

IN RE: PETITION FOR ZONING VARIANCE
Westside Painters Mill Road, 1000' ± N. Lyons Mill Road
2nd Election District-2nd Councilmanic
CHASE MILL LIMITED PARTNERSHIP
Petitioners * Case No. 90-18-A

FINDINGS OF FACTS AND CONCLUSIONS OF LAW

The Petitioners herein request a zoning variance to permit three illuminated signs: two signs totaling 46 square feet each, located on decorative stone walls and one sign totaling 39 square feet in lieu of the permitted 15 square feet, all to identify an Owings Mills community known as the Village of Painters Mill, with one of its component apartment communities called Chase Mill.

The Petitioner was represented by Robert A. Hoffman, Esquire.

There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and that an undue hardship or practical difficulty would exist if the requested community identification signs were not permitted. The signs would allow people to find the community, as well as give residents a needed and desirable

sense of "neighborhood". Therefore, the variance should be granted. Further, there is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public and the Office of Planning and Zoning supports the granting of the requested Variance.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31 day of August, 1989 that a zoning variance to permit three illuminated signs: two signs totaling 46 square feet each, located on decorative stone walls, and one sign totaling 39 square feet all in lieu of the permitted 15 square feet be and is hereby GRANTED, subject 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, said property to its original condition.

2. No additional signage of any type or nature shall be permitted along Painters Mill Road without further hearing.

3. All signage currently displayed along Painters Mill Road regardless of type or nature that is any way associated with and/or under the control of Petitioner

shall be removed prior to the erection of any signage granted pursuant to this Order.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Robert A. Hoffman, Esquire

ORDER RECEIVED FOR FILING
Date 9/3/89
By M. H. Haines

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property shown in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.1(e) to permit three illuminated signs totaling 46 sq. ft. each, located on decorative stone walls, and one sign totaling 39 sq. ft. in lieu of the permitted 15 sq. ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To be determined at hearing

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

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

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

John B. Howard, Esquire

(Type or Print Name)

Signature

210 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 823-4111

Legal Owner(s):

Chase Mill Limited Partnership

(Type or Print Name) By: TCR Maryland, Inc.,

General Partner

Signature By: Lois S. Fried, Vice President

(Type or Print Name)

Signature

P.O. Box 10147

Address Phone No.

Baltimore, Maryland 21285

City and State

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

John B. Howard, Esquire

Name 210 Allegheny Avenue

Towson, Maryland 21204 823-4111

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 17 day

of August, 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 held before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 17 day of August, 1989, at 11 o'clock

M.

Filed 9/3/89 BY JLL

ANY HEARING TIME

1 HR DURATION

BLITZ

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

(over)

DAFT-MCCUNE-WALKER, INC.



200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description

To Accompany Petition for Zoning Variance

Sign Parcel No. 1

Northwest Corner Painters Mill Road and Lakeside Boulevard
Second Election District, Baltimore County, Maryland

Beginning for the same on the northeast side of Lakeside Boulevard at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Painters Mill Road with the centerline of Lakeside Boulevard, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) Northwest 150 feet more or less along the centerline of said Lakeside Boulevard and thence (2) Northeast 40 feet more or less to the point of beginning, thence leaving said point of beginning and running the two following courses and distances, viz: (1) North 20 degrees 31 minutes 37 seconds East 101.12 feet, and thence (2) South 70 degrees 26 minutes 20 seconds East 99.71 feet, to intersect northwest side of Painters Mill Road, thence running and binding thereon (3) South 19 degrees 33 minutes 40 seconds West 52.81 feet, to intersect the said northeast side of said Lakeside Boulevard, thence running and binding on said northeast side of Lakeside Boulevard, the two following courses and distances, viz: (4) South 65 degrees 07 minutes 41 seconds West 70.22 feet

and thence (5) North 69 degrees 28 minutes 23 seconds West 51.29 feet to the point of beginning; containing 0.207 acres of land, more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONVEYANCE
March 28, 1989
Our Job No. 85020-B (L85020B.1)



DAFT-MCCUNE-WALKER, INC.



