

IN RE: PETITION FOR SPECIAL HEARING
NW/4 of Satyr Hill Road, 300' SW of
c/1 of Forest Valley Road
9th Election District
6th Councilmanic District
Cromwell Station Joint Venture,
Petitioner.

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-330-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requested a special hearing to approve the Fourth Amended Partial Development Plan, Section I, Cromwell Station, and the First Amended Final Development Plan for Cromwell Station Addition, to show lots 97-102 of Plan for Cromwell Station Addition as part of the development plan for Section I Cromwell Station, to revise the RTA buffer, to revise the provisory section, and to make other minor changes to the plans, all as more particularly described in Petitioner's Exhibits 7, 8 and 9.

The Petitioner, by Thomas E. Carski, President of Cromwell Homes, Inc., a General Partner of Cromwell Station Joint Venture, appeared and was represented by William D. Shaughnessy, Jr., Esquire. Also appearing and testifying on behalf of the Petition was Samuel R. Shockley of Development Engineering Consultants, Inc. There were no Protestants.

Testimony and evidence presented indicated that the subject property is part of an overall development known as Cromwell Station. The Cromwell Station development is being developed in three separate phases, the first phase being known as Section I Cromwell Station, the second phase being

known as Cromwell Station Addition, and the third phase being known as Section II Cromwell Station.

Section I of Cromwell Station is composed of 96 townhouse lots, and has zoning classifications of DR 5.5, DR 3.5 and DR 2. This phase of the development received County Review Group approval on October 27, 1983 and a subdivision plat was recorded for Section I on March 20, 1985. Section I Cromwell Station is subject to an existing approved development plan known as the Third Amended Partial Development Plan Section I Cromwell Station, identified herein as Petitioner's Exhibits 2 and 3.

The property which composes Cromwell Station Addition is being developed for 22 townhouse lots and has zoning classifications of DR 5.5, DR 3.5, DR 2.0 and DR 1.0. This phase of the development received County Review Group approval on January 12, 1989. A Final Development Plan for Cromwell Station Addition was approved on August 14, 1989, identified herein as Petitioner's Exhibit 4. A subdivision plat for Cromwell Station Addition was recorded in December, 1989.

The property known as Section II Cromwell Station is proposed to be developed with 82 townhouse lots. Cromwell Station Section II received County Review Group approval on May 25, 1989 and the development plan for Section II is currently processing through Baltimore County agencies for review and approval.

In January and February 1990, the Petitioner

obtained Baltimore County Planning Board Approval of the proposed Fourth Amended Partial Development Plan, Section I, Cromwell Station and the proposed First Amended Final Development Plan Cromwell Station Addition. See Petitioner's Exhibit 10.

The proposed changes to the Fourth Amended Partial Development Plan, Section I, Cromwell Station, are more fully described on the plan, identified herein as Petitioner's Exhibits 7 and 8. The primary change involves showing lots 97 through 102 on the development plan for Section I Cromwell Station. These lots lie partially within the boundaries of the Cromwell Station Addition property, and partially within the boundaries of the Cromwell Station Section I property. Because these lots are shown on the approved Final Development Plan for Cromwell Station Addition, but are not shown on the currently approved Third Amended Partial Development Plan for Cromwell Station Section I, Petitioner desires to resolve the conflict by showing these lots on the Fourth Amended Partial Development Plan, Section I, Cromwell Station.

A second change involves the 75' and 50' buffer area as shown on the Third Amended Partial Development Plan for Section I, Cromwell Station, identified herein as Petitioner's Exhibits 2 and 3. This buffer area runs along the western-most tract boundary of the Section I Cromwell Station property. The Cromwell Station Addition property abuts the western boundary of Section I Cromwell Station. With the addition of the Cromwell Station Addition property, the

required 75' buffer would run along the western tract boundary of the Cromwell Station Addition property, not the Section I Cromwell Station property. The Petitioner has redesignated the previously required buffer for Section I Cromwell Station as "Homeowner's Association Area", and the required 75' buffer is now part of the Cromwell Station Addition property, all as shown on Petitioner's Exhibits 7, 8 and 9.

The remainder of the changes to the development plans are minor or of a "housekeeping" nature as described in Exhibits 7, 8 and 9.

Petitioner has sold various lots in Section I Cromwell Station and testimony and evidence indicates that all owners within three hundred feet of Lots 97-102 have consented to and signed the Fourth Amended Partial Development Plan Section I Cromwell Station, as indicated on Petitioner's Exhibits 7 and 8.

Section 1801.3A.7.b.iv provides that "[i]t must be determined in the course of the hearing procedure that the amendment would be consistent with the spirit and intent of the original plan and of this article." The proposed amendments have been approved by the Baltimore County Planning Board, are in accordance with the standards and requirements of the Baltimore County Zoning Regulations (B.C.Z.R.) and are consistent with the spirit and intent of the original plans and the B.C.Z.R. and, therefore, should be granted.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or

unreasonable hardship would result if the relief requested were not granted. It has been established that the primary reason for amending the development plans for Section I Cromwell Station and Cromwell Station Addition is to resolve a conflict between two existing, previously approved, development plans. In addition, the relief requested would not be detrimental to public health, safety or general welfare.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of March, 1990 that the Petition for Special Hearing to approve the Fourth Amended Partial Development Plan Section I Cromwell Station and the First Amended Final Development Plan for Cromwell Station Addition, to permit the changes provided therein in accordance with Petitioner's Exhibits 7, 8 and 9, be and is hereby GRANTED from and after the date of this Order.

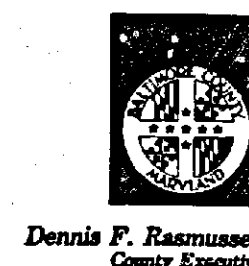
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

cc: Cromwell Station Joint Venture
William D. Shaughnessy, Jr., Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-6333

J. Robert Haines
Zoning Commissioner

March 9, 1990



William D. Shaughnessy, Jr., Esquire
Kaplan, Heyman, Greenberg, Engelman & Belgrad, P.A.
12th floor, Sun Life Building
20 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Special Hearing
Cromwell Station Joint Venture, Petitioner
Case #90-330-SPH

Dear Mr. Shaughnessy:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mm
att.
cc: Peoples Counsel

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Townson, Maryland 21204

Account: R-401-6150
Number

receipt

No 822

DATE: 03/09/90
PUBLICATION FEES
400 - SPECIAL HEARING (OTHER) 1 X \$175.00
TOTAL: \$175.00
LAST NAME OF OWNER: CROMWELL STATION

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-330-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 the

THE 4TH AMENDED PARTIAL DEVELOPMENT PLAN - SECTION I - CROMWELL STATION
ITEMS 2, 4 AND 5 AND THE 1ST AMENDED FINAL DEVELOPMENT PLAN - CROMWELL STATION ADDITION - PER SECTION 1801.3A.7.b

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

Attorney for Petitioner:

WILLIAM D. SHAUGHNESSY

(Type or Print Name)

Signature

KAPLAN, HEYMAN, GREENBERG,
ENGELMAN AND BELGRAD

Address

SUN LIFE BLDG. - 10TH FL.

20 S. CHARLES ST., BALTIMORE, MD. 21201

City and State

Attorney's Telephone No.: (301) 539-6962

Legal Owner(s):

CROMWELL STATION JOINT VENTURE

(Type or Print Name)

Signature

THOMAS E. CARSKI

(Type or Print Name)

Signature

Address

City and State

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

CROMWELL STATION JOINT VENTURE

P.O. BOX 451

TIMONUM, MD. 21093 (301) 882-0020

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of March, 1990, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Townson, Baltimore County, on the 6th day of March, 1990, at 9:30 o'clock A.M.

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

ORDER RECEIVED FOR FILING
Date 3/9/90
By J. Robert Haines

ESTIMATED LENGTH OF HEARING - 1/2 HR.
AVAILABLE FOR HEARING
MON. 3/26/90 - 9:30 AM - NEXT TWO WEEKS
ALL OTHERS
REVIEWED BY: J. Robert Haines
DATE 12/28/91

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-330-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 the

THE 4TH AMENDED PARTIAL DEVELOPMENT PLAN - SECTION I - CROMWELL STATION
ITEMS 2, 4 AND 5 AND THE 1ST AMENDED FINAL DEVELOPMENT PLAN - CROMWELL STATION ADDITION - PER SECTION 1801.3A.7.b

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

Attorney for Petitioner:

WILLIAM D. SHAUGHNESSY

(Type or Print Name)

Signature

KAPLAN, HEYMAN, GREENBERG,
ENGELMAN AND BELGRAD

Address

SUN LIFE BLDG. - 10 FL.

20 S. CHARLES ST., BALTIMORE, MD. 21201

City and State

Attorney's Telephone No.: (301) 539-6962

Legal Owner(s):

CROMWELL STATION JOINT VENTURE

(Type or Print Name)

Signature

THOMAS E. CARSKI

(Type or Print Name)

Signature

Address

City and State

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

CROMWELL STATION JOINT VENTURE

P.O. BOX 451

TIMONUM, MD. 21093 (301) 882-0020

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of March, 1990, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Townson, Baltimore County, on the 6th day of March, 1990, at 9:30 o'clock A.M.

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

ECO-1

(over)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 837-3353
J. Robert Haines
Zoning Commissioner

January 22, 1990

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

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 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 90-330-SPH
NW/3 of Salve Hill Road, 300' SW of C. of Forest Valley Road
9th Election District - 8th Councilman
Petitioner(s): Cromwell Station Joint Venture
HEARING: TUESDAY, MARCH 6, 1990 at 9:30 a.m.

Special Hearing To approve the 4th Amended Partial Development Plan, Section I, Cromwell Station, Items 2, 4 and the First Amended Final Development Plan, Cromwell Station Addition.

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.

NOTE:
(If "PHASE II" of the "SHOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the Hearing will be postponed. In the event of snow, telephone 887-3351 to confirm hearing date.)

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Cromwell Station Joint Venture
William D. Shaughnessy, Esq.

ZONING ENFORCEMENT

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: John R. Reisinger
Buildings Engineer
Department of Permits and Licenses
FROM: J. Robert Haines
Zoning Commissioner

RE: Case No. C-90-1260
Cromwell Station - Final Development Plan
Cromwell Station Addition - Final Development Plan
9th Election District

Please be advised that a recent inspection of Roger Valley Court has revealed that the entire 50' - 75' forested, buffer area as shown on the Partial Development Plan for Cromwell Station (3rd Amended, Section 1) has been cleared. A copy of the remedial measures needing to be taken by the owner/developer has been enclosed for your information.

This same area is also shown on the Final Development Plan for Cromwell Station Addition, but as deforested - housing units are even shown at the northern end of this area. Cromwell Station Addition has created an unauthorized modification to the Cromwell Station Final Development Plan.

Consequently, this office is requesting that a stop work order be imposed so that no further construction be allowed in the area within Cromwell Station Addition. It appears that a public hearing will be required in order to resolve this violation.

This office will send correspondence indicating when construction on Cromwell Station Addition will be allowed to continue.

In the event you have any further questions, please call James H. Thompson, Zoning Coordinator at 887-8097.

JRH:FMD:ljs

Enclosure

cc: Councilperson Barbara F. Bachur
Mr. Samuel Shockley
Mr. Thomas E. Carski

WILLIAM D. SHAUGHNESSY, JR.
ATTORNEY AT LAW

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 837-3353
J. Robert Haines
Zoning Commissioner

December 12, 1989

Mr. Samuel Shockley
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212

RE: Case No. C-90-1260
Cromwell Station Addition -
Final Development Plan
Cromwell Station Section I -
Third Amended Partial Development Plan
9th Election District

Dear Mr. Shockley:

Please be advised that the Final Development Plan at Cromwell Station Addition and the Third Amended Partial Development Plan of Cromwell Station Section I is in violation with Section 1801.3.A.3 and 1801.3.A.7 of the Baltimore County Zoning Regulations. The Third Amended Partial Development Plan of Cromwell Station Section I shows a residential transition and homeowners association buffer across from lots 58-74 on Roger Valley Court. This same buffer area is shown as proposed townhouses (lots 97-102) on the Final Development Plan of Cromwell Station Addition. Consequently, there is a conflict between the two development plans. To rectify this situation, one of the two development plans must be amended so they both agree. Any amendment must be signed by all lot owners within 300 feet of the amended or proposed change. If a single lot owner refuses to sign, a public hearing is required to approve the amendment.

The zoning violation was created since the two development plans contradict each other, and no amendment was approved to have the plans agree. If building permits agree and are issued to comply with one plan, they will be in violation with the other; therefore, an amendment is required. It is also advised that any amended plan be in full compliance with all zoning regulations including residential transition setbacks and buffer requirements.

Mr. Samuel Shockley
Page 2
December 12, 1989

Please contact me as soon as possible so we can begin the process to correct this problem.

Sincerely,

William D. Shaughnessy, Jr.
Mitchell Kellman
Planner II

MK:ls

cc: Councilperson Barbara F. Bachur

CROMWELL
STATION

December 20, 1989

Mr. James E. Dyer
Zoning Supervisor
111 W. Chesapeake Avenue - room 113
Towson, Maryland 21204

Dear Mr. Dyer,

Let this letter serve to confirm a conversation that Mr. William Shaughnessy and I had late yesterday afternoon with Mr. Robert Haines at which time he informed me that lot numbers 68, 67 and 66, in Cromwell Station Section I were being immediately released and use and occupancy permits could be issued.

Additionally, he informed us that the remaining lots on Roger Valley Court were also being released with the exception of lots 97 - 102. It was our understanding that these are now the only lots that will be affected within the subdivision. I am enclosing a map to show the location of these lots.

Mr. Haines suggested that in order to be sure that this release flows more easily thru the Inspection Department that we provide a list of those homes that will be settling within the next 30 days. I have attached that list.

Should you have any questions you may reach me at 882-0020.

Very truly yours,

Thomas E. Carski

Thomas E. Carski
Managing Partner
Cromwell Station JV

Developed and Constructed by

Shelter Builders Communities, Inc. Box 451 Lutherville, MD 21093 882-0020

CROMWELL
STATION

Homes settling within the next 30 days.

Lot #	Address	Permit #
61	36 Roger Valley Court	B009209
62	38 Roger Valley Court	B009210
69	54 Roger Valley Court	103402
70	56 Roger Valley Court	103402
71	58 Roger Valley Court	103402
72	60 Roger Valley Court	103402
73	62 Roger Valley Court	103402
74	64 Roger Valley Court	103402

Developed and Constructed by

Shelter Builders Communities, Inc. Box 451 Lutherville, MD 21093 882-0020



LAW OFFICES
KAPLAN, REYMAN, GREENBERG, ENGELMAN & DRAGAN, P.A.
TENTH FLOOR-SUN LIFE BUILDING
20 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21208

ROLOMON KAPLAN
1918-1988

THOMAS D. WOLFE
STEVEN P. FREEMAN
BARRY WEISBOFF
CARTER ALLEN
BARBARA J. FUSHER
NICHOLAS R. COWE
JEROME A. WILSON
JAY A. BEYER
ELISA J. SILVERMAN

March 7, 1990

Honorable J. Robert Haines
Zoning Commissioner
County Office Bldg., Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 217, Case No. 90-330-SPH
Petitioner: Cromwell Station Joint Venture
Fourth Amendment to Partial Development Plan
of Section I, Cromwell Station, and
First Amended Development Plan of
Cromwell Station Addition

Dear Commissioner Haines:

Enclosed are proposed Findings of Fact and Conclusion of Law pertaining to the above matter.

Very truly yours,

William D. Shaughnessy, Jr.
William D. Shaughnessy, Jr.

