229.08 feet, (34) North 25°59'46" West 115.60 feet, (35) South 87°12'22" West, 106.51 feet, (36) South 73°10'21" West, 121.04 feet, (37) South 44°30'18" West, 266.36 feet, (38) North 89°29'42" West, 426.41 feet, (39) North 35°25'46" West, 285.83 feet, (40) North 43°03'59" West, 337.50 feet, (41) North 28°18'36" West, 235.89 feet, (42) North 11°28'46" West, 204.57 feet, (43) North 64°28'46" West, 46.92 feet, (44) North 19°28'24" West, 391.61 feet to a point on the easterlymost right-of-way line of Honeygo Boulevard (110 feet wide); thence binding on said right-of-way line, (45) North 15°54'30" East, 14.05 feet; thence (46) North 62°18'20" East, 29.00 feet to a point on the southerlymost right-of-way line of Silver Spring Road (60 feet wide); thence binding on said right-of-way line, (47) South 74°05'30" East, 280.16 feet to the point of BEGINNING.

Containing 24.9108 acres of land, more or less.

Handwritten signature and date: 8/25/84

April 27, 1984

Being a piece or part of the land described in a deed dated May 6, 1975 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 5527 at Folio 167 between Nottingham Village, Inc., Grantor, and White Marsh Joint Venture, being also a piece or part of "Plat One, Tartan Hill, Section III, Phase 1A of White Marsh", "White Marsh, Section III, Neighborhood Convenience Center" and "Quarry Hill, Section III, Phase 1B of White Marsh" recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 45 at Folio 52, Plat Book E.H.K., Jr. 46 at Folio 121 and Plat Book E.H.K., Jr. 48 at Folio 42 respectively.

IN RE: PETITIONS SPECIAL HEARING AND VARIANCES
S/S of Silver Spring Road, 355' and 2,262' E of the centerline of Honeygo Boulevard - 11th Election District
White Marsh Joint Venture,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-12-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests to amend that portion of the First Amended Partial Development Plan of White Marsh, Section III, Phase 1A, known as "Tartan Hill" to reflect changes in uses that would occur within 300 feet of Tartan Hill as presently shown on said development plan and, additionally, requests variances for distances between homes to be constructed in the development presently known as Lawrence Hill (previously known as Quarry Hill), as more particularly described on Petitioner's Exhibits 2 and 4A.

The Petitioner, by Richard Jones, Vice President of Nottingham Properties, Inc., and a principal of White Marsh Joint Venture, appeared and testified. The Petitioner was represented by Counsel. Harold Savage, President of the North-Central Coordinating Council of Baltimore County, and Anthony Smith, a resident of Quarry Hill, appeared and testified as Protestants. Other Protestants appeared, including Protestants' Exhibit 2, some of which testified.

On the late 1970's, the Petitioner, a land developer, received County approval to subdivide property along Silver Spring Road, east of the JFK Memorial Highway, and north of White Marsh Boulevard. This development became known as Section III, Phase 1A and Section III, Phase 1B of White Marsh. Phase 1A, presently known as Tartan Hill, has 89 single-family detached homes now valued in the mid-\$80,000 to mid-\$90,000 range. Phase 1B, then known as Quarry Hill, was

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DATE July 26, 1984

BY Mary Campbell (Clerk)

for 76 single-family detached homes. The prospective purchaser of the lots withdrew from interest and the lots remain vacant. The Petitioner, in conjunction with Baltimore County and Ryland Homes, has submitted a proposal to the Department of Housing and Urban Development (HUD) to construct single-family detached homes that would be more affordable to the potential middle-class home buyer. In order to achieve this result, it is necessary to maximize the number of building lots within the subdivision known as Phase 1B. Essentially, the Petitioner has redrawn the original concept by changing from the linear approach of single-family detached homes to the clustering of same. The new plat allows 111 homes instead of 76. The Petitioner has renamed the development Lawrence Hill. The Baltimore County Planning Board approved the amended development plan on June 21, 1984. This plan calls for four homes to be constructed around a common area, and to do so, variances are required as follows:

1. a minimum distance between buildings with a maximum average height of 25 feet to be 10 feet instead of the required 25 feet;
2. a minimum distance from a building with or without a window to tract boundary of 15 feet instead of the required 35 or 30 feet;
3. a minimum distance of ten feet instead of the required 25 feet for a building with a window from a street right of way;
4. a minimum distance of three feet for a window to property line instead of the required 15 feet; and
5. a distance between facing windows of ten feet instead of the required 40 feet,

as shown on Petitioner's Exhibit 3.

