86-226-SPHA #110

PETITION FOR ZONING VARIANCE

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* 1B01.2C1, 1B01.2C2b, 1B01.2C3, CMDPV.B2, CMDPV.B.6a, CMDPV.B.6b, CMDPV.B.8, and CMDPV.B.9 to permit additions to historic residences or new building not in compliance with said sections and Sections 400.1 and 400.3 regarding location and height of existing accessory buildings. All as set forth on accompanying plat for* of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Restoration of existing historic structures, providing needed additions, and locating new dwellings adjacent thereto create conditions of practical difficulty or unreasonable hardship in complying with referenced zoning standards.

*Ashland including Lot 1, Block A; Lots 10, 11, and 12, Block B; Lots 23, 26, 27 and 28, Block D; and H.O.A. open space at Ashland Road intersection with Paper Mill Road.

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:

C. Arthur Eby, Jr.

(Type or Print Name)

C. Arthur Eby, Jr.

Signature

Power and Mosner

Address

21 West Susquehanna Avenue
Towson, Maryland 21204

City and State

Attorney's Telephone No.: 823-1250

Legal Owner(s):
Kimberly B. Strutt, General Partner
GFS Limited Partnership

(Type or Print Name)

Kimberly B. Strutt

Signature

Ashland Joint Venture
c/o The Strutt Group

(Type or Print Name)

54 Scott Adam Road
Cockeysville, Maryland 21031 628-2207

Signature

For Lot 23, Block D
Mano Swartz

Mano Swartz

Address Phone No.

420 York Road #4
Towson, Maryland 21204

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

MAP	3D
	NW 18-F/B
E.D.	8
DATE	7/31/86
200	
1000	
DP	

Ashland Joint Venture
E/S Paper Mill Rd. @ Ashland Road
8th Dist.
86-226-SPHA

86-226-SPHA #110

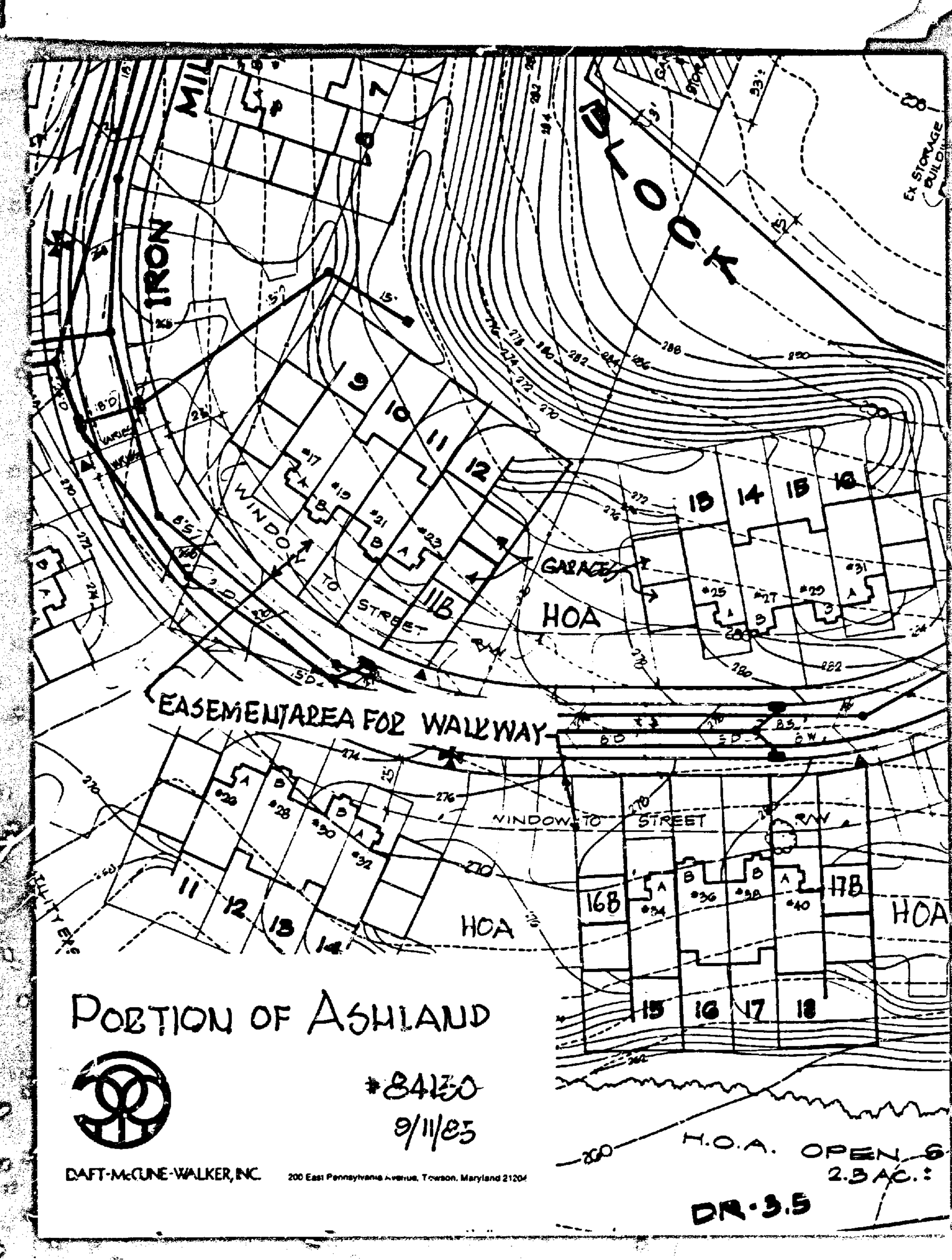
ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of October, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of November, 1985, at 1:30 o'clock P.M.

Arnold Jablon

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE December 6, 1985
BY Barbara A. [illegible]
ADMINISTRATIVE ASSISTANT



#86-226-SPHA 110

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

(See 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:

C. Arthur Eby, Jr.

(Type or Print Name)

C. Arthur Eby, Jr.

Signature

Power and Mosner

Address

21 West Susquehanna Avenue
Towson, Maryland 21204

City and State

Attorney's Telephone No.: 823-1250

Legal Owner(s):

Kimberly B. Strutt, General Partner

(Type or Print Name)

Kimberly B. Strutt G.P.

Signature

(Type or Print Name)

Signature

GFS Limited Partnership
Ashland Joint Venture
c/o The Strutt Group 628-2207

Address Phone No.

54 Scott Adam Road
Cockeysville, Maryland 21031

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of October, 1985, 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 27th day of November, 1985, at 1:30 o'clock P.M.

Arnold Jablon

Zoning Commissioner of Baltimore County.

Z.C.O. No. 1

(over)

ORDER RECEIVED FOR FILING
DATE December 6, 1985
BY Barbara A. [illegible]
ADMINISTRATIVE ASSISTANT

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 6, 1985

C. Arthur Eby, Jr., Esquire
Power and Mosner
21 West Susquehanna Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S of Paper Mill Road at Ashland Road -
8th Election District
Ashland Joint Venture,
Petitioner
Case No. 86-226-SPHA

Dear Mr. Eby:

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

Very truly yours,

Jean M H Jung

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

DAFT-McCUNE-WALKER, INC.

200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-[illegible]
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

September 11, 1985

Mr. James E. Dyer
Zoning Supervisor
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Ashland
Our File No. 84130

Dear Mr. Dyer:

Over the past several months, we have had extensive discussions regarding the procedures for and details of securing needed relief from BCZR and CMDP standards affecting additions to and restoration or reconstruction of existing historic dwellings in the Ashland development.

We have one issue affecting new townhouse construction with attached garages for which we need affirmation as to its resolution. As you may recall, some new townhouse units are proposed for which two garages are attached to each end of the group. The rear garage is connected to and is a component of the end dwelling unit while the front garage serves the interior unit. Walkways and easements would provide for connection at the front of the group to the interior unit. The preferred way of establishing lot lines is to extend them from the units directly to the abutting street right-of-way including the garage for the interior unit as a sub-lot. (See attached plan.)

Our discussions indicated that this lotting solution was acceptable, in accordance with the provision of the Zoning Regulations and would not require a variance. The basis for this conclusion is that the garage for the interior unit is an attachment to a group of attached dwellings and is considered to be a component part of the overall principal structure. Further, Section 409.2a, BCZR requires garage or other usable off-street parking space for each dwelling unit and mandates that required parking space be provided on the same lot with the building it serves or within 300 feet thereof. This section authorizes the desired configuration of garages and lot lines without variances.

PETITIONER'S EXHIBIT 9

Mr. James E. Dyer
Page 2
September 11, 1985

If the preceding reflects our discussions and conclusions, please affirm your concurrence in the space provided below. Thank you very much for the advice and guidance which you have provided in untangling a very complex set of zoning issues relating to the overall Ashland development.

Very truly yours,

DAFT-McCUNE-WALKER, INC.

George E. Gavrelis

George E. Gavrelis
Vice President

GEG:cm

Attachment

James E. Dyer

James E. Dyer, Zoning Supervisor

9/12/85
(Date)

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S of Paper Mill Road at Ashland Road -
8th Election District
Ashland Joint Venture,
Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 86-226-SPHA

* * * * * * * * * * *

The Petitioner herein requests a special hearing to approve the reconstruction of historic dwellings on Lots 7, 8 and 9, Block B on their original foundations in a manner so as not to increase height, area or setback deficiencies, the restoration of dwellings on Lots 4, 5, 6, 11 and 12, Block B and Lots 27 and 28, Block D and the establishment of lot lines around historic structures on all of the lots listed above. At the onset of the hearing, Counsel for the Petitioner moved to amend the Petition to add a request for approval of the provision of required parking space (garage) not situated on the same lot as the dwelling served. The motion was granted. Additionally, the Petitioner requests variances to permit additions to historic residences or new buildings, as well as location and height of existing accessory buildings, all as set forth on the plan prepared by Daft-McCune-Walker, Inc., revised November 21, 1985, and marked Petitioner's Exhibit 1.

The testimony on behalf of the Petitioner indicated that the property in question includes a portion of the Ashland Iron Works, which was constructed in the mid 1800's. The Petitioner's architects testified as to Petitioner's intent to restore, rehabilitate and reconstruct some sixteen buildings still located on the site for purpose of resale as residential dwellings. Further testimony adduced that construction materials and colors to be used would be those as would best recreate the ambience of the original period. Testimony also indicated that certain additions to the "Store" and "Post Office" would be constructed in order to provide modern homebuyers with the additional floorspace

ORDER RECEIVED FOR FILING
DATE December 6, 1985
BY Barbara A. [illegible]
ADMINISTRATIVE ASSISTANT

that is common today. Additionally, the Petitioner's architect testified that new garages would be built on each lot to be sold as a single family dwelling, but that they would be situated and constructed in such a manner and using such materials so as to preserve the historic setting of the project.

A second architect retained by the Petitioner on the project testified that another portion of the land would be developed with thirteen groups of four townhomes and one group of two, with each group containing garages to be located on the sides of the townhomes as opposed to the front or the back. Testimony was provided that the topography surrounding said townhomes did not allow the garages to be located in the rear and that the developer had elected not to construct the garages in the front of each townhome as that option was not aesthetically acceptable.

