

5-22-62

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

FROM: ZONING OFFICE

PROJECT NAME: Offutt Ridge (Formerly Randall's Ridge)

LOCATION: N & S/S Offutt Road, E of Granite Road

DISTRICT: 2c2

CRG DATE: 6/8/89

PRE-CRG DATE: 5/26/89

PLAN: 5/5/89

REV.: 5/31/89

REVISED PLAN KEY:

(X) COMPLIANCE WITH COMMENT CHECKED

(O) NON-COMPLIANCE IS CIRCLED

(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)

ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

1. Density -- Clarify on the plan that the 15 acre portion of the property south of Offutt Road was part of the overall record lot on 12/22/75 (the effective date of Section 1802.3.B.2). If it was, the density may cluster or accrue from this 15 acre zoned R.C.-3 to the adjacent R.C.-3 zoned portions of the lot north of Offutt Road. If there were other lot divisions of the R.C.-3 zoned area on 12/22/75, the density must be calculated by lot. Also, the 15 acre portion of lot #75 must be calculated as a density lot whether or not a dwelling is proposed on the south side of Offutt Road. Correct the density calculations, eliminate one proposed R.C.-3 lot and number or note 1 zoning density lot on the 15 acres. Also clarify, in the density calculations, that the transect pipeline is owned in fee by the owner/developer and that the acreage was included in the density calculations.

2. Lot #75 north of Offutt Road -- Dimension, include the front orientation, height and setbacks to any newly created property lines of all buildings to remain on the 12 acre lot. A setback variance would be required for the distance between the existing dwelling to remain and the street widening line (see Section 1802.3.B.4 and Zoning Policy 3-10.C). Also, if all buildings (other than dwelling) to remain cannot meet Policy 3-10.C, then they must either be removed, brought into compliance via a zoning variance, or the 12 acre lot justified as a continuing reduced acreage farm prior to final zoning approval. The intentions of the owner/developer should be clear on the C.R.G. plan (see Zoning Policy A-17).

PETITIONER'S EXHIBIT 4

COUNTY REVIEW GROUP COMMENTS

PROJECT NAME: Offutt Ridge

CRG DATE: 6/8/89

PRE-CRG DATE: 5/26/89

PAGE 2

3. On all lots that have split zoning classifications, include separate zoning acreages on the plan print. The required minimum one acre must be provided in the zone that the dwelling, septic and well are located in. Note conspicuously on the plan "THE ZONED PORTIONS OF LOTS #1, 21, 26, 27, 31, 32, 47, 49, 65 and 73 MAY NOT BE BUILT UPON OR USED TO SUPPORT ANY OTHER DWELLINGS".

BA Adjust building envelopes accordingly + check ac. of all lots

4. Correct the zone line slightly to conform to the 1"-200' scale 1988 zoning map #NW 6 57K, 63 and adjust the density calculations accordingly. Provide anticipated dwelling front directional arrows on lots #19, 21, 26, 27, 31, 32, 47, 49, 65 and 73, and provide a building envelope on lots #64 and #75. Add "in the R.C.-3 zone" to Note #10 and provide 2 separate typical lots, including the required 150 foot diemtral dimension in R.C.-3. Correct the vicinity map to accurately show the property outline, including the roads and enlarge the scale to at least 1"=1,000'.

5. Final zoning approval would be contingent upon the resolution of all comments and the outcome of the required public zoning hearing.

BA

ADDITIONAL FOR THE 5/31/89 PLAN

6. NOTE ON THE 15 AC. PORTION OF LOT #75 ON THE CRG PLAN, FINAL DEVELOPMENT PLAN, AND RECORD PLAN:

SPECIAL ZONING NOTE:

LOT #75 AS PROPOSED INCLUDING 25 ACRES TOTAL ENCOMPASSING BOTH SIDES OF OFFUTT ROAD IS APPROVED BY THE ZONING COMMISSIONER IN THE R.C.-3 ZONE AS ONLY ONE BUILDABLE DWELLING LOT UNAPPROVED BY OFFUTT ROAD. THIS APPROVAL IS BASED UPON THE PROVISIONS OF SECTION 1802.3.B.1 + 2 (R.C.-3 DENSITY - BALTIMORE COUNTY ONE, SINGULAR 25 AC. METES AND BOUNDS PROPERTY DESCRIPTION TO BE REPEATED AND TRANSFERRED INHERIT, SAVING AND EXCEPTING ONLY COUNTY REQUIRED IMPROVEMENTS, THROUGH SUCCESSIVE TRANSFERS OF THE PROPERTY.

"It should be noted that cluster development in the R.C.-3 zones (Deferral of Planning and Development) is expressly intended to set aside unimproved zones and D.R. zones is permitted for the express purpose of providing and/or retaining open land on a permanent basis for farming open space or otherwise.

W. CARL RICHARDS, JR.
Zoning Coordinator

S-10 NONCONFORMING SETBACKS

A. RESIDENTIAL

If an addition is proposed to a residential building and the setback(s) is / are deficient, this setback may be extended (within reason) provided that the deficiency is not increased or the use of the building changed. (see S-3 conversions with deficient setbacks)

B. COMMERCIAL AND INDUSTRIAL

1. Minor additions that:

a. meet the current requirements, or are

b. in line with an existing deficient setback, and are not creating any other deficiencies; and

c. in either case, regardless of the size of the addition, the area utilized for the addition would not usurp the potential for correcting any other deficiencies that exist on the property.

* If under "a" and there is no conflict with "c" and all of the current requirements are met, a variance is not required. However, if under "b", only that particular deficiency or setback must be rectified prior to zoning approval.

2. Major additions, or minor additions that:

a. are in line with an existing deficient setback and also creating another deficiency, or

b. are creating two deficiencies, or

c. are utilizing an area that would usurp the potential for correcting any other deficiencies on the property.

* Then the policy would be to rectify all of the deficiencies on the property prior to zoning approval. (see W-10 Parking Rules)

C. SUBDIVIDING WITH DEFICIENT SETBACKS

When subdividing property with existing deficient setbacks, these existing setbacks will be allowed to stand, and not require a zoning variance provided:

1. that there are no use changes in the existing building and that,

2. the existing building meets all current required setbacks to any newly created property or lease lines, including R/W widening when widening is taken at the time of record plat or building permit.

