88-92-SPH #479	SW/S Cradock La., N & NW of Village Queen Dr.	3rd E.D.
7/20/87	Special Hearing - filing fee $200.00 - Loyola College	
7/20/87	Hearing set for 9/1/87, at 10:15 a.m., before Mr. Haines.	
9/1/87	Advertising and Posting - $77.63	
9/17/87	Ordered by the Zoning Commissioner that an amendment to the Final Development Plans of Queen Anne Village Addition - Section 2, which will necessitate an amendment to the provisory section of Queen Anne Village Sections 3B and 4, be approved and the Petition for Special Hearing is GRANTED.	

1988-092-SPH

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 an amendment to the Final Development Plans for Queen Anne Village Addition - Section 2, which would necessitate an amendment to the provisory section of Queen Anne Village, Sections 3B and 4,* *as shown on Petitioner's Exhibit 1, 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.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of September, 1987 that an amendment to the Final Development Plans of Queen Anne Village Addition - Section 2, which will necessitate an amendment to the provisory section of Queen Anne Village Sections 3B and 4, be approved and as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:bjs

cc: Samuel B. Shockley
Development Engineering Construction, Inc.
6603 York Road, Baltimore, Md. 21212

File

479

88-92-SPH

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

Amendment to Final Development Plans for Queen Anne Village Addition - Section 2, which would necessitate an amendment to the provisory section of Queen Anne Village Section 3B and 4. (a change from apartments to townhouses for sale)

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:	Legal Owner(s):
(Type or Print Name)	Loyola College (Type or Print Name)
Signature	Paul Lichtenan V.P. (Signature)
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	4501 North Charles Street 323-1010 (Address, Phone No.)
(Type or Print Name)	Baltimore, MD 21210 (City and State)
Signature	Name, address and phone number of legal owner, contract purchaser, or representative to be contacted
Address	Samuel B. Shockley Development Engr. Cons., Inc. (Name)
City and State	6603 York Road 377-2600 (Address, Phone No.)
Attorney's Telephone No.:	Baltimore, MD 21212

NW 10A 2c 3 200 1000 DP NGB 500 N37590

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 19 87, 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 1st day of September, 19 87 at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING Date 9/1/87 By Kathy Schlatter

ESTIMATED LENGTH OF HEARING -1/2HR. (1HR.) (over)

AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS

ALL ✓ OTHER

REVIEWED BY: LLC DATE 5/2/87 BLITZ

Loyola College SW/S Cradock La., N & NW of Village Queen Dr. 8th C.D. 88-92-SPH

ZONING DESCRIPTION

Beginning on the west side of Cradock Lane (70 feet wide) being 450 feet more or less from the south side of Green Spring Valley Road. Running thence binding on the west side of Cradock Lane the five following courses (1) south 24 degrees east 74 feet more or less thence (2) by a curve to the right with a radius of 1648 feet 374 feet more or less thence (3) by a curve to the left with a radius of 1365 feet 175 feet more or less thence (4) north 71 degrees 40 feet east 5 feet more or less thence (5) by a curve to the left with a radius of 1370 feet 90 feet more or less to the intersection of the south side of Village Queen drive and the west side of Cradock Lane. Thence binding on said south side of Village Queen Drive the 7 following courses (6) northwesterly 15 feet thence (7) by a curve to the right 54 feet more or less thence (8) northwesterly 265 feet more or less thence (9) by a curve to the right 52 feet more or less thence (10) northeasterly 2 feet more or less thence (11) northwesterly 138 feet more or less thence (12) by a curve to the left 78 feet more or less thence the three following cuurses (13) northwesterly 40 feet more or less thence binding on the north side of Village Queen Drive (14) southwesterly 110 feet more or less thence leaving said drive

OFFICE COPY

---

(15) southwesterly 73 feet more or less thence binding on the east outline of Section 4 Queen Ann Village (16) north 00 degrees 03 minutes 10 seconds west 592 feet more or less thence three courses (17) south 89 degrees 56 minutes 51 seconds west 356 feet more or less thence (18) north 23 degrees 24 minutes 34 seconds west 43 feet more or less thence (19) due east 167 feet more or less to intersect the west side of Cradock Lane at the point of beginning.

Containing 8.8 acres of land more or less.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-92-SPH

District 3rd Date of Posting August 14, 1987

Posted for: Special Hearing

Petitioner: Loyola College

Location of property: S/W/S Cradock La., N and NW of Village Queen Dr.

Location of Signs: N.W/cor. of Cradock La. and Village Queen Dr.

Remarks:

Posted by S. J. Grato (Signature) Date of return: August 21, 1987

Number of Signs: 1

PETITION FOR SPECIAL HEARING

3rd Election District - 3rd Councilmanic District

Case No. 88-92-SPH

LOCATION: Southwest Side of Cradock Lane, North and Northwest of Village Queen Drive

DATE AND TIME: Tuesday, September 1, 1987, at 10:15 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 an amendment to final development plans for Queen Anne Village Addition, Section 2, which would necessitate an amendment to the provisory section of Queen Ann Village Section 3B and 4 - from apartments to townhouses for sale

Being the property of Loyola College, 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

RE: PETITION FOR SPECIAL HEARING
SW/S Cradock La., N & NW of Village Queen Dr., 3rd Dist.
LOYOLA COLLEGE, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 88-92-SPH

: : : : : : :

ENTRY OF APPEARANCE

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

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

I HEREBY CERTIFY that on this 10th day of August, 1987, a copy of the foregoing Entry of Appearance was mailed to Loyola College, 4501 N. Charles Street, Baltimore, MD 21210, Petitioner; and Samuel B. Shockley, Dev. Engr. Construction, Inc., 6603 York Rd., Baltimore, MD 21212, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

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

J. ROBERT HAINES
ZONING COMMISSIONER

August 25, 1987

Loyola College
4501 North Charles Street
Baltimore, Maryland 21210

ATTENTION: Vice President

RE: PETITION FOR SPECIAL HEARING
SW/S Cradock La., N & NW of Village Queen Dr.
3rd Election District - 3rd Councilmanic District
Loyola College - Petitioner
Case No. 88-92-SPH

Dear Sir:

This is to advise you that $77.63 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.

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

Sincerely,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:med

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37865
DATE 9-1-87 ACCOUNT 01-615-000
AMOUNT $ 77.63
RECEIVED Loyola College
FOR Adv + Posting - 88-92-SPH
B 0033 PINK - CASHIER VALIDATION OR SIGNATURE OF CASHIER

Loyola College
4501 North Charles Street
Baltimore, Maryland 21210

July 28, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
SW/S Cradock La., N & NW of Village Queen Dr.
3rd Election District - 3rd Councilmanic District
Loyola College - Petitioner
Case No. 88-92-SPH

TIME: 10:15 a.m.

