

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the First Amended Development Plan of Plat Three and Resubdivision

of parts of Plats One and Two of Arbour Green (formerly Joppagate Village) which includes additional property, reconfigured single family dwellings, additional townhouses and other changes. Property is to be posted and advertised as prescribed by Zoning Regulations.

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

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

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

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

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

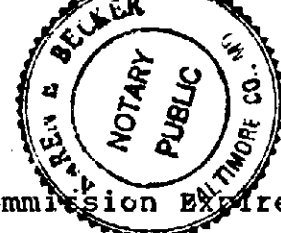
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County on the _____ day of _____, 1986, at _____ o'clock

Carl Jones
Zoning Commissioner of Baltimore County.
(over)

LIBERT 086 FOLIOS 20

Public of the State of Maryland, in and for the County of Baltimore aforesaid personally appeared ORVILLE M. JONES, the above named Declarant, and he acknowledged the foregoing Declaration, Restrictions to be his act.



Karen E. Becker
Notary Public
My Commission Expires: 7/1/86

LIBERT 086 FOLIOS 17

THIS DECLARATION OF RESTRICTIONS, Made this 27 day of January, 1986 by ORVILLE M. JONES, (hereafter called "Declarant").

RECITALS

(A) The Declarant is the owner, in fee simple, of lots as shown on the Plat entitled, "Arbour Green", which Plat is recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. No. 50, folios 71, 72 and said lots which are included on an amended Plat of Arbour Green which Plat is to be recorded at the same time as or shortly hereafter among the Land Records of Baltimore County.

(B) The Declarant, for the purposes of creating and maintaining a general scheme of development, desires that the aforesaid lots be subject to the covenants, conditions and restrictions hereinafter set forth.

NOW THEREFORE, the Declarant for itself, its successors and assigns, hereby declares that all the aforesaid lots shall be subject to the covenants, restrictions, conditions and reservations hereinafter set forth.

1. Lots as shown on the aforesaid plat of Arbour Green, except as hereinafter provided, shall be used for private residential purposes only and no dwelling shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling. Single-family occupancy shall not be construed to prevent the erection of a dwelling with an attached apartment or living area for use by member or members of the owner's family, so long as said apartment or living area does not in anyway violate either the zoning regulations or the building code of Baltimore County. Nothing herein contained shall prevent the use of part of a lot as a right of way for use by other lots within the subdivision. Residential use shall not bar a home office use of the property provided the owner of said lot complies with the applicable zoning regulations of Baltimore County.

2. No building, fence, wall, hedge, or other structure shall be commenced, erected, placed or altered in structure or color, on any lot until the plans and specifications and including color scheme and a grading plan showing the location of the structure have been approved in writing by Orville Jones. Under no circumstances shall additional chain link fence be erected or placed on any of the lots subject to this Declaration of Restriction.

3. Easements for installation, maintenance of utilities and drainage facilities are reserved as shown on the aforesaid recorded plat. In addition thereto, the Baltimore Gas & Electric Company shall have the right to place upon the Baltimore Gas and Electric Company, electric transformers, transformer pads and telephone pedestals.

4. No structure of a temporary character, such as, but not limited to, a trailer, shack, shed or tent shall be placed or used on any of the lots aforesaid as a residence or for storage or as an auxiliary building, either temporarily or permanently, except that a temporary structure may be placed or used thereon if used and operated solely in connection with the construction of permissible permanent improvements; removed from the premises within thirty (30) days after completion of the construction of the permissible permanent improvements; and provided, further, that such structure be removed within a period of twelve (12) months from the date of its original construction.

5. No recreational vehicles, such as, but not limited to, campers, motor homes, boats on trailers, and tent vehicles in a garage. No motorcycles, mopeds or motor bikes may be operated on any lot.

6. All lots shall be kept neat, clean, and free of storage of inoperative vehicles or appliance on the outside of any structure.

7. No live poultry, hogs, cattle, horses, ponies or other similar livestock shall be kept on any lot. A maximum of two (2) dogs and two (2) cats are permitted, provided that the lot owner's property. No dog runs shall be permitted on any lot.

8. Owners of lots shall be responsible for providing driveway access to their lots from the paved portion of the country road abutting the owner's lot. All driveways shall be paved with unistone. Paving shall be completed one (1) year from the date of commencement of construction of the dwelling placed on this property by the Developer, will remain in place, or will be suitable replaced with approval, and maintained in good condition by the owners.

9. The Declarant, its successors and assigns, reserves the right to waive such portion of the protective covenant placed on this property as the Declarant deems necessary or in the best interest of the development as determined by the Declarant. All waivers shall be in writing request. The Declarant also reserves the right to change building setback lines and to alter lot lines between lots owned by the Declarant. Declarant agrees to notify such individual as may be designated by the lot owners of records as of the date of recordation of the Declaration of any request for waiver or of any waivers which he grants pursuant to this provision.

10. The provisions herein contained shall run with and bind the land and shall inure to the benefit of and be enforceable by the Declarant or the owner of any part of said

LAW FIRM
ROMADKA,
GONTNUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

STATE DEPARTMENT OF ASSESSMENTS & TAXATION
Director of Finance
BALTIMORE COUNTY, MARYLAND
John J. ...
CLERK DATE 1-31-86

TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY, MARYLAND
John J. ...
CLERK DATE 1-11-86

LIBERT 086 FOLIOS 18

11. These restrictions shall be binding until the first day of September, 2009. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant.

12. Invalidation of any of these covenants, agreements, restrictions or conditions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

13. These restrictions shall apply only to the lots as shown on the aforesaid plat of Arbour Green and shall not be binding on any other property of the Declarant, its successors and assigns.

14. No lot shall be split, divided, or subdivided for sale, resale, gift, transfer or otherwise after acquisition owned by the Declarant. With respect to any of said lots while right to further subdivide, the Declarant expressly reserves the setback lines and to otherwise revise the aforesaid subdivision plat of Arbour Green in any respect, subject to applicable Baltimore County regulations and requirements.

15. No above ground swimming pools will be allowed in the subdivision. In ground pools are permissible.

16. No sign or other advertising device of any nature shall be placed on any lot advertising the said lot or the improvements thereon as being for sale unless approved in writing by the Declarant. This restriction shall terminate on December 31, 1988.

17. No satellite dishes shall be permitted on any lot within the development known as Arbour Green.

18. All houses, townhouses, and additions to them shall be constructed of brick sides to grade except to the extent approved over garage doors, eaves, gables, and overhangs.

AS WITNESS the hand and seal of Orville M. Jones, the Declarant.

Karen E. Becker
ORVILLE M. JONES (SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:
I HEREBY CERTIFY, That on this 27 day of January, 1986, in the year one thousand nine hundred and eighty-six, before me, the subscriber, a Notary

LAW FIRM
ROMADKA,
GONTNUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

LIBERT 086 FOLIOS 19

PETITIONER'S EXHIBIT 3

Standard Contract of Sale

Published by The Greater Baltimore Board of Realtors, Inc.

This is a Legally Binding Contract; If Not Understood, Seek Competent Advice.

This Agreement of Sale, made this 4th day of June, nineteen hundred and eighty-four, between ORVILLE M. JONES, Seller, and RONALD U. ZINK and DEBORAH S. ZINK, Buyer.

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate and lying in Baltimore County, Maryland and being known as Lot 23 Arbour Green.

Seller agrees that this lot is being sold as a "finished lot" and that Seller will complete all work required by it under the Public Works Agreement with Baltimore County within reasonable period of time after settlement. Lot will specifically be finished with sewer, water, electric and phone connections.

at and for the price of FIFTEEN THOUSAND and 00/100 Dollars (\$ 15,000.00) of which _____ Dollars (\$ _____) have been paid prior to the signing hereof, and the balance to be paid as follows:

Cash at settlement.

Settlement to be held on or about June 4, 1984.

Buyer will be bound by restrictive covenants that Seller will record covering all lots in the development of Arbour Green.

Seller is in the process of adding to the subdivision. The Buyers have been furnished with a proposed development plan, as approved by the County Review Group, showing the changes in the development. Buyers agree to sign any plat plan, or other documents required by the county to effectuate the revised development plan after settlement on the lot, provided Seller holds the Buyers harmless from any claim or expense.

Upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurance shall be executed at the Buyer's expense by the Seller, which shall convey the property to the Buyer.

Title Title to the property shall be good and merchantable, free of liens and encumbrances except as specified hereon and except. Use and occupancy restrictions of public record which are generally applicable to property in the immediate neighborhood or the subdivision in which the property is located, and publicly recorded assessments for public utilities and any other assessments which may be imposed by an inspector of the property.

Adjustments Ground rent, rent and water rent shall be adjusted and apportioned as of date of settlement, and all taxes, general or special, and all other public or governmental charges or assessments against the premises which are or may be payable on or around the date of settlement, including Metropolitan District, Sanitary Commission or other benefit charges, assessments, liens or encumbrances for sewer, water, drainage or other public improvements completed or commenced on or prior to the date hereof, or subsequent thereto, are to be adjusted and apportioned as of the date of settlement and are to be cleared and paid thereafter by Buyer, whether assessments have been levied or not as of date of settlement.

ORDER RECEIVED FOR FILING

TE *January 29 1986*
John J. ...

David Okelant, Lois
9219 Greenhouse Circle
Baltimore, Md. 21236

Ronald Zink
9202 Greenhouse Circle
Baltimore, Md. 21236

DEBRA R. ZINK
9204 Greenhouse Cir.
Baltimore, Md. 21236

M. & Mrs. Anthony W. Smith
9217 Greenhouse Cir
Baltimore, Md. 21236

GEORGE ANVALA
9215 Greenhouse Cir
Baltimore, Md. 21236

Petition For Special Hearing

11th Election District

LOCATION: Southwest corner Joppagate and Greenhouse Circle
DATE AND TIME: Wednesday, November 13, 1986 at 10:30 a.m.
PUBLIC HEARING: Room 306, County Office Building, 111 West 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 for Petition for Special Hearing for First Amended Development Plan of Plat Three and Resubdivision of parts of Plats One and Two of Arbour Green (formerly Joppagate Village) which includes additional property, reconfigured single family dwellings, additional townhouses and other changes.

