PDM TRANSMITTAL

DSK 9/19.

2 COPIES TO DEPRM.

(fka ZADM)

DATE: 9-18-96 **887-3335**

TO: / / DPR _____

/ / PDM _____

/ / SCD _____

✓ ZONING JOHN LOWIS

/ / DEPRM _____

FR: JEG (Please initial.)

Re: Project Name: ~~[illegible]~~ STONEGATE II AT PATAPSCO / / Project Not Managed

Project Manager: _____ PDM No. _____

Type of Plan: FDP (PARTIAL) / / Preliminary / / Final / / Signature

Team Leader: _____

Engineer: D.S. THALER Phone # _____

PHASE II ROUTING SLIP: (Manager required)

Scheduled submission date: (see Project Chart) _____

Scheduled completion date: (see Project Chart) _____

/ / Approved

/ / Approved with comments

/ / Returned for revision

✓ Disapproved *

* SEE ATTACHED COMMENTS + RETURN COPY OF SAME TO ZONING REVIEW WITH REVISED PLANS

ACTION TAKEN BY REVIEWER

9/19/96

Zoning Review — Agency

J. Lewis — Reviewer's Name

9/19/96 — Date

RETURN TO: PDM - Room 123 COUNTY OFFICE BUILDING

STONEGATE II AT PATAPSCO

Partial Development Plan
Plan Date: 9/12/96
Zoning Comments: 9/19/96
Comments Typed: 9/20/96

1. Dimension all lot lines and all building envelope and between building setbacks.

2. Include the variance chart from the petitioner's exhibit #1 in case #94-41-A (for these 28 lots) on the FDP plan.

3. With case reference #95-316-A, include a bold printed note that "this case does not apply to these 28 lots".

4. The SWM area and the number of town units in a row at the SWM have changed. Document a spirit and intent approval for these changes in case #94-41-A.

Return these comments to Zoning Review with the revised plans.

JOHN L. LEWIS
Planner II, Zoning Review

JLL:scj

c: zoning case #94-41-A

D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244

(410) 944-ENGR • (410) 944-3647 • FAX (410) 944-3684

October 9, 1996

Baltimore County Maryland Office
of Zoning Administration and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Arnold Jablon, Esquire

RE: Stonegate II at Patapsco
(formerly known as Winsten Estates
and Stonegate at Patapsco)
"Spirit and Intent" Request
Zoning Case 94-41-A

Dear Mr. Jablon:

This letter is a request for your concurrence that the enclosed "red-lined" plan meets the "Spirit and Intent" of the approval of the Site Plan presented in Zoning Case 94-41-A.

The "red-lined" plans propose to combine two neighboring projects, Stonegate at Patapsco and Winsten Estates into one (see overall tract detail). The density generated by combining the two projects allowed for 28 additional townhouses which will be located along the extension of Maury Road. The stormwater management facility will be relocated to the terminus of Maury Road.

The additional units will utilize the variances granted in the referenced case. There are no proposed changes to the variance requests other than adding the lot numbers to the corresponding variance. No new variances are requested or required.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

D.S. THALER & ASSOCIATES, INC.

Stacey A. McArthur

Stacey A. McArthur, R.L.A.

SAM/gfl/D#25/Jablon/09

cc: Alan Klatsky
Alan E. Scoll, R.L.A.
David S. Thaler, P.E., L.S.

Enclosure

D.S. THALER & ASSOCIATES, INC.
7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244
(410) 944-ENGR • (410) 944-3647 • FAX (410) 944-3684

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Very truly yours,

D.S. THALER & ASSOCIATES, INC.

Stacey A. McArthur

Stacey A. McArthur, R.L.A.

October 21, 1996

1st Election District

Dear Ms. McArthur:

Please be advised that the zoning office may approve revisions to existing lots that have received the benefits of a zoning variance; however, this office cannot include and approve new lots or land area within an existing variance. The additional lots msut receive relief via a new zoning variance.

Very truly yours,

Mitchell J. Kellman
Planner II, Zoning Review

MJK:scj

Speed Letter

Use this form to send a quick reply. Write your message on the back, fold and staple. If you need more space, use a letter. Thank you for your interest.

96-5484
10/11/96
CS
JO WCR
To: MJK
10/15/96 WCR
CASHIER 10/16

D. S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244
(410) 944-ENGR • (410) 944-3647 • FAX: (410) 944-3684

Date 10/09/96

To: Baltimore County, MD
111 W. Chesapeake Ave.
Towson, Maryland 21204

Re: Stonegate II At Patapsco
Spirit and Intent Request

Attention Arnold Jablon, Esquire

Gentlemen:

☒ We are submitting ☒ Herewith ☐ Under Separate Cover
☐ We are forwarding
☐ We are returning
☐ We request

No.	Description
1	Set of Red Line Plans
1	Processing Fee $40.00

RECEIVED
OCT 11 1996
BALTIMORE COUNTY
ZADM/DM

Remarks:

☐ In accordance with your request
☐ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

☐ For your use
☐ Please call when ready
☐ Please return to this office
☒ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office

Sincerely yours,

Stacey A. McArthur, R.L.A.

CC: file
Enclosure ☒

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

No. 026013

DATE 10/16/96 ACCOUNT R-001-6150

AMOUNT $ 40.00 (MSK)

RECEIVED FROM: D.S. Thaler & Associates, Inc.

FOR: ZONING VERIFICATION
STONEGATE II AT PATAPSCO

D3A91#0094MICHRC $40.00
~~BA C011:52AM10-16-96~~

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

RYE

ZONING HISTORY:

DRC #05286J,Dist.1C1 (5-28-96):The plan meets the requirements of a refinement under Section 26-211. CRG Refinement to merge Winsten Estates and Stonegate @ Patapsco into one CRG (utilizing existing density to add 28 townhouses).

CASE # 87-493-SPH (Winsten Estates)

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of June, 1987, that density may be transferred across I-70 for the proposed Winsten Estates subdivision and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

Zoning Commissioner of Baltimore County

COUNTY BOARD OF APPEALS CASE # 87-493-SPH (Winsten Estates)

O P I N I O N

This matter comes before the Board on appeal from the decision and order of the Zoning Commissioner of Baltimore County dated June 25, 1987 wherein a special hearing was granted, approving the Appellees' request to transfer density across I-70 and include it in the density calculations for a larger tract of land known as "Winsten Estates" subdivision.

An amended site plan was submitted to the Board which has been marked as Joint Exhibit No. 1, and People's Counsel, the Appellant, placed on the record that they had no opposition in consideration of the new plat and the fact that upon approval it would be recorded in the Land Records Office of Baltimore County.

People's Counsel, however, indicated they did not believe they had the power to stipulate to a change in zoning matters and that only this Board had such power. In view of the lack of opposition, however, on the part of the Appellant and in consideration of the amended site plan, this Board will affirm the decision of the Zoning Commissioner dated June 25, 1987.

O R D E R

It is therefore this 19th day of November, 1987 by the County Board of Appeals ORDERED that the Order of the Zoning Commissioner of Baltimore County dated June 25, 1987 be and is hereby AFFIRMED subject to the following conditions:

1. The Appellees shall record among the Land Records of Baltimore County the amended plat submitted in open hearing as Joint Exhibit No. 1.

2. The Appellees and/or their assigns shall maintain the 2.89-acre parcel located on the south side of I-70.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Thomas J. Bollinger, Acting Chairman

Harry E. Buchheister, Jr.

Lawrence E. Schmidt

CASE # 94-41-A (Winsten Estates)

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of September, 1993 that a variance for window to tract boundary setback of 30 ft. in lieu of the 35 ft. as required by Section 1B01.2.C.2.a of the B.C.Z.R. and the previous Section V.B.5.a of the C.M.D.P. for lots 47 through 78 and lots 113 through 133 and Section 301.1 of the B.C.Z.R. to allow open projections of 22.5 ft. in lieu of 26.25 ft., be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a variance for side building face to a side building face setback of 25 ft. in lieu of the 40 ft. window to window setback as required by Section 1B01.2.C.2.b of the B.C.Z.R. and previous Section V.B.6.c of the C.M.D.P. between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance for window to lot line setback of 12.5 ft. in lieu of the 15 ft. as required by Section 1B01.2.C.2.b of the B.C.Z.R. and the previous Section V.B.6.b of the C.M.D.P. for lots 54, 55, 67, 68, 74, 75, 82, 83, 88, 89, 101, 102, 112, 113, 119, 120, 127 and 128, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a variance for height to height setback of 25 ft. in lieu of 40 ft. for facing elevation heights of 30 ft. as required by Section 1B01.2.C.1 and the previous Section V.B.3.b of the C.M.D.P. between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, 127 and 128, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance for a window to right of way setback as described below in lieu of 25 ft. as required by Section 1B01.2.C.2.b of the B.C.Z.R. and the previous Section V.B.6.a of the C.M.D.P. for 24 ft. 4 inches for lots 1, 40, 22 and 23; 16 ft. 4 inches for lot 60; 14 ft. 4 inches for lot 97 and 11 ft. for lot 61, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Case #95-316A (Stonegate @ Patapsco, Section I & II)

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of April, 1995 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Section 301 of the B.C.Z.R. to permit up to eight (8) townhouses in an attached group in lieu of the permitted six (6); from Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3 of the C.M.D.P. to permit a minimum separation between townhouse groups of 30 feet in lieu of the required minimum of up to 40 feet; from Section 1B01.2.C.2.b and V.B.6.c of the C.M.D.P. to permit a window to window separation between townhouse groups of 30 feet in lieu of the required 40 feet; from Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3 of the C.M.D.P. to permit a minimum distance between proposed townhouse groups and existing condominium buildings of 30 feet in lieu of the required 40 feet; from Section 1B01.2.C.2.b of the B.C.Z.R. and V.B.6.c of the C.M.D.P. to permit a window to window separation between townhouse groups and existing condominiums of 30 feet in lieu of the required 40 feet; from Section V.B.6.a of the C.M.D.P. to allow a window to side street right-of-way setback of 15 feet in lieu of the required 25 feet; from Section 1B01.2.C.2.b of the B.C.Z.R. and Section V.B.6.b of the C.M.D.P. to permit a window to side property line setback of 10 feet in lieu of the required 15 feet; from Sections 301.1 and 1B01.2.C.2.a of the B.C.Z.R. to permit an open projection (deck) setback of 22 feet in lieu of the required 26.25 feet required where a window to tract boundary setback is applicable; from Section 301.1 of the B.C.Z.R. and Section V.B.6.b of the C.M.D.P. to permit an open projection (deck) setback of 3 feet in lieu of the required 11.25 feet required where a window to property line setback is applicable; from Section V.B.7 of the C.M.D.P. to permit private yard space of 400 sq.ft. in lieu of the required 500 sq.ft.; and from Section V.B.4.d of the C.M.D.P. to permit a front window to travel way centerline setback of 50 feet in lieu of the required 53 feet where perpendicular parking is provided, and 40 feet in lieu of the required 50 feet where perpendicular parking is not provided, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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 relief granted herein shall be rescinded.

2) Compliance with the Zoning Plans Advisory Committee comments submitted by the various Baltimore County reviewing agencies and made a part of the case file.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

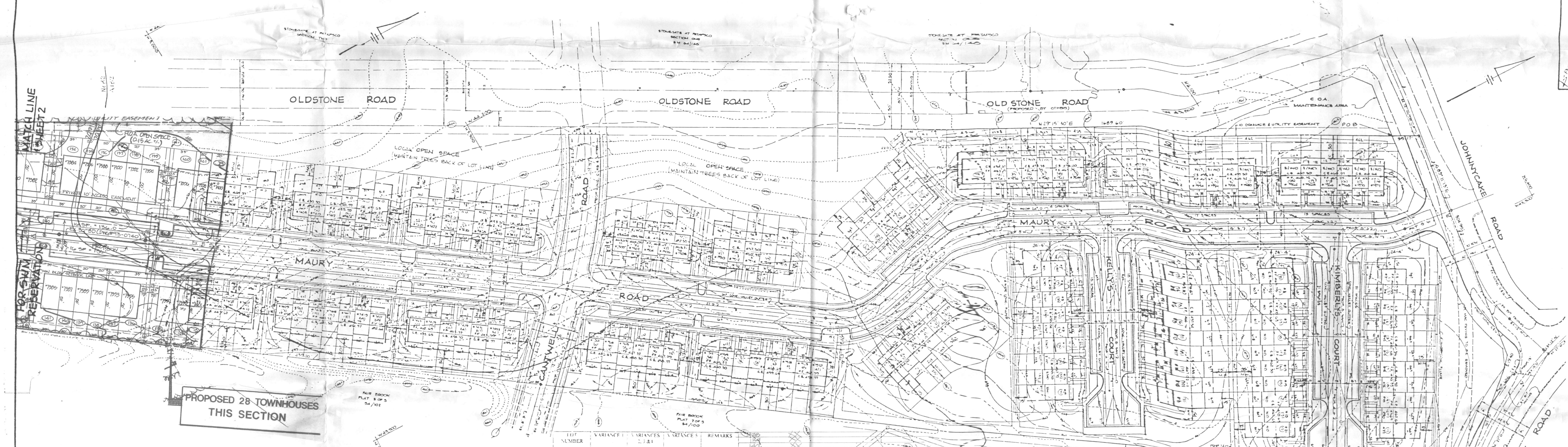
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