DATE: Tuesday, September 1, 1987

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

Zoning Commissioner
of Baltimore County

AJ:med

cc: Mr. Samuel B. Shockley
Development Engr. Cons., Inc.
6603 York Road
Baltimore, Maryland 21212

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 3
DATE 5/13/87 ACCOUNT 01-615-000
AMOUNT $ 200.00
RECEIVED Loyola College
FOR SPH's (2 plats)
B 0033 PINK - CASHIER VALIDATION OR SIGNATURE OF CASHIER

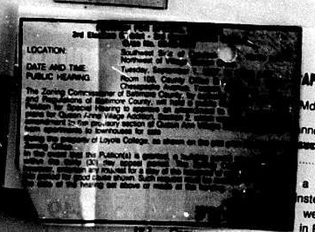
CERTIFICATE OF PUBLICATION

TOWSON, MD., August 13, 1987

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 August 13, 1987

THE JEFFERSONIAN,

Susan Sudick Obrecht
Publisher



...APERS OF MARYLAND, INC.

...Md., Aug. 13, 1987

...nnexed Req. #M05138 P.O. #90664

...days previous

..... 19 87, in the

... a daily newspaper published
...nster, Carroll County, Maryland.
... weekly newspaper published
... in Baltimore County, Maryland.
Community Times, a weekly newspaper published in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per

July 25, 1988

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines, Zoning Commissioner
Zoning Administration

Date: August 20, 1987

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

SUBJECT: Zoning Petition 88-92-SPH

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, AICP
Director

NEG:KAK:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 25, 1987

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

Mr. J. Paul Melanson
Vice President
Loyola College
4501 N. Charles Street
Baltimore, Maryland 21210

RE: Item No. 479 - Case No. 88-92-SPH
Petitioner: Loyola College
Petition for Special Hearing

Dear Mr. Melanson:

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, bic
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: Samuel B. Shockley
6603 York Road
Baltimore, Maryland 21212

File

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

C. Richard Moore
Acting Director

June 10, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 469, 471, 474, 475, 476, 480, 481, 483, 470, 472, and 479.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

Development Engineering Consultants, Inc.
Site Engineers & Surveyors

RECEIVED
JUL 15 1987
ZONING OFFICE

88-0150
89-960-A
Case file

July 14, 1987

Baltimore County
County Office Building
Office of Planning & Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

Attention: Mr. James E. Dyer,
Zoning Supervisor

Gentlemen:

LOYOLA COLLEGE

This is a request for an early zoning hearing for Item 479.
This hearing is for the Amendment Final Development Plan for Queen Anne Village.

The Planning Board has reviewed the plan and granted approval for this amendment.

Due to the delay to resolve the historical mansion known as "Trentham" and the need to proceed with the development as quickly as possible, we request an early hearing.

Very truly yours,

Samuel B. Shockley
Samuel B. Shockley
Vice President

6603 York Road Baltimore, Maryland 21212 (301) 377-2600

Case No. 88-92-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 8th day of July, 1987.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Loyola College
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

Dennis F. Rasmussen
County Executive

May 28, 1987

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

Re: Property Owner: Loyola College (Queen Anne Village)

Location: SW/S Cradock La., N and NW of Village Queen Drive

Item No.: 479

Zoning Agenda: Meeting of 5/26/87

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.

( ) 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.

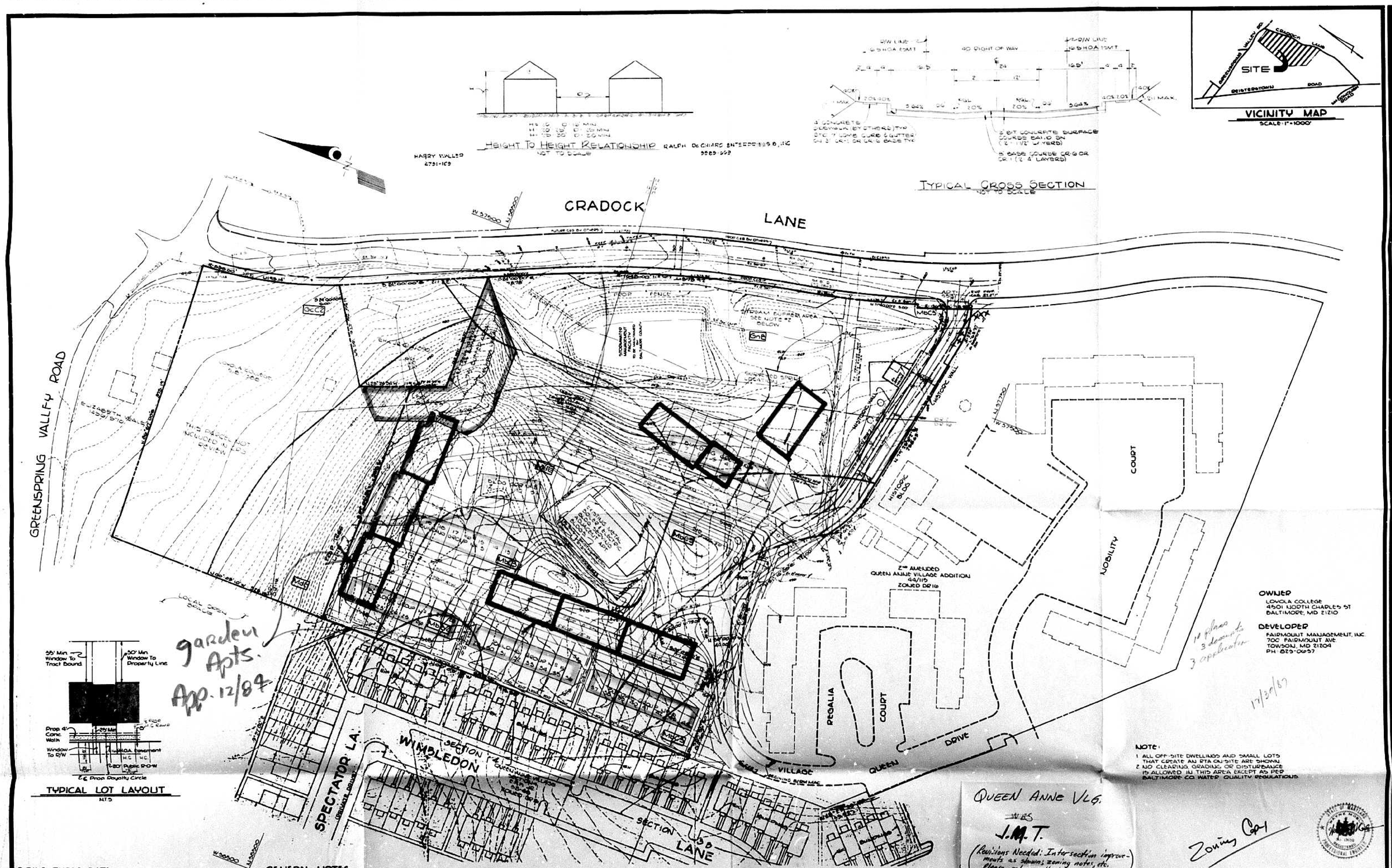
( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Joseph Kelly 5-28-87
Planning Group
Special Inspection Division

Noted and Approved: John E. O'Neill
Fire Prevention Bureau

/31



SOILS TYPES DATA

GcC2 - Glenelg loam 8-15% Slopes
GnB - Glenville silt loam 3-8% Slopes
MbB2 - Manor loam 3-8% Slopes
MbC3 - Manor loam 8-15% Slopes
MdE - Manor soils 25-30% Slopes

