Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 3, 1993

Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202

RE: Case No. 94-47-A, Item No. 50
Petitioner: Grace Petty, et al
Petition for Variance

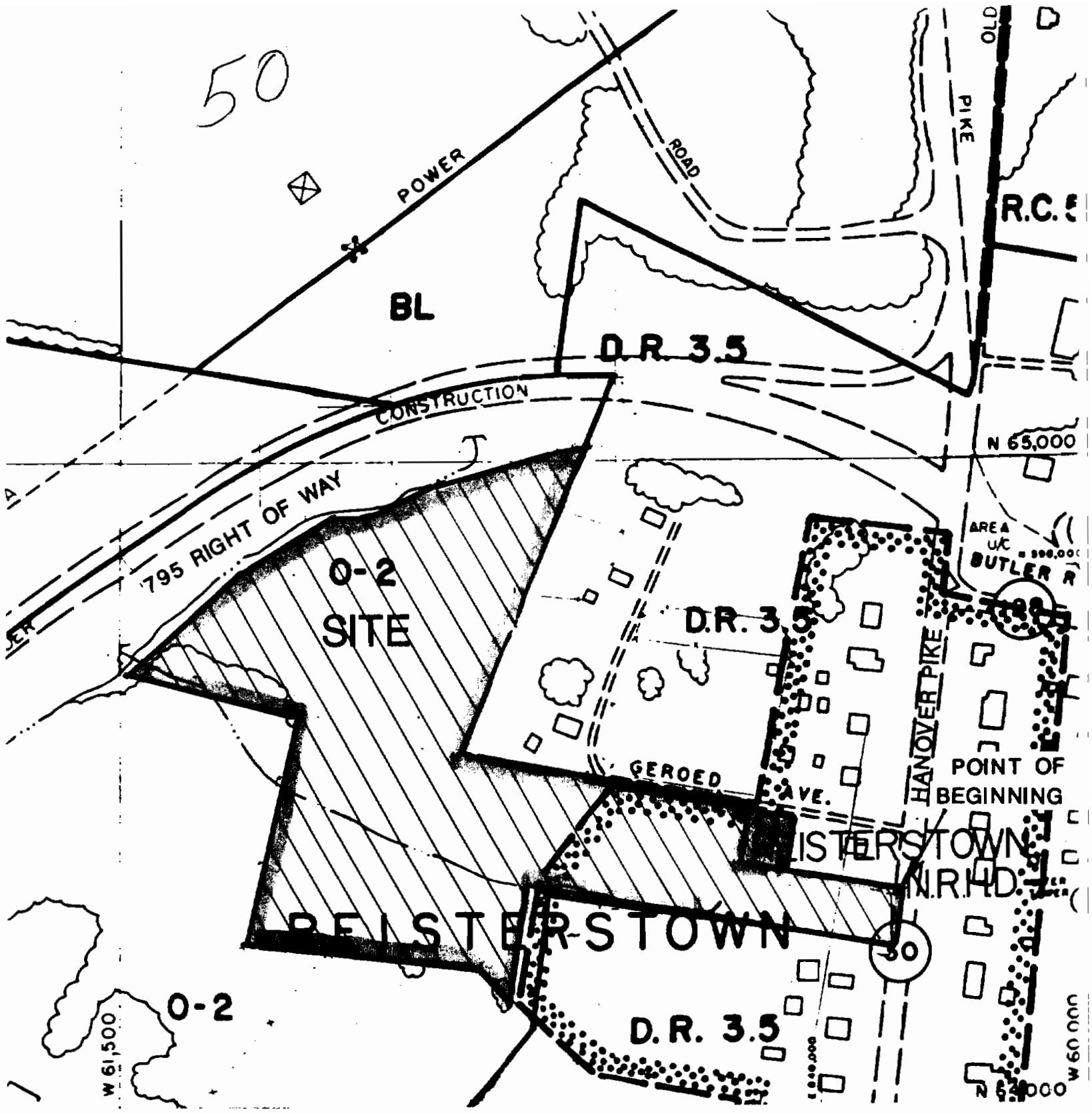
Dear Mr. Scherr:

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 August 2, 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.