In order to solidify the request for variances, it is necessary to amend the plan for Phase 1A as it describes uses within its provisory notes and as described on the plan itself. The requested amendment would show changes from single-family detached homes, semi-detached homes, and townhouses to cluster

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DATE July 26, 1984

BY Mary Campbell (Clerk)

single-family homes, townhouses, and garden apartments. Also, the location of the future culvert under Beaconsfield Drive, the addition of a storm water management pond located within the open space, and the building envelope for the commercially zoned parcel are to be amended as shown on Petitioner's Exhibit 4A.

The shift in uses to townhouses and garden apartments does not impact Lawrence Hill, which will continue the original approach of single-family detached dwellings, but will impact Tartan Hill as it abuts on its other boundary lines as shown and indicated on Petitioner's Exhibit 5.

The Petitioner presented testimony from Mr. Jones who stated that if the variances were not granted, the proposed development could not occur and the project would be aborted. The concept of less expensive quality homes depends on the increased number of building lots within the subdivision. Franklin Halle, a registered professional engineer, testified that, in his opinion, it would be a practical difficulty if the variances were not granted and that there would be no adverse impact on the health, safety, and general welfare of the community. He concluded by stating that, in his view, the proposed variances would be within the spirit and intent of the Baltimore County Zoning Regulations (BCZR).

Testimony from the Protestants centered on the value of the proposed homes and the impact on the value of the homes in Tartan Hill. All who testified believed that the value of their homes would increase at a much lower rate than for homes elsewhere.

In rebuttal, Mr. Jones testified that, in his opinion and based on his knowledge of the industry, the lower values of the homes in Lawrence Hill, a separate and distinct subdivision, would not adversely impact on the values in Tartan Hill. Questions also were raised by the Protestants about the quality of

the typical home built by Ryland which, in their opinion, would cause their property values to decline.

The Protestants also oppose the changes proposed within 300 feet of their homes from that shown on the original subdivision plan approved in the 1970's. They argue that the changes would bring more apartments and townhouses which will create greater density and more problems, including lower property values. They contend that they purchased their homes based on what they were told or what was recorded on the subdivision plan and these proposed changes would adversely impact on those original decisions.

The Petitioner presented testimony that the requirements of Section 502.1, BCZR, are satisfied and that none of the conditions delineated therein are negatively impacted.

The Protestants presented no evidence other than opinion that the proposed single-family detached homes in Lawrence Hill would adversely effect their property values nor did they present evidence that the proposed variances would do so. In fact, single-family homes are permitted as of right on this D.R.5.5 zoned property. The 111 homes proposed are within the permitted density. The Protestants oppose them solely because they will be a cheaper construction and are concerned that their homes will not appreciate as quickly. The issue, however, is not the houses themselves but the variances which would allow more of

The Petitioner seeks relief from Section 1801.2.C.6, BCZR, and Sections V.B.5.a, V.B.5.b, V.B.6.a, V.B.6.b, and V.B.6.c, Comprehensive Manual of Zoning Policies (CMZP), pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. McRan v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

ORDER RECEIVED FOR FILING

DATE July 26, 1984

BY Mary Campbell (Clerk)

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

The amendments proposed by the Petitioner would be consistent with the spirit and intent of the original plan and with the BCZR. The proposed changes do not in any way change the total concept of the original subdivision plan created Tartan Hill. The purchasers of homes therein knew of the dense development of the area and the concept of that development. The proposed changes in the original plan satisfy and conform to that concept.

After reviewing all of the testimony and evidence presented, it appears the special hearing as applied for should be granted, with certain restrictions as more fully described below.