AREA	TYPE	BUILDING	STREETS AND PARKING AREAS	CLASS
2.5	GcC2	Moderate Slope	Severe Slope	D
3.0	GnB	Severe High Water Table	Severe High Water Table	C
0.2	MbB2	Slight	Moderate Slope	B
2.5	MbC3	Moderate Slope	Severe Slope	D
3.8	MdE	Severe Slope	Severe Slope	D

GENERAL NOTES

1. ELECTION DISTRICT ____ 3
2. COUNCILMANIC DISTRICT ____ 2
3. CENSUS TRACT ____ 4005.04
4. WATERSHED ____ 24
5. SUBSEWERSHED ____ 61
6. PROPOSED DENSITY
   TOWNHOUSES ____ 44
7. PARKING
   REQUIRED PARKING - 44 x 1.85 ____ 82
   PROPOSED PARKING (INCL. 4 HCP SPACES) ____ 112
8. ADT
   EXIST. ADT - VILLAGE QUEEN DR - 42 x 8.5 ____ 273
   PROP. ADT - VILLAGE QUEEN DR - 44 x 8.5 ____ 286
   TOTAL ADT - VILLAGE QUEEN DR ____ 559
9. SOIL TYPES ____ GcC2, GnB, MbB2, MbC3, MdE
10. OWNERSHIP 5157/566 16-00-011007
    LOYOLA COLLEGE
    4501 NORTH CHARLES STREET
    BALTIMORE, MARYLAND 21210
11. AREA IN TRANSITION ZONE ____ 0.56 AC
12. SITE IS PARTIALLY WOODED
13. PROVIDE 7' CLEARANCE BEHIND PROPOSED ROW FOR SIGHT DISTANCE
14. PROPOSED DRAINAGE SHOWN THUS ____
15. PROPOSED VEGETATION
    LANDSCAPE REQUIREMENT:
    1 TREE/LOT x 44 = ____ 44
    PROPOSED VEGETATION TO BE REMOVED IN AREAS FOR BUILDINGS, DRIVEWAYS AND PARKING PADS.
16. SEE PLAN ABOVE FOR LOCATION OF HISTORIC BUILDINGS ON THIS SITE
17. DEVELOPER/APPLICANT
    FAIRMOUNT MANAGEMENT, INC.
    700 FAIRMOUNT AVENUE
    TOWSON, MARYLAND 21204
    PHONE: 825-0657
18. PROPOSED BUILDING SETBACK ____ SEE DETAIL
19. ESTIMATED SEWER FLOW ____ .02 MGD
20. ALL LOTS AND DWELLING UNITS WILL BE SOLD.
21. TYPICAL LIGHTING - LAMP POST 12' HEIGHT SHOWN THUS △
22. LANDSCAPING TO BE DONE BY BUILDER
23. REFUSE WILL BE COLLECTED BY BALTIMORE COUNTY BUREAU OF SANITATION, TWICE PER WEEK.
24. HEIGHT OF PROPOSED BUILDINGS
    TOWNHOUSES ____

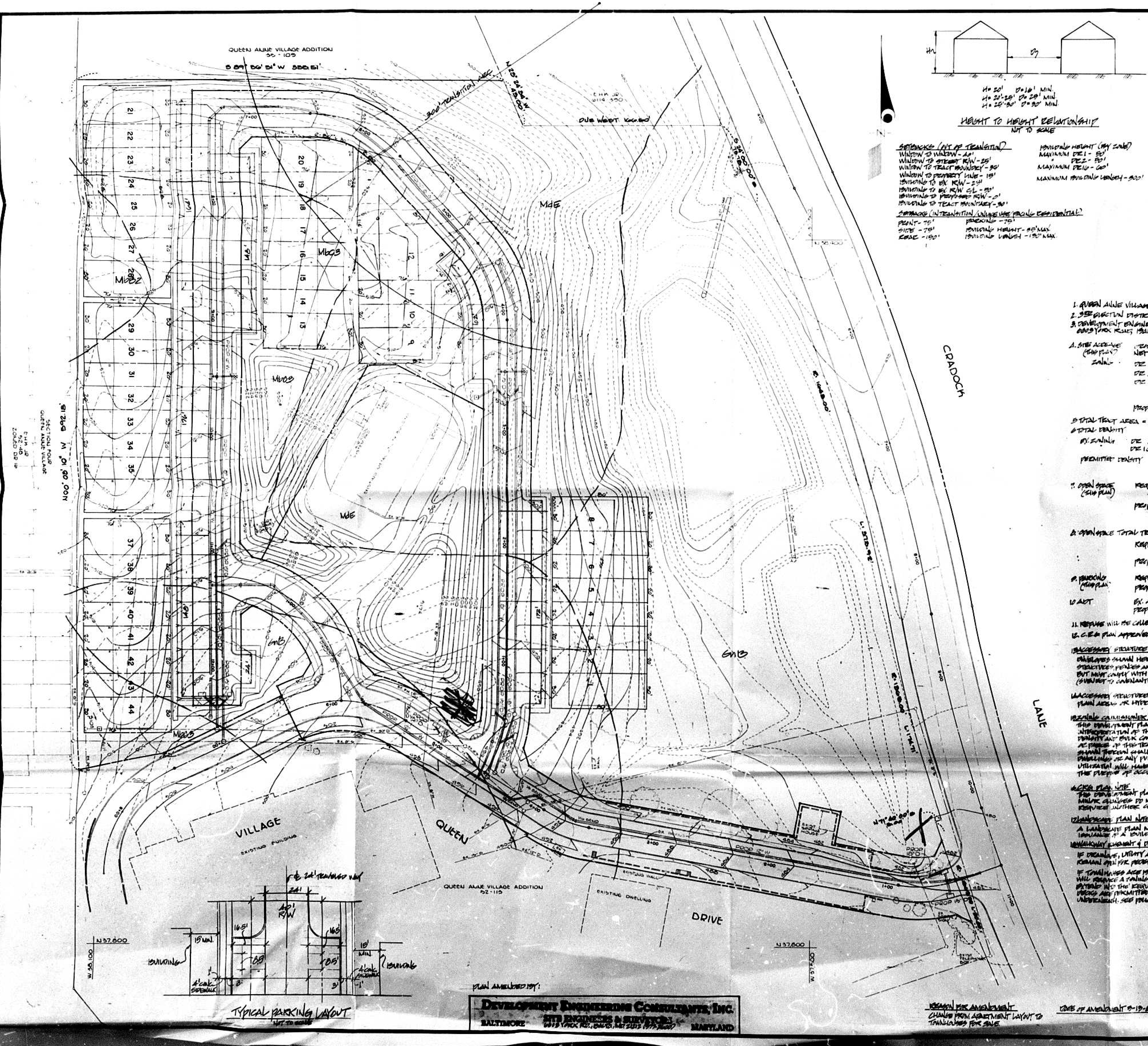
EX 25% OR GREATER SLOPES

DENSITY CALCULATIONS

	DR 1	DR 2	DR 16	TOTAL
1. AREA OF TRACT	0.55 AC±	4.24 AC±	3.90 AC±	8.69 AC
2. PERMITTED DENSITY	0	N/A	57.44 DU	57.44 DU
3. REQUIRED OPEN SPACE	0	0	16 x 3.90	0.54 AC
4. PROPOSED OPEN SPACE	0 AC	0 AC	0.72 AC	0.72 AC

