

IN RE: PETITION FOR SPECIAL HEARING BEFORE THE
S.W.3 Reisterstown Road, 324.68' SE of C/O of
GreenSpring Valley Road
3rd Election District
3rd Councilmanic District
Bancroft's Homes of GreenSpring
Valley, Inc. - Petitioner
OF BALTIMORE COUNTY
Case No. 88-244-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amendment to the Partial Development Plan of Section 7, McDonough Township, pursuant to Section 1801.3.A.7.b, by changing the layout and adding 22 units, as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by John Johnson, Vice President and Director of Engineering for Bancroft Homes, appeared, testified and was represented by Counsel. Also appearing at the hearing were Jerome Rothel and Joseph Mehl, residents of Section 7, McDonough Township. They indicated they were not appearing in protest, but as interested parties. There were no Protestants.

Testimony indicated that an amendment to the original development plan for Section 7, McDonough Township was necessitated due to a modification of the original CRG plan approved in March 1985. Mr. Johnson testified that the original plan called for the construction of 1 buildings consisting of 250 units made up of 1, 2 and 3 bedroom condominiums. Some of the 2 and 3 bedroom condominiums were duplex as well as single level condos. Under the new revised plan Section 7 of McDonough Township will have 13 buildings consisting of 272 units made up of 1, 2 and 3 bedroom condominiums. All the 2 and 3 bedroom condominiums will be on a single level. Mr. Johnson testified that the cost of construction of the 2 and 3 bedroom duplex condominiums in that part of Section 7 which was completed turned out to be unprofitable. The Petitioner introduced an exhibit to the hearing a plat which lays out the original plan and the proposed modification.



DESCRIPTION OF 7.910 ACRE PORTION OF SECTION 7, McDONOUGH TOWNSHIP FOR SPECIAL EXCEPTION

Beginning for the same on the southeasterly right-of-way of Reisterstown Road, Maryland Route No. 140 (100.00 feet wide), South 48 degrees 40 minutes 09 seconds East 324.68 feet from the centerline of GreenSpring Valley Road as shown on Plat of Section 7, McDonough Township, recorded among the Land Records of Baltimore County, Maryland, on October 3, 1985 in Plat Book 53 folio 116, thence running with and binding on said right-of-way of Reisterstown Road

1) South 48 degrees 40 minutes 09 seconds East 577.71 feet to point No. 5 as shown on said plat, thence leaving Reisterstown Road and running with and binding on said plat the two following courses:

3) South 50 degrees 56 minutes 53 seconds West 759.56 feet to point No. 8, and thence

4) North 03 degrees 38 minutes 47 seconds West 157.00 feet to a point, thence

5) North 86 degrees 31 minutes 13 seconds East 109.85 feet to a point, thence

6) North 46 degrees 15 minutes 00 seconds East 202.32 feet to a point, and thence

7) North 43 degrees 45 minutes 00 seconds West 117.00 feet to the southeast right-of-way of Valley Manor Road (40.00 feet wide) North 48 degrees 15 minutes 00 seconds East 28.37 feet from point No. 6 as shown on said plat, thence running with and binding on said right-of-way the two following courses:

8) North 46 degrees 15 minutes 00 seconds East 249.63 feet to point No. 36, and thence

9) by a curve to the right in a northeasterly direction with the radius of 310.00 feet for the distance of 56.67 feet subtended by a chord North 48 degrees 49 minutes 16 seconds East 15.17 feet, thence leaving said right-of-way and running in part across said Valley Manor Road, the two following courses:

10) North 17 degrees 53 minutes 33 seconds West 160.59 feet to a point, and thence

11) North 41 degrees 19 minutes 51 seconds East 181.23 feet to the beginning.

Containing 344,951.4 square feet or 7.910 acres of land, more or less.

Testimony indicated that the amended plan as set forth in Exhibit 1 had been approved by the CRG on October 22, 1987 and by the Planning Board on November 19, 1987 (See Petitioner's Exhibits 2 and 3).

Mr. Johnson further testified that as a result of studies done, and in his professional opinion, the amended plan will not be detrimental to the health, safety or general welfare of the locality involved, nor tend to create congestion in roads, streets, or alleys therein, nor create a potential hazard with fire, panic or other dangers, nor tend to overwork land and cause undue concentration of population, nor interfere with adequate provisions for schools, parks, water, sewage, transportation, or other public requirements, conveniences or improvements, nor interfere with adequate light and air, nor be inconsistent with the purposes of the property's zoning classification, nor be inconsistent with the impermeable surface and vegetation retention provisions of the Baltimore County Zoning Regulations (B.C.Z.R.).