(See S-3 conversions with deficient setbacks and RM-9 road widening existing lots)

8-105
8-212
8-260
89-223A
FDO Right-of-Way

A-17 RURAL ACCESSORY USES

Reference S. 400, 101, 404.2

Rev. 1/87

A. Accessory structures/uses/customarily found accessory to dwellings, in rural zones, will be subject to section 400

B. Farm buildings or accessory farm buildings on property that meets the farm or farmstead definition are subject to principal building setbacks of the zone in which they are located.

C. Barns and other farm buildings will be permitted on property without a dwelling that meets the farm definition, but they must meet other principal building setbacks in D.R. zones and principal building setbacks in R.C. zones.

D. When farms or parcels of land that meet the farm definition are reduced by subdivision, sale, or otherwise, all existing buildings or uses that will remain on the property must meet all provisions of the Baltimore County Zoning Regulations prior to zoning approval. Compliance may be obtained by, i.e. conversion to another use (meeting all applicable regulations), removal or discontinuance of the use, a rejustification of the farm uses that are to continue on a smaller scale including tenant houses, or a variance or special hearing before the Zoning Commissioner.

Cases- 86-506A

RSD-5 LOT DIVIDED BY R.C. ZONE LINE

If a lot is divided by an R.C. zone line, the zone in which the house is proposed or located must meet the minimum lot area, width, and setbacks of that zone.

Setbacks are measured to the property line and not the zone line.

A dwelling cannot straddle an R.C. zone line.

The well and septic system should also be located in the same zone as the house. 38-36A

If an R.C. subdivision is planned in such a way that the lots in which the houses are located and the density figured is in one R.C. zone and the lots extend into another R.C. zone, the portion of the lot that extends into another R.C. zone contains enough area to at least meet the minimum lot size of that zone, then this would constitute 1 density unit subtracted from the overall density of that zone, even if the existing or planned house on the lot is in a different R.C. zone. If the other R.C. zoned portion of the lot (not where the house is existing or planned) is R.C. 2 and the density is exceeded in the R.C. 2 by this method, any other R.C. 2 zoned land must remain vacant, but the density in the zone in which the houses are located remains unaffected.

JAN-30-90 TUE 11:25 PROFIT BUILDERS P.02

The Greater Patapsco Community Association

P.O. BOX 31
GRANITE, MD 21163

July 25, 1989

Mr. J. Robert Haines
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Mr. Haines,

We would like to voice our support for the petition to designate 27 acres as a reduced farm in the development known as Offutt Ridge in Granite. The land and the existing farm buildings are of historical significance to our community and we would like to see them preserved. An agricultural use would be very much in keeping with nearby farming activities.

If you need any further indication of the community's position, or any information regarding the original Offutt farm, please let me know. Thank you for your attention to this matter.

Sincerely,

Kathleen Skulley
President

cc: Mr. Steven H. Gideman

PETITIONER'S EXHIBIT 6A

JAN-30-90 TUE 11:26 PROFIT BUILDERS P.03

The Greater Patapsco Community Association

P.O. BOX 31
GRANITE, MD 21163

July 25, 1989

Mr. Mark Daneker, Chairman
Baltimore County Agricultural Preservation
Advisory Committee
c/o D & P R
401 Bodley Avenue
Towson, MD 21204

Dear Mr. Daneker,

The Advisory Committee has been petitioned to consider a 27 acre reduced farm designation for a parcel that is part of the development known as Offutt Ridge in Granite, MD. There are existing farm buildings and 15 acres near Mardella Run that are part of the original Offutt farm. The land and the buildings are of significant historical concern to the community and we are anxious that they be preserved and used in an agricultural context.

We have met with Mr. Gideman, who is developing the surrounding land, and have assured him of our support for the farmstead designation. Please consider his petition favorably. If you need further indications of the community's position, please let me know. Thank you for your attention in this matter.

Sincerely,

Kathleen Skulley
President

cc: Mr. Steven H. Gideman

PETITIONER'S EXHIBIT 6B

Mr. John Lewis
November 15, 1989
Page Two

We want to thank you for all of your time and assistance.

Very truly yours,

Stephen J. Nolan
Stephen J. Nolan

SJN/mao

Enclosures

CC: Lowrie Sargent
Offutt Ridge Partnership
Lavinia E. Craven
David Ransome
Gerhold, Cross & Etzel

#168

NEWTON A. WILLIAMS
WILLIAM M. WILSON, JR.
THOMAS J. RENNER
STEPHEN J. NOLAN, JR.
ROBERT E. CARLSON, JR.
ROBERT L. HANLEY, JR.
STEPHEN M. BURGESS
DOUGLAS L. BURGESS
ROBERT H. SCHENNING
LOUIS G. CLINE, III
THOMAS R. ALDERMAN
KEVIN A. KOSTER

LAW OFFICES
NOLAN, LITVINOFF & WILLIAMS
CHARPNEY
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
800 823-7800
TELEFAX: (301) 208-2785

November 15, 1989

Mr. John Lewis
Zoning Associate III
Baltimore County Office
of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Petitions for Zoning Variance and Special Hearing
Petitioners: Lavinia E. Craven, et al and Offutt
Ridge Partnership
N & S/S Offutt Road, E of Granite Road

Dear Mr. Lewis:

Per our October 26 meeting, at which time this office attempted to file the above-mentioned petitions, I have made the requested revisions.

