

86-483-SPHA

NW/S of Howard Ave., 1160' N of Back River Neck Rd.

15th Elec. Dist.

4/22/86

Special Hearing and Variance - filing fee \$200.00 - Marine Oaks Limited Partnership

4/22/86

Hearing date set for 5/28/86, at 11:00 a.m.

5/28/86

Advertising and Posting - \$68.96

6/3/86

Ordered by the Zoning Commissioner that the 5th Amended Final Development Plan of Marine Oaks Village, covering Phase 3 is approved and the Petition for Special Hearing is GRANTED with a condition.

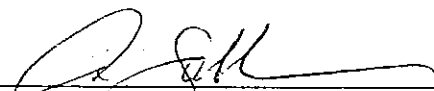
6/3/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit a minimum window to lot line distance of 0' in lieu of the required 15' and private yard spaces less than the required 500 sq. ft. as described on Petitioner's Exhibit 1 is GRANTED subject to the condition contained in the Special Hearing Order.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to approve the 5th Amended Final Development Plan of Marine Oaks Village, which covers Phase 3, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community, and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of June, 1986, that the 5th Amended Final Development Plan of Marine Oaks Village, covering Phase 3, be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following which is a condition precedent to the relief granted herein:

1. The Petitioner shall submit a revised development plan to the Zoning Commissioner, reflecting the revised notes.



Zoning Commissioner of
Baltimore County

AJ/srl

Attachment

cc: Raymond Truitt, Esquire

People's Counsel

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of June, 1986, that the Petition for Zoning Variances to permit a minimum window to lot line distance of zero feet in lieu of the required 15 feet and private yard spaces less than the required 500 square feet, as described on Petitioner's Exhibit 1, be and is hereby GRANTED, from and after the date of this Order, subject to the terms and conditions contained in the Special Hearing Order.



Zoning Commissioner of
Baltimore County

AJ/srl

364 36-483-SPHA PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the Fifth amended final development plan of Marine Oaks Village covering Phase 3 in accordance with the provisions of Section 1B01.3.A.7b.

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:
Allan J. Berman and
Leonard A. Shapiro
(Type or Print Name)

The Newlife Group, Inc.
Signature

6845 Elm Street, Suite 400
McLean, Virginia 22101
City and State

Attorney for Petitioner:
Frank, Bernstein, Conaway and Goldman
Gail Stern and Ray Truitt
(Type or Print Name)

300 Lombard Street
Address

Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: 625-3620

Legal Owner(s): Marine Oaks Limited Partnership
Avir Corporation, General Partner
Charles C. Carrington, V.P.
(Type or Print Name)

Signature

10 Church Lane (301) 486-2484
Address Phone No.

Pikesville, Maryland 21208
City and State

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

Charles C. Carrington, AICP
Address

10 Church Lane (301) 486-2484
Address Phone No.

Baltimore, Maryland 21208 (301) 486-2484
Address Phone No.

Attorney's Telephone No.: 625-3620

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of May, 1986, at 11:00 o'clock.

Phyllis Cole Friedman
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
NW/4 of Howard Ave., 1160' :
N of Back River Neck Rd. :
15th District :

MARINE OAKS LIMITED : Case No. 86-483-SPHA
PARTNERSHIP, Petitioner :

ENTRY OF APPEARANCE

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

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Gail Stern, Esquire, and Roy Truitt, Esquire, Frank, Bernstein, Conaway & Goldman, 300 Lombard St., Baltimore, MD 21201, Attorneys for Petitioner; and Allan J. Berman and Leonard A. Shapiro, The Newlife Group, Inc., 6845 Elm St., Suite 400, McLean, VA 22101, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

364 36-483-SPHA 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 500.7 of the Baltimore County Zoning Regulations, to permit window to lot line distance less than the required 15 feet and CMP VB7, to permit private spaces less than the required 500 square feet as set forth on the accompanying plat.

Existing lot lines as established by the recorded plat for Plat 3, Marine Oaks Village (E.H.K., Jr. Liber 39 Folio 120) and changed building footprints result in practical difficulty and/or unreasonable hardship in complying with the above referenced standards.

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:
Allan J. Berman and
Leonard A. Shapiro
(Type or Print Name)

The Newlife Group, Inc.
Signature

6845 Elm Street, Suite 400
McLean, Virginia 22101
City and State

Attorney for Petitioner:
Frank, Bernstein, Conaway and Goldman
Gail Stern and Ray Truitt
(Type or Print Name)

300 Lombard Street
Address

Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: 625-3620

Legal Owner(s): Marine Oaks Limited Partnership
Avir Corporation, General Partner
Charles C. Carrington, V.P.
(Type or Print Name)

Signature

10 Church Lane (301) 486-2484
Address Phone No.

Pikesville, Maryland 21208
City and State

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

Charles C. Carrington, AICP
Address

10 Church Lane (301) 486-2484
Address Phone No.

Baltimore, Maryland 21208 (301) 486-2484
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of May, 1986, at 11:00 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 21, 1986

Gail Stern, Esquire
Raymond G. Truitt, Esquire
Frank, Bernstein, Conaway and Goldman
300 Lombard Street
Baltimore, Maryland 21201

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCES
NW/4 of Howard Ave., 1160' N of Back River Neck Rd.
15th Election District
Marine Oaks Limited Partnership - Petitioner
Case No. 86-483-SPHA

Dear Ms. Stern and Mr. Truitt:

This is to advise you that \$58.96 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.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 021717	
DATE	5/21/86	ACCOUNT	Advertising and Posting re Case #86-483-SPHA
AMOUNT	\$58.96	RECEIVED FROM	Frank, Bernstein, Conaway & Goldman
FOR		B 86-483-SPHA	
VALIDATION OR SIGNATURE OF CASHIER			

Description For Zoning Purposes

9.5927 Acre Parcel, Plat 3, "Marine Oaks Village".

Northeast of Back River Neck Road, Southeast of Eastern Boulevard, Fifteenth Election District, Baltimore County, Maryland

Beginning for the same on the northwest side of Howard Avenue, forty feet wide, as shown on the "Plat of French's Park" recorded among the Land Records of Baltimore County in Plat Book W.P.C. 6, Page 138, and at the dividing line between Lots 43 and 44, Block A, shown on said plat, said beginning point being 1,160 feet more or less northeast of the center of Back River Neck Road as measured along Howard Avenue and at the point shown and designated "226" on "Plat 3, Marine Oaks Village", recorded among said Land Records in Plat Book E.H.K., Jr. 39, Page 120, running thence binding on said dividing line and on a part of the southwest outline of the land shown on said last mentioned plat, (1) North 60 degrees 05 minutes 00 seconds West 200.00 feet to a point on the southeast outline of the land shown on the plat of "Midriver Park" recorded among said Land Records in Plat Book W.P.C. 4, Page 12, thence binding on a part of said southeast outline and on the northwest outline of the land shown on the aforementioned "Plat 3, Marine Oaks Village", (2) North 29 degrees 55 minutes 00 seconds East 934.65 feet, thence along Hopkins Creek and binding on the northeast outline of the land shown on said plat, twelve courses: (3) South 67 degrees 08 minutes 46 seconds East 84.08 feet, (4) South 29 degrees 57 minutes 01 second East 20.59 feet, (5)

1 of 3

23 seconds West 139.46 feet, (25) South 29 degrees 55 minutes 00 seconds West 200.00 feet, and (26) South 60 degrees 05 minutes 00 seconds East 32.00 feet, thence still binding on a part of the southeast outline of the land shown on said "Plat 3, Marine Oaks Village" and binding also on the rear lines of Lots 58 to 63, Block B, shown on the aforementioned "Plat of French's Park", (27) South 29 degrees 55 minutes 00 seconds West 133.78 feet, thence binding again on a part of the southwest outline of the land shown said "Plat 3, Marine Oaks Village", (28) North 60 degrees 05 minutes 00 seconds West 200.00 feet, thence binding on the southeast side of Howard Avenue herein referred to, (29) North 29 degrees 55 minutes 00 seconds East 22.30 feet, and thence, by a line across said Howard Avenue, (30) North 60 degrees 05 minutes 00 seconds West 40.00 feet to the place of beginning.

Containing 9.5927 acres of land, more or less.

Being all of the land shown on "Plat 3, Marine Oaks Village" recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 39, Page 120.

Our Job Number: 86005-A (ID:L86005A.1)

March 31, 1986

Page 3 of 3

North 81 degrees 58 minutes 46 seconds East 24.19 feet, (6) South 48 degrees 16 minutes 53 seconds East 67.94 feet, (7) South 24 degrees 51 minutes 29 seconds East 88.64 feet, (8) South 05 degrees 06 minutes 58 seconds West 19.10 feet, (9) South 26 degrees 02 minutes 26 seconds East 54.13 feet, (10) South 24 degrees 59 minutes 05 seconds West 112.26 feet, (11) North 53 degrees 34 minutes 00 seconds East 51.61 feet, (12) South 78 degrees 22 minutes 00 seconds East 36.88 feet, (13) North 80 degrees 40 minutes 39 seconds East 27.30 feet, and (14) South 63 degrees 20 minutes 34 seconds East 10.85 feet, thence still binding on the outlines of the land shown on said "Plat 3, Marine Oaks Village", three courses: (15) South 55 degrees 42 minutes 00 seconds West 198.40 feet, (16) South 34 degrees 18 minutes 00 seconds East 50.00 feet, and (17) North 55 degrees 42 minutes 00 seconds East 197.50 feet, thence again along said Hopkins Creek and binding on the northeast outline of the land shown on said plat, five courses: (18) South 21 degrees 42 minutes 09 seconds East 15.78 feet, (19) South 74 degrees 45 minutes 04 seconds East 39.56 feet, (20) South 48 degrees 11 minutes 10 seconds East 70.77 feet, (21) South 11 degrees 26 minutes 37 seconds West 54.92 feet, and (22) South 32 degrees 12 minutes 57 seconds West 54.92 feet, thence still binding on the outlines of the land shown on said last mentioned plat and binding also on the outlines of the land shown on "Plat 2, Marine Oaks Village" recorded among said Land Records in Plat Book E.H.K., Jr. 39, Page 93, four courses: (23) South 64 degrees 25 minutes 50 seconds West 223.04 feet, (24) South 59 degrees 20 minutes

Page 2 of 3

PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCES

15th Election District

Case No. 86-483-SPHA

LOCATION: Northwest Side of Howard Avenue, 1160 feet North of Back River Neck Road

DATE AND TIME: Wednesday, May 28, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing to approve the fifth amended final development plan of Marine Oaks Village covering Phase 3

Petition for Zoning Variances to permit a minimum window to lot line distance of zero feet in lieu of the required 15 feet and private yard spaces less than the required 500 square feet

Being the property of Marine Oaks Limited Partnership, as shown on plat plan filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 1986

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 May 8, 1986.

THE JEFFERSONIAN,

JB Kestel
Publisher

Cost of Advertising

2750

PETITION FOR SPECIAL HEARING AND ZONING VARIANCES
15th Election District
Case No. 86-483-SPHA
LOCATION: Northwest side of Howard Avenue, 1100 feet North of Back River Neck Road.
DATE & TIME: Wednesday, May 28, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the fifth amended final development plan of Marine Oaks Limited Partnership, as shown on plat filed with the Zoning Office.
Petition for Zoning Variance to permit a minimum window to lot line distance of zero feet in lieu of the required 15 feet and private yard spaces less than the required 50 square feet.
Being the property of Marine Oaks Limited Partnership, as shown on plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or shown or made at the hearing.
By Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
May 8

Gail Stern, Esquire
Raymond G. Truitt, Esquire
Frank, Bernstein, Conaway and Goldman
300 Lombard Street
Baltimore, Maryland 21201

April 25, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCES
NW/S of Howard Ave., 1160' N of Back River Neck Rd.
15th Election District
Marine Oaks Limited Partnership - Petitioner
Case No. 86-483-SPHA

TIME: 11:00 a.m.

DATE: Wednesday, May 28, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. J19831

DATE: ACCOUNT: *Marine Oaks*

AMOUNT: \$ *2750*

RECEIVED FROM:

FOR:

VALIDATION OR SIGNATURE OF CASHIER

The Times

Middle River, Md., May 8, 1986

This is to Certify, That the annexed

Marine Oaks
Key L 8400

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of *two* successive

weeks before the *28* day of

May, 1986

Publisher.

Petition for Special Hearing and Zoning Variance

15th Election District
Case No. 86-483-SPHA
LOCATION: Northwest side of Howard Avenue, 1100 feet North of Back River Neck Road.
DATE & TIME: Wednesday, May 28, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the fifth amended final development plan of Marine Oaks Limited Partnership, as shown on plat filed with the Zoning Office.
Petition for Zoning Variance to permit a minimum window to lot line distance of zero feet in lieu of the required 15 feet and private yard spaces less than the required 50 square feet.
Being the property of Marine Oaks Limited Partnership, as shown on plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or shown or made at the hearing.
By Order of:
Arnold Jablon
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-483-SPHA

District: *15th* Date of Posting: *5/1/86*

Posted for: *Special Hearing & Variance*

Petitioner: *Marine Oaks Limited Partnership*

Location of property: *NW 1/4 Howard Ave., 1160' N of Back River Neck Rd.*

Location of Signs: *Large signs at ends of Back River Neck Road, at intersection of Howard Ave. & Back River Neck Road, at intersection of Howard Ave. & Back River Neck Road.*

Remarks: *Signs on Howard Ave. & Back River Neck Road, at intersection of Howard Ave. & Back River Neck Road.*

Posted by: *M. H. H. H.* Date of return: *5/9/86*

Number of Signs: *3*

86-483-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 22nd day of April, 1986

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Marine Oaks Limited Received by: James E. Dyer
Petitioner's Attorney Gail Stern/Ray Truitt, Esq. Chairman, Zoning Plans Advisory Committee

- Screen planting shall mean 4' x 1' min. compact plant material.
- Open space in Phase 3 to be retained by developer.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 7, 1986

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

Chairman

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

Gail Stern, Esquire
Ray Truitt, Esquire
300 Lombard Street
Baltimore, Maryland 21201

RE: Item No. 364 - Case No. 86-483-SPHA
Marine Oaks Limited Partnership
Special Hearing and Variances

Dear Ms. Stern and Mr. Truitt:

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 ensure 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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mc
Enclosures
cc: Charles C. Carrington
D.S. Thaler and Associates, Inc.
Daft, McCune and Walker, Inc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner Date: May 22, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-483-SPHA

With respect to the Chesapeake Bay Critical Area law and regulations, it is this office's opinion that the subject project is "grandfathered"; therefore, it can be developed in exact conformance with the conditions pertaining to the approval of the final plan. Further, on May 15, 1986, the Planning Board approved the revised development plans for hearing. Finally, as to the Chesapeake Bay Critical Area review required by the petition for variance, the proposal and variances are not substantively contrary to the Chesapeake Bay Critical Area requirements; consequently, the plan as proposed is in conformance.

NEG/JGH/ef

Norman E. Gerber
Norman E. Gerber, AICP

- Revised General PETITIONER'S EXHIBIT
- All units in Phases 1 and 2 are for sale
 - No windows at ends of buildings except in Phase 3
 - All open spaces to be retained by Home-owners Assoc. & maintained by same
 - All roads are private
 - All roads and parking to be bit. conc. paving with conc. C & G.
 - Refuse collection to be by County
 - Street lighting 12' min height to be provided
 - Width of all units as shown on "typical floor plans", sheet # S.D. 1.
 - All existing on site buildings to be removed as the construction sequence dictates.

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

MAY 12, 1986
(CRITICAL AREA)

Re: Zoning Petition No. 86-483-SPHA
Item # 364
Location: MARINE OAKS LIMITED PARTNERSHIP
NW 1/4 HOWARD AVE., 1160' N. OF BACK RIVER NECK RD.

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

- () There are no site planning factors requiring comment.
- () A County Service Area Meeting is required.
- () The site is part of a larger tract and the minutes will be submitted to the Board of Public Services.
- () The plan must show the entire tract.
- () The access to a building is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The property contains soils which are defined as wetlands, and development on or alteration of the floodplain is prohibited under the provisions of Section 20-53 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The proposed development will be reviewed & most likely approved on MAY 15TH 1986 by the Planning Board.
- () The property is located in a deficient service area as defined by Bill 113-79. 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 critical area controlled by a local level intervention as defined by Bill 113-79, and its conditions cannot be waived until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- (X) This site is located in the Chesapeake Bay CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

* NOTE: CURRENT PLANNING WILL HOLD ZAC FILE UNTIL AFTER PLN. BOD. MEET. ON 5/15/86
cc: James Dyer



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2585
494-4500

PAUL H. REINCKE
CHIEF

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

RE: Property Owner: Marine Oaks Limited Partnership
Location: N/W side Howard Ave., 1,160 ft. N of Back River Neck Rd.
(CRITICAL AREA)
Item No.: 364 Zoning Agenda: Meeting of April 22, 1986

Gentlemen:

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

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Noted and Approved:
Planning Group
Special Inspection Division

/mb

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:
SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING
516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985



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

May 14, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 364 Zoning Advisory Committee Meeting are as follows:

Property Owner: Marine Oaks Limited Partnership (CRITICAL AREA)
Location: NW Side Howard Avenue, 1,160 feet N of Back River Neck Road
Districts: 15th.

APPLICABLE 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 - 1980) and other applicable Codes and Standards.
- 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 ~~REQUIRED~~ 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 wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 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 Use _____. See Section 312 of the Building Code.
- I. GRADE ELEVATIONS ARE NOT SHOWN
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.

NOTE: J. Comments: See Table 401 for ratings and fire separations of exterior walls. See Section 1414.0 for possible opening protectives. See Section 1409.1.2 as amended in Council Bill #17-85 requiring a 2 hour fire wall separation in multiple units of R-3 Use.

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 C. Carrington
BY: C. E. Burnham, Chief
Building Plans Review

L/22/85

APR 16 AM



12 PM
ZONING DEPARTMENT

April 14, 1986

Mr. James Dyer
Zoning Supervisor
Baltimore County
Towson, Maryland 21204

Dear Mr. Dyer:

Thank you for meeting with us Thursday to discuss the Marine Oaks Phase III variance petition. Let me know immediately if anything else is required.

We appreciate your help in trying to schedule the hearing before the zoning commissioner at the earliest possible date. As you know the record plat expires in December and it is important that we commence site work as soon as possible.

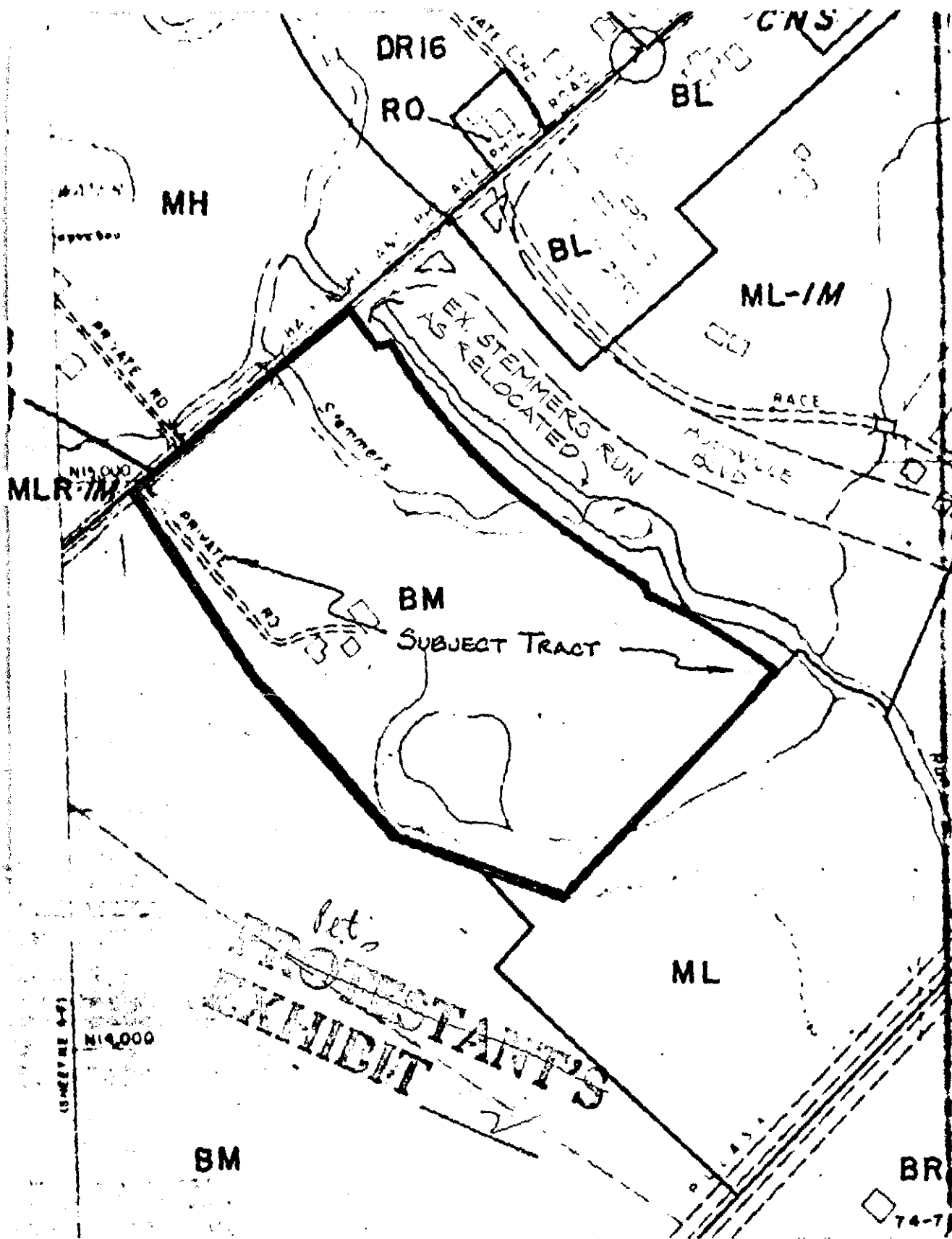
Thank you again and please let me know if there is anything that I can do to help.

Sincerely,
Charles C. Carrington
Charles C. Carrington, AICP

cc. Allan Berman
Bob Bradley

avir corporation

10 CHURCH LANE / BALTIMORE MARYLAND 21208 / TELEPHONE 301 / 486-2484



COORDINATE TABLE		
NO	NORTH	EAST
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200	5893.96	48428.66
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202	5920.42	48476.07
203	5926.22	48475.84
204	5928.72	48494.68
205	5930.66	48504.02
206	6002.56	48524.38
207	6012.50	48534.93
208	6003.24	48424.00
209	6003.50	48529.17
210	6012.76	48529.17
211	6000.51	48529.08
212	6009.91	48527.61
213	6005.16	48532.70
214	6008.79	48505.75
215	6004.00	48532.75
216	6009.77	48535.52
217	6015.87	48559.49
218	6017.73	48560.77
219	6013.38	48521.59
220	6014.00	48531.88
221	6030.42	48574.06
222	6014.02	48540.95
223	6021.43	48701.50
224	6004.93	48544.00
225	6007.16	48553.42
226	6100.92	48549.42
227	6101.44	48461.21
228	6100.68	48445.52
229	6217.50	48437.45
230	6254.84	48520.80
231	6220.93	48525.65
232	6224.96	48452.55
233	6227.74	48452.57
234	6229.61	48424.04
235	6050.27	48519.46
236	6000.15	48514.59
237	6015.56	48452.99
238	6005.75	48501.24
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249	6053.83	48779.45
250	6057.39	48736.00
251	6046.53	48670.74
252	6104.79	48606.65
253	6055.70	48771.91
254	6062.03	48541.62

[illegible]

The following lets require a variance from the 15 foot setback between a lot line and a window or door. A setback of zero feet is proposed in all cases.

Building Group	Address
C	#1 Reaching Circle
C	#9 Reaching Circle
B	#11 Reaching Circle
B	#25 Reaching Circle
A	#27 Reaching Circle
A	#45 Reaching Circle
F	#1 Luffing Court
F	#17 Luffing Court
F	#3 Luffing Court
G	#30 Luffing Court
G	#10 Luffing Court
H	#2 Luffing Court
H	#25 Marlene Oaks Drive
J	#135 Marlene Oaks Drive
K	#123 Marlene Oaks Drive
K	#101 Marlene Oaks Drive
M	#19 Running Court
L	#21 Running Court
L	#39 Running Court

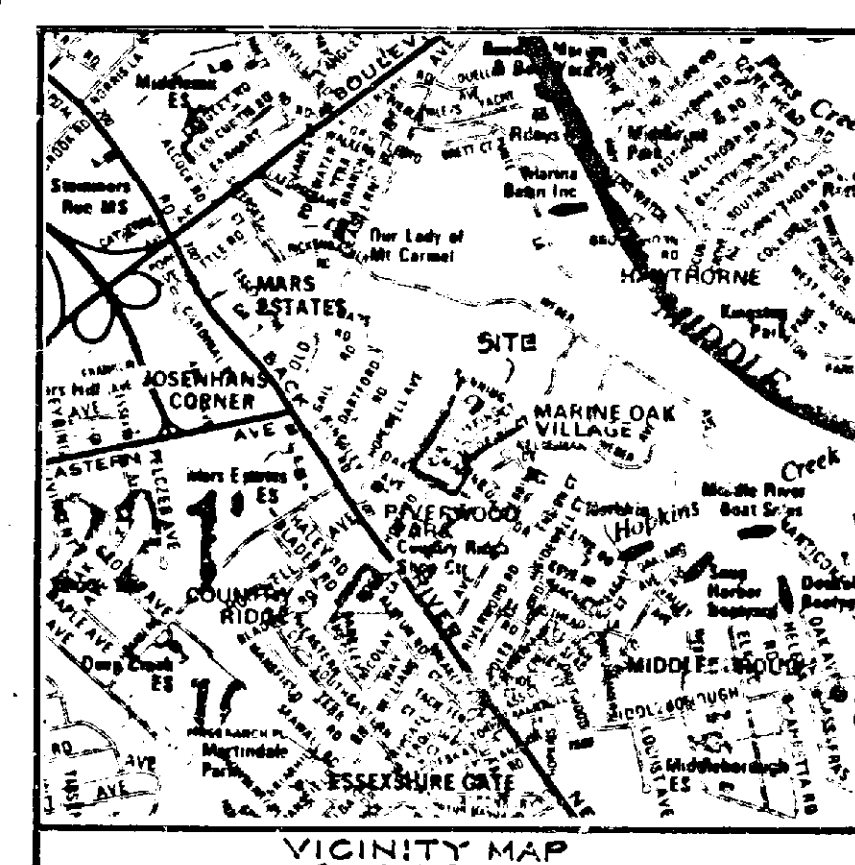
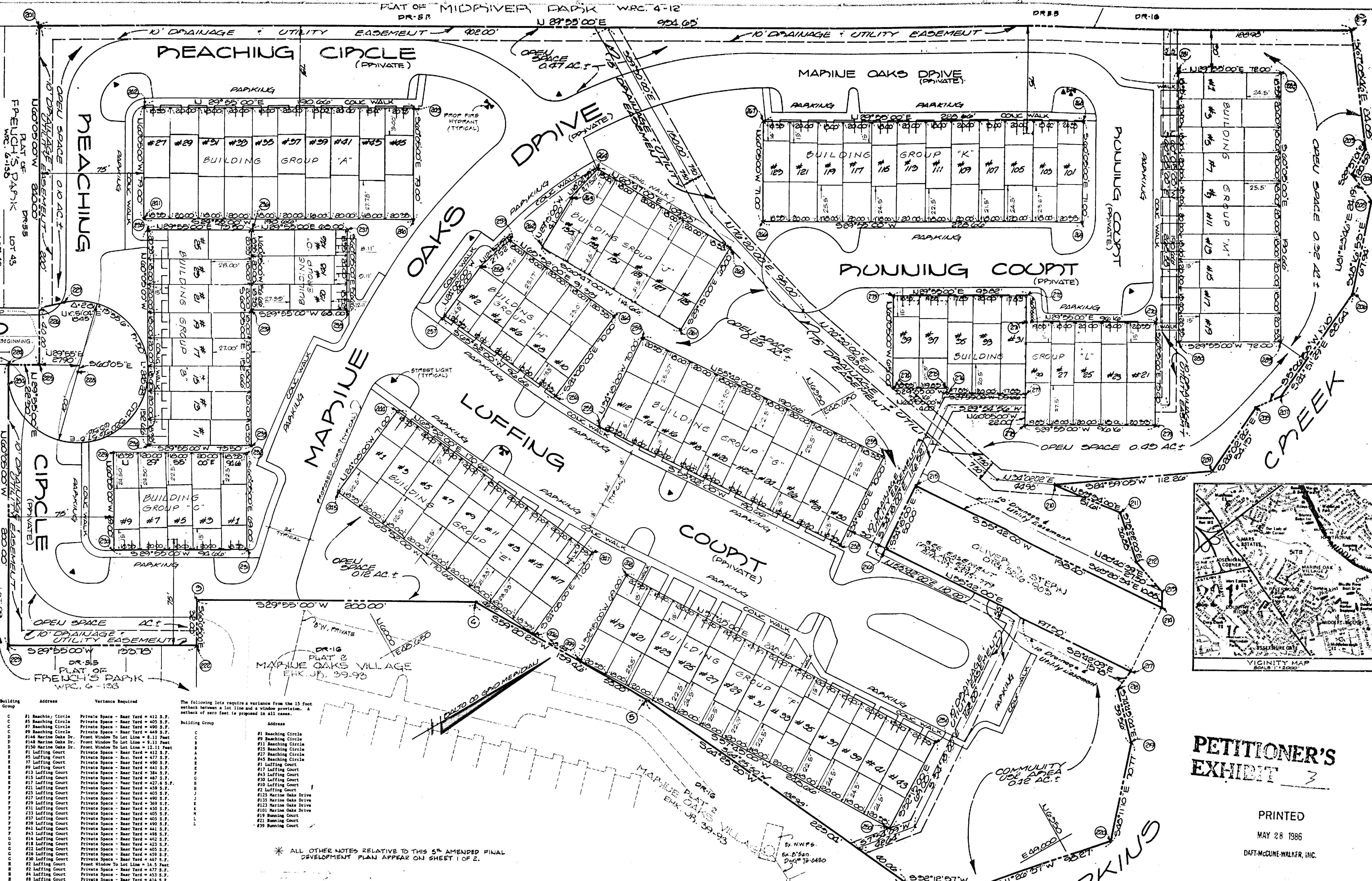
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* ALL OTHER NOTES RELATIVE TO THIS 5TH AMENDED FINAL DEVELOPMENT PLAN APPEAR ON SHEET 1 OF 2.

Office of Planning and Zoning
Approved by

Director of Planning Date

Zoning Commissioner Date

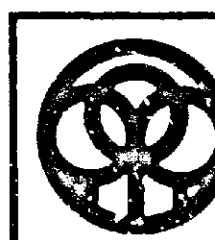


**PETITIONER'S
EXHIBIT** 3

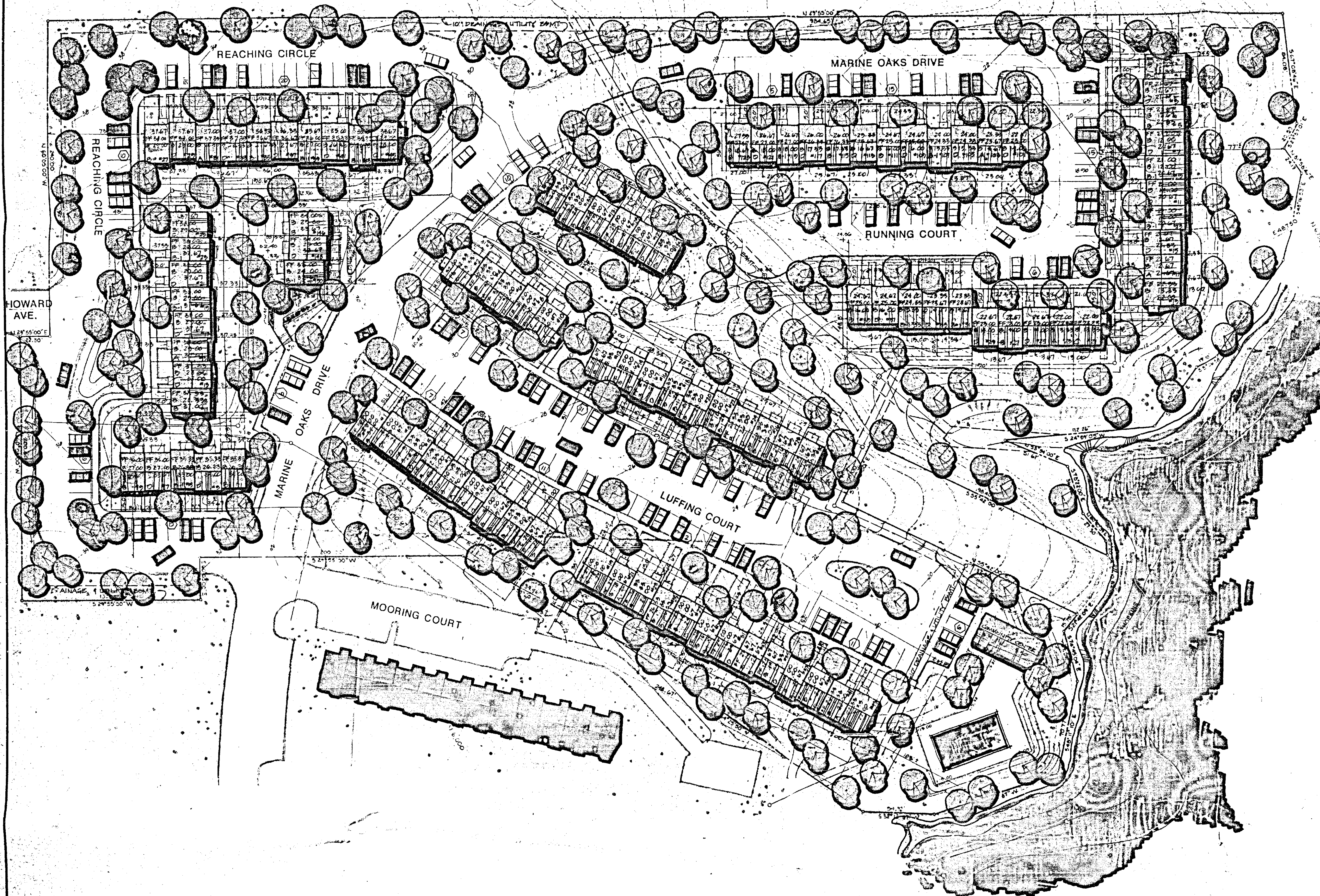
PRINTED
MAY 28 1986

DAET-McCUNE-WALKER, INC.

5th AMENDED
FINAL DEVELOPMENT PLAN
MARINE OAK VILLAGE
5th ELECTION DISTRICT, BALTIMORE COUNTY, MD
SHEET 2 OF 2 MAY 1, 1984



DAFT · McCUNE · WALKER INC
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
☐ 200 E. PENNSYLVANIA AVE.
TOWNSON, MD. 21204
TELEPHONE: (301) 206-3513



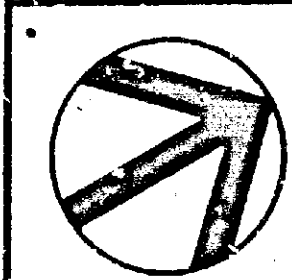
LOCATION PLAN
SCALE: 1" = 2000'

PETITIONER'S
EXHIBIT 4



DAFT McCune Walker Inc.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
200 E. PENNSYLVANIA AVE.
TORONTO, ONT. M5G 1B1
TELEPHONE (416) 593-3333

MARINE OAKS VILLAGE ILLUSTRATIVE SITE PLAN



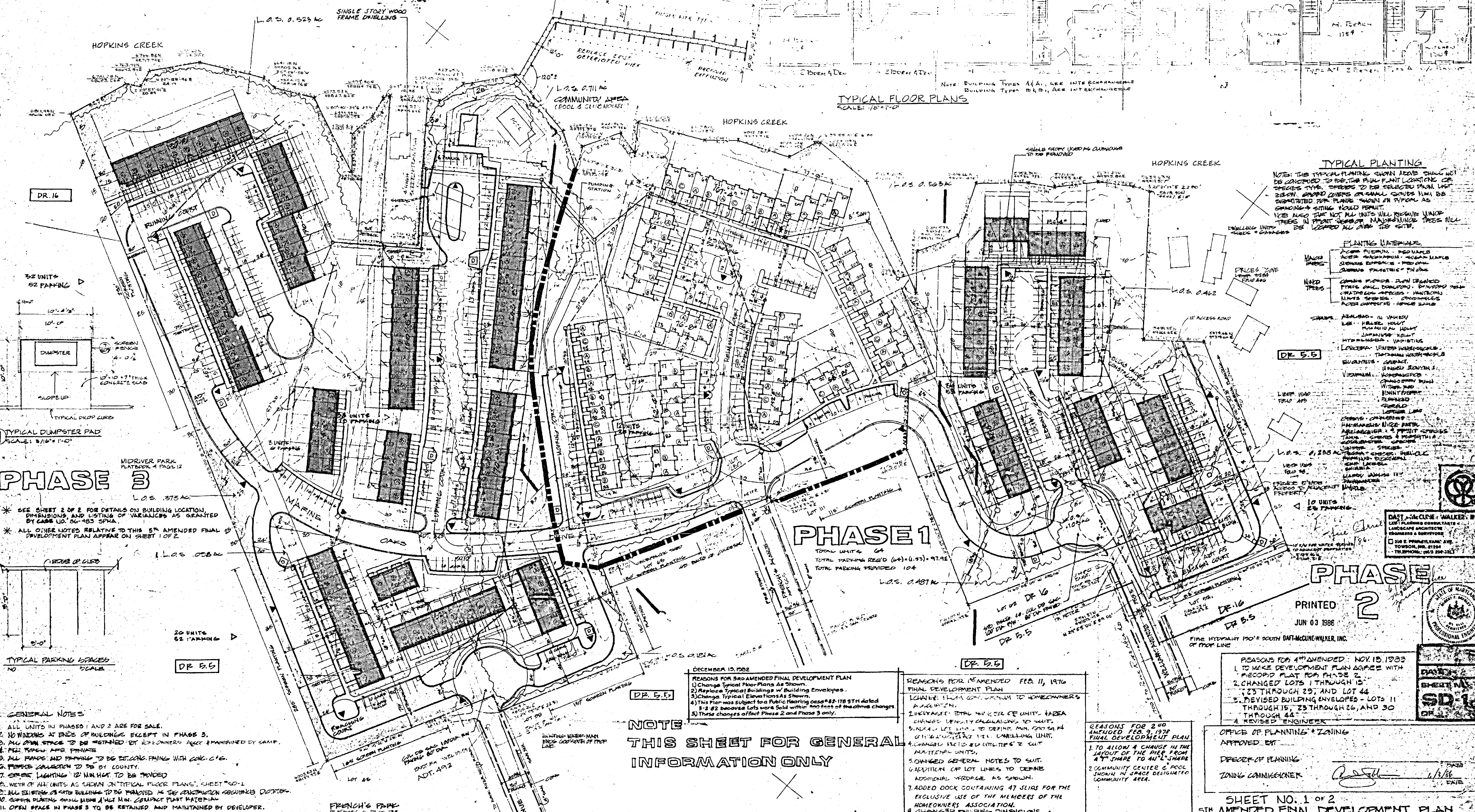
SCALE:
1" = 30'
JOB ORDER: 22
880/5
ISSUE DATE:
5/2/06

DATE	REVISIONS

NOTE FOR 4TH AMENDED FINAL DEVELOPMENT PLAN: PETITIONS FOR SPECIAL HEARINGS AND VARIANCES, ZONING CASE # CH 100-SP-A (ITEM NO. 13), GRANTED FEB 10, 1974.

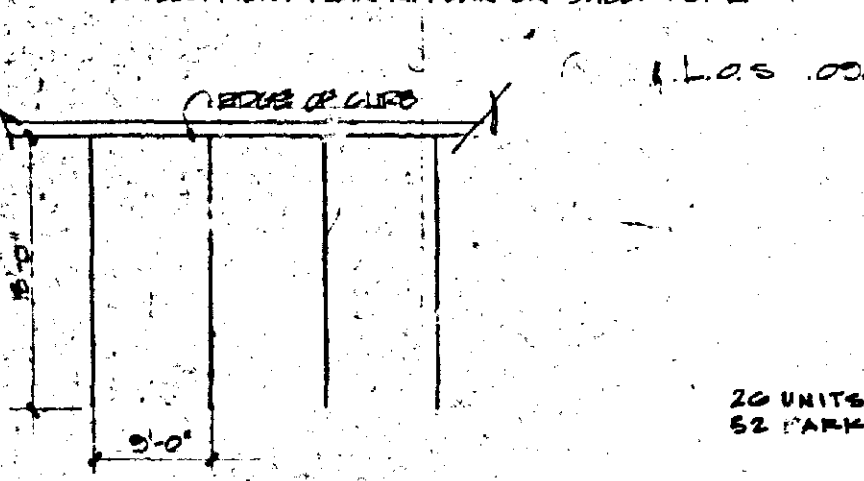
SPECIAL HEARING TO BEING HELD FOR PHASE 2 IN ACCORD WITH RECORD PLAT, AND TO REVISE BUILDING ENVELOPES, ZONING VARIANCES, TO BE SUBMITTED WITHIN A PERIOD OF 30 DAYS FROM THE DATE OF THE HEARING, IN ORDER TO BE CONSIDERED FOR PHASE 2 AND TO PERMIT PRIVATE YARD SPACES OF 5'4" AND 3'0" OR MORE FOR LOTS 12 AND 13, RESPECTIVELY IN LIEU OF THE REQUIRED 5'0" TO 5'2" FT.

- REASONS FOR 5TH AMENDMENT MAY 1, 1986
1. Petitions for Special Hearing and Variance Case No. 86-483-SP-A granted to permit window to line distances less than the required 15 feet and to permit private yard spaces less than the required 5'0" square feet as shown on the plat to accompany request for special hearing and variances, and 5th Amended FDP sheet 2 of 2.
 2. Revised Engineer from D. S. Thaler and Assoc. Inc. to D. S. Thaler and Assoc. Inc.
 3. The changes noted in 1 above affect Phase 2 only.
 4. Revised general note.

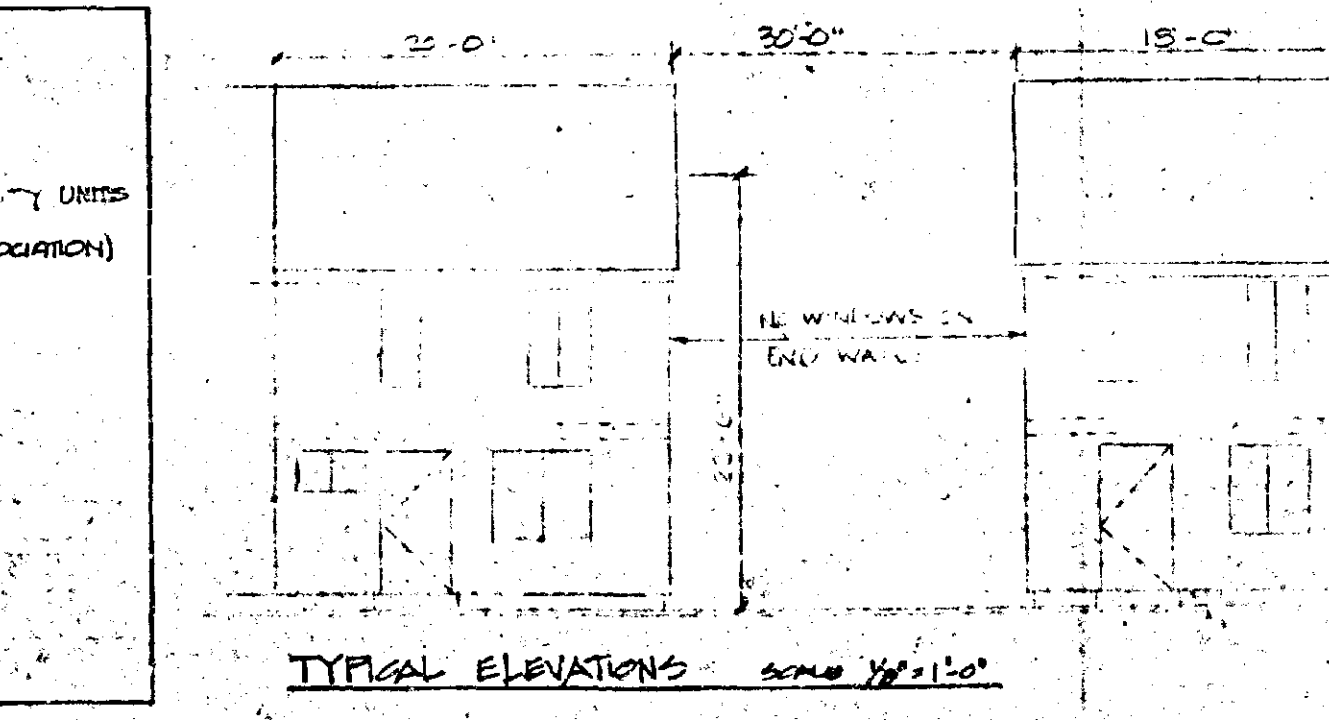
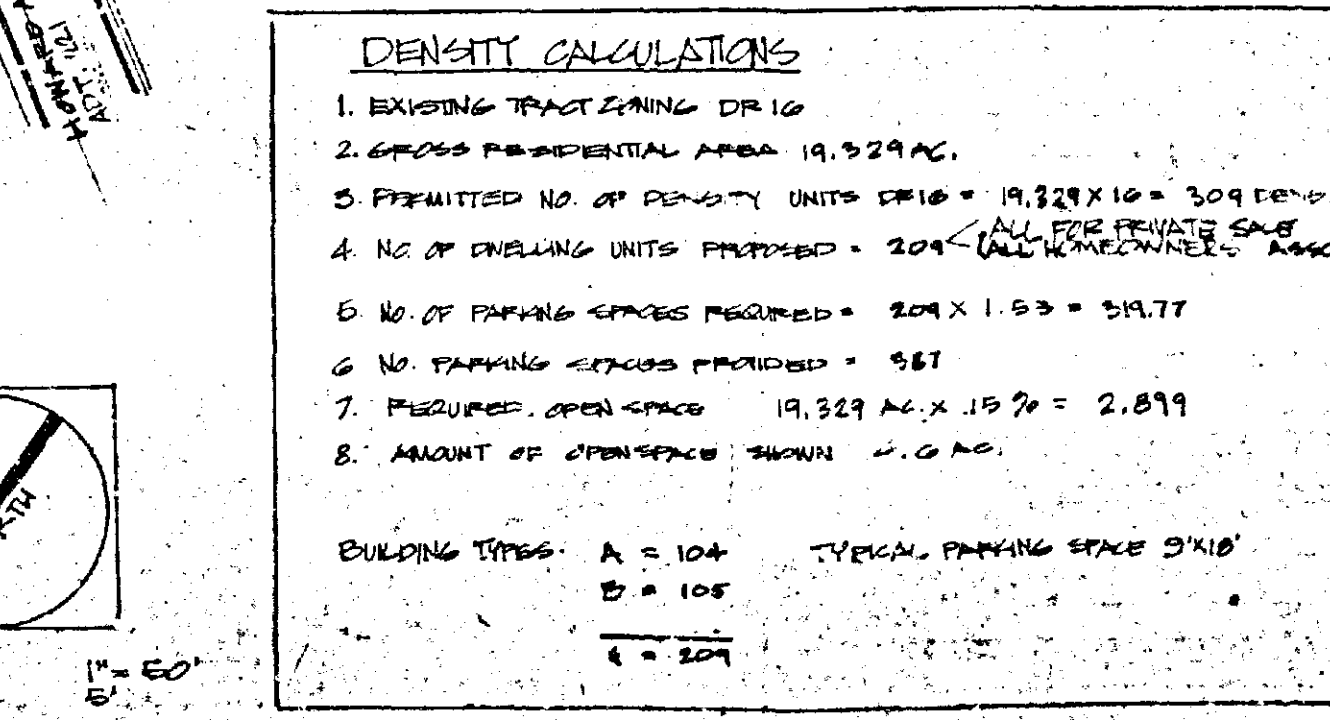
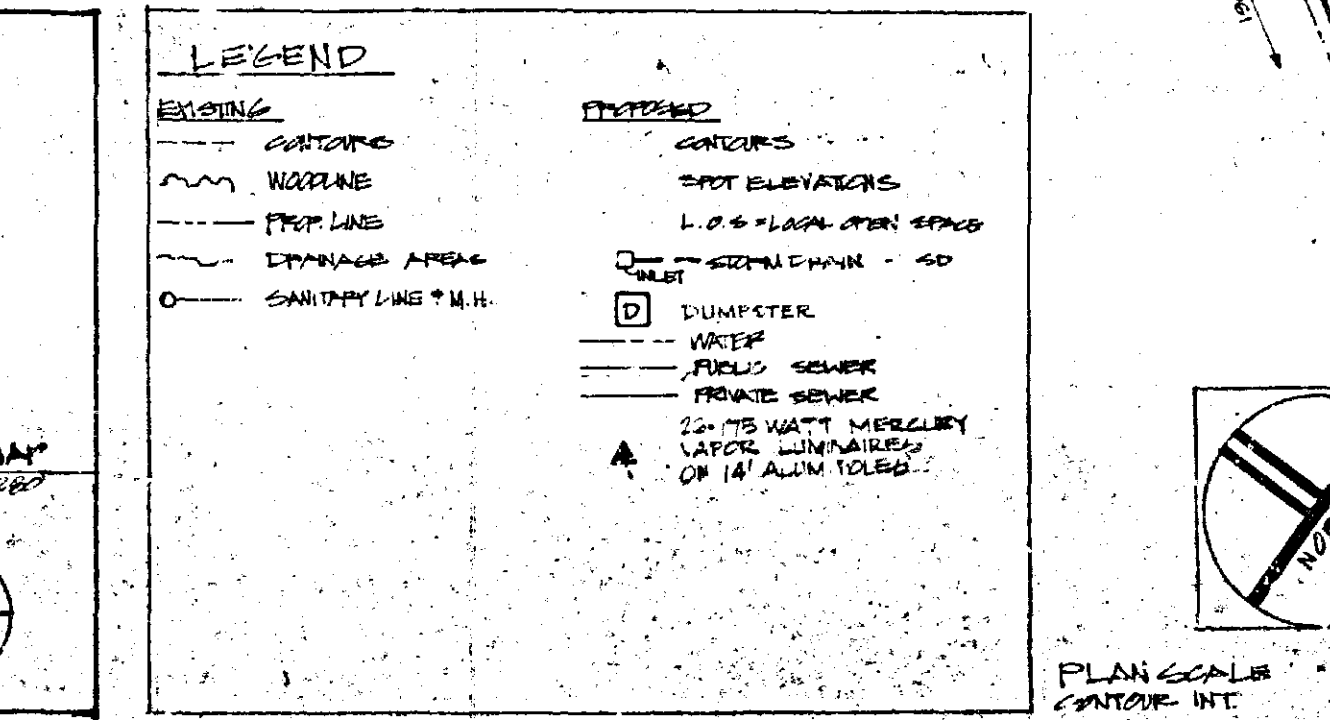
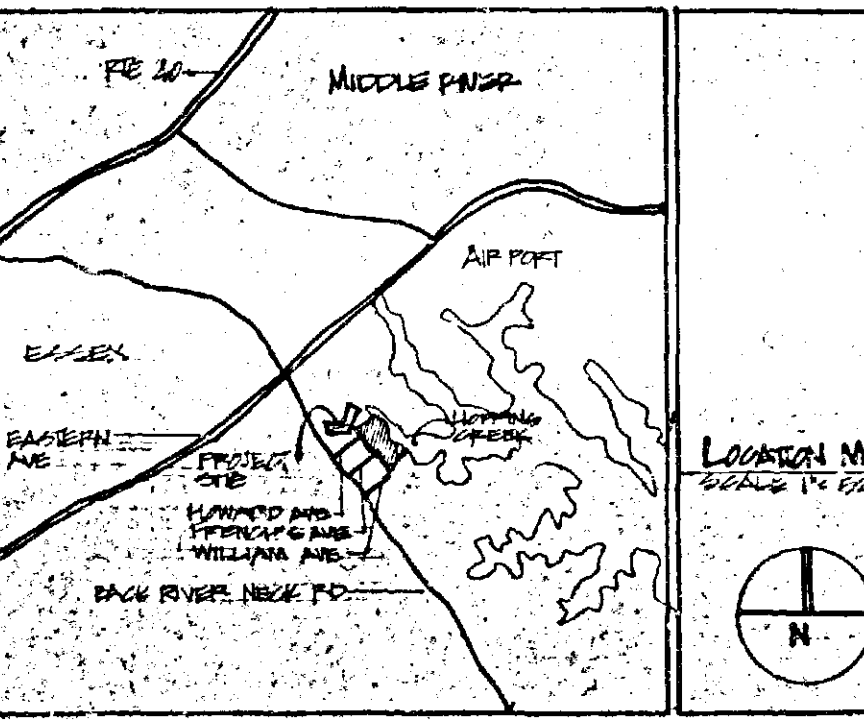


PHASE 3

- * SEE SHEET 2 OF 2 FOR DETAILS ON BUILDING LOCATION, DIMENSIONS AND LOTTING OF VARIANCES AS GRANTED BY CASE NO. 86-483-SP-A.
- * ALL OTHER NOTES RELATIVE TO THIS 5TH AMENDED FINAL DEVELOPMENT PLAN APPEAR ON SHEET 1 OF 2.