200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description

To Accompany Petition

For Zoning Variance

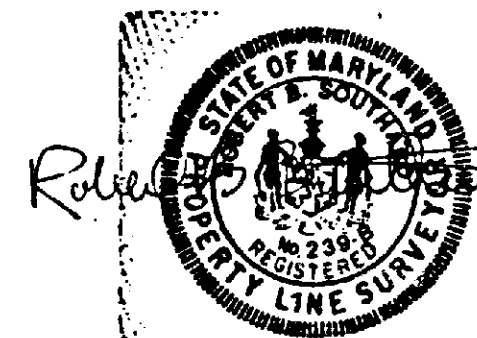
Sign Parcel No. 2

Southwest Corner of Painters Mill Road and Lakeside Boulevard
Second Election District, Baltimore County, Maryland

Beginning for the same on the southwest side of Lakeside Boulevard at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Painters Mill Road with the centerline of Lakeside Boulevard, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) Northwest 150 feet more or less along the centerline of said Lakeside Boulevard and thence (2) Southwest 40 feet more or less to the point of beginning, thence leaving said point of beginning and running and binding on said southwest side of Lakeside Boulevard the two following courses and distances, viz: (1) South 69 degrees 28 minutes 23 seconds East 51.35 feet and thence (2) South 24 degrees 03 minutes 44 seconds East 70.20 feet to intersect the northwest side of Painters Mill Road, thence running and binding thereon (3) Southwest by a line curving to the right having a radius of 4535.16 feet for a distance of 53.23 feet (the arc of said curve being subtended by a long chord bearing South 22 degrees

00 minutes 01 seconds West 53.23 feet), thence leaving said northwest side of Painters Mill Road and running the two following courses and distances, viz: (4) North 67 degrees 39 minutes 48 seconds West 99.32 feet and thence North 20 degrees 31 minutes 37 seconds East 100.07 feet to the point of beginning; containing 0.206 acres of land.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONVEYANCE.
March 28, 1989
Our Job No. 85020-B (L85020B)



DAFT-MCQUE-WALKER, INC.



200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description

To Accompany Petition for Zoning Variance

Sign Parcel No. 3

Northeast Side Lakeside Boulevard
Second Election District, Baltimore County, Maryland

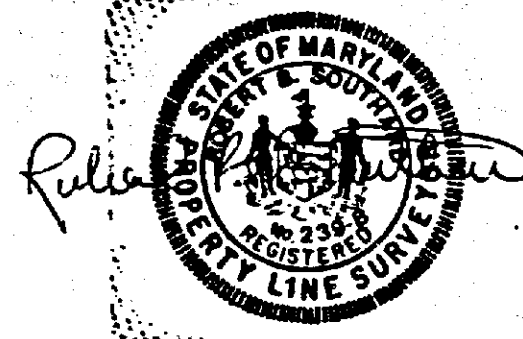
Beginning for the same on the northeast side of Lakeside Boulevard at the end of the second the two following courses and distances, measured from the point forced by the intersection of the centerline of Painters Mill Road with the centerline of Lakeside Boulevard, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) Northwestly 545 feet more or less along the centerline of said Lakeside Boulevard and thence (2) Northeastly 40 feet more or less to the point of beginning, thence leaving said point of beginning and running and binding on said northeast side of Lakeside Boulevard, (1) North 88 degrees 58 minutes 00 seconds West 83.50 feet, thence leaving said northeast side of Lakeside Boulevard and running the three following courses and distances, viz: (2) North 01 degree 02 minutes 00 seconds East 50.00 feet, thence (3) South 88 degrees 58 minutes 00 seconds East 83.50 feet, and thence (4) South 01 degree 02 minutes 00 seconds West 50.00 feet to the point of beginning; containing 0.096 acres of land, more or less.