George E. Gavrelis, Vice President of Daft-McCune-Walker, Inc., qualified as an expert and testified with respect to the application of the various sections of the Baltimore County Zoning Regulations (BCZR) to the requests contained in the Petitions, and stated that:

1. he was of the opinion that the language of Section 305 of the BCZR is sufficient authority to grant the requests contained in Items 1 and 2 of the Petition for Special Hearing, in that (a) the approvals asked for were solely attributable to the restoration and reconstruction of existing buildings; (b) the height or area deficiencies resulting from said restoration would not be increased in any respect; (c) the alternative to the special hearing process would be to request a large number of variances; and (d) the special hearing process afforded the same protections and notice to the public as does the variance procedure;

ORDER RECEIVED FOR FILING
DATE December 6, 1985
BY Barbara A. [illegible]
ADMINISTRATIVE ASSISTANT

AUG 27 1998

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner — Date November 12, 1985

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

SUBJECT Zoning Petition No. 86-226-SPHA

This office is highly supportive of the petitioner's efforts to preserve some structures and the historical character of this area; therefore, we strongly urge the granting of the petitioner's requests.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

PETITION FOR SPECIAL HEARING AND VARIANCE
8th Election District

LOCATION: East side of Paper Mill Road and Ashland Road
DATE AND TIME: Wednesday, November 27, 1985 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 for the reconstruction of historic dwellings at proposed Lots 7, 8, and 9, Block B on their original foundations, and, and the restoration of and establishment of lot lines around historic structures at proposed Lots 4, 5, 6, 7, 8, 9, 11 and 12, Block B and Lots 27 and 28, Block D. Petition for Variance from Sections 1B01.2C1, 1B01.2C2b, 1B01.2C3, CMDPV.B2, CMDPV.B.6a, CMDPV.B6b, CMDPV.B8, and CMDPV.B.9 and Sections 400.1 and 400.3 for Ashland including Lot 1, Block A; Lots 10, 11 and 12, Block B; Lots 23, 26, 27 and 28, Block D; and H.O.A. OPEN SPACE AT Ashland Road intersection with Paper Mill Road.

Being the property of Ashland Joint Venture, as shown on the plat plan filed with the Zoning Office.

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

Nov. 7.

86-226-SPH

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 7, 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 November 7, 1985.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

33.00

Case No. 86-226-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 14th day of October, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Ashland Joint Venture — Received by:
Petitioner's Attorney C. Arthur Ehrlich, Jr., Esquire — Chairman, Zoning Plans Advisory Committee

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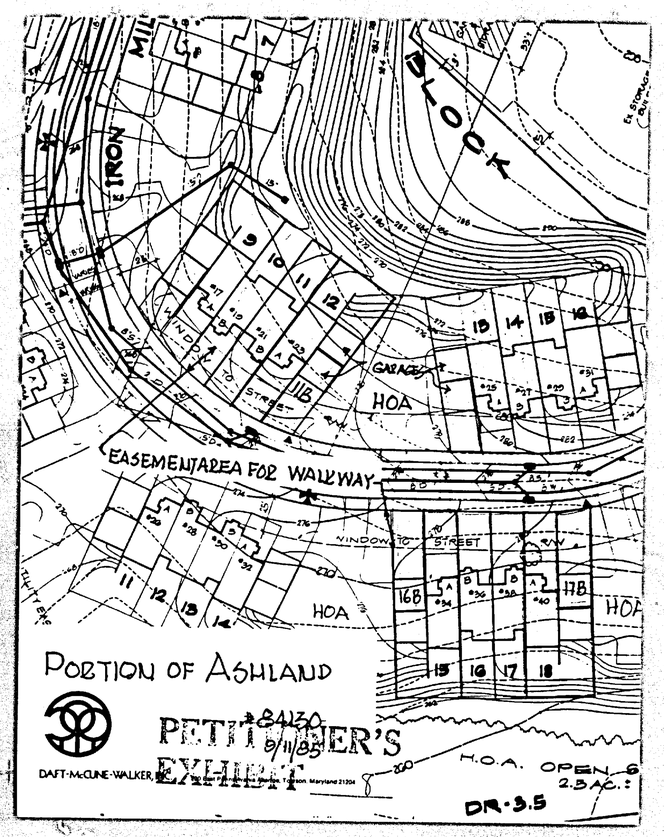

PETITION FOR SPECIAL HEARING AND VARIANCE
8th Election District

LOCATION: East side of Paper Mill Road and Ashland Road
DATE AND TIME: Wednesday, November 27, 1985 at 1:30 P.M.
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Being the property of Ashland Joint Venture, as shown on plat plan filed with the Zoning Office.

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

86-226-SPH

CERTIFICATE OF PUBLICATION

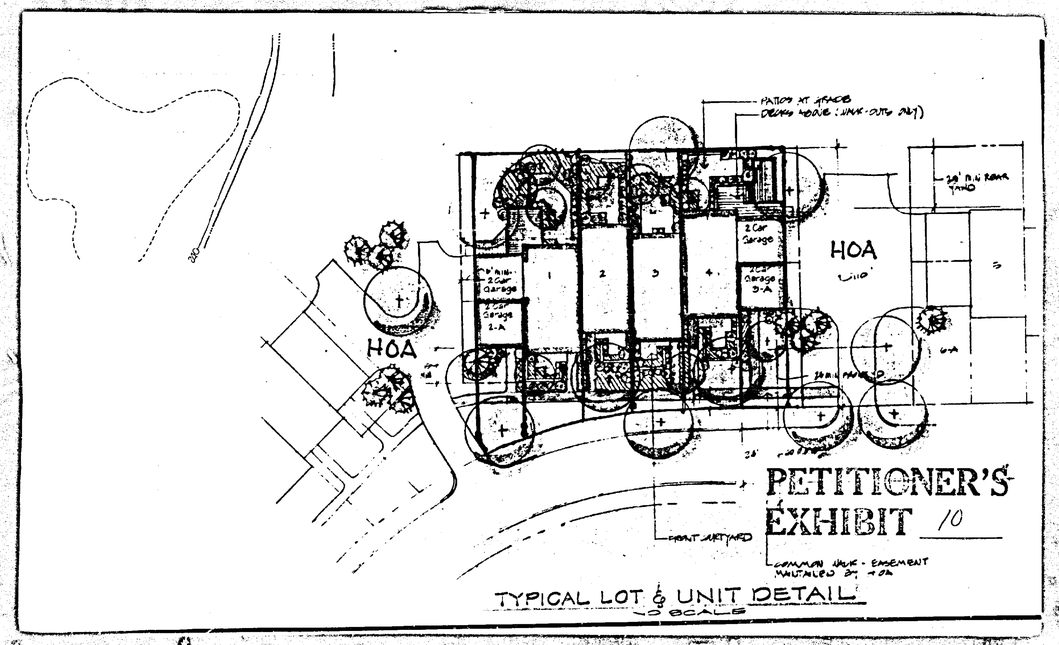
TOWSON, MD., November 6, 1985

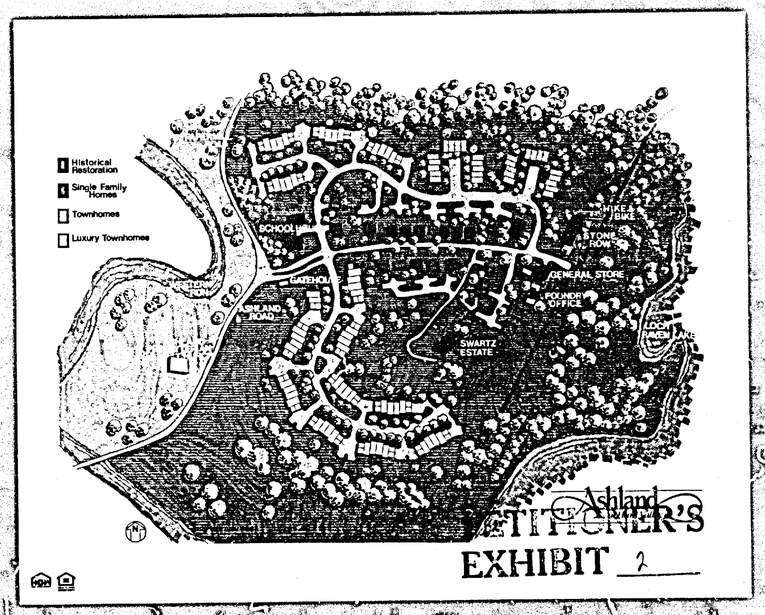
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 6, 1985.

TOWSON TIMES,

Publisher

51.00





CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 86-226-SPHA
Towson, Maryland

District 8th — Date of Posting 11/1/85

Posted for: Special Hearing

Petitioner: Ashland Joint Venture

Location of property: E/S Paper Mill Rd + Ashland Rd

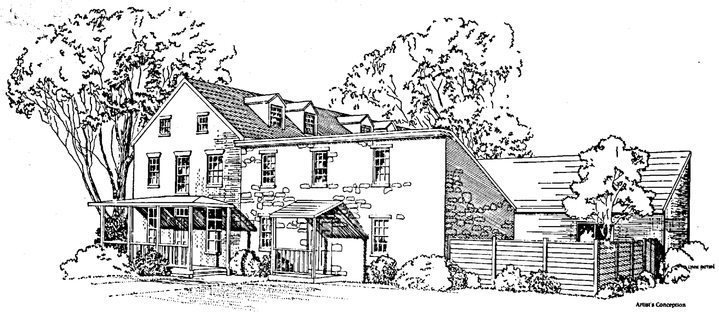
Location of Signs: #1, #2 on N+S/S of Ashland Rd E of the intersection of Paper Mill Rd, #3 E/S of Paper Mill, #4 E/S of Ashland, but N+S of #4, approx. 200' for intersection, #11 approx 15 Ft. roadway on property of Petitioner

Remarks:

Posted by M. Hickey (Signature) — Date of return: 11/8/85

Number of Signs: 4

Ashland Store



Ashland at Hunt Valley

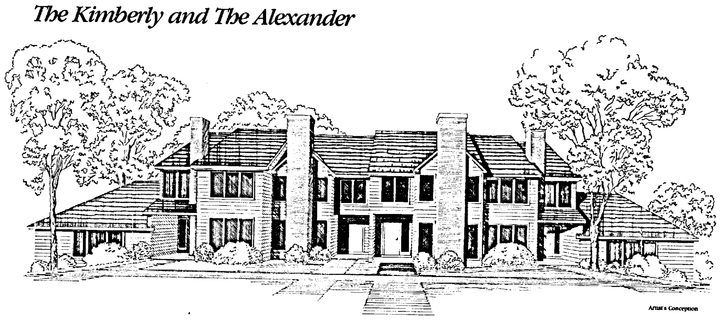
PETITIONER'S EXHIBIT 4

Ashland Office

Ashland at Hunt Valley

PETITIONER'S EXHIBIT 5

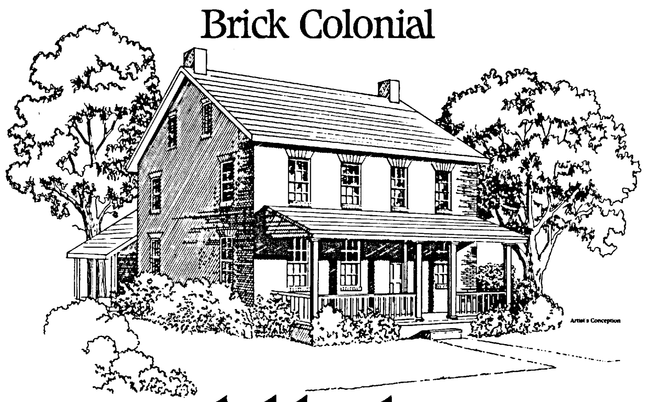
The Kimberly and The Alexander



Ashland at Hunt Valley

PETITIONER'S EXHIBIT 7

Brick Colonial



Ashland at Hunt Valley

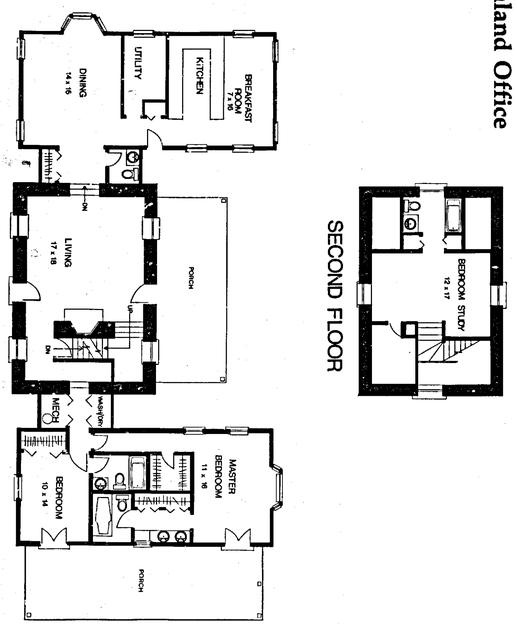
PETITIONER'S EXHIBIT 3

Stone Row

Ashland at Hunt Valley

PETITIONER'S EXHIBIT 6

Ashland Office



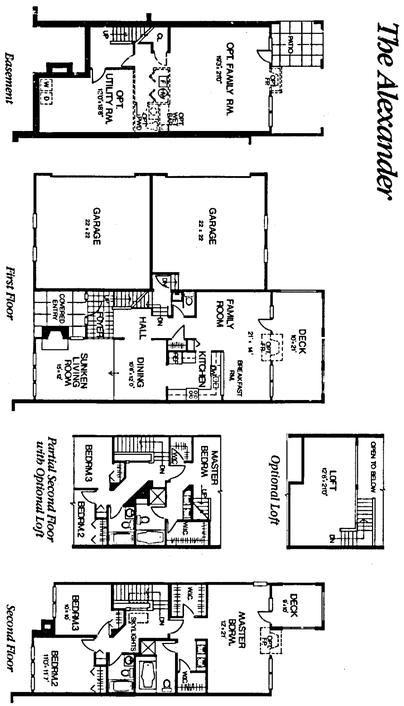
FIRST FLOOR

SECOND FLOOR

The Strutt Group
54 Scott Adam Rd./Suite 101
Hunt Valley, Maryland 21030
Phone: (301) 666-2207

Illustrations, Floor Plans and dimensions are approximate and subject to change without notice.