WDS:rb

Enclosure

RECEIVED
MAR 8 1990

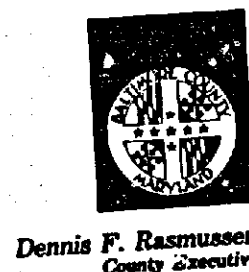
ZONING OFFICE

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

J. Robert Haines
Zoning Commissioner

William D. Shaughnessy, Esquire
Kaplan, Heyman, Greenberg, Engelman
and Belgrad
Sun Life Bldg - 10th Floor
20 S. Charles Street
Baltimore, MD 21201

February 5, 1990



Re: Item No. 217, Case No. 90-330-SPH
Petitioner: Cromwell Station Joint
Petition for Special Hearing

Dear Mr. Shaughnessy:

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 WINTARSKI. 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: Mr. Thomas E. Carski
Cromwell Station Joint Venture
P.O. Box 451
Timonium, MD 21093

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

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
17th day of January, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

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

Petitioner: Cromwell Station Joint Venture
Petitioner's Attorney: William D. Shaughnessy

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: February 8, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Cromwell Station Joint Venture, Item 217

The Petitioner requests a Special Hearing to approve the fourth Amended Partial Development Plan, Cromwell Station Section 7, Item 2, 3, and 5 and the first Amended Final Development Plan for Cromwell Station Addition.

- Cromwell Station Addition received CRG approval for the proposed use on January 12, 1989, (File No. IX 413).
- Zoning office correspondence reveals that the entire 50-75 ft. forested buffer area, as shown on the Partial Development Plan for Cromwell Station 3rd Amended, Section 1, has been removed. Apparently, a conflict between two development plans exists. The purchase of an additional tract of land which has been used for additional development has eliminated the requirement for a R.T.A. buffer. The developer, however, has reserved this area as H.O.A. The area has been cleared of underbrush, graded for drainage and will be revegetated.
- A final landscape plan must be filed for approval prior to the issuance of any building permits.
- In the subject case, one of the development plans must be amended. Any such amendment must be agreed upon and signed by all lot owners within 300 ft. of the proposed change. Should a single lot owner refuse to sign, a public hearing would be required to consider the approval of the amendment.
- Staff recommends that the Petitioner submit a site plan which indicates the extent of deforestation in the area of Rodger Valley Court.

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
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Ranneke
Chief

JANUARY 29, 1990



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: CROMWELL STATION JOINT VENTURE
Location: NW/S OF SATYR HILL ROAD
Item No.: 217 Zoning Agenda: JANUARY 16, 1990

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.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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: *CH Long* 1-31-90 Noted and Approved *Captain Fred J. Long*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
FROM: Robert W. Bowling, P.E.
SUBJECT: Zoning Advisory Committee Meeting
for March 6, 1990

Comments for Item 217, dated January 19, 1990, copy attached, must be revised as follows:

County Review Group Comments still apply but the "...discrepancies on the boundary of the storm water management reservation..." and "...an 8-foot vertical difference in grades..." have been resolved.

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

RWB:JRL:pab

cc: Sam Shockley
File

ZONING/TXTMEM02

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for January 18, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 182, 209, 211, 213, 215, 216 and 218.

For Items 214 and 222 the County Review Group Comments for each item still apply.

For Item 217 the County Review Group Comments still apply. There are many discrepancies on the boundary of the storm water management reservation compared to the record plat, and an 8-foot vertical difference in grades between Sections 1 and 2 adjacent to lot 74.

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

RWB:s

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for January 16, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 182, 209, 211, 213, 215, 216 and 218.

For Items 214 and 222 the County Review Group Comments for each item still apply.

For Item 217 the County Review Group Comments still apply. There are many discrepancies on the boundary of the storm water management reservation compared to the record plat, and an 8-foot vertical difference in grades between Sections 1 and 2 adjacent to lot 74.

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

RWB:s

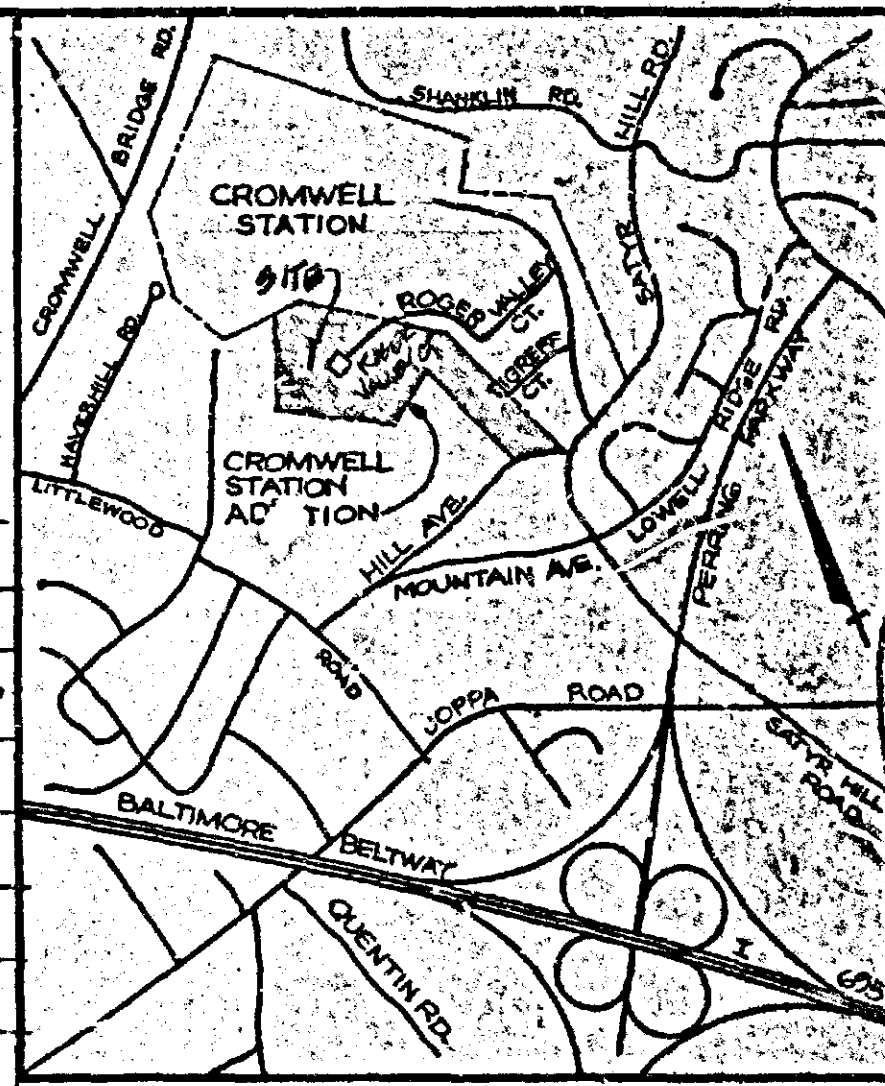
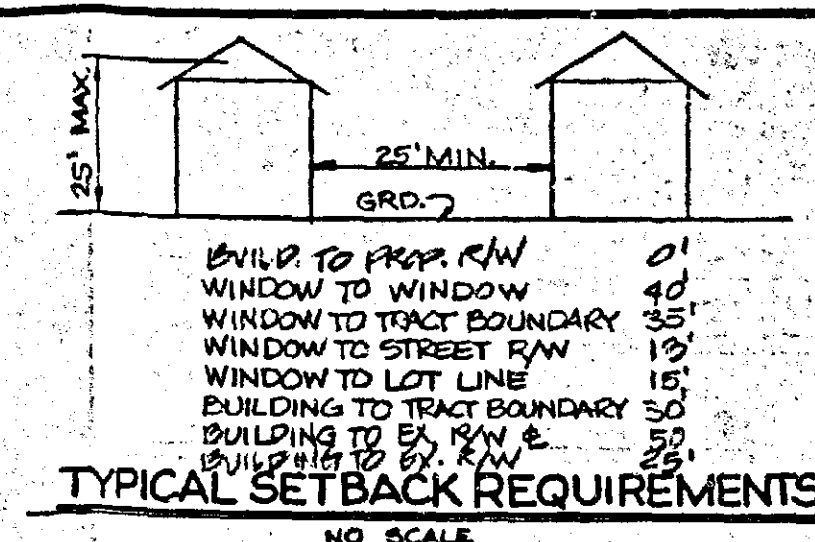
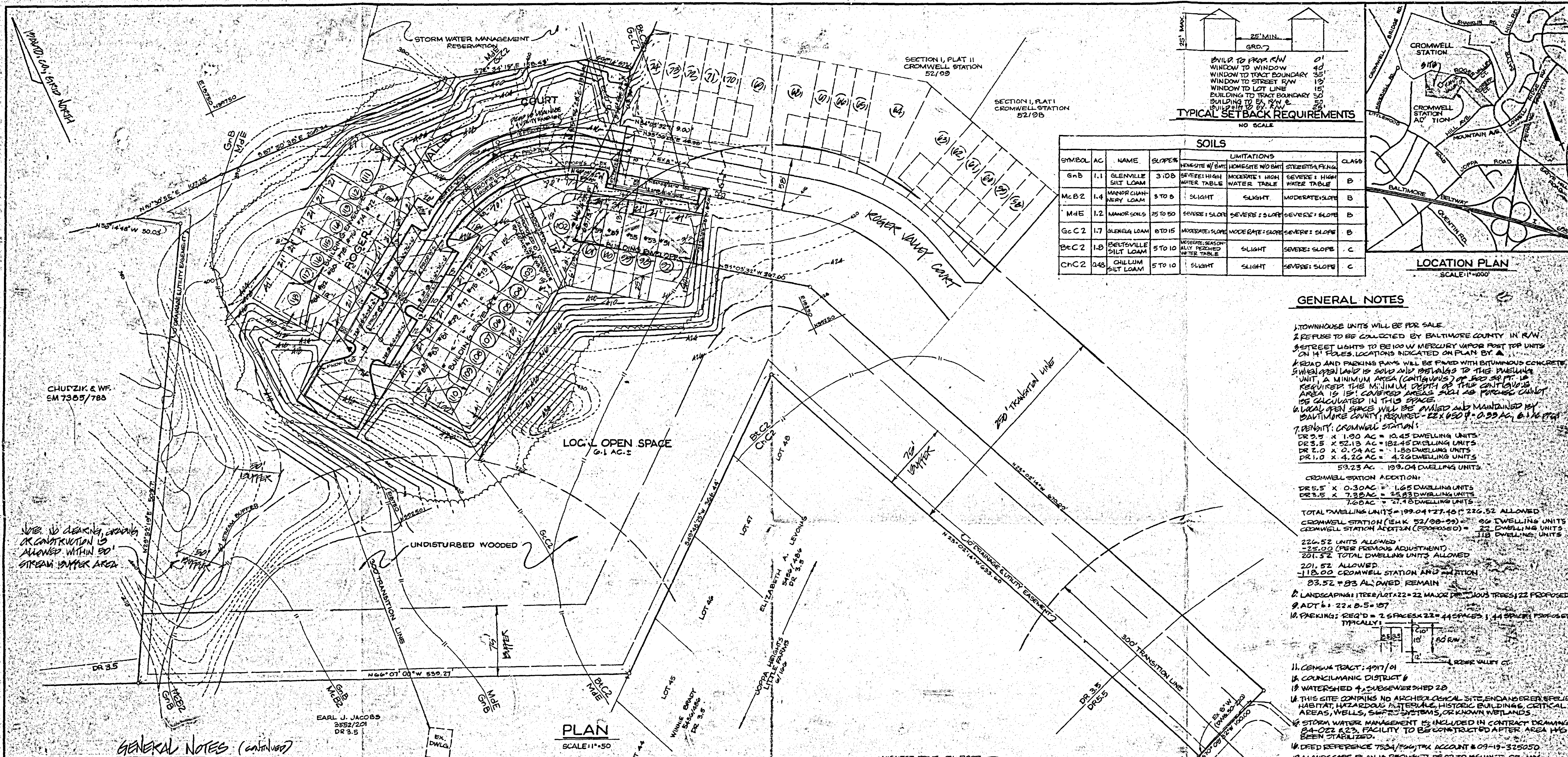
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: CROMWELL STATION JOINT VENTURE, ITEM 217
DATE: March 6, 1990

The Petitioner has submitted a sediment control and landscape plan which indicates the areas to be cleared and planted. If there are any questions regarding this matter, please contact Jeffrey Long at the Office of Planning and Zoning, 887-3211.

PK:991



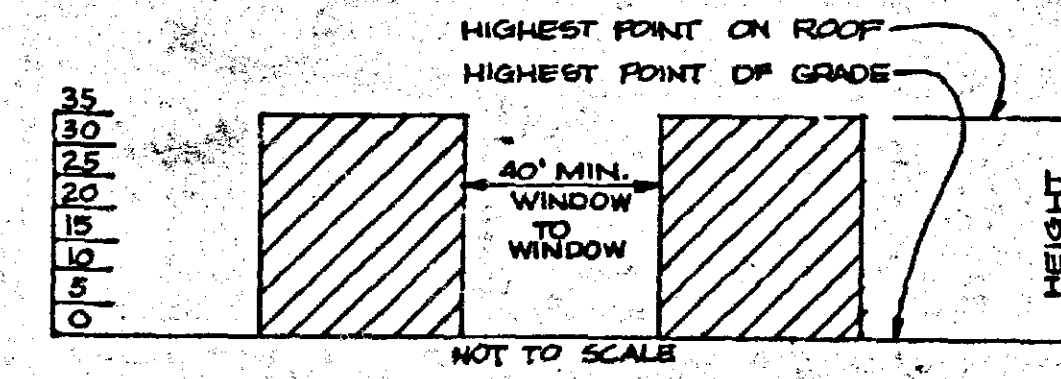
SOILS					
SYMBOL	AC	NAME	SLOPE	LIMITATIONS	CLASS
GnB	1.1	GLENNVILLE SILT LOAM	3 TO 8	SEVERE: HIGH WATER TABLE	B
McB2	1.4	MANOR CHANNERY LOAM	3 TO 8	SLIGHT	B
MdE	1.2	MANOR SOILS	25 TO 50	SEVERE: SLOPE	B
GcC2	1.7	GLENNVILLE SILT LOAM	8 TO 15	MODERATE: SLOPE	B
BcC2	1.8	BELTSVILLE SILT LOAM	5 TO 10	SLIGHT	C
CnC2	2.48	CHILLUM SILT LOAM	5 TO 10	SLIGHT	C

GENERAL NOTES

1. TOWNHOUSE UNITS WILL BE FOR SALE.
2. REFUSE TO BE COLLECTED BY BALTIMORE COUNTY IN R/W.
3. STREET LIGHTS TO BE 100 W. MERCURY VAPOR POST TOP UNITS ON 14' POLES. LOCATIONS INDICATED ON PLAN BY 'A'.
4. ROAD AND PARKING PAVES WILL BE PAVED WITH BITUMINOUS CONCRETE. WHEN OPEN LAND IS SOLD AND PREVIOUS TO THE PAVING UNIT A MINIMUM AREA (CONTIGUOUS OR SEPARATE) REQUIRED TO BE MAINTAINED AS THE CONTIGUOUS AREA IS 15' COVERED AREAS SUCH AS PORCHES CANNOT BE CALCULATED IN THIS SPACE.
5. LOCAL OPEN SPACE WILL BE MAINTAINED AND MAINTAINED BY BALTIMORE COUNTY; REQUIRED - 22 X 650 FT = 0.33 AC; 6. 1 AC PER 100 UNITS.
6. CROMWELL STATION:
7. CROMWELL STATION ADDITION:
8. LANDSCAPING: 1 TREE/LOT X 22 = 22 MAJOR TREES; 22 PROPOSED.
9. ADT: 22 X 0.5 = 11.
10. PARKING: REQ'D = 2 SPACES X 22 = 44 SPACES; 44 SPACES PROPOSED.
11. CENSUS TRACT: 4017/01.
12. COUNCILMANIC DISTRICT: 6.
13. WATERSHED: 4, SUBWATERSHED: 2B.
14. THIS SITE CONTAINS NO ARCHAEOLICAL SITE, ENDANGERED SPECIES, HISTORIC, HISTORIC BUILDING, CRITICAL AREAS, WELLS, SEPTIC SYSTEMS, OR KNOWN WETLANDS.
15. STORM WATER MANAGEMENT IS INCLUDED IN CONTRACT DRAWING 84-022 & 23. FACILITY TO BE CONSTRUCTED AFTER AREA HAS BEEN STABILIZED.
16. DEED REFERENCE 7534/FM/ITX ACCOUNT # 09-19-325050.
17. LANDSCAPE PLAN IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. NO CLEARING, GRADING, OR CONSTRUCTION IS ALLOWED WITHIN THE 50' STREAM BUFFER.
18. DISTURBANCE OF THE LOCAL OPEN SPACE BEYOND THE LIMITS INDICATED ON THE PLAN, REQUIRES PRIOR APPROVAL FROM DEPT. OF REG. & PARKS.
19. TEMPORARY BOUNDARY MARKERS AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.
20. THIS PLAN COMPLIES WITH THE CRZ AND ALL CRZ COMMENTS CRZ WAS APPROVED JAN 12, 1985.