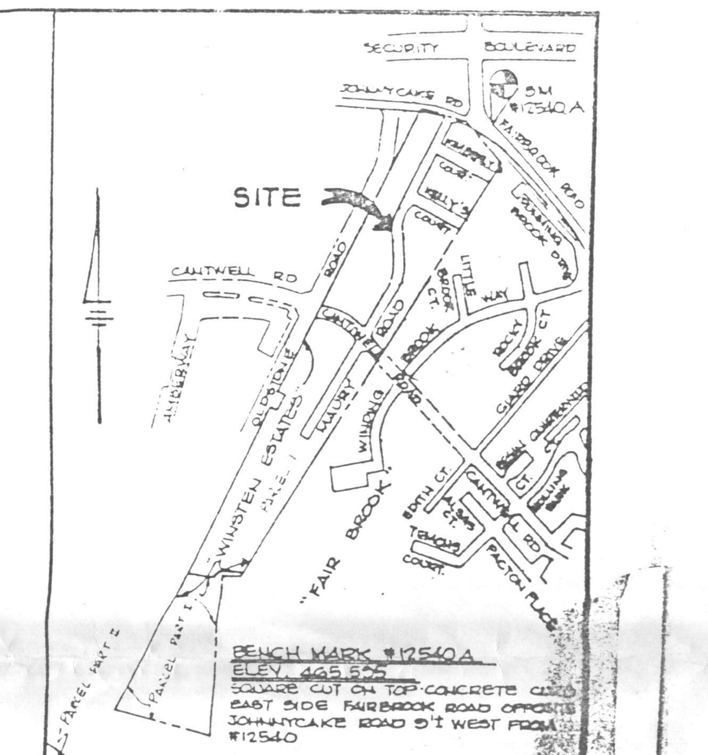
SPIRIT & INTENT APPROVED JULY 1995
THIS CASE DOES NOT APPLY TO THESE 28 LOTS

PER FIRST AMENDED FINAL DEVELOPMENT PLAN		PARCEL 1	PARCEL PART NO. 1 (PER 1ST. AMENDED FDP "WINSTEN ESTATES")	PARCEL PART NO. 2 (PER 1ST. AMENDED FDP "WINSTEN ESTATES")	TOTAL
DENSITY ALLOWED		DR-10.5 @ 18.03 Ac.± = 183.3 D.U.	DR-10.5 @ 5.34 Ac.± = 56.1 D.U.	DR-2 @ 2.87 Ac.± = 5.7 D.U.	DR-10.5 @ 23.37 Ac.± = 245.4 D.U.; DR-2 @ 2.87 Ac.± = 5.7 D.U.; TOTAL @ 26.24 Ac.± = 251 D.U.
DENSITY PROPOSED	ORIGINAL/THIS PLAN	133 D.U. / 161 D.U.	117 D.U.	1 D.U.	279 D.U.
DENSITY REMAINING		-28.3 D.U.	-60.9 D.U.	+4.7 D.U.	-27.9 D.U.
PARKING REQUIRED	ORIGINAL/THIS PLAN	233 SPACES / 282 SPACES	N/A*	N/A*	282 SP - PARCELS 1 & 2
PARKING PROPOSED	ORIGINAL/THIS PLAN	291 SPACES / 342 SPACES	N/A*	N/A*	342 SP - PARCELS 1 & 2
OPEN SPACE REQUIRED	ORIGINAL/THIS PLAN	2.00 AC. / 2.40 AC.	N/A*	N/A*	2.40 AC - PARCELS 1 & 2
OPEN SPACE PROPOSED	ORIGINAL/THIS PLAN	3.8 AC. / 4.3 AC.	N/A*	N/A*	4.3 AC - PARCELS 1 & 2

* SEE SITE DATA FROM ORIGINAL F.D.P. - THIS PLAN PROPOSES NO CHANGE WITHIN THESE SECTIONS. INFORMATION ADDED FOR DENSITY BACKGROUND ONLY.

TOTAL STONEGATE II AT PATAPSCO
DENSITY ALLOWED: 761.44 D.U.
DENSITY PROPOSED: 704 D.U.
DENSITY REMAINING: 57 D.U.





VICINITY MAP (See over-all Tract Sheet 2 of 2)
SCALE 1" = 500'

GENERAL NOTES

1. EXISTING ZONING - PARCEL #1 DR10.5, PARCEL #2 DR2
2. TOTAL GROSS AREA PARCEL #1 = 18.03 ACRES; PARCEL PART #1 = 5.34 ACRES; PARCEL PART #2 = 2.87 ACRES; GROSS & NET TOTAL = 26.24 ACRES
3. DENSITY UNITS ALLOWED: PARCEL #1 18.03 AC x DR 10.5 = 189.3 DWELLING UNITS; PARCEL PART #1 5.34 AC x DR 10.5 = 56.1 DWELLING UNITS; PARCEL PART #2 2.87 AC x DR 2.0 = 5.7 DWELLING UNITS; TOTAL 26.24 AC 251.1 DWELLING UNITS
4. DENSITY UNITS PROPOSED (SEE CHART ABOVE): PARCEL #1 133 = DWELLING UNITS; PARCEL PART #1 117 = DWELLING UNITS; PARCEL PART #2 1 = DWELLING UNIT; 251 DWELLING UNITS
5. ALL UNITS TO BE SOLD
6. REFUSE TO BE COLLECTED BY BALTIMORE COUNTY.
7. TOTAL NUMBER OF PARKING SPACES REQUIRED (PARCEL 1 ONLY) = 1.75 x 134 UNITS = 234.5
8. TOTAL NUMBER OF PARKING SPACES PROPOSED (PARCEL 1 ONLY) = [illegible]
9. CENSUS TRACT - 4015.01
10. WATERSHED #30; SUB WATERSHED #70
11. TOTAL LOCAL OPEN SPACE REQUIRED (PARCEL 1 ONLY) = 650 S.F. x 134 UNITS = 2.00 AC ±
12. TOTAL LOCAL OPEN SPACE PROPOSED (PARCEL 1 ONLY) = 4.3 AC
13. LANDSCAPING (PARCEL 1 ONLY): 1 TREE/UNIT x 134 = 134 TREES
14. BUILDING LOCATIONS AS SHOWN HEREON ARE FOR GRADING PURPOSES ONLY
15. BUILDING ENVELOPES ARE AS SHOWN ON PLAN.
16. ALL DRIVEWAYS AND PARKING AREAS TO BE PAVED WITH A DURABLE DUSTLESS SURFACE (BITUMINOUS CONCRETE).
17. ENTIRE SITE IS WOODED - HARDWOOD AND UNDERBRUSH. CLEAR FOR ROAD AND UNIT CONSTRUCTION
18. NO GRADING OR CONSTRUCTION EQUIPMENT TO TRAVEL ON HYDRIC SOIL AREAS EXCEPT FOR UTILITIES AND ROADS.
19. THE HOMEOWNERS ASSOCIATION WILL MAINTAIN LOCAL OPEN SPACE.
20. 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 AND DECKS CANNOT BE CALCULATED IN THIS SPACE.
20A. IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, AT LEAST FIVE FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.
20B. IF TOWNHOUSES ARE BUILT NEAR TO OR ON THE 500 SQUARE FOOT ENVELOPE LINE, THAT ON-GRADE DECKS WILL REQUIRE A ZONING VARIANCE (PUBLIC HEARING) IF THEY PROJECT MORE THAN 4' x 10' AND EXTEND INTO THE REQUIRED 500 SQUARE FOOT OPEN YARD SPACE. WALKOUTS OR SECOND LEVEL DECKS ARE PERMITTED TO EXTEND INTO THE REQUIRED YARD SPACE IF THEY REMAIN OPEN UNDERNEATH. SEE POLICY 5-11 C.1.d. THE INTERIOR LOTS ON THIS PLAN CONTAIN ONLY 500 SQUARE FEET OF OPEN YARD SPACE.
21. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)
22. A LANDSCAPE PLAN WILL BE REVIEWED AND APPROVED BY THE OFFICE OF PLANNING AND ZONING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
23. THERE ARE NO HOUSES WITHIN 300' OF THE SITE THAT WOULD CREATE A RESIDENTIAL TRANSITION AREA.
24. A SPECIAL HEARING WAS HELD ON JUNE 22, 1987 TO TRANSFER THE ZONING DENSITY FOR THE 2.87 ACRE PARCEL ACROSS I-70N. CASE NO. 87-493-SPH
25. CRG PLAN APPROVED OCTOBER 30, 1986
26. PUBLIC SERVICES CRG NO. [illegible]

Variances requested:

1 Window to Tract Boundary Setback of 30 feet in lieu of the 35 feet as required by the Baltimore County Zoning Regulations (BCZR) Section 1B01.2.C.2.a and the previous Comprehensive Design Manual of Development Policies (CMPD) Section V.B.5.a for lots 47 through 78 and lots 113 through 133 AND BCZR 301.1 TO ALLOW OPEN PROJECTIONS OF 22.5 FEET IN LIEU OF 26.5 FEET 134-147

2 Side Building Face to a Side Building Face Setback of 25 feet in lieu of the 40 foot Window to Window Setback as required by the BCZR Section 1B01.2.C.2.b and the previous CMPD Section V.B.6.c between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128 135 and 136; 141 and 142; 153 and 154; 159 and 160

4 Height to Height Setback of 25 feet in lieu of 40 feet for facing elevation heights of 30 feet as required by BCZR Section 1B01.2.C.1 and the previous CMPD Section V.B.3.b between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128 135 and 136; 141 and 142; 153 and 154; 159 and 160

3 Window to Lot Line Setback of 12.5 feet in lieu of the 15 foot as required by the BCZR Section 1B01.2.C.2.b and the CMDP Section V.B.6.b for lots 54, 55, 67, 68, 74, 75, 82, 83, 88, 89, 101, 102, 112, 113, 119, 120, 127 and 128 141, 142, 147, 148, 153, 154, 159 and 160

5 Window to Right-of-Way Setback as described below in lieu of 25' as require by the BCZR Section 1B01.2.C.2.b and the previous CMDP Section V.B.6.a

24'-4" for lots 1, 40, 22 & 23
16'-4" for lot 60
14'-4" for lot 97
11' for lot 61

LOT NUMBER	VARIANCE 1	VARIANCES 2, 3 & 4	VARIANCE 5	REMARKS
1			XXXX	24'-4" SETBACK
40			XXXX	24'-4" SETBACK
22			XXXX	24'-4" SETBACK
23			XXXX	24'-4" SETBACK
47	XXXX			
48	XXXX			
49	XXXX			
50	XXXX			
51	XXXX			
52	XXXX			
53	XXXX			
54	XXXX			
55	XXXX			
56	XXXX			
57	XXXX			
58	XXXX			
59	XXXX			
60	XXXX		XXXX	16'-4" SETBACK
61	XXXX		XXXX	11'-0" SETBACK
62	XXXX			
63	XXXX			
64	XXXX			
65	XXXX			
66	XXXX			
67	XXXX			
68	XXXX			
69	XXXX			
70	XXXX			
71	XXXX			
72	XXXX			
73	XXXX			
74	XXXX	XXXX		
75	XXXX	XXXX		
76	XXXX			
134	XX			
135	XX	XX		
136	XX	XX		
137	XX			

RED LINE PREPARED BY:

D.S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS — SURVEYORS
LANDSCAPE ARCHITECTS — LAND PLANNERS
7115 AMBASSADOR ROAD BALTIMORE, MARYLAND 21244
(410) 944-ENGR (410) 944-3647 FAX (410) 944-3684

GWS
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 828-8120

OWNER/DEVELOPER:
Prestige Development Corp.
8010 Derby Lane
Owings Mills, MD 21117
(410) 356-4700
ATTN: Mr. Alan Klatsky

J.R. Development Corp.
8805 Columbia 100 Parkway
Suite 100
Columbia, MD 21045
ATTN: Mr. Richard Azrael

OWNER/DEVELOPER
PRESTIGE DEVELOPMENT
8010 DERBY ROAD
OWINGS MILLS, MARYLAND 21117
TELEPHONE (410) 356-7100

94-41-A

#42

OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT — DATE

DIRECTOR OF PLANNING — DATE

DIRECTOR OF DADM — DATE

PLAN TO ACCOMPANY SPIRIT AND INTENT REQUEST
~~VARIANCE PLAN~~

~~WINSTEN ESTATES~~
STONEGATE II @ PATAPSCO

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 1
SHEET 1 OF 2
COUNCILMANIC DISTRICT 1
SCALE 1" = 50'
~~JULY 13, 1993~~ SEPT. 30, 1996

PARCEL #2

AREA ± 2.87 ACRES ±

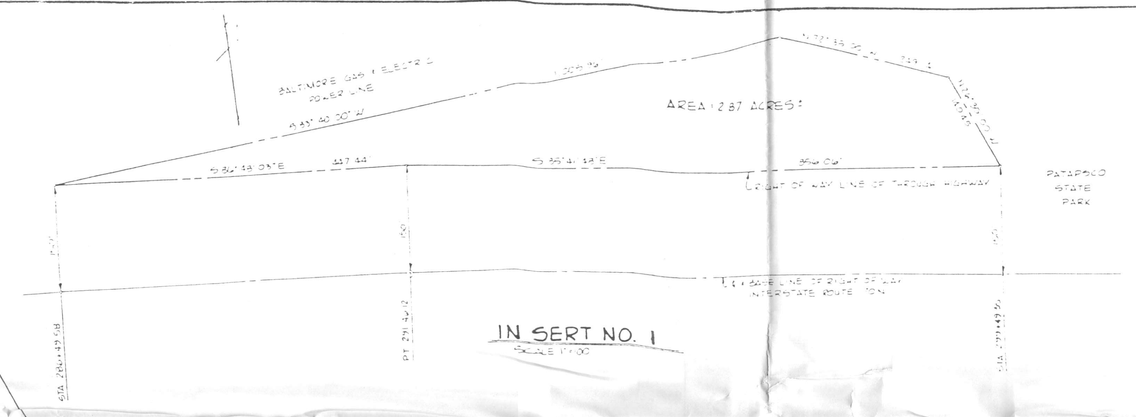
(SEE INSERT NO. 1)