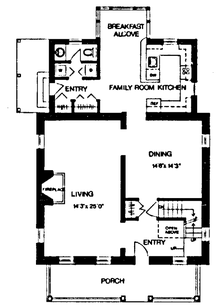
The Alexander



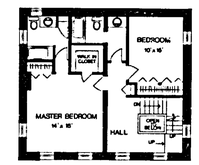
The Strutt Group
54 Scott Adam Road
Suite 101
Hunt Valley, Maryland 21030
Phone: (301) 666-3503

All dimensions are approximate and subject to change without notice.

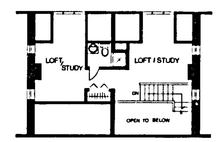
Brick Colonial



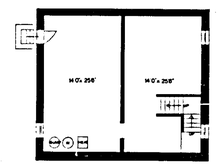
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

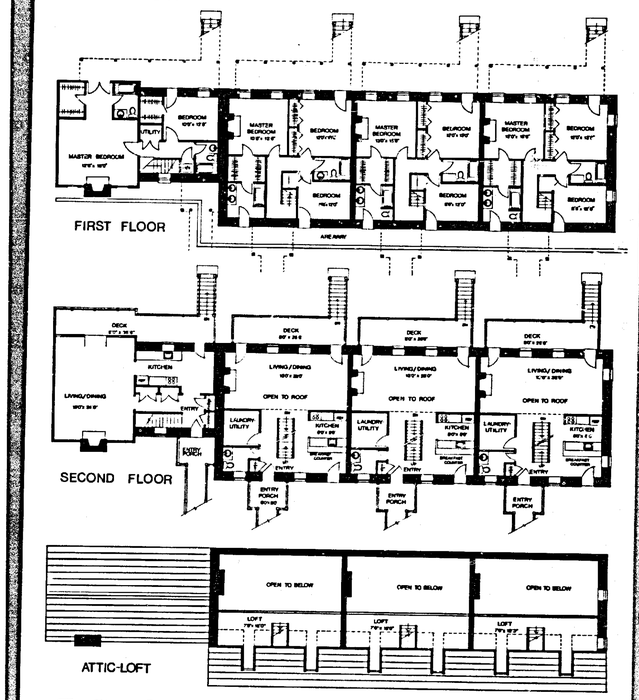


BASEMENT

The Strutt Group
54 Scott Adam Rd./Suite 101
Hunt Valley, Maryland 21030
Phone: (301) 626-2207

Illustrations, Floor Plans and dimensions are approximate and subject to change without notice.

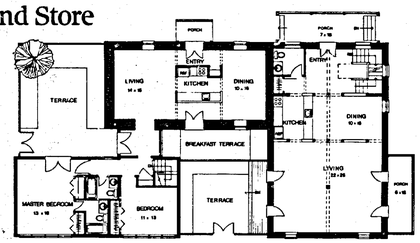
Stone Row



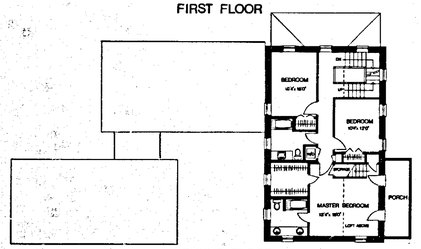
The Strutt Group
54 Scott Adam Rd./Suite 101
Hunt Valley, Maryland 21030
Phone: (301) 626-2207

Illustrations, Floor Plans and dimensions are approximate and subject to change without notice.

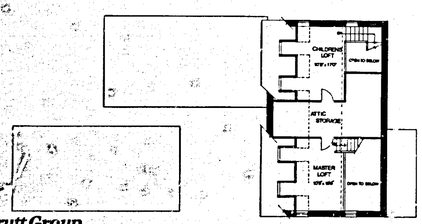
Ashland Store



FIRST FLOOR



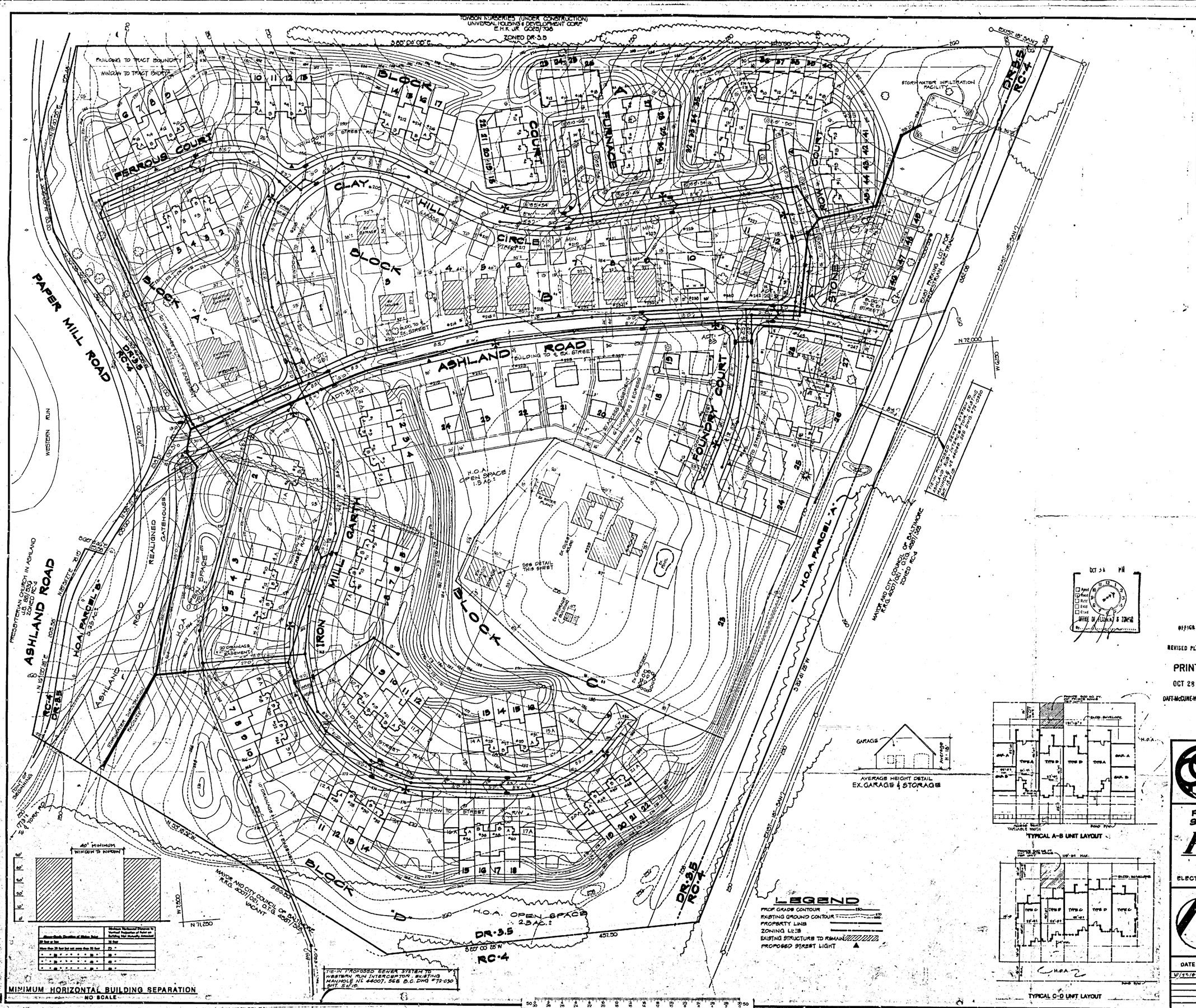
SECOND FLOOR

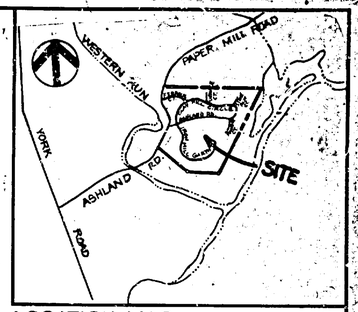


ATTIC-LOFT

The Strutt Group
54 Scott Adam Rd./Suite 101
Hunt Valley, Maryland 21030
Phone: (301) 626-2207

Illustrations, Floor Plans and dimensions are approximate and subject to change without notice.





LOCATION MAP

SCALE 1" = 1600'

REQUESTED VARIANCES

Lot 10, Block B (Sam Dwelling)

1. 1301.3C2 - 25 feet instead of required 30 feet from centerline of existing Ashland Road.
2. CMDP.3.5 - 15 feet instead of required 25 feet from right-of-way of existing Ashland Road.
3. CMDP.3.6b - 21 feet instead of required 25 feet window to street right-of-way (along Ashland Road fronting on block with setbacks established by existing historic dwellings).

Greek Revival with Garages

Lot 11, Block B

1. CMDP.3.6b - 7 feet instead of required 15 feet window to lot line distance (window in garage against Lot No. 10).

Lot 12, Block B

1. 1301.3C2 - 28 feet instead of required 30 feet from centerline of existing Ashland Road (corner of garage to Ashland Road).
2. CMDP.3.6a - 22 feet instead of required 25 feet window to street right-of-way line of Ashland Road (window in garage to Ashland Road right-of-way).
3. CMDP.3.5 - 18 feet instead of required 25 feet from right-of-way line of existing Ashland Road (corner of garage to Ashland Road).
4. CMDP.3.6a - 9 feet instead of required 25 feet window to street right-of-way (garage to right-of-way line of Stone Row Court).

The Stone - Brick Portion

Lot 27, Block B

1. 1301.3C2 - 27 feet instead of required 30 feet from centerline of existing Ashland Road (garage addition on Ashland Road).
2. CMDP.3.5 - 15 feet instead of required 25 feet from right-of-way line of existing Ashland Road (garage addition on Ashland Road).
3. CMDP.3.6a - 15 feet instead of required 25 feet window to street right-of-way line (garage addition on Ashland Road).
4. CMDP.3.6 - 13 feet instead of required 25 feet garage corner to street right-of-way line (garage addition on Ashland Road).
5. CMDP.3.6b - 6 and 5 feet instead of required 15 feet window to lot line (two frame brick building against new lot lines for Lots 26 and 28).