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BY Mary Campbell (Clerk)

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioners do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special hearing and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, on the 26 day of July, 1984, that the amendments of that portion of the Amended Partial Development Plan of White Marsh, Section III, Phase 1A, known as "Tartan Hill" to reflect changes in uses that would occur within 300 feet of Tartan Hill as shown on said development plan be approved and, as such, a Petition for Special Hearing is hereby GRANTED and, additionally, the Petition for Zoning Variances to permit a minimum distance between buildings with a maximum average height of 25 feet to be ten feet instead of the required 25

25 feet; a minimum distance from a building with or without a window to tract boundary of 15 feet instead of the required 35 or 30 feet; a minimum distance of ten feet instead of the required 25 feet for a building with a window from a street right of way; a minimum distance of three feet for a window to property line instead of the required 15 feet; and a distance between facing windows of ten feet instead of the required 40 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permits for the subdivision known as Lauren Hill and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. No building permit shall be issued for any other part or parcel of land connected with the amendment of Phase 1A if an appeal is taken until a decision is rendered by the Board of Appeals of Baltimore County.

RCM
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE July 26, 1984
BY Thyng Campbell

Richard A. Reid, Esquire
Mr. Harold Savage, President
Northeast Coordinating Council of Baltimore County
Mr. Anthony Smith
People's Counsel

- 6 -

- 7 -

REASON FOR FIRST AMENDMENT 4-7-81

1. White Marsh Section III Phase 1B was revised to reflect a proposed single family cluster development (Lawrence Hill).
2. White Marsh Section II Phase 2A was revised from a semi-detached development to reflect a proposed townhouse development.
3. White Marsh Section III Phase 2B was revised to show the addition of garden condominium or rental apartment units.
4. Short term water management facilities were added and shown in the future open space areas.
5. The future culvert under Beconsfield Drive was realigned.
6. The proposed development in the BL-CMS Zoned area was revised. The approval of the above revisions to the Provisional Section as shown on this Amended Development Plan will supersede and take precedence over the following approved Development Plans:
a. Section III Phase 1B (Quarry Hill) approved 4-7-81.
b. Section III Phase 2A (Roanoke Hill) approved 4-7-81.
c. Section III Phase 2B (Berry Hill) approved 4-7-81.
7. Let's have been sold within 300' of the requested revisions and a public hearing is requested.

White
Marsh

The White Marsh Joint Venture
100 West Pennsylvania Avenue
Towson, Maryland 21204
301/625-0565

April 27, 1984

OFFICE OF PLANNING & ZONING
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: White Marsh, Section III, Phase 1B
Lawrence Hill (formerly Quarry Hill)

Gentlemen:

Enclosed please find the 'Petition for Zoning Variance' for the above-referenced subdivision at White Marsh. This project is being done in cooperation with HUD's 'Affordable Housing Demonstration' program and is being participated in by The White Marsh Joint Venture, The Ryland Group, Inc. and Baltimore County.

Also enclosed is the 'Petition for Special Hearing' to amend the Provisional Section of an adjacent subdivision's Development Plan. This is required in order to proceed with the above-referenced project and should be processed simultaneously with the zoning variance.

Part of Baltimore County's participation in this project was the commitment to expedite its processing, including the scheduling of the required public hearing for the zoning variance. Please advise us of this scheduling at your earliest convenience.

Very truly yours,

B. Campbell
Bruce S. Campbell, III

BSC, III:fp

Enclosure
cc: Mr. B. Melvin Cole
Mr. Eugene A. Bober

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 28, 1984.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 28, 1984.

THE JEFFERSONIAN,

B. Ventrola
Publisher

\$36.00

PETITION FOR SPECIAL
HEARING AND VARIANCES
11th Election District
ZONING: Petition for Special
Hearing and Variances
LOCATION: South side
of Silver Spring Road, 355' E
and 2,262' E of the
centerline of Honeygo Boulevard
DATE & TIME: Monday, July
16, 1984 at 1:30 P.M.
OFFICIAL 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 on the Petition for Special Hearing and Variances, to determine whether or not the Zoning Commissioner should approve the Partial Development Plan of White Marsh, Section III, Phase 1A, "Tartan Hill" which shows a change in use in the future culvert under Beconsfield Drive, the addition of a storm water management pond located within the open space and the building envelope for the commercially zoned parcel; and Variances to permit a minimum distance between buildings with a maximum average height of 25 ft. to be 10 ft. in lieu of the required 35 ft. or 30 ft. to permit a minimum distance from a building with or without a window to a property line in lieu of the required 15 ft. to permit a minimum distance of 3 ft. for a window to a property line in lieu of the required 15 ft.; to permit a distance between facing windows of 10 ft. in lieu of the required 40 ft.