- GENERAL NOTES
1. ALL UNITS IN PHASES 1 AND 2 ARE FOR SALE.
 2. NO WINDOWS AT ENDS OF BUILDINGS EXCEPT IN PHASE 3.
 3. ALL OPEN SPACE TO BE RETAINED BY HOMEOWNERS AGREE MAINTAINED BY SAME.
 4. FILL, FENCE, AND FENCE.
 5. ALL FENCES AND FENCING TO BE BUILT WITH CONCRETE.
 6. FENCE LIGHTING TO BE BY CITY.
 7. FENCE LIGHTING TO BE BY CITY.
 8. WIDTH OF ALL UNITS AS SHOWN ON TYPICAL FLOOR PLANS, SHEET 2 OF 2.
 9. ALL BUILDINGS TO BE CONSTRUCTED AS PER THE CONSTRUCTION SPECIFICATIONS, DATED 10/1/85.
 10. SCENIC PLANTING SHALL BE MAINTAINED BY DEVELOPER.
 11. OPEN SPACE IN PHASE 3 TO BE RETAINED AND MAINTAINED BY DEVELOPER.



MARINE OAKS VILLAGE

OWNERS: MARINE OAKS - 7% PARTNERSHIP 3005 ANTON DRIVE, BALTIMORE, MD 21206

ENGINEER: IVAN STERN - 486-3470

LOCATION: 15TH ELECTION DISTRICT BALTIMORE COUNTY MD.

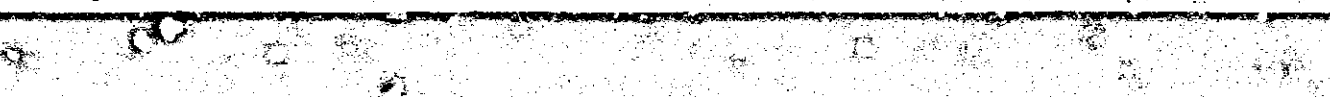
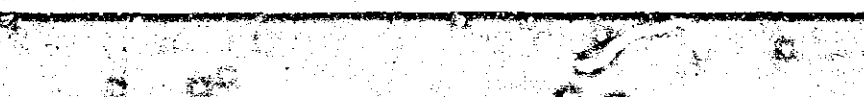
DATED: JAN 14, 1976