Therefore, I am filing herewith the following petitions and materials:

1. Three (3) copies of Petition for Zoning Variance;

2. Three (3) copies of Petition for Special Hearing;

3. Ten (10) site plans prepared by Gerhold, Cross & Etzel;

4. Three (3) copies of a zoning description prepared by the surveyors;

5. Our firm's check to cover the filing fee.

Please forward to us the filing receipt (blue form) and docket this case for a hearing as soon as the Zoning Commissioner's hearing docket will permit.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

January 23, 1990

Stephen J. Nolan, Esquire
Suite 700, Court Towers
210 West Pennsylvania Avenue
Townson, MD 21204

RE: Item No. 168, Case No. 90-309-SPHA
Petitioner: Lavinia E. Craven, et al
Application for Zoning Variance and
Special Hearing

Dear Mr. Nolan:

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 that may have a bearing on the Zoning Commission's decision. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

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 WINTIARSKI. 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: Ms. Lavinia E. Craven
Mr. Louie Saragant

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this
29th day of November, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Lavinia E. Craven, et al
Petitioner's Attorney: Stephen J. Nolan

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: December 19, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Lavinia E. Craven, et al, Item 168
Zoning Petition No. 90-309-SPHA

The Petitioners request a Variance to front yard setback requirements and a Special Hearing to approve a 29 acre +/- lot as a reduced acreage farm. In reference to this request, staff offers the following comments:

The subject site, located on both the north and south sides of Offutt Road, is part of a larger tract which is being subdivided. The tract, known as "Offutt Ridge," received CRG approval on 1989.

This office has no objection to the use of proposed Lot 75 as a reduced acreage farm as long as it is used in accordance with the note required by the zoning office and shown on the hearing plan.

The existing dwelling and farm buildings are listed as the Dr. Thomas Z. Offutt House on the Maryland Historical Trust Inventory. This office supports the requested variance which would allow the existing dwelling to comply with current regulations.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Townson, Maryland 21204
(301) 887-3334

November 29, 1989

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 163, 164, 165, 166, 168, & 169.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lw

Baltimore County
Fire Department
300 York Road
Townson, Maryland 21204-2536
(301) 887-4500
Paul H. Reincke
Chief

DECEMBER 4, 1989

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

RE: Property Owner: LAVINIA E. CRAVEN AND CHARLOTTE HILL
Location: OFFUTT RIDGE PARTNERSHIP
Item No.: 168 Zoning Agenda: NOVEMBER 28, 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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. WATER FOR FIRE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE URBAN GUIDE FOR FIRE PREVENTION AND CONTROL MASTER PLANNING.

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", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Reincke* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/REK

DEC 05 1989

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for November 28, 1989
DATE: December 19, 1989

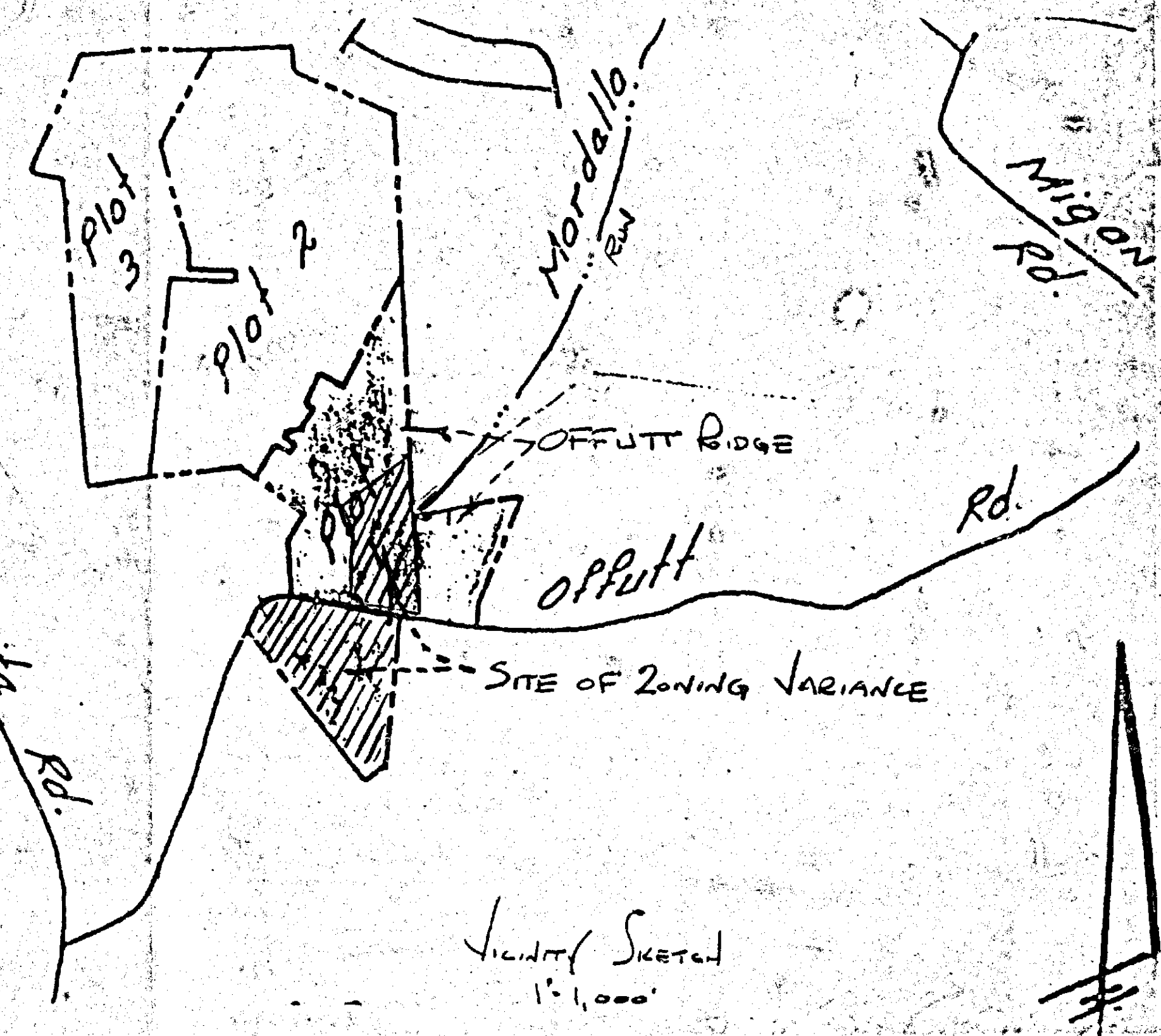
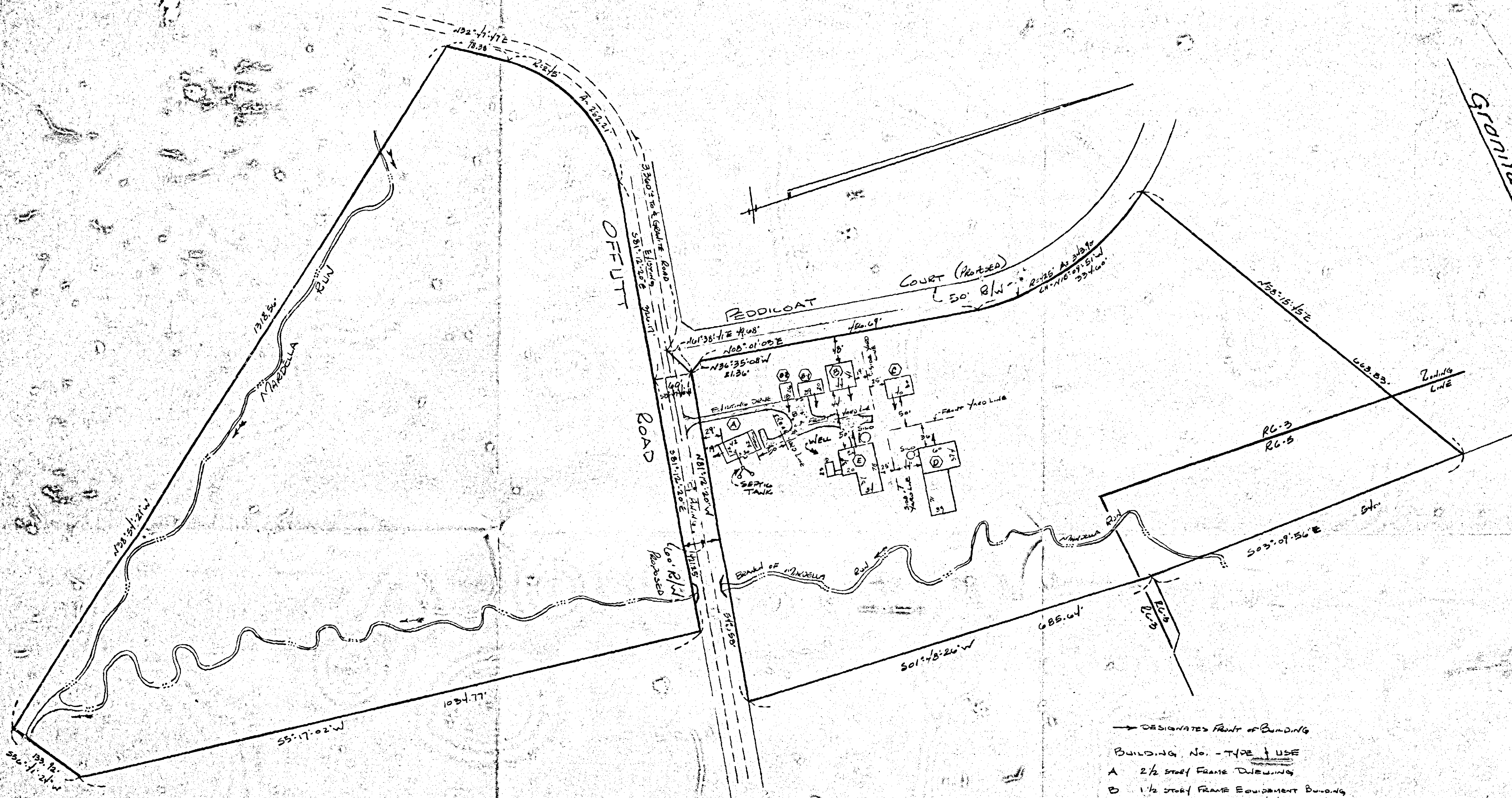
The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 163, 164, 165, 166, 167, and 169.