REVISIONS:

11-19-88 ADDED TAX ACCOUNT NO. & DEED REF. TO OWNER (NOTE #10)
REVISED OWNER & DEVELOPER
ADDED PUBLIC SERVICES CRG NO. & PLANNING NO.
MOVED HOUSE LOCATION (LOT LINE FOR LOTS 4, 5 (SINGLE FAMILY DWLG.)
REVISED GRADING IN FAIRMOUNT DRIVE
12-5-88 PER PSR-CRG



HEIGHT TO HEIGHT RELATIONSHIP
NOT TO SCALE

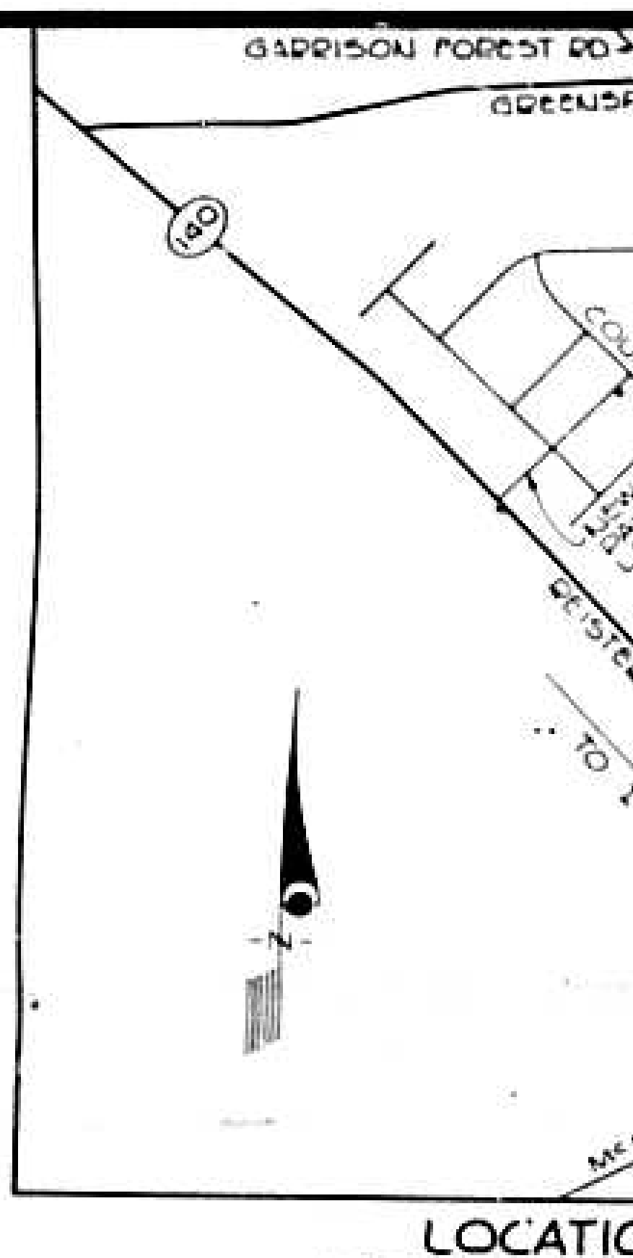
SETBACKS (NOT IN TRANSITION)
WINDOW TO WINDOW - 40'
WINDOW TO STREET R/W - 25'
WINDOW TO TRACT BOUNDARY - 30'
WINDOW TO PROPERTY LINE - 15'
BUILDING TO EX. R/W - 25'
BUILDING TO EX. R/W C/L - 50'
BUILDING TO PROPOSED R/W - 0'
BUILDING TO TRACT BOUNDARY - 30'

BUILDING HEIGHT (BY ZONE)
MAXIMUM DR1 - 50'
" DR2 - 50'
MAXIMUM DR16 - 60'

MAXIMUM BUILDING LENGTH - 300'

SETBACKS (IN TRANSITION / UNLIKE USE FACING RESIDENTIAL)

FRONT - 75'	PARKING - 75'
SIDE - 75'	BUILDING HEIGHT - 35' MAX
REAR - 150'	BUILDING LENGTH - 150' MAX



LOCATION MAP
SCALE 1" = 500'

GENERAL NOTES

1. QUEEN ANNE VILLAGE SECTION II
2. 3RD ELECTION DISTRICT
3. DEVELOPMENT ENGINEERING CONSULTANTS INC.
   6603 YORK ROAD, BALTIMORE, MARYLAND 21212 (301-377-2600)
4. SITE ACREAGE (THIS PLAN)
   GROSS AREA = 8.8 AC ±
   NET AREA = 8.6 AC ±
   ZONING
   DR 1 = .78 AC. (DENSITY = .78 x 1 = .78 DENSITY UNITS)
   DR 2 = 1.66 AC. (DENSITY = 1.66 x 2 = 3.32 DENSITY UNITS)
   DR 16 = 6.22 AC. (DENSITY = 6.22 x 16 = 99.52 DENSITY UNITS)
   TOTAL = 8.66 AC. TOTAL 103.62 DENSITY UNITS
   PROPOSED = 44 TOWNHOUSES FOR SALE (44 x 1.5 ALLOWED DENSITY UNITS = 66 DENSITY UNITS
5. TOTAL TRACT AREA = 53.8047 AC.
6. TOTAL DENSITY
   EX. ZONING DR 1 = 5.0796 AC.
   DR 16 = 47.8251 AC.
   PERMITTED DENSITY DR 1 = 5.08 x 1 = 5.08 DENSITY UNITS
   DR 16 = 47.82 x 16 = 765.20 DENSITY UNITS
   TOTAL = 771.26 DENSITY UNITS
7. OPEN SPACE (THIS PLAN)
   REQUIRED DR 1 = 0
   DR 2 = 0
   DR 16 = 650 SQ. FT. x 44 UNITS = 28,600 SQ. FT. = .66 AC.
   PROPOSED DR 1 = 0
   DR 2 = 0
   DR 16 = 31,363 SQ. FT. = .72 AC.
8. OPEN SPACE TOTAL TRACT
   REQUIRED DR 1 = 0
   DR 16 = 650 SQ. FT. x 589 LOTS = 382,850 SQ. FT. = 8.79 AC.
   PROPOSED DR 1 = 0
   DR 16 = 556,510 SQ. FT. = 12.78 AC.
9. PARKING (THIS PLAN)
   REQUIRED 66 DENSITY UNITS x 1.53 = 101 PARKING SPACES
   PROPOSED 118 PARKING SPACES
10. ADT
   EX. ADT VILLAGE QUEEN DRIVE - 42 x 6.5 = 273
   PROP ADT VILLAGE QUEEN DRIVE - 44 x 8.5 = 374
   TOTAL 647
11. REFUSE WILL BE COLLECTED BY BALTIMORE COUNTY BUREAU OF SANITATION TWICE WEEKLY.
12. C.R.G. PLAN APPROVED ON

13. ACCESSORY STRUCTURE NOTE:
   ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 & 301 OF THE BALTIMORE COUNTY REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)

14. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS

15. ZONING COMMISSIONER'S NOTE:
   THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON THIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN HEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE ACCRUED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

16. CRG PLAN NOTE
   THIS DEVELOPMENT PLAN COMPLIES WITH THE CRG PLAN AND ALL CRG COMMENTS. ANY MINOR CHANGES DO NOT CONSTITUTE MATERIAL OR SUBSTANTIAL CHANGES AND DO NOT REQUIRE ANOTHER CRG MEETING

17. LANDSCAPE PLAN NOTE
   A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

18. WALKWAY EASEMENT & DECK NOTE
   IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THAN AT LEAST 5 FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.
   IF TOWNHOUSES ARE BUILT NEAR TO OR ON THE 500 SQ. FT. ENVELOPE LINE, ON-GRADE DECKS WILL REQUIRE A ZONING VARIANCE (PUBLIC HEARING) IF THEY PROJECT MORE THAN 4'x10' AND EXTEND INTO THE REQUIRED 500 SQ. FT. OPEN YARD SPACE. WALK-OUTS OR SECOND LEVEL DECKS ARE PERMITTED TO EXTEND INTO THE REQUIRED YARD SPACE IF THEY REMAIN OPEN UNDERNEATH. SEE POLICY S-11.C.3.D.