Page 1 of 2

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

March 28, 1989

Our Job No. 85020-B (L85020B.2)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: July 12-89
Posted for: Variance
Petitioner: Chase Mill Limited Partnership
Location of property: West side of Painters Mill Road
1000' N. of Lakeside Blvd.
Location of Sign: S.W. Corner of Painters Mill Road
and Lakeside Blvd.
Remarks:
Posted by: J. Robert Haines Date of return: July 14-89
Number of Signs: 1

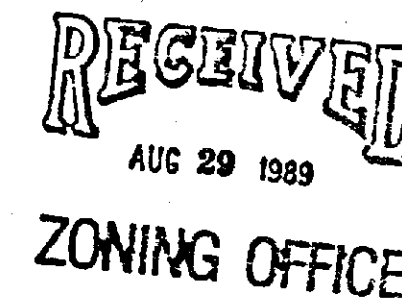
VENABLE, BAETJER AND HOWARD

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D. C.
ALEXANDRIA, VA
ROCKVILLE, MD
BETHESDA, MD
1201 822-4111
FAX 1201 822-4147

August 28, 1989

Hand Delivery

J. Robert Haines, Zoning Commissioner
1st Floor, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 8/1/89 ACCOUNT: 201 615 000
AMOUNT: 178.46
FOR: Chase Mill Ltd. Pct.
BY: J. Robert Haines
VALUATION OR SIGNATURE OF CARRIER
No. 003392

Sincerely,

Robert A. Hoffman

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D. C.
ALEXANDRIA, VA
ROCKVILLE, MD
BETHESDA, MD
1201 822-4111
FAX 1201 822-4147

August 22, 1989

301-494-9162

Mr. Joseph Merrey, Clerk
Zoning Commissioner's Office
County Office Building
Towson, Maryland 21204

Re: Petition for Zoning Variance
Case No. 90-18-A
Petitioner: Chase Mill Limited Partnership

Dear Joe:

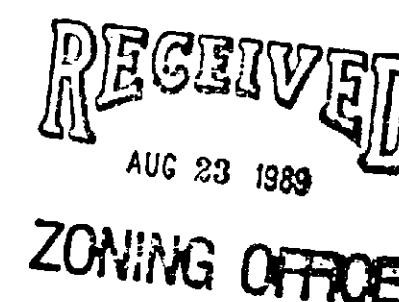
Enclosed please find a draft copy of the Findings of Fact and Conclusions of Law with regard to the above-captioned matter. Once you have had an opportunity to review same please let me know if you have any comments.

Sincerely,

Robert A. Hoffman

RAH:cns

Enclosure



CERTIFICATE OF PUBLICATION

TOWSON, MD. July 7, 1989

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 July 6, 1989.

THE JEFFERSONIAN
OWINGS MILLS TIMES,

S. Zeke Orlean
Publisher

PO 13658
reg M30997
ca 90-18-A
price \$74.86

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

J. Robert Haines
Zoning Commissioner

June 26, 1989

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 Zoning Variance
CASE NUMBER: 90-18-A
W side Painters Mill Road, 1000' N Lyons Mill Road
2nd Election District - 2nd Councilmatic
Petitioner(s): Chase Mill Limited Partnership
HEARING SCHEDULED: TUESDAY, AUGUST 1, 1989 at 11:00 a.m.

Generally illustrated
Variances: To permit three signs two signs totaling 46 square feet each, located on decorative stone walls and one sign totaling 39 square feet in lieu of the permitted 15 square feet.

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 the office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

CC: Chase Mill Limited Partnership
John B. Howard, Esq.
File

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

J. Robert Haines
Zoning Commissioner

DATE 7/17/89

Chase Mill Limited Partnership
P. O. Box 10147
Baltimore, Maryland 21205

Re: Petition for Zoning Variance
CASE NUMBER: 90-18-A
W side Painters Mill Road, 1000' N Lyons Mill Road
2nd Election District - 2nd Councilmatic
Petitioner(s): Chase Mill Limited Partnership
HEARING SCHEDULED: TUESDAY, AUGUST 1, 1989 at 11:00 a.m.

Gentlemen:

Please be advised that \$178.46 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 8/1/89 ACCOUNT: 201 615 000
AMOUNT: 178.46
FOR: Chase Mill Ltd. Pct.
BY: J. Robert Haines
VALUATION OR SIGNATURE OF CARRIER
No. 074589

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 13, 1989

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 July 13, 1989.