DESIGNED BY: D.S. THALER & ASSOC. INC. 11 WARREN RD. BALTIMORE, MARYLAND 21206

FORMER ENGINEER: CHESAPEAKE CONSULTANTS INC. 212 WASHINGTON AVE. TOWSON, MARYLAND 21204

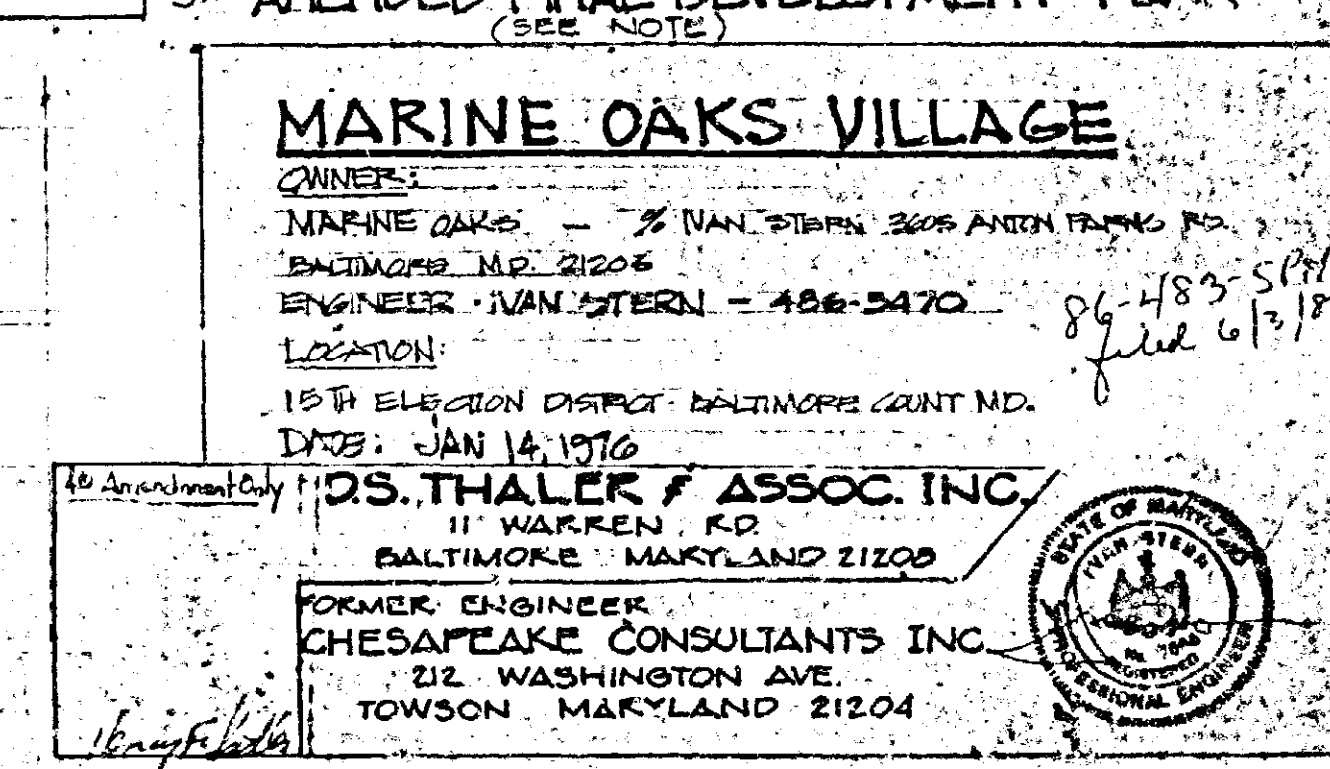
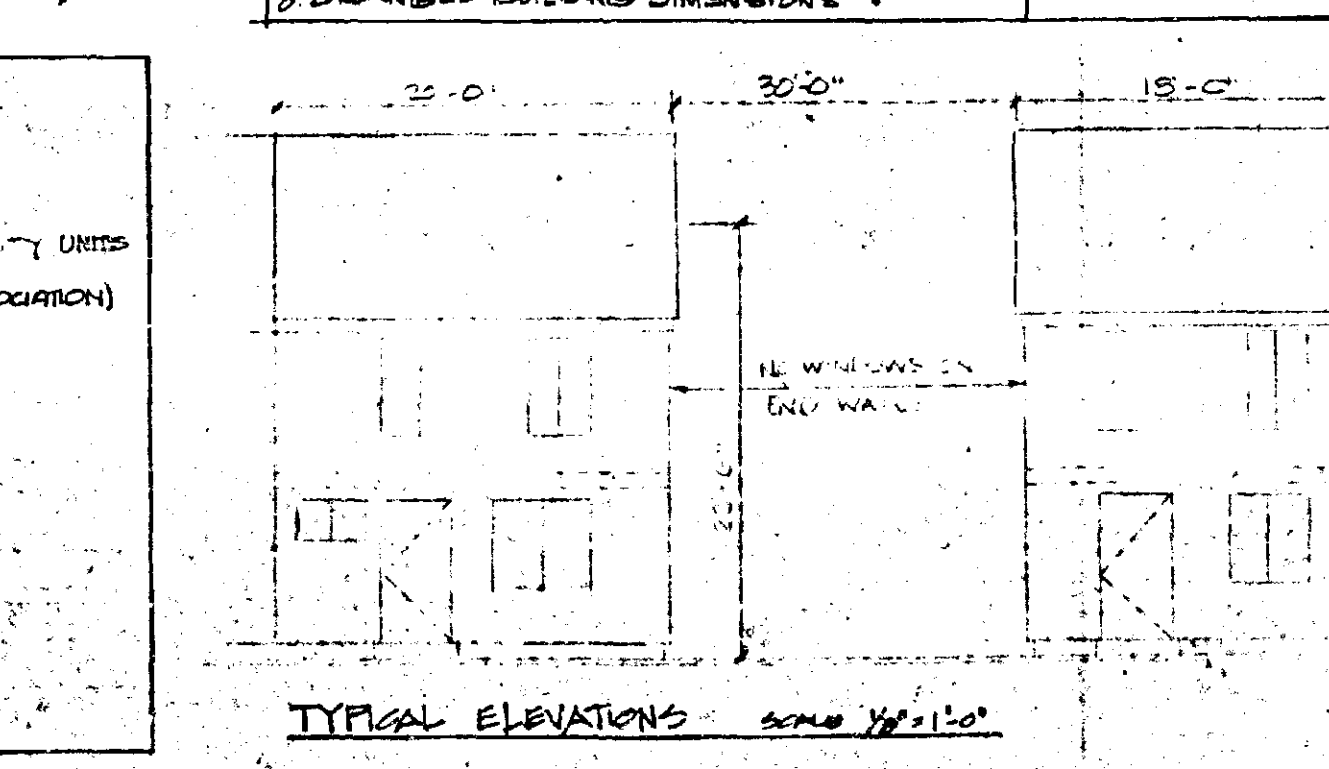
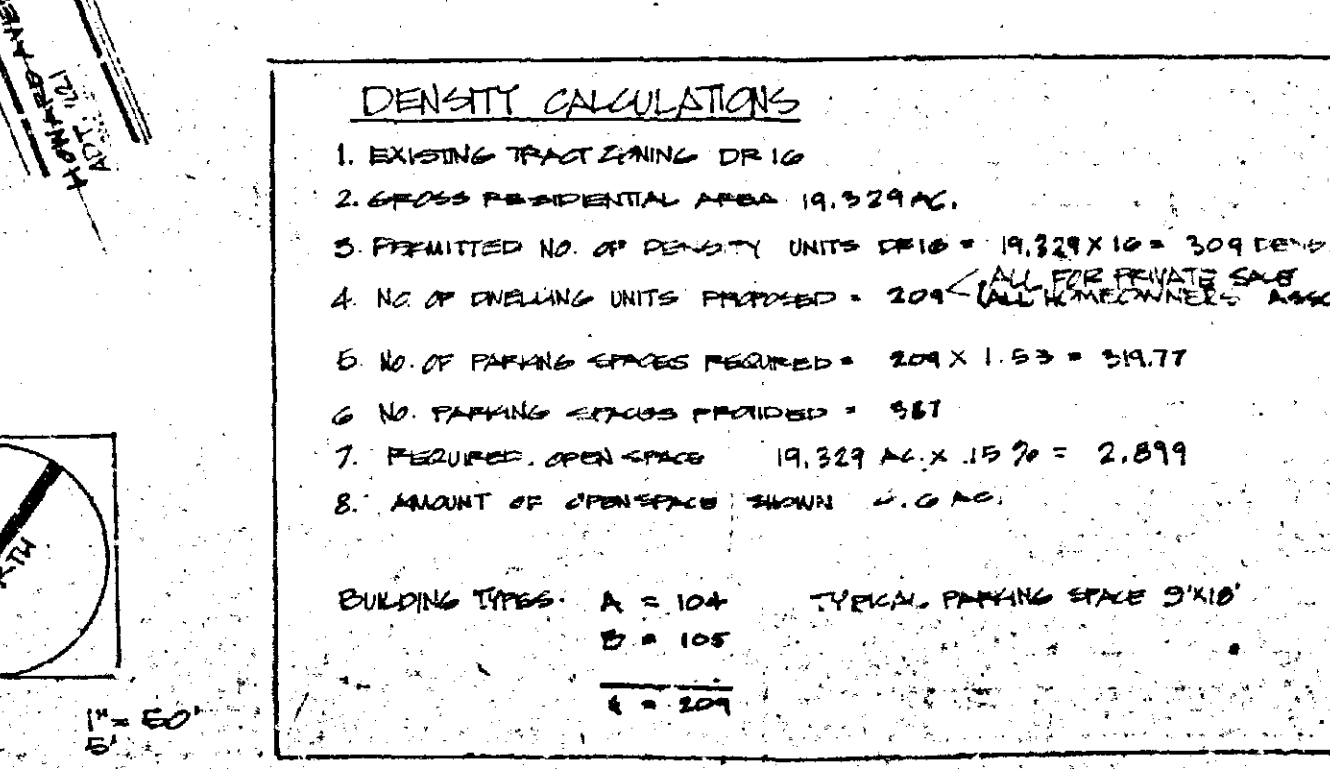
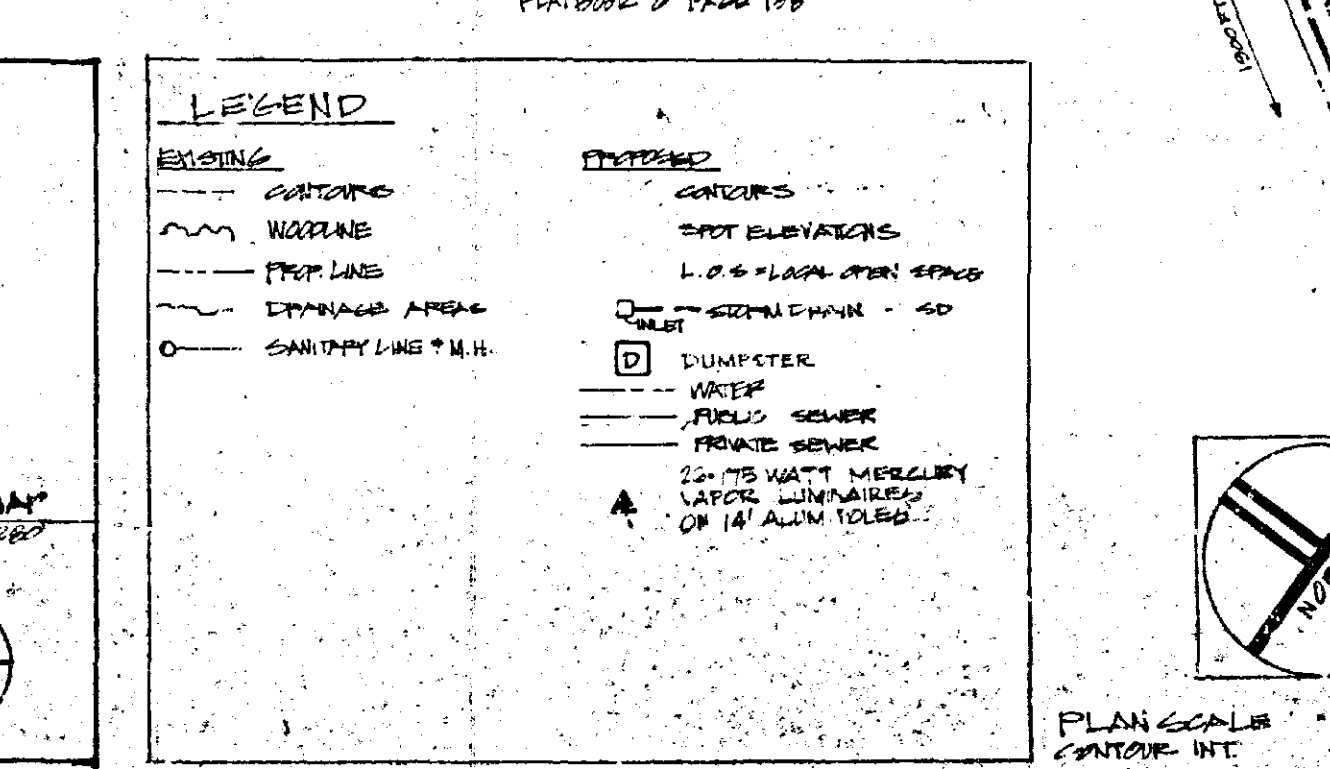
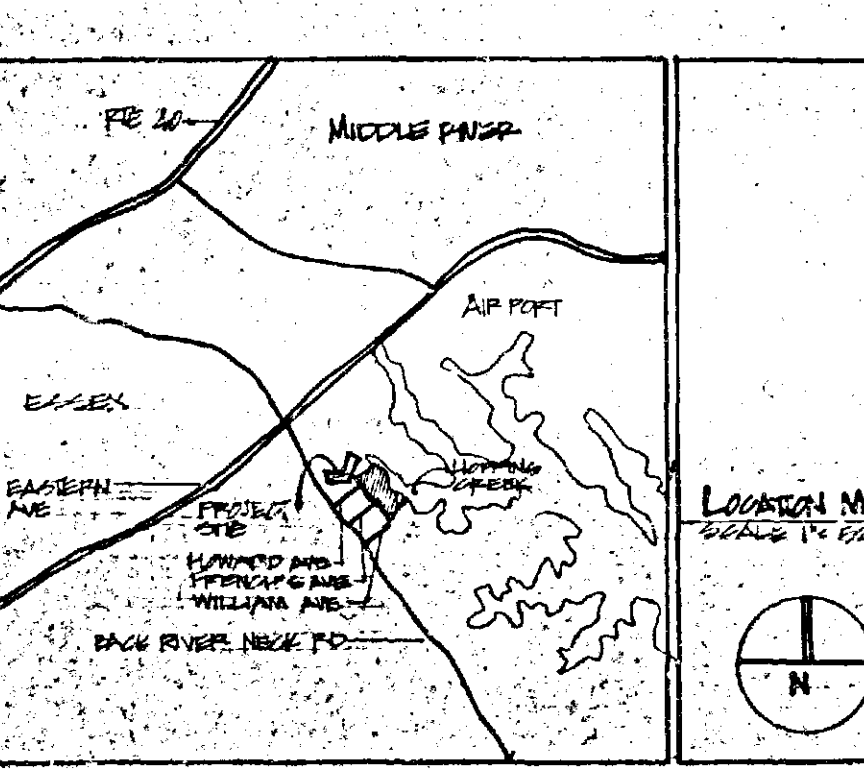
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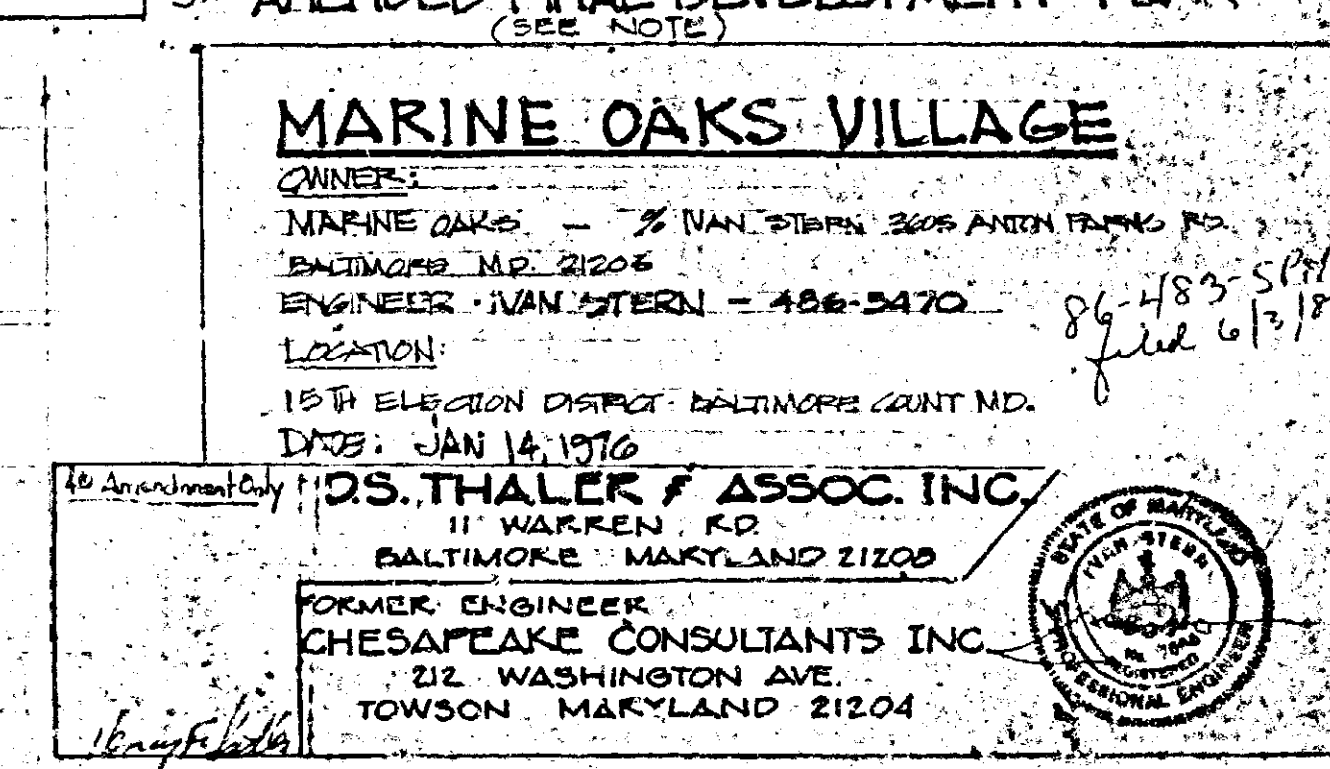
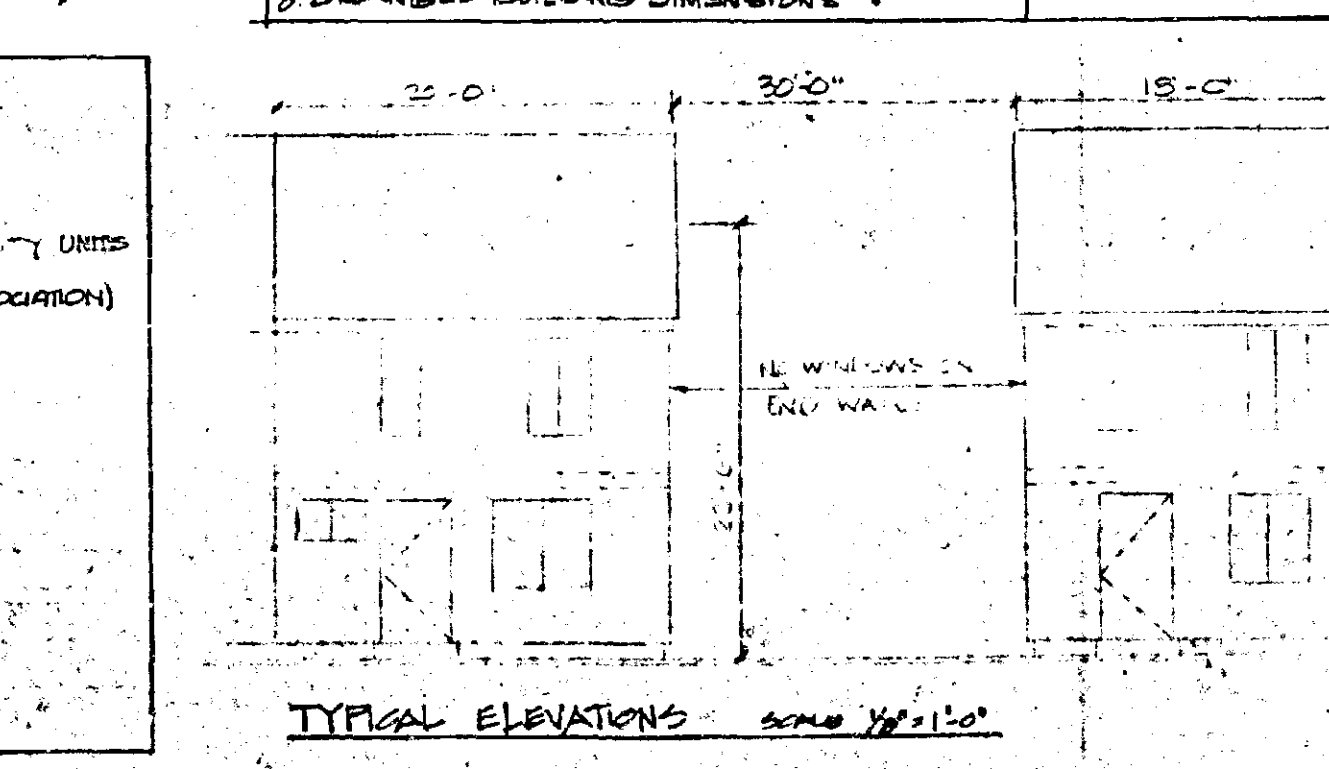
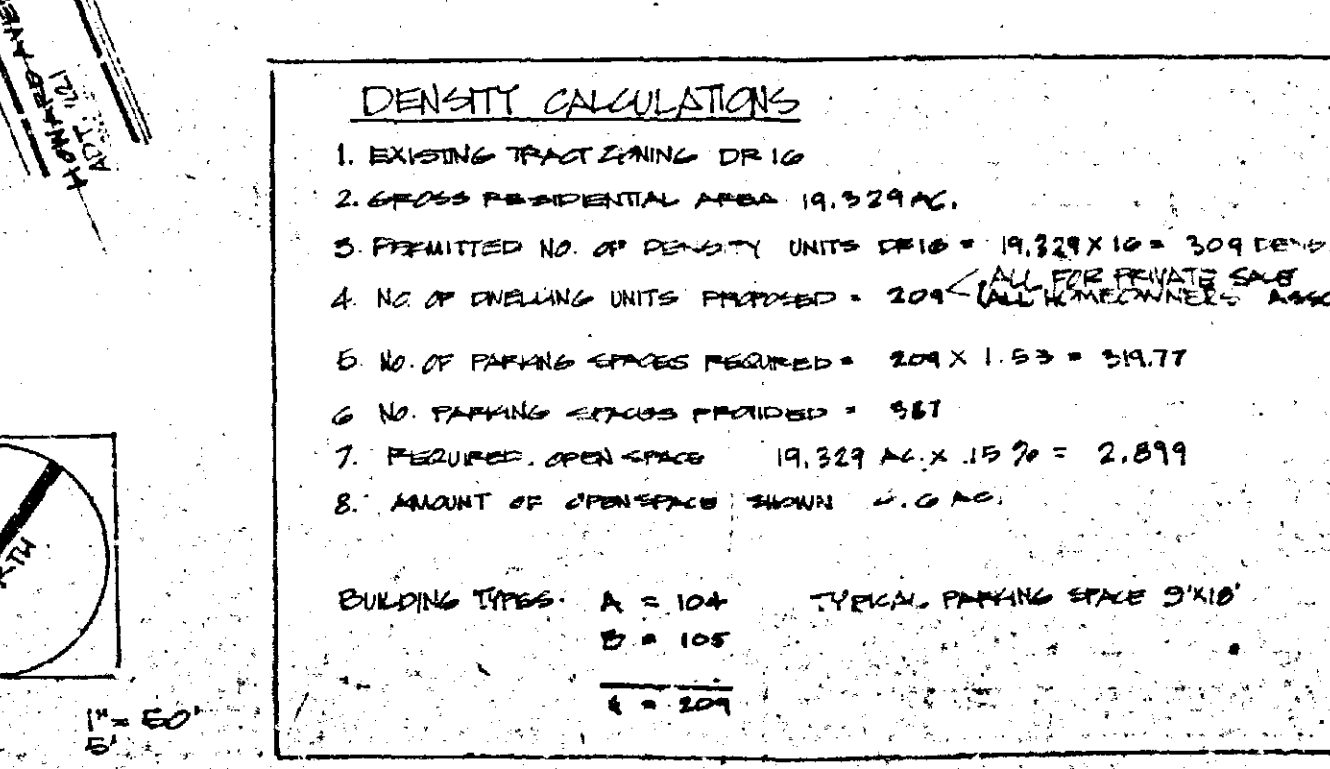
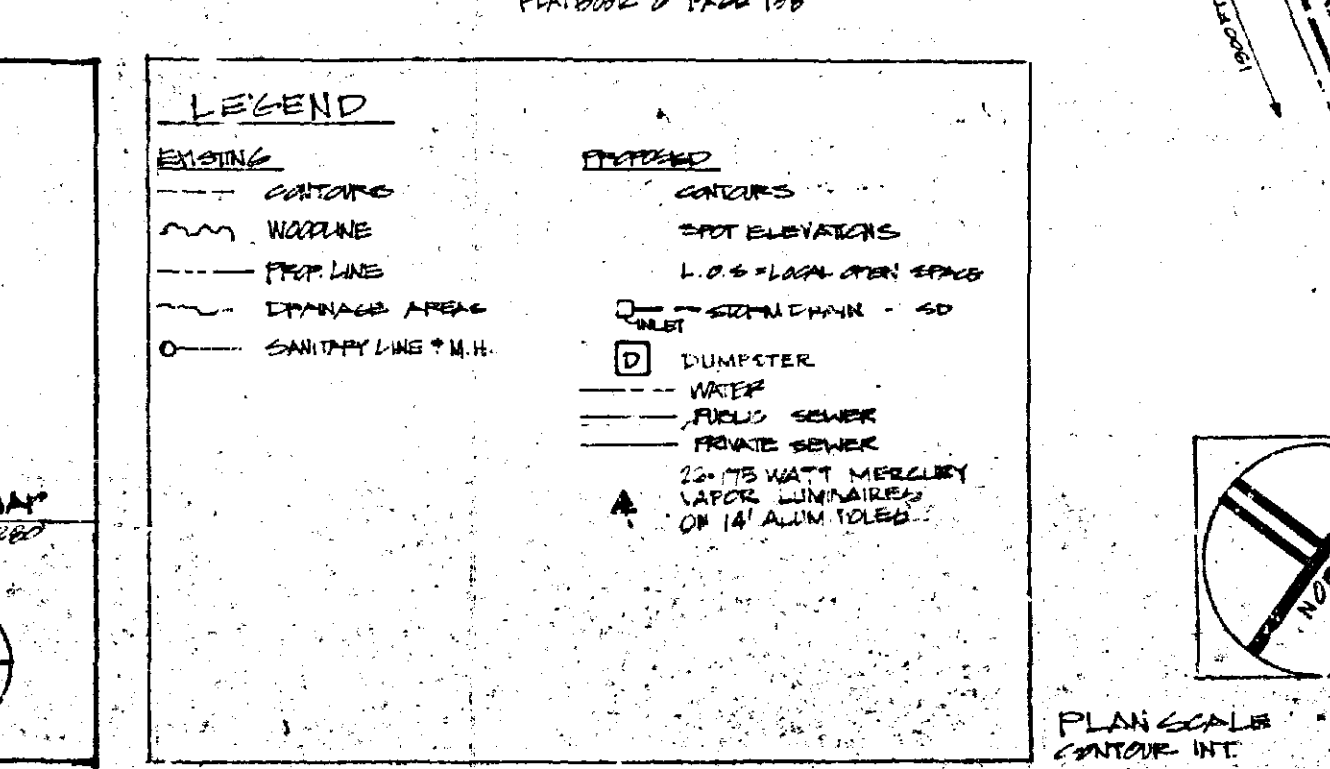
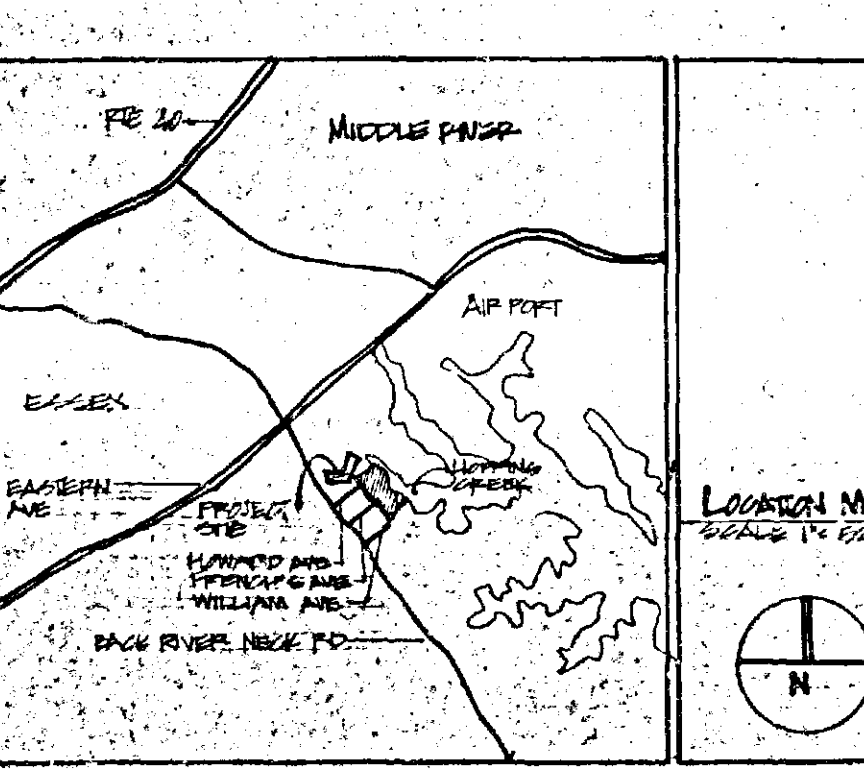
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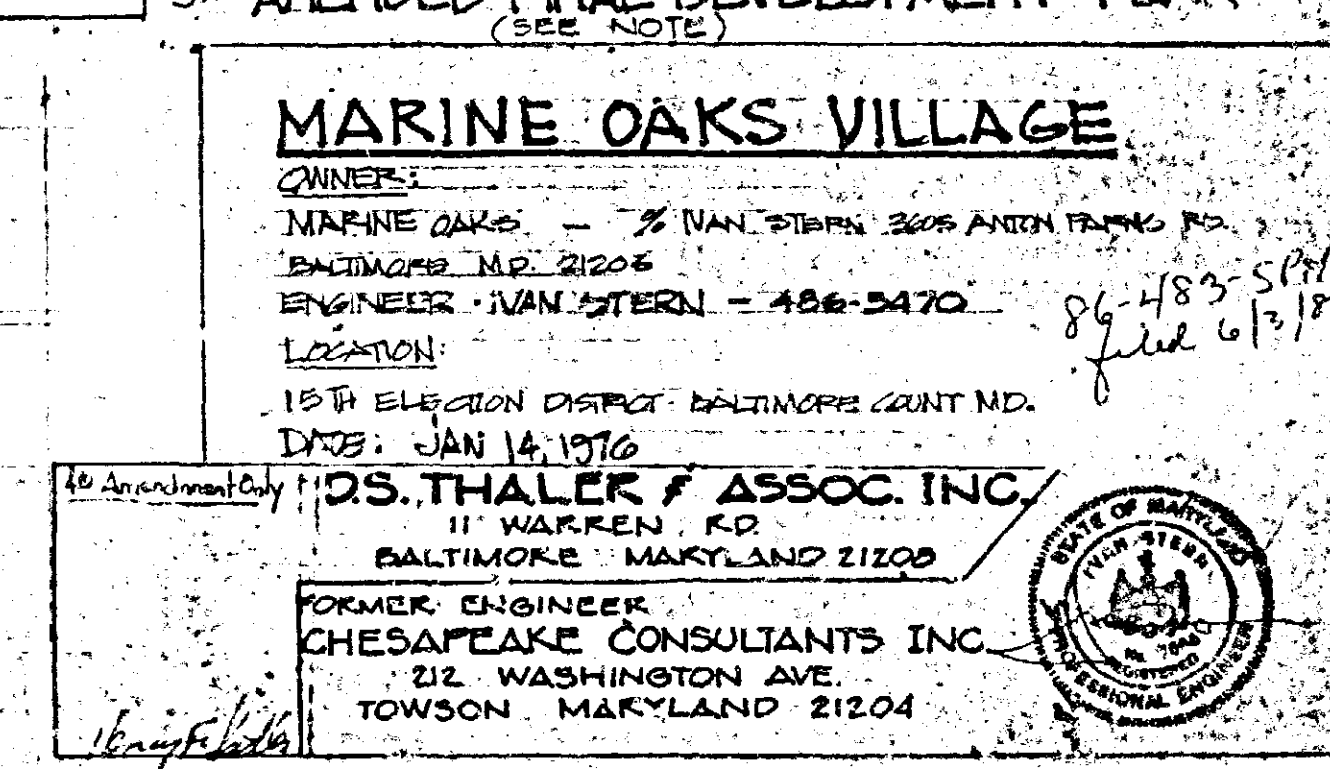
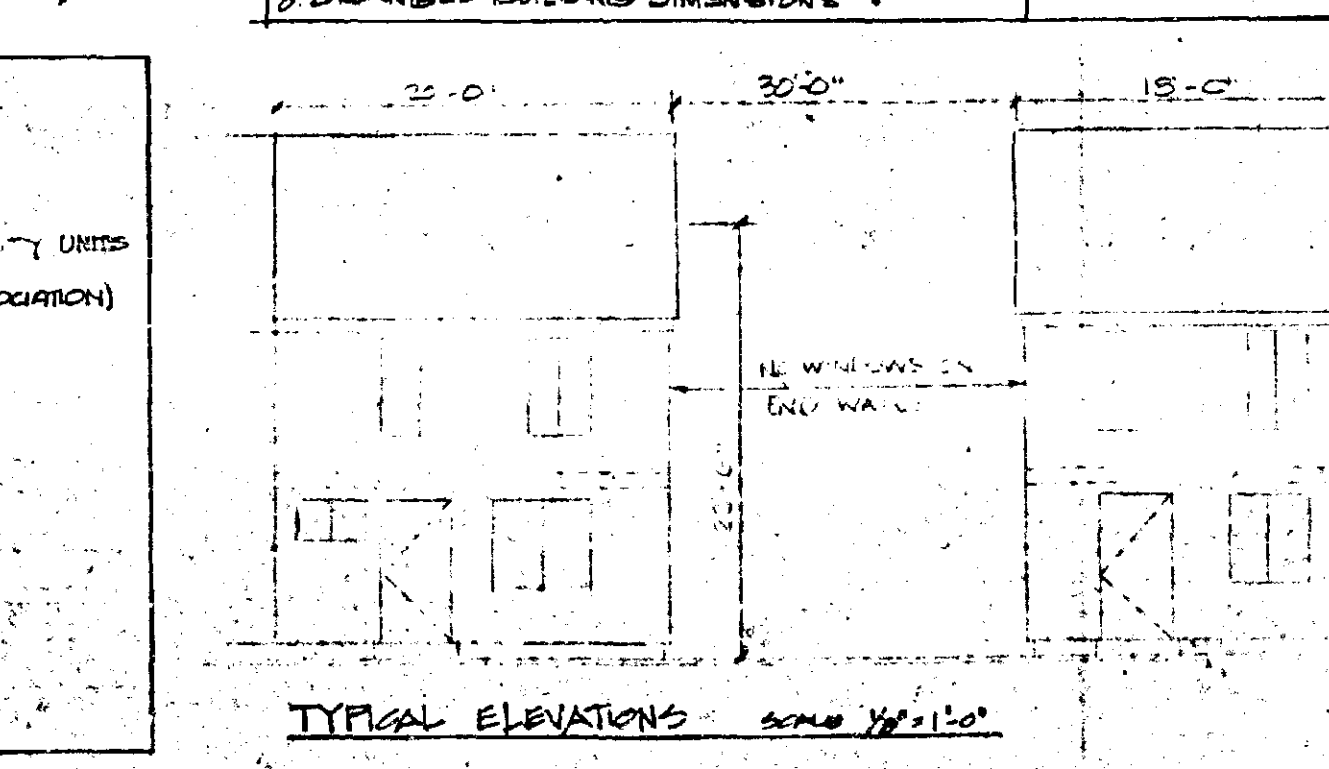
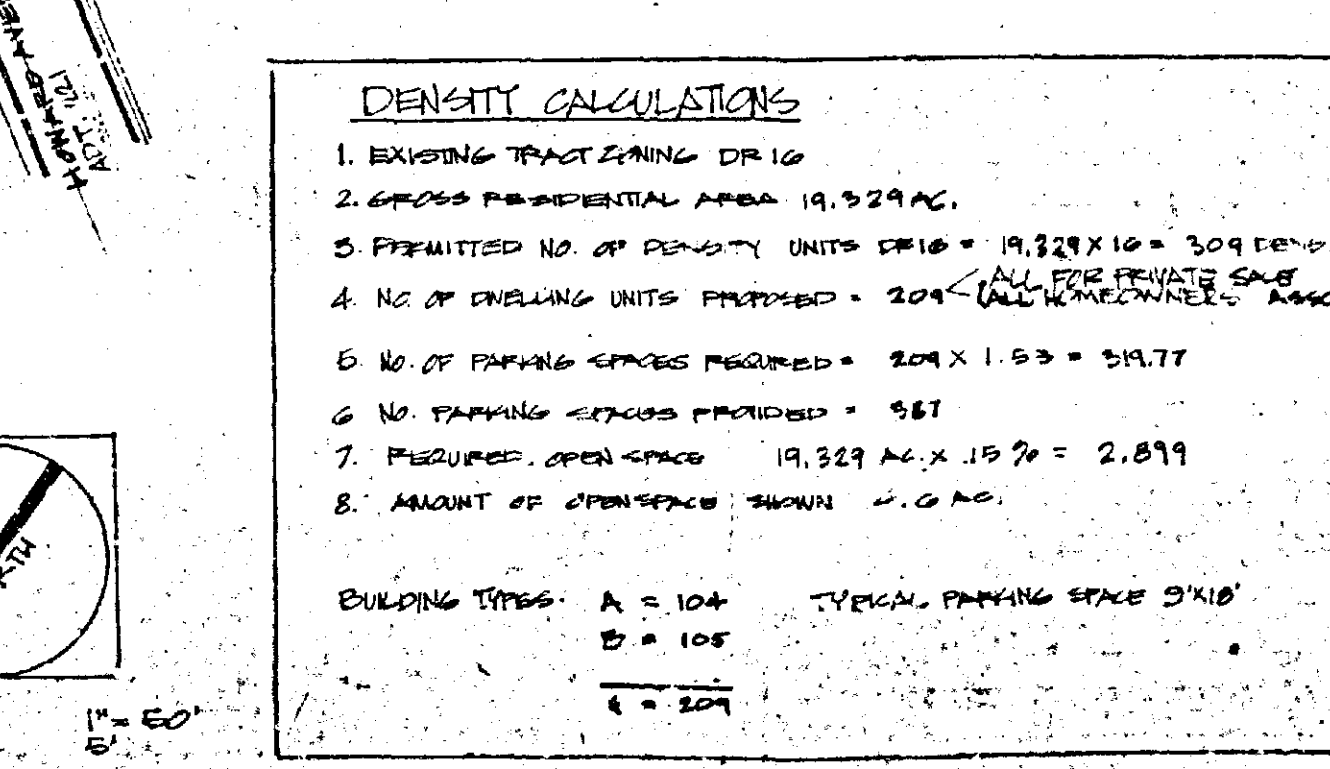
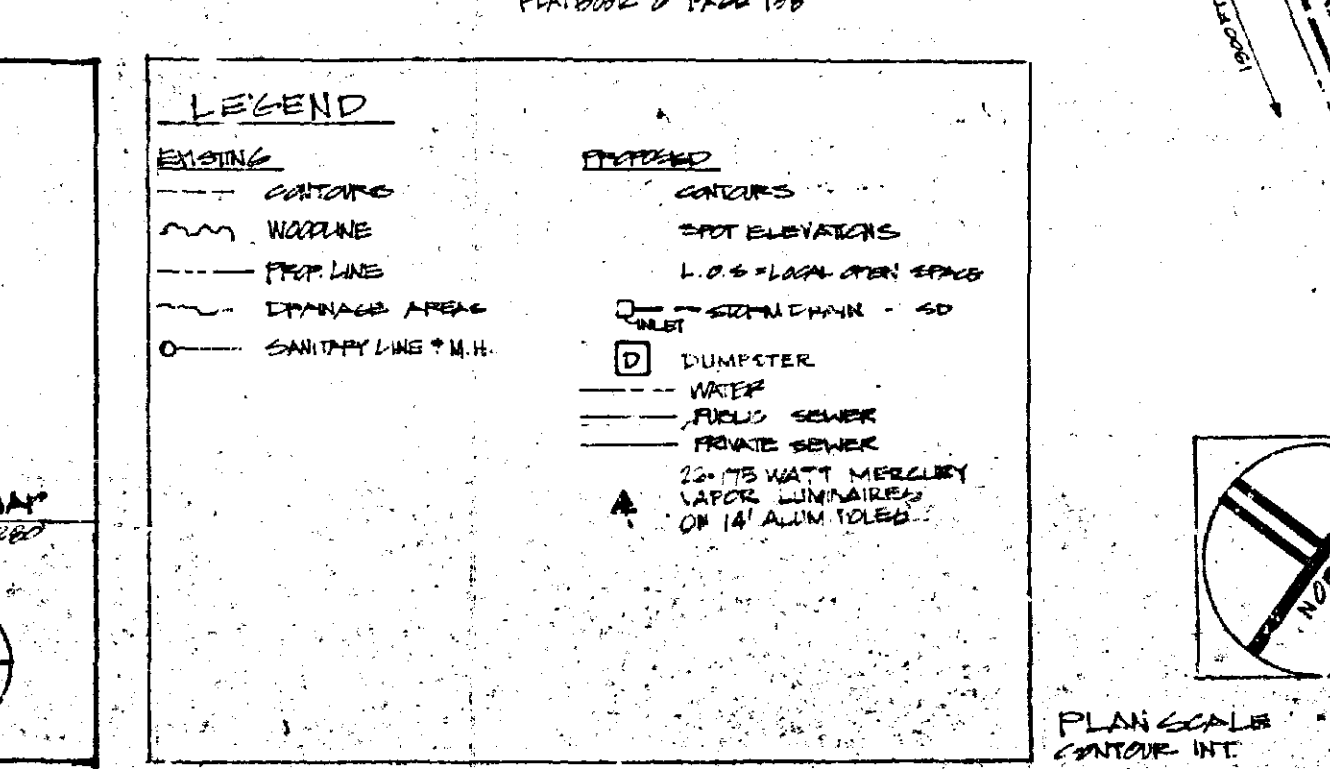
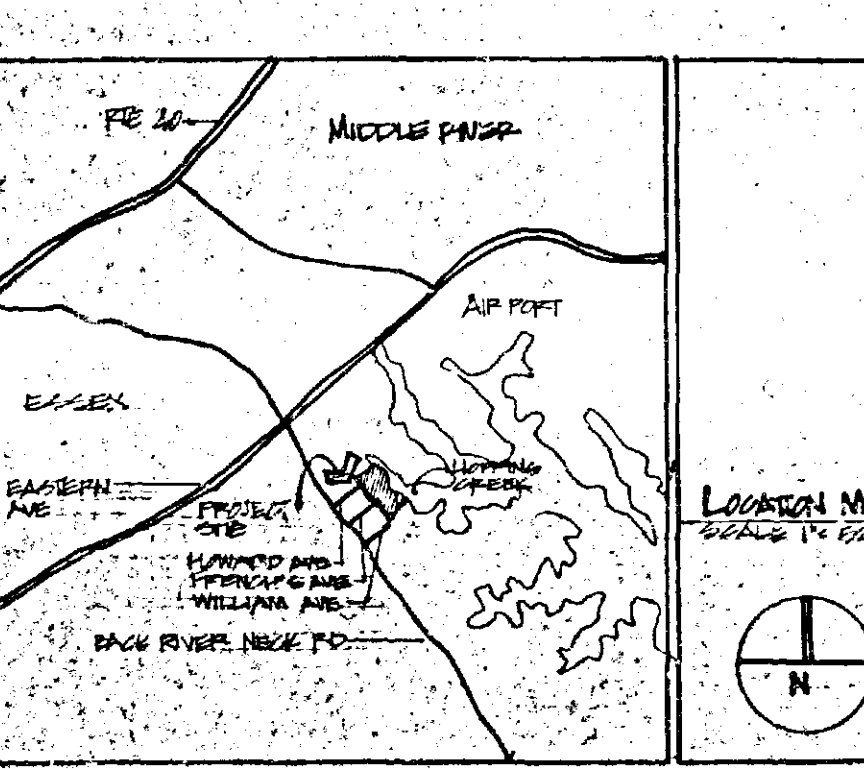
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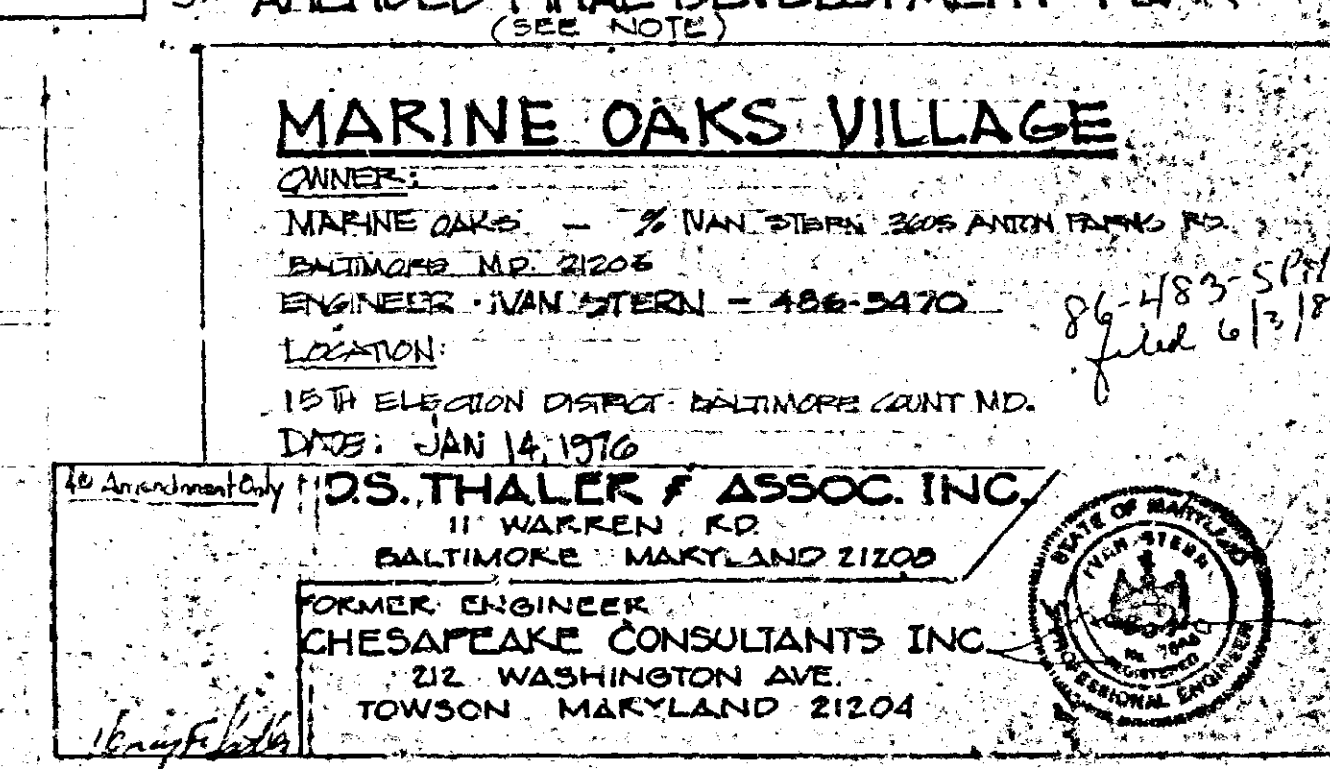
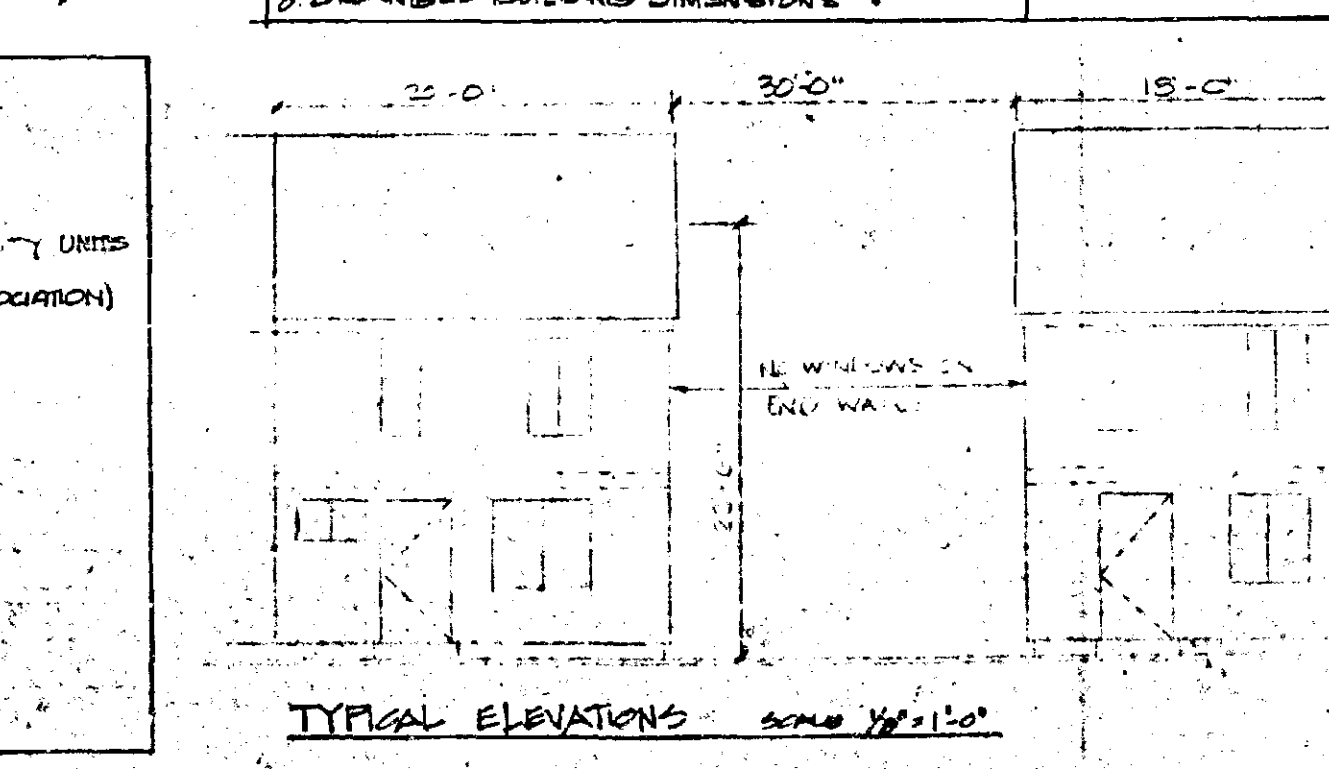
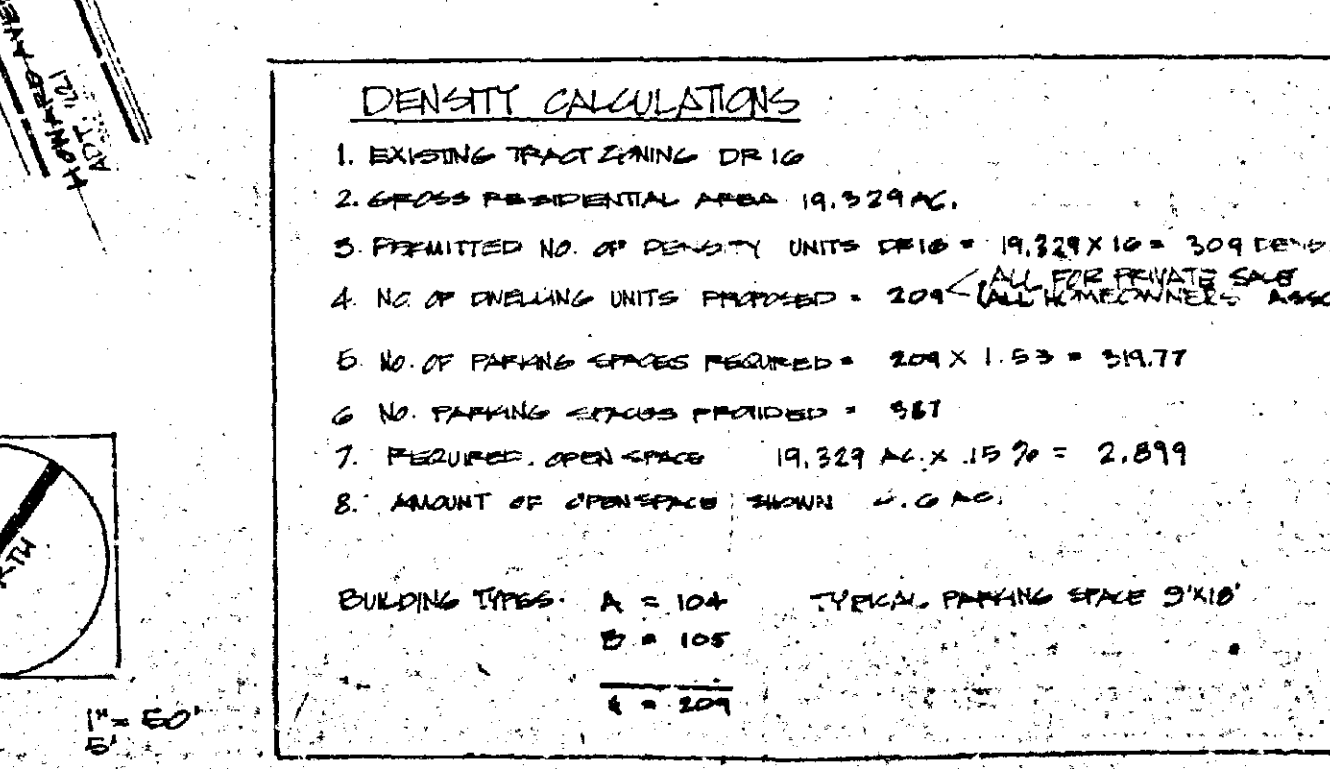
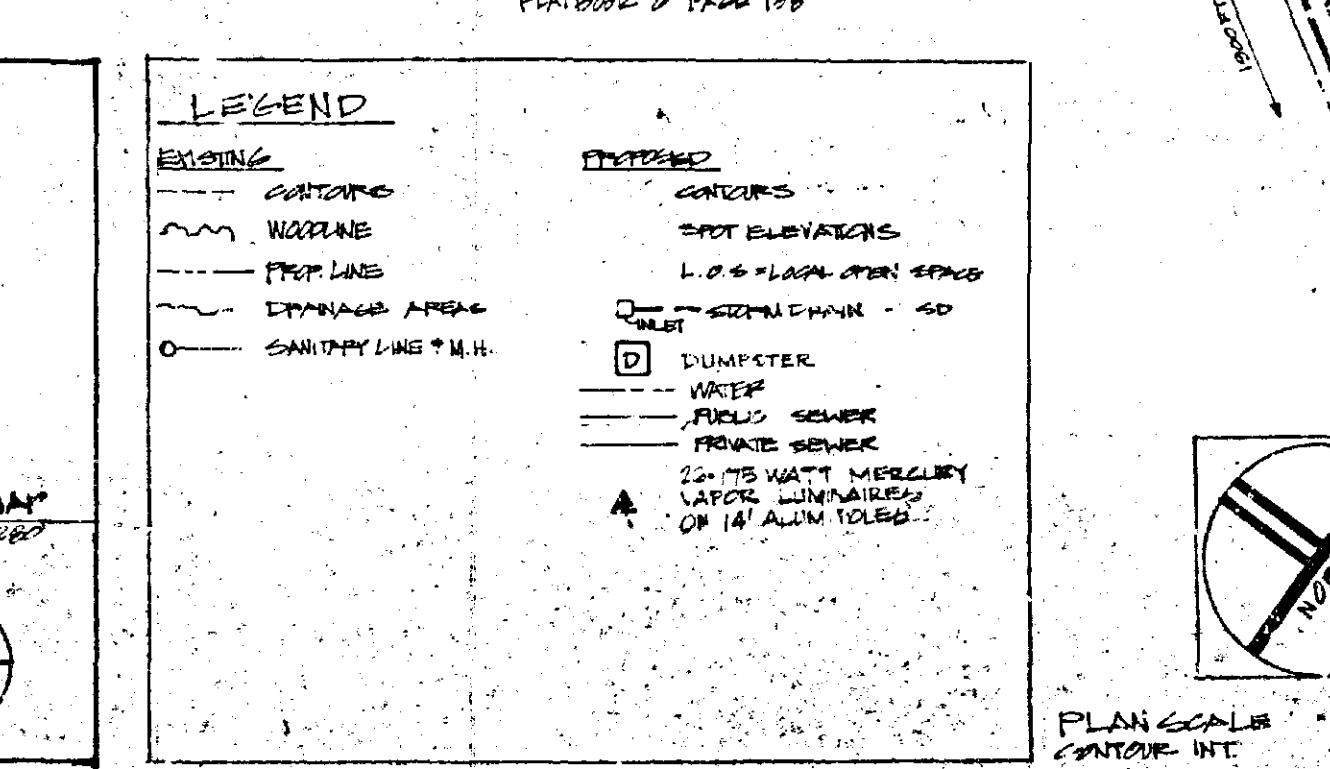
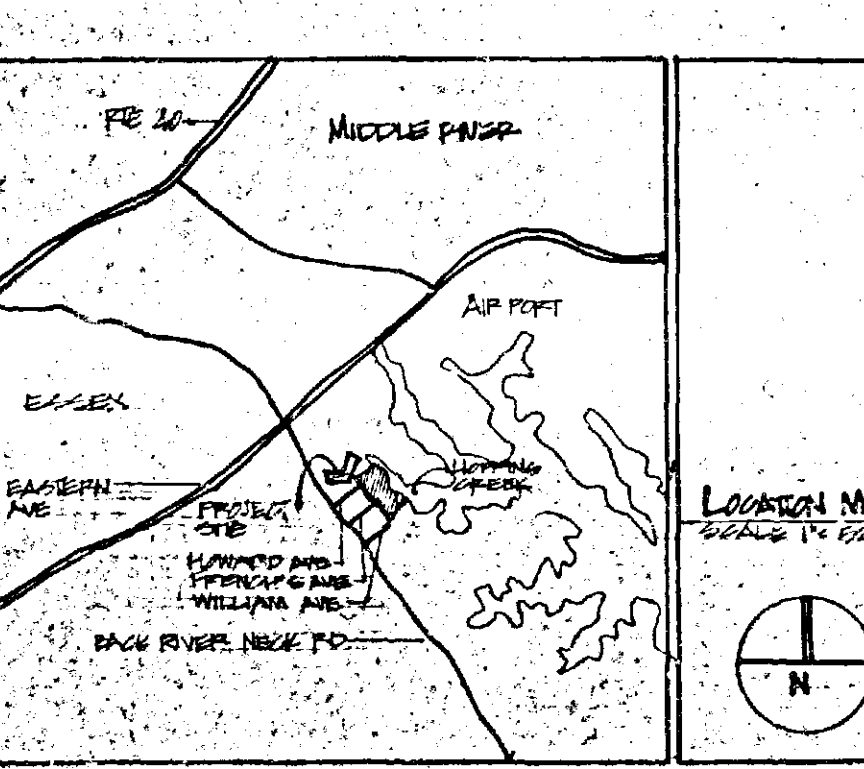
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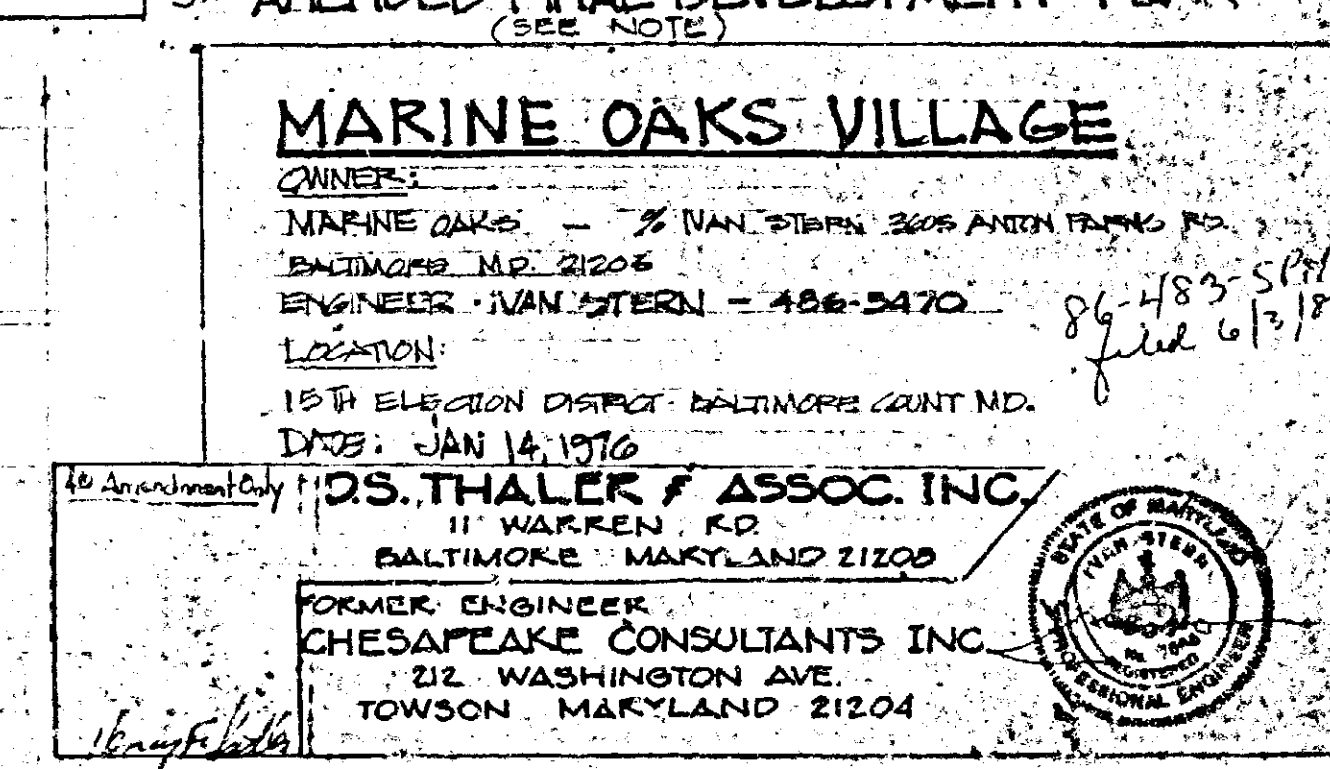
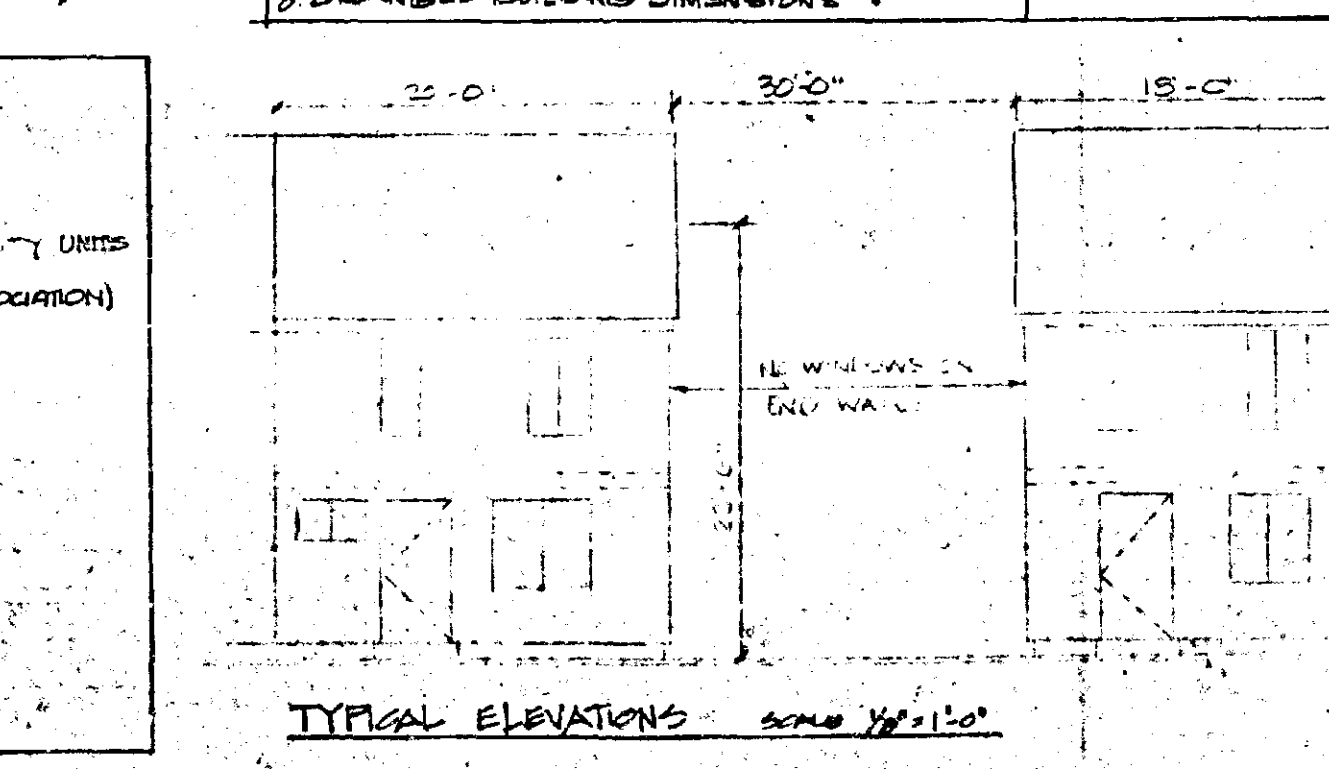
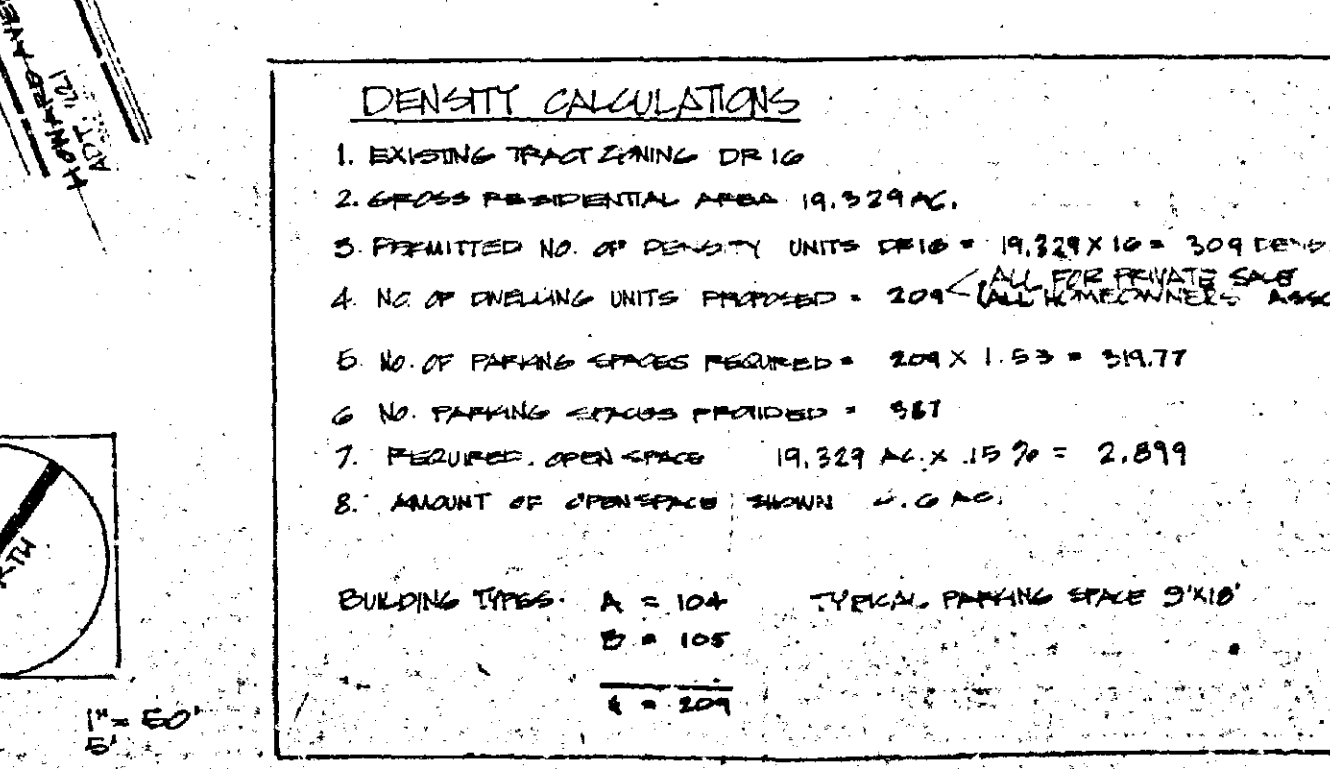
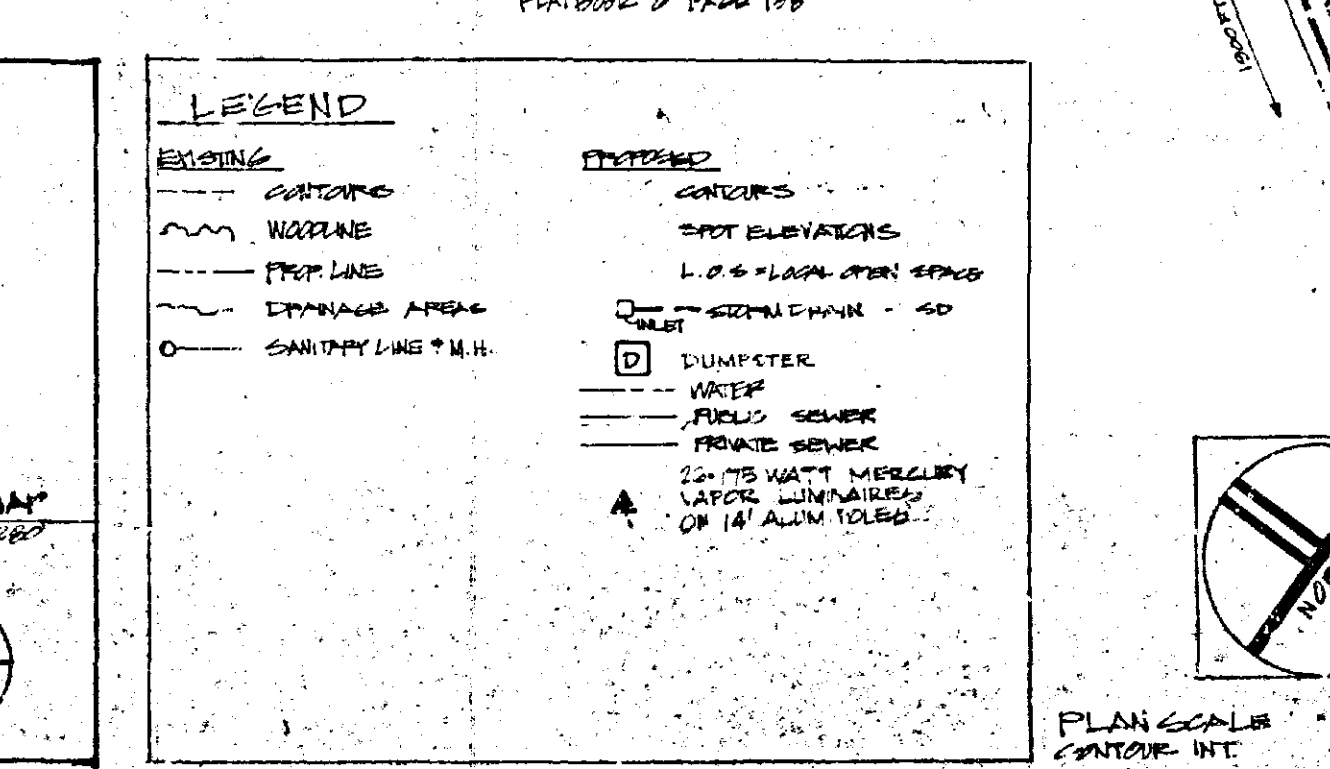
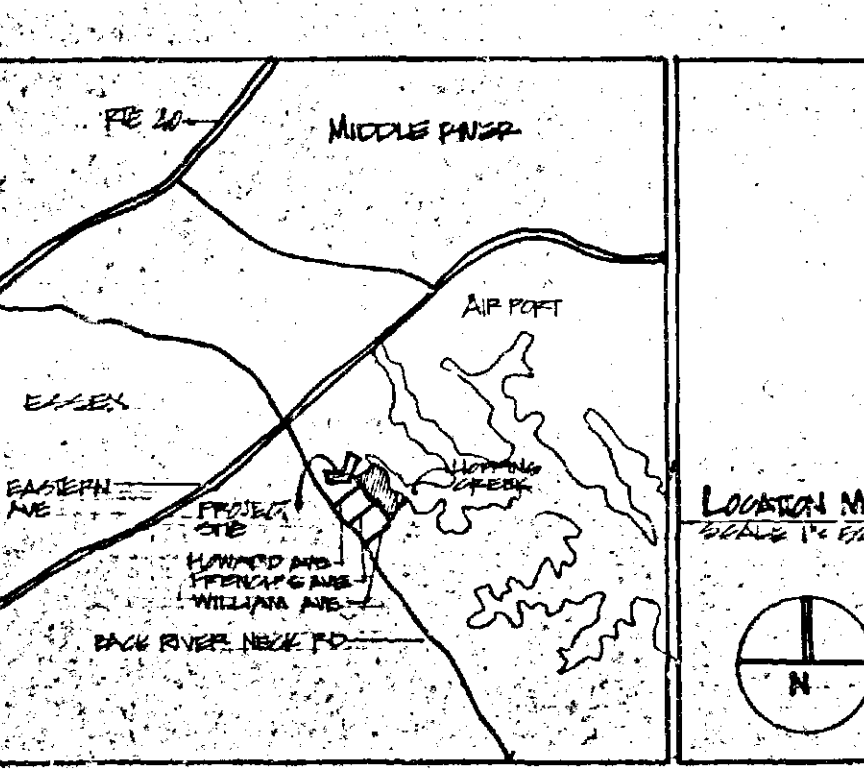
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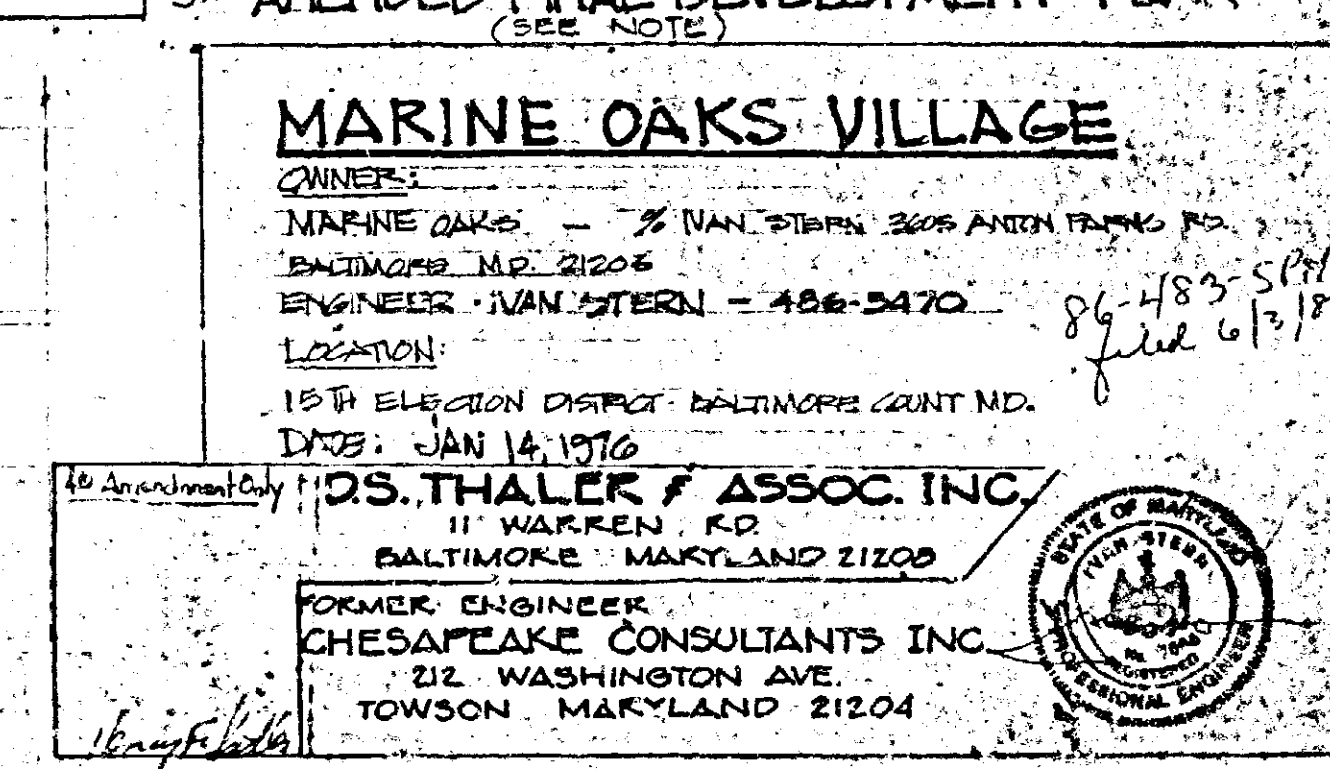