Being the property of Orville M. Jones as shown on the plat filed with the Zoning Office.

In the 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 above or made at the hearing.

BY ORDER OF
Zoning Commissioner
Of Baltimore County

The Times
Middle River, Md., Oct 26 1984
This is to Certify, That the annexed Petition Reg L 83466 was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 24th day of Oct, 1984.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 10/25/84

Posted for: Special Hearing

Petitioner: Orville M. Jones

Location of property: 9215 Greenhouse Cir. & Greenhouse Circle

Location of Sign: Greenhouse Circle & Greenhouse Circle

Remarks: None

Posted by: John J. ... Date of return: 10/25/84

Number of Signs: _____

PROTESTANT'S EXHIBIT

LAW FIRM
ROMADKA,
GONTNUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND 21221

86-197 SFA

THIS DECLARATION OF RESTRICTIONS, made this _____ day of _____, 1984, by ORVILLE M. JONES, (hereafter called "Declarant".)

RECITALS

(A) The Declarant is the owner, in fee simple, of lots as shown on the Plat entitled, "Arbour Green", which Plat is recorded among the Land Records of Baltimore County in Plat Book EHK, JR. No. _____, folio _____

(B) The Declarant, for the purposes of creating and maintaining a general scheme of development, desires that the aforesaid lots be subject to the covenants, conditions and restrictions hereinafter set forth.

NOW, THEREFORE, the Declarant for itself, its successors and assigns, hereby declares that all the aforesaid lots shall be subject to the covenants, restrictions, conditions and reservations hereinafter set forth.

- 1. Lots as shown on the aforesaid plat of Arbour Green, except as hereinafter provided, shall be used for private residential purposes only and no dwelling shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling, said dwelling designed for single-family occupancy. Single-family occupancy shall not be construed to prevent the erection of a dwelling with an attached apartment or living area for use by member or members of the owner's family. Nothing herein contained shall prevent the use of part of a lot as a right of way for use by other lots within the subdivision. Residential use shall not bar a home office use of the property provided the owner of said lot complies with the applicable zoning regulations of Baltimore County.
2. No building, fence, wall, hedge, or other structure shall be commenced, erected, placed or altered in structure or color, on any lot until the plans and specifications and including color scheme and a grading plan showing the location of the structure have been approved in writing by Orville Jones.
3. Easements for installation, maintenance of utilities and drainage facilities are reserved as shown on the aforesaid recorded plat. In addition thereto, the Baltimore Gas & Electric Company shall have the right to place upon the lots at such locations as may be deemed necessary by the Baltimore Gas and Electric Company, electric transformers, transformer pads and telephone pedestals.

A copy of above proposed restrictions were forwarded to Andrew Palaigas, Esq. per order of zoning com on 4/29/85. After Board meeting on 12/12/85.

4. No structure of a temporary character, such as, but not limited to, a trailer, shack, shed or tent shall be placed or used on any of the lots aforesaid as a residence or for storage or as an auxiliary building, either temporarily or permanently, except that a temporary structure may be placed or used thereon if used and operated solely in connection with the construction of permissible permanent improvements; provided, however, that such temporary structure shall be removed from the premises within thirty (30) days after completion of the construction of the permissible permanent improvement; and provided, further, that such structure be removed within a period of twelve (12) months from the date of its original construction.

5. No recreational vehicles, such as, but not limited to, campers, motor homes, and tent vehicles may be parked or kept on any lot, except those that are stored in a garage. No motorcycles, mopeds or motor bikes may be operated on any lot.

6. No live poultry, hogs, cattle, horses, ponies or other similar livestock shall be kept on any lot. A maximum of two (2) dogs and two (2) cats are permitted, provided that they are properly housed and cared for and are restricted to the lot owner's property.

7. Owners of lots shall be responsible for providing driveway access to their lots from the paved portion of the county road abutting the owner's lot. All driveways shall be paved with bituminous. Pavement shall be completed one (1) year from the date of commencement of construction of the dwelling on said lot. Structures such as fences, railings, etc., placed on this property by the Developer, will remain in place and maintained in good condition by the owners.

8. The Declarant, its successors and assigns, reserves the right to waive such portion of the protective covenant placed on this property as the Declarant deems necessary or in the best interest of the development as determined by the Declarant. All waivers shall be in writing and a copy thereof shall be available to all lot owners upon request. The Declarant also reserves the right to change building setback lines and to alter lot lines between lots owned by the Declarant.

9. The provisions herein contained shall run with and bind the land and shall inure to the benefit of and be enforceable by the Declarant or the owner of any part of said land included in said plat, their respective legal representatives, heirs, successors and assigns. Failure by the Declarant or any such owner or owners to enforce any restriction, condition, covenant, agreement herein contained, shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to the one occurring prior or subsequent thereto.

10. These restrictions shall be binding until the first day of September, 2009. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant.

11. Invalidation of any of these covenants, agreements, restrictions or conditions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

12. These restrictions shall apply only to the lots as shown on the aforesaid plat of Arbour Green and shall not be binding on any other property of the Declarant, its successors and assigns.

13. No lot shall be split, divided, or subdivided for sale, resale, gift, transfer or otherwise after acquisition from the Declarant. With respect to any of said lots while owned by the Declarant, the Declarant expressly reserves the right to further subdivide, to alter property lines, to alter setback lines and to otherwise revise the aforesaid subdivision plat of Arbour Green in any respect, subject to applicable Baltimore County regulations and requirements.

14. No above ground swimming pools will be allowed in the subdivision. In ground pools are permissible.

15. No sign or other advertising device of any nature shall be placed on any lot advertising the said lot or the improvements thereon as being for sale unless approved in writing by the Declarant. This restriction shall terminate on December 31, 1990.

Possession: Possession of the premises shall be given to Buyer as of date of settlement.
Risk of Loss: The herein described property is to be held at the risk of the Seller until legal title has passed or possession has been given to Buyer.
Insurance: It is also understood and agreed that the Seller shall immediately have all of the insurance policies on the property so endorsed on to protect all parties hereto, as their interests may appear, and shall continue said insurance in force during the life of this Contract.
Entire Agreement: This Contract contains the final and entire Agreement between the parties hereto, and neither they nor their Agents shall be bound by any terms, conditions or representations not herein written.
Time of Essence: Time shall be of essence of this Agreement.
Stamps, Recordation and Transfer Taxes: The cost of all documentary stamps, required by law, recordation tax and transfer tax, where required by law, shall be paid by the Buyer.
Agency: The Seller recognizes None.
Witness: The marginal portions of this Contract are for convenience and reference only and in no way define or limit the intent, rights or obligations of the parties hereunder.
The parties hereto hereby bind themselves, their heirs, personal representatives, successors and assigns for the faithful performance of this Contract.

Witness the hands and seals of the parties hereto the day and year first above written.
ORVILLE M. JONES, Seller (SEAL)
RONALD J. ZINK (SEAL)
DEBORAH S. ZINK (SEAL)
Buyers

NOTICE TO BUYER: If the property being purchased hereunder is an unimproved parcel of land, intended to be used for residential purposes, you should, before signing this contract, consult the appropriate public authorities to ascertain whether public sewerage and water facilities are available, or, if not, whether the property will be approved by such authorities for the installation of a well and/or private sewage disposal system.
NOTICE TO BUYER: You are entitled to select your own Title Insurance Company, Settlement Company, Escrow Company or Title Attorney.

AS WITNESS the hand and seal of said ORVILLE M. JONES, the Declarant.

WITNESS: ORVILLE M. JONES, Owner

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
HEREBY CERTIFY, that on this _____ day of _____, 1984 before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Orville M. Jones, Owner of Arbour Green and he acknowledged that the foregoing Declaration of Restrictions to be the act and deed of said owner.

Notary Public

My commission expires: 7/1/86

IN RE: PETITION SPECIAL HEARING * BEFORE THE
SW/corner of Joppa Road * ZONING COMMISSIONER
and Greenhouse Circle - * OF BALTIMORE COUNTY
11th Election District *
Orville M. Jones, * Case No. 86-197-SFH
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The petitioner herein requests approval of the 1st Amended Final Development Plan, Plat 3, and Resubdivision of Parts of Plats 1 & 2 of Arbour Green, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified and was represented by Counsel. Michael and Debra Zink, owners of a dwelling within the subdivision, appeared and testified in opposition and were represented by Counsel. Four other homeowners within the subdivision also appeared in opposition.

Testimony indicated that the subdivision, zoned D.R.5.5, was approved in 1982. Subsequent thereto, the Petitioner sold lots within the subdivision, including Lot 22 upon which the Zinks constructed their home. At that same time, the Petitioner entered into a contract to purchase approximately 2.8 acres from Mr. and Mrs. Akhurst, who then constructed their home within the approved subdivision, which was a mixture of townhouses and single-family detached dwellings. In May, 1984, the Petitioner received County Review Group (CRG) approval to amend the development plan, as shown on Petitioner's Exhibit 1. On September 19, 1985, the Baltimore County Planning Board approved the amended plan, as required by law, and now it is before the Zoning Commissioner for approval, the last stop on a long travail.

The protestants are upset that the Petitioner, by annexing the adjoining 2.8 acres, has increased the density of the original subdivision, which is true, i.e., 24 to 28 townhouses, while maintaining the same number (20) of

ORDER RECEIVED FOR FILING
DATE 12/12/85
BY [Signature]

ORDER RECEIVED FOR FILING
DATE 12/12/85
BY [Signature]

single-family detached dwellings. They complained about the potential increased traffic and the diminution of property values. The increase in density is permitted with the transfer of density from the 2.8-acre addition.

The primary complaint is that the Petitioner has proposed to substitute five townhouses for a single-family detached dwelling on Lot 15, which is behind the Zinks' home. The Zinks argued that they purchased this lot based on the original development plan, which showed a single-family detached dwelling on Lot 15, and they object to the proposed density increase. However, a buffer area exists between the lots, extending 20 feet from the northeastern corner to about 55 feet. Also, the building envelope for the extra five townhouses is exactly the same as that for Lot 22, i.e., 3,900 square feet.

The Petitioner seeks relief pursuant to Section 1B01.3.A.7.b, Baltimore County Zoning Regulations (BCZR).