For Item 168 the property dimensions shown do not agree with plat 13/86.

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

RWB:s

DEC 27 1989



Vicinity Sketch
1" = 1,000'

- DESIGNATES FOOT OF BUILDING
- BUILDING No. - TYPE + USE
- A 2 1/2 story Frame Dwelling
 - B 1 1/2 story Frame Equipment Building
 - B-1 1 story Frame Storage + Vehicle Shed
 - B-2 1 story Frame Garage
 - C 2 1/2 story Frame Barn
 - D 3 story Frame Barn with attached 11' x 29' 1 story Frame Enclosure
 - E 3 story Frame Barn with attached 23' x 15' 1 story Frame Building

THE FOLLOWING NOTE HAS BEEN REQUIRED BY BALTIMORE COUNTY ZONING DEPARTMENT TO BE PLACED AS A NOTE ON THE RECORD PLAT FOR THE LOT SHOWN HEREON.

"LOT 75 AS PROPOSED INCLUDING 18.9421 ACRES TOTAL ENCOMPASSING BOTH SIDES OF OFFUTT ROAD IS APPROVED BY THE ZONING COMMISSIONER IN THE RC-3 ZONE AS ONLY ONE BUILDABLE DWELLING LOT. UNAFFECTED BY OFFUTT ROAD. THIS APPROVAL IS BASED UPON THE PROVISIONS OF SECTION 1A02.3.6.1 + 2 (R.C.-3 DENSITY - BC2R) AND CONDITIONED UPON THE RECORDING IN THE LAND RECORDS OF BALTIMORE COUNTY ONE, SINGULAR, 18.9421 AC. NOTES AND BOUNDS PROPERTY DESCRIPTION TO BE REPEATED AND TRANSFERRED INTACT, SAVING AND EXCEPTING ONLY COUNTY REQUIRED IMPROVEMENTS THROUGH SUCCESSIVE TRANSFERS OF THE PROPERTY."