OFFICE COPY

1 Sign
88-92-SPH

477

3RD AMENDED
– FINAL DEVELOPMENT PLAN –

QUEEN ANNE VILLAGE ADDITION SECTION 2

3rd ELECTION DISTRICT
BALTIMORE COUNTY, MD

Johnson, Mirmiran, & Thompson, P.A.

PLAN AMENDED BY:

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
BALTIMORE SITE ENGINEERS & SURVEYORS MARYLAND
6603 YORK RD., BALTO, MD 21212 (377-2600)

REASON FOR AMENDMENT
CHANGE FROM APARTMENT LAYOUT TO TOWNHOUSES FOR SALE

DATE OF AMENDMENT 5-13-87

OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

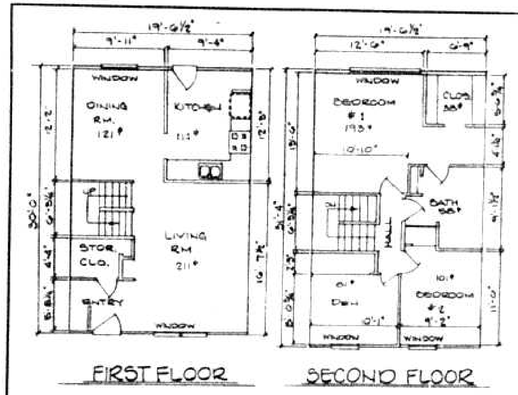
REVISIONS

OWNER / [illegible]
4901 NORTH CHARLES STREET
BALTIMORE, MD 21210
DEED REF 6407/556 TAX ACCT 13-00-01467

DESIGN	DJG
DRAFT	DA
APPROVED	WM
DATE	5-13-87
SCALE	1" = 30'

SHEET
OF

FILE NO.: 86012



TYPICAL FLOOR PLANS
SCALE 1/8" = 1'-0"

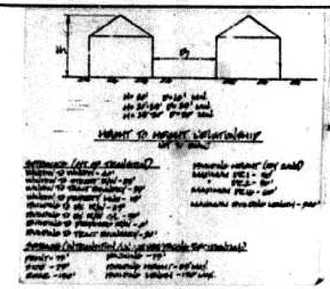
PROVISORY SECTION NOTES

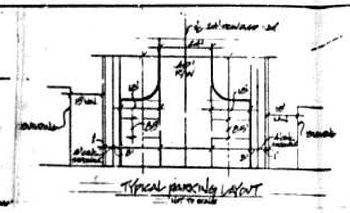
The provisory section of this partial development plan is not intended nor should it be utilized as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 300 feet thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.

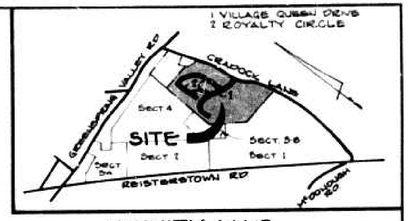
The dimensioned boundaries of the "Provisory Section" as indicated hereon are not intended to separate it from the overall approval of this partial development plan including the "Provisory Section" must be approved in accordance with Section 1801.3.A.7, Baltimore County Zoning Regulations.

Approval of the "Provisory Section" is not based on final engineered plans however, it is intended to establish: the final location, height, use and density of buildings or their envelopes to within 25 feet of their engineered location; the location and type of existing major vegetation that is to be retained; screening; parking areas and drive to the extent possible so as to coincide with their final or permanent improvements, and other pertinent amenities.

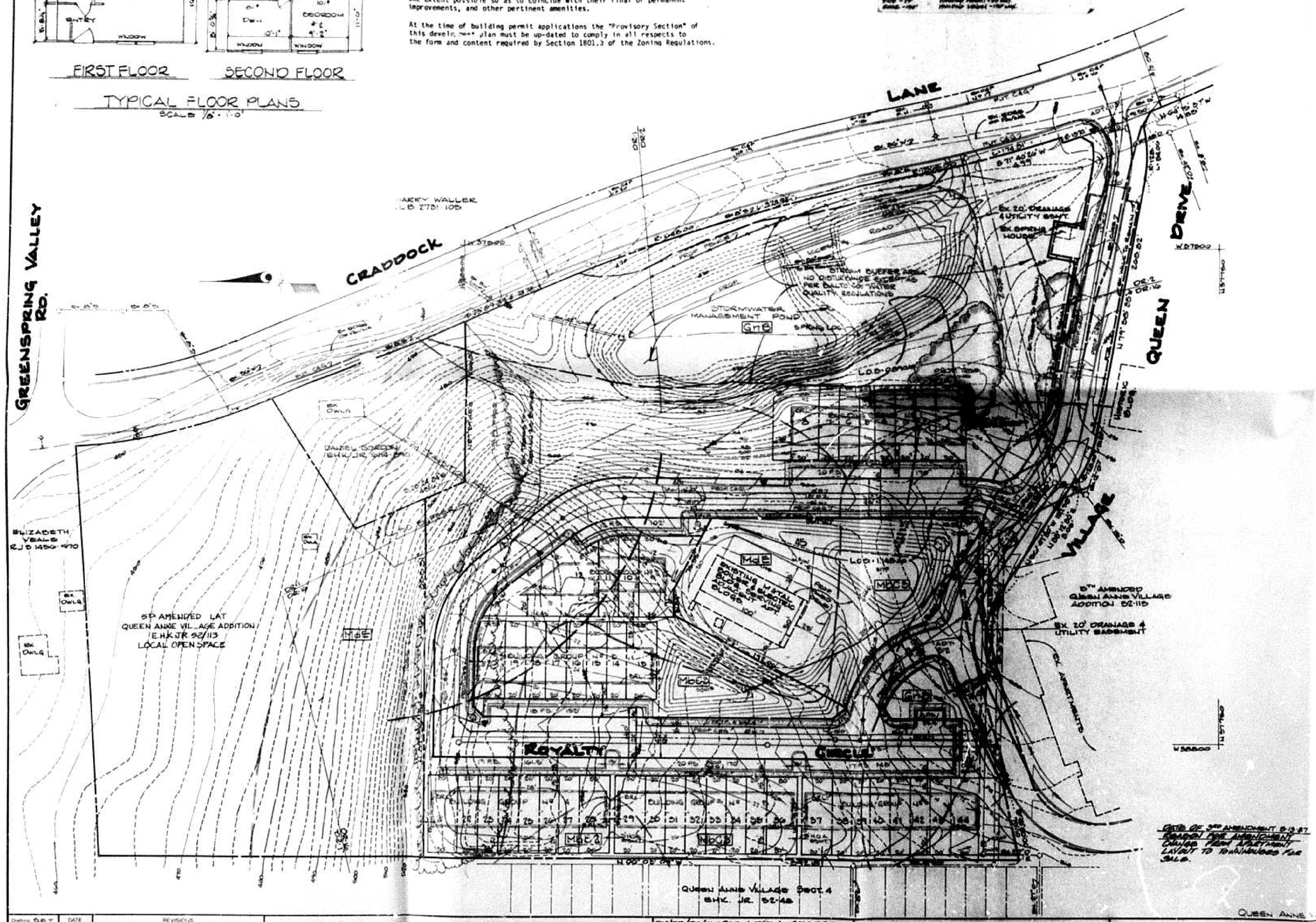
At the time of building permit applications the "Provisory Section" of this development plan must be up-dated to comply in all respects to the form and content required by Section 1801.3 of the Zoning Regulations.