The amendments proposed by the Petitioner would be consistent with the spirit and intent of the original development plan and with the BCZR. The proposed lot line changes would not in any way alter the total concept of the original subdivision plan of Arbour Green and would satisfy and conform to the concept of the development.

After due consideration of the testimony and evidence presented, it is found that the relief requested would not adversely affect the health, safety, and general welfare of the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of November, 1985, that the 1st Amended Final Development Plan, Plat Three, and Resubdivision of Plats 1 & 2 of Arbour Green be approved

and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The Petitioner shall place screening between Lot 15 and Lot 22, with the screening on the property line of Lot 15 and the buffer area which exists between Lots 15 and 22. Such screening shall be approved by the Current Planning and Development Division, Office of Planning and Zoning, pursuant to the Baltimore County Landscape Manual.
2. Within 30 days from the date of this Order, the Petitioner shall submit a list of restrictive covenants, agreed to by and between the Petitioner and the present lot owners, which will run with the deeds to each lot.

[Signature]
Zoning Commissioner of Baltimore County

AJ/srl
cc: John B. Gontran, Esquire
Robert Rmedka, Esquire
Anthony Palaigas, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE 12/12/85
BY [Signature]

IN RE: PETITION SPECIAL HEARING * BEFORE THE
SW/Corner of Joppa Road * ZONING COMMISSIONER
and Greenhouse Circle * OF BALTIMORE COUNTY
11th Election District *
Orville M. Jones, *
Petitioner * Case No. 86-197-SPH

ORDER

Upon consideration of the "Declaration of Restrictions" filed by the Petitioner pursuant to Restriction 2 of the Order dated November 19, 1985, it is ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of March, 1986, that said Declaration be accepted in satisfaction of said Restriction, unless a request for a hearing is received by any party to this matter within 10 days from the date of this Order, at which time testimony may be received.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl
cc: John P. Gontrum, Esquire
Anthony Palaigos, Esquire
Mr. & Mrs. David Akehurst
Mr. & Mrs. Anthony W. Smith
George Chuvala
People's Counsel

RECEIVED FOR FILING
DATE March 7, 1986
BY *[Signature]*
ADMINISTRATIVE SERVICES

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW/Corner Joppa Rd. and : OF BALTIMORE COUNTY
Greenhouse Circle, 11th Dist. :
ORVILLE M. JONES, Petitioner : Case No. 86-197-SPH

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.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 15th day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR SPECIAL HEARING

11th Election District
LOCATION: Southwest corner Joppa Road and Greenhouse Circle

DATE AND TIME: Wednesday, November 13, 1985 at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 for First Amended Development Plan of Plat Three and Resubdivision of parts of Plats One and Two of Arbour Green (formerly Joppagate Village) which includes additional property, reconfigured single family dwellings, additional townhouses and other changes.

Being the property of Orville M. Jones as shown on the plat filed with the Zoning Office.

In the event that this Petition is 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

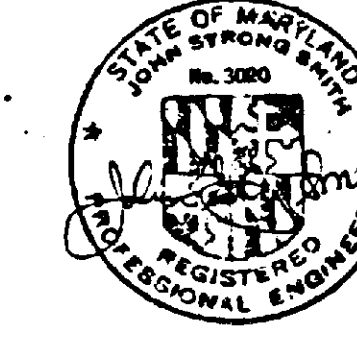
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany A Petition
For A Special Hearing to Amend The
Development Plan of Arbour Green

July 22, 1985

- Point of beginning being located at P.I. of the south side of Joppa Road with west side of Greenhouse Circle. Running thence
1. S 36° 05' 24" E 15.05 Feet ±
 2. S 5° 05' 23" W 387.61 Feet ±
 3. Southwesterly by a radius of 130 feet ± a length of 62.89 feet ± with a chord (S 18° 56' 58" W 62.28 Feet ±)
 4. N 77° 16' 10" W 274.17 Feet ±
 5. N 12° 43' 50" E 62.00 Feet ±
 6. N 77° 16' 10" W 0.88 Feet ±
 7. N 80° 04' 41" E 74.30 Feet ±
 8. N 6° 13' 25" W 386.29 Feet ±
 9. Southeastery by a radius of 510.00 feet a length of 5.82 Feet ± with a chord (S 77° 35' 48" E 5.82 Feet) and
 10. S 77° 35' 48" E 270.01 Feet ± to the place of beginning.
- Containing 2.64 Acres of land more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY).



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 6, 1985

John B. Gontrum, Esquire
809 Eastern Blvd.
Baltimore, Maryland 21221

Re: Petition for Special Hearing
SW/Cor. Joppa Rd. & Greenhouse Circle
Orville M. Jones - Petitioner
Case No. 86-197-SPH

Dear Mr. Gontrum:

This is to advise you that \$52.00 is due for advertising must be paid before an

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

No. 012448

DATE 11-15-85 ACCOUNT R-01-615-000

AMOUNT \$ 52.00

RECEIVED BY John B. Gontrum, Esq.

FOR Advertising and Posting 86-197-SPH

B 125*****52207a-166F

VALIDATION OR SIGNATURE OF CASHIER

AND POST RETURNED ON
BE ISSUED.

Time it is placed by
If.

County, Maryland, and remit
ding, Towson, Maryland

October 10, 1985

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Special Hearing
SW/Cor. Joppa Rd. & Greenhouse Circle
Orville M. Jones - Petitioner
Case #86-197-SPH

TIME: 10:30 a.m. at 111 West Chesapeake Avenue, Towson, Maryland

DATE: Wednesday, November 13, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 008688

DATE 8-16-85 ACCOUNT R-01-615-000

AMOUNT \$ 100

RECEIVED BY *[Signature]*

FOR *[Signature]*

B 125*****100868a-2166F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 21, 1985

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

000

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 71- Case No. 86-197-SPH
Petitioner - Orville Jones
Special Hearing Petition

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

Dear Mr. Gontrum:

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]
James E. Dyer, Esq.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: George William Stephens, Jr.
& Associates, Inc.
P.O. Box 6828
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3311

NORMAN E. GENDER
DIRECTOR

SEPTEMBER 23, 1985

Re: Zoning Advisory Meeting of AUGUST 27, 1985
Item # 71
Property Owner: ORVILLE JONES
Location: S/S JOPPA RD, W/S GREENHOUSE
CIRCLE

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.
- (X) The proposed Development Plan was approved by the Planning Board on THURSDAY SEPTEMBER 19, 1985.
- () The property is located in a deficient service area as defined by §111 17B-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 §111 17B-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) National comments: PLANNING BOARD APPROVED 9/19/85 - FIRST AMENDED DEVELOPMENT PLAN OF PLAT 1, 2 OF ARBOUR GREEN (FORMERLY JOPPAGE VILLAGE)

Eugene A. Rober
Chief, Current Planning and Development

cc: James Hoswell

STEPHEN E. COLLINS
DIRECTOR

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

Item No. 71 -ZAC- Meeting of August 27, 1985
Property Owner: Orville Jones
Location: S/S Joppa Road, W/S Greenhouse Circle
D.R. 3.5
Existing Zoning: Special Hearing to approve First Amended Development Plan of Plat 1 and 2 of Arbour Green which includes additional property, reconfigured single family dwellings, additional townhouses and other changes. (formerly Joppagate Village)
Proposed Zoning:

Acres: 2.64
District: 11th

Dear Mr. Jablon:

This item is a C.R.G. item and the plan should be revised to reflect the C.R.G. comments. Attached are copies of the C.R.G. comments. The plan should be revised to show changes red lined at the C.R.G. hearing.

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

MSF/bar

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: August 10, 1982
FROM: Gregory M. Jones

PROJECT NAME: Joppagate Village PRELIMINARY PLAN
PROJECT NUMBER: TENTATIVE PLAN
LOCATION: Joppa Rd. W. of Snyder La. DEVELOPMENT PLAN
DISTRICT: FINAL PLAT

The rear lot line for unit 21 should be relocated approximately 5 feet to the west.

Gregory M. Jones
Gregory M. Jones
Traffic Engineer II

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: July 8, 1982
FROM: C. Richard Moore

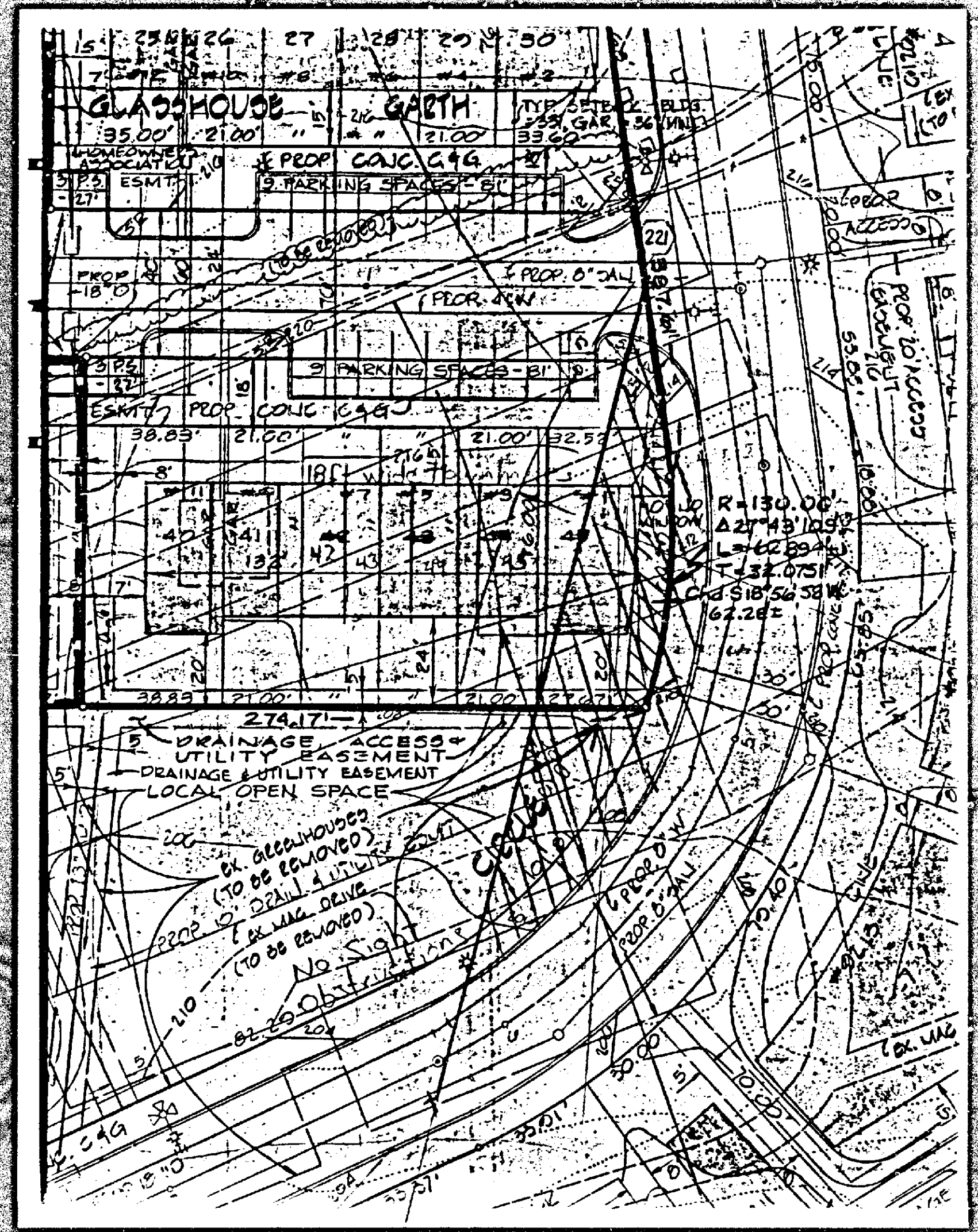
PROJECT NAME: Jones Property C.R.G. PRELIMINARY PLAN
PROJECT NUMBER: TENTATIVE PLAN
LOCATION: S.S. Joppa Rd. 1000' E. Snyder La. DEVELOPMENT PLAN
DISTRICT: 11CS FINAL PLAT