THE JEFFERSONIAN
OWINGS MILLS TIMES,

S. Zeke Orlean
Publisher

PO 13658
reg M30997
ca 90-18-A
price \$78.60

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 Zoning Variance
CASE NUMBER: 90-18-A
W side Painters Mill Road, 1000' N Lyons Mill Road
2nd Election District - 2nd Councilmatic
Petitioner(s): Chase Mill Limited Partnership
HEARING SCHEDULED: TUESDAY, AUGUST 1, 1989 at 11:00 a.m.
Generally illustrated
Variances: To permit three signs two signs totaling 46 square feet each, located on decorative stone walls and one sign totaling 39 square feet in lieu of the permitted 15 square feet.
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 the office by the date of the hearing set above or presented at the hearing.

90-18-A

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
17th day of May, 1989

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Chase Hill Ltd. et al
Petitioner's Attorney: JOHN B. HOWARD
Received by: JAMES E. DYER
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 21, 1989

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

MEMBERS

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

John B. Howard, Esq.
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 479, Case No. 90-18-A
Petitioner: Chase Hill Ltd. et al
Petition for Zoning Variance

Dear Mr. Howard:

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. 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 APPROPRIATE 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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Lois S. Fried
Chase Hill Limited Partnership
P.O. Box 10147
Baltimore, MD 21285

RECEIVED

BALTIMORE COUNTY, MARYLAND JUL 28 1989

INTER-OFFICE CORRESPONDENCE ZONING OFFICE

TO: J. Robert Haines
Zoning Commissioner

DATE: July 26, 1989

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

SUBJECT: Chase Hill Ltd. Partnership, Item 479
Zoning Petition No. 90-18A

The petitioner requests a variance to permit three apartment identification signs totalling 131 square feet in lieu of the permitted one sign totalling 15 square feet. In reference to this request, staff offers the following comment:

Staff supports the proposed sign variance because it reflects a responsible well-designed architectural treatment that is consistent with the high quality of development we are striving for in Owings Mills.

PK/sf

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
(301) 837-5554



Dennis F. Rasmussen
County Executive

June 6, 1989

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 253, 313, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, and 486.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/LW

Baltimore County
Fire Department
Towson, Maryland 21204-2587
494-4500

Paul H. Reinecke
Chief

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

Dennis F. Rasmussen
County Executive

Re: Property Owner: Chase Hill Limited Partnership

Location: W side Painters Mill Road, 1,000' N of Lyons Mill Road

Item No.: 479 Zoning Agenda: May 16, 1989

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.

- () 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.

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

REVIEWER: *CH 10/10/89* Noted and Approved: *Robert W. Bowling*
By: *CH 10/10/89* Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 1, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 16, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 466, 468, 469, 470, 471, 474, 475, 476, 478, 480, 481, 482, 485, and 486.

For Item 253 the previous County Review Group Comments still apply.

For Item 313 contact the State Highway Administration for right-of-way requirements for Reisterstown Road.

For Item 467 contact the State Highway Administration for the necessary improvements for Reisterstown Road.

For Item 472 the previous County Review Group Comments for Festival at Woodholme still apply.

For Item 473 the building being in a reversible slope easement must be addressed prior to approval.

For Item 477 the previous County Review Group Comments still apply.

For Item 481 the previous County Review Group Comments still apply.