DR 2

PARCEL FOR DENSITY TRANSFER

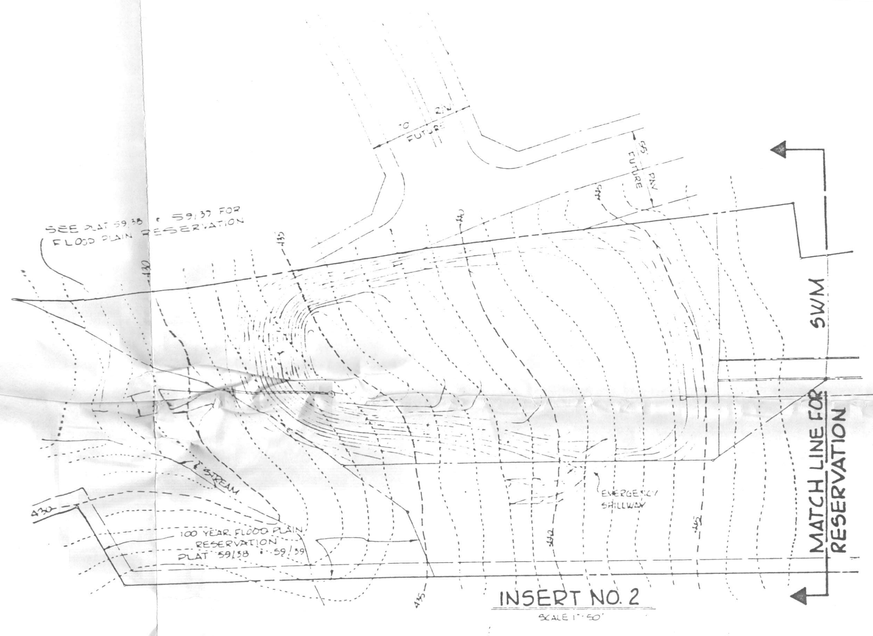
℄ INTERSTATE ROUTE I-70 N

(300 FOOT R/W)



IN SERT NO. 1

SCALE 1" = 100'



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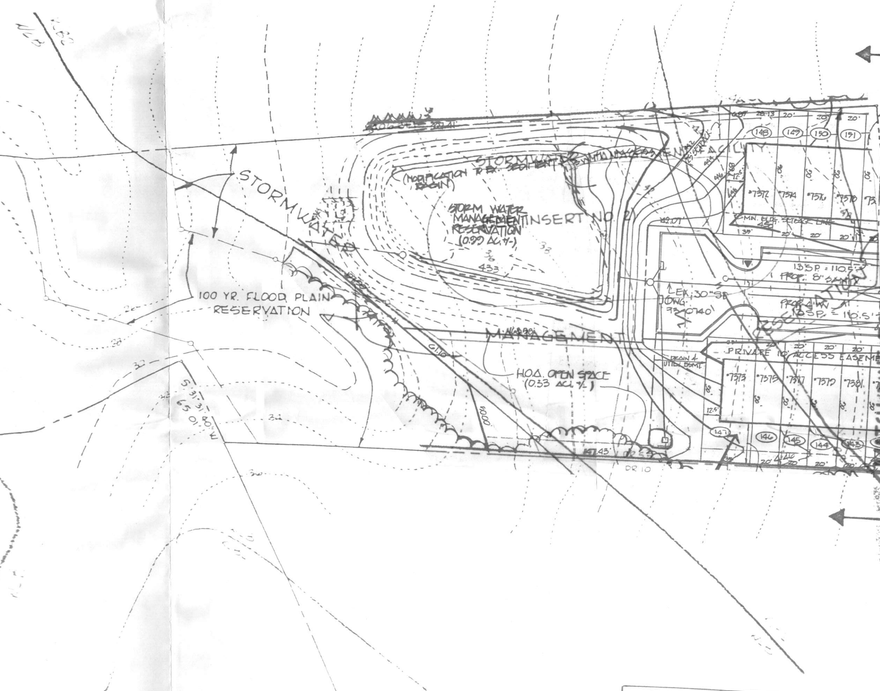
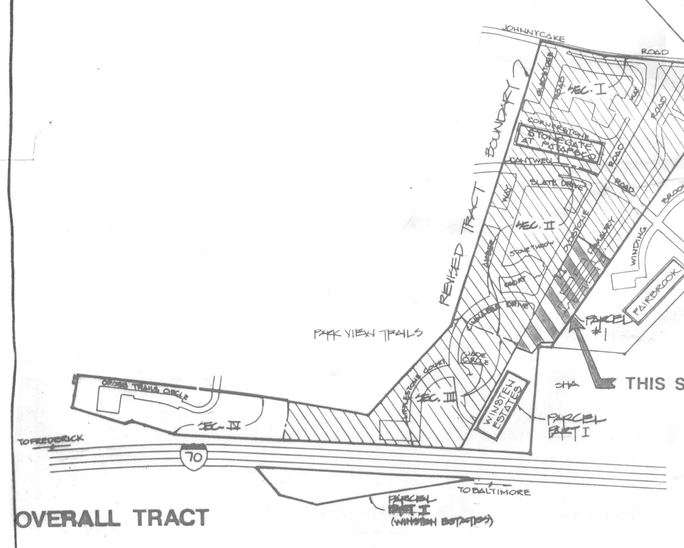


INSERT NO. 3

PARCEL #1

AREA ± 23.15 ACRES ±

THIS SIDE OF STREAM NOT TO BE DISTURBED AT THIS TIME



OVERALL TRACT

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

655 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

RED LINE PREPARED BY:

D.S. THALER & ASSOCIATES, INC.

CIVIL ENGINEERS — SURVEYORS
LANDSCAPE ARCHITECTS — LAND PLANNERS

7115 AMBASSADOR ROAD BALTIMORE, MARYLAND 21244
(410) 944-ENGR (410) 944-3647 FAX (410) 944-3684

OWNER / DEVELOPER:
Prestige Development Corp.
8010 Derby Lane
Owings Mills, MD 21117
(410) 356-4700
ATTN: Mr. Alan Klatsky

J.R. Development Corp.
8805 Columbia 100 Parkway
Suite 100
Columbia, MD 21045
ATTN: Mr. Richard Azrael

OWNER/DEVELOPER
PRESTIGE DEVELOPMENT
[illegible]

OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

DIRECTOR OF PLANNING — DATE

DIRECTOR OF ZONING — DATE

PLAN TO ACCOMPANY SPHEE & INTENT REQUEST
VARIANCE PLAN

WINSTEN ESTATES
STONEGATE II @ PATAPSCO

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #1
SHEET 2 OF 2

ZONING MAP: DISTRICT #1
SCALE 1" = 50'
DATE: SEPT 30, 1996

PN 7240

STONEGATE II AT PATAPSCO

Partial Development Plan
Plan Date: 9/12/96
Zoning Comments: 9/19/96
Comments Typed: 9/20/96

1. Dimension all lot lines and all building envelope and between building setbacks.

2. Include the variance chart from the petitioner's exhibit #1 in case #94-41-A (for these 28 lots) on the FDP plan.

3. With case reference #95-316-A, include a bold printed note that "this case does not apply to these 28 lots".

4. The SWM area and the number of town units in a row at the SWM have changed. Document a spirit and intent approval for these changes in case #94-41-A.

Return these comments to Zoning Review with the revised plans.

JOHN L. LEWIS
Planner II, Zoning Review

JLL:scj

c: zoning case #94-41-A

D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244

(410) 944-ENGR • (410) 944-3647 • FAX (410) 944-3684

October 9, 1996

Baltimore County Maryland Office
of Zoning Administration and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Arnold Jablon, Esquire

RE: Stonegate II at Patapsco
(formerly known as Winsten Estates
and Stonegate at Patapsco)
"Spirit and Intent" Request
Zoning Case 94-41-A

Dear Mr. Jablon:

This letter is a request for your concurrence that the enclosed "red-lined" plan meets the "Spirit and Intent" of the approval of the Site Plan presented in Zoning Case 94-41-A.

The "red-lined" plans propose to combine two neighboring projects, Stonegate at Patapsco and Winsten Estates into one (see overall tract detail). The density generated by combining the two projects allowed for 28 additional townhouses which will be located along the extension of Maury Road. The stormwater management facility will be relocated to the terminus of Maury Road.

The additional units will utilize the variances granted in the referenced case. There are no proposed changes to the variance requests other than adding the lot numbers to the corresponding variance. No new variances are requested or required.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

D.S. THALER & ASSOCIATES, INC.

Stacey A. McArthur

Stacey A. McArthur, R.L.A.

SAM/gfl/D#25/Jablon/09

cc: Alan Klatsky
Alan E. Scoll, R.L.A.
David S. Thaler, P.E., L.S.

Enclosure

D.S. THALER & ASSOCIATES, INC.
7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244
(410) 944-ENGR • (410) 944-3647 • FAX (410) 944-3684

October 9, 1996

Baltimore County Maryland Office
of Zoning Administration and
Development Management
111 West Chesapeake Avenue
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Very truly yours,

D.S. THALER & ASSOCIATES, INC.

Stacey A. McArthur

Stacey A. McArthur, R.L.A.

October 21, 1996

1st Election District

Dear Ms. McArthur:

Please be advised that the zoning office may approve revisions to existing lots that have received the benefits of a zoning variance; however, this office cannot include and approve new lots or land area within an existing variance. The additional lots msut receive relief via a new zoning variance.

Very truly yours,

Mitchell J. Kellman
Planner II, Zoning Review

MJK:scj

Speed Letter

Use this form to send a quick reply. Write your message on the back, fold and staple. If you need more space, use a letter. Thank you for your interest.

96-5484
10/11/96
CS
JO WCR
To: MJK
10/15/96 WCR
CASHIER 10/16

D. S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244
(410) 944-ENGR • (410) 944-3647 • FAX: (410) 944-3684

Date 10/09/96

To: Baltimore County, MD
111 W. Chesapeake Ave.
Towson, Maryland 21204

Re: Stonegate II At Patapsco
Spirit and Intent Request

Attention Arnold Jablon, Esquire

Gentlemen:

☒ We are submitting ☒ Herewith ☐ Under Separate Cover
☐ We are forwarding
☐ We are returning
☐ We request

No.	Description
1	Set of Red Line Plans
1	Processing Fee $40.00

RECEIVED
OCT 11 1996
BALTIMORE COUNTY
ZADM/DM

Remarks:

☐ In accordance with your request
☐ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

☐ For your use
☐ Please call when ready
☐ Please return to this office
☒ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office

Sincerely yours,

Stacey A. McArthur, R.L.A.

CC: file
Enclosure ☒

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

No. 026013

DATE 10/16/96 ACCOUNT R-001-6150

AMOUNT $ 40.00 (MSK)

RECEIVED FROM: D.S. Thaler & Associates, Inc.

FOR: ZONING VERIFICATION
STONEGATE II AT PATAPSCO

D3A91#0094MICHRC $40.00
~~BA C011:52AM10-16-96~~

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

RYE

ZONING HISTORY:

DRC #05286J,Dist.1C1 (5-28-96):The plan meets the requirements of a refinement under Section 26-211. CRG Refinement to merge Winsten Estates and Stonegate @ Patapsco into one CRG (utilizing existing density to add 28 townhouses).

CASE # 87-493-SPH (Winsten Estates)

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of June, 1987, that density may be transferred across I-70 for the proposed Winsten Estates subdivision and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

Zoning Commissioner of Baltimore County

COUNTY BOARD OF APPEALS CASE # 87-493-SPH (Winsten Estates)

O P I N I O N

This matter comes before the Board on appeal from the decision and order of the Zoning Commissioner of Baltimore County dated June 25, 1987 wherein a special hearing was granted, approving the Appellees' request to transfer density across I-70 and include it in the density calculations for a larger tract of land known as "Winsten Estates" subdivision.

An amended site plan was submitted to the Board which has been marked as Joint Exhibit No. 1, and People's Counsel, the Appellant, placed on the record that they had no opposition in consideration of the new plat and the fact that upon approval it would be recorded in the Land Records Office of Baltimore County.

People's Counsel, however, indicated they did not believe they had the power to stipulate to a change in zoning matters and that only this Board had such power. In view of the lack of opposition, however, on the part of the Appellant and in consideration of the amended site plan, this Board will affirm the decision of the Zoning Commissioner dated June 25, 1987.

O R D E R

It is therefore this 19th day of November, 1987 by the County Board of Appeals ORDERED that the Order of the Zoning Commissioner of Baltimore County dated June 25, 1987 be and is hereby AFFIRMED subject to the following conditions:

1. The Appellees shall record among the Land Records of Baltimore County the amended plat submitted in open hearing as Joint Exhibit No. 1.
2. The Appellees and/or their assigns shall maintain the 2.89-acre parcel located on the south side of I-70.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Thomas J. Bollinger, Acting Chairman

Harry E. Buchheister, Jr.