The Stone - Stone Portion

Lot 28, Block B

1. 1301.3C2 - 28 feet instead of required 30 feet from centerline of existing Ashland Road (garage addition on Ashland Road).
2. CMDP.3.5 - 6 feet instead of required 25 feet setback (dwelling to existing Ashland Road right-of-way line (garage addition to Ashland Road right-of-way).
3. CMDP.3.6a - 8 feet instead of required 25 feet window to street right-of-way line (garage addition on Ashland Road).
4. CMDP.3.6b - 7 feet instead of required 15 feet window to lot line (existing stone building against new lot line for Lot 27).
5. 1.301.3C.2b - 22 feet instead of required 40 feet between facing windows (addition to stone against existing window in brick Store).

The Office

Lot 30, Block B

1. 1301.3C1 - 13 feet instead of required 40 feet height/distance building separation from existing structure on Lot 27, Block B (porch addition to stone based on 31.0 feet height of existing brick Store on Lot 27).
2. 1301.3C.2b - 22 feet instead of required 40 feet between facing windows (windows to abutting against existing window on Lot 27, Brick Store).
3. 1301.3C.2b - 30 feet instead of required 40 feet distance between facing windows (windows to office addition to addition to Stone Store on Lot 28).
4. CMDP.3.6 - 6 and 4.5 feet instead of required 15 feet window to lot line distance against Lot 27, Block B (addition to office including engaged 2nd window).

Other Required Variances

Lot 1, Block A

1. 400.3 - To permit an existing accessory building not to be in the rear-yard of the lot furthest removed from proposed City Hill Circle and to permit a setback of 20 feet from that road.

Lot 23, Block B

1. 400.3 - To permit an existing accessory building to have an average height of 18 feet instead of 15 feet.

The Gatehouse

1. CMDP.3.2 - To permit an ornamental gatehouse in STA space at the entrance to Ashland to have a setback of 7 feet instead of the required 50 feet from face setback for other principal buildings in a DR 3.5 area.
2. 1301.3C1 - To permit the gatehouse to have a setback of 42 and 36 feet from the centerlines of existing Ashland Road instead of the required 50 feet.
3. CMDP.3.5 - To permit the gatehouse to have a setback of 7 feet from the Ashland Road existing right-of-way line instead of the required 25 feet.
4. CMDP.3.6a - To permit the gatehouse to have a 7 feet window distance to Ashland Road right-of-way instead of the required 25 feet.

Lots 5, 7, 8 and 9, Block B

1. CMDP.3.6 - 20 feet instead of required 25 feet garage to street right-of-way line (new garages against City Hill Circle).

ZONING ACREAGE: 33.2 Ac.±

TYPICAL A-B UNIT LAYOUT

TYPICAL C-D UNIT LAYOUT

AVERAGE HEIGHT DETAIL
EX. GARAGE & STORAGE

LEGEND

- PROP. GRADE CONTOUR
- EXISTING GROUND CONTOUR
- PROPERTY LINE
- ZONING LINE
- EXISTING STRUCTURES TO REMAIN
- PROPOSED STREET LIGHT

OCT 28 1985

OFFICE OF PLANNING & ZONING

OFFICE COPY

REVISED PLANS

PRINTED

OCT 28 1985

DAFT-McCUNE-WALKER, INC.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLAT TO ACCOMPANY PETITIONS FOR SPECIAL HEARING AND VARIANCES

ASHLAND

ELECTION DISTRICT #8 BALTIMORE COUNTY, MD.

OFFICE COPY
REVISED PLANS

SCALE	1" = 50'
JOB ORDER NO.	84150
ISSUE DATE	8-15-85

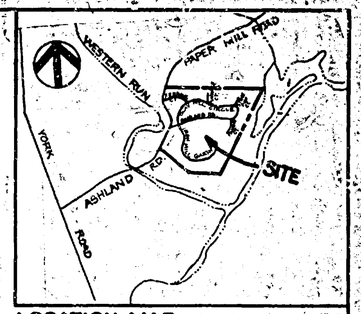
DATE	REVISIONS
10/28/85	UNDER LOT 6, BLK. "B"

1 / 1

TOWSON NURSERIES (UNDER CONSTRUCTION)
UNIVERSAL HOUSING & DEVELOPMENT CORP.
E.H.K. JR. 6066/748
ZONED DR-3.5

BUILDING TO TRACT BOUNDRY
WINDOW TO TRACT BNDRY

FERROUS COURT
CLAY HILL CIRCLE
FURNACE COURT
FOUNDRY COURT
STONE COURT
BLOCK A
BLOCK B
BLOCK C
BLOCK D
ASHLAND ROAD
PAPER MILL ROAD
WESTERN RUN
IRON MILL GARTH
REALIGNED GATEHOUSE
H.O.A. PARCEL "B"
H.O.A. PARCEL "A"
H.O.A. OPEN SPACE 1.5 AC.±
H.O.A. OPEN SPACE 2.5 AC.±
STORM WATER INFILTRATION FACILITY
PEDESTRIAN BRIDGE
EXIST. 15" SAN.
EXIST. 18" SAN.
DR-3.5
RC-4
RC-4 DR-3.5
MAYOR AND CITY COUNCIL OF BALTIMORE
MAYOR AND CITY COUNCIL OF BALTIMORE
PRESBYTERIAN CHURCH IN ASHLAND
POINT OF BEGINNING
TIE-IN PROPOSED SEWER SYSTEM TO WESTERN RUN INTERCEPTOR. EXISTING MANHOLE #4 (4007). SEE B.C. DWG #79-030 SHT 5 of 10.



LOCATION MAP
SCALE 1"=1000'

REQUESTED VARIANCES

Lot 11, Block B (The Dwelling)

1. 1801.3C2 - 25 feet instead of required 30 feet from centerline of existing Ashland Road.
2. CB1P7.A.b - 15 feet instead of required 25 feet from right-of-way of existing Ashland Road.
3. CB1P7.A.b.c - 21 feet instead of required 25 feet window to street right-of-way (allows new dwelling to be set back to setback established by existing historic dwelling).

Creek Revival with Garages

Lot 12, Block B

1. CB1P7.A.b - 18 feet instead of required 25 feet window to lot line distance (window to garage against Lot No. 101).

Lot 17, Block B

1. 1801.3C2 - 28 feet instead of required 30 feet from centerline of existing Ashland Road (corner of garage to Ashland Road).
2. CB1P7.A.b - 22 feet instead of required 25 feet window to street right-of-way line of Ashland Road (window to garage to Ashland Road right-of-way).
3. CB1P7.A.b - 18 feet instead of required 25 feet from right-of-way line of existing Ashland Road (corner of garage to Ashland Road).
4. CB1P7.A.b.c - 9 feet instead of required 25 feet window to street right-of-way (garage to right-of-way line of Stone Hut Court).

The Stone - Brick Dwellings

Lot 27, Block B

1. 1801.3C2 - 25 feet instead of required 30 feet from centerline of existing Ashland Road (garage addition on Ashland Road).
2. CB1P7.A.b - 15 feet instead of required 25 feet from right-of-way line of existing Ashland Road (garage addition on Ashland Road).
3. CB1P7.A.b.c - 17 feet instead of required 25 feet window to street right-of-way line (garage addition on Ashland Road).
4. CB1P7.A.d - 15 feet instead of required 25 feet garage to street right-of-way line (garage addition on Ashland Road).
5. CB1P7.A.b.c - 4 and 5 feet instead of required 25 feet window to lot line (existing brick building against new lot lines for Lots 26 and 28).

The Stone - Stone Dwellings

Lot 28, Block B

1. 1801.3C2 - 28 feet instead of required 30 feet from centerline of existing Ashland Road (garage addition on Ashland Road).
2. CB1P7.A.b - 8 feet instead of required 25 feet setback from existing Ashland Road right-of-way (garage addition to Ashland Road right-of-way).
3. CB1P7.A.b.c - 8 feet instead of required 25 feet window to street right-of-way line (garage addition on Ashland Road).
4. CB1P7.A.d - 7 feet instead of required 25 feet street to lot line (existing stone building against new lot line for Lot 27).
5. 1801.3C.2b - 20 feet instead of required 40 feet between facing windows (addition to store against existing windows in brick dwelling).

The Office

Lot 30, Block B

1. 1801.3C1 - 12 feet instead of required 40 feet height/distance between buildings from existing structure on Lot 27, Block B (porch addition to store based on 31.5 feet height of existing brick dwelling on Lot 27).
2. 1801.3C.2b - 22 feet instead of required 40 feet distance between facing windows (windows in addition against existing windows on Lot 27, brick church).
3. 1801.3C.2b - 20 feet instead of required 40 feet distance between facing windows (windows on office addition on addition to frame dwelling on Lot 28).
4. CB1P7.A.d - 4 and 4.5 feet instead of required 25 feet window to lot line (frame dwelling Parcel 25, Block B (addition to addition including porch) and lot, Block B).

Other Required Variances

Lot 1, Block A

1. ARA.3 - To permit an existing accessory building not to be in the rear side of the lot (variance required from proposed Clay Hill Circle and 5' setback of 25 feet from that road).

Lot 11, Block A

1. ARA.3 - To permit an existing accessory building to have an overall height of 18 feet instead of 15 feet.

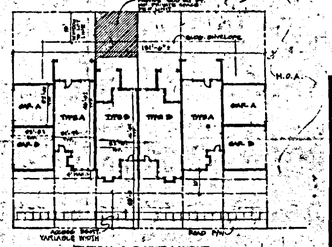
The Gatehouse

1. CB1P7.B.1 - To permit an ornamental gatehouse in the space at the entrance to Ashland to have a setback of 3 feet instead of the required 50 feet front yard setback for other principal buildings in a DR 3.5 zone.
2. 1801.3C2 - To permit the gatehouse to have a setback of 42 and 36 feet from the centerlines of existing Ashland Road instead of the required 50 feet.
3. CB1P7.A.b - To permit the gatehouse to have a setback of 7 feet from the Ashland Road existing right-of-way line instead of the required 25 feet.
4. CB1P7.A.b - To permit the gatehouse to have a 7 feet window distance to Ashland Road right-of-way instead of the required 25 feet.

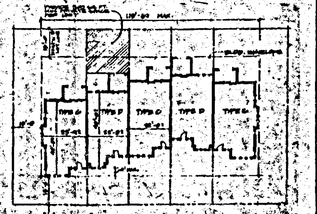
Lots 5, 7, 8 and 9, Block B

1. CB1P7.A.b - 20 feet instead of required 25 feet garage to street right-of-way line (new garages against Clay Hill Circle).

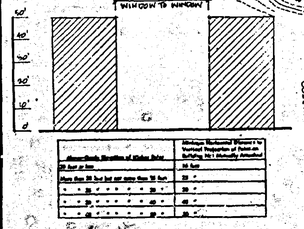
ZONING ACREAGE: 33.2 Ac.±



TYPICAL A-B UNIT LAYOUT



TYPICAL C-D UNIT LAYOUT



Lot Size or Area	Minimum Horizontal Distance to Other Building (Regardless of Zoning Lot Boundary)
20 feet	20 feet
More than 20 but but not more than 30 feet	25 "
" 30 " " " " 40 "	30 "
" 40 " " " " 50 "	40 "
" 50 " " " " 60 "	50 "

MINIMUM HORIZONTAL BUILDING SEPARATION
NO SCALE

LEGEND
FROM GRADE CONTOUR
EXISTING GROUND CONTOUR
PROPERTY LINE
ZONING LINE
EXISTING STRUCTURES TO REMAIN
PROPOSED STREET LIGHT

PRINTED
NOV 25 1985
DAFT-McCUNE-WALKER, INC.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLAT TO ACCOMPANY PETITIONS FOR SPECIAL HEARING AND VARIANCES

ASHLAND

PETITIONER'S EXHIBIT

ELECTION DISTRICT BALTIMORE COUNTY, MD.