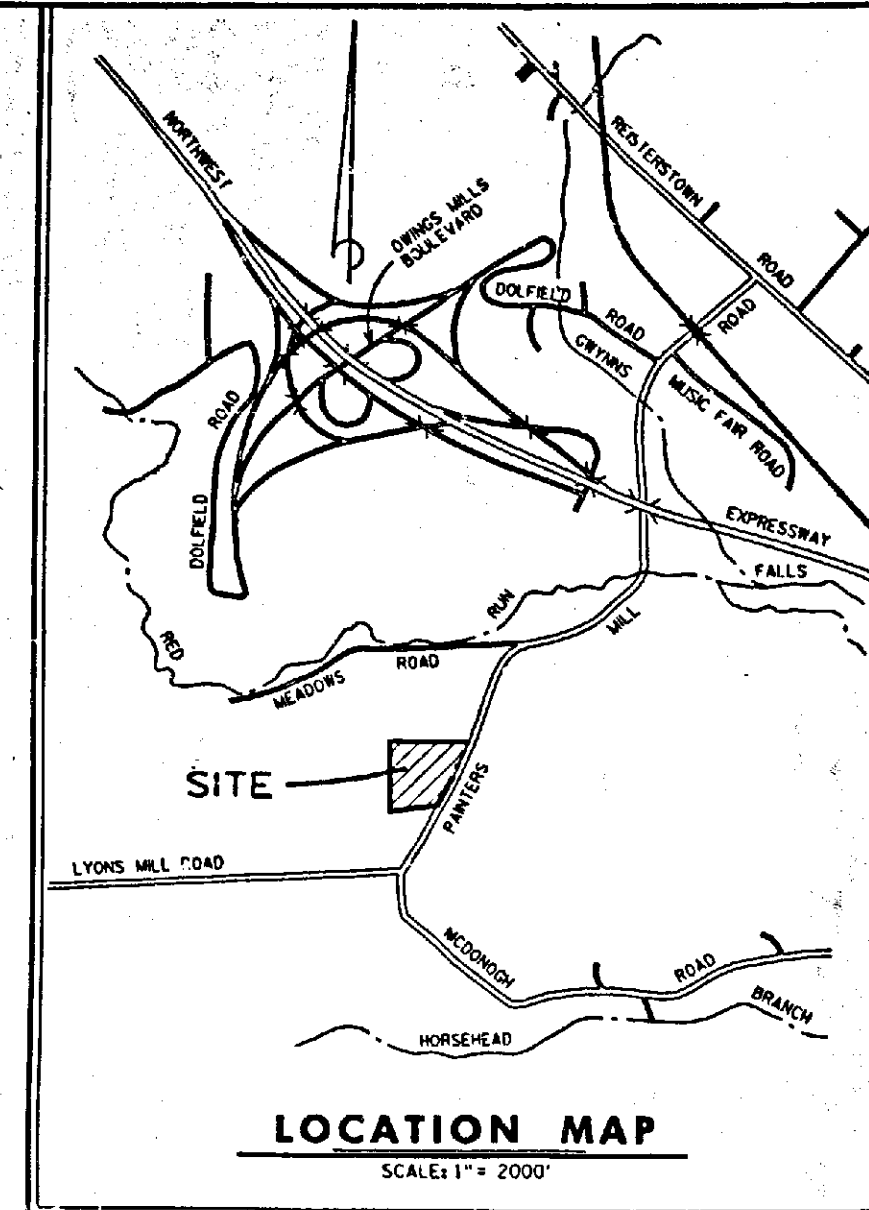
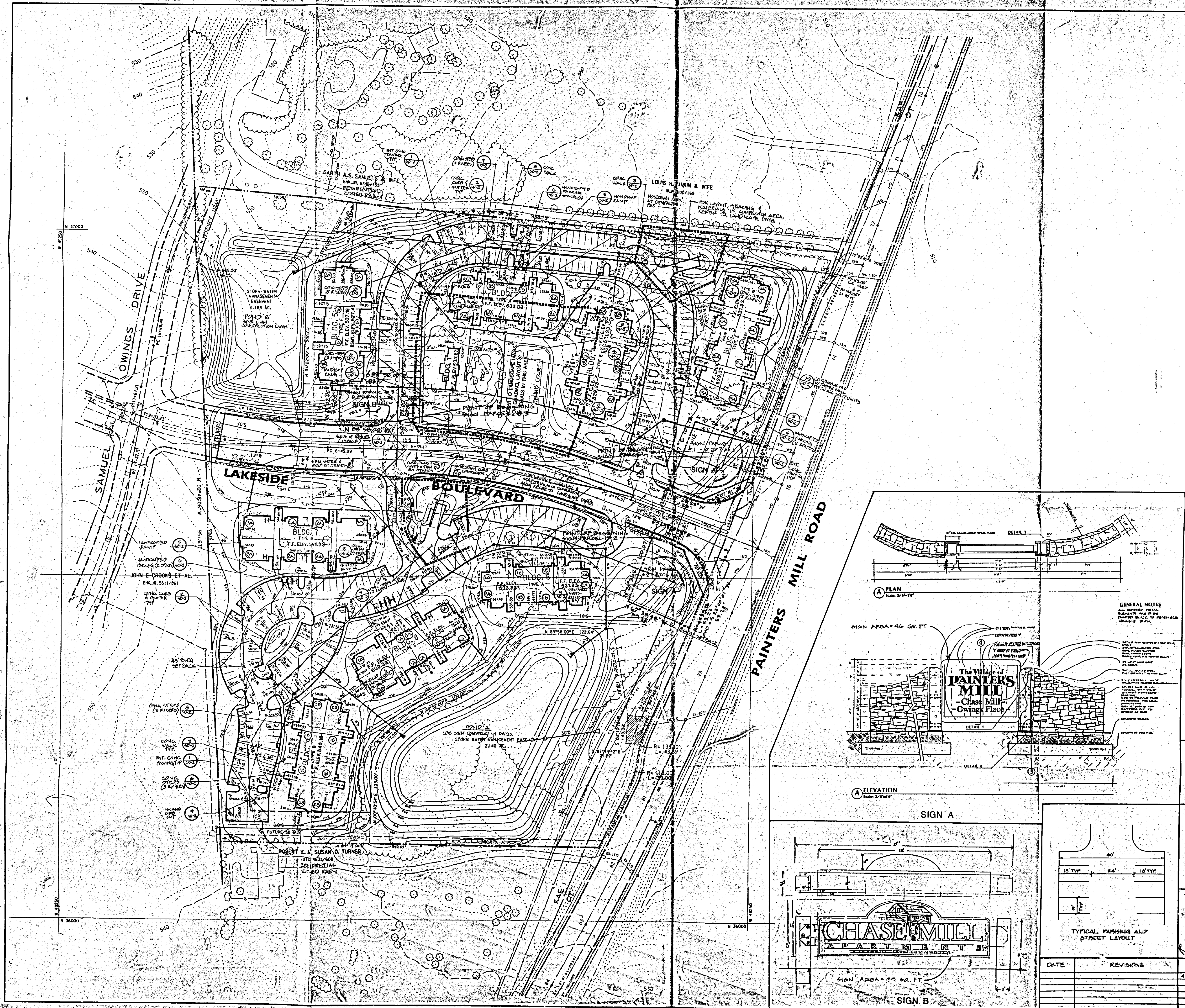
For Item 483 contact the State Highway Administration for right-of-way requirements on Park Heights Avenue.