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

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and shown or made at the hearing.

By Order of
ARNOLD JARLON,
Zoning Commissioner
of Baltimore County
June 28

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 11 Date of Posting: 6/28/84
Posted for: White Marsh, Section III, Phase 1A
Petitioner: White Marsh Joint Venture, Inc.
Location of property: 355' E of Silver Spring Rd., 2,262' E of Honeygo Blvd.
Location of Signs: at property entrance, along Silver Spring Rd., opposite intersection of Honeygo Blvd.
Remarks: at property entrance, along Silver Spring Rd., opposite intersection of Honeygo Blvd.
Posted by: Arnold Jarlon Signature: Arnold Jarlon Date of return: 7/6/84
Number of Signs: 4

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

NOTICE OF HEARING

Re: Petition for Special Hearing and Variances
S/S of Silver Spring Rd., 355' and 2,262' E
of the c/l of Honeygo Boulevard
The White Marsh Joint Venture - Petitioners
Case No. 85-12-SPHA

TIME: 1:30 P.M.
DATE: Monday, July 16, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jarlon
Zoning Commissioner
of Baltimore County

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

No. 130596

DATE: 5/30/84 ACCOUNT: 821-615600
AMOUNT: 300.00

RECEIVED FROM: Bruce Campbell
FOR: Thyng Campbell
C 603*****200615-6218

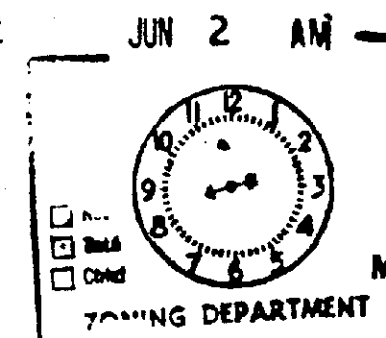
VALIDATION OR SIGNATURE OF CASHIER

Petition for
Special Hearing
and Variances
11th Election District
ZONING: Petition for
Special Hearing and
Variances
LOCATION: South side
of Silver Spring Road, 355'
ft. and 2,262' E. of the
centerline of Honeygo
Boulevard
DATE & TIME: Monday,
July 16, 1984 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 on the Petition for Special Hearing and Variances, to determine whether or not the Zoning Commissioner should approve the Partial Development Plan of White Marsh, Section III, Phase 1A, "Tartan Hill" which shows a change in use in the future culvert under Beconsfield Drive, the addition of a storm water management pond located within the open space and the building envelope for the commercially zoned parcel; and Variances to permit a minimum distance between buildings with a maximum average height of 25 ft. to be 10 ft. in lieu of the required 35 ft. or 30 ft. to permit a minimum distance from a building with or without a window to a tract boundary of 15 ft. in lieu of the required 15 ft.; to permit a minimum distance of 3 ft. for a window to a property line in lieu of the required 15 ft.; to permit a distance between facing windows of 10 ft. in lieu of the required 40 ft.

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

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and shown or made at the hearing.

By Order of
ARNOLD JARLON,
Zoning Commissioner
of Baltimore County
June 28



The Times

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 successive weeks before the day of 1984.

John D. Ventrola
Publisher.



