IN RE: PETITION FOR SPECIAL HEARING
NW/S Hooks Lane, E/S/Corner
Greene Tree Road
3rd Election District
3rd Councilmanic District

Stewart J. Greenebaum, et al.
Trustees - Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-536-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the 6th Amended Partial Development Plan for Greene Tree Section 6 as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Bernard Robbins, Talles Construction Company, Inc., Developer of the subject property, appeared, testified, and were represented by Benjamin Bronstein, Esquire. Also appearing on behalf of the Petition was David Thaler, Engineer, of D.S. Thaler & Associates, Inc. There were no Protestants.

Testimony indicated that the subject property consists of 7.024 acres, more or less, of which 6.815 acres are zoned D.R. 10.5 and .209 acres are zoned D.R. 3.5. Said property is known as Section 6 of the Greene Tree Development, which is located on Hooks Lane off of Reisterstown Road. The Greene Tree Development consists of 259 units, of which 60 units will be located in Section 6 as set forth in Petitioner's Exhibit 1. Testimony presented indicated that originally, the Developer had proposed constructing mid-rise units in Section 6. However, the Developer decided to construct condo units of similar design as the townhouses in other sections, as depicted in Petitioner's Exhibit 2, and approved as the sixth amended development plan for Greene Tree Section 6. As a result of changing the landscaping design to what they believe is a more attrac-

ORDER RECEIVED FOR FILING
Date 7/25/89
By

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tive center circular fountain area as depicted on Petitioner's Exhibits 1 and 5 in contrast to that originally approved in Petitioner's Exhibit 3, Petitioners had to revise their plans and have submitted the 7th partial development plan which has been marked Petitioner's Exhibit 1. Mr. Thaler testified in his opinion the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) are met by the proposed project. Testimony presented by Petitioners' witnesses indicated that the granting of the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community. Testimony indicated that the 7th amended development plan received approval of the Planning Board and CRG approval on February 4, 1988 as noted on Petitioner's Exhibit 1.

In the opinion of the Deputy Zoning Commissioner, the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

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 of the B.C.Z.R. 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. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

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Date 7/25/89
By

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

Pursuant to Section 1B01.3A.7, in the opinion of the Deputy Zoning Commissioner, an amendment to the 6th amended partial development plan for Greene Tree Section 6 would be consistent with the spirit and intent of the original plan and the zoning of the subject property.

After reviewing all of the testimony and evidence presented, it appears that a practical difficulty and unreasonable hardship would result if the relief requested in the special hearing were not granted.

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 Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of July, 1989 that the Petition for Special Hearing to approve an amendment to the 6th Amended Partial Development Plan for Greene Tree Section 6, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

A M Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING
Date 7/25/89
By

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

July 25, 1989

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NW/S Hooks Lane, E/S/Corner Greene Tree Road
3rd Election District - 3rd Councilmanic District
Stewart J. Greenebaum, et al, Trustees - Petitioners
Case No. 89-536-SPH

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

A M Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel
File

432

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-536-SPH

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

AN AMENDMENT TO THE 6TH AMENDED PARTIAL DEVELOPMENT PLAN – GREENE TREE SECTION 6

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

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

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

Legal Owner(s):
STEWART J. GREENEBAUM, TRUSTEE
(Type or Print Name)
Stewart J. Greenebaum
Signature
POPE WOODARD, TRUSTEE
(Type or Print Name)
Pope Woodard
Signature

MAP	NW9F
	2C
E.D.	3rd
DATE	6/16/90
200	BF.
1000	BF.
BP	

Attorney for Petitioner: BENJAMIN BRONSTEIN AND EVANS, GEORGE & BRONSTEIN
(Type or Print Name)
BY:
Signature BENJAMIN BRONSTEIN
29 W. SUSQUEHANNA AVENUE, STE. 205
Address
TOWSON, MARYLAND 21204
City and State
Attorney's Telephone No.: (301) 296-0200

COMMERCENTRE EAST, SUITE 225
1777 REISTERSTOWN ROAD 484-8400
Address Phone No.
BALTIMORE, MARYLAND 21208
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
D.S. THALER & ASSOCIATES
Name
11 WARREN ROAD, PIKESVILLE, MD 21208 484-4100
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26 day of April, 1989, 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 5 day of July, 1989, at 2 o'clock P. M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING [✓ -1/2HR.] +1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS (over) need P.B. red lined plan
ALL ✓ OTHER
REVIEWED BY: UCN DATE 4/12/89

ORDER RECEIVED FOR FILING
Date 7/25/89
By

432

April 12, 1989

PLAT TO ACCOMPANY PETITION FOR A SPECIAL HEARING TO AMEND FINAL DEVELOPMENT PLAN GREENETREE, SECTION 6

Beginning for the same at the point where the easterly right-of-way line of Greene Tree Road, a 60 foot road, intersects the northwesterly right-of-way line of Hooks Land, a 60 foot road, which point is for 25 feet, more or less, from the northwesterly right-of-way line of Reisterstown Road; thence, binding upon the said right-of-way line of Greene Tree Road, North 85 30'05" West 14.62 feet to a point; thence, 681.00 feet by a curve to the right, having a radius of 640.00 feet and a chord of North 08 02'13" West 649.32 feet to a point; thence, 168.79 feet by a curve to the left, having a radius of 700.00 feet and a chord of North 15 32'23" East 168.34 feet to a point on the southerly right-of-way line of a private entrance road; thence, binding upon said right-of-way line of the private entrance road, North 49 58'52" East 13.21 feet to a point; 159.35 feet by a curve to the left, having a radius of 428.00 feet and a chord of North 81 28'08" East 158.43 feet to a point; South 71 27'59" East 14.43 feet to a point; South 27 35'00" East 50.31 feet to a point; and, 229.87 feet by a curve to the left, having a radius of 243.00 feet and a chord of South 54 41'00" East 221.39 feet to a point, a corner of Greene Tree, Section 3, recorded among the Land Records of Baltimore County, Maryland in Plat Book 60 folio 006; thence, binding upon the last said lands, South 08 13'00" East 67.24 feet to a point; South 43 18'58" East 226.09 feet to a point, on the above mentioned

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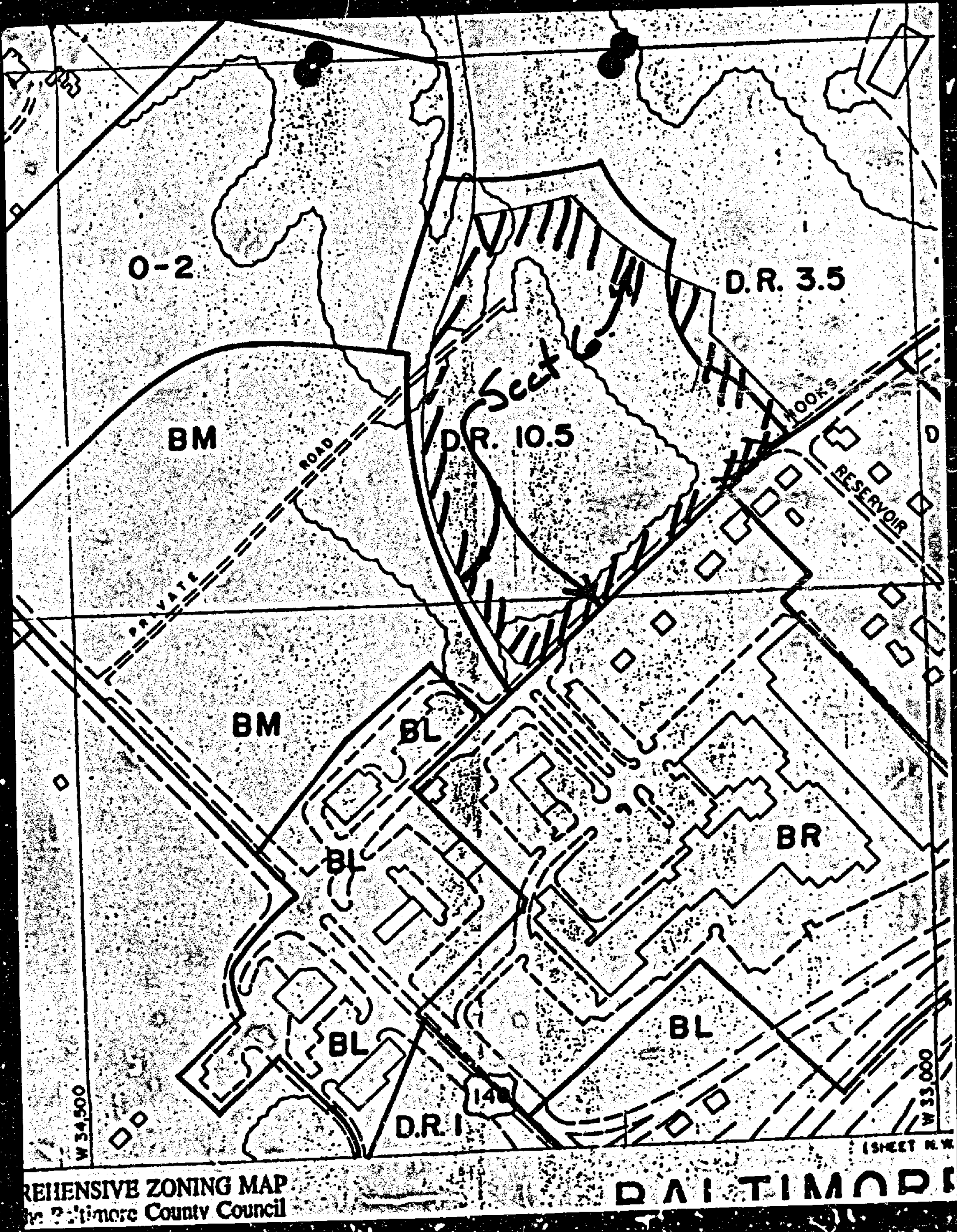
northwesterly right-of-way of Hooks Lane; thence, binding upon the said right-of-way line of Hooks Lane, 217.22 feet by a curve to the left, having a radius of 2014.67 feet and a chord of South 49 24'22" West 217.12 feet to a point; South 46 19'02" West 261.42 feet to a point; and, 158.47 feet by a curve to the left having a radius of 7570.00 feet and a chord of South 46 55'09" West 158.46 feet to the point of beginning.