The inside of the curve on Joppa Road needs to be graded back to improve the sight distance west of the proposed entrance. The proposed parking for townhouses on the inside of the curve should be relocated.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GMJ/rlj

RECEIVED
AUG 13 1982
BUREAU OF PUBLIC SERVICES



SOIL TYPES SHOWN: HEI, LYB, LOMMY AND CLAYE, GGB, GALESTOWN LOAMY, GGC, GALESTOWN LOAM, SIB, SASSANIELS SAND

Notes:
The Northmost 18 Houses Adjacent To In Soil Survey By US CLAYE. Soil DESIGNATED BY SOURCE INSTAK DEPENDS ON HAS ENG FIGU DATA AND MAPS. A COPY OF THE SC SUBMITTED TO THE I RECOMMENDED THE C INF L AREAS AND 4 AND STATED THAT S INDICATED USE.

PL JOPPAGATE
BALTO CO. B

COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 8/13/85 With The Following Action Taken
PLAN APPROVED
Technical Sufficiency: DPW
Plan Approved DPW
Plan Approved OPZ
Approval Expiration Date 8/13/87
Plan Disapproved
Continued Mfg. Required
Plan Referred To Plan. Rd.

EX. BARN
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LOT 12
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LOT 14
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SANTA RITA ROAD

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

August 30, 1985

Mr. Arnold Jablon
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: Orville Jones
Location: S/S Joppa Road, W/S Greenhouse Circle
Item No.: 71 Zoning Agenda: Meeting of August 27, 1985

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 project.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Fire flow test shall be conducted by Balto. City Water Dept. on Joppa Rd. as close to site as *
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 "Fire 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.

*Possible. Results are to be forwarded to the Office of the Fire Protection Engineer.

REVIEWER: *C. H. ...* Approved: *John F. ...*
Firefighting Group Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

September 18, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 71 Zoning Advisory Committee Meeting are as follows:

Property Owner: Orville Jones
Location: S/S Joppa Road, W/S Greenhouse Circle
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #17-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction. Permits are required for relocated building.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Fire Groups except 8-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 7'-0" to an interior lot line. 8-4 Fire Groups require a one hour wall of closer than 7'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1409.2 and Table 1409.2. No openings are permitted in an exterior wall within 7'-0" of an interior lot line.
6. The structure does not appear to comply with Table 506 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 1401 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ to Meet Use _____.
9. The proposed project appears to be located in a Flood Plain. Flood/Drainage. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments: For sale townhouse units require a two hour fire/party wall separation. Section 1409.1.2 as amended by Bill #17-85.
11. These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

John F. ...
John F. ...
Chief
Building Permit Service

LJZ/296

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: November 4, 1985

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

SUBJECT: Zoning Petition No. 86-197-SPH

The Planning Board approved the plan on September 19, 1985.

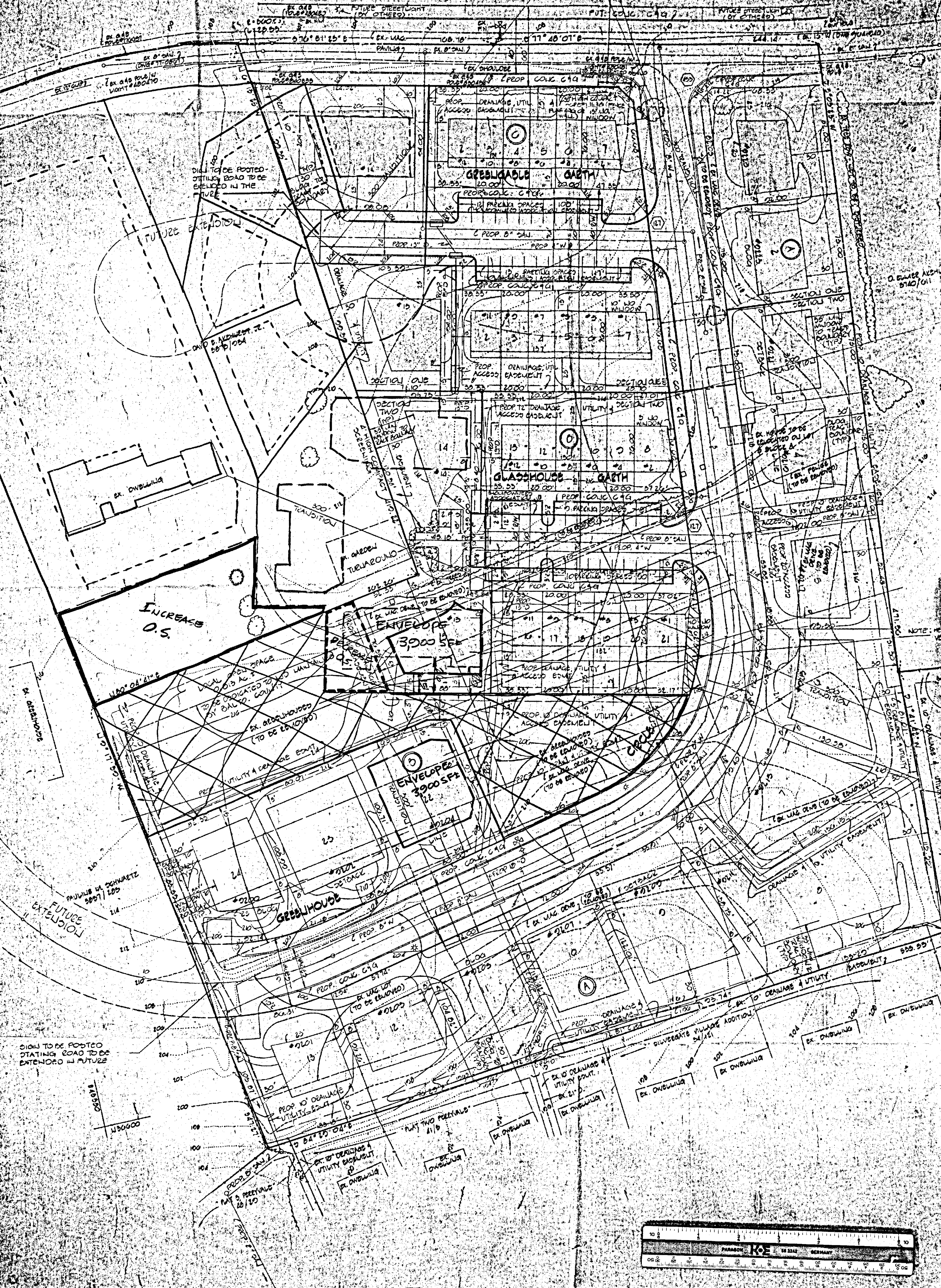
Norman E. Gerber
Norman E. Gerber, Director

NEG:JGH:sjm

JOPPA ROAD

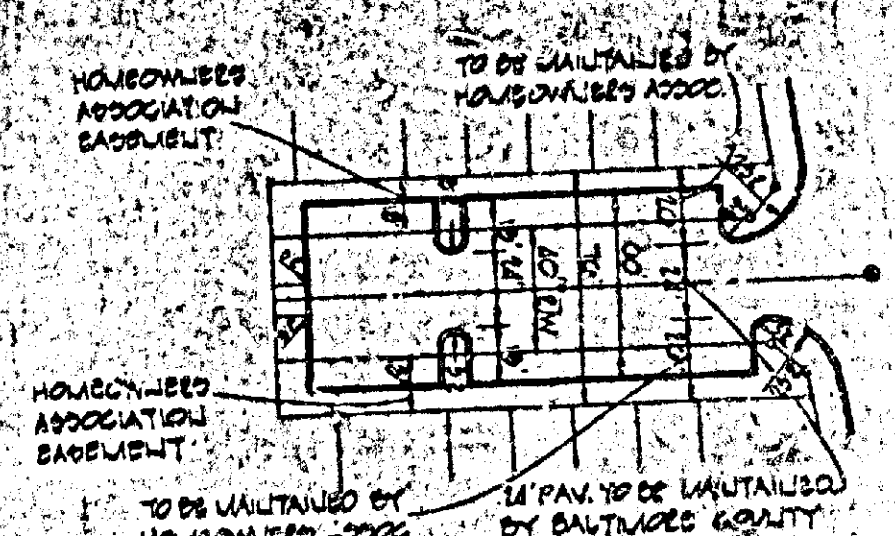
NO DEBRISH MORE THAN 12 IN HEIGHT MAY BE LOCATED WITHIN 12 FT OF THE FRONT OF DOOR STREET PROPERTY LINE.