SCALE: 1"=50'

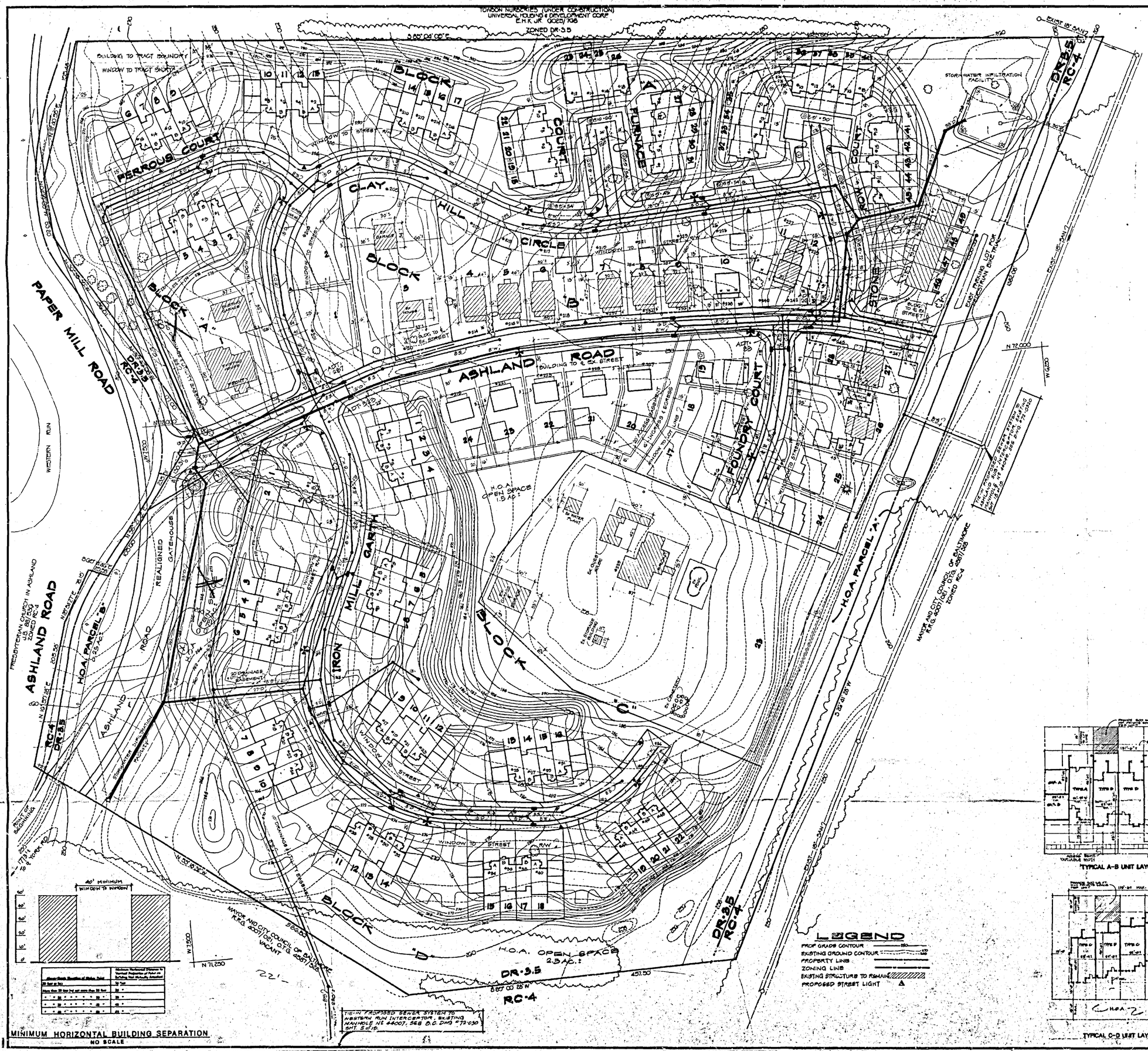
JOB ORDER NO. 84130

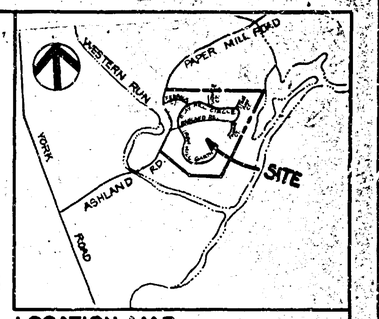
ISSUE DATE 8-15-85

DATE	REVISIONS
8/23/85	CHANGES - LOTS 4, 28 & 29 BLOCK B
11/21/85	20' LINES TO HOUSES W/ GARAGES
	BLOCK A: CORRECT DIMENSIONS LOT 17
	BLOCK B & GATEHOUSE

1 / 1

TOWSON NURSERIES (UNDER CONSTRUCTION)
UNIVERSAL HOLDING & DEVELOPMENT CORP.
E.H.K. JR. 6025/798
ZONED DR-3.5





LOCATION MAP
SCALE 1" = 1600'

REQUESTED VARIANCES

Lot 10, Block C (Bar Building)

1. 1801.2C3 - 35 feet instead of required 50 feet from centerline of existing Ashland Road.
2. CSDPP.2.D - 15 feet instead of required 25 feet from right-of-way of existing Ashland Road.
3. CSDPP.2.Ae - 21 feet instead of required 25 feet minimum street right-of-way failure when dealing in blocks with setbacks established by existing block-16 dwellings.

Great Ravivel with Garages

Lot 11, Block B

1. CSDPP.2.Ab - 3 feet instead of required 15 feet window to lot line distance (window in garage against Lot No. 10).

Lot 12, Block B

1. 1801.2C3 - 30 feet instead of required 50 feet from centerline of existing Ashland Road (corner of garage to Ashland Road).
2. CSDPP.2.Ae - 25 feet instead of required 25 feet-window to street right-of-way line of Ashland Road (window in garage to Ashland Road right-of-way).
3. CSDPP.2.D - 10 feet instead of required 25 feet from right-of-way line of existing Ashland Road (corner of garage to Ashland Road).
4. CSDPP.2.Ae - 9 feet instead of required 25 feet window to street right-of-way (garage to right-of-way line of Brown Bee Court).

The Stone - Brick Portion

Lot 27, Block B

1. 1801.2C3 - 35 feet instead of required 50 feet from centerline of existing Ashland Road (garage addition on Ashland Road).
2. CSDPP.2.D - 15 feet instead of required 25 feet from right-of-way line of existing Ashland Road (garage addition on Ashland Road).
3. CSDPP.2.Ae - 15 feet instead of required 25 feet window to street right-of-way line (garage addition on Ashland Road).
4. CSDPP.2.D - 15 feet instead of required 25 feet garage to street right-of-way line (garage addition on Ashland Road).
5. CSDPP.2.Ab - 4 and 5 feet instead of required 15 feet window to lot line (existing brick building against lot lines for Lots 26 and 28).

The Brick - Stone Portion

Lot 28, Block B

1. 1801.2C3 - 50 feet instead of required 50 feet from centerline of existing Ashland Road (garage addition on Ashland Road).
2. CSDPP.2.D - 8 feet instead of required 25 feet setback from existing Ashland Road right-of-way (garage addition to Ashland Road right-of-way).
3. CSDPP.2.Ae - 9 feet instead of required 25 feet window to street right-of-way line (garage addition on Ashland Road).
4. CSDPP.2.Ab - 7 feet instead of required 15 feet window to lot line (existing stone building against lot lines for Lot 27).
5. 1.301.2C.2b - 35 feet instead of required 60 feet between facing windows (addition to store against existing windows in brick store).

The Office

Lot 30, Block B

1. 1801.2C1 - 12 feet instead of required 40 feet height/separate building separation from existing structure (Lot 27, block B; garage addition to store) and 21.5 feet height of existing brick Store on Lot 27).
2. 1301.2C.2b - 25 feet instead of required 60 feet distance between facing windows (window in addition against existing window on Lot 27, brick Store).
3. 1301.2C.2b - 50 feet instead of required 60 feet distance between facing windows (window on office addition on addition on Stone Store on Lot 28).
4. CSDPP.2.D - 4 and 4.5 feet instead of required 15 feet window on lot line distance against Lot 29, Block C building to office building (angled and has stairs).

Other Required Variances

Lot 1, Block A

1. 400.1 - To permit an existing accessory building set on the in the rear yard of the lot further removed from property Clay Hill Circle and to permit a setback of 13 feet from that road.

Lot 17, Block A

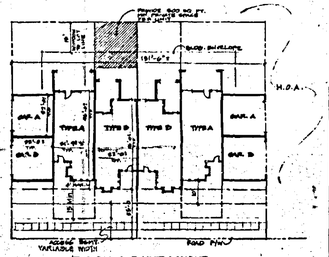
1. 400.2 - To permit an existing accessory building to have an average height of 19 feet instead of 15 feet.

The Gatehouse

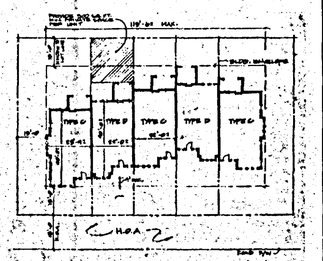
1. CSDPP.2.C - To permit an ornamental gatehouse in the vicinity of the entrance to Ashland to have a setback of 7 feet instead of the required 30 feet from post setback for other principal buildings in a DR 3.5 zone.
2. 1801.2C3 - To permit the gatehouse to have a setback of 42 and 34 feet from the centerline of existing Ashland Road instead of the required 50 feet.
3. CSDPP.2.D - To permit the gatehouse to have a setback of 7 feet from the Ashland Road existing right-of-way line instead of the required 25 feet.
4. CSDPP.2.Ae - To permit the gatehouse to have a 7 feet window distance to Ashland Road right-of-way instead of the required 25 feet.

NW 18B-19B
PRINTED
SEP 04 1985
DAFT-McCUNE-WALKER, INC.

ZONING ACREAGE: 33.2 Ac.±



TYPICAL A-B UNIT LAYOUT



TYPICAL C-D UNIT LAYOUT

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLAT TO ACCOMPANY PETITIONS FOR SPECIAL HEARING AND VARIANCES

ASHLAND

X-4

ELECTION DISTRICT #8 — BALTIMORE COUNTY, MD.

#110

SCALE: 1" = 50'

JOB ORDER NO. 84180

ISSUE DATE 8-15-85

DATE	REVISIONS

1/1

2. in his opinion, the construction and design of the garages on either side of the townhomes was authorized under §409.2.a of the BCZR, that no further approval in the nature of a special exception or variance was required and that the only reason the issue was included in the Petition for Special Hearing was to obtain formal approval of the unique design concept of the townhouse/garage plan; and

3. that the variances requested were necessary in order to provide floor space and options (such as garages and porches) which modern homebuyers demand when purchasing todays homes in the price range of those to be offered at Ashland; that the variances were required in order to preserve the historic nature of the village as the developer was limited in how it could situate the garages and additions due to the present location of the existing structures to be restored and the desire to preserve certain large trees located in the proximity thereto; that the variance requested with respect to Lot 1, Block A resulted from the creation of the lot line and the positioning of Clay Hill Circle; that the variances requested with respect to the Gatehouse were necessary due to the surrounding topography; that, in light of the developer's goal to preserve the historic nature of the Ashland Village, compliance with the applicable zoning standards would be unnecessarily burdensome and constitute a genuine practical difficulty in fulfilling developer's plan; and that the granting of the variances requested would fall within the spirit, intent and purposes of the regulations governing development in D.R. zones.

ORDER RECEIVED FOR FILING
DATE December 6, 1985
BY Barbara A. Kilbert
ADMINISTRATIVE ASSISTANT

John McGrain, a staff member of the Baltimore County Landmark Preservation Committee, testified in favor of the Petitioner's requests. No protestants testified in opposition to the Petitions.

Pursuant to advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the BCZR would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1 of the BCZR have been met and the health, safety and general welfare of the community will not be adversely affected, and therefore, all three items listed in the Petition for Special Hearing and all the variances requested should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of December, 1985, that the Petition for Variance containing all the requested variances as set out in and in accordance with Petitioner's Exhibit 1, as well as approval of the three items requested in the Petition for Special Hearing, be, and the same are, hereby GRANTED, from and after the date of this Order.