Containing 7.024 acres of land, more or less.



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Date: 6/19/89

Stewart J. Greenebaum, Trustee
Pope Woodard, Trustee
Commercentre East
1777 Reisterstown Road, Suite 225
Baltimore, Maryland 21208

Re: Petition for Special Hearing
CASE NUMBER: 89-536-SPH
NW/S Hooks Lane, corner E/S Greene Tree Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Stewart J. Greenebaum, Trustee, et al
HEARING SCHEDULED: WEDNESDAY, JULY 5, 1989 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that $ 76.00 is due for advertising and posting of the above referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the time it is posted by this office until the day of the hearing.

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

Please make your check payable to Baltimore County, Maryland and bring it along with the sign and post set(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen

ill be an additional

Haines

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

No. 068197

DATE 7/10/89 ACCOUNT R-01-615-000

AMOUNT $ 76.00

RECEIVED FROM: Grane Tree Development Corp

FOR: B.A. 7/5/89 hearing 89-536-SPH

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 89-536-SPH
Towson, Maryland

District 3rd

Date of Posting June 13-89

Posted for: Special Hearing

Petitioner: Stewart J Greenebaum Trustee et al

Location of property: NW/S of Hooks Lane, corner East Side of Greentree Road

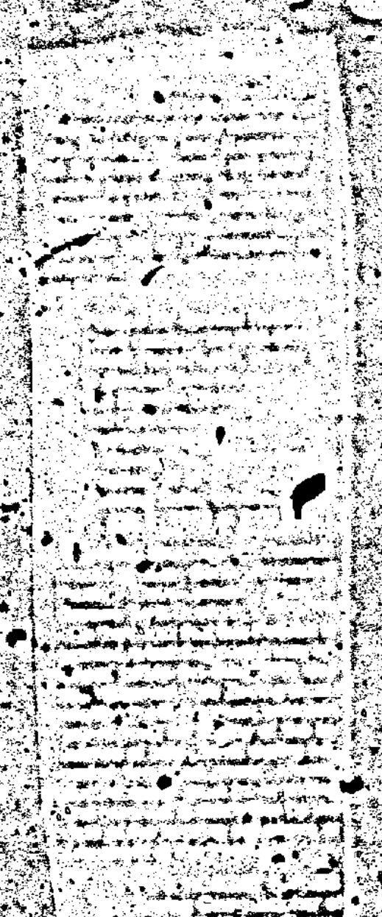
Location of Signs: N.E. Corner of Hooks Lane and Greentree Road

Remarks:

Posted by A J Ortiz
Signature

Date of return: June 16-89

Number of Signs: 1



CERTIFICATE OF PUBLICATION

TOWSON, MD., June 8, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive week, the first publication appearing on June 8, 1989

THE JEFFERSONIAN,

S. Zeke Orlinsky
Publisher

3940

LEGAL NOTICE

87

, 19

THE NORTHWEST STAR

Manager

Cost of Advertisement $ 21.60

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

May 24, 1989

Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 89-536-SPH
NW/S Hooks Lane, corner E/S Greene Tree Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Stewart J. Greenebaum, Trustee, et al
HEARING SCHEDULED: WEDNESDAY, JULY 5, 1989 at 2:00 p.m.

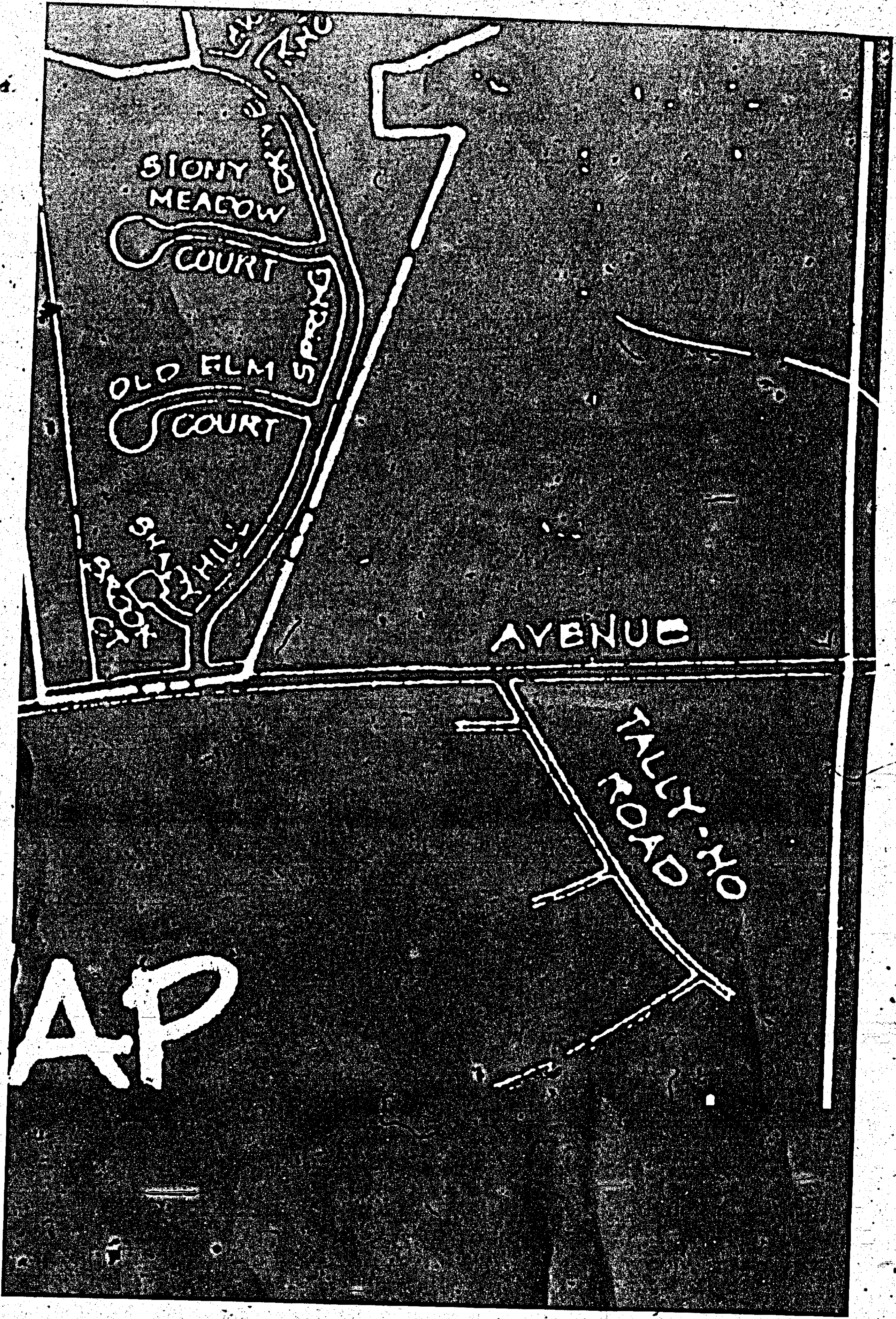
Special Hearing: An Amendment to the Sixth Amended Partial Development Plan - Greene Tree Section 6.

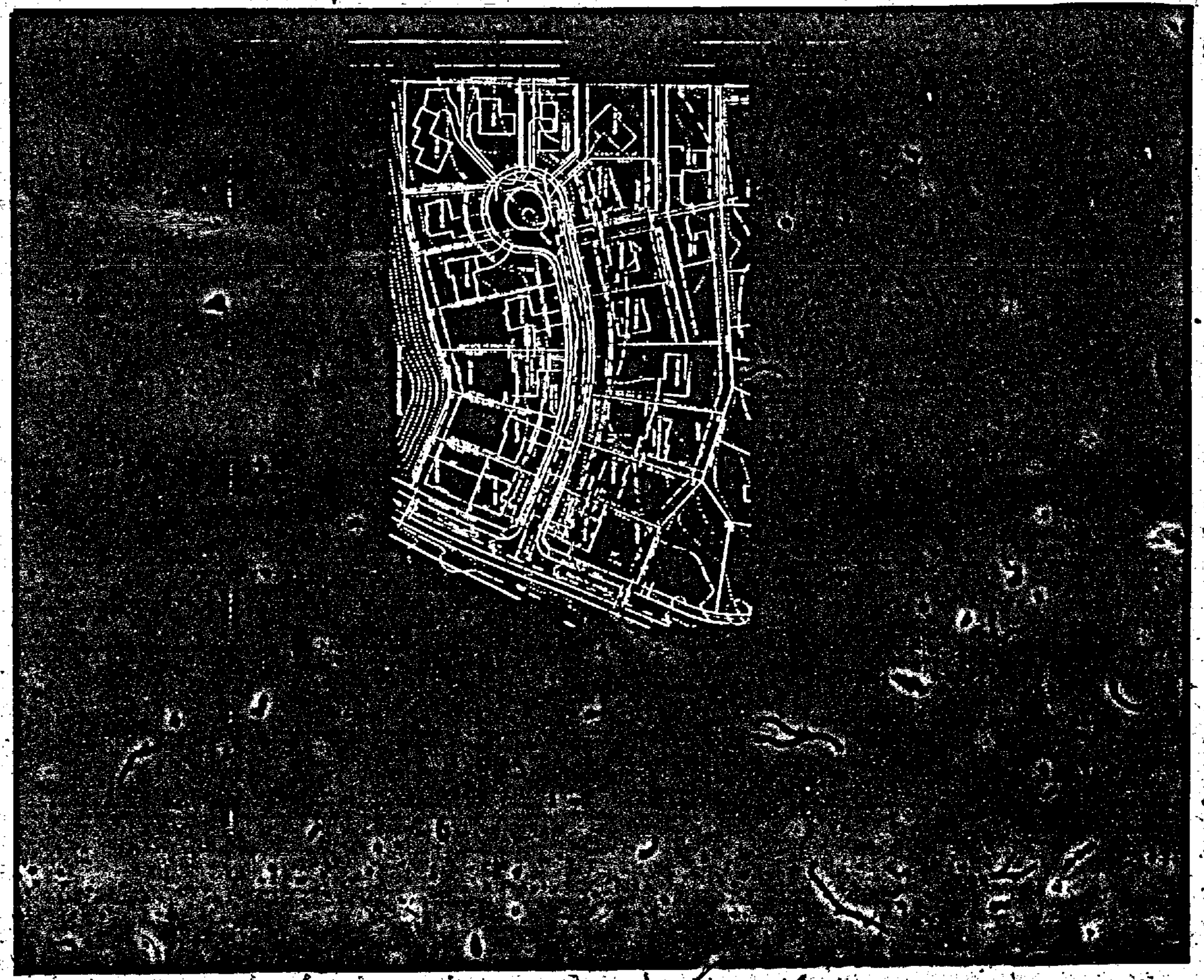
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received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