LOCATION MAP
SCALE: 1" = 100'



GENERAL NOTES

1. ALL DATA SHOWN HEREON ARE FOR INFO OF THE PUBLIC AND ARE NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION.
2. THESE PLANS SHOW THE PROPOSED DEVELOPMENT OF THE PROPERTY AND ARE NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



TYPICAL MAINTENANCE RESPONSIBILITIES
SCALE: 1" = 20'

INCREASE 0.5

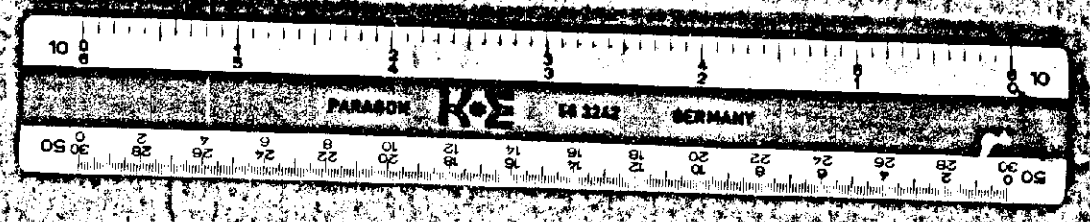
ENVELOPE 3000 SFS

GREENHOUSE

GLASSHOUSE

TABULATION

EX. ZONING	SECTION ONE	SECTION TWO	OVERALL
DEVELOP AREA	2.101 AC	5.714 AC	8.000 AC
NO. OF LOTS PERMITTED (MIN)	12	12	24
NO. OF LOTS PROPOSED	12	12	24
TOTAL NO. LOTS PERMITTED	12	12	24
TOTAL NO. LOTS PROPOSED	12	12	24
TOTAL DEVELOP AREA	2.101 AC	5.714 AC	8.000 AC
TOTAL OPEN SPACE	0.000 AC	0.000 AC	0.000 AC

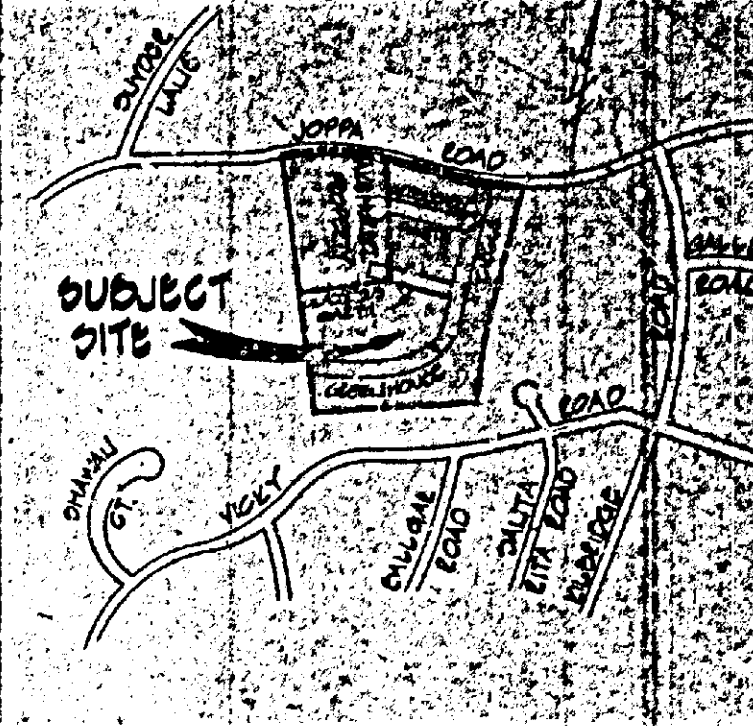


CUGILIDE
OF THE N. DISTRICT
ASSOCIATED INC.
1000 W. BALDWIN AVE.
MIDDLEBURY, VT 05753

ON 4-20-2008
BY DEVELOPER
ORVILLE WOODS
200 DELAWE AVE
MIDDLEBURY, VT 05753

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

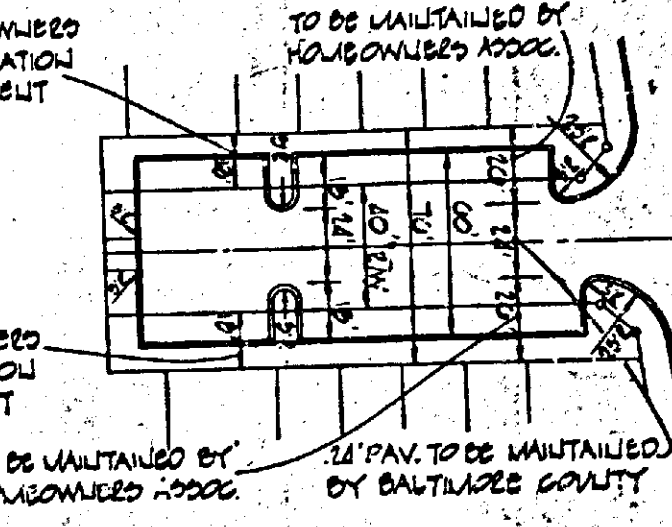
PETITIONER
EXHIBIT



LOCATION MAP
SCALE: 1" = 100'



- GENERAL NOTES**
1. ALL LOTS SHOWN HEREON ARE FOR SALE TO BE BUILT.
 2. LANDSCAPING ON EACH LOT TO BE PROVIDED BY OWNER OF LOT.
 3. THERE IS NO MAJOR VEGETATION.
 4. THERE SHALL BE TWO (2) (10'x10') PARKING SPACES PROVIDED FOR EACH INDIVIDUAL SINGLE FAMILY LOT.
 5. PRIVATE PARKING AREAS AND DRIVEWAYS SHALL BE PAVED WITH A DURABLE AND DUTILESS SURFACE (CONCRETE - BITUMINOUS OR MACADAM OVERPAVING).
 6. CHASED AREA INDICATED MAXIMUM BUILDING AREA.
 7. THE BUILDING DEVELOPER SHALL COMPLY WITH ALL CODES FOR THIS PROJECT ONLY (SEE NOTE 8 REGARDING ACCESSORY BUILDINGS).
 8. DEVELOPER SHALL PROVIDE FOR THE LOCATION OF THE PRINCIPAL BUILDING ONLY, ACCESSORY STRUCTURES, FENCES AND STRUCTURES INTO WHICH MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTION 400.4 OF THE BALTO. COUNTY ZONING REGULATIONS (SUBJECT TO CONVALENT AND APPLICABLE BUILDING PERMITS).
 9. TRASH ENCLOSURE SHALL BE PROVIDED BY BALTIMORE COUNTY.
 10. LOCAL OPEN SPACE TO BE OWNED AND MAINTAINED BY BALTO. CO. DEPT. OF RECREATION AND PARKS.
 11. A.D.T. COURT SHALL BE PROVIDED.
 12. STREETLIGHTS SHOWN THUS: * (11' MAX. HEIGHT)
 13. EASEMENTS DEDICATED PROP. DRAINAGE UTILITY & ACCESS EASEMENT ARE TO BE LEFT UNDISTURBED BY TRESS, FENCES, ETC. FOR ACCESS TO REAR OF TOWNHOUSES.
 14. A MINIMUM AREA (CONTIGUOUS) OF 500 SQ. FT. IS PROVIDED FOR EACH TOWNHOUSE.
 15. UTILITIES SHOWN ARE PRELIMINARY ONLY, CHANGES MAY BE MADE AT TIME OF FINAL CONSTRUCTION.
 16. 2' PARKING SPACES (10'x15' MIN) TO BE PROVIDED ON EACH SINGLE FAMILY LOT.
 17. ADDITIONS AND ATTACHED DECKS WILL NOT BE PERMITTED FOR THE TOWNHOUSES ON LOTS 31-34 WITHIN A RESIDENTIAL TRANSITION AREA 1500'.
 18. MAXIMUM LENGTH OF A GROUP OF TOWNHOUSES OUTSIDE OF RESIDENTIAL TRANSITION AREA IS 500'.
 19. ADDITION APPROVAL C.E.G. PLAN 5-10-84, SUBJECT TO BILL 100-84 IS SUBJECT TO LANDSCAPING MANUAL AND C.E.G. PLAN 1 IS REQUIRED PRIOR TO APPROVAL OF BUILDING PERMITS.



TYPICAL MAINTENANCE RESPONSIBILITIES
SCALE: 1" = 50'

FIRST AMENDMENT ENDORS

LOT	OWNER	DATE
SIGN: _____	NAME: _____	
SIGN: _____	NAME: _____	
SIGN: _____	NAME: _____	
SIGN: _____	NAME: _____	
SIGN: _____	NAME: _____	
SIGN: _____	NAME: _____	
SIGN: _____	NAME: _____	
SIGN: _____	NAME: _____	

