

IN RE: PETITION FOR SPECIAL HEARING
S/S South Field Drive, 23' SE
of Berry Field Drive
(Southfield at White Marsh)
14th Election District
6th Councilmanic District
White Marsh Joint Venture
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 91-422-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the 2nd Amended Partial Development Plans of Southfield at White Marsh, Section II, Phases 3B and 3D, in accordance with Petitioner's Exhibits 1 and 2.

The Petitioners, by Bruce S. Campbell, III, appeared, testified, and were represented by Gary C. Duvall, Esquire. Also appearing on behalf of the Petition were John N. Bauers, Jr., Rich Chadsey and Brent C. Petersen. There were no Protestants.

Testimony indicated that the subject property, known as Southfield at White Marsh, consists of 12.821 acres zoned D.R. 16 and is proposed for development with garden apartments. Petitioners originally planned to construct three- and four-story high buildings. However, upon commencement of construction, Petitioners modified their plans to construct three-story buildings only, slightly realigned the roads and did away with the swimming pool and clubhouse. As a result of these modifications, the overall density of the subject project has been reduced. Testimony indicated there will be no negative impact to the surrounding uses and that the special exception requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) will be satisfied.

ORDER RECEIVED FOR FILING
Date 6/28/91
By [Signature]

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of June, 1991 that the Petition for Special Hearing to approve an amendment to the 2nd Amended Partial Development Plans of Southfield at White Marsh, Section II, Phases 3B and 3D, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject, however, to the following restriction:

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

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
Date 6/28/91
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

June 28, 1991

887-3353

Gary C. Duvall, Esquire
600 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
S/S South Field Drive, 23' SE of Berry Field Drive
(Southfield at White Marsh)
14th Election District - 6th Councilmanic District
White Marsh Joint Venture - Petitioners
Case No. 91-422-SPH

Dear Mr. Duvall:

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

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

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

JRH:bjs
cc: People's Counsel
File

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-422-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 2nd Amended Partial Development Plans of Southfield at White Marsh,
Section II, Phases 3B & 3D.

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

Contract Purchaser: _____
(Type or Print Name)

Signature: _____
Address: _____
City and State: _____

Legal Owner(s):
White Marsh Joint Venture
(Type or Print Name)
Signature: [Signature]
Address: _____
City and State: _____

Attorney for Petitioner:
(Type or Print Name) _____
Address: _____
City and State: _____

Signature: _____
Address: _____
City and State: _____

Attorney's Telephone No.: _____
Address: _____
Phone No. _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 1 day of May, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26 day of June, 1991 at 11:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

E.C.O.-No. 1

(over)

15 April 1991 CAM
ack 2/600

401

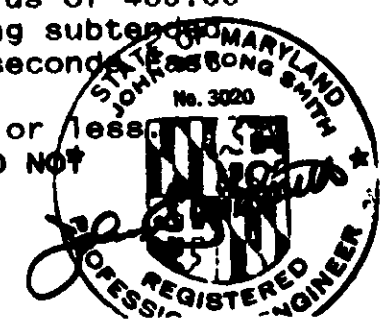
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6628, TOWSON, MARYLAND 21286

Description of Amended Provisory
Section, Section II Phase 3B
SOUTHFIELD AT WHITEMARSH
April 4, 1991

Beginning for the Provisory Section at a point on the southern side of Southfield Drive, 60 foot wide, at the point designated No. 13, having Baltimore County Metropolitan District coordinate values of North 30851.18 and East 39394.45, shown on a Plat entitled "SOUTHFIELD AT WHITEMARSH, Section II Phase 3A", dated February 12, 1988, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 58 folio 125, said point of beginning being measured South 15 degrees 01 minutes 15 seconds East 34.44 feet from the centerline intersection of said Southfield Drive and Berryfield Drive, 80 foot wide, shown on a Plat entitled "SOUTHFIELD AT WHITEMARSH, Section II Phase 3B", dated June 20, 1988, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 59 folio 60, running thence leaving said point of beginning, binding on the outline of said Provisory Section and binding on the southern side of said Southfield Drive, the two following courses, viz:

- 1) South 74 degrees 31 minutes 17 seconds East 308.67 feet and
- 2) southeasterly by a curve to the left having a radius of 390.00 feet for a distance of 113.95 feet, said curve being subtended by a chord bearing South 82 degrees 53 minutes 30 seconds East 113.54 feet, running thence leaving said Southfield Drive continuing to bind on the outline of said Provisory Section, the four following courses, viz:
- 3) southwesterly by a curve to the right having a radius of 300.00 feet for a distance of 427.81 feet, said curve being subtended by a chord bearing South 64 degrees 38 minutes 40 seconds West 392.32 feet,
- 4) North 74 degrees 31 minutes 17 seconds West 124.17 feet,
- 5) northwesterly by a curve to the left having a radius of 195.00 feet for a distance of 58.93 feet, said curve being subtended by a chord bearing North 83 degrees 10 minutes 46 seconds West 58.71 feet and
- 6) northwesterly by a curve to the right having a radius of 300.00 feet for a distance of 386.66 feet, said curve being subtended by a chord bearing North 56 degrees 49 minutes 27 seconds West 344.26 feet, to intersect the southern side of said Southfield Drive, running thence binding on the southern side of said Southfield Drive and continuing to bind on the outline of said Provisory Section, the two following courses, viz:
- 7) North 78 degrees 18 minutes 19 seconds East 210.59 feet and
- 8) southeasterly by a curve to the right having a radius of 435.00 feet for a distance of 206.31 feet, said curve being subtended by a chord bearing South 88 degrees 06 minutes 29 seconds East 204.38 feet to the point of beginning.

Containing 153,342 square feet or 3.520 Acres of land more or less.
NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS.



401

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6628, TOWSON, MARYLAND 21286

Description of Amended Provisory
Section, Section II Phase 3D
SOUTHFIELD AT WHITEMARSH
April 4, 1991

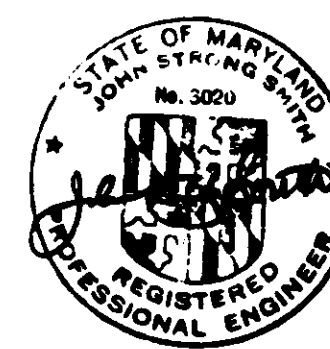
Beginning for the Provisory Section at a point on the southern side of Southfield Drive, 60 foot wide, at the point designated No. 13, having Baltimore County Metropolitan District coordinate values of North 30851.18 and East 39394.45, shown on a Plat entitled "SOUTHFIELD AT WHITEMARSH, Section II Phase 3A", dated February 12, 1988, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 58 folio 125, said point of beginning being measured South 15 degrees 01 minutes 15 seconds East 34.44 feet from the centerline intersection of said Southfield Drive and Berryfield Drive, 80 foot wide, shown on a Plat entitled "SOUTHFIELD AT WHITEMARSH, Section II Phase 3B", dated June 20, 1988, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 59 folio 60, running thence leaving said point of beginning, binding on the outline of said Provisory Section and binding on the southern side of said Southfield Drive,

- 1) South 74 degrees 31 minutes 17 seconds East 169.88 feet, running thence leaving said Southfield Drive continuing to bind on the outline of said Provisory Section, the six following courses, viz:
- 2) southwesterly by a curve to the right having a radius of 300.00 feet for a distance of 400.30 feet, said curve being subtended by a chord bearing South 49 degrees 56 minutes 12 seconds West 371.26 feet,
- 3) southwesterly by a curve to the left having a radius of 135.00 feet for a distance of 23.23 feet, said curve being subtended by a chord bearing South 83 degrees 14 minutes 01 seconds West 23.20 feet,
- 4) South 78 degrees 18 minutes 19 seconds West 340.00 feet,
- 5) northwesterly by a curve to the right having a radius of 660.00 feet for a distance of 1189.20 feet, said curve being subtended by a chord bearing North 50 degrees 56 minutes 42 seconds West 1022.20 feet,
- 6) North 00 degrees 11 minutes 41 seconds West 145.00 feet and
- 7) northeasterly by a curve to the right having a radius of 300.00 feet for a distance of 405.00 feet, said curve being subtended by a chord bearing North 38 degrees 28 minutes 47 seconds East 374.94 feet, intersect the western side of said Southfield Drive, running thence binding on the western, southwestern and southern side of said Southfield Drive and continuing to bind on the outline of said Provisory Section, the six following courses, viz:
- 8) South 23 degrees 11 minutes 42 seconds East 113.22 feet,
- 9) southeasterly by a curve to the right having a radius of 270.00 feet for a distance of 108.39 feet, said curve being subtended by a chord bearing South 11 degrees 41 minutes 42 seconds East 107.66 feet to the point designated No. 24, having Baltimore

401

Description of Amended Provisory
Section, Section II Phase 3D
SOUTHFIELD AT WHITEMARSH
April 4, 1991
page -2-

County Metropolitan District coordinate values of North 31368.31 and East 33423.50, shown on a Plat entitled "SOUTHFIELD AT WHITEMARSH, Section II Phase 3C", dated November 3, 1988, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 60 folio 76,
10) South 00 degrees 11 minutes 41 seconds East 228.00 feet,
11) southeasterly by a curve to the left having a radius of 360.00 feet for a distance of 637.74 feet, said curve being subtended by a chord bearing South 50 degrees 56 minutes 41 seconds East 557.66 feet,
12) North 78 degrees 18 minutes 19 seconds East 340.00 feet and
13) southeasterly by a curve to the right having a radius of 435.00 feet for a distance of 206.31 feet, said curve being subtended by a chord bearing South 88 degrees 06 minutes 29 seconds East 204.38 feet to the point of beginning.
Containing 558,485 square feet or 12.821 Acres of land more or less.
NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS.



401

receipt

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

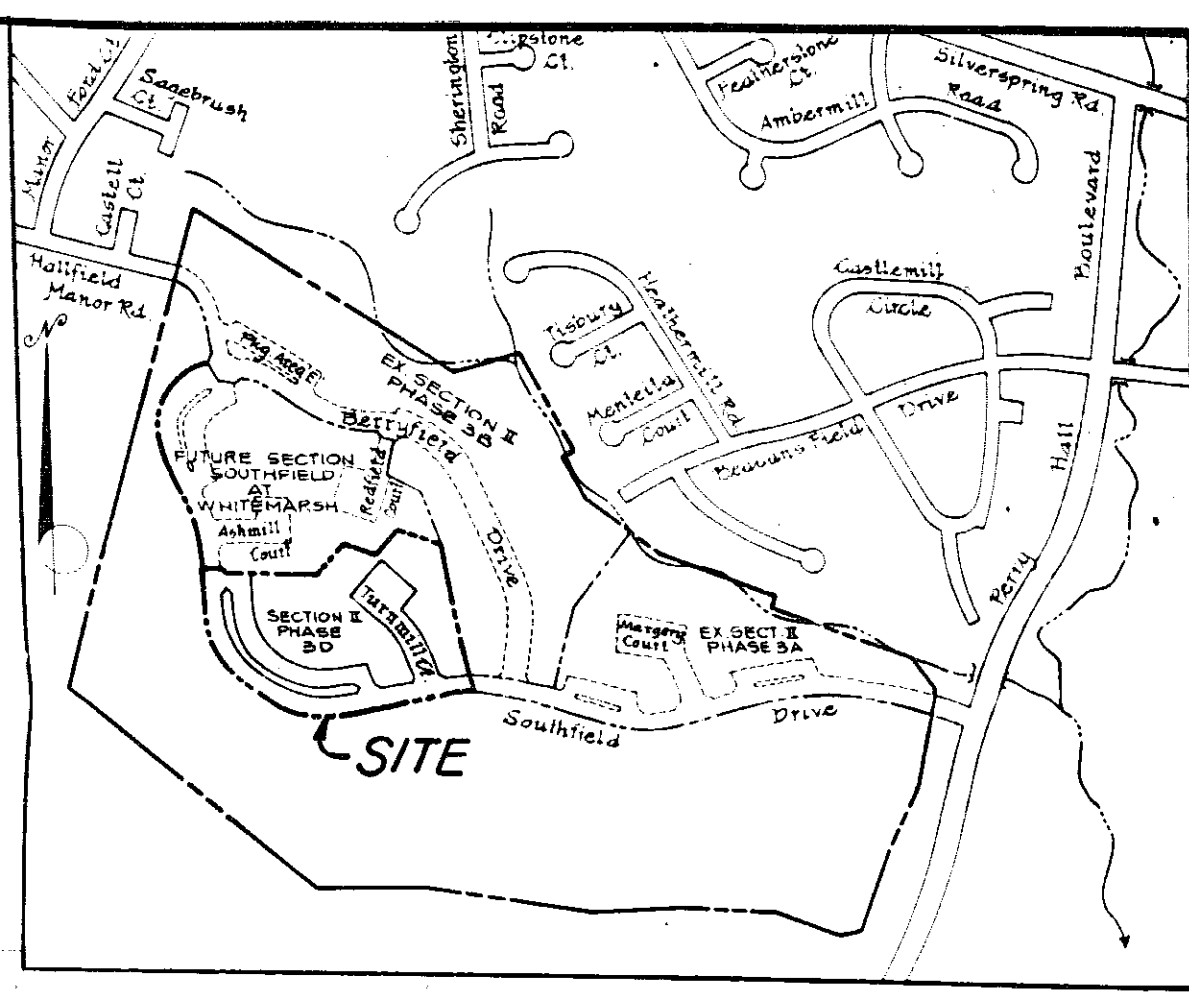
Date: _____

Account # 001 6150
Number: 91-422

Please Make Checks Payable To: Baltimore County

Cashier Validation

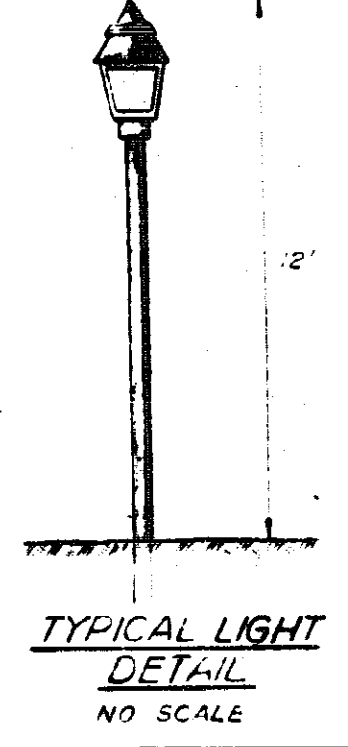
- GENERAL NOTES**
- All lots shown hereon are for sale or rent.
 - Landscaping on each lot to be provided by owner of lot.
 - Site is site wooded with oak and maple.
 - There shall be two (2) 9' x 18' parking spaces minimum provided for each lot. (See "Topology")
 - Parking area shall be paved with a durable and dustless surface (concrete - minimum of 4" thickness).
 - Shaded area indicates maximum building area.
 - The building envelopes shown on this plan are for the principal building only. (See notes regarding accessory buildings).
 - Envelopes shown hereon are for the location of the principal building only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Section 400 & 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).
 - Trash removal shall be provided by Baltimore County. Collection will be made as follows:
 - A.D.T. must show this (4)
 - H.O.A. open space, not in lots and right-of-ways, to be owned and maintained by the Homeowners Association (H.O.A.).
 - Street lighting shown (10' - 12' maximum height).
 - Utilities shown are preliminary only. Changes may be made at time of final design.
 - This development plan is approved by the zoning commissioner based on his interpretation of the zoning regulations that it complies with zoning policy, density and bulk controls as they are delineated in the regulations. Any part of parcel of this tract that has been utilized for density to support dwellings shown hereon shall not be further divided, subdivided, or developed for additional dwellings of any purpose other than that indicated presently on said plan. Utilization will have occurred when a building is constructed and transferred for the purpose of occupancy.
 - There is a maximum of 45,000 sq. ft. of contiguous private space on each lot.
 - If setbacks, utility and wallboard easements are shown, at least 5 feet must remain open for pedestrian access.
 - If condominiums are built near to or on the 300 sq. ft. envelope limit, an open space will require a zoning variance (public hearing), if the project more than 4' x 10' and extend into the envelope 300 sq. ft. open space. Maintenance of second level decks are permitted to extend into the required yard space, if they remain open underneath. See policy 9-11.2.3.3. The interior lots on this plan contain only 320 square feet of open yard space.
 - There should be at least 10' between the proposed condominium lots and the local open space. This area is to be H.O.A.
 - CDC approval date 5/14/87
 - Accessory structures, fences and projections into yard cannot be located in front plan area or back yards.
 - This development plan complies with the CDC Plan and all CDC committees.
 - A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit.