For Item 484 the previous County Review Group Comments still apply.

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

RWB:s

JUN 02 1989



- Site Data**
- Owner: Painters Mill Associates Limited Partnership
P.O. Box 10147
Baltimore, MD 21285
 - Developer: Chase Mill Limited Partnership
Three Bethesda Metro Center, Suite 250
Bethesda, MD 20814
 - Proposed Use: Garden Apartments
 - Area:
Net Acreage = 15.633
Gross Acreage = 16.294
 - Zoning:
RAB-1 = 15.503 Acres
OF = 0.791 Acres
 - Density:
Density Units Permitted
RAB-1:
15.503 x 40 = 620.12 Density Units
Density Units Proposed:
74 1 BR x 0.75 = 55.5
72 2 BR x 1.00 = 72.0
46 3 BR x 1.50 = 69.0
Total = 196.5 Density Units
 - Parking Required (RAB-1):
196.5 Density Units x 1.53 Spaces/D.U. = 301 Spaces
Proposed = 307 Spaces
 - Amenity Open Space:
Required (RAB-1) A.O.S.:
Total Adjusted Gross Floor Area x 0.7
(Amenity Open Space Ratio)
5.46 Acres x 0.7 = 3.82 Acres
Proposed A.O.S.:
8.67 Acres
Total Adjusted Gross Floor Area = 8.67 Acres
Total Adjusted Gross Floor Area = 5.46 Acres x 1.59 proposed A.O.S. ratio
 - For overall plan, see CBC approved 04/02/86.
 - See CBC Waiver W-87-162 and May 22, 1987 approval letter.
 - The community building (Building No. 1) and recreational facilities are for the use of residents only.

PETITIONER'S EXHIBIT

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
BALTIMORE, MD 21204
TELEPHONE: 301-296-3333

VILLAGE OF PAINTERS MILL SECTION ONE
PLAT TO ACCOMPANY PETITION FOR VARIANCE
SECOND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

Scale: 1"=50'
Job Order No.: 85020B
Issue Date: 3/31/89

DATE	REVISIONS	DATE	REVISIONS
4/14/89	SHOWN SIGN AREAS		