Lawrence E. Schmidt

CASE # 94-41-A (Winsten Estates)

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of September, 1993 that a variance for window to tract boundary setback of 30 ft. in lieu of the 35 ft. as required by Section 1B01.2.C.2.a of the B.C.Z.R. and the previous Section V.B.5.a of the C.M.D.P. for lots 47 through 78 and lots 113 through 133 and Section 301.1 of the B.C.Z.R. to allow open projections of 22.5 ft. in lieu of 26.25 ft., be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a variance for side building face to a side building face setback of 25 ft. in lieu of the 40 ft. window to window setback as required by Section 1B01.2.C.2.b of the B.C.Z.R. and previous Section V.B.6.c of the C.M.D.P. between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance for window to lot line setback of 12.5 ft. in lieu of the 15 ft. as required by Section 1B01.2.C.2.b of the B.C.Z.R. and the previous Section V.B.6.b of the C.M.D.P. for lots 54, 55, 67, 68, 74, 75, 82, 83, 88, 89, 101, 102, 112, 113, 119, 120, 127 and 128, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a variance for height to height setback of 25 ft. in lieu of 40 ft. for facing elevation heights of 30 ft. as required by Section 1B01.2.C.1 and the previous Section V.B.3.b of the C.M.D.P. between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, 127 and 128, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance for a window to right of way setback as described below in lieu of 25 ft. as required by Section 1B01.2.C.2.b of the B.C.Z.R. and the previous Section V.B.6.a of the C.M.D.P. for 24 ft. 4 inches for lots 1, 40, 22 and 23; 16 ft. 4 inches for lot 60; 14 ft. 4 inches for lot 97 and 11 ft. for lot 61, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Case #95-316A (Stonegate @ Patapsco, Section I & II)

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of April, 1995 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Section 301 of the B.C.Z.R. to permit up to eight (8) townhouses in an attached group in lieu of the permitted six (6); from Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3 of the C.M.D.P. to permit a minimum separation between townhouse groups of 20 feet in lieu of the required minimum of up to 40 feet; from Section 1B01.2.C.2.b and V.B.6.c of the C.M.D.P. to permit a window to window separation between townhouse groups of 20 feet in lieu of the required 40 feet; from Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3 of the C.M.D.P. to permit a minimum distance between proposed townhouse groups and existing condominium buildings of 30 feet in lieu of the required 40 feet; from Section 1B01.2.C.2.b of the B.C.Z.R. and V.B.6.c of the C.M.D.P. to permit a window to window separation between townhouse groups and existing condominiums of 30 feet in lieu of the required 40 feet; from Section V.B.6.a of the C.M.D.P. to allow a window to side street right-of-way setback of 15 feet in lieu of the required 25 feet; from Section 1B01.2.C.2.b of the B.C.Z.R. and Section V.B.6.b of the C.M.D.P. to permit a window to side property line setback of 10 feet in lieu of the required 15 feet; from Sections 301.1 and 1B01.2.C.2.a of the B.C.Z.R. to permit an open projection (deck) setback of 11 feet in lieu of the required 21.25 feet required where a window to tract boundary setback is applicable; from Section 301.1 of the B.C.Z.R. and Section V.B.6.b of the C.M.D.P. to permit an open projection (deck) setback of 3 feet in lieu of the required 11.25 feet required where a window to property line setback is applicable; from Section V.B.7 of the C.M.D.P. to permit private yard space of 400 sq.ft. in lieu of the required 500 sq.ft.; and from Section V.B.6.d of the C.M.D.P to permit a front window to travel way centerline setback of 50 feet in lieu of the required 53 feet where perpendicular parking is provided, and 40 feet in lieu of the required 50 feet where perpendicular parking is not provided, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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 relief granted herein shall be rescinded.

2) Compliance with the Zoning Plans Advisory Committee comments submitted by the various Baltimore County reviewing agencies and made a part of the case file.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

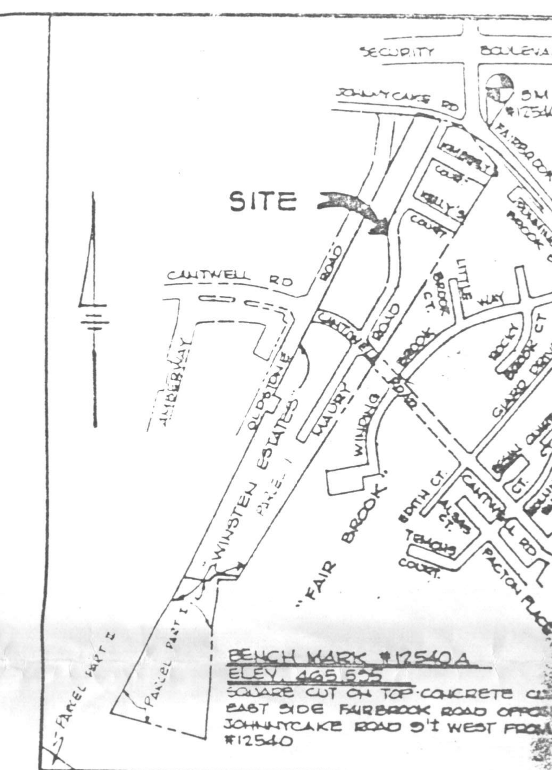
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

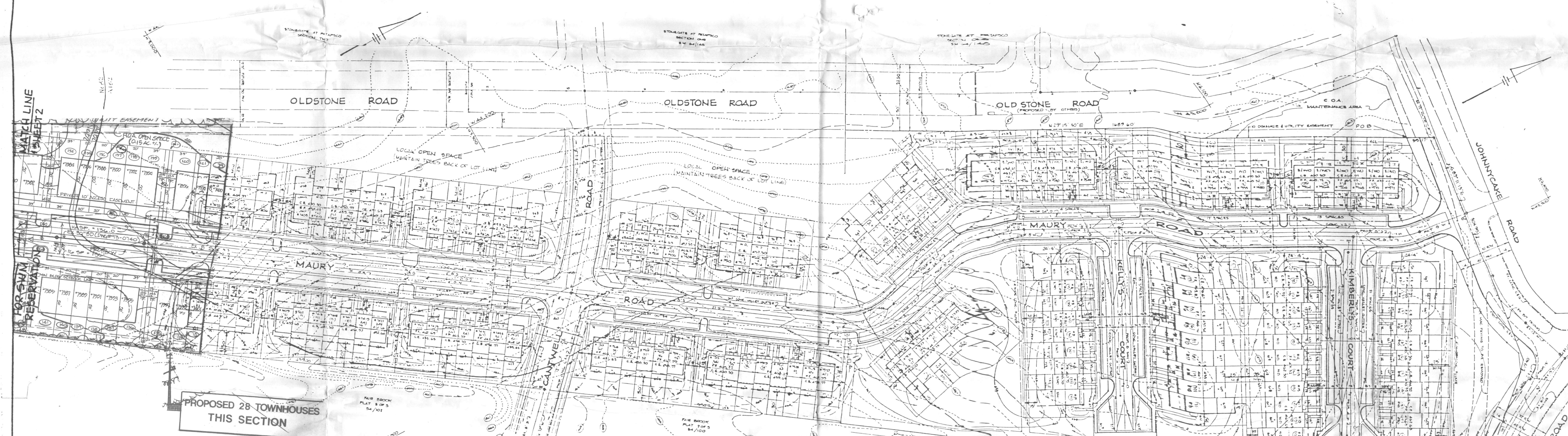
SPIRIT & INTENT APPROVED JULY 1995
THIS CASE DOES NOT APPLY TO THESE 28 LOTS

PER FIRST AMENDED FINAL DEVELOPMENT PLAN	PARCEL 1	PARCEL PART NO. 1 (PER 1ST. AMENDED FDP "WINSTEN ESTATES")	PARCEL PART NO. 2 (PER 1ST. AMENDED FDP "WINSTEN ESTATES")	TOTAL
DENSITY ALLOWED	DR-10.5 @ 18.03 Ac.± = 189.3 D.U.	DR-10.5 @ 5.34 Ac.± = 56.1 D.U.	DR-2 @ 2.87 Ac.± = 5.7 D.U.	DR-10.5 @ 23.37 Ac.± = 245.4 D.U. DR-2 @ 2.87 Ac.± = 5.7 D.U. TOTAL @ 26.24 Ac.± = 251 D.U.
DENSITY PROPOSED ORIGINAL/THIS PLAN	133 D.U. / 161 D.U.	117 D.U.	1 D.U.	279 D.U.
DENSITY REMAINING	+28.3 D.U.	-60.9 D.U.	+4.7 D.U.	-27.9 D.U.
PARKING REQUIRED ORIGINAL/THIS PLAN	233 SPACES / 282 SPACES	N/A*	N/A*	282 SP + PARCELS 1 & 2
PARKING PROPOSED ORIGINAL/THIS PLAN	291 SPACES / 362 SPACES	N/A*	N/A*	362 SP + PARCELS 1 & 2
OPEN SPACE REQUIRED ORIGINAL/THIS PLAN	2.00 AC. / 2.40 Ac.	N/A*	N/A*	2.40 AC + PARCELS 1 & 2
OPEN SPACE PROPOSED ORIGINAL/THIS PLAN	5.8 Ac. / 4.3 Ac.	N/A*	N/A*	4.3 AC + PARCELS 1 & 2

* SEE SITE DATA FROM ORIGINAL F.D.P. - THIS PLAN PROPOSES NO CHANGE WITHIN THESE SECTIONS. INFORMATION ADDED FOR DENSITY BACKGROUND ONLY.

TOTAL STONEGATE II AT PATAPSCO
DENSITY ALLOWED: 761.44 D.U.
DENSITY PROPOSED: 704 D.U.
DENSITY REMAINING: 57 D.U.





LOT NUMBER	VARIANCE 1	VARIANCES 2,3 & 4	VARIANCE 5	REMARKS
1			XXXX	24'-4" SETBACK
40			XXXX	24'-4" SETBACK
22			XXXX	24'-4" SETBACK
23			XXXX	24'-4" SETBACK
47	XXXX			
48	XXXX			
49	XXXX			
50	XXXX			
51	XXXX			
52	XXXX			
53	XXXX			
54	XXXX			
55	XXXX			
56	XXXX			
57	XXXX			
58	XXXX			
59	XXXX			
60	XXXX		XXXX	16'-4" SETBACK
61	XXXX		XXXX	11'-0" SETBACK
62	XXXX			
63	XXXX			
64	XXXX			
65	XXXX			
66	XXXX			
67	XXXX			
68	XXXX			
69	XXXX			
70	XXXX			
71	XXXX			
72	XXXX			
73	XXXX			
74	XXXX	XXXX		
75	XXXX	XXXX		
76	XXXX			
134	XX	XX		
135	XX			
136	XX			
137	XX			
142	XX			
143	XX			
144	XX			
145	XX			
146	XX			
147	XX	XX		
148				
77	XXXX			
78	XXXX			
82		XXXX		
83		XXXX		
88		XXXX		
89		XXXX		
97			XXXX	14'-4" SETBACK
101		XXXX		
102		XXXX		
112		XXXX		
113	XXXX	XXXX		
114	XXXX			
115	XXXX			
116	XXXX			
117	XXXX			
118	XXXX			
119	XXXX	XXXX		
120	XXXX	XXXX		
121	XXXX			
122	XXXX			
123	XXXX			
124	XXXX			
125	XXXX			
126	XXXX			
127	XXXX	XXXX		
128	XXXX	XXXX		
129	XXXX			
130	XXXX			
131	XXXX			
132	XXXX			
133	XXXX			
153		XX		
154		XX		
159		XX		
160		XX		

Variances requested:

1. Window to Tract Boundary Setback of 30 feet in lieu of the 35 feet as required by the Baltimore County Zoning Regulations (BCZR) Section 1B01.2.C.2.a and the previous Comprehensive Design Manual of Development Policies (CMPD) Section V.B.5.a for lots 47 through 78 and lots 113 through 133 and BCZR 301.1 to allow open projections of 22.5 feet in lieu of 26.5 feet. 134-147

2. Side Building Face to a Side Building Face Setback of 25 feet in lieu of the 40 foot Window to Window Setback as required by the BCZR Section 1B01.2.C.2.b and the previous CMPD Section V.B.6.c between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128. 135 and 136, 141 and 142, 153 and 154, 159 and 160

4. Height to Height Setback of 25 feet in lieu of 40 feet for facing elevation heights of 30 feet as required by BCZR Section 1B01.2.C.1 and the previous CMPD Section V.B.3.b between lots 54 and 55, 67 and 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128. 135 and 136, 141 and 142, 153 and 154, 159 and 160

3. Window to Lot Line Setback of 12.5 feet in lieu of the 15 foot as required by the BCZR Section 1B01.2.C.2.b and the CMDP Section V.B.6.b for lots 54, 55, 67, 68, 74, 75, 82, 83, 89, 101, 102, 112, 113, 119, 120, 127 and 128. 141, 142, 147, 148, 153, 154, 159 and 160

5. Window to Right-of-Way Setback as described below in lieu of 25' as require by the BCZR Section 1B01.2.C.2.b and the previous CMDP Section V.B.6.a.