VICINITY MAP
SCALE 1" = 500'

DATE: 6/25/86
ELEVATION: 228.58
GAL SPRING IN WACADAM SW SIDE OF SILVER SPRING ROAD

DATE: 6/25/86
ELEVATION: 49.06
GAL SPRING IN WACADAM SW SIDE OF SILVER SPRING ROAD, 100' S.E. OF 4854 SILVER SPRING ROAD



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21284
(410) 895-0545

OWNER/DEVELOPER
WHITEMARSH JOINT VENTURE
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21284
(410) 895-0545

DATE: JUNE 25, 1986
1ST AMENDMENTS CONSIST OF:
1. ADDING PROPOSED CHANGES TO SWM FACILITY.
2. LABELING BUILDING IN PROVISIONARY SECTION AS LIFE CARE BLDG.
3. NO UNITS SOLD WITHIN 300' OF THESE REVISIONS.
4. REVISION TO TABULATION FOR PHASE 3B.

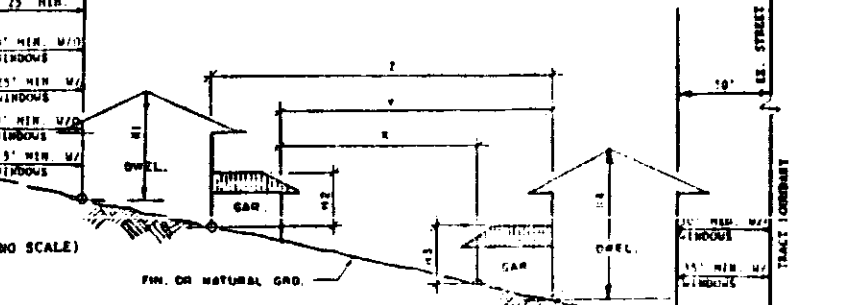
D-5 DISTANCES BETWEEN BUILDINGS (FACING ELEVATIONS)

RECONSIDERING THE OFFICE OF PLANNING'S REVIEW OF SECTION 2.1 OF THE C.D.C.P., and in the context with the following table, the following table is required for all residential lots of the White Marsh Area A.B.C. in the CDC:

All building heights will be determined by the height of the building (not by the height of the roof).

The lowest height between facing elevations shall not be less than the minimum required separation for 30' (30' minimum), and the greater height shall not be less than the required separation for 30' (30' minimum).

If the difference between the height of the building and the height of the building shall be less than the required separation, the greater height shall not be less than the required separation.



- FOR HEIGHT LESS THAN 10', DISTANCE = 10' MIN.
- FOR HEIGHT OF 10' TO 20', DISTANCE = 20' MIN.
- FOR HEIGHT OF 20' TO 30', DISTANCE = 30' MIN.
- FOR HEIGHT OF 30' TO 40', DISTANCE = 40' MIN.
- FOR HEIGHT OF 40' TO 50', DISTANCE = 50' MIN.
- FOR HEIGHT OF 50' TO 60', DISTANCE = 60' MIN.
- FOR HEIGHT OF 60' TO 70', DISTANCE = 70' MIN.
- FOR HEIGHT OF 70' TO 80', DISTANCE = 80' MIN.
- FOR HEIGHT OF 80' TO 90', DISTANCE = 90' MIN.
- FOR HEIGHT OF 90' TO 100', DISTANCE = 100' MIN.

TABULATION

SECTION	PHASE 1A	PHASE 1B	PHASE 1C	PHASE 1D	TOTAL
SECTION 1	10,000	10,000	10,000	10,000	40,000
SECTION 2	10,000	10,000	10,000	10,000	40,000
SECTION 3	10,000	10,000	10,000	10,000	40,000
SECTION 4	10,000	10,000	10,000	10,000	40,000
SECTION 5	10,000	10,000	10,000	10,000	40,000
SECTION 6	10,000	10,000	10,000	10,000	40,000
SECTION 7	10,000	10,000	10,000	10,000	40,000
SECTION 8	10,000	10,000	10,000	10,000	40,000
SECTION 9	10,000	10,000	10,000	10,000	40,000
SECTION 10	10,000	10,000	10,000	10,000	40,000
SECTION 11	10,000	10,000	10,000	10,000	40,000
SECTION 12	10,000	10,000	10,000	10,000	40,000
SECTION 13	10,000	10,000	10,000	10,000	40,000
SECTION 14	10,000	10,000	10,000	10,000	40,000
SECTION 15	10,000	10,000	10,000	10,000	40,000
SECTION 16	10,000	10,000	10,000	10,000	40,000
SECTION 17	10,000	10,000	10,000	10,000	40,000
SECTION 18	10,000	10,000	10,000	10,000	40,000
SECTION 19	10,000	10,000	10,000	10,000	40,000
SECTION 20	10,000	10,000	10,000	10,000	40,000
SECTION 21	10,000	10,000	10,000	10,000	40,000
SECTION 22	10,000	10,000	10,000	10,000	40,000
SECTION 23	10,000	10,000	10,000	10,000	40,000
SECTION 24	10,000	10,000	10,000	10,000	40,000
SECTION 25	10,000	10,000	10,000	10,000	40,000
SECTION 26	10,000	10,000	10,000	10,000	40,000
SECTION 27	10,000	10,000	10,000	10,000	40,000
SECTION 28	10,000	10,000	10,000	10,000	40,000
SECTION 29	10,000	10,000	10,000	10,000	40,000
SECTION 30	10,000	10,000	10,000	10,000	40,000
SECTION 31	10,000	10,000	10,000	10,000	40,000
SECTION 32	10,000	10,000	10,000	10,000	40,000
SECTION 33	10,000	10,000	10,000	10,000	40,000
SECTION 34	10,000	10,000	10,000	10,000	40,000
SECTION 35	10,000	10,000	10,000	10,000	40,000
SECTION 36	10,000	10,000	10,000	10,000	40,000
SECTION 37	10,000	10,000	10,000	10,000	40,000
SECTION 38	10,000	10,000	10,000	10,000	40,000
SECTION 39	10,000	10,000	10,000	10,000	40,000
SECTION 40	10,000	10,000	10,000	10,000	40,000
SECTION 41	10,000	10,000	10,000	10,000	40,000
SECTION 42	10,000	10,000	10,000	10,000	40,000
SECTION 43	10,000	10,000	10,000	10,000	40,000
SECTION 44	10,000	10,000	10,000	10,000	40,000
SECTION 45	10,000	10,000	10,000	10,000	40,000
SECTION 46	10,000	10,000	10,000	10,000	40,000
SECTION 47	10,000	10,000	10,000	10,000	40,000
SECTION 48	10,000	10,000	10,000	10,000	40,000
SECTION 49	10,000	10,000	10,000	10,000	40,000
SECTION 50	10,000	10,000	10,000	10,000	40,000
SECTION 51	10,000	10,000	10,000	10,000	40,000
SECTION 52	10,000	10,000	10,000	10,000	40,000
SECTION 53	10,000	10,000	10,000	10,000	40,000
SECTION 54	10,000	10,000	10,000	10,000	40,000
SECTION 55	10,000	10,000	10,000	10,000	40,000
SECTION 56	10,000	10,000	10,000	10,000	40,000
SECTION 57	10,000	10,000	10,000	10,000	40,000
SECTION 58	10,000	10,000	10,000	10,000	40,000
SECTION 59	10,000	10,000	10,000	10,000	40,000
SECTION 60	10,000	10,000	10,000	10,000	40,000
SECTION 61	10,000	10,000	10,000	10,000	40,000
SECTION 62	10,000	10,000	10,000	10,000	40,000
SECTION 63	10,000	10,000	10,000	10,000	40,000
SECTION 64	10,000	10,000	10,000	10,000	40,000
SECTION 65	10,000	10,000	10,000	10,000	40,000
SECTION 66	10,000	10,000	10,000	10,000	40,000
SECTION 67	10,000	10,000	10,000	10,000	40,000
SECTION 68	10,000	10,000	10,000	10,000	40,000
SECTION 69	10,000	10,000	10,000	10,000	40,000
SECTION 70	10,000	10,000	10,000	10,000	40,000
SECTION 71	10,000	10,000	10,000	10,000	40,000
SECTION 72	10,000	10,000	10,000	10,000	40,000
SECTION 73	10,000	10,000	10,000	10,000	40,000
SECTION 74	10,000	10,000	10,000	10,000	40,000
SECTION 75	10,000	10,000	10,000	10,000	40,000
SECTION 76	10,000	10,000	10,000	10,000	40,000
SECTION 77	10,000	10,000	10,000	10,000	40,000
SECTION 78	10,000	10,000	10,000	10,000	40,000
SECTION 79	10,000	10,000	10,000	10,000	40,000
SECTION 80	10,000	10,000	10,000	10,000	40,000
SECTION 81	10,000	10,000	10,000	10,000	40,000
SECTION 82	10,000	10,000	10,000	10,000	40,000
SECTION 83	10,000	10,000	10,000	10,000	40,000
SECTION 84	10,000	10,000	10,000	10,000	40,000
SECTION 85	10,000	10,000	10,000	10,000	40,000
SECTION 86	10,000	10,000	10,000	10,000	40,000
SECTION 87	10,000	10,000	10,000	10,000	40,000
SECTION 88	10,000	10,000	10,000	10,000	40,000
SECTION 89	10,000	10,000	10,000	10,000	40,000
SECTION 90	10,000	10,000	10,000	10,000	40,000
SECTION 91	10,000	10,000	10,000	10,000	40,000
SECTION 92	10,000	10,000	10,000	10,000	40,000
SECTION 93	10,000	10,000	10,000	10,000	40,000
SECTION 94	10,000	10,000	10,000	10,000	40,000
SECTION 95	10,000	10,000	10,000	10,000	40,000
SECTION 96	10,000	10,000	10,000	10,000	40,000
SECTION 97	10,000	10,000	10,000	10,000	40,000
SECTION 98	10,000	10,000	10,000	10,000	40,000
SECTION 99	10,000	10,000	10,000	10,000	40,000
SECTION 100	10,000	10,000	10,000	10,000	40,000

2ND AMENDED PARTIAL DEVELOPMENT PLAN SECTION II, PHASE 3D SOUTHFIELD AT WHITEMARSH

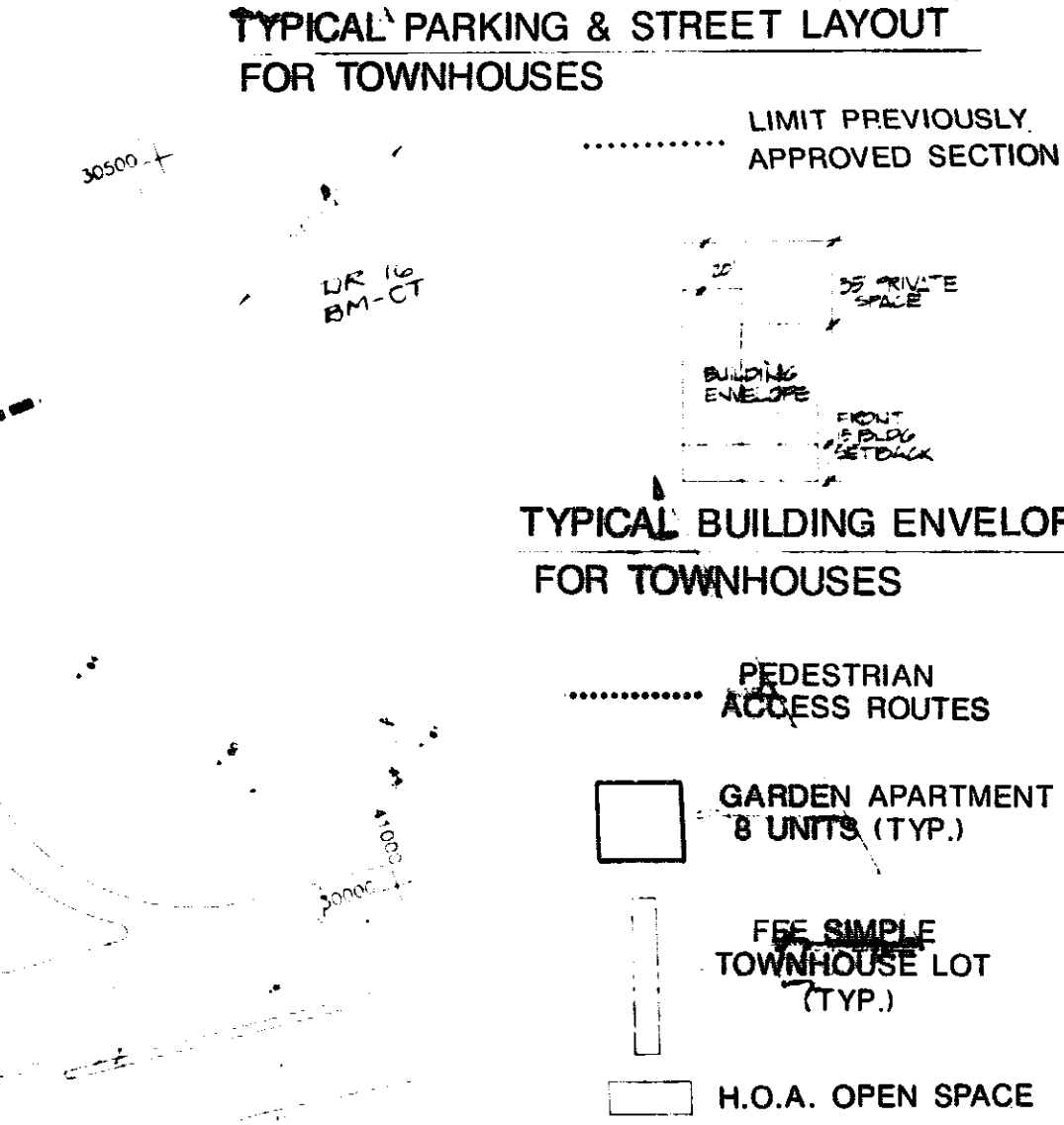
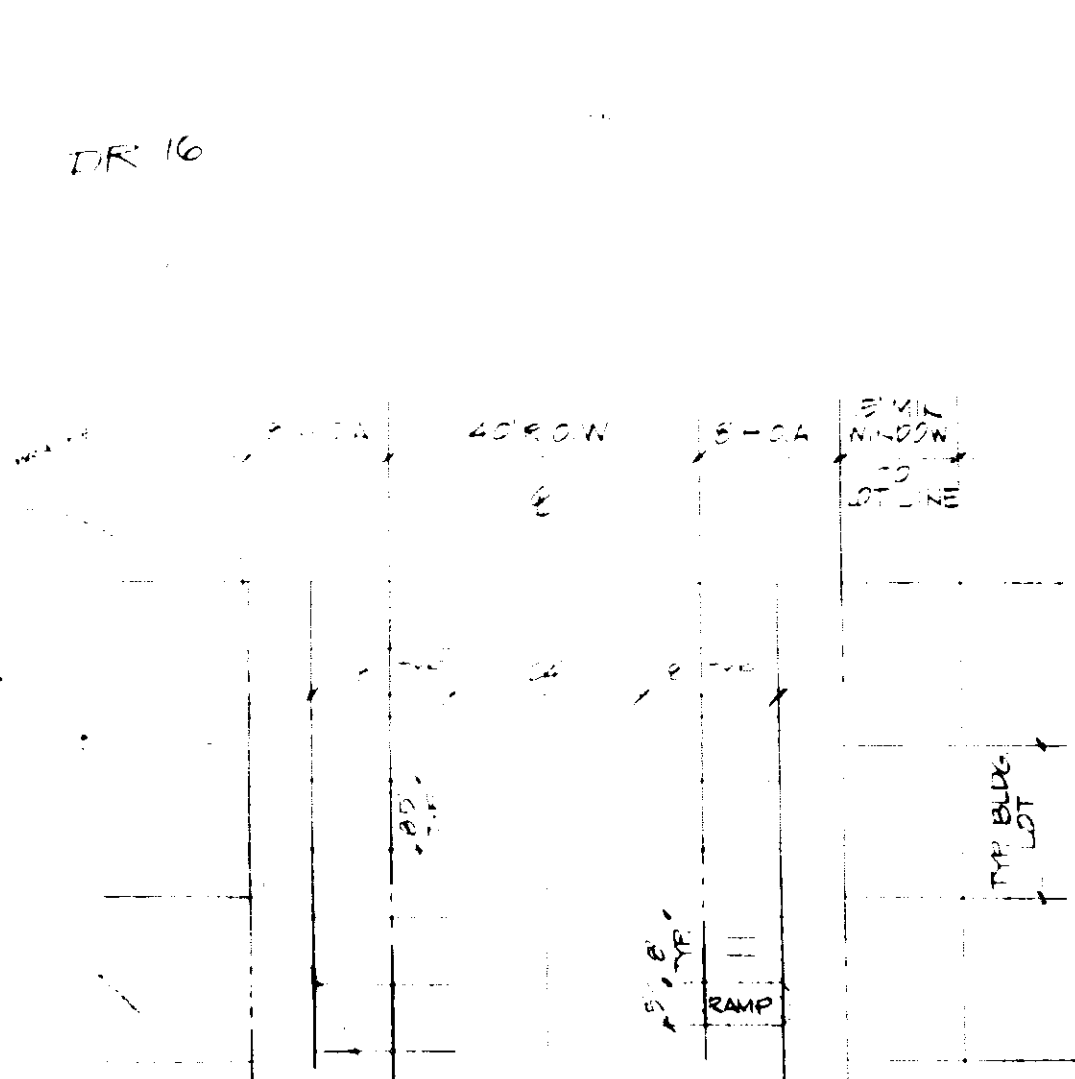
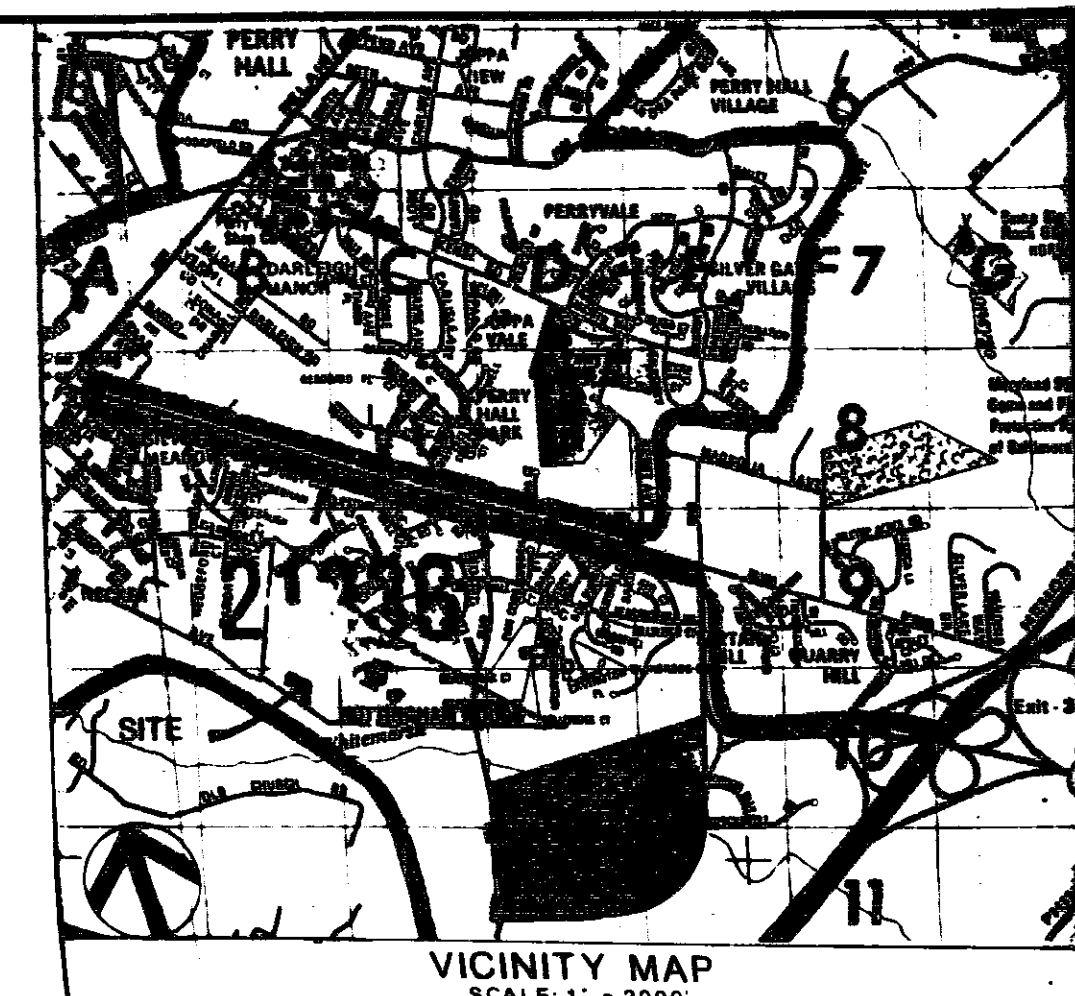
BALTIMORE COUNTY MARYLAND
SCALE 1" = 50'
SECTION DISTRICT 11
FEB. 16, 1986