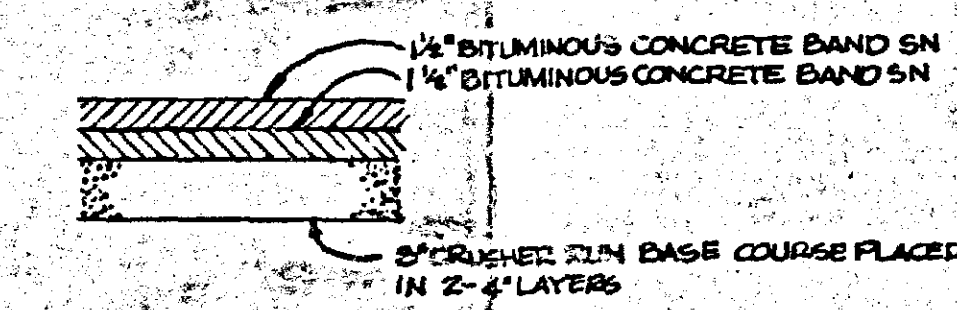
21. THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND PARK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS, ANY PART OR PARTS OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREIN SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
22. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROTECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)
23. ACCESSORY STRUCTURES, FENCES AND PROTECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

24. IF DRAINAGE UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEY AT LEAST 5' MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.
25. IF TOWNHOUSES ARE BUILT NEAR TO OR ON THE 500 SQ. FT. ENVELOPE LINE, AN ARCADE DECK WILL REQUIRE A FENCING VARIANCE (PUSHING HEARING) IF THEY PROJECT MORE THAN 4' X 10' AND EXTEND INTO THE REQUIRED 500 SQ. FT. OPEN YARD SPACE. WALKWAYS OR SECOND LEVEL DECKS ARE PERMITTED TO EXTEND INTO THE REQUIRED YARD SPACE IF THEY REMAIN OPEN UNDERNEATH.
26. ALL OFF SITE DWELLINGS AND SMALL LOTS AT RECORD (LESS THAN 2 AC.) THAT CREATE A RESIDENTIAL TRANSITION AREA ON SITE ARE SHOWN WITH THE REQ'D 300' AND 250' FT. ARCS.
27. PROPOSED LOTS IN TRANSITION: LOTS 97 THRU 103.
28. SETBACKS - IN TRANSITION/UNIQUE USE/RESIDENTIAL:
FRONT - 75'
SIDE - 75'
REAR - 150'
PARKING - 75'
BUILDING HEIGHT - 35' MAXIMUM
BUILDING LENGTH - 120' MAXIMUM



ABOVE GRADE ELEVATION OF HIGHEST POINT	MIN. HORIZONTAL DIST. TO VERTICAL PROJECTION OF POINT ON BUILDING NOT MUTUALLY ATTACHED
20 FEET OR LESS	16 FT
MORE THAN 20' LESS THAN 25'	25 FT
" 25' " 30'	30 FT
" 30' " 40'	40 FT
" 40' " 50'	60 FT

MIN. HORIZONTAL BLDG. SEPARATION
NOTE: MAXIMUM BUILDING LENGTH EQUALS 300'



TYPICAL PAVING SECTION

REASON FOR 105 AMENDMENT - DECEMBER 22, 1985
TO SHOW PART OF LOTS 97 THROUGH 102 AND THE EXTENSION OF ROYAL VALLEY COURT AS PART OF CROMWELL STATION SECTION 5

PETITIONER'S EXHIBIT 9 90-3305PH

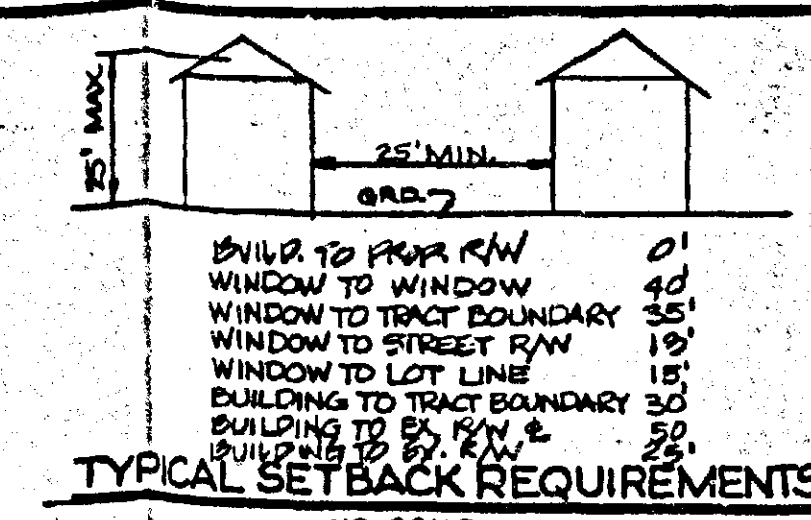
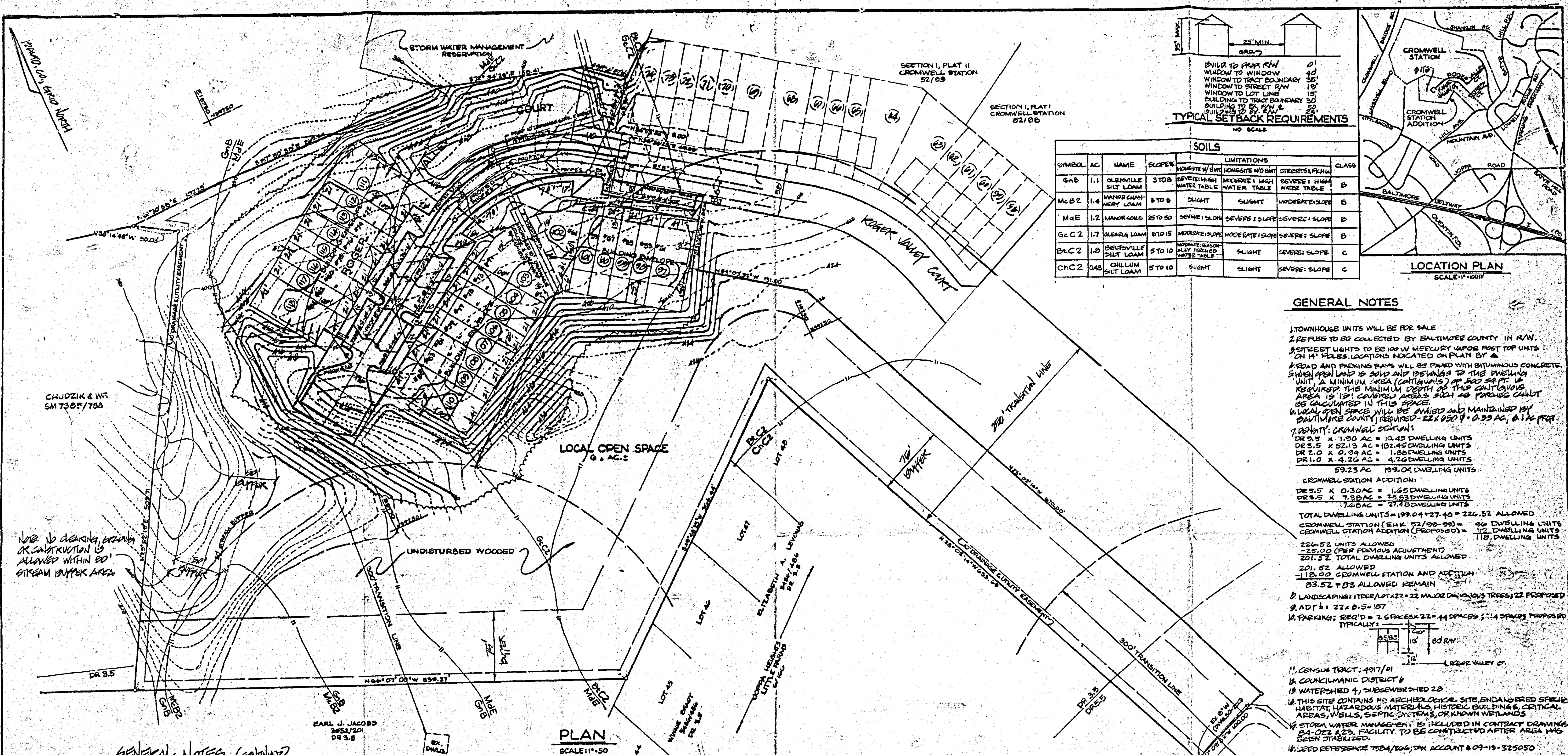
OFFICE OF PLANNING AND ZONING APPROVED BY:

DIRECTOR OF PLANNING DATE

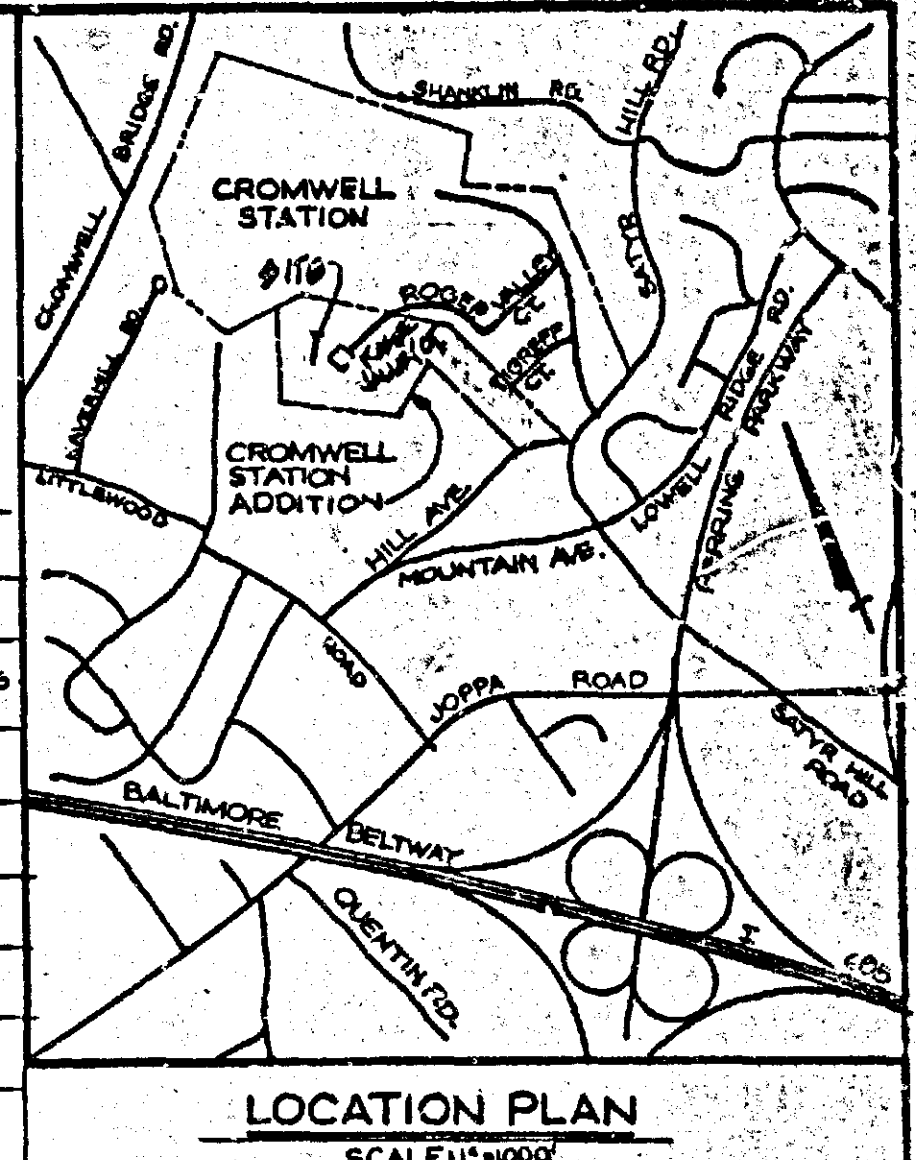
ZONING COMMISSIONER DATE

105 AMENDED FINAL DEVELOPMENT PLAN
CROMWELL STATION ADDITION

SHEET 1 OF 1
DATE 4/12/89
SCALE NOTED
CONTRACT NUMBER 120



SOILS					
SYMBOL	AC	NAME	SLOPE%	LIMITATIONS	CLASS
GnB	1.1	GLENNVILLE SILT LOAM	3 TO 8	SEVERE HIGH WATER TABLE	B
McB2	1.4	MANOR CHAN-NERY LOAM	8 TO 10	SLIGHT	B
McE	1.2	MANOR SOILS	25 TO 30	SEVERE SLOPE	B
GcC2	1.7	GLENNVILLE LOAM	8 TO 15	MODERATE SLOPE	B
BcC2	1.8	BELTSVILLE SILT LOAM	5 TO 10	SLIGHT	C
ChC2	0.48	CHILLUM SILT LOAM	5 TO 10	SLIGHT	C