24'-4" for lots 1, 40, 22 & 23
16'-4" for lot 60
14'-4" for lot 97
11' for lot 61

RED LINE ~~PREPARED~~ BY:

D.S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS — SURVEYORS
LANDSCAPE ARCHITECTS — LAND PLANNERS
7115 AMBASSADOR ROAD BALTIMORE, MARYLAND 21244
(410) 944-ENGR (410) 944-3647 FAX (410) 944-3684

GWS
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER / DEVELOPER:
Prestige Development Corp.
8010 Derby Lane
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(410) 356-4700
ATTN: Mr. Alan Klatsky

J.R. Development Corp.
8805 Columbia 100 Parkway
Suite 100
Columbia, MD 21045
ATTN: Mr. Richard Azrael

OWNER/DEVELOPER
PRESTIGE DEVELOPMENT
8010 DERBY ROAD
OWINGS MILLS, MARYLAND 21117
TELEPHONE (410) 356-7400

94-41-A

#42

MICROFILMED

OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

DIRECTOR OF PLANNING — DATE

DIRECTOR OF ZADM — DATE

PLAN TO ACCOMPANY SPIRIT AND INTENT REQUEST
~~VARIANCE PLAN~~

~~WINSTEN ESTATES~~
STONEGATE II @ PATAPSCO

BALTIMORE COUNTY, MARYLAND — COUNCILMANIC DISTRICT #1
ELECTION DISTRICT #1 — SCALE 1" = 50'
SHEET 1 OF 2 — ~~JULY 12, 1993~~ SEPT. 30, 1996

P.N. 7240

PARCEL #2

AREA ± 2.87 ACRES ±

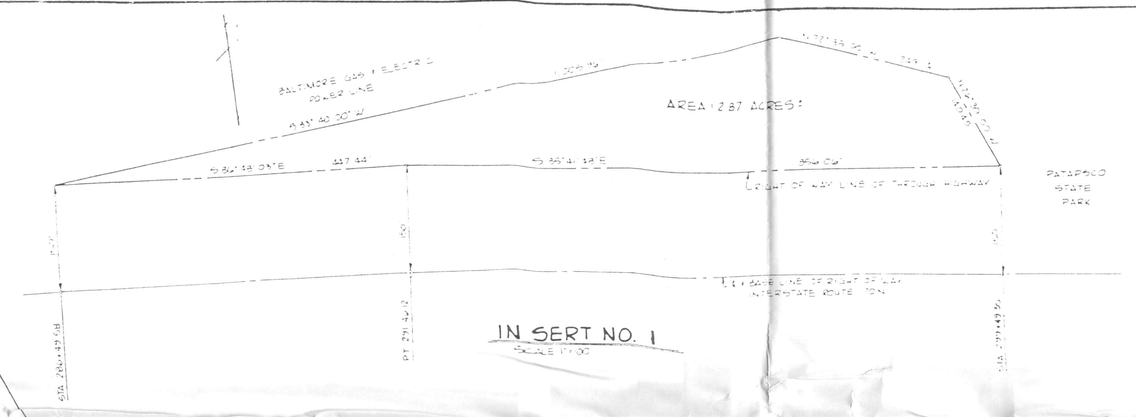
(SEE INSERT NO. 1)

DR 2

PARCEL FOR DENSITY TRANSFER

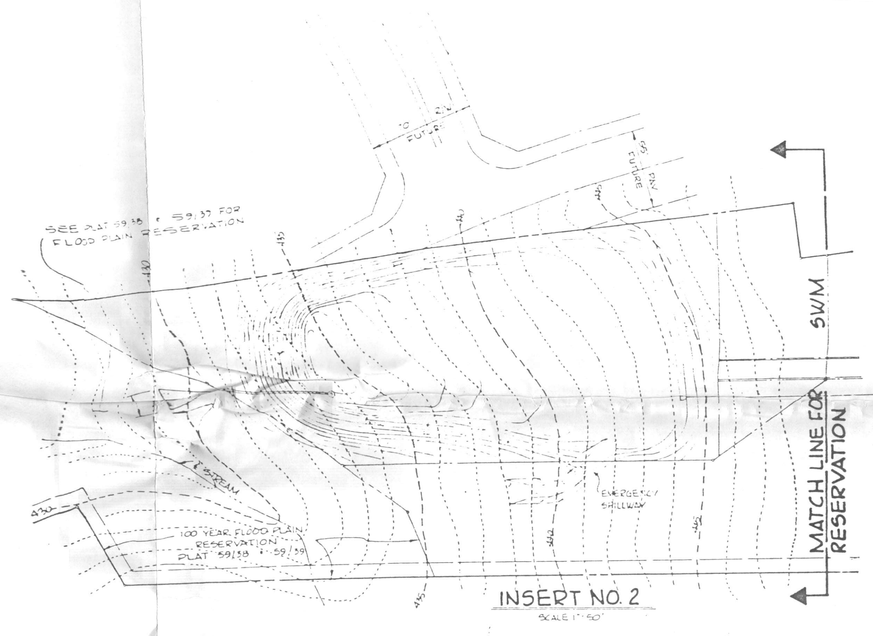
℄ INTERSTATE ROUTE I-70 N

(300 FOOT R/W)



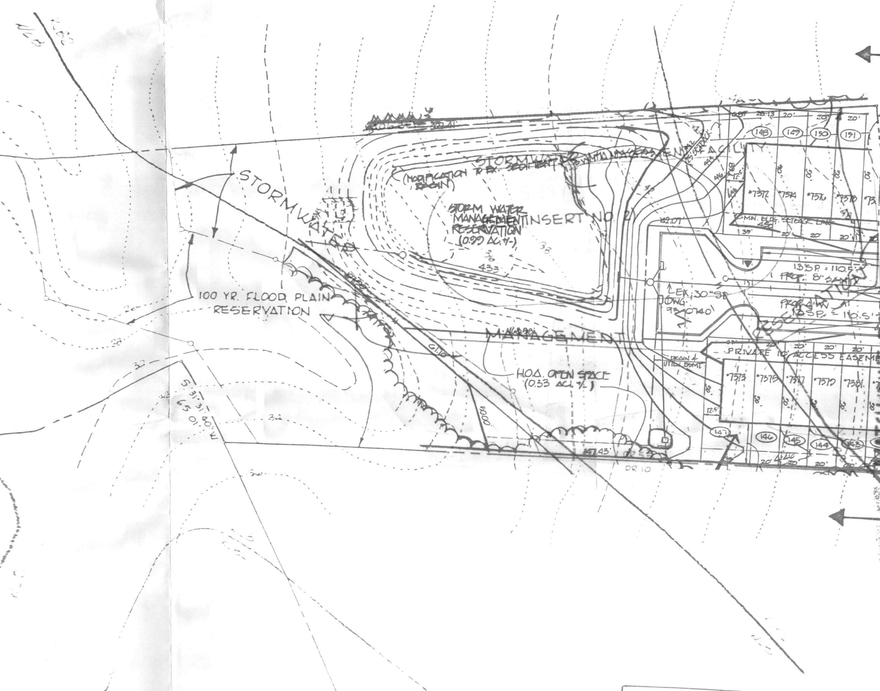
IN SERT NO. 1

SCALE 1" = 100'



INSERT NO. 2

SCALE 1" = 40'

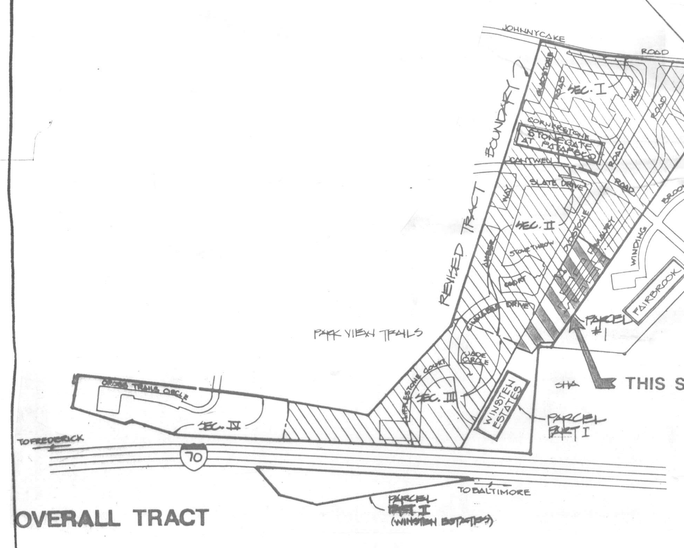


INSERT NO. 3

PARCEL #1

AREA ± 23.15 ACRES ±

THIS SIDE OF STREAM NOT TO BE DISTURBED AT THIS TIME



OVERALL TRACT

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

655 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

RED LINE PREPARED BY:

D.S. THALER & ASSOCIATES, INC.

CIVIL ENGINEERS — SURVEYORS
LANDSCAPE ARCHITECTS — LAND PLANNERS

7115 AMBASSADOR ROAD BALTIMORE, MARYLAND 21244
(410) 944-ENGR (410) 944-3647 FAX (410) 944-3684

OWNER / DEVELOPER:
Prestige Development Corp.
8010 Derby Lane
Owings Mills, MD 21117
(410) 356-4700
ATTN: Mr. Alan Klatsky

J.R. Development Corp.
8805 Columbia 100 Parkway
Suite 100
Columbia, MD 21045
ATTN: Mr. Richard Azrael

OWNER/DEVELOPER
PRESTIGE DEVELOPMENT
[illegible]

OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

DIRECTOR OF PLANNING — DATE

DIRECTOR OF ZONING — DATE

PLAN TO ACCOMPANY SPHEE & INTENT REQUEST
VARIANCE PLAN

WINSTEN ESTATES
STONEGATE II @ PATAPSCO

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #1
SHEET 2 OF 2

ZONING MAP: DISTRICT #1
SCALE 1" = 50'
DATE: SEPT 30, 1996

PN 7240

PDM TRANSMITTAL

DSK 9/19.

2 COPIES TO DEPRM.

(fka ZADM)

DATE: 9-18-96 **887-3335**

TO: / / DPR _____

/ / PDM _____

/ / SCD _____

✓ ZONING JOHN LOWIS

/ / DEPRM _____

FR: JEG (Please initial.)

Re: Project Name: ~~[illegible]~~ STONEGATE II AT PATAPSCO / / Project Not Managed

Project Manager: _____ PDM No. _____

Type of Plan: FDP (PARTIAL) / / Preliminary / / Final / / Signature

Team Leader: _____

Engineer: D.S. THALER Phone # _____

PHASE II ROUTING SLIP: (Manager required)

Scheduled submission date: (see Project Chart) _____

Scheduled completion date: (see Project Chart) _____

/ / Approved

/ / Approved with comments

/ / Returned for revision

✓ Disapproved *

* SEE ATTACHED COMMENTS + RETURN COPY OF SAME TO ZONING REVIEW WITH REVISED PLANS

ACTION TAKEN BY REVIEWER

9/19/96

Zoning Review — Agency

J. Lewis — Reviewer's Name

9/19/96 — Date

RETURN TO: PDM - Room 123 COUNTY OFFICE BUILDING

IN RE: PETITION FOR ZONING VARIANCE
Beg.cor. S/S Johnnycake and
Fairbrook Rds. E/S Oldstone Rd
Winsten Estates
1st Election District
1st Councilmanic District

Prestige Development, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-41-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for a number of residential townhouse lots contained within the residential subdivision under construction known as Parkview Crossing. This community, which was approved for developed under the name, Winstein Estates, is located not far from the Patapsco Valley State Park in southwestern Baltimore County. The Petition is filed by the property owner, namely, Prestige Development, Inc. However, relief is actually requested by the builder, Pulte Homes. Within the Petition for Zoning Variance, relief is requested from a number of sections from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Design Manual of Development Policies (C.M.D.P.). Specifically, the variances requested are as follows:

1. Window to tract boundary setback of 30 ft. in lieu of the 35 ft. as required by Section 1B01.2.C.2.a of the B.C.Z.R. and the previous Section V.B.5.a of the C.M.D.P. for lots 47 through 78 and lots 113 through 133 and Section 301.1 of the B.C.Z.R. to allow open projections of 22.5 ft. in lieu of 26.25 ft.

2. Side building face to a side building face setback of 25 ft. in lieu of the 40 ft. window to window setback as required by Section 1B01.2.C.2.b of the B.C.Z.R. and previous Section V.B.6.c of the C.M.D.P.

ORDER RECEIVED FOR FILING
Date 9/2/93
By

between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128.

3. Window to lot line setback of 12.5 ft. in lieu of the 15 ft. as required by Section 1B01.2.C.2.b of the B.C.Z.R. and the previous Section V.B.6.b of the C.M.D.P. for lots 54, 55, 67, 68, 74, 75, 82, 83, 88, 89, 101, 102, 112, 113, 119, 120, 127 and 128.

4. Height to height setback of 25 ft. in lieu of 40 ft. for facing elevation heights of 30 ft. as required by Section 1B01.2.C.1 and the previous Section V.B.3.b of the C.M.D.P. between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128.

5. Window to right of way setback as described below in lieu of 25 ft. as required by Section 1B01.2.C.2.b of the B.C.Z.R. and the previous Section V.B.6.a of the C.M.D.P. for 24 ft.4 inches for lots 1, 40, 22 and 23; 16 ft.4 inches for lot 60; 14 ft.4 inches for lot 97 and 11 ft. for lot 61.

Appearing at the public hearing held for this case was Jim Dean, representing Pulte Homes. Also appearing was Rick Chadsey, from G.W. Stephens & Associates, the engineer who prepared the site plan marked as Petitioner's Exhibit No. 1. The Petitioner was represented by Newton A. Williams, Esquire. There were no Protestants present.

Uncontradicted testimony and evidence presented was that the subject parcel is approximately 26.24 acres in area and is split zoned D.R.10.5 and D.R.2. The predominant zoning is D.R.10.5. The site is proposed for development as a townhouse community with 133 units. It is clear that this proposed use is entirely consistent with the uses in the surrounding locale. Specifically, there are other townhouse communities located adja-

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Date 9/2/93
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cent to the site (i.e., Fairbrook Community) as well as apartment and condominium buildings nearby. The development obtained C.R.G. approval in 1986. Actual development and construction has been slowed, however, by several changes in the identity of the developer. However, at this time, the property owner has contracted with Pulte Homes to handle the actual construction.

As shown both on the Petition and site plan, the specific lot variances are numerous and relate to a number of requirements contained both in the B.C.Z.R. and C.M.D.P. It is also significant to note that the C.M.D.P. has been comprehensively amended since C.R.G. approval was given to the project in 1986. However, in that the Petitioner is operating under a plan approved on that date, the prior C.M.D.P. regulations are controlling. It is particularly significant that if the existing regulations were applied, several of the variances would not be necessary and others would be reduced in scope.