After reviewing all of the testimony and evidence presented and the requirements of Section 502.1 of the B.C.Z.R., it appears that the Petitioner's request should be granted.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of February, 1988 that an amendment to the Partial Development Plan of Section 7, McDonough Township, pursuant to Section 1801.3.A.7.b, be approved, and as such, the Petition for Special Hearing is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, all property to its original condition.

2) The Petitioner shall comply with all CRG and development plan review requirements.

3) The Petitioner shall comply with the requirements set forth in the Baltimore County Landscaping Manual.

4) The Petitioner shall comply with the requirements set forth in the Baltimore County Landscaping Manual.

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present Plan of Section 7, McDonough Township, pursuant to Section 1801.3.A.7.b, by changing the layout and adding 22 units, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Special Hearing is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, all property to its original condition.

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CERTIFICATE OF POSTING

TOWNSHIP, MARYLAND
DATE OF POSTING: 1-11-88
Petitioner: Bancroft's Homes of GreenSpring Valley, Inc.
Location of property: S.W.3 Reisterstown Road, 324.68' SE of C/O of GreenSpring Valley Road
Location of signs: 324.68' SE of C/O of GreenSpring Valley Road
Remarks: See Exhibit 1 of Petition
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWNSHIP, MD. Dec 17, 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 Dec 17, 1987.

THE JEFFERSONIAN.

Susan S. Shultz
Publisher

NOTICE OF HEARING
To be held at the Baltimore County Zoning Office, 111 N. E. Street, Baltimore, Maryland, on the 17th day of December, 1987, at 10:00 A.M., for the purpose of hearing on the application of Bancroft's Homes of GreenSpring Valley, Inc., for a Special Exception to the Baltimore County Zoning Regulations, to use the subject property for the construction of 22 units, in accordance with the Partial Development Plan of Section 7, McDonough Township, pursuant to Section 1801.3.A.7.b, by changing the layout and adding 22 units, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Special Hearing is hereby GRANTED, subject, however, to the following restrictions:

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for To amend the Partial Development Plan of Section 7, McDonough Township (pursuant to B.C.Z.R. 5-1 801.3.A.7.b), by changing the layout and adding 22 units.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception 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: Bancroft's Homes of GreenSpring Valley, Inc.
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]

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

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

Neel Schuchman, 9505 Reisterstown Road, 363-4663
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]

Oliver Mills, 9505 Reisterstown Road, 363-4663
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]

Attorney's Telephone No. 38-25803
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of December, 1987, 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 113, County Office Building in Towson, Baltimore County, on the 17th day of January, 1988, at 10:00 A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

ECR-244-SPH

ESTIMATED LENGTH OF HEARING: 1 HOUR
ALL APPLICANTS FOR SPECIAL EXCEPTIONS MUST FILE WITH THE ZONING COMMISSIONER A CHECK FOR \$99.71
DATE: 1/18/88

BALTIMORE COUNTY
OFFICE OF FINANCE, REVENUE DIVISION
TOWSON, MARYLAND 21204

J. ROBERT HAINES
ZONING COMMISSIONER

Neel Schuchman, 9505 Reisterstown Road, 363-4663
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]

Oliver Mills, 9505 Reisterstown Road, 363-4663
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]

Attorney for Special Hearing: [Signature]
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]

Dear Mr. Zoning Commissioner:
I, or we, agree to pay expenses of above Special Exception 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.

THIS PETITION MUST BE PAID AND THE ZONING SIXTY 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.

No. 45929

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASE RECEIPT

DATE: 2/1/88 AMOUNT: \$99.71
RECEIVED BY: [Signature]
FOR: [Signature]

VALIDATION OF SIGNATURE OF CLERK

CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 17 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Dec 17, 1987.

OWINGS MILLS TIMES.

James E. Dyer

Public:

NOTICE OF HEARING

Petition for Special Hearing

Case No. 88-244-SPH

3rd Election District; 3rd Councilmanic District

LOCATION: 34/2 delasterton Road, 324.68' SE of c/l of Greenspring Valley Road

DATE AND TIME: Wednesday, January 6, 1988 at 11:00 AM

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 the Partial Development Plan of Section 7, McDonough Township by changing the layout and adding 22 units.