ZONING MAP

GLYNDON-GRACE CONDOMINIUMS

94-47-A

BALTIMORE COUNTY ZONING MAP N.W. 17-K

SCALE: 1"=200'-0"

9/3/93
8

7474-93
MS

RE: PETITION FOR VARIANCE W/S Hanover Pike, 580' S of Butler Rd. (Glyndon Grace Condominiums), 4th Election Dist., 3rd Councilmanic Dist. GRACE PETTY, Legal Owner; Glyndon Grace Limited Partnership, Contract Purchaser	: : : : : :	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 94-47-A

: : : : : :

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
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
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 2nd day of September, 1993, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Sherr, Esquire, Kramon & Graham, P.A., One South Street, Suite 2600, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
SEP 3 1993
ZAC

50

94-47-A

Petition for Variance

to the Zoning Commissioner of Baltimor County

for the property located at West Side of Hanover Pike

which is presently zoned 0-2

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 - Nos. 1 and 2

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 - No. 3

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

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

Contract Purchaser/Lessee:

Glyndon Grace Limited Partnership
(Type or Print Name)
By: Renaissance Development, Inc.
General Partner
By:
Signature
Mr. Pat Turner, President
911 South Charles Street, Suite 402
Address
Baltimore, Maryland 21230
City State Zipcode

Attorney for Petitioner:

Jeffrey H. Scherr
(Type or Print Name)
Signature
Kramon & Graham, P.A. (410)752-6030
One South Street, Suite 2600
Address Phone No.
Baltimore, Maryland 21202
City State Zipcode

Legal Owner(s):

Grace Petty
(Type or Print Name)
Signature
(Type or Print Name)
Signature

1946 Greenhaven Drive
Address Phone No.
Baltimore, Maryland 21209
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.
Mr. Pat Turner, President
Renaissance Development, Inc.
Name
911 South Charles Street, Suite 402
Baltimore, Maryland 21230
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR
unavailable for Hearing
the following dates _____ Next Two Months
ALL ✓ OTHER _____
REVIEWED BY: JR DATE 8/2/93

Zoning Administration & Development Management

94-47-A

1. 1B01.2.C.1.C (BCZR) and Section II-A P. 25 - Residential Standards CMDP to permit:

   (B) as close as 7 feet ± from rear and side of Building A to tract boundary in lieu of the required 40 feet rear and 30 feet side; and as close as 20 feet ± rear and side of building D to tract boundary in lieu of the required 40 feet rear and 30 feet side and 35 feet ± rear of Building B to tract boundary in lieu of the required 40 feet rear and 30 feet side; and

   (C) 1B01.2.C.1 and Section II P. 25 - Residential Standard CMDP to permit as close as 10 feet ± face of Building A, 10 feet ± face of Building B, 27 feet ± from Building D and 8 feet ± face of Building C to edge of paving of a private road in lieu of the required 35 feet; and as close as 15 feet ± face of <u>existing</u> barn to edge of paving of a private road in lieu of the required 35 feet.

2. 1B01.2.C.1.C (BCZR) and Section II-A P. 25 - Residential Standards CMDP to permit minimum multi-family building set back requirements of as close as 3 feet in lieu of the required 60 feet for Building B and D.

3. The site is 9.035 acres. It allows 93.24 housing units, but only 81 homes are proposed. Approximately one-half of the site, its southern portion, will be left primarily in its natural state in accordance with applicable environmental regulations and utilized as open space. Those 81 homes will be clustered in the remaining irregularly shaped northern portion of the site overlooking the wetlands. The remaining portion of the site will also contain storm water management, additional open space, parking and a private road with turning radii to allow fire vehicle access to the 81 homes. The variances are necessary so that the irregularly shaped northern portion of the site will accommodate the 81 proposed homes with attendant improvements and allow the other one-half of the site to remain as open space in its natural state.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 94-47-A

Towson, Maryland

District: 4th

Date of Posting: 8/13/93

Posted for: Variance

Petitioner: Gray Petty - Glydon Farms Limited Partnership

Location of property: W/S Hanover Pike, 580' S/ Butler Rd

Location of Signs: Facing roadway at of proposed entrance of drive way leading to property

Remarks:

Posted by: M. Stecker
Signature

Date of return: 8/20/93

Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

94-47

District _____ Date of Posting Re 8/20/93

Posted for: _____

Petitioner: Glendon Grace

Location of property: Hanover Pike

Location of Signs: Posted new date & time

Remarks: _____

Posted by [signature] Signature Date of return: 8/27/93

Number of Signs: 2

POSTPONED
9-28-93 at 10:00 a.m.
9-30-93
RE-NOTICE

94-47

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: #94-47-A (Item 59)
W/S Hanover Pike, [illegible] of Butler Road
Glyndon Grace Condominiums
4th Election District
3rd Councilmanic
Legal Owner(s):
Grace Petty
Contract Purchaser(s):
Glyndon Grace Limited Partnership
Hearing: Wednesday, September 15, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit [illegible] 7 ft., more or less, [illegible] side Bldg. A to tract [illegible] lieu of the required 40 ft. [illegible] 30 ft. side; and as close as 30 ft., more or less, rear and side of Bldg. D to tract boundary [illegible] of the required 40 ft. [illegible] ft. side and 35 ft. [illegible] rear of Bldg. B to [illegible] in lieu of the required [illegible] and 30 ft. side; [illegible] close as 10 ft., more [illegible] of Bldg. A, 10 ft., [illegible] face of Bldg. B, 27 ft., [illegible] less, from Bldg. D and [illegible] or less, face of Bldg. [illegible] serving of a private [illegible] the required 30 [illegible] as 15 ft., more or less, [illegible] listing barn to edge [illegible] private road in lieu of the required 35 ft.; and to permit minimum multi-family Bldg. setback requirements of as close as 3 ft. in lieu of the required 60 ft. for Bldg. B and D.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

NOTES: (1)Hearings are handicapped Accessible; for special accommodations Please contact 887-3353.
(2)For information concerning the File and/or Hearing, please call 887-3391.
8/113 August 12.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 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

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number 50

Date 8/2/93

By VLC

A-47-A

/ NON RES VAR FILING FEE CODE 020 $ 250.00

/ SIGN POSTING FEE CODE 080 35.00

TOTAL 285.00

OWNER
GRACE PETTY

LOC W SIDE HANOVER PIKE
580 FT S. OF BUTLER RD.

02A02#1258MICHRC $285.00
BA C010:29AM08-02-93

Please Make Checks Payable To: Baltimore County

Cashier Validation

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.: 50

Petitioner: GRACE PETTY

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PAT TURNER c RENAISSANCE Development, Inc.

ADDRESS: 911 S. CHARLES Street, Suite 402
BALTIMORE, MD. 21230

PHONE NUMBER: STV Group: 944-9112

AJ:ggs

(Revised 04/09/93)

Printed on Recycled Paper

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:

DVELOPMENT PLAN HEARING
PROJECT NAME: Glyndon Grace Condominiums - PROJECT NUMBER: IV-448
APPLICANT/DEVELOPER: Henrietta Corporation
LOCATION: SW Corner of Hanover Pike and Geroed Road - ACRES: 9.18
PROPOSAL: 81 multi-family units

AND

CASE NUMBER: 94-47-A (Item 50)
W/S Hanover Pike, 580' S of Butler Road
Glyndon Grace Condominiums
4th Election District - 3rd Councilmanic
Legal Owner(s): Grace Petty
Contract Purchaser(s): Glyndon Grace Limited Partnership

Variance to permit as close as 7 ft., more or less, from rear and side Bldg. A to tract boundary in lieu of the required 40 ft. rear and 30 ft. side; and as close as 20 ft., more or less, rear and side of Bldg. D to tract boundary in lieu of the required 40 ft. rear and 30 ft. side and 35 ft., more or less , rear of Bldg. B to tract boundary in lieu of the required 40 ft. rear and 30 ft. side; and to permit as close as 10 ft., more or less, face of Bldg. A, 10 ft., more or less, face of Bldg. B, 27 ft., more or less, from Bldg. D and 8 ft., more or less, face of Bldg. C to edge of paving of a private road in lieu of the required 35 ft.; and as close as 15 ft., more or less, face of existing barn to edge of paving of a private road in lieu of the required 35 ft.; and to permit minimum multi-family Bldg. setback requirements of as close as 3 ft. in lieu of the required 60 ft. for Bldg. B and D.

HEARING: WEDNESDAY, SEPTEMBER 15, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Arnold Jablon, Director

cc: Grace Petty
Glyndon Grace Limited Partnrship/Renaissance Development, Inc.
Jeffrey H. Scherr, 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 CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed on Recycled Paper

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.