91-422-5PH

OFFICE OF PLANNING AND ZONING
APPROVED BY

DIRECTOR OF PLANNING DATE
ZONING COMMISSION DATE

401
SHEET 2 OF 6



DAFT · McCUNE · WALKER INC.
 LAND PLANNING CONSULTANTS
 LANDSCAPE ARCHITECTS
 ENGINEERS
 5351 SHERBROOK
 TOWSON, MD 21286
 TELEPHONE (301) 281-3300

**REVISED CRG PLAN
 WHITE MARSH
 SECTION II PHASE 3
 ALTERNATE I**

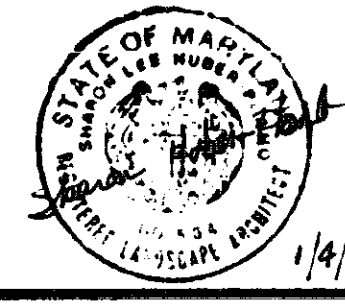
PUBLIC SVCS. No. 86302
 PLANNING No.

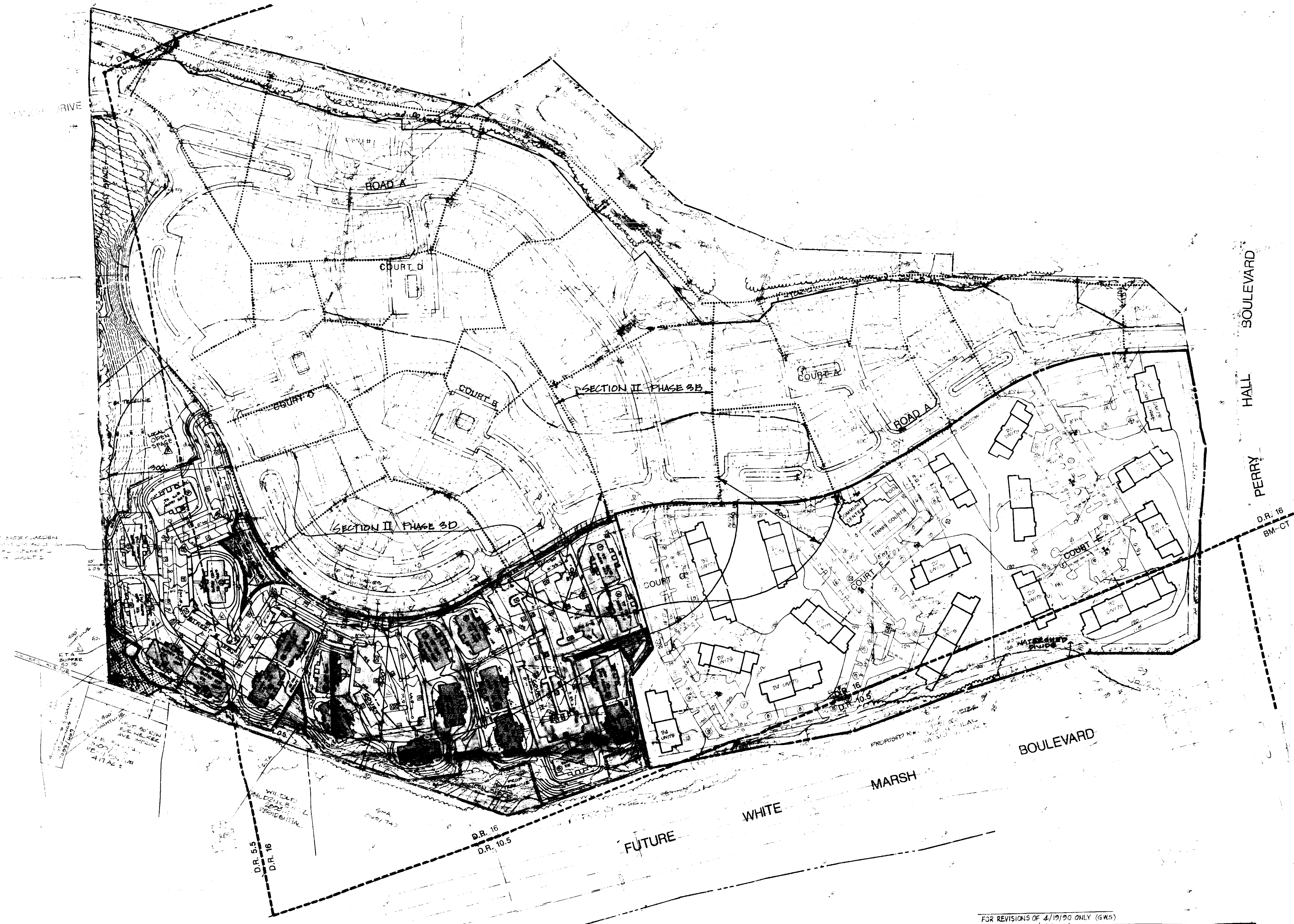
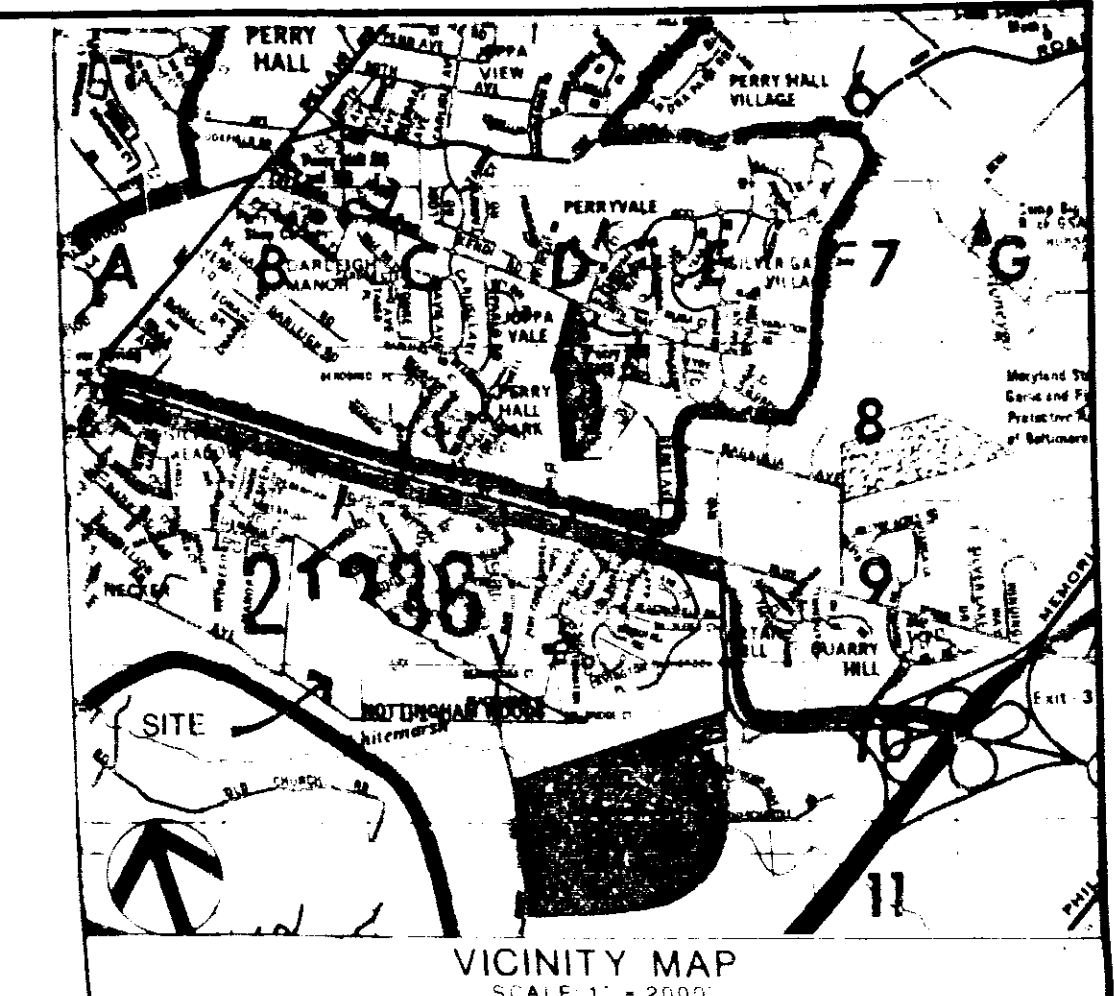
	SCALE	1" = 100'
	JOB ORDER NO.	78048-M
	ISSUE DATE	3/25/87
	SHEET	1 OF 3
DATE	REVISIONS	

STV / LYON ASSOCIATES
 Engineers Surveyors Planners
 21 Governor's Court Baltimore, Maryland 21207
 Telephone (301) 944-9112

**PETITIONER'S
 EXHIBIT**

EXTENSION OF CRG PLAN
 APPROVAL REQUESTED
 ALSO SEE ALTERNATE II





TYPICAL PARKING & STREET LAYOUT FOR TOWNHOUSES

..... LIMIT PREVIOUSLY APPROVED SECTION

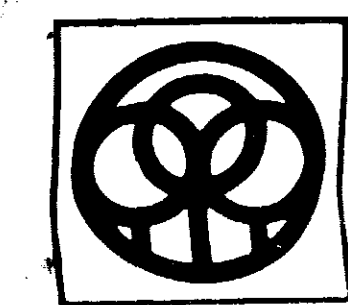
TYPICAL BUILDING ENVELOPE FOR TOWNHOUSES

..... PEDESTRIAN ACCESS ROUTES

CONDOMINIUMS (2 UNITS/TYP.)

FEE SIMPLE TOWNHOUSE LOT (TYP.)