VICINITY MAP
SCALE 1" = 1000'



DATE OF 3RD AMENDMENT 5-19-87 REASON FOR AMENDMENT CHANGE FROM APARTMENT LAYOUT TO TOWNHOUSES FOR SALE.

QUEEN ANNE VILLAGE ADDITION - SECT. 5 - FORMERLY

GENERAL NOTES

1. Plan prepared by Development Engineering Consultants, Inc. 6603 York Road, Baltimore, MD 21212 (301) 377-2600.
2. Total Area of Tract. 53.8047 Acres.
3. Total Density
   A. DR-1 = 3.9796 Acres
   B. DR-16 = 47.8251 Acres
4. Permitted Density
   A. DR-1 = 3.98 x 1 = 3.98 Dwelling Units
   B. DR-16 47.82 x 16 = 765.20 Density Units
   TOTAL 771.18 Density & Dwelling Units.
5. Open Space Total Tract
   A. Required
      1. DR-1 = 0
      2. DR-16 = 650 sq.ft. x 589 Lots = 382,850 sq.ft. = 8.79 Acres ±
   B. Proposed
      1. DR-1 = 0
      2. DR-16 = 534,519 sq.ft. = 12.73 Acres

Queen Anne Village Addition Section 5 Formerly Sect. 5 CRG

1. Total Area of Site = 9.86 Acres Gross 9.09 Acres Net.
2. Extra Zoning of Site
   A. DR-1 = 0.97 Acres (Density = 0.97 x 1 = .97 Dwelling Units.)
   B. DR-2 = 2.80 Acres (Density = 2.80 x 2 = 5.60 Dwelling Units
   C. DR-16 = 6.09 Acres (Density = 6.09 x 16 = 109.44 Density Units.)
   D. Total = 9.86 Acres Total 111.01 Density Units

Proposed 44 Townhouses

3.
4. Existing Vegetation - Mixed Hardwood & Grass Field.
5. Proposed use of site - Townhouses
6. Open Space to be owned & maintained by Home Owners Association (H.O.A).
   A. Required
      1. DR-1 = 0
      2. DR-2 = 0
      3. DR-16 = 650 sq.ft. x 44 Lots = 28,600 sq.ft = .66 Acres
   B. Proposed
      1. DR-1 = 0
      2. DR-2 = 0
      3. DR-16 = 88,780 sq.ft. = 2.037 Acres

7. Offstreet Parking
   A. Required 44 Density Units x 1.55 = 67 Parking Spaces
   B. Proposed 100 Parking Spaces
8. All units are to be sold.
9. Private parking areas and driveways shall be paved with Durlless Durable Surface, which shall be Bituminous concrete.
10. Site is located within the Gwynn Falls drainage area.
11. A landscape plan will be reviewed and approved by the Office of Planning & Zoning prior to issuance of building permits.
12. CRG approved on 12 Sep 86.
13. Trash will be collected by Baltimore County Bureau of Sanitation twice weekly at Curb.
14. When open land is sold and belongs to the dwelling unit, a minimum area (contiguous) of 300 sq.ft. is required, the minimum depth of contiguous area is 15', covered areas such as porches cannot be calculated in this space.
15. Accessory Structure Note: Developer shall have sole as are for the location for all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope; but must comply with sections 400 & 301 of the Baltimore County Regulations. (Subject to covenants and applicable building permits.)
16. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.
17. Zoning Commissioner's Note: This development plan is approved by the zoning commissioner based on his interpretation of the zoning regulations, that it complies with present policy, density and bulk controls as they are delineated in the regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.
18. CRG Plan Note: This development plan complies with the CRG plan and all CRG commitments.
19. Landscape Plan Note: A landscape plan must be approved by the office of planning prior to the issuance of a building permit.
20. Walkway Easement & Deck Note: If drainage, utility and walkway easements are fenced, then at least 5 feet must remain open for pedestrian access. If townhouses are built near to or on the 300 sq.ft. envelope line, on-grade decks will require a zoning variance (public hearing) if they project more than 4'x 10' and extend into the required 300 sq.ft. open yard space. Walk-outs or second lev.; decks are permitted to extend into the required yard space if they remain open underneath. See Policy bll C.D.C. Certain lots on this plan contain only 300 Sq.Ft. of open yard space.
21. ▶ Denotes Location of proposed street lights.
22. Mail to be delivered at each house.

PETITIONER'S EXHIBIT 1 Ex# A

APPROVED BY PLANNING BOARD JUNE 18, 1987

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

Drawn S.B.T.	DATE	REVISIONS
Check		
Design S.B.T.		
Check	5-18-87	Revision As Per Balto. Co. Planning Comments