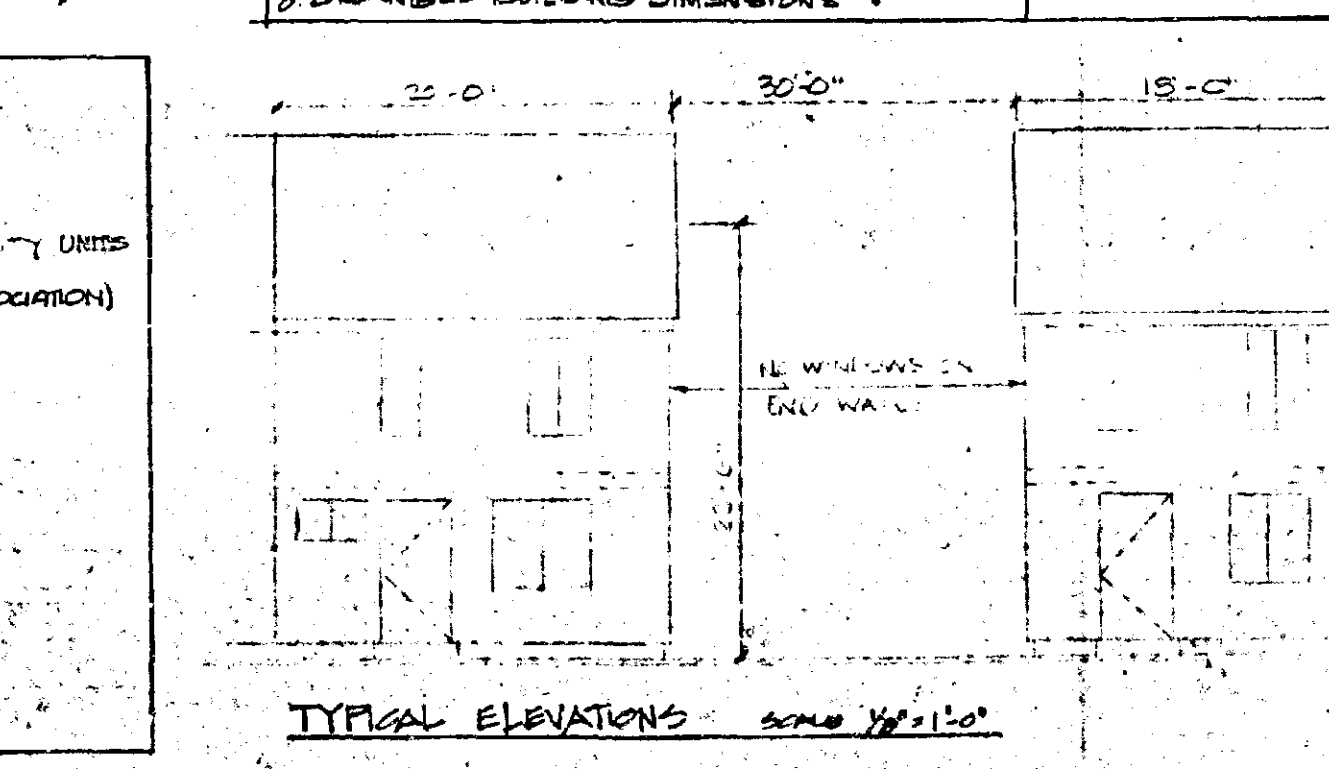
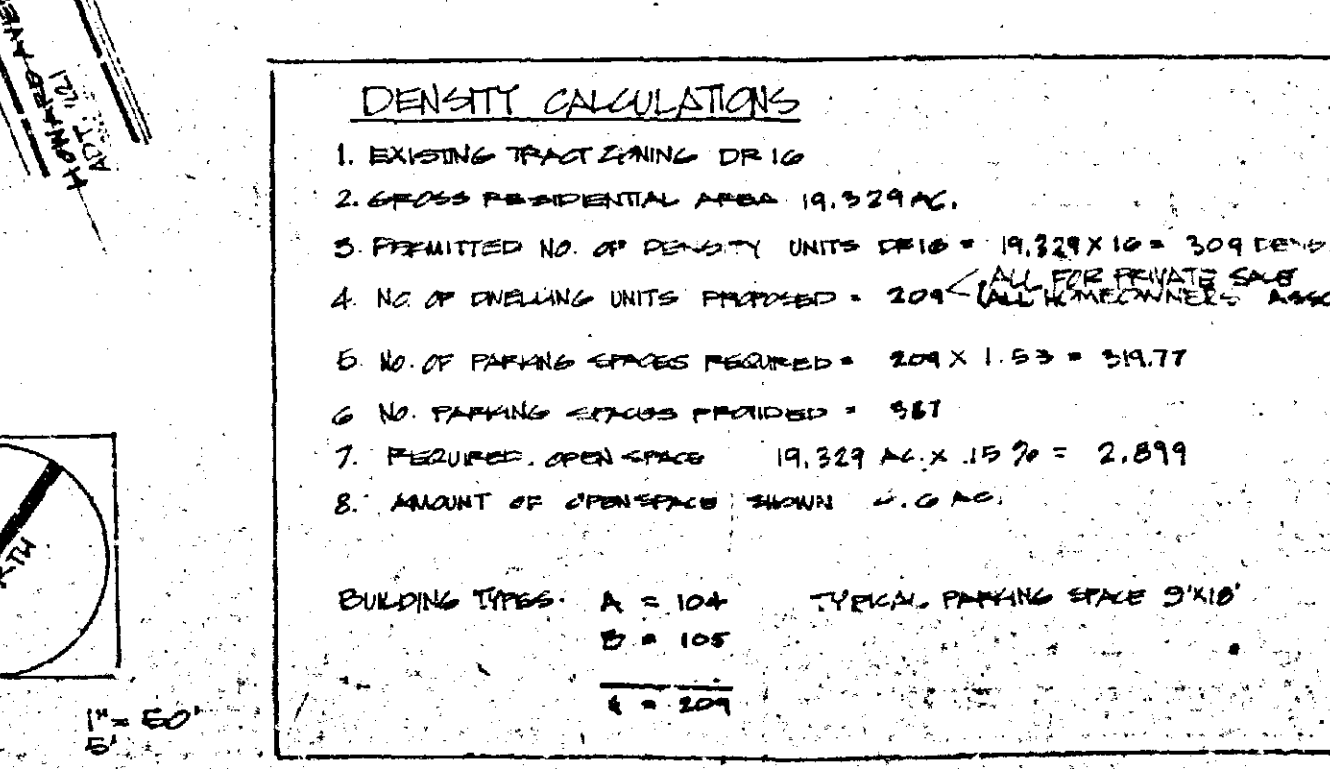
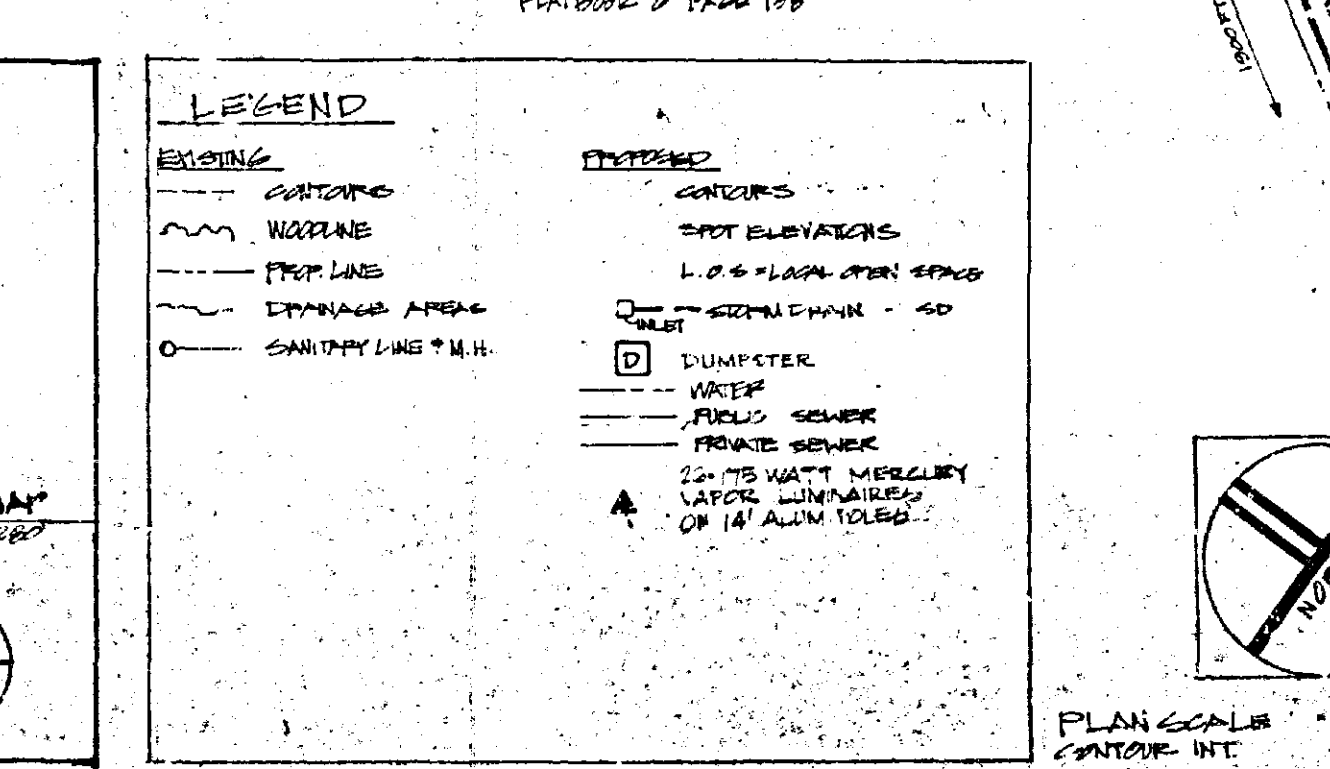
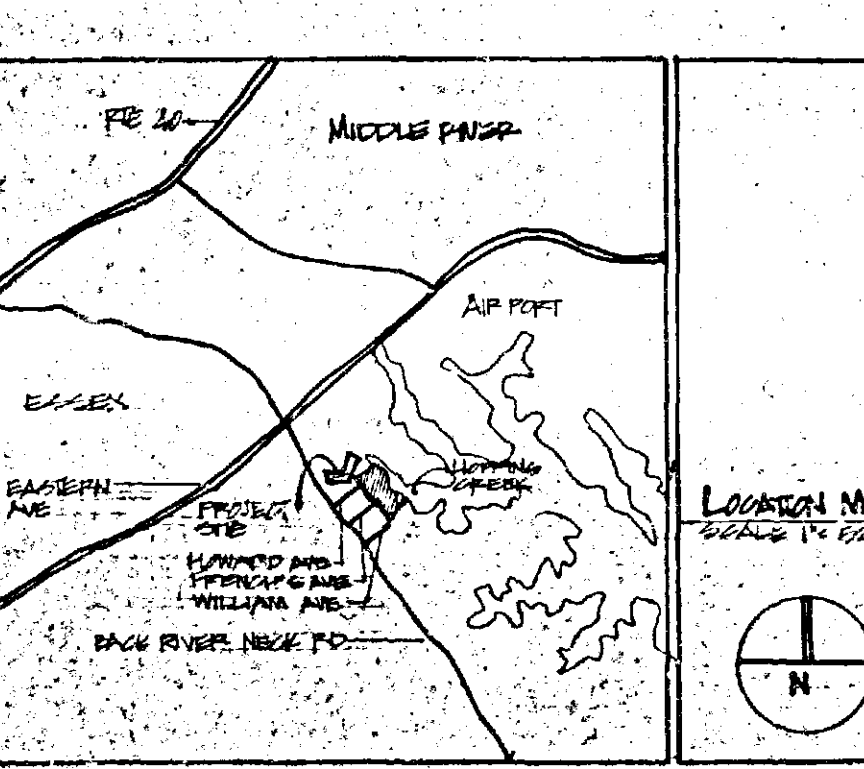
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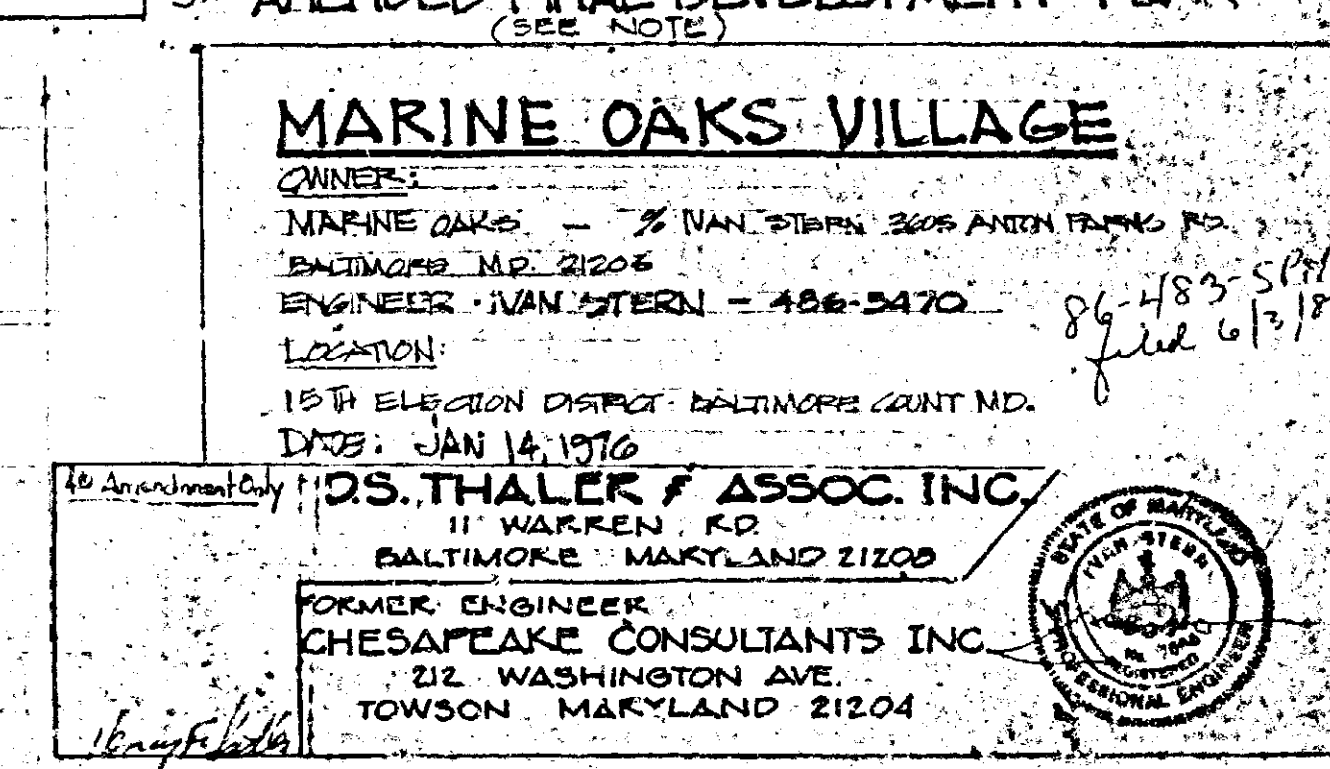
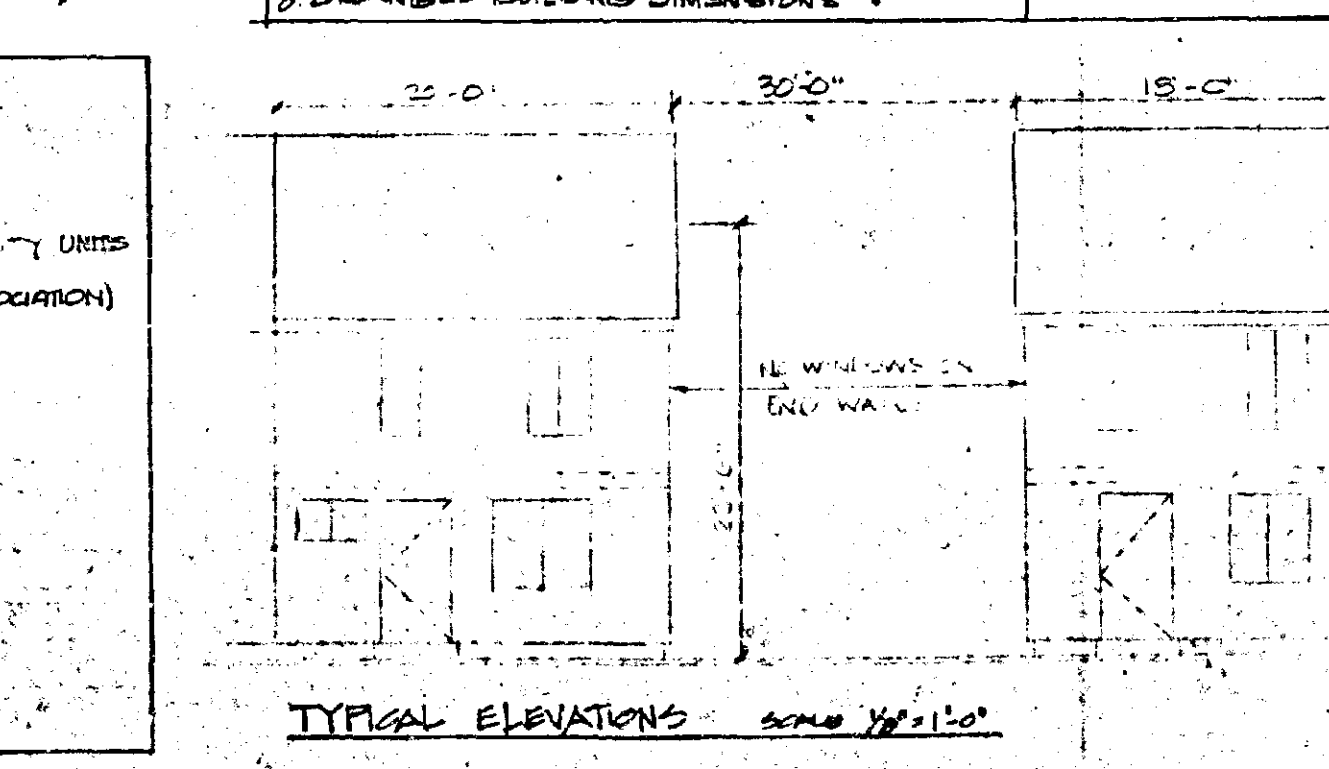
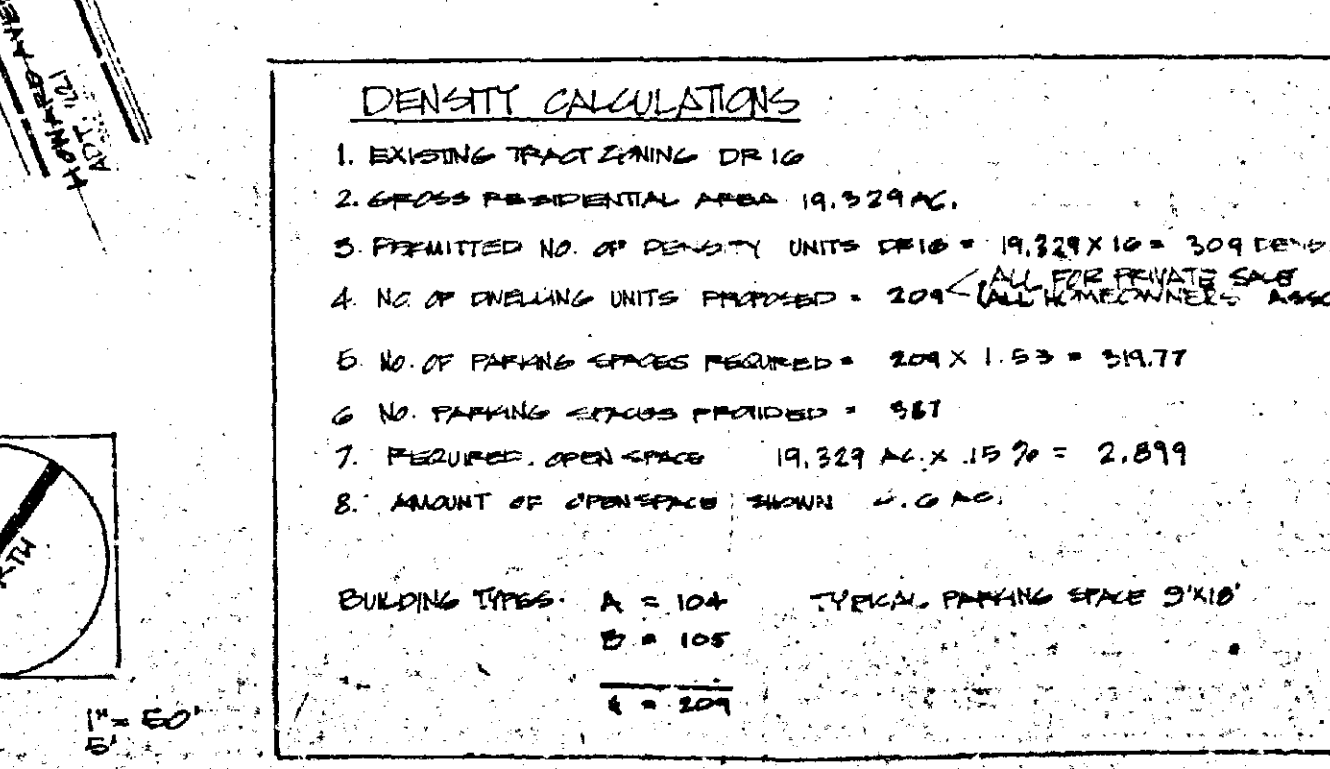
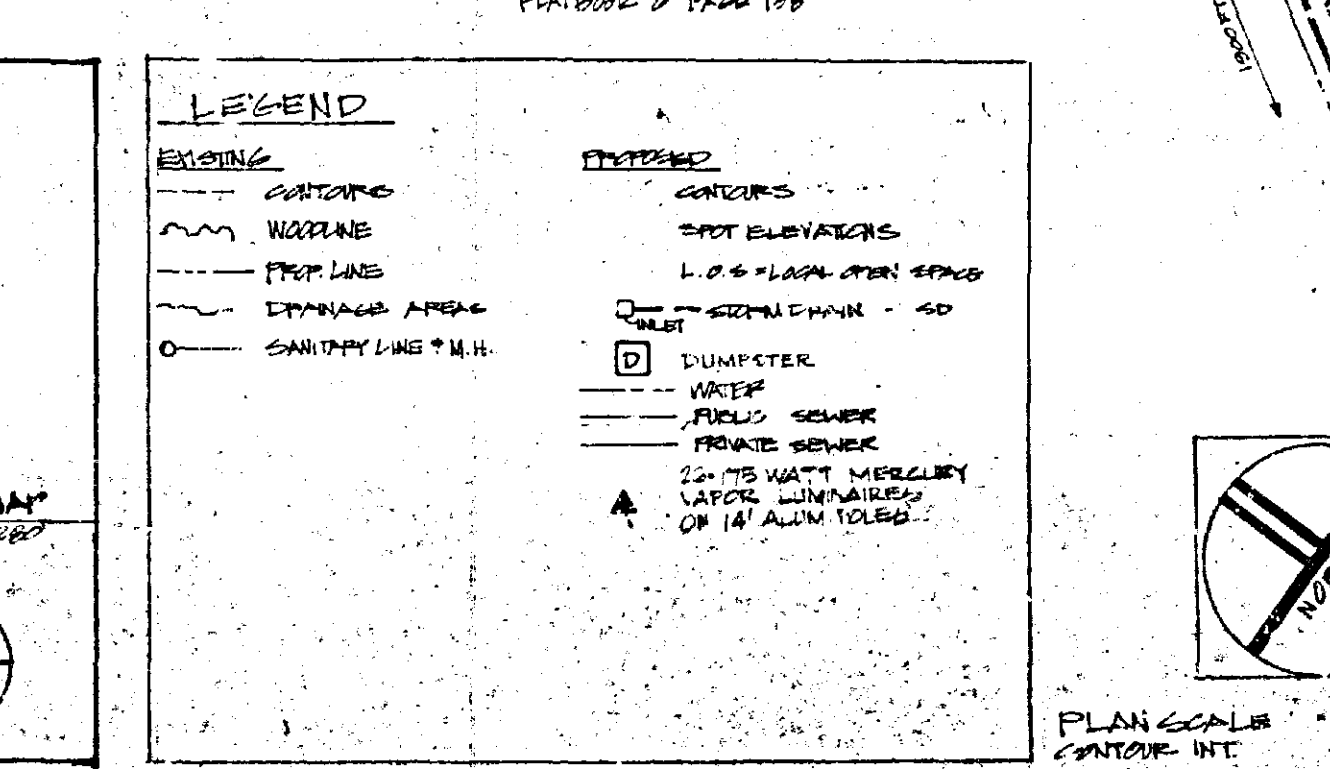
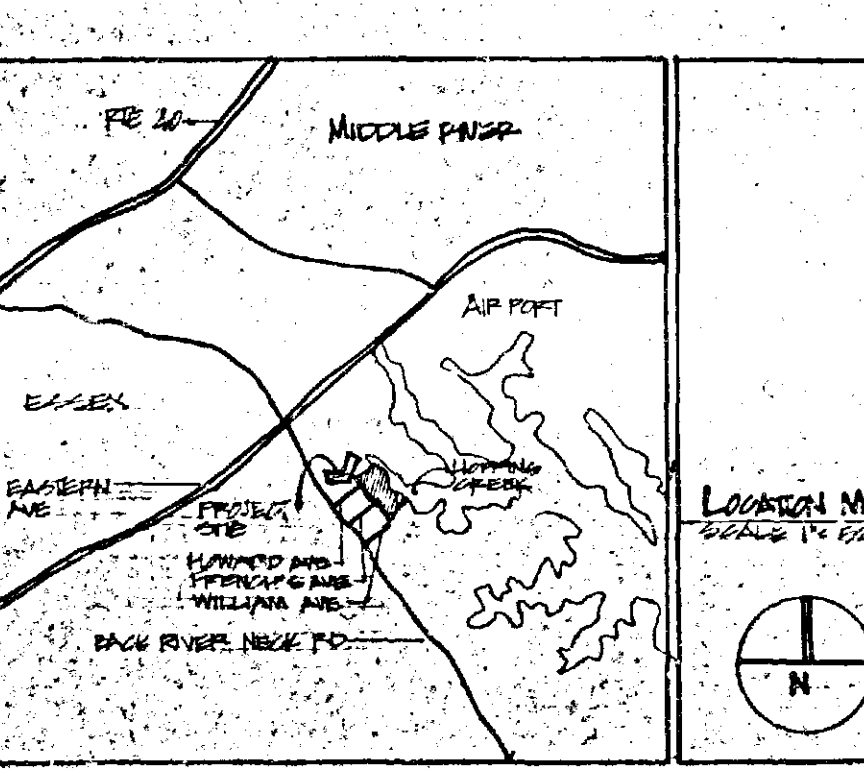
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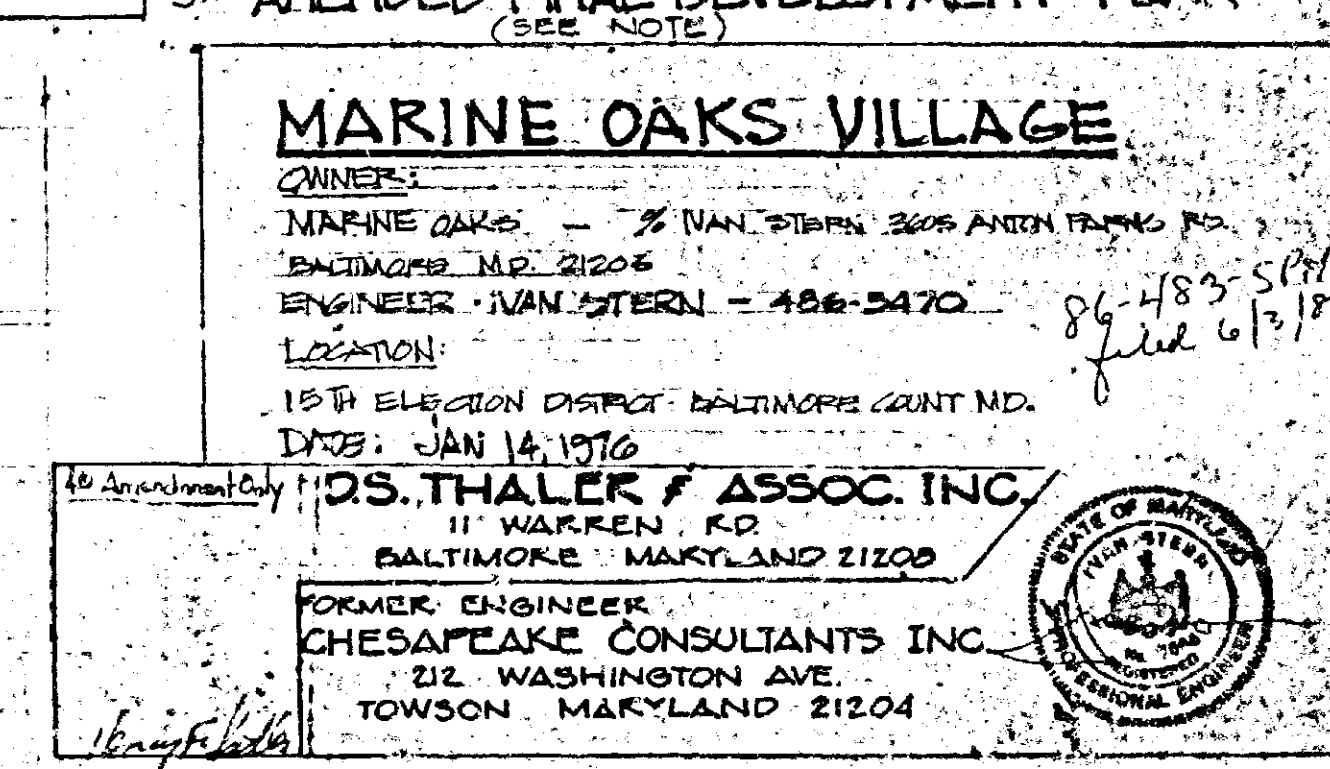
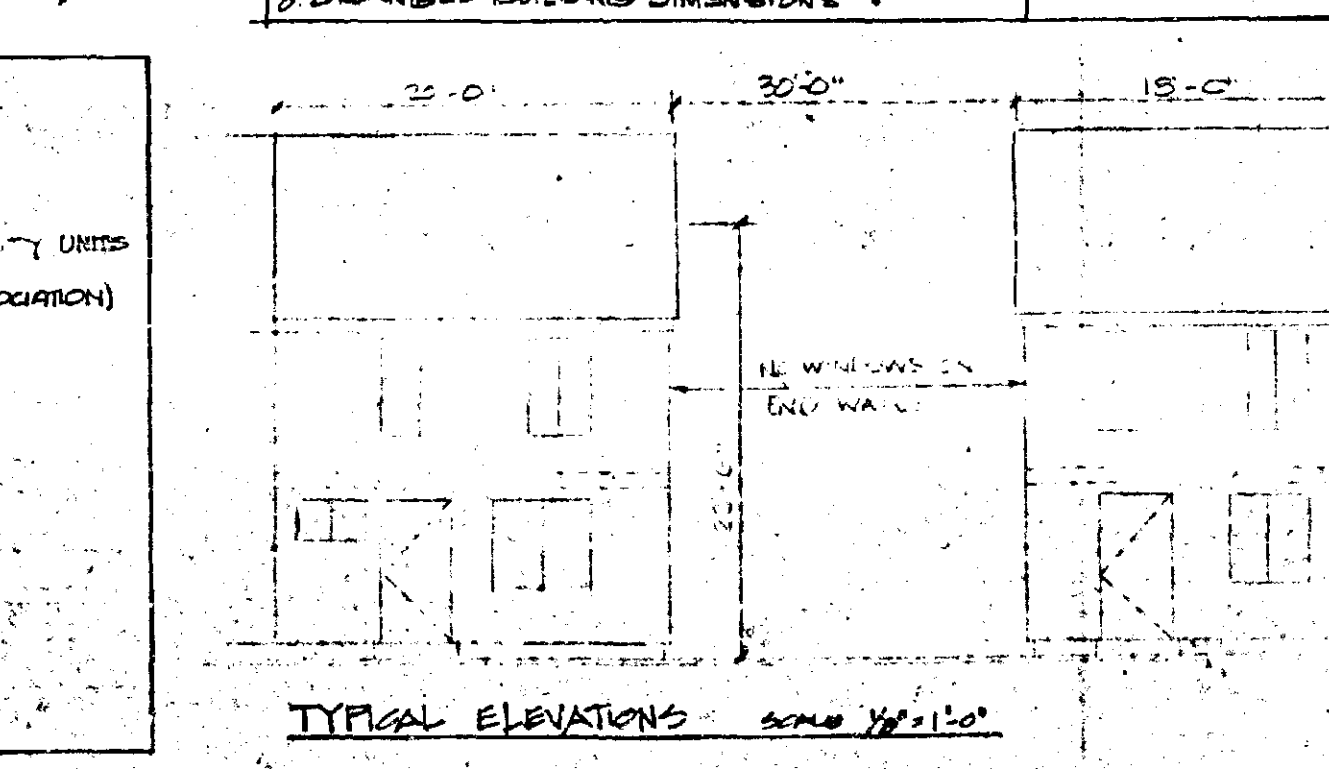
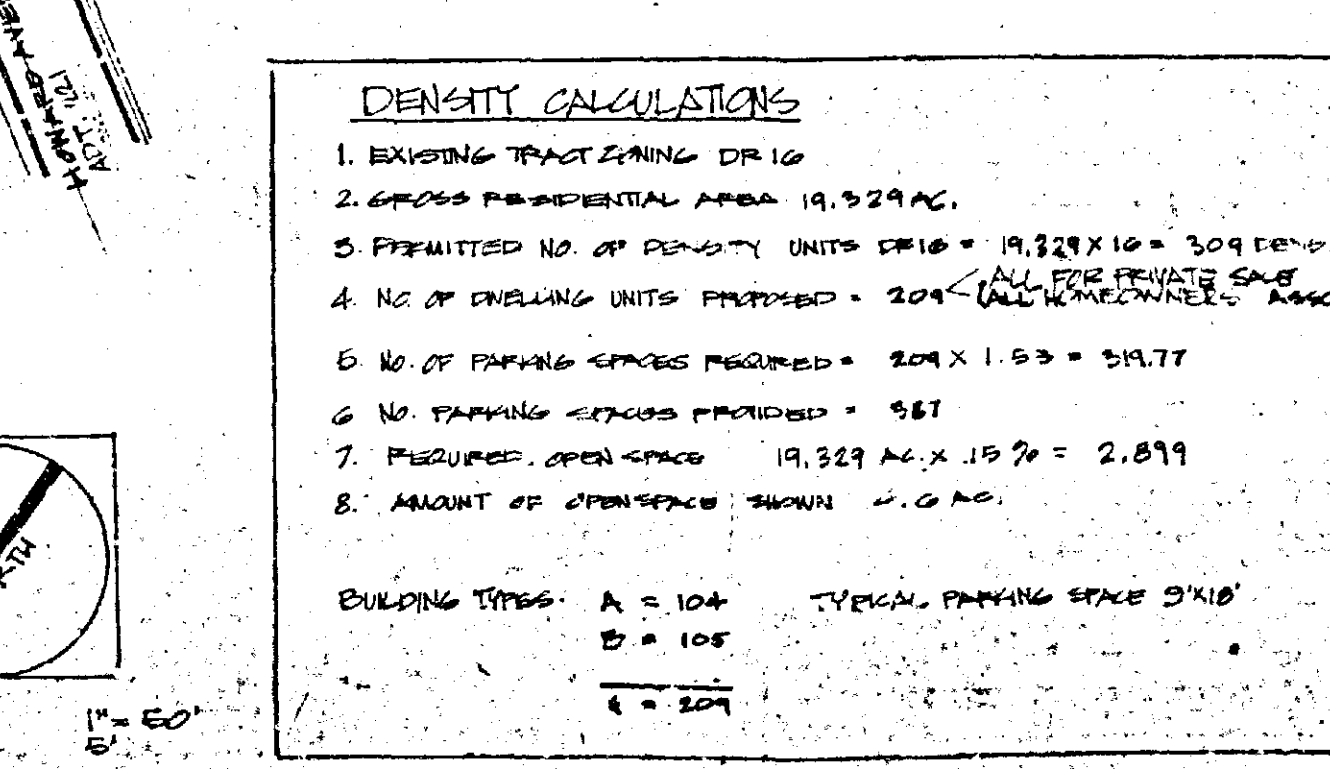
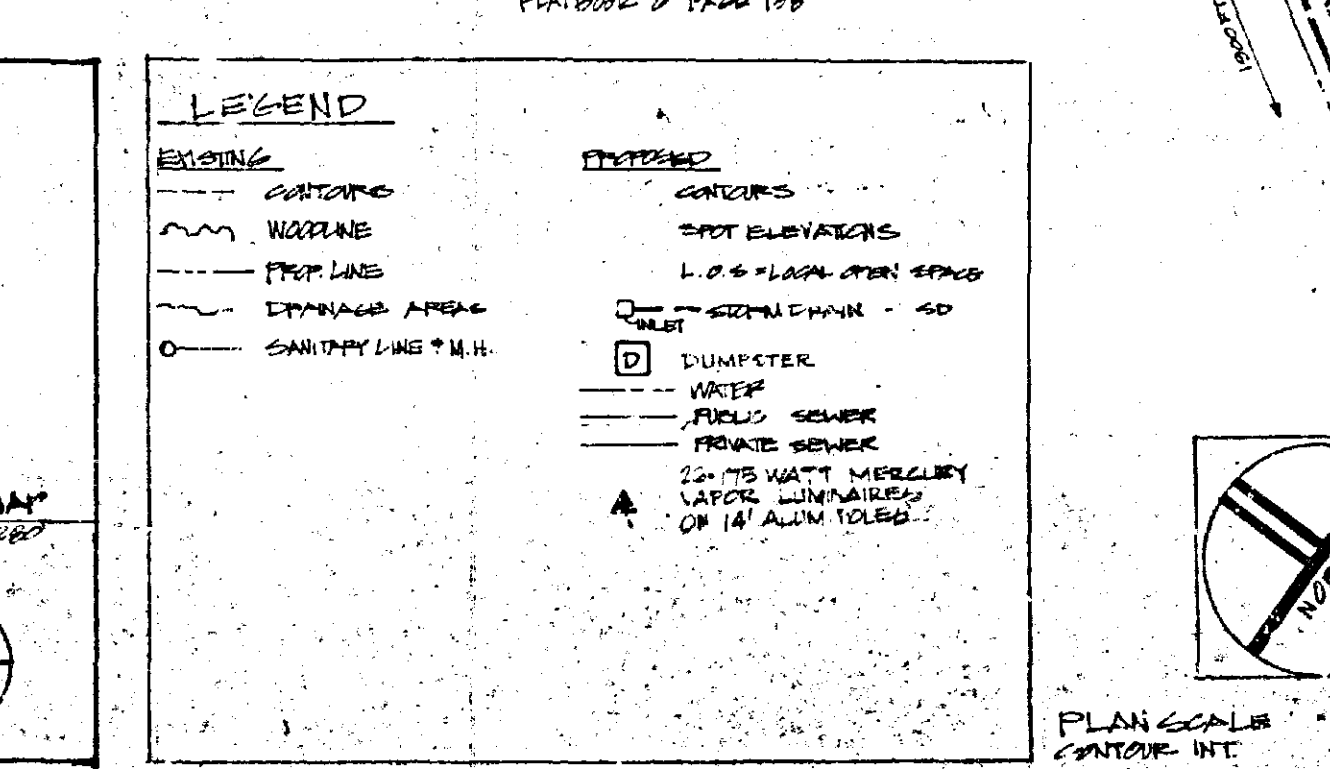
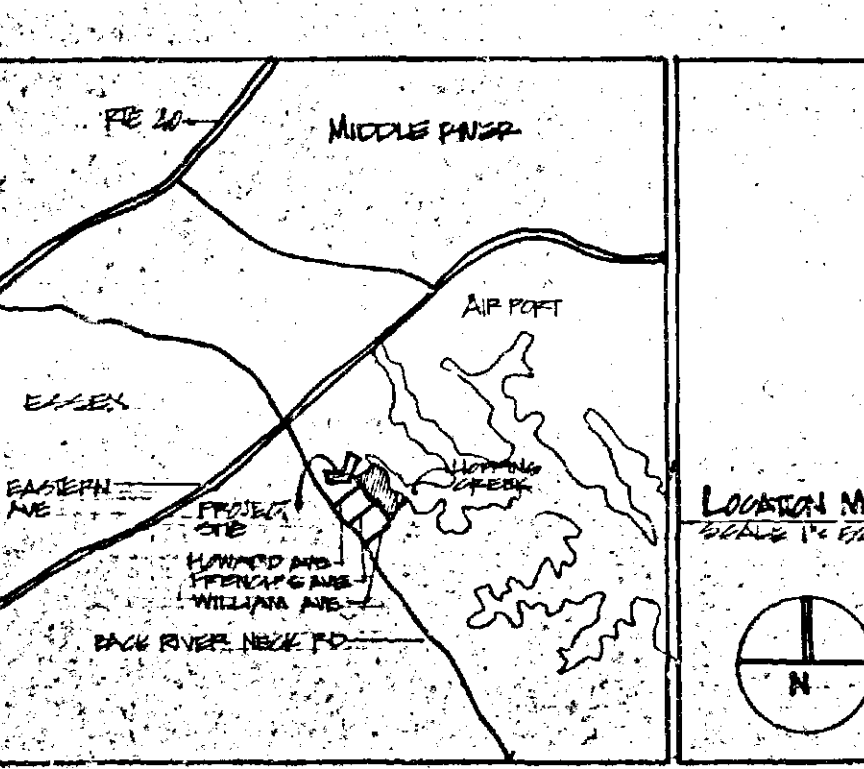
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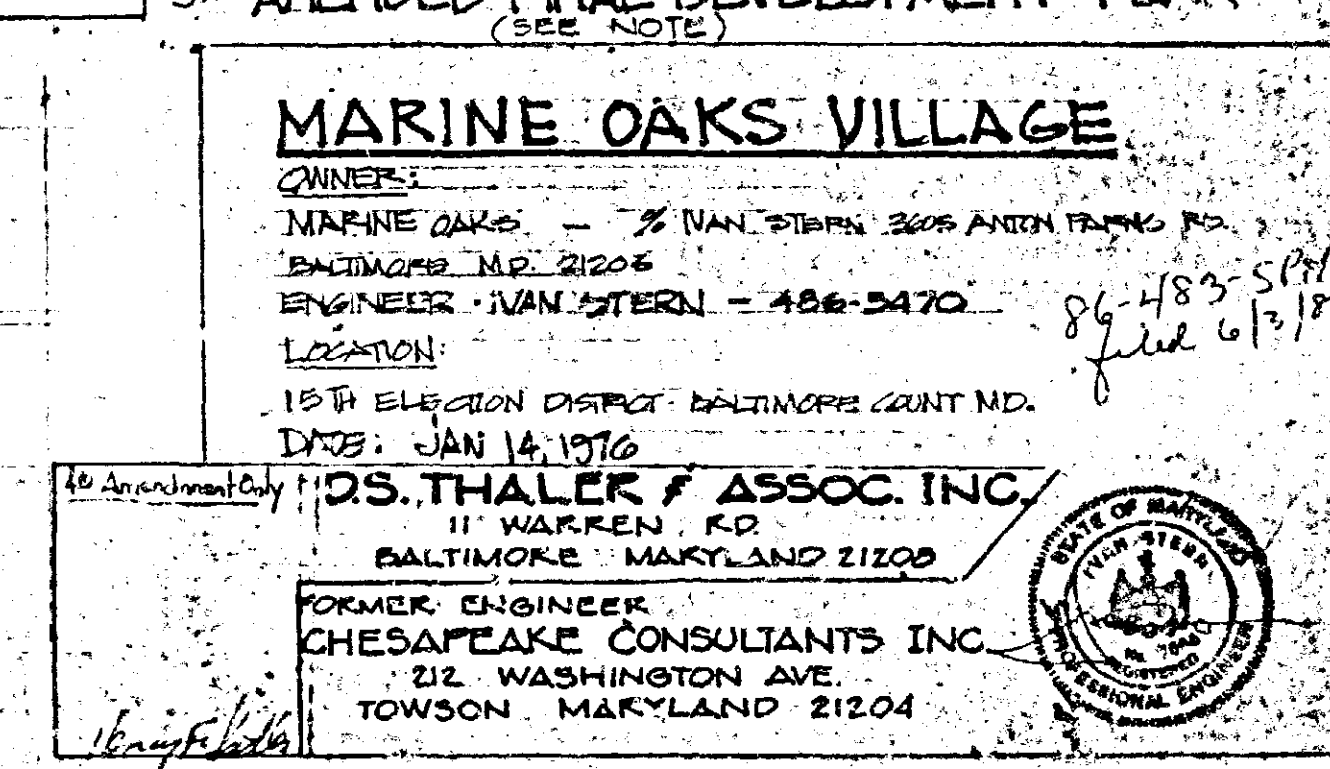
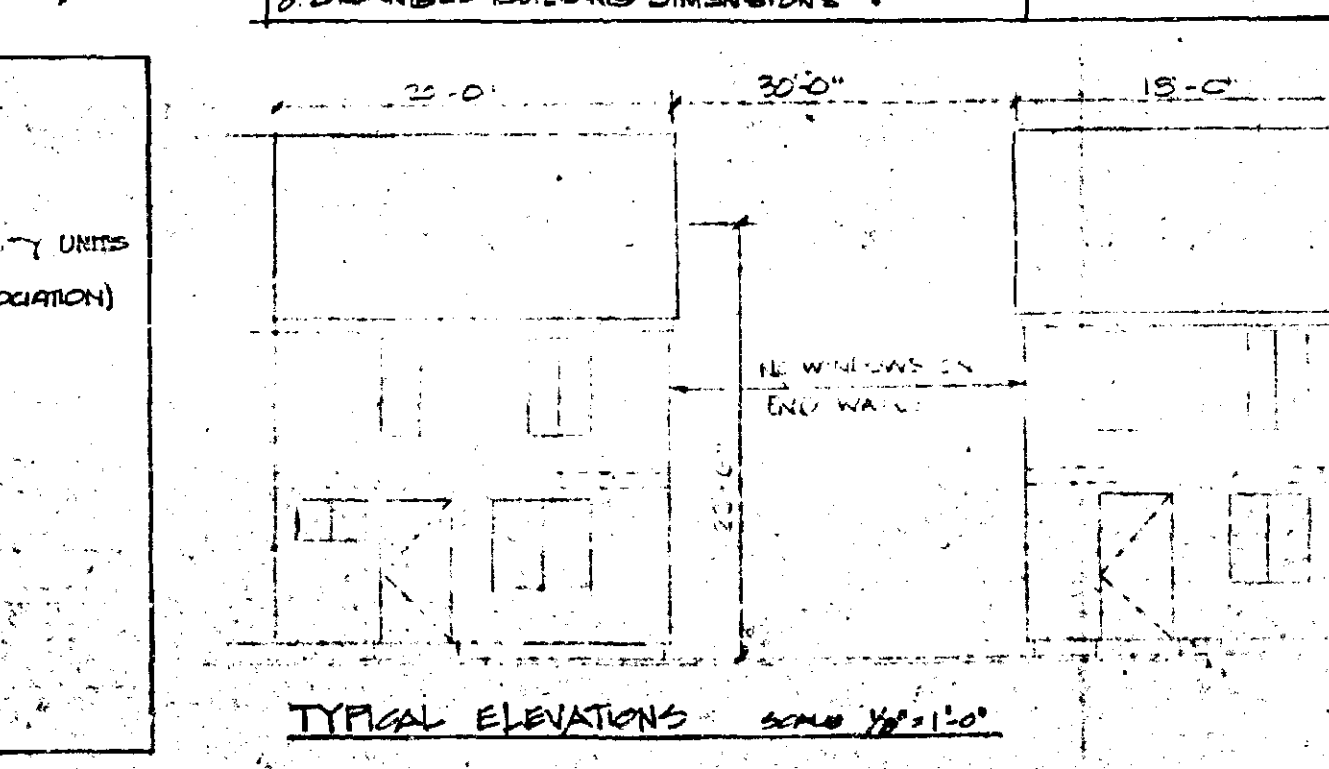
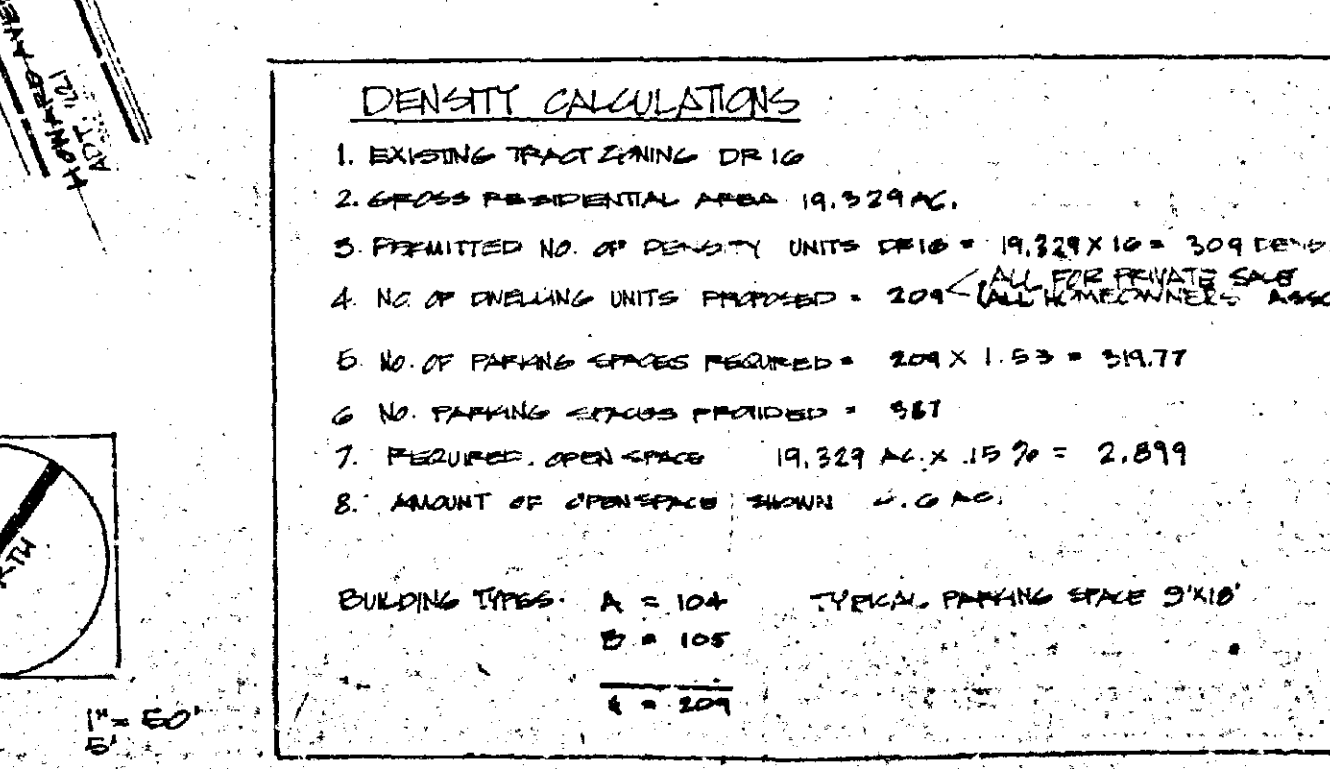
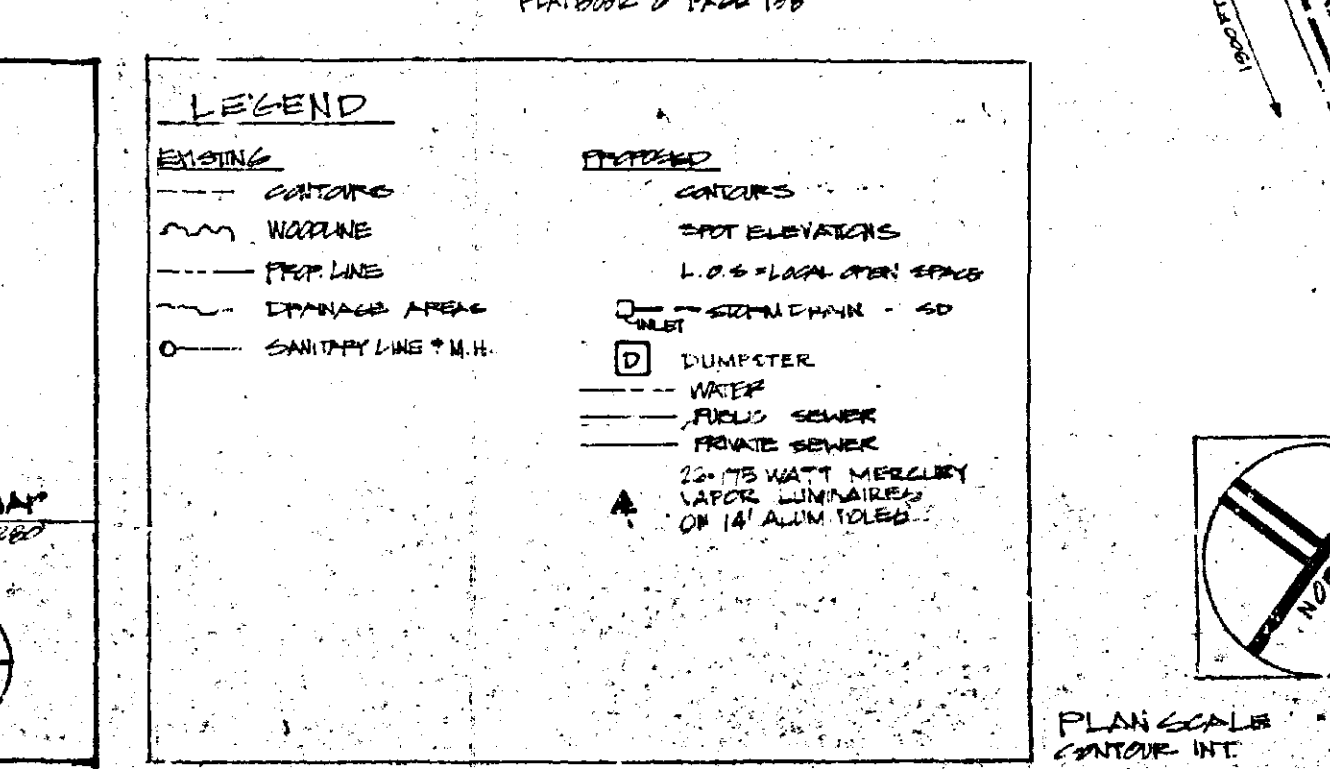
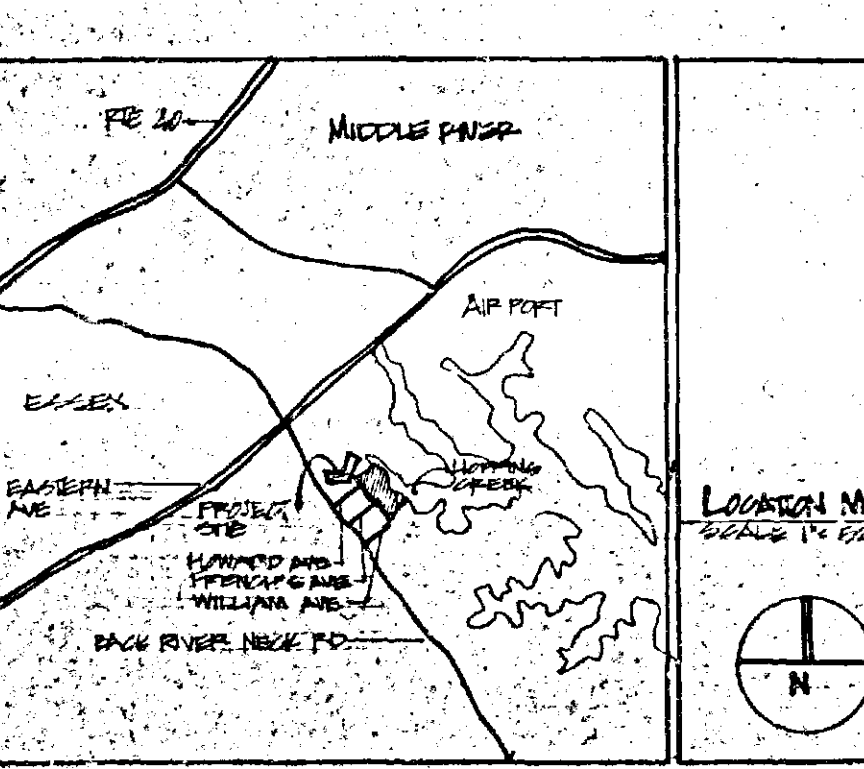
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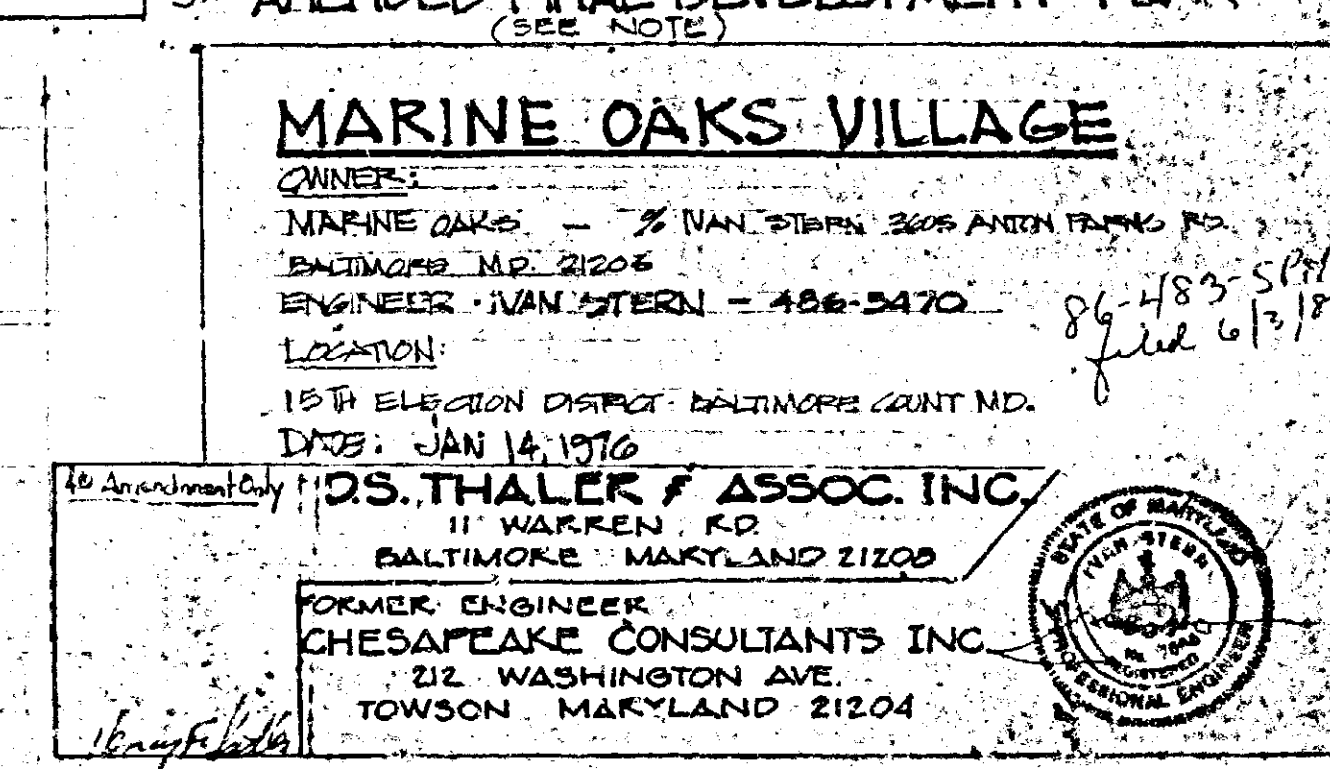
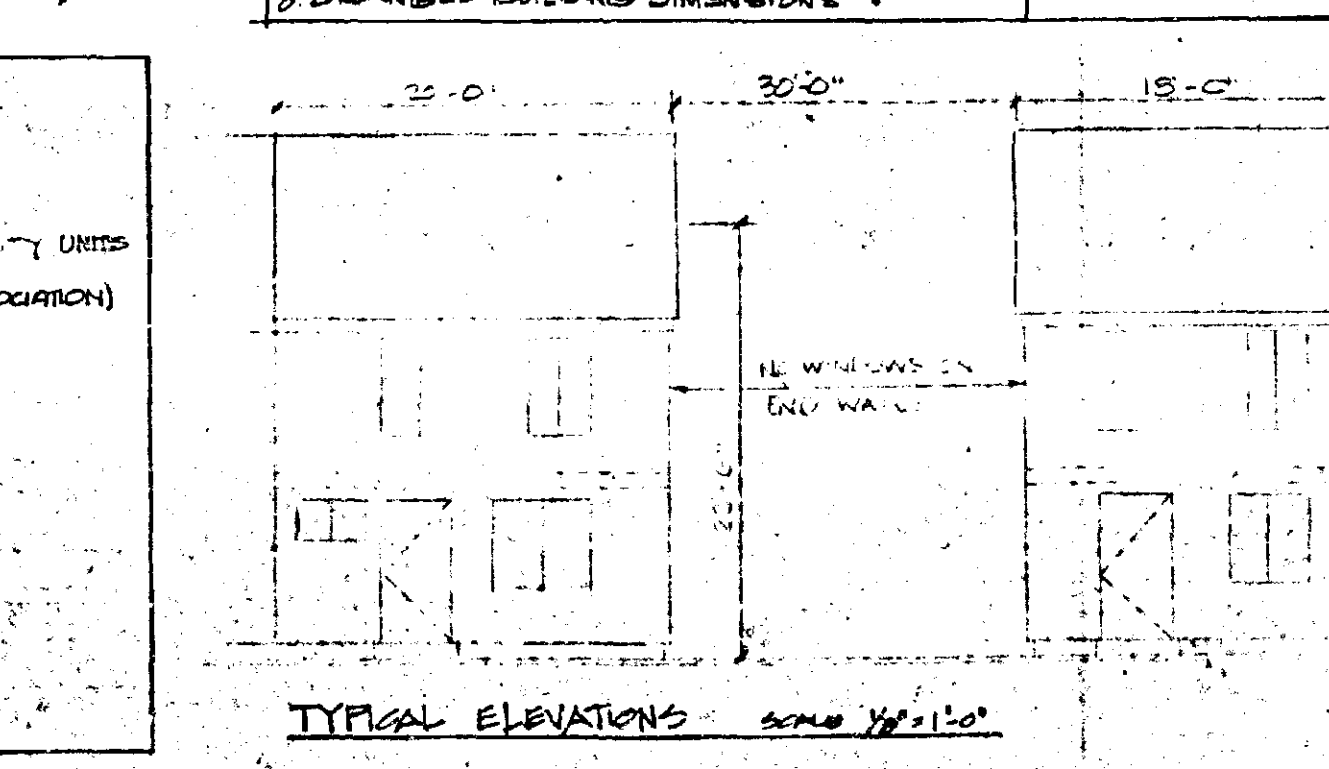
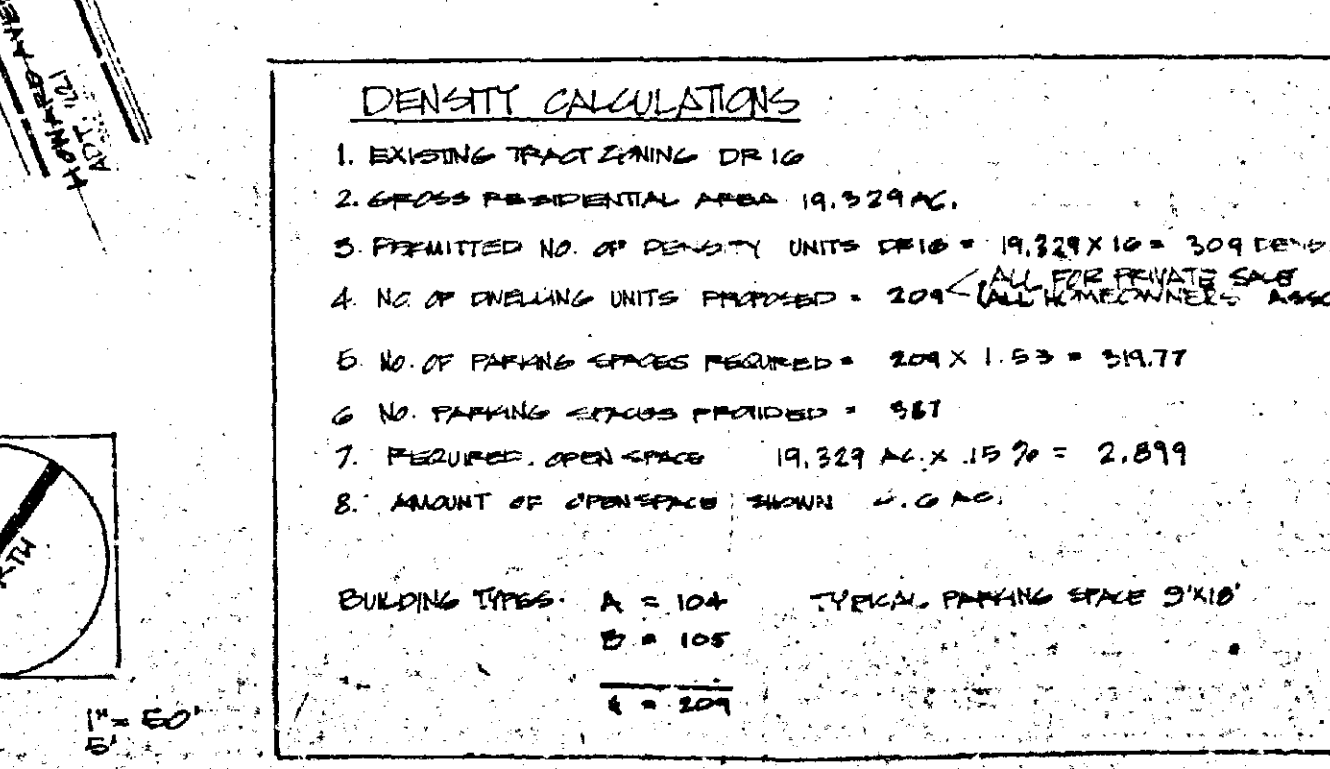
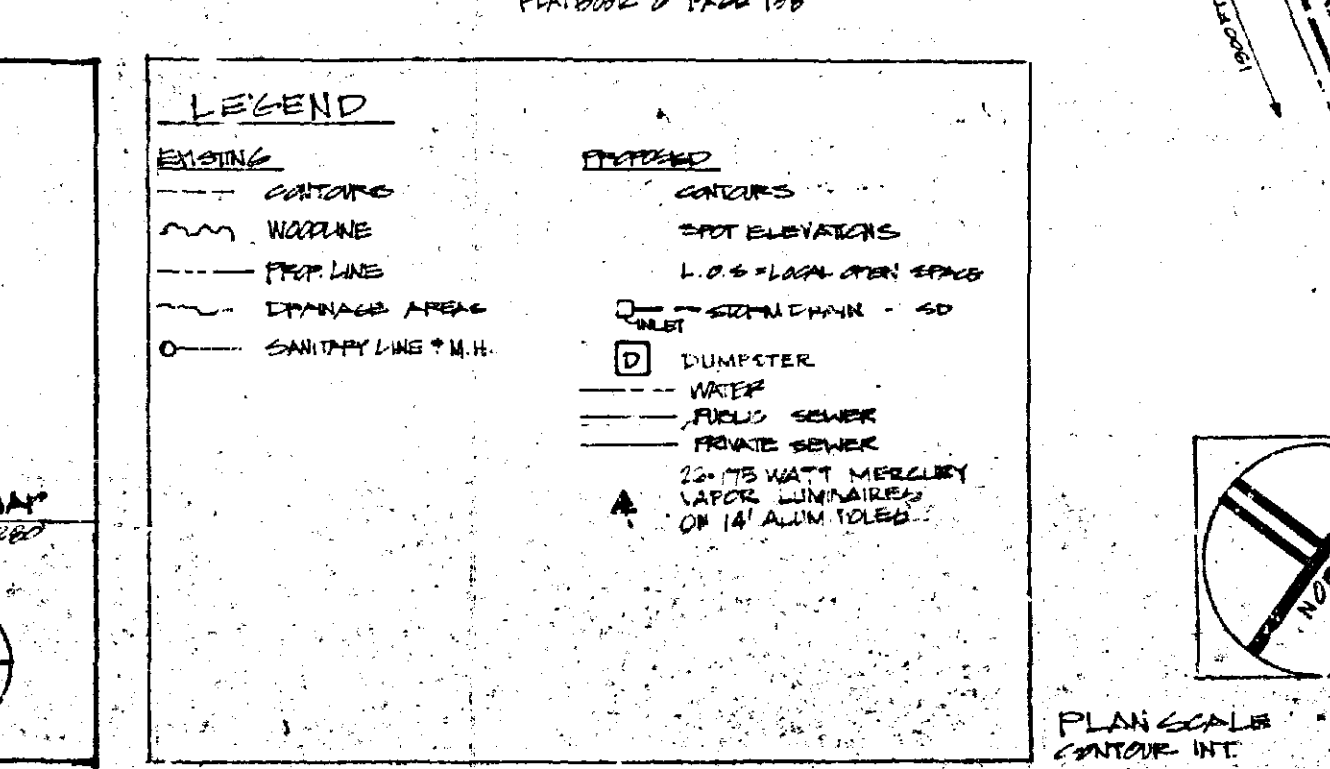
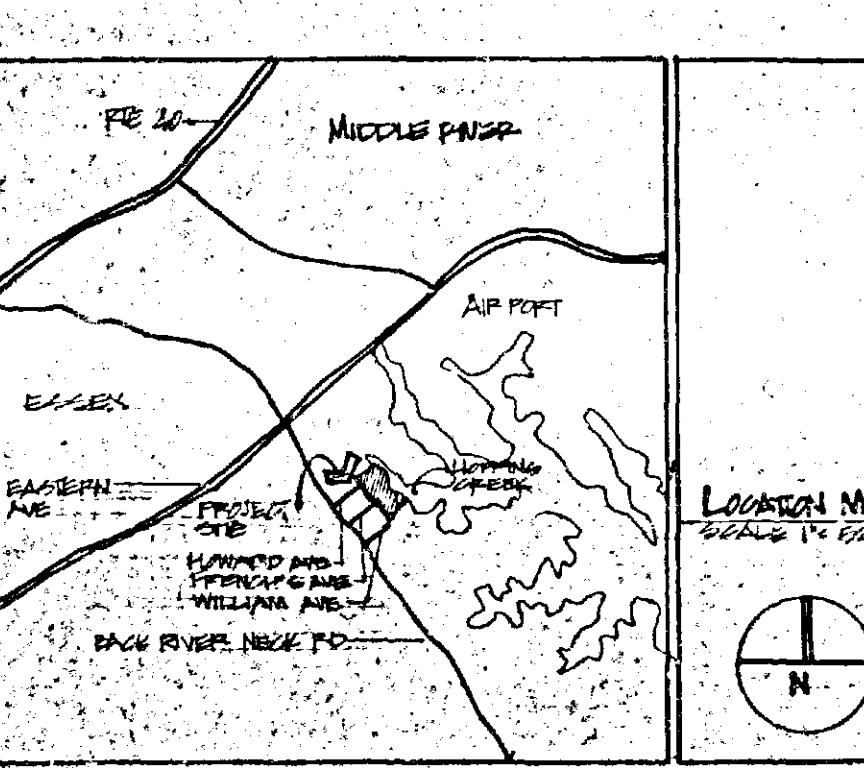
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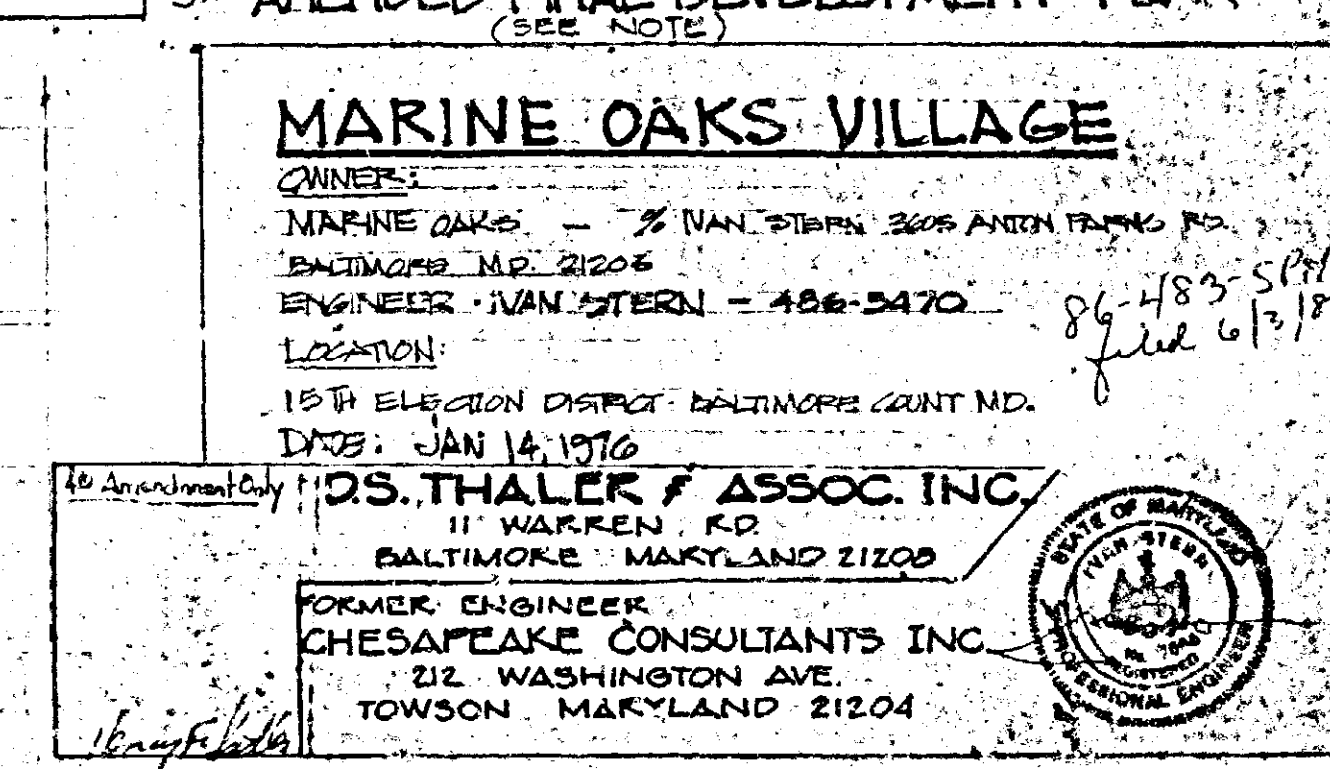
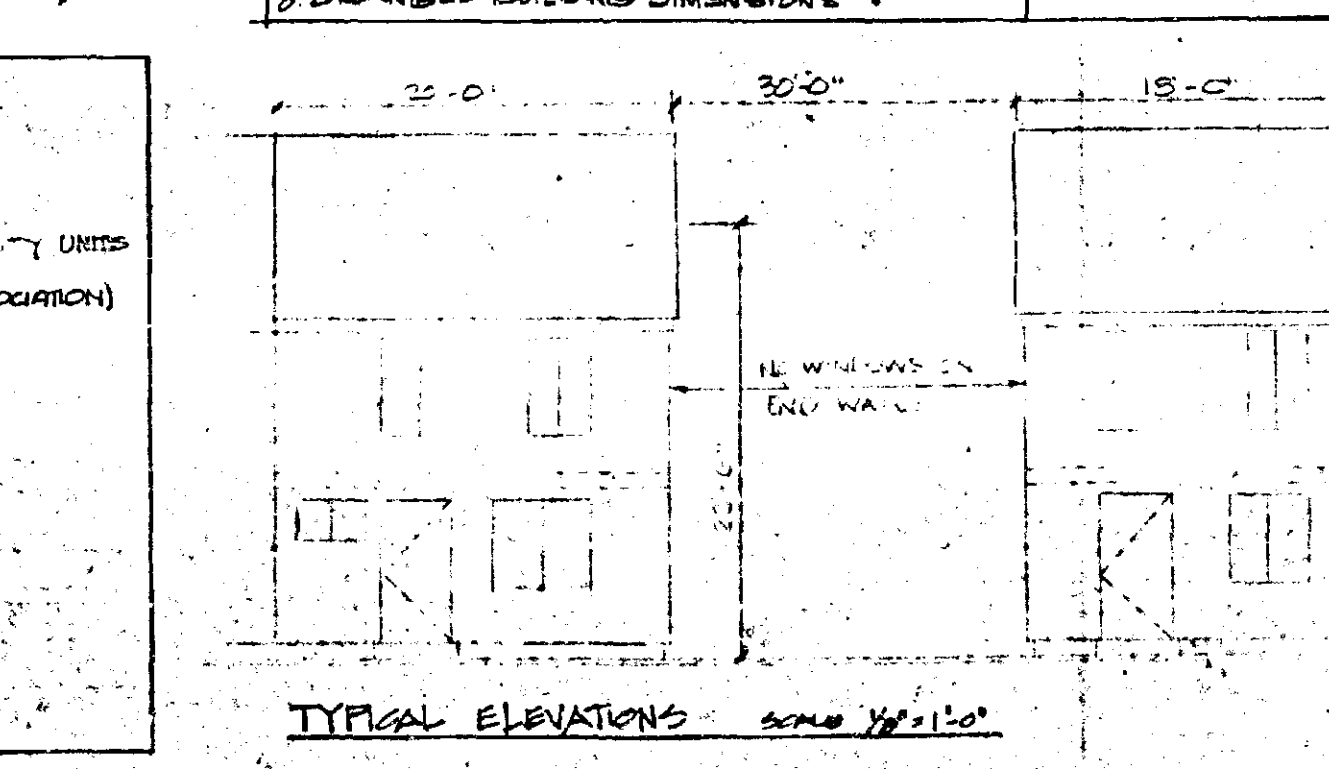
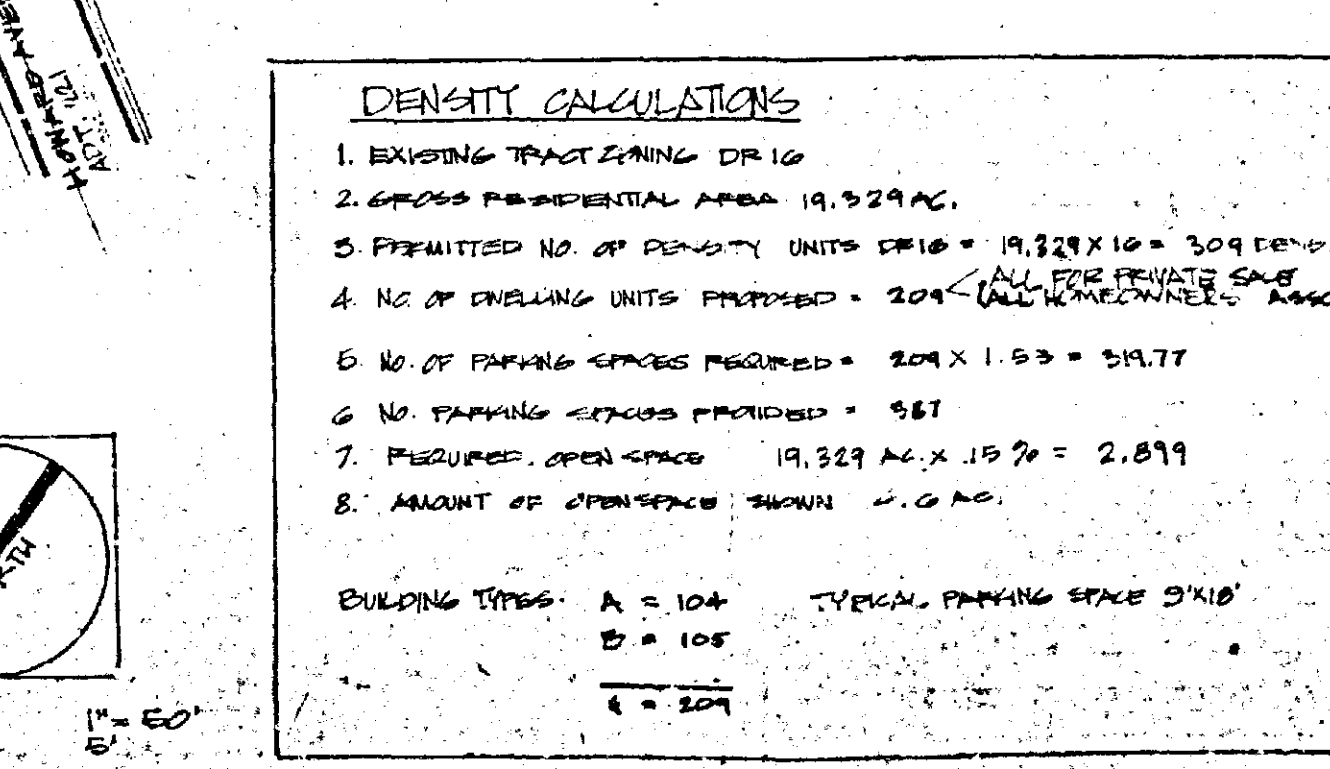
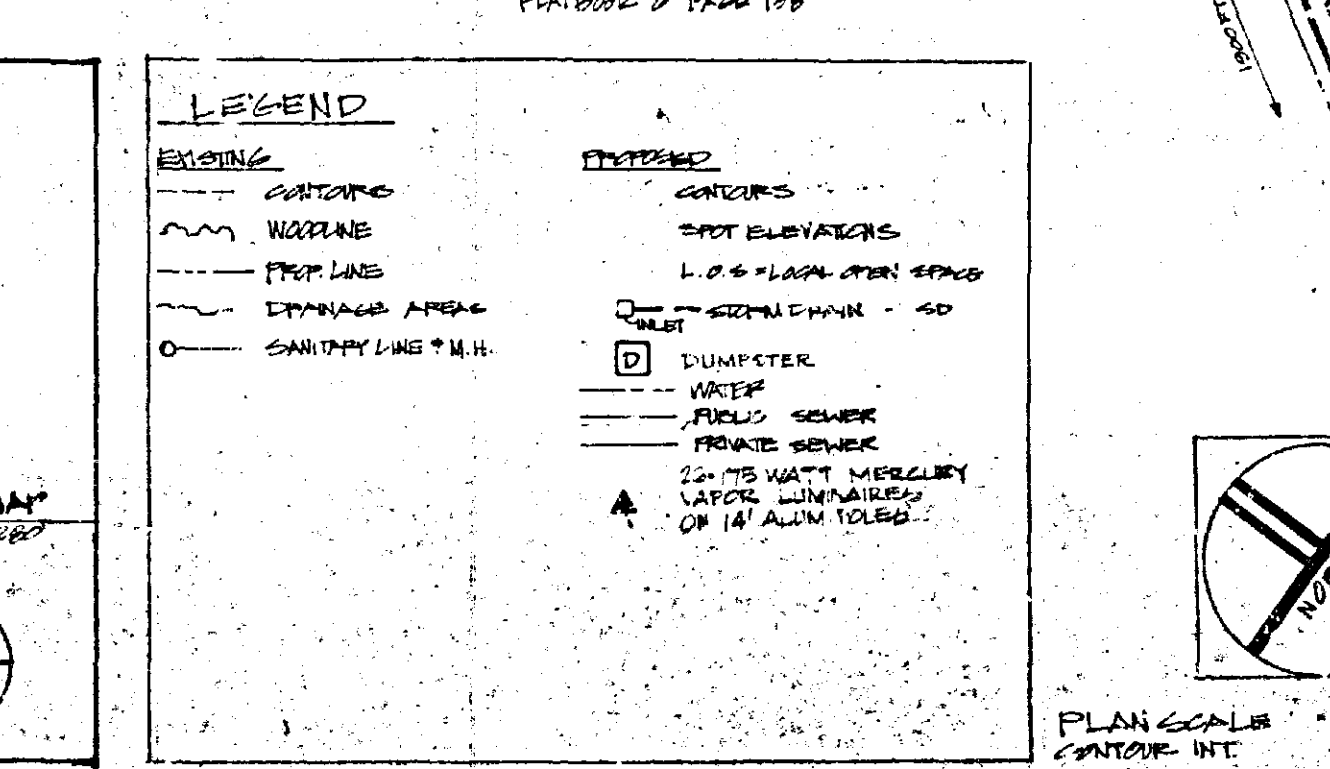