2ND ELECTION DISTRICT - BALTIMORE COUNTY - MARYLAND
PLAT FOR ZONING VARIANCES FOR LOT 75
PLAT 1 OFFUTT RIDGE

VARIANCES ARE AS FOLLOWS:

BUILDING A: 1) TO PERMIT A FRONT YARD SETBACK OF 23' INSTEAD OF THE REQUIRED 50' (BC2R 1A02.3 B.4)
2) TO PERMIT A PROJECTION INTO THE FRONT YARD (PCH) GREATER THAN THE MINIMUM REQUIRED 25% (BC2R 301.1)

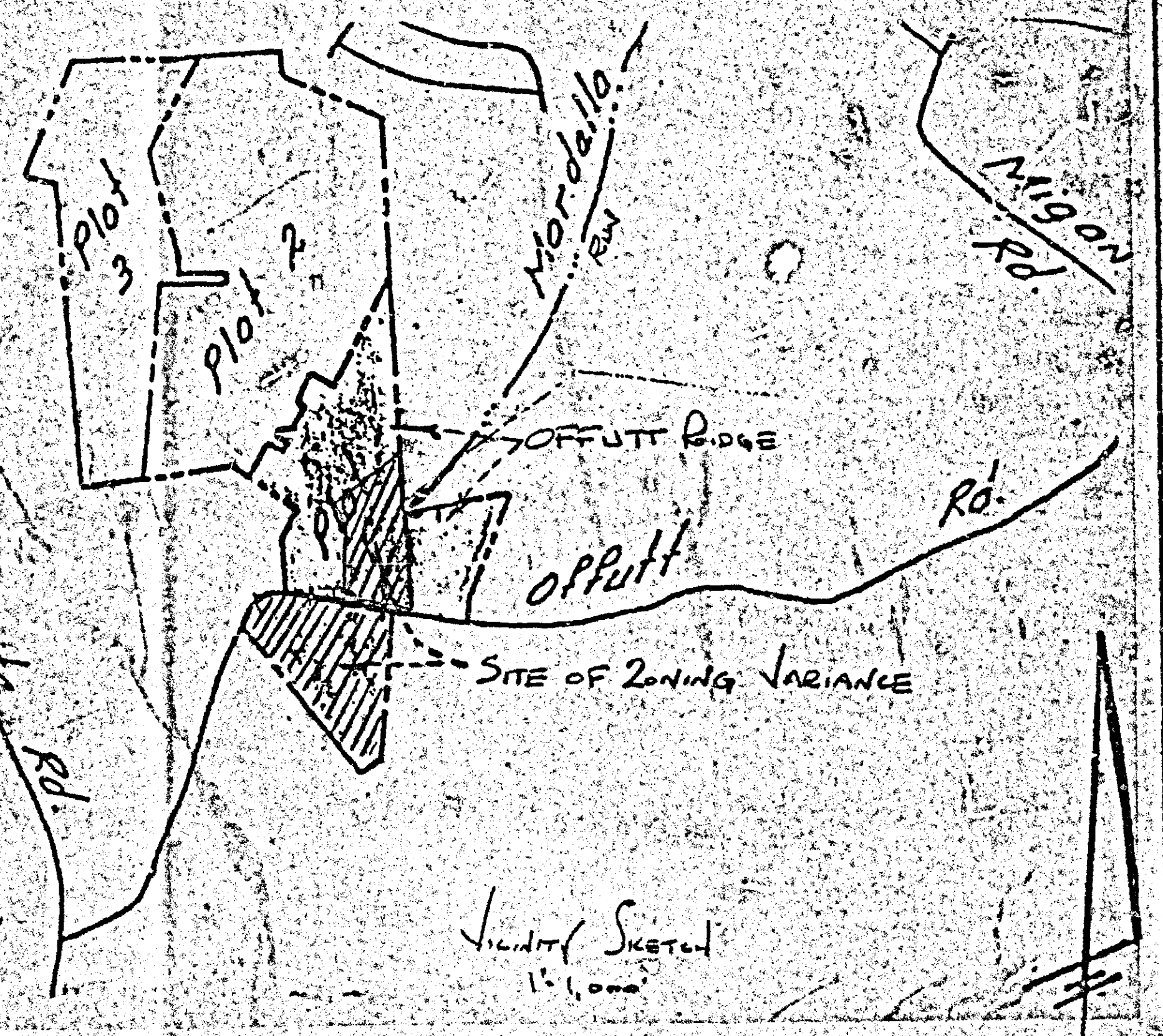
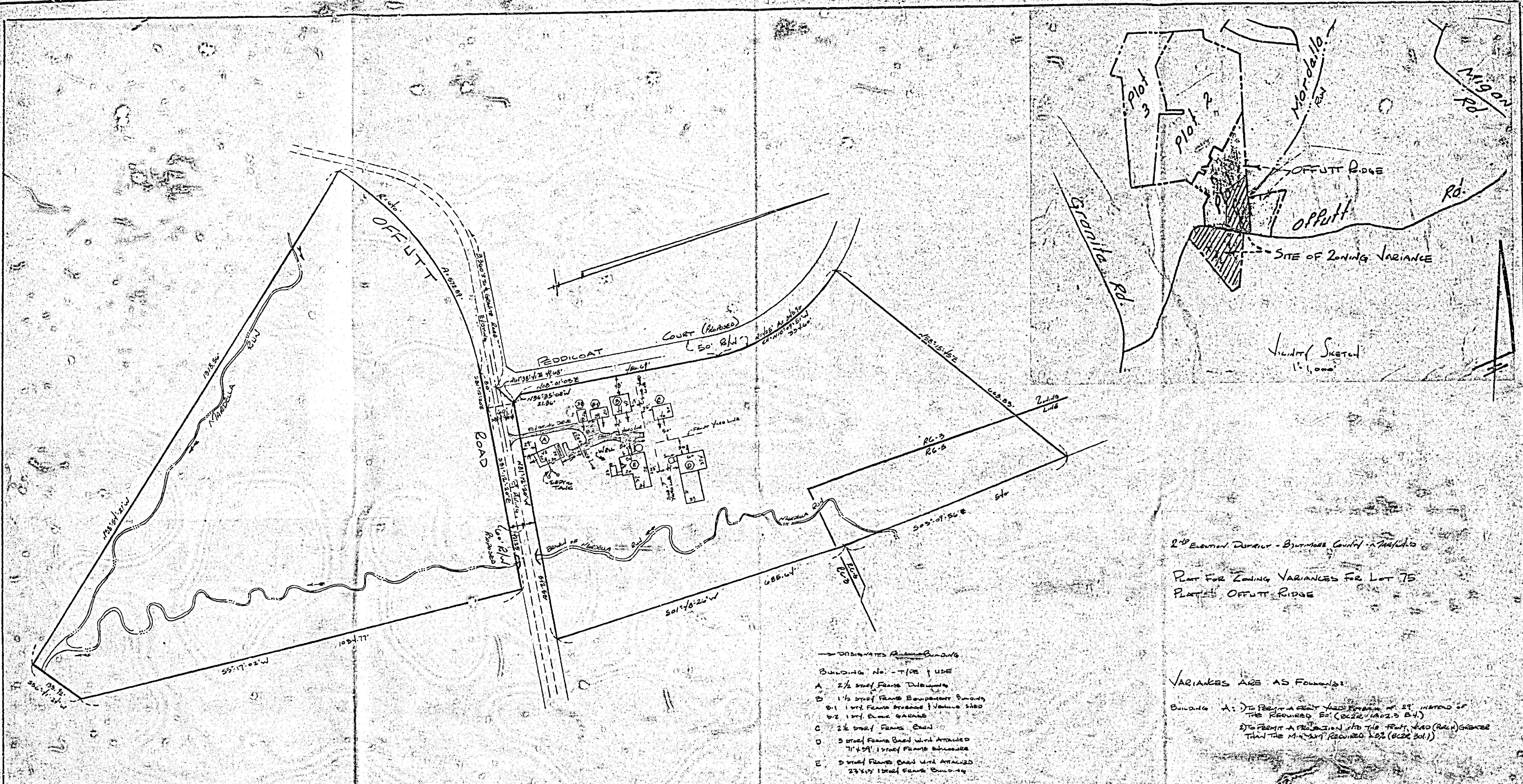
TOTAL AREA : 28.9421 ACRES
EXISTING ZONING: RC-3 + RL-5 (BUILDINGS IN RC-3)
LEG PLAN APPROVED: 6/23/87
OWNER: OFFUTT RIDGE LIMITED PARTNERSHIP
182 1/2 WESTMOUTH LANE
CLARKSVILLE, MD. 21029