Being the property of Bancroft Homes of Greenspring Valley 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, maintain a log of requests for a stay of the issuance of said permit during this period. Requests must be received in writing by the date of the hearing.

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

41570

ERT HAINES
COMMISSIONER
FINANCE COUNTY

DATE: 12/17/87 ACCOUNT: 01-615-000

RECEIVED FROM: Amount: \$ 2,000.00

FOR: Sp. Ev. # 70

8 B105*****107014 2000

VALIDATION OR SIGNATURE OF CASHIER

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 3rd day of November, 1987.

J. Robert Haines

Positioner: Bancroft Homes of Greenspring Valley, Inc.
Chairman: James E. Dyer
Attorney: Neil Schechter, Esquire
Advisory Committee

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
& 3054

Zoning Commissioner
County Office Building
Towson, Maryland 21204

October 5, 1987

Meeting of September 15, 1987

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 72, 89, 90, 91, 92, 93, 94, 95, and 88A.

Very truly yours,

Michael S. Planigan

Michael S. Planigan
Traffic Engineer Associate II

MSF:ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner Date: November 23, 1987

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

SUBJECT: Zoning Petition No. 88-244-SPH

This project was approved by the Planning Board at its regular meeting on November 19, 1987.

NEU:JGH:dee

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

Very truly yours,

James E. Dyer

James E. Dyer
Chairman
Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 16, 1987

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

Neil Schechter, Esquire
9505 Reisterstown Road
Owings Mills, Maryland 21117

RE: Item No. 92 - Case No. 88-244-SPH
Petitioner: Bancroft Homes of Greenspring Valley, Inc.
Petition for Special Hearing

Dear Mr. Schechter:

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
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JSD:kke

Enclosures

Maryland Department of Transportation State Highway Administration

RECEIVED
SEP 22 1987
ZONING OFFICE

September 18, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Md. 21204

ATTN: Mr. James E. Dyer

RE: ZAC Meeting of 9-15-87
ITEM: #92
Property Owner: Bancroft Homes of Greenspring Valley, Inc.
Location: 34/2 delasterton Road
Route 140, 324.68 feet SE of
Centerline of Greenspring Valley Rd.
Easting Zone 18
Proposed Zoning: Special Exception
to amend the Partial Development
Plan of Section 7, McDonough
Township, by changing the layout
and adding 22 units
Area: 7.910 acres
District: 3rd Election District

Dear Mr. Haines:

On receipt of the submittal of September 1987 for Special Exception to Section 7, "McDonough Township", the State Highway Administration finds the concept plan generally acceptable.

Very truly yours,

George W. Litchman
George W. Litchman, Jr.
Acting Chief
Bureau of Engineering
Access Permits
By: George W. Litchman

My telephone number is 333-1350

For information on required hearing or special exception, call 333-1350. For more information, call 333-1350. For more information, call 333-1350.

Baltimore County
Department of Public Works
Towson, Maryland 21204

January 13, 1988

Bancroft Homes of Greenspring Valley, Inc.
5505 Reisterstown Rd.
Owings Mills, Md. 21117

RE: McDonough Township, Sect. 7-8, Dist. 303

Comments:

Enclosed is a signed copy of the Approved Plan. This development proposal may be further processed according to the following schedule (only indicated paragraphs apply):

1. The Final Development Plan, if applicable, is to be submitted to this office for review and approval by the Office of Planning and Zoning.

2. A certified or cashier's check in the amount of \$ 1,000.00, payable to Baltimore County, Maryland must be submitted to this office to cover processing of construction and right-of-way drawings up to the contract phase.

3. A certified or cashier's check in the amount of \$ 4,500.00, payable to Baltimore County, Maryland must be submitted to this office to cover processing of construction and right-of-way drawings up to the contract phase.

4. The aforementioned certified or cashier's check is to be accompanied by a quantity and cost estimate for preparation of the Public Works Agreement, together with a copy of the development plan or site plan on which the Public Works Agreement quantities have been clearly defined by color code. Also to be indicated on the master-up plan is the name of owner in which the property title is held, the deed reference recordation number, and the date of deed recordation. The Agreement package will be prepared and forwarded to the owner for execution.

5. Along with the signed Public Works Agreement, the owner must submit as security either a certified check or a savings account passbook, or an irrevocable letter of credit (minimum life of eighteen (18) months) in the amount established as the owner's (developer's) responsibility within the Public Works Agreement. If a savings account passbook or an irrevocable letter of credit is to be utilized, a supplemental agreement must be executed in relation thereto. The form of the agreement can be ascertained through this office. The security must be posted with the County prior to processing the Public Works Agreement for County execution.