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Commercentre East
D.S. Thaler & Associates
Benjamin Bronstein, Esq.
File





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 [illegible] day of April, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner Stewart J. Greenebaum, et al
Petitioner's Attorney Benjamin Bronstein

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

June 20, 1989

Benjamin Bronstein, Esquire
Evans, George and Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

RE: Item No. 432, Case No. 89-536-SPH
Petitioner: Stewart J. Greenebaum, et al
Petition for Speical Hearing

Dear Mr. Bronstein:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer/jw
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Stewart J. Greenebaum
D. S. Thaler & Associates

23

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

Dennis F. Rasmussen
County Executive

April 25, 1989

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

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 424, 425, 426, 427, 428, 429, 430, 431, 432, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, and 448.

Very truly yours,

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

MSF/lab

RECEIVED
APR 28 1989
ZONING OFFICE

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500

Paul H. Reincke
Chief

Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: Stewardt J. Greenebaum, Trustee &
Pope Woodward, Trustee

Location: NW/S Hooks Lane, corner E/S Greentree Road

Item No.: 432 Zoning Agenda: April 25, 1989

Gentlemen:

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

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Building #3 & 4 shall be withing 50 feet of paved street for Fire Department access.

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", 1988 edition prior to occupancy.

REVIEWER: Capt. Joseph Kelly 4-25-89
Planning Group
Special Inspection Division

Noted and Approved Capt. Wm. F. Brady Jr.
Fire Prevention Bureau

APR 26 1989

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
DAVID THALER	11 WARREN RD. BALT MD 21208
BENJ. BRONSTEIN	
BERNARD ROBBINS	TALLES CONSTR. CO. INC 1133 GREENWOOD RD. PIKESVILLE MD 21208

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: July 6, 1989
Rev: July 17, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-536-SPH
Item No. 432

Re: Stewart J. Greenebaum, Trustee, et al.

The site obtained a revised CRG approval for the proposed use on May 23, 1989. (File No. III-255). The approved zoning plan should conform to the approved CRG plan and the final landscape plan.

The amendment proposed here has received Planning Board approval. The Office of Planning and Zoning supports the applicants request.

a:7589.txt Pg.1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 17, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for April 25, 1989

The Developers Engineering Division has reviewed the zoning items for the subject meeting and we have no comments for Items 424, 425, 427, 428, 429, 430, 431, [illegible] 435, 437, 439, 440, 441, 442, 443, 444, 445, 447, and 448. Comments are attached for Items 426, 434, 436, 438 and 446.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Encls.

LEGEND

▨	ASPHALT
░	EXPOSED AGGREGATE CONCRETE
▧	BALCON "CLASSICO" Burnie Blend
☐	BALCON "HOLLAND STONE" Charcoal
▦	BALCON "UNI-DECOR" Burnie Blend
▩	BALCON "HOLLAND STONE" Burnie Blend

NOTES:

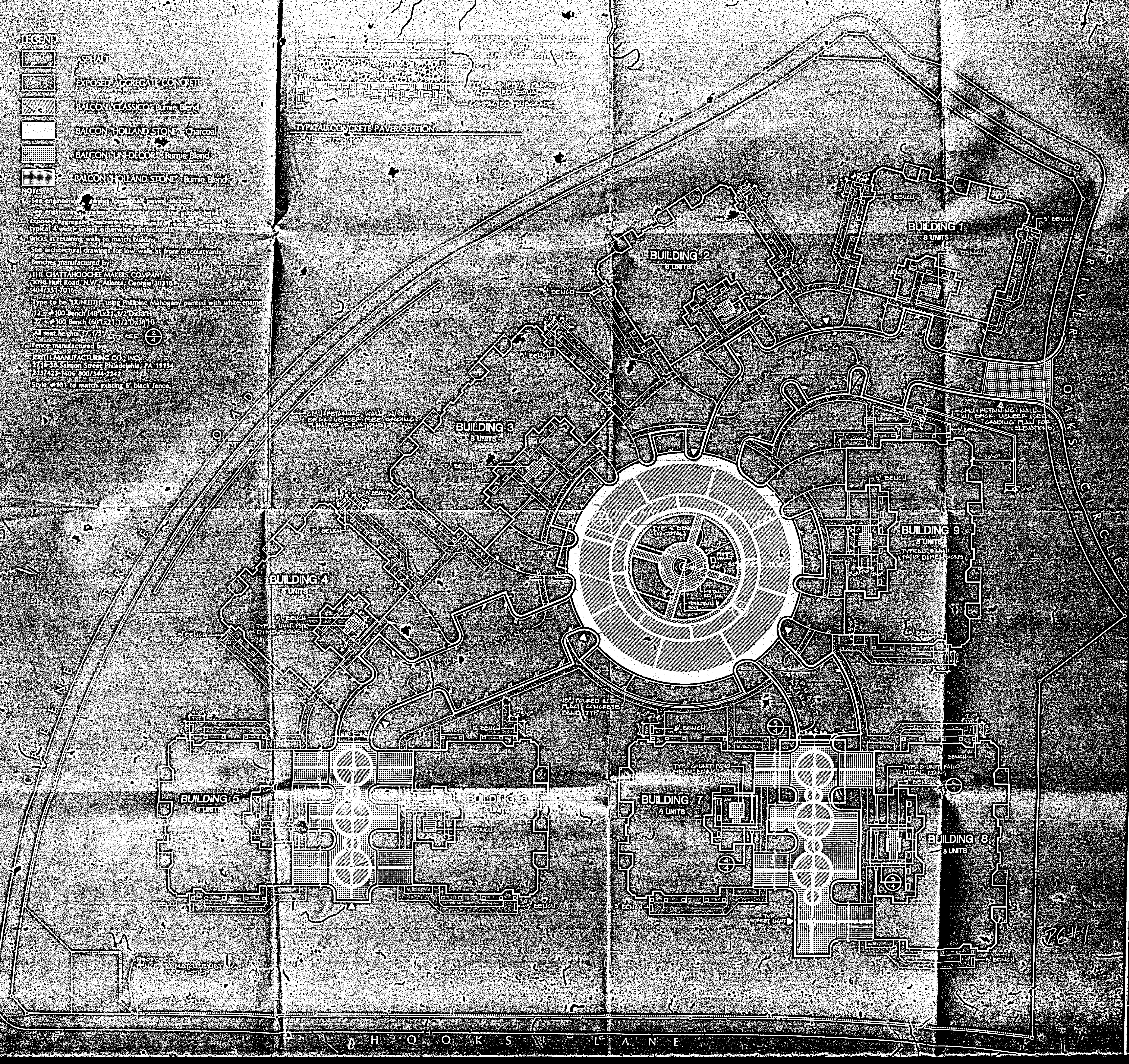
1. See engineering drawings for asphalt paving sections.
2. See engineering drawings for concrete curb and gutter detail.
3. Exposed aggregate concrete walks to match existing Greene Tree walks typical 4' width unless otherwise dimensioned.
4. Bricks in retaining walls to match building.
5. See architectural drawings for low walls at front of courtyards.
6. Benches manufactured by:

   THE CHATTAHOOCHEE MAKERS COMPANY
   1098 Huff Road, N.W., Atlanta, Georgia 30318
   404/351-7016

   Type to be "DUNLEITH" using Phillipine Mahogany painted with white enamel
   12 - #100 Bench (48"Lx21 1/2"Dx38"H
   27 - #100 Bench (60"Lx21 1/2"Dx38"H)
   All seat heights 17 1/2" - SEE $\frac{2}{4}$
7. Fence manufactured by:

   JERITH MANUFACTURING CO., INC.
   2716-38 Salmon Street Philadelphia, PA 19134
   215/423-1406 800/344-2242

   Style #101 to match existing 6' black fence.



TYPICAL CONCRETE PAVER SECTION

SCALE: 1"=1'-0"

P.G. #4

LDR

Land Design Research, Inc.