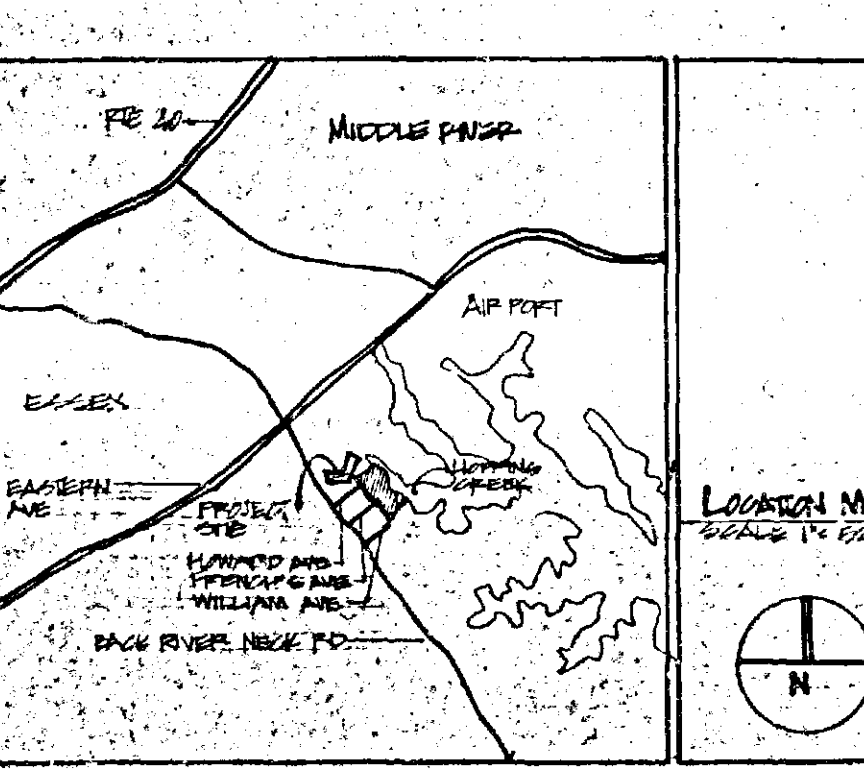
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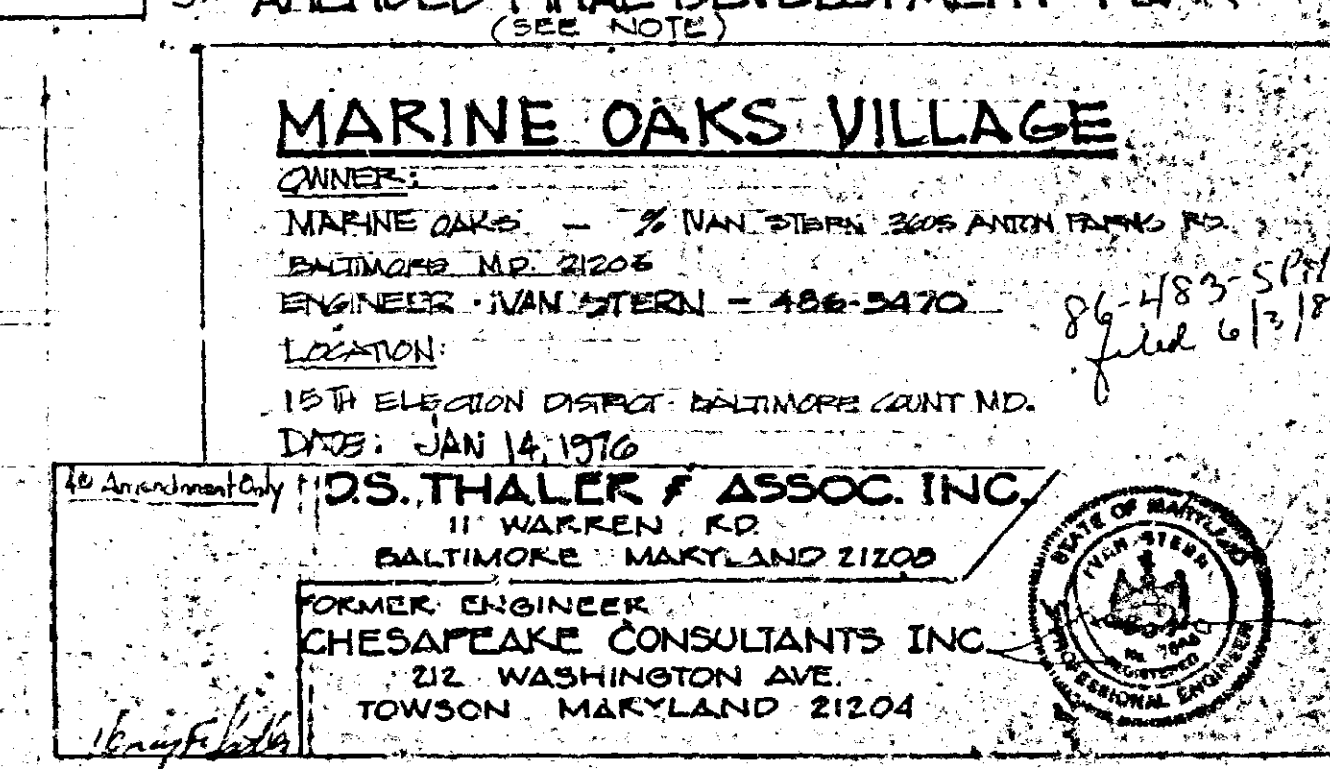
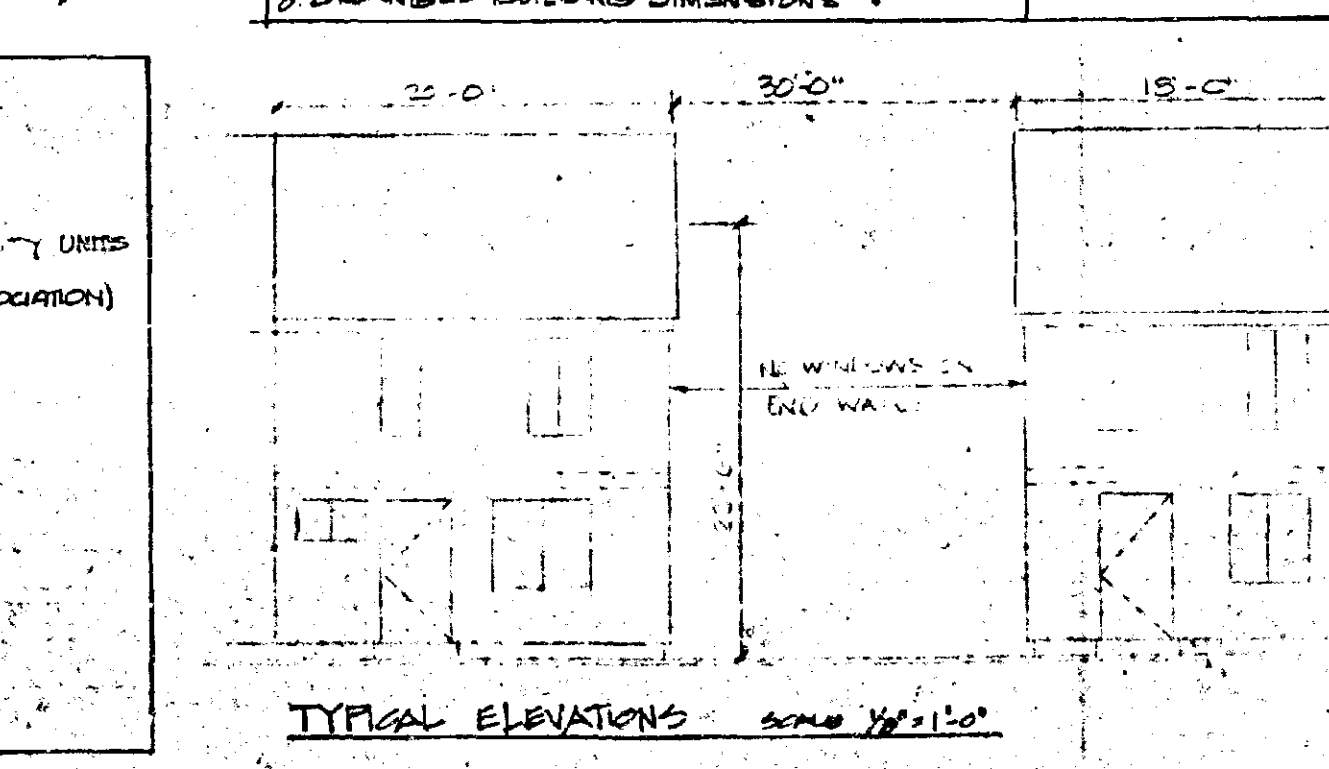
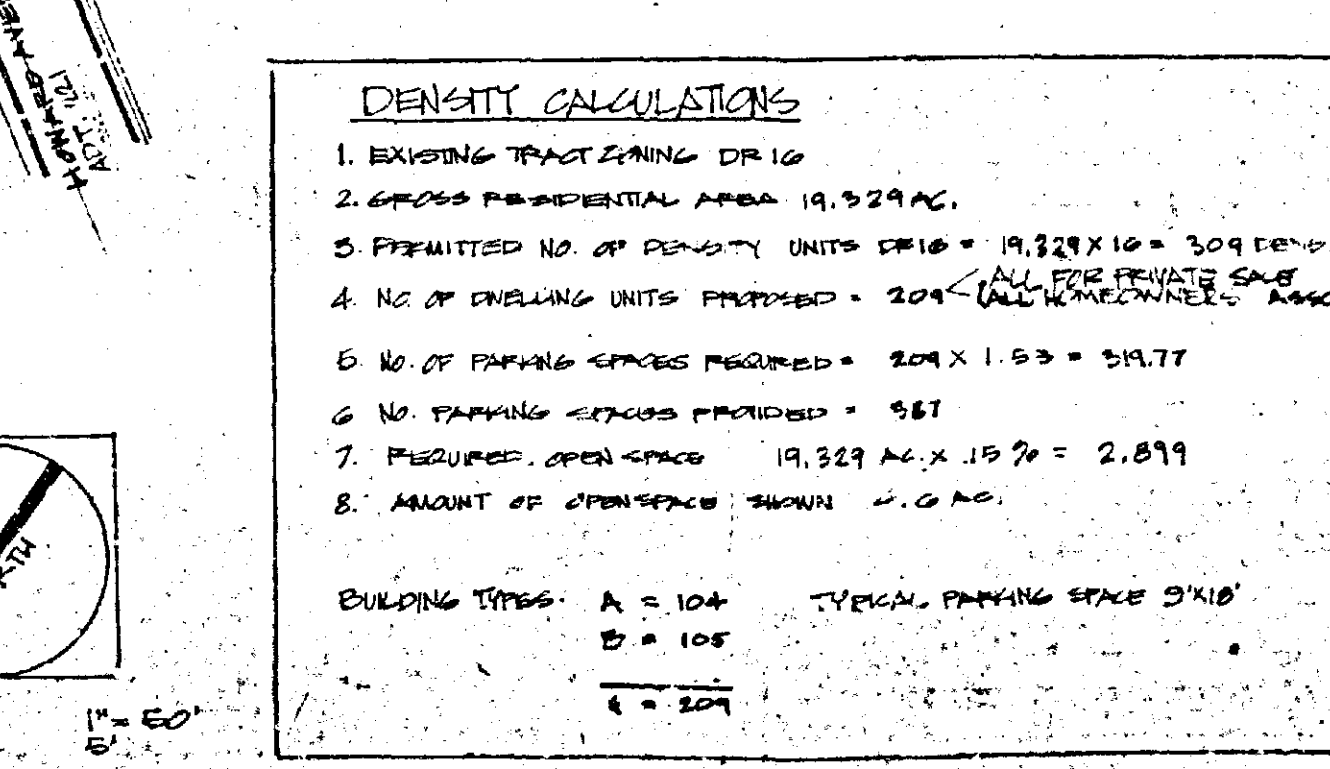
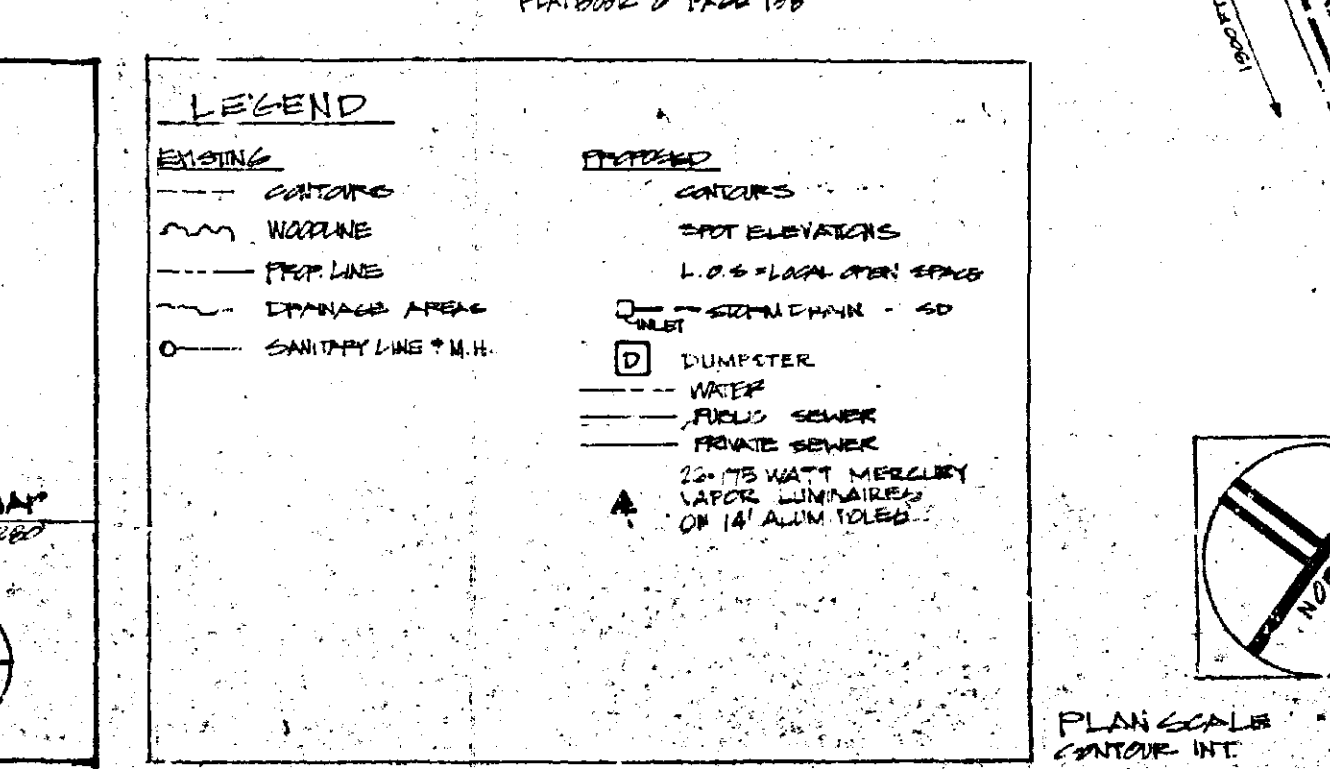
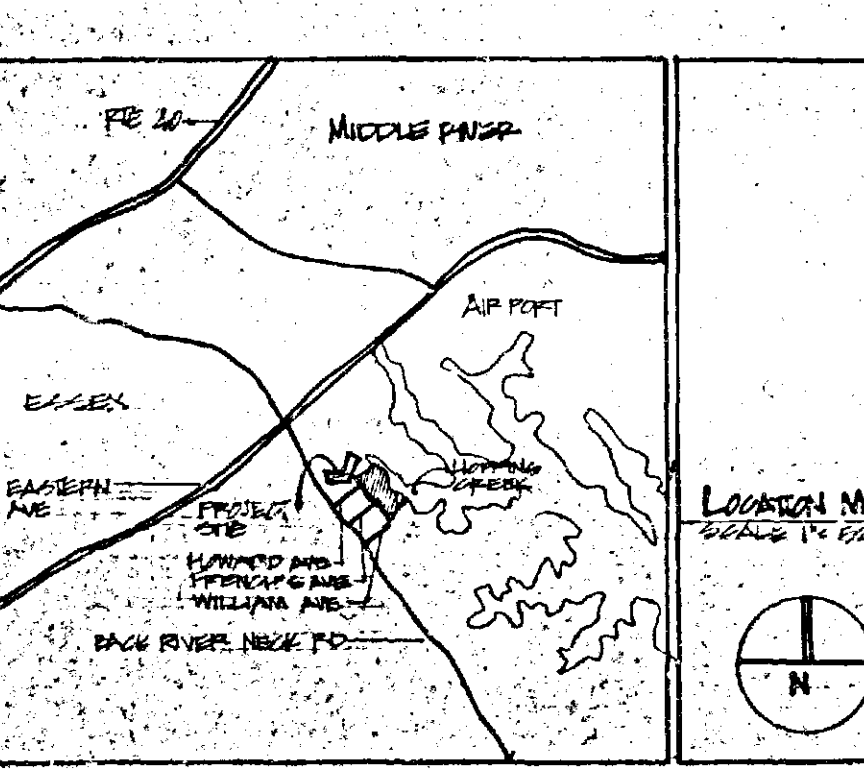
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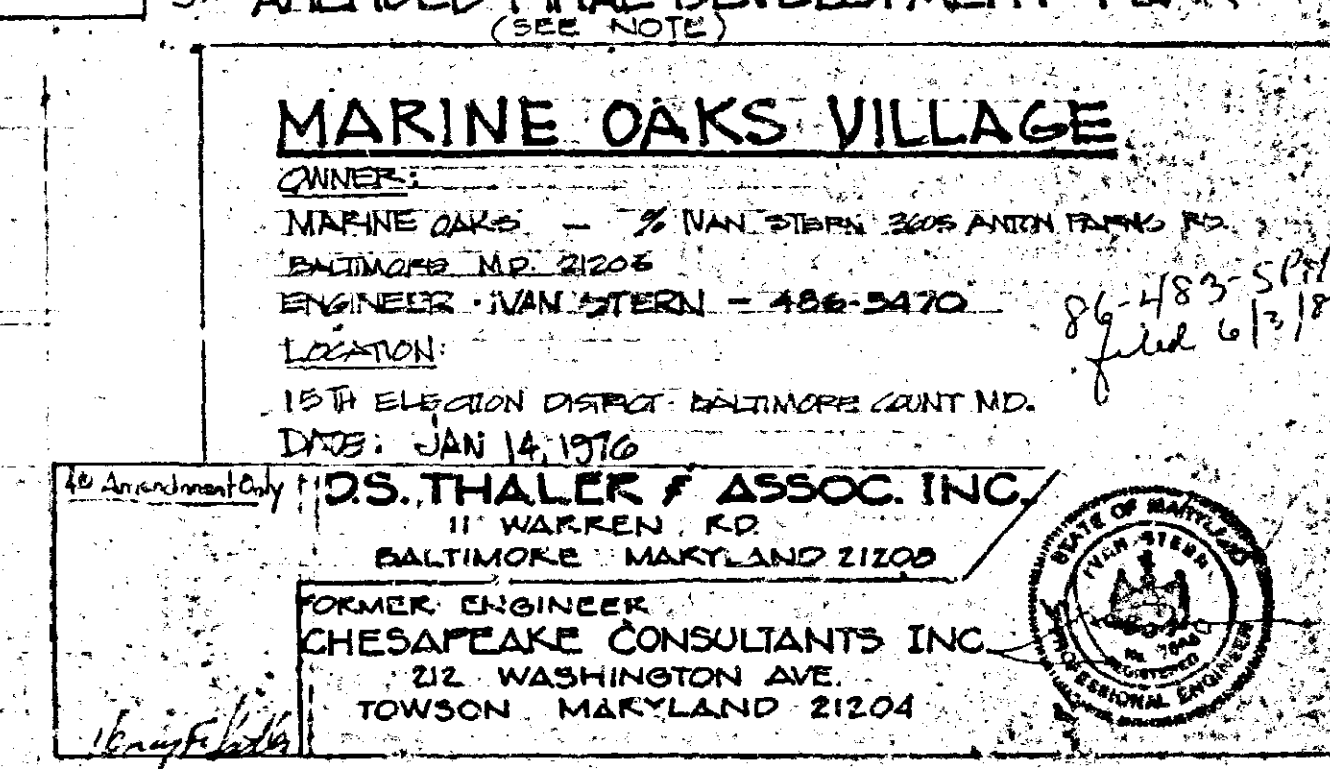
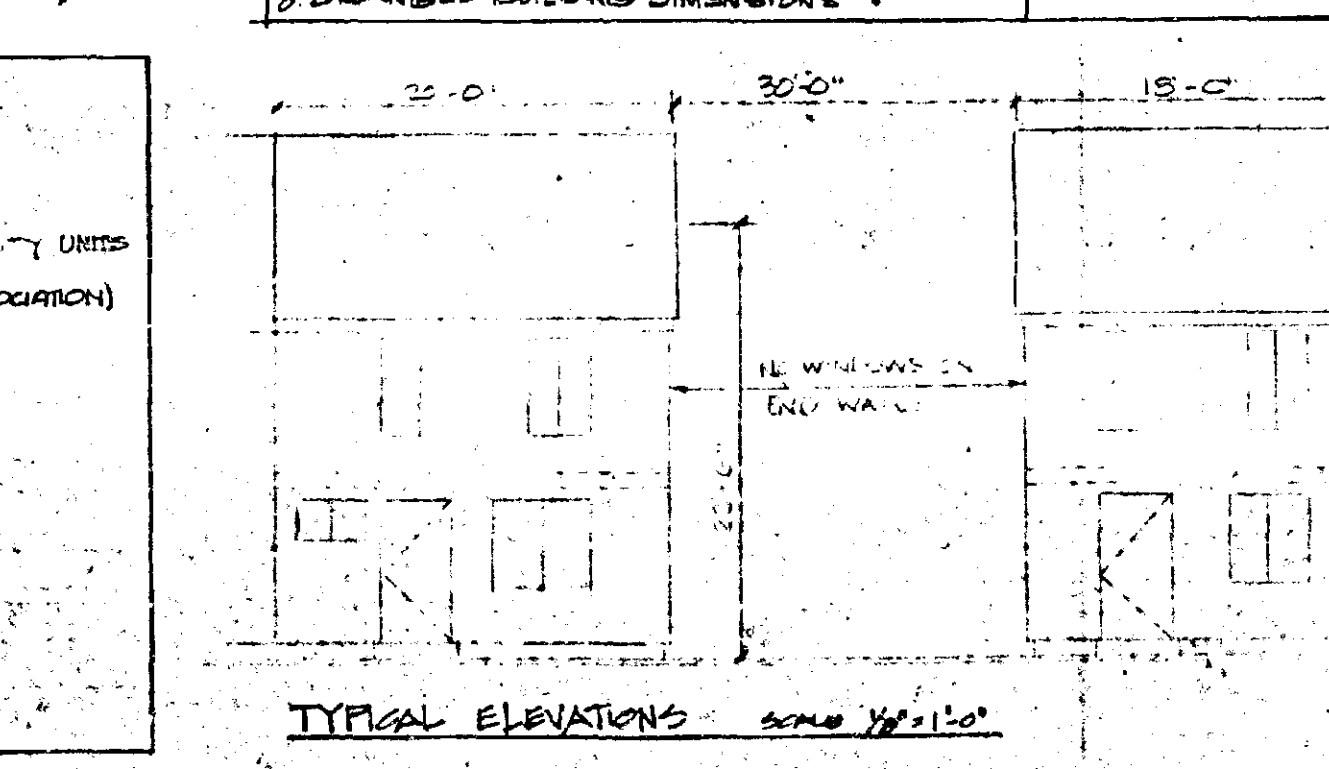
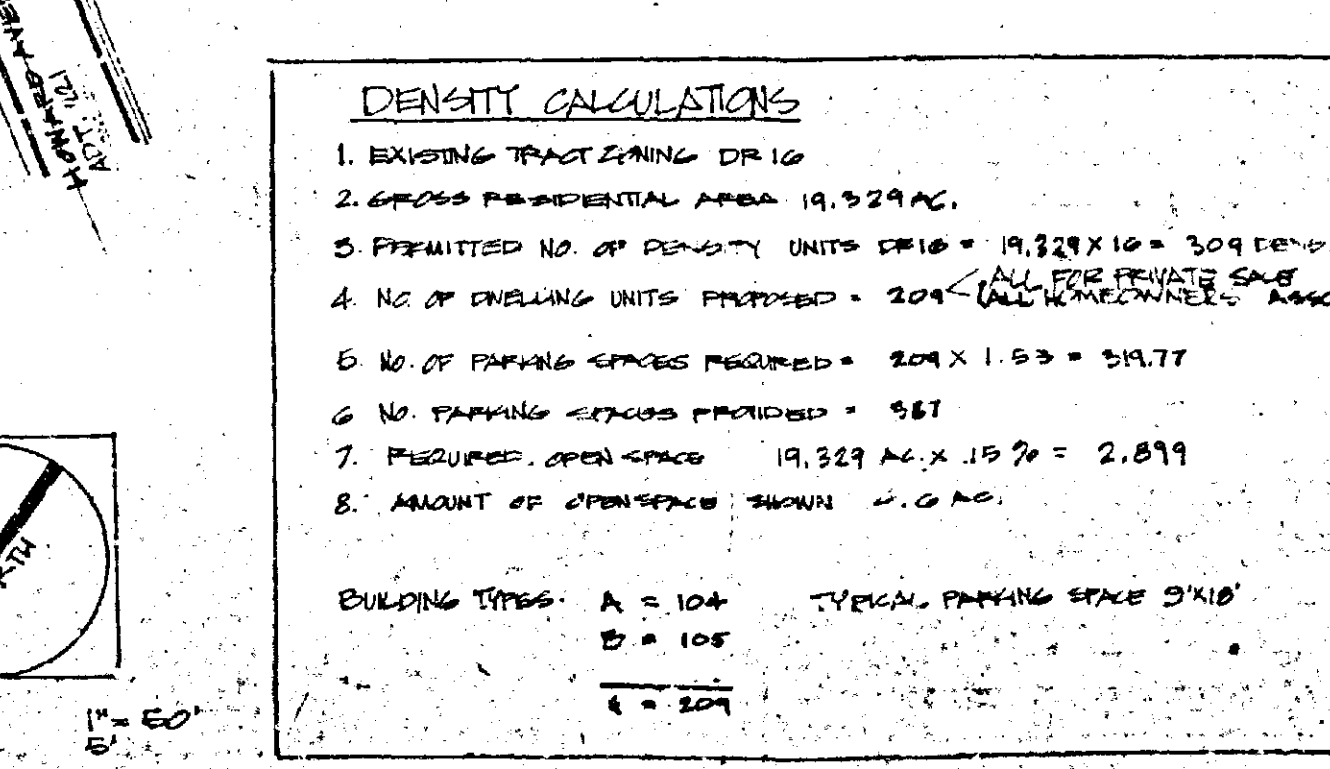
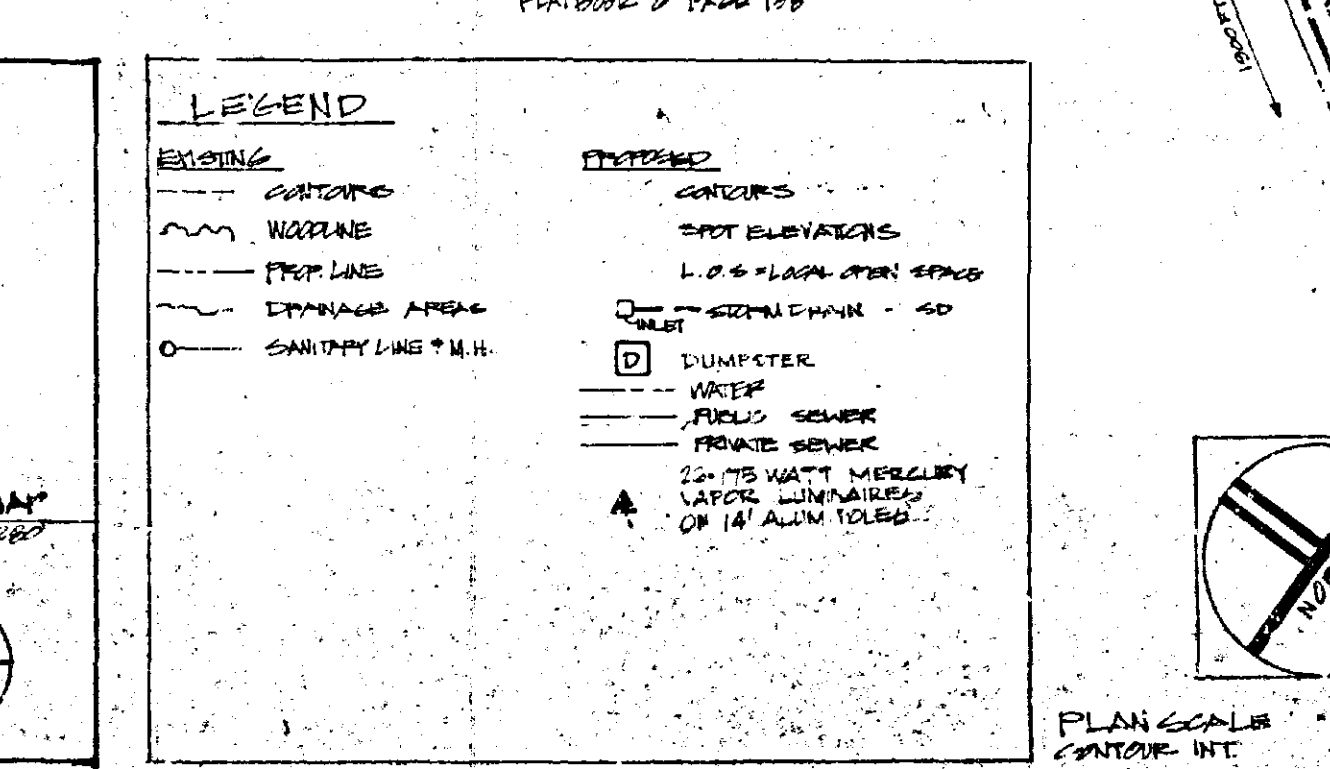
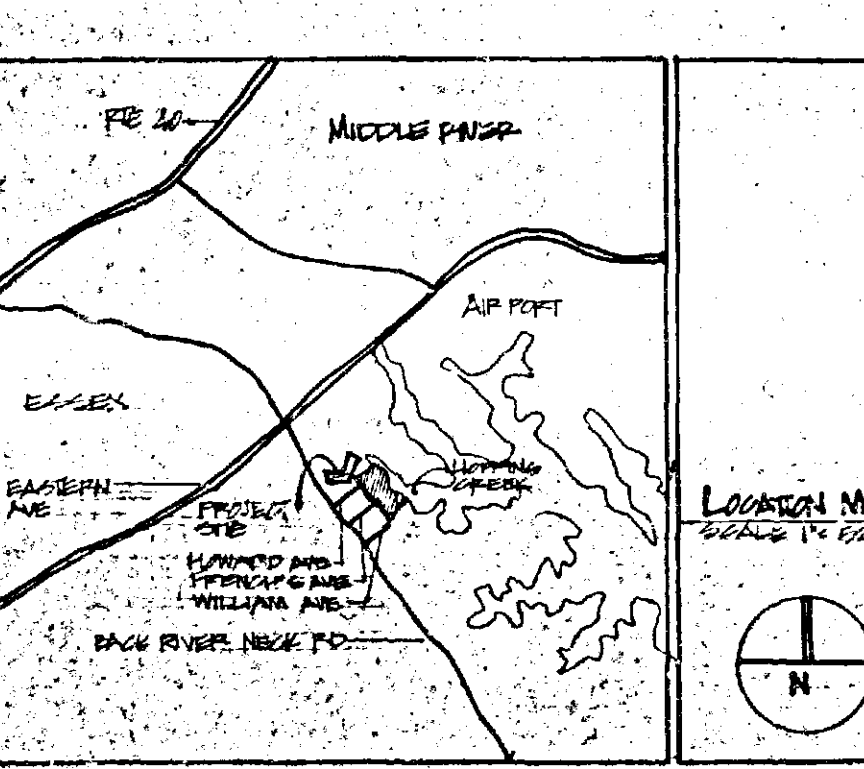
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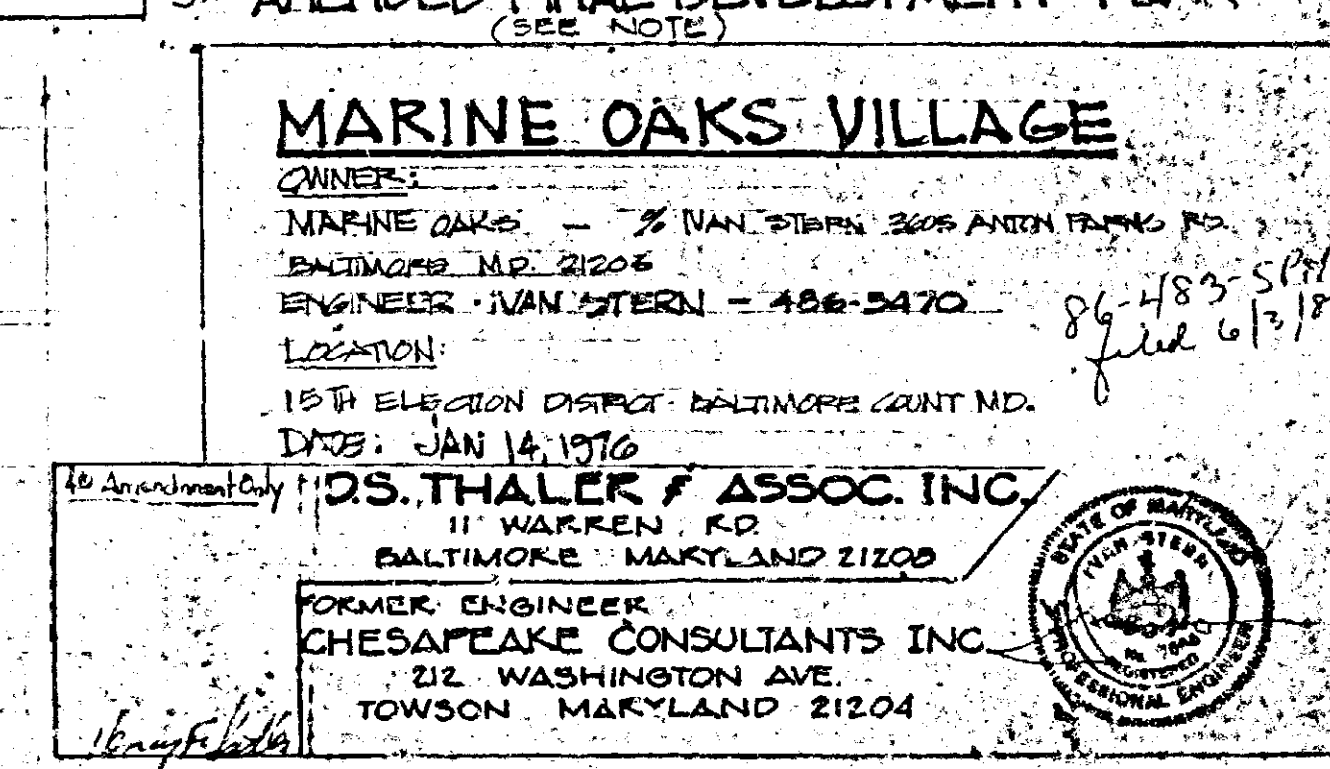
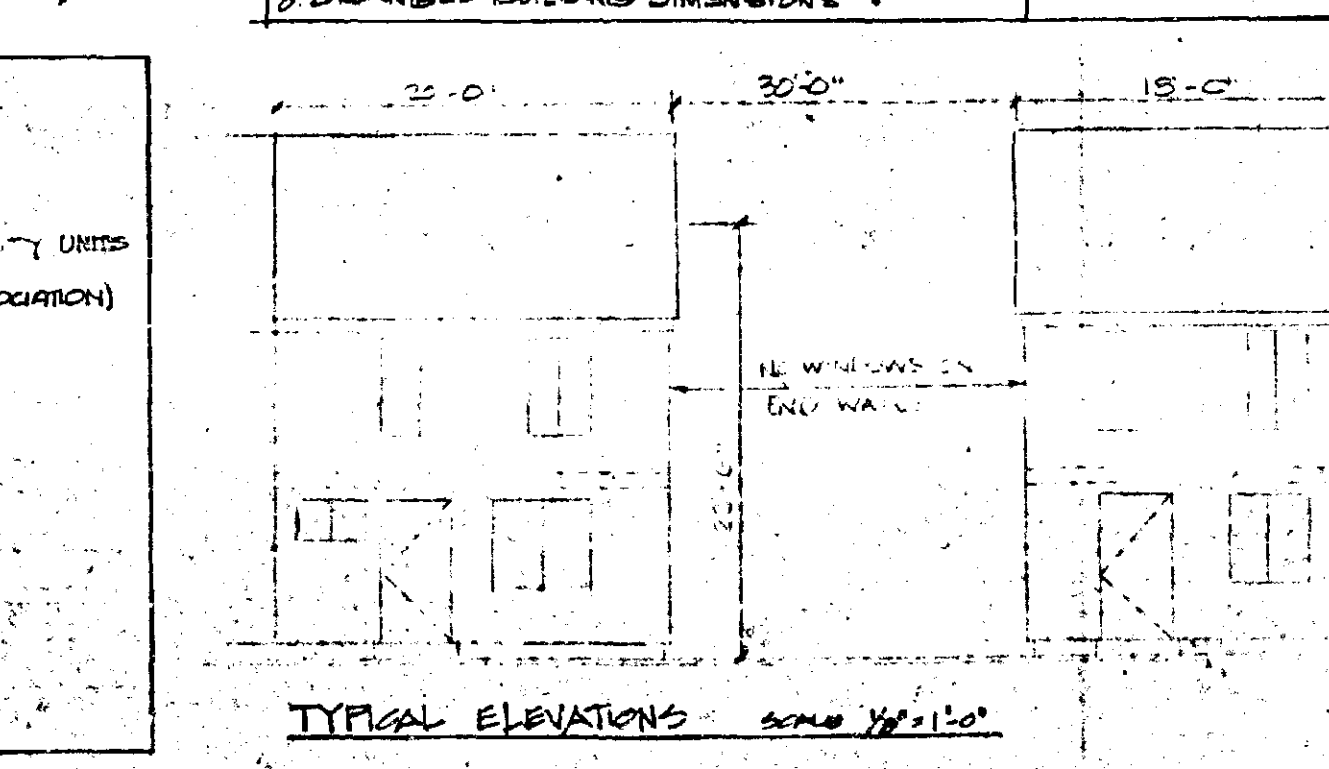
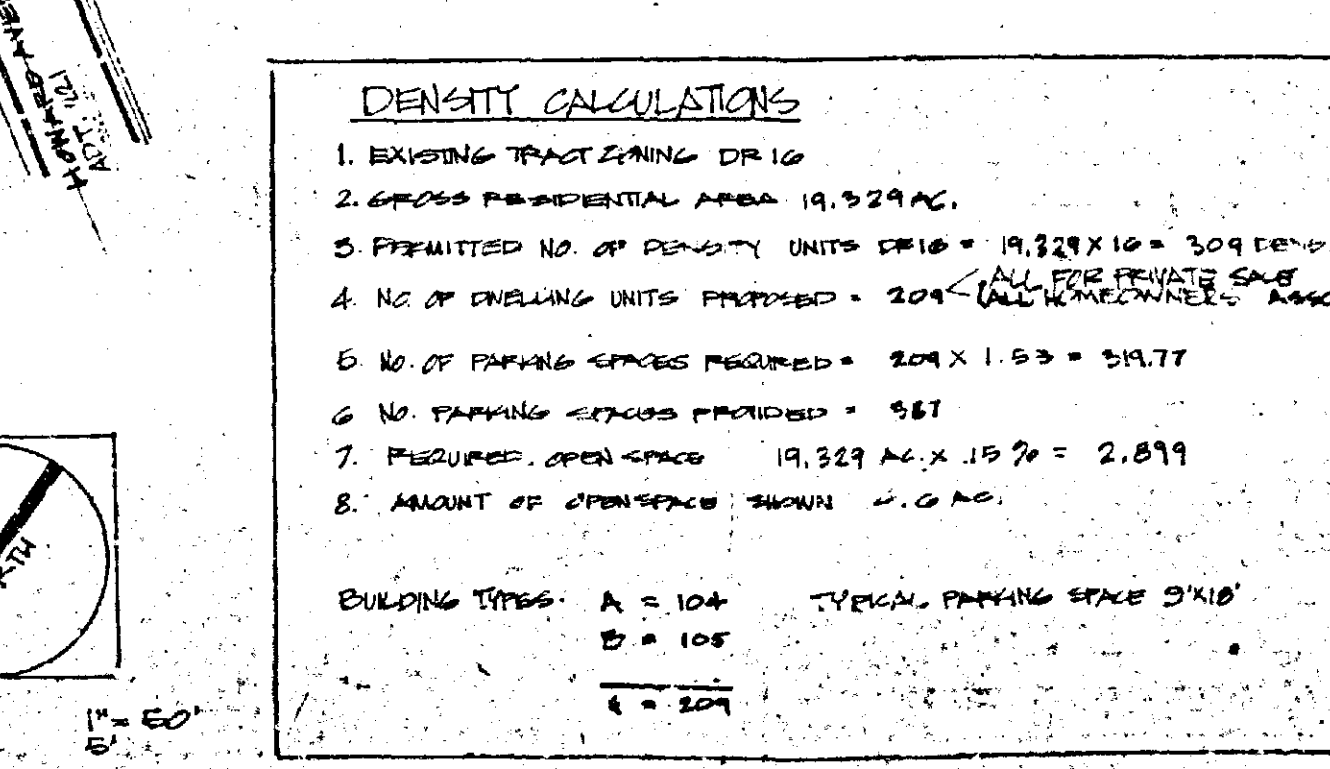
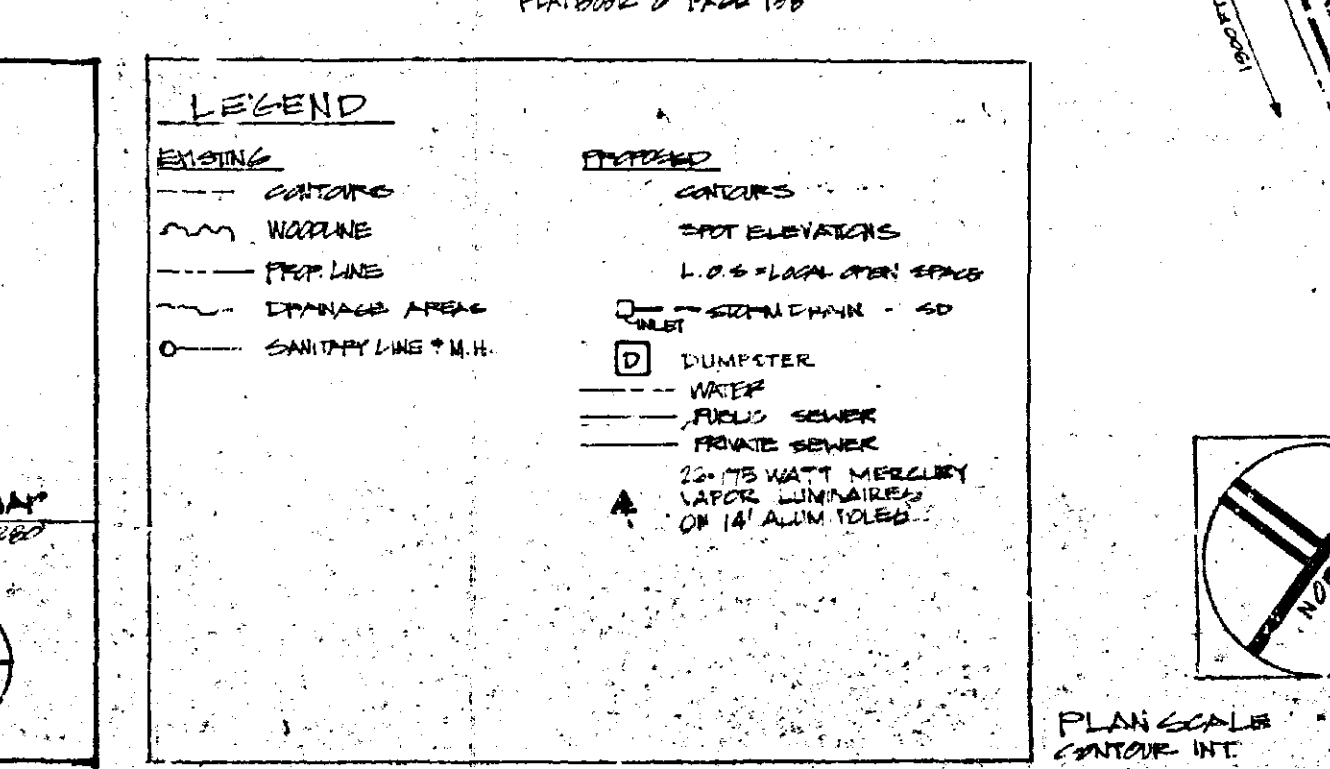
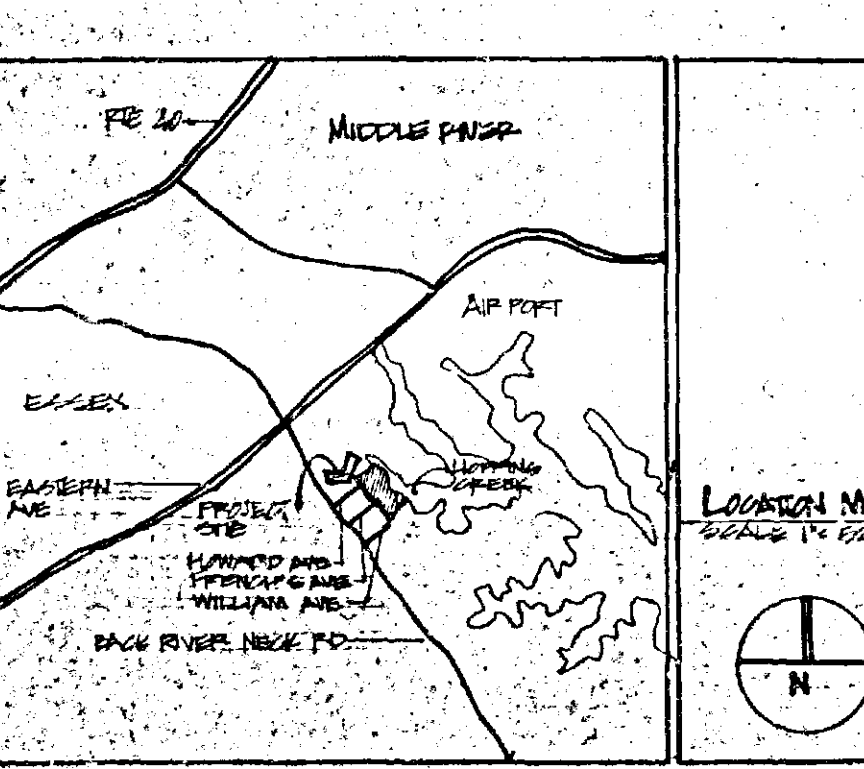
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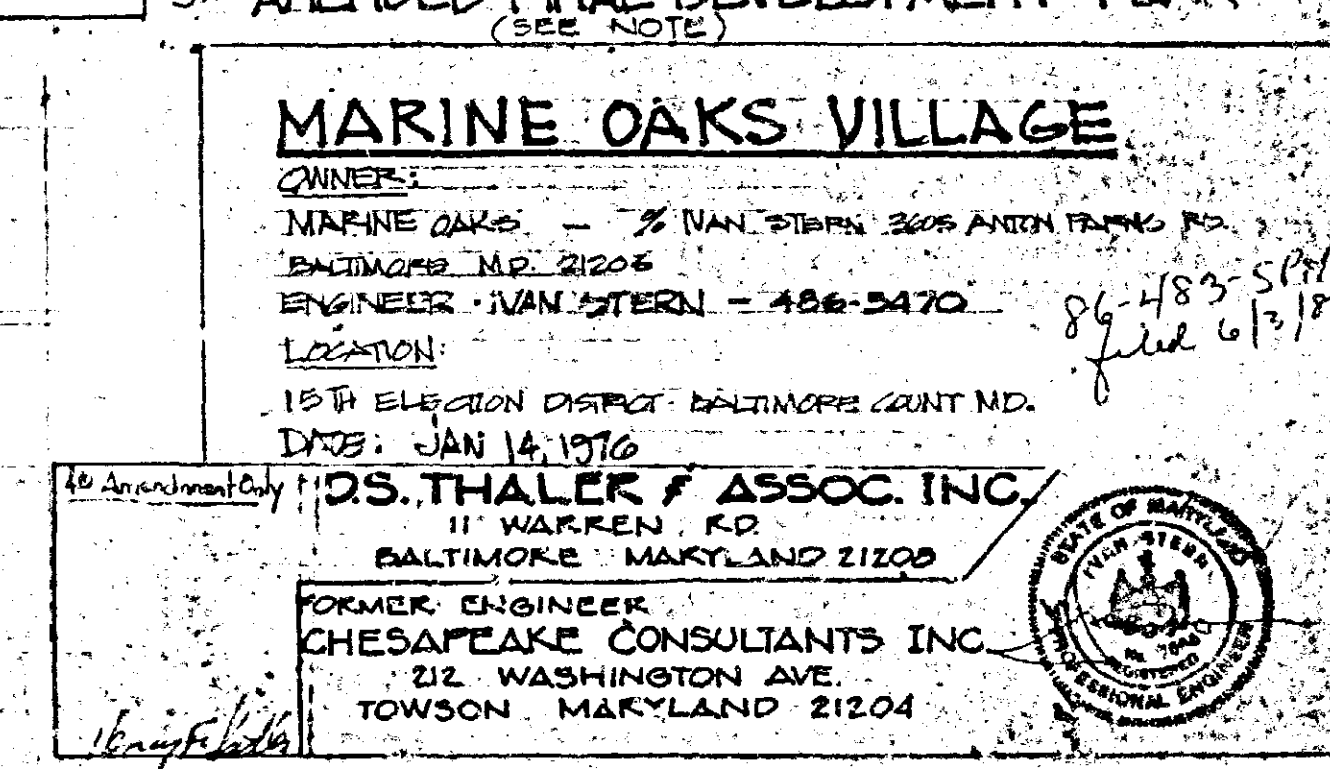
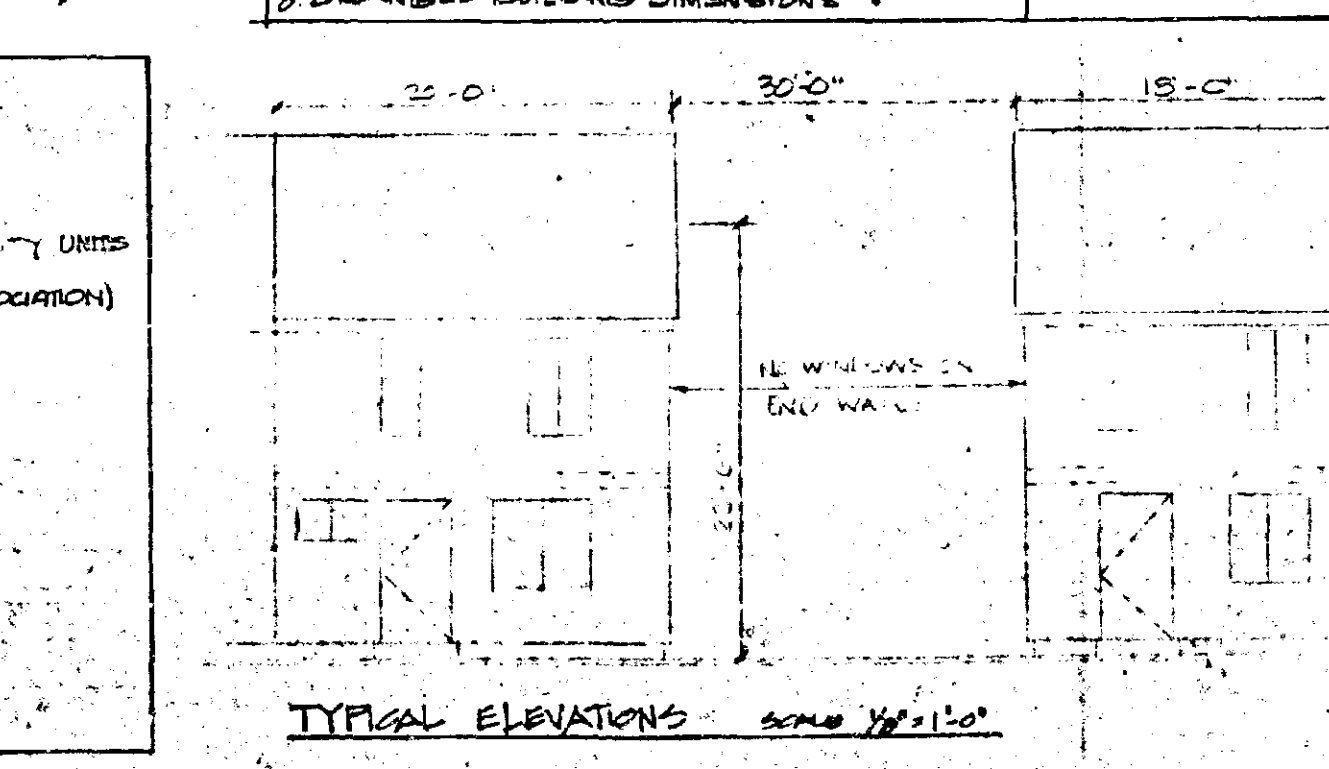
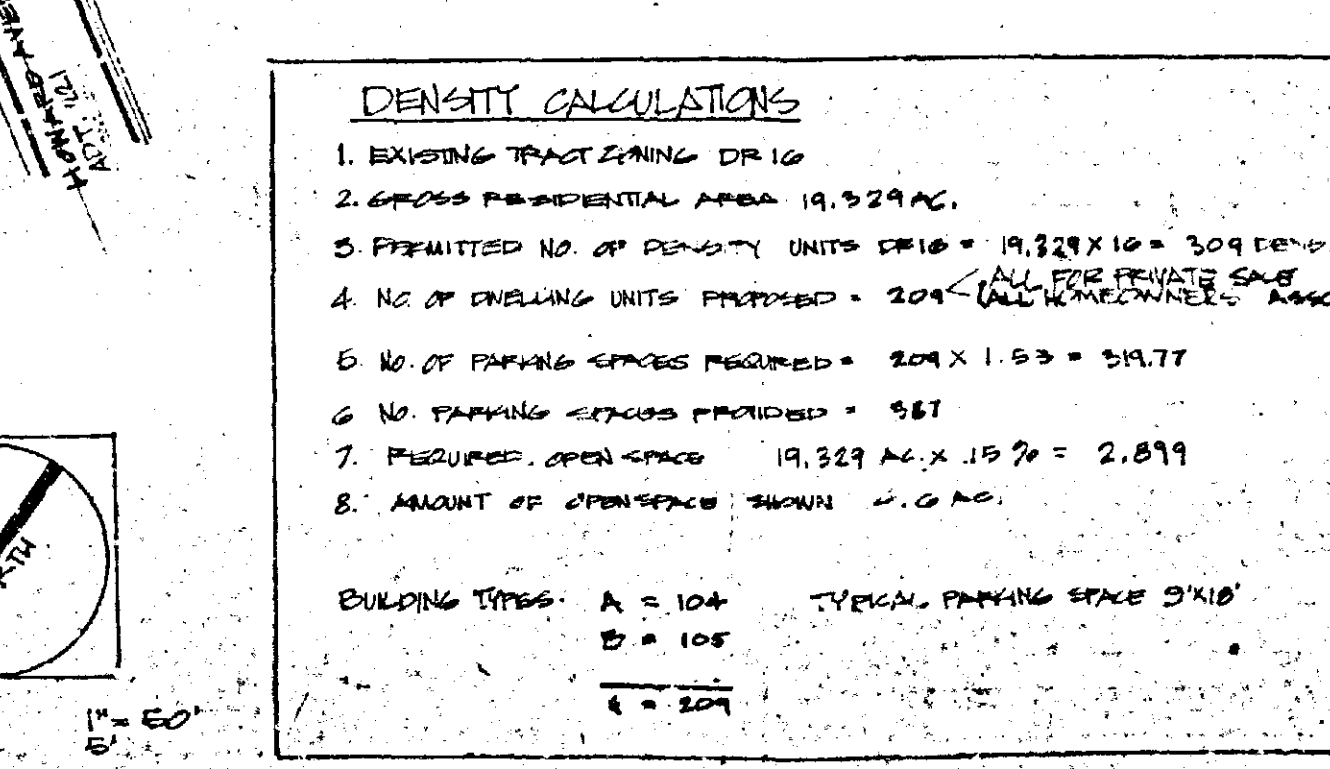
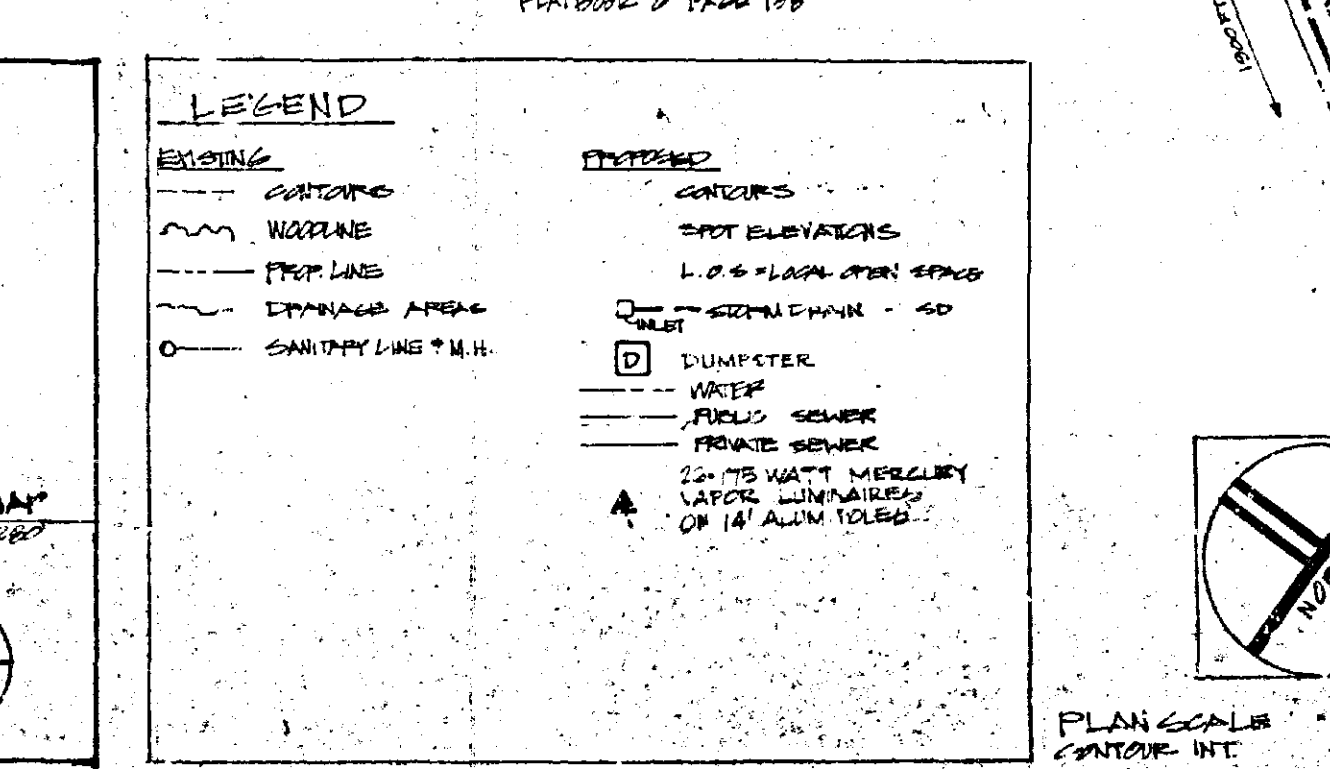
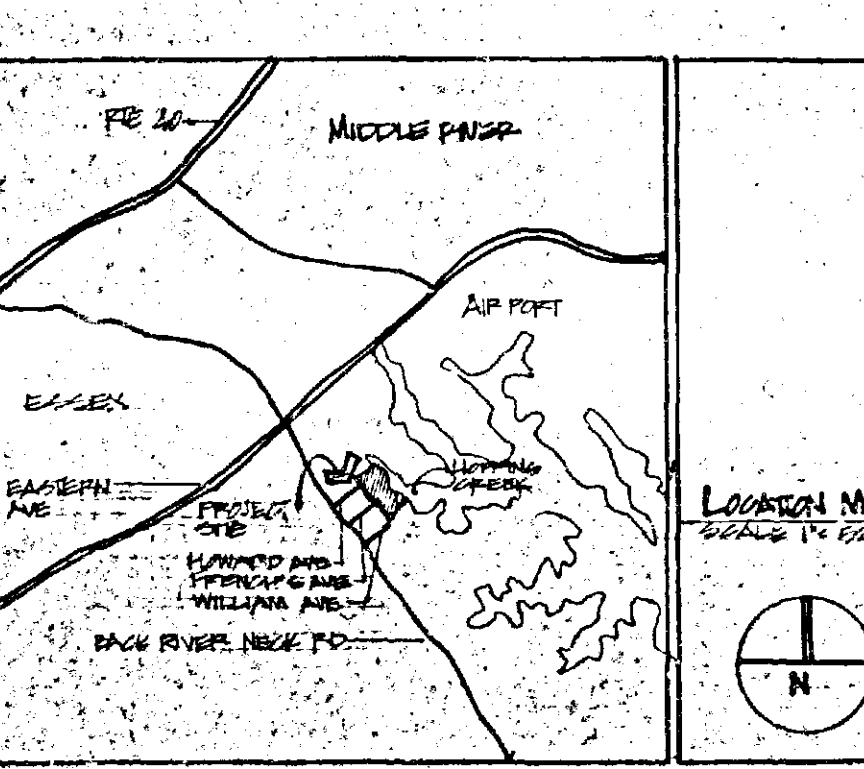
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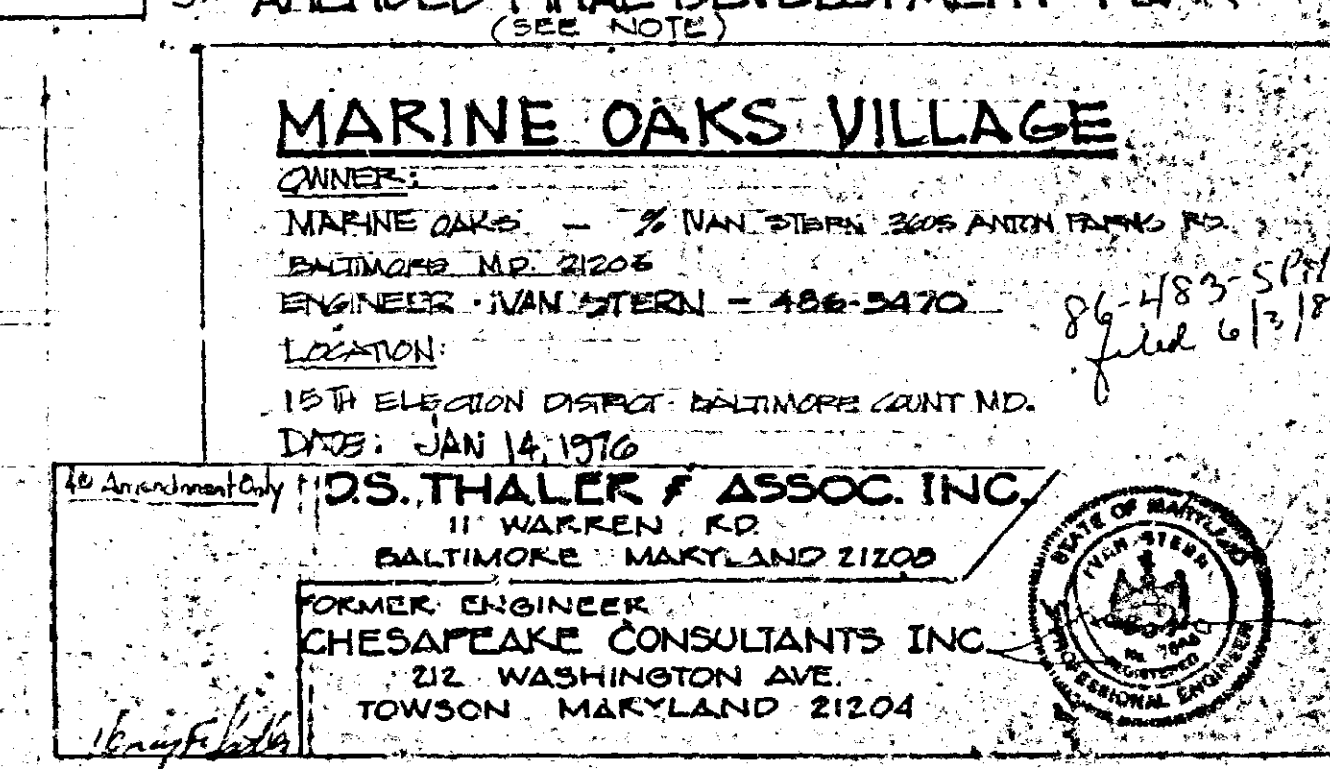
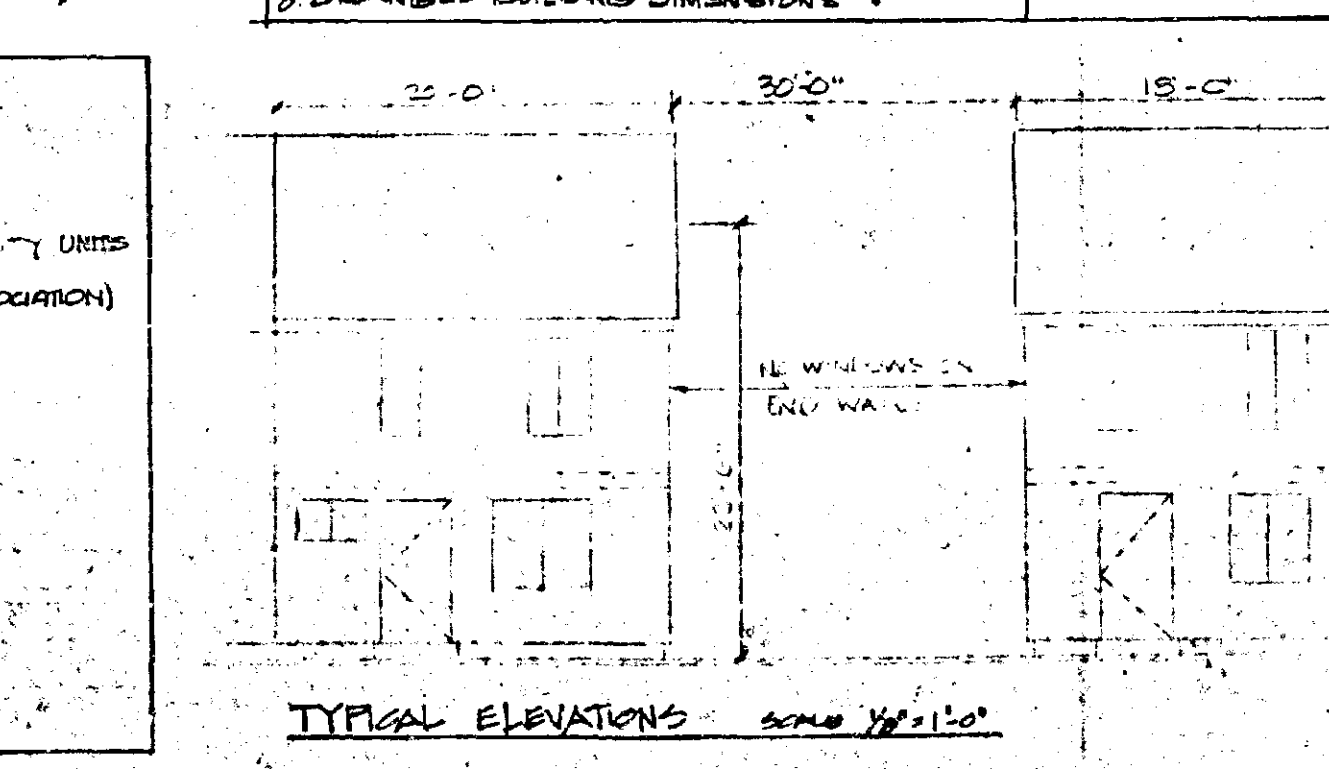
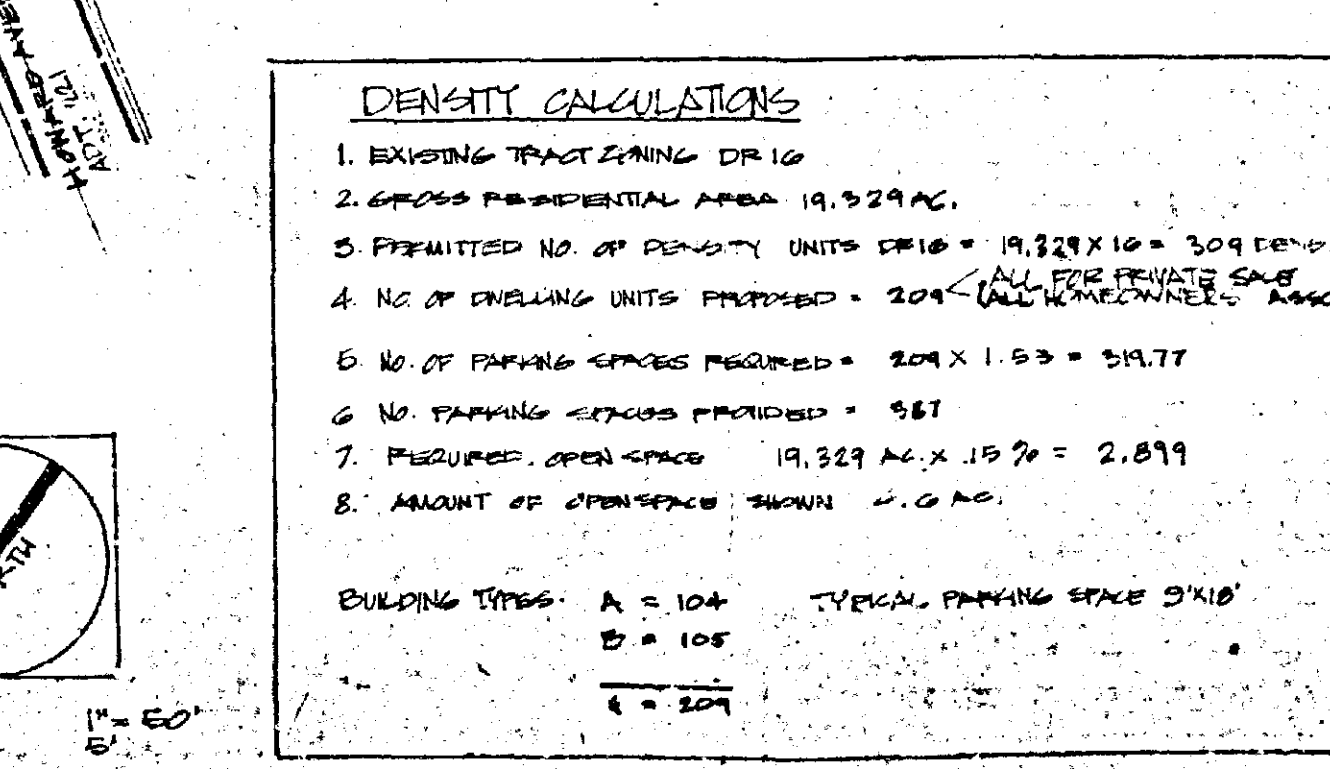
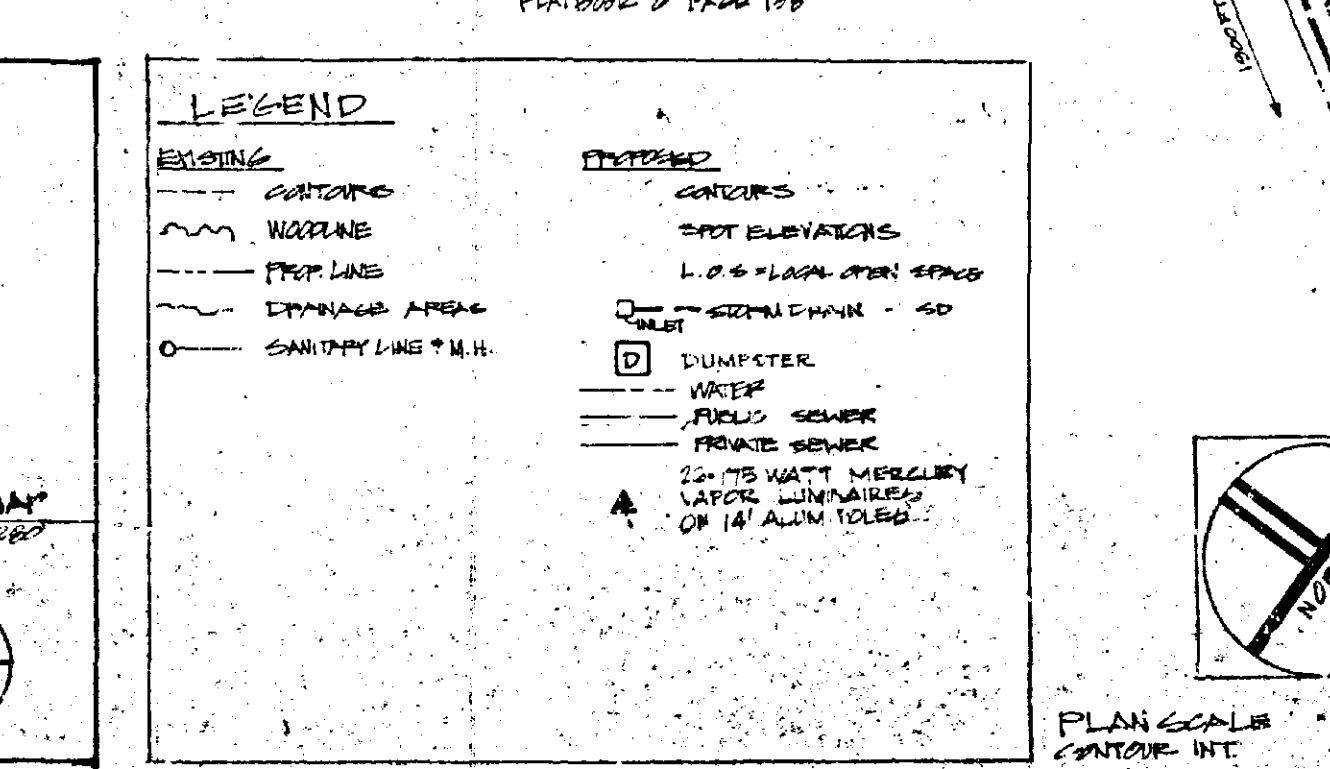
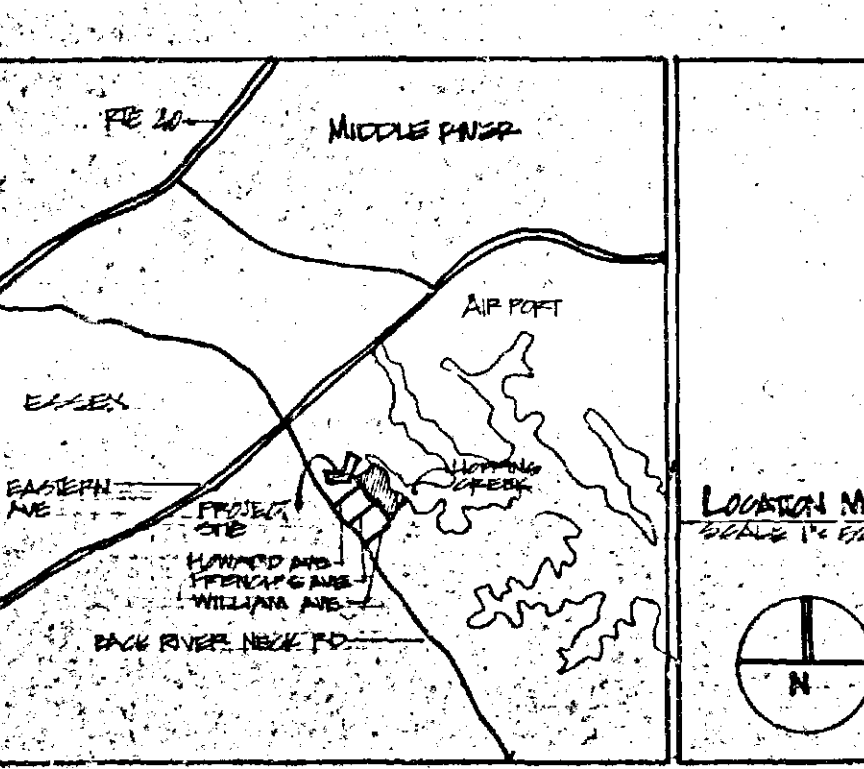
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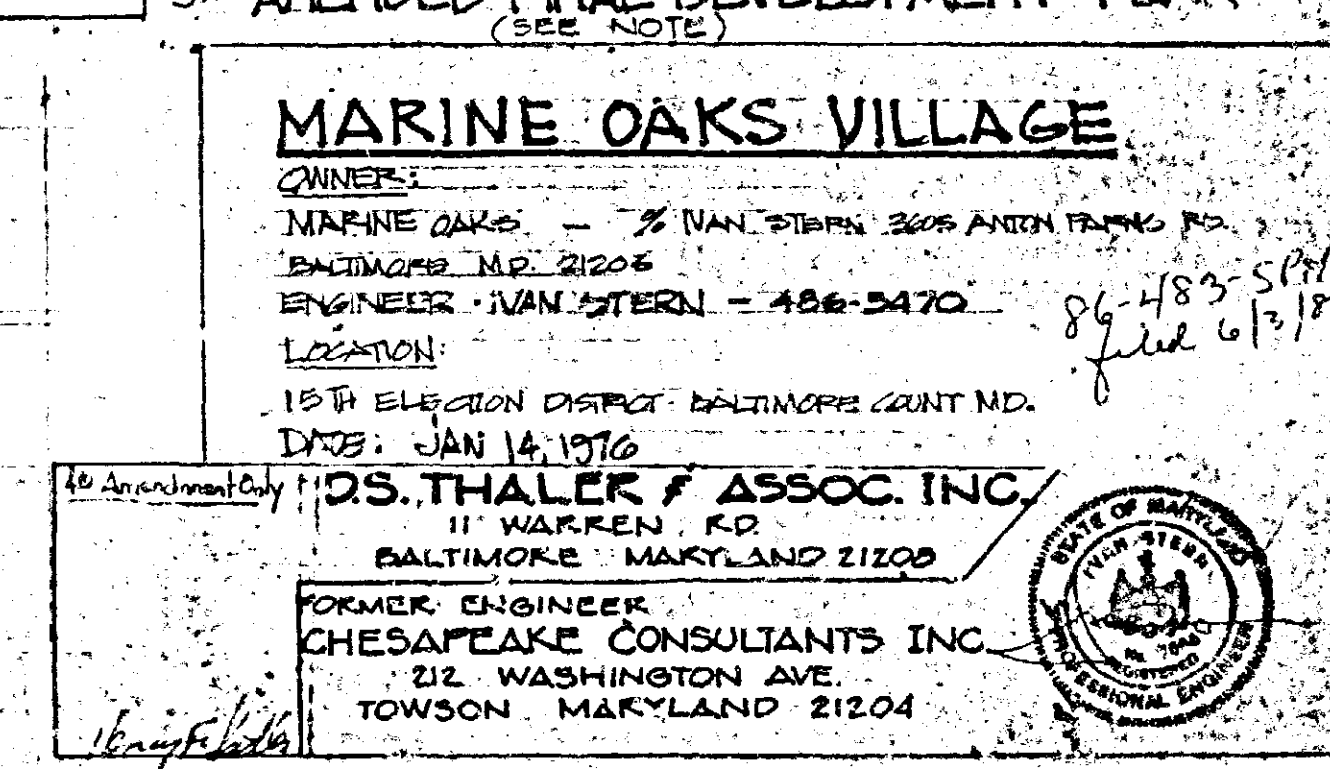
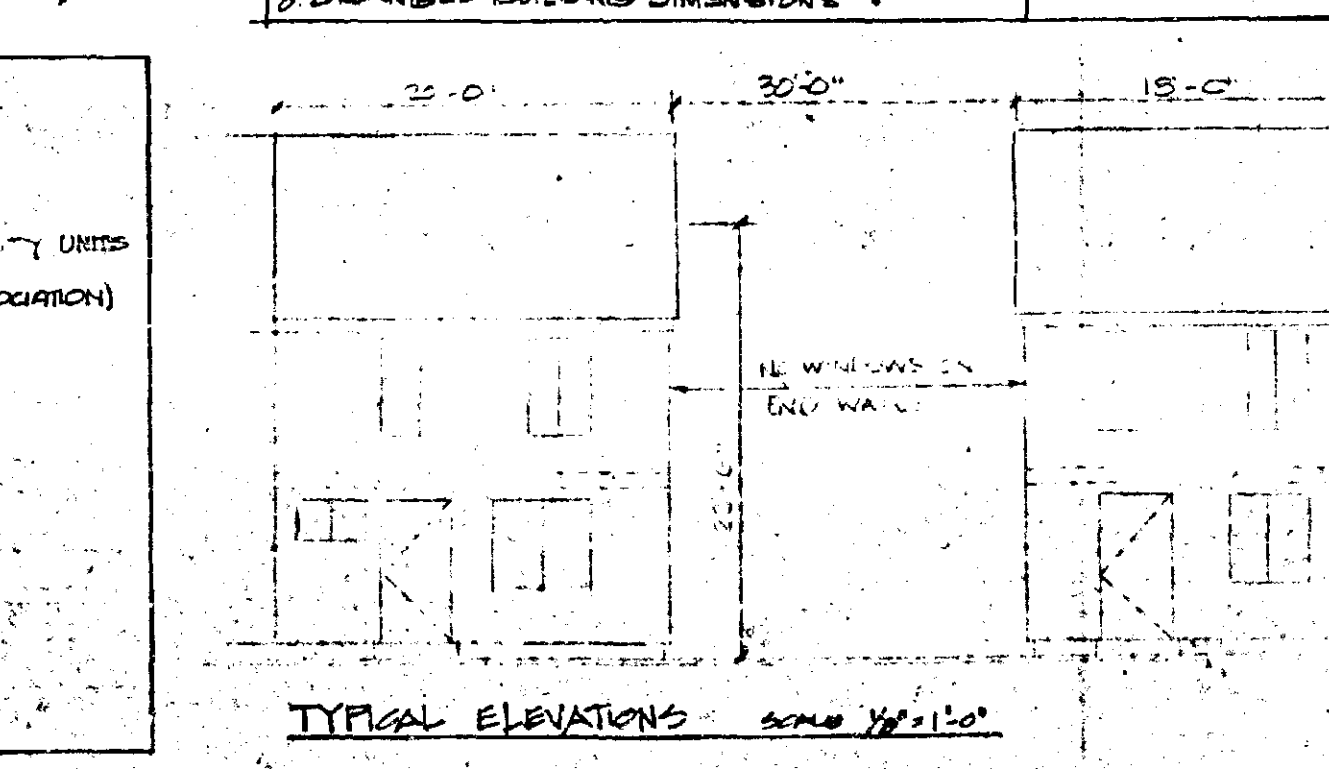