- 1ST AMENDMENTS CONSIST OF (FEB. 9, 1985)
1. INCREASE TOTAL GROSS AREA OF TRACT BY 2.81 AC. FROM 8.006 AC. TO 10.81 AC.
 2. DELETING SINGLE FAMILY LOT 1, BLK. 15 ON GREENABLE GARTH & SINGLE FAMILY LOTS 14 & 15 BLK. 15 ON GLASSHOUSE GARTH.
 3. REVISION LOT WIDTHS OF TOWNHOUSE LOTS ON GREENABLE GARTH FOR 1/2" WIDE TOWNHOUSES INSTEAD OF 3/4" RIG. ENVELOPE LOTS LEAVING THE SAME AND SUBJECT TO BILL 100-84.
 4. DELETING BLOCK OF TOWNHOUSES LOTS AND ADDING LOTS 1 & 2 ON GREENABLE GARTH.
 5. REVISION LOT WIDTHS OF EXISTING TOWNHOUSE LOTS ON GLASSHOUSE GARTH FOR 1/2" WIDE TOWNHOUSES INSTEAD OF 3/4" RIG. ENVELOPE LOTS LEAVING THE SAME.
 6. REVISION EXISTING TOWNHOUSE LOTS AND ADDING TOWNHOUSE LOTS 17 & 18 ON 31-34 BLK. 15 ON GLASSHOUSE GARTH.
 7. ADDING LOT 46 FOR EXISTING HOUSE.
 8. REVISION EXISTING PARKING ON GLASSHOUSE GARTH & GREENABLE GARTH TO ACCOMMODATE TOWNHOUSE UNITS WITH GARAGES.
 9. REVISION TABULATION TO INCLUDE ADDITIONAL 2.81 AC. TO 10.81 AC. GROSS AREA OF TRACT FROM 8.006 AC. TO 10.81 AC.
 10. ADDING ADDITIONAL GENERAL NOTES.
 11. REVISION ELEVATIONAL AND SETBACK DETAIL.
 12. REVISION ADT'S TO INCLUDE ADDITIONAL LOTS.
 13. REVISION LOCATION MAP TO INCLUDE ADDITIONAL 2.81 AC. & SUBJECT TO BILL 100-84.
 14. ADDING OUTLINE OF AREA WITH C.E.G. APPROVAL DATED 5/10/84 AND SUBJECT TO BILL 100-84.
 15. SHOWING HOUSES WHICH HAVE BEEN CONSTRUCTED.
 16. REVISION TITLE OF PLAT.
 17. C.E.G. APPROVAL OF THE ABOVE ADDITION 5/10/84, SUBJECT TO BILL 100-84.
 18. SHOWING GARAGE & DRIVEWAY LOCATIONS FOR TOWNHOUSES.
 19. LOTS HAVE BEEN SOLD WITHIN 500' OF THE ABOVE CHANGES - SEE SIGNATURE ENDORSEMENT BLOCK.

GENERAL NOTES (CONT)

20. THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY, AND BULK CONTAINED IN THE REGULATIONS, ANY PART OR PARCEL OF TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OF ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

ENGINEER:
ROBERT W. STEPHENS, JR.
1400 ALLEGANY AVE.
BOWLING GREEN, MD 21032

OWNER & DEVELOPER:
MR. OTTILE JONES
2020 BELLE ROAD
BOWLING GREEN, MD 21032



OFFICE OF PLANNING AND ZONING
APPROVED BY:

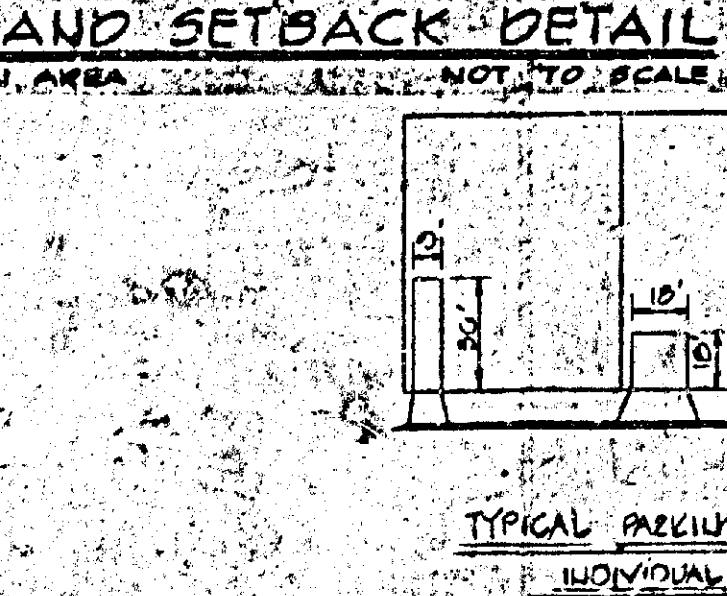
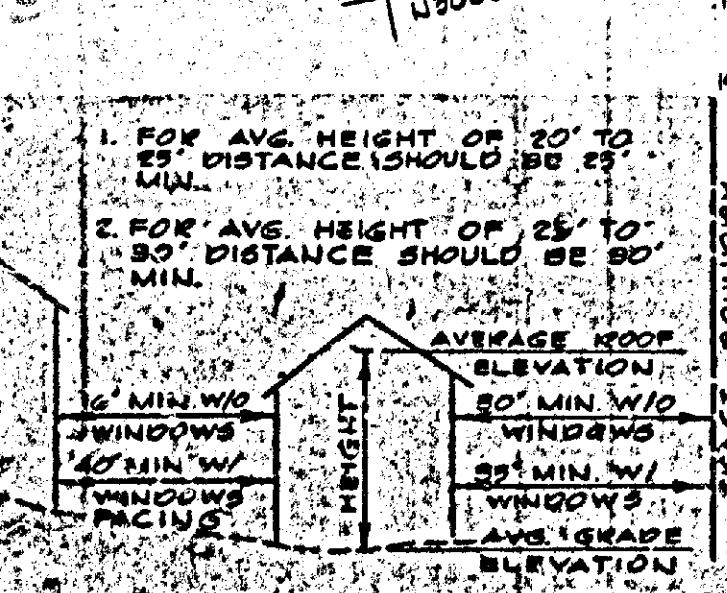
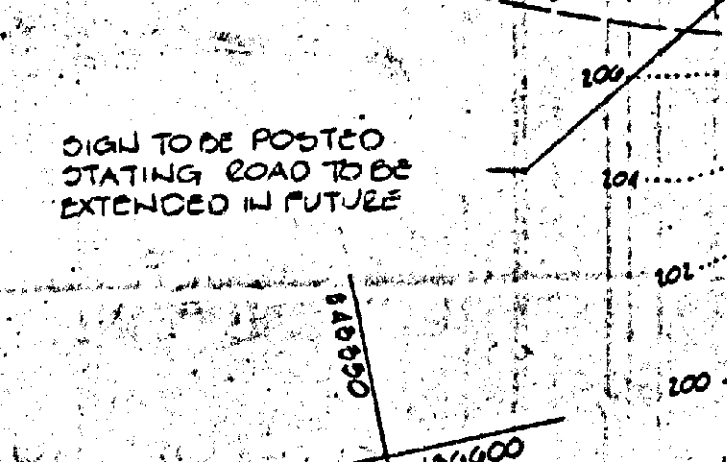
DEPT. OF PLANNING DATE: _____

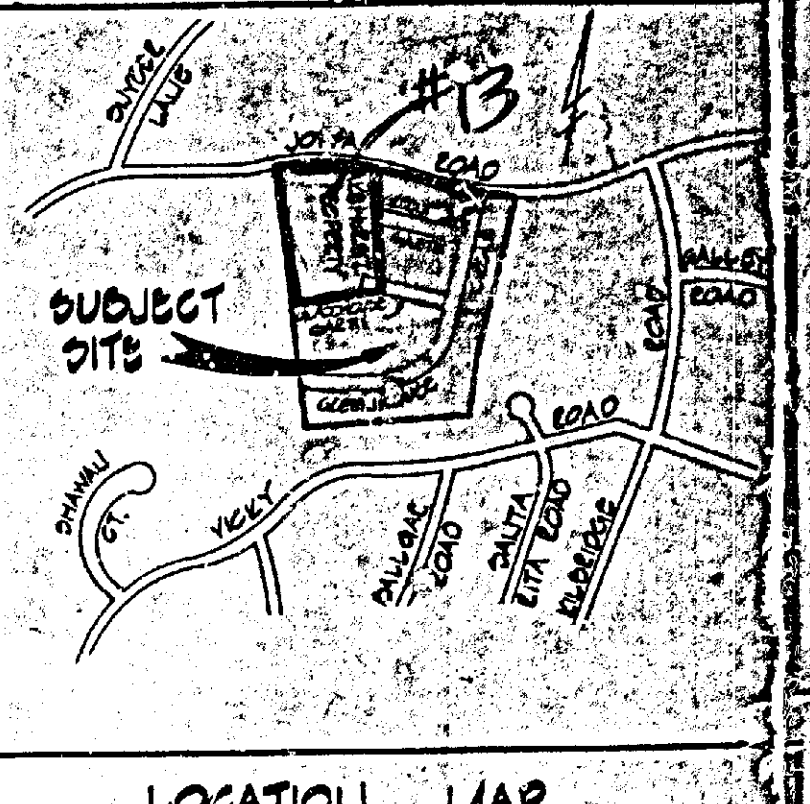
ZONING COMMISSIONER DATE: _____

1ST AMENDED
FINAL DEVELOPMENT PLAN
PLAT THREE & RESUBDIVISION
OF PARTS OF PLATS 1 & 2
(ENCL. 50/71 & 78)
APPOVE GREENE
(FORMERLY JOPPGATE VILLAGE)

BALTO. CO. NO. 100-84-001
SCALE: 1" = 50'
REV. 11/10/81
REV. 12/12/81 (1ST AMENDMENT)
REV. 12/12/81 (2ND AMENDMENT)
APPROVAL C.E.G. PLAN 5-10-84, SUBJECT TO BILL 100-84

EXISTING ZONING	PROPOSED ZONING
RD 5.5	RD 5.5
GD05 AREA OF TRACT	10.81 AC.
NO. LOTS PERMITTED	54
(GROSS AREA x 5.5)	
NO. LOTS PROPOSED	54
TOWNHOUSE LOTS	54
SINGLE FAMILY LOTS	0
TOTAL NO. LOTS PROPOSED	54
NO. PARKING SPACES REQUIRED	54
TOWNHOUSE LOTS (15% OF)	8
TOTAL PARKING SPACES REQUIRED	54
NO. PARKING SPACES PROPOSED	54
TOWNHOUSE LOTS	0
SINGLE FAMILY LOTS	0
TOTAL PARKING SPACES PROPOSED	54
OPEN SPACE REQUIRED	2000 SQ. FT.
(GROSS AREA x 6%)	
OPEN SPACE PROPOSED	1000 SQ. FT.