Quarry Park Place/Suite 100
9175 Guilford Road
Columbia, Maryland 21046
301/792-4360 Baltimore
301/498-8500 Washington

The Courtyards at Greene Tree

Baltimore County, Maryland

GREENE TREE

Project Number 18226.00

Sheet Title

LAYOUT & MATERIALS PLA

Scale 1" = 20'-0"

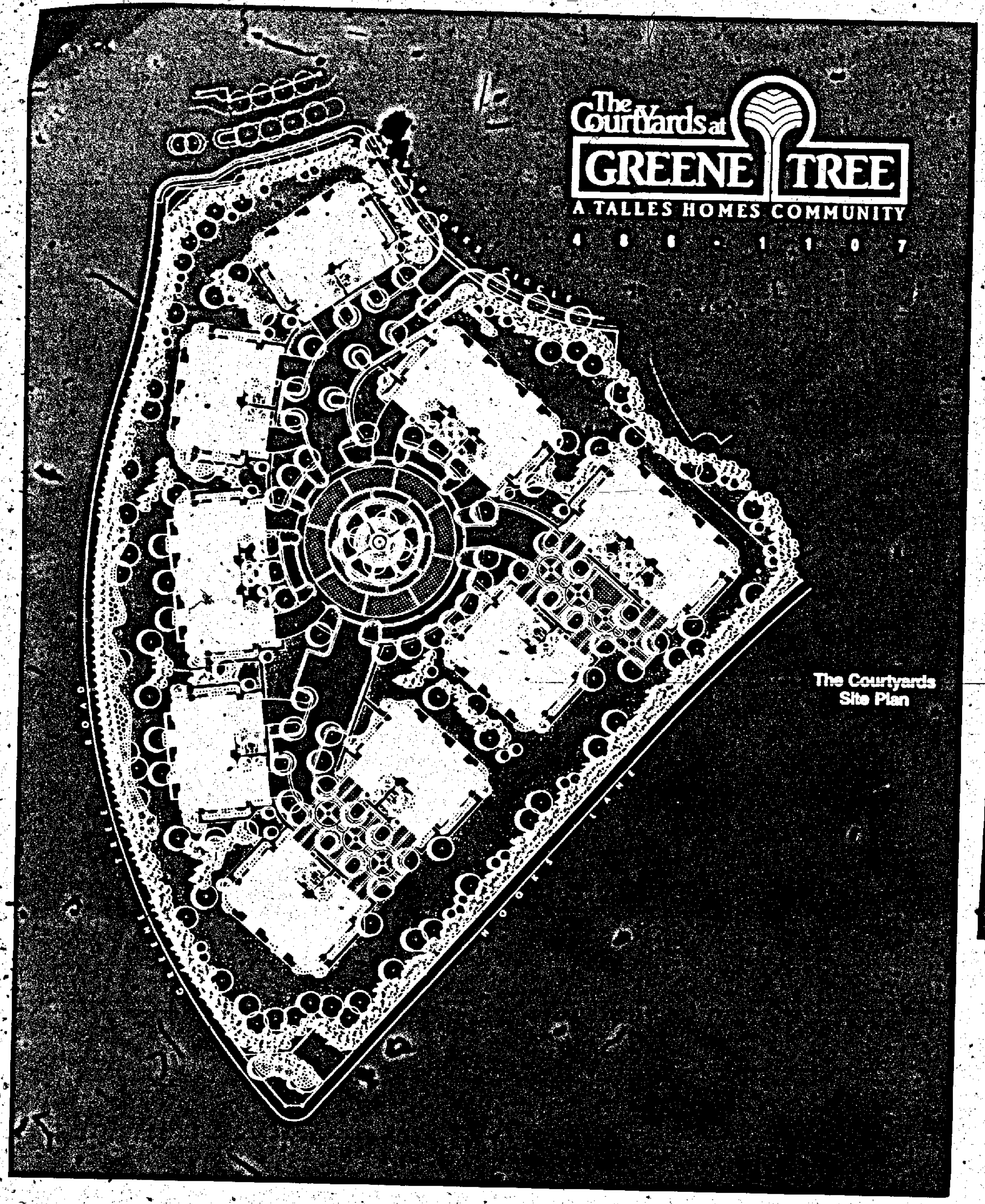
Revisions 1-13-89

No. Description Date

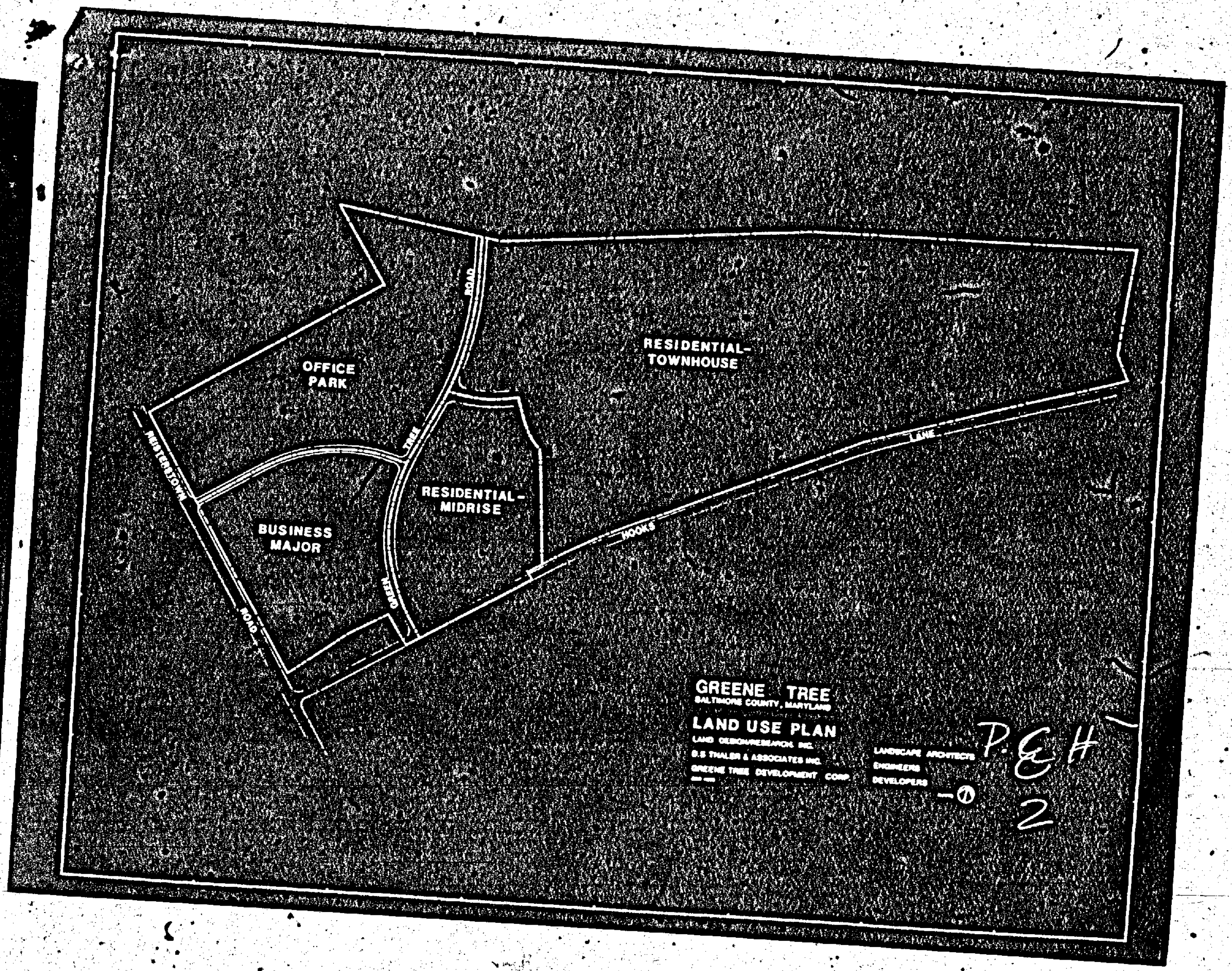
Date Dec 18, 1988

Drawn By: Checked By:

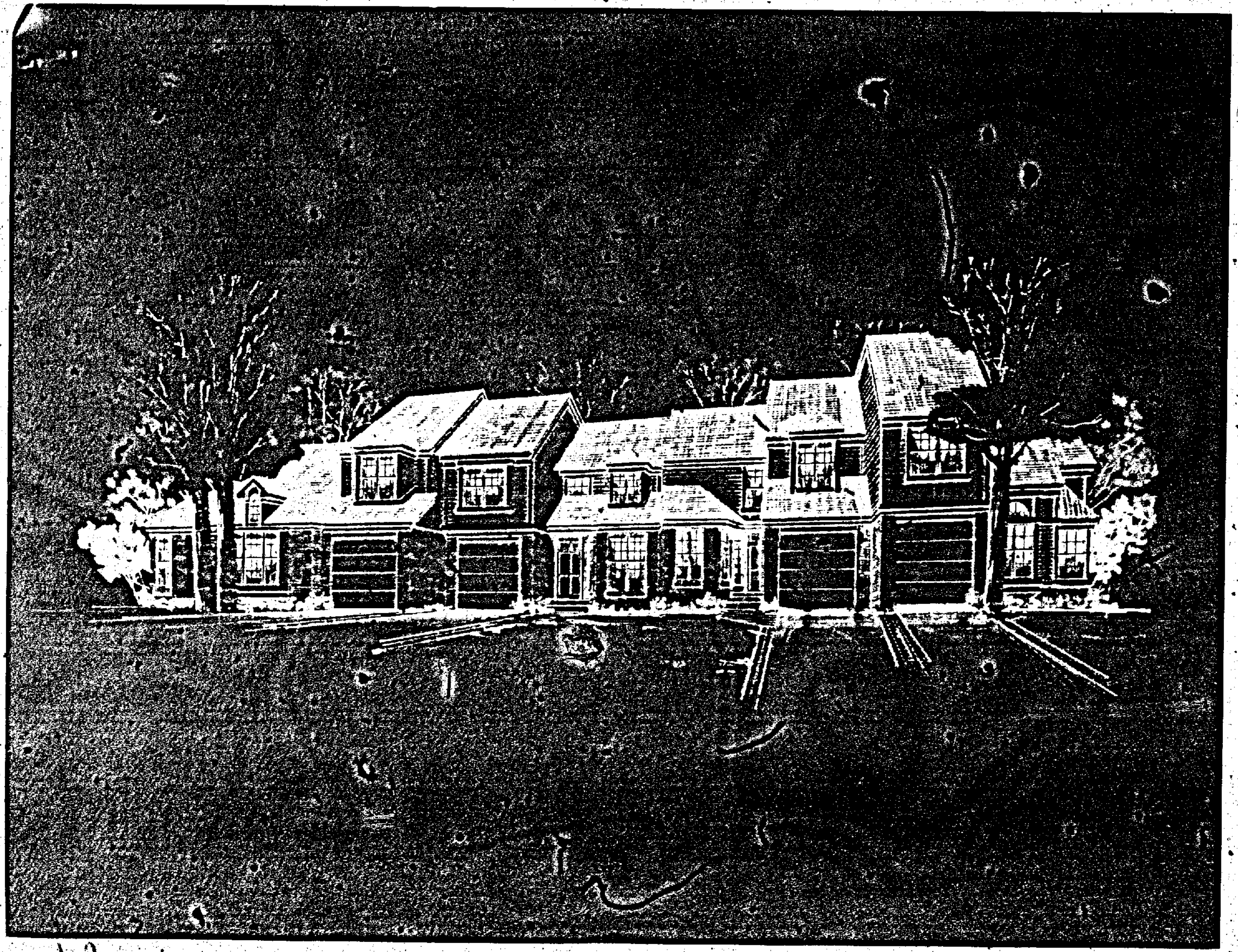
Sheet Number


The CourtYards at
GREENE TREE
A TALLES HOMES COMMUNITY
486-1107
The Courtyards Site Plan

P.E#5


OFFICE PARK
RESIDENTIAL-TOWNHOUSE
BUSINESS MAJOR
RESIDENTIAL-MIDRISE
REISTERSTOWN ROAD
GREENE TREE ROAD
HOOKS LANE
GREENE TREE
BALTIMORE COUNTY, MARYLAND
LAND USE PLAN
LAND DESIGN/RESEARCH, INC. LANDSCAPE ARCHITECTS
D.S. THALER & ASSOCIATES INC. ENGINEERS
GREENE TREE DEVELOPMENT CORP. DEVELOPERS

P.E# 2



SOIL TYPES

TYPE	CLASS	HOMES WITH OR W/O BASEMENTS	ROADS & PARKING
BRANDYWINE BwBL	C	SLIGHT	MODERATE SLOPE
CHESTER CeB2, CyB2, CyC2	B	SLIGHT	MODERATE SLOPE
GLENELG GeB2	B	SLIGHT	MODERATE SLOPE
NESHAMINY NeB2	B	SLIGHT	MODERATE SLOPE

	SECTION SIX	OVERALL
AREA	7.08 Ac.±	55.068 Ac.±
ZONING	DR 10.5 = 6.8 Ac.± DR 3.5 = 0.20 Ac.±	[illegible]
Nº UNITS ALLOWED	72.29	274 (FROM DENSITY PLAT)
Nº UNITS PROPOSED	60	250
OPEN SPACE REQUIRED	0.50 Ac.	3.663 Ac.±
OPEN SPACE PROVIDED	0.53 Ac.±	12.357 Ac.±
OFFSTREET PARKING REQ'D	105	453
OFFSTREET PARKING PROV'D	175	743

DENSITY PLAT SUMMARY

ZONE	GROSS AREA	ALLOWABLE DENSITY DWELL. UNITS
RC-5	0.852 Ac±	(0.667 × 0.052) = 0.360
DR-3.5	48.760 Ac±	(3.5 × 48.760) = 170.660
DR-10.5	9.003 Ac±	(10.5 × 9.243) = 102.092
BM	10.035 Ac±	
O-2	12.206 Ac±	(10.5 × 12.206) = 128.163
TOTAL TRACT	81.604 Ac±	274.188 UNITS *

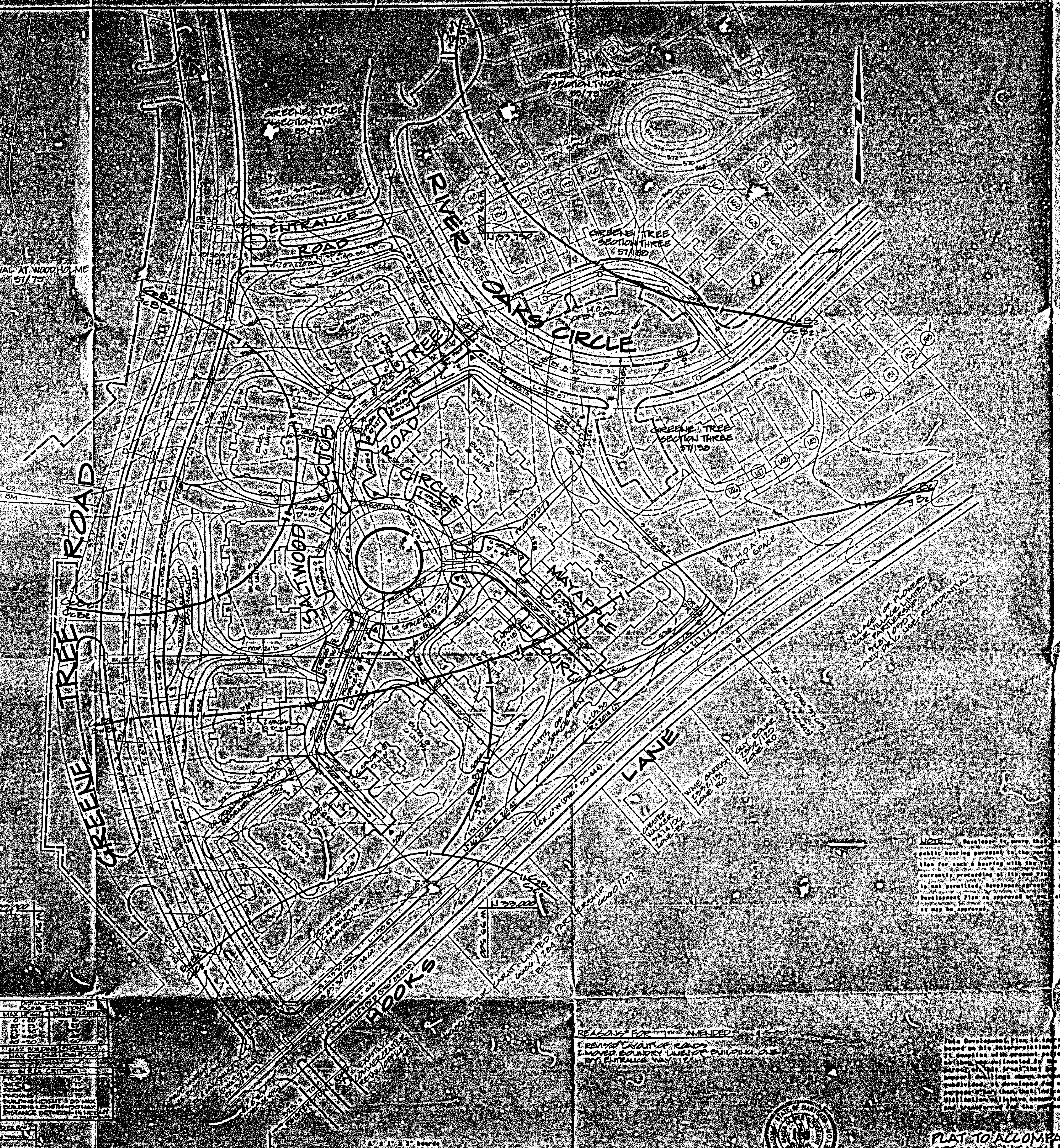
* AS RESERVED TO "GREENE TREE" BY PLAT SM 58/103