It is further clear from the testimony and evidence presented that the project will be a well designed and attractive community. Pulte Homes enjoys an excellent reputation and this development will be similar to other townhouse communities built by Pulte Homes throughout Baltimore County. In order to achieve architectural continuity and meet the demands of the market, the requested variances are needed. Both Mr. Chadsey and Mr. Dean indicated that without the variances, the units would be unattractive and nearly unmarketable. For example, if the requested relief were denied, many of the units would not be able to feature side windows, decks and other amenities which are desired by prospective homeowners in the market place. It is clear, that if the variances are granted, Pulte can build a better product more suited to the needs of the house buying public.

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Date 9/2/93
By

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
>
> 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
>
> 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

Based upon the testimony and evidence presented, all of which is uncontradicted, I am persuaded that the granting of the variances will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good. Further, the Petitioner will suffer practical difficulty if the variances are denied. It has been established that special circumstances exist that are peculiar to this site and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the property due to these conditions. Lastly, the variances requested will not cause any injury to the public health, safety and general welfare. For all of these reasons, the variances will be granted.

Notwithstanding my approval of the variances, a comment is appropriate as to the Zoning Plans Advisory Committee (ZAC) comment from the Department of Public Works. That comment suggests that, if the variances

ORDER RECEIVED FOR FILING
Date 9/2/93
By

are granted, more than minimum planting requirements of the Landscape Manual should be required. The Project Engineer indicated that a landscape plan was approved for this project after the C.R.G. approval in 1986. Further, the site plan shows significant landscaping and retention of existing buffering. For these reasons, I shall not incorporate the requirement requested by the Department of Public Works.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of September, 1993 that a variance for window to tract boundary setback of 30 ft. in lieu of the 35 ft. as required by Section 1B01.2.C.2.a of the B.C.Z.R. and the previous Section V.B.5.a of the C.M.D.P. for lots 47 through 78 and lots 113 through 133 and Section 301.1 of the B.C.Z.R. to allow open projections of 22.5 ft. in lieu of 26.25 ft., be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a variance for side building face to a side building face setback of 25 ft. in lieu of the 40 ft. window to window setback as required by Section 1B01.2.C.2.b of the B.C.Z.R. and previous Section V.B.6.c of the C.M.D.P. between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance for window to lot line setback of 12.5 ft. in lieu of the 15 ft. as required by Section 1B01.2.C.2.b of the B.C.Z.R. and the previous Section V.B.6.b of the C.M.D.P. for lots 54, 55, 67, 68, 74, 75, 82, 83, 88, 89, 101, 102, 112, 113, 119, 120, 127 and 128, be and is hereby GRANTED; and

ORDER RECEIVED FOR FILING
Date 9/2/93
By

IT IS FURTHER ORDERED that a variance for height to height setback of 25 ft. in lieu of 40 ft. for facing elevation heights of 30 ft. as required by Section 1B01.2.C.1 and the previous Section V.B.3.b of the C.M.D.P. between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128, be and is hereby GRANTED: and,

IT IS FURTHER ORDERED that a variance for a window to right of way setback as described below in lieu of 25 ft. as required by Section 1B01.2.C.2.b of the B.C.Z.R. and the previous Section V.B.6.a of the C.M.D.P. for 24 ft. 4 inches for lots 1, 40, 22 and 23; 16 ft. 4 inches for lot 60; 14 ft. 4 inches for lot 97 and 11 ft. for lot 61, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING
Date 9/2/93
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 2, 1993

Newton A. Williams, Esquire
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-41-A
Petition for Zoning Variance
Prestige Development, Inc.
Petitioner

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance 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,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.
cc: Mr. Jim Dean, Pulte Homes, 1501 S. Edgewood St., 21227
c: Mr. Rick Chadsey, G.W. Stephens & Assoc. 658 Kenilworth Dr. Suite 100, Towson, Md. 21204

Printed on Recycled Paper

#42

Petition for Variance

94-41-A

to the Zoning Commissioner of Baltimore County

for the property located at Johnnycake and Fairbrook Roads

which is presently zoned DR 10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
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 Variance from Section(s)

See Attached

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

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zipcode

Attorney for Petitioner
Newton A. Williams
(Type or Print Name)
Newton A. Williams
Signature
210 West Pennsylvania Ave. 823-7800
Address Phone No
Towson Maryland 21204
City State Zipcode

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

Legal Owner(s)
Prestige Development, Inc.
(Type or Print Name)
Signature ALAN KLATSKY, PRES.
(Type or Print Name)
Signature
8010 Derby Lane 356-4700
Address Phone No
Owings Mills Maryland 21117
City State Zipcode
Name, address and phone number of representative to be contacted
Rick Chadsey
Name
658 Kenilworth Drive 825-8120
Address Towson, MD 21204 Phone No

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING 1 hr
unavailable for Hearing
the following dates Next Two Months
ALL OTHER
REVIEWED BY: DWK DATE 7/28/93

94-41-A

Variances requested:

1. Window to Tract Boundary Setback of 30 feet in lieu of the 35 feet as required by the Baltimore County Zoning Regulations (BCZR) Section 1B01.2.C.2.a and the previous Comprehensive Design Manual of Development Policies (CMPD) Section V.B.5.a. for lots 47 through 78 and lots 113 through 133 and BCZR 301.1 to allow open projections of 22.5 feet in lieu of 26.25 feet.

2. Side Building Face to a Side Building Face Setback of 25 feet in lieu of the 40 foot Window to Window Setback as required by the BCZR Section 1B01.2.C.2.b and the previous CMPD Section V.B.6.c between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128.

4. Height to Height Setback of 25 feet in lieu of 40 feet for facing elevation heights of 30 feet as required by BCZR Section 1B01.2.C.1 and the previous CMPD Section V.B.3.b between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128.

3. Window to Lot Line Setback of 12.5 feet in lieu of the 15 foot as required by the BCZR Section 1B01.2.C.2.b and the CMDP Section V.B.6.b. for lots 54, 55, 67, 68, 74, 75, 82, 83, 88, 89, 101, 102, 112, 113, 119, 120, 127 and 128.

5. Window to Right-of-Way Setback as described below in lieu of 25' as require by the BCZR Section 1b01.2.C.2.b and the previous CMDP Section V.B.6.a.

24'-4" for lots 1, 40, 22 & 23.
16'-4" for lot 60
14'-4" for lot 97
11' for lot 61

For the following reasons.

This is an older project which was approved under the previous Zoning Regulations and CMDP. The builder community has been gearing their products toward the current Zoning Regulations and CMDP. These variances will only bring this project up to the current standards outlined by the new Regulations and Design Manual.

The end units, for which a variance of Window to Right-of-way Setback is requested, were originally planned by the previous developer to not have side windows on the side. End units without side windows have minimal market potential. The granting of these variances would allow the builder to construct a consistent product throughout the subdivision. This feature will also make for a more aesthetically pleasing architectual design for the benefit of the neighborhood and the community. The granting of these variances will be in harmony with the BCZR and the CMDP. Otherwise, it would be an unreasonable hardship for the builder to not be able to market the product at a fair market value, while other newer subdivisions will be allowed to proceed under the latest Regulations.

94-41-A

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to accompany Variance July 23, 1993
Petition, WINSTEN ESTATES.

Beginning for the same on the south side of Johnnycake Road, 70.00 feet wide, at the point designated 901 having Baltimore County Metropolitan District coordinate values of North 6278.99 and West 43650.45 and shown on a Plat entitled "Plat 1 of 3 WINSTEN ESTATES" dated September 3, 1986, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 59 folio 37, said point of beginning being located South 82 degrees 51 minutes 46 seconds West 347.02 feet from the centerline intersection of said Johnnycake Road, 70.00 feet wide and Fairbrook Road, 70.00 feet wide, running thence leaving said point of beginning, binding on the south side of said Johnnycake Road, shown on said Plat, the three following courses:

1) South 83 degrees 11 minutes 13 seconds East 202.20 feet to point 918 on said Plat,
2) northeasterly by a curve to the left having a radius of 195.11 feet for a distance of 91.10 feet, said curve being subtended by a chord bearing North 83 degrees 26 minutes 10.5 seconds East 90.28 feet to point 917 on said Plat and
3) North 70 degrees 03 minutes 34 seconds East 20.20 feet to point 916 on said Plat, running thence binding on the cutoff leading to the western side of said Fairbrook Road, shown on said Plat,
4) South 67 degrees 20 minutes 48 seconds East 23.55 feet to point 521 on said Plat, running thence binding on the western side of said Fairbrook Road, shown on said Plat, the two following courses:
5) southeasterly by a curve to the left having a radius of 512.47 feet for a distance of 134.02 feet, said curve being subtended by a chord bearing South 33 degrees 08 minutes 14.5 seconds East 133.64 feet to point 924 on said Plat and
6) South 40 degrees 37 minutes 45 seconds East 38.85 feet to point 823 on said Plat, running thence binding on the southeastern boundary of said Plat, also shown on Plat 2 of 3 recorded in Plat Book S.M. 59 folio 38 and shown on Plat 3 of 3 recorded in Plat Book S.M. 59 folio 39, in all, the three following courses:
7) South 35 degrees 17 minutes 16 seconds West 2266.38 feet to point 819 on said Plat 3 of 3,
8) North 82 degrees 02 minutes 52 seconds West 60.99 feet to point 841 on said Plat 3 of 3 and
9) South 07 degrees 32 minutes 30 seconds West 727.93 feet to point 606 on said Plat, running thence binding on the north Right of Way Line of through highway of I-70 shown on said Plat 3 of 3,
10) northwesterly by a curve to the right having a radius of 11309.16 feet for a distance of 483.24 feet, said curve being subtended by a chord bearing North 88 degrees 53 minutes 15.5 seconds West 483.20 feet to point 607 on said Plat 3 of 3,

#42

94-41-A

Description to accompany Variance July 23, 1993
Petition, WINSTEN ESTATES. Page -2-

running thence binding on the northwestern boundary of said Plats, the five following courses:

11) North 29 degrees 15 minutes 30 seconds East 1406.81 feet to point 305 on said Plat 2 of 3,
12) South 60 degrees 44 minutes 30 seconds East 39.60 feet to point 304 on said Plat 2 of 3,
13) North 29 degrees 15 minutes 30 seconds East 46.20 feet to point 303 on said Plat 2 of 3,
14) North 60 degrees 44 minutes 30 seconds West 39.60 feet to point 302 on said Plat 2 of 3 and
15) North 29 degrees 15 minutes 30 seconds East 1654.43 feet to said point of beginning.

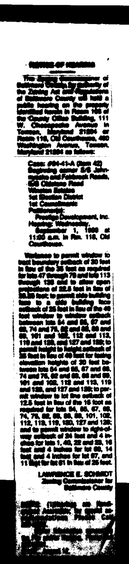
Containing 22.9914 acres of land more or less.

(NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS)

STATE OF MARYLAND
RICHARD R. CHADWICK
No. 14250
REGISTERED
PROFESSIONAL ENGINEER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 94-41-A
Towson, Maryland

District: 1st Date of Posting: 8/13/93
Posted for: Variance
Petitioner: Prestige Development, Inc.
Location of property: S/Johnnycake Rd., E/S Oldstone Rd.
Location of Signs: Posted at end of Cantwell Rd. on property line.
Remarks: No signs on roads complete in development.
Posted by: [signature] Date of return: 8/20/93
Number of Signs: 1



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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-41-A (Item 42)
Begining corner S/S Johnnycake and Fairbrook Roads, E/S Oldstone Road
Winsten Estates
1st Election District
1st Councilmanic
Petitioner(s): Prestige Development, Inc.
Hearing: Wednesday, September 1, 1993 at 11:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit window to tract boundary setback of 30 feet in lieu of the 35 feet as required for lots 47 through 78 and lots 113 through 133 and to allow open projections of 22.5 feet in lieu of 26.25 feet; to permit side building face to a side building face setback of 25 feet in lieu of the 40 foot window to window setback between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128; to permit height to height setback of 25 feet in lieu of 40 feet for facing elevation heights of 30 feet between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128; to permit window to lot line setback of 12.5 feet in lieu of the 15 foot as required for lots 54, 55, 67, 68, 74, 75, 82, 83, 88, 89, 101, 102, 112, 113, 119, 120, 127 and 128; and to permit window to right-of-way setback of 24 feet and 4 inches for lots 1, 40, 22 and 23, 16 feet and 4 inches for lot 60, 14 feet and 4 inches for lot 97, and 11 feet for lot 61 in lieu of 25 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

Publication: an Jeffersonian
Publication: August 12, 1993
Cost: $ [illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug 12, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 12, 1993.

THE JEFFERSONIAN,

A. Henrickson
LEGAL AD. - TOWSON

94-41-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 130287

DATE 7/26/93 ACCOUNT 01-615
AMOUNT $ 685.00
RECEIVED
FROM:
FOR:
TOTAL: $685.00
VALIDATION OR SIGNATURE OF CASHIER
DISTRIBUTION: WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

AUGUST 5, 1993

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-41-A (Item 42)
Begining corner S/S Johnnycake and Fairbrook Roads, E/S Oldstone Road
Winsten Estates
1st Election District - 1st Councilmanic
Petitioner(s): Prestige Development, Inc.
HEARING: WEDNESDAY, SEPTEMBER 1, 1993 at 11:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit window to tract boundary setback of 30 feet in lieu of the 35 feet as required for lots 47 through 78 and lots 113 through 133 and to allow open projections of 22.5 feet in lieu of 26.25 feet; to permit side building face to a side building face setback of 25 feet in lieu of the 40 foot window to window setback between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128; to permit height to height setback of 25 feet in lieu of 40 feet for facing elevation heights of 30 feet between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128; to permit window to lot line setback of 12.5 feet in lieu of the 15 foot as required for lots 54, 55, 67, 68, 74, 75, 82, 83, 88, 89, 101, 102, 112, 113, 119, 120, 127 and 128; and to permit window to right-of-way setback of 24 feet and 4 inches for lots 1, 40, 22 and 23, 16 feet and 4 inches for lot 60, 14 feet and 4 inches for lot 97, and 11 feet for lot 61 in lieu of 25 feet.