July 6, 1984

Re: Petitions - Special Hearing and Variances
S/S of Silver Spring Rd., 355' and 2,262'
E of the c/l of Honeygo Boulevard
The White Marsh Joint Venture - Petitioner
Case No. 85-12-SPHA

Dear Mr. Reld:

This is to advise you that \$91.28 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely

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

No. 131921

OLD JABLON
ng Commissioner

DATE 7-16-84 ACCOUNT R-01-615-000

AMOUNT \$91.28

RECEIVED FROM: White Marsh Joint Venture
FOR: ad. + inst. Case # 85-12-SPHA

C 062*****91291a 3175F

VALIDATION OR SIGNATURE OF CASHIER

WE, THE UNDERSIGNED, FEEL THAT THE AMENDMENT REQUEST CASE #85-12-SPHA, ITEM #325 IS NOT IN THE BEST INTEREST OF THE RESIDENTS OF TARTAN HILL DEVELOPMENT, BALTIMORE COUNTY, MARYLAND. THE FURTHER DENSIFICATION OF HOUSING IN THIS AREA WILL BE DETRIMENTAL TO THE ENVIRONMENTAL QUALITY AS WELL AS THE MONETARY VALUE OF OUR PROPERTIES.

WE, THE UNDERSIGNED, REQUEST THAT THIS PETITION BE MADE A PART OF THE PUBLIC RECORD IN OPPOSITION OF THE PETITION CASE #85-12-SPHA, ITEM #325.

NAME ADDRESS

Anthony W. Smith	4914 Tartan Hill Rd Perry Hall 21128
Jacqueline J. Smith	4914 Tartan Hill Rd Perry Hall 21128
William J. Smith	4912 Tartan Hill Rd Perry Hall 21128
Joan G. Long	4912 Tartan Hill Rd Perry Hall 21128
Phil Hewitt	7414 Brightside Ave Rowles 71121237
Ann Marie P. Spokowski	3 Corner Court Perry Hall Md 21128
James B. Spokowski	3 Corner Court Perry Hall Md 21128
William J. Smith	14 Browning Ct Perry Hall 21128
Ann Marie P. Spokowski	16 Avonmoor Dr Perry Hall 21128
Ann Marie P. Spokowski	16 Avonmoor Dr Perry Hall 21128
Shirley B. Smith	4924 Tartan Hill Rd Perry Hall 21128
Robert B. Smith	4926 Tartan Hill Rd Perry Hall 21128
Anthony J. Smith	4915 Tartan Hill Rd Perry Hall 21128
Joan G. Long	4913 Tartan Hill Rd Perry Hall 21128
Donald F. Kelly	4913 Tartan Hill Rd Perry Hall 21128
Robert D. Mawcator	4911 Tartan Hill Rd Perry Hall Md 21128
William J. Smith	4911 Tartan Hill Rd Perry Hall Md 21128
Michael J. Smith	4922 Tartan Hill Rd Perry Hall Md 21128
William J. Smith	4922 Tartan Hill Rd Perry Hall Md 21128
William J. Smith	4918 Tartan Hill Rd Perry Hall Md 21128
William J. Smith	4918 Tartan Hill Rd Perry Hall Md 21128
Dennis J. Smith	4916 Tartan Hill Rd Perry Hall Md 21128
Charles J. Smith	4916 Tartan Hill Rd Perry Hall Md 21128
James J. Smith	4907 Tartan Hill Rd Perry Hall Md 21128
James J. Smith	4907 Tartan Hill Rd Perry Hall Md 21128
James J. Smith	4902 Tartan Hill Rd Perry Hall Md 21128
James J. Smith	4902 Tartan Hill Rd Perry Hall Md 21128
James J. Smith	4910 Tartan Hill Rd Perry Hall Md 21128
William J. Smith	4910 Tartan Hill Rd Perry Hall Md 21128
James J. Smith	4930 Tartan Hill Rd Perry Hall Md 21128
James J. Smith	4903 Tartan Hill Rd Perry Hall Md 21128
James J. Smith	9 Avonmoor Dr Perry Hall Md 21128

PETITION FOR SPECIAL HEARING AND VARIANCES

11th Election District

ZONING; Petition for Special Hearing and Variances

LOCATION: South side of Silver Spring Road, 355 ft. and 2,262 ft.
East of the centerline of Honeygo Boulevard

DATE & TIME: Monday, July 16, 1984 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 that portion of the First Amended Partial Development Plan of White Marsh, Section III, Phase 1A "Tartan Hill" which shows a change in use in the provisory section from single family detached semi-detached and townhouses to cluster single family, townhouses and garden apartments. Also amended within the provisory section are the location of the future culvert under Beaconsfield drive, the addition of a storm water management pond located within the open space and the building envelope for the commercially zoned parcel; and Variances to permit a minimum distance between buildings with a maximum average height of 25 ft. to be 10 ft. in lieu of the required 25 ft.; to permit a minimum distance between a building and a street without a sidewalk to be the boundary of the lot in lieu of the required 30 ft. or 30 ft.; to permit a minimum distance of 10 ft. in lieu of the required 25 ft. for a building with a window from a street right-of-way; to permit a minimum distance of 3 ft for a window to a property line in lieu of the required 15 ft.; to permit a distance between facing windows of 10 ft. in lieu of the required 40 ft.