GARRISON FOREST SCHOOL

ML-1M

BR-1M

BM

BL

DR 35

RD

GREEN

SPRING

VALLEY

RD 40

ML

DR 55

DR 16

DR 35

BM

SITE

BM-CNS

O-2

DR 16



McDONOGH SCHOOL

PREPARED BY:



8808 REISTERSTOWN ROAD
OWINGS MILLS, MARYLAND
21117
PHONE: (301) 363-HOME



LOCATION PLAN		
McDONOGH TOWNSHIP		
3rd. ELECTION DISTRICT	3rd. COUNCILMANIC DISTRICT	
BALTIMORE COUNTY, MARYLAND		
SCALE: 1" = 200'	DATE: SEPTEMBER 1987	SHEET 1 OF 1

92

GARRISON FOREST SCHOOL

ML-1M

BR-1M

BM

BL

DR 35

RD

DR 16

DR 16

ML

DR 5.5

DR 16

DR 3.5

BM

SITE

BM-CN5

O-2

McDONOGH SCHOOL



PREPARED BY:



9505 REISTERSTOWN ROAD
OWINGS MILLS, MARYLAND
21117
PHONE: (301) 363-HOME

LOCATION PLAN

McDONOGH TOWNSHIP

3rd. ELECTION DISTRICT

3rd. COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

DATE: SEPTEMBER 1987

SHEET 1 OF 1

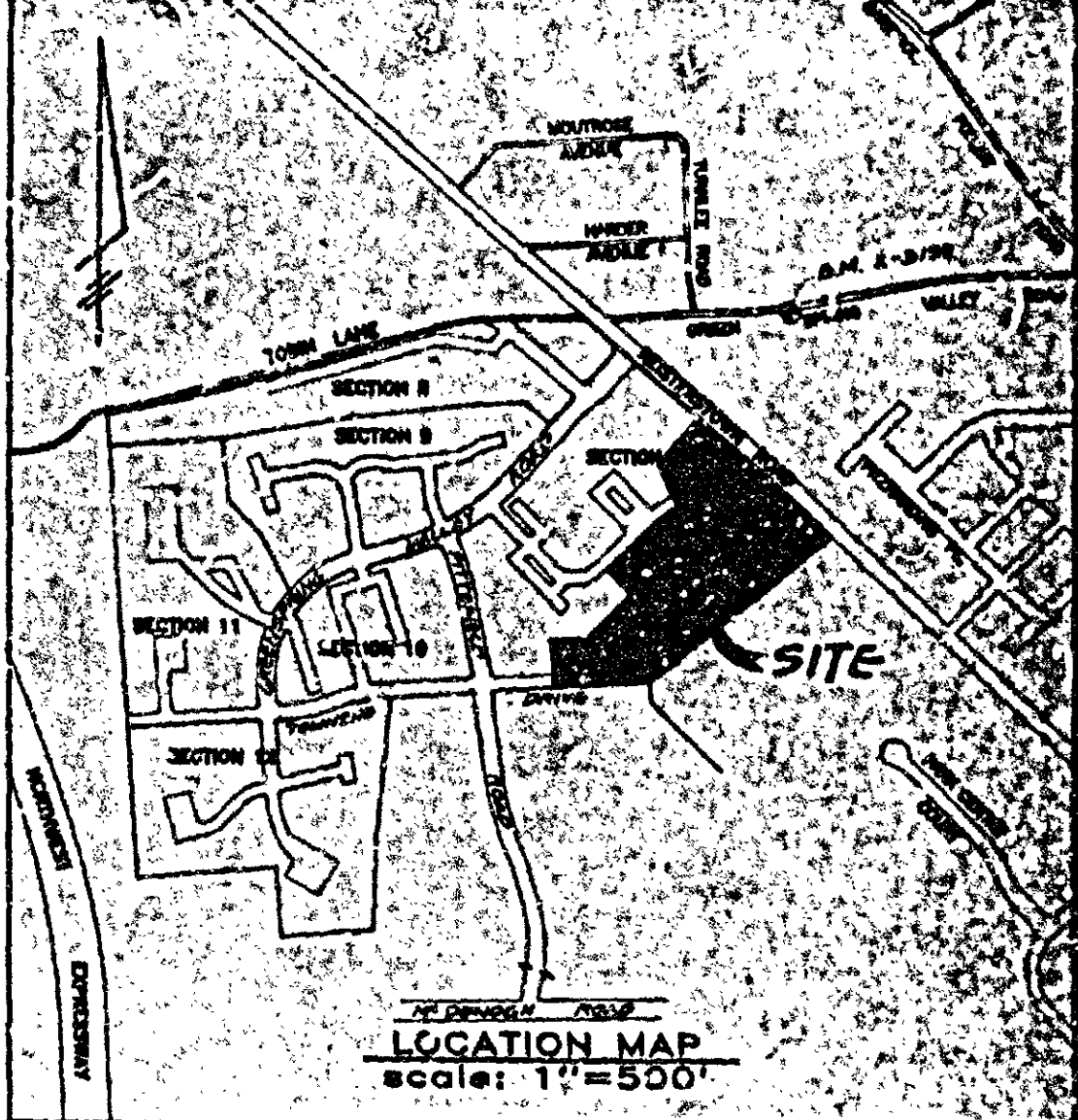
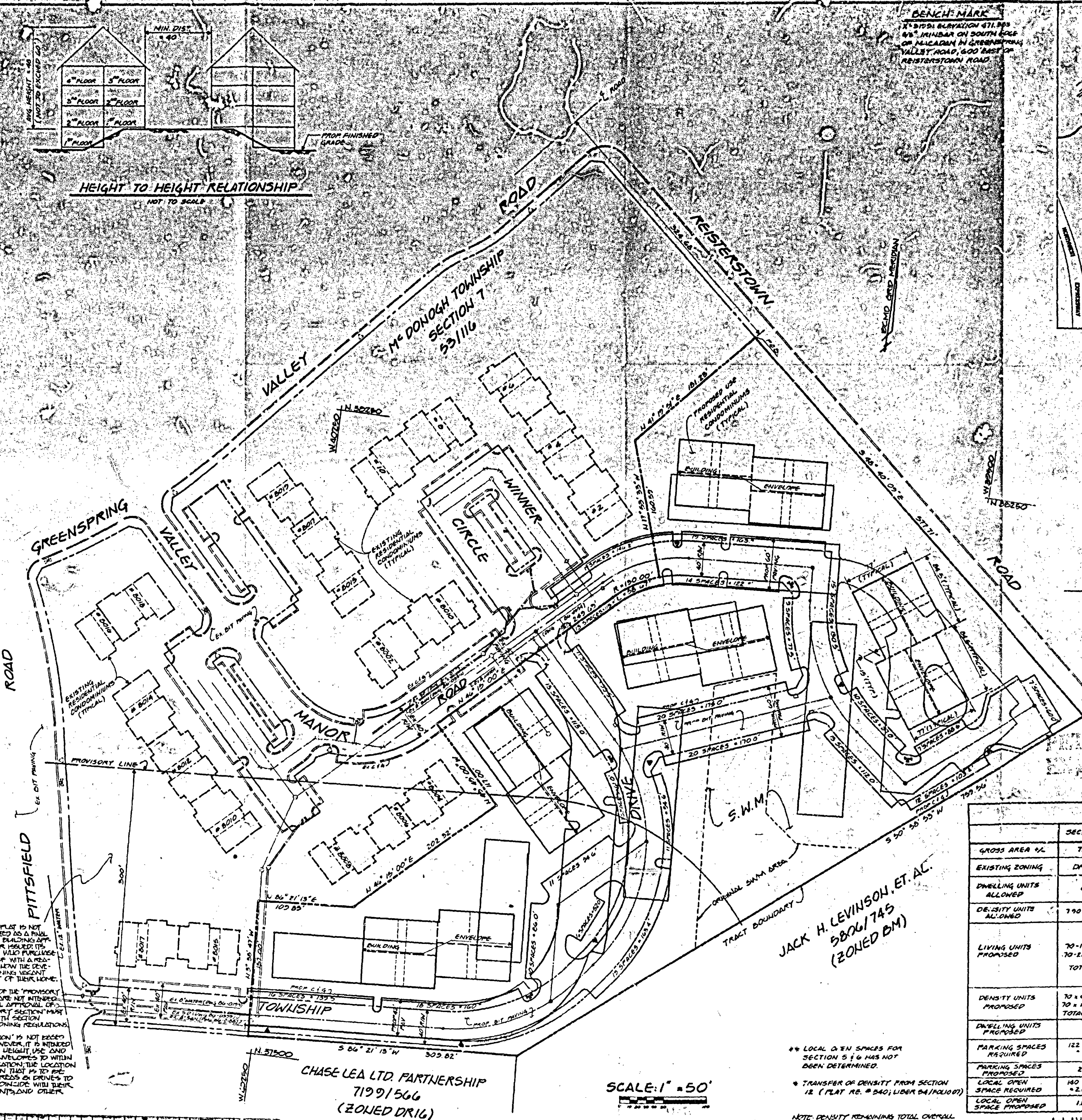
92