3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:cmm
Enclosure

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 18, 1993

NOTICE OF REASSIGNMENT

PROJECT NAME: Glyndon Grace Condominiums
PROJECT NUMBER: IV-448
APPLICANT/DEVELOPER: Henrietta Corporation
LOCATION: SW Corner of Hanover Pike and Geroed Road
ACRES: 9.18

PROPOSAL: 81 multi-family units

AND

CASE NUMBER: 94-47-A (Item 50)
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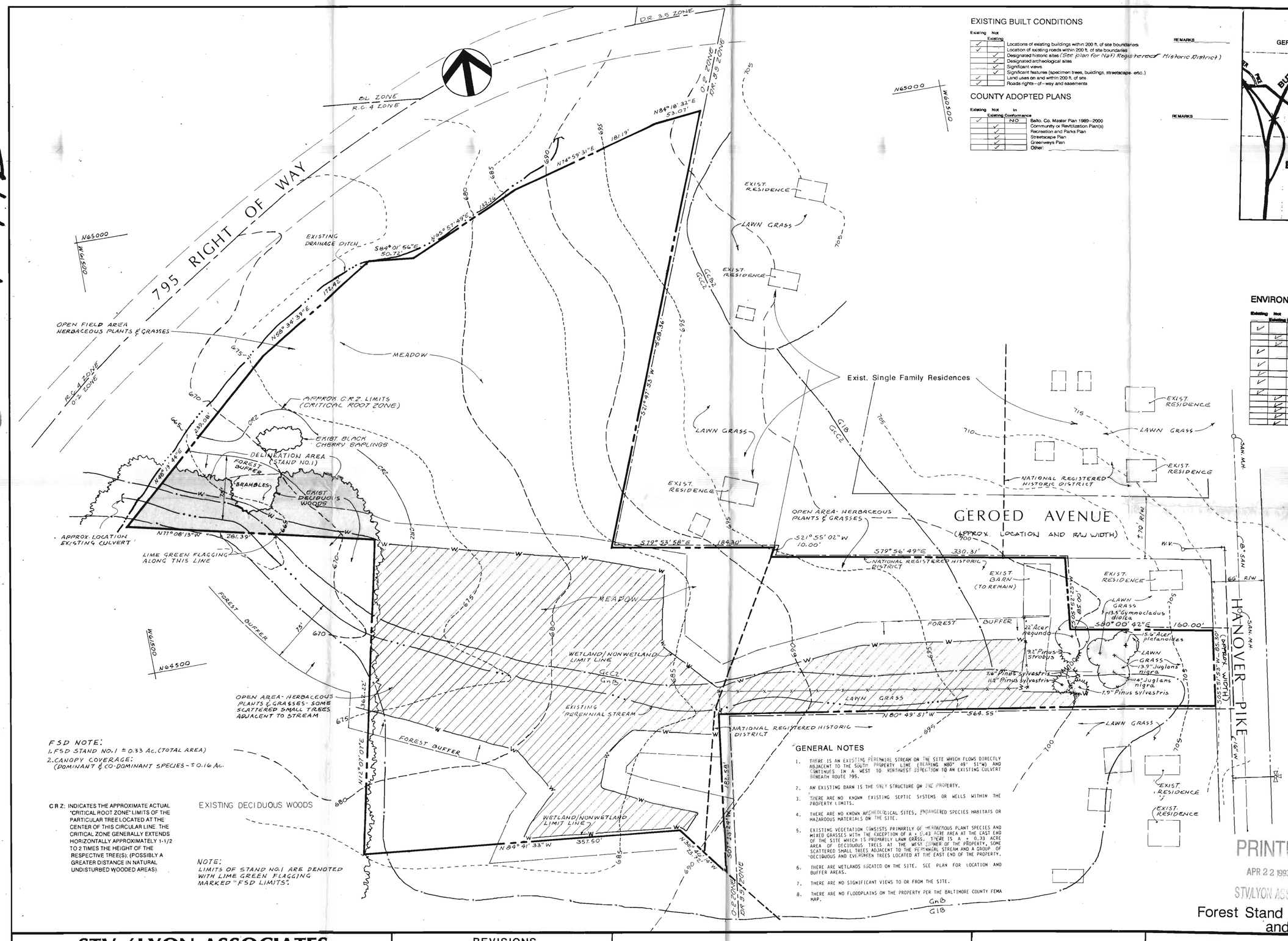
NEW DATES AND TIMES:
TUESDAY, SEPTEMBER 28, 1993 at 10:00 a.m., Rm. 118, Old Courthouse.
THURSDAY, SEPTEMBER 30, 1993 at 10:00 a.m., Rm. 118, Old Courthouse.

cc: Grace Petty
Glyndon Grace Limited Partnrship/Renaissance Development, Inc.
Jeffrey H. Scherr, Esq.