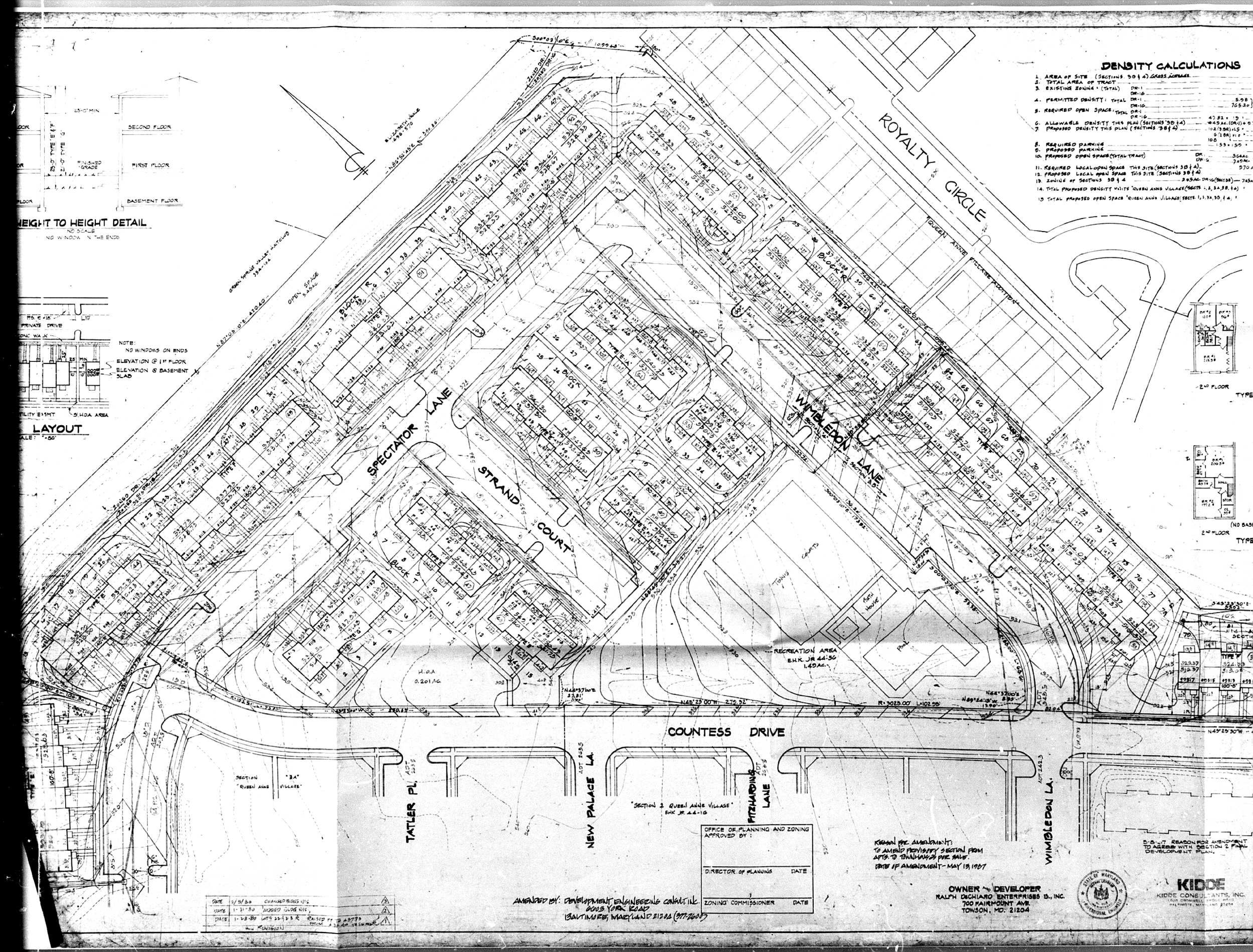
DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
BALTIMORE 6603 YORK ROAD MARYLAND

OWNER/DEVELOPER LOYOLA COLLEGE
4501 NORTH CHARLES STREET
BALTIMORE, MD 21210
DEED REF: 5187/188 EX. ACT. 6000-NUMT

3RD AMENDED
-FINAL DEVELOPMENT PLAN-
QUEEN ANNE VILLAGE ADDITION SECTION 2
3RD ELECTION DISTRICT BALTIMORE COUNTY, MD

SHEET	DATE	CONTRACT NUMBER
1	5-19-87	
OF	SCALE	
1	1" = 50'	

July 23


DENSITY CALCULATIONS
1. AREA OF SITE (SECTIONS 30 & 4) GROSS ACREAGE
2. TOTAL AREA OF TRACT
3. EXISTING ZONING: (TOTAL) DR-1 DR-16
4. PERMITTED DENSITY: TOTAL DR-1 DR-16 5.98 765.20
5. REQUIRED OPEN SPACE: TOTAL DR-1 DR-16 47.82 x .15
6. ALLOWABLE DENSITY THIS PLAN (SECTIONS 30 & 4) 445 AC. (DR-1) + 9
7. PROPOSED DENSITY THIS PLAN (SECTIONS 30 & 4) 102 (30R) x 15 = 5 (30R) x 12 = 108 153 x 150 =
8. REQUIRED PARKING
9. PROPOSED PARKING
10. PROPOSED OPEN SPACE (TOTAL TRACT) DR-1 5.9AC DR-16 765AC 770
11. REQUIRED LOCAL OPEN SPACE THIS SITE (SECTIONS 30 & 4)
12. PROPOSED LOCAL OPEN SPACE THIS SITE (SECTIONS 30 & 4)
13. ZONING OF SECTIONS 30 & 4 2.05AC DR-16 (SECT 30) — 765
14. TOTAL PROPOSED DENSITY WITH "QUEEN ANNE VILLAGE" (SECTS. 1, 2, 3A, 30, & 4)
15. TOTAL PROPOSED OPEN SPACE "QUEEN ANNE VILLAGE" (SECTS. 1, 2, 3A, 30, & 4)
HEIGHT TO HEIGHT DETAIL
NO SCALE
NO WINDOW ON THE ENDS
SECOND FLOOR
FIRST FLOOR
BASEMENT FLOOR
FINISHED GRADE
NOTE: NO WINDOWS ON ENDS
ELEVATION @ 1st FLOOR
ELEVATION @ BASEMENT SLAB
PRIVATE DRIVE
LAYOUT
SCALE: 1"=50'
ROYALTY CIRCLE
QUEEN ANNE PLEASE ADDITION
SPECTATOR LANE
STRAND COURT
WIMBLEDON LANE
BLOCK R
BLOCK T
BLOCK S
OPEN SPACE 5.9AC
H.O.A 0.201 AC
RECREATION AREA E.H.K. JR 44-36 1.49 AC.
COUNTESS DRIVE
TATLER PL.
NEW PALACE LA.
FITZHARDING LANE
WIMBLEDON LA.
SECTION 3A "QUEEN ANNE VILLAGE"
"SECTION 2 QUEEN ANNE VILLAGE" EHK JR. 44-16
OFFICE OF PLANNING AND ZONING APPROVED BY:
DIRECTOR OF PLANNING DATE
ZONING COMMISSIONER DATE
REASON FOR AMENDMENT: TO AMEND PROVISORY SECTION FROM APTS. TO TOWNHOUSES FOR SALE.
DATE OF AMENDMENT - MAY 19, 1987
5-18-87 REASON FOR AMENDMENT TO AGREE WITH SECTION 2 FINAL DEVELOPMENT PLAN.
AMENDED BY: DEVELOPMENT ENGINEERING CONSULT. INC. 6003 YORK ROAD BALTIMORE, MARYLAND 21204 (377-2605)
OWNER AND DEVELOPER
RALPH DECHIARO ENTERPRISES B., INC.
700 FAIRMOUNT AVE.
TOWSON, MD. 21204
KIDDE
KIDDE CONSULTANTS, INC.
DATE 2/5/80 CHANGED BLDGS NTS
DATE 1-31-80 ADDED BLDG NTS
DATE 1-28-80 LOTS 22-23 & R RAISED FROM 2.5779 TO 2.5779 REVISION