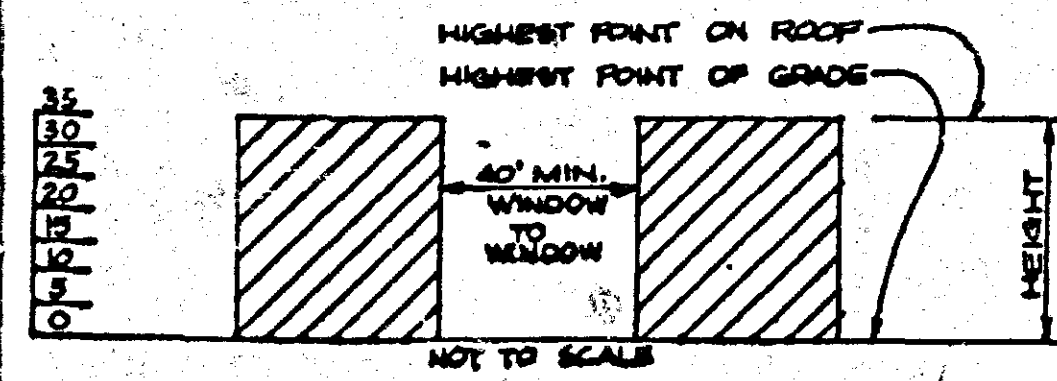


GENERAL NOTES

- TOWNHOUSE UNITS WILL BE FOR SALE
- REFUSE TO BE COLLECTED BY BALTIMORE COUNTY IN R/W.
- STREET LIGHTS TO BE 100 W MERCURY VAPOR POST TOP UNITS ON 14' POLES. LOCATIONS INDICATED ON PLAN BY ▲
- ROAD AND PARKING PAVES WILL BE PAVED WITH BITUMINOUS CONCRETE.
- WHEN OPEN LAND IS SOLD AND BELONGS TO THE DWELLING UNIT, A MINIMUM AREA (CONTIGUOUS) OF 500 SQ. FT. IS REQUIRED. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 15'. COVERED AREAS SUCH AS PORCHES CANNOT BE CALCULATED IN THIS SPACE.
- LOCAL OPEN SPACE WILL BE MAINTAINED AND MAINTAINED BY BALTIMORE COUNTY. REQUIRED: 22 X 650' @ 0.33 AC, 6.1 AC PER 100 UNITS.
- PERMIT: CROMWELL STATION:
DR 3.5 X 1.00 AC = 10.45 DWELLING UNITS
DR 3.5 X 52.13 AC = 102.45 DWELLING UNITS
DR 2.0 X 0.94 AC = 1.88 DWELLING UNITS
DR 1.0 X 4.26 AC = 4.26 DWELLING UNITS
59.23 AC 199.04 DWELLING UNITS
- CROMWELL STATION ADDITION:
DR 3.5 X 0.30 AC = 1.65 DWELLING UNITS
DR 3.5 X 7.38 AC = 23.63 DWELLING UNITS
7.68 AC = 27.48 DWELLING UNITS
- TOTAL DWELLING UNITS = 199.04 + 27.48 = 226.52 ALLOWED
- CROMWELL STATION (ENCL. 52/98-99) = 96 DWELLING UNITS
- CROMWELL STATION ADDITION (PROPOSED) = 22 DWELLING UNITS
- 226.52 UNITS ALLOWED
- 226.52 UNITS ALLOWED (PER FORD ADJUSTMENT)
- 201.52 TOTAL DWELLING UNITS ALLOWED
- 201.52 ALLOWED
- 118.00 CROMWELL STATION AND ADDITION
- 83.52 + 83 ALLOWED REMAIN
- LANDSCAPING: 1 TREE/LOT = 22 MAJOR DECIDUOUS TREES; 22 PROPOSED
- ADT: 22 X 8.5 = 187
- PARKING: REQ'D = 2 SPACES X 22 = 44 SPACES; 14 SPACES PROPOSED TYPICALLY
- CENSUS TRACT: 4217/01
- COUNCILMANIC DISTRICT 6
- WATERSHED 4, SUBWATERSHED 20
- THIS SITE CONTAINS NO ARCHEOLOGICAL SITE, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS, HISTORIC OR PREHISTORIC CRITICAL AREAS, WELLS, SEPTIC SYSTEMS, OR KNOWN WETLANDS
- STORM WATER MANAGEMENT: IS INCLUDED IN CONTRACT DRAWINGS
- STORM WATER MANAGEMENT: IS INCLUDED IN CONTRACT DRAWINGS
- DEED REFERENCE: 7524/546, TAX ACCOUNT # 09-19-325050
- LANDSCAPE PLAN IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. NO CLEARING, GRADING, OR CONSTRUCTION IS ALLOWED WITHIN THE 5' STREAM BUFFER.
- PERTURBANCE OF THE LOCAL OPEN SPACE BEYOND THE LIMITS INDICATED ON THE PLAN REQUIRES PRIOR APPROVAL FROM DEPT. OF REC. & PARKS
- TEMPERARY BOUNDARY MARKERS AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.
- THIS PLAN COMPLIES WITH THE CRG AND ALL CRG COMMENTS. CRG WAS APPROVED JAN 12.

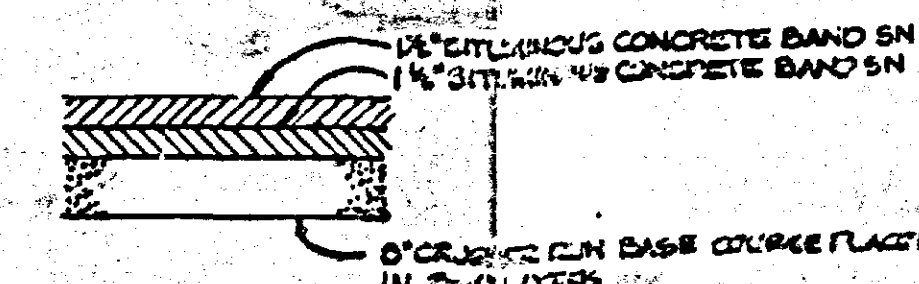
- GENERAL NOTES (continued)
- THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREIN SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS AS ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY IN THIS PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF RESIDENCY.
 - ENVELOPES SHOWN HEREIN ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROTECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)
 - ACCESSORY STRUCTURES, FENCES AND PROTECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

- IF DRAINAGE UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEY MUST AT LEAST 5' MUST REMAIN OPEN FOR PEDESTRIAN ACCESS
- IF TOWNHOUSES ARE BUILT NEAR TO OR IN THE 500 SQ. FT. ENVELOPE LINE, ALL GRASSY AREAS WILL REQUIRE A FENCING VARIANCE (PUBLIC HEARING) IF THEY PROJECT MORE THAN 6' X 10' AND EXTEND INTO THE REQUIRED 500 SQ. FT. OPEN YARD SPACE. WALK-OUTS OR SECOND LEVEL DECKS ARE PERMITTED TO EXTEND INTO THE REQUIRED YARD SPACE IF THEY REMAIN OPEN UNDERNEATH.
- ALL OFF SITE DWELLINGS AND SMALL LOTS AT RECORD (LESS THAN 2 AC.) THAT CREATE A RESIDENTIAL TRANSITION AREA ON SITE ARE SHOWN WITH THE REQ'D 300 AND 250 FT. ARCS.
- PROPOSED LOTS IN TRANSITION: LOTS 97 THRU 103.
- SETBACKS - IN TRANSITION/UNIQUE USE/FRONT RESIDENTIAL
FRONT - 75'
SIDE - 75'
REAR - 150'
PARKING - 75'
BUILDING HEIGHT - 35' MAXIMUM
BUILDING LENGTH - 130' MAXIMUM



ABOVE GRADE ELEVATION OF HIGHEST POINT	MIN. HORIZONTAL DIST. TO VERTICAL PROJECTION OF POINT ON BUILDING NOT MUTUALLY ATTACHED
20 FEET OR LESS	16 FT
MORE THAN 20' LESS THAN 25'	23 FT
" 25' " " 30'	30 FT
" 30' " " 40'	40 FT
" 40' " " 50'	60 FT

MIN. HORIZONTAL BLDG. SEPARATION
NOTE: MAXIMUM BUILDING LENGTH EQUALS 300'



TYPICAL PAVING SECTION

PETITIONER'S EXHIBIT 4

APPROVED BY: PLANNING AND ZONING APPROVAL BY:	90-330 SPH
DATE:	4/12/92
SCALE:	NOTED
DATE:	4/12/92
SCALE:	NOTED
DATE:	4/12/92
SCALE:	NOTED

GENERAL NOTES

1. THERE WILL BE NO WINDOWS IN END WALLS OF UNITS.
2. LANDSCAPING WILL BE DONE BY INDIVIDUAL LOT OWNERS.
3. REFUSE TO BE COLLECTED BY BALTIMORE COUNTY.
4. STREET LIGHTS WILL BE 100 WATT MERCURY VAPOR POST TOP UNITS ON 14' POLES (TYPED).
5. ALL ROADWAYS AND PARKING SPACES WILL BE BITUMINOUS CONCRETE FINISH.
6. WHEN OPEN LAND IS OLD AND BELONGS TO THE DWELLING UNITS, A MINIMUM AREA (CONTIGUOUS) OF 500' IS PROVIDED. 7. MINIMUM PORCHES WILL NOT BE CALCULATED IN THIS SPACE.
7. LOCAL OPEN SPACE WILL BE OWNED AND MAINTAINED BY BALTIMORE COUNTY.
8. THIS SITE IS 90% WOODED & 2% IDLE LAND.
9. ALL PARKING SPACE WILL BE A MINIMUM OF 9'X18'.
10. STORM WATER MANAGEMENT STRUCTURES WILL BE PART OF SECTION 1.
11. CENSUS TRACT 4917/01.
12. COUNCILMANIC DISTRICT 9.
13. WATERSHED 4, SUBWATERSHED 28.
14. PROPERTY ACCT. NO. 0919325000.
15. SITE IS 0.9 AC IDLE LAND & 59.38 AC WOOD.
16. THIS SITE CONTAINS NO ARCHAEOLOGICAL SITE, ENDANGERED SPECIES HABITAT OR NATURAL MATERIAL, HISTORIC BUILDINGS OR CRITICAL AREAS.
17. 12'X18' HANDICAPPED PARKING SPACES TO BE LOCATED AS NEEDED WITHIN PARKING AREAS.
18. ADT'S: INTERSECTION OF ROSS VALLEY CT. & FOREST VALLEY RD. : 861.5
INTERSECTION OF TISHEFF CT. & FOREST VALLEY RD. : 1062.5

Note

The Buffer Area of this plan will remain undisturbed. It meets the requirements of 1801.8.5.a.1. The purpose of the buffer area requirement is to provide a method of screening a proposed residential transition use from any existing dwelling or lot in a residential transition area. In order to accomplish that purpose, the buffer area shall consist of vegetation or woodlands, at least 70% of which shall be evergreen trees of a minimum height of 6 feet, and 10% of which shall be shrubs of a minimum spread of 15 inches. The buffer area shall contain one tree or shrub for each 12 feet of the total length and width of the buffer area. The zoning office reserves the right to inspect the buffer area at any time to insure that it complies with existing regulations.

NOTE: THE MAXIMUM LENGTH OF TOWNHOUSES WITHIN AN R.E. IS 130'

SOIL TYPES

- EgD EGGENONT VERY STONY LOAM 3 TO 25% SLOPES
EgE EGGENONT VERY STONY LOAM 25 TO 45% SLOPES
MdB2 MAJOR LOAM 3 TO 8% SLOPES, MODERATELY ERODED
GcC3 GLENHLS LOAM 3 TO 10% SLOPES, MODERATELY ERODED
GcC2 GLENHLS LOAM 3 TO 8% SLOPES, MODERATELY ERODED
Mf MINE DUMPS & QUARRIES
MdB MAJOR SOIL, 25 TO 50% SLOPES
AV ALLUVIAL LAND
ChB2 CHILLUM BILT LOAM 2 TO 3% SLOPES, MODERATELY ERODED
ChC2 CHILLUM BILT LOAM 5 TO 10% SLOPES, MODERATELY ERODED
Bic2 BELTVILLE BILT LOAM 5 TO 10% SLOPES, MODERATELY ERODED
BdA BAILE BILT LOAM, 3 TO 8% SLOPES

LIMITATIONS

- DIC2 HOMESITES W/BASINMENT
MODERATE : DEASONALLY
PERCHED WATER TABLE
- CHB2 SLIGHT MODERATE - SLOPE
ChC2 SLIGHT SERVE - SLOPE
GcC2 SLIGHT MODERATE - SLOPE
GcC3 MODERATE SERVE - SLOPE
- SEASONALLY PERCHED WATER TABLE CAN BE ELIMINATED BY USE OF UNDERDRAINS & FOOTING DRAINING
- SLOPE LIMITATIONS CAN BE ELIMINATED OR MINIMIZED WITH PROPER POSITIONING & GRADING OF HOMESITES & ROADS.
- NO HOUSING, ROADS OR PARKING TO BE IN THE FOLLOWING SOILS (THOSE AREAS TO BE LEFT IN NATURAL STATE) AV, BdB, EgD, EgE, MdB, Mf, MdB

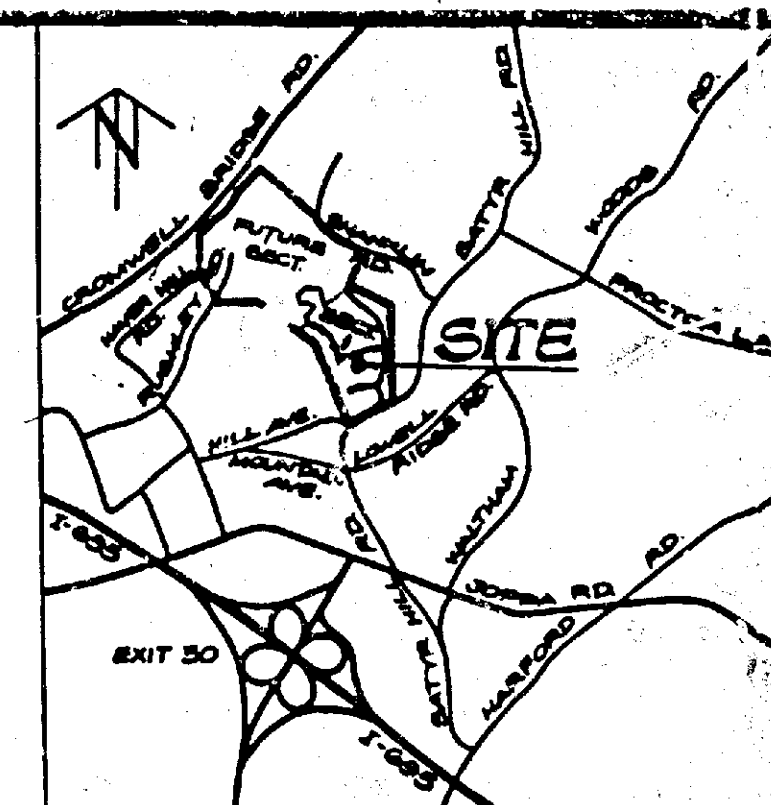
NOTE: FUTURE DEVELOPMENT IN EXCESS OF 100 DWELLING UNITS IS CONTINGENT UPON PROVIDING A 2ND MEANS OF ACCESS. IT IS UNDERSTOOD THAT SUCH ACCESS MAY NOT INTRUDE ON BAILE SOILS.

OFFICE OF PLANNING & ZONING
APPROVED BY:

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

This development plan is approved by the Zoning Commissioner based on his interpretation of Zoning Regulations that it complies with present policy, density, and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided, or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when any lot is transferred for the purpose of occupancy.



Vicinity Sketch
Scale: 1" = 2000'

DENSITY CALCULATIONS

	SECTION 1	FUTURE SECTION	TOTAL
GROSS ACREAGE	20.04 AC	39.16 AC	59.20 AC
EXISTING ZONING ACREAGE IN	DR 5.5 = 1.30 AC DR 3.5 = 16.37 AC DR 2 = 1.77 AC	DR 1 = 24.16 AC DR 2 = 15.00 AC	59.20 AC
DWELLING UNITS ALLOWED	DR 5.5 = 10.45 UNITS (5.5 X 1.90) DR 3.5 = 57.30 UNITS (3.5 X 16.37) DR 2 = 1.77 X 5.54 UNITS	DR 1 = 24.16 UNITS (1 X 24.16) DR 2 = 30.0 UNITS (2 X 15.0)	125 UNITS
DWELLING UNITS PROPOSED	90 TOWNHOUSES	29 TOWNHOUSES	125 UNITS
PARKING REQUIRED	2.68/TOWNHOUSE X 90 = 192 SPACES	2.68/TOWNHOUSE X 25 = 68 SPACES	250 SPACES
PARKING PROPOSED	192 SPACES	58 SPACES	250 SPACES
LOCAL OPEN SPACE REQUIRED	DR 5.5 = 0.11 AC (6% OF 1.30 AC) DR 3.5 = 0.49 AC (5% OF 16.37 AC)	DR 1 AND DR 2 NO LOCAL OPEN SPACE REQUIRED	0.60 AC
LOCAL OPEN SPACE PROPOSED	0.55 AC		
ALL UNITS WILL BE SOLD	90 TOWNHOUSES	25 THRES.	125 THRES.