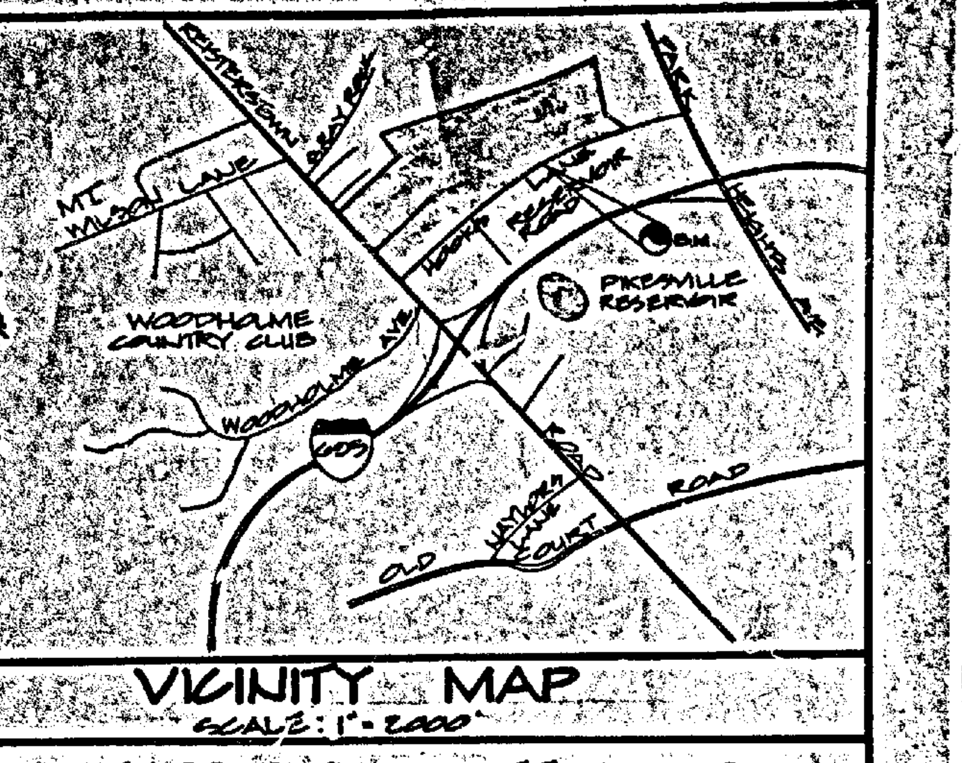
LANDSCAPE REQUIREMENTS

REQUIRED: 1 TREE / DWELLING × 60 DWELLINGS = 60 TREES
PROVIDED: 60 TREES (MINIMUM 50% MAJOR DECIDUOUS, 50% EVERGREEN)
SCREENING: 880 LF. ALONG GREENE TREE ROAD
880 ÷ 6 = 147 EVERGREEN TREES
880 ÷ 3 = 294 SHRUBS

EXISTING VEGETATION WILL REMAIN IN AREAS NOT REQUIRING GRADING OR CONSTRUCTION.

NATURAL VEGETATION WILL BE UTILIZED IN BUFFER AREA AS MUCH AS POSSIBLE. WHERE NATURAL SCREEN IS DETERMINED TO PROVIDE INSUFFICIENT SCREENING, SUPPLEMENTARY PLANTING WILL BE PROVIDED AT ONE TREE PER 4 L.F.





VICINITY MAP
SCALE: 1"=2000'

BM - ELEV. 556.71 PK. NAIL SET IN MACADAM
⊕ 1.10' NW EDGE OF HOOKS LANE.

FESTIVAL AT WOODHOLME 57/73

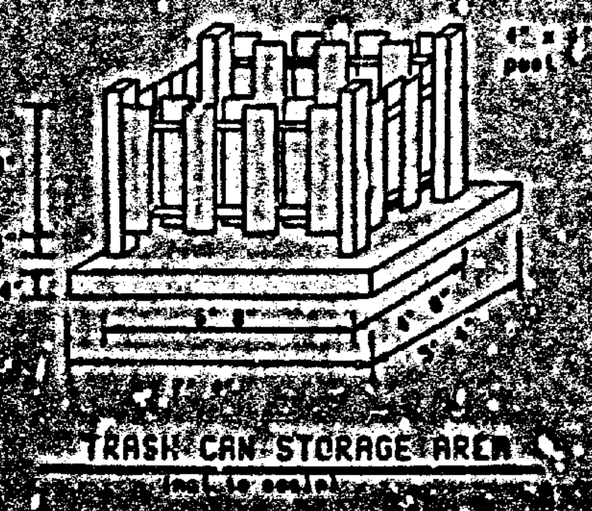
TYPICAL PAVING SECTION
NOT TO SCALE

LAYOUT PARKING DETAIL
NOT TO SCALE

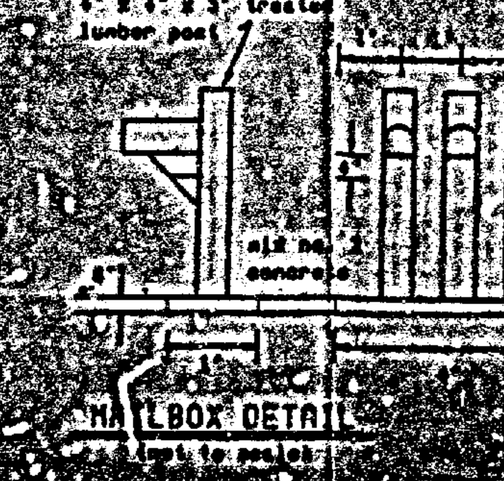
DESIGNED BY: C.A.D.
DRAWN BY: C.A.B.
CHECKED BY: T.H.M.

D.S. Thaler & Assoc., Inc.

ELEVATION, SETBACK & HEIGHT TO HEIGHT RELATIONSHIP DETAIL



TRASH CAN STORAGE AREA



MAILBOX DETAIL

GENERAL NOTES

1. All units shown hereon are for sale.
2. All proposed roads and utilities are to be private unless otherwise noted.
3. The site is within the [illegible] pennsylvania district, census tract [illegible] watershed [illegible] and subwatershed [illegible].
4. There are no known archeological sites, endangered species habitats, historic buildings, or hazardous materials on this site.
5. Existing vegetation: Woods & Brush.
6. A landscaping plan will be submitted and approved in accordance with the Landscaping Manual prior to the issuance of any building permits.
7. All open space shall be owned and maintained by Homeowners Association.
8. Trash will be collected at each lot by a Private Firm.
9. Street lighting shown thusly: ▲ Mounting height will be maximum 14', directed away from any adjoining residence.
10. All 24' access roads will be posted "FIRE LANE / NO PARKING".
11. All parking spaces will be a minimum of 8½' x 18'.
12. Average daily trips shown thusly: ⟨7⟩
13. Tax account number: 20-00-008546 thru 008555, 8576, 8577, & 7550
14. Title reference: 7785/106; Plat S.M. 60/07
15. Envelopes shown hereon are for the location of principal buildings only. Accessory structures, fences, and projections into yards may be constructed outside the envelope, but must comply with Sections 301 and 400 of the Baltimore County Zoning Regulations. (subject to covenants and applicable building permits)
16. Except in residential transition areas, windows shall satisfy the following:
    - 15' min. window to property line
    - 25' min. window to street right-of-way
    - 35' min. window to tract boundary
    - 40' min. facing windows in different buildings
17. The maximum width of any building or group of attached buildings shall be 300', except in residential transition areas where maximum width shall be 130'.
18. Within a residential transition area, the minimum setbacks are as follows: 75' at the front / side / 150' at the rear.
19. Public water is available to this site.
20. Public sanitary sewer is available to this site.
21. Accessory structures, fences and projections into yards may not be located in flood plain areas or hydric soils.
22. The exact location of curb cuts for driveways or parking pad entrances is to be determined by owner when exact building models become available but prior to installation of street curbs.
23. If drainage, utility and walkway easements are fenced, then at least 5' must remain open for pedestrian access.
24. Tree protection: tree protection devices must be installed prior to any clearing or grading.
25. 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.
26. Storm water management will be provide at facility at Festival @ Woodholme and will be privately owned and maintained. 2, 10 and 100 year frequencies will be managed. Festival @ Woodholme S.W.M. approved 7-16-87.

PROVISORY SECTION

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' thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300' 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. Any significant deviation from this plan, including the "Provisory Section" must be approved in accordance with Section 1B01.3.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' of their engineered location; the location and type of existing major vegetation that is to be retained; screening; parking areas and drives 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 in the form and content required by Section 1B01.3 of the Zoning Regulations.

NOTE: Developer is aware that the amendments herein require a public hearing pursuant to the zoning regulations and agrees to petition for such a hearing with the full understanding that it is currently proceeding at its own risk. In the event that the amendment is not permitted, Developer agrees to proceed with the 5th Amended Development Plan as approved or such other and further amended plans as may be approved.

REASONS FOR 7TH AMENDED (4-5-90)
1. REVISED LAYOUT OF ROADS
2. MOVED BOUNDRY LINE OF BUILDING ONE BY ENTRANCE WAY 12'

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 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 occurred when a building is constructed and transferred for the purpose of occupancy.

437 PE#1

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING TO AMEND
FINAL DEVELOPMENT PLAN

OWNER / DEVELOPER
STEWART J. GREENEBAUM
POPE WOODARD, TRUSTEES
COMMERCENTRE EAST, SUITE 275
1777 REISTERSTOWN ROAD
BALTIMORE, MD. 21208

7TH AMENDED
PARTIAL DEVELOPMENT PLAN
GREENE TREE
SECTION SIX
3rd ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE: 1"=50'
APRIL 12, 1990
CRG PLAN APPROVED ON 2/4/88

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

SOIL TYPES

[illegible]	CLASS	HOMES WITH OR W/O BASEMENTS	ROADS & PARKING
[illegible]	[illegible]	SLIGHT	MODERATE SLOPE
[illegible]	B	SLIGHT	MODERATE SLOPE
[illegible]	B	SLIGHT	MODERATE SLOPE
[illegible]	B	SLIGHT	MODERATE SLOPE