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

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

WE, THE UNDERSIGNED, FEEL THAT THE AMENDMENT REQUEST CASE #85-12-SPHA, ITEM #325 IS NOT IN THE BEST INTEREST OF THE RESIDENTS OF TARTAN HILL DEVELOPMENT, BALTIMORE COUNTY, MARYLAND. THE FURTHER DENSIFICATION OF HOUSING IN THIS AREA WILL BE DETRIMENTAL TO THE ENVIRONMENTAL QUALITY AS WELL AS THE MONETARY VALUES OF OUR PROPERTIES.

WE, THE UNDERSIGNED, REQUEST THAT THIS PETITION BE MADE A PART OF THE PUBLIC RECORD IN OPPOSITION OF THE PETITION CASE #85-12-SPHA, ITEM #325.

NAME ADDRESS

Ned Joseph D. King	4100 Tartan Hill Rd Perry Hall 21228
Edward T. Peto	4905 TARTAN HILL RD PERRY HALL
Paul E. Ward	8600 FEATHER HILL RD PERRY HALL
Albert J. Macintosh Jr	8604 FEATHERHILL RD PERRYHALL MD
Marjorie R. Macintosh	8604 FEATHERHILL RD PERRYHALL MD
Valencia Smith	5085 Tartan Hill Rd Perry Hall
Edward Smith	5085 Tartan Hill Rd Perry Hall
Cathie M. Antchoursky	5009 TARTAN HILL RD PERRY HALL
Dennis Antchoursky	5009 Tartan Hill Rd Perry Hall
Sharon Antchoursky	5017 Tartan Hill Rd Perry Hall
Eve Antchoursky	" " " " "
Jelly Murray	3203 Brandon Hunt Ct Baltimore
Joseph B Carr	5014 Tartan Hill Rd.
Steph A. Lewis	5034 Tartan Hill Rd
Jeff M. Silbuck	5026 Tartan Hill Rd Perry Hall
Deane S. Shattings	5026 Tartan Hill Rd Perry Hall 21228
Mary B. Emswiler	8735 GREST AVE. PERRY HALL 21228
Nay Flores	8735 Grest Ave, Perry Hall Md. 21228
Tom Harris	5 Brotham Ct 21228
Jim Black	3 Brotham Ct
Paula Thibault	5 Brotham Ct Perry Hall 21228
Janis W. Pomeroy	2 Brotham Ct Perry Hall 21228

WE, THE UNDERSIGNED, FEEL THAT THE AMENDMENT REQUEST CASE #85-12-SPHA, ITEM #325 IS NOT IN THE BEST INTEREST OF THE RESIDENTS OF TARTAN HILL DEVELOPMENT, BALTIMORE COUNTY, MARYLAND. THE FURTHER DENSIFICATION OF HOUSING IN THIS AREA WILL BE DETRIMENTAL TO THE ENVIRONMENTAL QUALITY AS WELL AS THE MONETARY VALUES OF OUR PROPERTIES.

WE, THE UNDERSIGNED, REQUEST THAT THIS PETITION BE MADE A PART OF THE PUBLIC RECORD IN OPPOSITION OF THE PETITION CASE #85-12-SPHA, ITEM #325.