OWNER & DEVELOPER
SHELTER DEVELOPERS
P.O. BOX 451
TIMONIUM, MARYLAND 21093
PHONE (301) 281-1090

3RD AMENDED PARTIAL DEVELOPMENT PLAN SECTION I CROMWELL STATION (FORMERLY SHANKLIN PROPERTY AND FOREST VALLEY)

9TH ELECTION DISTRICT BALTO. CO. MD
SCALE: 1" = 50' DATE: 9-14-84
DEED REF:

DATE OF THE C.R.B. MEETING: 10/27/1983
(APPROVAL FOR 100 UNITS)

SHEET 1 OF 2 PETITIONER'S
EXHIBIT 2

90-3305PH

DEVELOPMENT DESIGN GROUP, LTD.
Ridgwood Building
Suite 100
1107 Kentworth Dr.
TOWSON, MD 21204
Phone: 929-0727

REASON FOR 3RD AMENDMENT (3-13-89) REC.
1) MINOR AMENDMENT TO LOT NUMBER TO MAKE FOR MATCH RECORD PLAT. (LOTS 10-45)

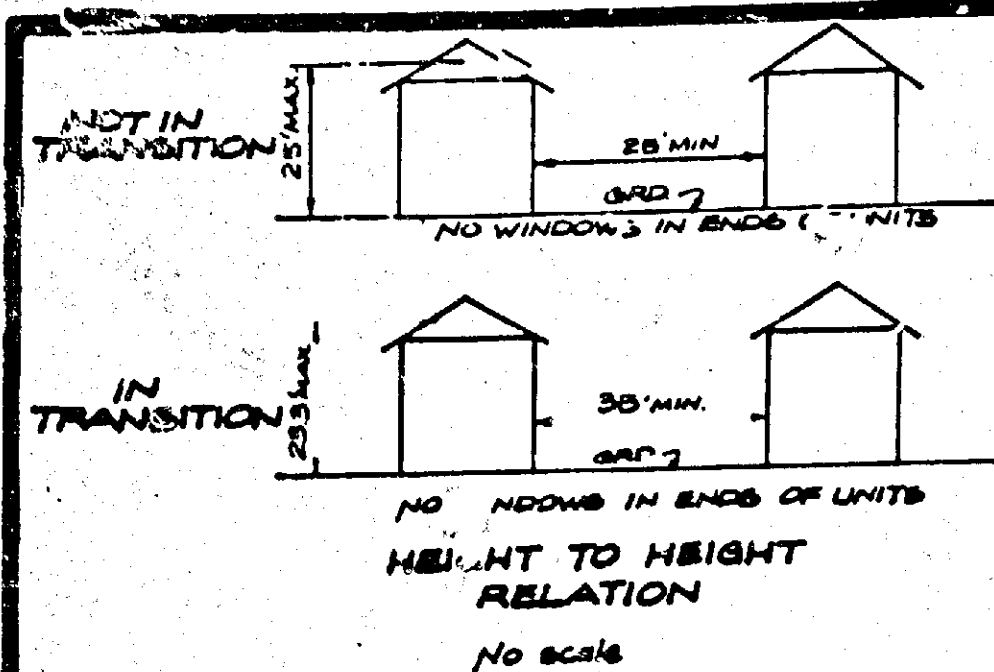
REASON FOR 2ND AMENDMENT (5-26-88) REC.
1) CHANGED FOREST VALLEY ROAD FROM TWO LANE SECTION TO BIFURCATED ROAD SECTION.

REASON FOR 1ST AMENDMENT (9-14-84)

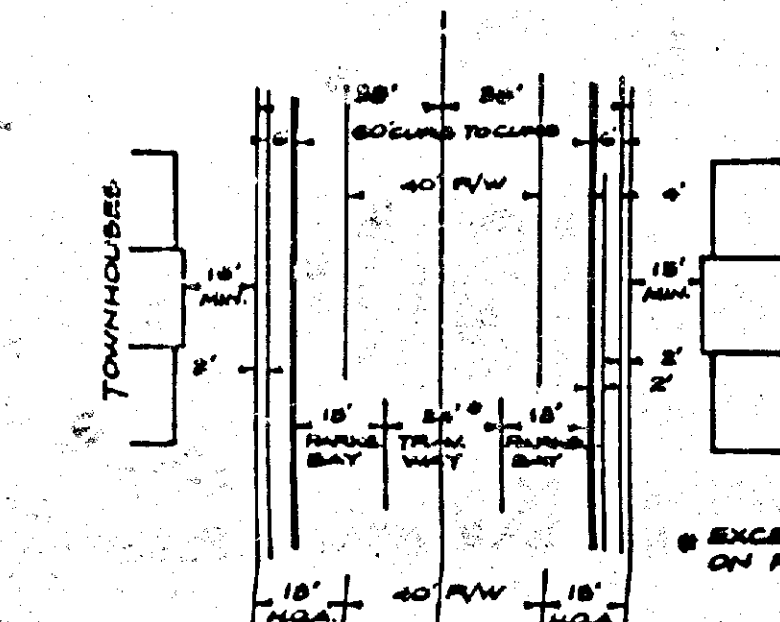
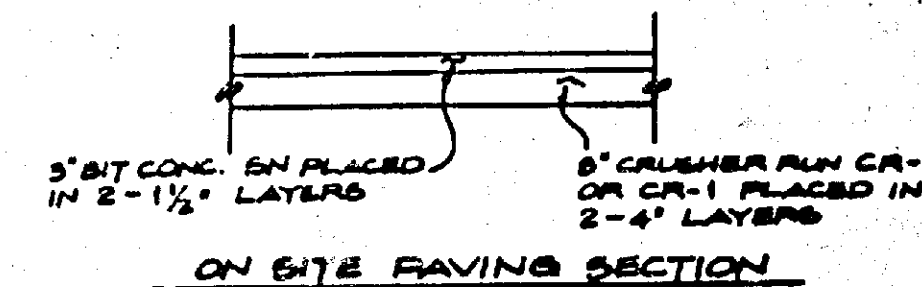
- 1) UNIT WIDTH CHANGED FROM 20' TO 21'.
- 2) CHANGED NAME TO CROMWELL STATION.
- 3) REDUCED NUMBER OF PROPOSED UNITS IN SECT. I FROM 100 TO 76 (DENSITY CALCULATIONS).
- 4) INCREASED NUMBER OF PROPOSED UNITS IN FUTURE SECT. FROM 25 TO 29.
- 5) REVISED DENSITY CALCULATIONS TO REFLECT THE ABOVE REVISIONS.
- 6) NO UNITS SOLD WITHIN 300' OF REVISION.
- 7) ADDED NEW DENSITY NOTE.



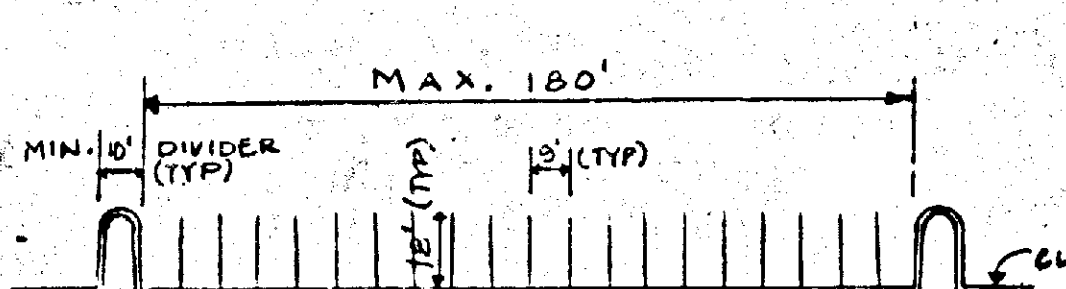
DEVELOPMENT ENGINEERING CONSULTANTS, INC.
BALTIMORE SITE ENGINEERS & SURVEYORS MARYLAND



TYPICAL SETBACK REQUIREMENTS
ALL UNITS



PROPOSED TYPICAL SECTION
40' R/W



PARKING DETAIL
No scale

PARKING BAY LENGTHS

(B ₁) - 93'	(B ₈) - 108'
(B ₂) - 20'	(B ₉) - 108'
(B ₃) - 180'	(B ₁₀) - 90'
(B ₄) - 81'	(B ₁₁) - 108'
(B ₅) - 108'	(B ₁₂) - 171'
(B ₆) - 126'	(B ₁₃) - 171'
(B ₇) - 180'	(B ₁₄) - 72'
(B ₁₅) - 108'	

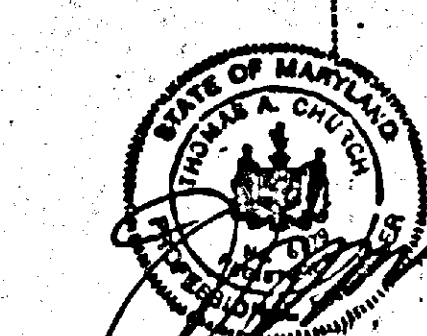
"PROVISORY SECTION" GENERAL NOTES

- 1). The provisory section of the partial development plan is not intended, nor should it be utilized, as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 300 feet thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.
- 2). The dimensioned boundaries of the "Provisory Section", as indicated herein, are not intended to separate it from the overall approval of this partial development plan. Any deviation from this partial development plan, including the "Provisory Section", must be approved in accordance with section 1801.3.A.7.
- 3). 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 final engineered location. The location and type of existing major vegetation that is retained; screening; parking areas and drives to the extent possible so as to coincide with their final permanent improvements; and other pertinent amenities.
- 4). At the time of building permit applications the "Provisory Section" of this development plan must be up dated to comply in all respects to the form and content required by section 1801.3.a.5. of the zoning regulations.

OFFICE OF PLANNING & ZONING
APPROVED BY:

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

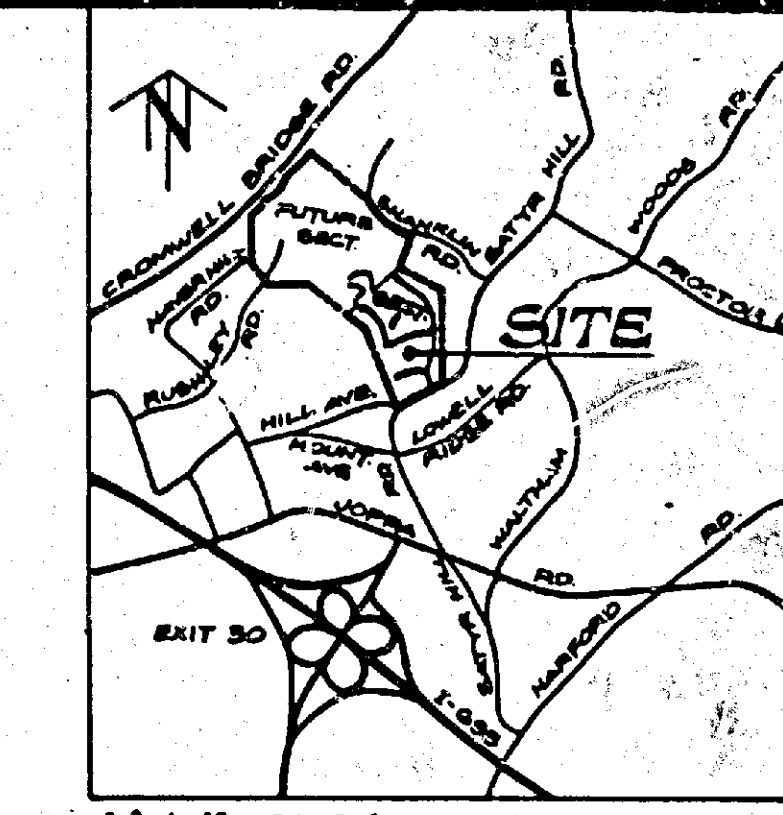


DEVELOPMENT ENGINEERING CONSULTANTS, INC.
BALTIMORE SITE ENGINEERS & SURVEYORS MARYLAND

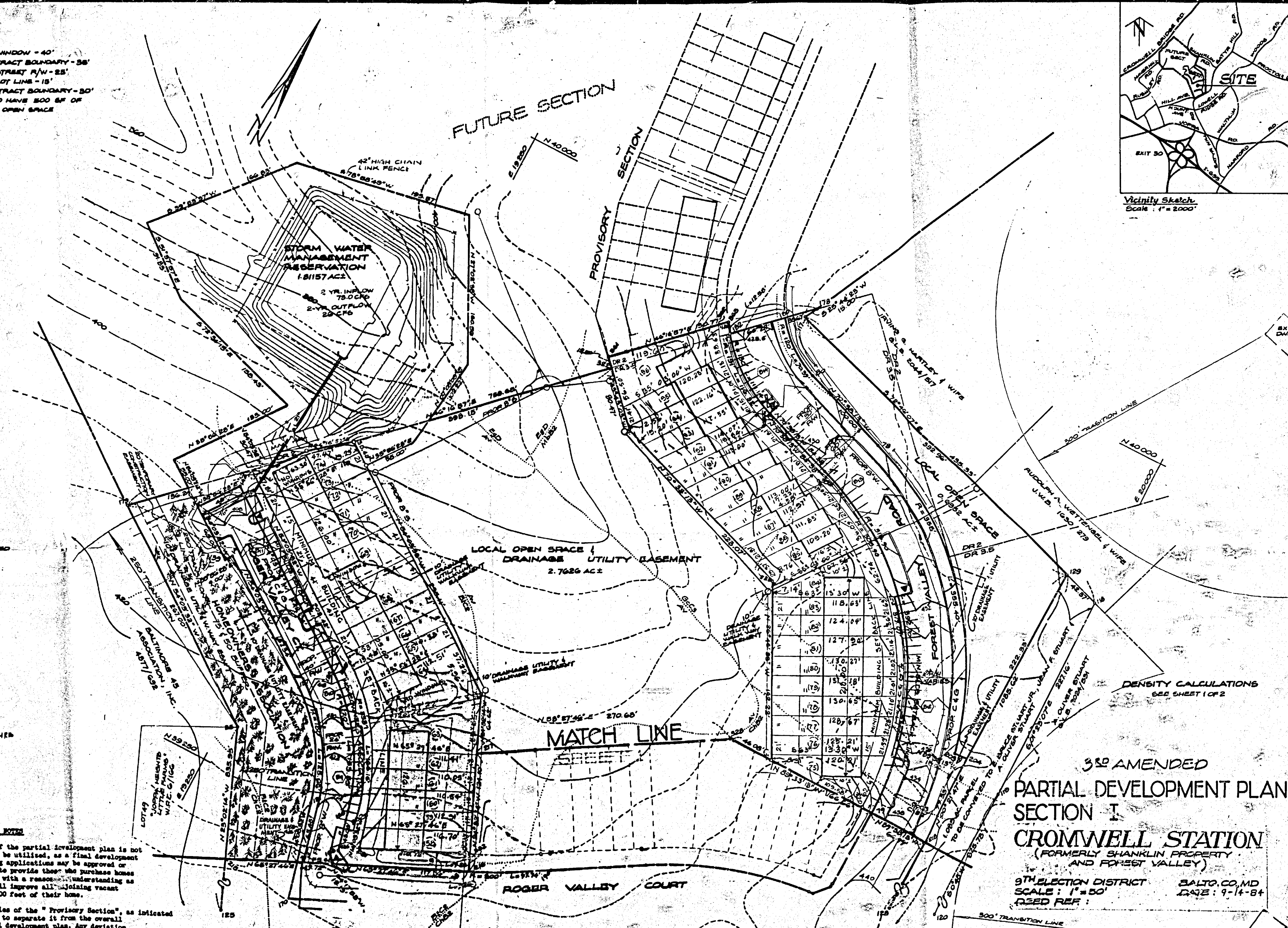
OWNER & DEVELOPER
SHELTER BUILDERS
P.O. BOX 451
TIMONIUM, MARYLAND 21093
PHONE (301) 281-1090

NOTE:
REASONS FOR FIRST AND SECOND AMENDMENTS SEE SHEET 1 OF 2

NOTE:
REASON FOR THIRD AMENDMENT SEE SHEET 1 OF 2



Vicinity Sketch
Scale: 1" = 2000'



3RD AMENDED
PARTIAL DEVELOPMENT PLAN
SECTION I
CROMWELL STATION
(FORMERLY SHANKLIN PROPERTY
AND FOREST VALLEY)

9TH ELECTION DISTRICT
SCALE: 1" = 50'
ASD REF:

SHEET 2 OF 2

PETITIONER'S
EXHIBIT 3

DEVELOPMENT DESIGN GROUP, LTD.
Ridgelywood Building
Suite 102
1107 Kentworth Dr.
Towson, Md. 21204
Phone: 525-0757