GENERAL NOTES

1. DEED REFERENCE: 7036/298; BALTO. CO. TAX NO. 20-00-008816
2. EXISTING ZONING OF SITE: DR16
3. ZONING TRACT NO. 4037.02
4. WATERSHED: #27; SUB-WATERSHED: #85
5. ALL COORDINATES HERE-ON ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY SYSTEM.
6. SITE IS WITHIN THE GWYN FALLS DRAINAGE AREA.
7. EXISTING SITES IS LIGHT FOREST & LAWN AND CONTAINS NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS.
8. WOODS AND VEGETATION TO BE REMOVED ONLY WHERE DEVELOPMENT OCCURS. UNDEVELOPED AREAS TO REMAIN WOODED. (ON SITE WOODED AREAS TO BE REMOVED IS 0%).
9. ALL LOTS / UNITS ARE FOR SALE OR RENT.
10. ALL ROADS ARE PUBLIC UNLESS OTHERWISE NOTED. PROPOSED ROADS AND PARKING AREAS TO BE BITUMINOUS CONCRETE WITH CONCRETE CURB & GUTTER.
11. SIDEWALKS ARE REQUIRED ADJACENT TO THE PUBLIC ROADS SERVING THIS SITE. THE WALKS SHALL BE 4 FEET WIDE.
12. REFUSE TO BE COLLECTED BY BALTIMORE COUNTY @ DESIGNATED LOCATIONS. (SHOWN ON PLAN THUSLY)
13. STREET LIGHTS TO BE 100 WATTS MERCURY VAPOR POST TOP UNITS ON 14' POLES. LIGHTS SHOWN ON PLAN THUSLY
14. A.D.T.'S ARE SHOWN IN SCHEMATIC BELOW.
15. STORM WATER MANAGEMENT IS REQUIRED AND SHOWN ON THE PLAN.
16. PROPOSED TREES WILL CONSIST OF A MINIMUM 50% DECIDUOUS AND 30% EVERGREEN.
17. ALL UNITS WITH REAR YARDS FACING A PUBLIC STREET SHALL BE SCREENED WITH EVERGREEN TREES PLANTED 6' ON CENTER OR EVERGREEN SHRUBS PLANTED 4' ON CENTER.
18. ALL DUMPSTERS SHALL BE SCREENED WITH A FENCE AND/OR A PLANTING SCREEN OF EVERGREEN SHRUBS OR SHRUBS.
19. L.O.S. TO BE OWNED & MAINTAINED BY CONDOMINIUM ASSOCIATION
20. ALL COURTS TO HAVE A MINIMUM 80' OUTSIDE TURNING RADIUS FOR EMERGENCY VEHICLES & TRASH COLLECTION.
21. AREA ALONG REISTERSTOWN ROAD TO RETAIN EXISTING WOODED AREA WHERE POSSIBLE.
22. THE PROPOSED BUILDING AS SHOWN ON THE PLANS, ARE THE BUILDING ENVELOPE AREAS. ACTUAL BUILDING FOOTPRINTS WILL BE SITED WITHIN THOSE AREAS.
23. ORIGINAL CRG PLAN WAS APPROVED MARCH 22, 1985.
24. THERE ARE NO OFFSITE DWELLINGS OR SMALL LOTS OF RECORD THAT CREATE A R.T.A. ONSITE.

HEIGHT TO HEIGHT RELATIONSHIP

NOT TO SCALE



REASON FOR SPECIAL EXCEPTION
TO AMEND THE PARTIAL DEVELOPMENT
PLAN OF SECTION 7, MCDONOGH TOWNSHIP
BY CHANGING THE LAYOUT AND ADDING
22 LIVING UNITS.