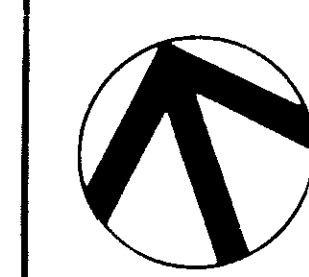
H.O.A. OPEN SPACE



DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS

**REVISED CRG PLAN
WHITE MARSH
SECTION II PHASE 3
ALTERNATE I**

PUBLIC SVCS. No. 86302
PLANNING No. XI - 240



SCALE
1" = 100'

JOB ORDER NO.
78048-M

ISSUE DATE
3/25/87

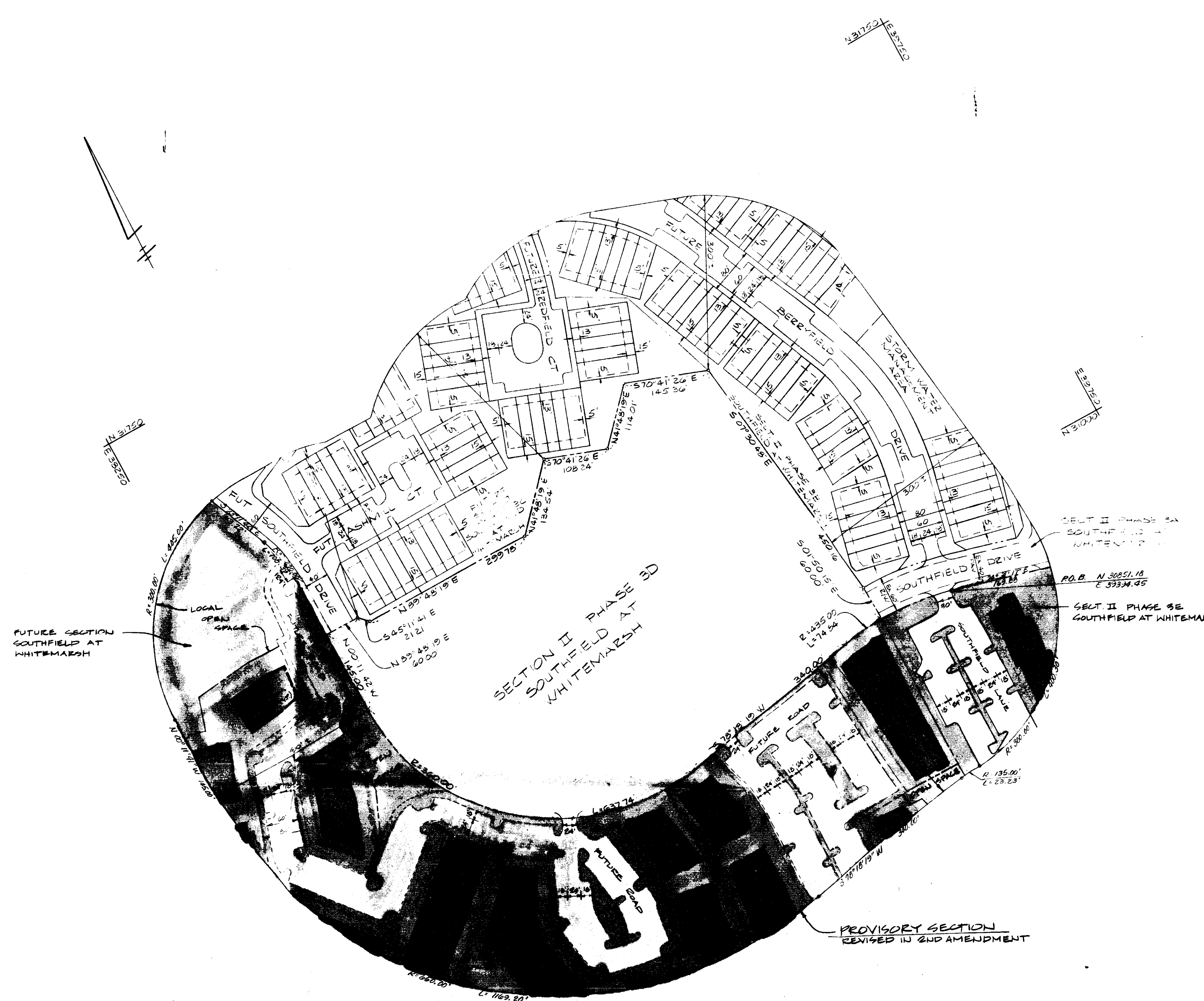
SHEET
1 OF 3

FOR REVISIONS OF 4/10/90 ONLY (GWS)
4/8/90
4/10/90

GWS
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
808 HIGHLAND DRIVE, SUITE 100
FUMERSVILLE, VIRGINIA 22954
(801) 825-4172

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court, Baltimore, Maryland 21207
Telephone: 410-944-9112

LIBRARY EXHIBIT
SMITHSONIAN PETITIONER'S EXHIBIT 2



**PETITIONER'S
EXHIBIT 3**

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21284
(301) 825-8120

Richard H. Hart

2ND AMENDMENT NOV. 27, 1990
OFFICE OF PLANNING & ZONING
APPROVED BY:

DIRECTOR OF PLANNING DATE

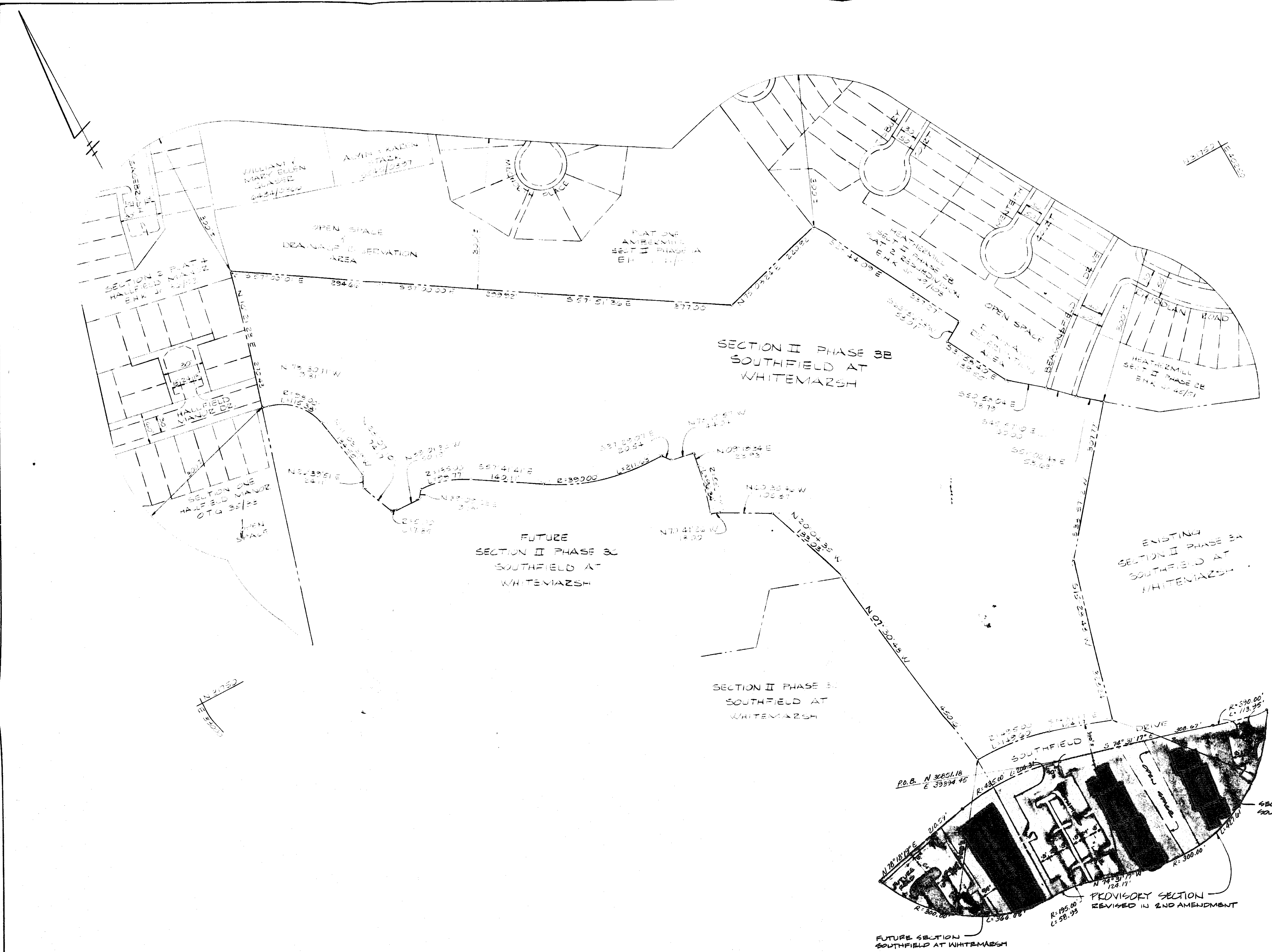
ZONING COMMISSIONER DATE

2ND AMENDED
PROVISORY SECTION PLAN FOR
ALTERNATE I
PARTIAL DEVELOPMENT PLAN
SECTION II PHASE 3D
SOUTHFIELD AT WHITEMARSH
BALTIMORE CO MD ELECTION DIST #11
SCALE: 1"=100 FEBRUARY 16, 1988

OWNER/DEVELOPER
WHITEMARSH JOINT VENTURE
100 W PENNSYLVANIA AVE
TOWSON, MD 21284
(301) 825-0545

SHEET 5 OF 6
PN 05900

- "PROVISORY SECTION" GENERAL NOTES
- 1) THE PROVISORY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 300 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 HEREON, 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 FEET OF THEIR FINAL ENGINEERED LOCATION, THE LOCATION AND TYPE OF EXISTING MAJOR VEGETATION THAT IS TO BE RETAINED, SCREENING, PARKING AREAS AND DRIVES TO THE EXTENT POSSIBLE SO AS TO COINCIDE WITH THEIR FINAL OR PERMANENT IMPROVEMENTS, AND OTHER PERTINENT AMENITIES.
 - 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.



- "PROVISOORY SECTION" GENERAL NOTES**
- 1) THE PROVISOORY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 300 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 "PROVISOORY SECTION", AS INDICATED HEREON, ARE NOT INTENDED TO SEPARATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN. ANY DEVIATION FROM THIS PARTIAL DEVELOPMENT PLAN, INCLUDING THE "PROVISOORY SECTION", MUST BE APPROVED IN ACCORDANCE WITH SECTION 1801.1.A.7.
 - 3) APPROVAL OF THE "PROVISOORY 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 FEET OF THEIR FINAL ENGINEERED LOCATION, THE LOCATION AND TYPE OF EXISTING MAJOR VEGETATION THAT IS TO BE RETAINED, SCREENING, PARKING AREAS AND DRIVES TO THE EXTENT POSSIBLE SO AS TO COINCIDE WITH THEIR FINAL OR PERMANENT IMPROVEMENTS, AND OTHER PERTINENT AMENITIES.
 - 4) AT THE TIME OF BUILDING PERMIT APPLICATIONS, THE "PROVISOORY SECTION" OF THIS DEVELOPMENT PLAN MUST BE UP-DATED TO COMPLY IN ALL RESPECTS TO THE FORM AND CONTENT REQUIRED BY SECTION 1801.1.A.5 OF THE ZONING REGULATIONS.

**PETITIONER'S
EXHIBIT 4**

GWS
**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301) 825-8120

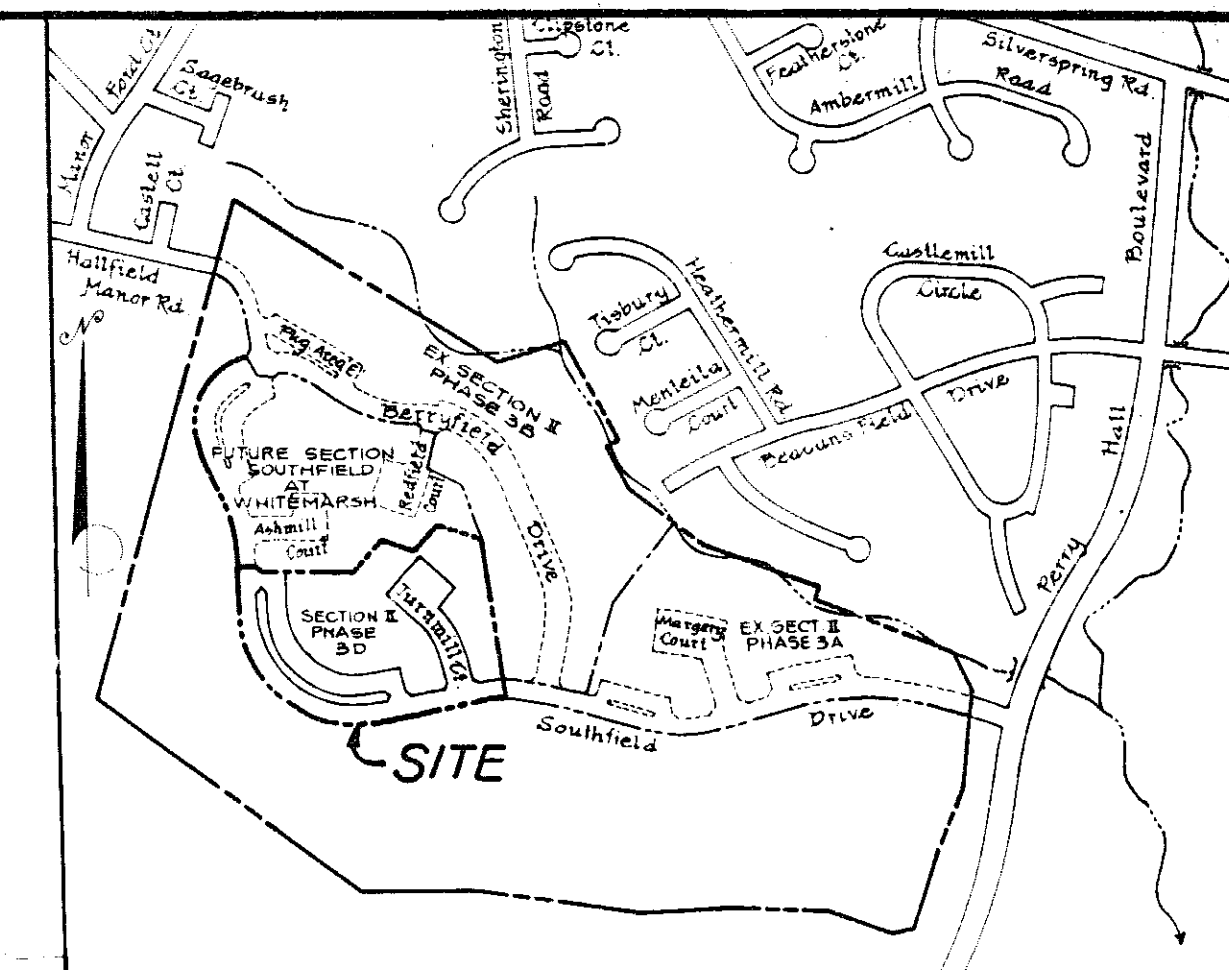
2ND AMENDMENT - NOV 27, 1990

OFFICE OF PLANNING & ZONING APPROVED BY:	
DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

**2ND AMENDED
PROVISOORY SECTION PLAN FOR
ALTERNATE I
PARTIAL DEVELOPMENT PLAN
SECTION II PHASE 3B
SOUTHFIELD AT WHITEMARSH**
 BALTIMORE CO, MD | ELECTION DIST #11
 SCALE 1"=100' | FEBRUARY 16, 1989