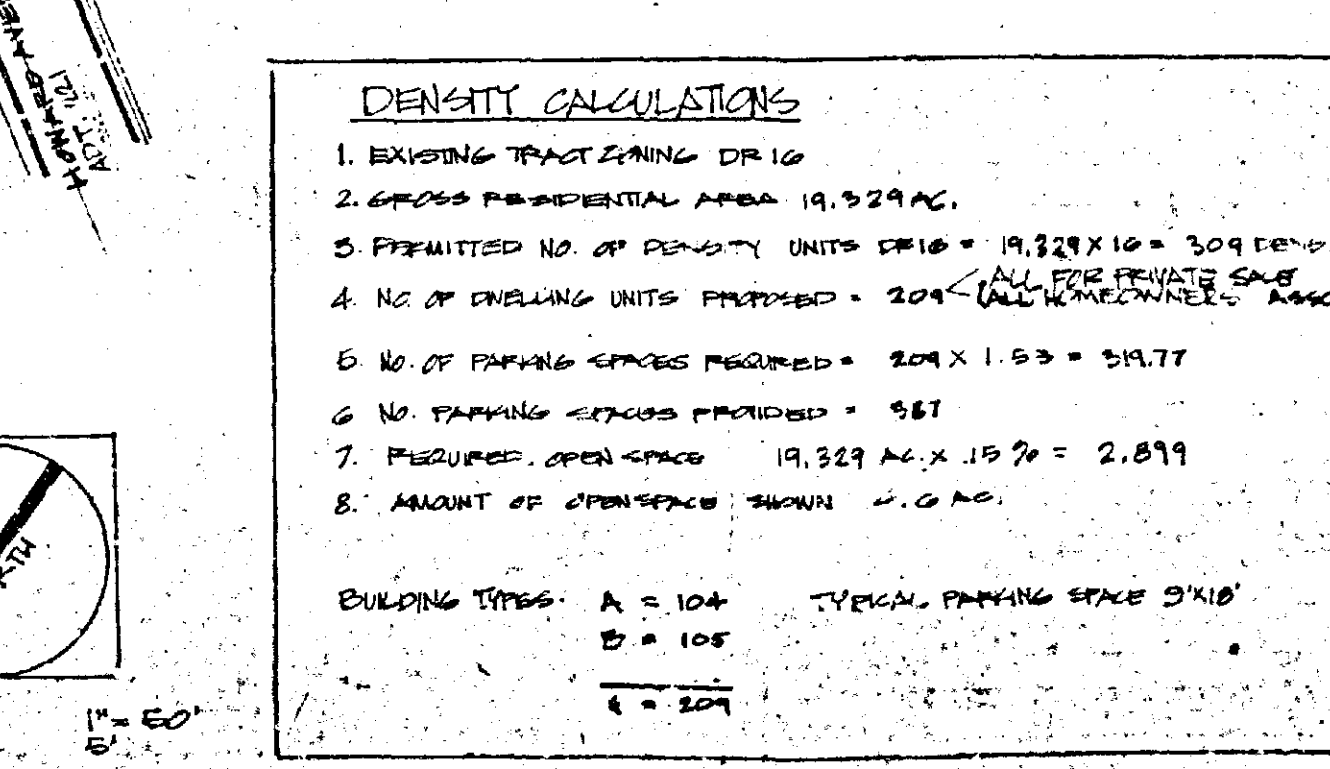
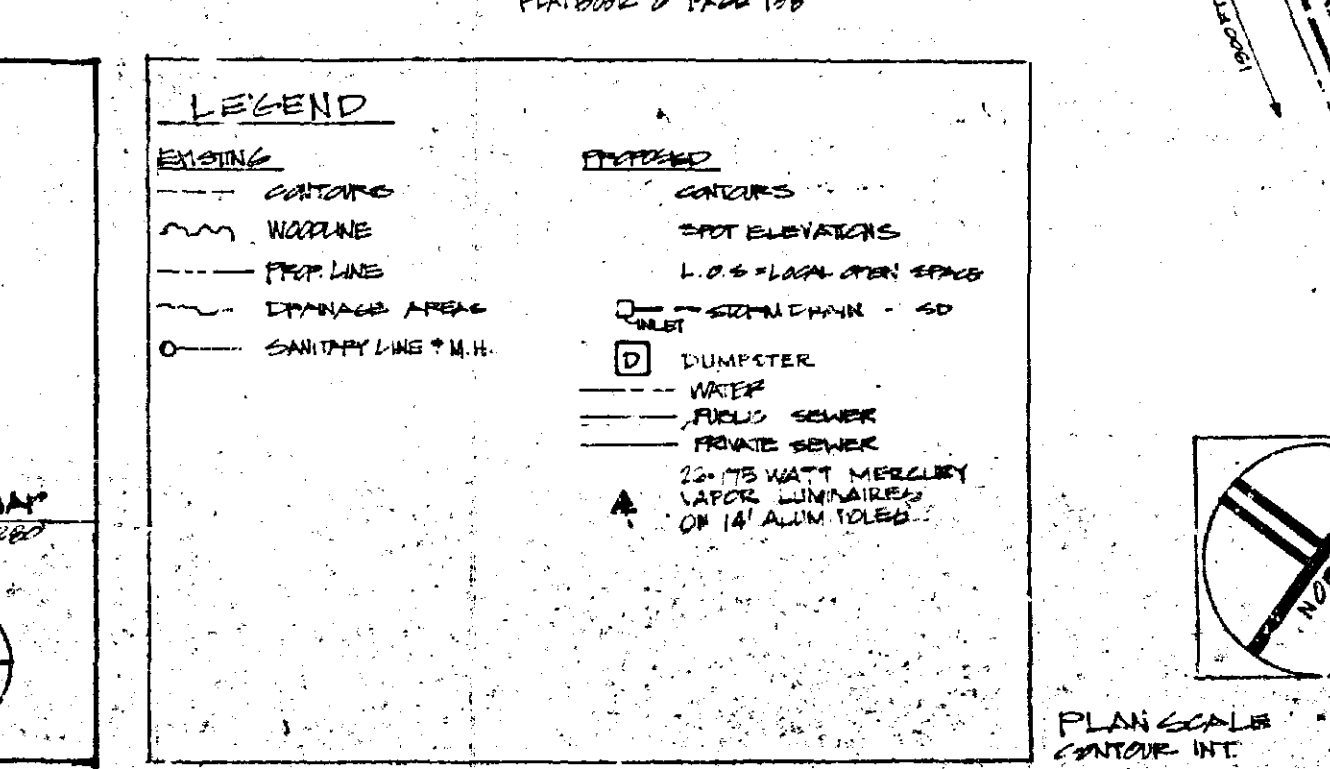
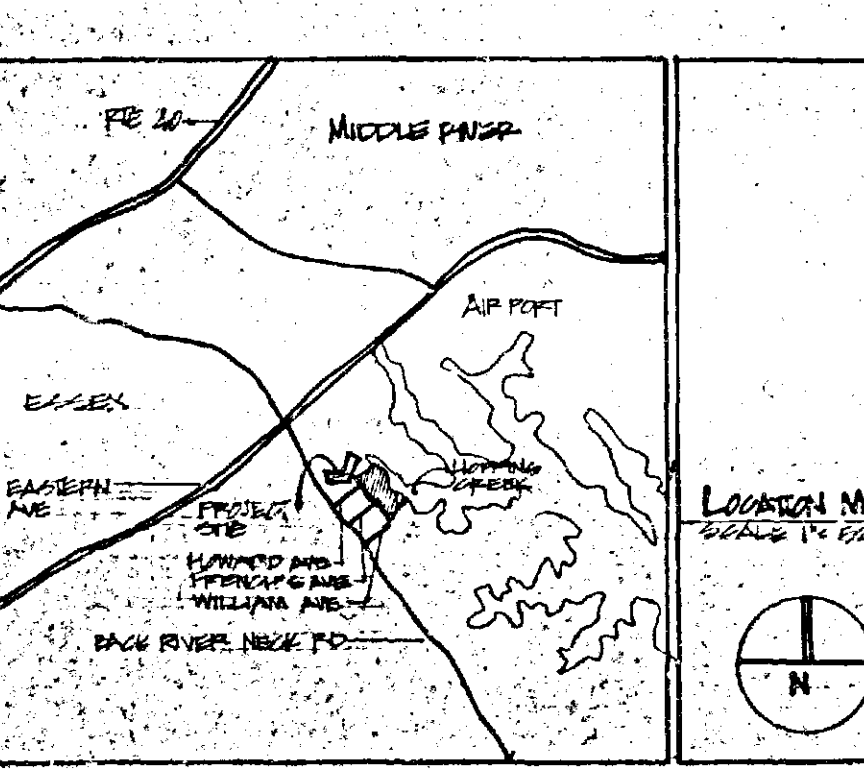
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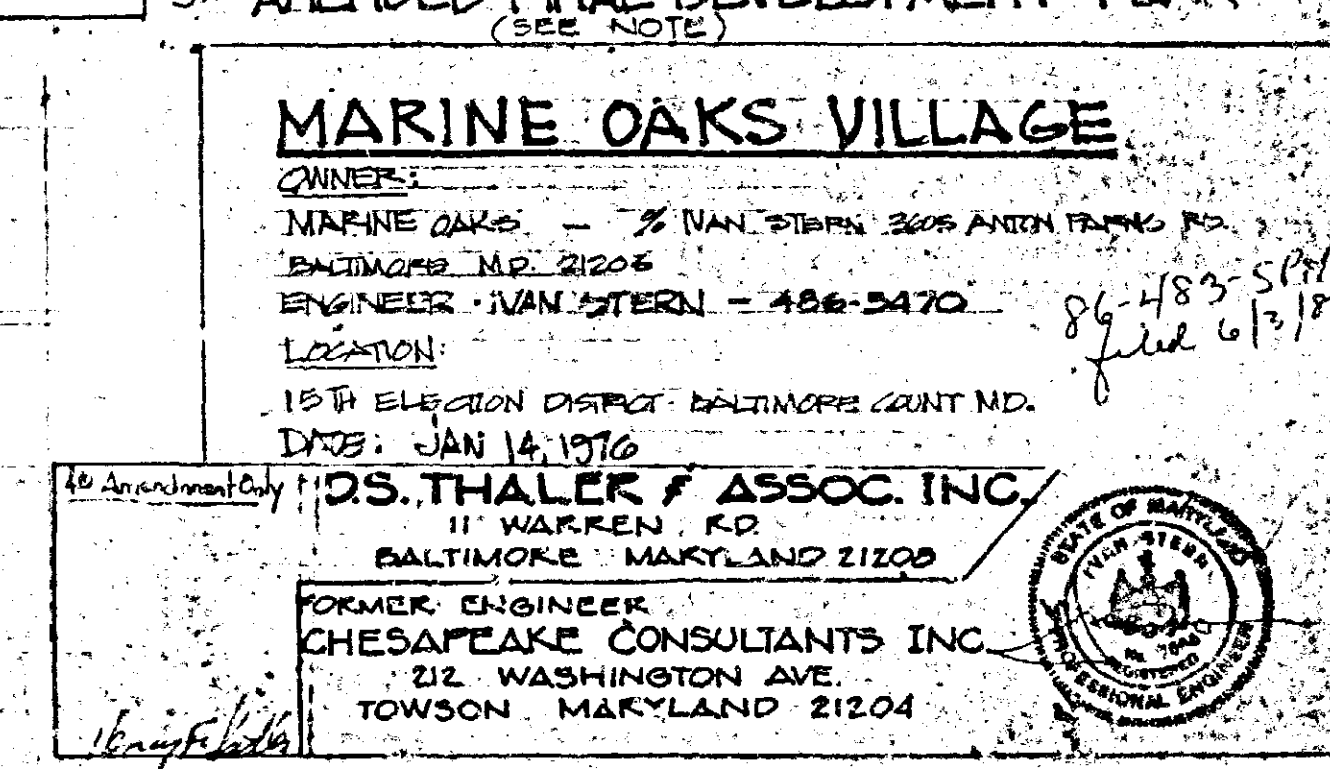
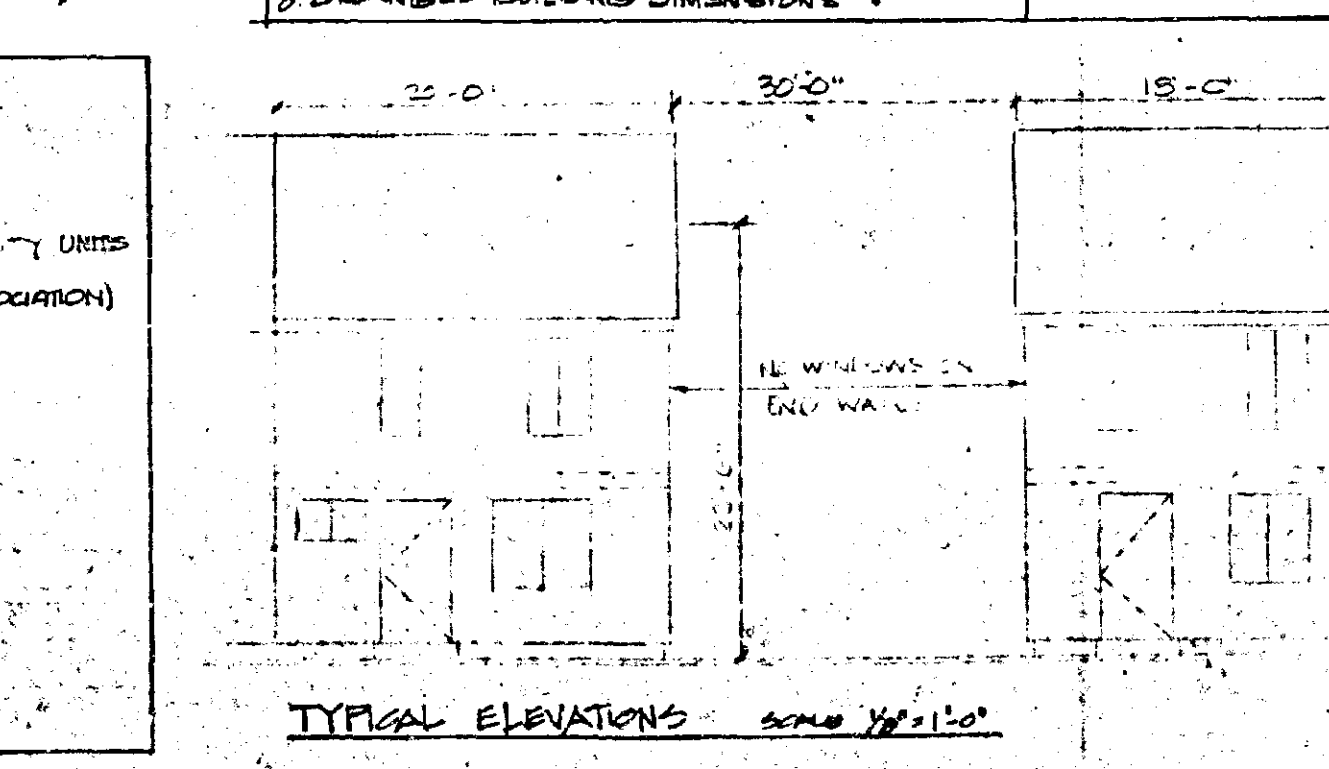
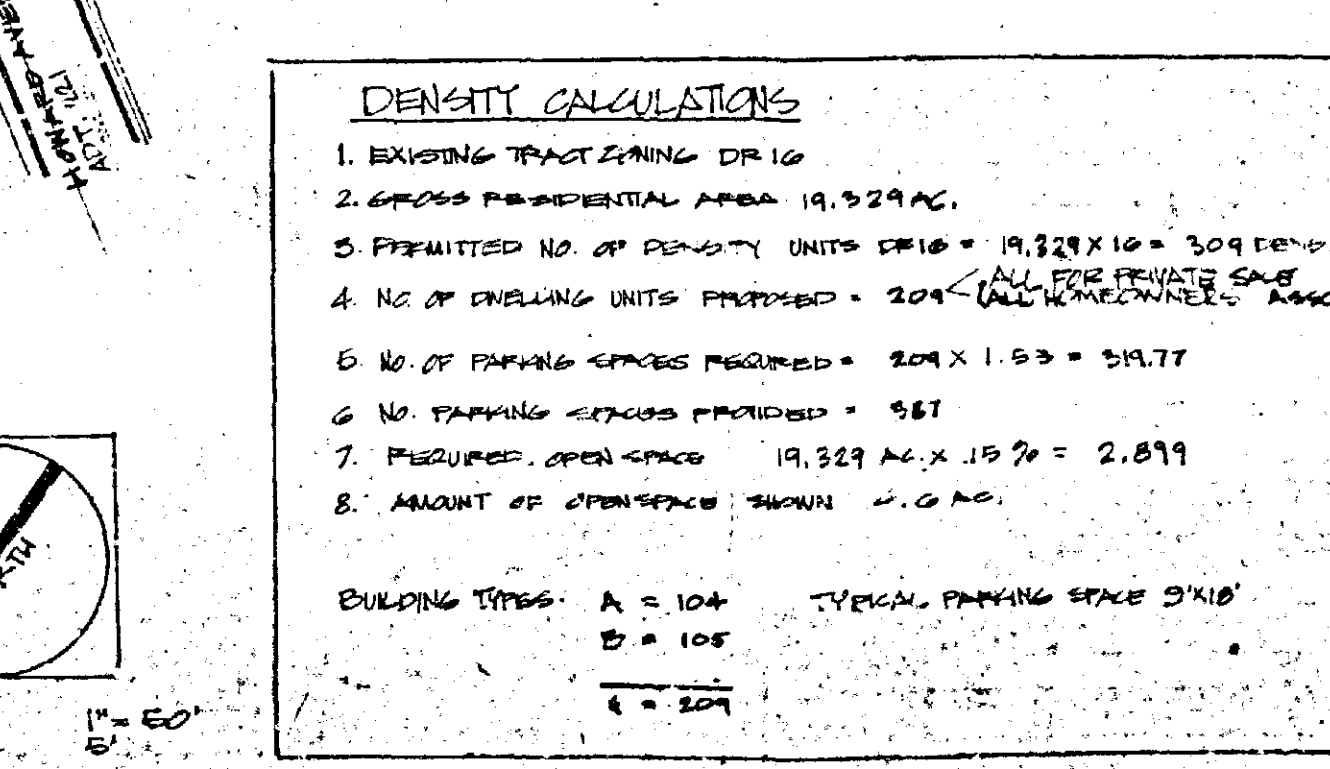
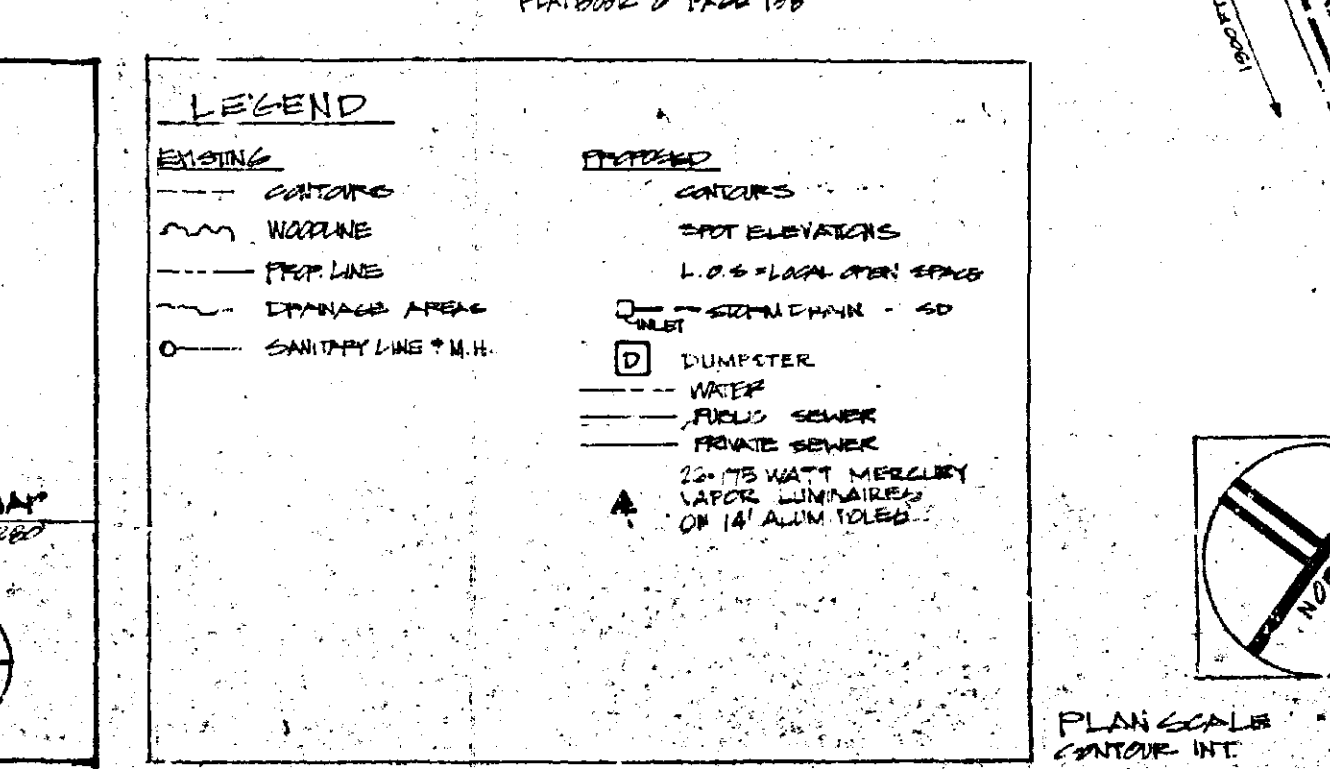
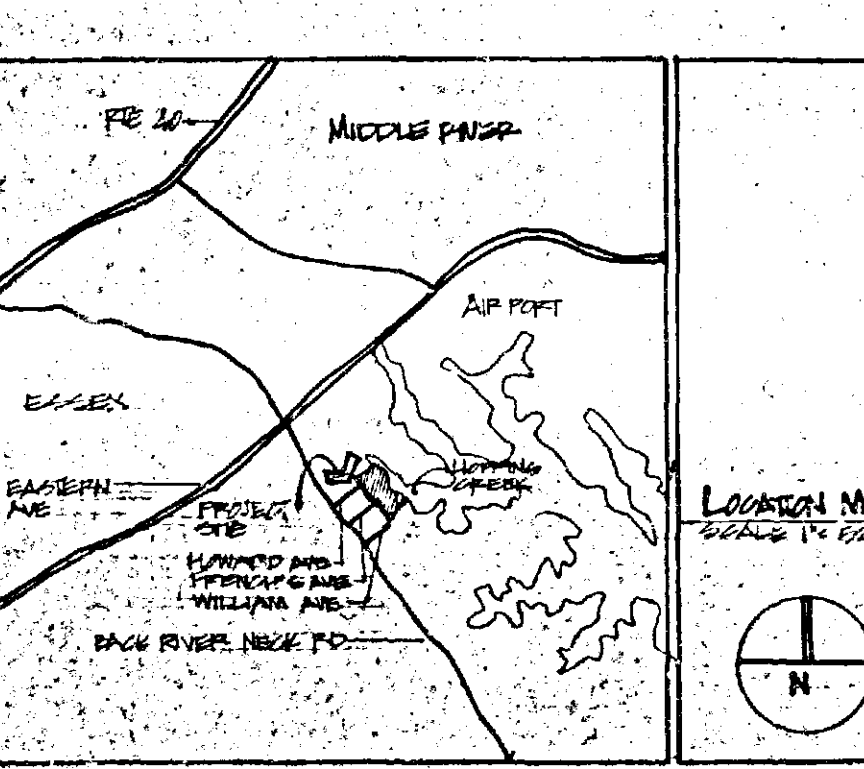
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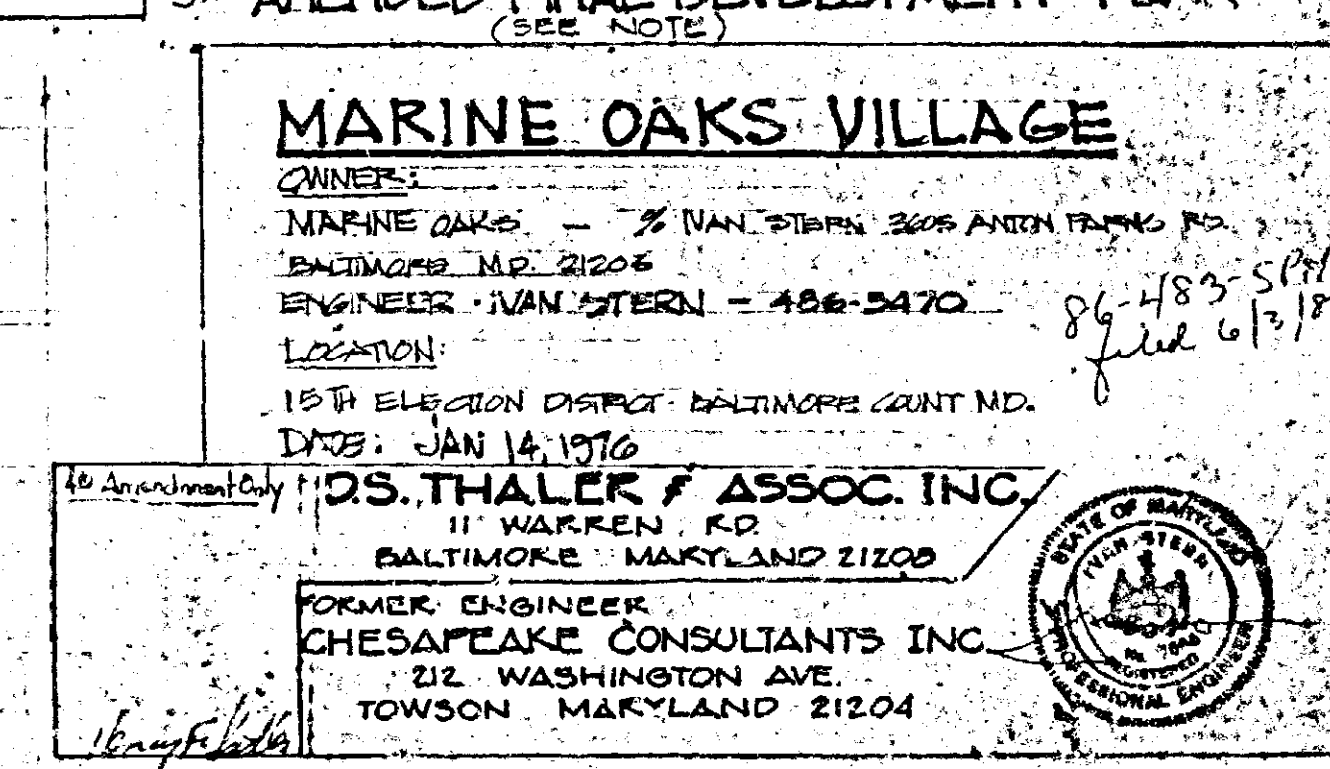
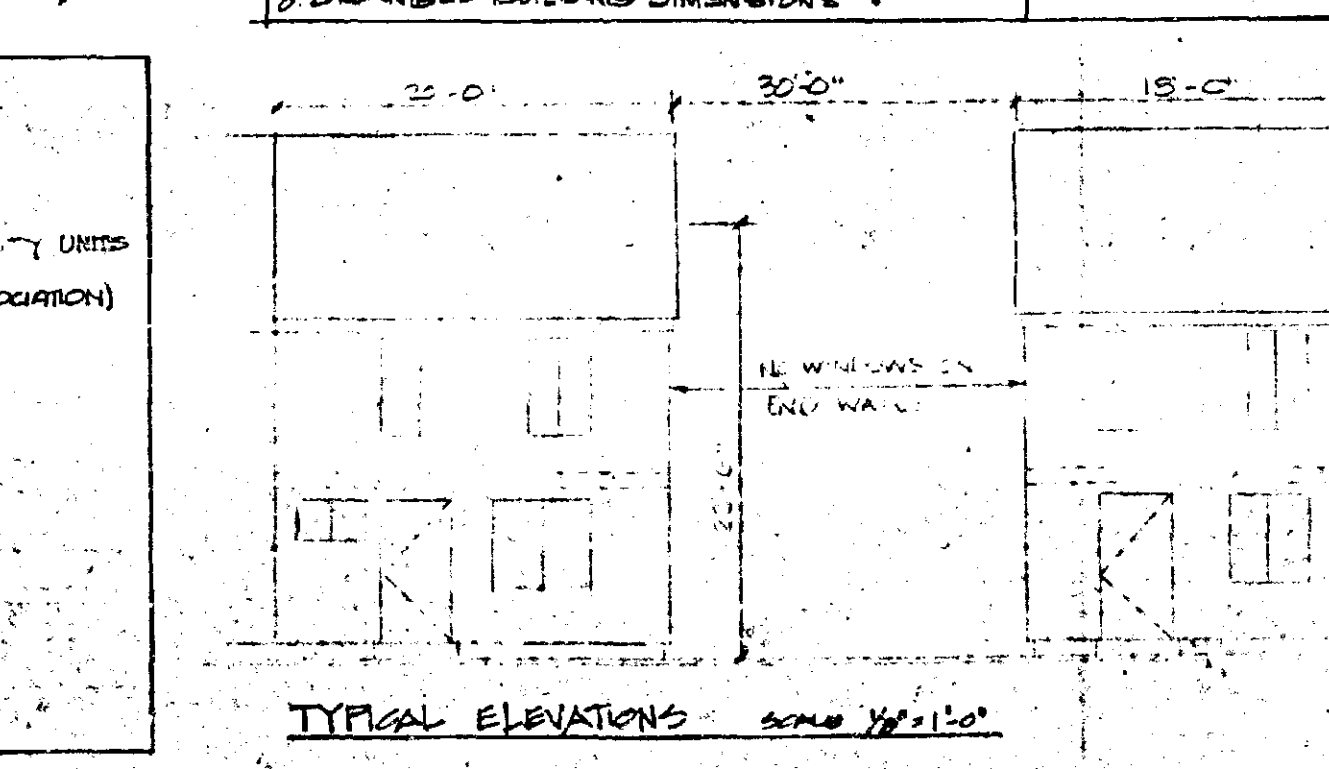
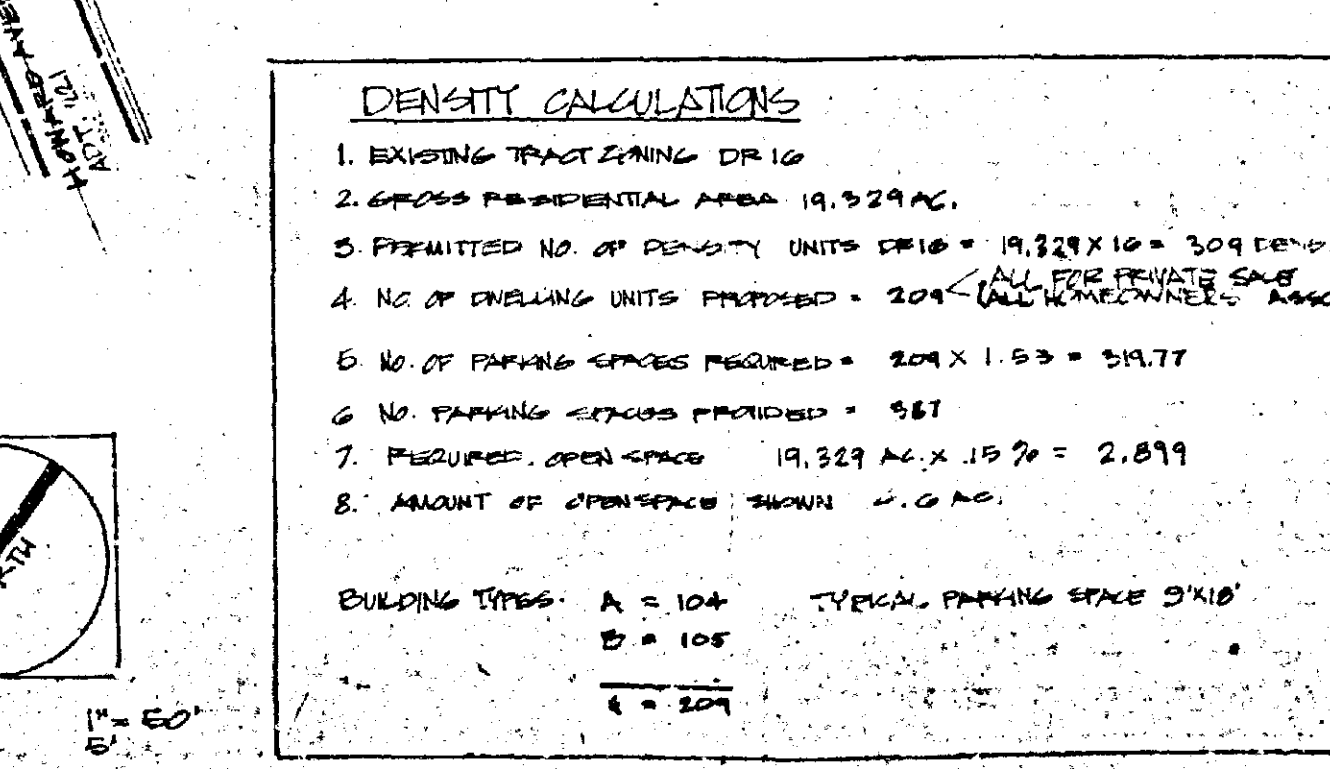
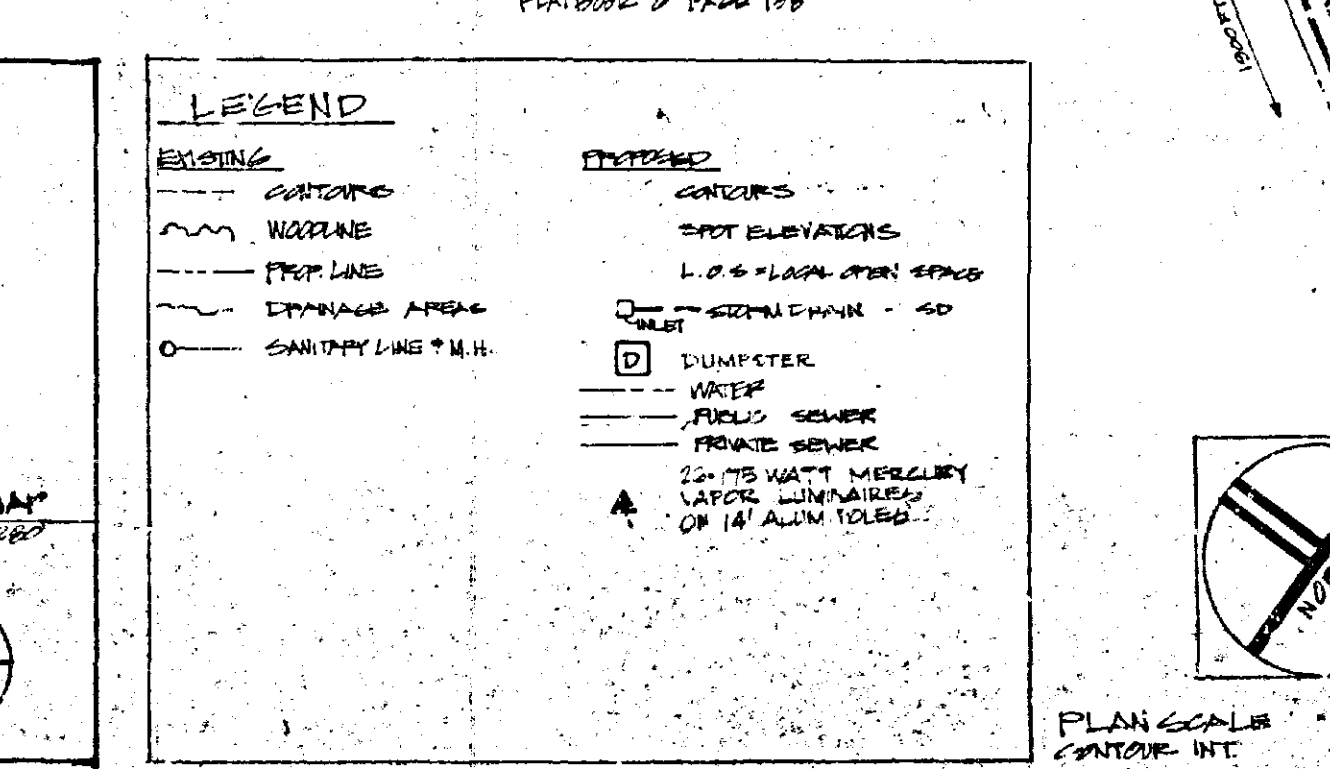
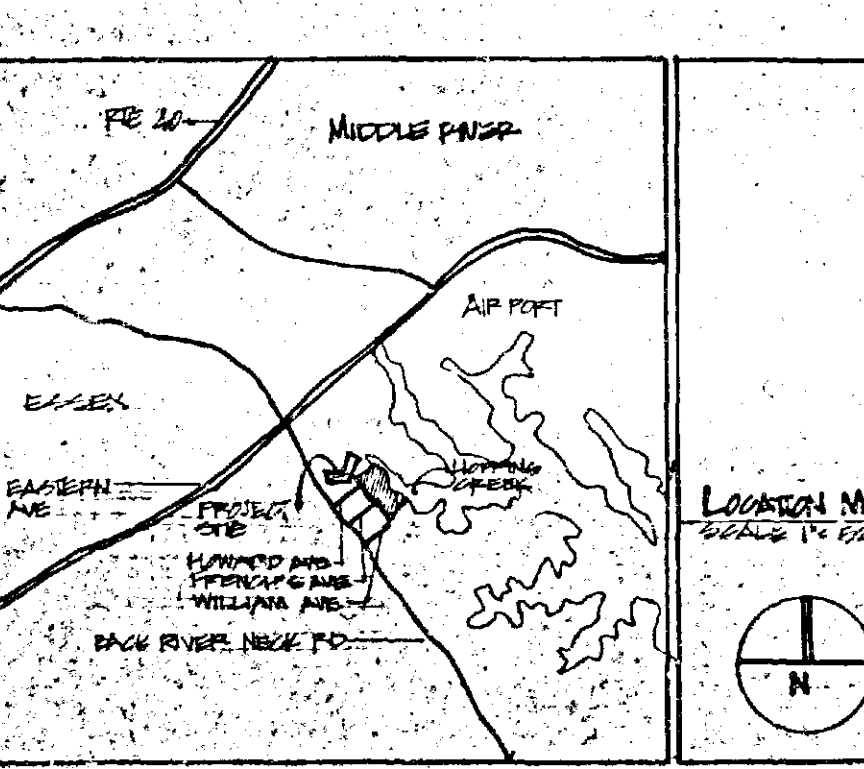
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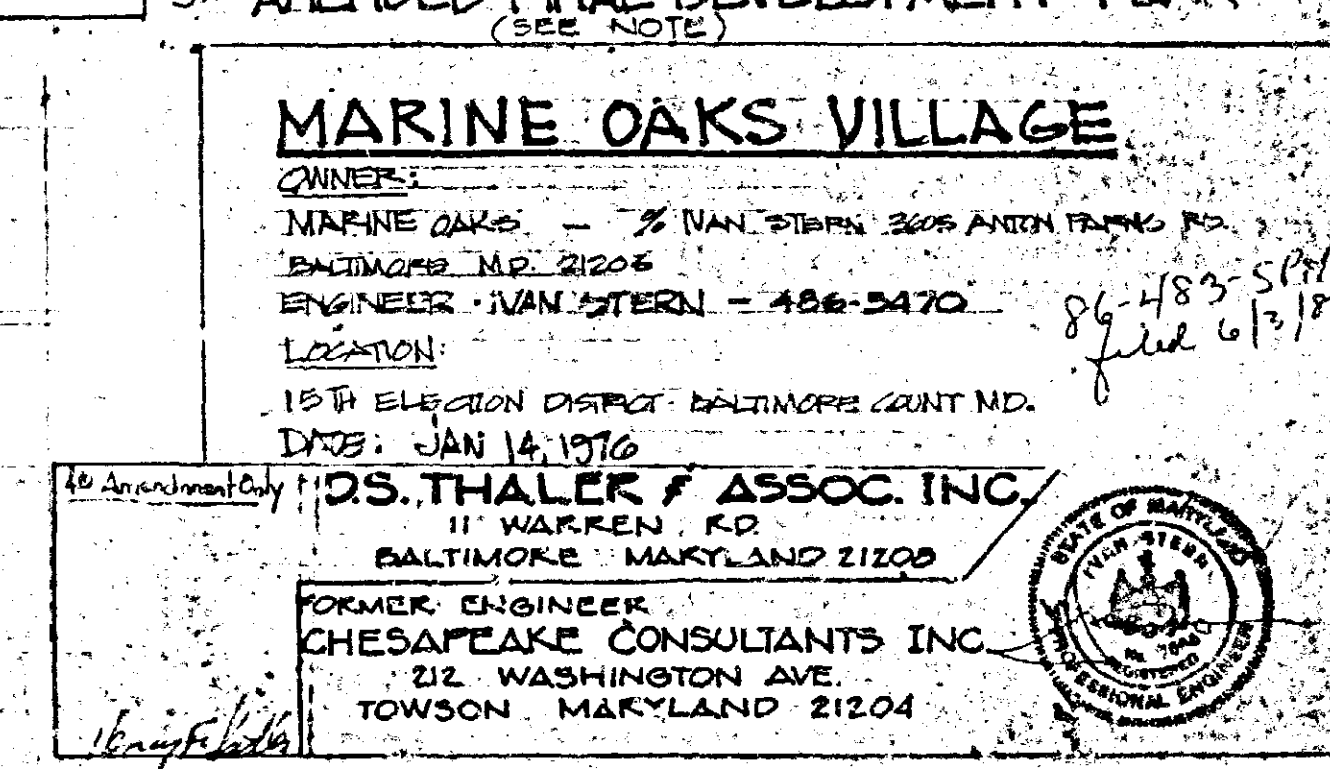
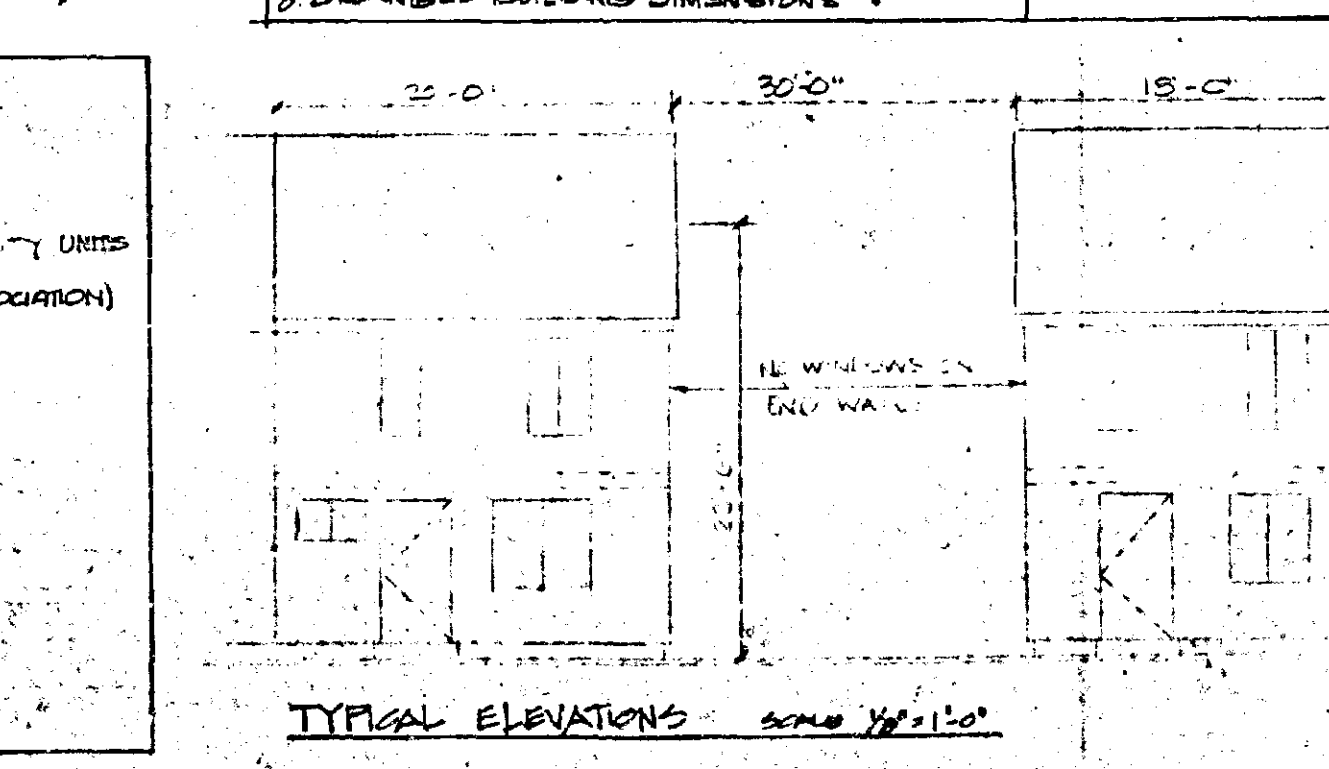
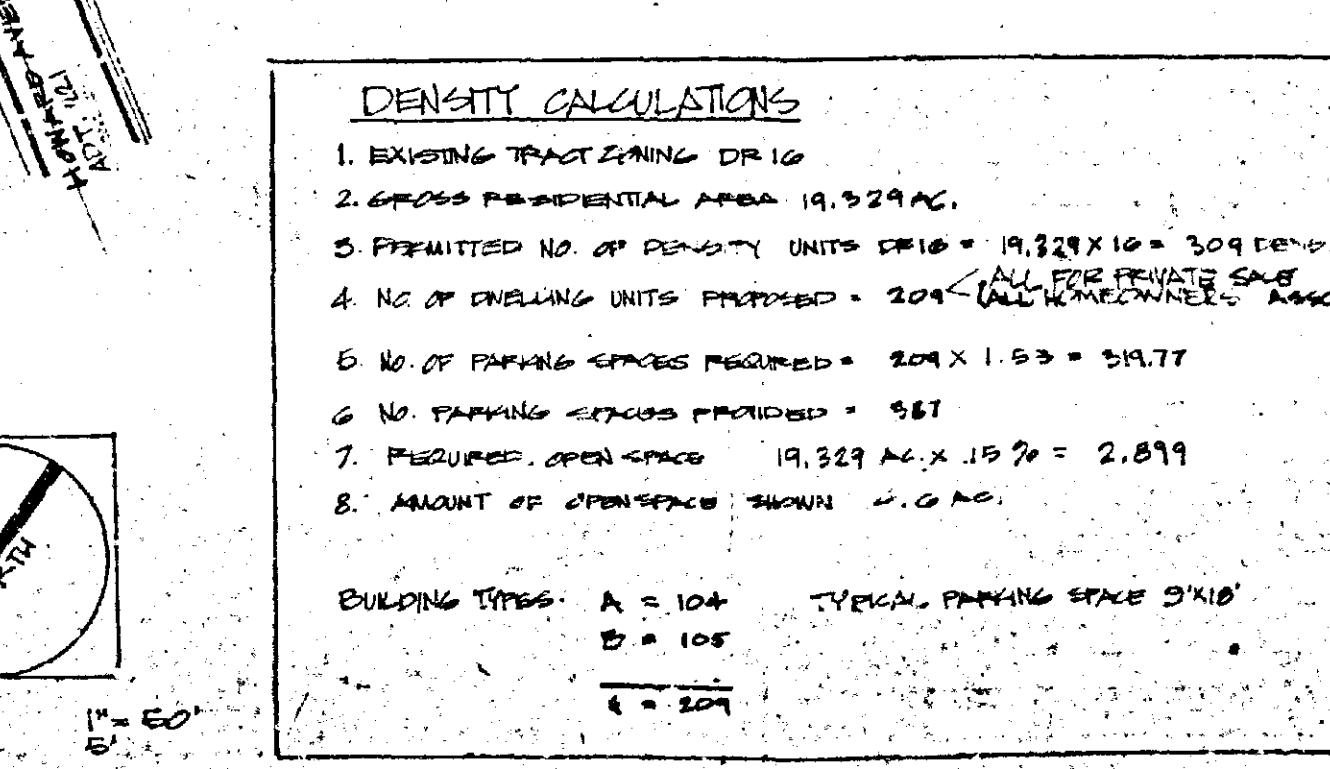
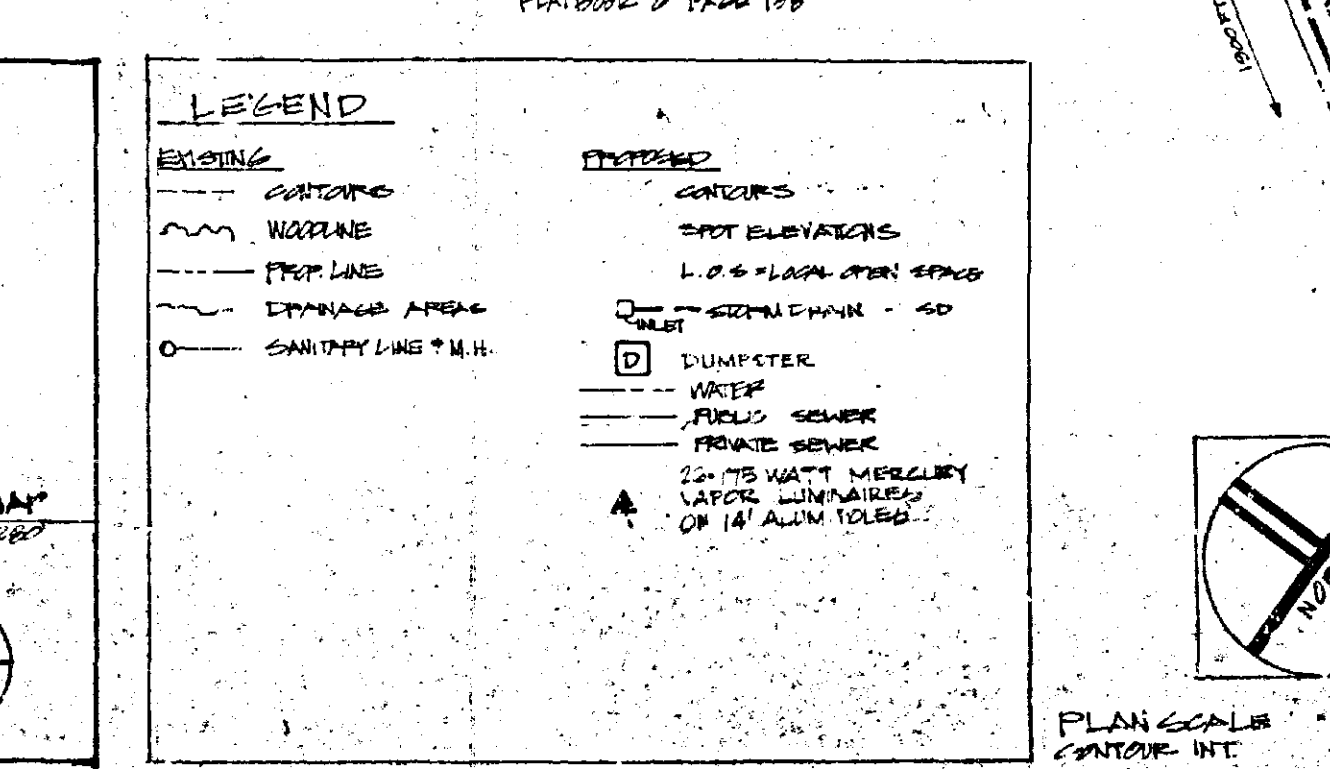
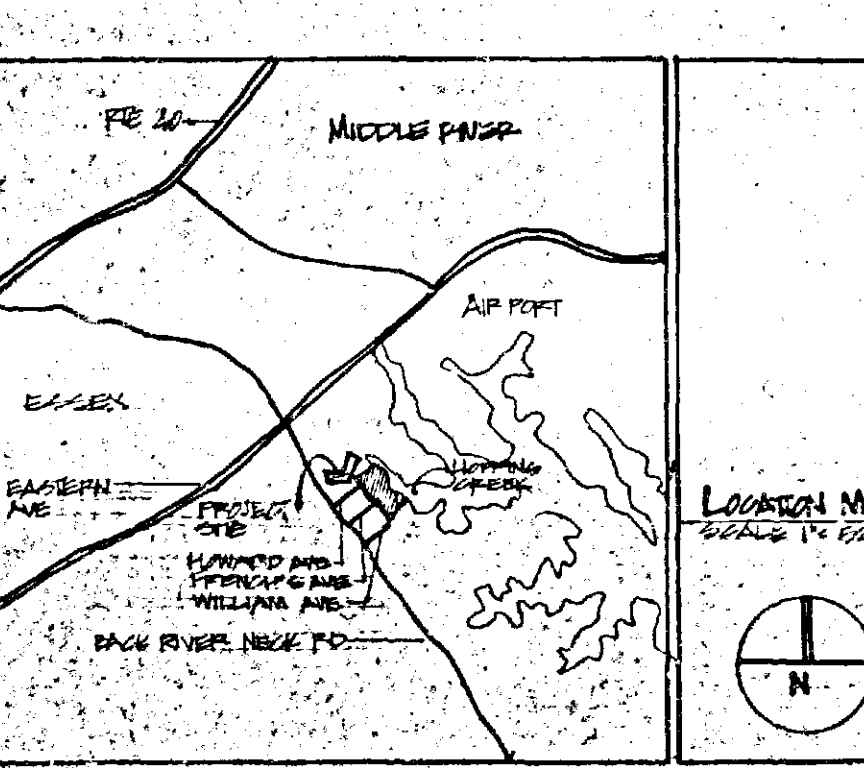
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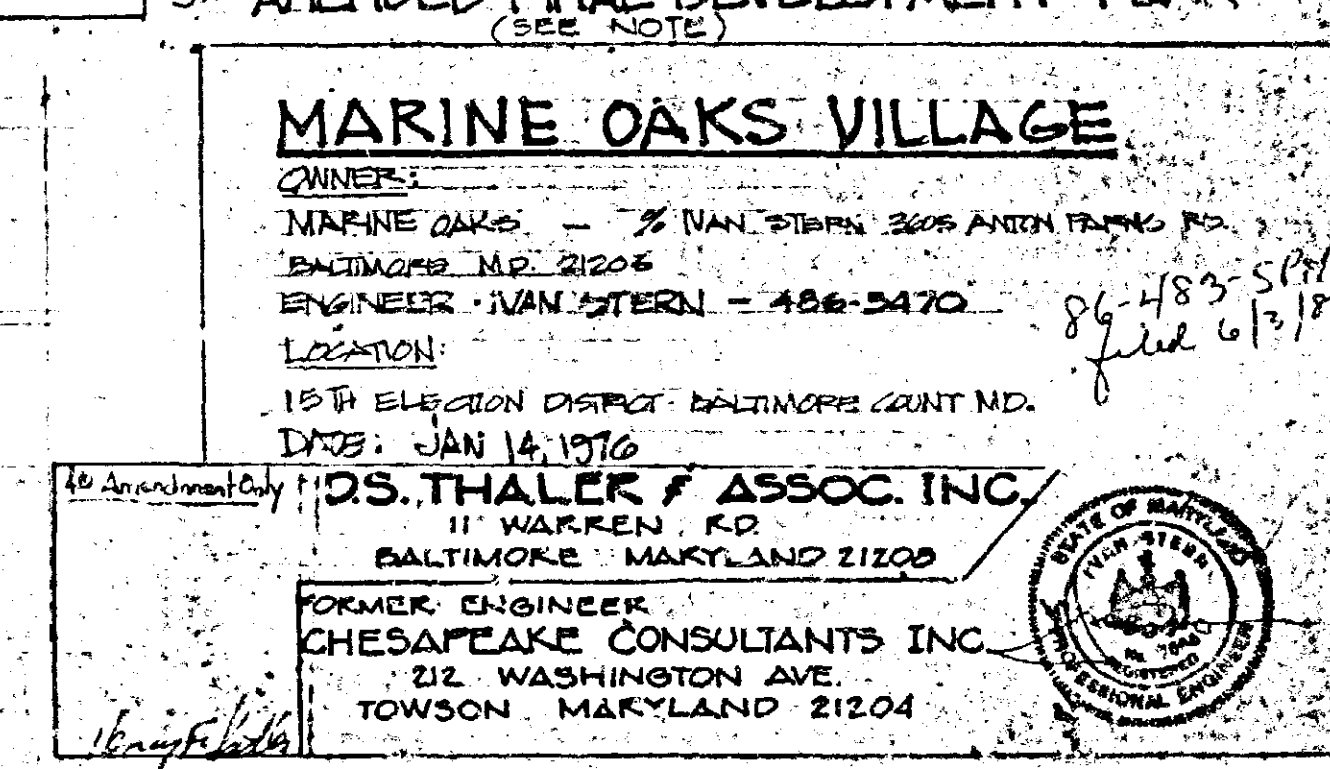
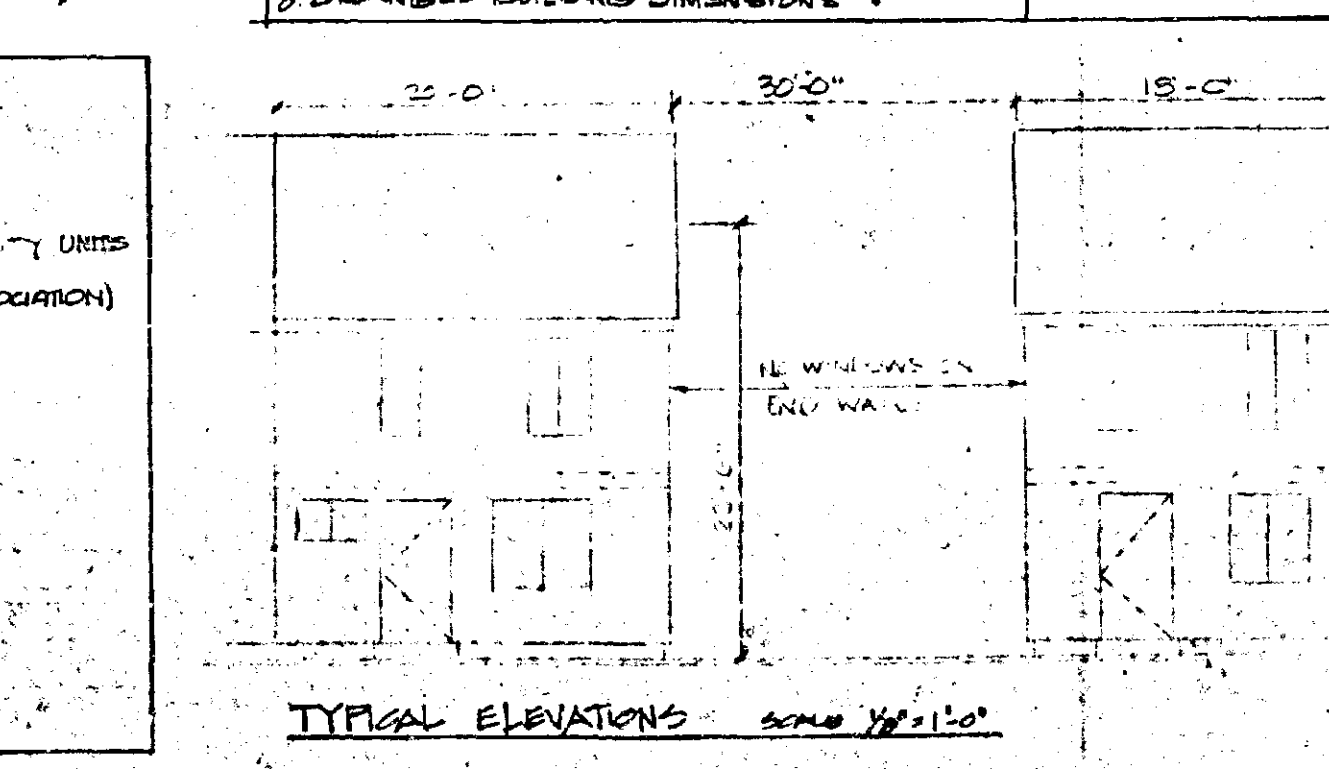
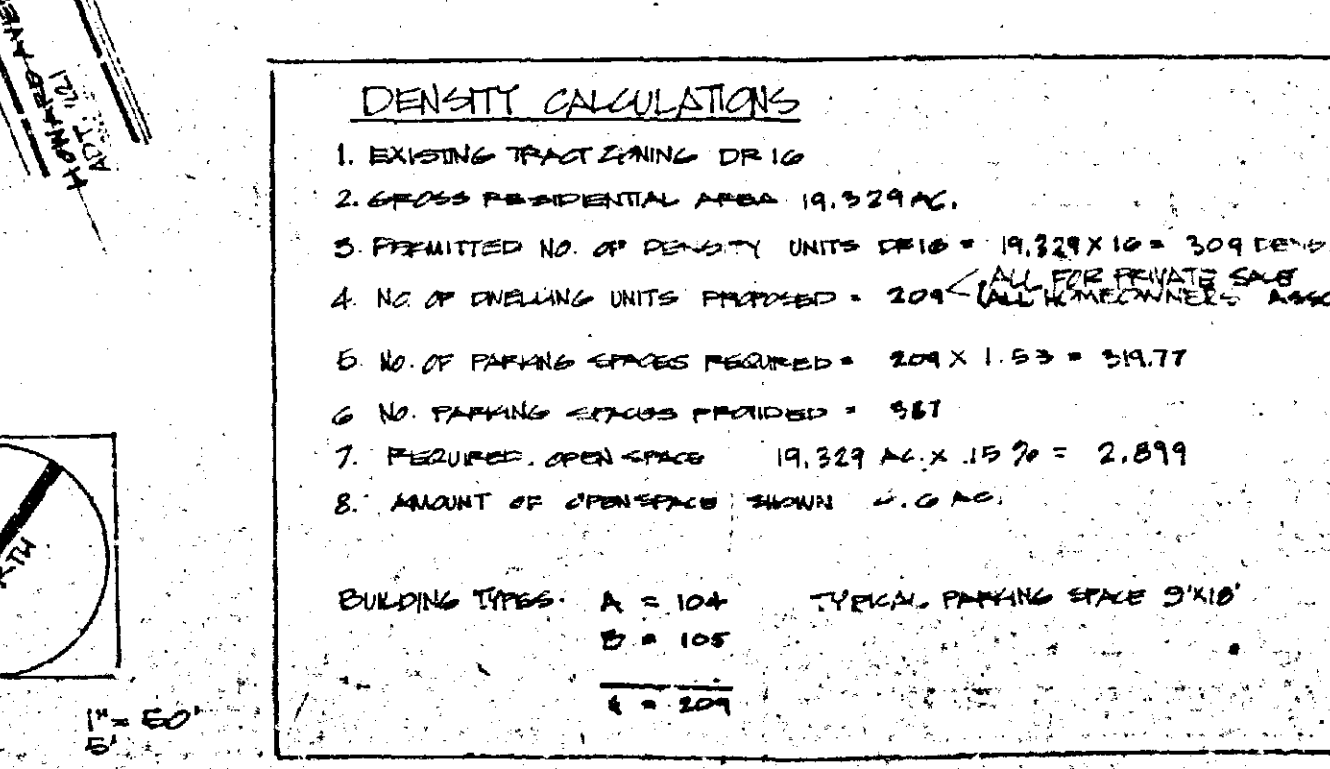
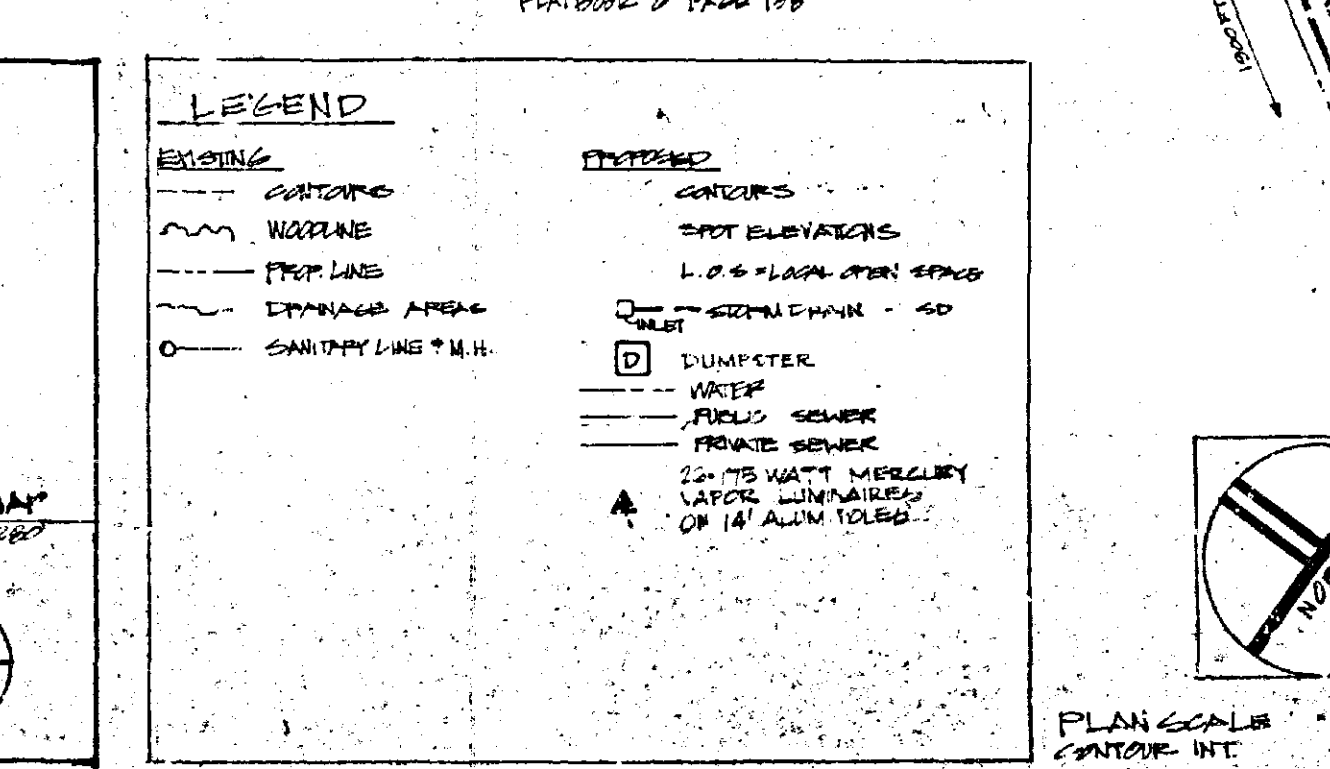
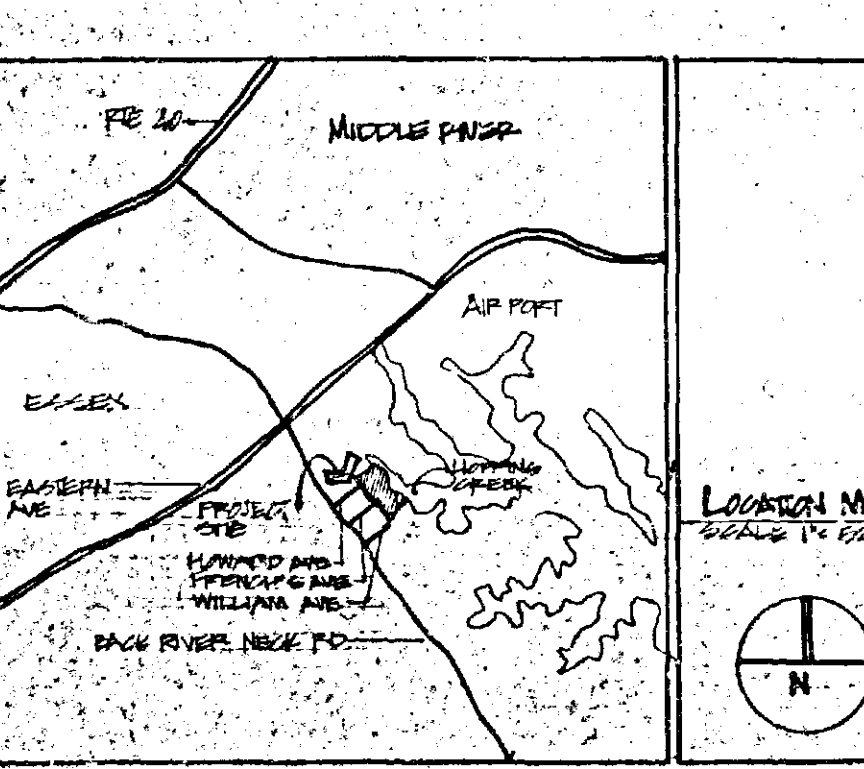
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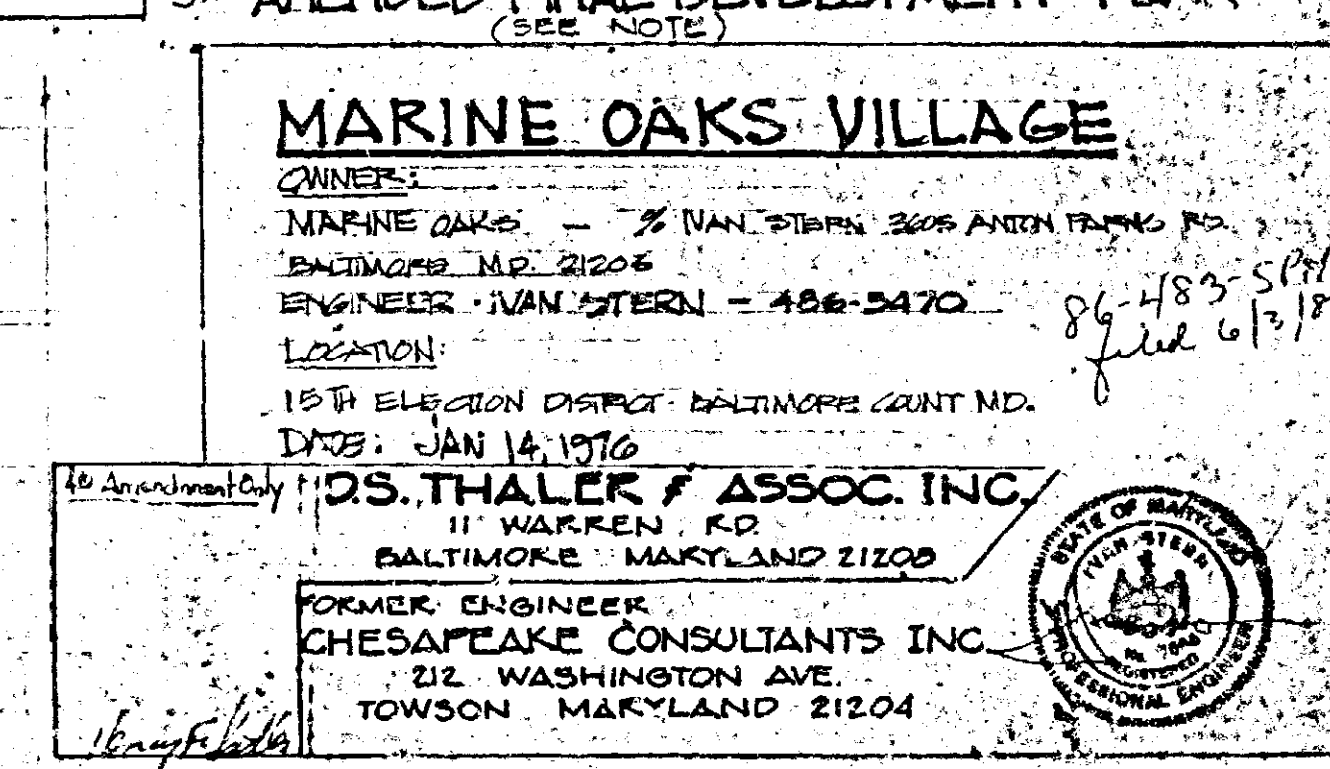
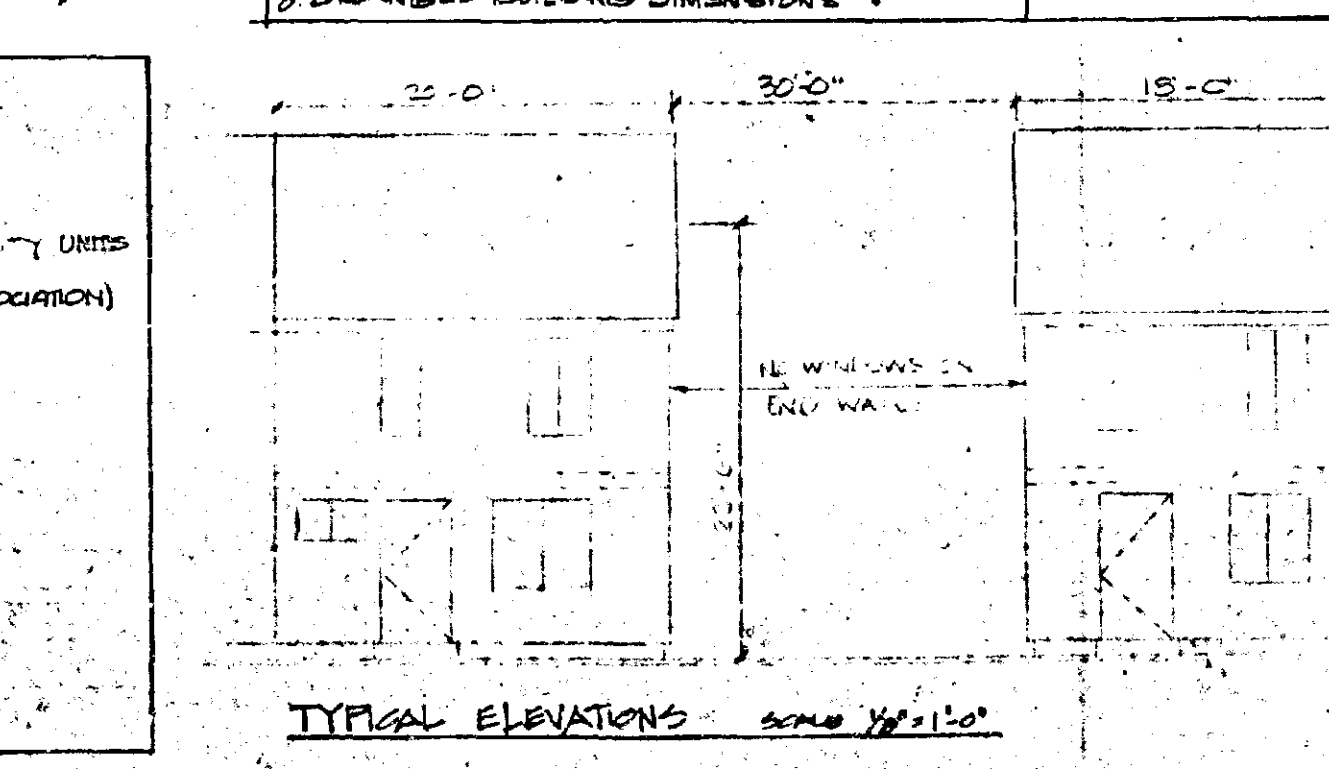
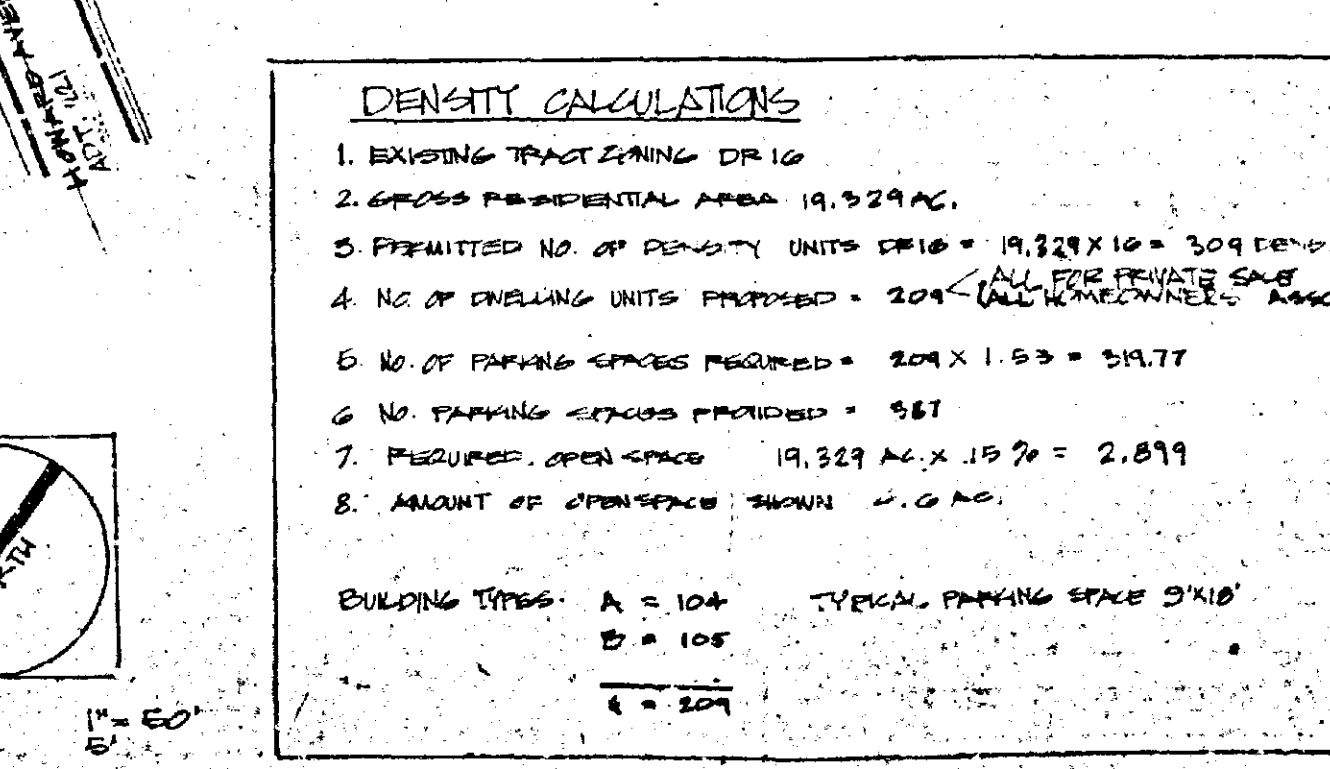
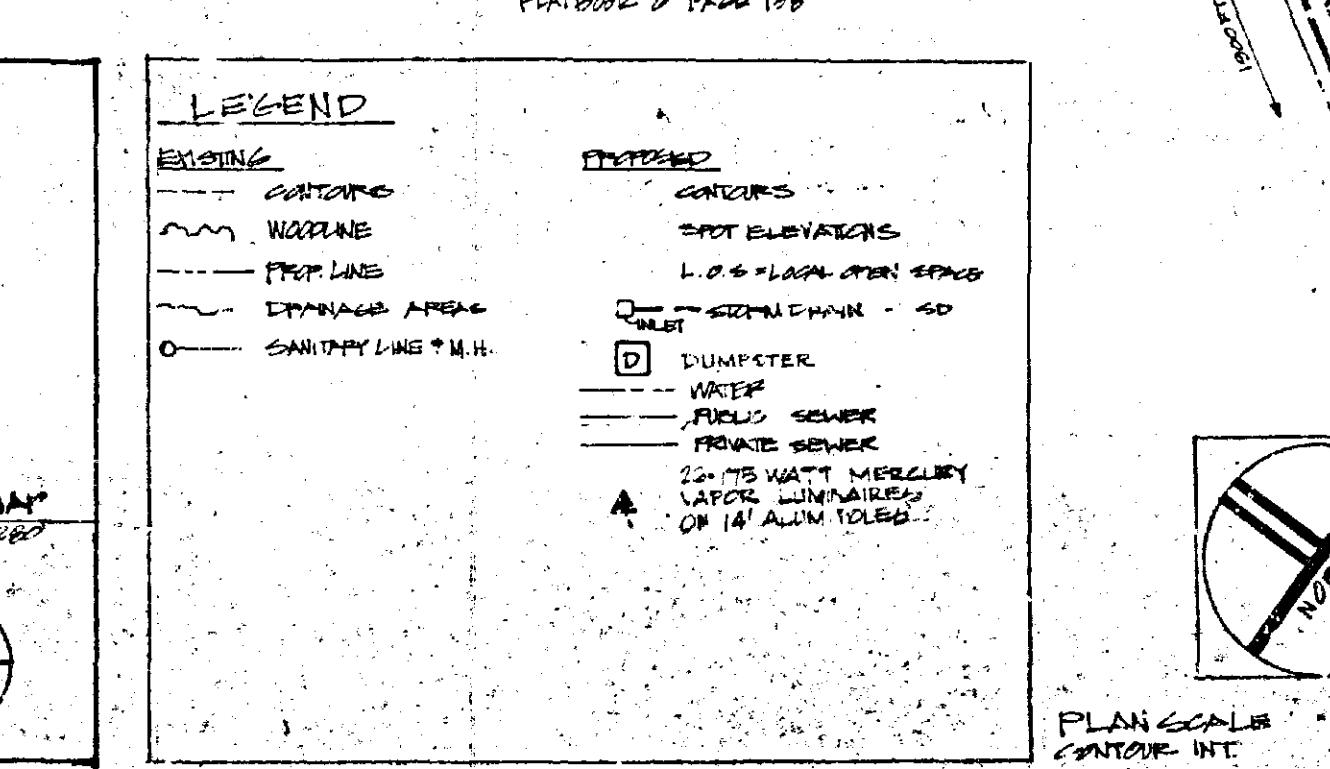
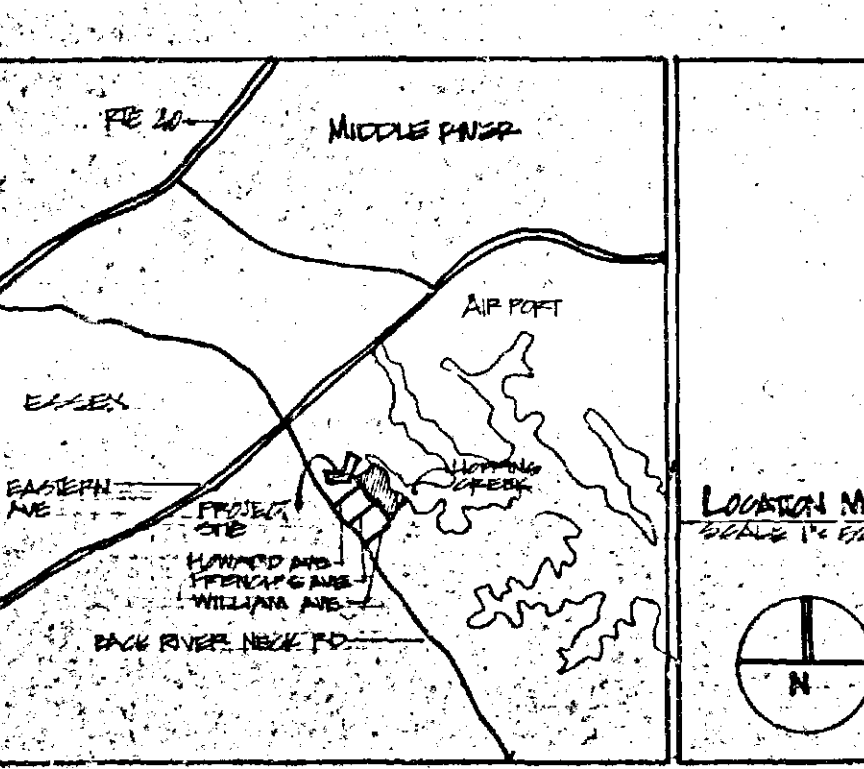
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PHASE 2