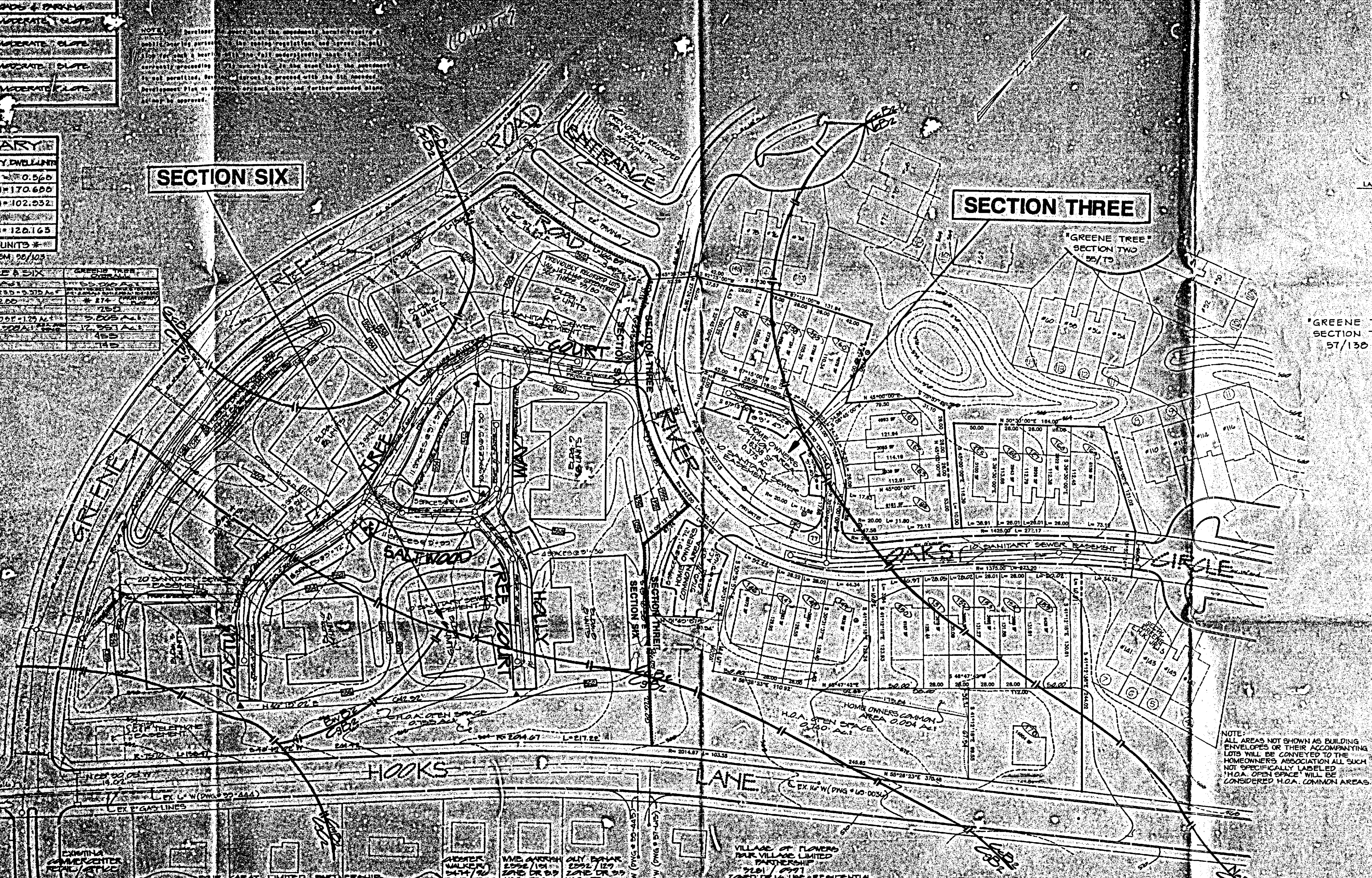
DENSITY PLAT SUMMARY

[illegible]	[illegible] AREA	ALLOWABLE DENSITY DWELL UNITS
[illegible]	0.852 Ac±	(0.667 × 0.852) = 0.568
DR 3.5	48.768 Ac±	(3.5 × 48.768) = 170.688
DR 10.5	9.803 Ac±	(10.5 × 9.243) = 102.932
DM	10.055 Ac±	
[illegible]	12.206 Ac±	(10.5 × 12.206) = 128.163
[illegible]	81.684 Ac±	274.188 UNITS *

* RESERVED TO "GREENE TREE" BY PLAT SM 58/103

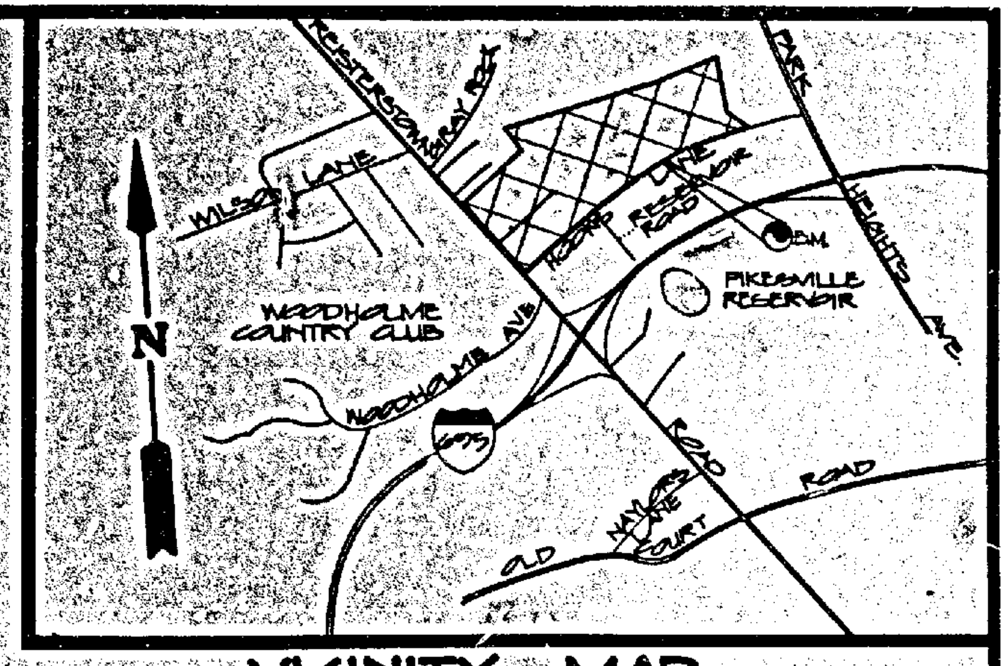
	SECTION THREE & SIX	GREENE TREE OVERALL
[illegible]	12.429 Ac±	55.210 Ac±
[illegible]	DR 10.5 = 7.054 Ac±, DR 3.5 = 5.375 Ac±	[illegible]
[illegible] ALLOWED	[illegible] 92.80	* 274 ([illegible])
[illegible] PROPOSED	85	250
[illegible] SPACE REQUIRED	85 × 650 SF = 54,600 SF = 1.25 Ac±	3.005 Ac±
[illegible] PROVIDED	[illegible] Ac± [illegible] 1.220 Ac± [illegible]	12.357 Ac±
[illegible] PARKING REQ'D	169	455
[illegible] PARKING PROVIDED	226	745

NOTE: [illegible] Development [illegible] public hearing pursuant [illegible] time for such a hearing [illegible] currently proceeding [illegible] is not permitted. [illegible] Development Plan as [illegible] as may be approved.


SECTION SIX
SECTION THREE
GREENE TREE ROAD
ENTRANCE ROAD
"GREENE TREE" SECTION TWO 58/75
RIVER OAKS COURT
OAKS CIRCLE
SALTWOOD COURT
HOLLY TREE COURT
CACTUS
HOOKS LANE
SECTION THREE
SECTION SIX
HOMEOWNERS COMMON AREA
H.O.A. OPEN SPACE
20' SANITARY SEWER EASEMENT
10' SANITARY SEWER EASEMENT
EX. 8" GAS LINES
VILLAGE OF FLOWERS FOUR VILLAGE LIMITED PARTNERSHIP 7281/0997 ZONED: DR 16 USE-RESIDENTIAL
CHESTER WALKER 5474/96 ZONE-DR 3.5 USE-RES.
WM. E. GARRISH 2552/101 ZONE DR 3.5 USE-RES.
GUY BONAR 2552/129 ZONE DR 3.5 USE-RES.
TRACT BOUNDARY

"GREENE TREE"
SECTION TWO
57/138

NOTE:
ALL AREAS NOT SHOWN AS BUILDING ENVELOPES OR THEIR ACCOMPANYING LOTS WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION ALL SUCH NOT SPECIFICALLY LABELED 'H.O.A. OPEN SPACE' WILL BE CONSIDERED H.O.A. COMMON AREAS.



VICINITY MAP

SCALE: 1" = 2000'

LANDSCAPE REQUIREMENTS

REQUIRED : 1 TREE / DWELLING × 85 DWELLINGS = 85 TREES

PROVIDED : 85 TREES (MINIMUM 50% MAJOR DECIDUOUS, 30% EVERGREEN)

SCREENING : 880 L.F. ALONG GREENE TREE ROAD
880 ÷ 6 = 147 EVERGREEN TREES
880 ÷ 3 = 294 SHRUBS

EXISTING VEGETATION WILL REMAIN IN AREAS NOT REQUIRING GRADING OR CONSTRUCTION.

NATURAL VEGETATION WILL BE UTILIZED IN BUFFER AREA AS MUCH AS POSSIBLE. WHERE NATURAL SCREEN IS DETERMINED TO PROVIDE INSUFFICIENT SCREENING, SUPPLEMENTARY PLANTING WILL BE PROVIDED AT ONE TREE PER 4 L.F.