**OWNER / DEVELOPER
WHITEMARSH JOINT VENTURE
103 W. PENNSYLVANIA AVE.
TOWSON, MD. 21204
(301) 825-0545**

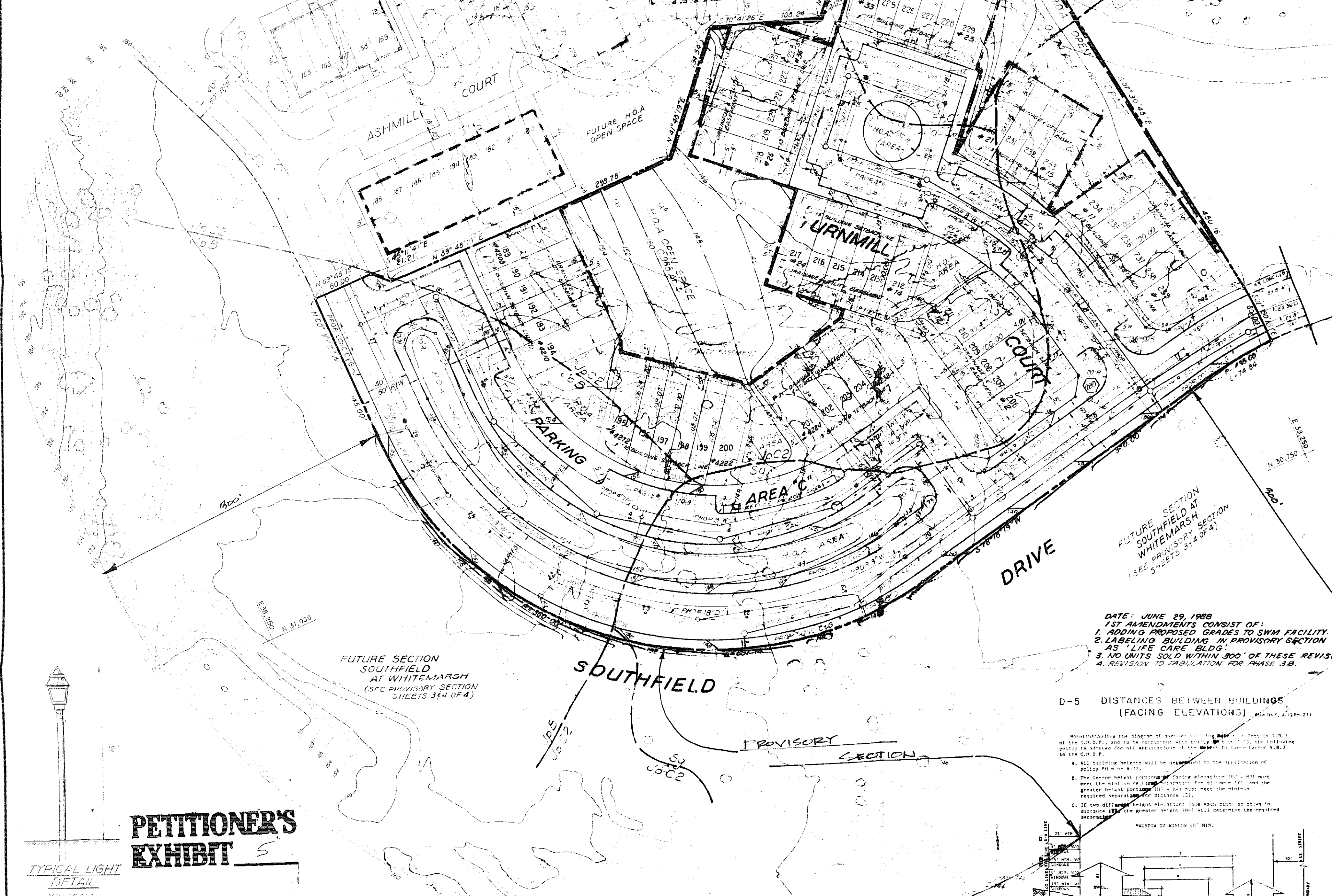
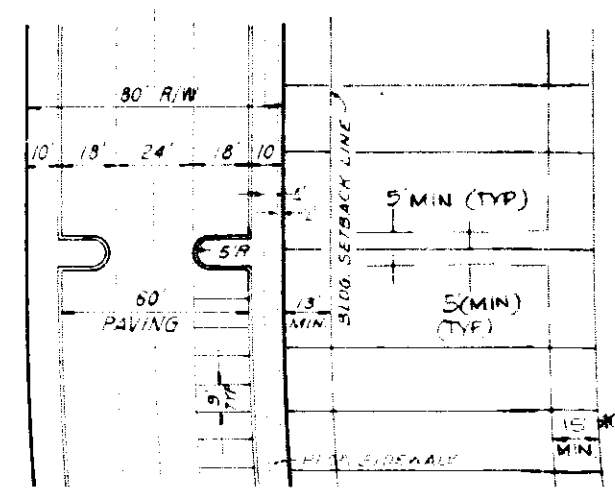
- GENERAL NOTES**
- All lots shown hereon are for sale or rent.
 - Landscaping on each lot to be provided by owner of lot.
 - Site is 1/2" wood scale and as shown.
 - There shall be two (2) 9' x 18' parking spaces minimum provided for each lot. (See "PARKING")
 - Parking area shall be paved with a durable and suitable surface (concrete - bituminous or similar surface).
 - Shaded area indicates maximum building area.
 - The building envelopes shown on this plan are for the principal building only. (See note 8 regarding accessory buildings).
 - Envelopes shown hereon are for the location of the principal building only.
 - Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Section 400.2 of the Baltimore County Zoning Regulations (subject to amendments and applicable building practices).
 - Trash removal shall be provided by Baltimore County. Collection will be made at intervals.
 - A.C.T. count shown (see 11).
 - N.O.A. open space, not in lots and right-of-way, to be owned and maintained by the Homeowners Association (H.O.A.).
 - Street lights shown show 12" diameter heights.
 - Utilities shown are preliminary only. Changes may be made at time of final design.
 - This development plan is approved by the zoning commission based on its interpretation of the zoning regulations that it complies with zoning policy, density and bulk concepts as they are delineated in the regulations. Any part or parts of this report that has been utilized for density to support zoning regulations shall not be further divided, modified, or developed for additional densities or any purpose other than that intended presently on said plan. Utilization will have no effect upon a building as constructed and transferred for the purpose of occupancy.
 - There is a minimum of at least 500 sq. ft. of conspicuous private space on each lot.
 - If drainage, utility and walling elements are fenced, at least 5 feet must remain open for pedestrian access.
 - If townhouses are built near to or on the 500 sq. ft. envelope line, or some other wall, require a zoning variance (public hearing), if they project more than 4' 7 1/2" and extend into the required 500 sq. ft. open yard space. Half-width of some level, steps are permitted to extend into the required yard space, if they remain open underneath, see policy 4-11.1.1.4. The interior lot on this plan contains only 950 square feet of open yard space.
 - There shall be at least 10' between the proposed townhouse lots and the local open space. This area is to be N.O.A.
 - City approval (see 4/11/87).
 - Accessory structures, fences and projections into yard cannot be located in flood plain areas or historic sites.
 - This development plan complies with the law plan and all codes.
 - A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit.



VICINITY MAP
SCALE 1" = 500'

BM 1-1224 EL. 29.538
BAL SPIKE IN MACADAM S.W. SIDE OF SILVER SPRING ROAD

BM 1-1224 EL. 49.026
BAL SPIKE IN MACADAM S.W. SIDE OF SILVER SPRING ROAD, 100' S.E. OF 454 SILVER SPRING ROAD



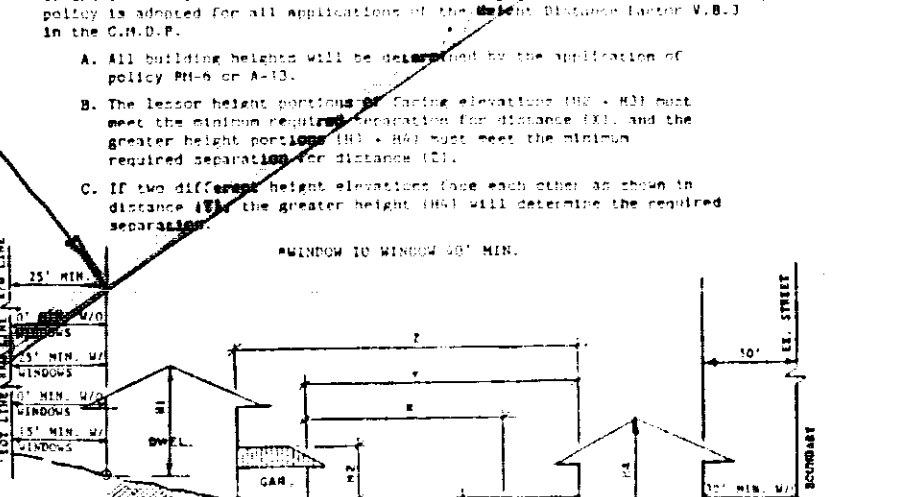
TABULATION

EXISTING ZONING	PHASE 3A	PHASE 3B	PHASE 3C	PHASE 3D	TOTAL
AREA OF TRACT (SQ. FT.)	20,448 AC	17,872 AC	8,272 AC	8,272 AC	54,864 AC
TOTAL AREA OF TRACT (NET)	20,448 AC	17,872 AC	8,272 AC	8,272 AC	54,864 AC
PERMANENT PAVED AREA	1,200 AC	1,200 AC	1,200 AC	1,200 AC	4,800 AC
TOTAL AREA OF TRACT (NET)	19,248 AC	16,672 AC	7,072 AC	7,072 AC	49,064 AC
NO. OF UNITS PERMITTED	171.11	241.04	141.06	141.04	594.25
TOTAL # DENSITY UNITS PROPOSED	171.11	241.04	141.06	141.04	594.25
TOTAL # DENSITY UNITS PROPOSED	171.11	241.04	141.06	141.04	594.25
ALTERNATE 2 (ON CSD)	171.11	241.04	141.06	141.04	594.25
ALTERNATE 3 (ON CSD)	171.11	241.04	141.06	141.04	594.25

DATE: JUNE 29, 1988
1ST AMENDMENTS CONSIST OF:
1. ADDING PROPOSED CHANGES TO SWM FACILITY.
2. LABELING BUILDING IN PROVISORY SECTION AS "LIFE CARE BLDG".
3. NO UNITS SOLD WITHIN 300' OF THESE REVISIONS.
4. REVISION TO TABULATION FOR PHASE 3B.

D-5 DISTANCES BETWEEN BUILDINGS (FACING ELEVATIONS)

Minimum distance between buildings shall be 10 feet. The minimum distance between buildings shall be 10 feet. The minimum distance between buildings shall be 10 feet.



DATE: NOVEMBER 21, 1980
SIC AMENDMENTS CONSIST OF:
1) PROVISORY SECTION - ALTERNATE 1 - AREA OF PROVISORY PHASE 3B & FUTURE SECTION OF SOUTHFIELD AT WHITEMARSH REVISED.

2ND AMENDED PARTIAL DEVELOPMENT PLAN SECTION II, PHASE 3D SOUTHFIELD AT WHITEMARSH

BALTIMORE COUNTY MARYLAND SECTION DISTRICT 11
SCALE 1" = 50' FEB. 10, 1988

PETITIONER'S EXHIBIT 5

TYPICAL LIGHT DETAIL
NO SCALE

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21284
(410) 252-9120

OWNER / DEVELOPER
WHITEMARSH JOINT VENTURE
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21284
(410) 252-9120

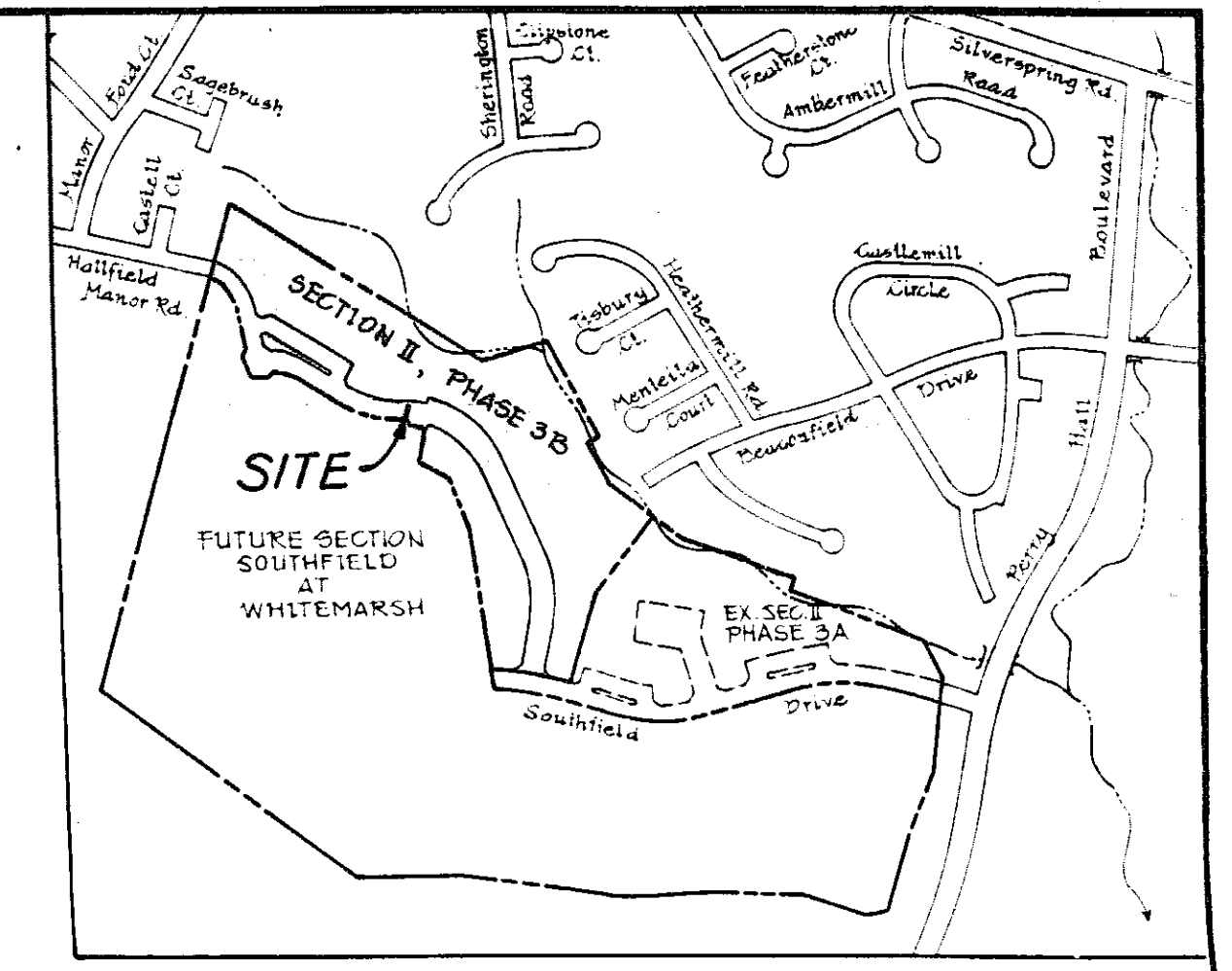
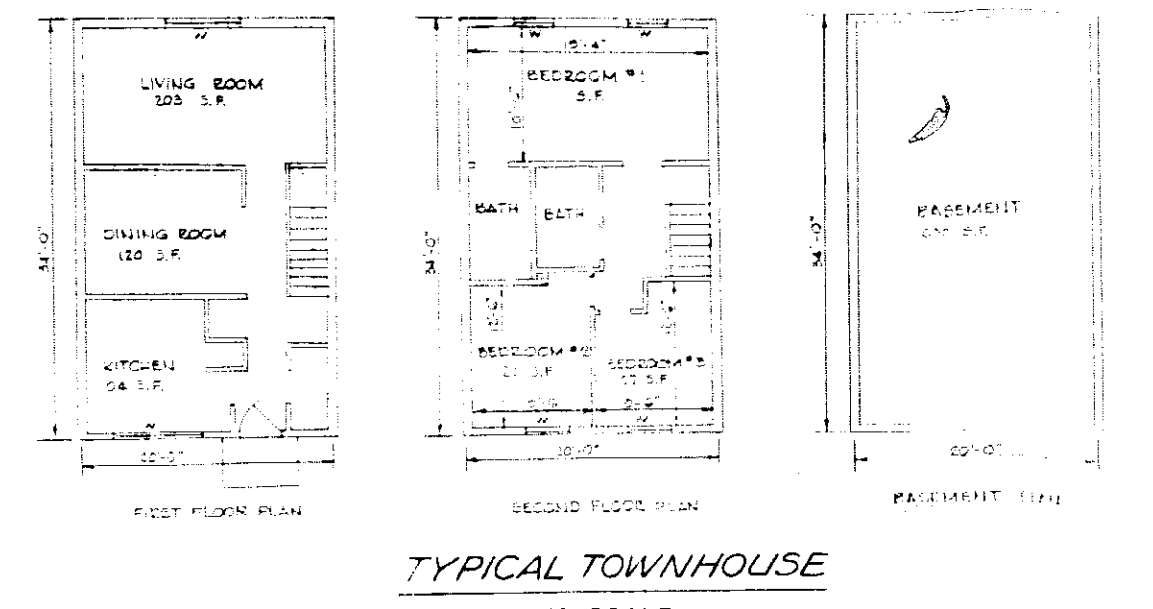
OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

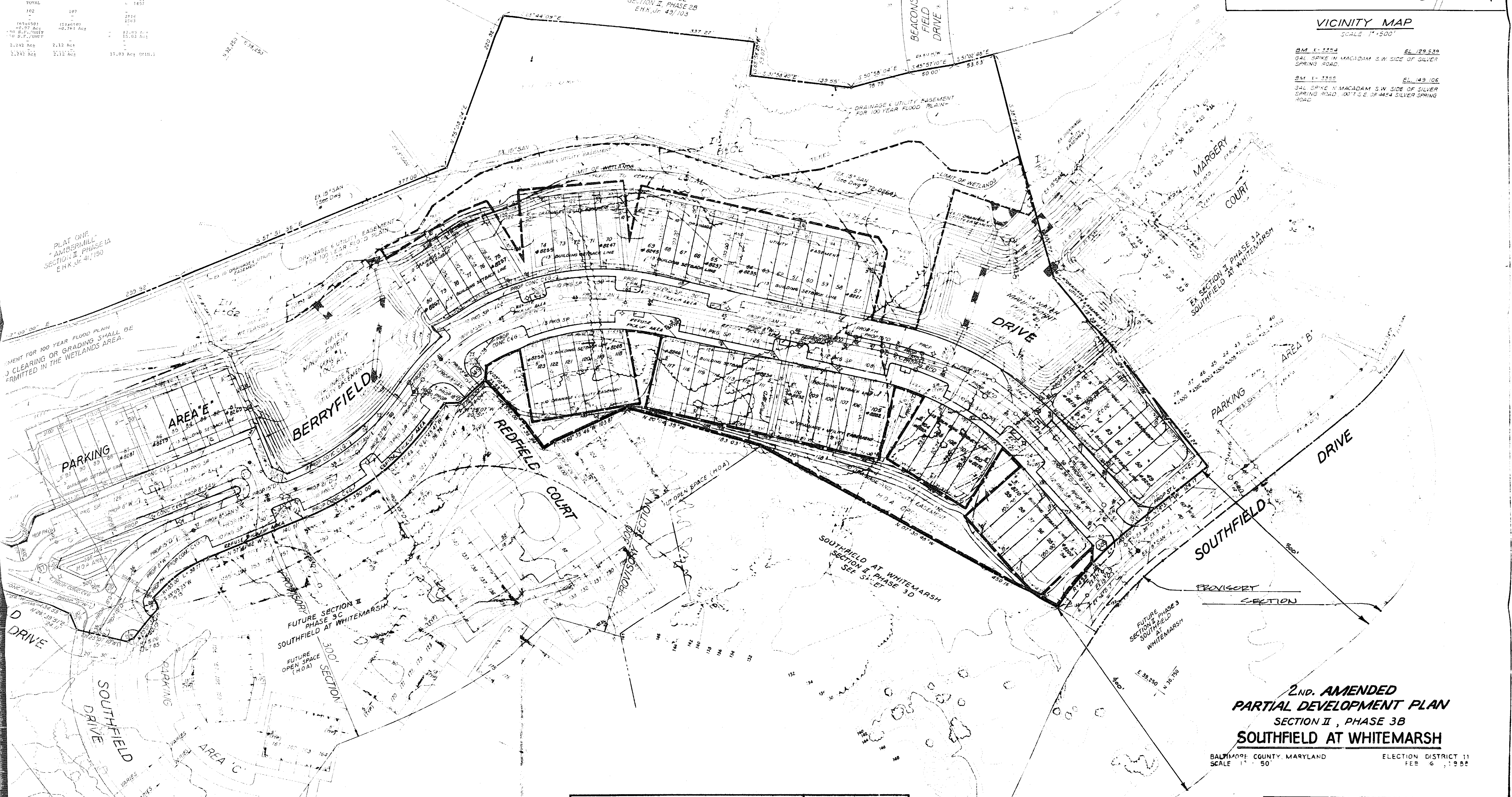
SHEET 2 OF 6

PHASE 3C	PHASE 3D	OVERALL
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC
8,879 AC	8,879 AC	17,758 AC



PLAT ONE
AMBERMILL
SECTION II, PHASE 3A
E.H.K. 43/1150

PERMIT FOR 100 YEAR FLOOD PLAIN
J CLEARING OR GRADING SHALL BE
FORMITTED IN THE WETLANDS AREA.