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

ORDER RECEIVED FOR FILING
DATE December 6, 1985
BY Barbara A. Kilbert
ADMINISTRATIVE ASSISTANT

Attachment

Petition For Special Hearing

1. **The reconstruction of historic dwellings at proposed Lots 7, 8 and 9, Block B, on their original foundations in concert with other restored dwellings on Ashland Road so as to preserve and maintain historic character. Section 305 permits dwellings to be replaced or restored if existing height, area, or setback deficiencies are not increased.**

2. **The restoration of and establishment of lot lines around historic structures at proposed Lots 4, 5, 6, 7, 8, 9, 11 and 12, Block B and Lots 27 and 28, Block D, on existing Ashland Road without the necessity of securing variances but in accordance with the provisions of Section 305. Lot lines will not change visibly existing relationships, will enable conveyance of restored or reconstructed dwellings, and will result in preservation of historic character.**

All as shown on the plat accompanying this petition.

PETITION FOR SPECIAL HEARING AND VARIANCE

8th Election District

LOCATION: East side of Paper Mill Road and Ashland Road

DATE AND TIME: Wednesday, November 27, 1985 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 for the reconstruction of historic dwellings at proposed Lots 7,8, and 9, Block B on their original foundations. and the restoration of and establishment of lot lines around historic structures at proposed Lots 4,5,6,7,8,9,11 and 12, Block B and Lots 27 and 28, Block D. Petition for Variance from Sections 1B01.2C1, 1B01.2C2b, 1B01.2C3, CMDPV.B2, CMDPV.R.6a, CMDPV.B6b, CMDPV.B8, and CMDPV.B.9 and Sections 400.1 and 400.3 for Ashland including Lot 1, Block A; Lots 10,11, and 12, Block B; Lots 23, 26, 27, and 28, Block D; and H.O.A. OPEN SPACE AT Ashland Road intersection with Paper Mill Road.

Being the property of Ashland Joint Venture, as shown on plat plan filed with the Zoning Office.

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

Description to Accompany Petitions for Special Hearing and Variances

"ASHLAND"

8th Election District, Baltimore County, Maryland

Beginning for the same in the centerline of Paper Mill Road at a point distant 1,773 feet more or less measured in a northeasterly direction on said centerline of Paper Mill Road from its intersection with the centerline of York Road, thence leaving said place of beginning and the centerline of Paper Mill Road and running (1) North 53 degrees 18 minutes 32 seconds West 22 feet more or less, thence (2) North 16 degrees 59 minutes 28 seconds East 205.58 feet, thence (3) North 28 degrees 54 minutes 27 seconds East 78.19 feet, thence crossing the bed of Paper Mill Road (4) South 69 degrees 14 minutes 46 seconds East 29.58 feet, thence (5) North 35 degrees 21 minutes 22 seconds East 235.91 feet, thence (6) North 30 degrees 46 minutes 08 seconds West 177.00 feet, thence (7) North 30 degrees 35 minutes 39 seconds West 156.01 feet, thence (8) North 04 degrees 19 minutes 05 seconds West 83.20 feet, thence (9) North 18 degrees 40 minutes 55 seconds East 195.48 feet, thence (10) South 85 degrees 04 minutes 05 seconds East 1,423.00 feet, thence (11) South 26 degrees 41 minutes 28 seconds West 1,382.08 feet, thence (12) South 89 degrees 00 minutes 28 seconds West 457.50 feet and, thence (13) North 53 degrees 18 minutes 32 seconds West 586.50 feet more or less to the place of beginning.

Containing 33.2 Acres of land more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Our Job Number: 84130 (OD:L84130)

August 26, 1985

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCES
E/S Paper Mill & Ashland Rds., 8th District
ASHLAND JOINT VENTURE, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-226-SPHA

: : : : : : :

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 other Order.

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

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 29th day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to C. Arthur Eby, Jr., Esquire, Power and Mosner, 21 W. Susquehanna Ave., Towson, MD 21204; and Keith E. Ronald, Esquire and W. Lee Thomas, P.A., Suite 314, 409 Washington Ave., Towson, MD 21204, Counsel for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 20, 1985

C. Arthur Eby, Jr.
Power & Mosner
21 West Susquehanna Avenue
Towson, Maryland 21204

Re: E/S Paper Mill Rd. & Ashland Rd.
8 th Election District
Ashland Joint Venture - Petitioner
Case No. 86-226-SPHA
Petition for Special Hearing and Variance

Dear Mr. Eby:

This is to advise you that $104.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

[illegible] payable to Baltimore County, Maryland, and remit [illegible]ing. Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012425
DATE 11-27-85 ACCOUNT R-01-615-000
AMOUNT $ 104.00
RECEIVED FROM Ashland Joint Venture
FOR Advertising & Posting X6 [illegible]
B 810 PAID 104.00 [illegible]
VALIDATION OR SIGNATURE OF CASHIER

AUG 27 1988

October 25, 1985

C. Arthur Eby, Jr., Esquire
Power & Mosner
21 West Susquehanna Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: E/S Paper Mill Rd. & Ashland Rd.
8th Election District
Ashland Joint Venture - Petitioner
Case No. 86-226-SPHA
Petition for Special Hearing and Variance

TIME: 1:30 p.m.

DATE: Wednesday, November 27, 1985

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

Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012680

DATE 9/12/85 ACCOUNT R-01-615-000
AMOUNT $200.00
RECEIVED FROM: DAFT McCUNE & WALKER INC
FOR: ASHLAND ASPH
B B044****20000:a 6125F #110

VALIDATION OR SIGNATURE OF CASHIER

86-278 Case file

Item No. 110
1985 file 9

OCT 10 '85 AM

IN RE
PETITION FOR
VARIANCE -
ASHLAND JOINT VENURE

* BEFORE THE
* OFFICE OF THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 86-226 SpHA

* * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Keith E. Ronald, Esquire and W. Lee Thomas, P.A. as co-counsel for the Petitioner, Ashland Joint Venture.

Keith E. Ronald
Suite 314
409 Washington Avenue
Towson, Maryland 21204
(301) 296-6777

CERTIFICATE OF SERVICE

I HEREBY CERTIFY THAT a copy of the forgoing Entry of Appearance was mailed, postage prepared this 17th day of October, 1985, to C. Arthur Eby, Jr., Esquire, 21 West Susquehanna Avenue, Towson, Maryland 21204 and Peter M. Zimmerman, Esquire, Deputy People's Counsel, Old Court House, Towson, Maryland 21204.

Keith E. Ronald

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 314
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
296-6777

Attachment

Petition For Special Hearing

1. The reconstruction of historic dwellings at proposed Lots 7, 8, and 9, Block E, on their original foundations in concert with other restored dwellings on Ashland Road so as to preserve and maintain historic character. Section 305 permits dwellings to be replaced or restored if existing height, area, or setback deficiencies are not increased.

2. The restoration of and establishment of lot lines around historic structures at proposed Lots 4, 5, 6, 7, 8, 9, 11 and 12, Block B, and Lots 27 and 28, Block D, on existing Ashland Road without the necessity of securing variances but in accordance with the provisions of Section 305. Lot lines will not change visibly existing relationships, will enable conveyance of restored or reconstructed dwellings, and will result in preservation of historic character.

3. The provision of required parking space (garage) that is not situated on the same lot as the dwelling served but which is in accordance with the provisions of Section 409.2a.

All as shown on the plat accompanying this petition.

Revised Petition
Motion to amend. granted
at hearing
Jean M.H. Jung
11/27/85

Lot 10, Block B (New Dwelling)

1. 1B01.2C3 - 35 feet instead of required 50 feet from centerline of existing Ashland Road.

2. CMDPV.B.9 - 15 feet instead of required 25 feet from right-of-way of existing Ashland Road.

3. CMDPV.B.6a - 21 feet instead of required 25 foot window to street right-of-way (allows new dwelling to blend with setbacks established by existing historic dwellings).

Greek Revival with Garages

Lot 11, Block B

1. CMDPV.B.6b - 7 feet instead of required 15 feet window to lot line distance (window in garage against Lot No. 10).

Lot 12, Block B

1. 1B01.2C3 - 38 feet instead of required 50 feet from centerline of existing Ashland Road (corner of garage to Ashland Road).

2. CMDPV.B.6a - 22 feet instead of required 25 feet window to street right-of-way line of Ashland Road (window in garage to Ashland Road right-of-way).

3. CMDPV.B.9 - 18 feet instead of required 25 feet from right-of-way line of existing Ashland Road (corner of garage to Ashland Road).

4. CMDPV.B.6a - 9 feet instead of required 25 feet window to street right-of-way (garage to right-of-way line of Stone Run Court).

The Store - Brick Portion

Lot 27, Block D

1. 1B01.2C3 - 35 feet instead of required 50 feet from centerline of existing Ashland Road (garage addition on Ashland Road).

2. CMDPV.B.9 - 15 feet instead of required 25 feet from right-of-way line of existing Ashland Road (garage addition on Ashland Road).

3. CMDPV.B.6a - 15 feet instead of required 25 feet window to street right-of-way line (garage addition on Ashland Road).

---

4. CMDPV.B.8 - 15 feet instead of required 22 feet garage to street right-of-way line (garage addition on Ashland Road).

5. CMDPV.B.6b - 4 and 5 feet instead of required 15 foot window to lot line (existing brick building against new lot lines for Lots 26 and 28).

The Store - Stone Portion

Lot 28, Block D

1. 1B01.2C3 - 28 feet instead of required 50 feet from centerline of existing Ashland Road (garage addition on Ashland Road).

2. CMDPV.B.9 - 8 feet instead of required 25 foot setback from existing Ashland Road right-of-way (garage addition to Ashland Road right-of-way).

3. CMDPV.B.6a - 8 feet instead of required 25 foot window to street right-of-way line (garage addition on Ashland Road).

4. CMDPV.B.6b - 7 feet instead of required 15 foot window to lot line (existing stone building against new lot line for Lot 27).

5. 1.B01.2C.2b - 25 feet instead of required 40 feet between facing windows (addition to store against existing window in Brick Store).

The Office

Lot 26, Block D

1. 1B01.2C1 - 12 feet instead of required 40 foot height/distance building separation from existing structure on Lot 27, Block B (porch addition to store based on 31.5 foot height of existing Brick Store on Lot 27).

2. 1B01.2C.2b - 22 feet instead of required 40 foot distance between facing windows (windows in addition against existing windows on Lot 27, Brick Store).

3. 1B01.2C.2b - 30 feet instead of required 40 foot distance between facing windows (windows on office addition to addition to Stone Store on Lot 28).

4. CMDPV.B.6 - 4 and 4.5 feet instead of required 15 foot window to lot line distance against Lot 25, Block C (addition to office including regular and bow window).

Other Required Variances

Lot 1, Block A

1. 400.1 - To permit an existing accessory building not to be in the rear third of the lot furthest removed from proposed Clay Hill Circle and to permit a setback of 25 feet from that road.

Lot 23, Block D

1. 400.3 - To permit an existing accessory building to have an average height of 18 feet instead of 15 feet.

The Gatehouse

1. CMDPV.B.2 - To permit an ornamental gatehouse in HOA space at the entrance to Ashland to have a setback of 7 feet instead of the required 50 foot front yard setback for other principal buildings in a DR 3.5 zone.

2. 1B01.2C3 - To permit the gatehouse to have a setback of 42 and 36 feet from the centerlines of existing Ashland Road instead of the required 50 feet.

3. CMDPV.B.9 - To permit the gatehouse to have a setback of 7 feet from the Ashland Road existing right-of-way line instead of the required 25 feet.

4. CMDPV.B.6a - To permit the gatehouse to have a 7 foot window distance to Ashland Road right-of-way instead of the required 25 feet.

Lots 6, 7, 8 and 9, Block B

1. CMDPV.B.8 - 20 feet instead of required 22 feet garage to street right-of-way line (new garages against Clay Hill Circle).

DAFT-McCUNE-WALKER, INC.

200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301—296-3333

Land Planning Consultants
Landscape Architects
Engineers & Surveyors

OFFICE COPY

September 11, 1985

Mr. James E. Dyer
Zoning Supervisor
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Ashland
Our File No. 84130

Dear Mr. Dyer:

Over the past several months, we have had extensive discussions regarding the procedures for and details of securing needed relief from BCZR and CMDP standards affecting additions to and restoration or reconstruction of existing historic dwellings in the Ashland development.