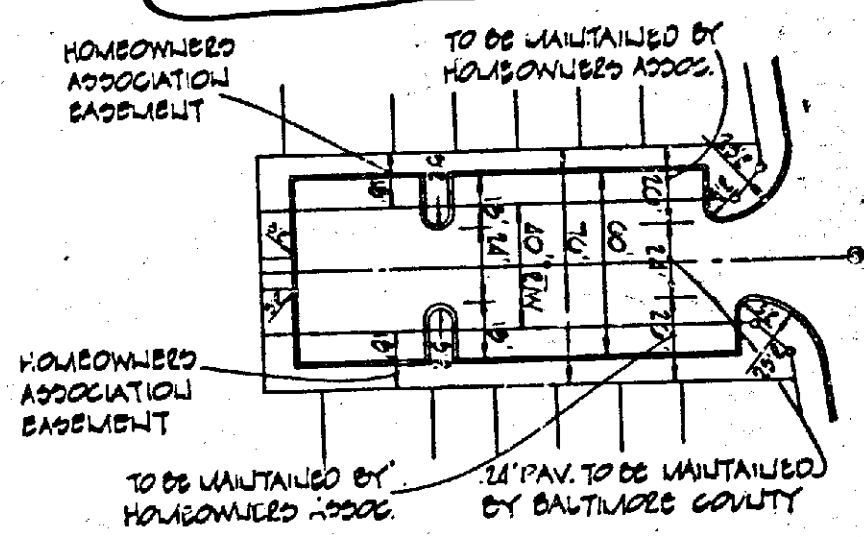




LOCATION MAP
SCALE: 1"=500'

GENERAL NOTES

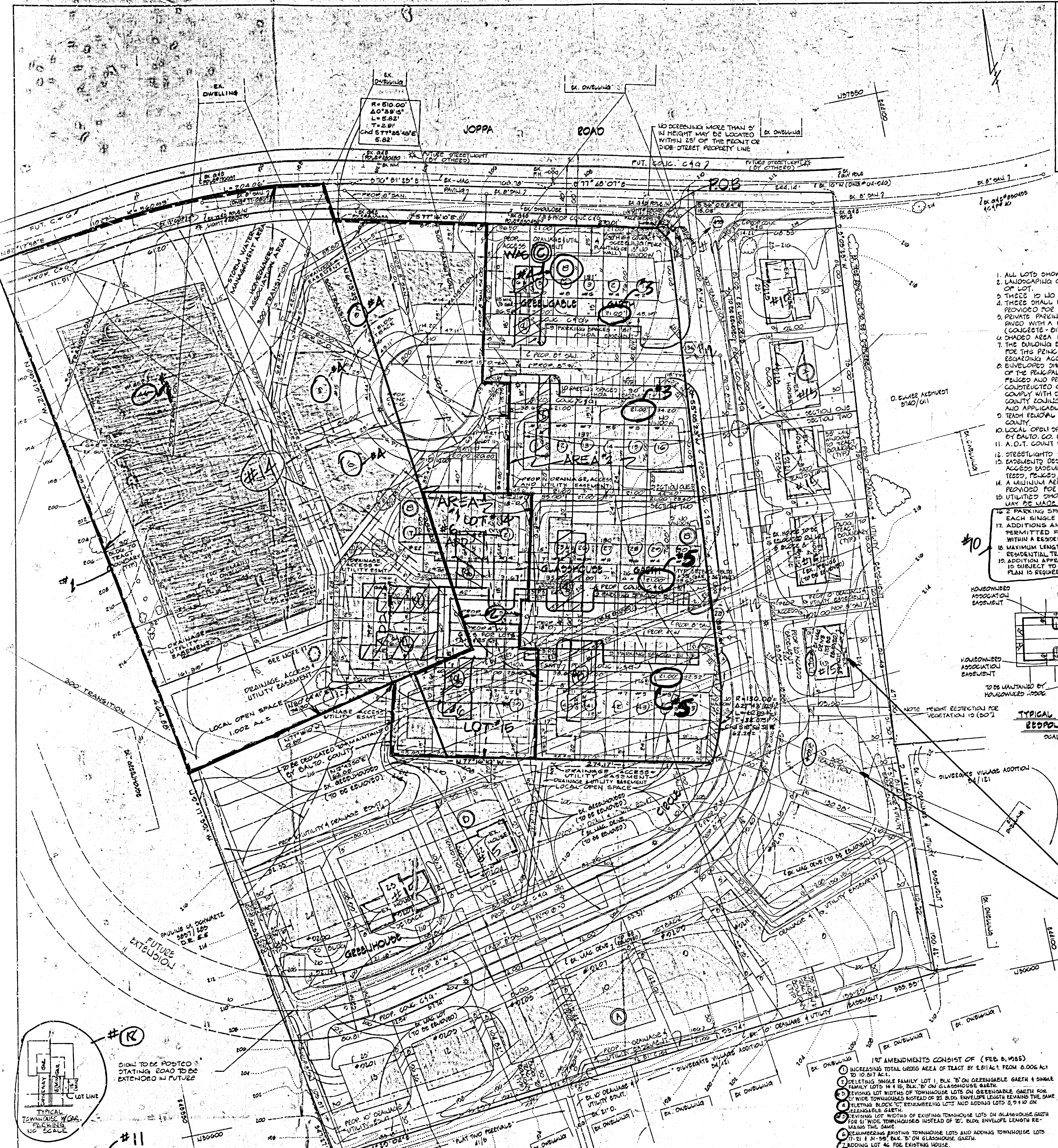
1. ALL LOTS SHOWN HEREON ARE "FOR SALE" RESULT.
2. LANDSCAPING ON EACH LOT TO BE PROVIDED BY OWNER OF LOT.
3. THERE IS NO MAJOR VEGETATION.
4. THERE SHALL BE TWO (2) (9'x10') PARKING SPACES PROVIDED FOR EACH INDIVIDUAL SINGLE FAMILY LOT.
5. PRIVATE PARKING AREAS AND DRIVEWAYS SHALL BE PAVED WITH A CONCRETE AND CURBLESS SURFACE.
6. CHASED AREA INDICATED MAXIMUM BUILDING AREA.
7. THE BUILDING ENVELOPE SHOWN ON THIS PLAN ARE FOR THE PRINCIPLE BLDG. ONLY (SEE NOTE 8 REGARDING ACCESSORY BUILDINGS).
8. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF THE PRINCIPAL BUILDING ONLY. ACCESSORY STRUCTURES, FENCED AND PROJECTIONS INTO YARD MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTION 400 A PORT OF THE PLAT.
9. LOCAL ZONING REGULATIONS (SUBJECT TO GOVANTS AND APPLICABLE BUILDING PERMITS).
10. EACH RESIDUAL SHALL BE PROVIDED BY BALTIMORE COUNTY.
11. LOCAL OPEN SPACE TO BE OWNED AND MAINTAINED BY BALTO. CO. DEPT. OF RECREATION AND PARKS.
12. A.D.T. COURT SHOWN THUD (11).
13. STREETLIGHTS SHOWN THUD * (12 MAX. HEIGHT).
14. EASEMENTS DESIGNATED PROP. DRAINAGE UTILITY & ACCESS EASEMENTS ARE TO BE LEFT UNOCCUPIED BY TREES, FENCES, ETC. FOR ACCESS TO EACH OF TOWNHOUSES.
15. A MINIMUM AREA (CONTIGUOUS) OF 500 SQ. FT. IS REQUIRED FOR EACH TOWNHOUSE.
16. UTILITIES SHOWN ARE PRELIMINARY ONLY. CHANGES MAY BE MADE AT TIME OF FINAL DESIGN.
17. 2 PARKING SPACES (9'x18' MIN.) TO BE PROVIDED ON EACH SINGLE FAMILY LOT.
18. ADDITIONS AND ATTACHED DECKS WILL NOT BE PERMITTED FOR THE TOWNHOUSES ON LOTS 31-34 WITHIN A RESIDENTIAL TRANSITION AREA.
19. MAXIMUM LENGTH OF A GROUP OF TOWNHOUSES OUTSIDE OF RESIDENTIAL TRANSITION AREA IS 300'. SUBJECT TO BILL 109-82 IS SUBJECT TO LANDSCAPING MANUAL. THEREFORE A LANDSCAPING PLAN IS REQUIRED PRIOR TO APPROVAL OF BUILDING PERMITS.



TYPICAL MAINTENANCE RESPONSIBILITIES
SCALE: 1"=50'

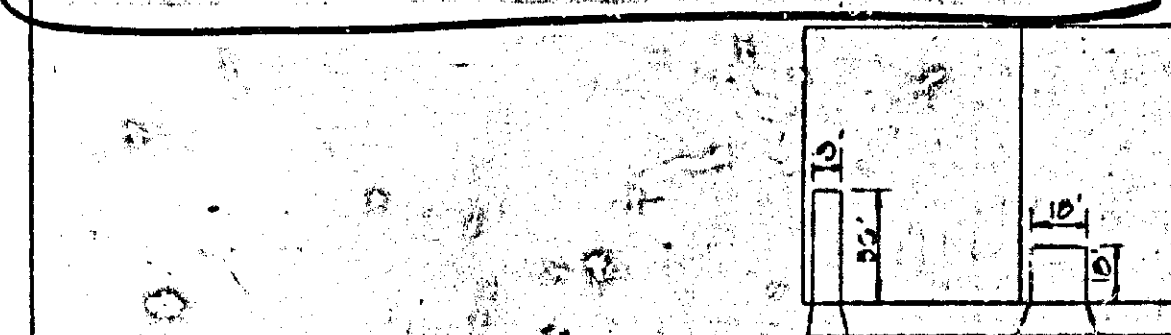
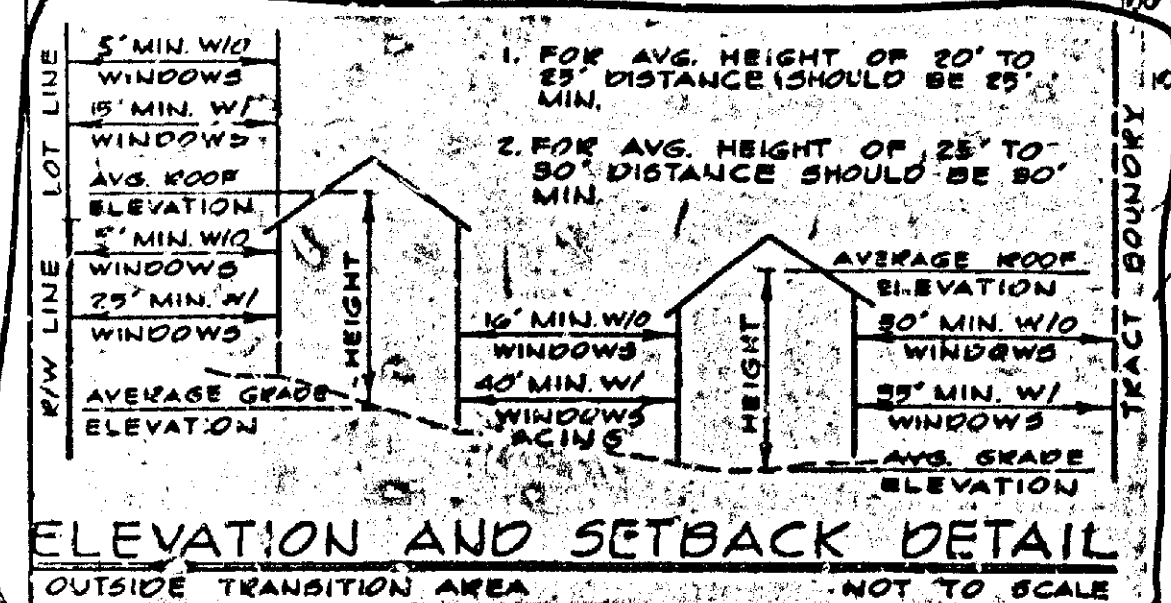
FIRST AMENDMENT ENDORSE