**PETITIONER'S
EXHIBIT 1**



SCALE 1" = 100'
11-26-87
10-27-87
10-29-87
GARDNER, CROSS & ETZEL
REG. LAND SURVEYORS
412 JENNIFER AVENUE
TOWSON, MD. 21204
2223-4470

1608
90-309-5PHA



- ORIGINATES FROM BUILDING
- | Building No. | T/RE | USE |
|--------------|-------------|---|
| A | 2 1/2 story | Frame Dwelling |
| B | 1 1/2 story | Frame Equipment Storage |
| C | 2 1/2 story | Frame Barn |
| D | 3 story | Frame Barn with Attached 7' x 5' 1 story Frame Enclosure |
| E | 3 story | Frame Barn with Attached 23' x 17' 1 story Frame Building |

The Following Note Has Been Required By Baltimore County Zoning Department To Be Placed As A Note IN THE REWARD PLAT FOR THE LOT SHOWN HEREON.

"LOT 75 AS PROPOSED INCLUDING 28.9421 ACRES TOTAL ENCOMPASSING BOTH SIDES OF OFFUTT ROAD IS APPROVED BY THE ZONING COMMISSIONER IN THE RC-3 ZONE AS ONLY ONE BUILDABLE DWELLING LOT UNAFFECTED BY OFFUTT ROAD. THIS APPROVAL IS BASED UPON THE PROVISIONS OF SECTION 1402.3.6.1 + 2 (R.C.-3 DENSITY - B.C.R.) AND CONDITIONED UPON THE RECORDING IN THE LAND RECORDS OF BALTIMORE COUNTY ONE, SINGULAR, 28.9421 AC. METES AND BOUNDS PROPERTY DESCRIPTION TO BE REPEATED AND TRANSFERRED INTACT, SAVING AND EXCEPTING ONLY COUNTY REQUIRED IMPROVEMENTS THROUGH SUCCESSIVE TRANSFERS OF THE PROPERTY."

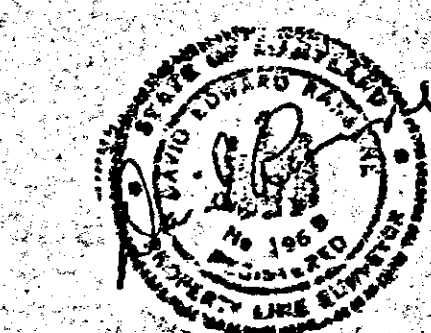
2nd Elevation Drawing - Baltimore County - The/Notes