We have one issue affecting new townhouse construction with attached garages for which we need affirmation as to its resolution. As you may recall, some new townhouse units are proposed for which two garages are attached to each end of the group. The rear garage is connected to and is a component of the end dwelling unit while the front garage serves the interior unit. Walkways and easements would provide for connection at the front of the group to the interior unit. The preferred way of establishing lot lines is to extend them from the units directly to the abutting street right-of-way including the garage for the interior unit as a sub-lot. (See attached plan.)

Our discussions indicated that this lotting solution was acceptable, in accordance with the provision of the Zoning Regulations and would not require a variance. The basis for this conclusion is that the garage for the interior unit is an attachment to a group of attached dwellings and is considered to be a component part of the overall principal structure. Further, Section 409.2a, BCZR requires garage or other usable off-street parking space for each dwelling unit and mandates that required parking space be provided on the same lot with the building it serves or within 300 feet thereof. This section authorizes the desired configuration of garages and lot lines without variances.

Mr. James E. Dyer
Page 2
September 11, 1985

If the preceding reflects our discussions and conclusions, please affirm your concurrence in the space provided below. Thank you very much for the advice and guidance which you have provided in untangling a very complex set of zoning issues relating to the overall Ashland development.

Very truly yours,

DAFT-McCUNE-WALKER, INC.

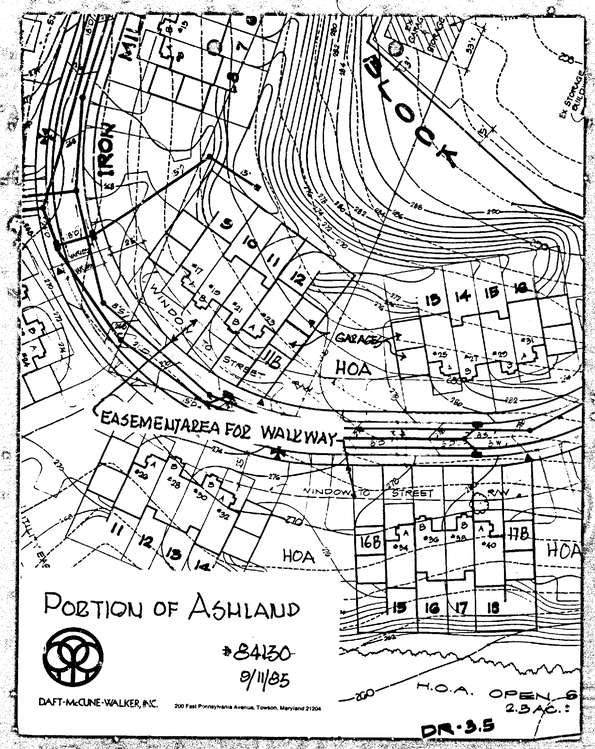
George E. Gavrelis
Vice President

GEG:cm

Attachment

James E. Dyer, Zoning Supervisor
9/12/85
(Date)

AUG 27 1986



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1985

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

odo

C. Arthur Eby, Jr., Esquire
Power and Mosner
21 West Susquehanna Avenue
Towson, Maryland 21204

RE: Item No. 110 - Case No. 86-226-SPHA
Petitioner - Ashland Joint Venture
Special Hearing and Variance Petitions

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.Eby:

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,

James E. Dyer, Lic

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21204

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

NORMAN E. GERBER
DIRECTOR

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

NOVEMBER 6, 1985

RE: Zoning Advisory Meeting of SEPTEMBER 24, 1985
Item # 110
Property Owner: ASHLAND JOINT VENTURE
Location: E/S PAPERMILL RD. @ ASHLAND RD.

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.
(X)A County Review Group Meeting is required.
(X)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
( )This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
(X)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 _____.
(X)Landscaping: Must comply with Baltimore County Landscape Manual.
( )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.
(X)Additional comments:
THE CRG PLAN - VIII-407 (K/A ASHLAND) WAS APPROVED 2/28/85

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

October 3, 1985

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

Att: James Dyer

Re: Baltimore County
Item No. 110
Property Owner: Ashland Joint Venture
Location: E/S Papermill Road (Maryland Route 145) at Ashland Road
Existing Zoning: DR 3.5
Proposed Zoning: Spec. Hearing for reconstruction of historic dwellings and variance to permit additions to historic residences or new bldgs.
Acres: 32.2
District: 8th

Dear Mr. Dyer:

On review of the submittal of 9/15/85, Special Hearing for Reconstruction of Historic Dwellings and Variance to permit additions to Historic residences or new buildings, the State Highway Administration finds the plan generally acceptable.

All access to the Ashland Subdivision by way of the Ashland - Paper Mill Road (Maryland Route 145), shall be by way of intersection improvements constructed through State Highway Administration Permit.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

PAUL H. REINCKE
CHIEF

September 26, 1985

Mr. Arnold Jablon
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: Ashland Joint Venture

Location: E/S Papermill Road @ Ashland Road

Item No.: 110 Zoning Agenda: Meeting of 9/24/85

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.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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.

(X) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department. Lot #24 exceeds 300 feet standard t-turnaround or cul-de-sac required.

( ) 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.

REVIEWER: Cpt Smith 9/26/85 Noted and Approved: John E. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

November 14, 1985

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

Dear Mr. Jablon:

Comments on Item # 110 Zoning Advisory Committee Meeting are as follows:

Property Owner: Ashland Joint Venture
Location: E/S Papermill Road at Ashland Road
Districts: 8th.

APPLICANT'S ITEMS ARE CIRCLED:

(A) 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.N.S.I. #117-1 - 1982) and other applicable Codes and Standards. See Section 513.0 Historic Buildings.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

(C) 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.

D. 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.

(E) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0 of an interior lot line. Section 1407, Section 1406.2 and Table 1405. No openings are permitted in an

F. The structure does not appear to comply with Table 505 for permissable 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 101 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, _____, _____, of the Baltimore County Building Code.

H. 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 _____ or to mixed Uses _____, _____, _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. 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.

(J) Comments: Separation between H.O.A. Units shall be a 2 hour rated party/fire wall, as per Section 1409.1.2 in County Council Bill #17-85. Buildings other than use group R-3 see Section 1414.0 for possible opening protectives on windows.

K. 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 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham, Chief
Building Plans Review

L/21/??

COUNTY REVIEW GROUP MEETING MINUTES

Thursday, February 28, 1985

ASHLAND

District 8 C3

VIII-407

COUNTY REVIEW GROUP-THOSE PRESENT*

Catherine Wardield, Chairman - Dept. of Public Works
Eugene Bober, Co-Chairman - Office of Planning

Agency Representatives

Don Schuler	- Developers Engineering Division
Michael S. Flannigan	- Traffic Engineering
George Wittman	- State Highway Administration
Ken Amrein	- Bureau of Sanitation

Developer and/or Representatives

Kim Strutt	- 54 Scott Adam Road, 21031
George Strutt	- 54 Scott Adam Road, 21031
D.S. Thaler	- 11 Warren Road
John Haspert	- 54 Scott Adam Road, 21031
Ed Haile	- Daft-McCune-Walker, Inc.
Stacy Fisher	- Daft-McCune-Walker, Inc.
Ray Atkins	- 105 W. Chesapeake Avenue, 21204
Bob Rowe	- 210 Ashland Road

*Interested Citizens - Ms. Karen Suess, 22 Windersal Lane, 21234
Mr. & Mrs. Dave Cleveland, 15820 Old York Rd., Monkton, MD. 21111
Ms. Emily Kolasa, 4349 Norrisville Road, White Hall, MD. 21161
Mano Swartz, 424 York Road, Towson, MD. 21204
Ms. Judith S. Krenier, 7800 York Road, Towson, MD. 21204

Mrs. Warfiled opened the meeting at 9:05 a.m., introduced the staff, and explained purpose of the meeting.

M's. Fisher presented a revised Plan and Mr. Strutt showed some renderings and commented on the historical nature of the existing houses and how he will rehabilitate some of the units.

Mr. Bober Summarized the staff comments submitted from the Bureau of Sanitation, Fire Prevention, Storm Water Management Review Section, Board of Education, State Highway Adminstration, Health Department, Developers Engineering Division, Planning & Zoning. These comments have been made a part of these minutes, and a copy was also given to the developer and developer's engineer.

ASHLAND -2- February 28, 1985
District 8 C3

Citizens comments were all relative to the proposed access to the Hike & Bike Trail at the end of Ashland Road. They were advised that a public road will be the access which they found satisfactory. A sign for direction to the facility from Paper Mill Road was requested. Mr. Schwartz, a resident of the area, advised that he serves on a committee which is working out the details of a sign at present. The limits of the Flood Plain were clarified.

Several items from the staff comments required clarification as follows:

1. Traffic Engineering and Developers Engineering Division called for a 50' & 40' right of way respectively for Ashland Road. The Traffic Engineer agreed that a 40' right of way is adequate and acceptable.

2. Planning comments asking for detail of parking for lots 46-49 were satisfied. A profile showing an elevated connection from the parking spaces to the existing buildings was provided. It was also requested that lots 1 & 113 be identified as having existing houses on them and include all owners on the plan as developers. This was shown on the plan and as an adendum to Note #10. A public road was provided for lots 71 - 78. Improvements shall be concrete curb and gutter and 24' of paving on a 40' right of way. The private access road to lots 66-70 was made 16' wide.

3. The Bureau of Sanitation requested a minimum of 20' x 50' turnarounds at all terminated roads. This was also shown on the Plan.

4. Zoning variances must be obtained for the existing houses to be rehabilitated. The two car garages were noted as being within an area in control of a H.O.A.

5. State Highway Administration comments noted that the road alignment currently under consideration for Paper Mill Road encroaches on this site but is not firm. Mr. Wittman advised that a final design will not be available for several months; therefore, he recommended that a highway widening line from the northwest property line to the property corner at Ashland Road be shown on the Plan and labeled as an area to be reserved for highway widening as a condition of approval.

The plan was revised to comply with all staff comments and these minutes and the plan was approved.

The meeting was adjourned at 10:00 a.m.

AUG 27 1986

CRG Meeting of Feb 26, 1985
Ashland

1. Soil boring information is required to verify whether the 1st inch of rainfall can be infiltrated at the pond sites.

2. 2 & 10 year peak management is required.

3. Detailed flood plain information is required for Western Run.

Thomas L. Vandiver
2/26/85

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: February 26, 1985

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Ashland

PROJECT NUMBER: #85033

LOCATION: Ashland Road, E. of Paper Mill Road

DISTRICT: 8C3

The Plan, dated January 21, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

Project #85033
Ashland
Page 2
February 26, 1985

GENERAL COMMENTS: (Cont'd)

Where construction contracts do not cover an entire Public Works Agreement, an additional Public Works Agreement fee will be collected. This fee will be the difference in cost between the fee/unit as covered in the Public Works Agreement and the fee/unit cost for the number of lots covered by the proposed contract. This additional fee will be collected at the time of contract for all partial contracts.

The Developer's engineer shall furnish along with the quantity estimates, the total number of units covered by the Public Works Agreement and the number of units served by the proposed contract.

HIGHWAY COMMENTS:

All streets in this subdivision, including the existing portion of Ashland Road within the site, shall be improved with a 24-foot combination curb and gutter cross-section on a 40-foot right-of-way and shall be the Developer's full responsibility.

Improvements to Ashland Road and Paper Mill Road, adjacent to the site, including the proposed entrance to the site at the Ashland/Paper Mill intersection are subject to the requirements and approval of the State Highway Administration.

No provision has been made on The Plan for an improved roadway in front of Lots #46-49, nor is it clear as to the ownership of the abandoned railroad bed in this area. Clarification must be made before The Plan can be approved.