LOT	OWNER	DATE
LOT 16	...	6/15
LOT 17	...	6/15
LOT 18	...	6/15
LOT 19	...	6/15
LOT 20	...	6/15
LOT 21	...	6/15
LOT 22	...	6/15
LOT 23	...	6/15
LOT 24	...	6/15
LOT 25	...	6/15
LOT 26	...	6/15
LOT 27	...	6/15
LOT 28	...	6/15
LOT 29	...	6/15
LOT 30	...	6/15

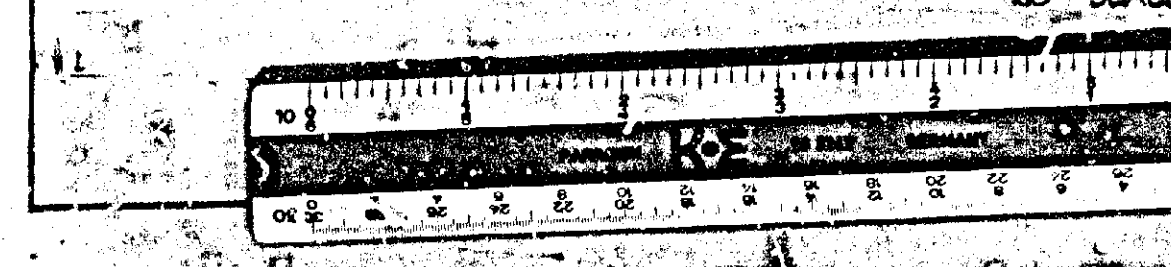


GENERAL NOTES (CONT.)

20. THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY, AND BULK CONTROLS AS DELINEATED IN THE REGULATIONS. ANY PART OR PARTS OF TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.



TYPICAL PARKING SPACES FOR INDIVIDUAL LOTS
NO SCALE



LIGHT STANDARD DETAIL
NO SCALE

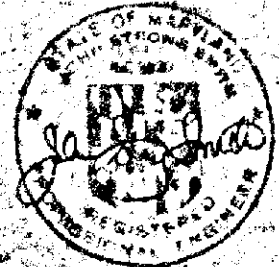
- 1ST AMENDMENTS CONSIST OF (FEB. 6, 1985)
1. INCREASING TOTAL GROSS AREA OF TRACT BY 2.81 AC. FROM 8.006 AC. TO 10.817 AC.
 2. CREATING SINGLE FAMILY LOT 1, BLDG. 'B' ON GREENGLASS GARTH & SINGLE FAMILY LOTS 14 & 15, BLDG. 'D' ON GLASSHOUSE GARTH.
 3. REVISING LOT WIDTHS OF TOWNHOUSE LOTS ON GREENGLASS GARTH FOR 30' WIDE TOWNHOUSES INSTEAD OF 28' BLDG. ENVELOPE LENGTH REMAINS THE SAME.
 4. CREATING BLOCK 'C' BETWEEN LOTS 16 AND 17 AND ADDING LOTS 2, 3 & 4 ON GREENGLASS GARTH.
 5. REVISING LOT WIDTH OF EXISTING TOWNHOUSE LOTS ON GLASSHOUSE GARTH FOR 30' WIDE TOWNHOUSES INSTEAD OF 28' BLDG. ENVELOPE LENGTH REMAINS THE SAME.
 6. DEMOLISHING EXISTING TOWNHOUSE LOTS AND ADDING TOWNHOUSE LOTS 17-21 & 31-35, BLDG. 'B' ON GLASSHOUSE GARTH.
 7. ADDING LOT 46 FOR EXISTING HOUSE.
 8. REVISING EXISTING PARKING ON GLASSHOUSE GARTH & GREENGLASS GARTH TO ACCOMMODATE TOWNHOUSE UNITS WITH GARAGES.
 9. REVISING TABULATION TO INCLUDE ADDITIONAL 2.81 AC. TO INCREASE GROSS AREA OF TRACT FROM 8.006 AC. TO 10.817 AC.
 10. ADDING ADDITIONAL GENERAL NOTES.
 11. REVISING ELEVATION AND SETBACK DETAIL.
 12. REVISING LOTS TO INCLUDE ADDITIONAL LOTS.
 13. REVISING LOCATION MAP TO INCLUDE ADDITIONAL 2.81 AC.
 14. ADDING OUTLINE OF AREA WITH C.R.G. APPROVAL DATED 5/10/84 AND SUBJECT TO BILL 109-82.
 15. SHOWING HOUSES WHICH HAVE BEEN CONSTRUCTED.
 16. REVISING TITLE OF PLAT.
 17. C.R.G. APPROVAL OF THE ABOVE ADDITION 5/10/84, SUBJECT TO BILL 109-82.
 18. SHOWING GARAGE & DRIVEWAY LOCATIONS FOR TOWNHOUSES. GARAGE DOOR TO BE MINIMUM 18' FROM LOT LINE.
 19. LOTS HAVE BEEN SOLD WITHIN 300' OF THE ABOVE CHANGES - SEE SIGNATURE ENDORSEMENT BLOCK.

TABULATION

EXISTING ZONING	NO. LOTS PERMITTED (GROSS AREA X 25)	NO. LOTS PROPOSED
TOWNHOUSE LOTS	38	38
SINGLE FAMILY LOTS	21	21
TOTAL NO. LOTS PROPOSED	59	59
NO. PARKING SPACES REQUIRED	66.5	66.5
SINGLE FAMILY LOTS (17.5 x 21)	87	87
TOTAL PARKING SPACES REQUIRED	103.5	103.5
NO. PARKING SPACES PROPOSED	79	79
TOTAL PARKING SPACES PROPOSED	103.5	103.5
OPEN SPACE REQUIRED (GROSS AREA X 6%)	0.640 AC.	0.640 AC.
OPEN SPACE PROPOSED	1.002 AC.	1.002 AC.

ENGINEER
ROBERT W. STEPHENSON, JR.
ASSOCIATED, INC.
200 ALLEGHENY AVE.
PITTSBURGH, PA. 15204

OWNER & DEVELOPER
KATONVILLE LOTS, INC.
2000 BELAIR ROAD
BALTIMORE, MD. 21204



OFFICE OF PLANNING AND ZONING
APPROVED BY:

DEPUTY COMMISSIONER DATE

ZONING COMMISSIONER DATE

1ST AMENDED
FINAL DEVELOPMENT PLAN
PLAT THREE & RESUBDIVISION
OF PARTS OF PLATS 1 & 2
(ENCL. 50/71 & 72)
ABOVE GREEN
(PREVIOUSLY JOPPAGATE VILLAGE)

DATO CO. NO. ELECT. DIST. 116-9
SCALE: 1"=50' NOV. 2, 1982
REV. MAY 24, 1985 (1ST AMENDMENT)

APPROVAL C.R.G. PLAN 8-12-82, SUBJECT TO BILL 134-81
ADDITION APPROVAL C.R.G. PLAN 5-10-84, SUBJECT TO BILL 102-82

PETITIONER'S
EXHIBIT



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 24, 1986

Anthony Palaigos, Esquire
7 North Calvert Street
Baltimore, Maryland 21202

and

Mr. & Mrs. Michael Zink
9204 Greenhouse Circle
Baltimore, Maryland 21236

RE: Case No. 86-197-SPH
Orville M. Jones,
Petitioner

Dear Mr. Palaigos and Mr. & Mrs. Zink:

I am in possession of a recorded Declaration of Restrictions which was required as a part of my Order dated November 19, 1986 in the above-referenced matter.

The restrictions, which are now a part of the Land Records of Baltimore County, satisfy my concerns and have been approved.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Posted to desk and 2/24/86

PETITION FOR SPECIAL HEARING
11th Election District

LOCATION: Southwest corner Joppa Road and Greenhouse Circle
DATE AND TIME: Wednesday, November 13, 1985 at 10:30 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 on Petition for Special Hearing for First Amended Development Plan of Plat Three and Resubdivision of parts of Plat One and Two of Arbor Green (formerly Joppage Village) which includes additional property, reconfigured single family dwellings, additional townhouses and other changes. Being the property of Orville M. Jones as shown on the plat filed with the Zoning Office.

In the event that this Petition is 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
Oct. 24.

86-197-SPH
CERTIFICATE OF PUBLICATION

TOWSON, MD., October 24, 1985

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 October 24, 1985.

THE JEFFERSONIAN,

J.B. Venetok

Publisher

Cost of Advertising

24.75

Case No. 86-197-SPH

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 30th day of September, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Orville Jones
Petitioner's Attorney John B. Centrum, Esquire

Received by: *Arnold Jablon*
Chairman, Zoning Plans Advisory Committee