--- DENOTES ORIGINAL APPROVED LAYOUT

ZONING	
AREA (4000)	127.17
D.R. - 1	0.34 AC.
D.R. - 2	0.44 AC.
D.R. - 3	35.24 AC.
D.R. - 15	75.45 AC.

SITE DATA

	SECTION 7-B	SECTION 7-C	TOTAL SECT 7-B & C	TOTAL OVERALL MCDONOGH TOWNSHIP
GROSS AREA AC.	7,510 AC.	55,643 AC.	63,153 AC.	127.17 AC.
EXISTING ZONING	DR16	53,605 AC. DR16 1,038 AC. DR3.5	64,643 AC. DR16 1,038 AC. DR3.5	962 CHART
DWELLING UNITS ALLOWED	0	0	0	0
DENSITY UNITS ALLOWED	790 x 16 = 12,640	43,678 x 16 = 702,048	61,768 x 16 = 988,272	74,49 x 16 = 1,191,840
LIVING UNITS PROPOSED	70-10R CONDOS 70-20R CONDOS TOTAL = 140	115-10R CONDOS 70-10R CONDOS 24-30R CONDOS 31-10R APTS. 64-10R APTS. 97-30R TH W/GR. 109-10R TH W/GR. 109-10R TH W/GR. 109-10R TH W/GR. TOTAL = 628	115-10R CONDOS 70-10R CONDOS 24-30R CONDOS 31-10R APTS. 64-10R APTS. 97-30R TH W/GR. 109-10R TH W/GR. 109-10R TH W/GR. 109-10R TH W/GR. TOTAL = 628	340-CONDOS 392-APTS 97-TH W/GR. 444-TH W/GR. 1-EX. HOUSE TOTAL = 1,274
DENSITY UNITS PROPOSED	70 x 0.75 = 52.5 70 x 1.0 = 70 TOTAL = 122.5	(115 x 0.75) = 86.25 (70 x 1.0) = 70 (24 x 1.0) = 24 (31 x 1.0) = 31 (64 x 1.0) = 64 (97 x 1.0) = 97 (109 x 1.0) = 109 TOTAL = 628	(115 x 0.75) = 86.25 (70 x 1.0) = 70 (24 x 1.0) = 24 (31 x 1.0) = 31 (64 x 1.0) = 64 (97 x 1.0) = 97 (109 x 1.0) = 109 TOTAL = 628	128 x 0.75 = 96 633 x 1.0 = 633 220 x 1.0 = 220 TOTAL = 949
DWELLING UNITS PROPOSED	0	0	0	168 SINGLE FAMILY 160 TOWNHOMES (TYP)
PARKING SPACES REQUIRED	122.5 x 1.05 = 128.6	666 x 1.155 = 768.3	809 x 1.155 = 933.6	1175 x 1.155 = 1356.8
PARKING SPACES PROPOSED	250	1225	1525	2370
LOCAL OPEN SPACE REQUIRED	140 x 650 SF = 91,000 SF	628 x 650 SF = 408,800 SF	768 x 650 SF = 500,000 SF	1294 x 650 SF = 841,100 SF
LOCAL OPEN SPACE PROPOSED	188	959	1147	89 THRU 34 AC. %

** LOCAL OPEN SPACES FOR
SECTION 516 HAS NOT
BEEN DETERMINED.

* TRANSFER OF DENSITY FROM SECTION
12 (PLAT RE. #540; LIBER 84/1000)

NOTE: DENSITY REMAINING TOTAL OVERALL
MCDONOGH TOWNSHIP = 4.70

1st AMENDED PARTIAL SECTION 7 (A.K.A. SECTION 7-B)

OWNER/ DEVELOPER/ APPLICANT
BANCROFT HOMES OF GREENSPRING VALLEY, INC.

9505 REISTERSTOWN ROAD
OWINGS MILLS, MD. 21117
(301) 363-HOME

PLANNING
NO.

PUBLIC WORKS
CRG NO.

APPROVED BY CRG

Office of Planning & Zoning

DIRECTOR OF PLANNING

ZONING COMMISSIONER

PLAT TO ACCOMPANY SPECIAL EXCEPTION PETITION

McDONOGH TOWNSHIP

3RD. ELECTION DISTRICT

3RD. COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: AS SHOWN

DATE: SEPT. 1987

SHEET 1 OF 1

PREPARED BY



9505 REISTERSTOWN ROAD
OWINGS MILLS, MARYLAND
PHONE: (301) 363-HOME

JOHN J. JOHNSON P.E. #12743