A 24-foot combination curb and gutter road section on a 40-foot right-of-way shall be built to serve Lots #72-76, in lieu of the five (5) panhandles shown on The Plan. A 24-foot private easement containing a 16-foot paved drive shall be established to provide ingress/egress to Lot 113 and to the rear of Lots 66-70. Covenants must be recorded prior to, or along with the recording of the plat, establishing this easement.

The interior roads of the site shall be public curb and gutter roads and shall be the Developer's full responsibility. The paving thickness for the travelled way shall be 11 inches (including the parking bays).

The Developer is responsible for the full cost of all highway and storm drain construction.

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.

b. The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

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HIGHWAY COMMENTS: (Cont'd)

c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way, at the Developer's cost.

e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

f. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

g. The relocation of any utilities or poles as required by the road improvements.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Driveways shall be constructed in accordance with Baltimore County Standards (Detail 15A), with depressed curb and 7-inch concrete aprons within the right-of-way.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

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STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year and 10-year frequency storm must be provided on the site.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

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STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer must furnish the Bureau of Public Services with a drainage study of Western Run containing the following information:

a. A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.

b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

c. A profile of the stream.

d. A plan with the location of the field run cross-sections indicated.

e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U. S. Corps of Engineers Computer Program HEC-2."

f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.

In accordance with Bill No. 56-82, filling within a flood plain is prohibited.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

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WATER AND SANITARY SEWER COMMENTS: (Cont'd)

Offsite rights-of-way are necessary for sanitary sewer. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sewer System Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract. This Charge is in addition to the normal front foot assessment and permit charges.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

* * * * *

The Plan may be approved, subject to conformance with the above comments.

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:DDS:ss

cc: File

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

February 25, 1985

Mr. J. Markle, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: CRG Meeting of 2-28-85
"Ashland" S/S Ashland
& Paper Mill Road
Route 145

Dear Mr. Markle:

On review of the site plan for the Ashland Subdivision, dated 1-21-85, the State Highway Administration offers the following comments.

The State Highway Administration District #4 Engineer has provided our office with a tentative centerline for the reconstruction of Ashland Road, however, at this time they are unable to establish the exact right of way needed due to the lack of cross sections and topography.

In addition geometric design will be needed to determine the width of the roadway for the typical section of Ashland Rd.

On review of this information, the State Highway Administration - Bureau of Engineering Access Permits will require the site plan of the Ashland Subdivision to be revised to show the following comments:

1. Show the tentative centerline for Ashland Road as red lined on the attached sketch.

2. Show a proposed 80' right of way for Ashland Road (40' each side of the tentative Ashland Road centerline) and provide a revertible easement with a 2:1 slope for the right of way line to meet the existing grade.

3. Provide channelized intersection improvements to Ashland Road, for a design speed of 40 MPH. This will require a full width section of 135' in length with a 150' taper. S.H.A. Type "A" concrete curb and gutter must be offset 31' from the existing centerline of the Ashland - Paper Mill Road..

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

AUG 27 1998

Mr. J. Markle -2- February 25, 1985

4. Provide a by-pass lane of 550' in length on the west side of Ashland Road.

The State Highway Administration - Bureau of Engineering Access Permits has previously established a 80' right of way and 62' curb to curb section for Paper Mill Road at the Towson Nurseries site to the north, this section will be extended along the Ashland site to provide the interim improvement for Ashland Road.

We strongly recommend to the developer and the developer's engineer that the required improvement (S.H.A. Type "A" channelization) be constructed from the tentative centerline if possible and then tie into the existing Ashland and Paper Mill Roads.

If acceptable this proposal should be reviewed by District #4 Engineer for his approval.

It is requested that all Baltimore County Building Permits be held until the plan is revised to show the tentative centerline, proposed right of way and channelized intersection improvements with by-pass lane for Ashland Road.

All work within the State Highway Administration right of way must be through S.H.A. permit with the posting of a bond or letter of credit to guarantee construction.

Very truly yours,

Charles Lee - J.M.

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle
Mr. R. Olsen
Mr. S. Plenens
Mr. P. Humbertson
Daft McCune & Walker

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James A. Markle DATE: February 25, 1985

FROM : C. Richard Moore

SUBJECT: C.R.G. Comments

PROJECT NAME: Ashland C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 8C3 DEVELOPMENT PLAN:

LOCATION: Ashland Road & Paper Mill Road RECORD PLAT:

A realignment study of Ashland Road and Paper Mill Road Will be needed which could involve realignment onto this property.

It appears that a significant vertical curve adjustments will be needed on Ashland Road east of Paper Mill Road to provide adequate AASHTO Intersection Sight Distance for the proposed subdivision roads.

Grading and clearing and an area kept free of landscaping and sight obstructions will be needed past the right-of-way line on the inside of the adequate Intersection Sight Distance. This area needs to be shown on future plans including the development plan.

It is recommended that at least 50ft. of right-of-way be shown for Ashland Road because of the through traffic to the Hiker/Biker Trail parking lot.

This Department will support a waiver for more than 100 units with one means of access.

C. Richard Moore
Deputy Director
Traffic Engineering

CRM/GMJ/ccm

2-27-85
Date

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

ASHLAND
Subdivision Name, Section and/or Plat

Ashland Joint Venture — Daft-McCune-Walker
Developer and/or Engineer

Lod Raven	113	32.48	Public	Public
Watershed	No. of Lots or Units	Total Acreage	Water	Sewer

COMMENTS ARE AS FOLLOWS:

___ Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.

___ Soil percolation test have been conducted. Revised plans, ___ must be submitted prior to approval of plat, ___ are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.

✓ Public sewers ✓, public water ✓, must be utilized and/or extended to serve the property.

✓ A Hydrogeological Study and Environmental Effects Report for this subdivision, ___ must be submitted, ___ are not required, ___ is incomplete and must be revised, ✓ has/have been reviewed and approved.

___ A Water Appropriation Permit Application, ___ must be submitted, ___ has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

✓ It is recommended the plan, ___ be approved as submitted, ✓ be approved as submitted subject to the following conditions noted: on the attached mins dated 2-27-85

___ It is recommended this plan not be approved at this time. See revisions and/or comments. OLP

REVISIONS AND/OR COMMENTS:

1. The existing wells for existing residences on lots 1 and 113 must be backfilled -- Any existing privies and sewage disposal systems must also be abandoned and backfilled. Connections to metropolitan water and sewer can be made. A statement indicating that these requirements will be followed must be included on the record plat.

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Brooks Stafford, Director, Environmental Support Services Date February 27, 1985

FROM Stephanie A. Taylor, Waste and Water Quality Management

SUBJECT ENVIRONMENTAL EFFECTS REPORT Ashland (Name)

CRG MEETING February 28, 1985 (Date) ___ (Time)

PLAN REVIEW NOTES

1. Residential subdivision on 33.53 acres with (Describe Site) 113 dwelling units.
2. Public water and Public sewer is proposed.
3. Western Run is adjacent to site. (Describe streams on-site)
5. Codorus (Ca) soil exists in Floodplain - (Describe wetland soils on-site) no development is proposed.
6. Storm Water Management is required.
7. ___ proposed impervious area.

RESPONSES

___ The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

✓ The Environmental Effects report is approved, subject to the following checked items/conditions.

A. ___ No development is allowed in ___ (soil/name & symbol)

B. ___ A revised site plan indicating no development in ___ must be submitted.

Mr. Brooks Stafford
Environmental Effects Report Ashland (Name)

Page Two

___ 1. The developer must follow the Health Department Wetland Guidelines.

___ 2. ___ (Other)

C. BEST MANAGEMENT PRACTICES

✓ 1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

✓ 2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.

✓ 3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

✓ 4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.

✓ 5. Filling will not occur in grassed or lined drainage ditches or swales.

___ 6. ___

SS :pms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Sy Benson Date February 25, 1985

FROM Charles K. Weiss

SUBJECT Ashland
Ashland Rd. East of Paper Mill
CRG 2/28/85

After review of the plans for the above it should be noted:

The courts @ the NE end of the development show no turnaround. The court on the northwest corner of the plan, if drawn to scale, does not provide sufficient turnaround room. In the southeast corner of the plan, at the dead end of the road abutting another property, (if drawn to scale, and measurements on the drawing are correct), insufficient turnaround room has been provided.

There are several other questions relative to this plan.

Baltimore County is in no way bound to collect this development. At the time of construction, a representative of the Bureau will meet with the developer or his representative to discuss exact plans relative to refuse collection.

CKW/KRA/ms

Attachment

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 2/26/85

FROM: ZONING OFFICE

PROJECT NAME: Ashland PLAN: ✓

LOCATION: n/e & s/e corners of Ashland & Paper Mill Rds. DEVELOPMENT PLAN:

DISTRICT: 8th Election District PLAT:

These comments were written on the CRG plan dated 1/21/85.

1. It appears that Variances will be required in order to establish building lots for the dwellings to be rehabilitated on existing foundations. The minimum requirements are as follows:
   15 feet window to lot line
   25 feet window to street right of way
   25 feet building to street right of way
   50 feet to the centerline of the street
   40 feet between facing windows
   height to height requirements if there are no side windows in accordance with Section 1B01.2.C.1 of the Baltimore County Zoning Regulations.
   If Variances are required CRG approval would be contigent upon the outcome of the Variance hearing.
2. There is a residential transition area established from the Towson Nurseries property, however the proposed townhouses that lie within 300 feet are considered like uses with the same or lesser # of party walls, therefore the buffer areas and extensive setbacks are not required.
3. The 2, 2 car proposed garages on the ends of the group of each 4 townhouse units appear to be located on a lot separate from the townhouse unit which they are intended to serve. A clarification is needed concerning the proposed ownership and lot lines for these garages. If they are community garages owned by the home owners association, they may be located in the manner shown. If they are intended to be conveyed as part of the townhouse lot they must be connected with that lot; a Variance would be needed for a accessory structure in the side yard in that case. It appears that some additional study is needed on the part of the developer's engineer as to how this issue will be resolved. It appears that no consideration has been given to the need for visitor and overflow parking. Parking on the street, although the streets are to be posted for no parking appears to be a likelihood. It is suggested that the paving areas be extended and expanded so the driveways between the end garages function to allow for some visitor and overflow parking and an adequate T-turn around area.
4. The proposed buildings on Lots 77 & 78 need clarification, are those two single family dwellings or a semi-detached dwelling?

DI/sz

Diana Itter
DIANA ITTER
Zoning Associate III

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING DATE: February 27,1985

PROJECT NAME: Ashland PLAN XXXXX

COUNCIL & ELECTION DISTRICT VIII-407 PLAN EXTENSION

REVISED PLAN

PLAT

The Office of Planning and Zoning has reviewed the subject plan dated January 21, 1985 and has the following comments:

The current ownership of this tract must be clarified. It is apparent that this tract consists of more than one parcel under separate ownerships. Note #10 must include all of the current owners and corresponding deed reference information.

This plan has been reviewed by the staff of the Landmarks Preservation Commission and comments as follows. The existing house identified as Lot #1 on the Plan is listed on the Maryland Historic Trust Inventory #BA 202. This structure was once the Ashland Public School. This development should result in the preservation of the most complete ironworks company town in Baltimore County. The staff finds the proposed development generally acceptable.

The plan proposes 113 units with one means of access. This exceeds the 100 unit limit with one means of access as established in Section 24.2 of the Development Procedures and Policy Manual. A Section 22-43 Waiver request must be submitted to this office for review and processing. If this plan receives CRG approval for 113 units, such approval will be contingent upon the outcome of the waiver request.

Since lots 1 and 113 are existing dwellings, they should be clearly identified as such.

This office recommends that a public road be provided for access to lots 71-78.

The private road access shown for lots 66-70 and 113 must be a minumum of 16' wide. A private access easement must be shown on the plan, the Final Development Plan and the Plat for the private road. An agreement or covenant must be recorded which establishes access rights and maintenance responsibilities within the easement area.

A detail of the parking proposal for lots 46-49 must be submitted as part of this plan. Access from the parking spaces to the units is not clear as shown. It is suggested that landscaping be shown along the rear of lots 46-49 to provide some screening from the existing parking lot.

AUG 27 1986