1. THERE WILL BE NO WINDOWS IN END WALLS OF UNITS.
2. LANDSCAPING WILL BE DONE BY INDIVIDUAL LOT OWNERS.
3. REFUSE TO BE COLLECTED BY BALTIMORE COUNTY.
4. STREET LIGHTS WILL BE 100 WATT MERCURY VAPOR POST TOP UNITS OR 14' POLES (1) PLACED @
5. ALL ROADWAYS AND PAVING SAYS WILL BE BITUMINOUS CONCRETE FINISH.
6. WHEN OPEN LAND IS SOLD AND BELONGS TO THE DWELLING UNITS A MINIMUM AREA (CONTIGUOUS) OF 500' IS REQUIRED. THE MINIMUM PORCHES WILL NOT BE CALCULATED IN THIS AREA.
7. LOCAL OPEN SPACE WILL BE OWNED AND MAINTAINED BY BALTIMORE COUNTY.
8. THIS SITE IS 90% WOODED & 2% IS LB LAND.
9. ALL PARKING SPACE WILL BE A MINIMUM OF 9'X18'
10. STORM WATER MANAGEMENT STRUCTURES WILL BE PART OF SECTION 1.
11. CENSUS TRACT - 917/01
12. COUNCILMANIC DISTRICT 9
13. WATERFURNED 4" DISCHARGED 28
14. PROPERTY ACCT. NO. C919325 C80
15. SITE IS 0.9 AC IDEL LAND & 59.59 AC2 WOOD
16. THIS SITE CONTAINS NO ARCHEOLOGICAL SITE.
17. EXISTING SPACE CONTAINS NO HEARDROUS MATERIALS. HISTORIC BUILDINGS OR CRITICAL AREAS.
18. 12'X18' HANDICAPPED PARKING SPACES TO BE LOCATED AS NEEDED WITHIN PARKING AREAS.
19. ADT'S : INTERSECTION OF ROSER VALLEY CT. & FOREST VALLEY RD. : 561.5
INTERSECTION OF TIERRE CT. & FOREST VALLEY RD. : 1062.5

NOTE: THE MAXIMUM LENGTH OF TOWNHOUSES WITHIN AN
P.L.A. IS 130'

E9J EDGEMONT VERY STONEY LOAM 0 TO 25% SLOPES
 E9H EDGEMONT VERY STONEY LOAM 25 TO 45% SLOPES
 M9C2 MAJOR LOAM 5 TO 5% SLOPES, MODERATELY ERODED
 G9C3 GLENELS LOAM 5 TO 15% SLOPES, SEVERELY ERODED
 G9B2 GLENELS LOAM 5 TO 5% SLOPES, MODERATELY ERODED
 M9A MNS DUMPS, (GUARRUS)
 M9E MAJOR SOILS, 25 TO 50% SLOPES
 A9V ALLUVIAL LAND
 C9B5 CHILLUM SILT LOAM 2 TO 5% SLOPES, MODERATELY ERODED
 C9C2 CHILLUM SILT LOAM 5 TO 10% SLOPES, MODERATELY ERODED
 B9C6 BELTYVILLE SILT LOAM 5 TO 10% SLOPES, MODERATELY ERODED
 B9D2 BAILEY SILT LOAM, 5 TO 5% SLOPES

DICKS HOMESITE W/ BARRIEMENT STREETS (PARKING LOTS
 MODERATE ; DEAGONALLY SAME
 REACHED WATER TABLE
 CHPS SLIGHT MODERATE - SLOPE
 CHCE SLIGHT SERVE - SLOPE
 GCBS SLIGHT MODERATE - SLOPE
 GCL'S MODERATE SERVE - SLOPE
 DEAGONALLY REACHED WATER TABLE CAN BE ELIMINATED BY US-
 OF CONCRETE & FOOTING DRAINING
 SLOPE LIMITATIONS CAN BE ELIMINATED OR MINIMIZED WITH
 SLOPER POSITIONING (GRADING OF HOMESITE)
 NO HOUSING , ROADS OR PARKING TO BE IN THE FOLLOWING
 BOLD (THESE AREAS TO BE LEFT IN NATURAL STATE) AV,
 B&B, Rgd, Ege, M&BE, MP, M&E

NOTE: FUTURE DEVELOPMENT IN EXCESS OF 100 DWELLING UNITS IS CONTINGENT UPON PROVIDING A 2ND MEANS OF ACCESS. IT IS UNDERSTOOD THAT SUCH ACCESS MAY NOT INTRUDE ON BAILI SOILS.

This development plan is approved by the Zoning Commissioner based on the interpretation of Zoning Regulations that it complies with present policy, density, and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when any lot is transferred for the purpose of occupancy.

APPROVED BY:

(continued)

WINDOW TO WINDOW - 40'
WINDOW TO TRACT BOUNDARY - 25'
WINDOW TO STREET R/W - 25'
WINDOW TO LOT LINE - 15'
BUILDING TO TRACT BOUNDARY - 30'
ALL UNITS TO HAVE 500 SF OF
CONTIGUOUS OPEN SPACE

IN TRANSITION	35' MIN.
RY-25	NO WINDOWS IN ENDS OF LINES
RY-30	HEIGHT TO HEIGHT
OF	RELATION
	NO STAIRS
	<u>TYPICAL SETBACK REQUIREMENTS</u>

TYPICAL SETBACK REQUIREMENTS

1) UNIT WIDTH CHANGED FROM 20' TO 24'

- 1) UNIT WIDTH CHANGED FROM 20' TO 21'.
- 2) CHANGED NAME TO CROMWELL STATION.
- 3) REDUCED NUMBER OF PROPOSED UNITS IN SECT. I FROM 100 TO 96 (DENSITY CALCULATIONS).
- 4) INCREASED NUMBER OF PROPOSED UNITS IN FUTURE SECT. FROM 25 TO 29.
- 5) REVISED DENSITY CALCULATIONS TO REFLECT THE ABOVE REVISIONS.
- 6) NO UNITS SOLD WITHIN 300' OF REVISION.
- 7) ADDED NEW DENSITY NOTE.

BALTIMORE **SITE ENGINEERS & SUPERVISORS**
6003 YORK BLVD. BALTIMORE, MD 21212 (301) 731-0000 **MARYLAND**

REASON FOR 3RD AMENDMENT (3-13-89) RECORD
 1) MINOR AMENDMENT TO LOT NUMBER TO MAKE
 F.R.P. MATCH RECORD PLAT (LOTS 10-49)
REASON FOR 2ND AMENDMENT (5-26-88) RECORD
 1) CHANGED PORTER VALLEY ROAD FROM TWO
 LANE SECTION TO IMPURVED ROAD SECTION

1) CHANGED FOREST VALLEY ROAD FROM TWO LANE SECTION TO BIFURCATED ROAD SECTION

	SECTION 1	FUTURE SECTION	TOTAL
GROSS ACREAGE EXISTING ZONING ACREAGE IN	20.04 AC DR 3.5 , DR 2.5 DR 6.5 = 1.80 AC DR 3.5 = 15.37 AC DR 2 = 1.71 AC DR 5.5 = 10.43 UNITS (6.5 x 1.30) DR 3.5 = 57.50 UNITS (5.5 x 16.37) DR 2 = 17.77 = 5.54 UNITS	59.16 AC DR 1 , DR 2 DR 1 = 24.16 AC DR 2 = 15.00 AC DR 1 = 24.16 UNITS (1 x 24.16) DR 2 = 300 UNITS (2 x 15.00)	55.80 AC 59.20 AC 123 UNITS
DWELLING UNITS ALLOWED			
DWELLING UNITS PROPOSED	30 TOWNHOUSES 200 TOWNHSE X 96 = 192 SPS 192 SPS DR 5.5 = 0.11 AC (6% OF 1.90 AC) DR 3.5 = 9.49 AC (5% OF 16.37 AC) 5.58 AC	29 TOWNHOUSES 260 TOWN X 25 = 6500 SPS 58 SPACES DR 1 AND DR 2 NO LOCAL OPEN SPACE REQUIRED	128 UNITS 250 SPS 250 SPS 0.60 AC
PARKING REQUIRED			
PARKING PROPOSED			
LOCAL OPEN SPACE REQUIRED			
LOCAL OPEN SPACE PROPOSED			
ALL UNITS WILL BE SOLD	30 TOWNHOUSES	25 TOWNHSE	128 TOWNHSE

OWNER + DEVELOPER
CROWELL STATION JOINT VENTURE
P.O. BOX 451
TIMONIUM, MARYLAND 21095
PHONE: (301) 281-1999

4th AMENDED
PARTIAL DEVELOPMENT PLAN
SECTION I

CROMWELL STATION
(FORMERLY SHANKLIN PROPERTY
AND FOREST VALLEY)

9TH ELECTION DISTRICT
SCALE: 1"=50'
DEED REF: 7509/1500

BALTO. CO., MD.
DATE: 9-14-84

SCALE: 1"=50'
DEED REF: 7504/566

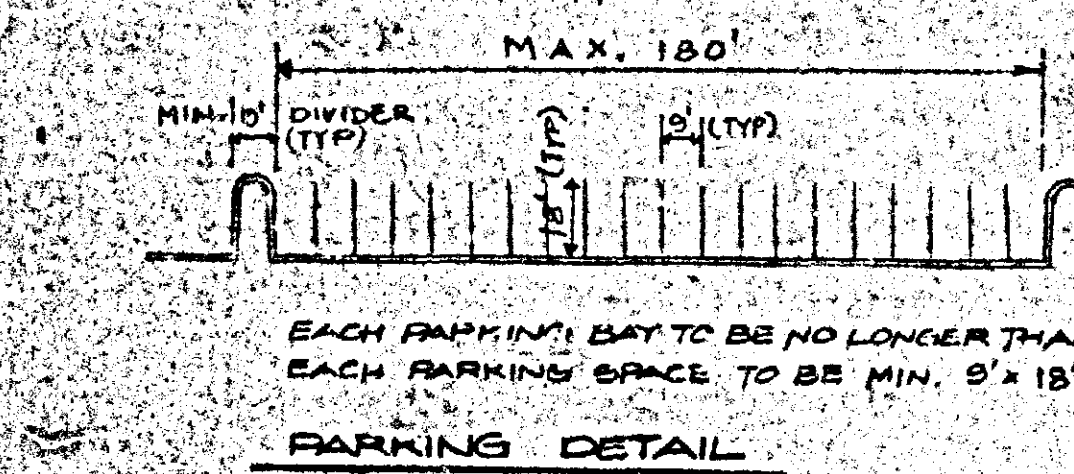
SHEET 1 OF 2 PETITIONER'S
EXHIBIT 7

DEVELOPMENT, DESIGN GROUP, LTD
Riderwood Building
Suite 100
1107 Kenilworth Dr.
Towson, Md. 21204
Phone: 828-0721

SEN SEN

WE APPROVE IF THE CHANGES AS STATED IN THE REVISIONS FOR THE 4TH AMENDMENT.

- BUILDING # 12**
- LOT 49 - 30' RIVER VALLEY COURT - WILLIAM DEEMER CLASS III
- LOT 50 - 32' RIVER VALLEY COURT - PHILIP LARKIN ALDEN
- LOT 51 - 34' RIVER VALLEY COURT - RICHARD J. STEINBERG, ERIANNE N. VITOR
- LOT 52 - 36' RIVER VALLEY COURT - LINDY M. HARRIS
- LOT 53 - 38' RIVER VALLEY COURT - DAN J. CAVEN
- LOT 54 - 40' RIVER VALLEY COURT - KINA S. OXFORD
- BUILDING # 11**
- LOT 64 - 32' RIVER VALLEY COURT - ANDREW S. CIVILITTI, COLLEEN M. FISHER
- LOT 65 - 34' RIVER VALLEY COURT - ROY E. GRIFFIN, JAMES L. GRIFFIN
- LOT 66 - 36' RIVER VALLEY COURT - JOHN P. AND MYRTLE A. ROYCE
- LOT 67 - 38' RIVER VALLEY COURT - TIMOTHY E. HOFFMAN
- LOT 68 - 40' RIVER VALLEY COURT - MARTIN J. AND CATHLEEN A. MATTAN
- BUILDING # 10**
- LOT 69 - 34' RIVER VALLEY COURT - JEROME N. TRIMM
- LOT 70 - 36' RIVER VALLEY COURT - NIGEL S. SNEED
- LOT 71 - 38' RIVER VALLEY COURT - VANDAL
- LOT 72 - 40' RIVER VALLEY COURT - VANDAL
- LOT 73 - 42' RIVER VALLEY COURT - RONALD J. AND KRISTINA A. WATKINS
- LOT 74 - 44' RIVER VALLEY COURT - ROBERT J. MILBERT



PARKING BAY LENGTHS

(B) - 30'	(B) - 105'
(B) - 32'	(B) - 108'
(B) - 34'	(B) - 111'
(B) - 36'	(B) - 114'
(B) - 38'	(B) - 117'
(B) - 40'	(B) - 120'
(B) - 42'	(B) - 123'
(B) - 44'	(B) - 126'

"PROVISIONAL SECTION" GENERAL NOTES

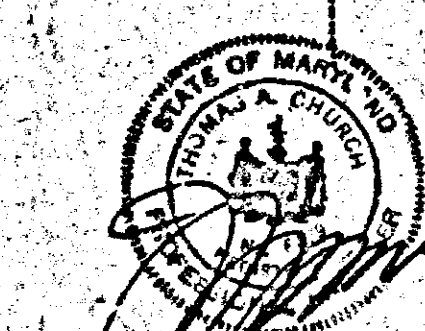
- The "Provisional Section" of the partial development plan is not intended, nor should it be utilized, as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 300 feet thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.
- The dimensioned boundaries of the "Provisional Section", as indicated herein, are not intended to separate it from the overall approval of this partial development plan. Any deviation from this partial development plan, including the "Provisional Section", must be approved in accordance with section 1801.3 A.7.
- Approval of the "Provisional Section" is not based on final engineering plans; however, it is intended to establish: the final location, height, use and density of buildings, or their envelopes, to within 25' of their final engineering location; the location and type of existing major vegetation that is retained; screening; parking areas and drives to the extent possible so as to coincide with their final permanent improvements; and other pertinent amenities.
- At the time of building permit applications, the "Provisional Section" of this development plan must be updated to comply in all respects to the form and content required by section 1801.3 A.5. of the zoning regulations.

OFFICE OF PLANNING & ZONING

APPROVED BY:

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE



DEVELOPMENT ENGINEERING CONSULTANTS, INC.