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- COORDINATE TABLE		
W.D.	NORTH	EAST
229	5592.8 37	484228.0
230	5592.8 36	484268.0
231	5592.8 35	484308.0
232	5592.8 34	484348.0
233	5592.8 33	484388.0
234	5592.8 32	484428.0
235	5592.8 31	484468.0
236	5592.8 30	484508.0
237	5592.8 29	484548.0
238	5592.8 28	484588.0
239	5592.8 27	484628.0
240	5592.8 26	484668.0
241	5592.8 25	484708.0
242	5592.8 24	484748.0
243	5592.8 23	484788.0
244	5592.8 22	484828.0
245	5592.8 21	484868.0
246	5592.8 20	484908.0
247	5592.8 19	484948.0
248	5592.8 18	484988.0
249	5592.8 17	485028.0
250	5592.8 16	485068.0
251	5592.8 15	485108.0
252	5592.8 14	485148.0
253	5592.8 13	485188.0
254	5592.8 12	485228.0
255	5592.8 11	485268.0
256	5592.8 10	485308.0
257	5592.8 9	485348.0
258	5592.8 8	485388.0
259	5592.8 7	485428.0
260	5592.8 6	485468.0
261	5592.8 5	485508.0
262	5592.8 4	485548.0
263	5592.8 3	485588.0
264	5592.8 2	485628.0
265	5592.8 1	485668.0
266	5592.8 0	485708.0
267	5592.8 0	485748.0
268	5592.8 0	485788.0
269	5592.8 0	485828.0
270	5592.8 0	485868.0
271	5592.8 0	485908.0
272	5592.8 0	485948.0
273	5592.8 0	485988.0
274	5592.8 0	486028.0
275	5592.8 0	486068.0
276	5592.8 0	486108.0
277	5592.8 0	486148.0
278	5592.8 0	486188.0
279	5592.8 0	486228.0
280	5592.8 0	486268.0
281	5592.8 0	486308.0
282	5592.8 0	486348.0
283	5592.8 0	486388.0
284	5592.8 0	486428.0
285	5592.8 0	486468.0
286	5592.8 0	486508.0
287	5592.8 0	486548.0
288	5592.8 0	486588.0
289	5592.8 0	486628.0
290	5592.8 0	486668.0
291	5592.8 0	486708.0
292	5592.8 0	486748.0
293	5592.8 0	486788.0
294	5592.8 0	486828.0
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296	5592.8 0	486908.0
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299	5592.8 0	487028.0
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306	5592.8 0	487308.0
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355	5592.8 0	489268.0
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374	5592.8 0	490028.0
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376	5592.8 0	490108.0
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384	5592.8 0	490428.0
385	5592.8 0	490468.0
386	5592.8 0	490508.0
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389	5592.8 0	490628.0
390	5592.8 0	490668.0
391	5592.8 0	490708.0
392	5592.8 0	490748.0
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394	5592.8 0	490828.0
395	5592.8 0	490868.0
396	5592.8 0	490908.0
397	5592.8 0	490948.0
398	5592.8 0	490988.0
399	5592.8 0	491028.0
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264	667151	40341.04
265	665027	40319.46
266	665015	40314.52
267	661534	40262.93
268	661575	40361.08
269	657834	40023.53
270	659034	40716.12
271	650039	40665.88
272	651581	40662.62
273	652155	43005.83
274	660615	40662.12
275	650521	40661.20
276	652521	40664.61
277	643145	40712.43
278	647043	40731.49
279	655683	40772.45
280	657139	40726.00
281	660833	40570.71
282	657479	40606.65
283	665970	40771.91
284	666203	40341.62