Arnold Jablon
Director

cc: Prestige Development, Inc.
Rick Chadway
Newton A. Williams, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed on Recycled Paper

TO: MUTUCENT PUBLISHING COMPANY
August 15, 1993 Issue - Jeffersonian

Please foward billing to:

Prestige Development, Inc.
8010 Derby Lane
Owings Mills, Maryland 21117
410-356-4700

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-41-A (Item 42)
Begining corner S/S Johnnycake and Fairbrook Roads, E/S Oldstone Road
Winsten Estates
1st Election District - 1st Councilmanic
Petitioner(s): Prestige Development, Inc.
HEARING: WEDNESDAY, SEPTEMBER 1, 1993 at 11:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit window to tract boundary setback of 30 feet in lieu of the 35 feet as required for lots 47 through 78 and lots 113 through 133 and to allow open projections of 22.5 feet in lieu of 26.25 feet; to permit side building face to a side building face setback of 25 feet in lieu of the 40 foot window to window setback between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128; to permit height to height setback of 25 feet in lieu of 40 feet for facing elevation heights of 30 feet between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128; to permit window to lot line setback of 12.5 feet in lieu of the 15 foot as required for lots 54, 55, 67, 68, 74, 75, 82, 83, 88, 89, 101, 102, 112, 113, 119, 120, 127 and 128; and to permit window to right-of-way setback of 24 feet and 4 inches for lots 1, 40, 22 and 23, 16 feet and 4 inches for lot 60, 14 feet and 4 inches for lot 97, and 11 feet for lot 61 in lieu of 25 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

August 23, 1993

Newton A. Williams, Esquire
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-41-A, Item No. 42
Petitioner: Prestige Development, Inc.
Petition for Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 July 28, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 16, 1993
Zoning Administration and Development Management

FROM: Robert W. Bowling, Senior Engineer
Development Plan Review Section

RE: Zoning Advisory Committee Meeting
For August 16, 1993
Item No. 40

The Development Plan Review Section has reviewed the subject zoning item. We recommend that if variances are granted, more than the minimum planting quantities of the Landscape Manual may be required in order to mitigate the effect of the variances and ensure that the development is compatible with its surroundings.

RWB:sl

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-540

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 142 (MJK)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 13, 1993
Zoning Administration and
Development Management

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 42 and 52.

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 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Darryl L. Lerch

PK/JL:lw

ZAC.42/PZONE/ZAC1

8/11/93
8
6930-92
HEK

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Zoning Advisory Committee DATE: August 6, 1993

FROM: Captain Jerry Pfeifer

SUBJECT: August 16, 1993 Meeting

#40 No Comments

#41 No Comments

#42 No Comments

#43 No Comments

#44 Fence shall be equipped with gates that are a minimum of 32" in width, in order to allow egress from fenced area.

#45 Buildings shall comply with the 1991 Life Safety Code and shall be equipped with hard-wired smoke detectors.

#47 Townhouses for which the initial building permits were applied after July 1, 1992 are required by State law to be sprinklered.

A fire hydrant is required at Blackfoot Ct. and Pawnee Rd. and Blackfoot Ct. and Road A.

#48 No Comments

#49 It is recommended that the driveway be a minimum of 12'.

JP/dmc

RECEIVED
AUG 11 1993
ZADM

7/155-93

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
Beginning Corner S/S Johnnycake and Fairbrook Rds., E/S Oldstone Rd. (Winsten Estates), 1st Election District 1st Councilmanic District : OF BALTIMORE COUNTY
: Case No. 94-41-A
PRESTIGE DEVELOPMENT, INC., Petitioner

RECEIVED
ZONING COMMISSIONER

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 19th day of August, 1993, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, 210 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
AUG 20 1993
ZADM

#42

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 42

Petitioner: Prestige Development, Inc.

Location: S/S of Johnnycake Rd., E/S of Oldstone Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Prestige Development, Inc.

ADDRESS: 8010 Derby Lane
Owings Mills, MD 21117

PHONE NUMBER: 356-4700

AJ:ggs (Revised 04/09/93)

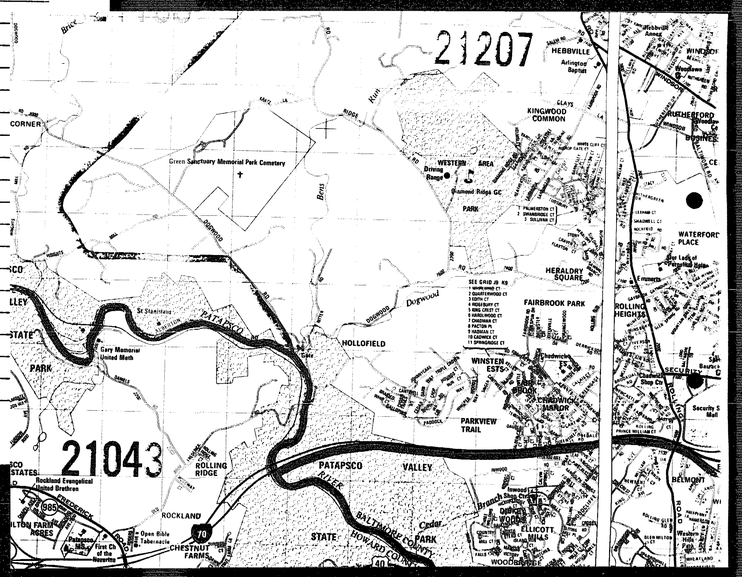
Printed on Recycled Paper

Prestige Partners 91-41-A

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Newton A. Williams	700 Court Towers, Towson, Md 21204
Jim Ryan	Pulte Homes, 1501 S. Edgewood St. 21227
Rick Chodorow	Stephens & Assoc., 651 Rendering Rd. Suite 100 Towson, Md. 21204

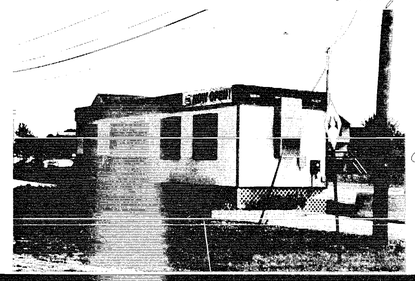
Printed with Soybean Ink on Recycled Paper



Winston Estates
94-41-A

A. Looking SE on Fairbrook from site

B. Looking SW at site from Fairbrook



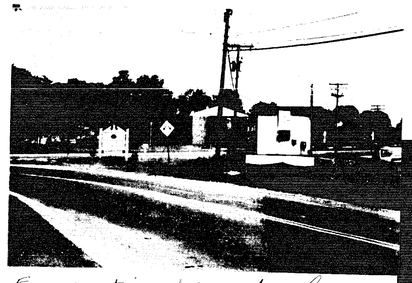
C. Office Trailer on site

Pet No 2

D. Apartments opposite site on N/S of Johnnycake, W/S Fairbrook

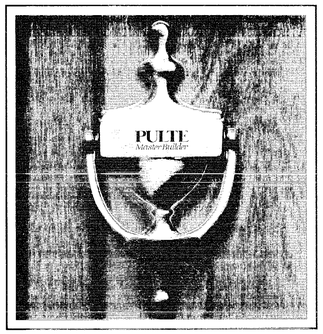
Pet No 2

E. Looking W on Johnnycake from front of site



F. Intersection of Johnnycake and Fairbrook Rds.

Pet 2

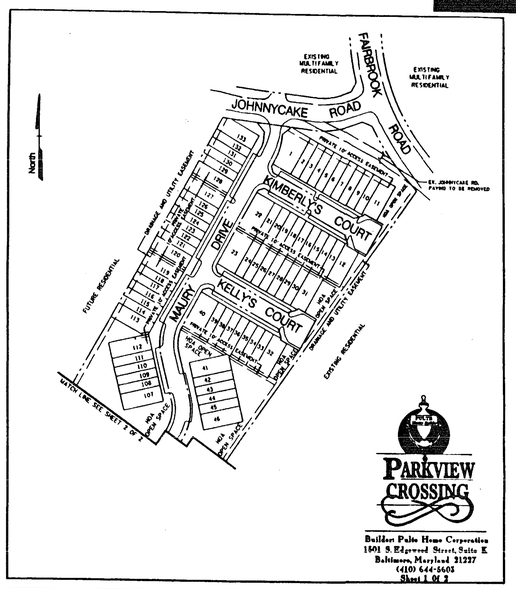


PETITIONER'S EXHIBIT No 3

Welcome to Pulte Homes. We know that selecting and purchasing your new home is one of the most important and exciting decisions you will ever make. At Pulte Homes, each and every home we build is designed to help make your decision easier. In fact, our attention to the needs and desires of discerning buyers is just one of the many reasons why over 100,000 home buyers, just like you, have selected Pulte as their builder. As a Pulte homeowner you can expect . . .

- Innovative designs that go beyond walls and ceilings to eliminate wasted space, enhance natural lighting and make a dramatic statement in every square foot of living area.
- Exterior designs which promote a warm community feeling and reinforce the quality appearance of the neighborhoods.
- Desirable neighborhoods with close proximity to community services and employment.
- The best home value available today and for years to come.

From coast to coast Pulte Home Corporation presents dramatic exteriors with attention to detail and design.



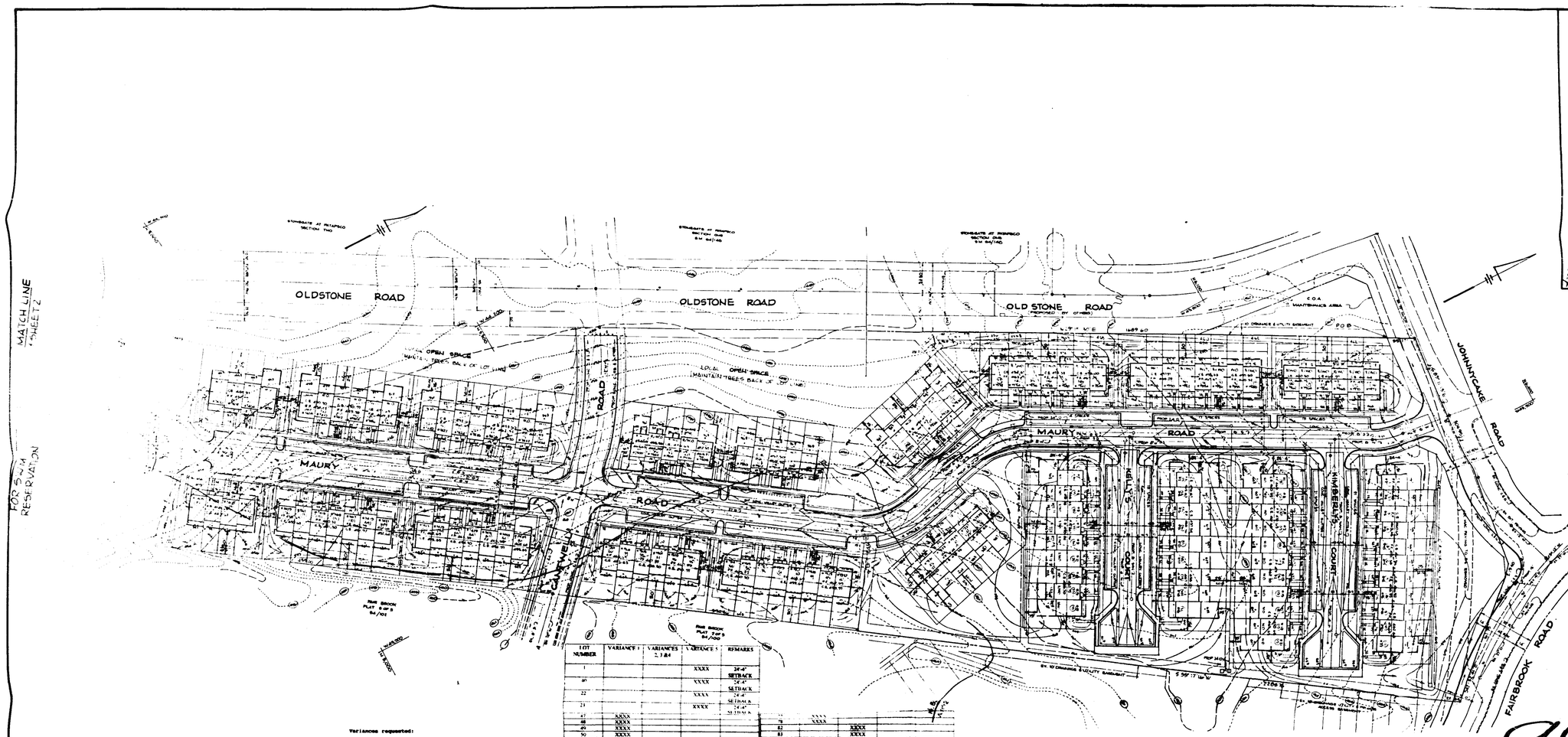
PARKVIEW CROSSING

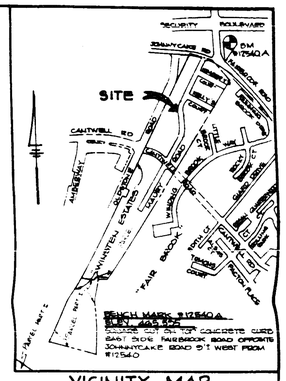
Builder: Pulte Home Corporation
1501 S. Edgewood Street, Suite K
Baltimore, Maryland 21227
(410) 644-5605
Sheet 1 Of 2

Note: This rendering has been designed to conceptually depict the overall development of the property and is believed to be accurate as of its date of presentation. When constructed, individual features of the site including but not limited to walks, landscaping, adjacent land uses, disturbed areas, location of storm water management and sediment control facilities and amenities may vary from this rendering.