SITE ENGINEERS & SURVEYORS

BALTIMORE 6609 YORK ROAD, BALTIMORE, MARYLAND 21204

OWNER & DEVELOPER

CROMWELL STATION JOINT VENTURE

P.O. BOX 451

TIMONUM, MARYLAND 21093

PHONE (301) 281-1690

NOTE:

REASONS FOR FIRST AND SECOND AMENDMENTS SEE SHEET 1 OF 2

NOTE:

REASON FOR THIRD AMENDMENT SEE SHEET 1 OF 2

4TH AMENDED

PARTIAL DEVELOPMENT PLAN

SECTION I

CROMWELL STATION

(FORMERLY SHANKLIN PROPERTY AND FOREST VALLEY)

9TH ELECTION DISTRICT BALTO. CO. MD

SCALE: 1" = 150'

DSED REF: 1984/566

DATE: 9-14-84

SHEET 2 OF 2

PETITIONER'S EXHIBIT 8

90-3305M

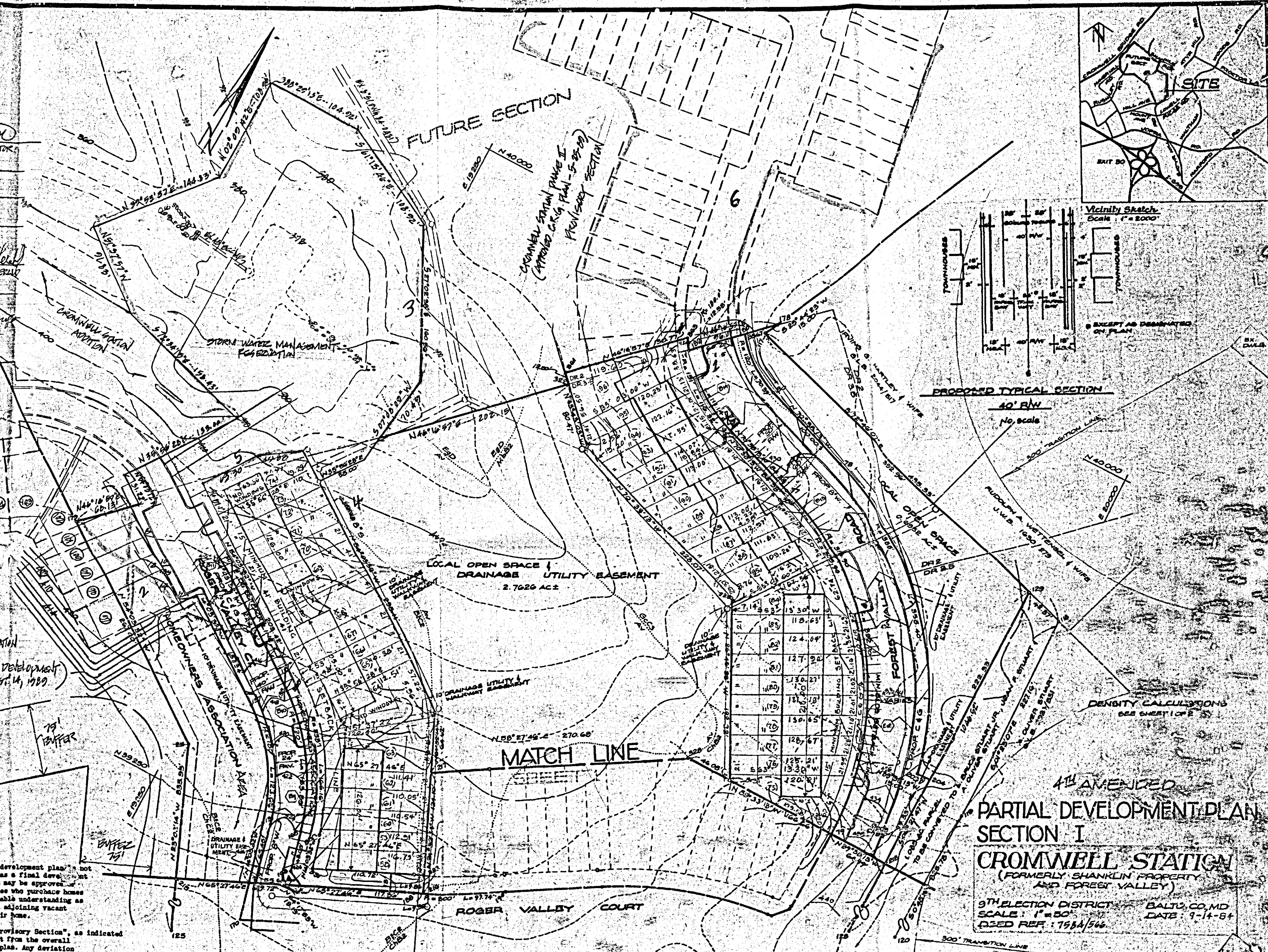
DEVELOPMENT DESIGN GROUP, LTD.

Piderwood Building

1107 Kentworth Dr.

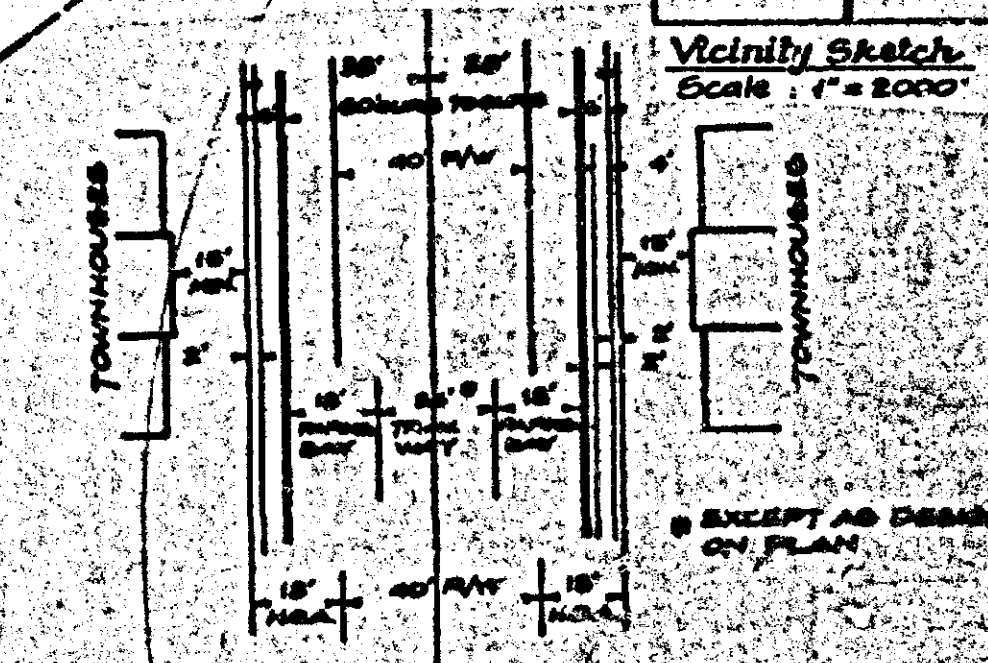
Towson, Md. 21204

Phone: 625-2527



Vicinity Sketch

Scale: 1" = 2000'

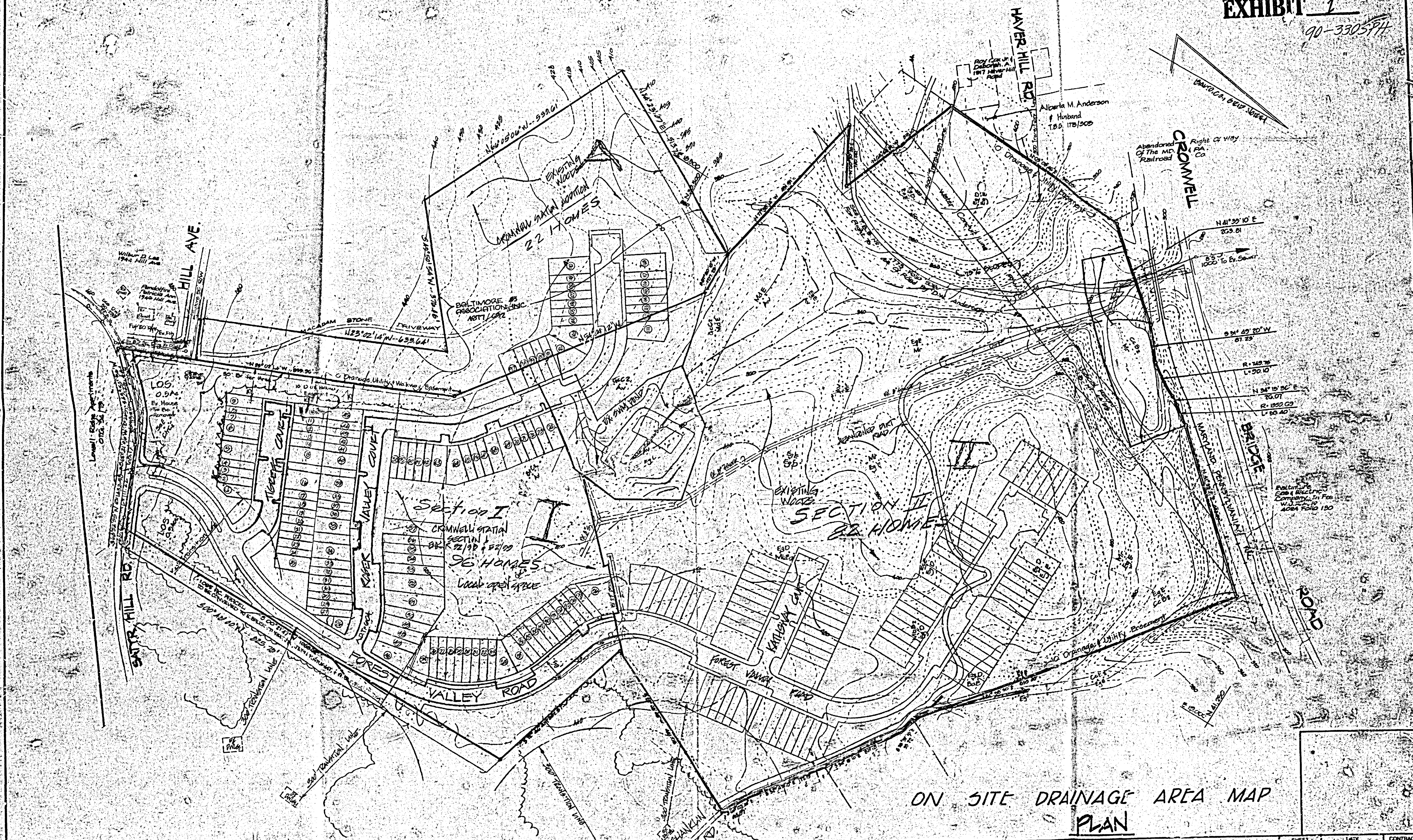


DENSITY CALCULATIONS

SEE SHEET 1 OF 2

PETITIONER'S
EXHIBIT 1

90-3305PH



REVISIONS	
1	Initial
2	Revised
3	Final

ON SITE DRAINAGE AREA MAP
PLAN
CRUMWELL STATION

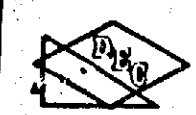
SHEET	DATE	CONTRACT
OF	JAN 1999	NUMBER
	SCALE	67-176
	1"=100'	

ZONING DESCRIPTION

Beginning at a point on the northwest side of Satyr Hill Road which is 60 feet wide at the distance of 300 feet more or less southwest of the centerline of Forest Valley Road which is 60 feet wide.

Being the 4th Amended Partial Development Plan Section I Cromwell Station and 1st Amended Final Development Plan Cromwell Station Addition in the Ninth Election District containing a gross area of 27.7 acres and described as follows: North 23 degrees 02 minutes 14 seconds West 128 feet more or less, South 70 degrees 09 minutes 32 seconds West 100 feet more or less, North 23 degrees 02 minutes 14 seconds West 634 feet more or less, South 49 degrees 48 minutes 25 seconds West 366 feet more or less, North 66 degrees 07 minutes 00 seconds West 539 feet more or less, North 29 degrees 52 minutes 19 seconds East 510 feet more or less, North 58 degrees 14 minutes 48 seconds West 50 feet more or less, North 87 degrees 30 minutes 58 seconds East 107 feet more or less, South 87 degrees 50 minutes 38 seconds East 269 feet more or less, North 51 degrees 37 minutes 57 seconds West 92 feet more or less, North 39 degrees 53 minutes 37 seconds East 145 feet more or less, North 02 degrees 09 minutes 42 seconds East 109 feet more or less, South 88 degrees 29 minutes 13 seconds East 105 feet more or less, South 61 degrees 13 minutes 46 seconds East 109 feet more or less, South 27 degrees 02 minutes 38 seconds East 161 feet more or less, South 07 degrees 08

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



minutes 09 seconds West 71 feet more or less, North 46 degrees 16 minutes 57 seconds East 202 feet more or less, North 43 degrees 43 minutes 03 seconds West 13 feet more or less, North 46 degrees 16 minutes 57 seconds East 131 feet more or less, curve to the left with radius of 180 feet arc length of 13 feet more or less, North 46 degrees 16 minutes 57 seconds East 96 feet more or less, South 25 degrees 44 minutes 23 seconds West 15 feet more or less, South 72 degrees 46 minutes 07 seconds East 393 feet more or less, South 00 degrees, 21 minutes 47 seconds West 1047 feet more or less, South 33 degrees 52 minutes 55 seconds West 40 feet more or less, curve to the right with the radius of 1397.5 feet arc distance of 107 feet more or less, South 68 degrees 21 minutes 06 seconds West 68 feet more or less, curve to the left with the radius of 300 feet arc distance of 128 feet more or less, and South 43 degrees 50 minutes 36 seconds West 114 feet more or less, to the beginning.

87-128

12-22-89

-2-

Baltimore County
Planning Board
Town, Maryland 21204
(301) 887-3211

RECEIVED
FEB 26 1990

ZONING OFFICE

February 22, 1990

Mr. J. Robert Haines
Zoning Commissioner for
Baltimore County
Room 109
111 West Chesapeake Avenue
Towson, MD 21204

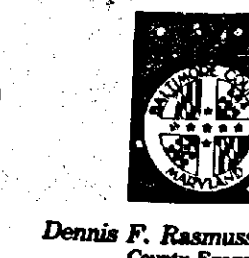
Re: Item No. 217, Case No. 90-330-SPH
Petitioner: Cromwell Station Joint Venture
Fourth Amendment to Partial Development Plan
of Section I, Cromwell Station, and
First Amended Development Plan of
Cromwell Station Addition

Dear Commissioner Haines:

The purpose of this letter is to advise you that the Baltimore County Planning Board has approved both of the plans referenced above.

Specifically, at the January 18, 1990 meeting of the Planning Board, the Office of Planning and Zoning staff presented both plans to the Ad Hoc Committee on Development Plans and Issues, with a recommendation that the plans be approved. The Ad Hoc Committee made before the Planning Board. The Motion which was mentioned the Fourth Amendment to Partial Development Plan of Section I, Cromwell Station. After discussion with the staff members and counsel for the petitioner, our office suggested that both plans be again submitted to the agenda for the February 15, 1990 meeting of the Planning Board to confirm the January 18th approval and to specifically identify both plans.

At the February 15, 1990 meeting, the Planning Board passed a Motion, specifically for the purpose of clarifying and confirming the approval and actions which they took on January 18, 1990, which stated that:



Dennis F. Rasmussen
County Executive

the Baltimore County Planning Board finds that the proposed Fourth Amendment, dated December 21, 1989, to the Partial Development Plan of "Section I, Cromwell Station" and the proposed First Amended Development Plan, dated December 22, 1989, of "Cromwell Station Addition," received December 14, 1989, are each in accordance with the spirit and intent of the Baltimore County land use and development requirements.

For your convenience, I am enclosing a copy of the minutes of the January 18, 1990 meeting of the Planning Board (which minutes were approved at the February 15, 1990 meeting). Although the minutes of the February 15, 1990 Planning Board Meeting will likely not be presented for acceptance and approval until after the March 6, 1990 special hearing, I wanted your office to be aware that both the Fourth Amendment to Partial Development Plan of Section I, Cromwell Station, and the First Amended Development Plan of Cromwell Station Addition, have been reviewed and approved by the Baltimore County Planning Board pursuant to the requirements of the Baltimore County Zoning Regulations.

If you have any questions concerning this matter, please call me.

Sincerely,

P. David Fields
P. David Fields, Secretary to the
Baltimore County Planning Board

PDE/TD/prh

Enclosure: Minutes of January 18, 1990
Meeting of Baltimore County
Planning Board

cc: Mr. Thomas Carski
Cromwell Station Joint Venture
Post Office Box 451
Lutherville, MD 21093

William D. Shaughnessy, Jr., Esq.
Kaplan, Heyman, Greenberg,
Engleman & Belgrad, P.A.
20 S. Charles Street, 10th Floor
Baltimore, MD 21201

MINUTES
Baltimore County Planning Board
January 18, 1990

The regular monthly meeting of the Planning Board was called to order at 6:32 p.m. by the Chairman, Mr. Reid.

Board Members Present

Mr. Harold Gibbs Reid, Chairman
Mr. H. John Barnhart, Vice Chairman
Ms. Deborah M. Anderson
Mr. I. William Chase
Mr. Charles Culbertson
Ms. Barbara Jean DeGulmi
Ms. Dorothy Foos
Mr. E. Scott Graham
Mr. John W. Kerney
Mr. Judson H. Lipowitz
Mr. Chester J. Madigan
Mr. Phillip W. Worrall

Board Members Not Present

Mr. Joseph M. Leshko
Mr. Richard Proctor

OPZ staff present included P. David Fields, Secretary to the Planning Board, Carol Brown, Michael J. DeLuca, Tim Dugan, Ed Johnson, Pat Keller, Gary Kerns, Jeff Long, Hillorie Richman, Bonnie von Ohlen, Dennis Wertz, Joseph V. Maranto, Jack Dillon, Wallace G. Lippincott, Jr., Diana Iiter, Patti Beere, Judy Baer and Andrea Van Arsdale.