[illegible]

The following lots require a variance from the 15 foot setback between a lot line and a window provision. A setback of zero feet is proposed in all cases.

Building Group Address

C #1 Reaching Circle
C #9 Reaching Circle
B #11 Reaching Circle
B #25 Reaching Circle
A #27 Reaching Circle
A #3 Reaching Circle
E #1 Luffing Court
E #1 Luffing Court
G #23 Luffing Court
G #30 Luffing Court
H #2 Luffing Court
H #2 Luffing Court
J #125 Marlene Oaks Drive
J #135 Marlene Oaks Drive
K #121 Marlene Oaks Drive
K #103 Marlene Oaks Drive
K #135 Running Court
L #21 Running Court
L #39 Running Court

General:

1. Existing Zoning - DR 16
2. Total Area of Plat 3, Marine Court
3. Existing Use of Parcel - Home Parcel
4. Number of Units Allowed = 153
Number of Units Proposed = 101
Number of Parking Spaces Required = 101
Number of Parking Spaces Proposed = 101
Open Space Required = 1.439 Acres
Open Space Proposed = 1.99 Acres

*Data shown on Plat 3, Marine Court

5. Owner: Marlene Oaks Limited Partnership
c/o LYB Corporation
10 Church Lane
Baltimore, MD 21208

- 9.503 Acres
 No Existing Buildings on Subject
 = 1550
 = 1000
 s Village, E.R.K., Jr. 39 Folio 120.
 erabip

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MAPLE PLAT
CAY
ENK. 3

3, NWP6
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PRINTED
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DAFT-McCUNE-WALKER, INC

#36X

PETITIONS
AND VARIANCES OFFICE CO
VILLAGE

BALTIMORE COUNTY, MD
APRIL 3, 1966

DAFT - McCUNE - WALKER
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS

☐ 200 E. PENNSYLVANIA AVE.
TOWNSHIP, MD. 21204
TELEPHONE: (301) 296-3333

✓ REVISED
PLANS TO BE
FILED TODAY
4/10/86

A map of the Hopkins area. The word "HOPKINS" is written in large, bold, black letters across the bottom. Above it, a street is labeled "551 W". To the right, a street is labeled "540". A circled "223" is located near the intersection of these streets. Other street names visible include "69000" and "69500".

PLAT TO ACCOMPANY PETITIONS
FOR SPECIAL HEARING AND VARIANCES OFFICE COPY
PLAT 3
MARINE OAK VILLAGE
ELECTION DIST. 5TH COUNCILMANIC DIST BALTIMORE COUNTY, MD
APRIL 2, 1988



DAFT · McCUNE · WALKER DSC
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
☐ 20C E. PENNSYLVANIA AVE.
TOWNSHIP, MD. 21204
TELEPHONE: (301) 296-3*33