VICINITY MAP
SCALE 1" = 500'

BM 1-1254
341 SPIKE IN MACADAM S.W. SIDE OF SILVER SPRING ROAD.

EL. 79.530

BM 1-1254
341 SPIKE IN MACADAM S.W. SIDE OF SILVER SPRING ROAD 100' TO E. OF M&A SILVER SPRING ROAD.

EL. 49.106

OWNER / DEVELOPER
WHITEMARSH JOINT VENTURE
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21284
(301) 251-9242

GWS **GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 925-9120

DATE: NOVEMBER 27, 1990
2ND AMENDED DEVELOPMENT PLAN, PRELIMINARY SECTION - ALT 1
AREAS OF SEC. II, PHASE 3B & 4
FUTURE SECTION SOUTHFIELD AT WHITEMARSH REVISED.

DATE: JUNE 29, 1998
1ST AMENDMENTS CONSIST OF:
1. ADDING PROPOSED GRADES TO SWM FACILITY.
2. LABELING BUILDINGS IN PROVISIONARY SECTION AS 'LIVE CARE BLDG'.
3. 10 UNITS SOLD WITHIN 300' OF THESE REVISIONS.
4. REVISED REGULATORY FOR PHASE 3B.

2ND AMENDED PARTIAL DEVELOPMENT PLAN
SECTION II, PHASE 3B
SOUTHFIELD AT WHITEMARSH

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT 11
SCALE 1" = 50' FEB 6, 1998

OFFICE OF PLANNING AND ZONING
APPROVED BY

DIRECTOR OF PLANNING _____ DATE _____

ZONING COMMISSIONER _____ DATE _____

- GENERAL NOTES**
- All lots shown herein are for sale by owner.
 - Landscape on each lot to be provided by owner of lot.
 - Size is 2 1/2" x 1/2" with oak and maple.
 - There shall be 20' x 10' parking spaces maximum provided for each lot.
 - Parking area shall be paved with a durable and durable surface (concrete - bituminous or masonry curbs).
 - Shaded area indicates maximum building area.
 - The building envelopes shown on this plan are for the principal building only. (See note 2 regarding accessory buildings).
 - Developers show herein are for the location of the principal building only. Accessory structures, fences and projections into yards may be constructed outside the envelopes, but must comply with Section 400 & 401 of the Baltimore County Zoning Regulations, subject to comments and applicable building permits.
 - Final approval shall be provided by Baltimore County. Collection will be made at issuance.
 - A.P.T. owner shown (see note 2).
 - Lot of open space to be provided and maintained by Baltimore County. All other open space not in lots and right-of-way, to be owned and maintained by the appropriate jurisdiction (P.O. or U.S.).
 - Shaded areas shown are 10' x 10' maximum spaces.
 - Utilities shown are preliminary only. Changes may be made at time of final design.
 - This development plan is approved by the county commissioner based on his interpretation of the zoning regulations that it complies with present zoning, density and bulk controls as they are delineated in the regulations. Any part or parts of this plan that have been utilized for density or bulk controls shown thereon shall not be construed as a guarantee or development of additional buildings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a building is constructed and constructed for the purpose of occupancy.
 - There is a minimum of at least 500 sq. ft. of continuous private space on each lot.
 - If drainage, utility and walkway easements are shown, at least 5 feet must remain open for pedestrian access.
 - If easements are shown on or on the 500 sq. ft. envelope line, on grade shown will include a zoning variance (public hearing), if any variance more than 4' x 4' and more than 500 sq. ft. open area space. Walkways or second level decks are permitted to extend into the envelope area shown, if they comply with zoning. See policy 5-11-1.1. The interior lots on this plan contain only 200 square feet of open area space.
 - There shall be at least 10' between the proposed townhouse lot and the local open space. This area is to be U.S.A.
 - CDC approval date 5/1/73.
 - Accessory structures, fences and projections into yard cannot be located in front plane view or beyond walls.
 - This development plan complies with the CUP plan and all CDC comments.
 - A landscape plan must be approved by the office of Planning prior to the issuance of a building permit.

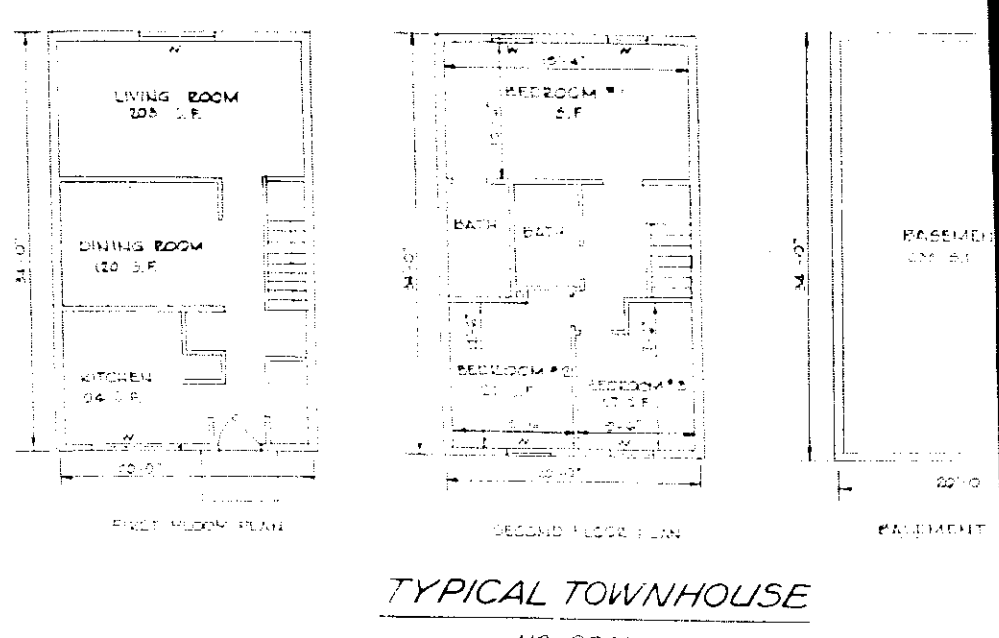
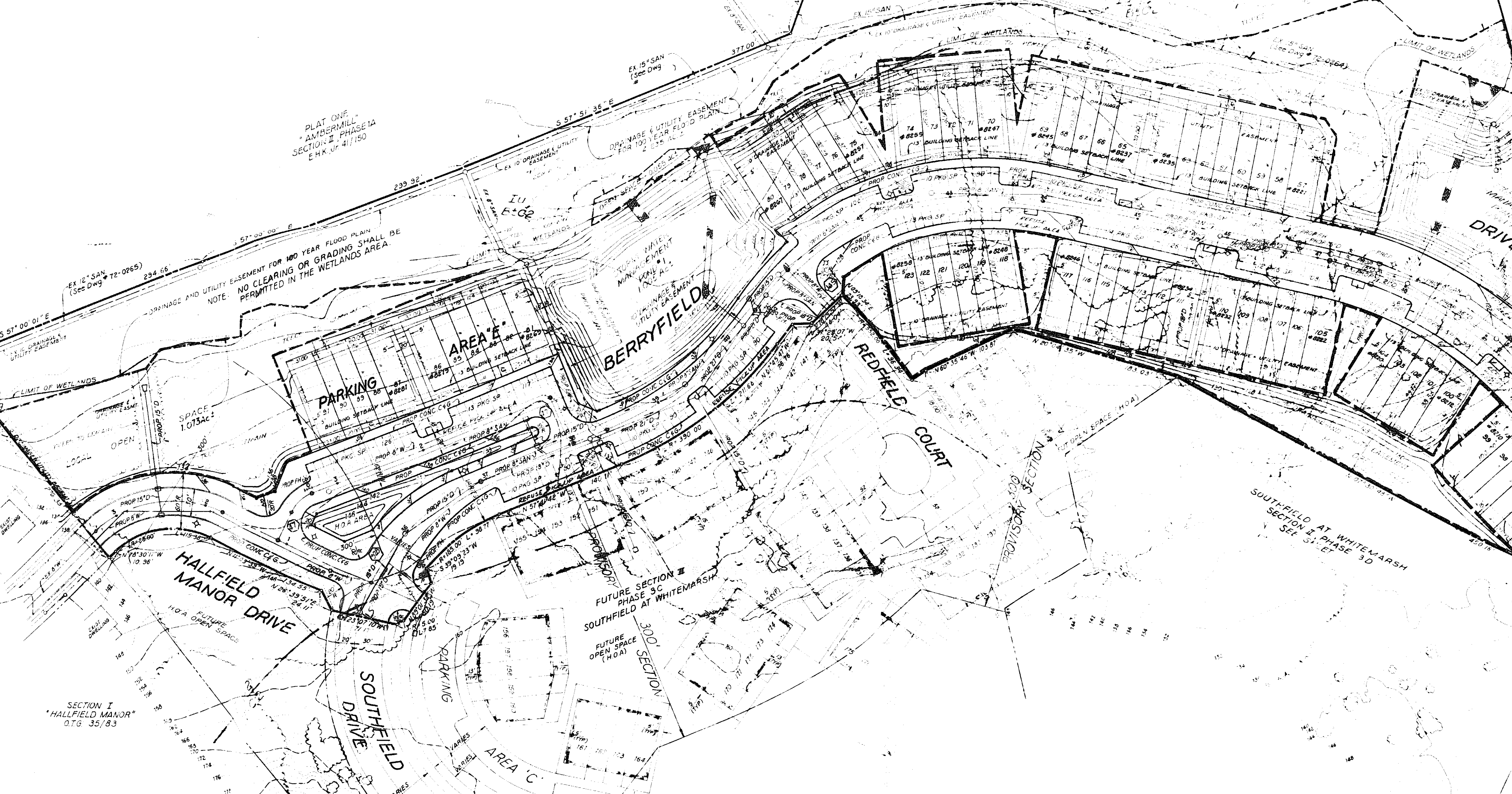
TABULATION

EXISTING ZONING	PHASE 1A	PHASE 1B	PHASE 1C	PHASE 1D	PHASE 1E	PHASE 1F	PHASE 1G	PHASE 1H	PHASE 1I	PHASE 1J	PHASE 1K	PHASE 1L	PHASE 1M	PHASE 1N	PHASE 1O	PHASE 1P	PHASE 1Q	PHASE 1R	PHASE 1S	PHASE 1T	PHASE 1U	PHASE 1V	PHASE 1W	PHASE 1X	PHASE 1Y	PHASE 1Z	OVERALL
UR 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	

D-5 DISTANCES BETWEEN BUILDINGS (FACING ELEVATIONS)

Minimum distance between buildings shall be 10' between the proposed townhouse lot and the local open space. This area is to be U.S.A.