Other County staff present included James Dieter, DEPRM, and Oscar Keys, DFW.

1. Introduction of Board Members, and Announcements

Chairman Reid introduced himself, and asked the other members of the Board to introduce themselves.

2. Review of Agenda

The only change to the printed agenda, a copy of which is included as Appendix A-1, was the deletion of item 5.c, which had been withdrawn at the Committee meeting.

3. Minutes of Meeting of November 16, 1989

Mr. Worrall moved to accept and approve the minutes of the November 16, 1989 meeting as distributed. The motion was seconded by Mr. Culbertson and approved by acclamation. Absent were Messrs. Leshko and Proctor.

A copy of the Minutes is included as Appendix A-2.

4. Citizens Comments

Comments were made to the Board by three of the four citizens who had registered to do so: the registration sheet is included with the Minutes as Appendix A-3. William D. Schaudess, Esq. commented on behalf of Cromwell Station Joint Venture. Mr. Chip Williams commented for the Burkleigh Square Community Association regarding transportation and community preservation aspects of the proposed Towson Plan Up-Date; Mr. Reid advised Mr. Williams about the arrangements for reviewing the Plan and the appropriate time for addressing comments to the Board. Ms. Betsy Kahl, on behalf of the Burkleigh Square Community Association requested that the special Committee reviewing the Towson Plan consider the traffic implications on the community from the Master Plan and the Towson Plan Up-Date.

5. Recommendations by the ad hoc Committee on Development Plans and Issues

a. Mr. Culbertson moved the Committee's recommendation that the Baltimore County Planning Board does not object to the granting of waivers on the sixteen projects as proposed in the Planning Director's report dated October 19, 1989, with the following technical corrections: Item 1 is located in Councilmanic District 1; Items 3 and 11 are located in Councilmanic District 3; and, at the end of Item 15, the Director's Proposed Action should read "Grant Waiver of the Subdivision Regulations, Section 22-98 (Flood plain and wetland protection) as requested." The motion was seconded by Mr. Worrall on a roll call vote. Absent were Messrs. Leshko and Proctor.

A copy of the Director's report is included with the Minutes as Appendix B.

b. Mr. Culbertson moved the Committee's recommendation to accept the recommendations in the November 30, 1989 report by the Director of Planning and Zoning in regard to the nine Zoning Reclassification Petitions in Cycle II except that in Item No. 3 (Case R90-172) the recommendation is that the RC-2 zoning should remain unchanged. The motion was seconded by Mr. Worrall.

Mr. Graham moved to amend the Motion by deleting the Committee's recommendation on Item No. 3; the Motion to amend was seconded by Mr. Madigan. On a roll call vote, the amendment was defeated by a five-to-seven vote; absent were Messrs. Leshko and Proctor. On a roll call vote, the main Motion was approved by a nine-to-three vote; absent were Messrs. Leshko and Proctor.

2

A copy of the Director's November 30, 1989 report is included with the Minutes as Appendix B-2.

c. Mr. Culbertson moved the Committee's recommendation finding that the proposed fourth amendment to the Partial Development Plan of Section I, Cromwell Station received December 14, 1989 to be in accordance with the spirit and intent of the Baltimore County land use and development requirements. The Motion was seconded by Mr. Graham and approved on a roll call vote. Absent were Messrs. Leshko and Proctor.

6. Recommendations by the ad hoc Committee on Regulations and Standards

a. Mr. Lipowitz moved the Committee's recommendation that the Baltimore County Planning Board adopt the following Resolution:

WHEREAS, Section 22-18 of the County Code only partially provides a clear mechanism for addressing potential conflicts between specific, private-sector development proposals and the generalized land use and facilities recommendations in the Master Plan; and

WHEREAS, at the request of the Planning Board and following a public hearing by the Board, the staff has prepared a report recommending amendments to the County Code to clarify the limited types of situations in which the question might be raised of a potential conflict between the Master Plan and the zoning maps; and

WHEREAS, the report also recommends a clear procedure by which the final authority for making land use and zoning decisions remains exclusively with the County Council;

NOW, THEREFORE, BE IT RESOLVED, that the Baltimore County Planning Board adopts the staff report dated December 20, 1989 as a Final Report of the Planning Board and respectfully urges its consideration by the County Council in the Council's deliberations for adopting the Baltimore County 1989-2000 Master Plan.

The Motion was seconded by Mr. Chase and approved on a roll call vote, with Mr. Graham abstaining. Absent were Messrs. Leshko and Proctor.

A copy of the December 20, 1989 staff report is included with the Minutes as Appendix C.

3

7. Recommendations by the ad hoc Committee on Master Plan and Comprehensive Zoning Map

a. Ms. DeGulmi moved the Committee's recommendation that the Baltimore County Planning Board adopt the Resolution regarding the Back River Wastewater Treatment Plant as drafted by DEPRM and OPZ staff. The Motion was seconded by Mr. Worrall and passed on a roll call vote. Absent were Messrs. Leshko and Proctor.

A copy of the Resolution is included with the Minutes as Appendix D.

8. Other Business

In response to Mr. Reid's question, Mr. Keller estimated that the special committee to work with the staff and community interests in reviewing the Towson Plan Up-Date would need to meet two to four times over a period of about two months beginning in about three weeks. Ms. DeGulmi volunteered to process for the Hereford Community Plan would be similar but not as lengthy. Ms. Anderson requested that the Office of Law be asked to advise the Board regarding the legal effect of any such Plans subsequently adopted by the Board.

The meeting was adjourned at 6:05 P.M.

PDE/TD/prh

4

INDEX TO THE
MINUTES
Baltimore County Planning Board
January 18, 1990

1. Introduction of Board Members, and Announcements
2. Review of Agenda
3. Minutes of Meeting of November 16, 1989
4. Citizens Comments
5. Recommendations by the ad hoc Committee on Development Plans and Issues
6. Recommendations by the ad hoc Committee on Regulations and Standards
7. Recommendations by the ad hoc Committee on Master Plan and Comprehensive Zoning Map
8. Other Business

- APPENDIX A-1 - Agenda
- APPENDIX A-2 - Minutes of Planning Board meeting, November 16, 1989
- APPENDIX B-1 - Section 22-43 Waivers (Director's Report to the Baltimore Planning Board)
- APPENDIX B-2 - Zoning Reclassification Petitions, Cycle II, November 30, 1989
- APPENDIX C - Proposed Amendments to the Baltimore County Code Regarding Master Plan Conflict, December 20, 1989
- APPENDIX D - Resolution... to Recommend Certain Actions... in Regard to the Back River Wastewater Treatment Plant

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS

Sam Shockley 6603 York Rd 20112
Thomas E. Carski
William D. Schaughnessy 20 S. Charles St. 10th Floor 21204

ZONING ENFORCEMENT

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: John R. Reisinger
Buildings Engineer
Department of Permits and Licenses

December 12, 1989

FROM: J. Robert Haines
Zoning Commissioner

RE: Case No. C-90-1260
Cromwell Station - Final Development Plan
Cromwell Station Addition - Final Development Plan
9th Election District

PETITIONER'S
EXHIBIT 5

Please be advised that a recent inspection of Roger Valley Court has revealed that the entire 50' - 75' forested, buffer area as shown on the Partial Development Plan for Cromwell Station (3rd Amended, Section 1) has been cleared. A copy of the remedial measures needed to be taken by the owner/developer has been enclosed for your information.

This same area is also shown on the Final Development Plan for Cromwell Station Addition, but as deforested - housing units are even shown at the northern end of this area. Cromwell Station Addition has created an unauthorized modification to the Cromwell Station Final Development Plan.

Consequently, this office is requesting that a stop work order be imposed so that no further construction be allowed in the area within Cromwell Station Addition. It appears that a public hearing will be required in order to resolve this violation.

This office will send correspondence indicating when construction on Cromwell Station Addition will be allowed to continue.

In the event you have any further questions, please call James H. Thompson, Zoning Coordinator at 867-8097.

JRH:FMD:ljs

Enclosure

cc: Councilperson Barbara F. Bachur
Mr. Samuel Shockley
Mr. Thomas E. Carski

RECEIVED
DEC 15 1989

PETITIONER'S
EXHIBIT 11

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
SIGNATURE AND CERTIFICATION
BLOCK

1. I CERTIFY that this Final Landscape Plan meets all requirements of (check where appropriate):
☒ - Baltimore County Landscape Manual
☒ - CRG or Waiver No. 88216
☒ - Special Exception/Hearing/Variance No.
☒ - Rezoning, Documented Site Plan No.

2. Within 1 year of receipt of a Use and Occupancy the County will be notified through a Certificate of Compliance that all required landscaping has been installed in accordance with the approved Landscape Plan.

PLAN DATED 1-29-90

Owner: TOM CARSKI
Address: CROMWELL STATION
LUTHERVILLE, MD 21042 Phone: 282-0010
Signature: [Signature]

Landscape Architect: HUMAN & ROWE, INC.
Address: LANDSCAPE ARCHITECTS
110 E. PENNSYLVANIA AVE.
TOWSON, MD 21204 725-3895
Signature: [Signature]

Reviewed and Approved

Supervisor's Signature: [Signature]
County Landscape Planner: [Signature]
Date: [Signature]

Signature:

SIGNFORM, EXTPAB

Baltimore County
Planning Board
Towson, Maryland 21204
(301) 287-2211

February 22, 1990

Mr. J. Robert Haines
Zoning Commissioner for
Baltimore County
Room 109
111 West Chesapeake Avenue
Towson, MD 21204

Re: Item No. 217, Case No. 90-330-SPH
Petitioner: Cromwell Station Joint Venture
Fourth Amendment to Partial Development Plan of Section I, Cromwell Station, and
First Amended Development Plan of Cromwell Station Addition

Dear Commissioner Haines:

The purpose of this letter is to advise you that the Baltimore County Planning Board has approved both of the plans referenced above.

Specifically, at the January 18, 1990 meeting of the Planning Board, the Office of Planning and Zoning staff presented both plans to the Ad Hoc Committee on Development Plans and Issues, with a recommendation that the plans be approved. The Ad Hoc Committee recommended approval by the Planning Board. The Motion which was recommended approval by the Planning Board to approve the plans only specifically mentioned the Fourth Amendment to Partial Development Plan of Section I, Cromwell Station. After discussion with the staff members and counsel for the petitioner, our office suggested that both plans be again submitted on the agenda for the February 15, 1990 meeting of the Planning Board to confirm the January 18th approval and to specifically identify both plans.

At the February 15, 1990 meeting, the Planning Board passed a Motion, specifically for the purpose of clarifying and confirming the approval and actions which they took on January 18, 1990, which state that:

PETITIONER'S
EXHIBIT 10
90-330SPH

the Baltimore County Planning Board finds that the proposed Fourth Amendment, dated December 21, 1989, to the Partial Development Plan of "Section I, Cromwell Station" and the proposed First Amended Development Plan, dated December 22, 1989, of "Cromwell Station Addition," received December 14, 1989, are each in accordance with the spirit and intent of the Baltimore County land use and development requirements.

For your convenience, I am enclosing a copy of the minutes of the January 18, 1990 meeting of the Planning Board (which minutes were approved at the February 15, 1990 meeting). Although the minutes of the February 15, 1990 Planning Board Meeting will likely not be presented for acceptance and approval until after the March 6, 1990 special hearing, I wanted your office to be aware that both the Fourth Amendment to Partial Development Plan of Cromwell Station and the First Amended Development Plan of the Baltimore County Planning Board pursuant to the requirements of the Baltimore County Zoning Regulations.

If you have any questions concerning this matter, please call me.

Sincerely,

[Signature]
P. David Fields, Secretary to the
Baltimore County Planning Board

PDE/TD/prh

Enclosure: Minutes of January 18, 1990
Meeting of Baltimore County
Planning Board

cc: Mr. Thomas Carski
Cromwell Station Joint Venture
Post Office Box 451
Lutherville, MD 21093

William D. Schaughnessy, Jr., Esq.
Kaplan, Heyman, Greenberg,
Engleman & Belgrad, P.A.
20 S. Charles Street, 10th Floor
Baltimore, MD 21201

MINUTES
Baltimore County Planning Board
January 18, 1990

The regular monthly meeting of the Planning Board was called to order at 6:32 p.m. by the Chairman, Mr. Reid.

Board Members Present

Mr. Harold Gibbs Reid, Chairman
Mr. H. John Barnhart, Vice Chairman
Ms. Deborah M. Anderson
Mr. I. William Chase
Mr. Charles Culbertson
Ms. Barbara Jean DeGullini
Ms. Dorothy Foss
Mr. R. Scott Graham
Mr. John M. Kerney
Mr. Judson H. Lipowitz
Mr. Chester J. Madigan
Mr. Phillip W. Worrall

Board Members Not Present

Mr. Joseph M. Leshko
Mr. Richard Proctor

OPZ staff present included P. David Fields, Secretary to the Planning Board, Carol Brown, Michael J. DeLuca, Tim Dugan, Ed Johnson, Pat Keller, Gary Kerns, Jeff Long, Hiliorie Richman, Bonnie von Ohlen, Dennis Wertz, Joseph V. Maranto, Jack Dillon, Wallace S. Lippincott, Jr., Diana Iiter, Patti Beers, Judy Baer and Andrea Van Arsdale.

Other County staff present included James Dieter, DEPRM, and Oscar Keys, DPM.

1. Introduction of Board Members, and Announcements

Chairman Reid introduced himself, and asked the other members of the Board to introduce themselves.

2. Review of Agenda

The only change to the printed agenda, a copy of which is included as Appendix A-1, was the deletion of item 5.c, which had been withdrawn at the Committee meeting.

3. Minutes of Meeting of November 16, 1989

Mr. Worrall moved to accept and approve the minutes of the November 16, 1989 meeting as distributed. The motion was seconded by Mr. Culbertson and approved by acclamation. Absent were Messrs. Leshko and Proctor.

A copy of the Minutes is included as Appendix A-2.

4. Citizens Comments

Comments were made to the Board by three of the four citizens who had registered to do so; the registration sheet is included with the Minutes as Appendix A-3. William D. Schaughnessy, Esq. commented on behalf of Cromwell Station Joint Venture. Mr. Chip Williams commented for the Burleigh Square Community Association regarding transportation and community preservation aspects of the proposed Towson Plan Up-Date; Mr. Reid advised Mr. Williams about the arrangements for reviewing the Plan and the appropriate time for addressing comments to the Board. Ms. Betsy Kahl, on behalf of the Burleigh Square Community Association requested that the special Committee reviewing the Towson Plan consider the traffic implications on the community from the Master Plan and the Towson Plan Up-Date.

5. Recommendations by the ad hoc Committee on Development Plans and Issues

a. Mr. Culbertson moved the Committee's recommendation that the Baltimore County Planning Board does not object to the granting of waivers on the sixteen projects as proposed in the Planning Director's report dated October 19, 1989; with the following technical corrections: Item 1 is located in Councilmanic District 1; Items 3 and 11 are located in Councilmanic District 3; and, at the end of Item 15, the Director's Proposed Action should read "Grant Waiver of the Subdivision Regulations, Section 22-98 (Flood plain and wetland protection) as requested." The motion was seconded by Mr. Worrall on a roll call vote. Absent were Messrs. Leshko and Proctor.

A copy of the Director's report is included with the Minutes as Appendix B.

b. Mr. Culbertson moved the Committee's recommendation to accept the recommendations in the November 30, 1989 report by the Director of Planning and Zoning in regard to the nine Zoning Reclassification Petitions in Cycle II except that, in Item No. 3 (Case R90-172) the recommendation is that the RC-2 zoning should remain unchanged. The motion was seconded by Mr. Worrall.

Mr. Graham moved to amend the Motion by deleting the Committee's recommendation on Item No. 3; the Motion to amend was seconded by Mr. Madigan. On a roll call vote, the amendment was defeated by a five-to-seven vote; absent were Messrs. Leshko and Proctor. On a roll call vote, the main Motion was approved by a nine-to-three vote; absent were Messrs. Leshko and Proctor.