DENSITY CALCULATIONS

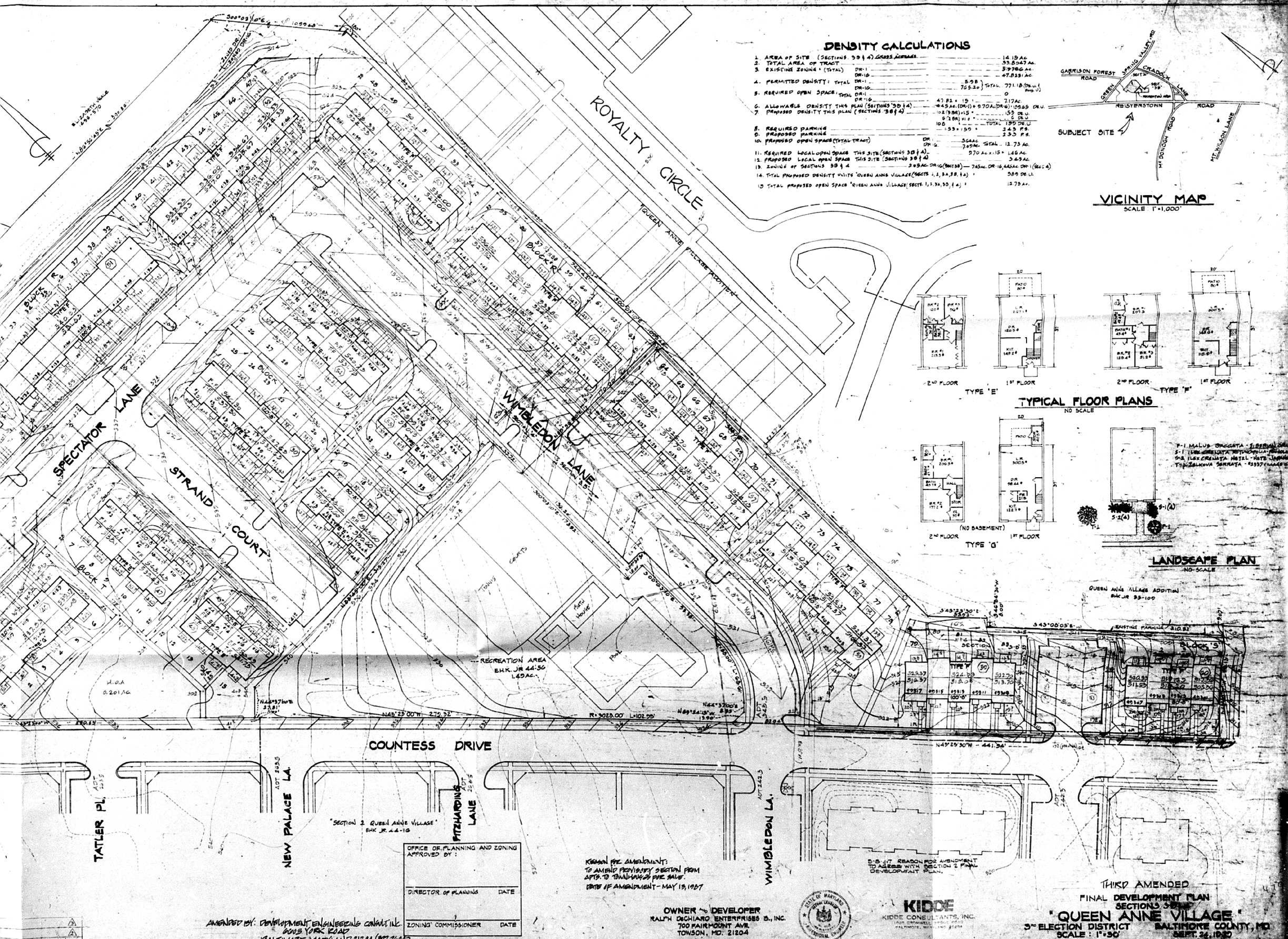
1. AREA OF SITE (SECTIONS 3D & 4) GROSS ACREAGE			14.19 AC
2. TOTAL AREA OF TRACT			53.8047 AC.
3. EXISTING ZONING * (TOTAL)	DR-1		5.9760 AC.
	DR-16		47.8331 AC
4. PERMITTED DENSITY: TOTAL	DR-1	5.98	TOTAL 771.18 (DE.U.) (PROJ. U)
	DR-16	765.20	
5. REQUIRED OPEN SPACE: TOTAL	DR-1		0
	DR-16	47.83 x .15 =	7.17 AC
6. ALLOWABLE DENSITY THIS PLAN (SECTIONS 3D & 4)		4.45 AC. (DR-1) + 9.70 AC. (DR-16) =	139.65 DE.U.
7. PROPOSED DENSITY THIS PLAN (SECTIONS 3B & 4)		102 (3BR) x 1.5 *	153 DE.U.
		6 (2BR) x 1.0 *	6 DE.U.
		108	TOTAL 195 DE.U.
8. REQUIRED PARKING		195 x 1.50 =	293 P.S.
9. PROPOSED PARKING			293 P.S.
10. PROPOSED OPEN SPACE (TOTAL TRACT)	DR-1	5.6 AC.	TOTAL 12.73 AC.
	DR-16	7.09 AC.	
11. REQUIRED LOCAL OPEN SPACE THIS SITE (SECTIONS 3D & 4)		9.70 AC. x .15 *	1.45 AC.
12. PROPOSED LOCAL OPEN SPACE THIS SITE (SECTIONS 3D & 4)			3.63 AC.
13. ZONING OF SECTIONS 3D & 4		3.63 AC. DR-16 (SECT. 3D) — 7.65 AC. DR-16, 4.83 AC. DR-1 (SECT. 4)	
14. TOTAL PROPOSED DENSITY UNITS "QUEEN ANNE VILLAGE" (SECTS. 1, 2, 3A, 3B, & 4) =			389 DE.U.
15. TOTAL PROPOSED OPEN SPACE "QUEEN ANNE VILLAGE" (SECTS. 1, 2, 3A, 3D, & 4) =			12.73 AC.

VICINITY MAP
SCALE 1" = 1,000'

TYPICAL FLOOR PLANS
NO SCALE

F-1 MALUS BACCATA - SIBERIAN CRAB
S-1 ILEX CRENATA ROTUNDIFOLIA - JAPANESE
S-2 ILEX CRENATA HETZI - HETZ HOLLY
T-1 ZELKOVA SERRATA - JAPANESE

LANDSCAPE PLAN
NO SCALE



OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING — DATE

ZONING COMMISSIONER — DATE

REASON FOR AMENDMENT:
TO AMEND DENSITY SECTION FROM APTS. TO TOWNHOUSES FOR SALE.
DATE OF AMENDMENT - MAY 13, 1987

5-8-87 REASON FOR AMENDMENT
TO AGREE WITH SECTION 2 FINAL DEVELOPMENT PLAN.

OWNER AND DEVELOPER
RALPH DeCHIARO ENTERPRISES B., INC.
700 FAIRMOUNT AVE.
TOWSON, MD. 21204

KIDDE
KIDDE CONSULTANTS, INC.
1600 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21234

AMENDED BY: DEVELOPMENT ENGINEERING CONSULTING
6005 YORK ROAD
BALTIMORE, MARYLAND 21212 (377-2605)

THIRD AMENDED
FINAL DEVELOPMENT PLAN
SECTIONS 3D & 4
"QUEEN ANNE VILLAGE"
3RD ELECTION DISTRICT — BALTIMORE COUNTY, MD.
SCALE: 1" = 50' — SEPT. 24, 1980