PLAT FOR ZONING VARIANCES FOR LOT 75
PLAT: OFFUTT RIDGE

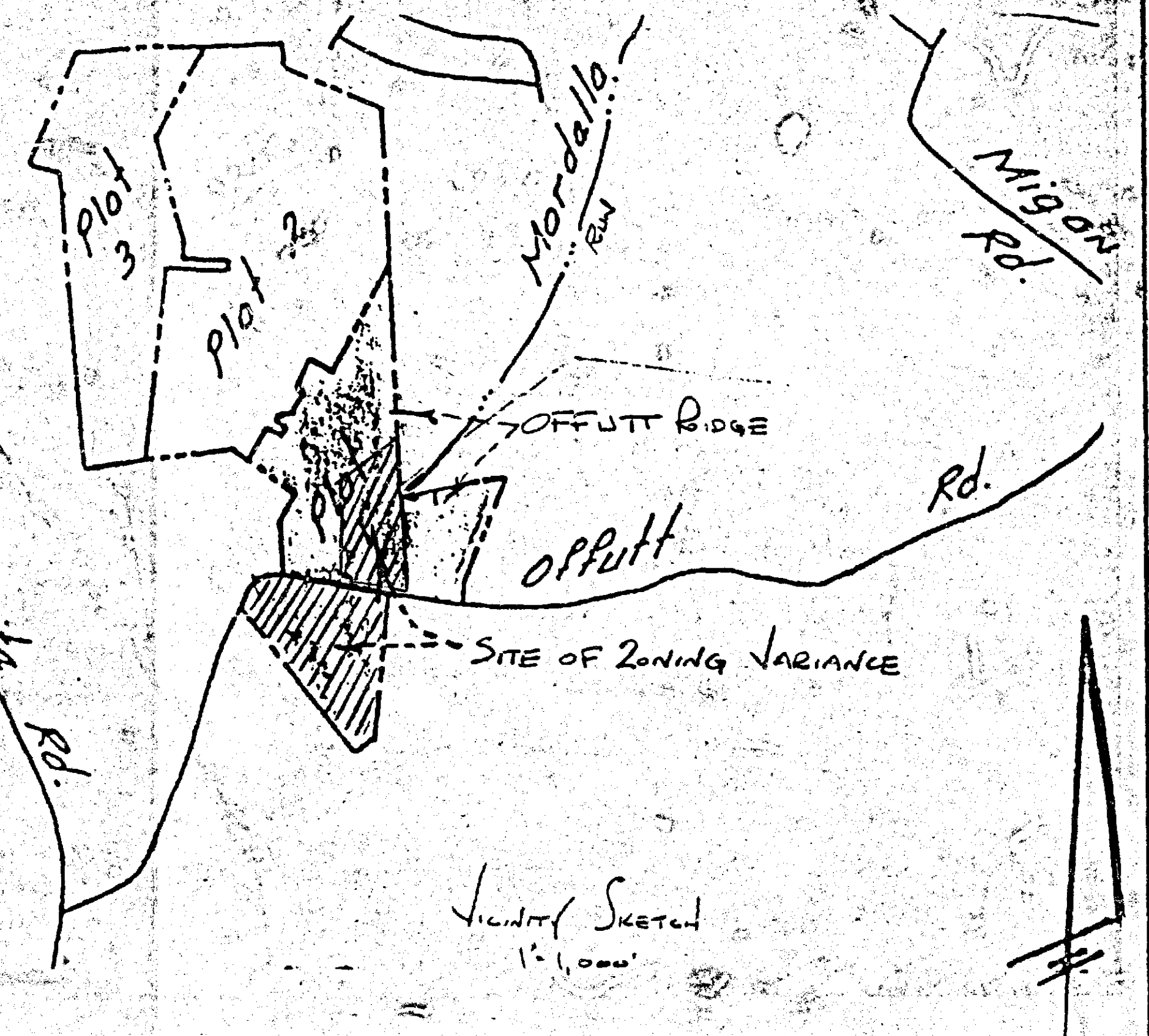
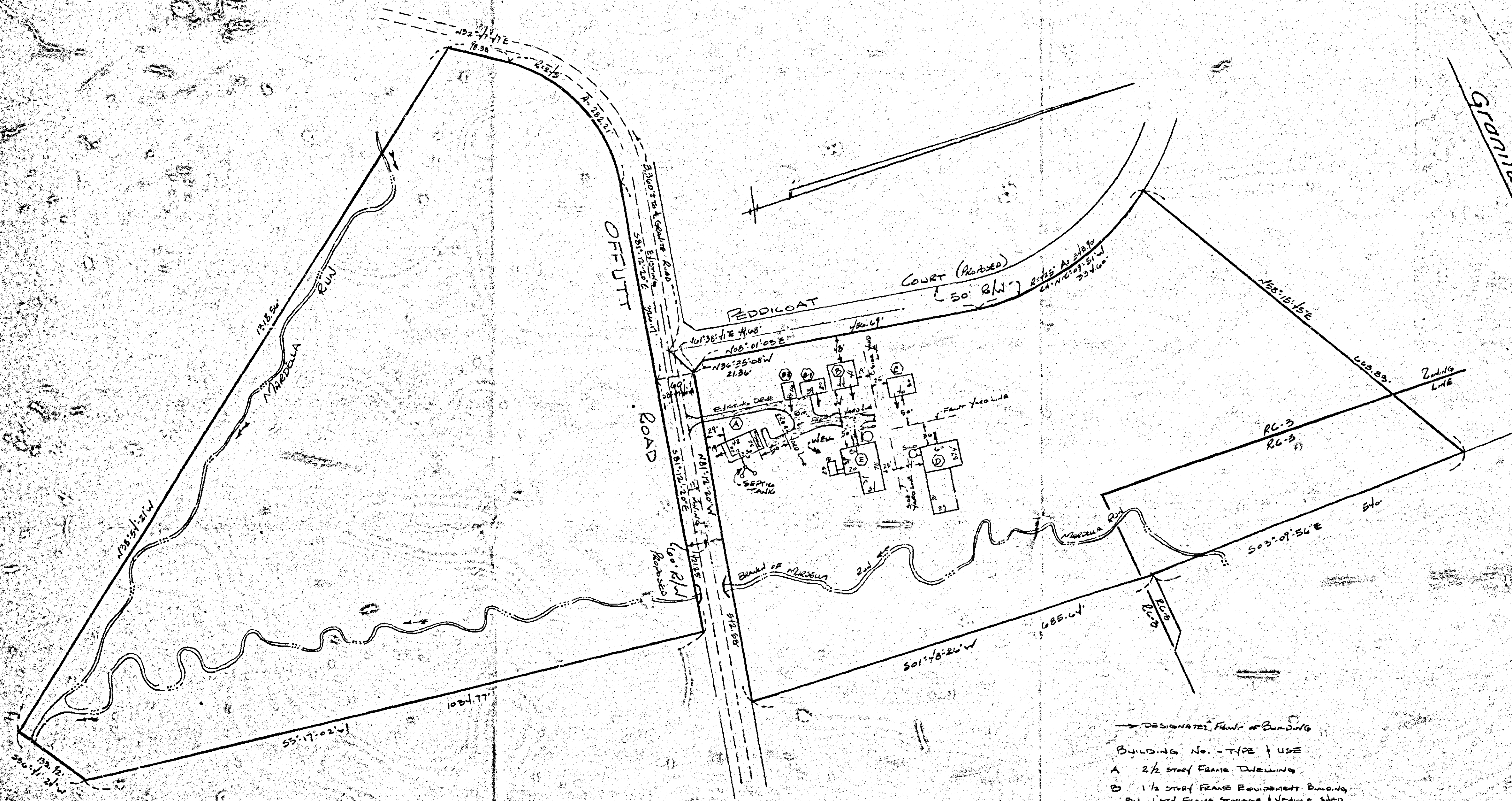
VARIANCES ARE AS FOLLOWS:

Building A: 1) TO PERMIT A FEET LESS THAN 29' INSTEAD OF THE REQUIRED 50' (B.C.R. 1402.3 B.4.)
2) TO PERMIT A PROJECTION INTO THE FEET, AND (R.C.R.) GREATER THAN THE MINIMUM REQUIRED 25% (B.C.R. 301.1)

TOTAL AREA = 28.9421 ACRES
Existing Zoning: RC-3 & RC-5 (Buildings in RC-3)
BY PLAN APPROVED: 6/28/89
OWNER: OFFUTT RIDGE LIMITED PARTNERSHIP
18245 WESTMONT LANE
CLARKSVILLE, MD. 21029



REMOVED 2-2-90 FOR DEPT. 2nd. 2nd. Commissioned
11-24-89
10-27-89
10-24-89
GARDNER, GROSS, ET AL
REG. LAND SURVEYORS
412 DENVER AVE
TOWSON, MD. 21204
632-4170



THE FOLLOWING NOTE HAS BEEN REQUIRED BY BALTIMORE COUNTY ZONING DEPARTMENT TO BE PLACED AS A NOTE ON THE RECORD PLAT FOR THE LOT SHOWN HEREON.

"LOT 75 AS PROPOSED INCLUDING 18.9421 ACRES TOTAL ENCOMPASSING BOTH SIDES OF OFFUTT ROAD IS APPROVED BY THE ZONING COMMISSIONER IN THE RC-3 ZONE AS ONLY ONE BUILDABLE DWELLING LOT. THIS APPROVAL IS BASED UPON THE PROVISIONS OF SECTION 1A02.5.B.1 + 2 (R.C.-3 DENSITY - BCR) AND CONDITIONED UPON THE RECORDING IN THE LAND RECORDS OF BALTIMORE COUNTY ONE, SINGULAR, 18.9421 AC. NOTES AND EQUINOX PROPERTY DESCRIPTION, TO BE REPEATED AND TRANSFERRED INTACT, SAVING, AND EXCEPTING ONLY COUNTY REQUIRED IMPROVEMENTS, THROUGH SUCCESSIVE TRANSFERS OF THE PROPERTY."

- DESIGNATED FOOTPRINT OF BUILDING
- BUILDING NO. - TYPE & USE
- A 2 1/2 story frame dwelling
 - B 1 1/2 story frame equipment building
 - B-1 1st. frame storage & vehicle shed
 - B-2 1st. frame garage
 - C 2 1/2 story frame barn
 - D 3 story frame barn with attached 71' x 29' 1 story frame enclosed
 - E 2 story frame barn with attached 23' x 15' 1 story frame building

2ND ELECTION DISTRICT - BALTIMORE COUNTY EXTERIOR LAND

PLAT FOR ZONING VARIANCES FOR LOT 75

PLAT 1 OFFUTT RIDGE

VARIANCES ARE AS FOLLOWS:

BUILDING A: 1) TO PERMIT A FRONT YARD SETBACK OF 29' INSTEAD OF 35' AS REQUIRED BY SECTION 1A02.3.B.4)

2) TO PERMIT A FRONT YARD SETBACK OF 29' INSTEAD OF 35' AS REQUIRED BY SECTION 1A02.3.B.4)

TOTAL AREA : 28.1421 ACRES ±

EXISTING ZONING : RC-3 & RC-5 (BUILDINGS IN RC-5)

LEG. PLAN APPROVED : 6/28/89

OWNER : OFFUTT RIDGE LIMITED PARTNERSHIP

18275 WESTERN LANE

CLARKSVILLE, MD. 21029

168

90-309-SPHA

11-00-89

10-27-89

10-25-89

GERALD CROSS ET AL

RES. LAND SURVEYORS

412 DEANWAVE AVENUE

TOWSON, MD. 21204

623-4470



JEWISH COMMUNITY CENTER CULTURAL ARTS
92-243-Z

Limited Exemption

Plan Date: 7/24/92

Comments Due: 10/9/92

Comments Date: 9/25/92

Comments Completed: 9/29/92

90-309-SPHA
#168

The plan has been reviewed by the staff at this level of detail for general compliance with the Baltimore County Zoning Regulations. The following comments are generalized for the development plan and they do not identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. To avoid any possible delays in the development review and zoning approval process, when these details and final technical information are identified or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. Revised plans are required in accordance with the following comments for further zoning review.

1. The parking calculations on the plan show a total of 439 parking spaces required to support all uses (existing and proposed) on site; 329 parking spaces are shown to be provided. A zoning variance public hearing is necessary to request relief from this requirement. State all future variance requests on the revised plans.
2. Comply with the approved zoning public hearing plan note in zoning case #92-309-SPHXA, which states: "This plan includes proposed possible future development of portions of the property. Approvals relating to future development are conceptual in nature and when additional details are available, the owner or owner's engineer will contact the Baltimore County Zoning Commissioner and furnish a plan setting forth the details for review and for a determination as to whether any further public hearings may be needed." Red-line the site plan as originally approved as Petitioner's Exhibit #1 with all proposed improvements and changes (such as setbacks) and provide it to the Zoning Commissioner with a copy of these zoning comments and the most recent site plan as revised in accordance with these comments. On all future plans document the response of the Zoning Commissioner. Some obvious changes are the required zoning variance hearing and the 15 foot property line setback difference for the proposed theatre (375 feet, as opposed to 390 feet). State the proposed building height.

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3. Include a complete zoning history for zoning case #92-309-SPHXA, listing the order in detail on the plan.
4. Final zoning approval is contingent first, upon all plan comments being addressed on the development plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

Any requests for further information from the Zoning Office must include a reference to the limited exemption file #92-243-Z and written correspondence or revised plans must be accompanied by a copy of these comments.


JOHN L. LEWIS
Planner II

JLL:scj

CC: Zoning Commissioner
Chris Rorke, Project Manager
File #92-309-SPHXA

2nd Review
Plan Date: 10/19/92
Comments Date: 11/19/92

The Zoning Commissioner has indicated that there has been no compliance with previous comment #2. This office cannot approve the plans until compliance is confirmed.

John L. Lewis, Planner II

cc: Zoning Commissioner
Chris Rorke, Project Manager
Zoning File #90-309-SPHXA