NAME	ADDRESS	
Frank Karsen	9 AVONMORE	21128
Michael Karsen	9 Avonmore	21128
Stanley B...	21128	21128
Kenneth J. Pugh	5008 TAYLOR HILL RD	21128
William Cunningham	5010 TAYLOR HILL RD	21128
John K...	5018 TAYLOR HILL RD	21128
James Pugh	5020 TAYLOR HILL RD	21128
Bernice E. Sargent	5022 TAYLOR HILL RD	21128
Robert E. Sargent		
Michael E. Sargent	5024 TAYLOR HILL RD	21128

PROTESTANT'S
EXHIBIT

WE, THE UNDERSIGNED, FEEL THAT THE AMENDMENT REQUEST CASE #85-12-SPHA, ITEM #325 IS NOT IN THE BEST INTEREST OF THE RESIDENTS OF TARTAN HILL DEVELOPMENT, BALTIMORE COUNTY, MARYLAND. THE FURTHER DENSIFICATION OF HOUSING IN THIS AREA WILL BE DETRIMENTAL TO THE ENVIRONMENTAL QUALITY AS WELL AS THE MONETARY VALUES OF OUR PROPERTIES.

WE, THE UNDERSIGNED, REQUEST THAT THIS PETITION BE MADE A PART OF THE PUBLIC RECORD IN OPPOSITION OF THE PETITION CASE #85-12-SPHA. ITEM #325.

NAME	ADDRESS
John Hoffman	3 Avonmore Ct Perry Hall Md
Joseph B. Hoff	8603 Featherhill Rd.
Cheryl B. Hoff	8603 Featherhill Rd. 21128
James C. Hoff	8605 Featherhill Rd. 21128
James C. Hoff	8602 Featherhill Rd. 21128
James C. Hoff	8601 Featherhill Rd. 21128
James C. Hoff	8601 Featherhill Rd. 21128
James C. Hoff	4925 TARTAN HILL RD 21128
John Hoffman	4925 TARTAN HILL RD 21128
John Hoffman	8603 Featherhill Rd. 21128
John Hoffman	1 Woodman Ct 21128
John Hoffman	4 Avonmore Ct 21128
John Hoffman	1 Avonmore Ct 21128
John Hoffman	4921 Tartan Hill Rd 21128
John Hoffman	4921 Tartan Hill Rd 21128
John Hoffman	6 Codomo Ct. 21128
John Hoffman	4 Codomo Ct 21128
John Hoffman	4 Codomo Ct 21128
John Hoffman	2 Codomo Ct 21128
John Hoffman	4919 Tartan Hill Rd 21128
John Hoffman	6 Avonmore Ct 21128
John Hoffman	#11, Avonmore Ct 21128
John Hoffman	#12, Avonmore Ct 21128
John Hoffman	#12, Avonmore Ct 21128
John Hoffman	#4, Bortham Court 21128
John Hoffman	#4, Bortham Court 21128
John Hoffman	6 Bortham Court 21128
John Hoffman	6 Bortham Ct 21128
John Hoffman	5009 Tartan Hill Rd. 21128
John Hoffman	5009 Tartan Hill Rd. 21128