1. MIN. HEIGHT LESS THAN 20' DISTANCE - 10' MIN.
 2. MIN. HEIGHT OF 20' - 30' DISTANCE - 20' MIN.
 3. MIN. HEIGHT OF 30' - 40' DISTANCE - 30' MIN.
 4. MIN. HEIGHT OF 40' - 50' DISTANCE - 40' MIN.
 5. MIN. HEIGHT OF 50' - 60' DISTANCE - 50' MIN.
 6. MIN. HEIGHT OF 60' - 70' DISTANCE - 60' MIN.
 7. MIN. HEIGHT OF 70' - 80' DISTANCE - 70' MIN.
 8. MIN. HEIGHT OF 80' - 90' DISTANCE - 80' MIN.
 9. MIN. HEIGHT OF 90' - 100' DISTANCE - 90' MIN.
 10. MIN. HEIGHT OF 100' - 110' DISTANCE - 100' MIN.
 11. MIN. HEIGHT OF 110' - 120' DISTANCE - 110' MIN.
 12. MIN. HEIGHT OF 120' - 130' DISTANCE - 120' MIN.
 13. MIN. HEIGHT OF 130' - 140' DISTANCE - 130' MIN.
 14. MIN. HEIGHT OF 140' - 150' DISTANCE - 140' MIN.
 15. MIN. HEIGHT OF 150' - 160' DISTANCE - 150' MIN.
 16. MIN. HEIGHT OF 160' - 170' DISTANCE - 160' MIN.
 17. MIN. HEIGHT OF 170' - 180' DISTANCE - 170' MIN.
 18. MIN. HEIGHT OF 180' - 190' DISTANCE - 180' MIN.
 19. MIN. HEIGHT OF 190' - 200' DISTANCE - 190' MIN.
 20. MIN. HEIGHT OF 200' - 210' DISTANCE - 200' MIN.
 21. MIN. HEIGHT OF 210' - 220' DISTANCE - 210' MIN.
 22. MIN. HEIGHT OF 220' - 230' DISTANCE - 220' MIN.
 23. MIN. HEIGHT OF 230' - 240' DISTANCE - 230' MIN.
 24. MIN. HEIGHT OF 240' - 250' DISTANCE - 240' MIN.
 25. MIN. HEIGHT OF 250' - 260' DISTANCE - 250' MIN.
 26. MIN. HEIGHT OF 260' - 270' DISTANCE - 260' MIN.
 27. MIN. HEIGHT OF 270' - 280' DISTANCE - 270' MIN.
 28. MIN. HEIGHT OF 280' - 290' DISTANCE - 280' MIN.
 29. MIN. HEIGHT OF 290' - 300' DISTANCE - 290' MIN.
 30. MIN. HEIGHT OF 300' - 310' DISTANCE - 300' MIN.
 31. MIN. HEIGHT OF 310' - 320' DISTANCE - 310' MIN.
 32. MIN. HEIGHT OF 320' - 330' DISTANCE - 320' MIN.
 33. MIN. HEIGHT OF 330' - 340' DISTANCE - 330' MIN.
 34. MIN. HEIGHT OF 340' - 350' DISTANCE - 340' MIN.
 35. MIN. HEIGHT OF 350' - 360' DISTANCE - 350' MIN.
 36. MIN. HEIGHT OF 360' - 370' DISTANCE - 360' MIN.
 37. MIN. HEIGHT OF 370' - 380' DISTANCE - 370' MIN.
 38. MIN. HEIGHT OF 380' - 390' DISTANCE - 380' MIN.
 39. MIN. HEIGHT OF 390' - 400' DISTANCE - 390' MIN.
 40. MIN. HEIGHT OF 400' - 410' DISTANCE - 400' MIN.
 41. MIN. HEIGHT OF 410' - 420' DISTANCE - 410' MIN.
 42. MIN. HEIGHT OF 420' - 430' DISTANCE - 420' MIN.
 43. MIN. HEIGHT OF 430' - 440' DISTANCE - 430' MIN.
 44. MIN. HEIGHT OF 440' - 450' DISTANCE - 440' MIN.
 45. MIN. HEIGHT OF 450' - 460' DISTANCE - 450' MIN.
 46. MIN. HEIGHT OF 460' - 470' DISTANCE - 460' MIN.
 47. MIN. HEIGHT OF 470' - 480' DISTANCE - 470' MIN.
 48. MIN. HEIGHT OF 480' - 490' DISTANCE - 480' MIN.
 49. MIN. HEIGHT OF 490' - 500' DISTANCE - 490' MIN.
 50. MIN. HEIGHT OF 500' - 510' DISTANCE - 500' MIN.
 51. MIN. HEIGHT OF 510' - 520' DISTANCE - 510' MIN.
 52. MIN. HEIGHT OF 520' - 530' DISTANCE - 520' MIN.
 53. MIN. HEIGHT OF 530' - 540' DISTANCE - 530' MIN.
 54. MIN. HEIGHT OF 540' - 550' DISTANCE - 540' MIN.
 55. MIN. HEIGHT OF 550' - 560' DISTANCE - 550' MIN.
 56. MIN. HEIGHT OF 560' - 570' DISTANCE - 560' MIN.
 57. MIN. HEIGHT OF 570' - 580' DISTANCE - 570' MIN.
 58. MIN. HEIGHT OF 580' - 590' DISTANCE - 580' MIN.
 59. MIN. HEIGHT OF 590' - 600' DISTANCE - 590' MIN.
 60. MIN. HEIGHT OF 600' - 610' DISTANCE - 600' MIN.
 61. MIN. HEIGHT OF 610' - 620' DISTANCE - 610' MIN.
 62. MIN. HEIGHT OF 620' - 630' DISTANCE - 620' MIN.
 63. MIN. HEIGHT OF 630' - 640' DISTANCE - 630' MIN.
 64. MIN. HEIGHT OF 640' - 650' DISTANCE - 640' MIN.
 65. MIN. HEIGHT OF 650' - 660' DISTANCE - 650' MIN.
 66. MIN. HEIGHT OF 660' - 670' DISTANCE - 660' MIN.
 67. MIN. HEIGHT OF 670' - 680' DISTANCE - 670' MIN.
 68. MIN. HEIGHT OF 680' - 690' DISTANCE - 680' MIN.
 69. MIN. HEIGHT OF 690' - 700' DISTANCE - 690' MIN.
 70. MIN. HEIGHT OF 700' - 710' DISTANCE - 700' MIN.
 71. MIN. HEIGHT OF 710' - 720' DISTANCE - 710' MIN.
 72. MIN. HEIGHT OF 720' - 730' DISTANCE - 720' MIN.
 73. MIN. HEIGHT OF 730' - 740' DISTANCE - 730' MIN.
 74. MIN. HEIGHT OF 740' - 750' DISTANCE - 740' MIN.
 75. MIN. HEIGHT OF 750' - 760' DISTANCE - 750' MIN.
 76. MIN. HEIGHT OF 760' - 770' DISTANCE - 760' MIN.
 77. MIN. HEIGHT OF 770' - 780' DISTANCE - 770' MIN.
 78. MIN. HEIGHT OF 780' - 790' DISTANCE - 780' MIN.
 79. MIN. HEIGHT OF 790' - 800' DISTANCE - 790' MIN.
 80. MIN. HEIGHT OF 800' - 810' DISTANCE - 800' MIN.
 81. MIN. HEIGHT OF 810' - 820' DISTANCE - 810' MIN.
 82. MIN. HEIGHT OF 820' - 830' DISTANCE - 820' MIN.
 83. MIN. HEIGHT OF 830' - 840' DISTANCE - 830' MIN.
 84. MIN. HEIGHT OF 840' - 850' DISTANCE - 840' MIN.
 85. MIN. HEIGHT OF 850' - 860' DISTANCE - 850' MIN.
 86. MIN. HEIGHT OF 860' - 870' DISTANCE - 860' MIN.
 87. MIN. HEIGHT OF 870' - 880' DISTANCE - 870' MIN.
 88. MIN. HEIGHT OF 880' - 890' DISTANCE - 880' MIN.
 89. MIN. HEIGHT OF 890' - 900' DISTANCE - 890' MIN.
 90. MIN. HEIGHT OF 900' - 910' DISTANCE - 900' MIN.
 91. MIN. HEIGHT OF 910' - 920' DISTANCE - 910' MIN.
 92. MIN. HEIGHT OF 920' - 930' DISTANCE - 920' MIN.
 93. MIN. HEIGHT OF 930' - 940' DISTANCE - 930' MIN.
 94. MIN. HEIGHT OF 940' - 950' DISTANCE - 940' MIN.
 95. MIN. HEIGHT OF 950' - 960' DISTANCE - 950' MIN.
 96. MIN. HEIGHT OF 960' - 970' DISTANCE - 960' MIN.
 97. MIN. HEIGHT OF 970' - 980' DISTANCE - 970' MIN.
 98. MIN. HEIGHT OF 980' - 990' DISTANCE - 980' MIN.
 99. MIN. HEIGHT OF 990' - 1000' DISTANCE - 990' MIN.



OWNER/DEVELOPER
WHITEMARSH JOINT VENTURE
 100 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21284
 301.422.9222

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21284
 (301) 825-8120

DATE NOVEMBER 27, 1973
 2ND AMENDMENT TO 1ST PRELIMINARY SECTION - ALL REVISIONS TO BE IN CONFORMANCE WITH SECTION 100.01 (FUTURE SECTION SOUTHFIELD MANOR) WHITE MARSH REVISED

PETITIONER'S EXHIBIT

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6/11/91

White Marsh Joint Venture
100 W. Pennsylvania Avenue
Towson, Maryland 21204

RE:
Case Number: 91-422-SPH
Petitioner(s): White Marsh Joint Venture

Dear Petitioner(s):

Please be advised that \$ 475.76 is due for advertising and posting of the above captioned property.

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

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

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 17, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-422-SPH
S/S Southfield Drive, approx. 23' SEly of c/l Berry Field Drive
Southfield at White Marsh
14th Election District - 6th Councilmanic
Petitioner(s): White Marsh Joint Venture
HEARING: WEDNESDAY, JUNE 26, 1991 at 10:30 a.m.

Special Hearing: The 2nd Amended Partial Development Plans of Southfield at White Marsh, Section II, Phases 2B and 3D.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: White Marsh Joint Venture

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 3, 1991

Mr. Bruce S. Campbell
White Marsh Joint Venture
100 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 401, Case No. 91-422-SPH
Petitioner: White Marsh Joint Venture
Petition for Special Hearing

Dear Mr. Campbell:

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 WIMBORSKI. 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

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 1st day of May, 1991.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Andrew I David

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: May 10, 1991
Zoning Commissioner

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

SUBJECT: Frank A. Cirincione, Item No. 385
Stanley Z. Steinberg, Item No. 392
John D. Ferenchik, Item No. 396
Andrew F. David, Item No. 399
Richard J. Romano, Item No. 400
White Marsh Joint Venture, Item No. 401
Francis T. Leyden, Item No. 402
Charles A. Romano, Item No. 404
Dale J. Lohman, Item No. 405
T & G Partnership, Item No. 407
Westview Mall Association, Item No. 408
George Bromwell, Item No. 409
Hawley Rodgers, Item No. 412
Joseph Ruzza, Item No. 416
Ronald L. Morman, Item No. 418
Victor Khouzami, Item No. 422

In reference to the Petitioners' request, staff offers no comments.

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

VARIEDIT.EMS/ZAC1

RECEIVED
5/22/91

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 30, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 30, 1991

This office has no comments for items number 385, 392, 393, 394, 395, 396, 398, 399, 400, 401, 402 and 404.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

MAY 1, 1991

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

RE: Property Owner: ANDREW I. DAVID

Location: #1000 NICODEMUS ROAD

Item No.: 399 Zoning Agenda: APRIL 30, 1991

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.

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. CHAPTER 22

REVIEWER: *Pat Keller* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 25, 1991

TO: Zoning Commissioner
Office of Planning and Zoning

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #399, Zoning Advisory Committee Meeting of April 30, 1991, Mr. Andrew I. David, W 1080' from Berrymans Lane on N/S Nicodemus Road (#1000 Nicodemus Road), D-4, Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests must be conducted.

Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

SSF:rmk
399/TXTRMK/SUB-ZONNGVAR

RECEIVED
MAY 1 1991
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 26, 1991
FROM: Dennis A. Kennedy, P.E.
RE: Zoning Advisory Committee Meeting
for April 30, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 385, 392, 393, 396, 399, 400, 401, 402, 403 and 404.

For Items 347 (Case #91-374-A), 394 and 395, the previous County Review Group Meeting comments are still applicable.

For Item 397, a revised County Review Group Meeting is required.

For Item 398, a County Review Group Meeting is required.

Dennis A. Kennedy
Dennis A. Kennedy, P.E., Acting Chief,
Developers Engineering Division

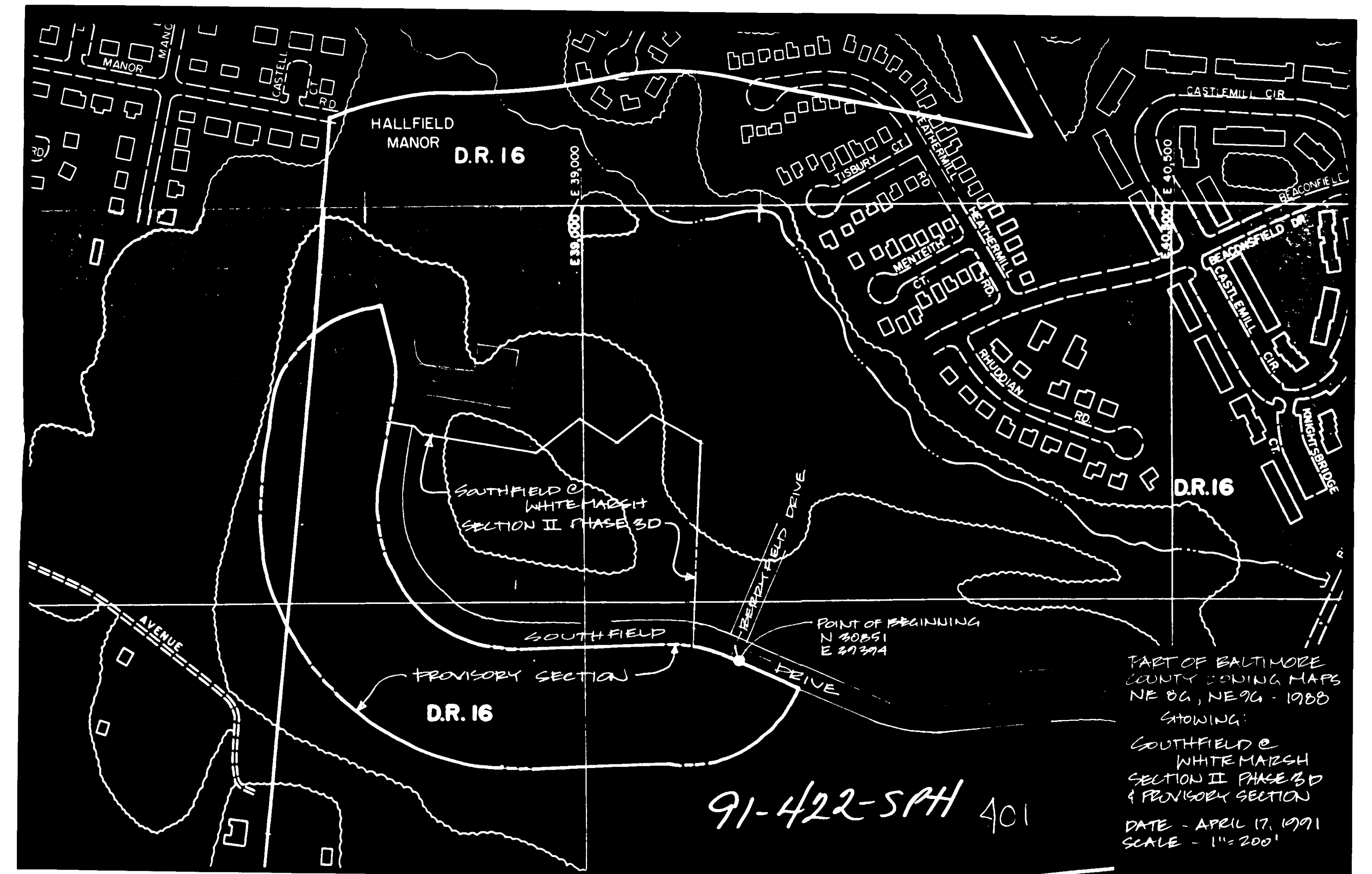
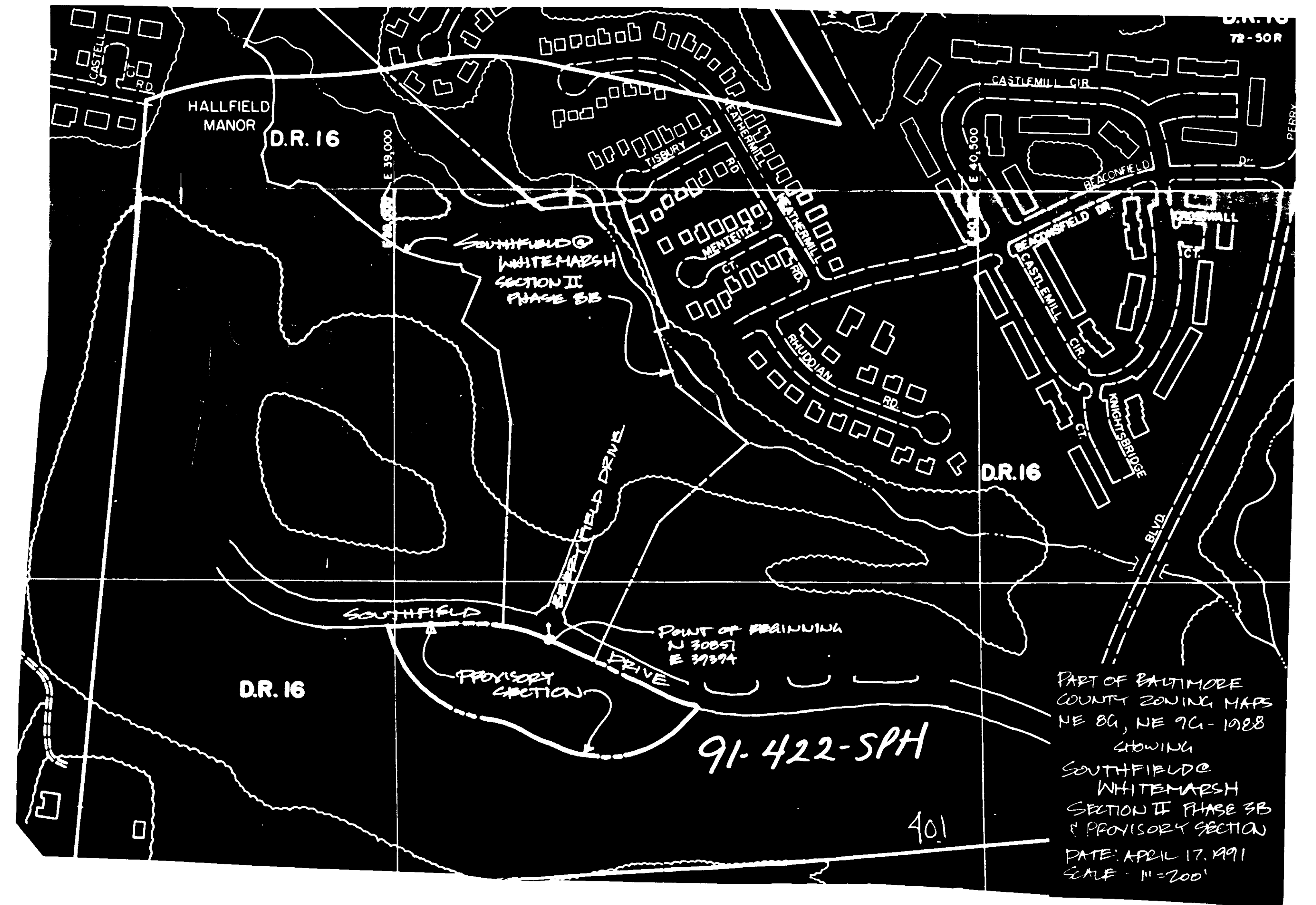
DAK:s