Individual house siting and style of architecture of the individual homes may also change at the sole discretion of Pulte Home Corporation at any time prior to construction. This rendering is not intended to create any express or implied warranty that the improvements to be constructed will conform to the aforementioned features, house siting, or style of architecture shown.

Street lights, mailboxes, electrical transformers, telephone pedestals, and refuse collection areas will be installed in various locations within this project. Locations vary due to the existence of other improvements; therefore, they are not depicted here.





VICINITY MAP
SCALE 1" = 500'

GENERAL NOTES

1 EXISTING ZONING: PARCEL A (NEW): PARCEL B (OR)
2 TOTAL GROSS AREA: PARCEL A: 8.01 ACRES; PARCEL PART 2: 1.74 ACRES; PARCEL PART 3: 1.74 ACRES; PARCEL PART 4: 1.74 ACRES; AREA NET TOTAL: 14.24 ACRES
3 DENSITY UNITS ALLOWED: PARCEL A: 4.01 ACRES X 3.5 = 14 DWELLING UNITS; PARCEL PART 2: 1.74 ACRES X 3.5 = 6 DWELLING UNITS; PARCEL PART 3: 1.74 ACRES X 3.5 = 6 DWELLING UNITS; PARCEL PART 4: 1.74 ACRES X 3.5 = 6 DWELLING UNITS; TOTAL: 14.24 ACRES X 3.5 = 50 DWELLING UNITS
4 DENSITY UNITS PROPOSED: PARCEL A: 31 DWELLING UNITS; PARCEL PART 2: 6 DWELLING UNITS; PARCEL PART 3: 6 DWELLING UNITS; PARCEL PART 4: 6 DWELLING UNITS; TOTAL: 49 DWELLING UNITS
5 ALL UNITS TO BE SOLD
6 REVISED TO BE FOLLOWED BY BALTIMORE COUNTY
7 TOTAL NUMBER OF PARKING SPACES REQUIRED (PARCEL A ONLY): 2 X 31 = 62
8 TOTAL NUMBER OF PARKING SPACES PROPOSED (PARCEL A ONLY): 2 X 31 = 62
9 LENGTH OF STREET: 1,400 L.F.
10 WATERSHED: NORTH BRANCH OF WATERSHED
11 TOTAL GROSS OPEN SPACE REQUIRED (PARCEL A ONLY): 4.01 X .25 = 1.00 ACRE
12 TOTAL GROSS OPEN SPACE PROPOSED (PARCEL A ONLY): 1.00 ACRE
13 LANDSCAPING (PARCEL A ONLY): TREE UNIT = 1 TREE/UNIT; 31 X 1 = 31 TREES
14 BUILDING LOCATION IS SHOWN AS PROPOSED AND FOR GRADING PURPOSES ONLY
15 BUILDING ENVELOPES ARE AS SHOWN ON PLAN
16 ALL DRIVEWAYS AND PARKING AREAS TO BE PAVED WITH A PERMANENT SURFACE (BITUMINOUS CONCRETE)
17 ENTIRE SITE IS WOODED (HARDWOOD AND UNDERBRUSH) CLEAR FOR ROAD AND UNIT CONSTRUCTION
18 NO EXISTING OR CONSTRUCTION EQUIPMENT TO TRAVEL ON HISTORIC SOIL AREAS EXCEPT FOR UTILITIES AND ROADS
19 THE HOMEOWNERS ASSOCIATION WILL MAINTAIN LOCAL OPEN SPACE
20 ALL OPEN LANDS IN SOLD AND BELONGS TO THE DWELLING UNIT. A MINIMUM AREA OF 1000 SQ.FT. IS REQUIRED. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 15 (OPEN) AREAS SUCH AS PORCHES AND DECKS CANNOT BE CALCULATED IN THIS SPACE
20A IF DRAINAGE UTILITY AND WALKWAY EASEMENTS ARE FENCED AT LEAST FIVE FEET THEY REMAIN OPEN FOR PEDESTRIAN ACCESS
20B ALL FENCES ARE BUILT NEAR TO OR ON THE RESIDENCE PLAT ENTITLEMENT. IF THE DRAINAGE ON LOT WILL REQUIRE A ZONING VARIANCE OR ANY FENCE MORE THAN 4' HIGH OR MORE THAN 4' IN AND EXTENDS INTO THE REQUIRED REAR YARD SETBACK OPEN YARD SPACE WALKWAYS OR WALKWAYS OR WALKWAYS ARE PROHIBITED TO EXTEND INTO THE REQUIRED YARD SPACE IF THEY REMAIN OPEN (PERMANENT) SEE POLICY C.C.4 THE INTERIOR LOTS ON THIS PLAN CONTAIN ONLY 700 SQUARE FEET OF OPEN YARD SPACE
21 ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MUST COMPLY WITH SECTIONS 400 AND 301.0 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO VARIANCE AND APPLICABLE BUILDING PERMITS)
22 A LANDSCAPE PLAN WILL BE REVIEWED AND APPROVED BY THE OFFICE OF PLANNING AND ZONING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS
23 THERE ARE NO HOUSES WITHIN 300' OF THE SITE THAT WOULD CREATE A RESIDENTIAL TRANSITION AREA
24 A SPECIAL HEARING WAS HELD ON JUNE 22, 1987 TO TRANSFER THE ZONING PROPERTY FOR THE 1.87 ACRE PARCEL ACROSS I-695. THE CASE NO. IS 87-395-SPHA
25 THE PLAN APPROVED OCTOBER 18, 1988
26 IN R.C. 5 WAIVED CRG NO. 86-281

Variances requested:

1 Window to Front Boundary Setback of 30 feet in lieu of the 35 feet as required by the Baltimore County Zoning Regulations (BCZR) Section 1B01.2.C.2.a and the previous Comprehensive Design Manual of Development Policies (CMDP) Section V.B.5.a. for lots 47 through 78 and lots 113 through 131 and BCZR 301.0 TO ALLOW OPEN PROJECTIONS OF 25% EXCEPT ON SIDE OF THE LOT

2 Side Building Face to a Side Building Face Setback of 25 feet in lieu of the 40 feet Window to Window Setback as required by the BCZR Section 1B01.2.C.2.b and the previous CMDP Section V.B.6.c between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128

4 Height to Height Setback of 25 feet in lieu of 40 feet for fixing elevation heights of 30 feet as required by BCZR Section 1B01.2.C.1 and the previous CMDP Section V.B.3.b between lots 54 and 55, 67 and 68, 74 and 75, 82 and 83, 88 and 89, 101 and 102, 112 and 113, 119 and 120, and 127 and 128

3 Window to Lot Line Setback of 12.5 feet in lieu of the 15 feet as required by the BCZR Section 1B01.2.C.2.b and the CMDP Section V.B.6.b for lots 54, 55, 67, 68, 74, 75, 82, 83, 88, 89, 101, 102, 112, 113, 119, 120, 127 and 128

5 Window to Right-of-Way Setback as described below in lieu of 25' as require by the BCZR Section 1B01.2.C.2.b and the previous CMDP Section V.B.6.a

24 ± for lots 1, 40, 22 & 23
26 ± for lot 60
14 ± for lot 97
11 ± lot 61

LOT NUMBER	VARIANCE 1	VARIANCES 2, 3 & 4	VARIANCE 5	REMARKS
1			XXXX	24'-4" SETBACK
40			XXXX	24'-4" SETBACK
22			XXXX	24'-4" SETBACK
23			XXXX	24'-4" SETBACK
47	XXXX			
48	XXXX			
49	XXXX			
50	XXXX			
51	XXXX			
52	XXXX			
53	XXXX			
54	XXXX			
55	XXXX			
56	XXXX			
57	XXXX			
58	XXXX			
59	XXXX			
60	XXXX		XXXX	16'-4" SETBACK
61	XXXX		XXXX	11'-4" SETBACK
62	XXXX			
63	XXXX			
64	XXXX			
65	XXXX			
66	XXXX			
67	XXXX			
68	XXXX			
69	XXXX			
70	XXXX			
71	XXXX			
72	XXXX			
73	XXXX			
74	XXXX	XXXX		
75	XXXX	XXXX		
76	XXXX			
77	XXXX			
78	XXXX			
82		XXXX		
83		XXXX		
88		XXXX		
89		XXXX		
97			XXXX	14'-4" SETBACK
100		XXXX		
102		XXXX		
112		XXXX		
113	XXXX	XXXX		
114	XXXX			
116	XXXX			
117	XXXX			
118	XXXX			
119	XXXX	XXXX		
120	XXXX	XXXX		
121	XXXX			
122	XXXX			
123	XXXX			
124	XXXX			
125	XXXX			
126	XXXX			
127	XXXX	XXXX		
128	XXXX	XXXX		
129	XXXX			
130	XXXX			
131	XXXX			
132	XXXX			
133	XXXX			

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

PETITIONER'S EXHIBIT 1

94-41-A
#42

OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

DIRECTOR OF PLANNING — DATE

DIRECTOR OF ZADM — DATE

OWNER/DEVELOPER
PRESTIGE DEVELOPMENT
8010 DERBY ROAD
OWINGS MILLS, MARYLAND 21117
TELEPHONE (410) 356-7400

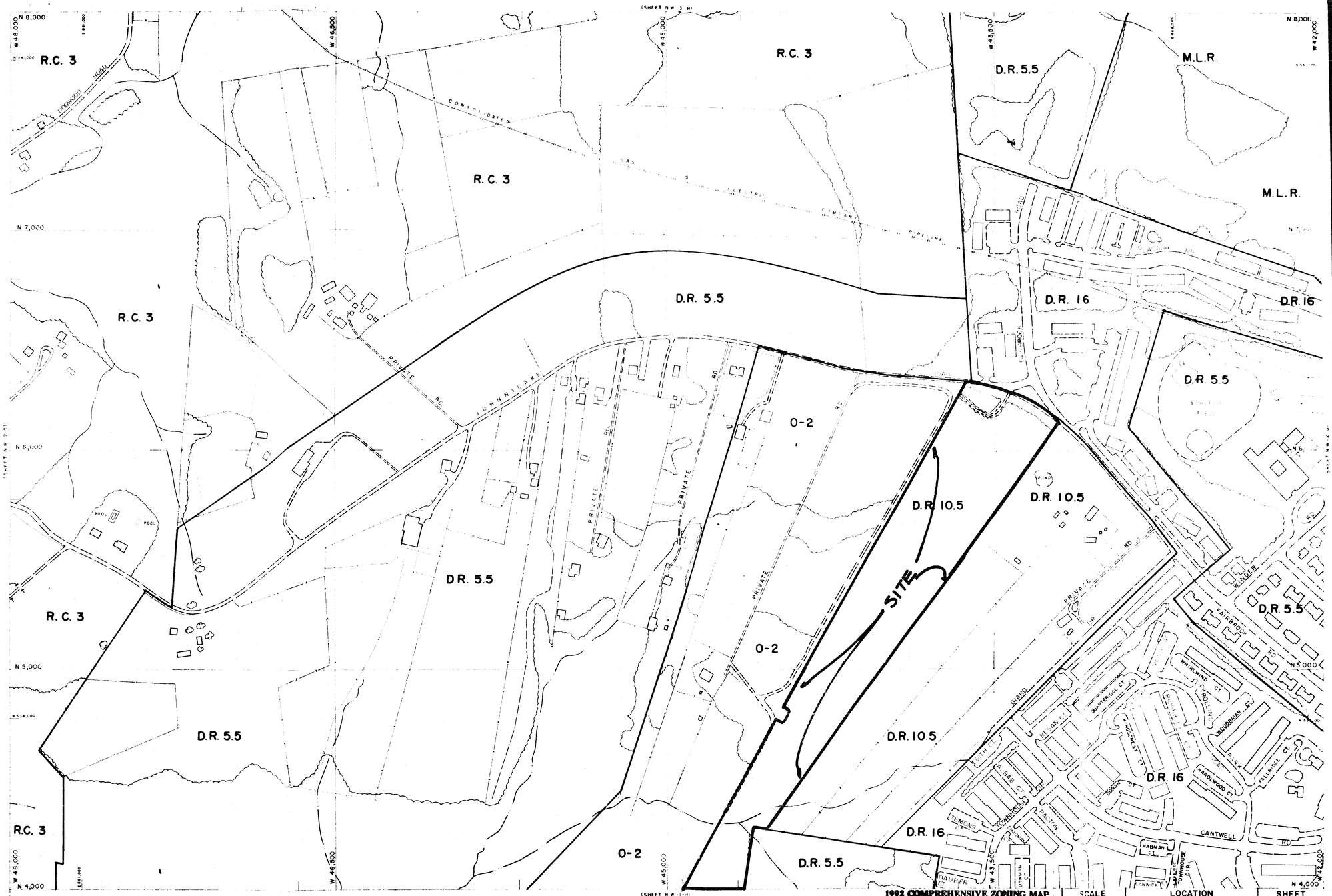
VARIANCE PLAN
WINSTEN ESTATES

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #1
SHEET 1 OF 2

COUNCILMANIC DISTRICT #1
SCALE 1" = 50'
JULY 12, 1993

P.N. 7240

94-411-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard III
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'±	BELMONT AREA	N. W. 2-H
DATE OF PHOTOGRAPHY JANUARY 1986		

#42