GENERAL NOTES

1. All lots shown hereon are for sale
2. All proposed roads and utilities are to be private unless otherwise noted.
3. The site is within the 3RD councilmanic district, census tract 4030 watershed 24/21 and subsewershed 65
4. There are no known archeological sites, endangered species habitats, historic buildings, or hazardous materials on this site.
5. Existing vegetation: WOODS & BRUSH
6. A landscaping plan will be submitted and approved in accordance with the Landscaping Manual prior to the issuance of any building permits.
7. All open space shall be owned and maintained by Homeowners Association.
8. Trash will be collected at each lot by a Private Firm.
9. Street lighting shown thusly: ▲ Mounting height will be maximum 14', directed away from any adjoining residence.
10. All 24' access roads will be posted 'FIRE LANE / NO PARKING'
11. All parking spaces will be a minimum of 8½'x 18'.
12. Average daily trips shown thusly: ⟨7⟩
13. Tax account number: 2000001107
14. Title reference: 7071/401
15. Envelopes shown hereon are for the location of principal buildings only. Accessory structures, fences, and projections into yards may be constructed outside the envelope, but must comply with Sections 301 and 400 of the Baltimore County Zoning Regulations. (subject to covenants and applicable building permits)
16. Except in residential transition areas, windows shall satisfy the following:
    15' min. window to property line
    25' min. window to street right-of-way
    35' min. window to tract boundary
    40' min. facing windows in different buildings
17. The maximum width of any building or group of attached buildings shall be 300', except in residential transition areas where maximum width shall be 130'.
18. Within a residential transition area, the minimum setbacks are as follows: 75' at the front/side, 150' at the rear.
19. Private yard space: minimum 500 square feet in one contiguous area.
20. Public water is available to this site.
21. Public sanitary sewer is available to this site.
22. Accessory structures, fences and projections into yards may not be located in flood plain areas or hydric soils.
23. The exact location of curb cuts for driveways or parking pad entrances is to be determined by owner when exact building models become available but prior to installation of street curbs.
24. If drainage, utility and walkway easements are fenced, then at least 5' must remain open for pedestrian access.
25. If townhouses are built near or on the 500 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 500 sq. ft. open yard space. Walk-out or second level only decks are permitted to extend into the required yard space if they remain open underneath. See policy S-11.C.3.d.
26. Tree protection: tree protection devices must be installed prior to any clearing or grading.
27. 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.
28. Storm water management will be provide at facility at Festval @ Woodholme and will be privately owned and maintained. 2, 10 and 100 year frequencies will be managed. Festval @ Woodholme S.W.M. approved 7-16-87.

REASONS FOR 6th AMENDED 11/4/88
1. REVISED LAYOUT OF LOTS 146-155
2. DELETED HIGH RISE ADJACENT TO GREENE TREE ROAD AND ADDED 60 CONDOMINIUM UNITS WITH A COMPLETELY REVISED LAYOUT.
3. CREATED SECTION 6 FROM A PORTION OF WHAT WAS FORMALLY SECTION 3.

PROVISORY SECTION

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' thereof with a reasonable [illegible] improve all adjoining [illegible] 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. Any significant deviation from this plan, including the "Provisory Section" must be approved in accordance with Section 1B01.3.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' of their engineered location; the location and type of existing major vegetation that is to be retained; screening; parking areas and drives 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 1B01.3 of the Zoning Regulations.

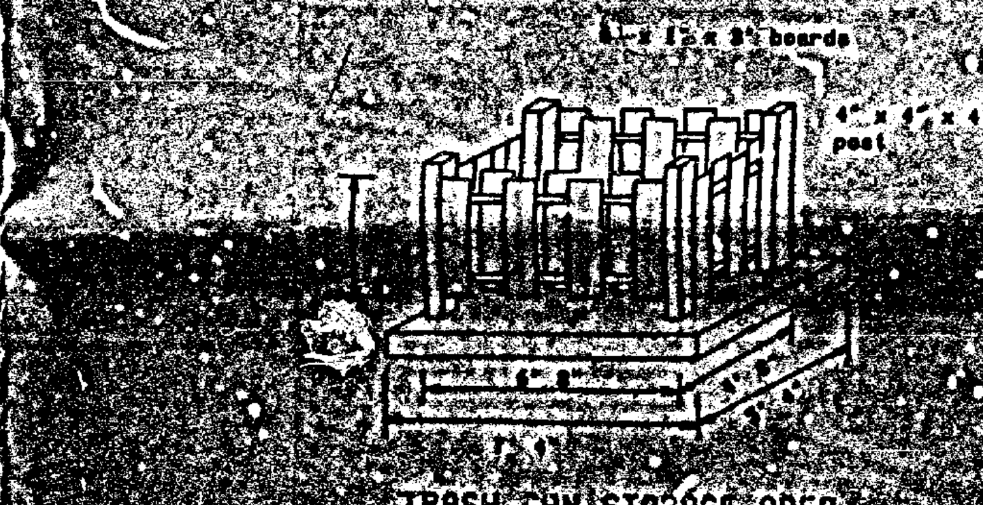
OWNER / DEVELOPER
POPE WOODARD, TRUSTEE
COMMERCENTRE EAST, SUITE 275
1777 REISTERSTOWN ROAD
BALTIMORE, MD. 21208

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 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 occurred when a building is constructed and transferred for the purpose of occupancy.

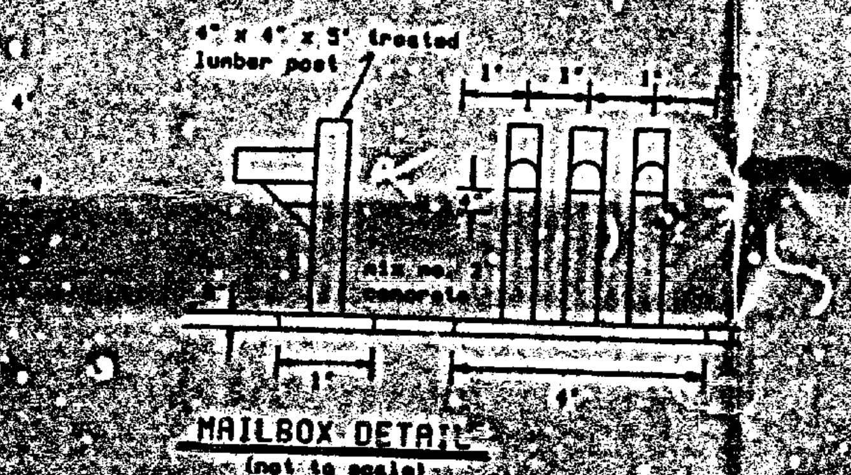
P.C. # 3

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

LAYOUT PARKING DETAIL

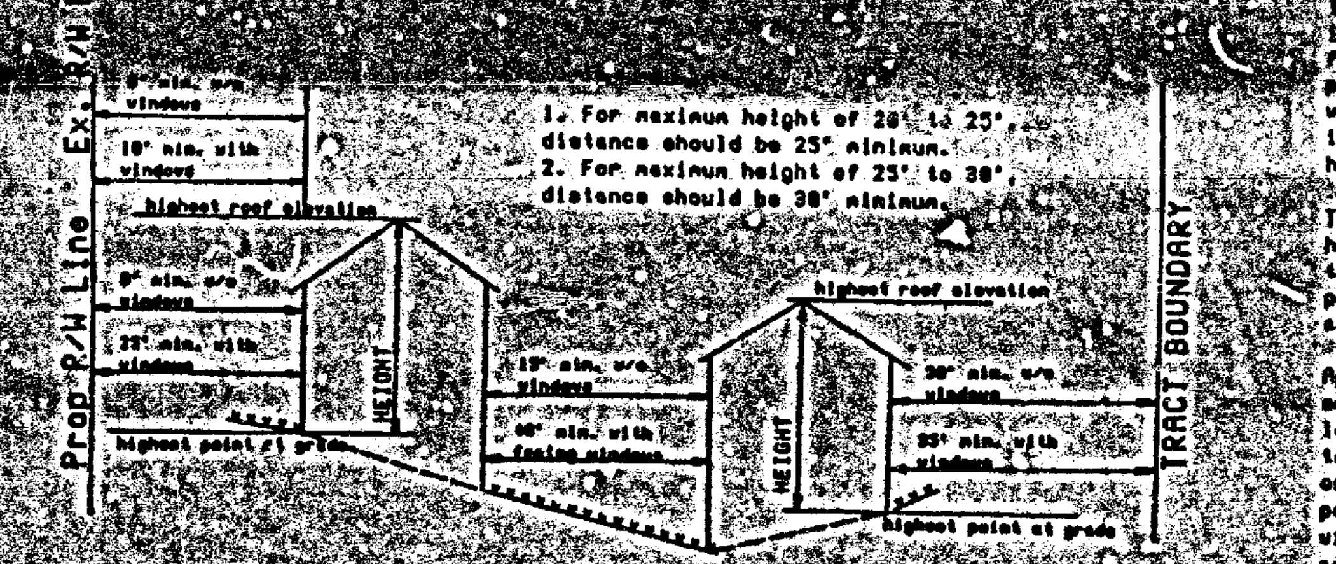


TRASH CAN STORAGE AREA
(not to scale)



MAILBOX DETAIL
(not to scale)

TYPICAL PAVING SECTION



1. For maximum height of 20' to 25', distance should be 25' minimum.
2. For maximum height of 25' to 30', distance should be 30' minimum.

ELEVATION AND SETBACK DETAIL
(not to scale)

NOTES
1. The recording of this plat does not constitute or imply acceptance by the county of any street, easement, park open space, or any other public area shown on the plat.
2. This plat may expire in accordance with the provisions of Section 22-49, Bill 056-82.
3. The recording of this plat does not guarantee installation of streets or utilities by Baltimore County.
4. The information shown hereon may be superseded by a subsequent or amended plat.
5. Additional information concerning this plat may be obtained from the Office of Planning and Zoning and the Department of Public Works.
6. C.R.G. plan approval 2-4-88.

DESIGNED BY JWY
DRAWN BY RFD
CHECKED BY JAM

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS, SURVEYORS, SITE PLANNERS, AND LANDSCAPE ARCHITECTS
11 WARREN ROAD
BALTIMORE, MD. 21208
(301) 484-4100

6TH AMMENDED
PARTIAL DEVELOPMENT PLAN
SECTION 3 & 6 (PREVIOUSLY SECTION 3)
GREENE TREE
3rd ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 50' MAY 1988
CRG. PLAN APPROVED ON 2/4/88