received
6/19/91

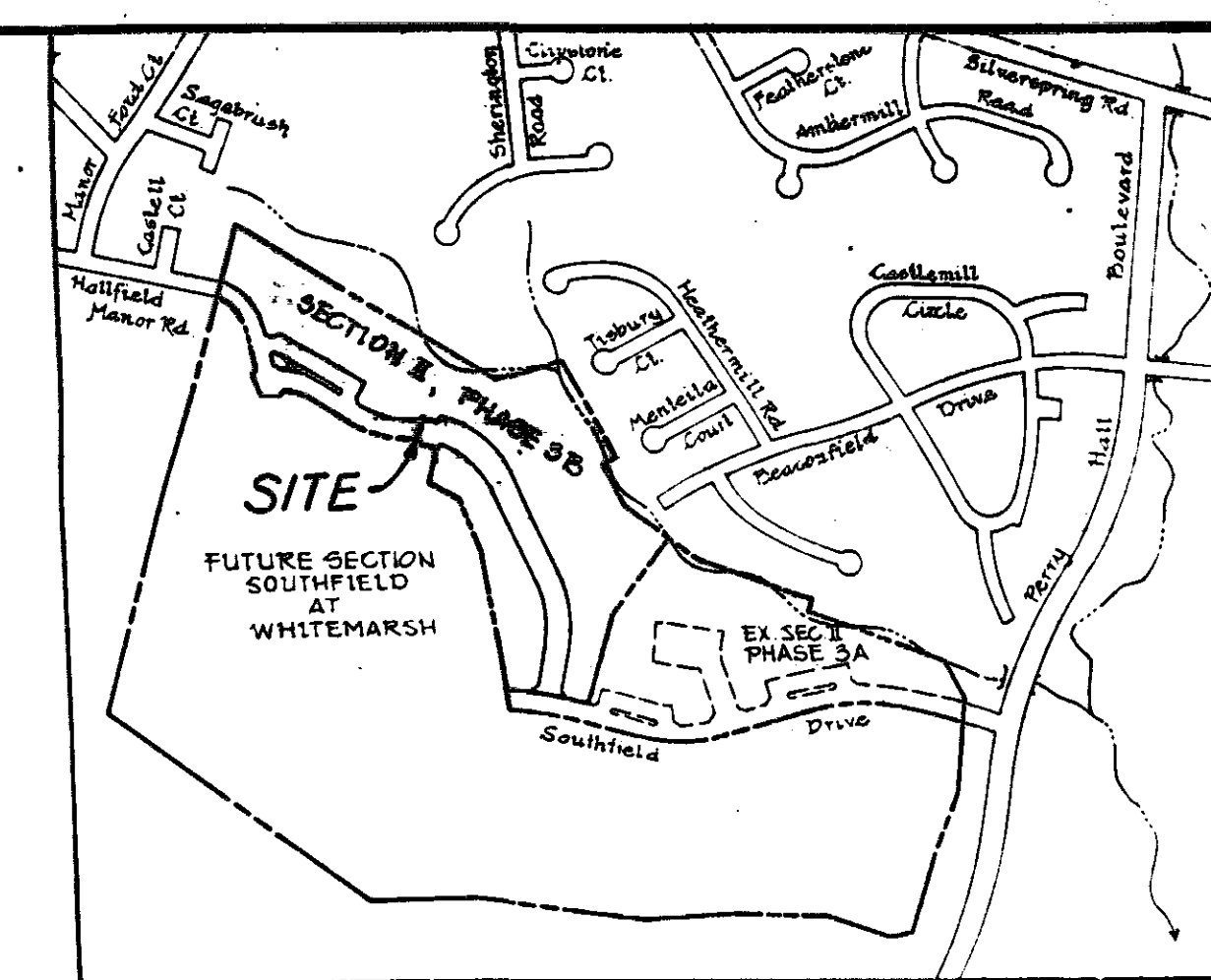
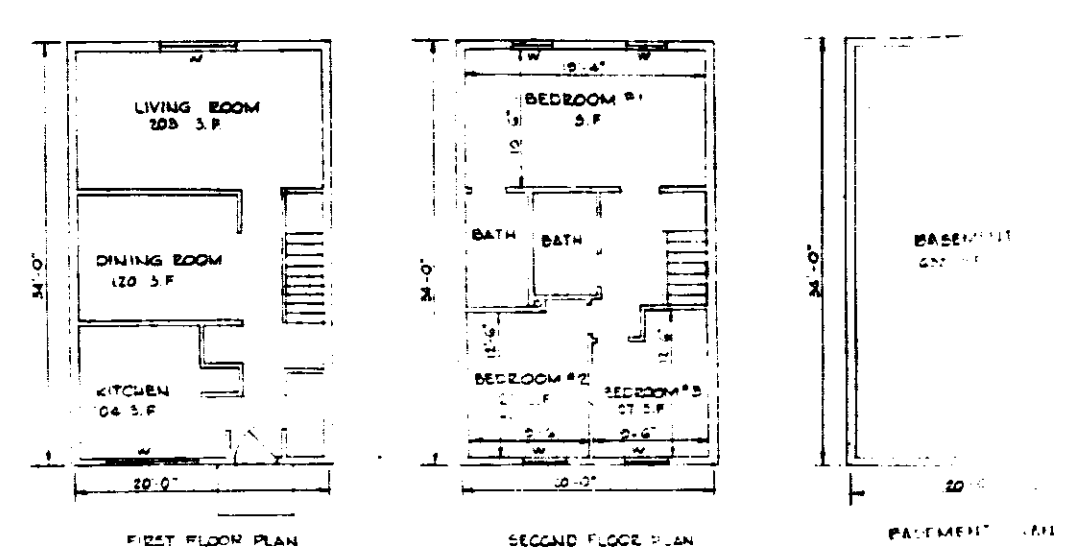
PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

91-422SPH

NAME	ADDRESS
BICK CHASEY	658 KENNEDY DR. Towson, MD 21284
Bruce Campbell	100 W. Penna. Towson, 21204
Johani Zaway, Jr.	100 W. Penna. Towson, 21204
Robert Petersen	658 KENNEDY DR. Towson, 21204
GARY C DUVAL	600 WASHINGTON AVE 21209



SPACE NO.	OVERALL
101	DR 14, DP 10.5, DR 5.5
102	DR 14, DP 10.5, DR 5.5
103	DR 14, DP 10.5, DR 5.5
104	DR 14, DP 10.5, DR 5.5
105	DR 14, DP 10.5, DR 5.5
106	DR 14, DP 10.5, DR 5.5
107	DR 14, DP 10.5, DR 5.5
108	DR 14, DP 10.5, DR 5.5
109	DR 14, DP 10.5, DR 5.5
110	DR 14, DP 10.5, DR 5.5
111	DR 14, DP 10.5, DR 5.5
112	DR 14, DP 10.5, DR 5.5
113	DR 14, DP 10.5, DR 5.5
114	DR 14, DP 10.5, DR 5.5
115	DR 14, DP 10.5, DR 5.5
116	DR 14, DP 10.5, DR 5.5
117	DR 14, DP 10.5, DR 5.5
118	DR 14, DP 10.5, DR 5.5
119	DR 14, DP 10.5, DR 5.5
120	DR 14, DP 10.5, DR 5.5



**2ND. AMENDED
PARTIAL DEVELOPMENT PLAN
SECTION II, PHASE 3B
SOUTHFIELD AT WHITEMARSH**

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50'
ELECTION DISTRICT 11
FEB 16, 1986

91-422-SPH

OWNER/DEVELOPER
WHITEMARSH JOINT VENTURE
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21286
(301) 825-0545

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21286
CH0182-820

DATE: JUNE 29, 1986
THIS AMENDMENT CONSISTS OF:
1. REVISIONS TO THE DEVELOPMENT PLAN.
2. REVISIONS TO THE SITE FACILITY.
3. REVISIONS TO THE PROPOSED SECTION II, PHASE 3B.
4. REVISIONS TO THE PROPOSED SECTION II, PHASE 3B.
5. NO NEW LOTS WITHIN THE BOUNDARIES OF THESE REVISIONS.
6. AMENDMENT FOR PHASE 3B.

OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING _____ DATE _____

ZONING COMMISSIONER _____ DATE _____

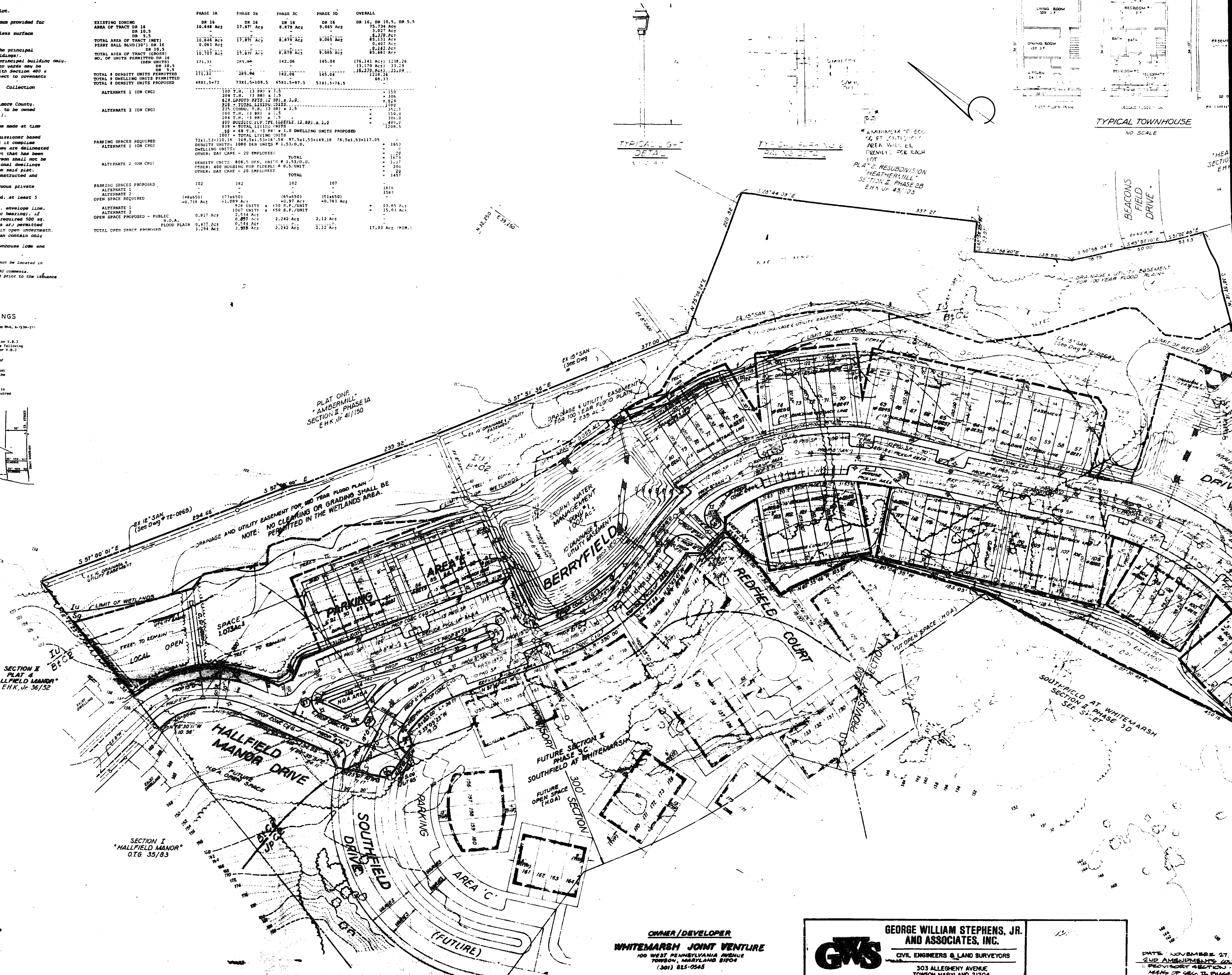
401
SHEET 1 OF 6

TABULATION

	PHASE 3A	PHASE 3B	PHASE 3C	PHASE 3D	OVERALL
EXISTING ZONING	DR 16	DR 16	DR 16	DR 16	DR 16, DR 10.5, DR 5.5
AREA OF TRACT DR 16	10,646 AC	17,897 AC	8,879 AC	9,045 AC	46,467 AC
DR 10.5	-	-	-	-	3,027 AC
DR 5.5	-	-	-	-	6,210 AC
TOTAL AREA OF TRACT (NET)	10,646 AC	17,897 AC	8,879 AC	9,045 AC	46,467 AC
EXISTING ROAD RIGHTS OF WAY	5,081 AC	-	-	-	5,081 AC
TOTAL AREA OF TRACT (GROSS)	15,727 AC	17,897 AC	8,879 AC	9,045 AC	51,548 AC
NO. OF UNITS PERMITTED DR 16	171.11	295.96	142.06	145.04	754.17
DR 10.5	-	-	-	-	128.26
DR 5.5	-	-	-	-	212.28
TOTAL # DENSITY UNITS PERMITTED	171.11	295.96	142.06	145.04	759.37
TOTAL # DENSITY UNITS PERMITTED	171.11	295.96	142.06	145.04	759.37
TOTAL # DENSITY UNITS PROPOSED	4841.572	7381.5109.5	4361.5497.5	5181.576.5	65.31

- GENERAL NOTES**
- All lots shown hereon are for sale or rent.
 - Landscaping on each lot to be provided by owner of lot.
 - Size is 20' wide with one and one-half.
 - There shall be two (2) 5' x 18' parking spaces minimum provided for each lot. (See Tabulation.)
 - Parking area shall be paved with a durable and dustless surface (concrete - bituminous or monolithic).
 - Shaded area indicates maximum building area.
 - The building envelopes shown on this plan are for the principal building only. (See note 9 regarding accessory buildings.)
 - Developments shown hereon are for the location of the principal building only. Accessory structures, fences and projections into yards may be concentrated outside the envelope, but must comply with Section 800 & 301 of the Baltimore County zoning regulations (subject to covenants and applicable building permits).
 - Trash removal shall be provided by Baltimore County. Collection will be made at intervals.
 - A.D.T. count shown shall be provided by Baltimore County.
 - Lot/ open space to be owned and maintained by Baltimore County. All other open spaces not in lots and not provided hereon, to be owned and maintained by the Homeowners Association (H.O.A.).
 - Street lights shown shall be (12" maximum height).
 - Utilities shown are preliminary only. Changes may be made at time of final design.
 - This development plan is approved by the zoning commission based on its interpretation of the zoning regulations that it complies with zoning regulations, density and bulk controls as they are delineated in the regulations. Any part of this tract that has been zoned for density to support dwelling units shall not be further divided, subdivided, or developed for additional dwellings of any purpose other than that indicated previously on said tract. Utilization will have occurred when a building is constructed and transferred for the purpose of occupancy.
 - There is a minimum of at least 500 sq. ft. of contiguous private space on each lot.
 - If setbacks, utility and wetland easements are found, at least 5 feet must remain open for pedestrian access.
 - If conditions are built near 50' or on the 500 sq. ft. envelope line, on grade decks will provide a suitable pedestrian (public) way, if they project more than 4' x 10' and extend into the required 500 sq. ft. open yard space. Walls of second level decks are prohibited to extend into the required yard space. If they remain open underneath, they shall not be used. The structure line on this plan contains only 520 square feet of open yard space.
 - There should be at least 10' between the proposed townhouse lots and the local open space. This area is to be 4' x 10'.
 - Accessory structures, fences and projections into yard cannot be located in front of main area of lot.
 - This development plan complies with the CRC Plan and all CRC comments.
 - This development plan shall be approved by the Office of Planning prior to the issuance of a building permit.

- D-5 DISTANCES BETWEEN BUILDINGS (FACING ELEVATIONS)**
1. All building heights will be determined by the application of the following:
- All building heights will be determined by the application of the following:
 - The lowest height of any building (not a wall) shall meet the minimum required separation for distance (1), and the greater height portions shall meet the minimum required separation for distance (2).
 - If the different height portions face each other as shown in the diagram (1) the greater height shall determine the required separation.
2. The minimum height of any building (not a wall) shall meet the minimum required separation for distance (1), and the greater height portions shall meet the minimum required separation for distance (2).
3. If the different height portions face each other as shown in the diagram (1) the greater height shall determine the required separation.
4. Minimum height of any building (not a wall) shall meet the minimum required separation for distance (1), and the greater height portions shall meet the minimum required separation for distance (2).



OWNER / DEVELOPER
WHITEMARSH JOINT VENTURE
 100 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21284
 (301) 815-0545

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21284
 (301) 815-0545

DATE: NOVEMBER 27, 2003
 2ND AMENDMENT TO PREVIOUS SECTION 1A
 MAP OF SEC. II PHASE 3A
 FUTURE SECTION SOUTHFIELD AT WHITE MARSH DRIVE