JAN 24 1985



The White Marsh Joint Venture

LIST OF EXHIBITS

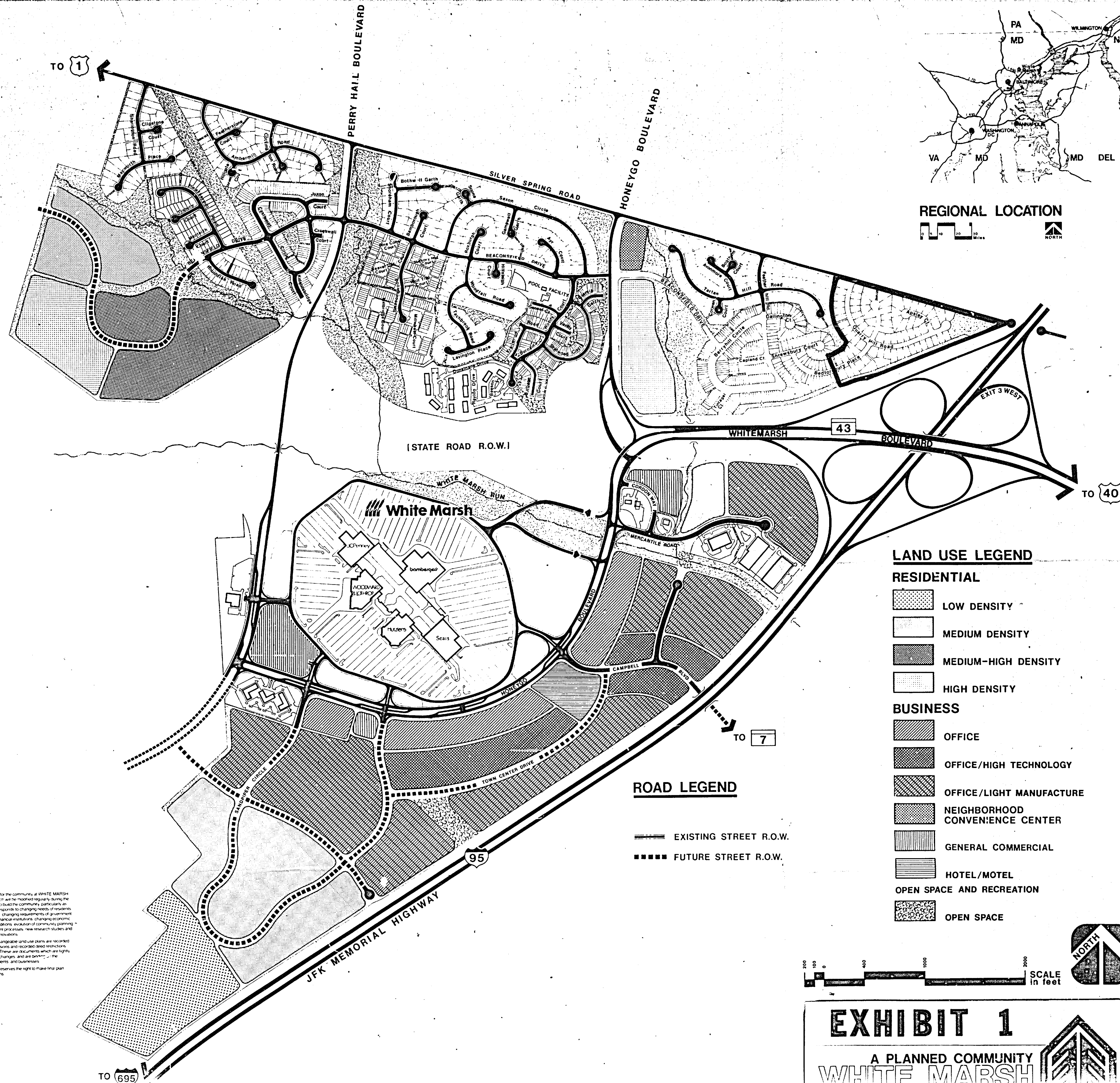
- EXHIBIT 1: 930-acre Master Plan with Section III: Phase 1B outlined in red.
- EXHIBIT 2: Section III: Phase 1B, *Final Development Plan* showing 76 single-family detached units, not rendered.
- EXHIBIT 3: Section III: Phase 1B Lot Layout showing 111 single-family detached clustered units, rendered (including cluster detail).
- EXHIBIT 4: Section III: Phase 1A: Tartan Hill Existing Final Development Plan.
- EXHIBIT 4-A: Section III: Phase 1A: Tartan Hill Existing Final Development Plan drawing outlining areas of change labeled to applicable notes.
- EXHIBIT 5: Section III: Phase 1A: Tartan Hill Petition Drawing.

Land use plans for the community at WHITE MARSH are designs which are modified regularly during the years required to build the community, particularly as the developer responds to changing needs of residents and businesses, changing requirements of government agencies and financial institutions, changing economic and market conditions, evolution of community planning and investment priorities, new research studies and for response to innovations.

In central to changeable and use plans are recorded public subdivisions and recorded deed restrictions affecting them. These are documents which are tightly recorded as to changes, and are binding on the developer, residents and businesses.

The developer reserves the right to make final plan change decisions.

MASTER DEVELOPER:
NOTTINGHAM PROPERTIES, INC.
100 West Pennsylvania Avenue
Towson, Maryland 21204
301/825-0345



REGIONAL LOCATION



EXHIBIT 1

A PLANNED COMMUNITY
WHITE MARSH
BALTIMORE COUNTY · MARYLAND



REVISED: JUNE 1983