Printed with Soybean Ink
on Recycled Paper

94-47-A

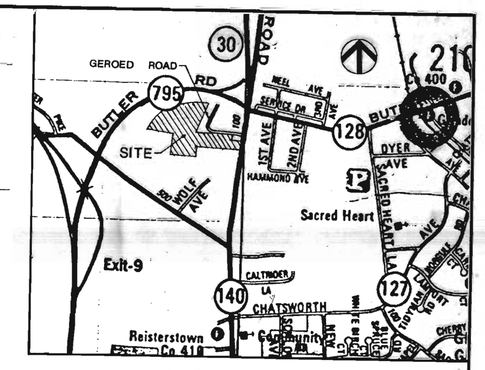


EXISTING BUILT CONDITIONS

Existing	Not Existing		REMARKS
✓		Locations of existing buildings within 200 ft. of site boundaries	
✓		Location of existing roads within 200 ft. of site boundaries	
	✓	Designated historic sites (Site plan for Nat'l Registered Historic District)	
	✓	Designated archeological sites	
	✓	Significant views	
	✓	Significant features (specimen trees, buildings, streetscape, etc.)	
✓		Land uses on and within 200 ft. of site	
✓		Roads rights-of-way and easements	

COUNTY ADOPTED PLANS

Existing	Not Existing	In Conformance		REMARKS
✓		NO	Balto. Co. Master Plan 1989-2000	
	✓		Community or Revitalization Plan(s)	
	✓		Recreation and Parks Plan	
	✓		Streetscape Plan	
	✓		Greenways Plan	
	✓		Other:	



VICINITY MAP

SCALE: 1" = 1000'

(ADC MAP NO. 15 (K,6)

ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delineated	Field Verified		REMARKS
✓				Topography and street grades (minimum 5 ft. contour appropriately labeled)	
	✓			Slopes greater than 25%	
	✓			100 year floodplain	(PER FEMA MAP)
✓				Soils mapped according to Soil Survey, Baltimore County, Maryland.	
✓				Streams, seeps, ponds or other water bodies shown on site and within 200 ft. of site boundaries	
✓			✓	Wetlands	
✓				Forest buffer limits including adjustments for steep slopes and/or erodible soils	
✓				Land cover on and within 200 ft. of site.	
	✓			Significant regulated plant or wildlife communities	
	✓			Wells on site and within 100 ft. of site	
	✓			Septic on site and within 100 ft. of site	
	✓			Underground fuel tanks on site and within 100 ft. of site	
	✓			Soil evaluation tests (perc tests) performed	YES (NO)

LEGEND

- 695 — Existing Contour
- GcC2 GnB — Soils Line
- Stream
- Wetlands
- 25' Wetlands Buffer/ Forest Buffer
- Deciduous Woods
- Existing Structures
- Forest On Deep, Well-Drained Soils

4C3

IV-448

DEVELOPER/OWNER

Name: THE HENRIETA CORPORATION (DEVEL.)
Address: CONTACT: PAT TURNER
911 S. CHARLES ST.
BALTIMORE, MD. 21230
Tax Account Number: 0423050575

PREPARER OF PLAN

Name: STV GROUP
Address: 21 GOVERNORS COURT
BALTIMORE, MARYLAND 21244
Date: MARCH 18, 1993

PRINTED APR 22 1993 STV/LYON ASSOC.

RECEIVED APR 27 1993 BALTIMORE COUNTY ZONING

GENERAL NOTES

1. THERE IS AN EXISTING PERENNIAL STREAM ON THE SITE WHICH FLOWS DIRECTLY ADJACENT TO THE SOUTH PROPERTY LINE (BEARING N80° 49' 51"W) AND CONTINUES IN A WEST TO NORTHWEST DIRECTION TO AN EXISTING CULVERT BENEATH ROUTE 795.
2. AN EXISTING BARN IS THE ONLY STRUCTURE ON THE PROPERTY.
3. THERE ARE NO KNOWN EXISTING SEPTIC SYSTEMS OR WELLS WITHIN THE PROPERTY LIMITS.
4. THERE ARE NO KNOWN ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS ON THE SITE.
5. EXISTING VEGETATION CONSISTS PRIMARILY OF HERBACEOUS PLANT SPECIES AND MIXED GRASSES WITH THE EXCEPTION OF A ± 0.43 ACRE AREA AT THE EAST END OF THE SITE WHICH IS PRIMARILY LAWN GRASS. THERE IS A ± 0.33 ACRE AREA OF DECIDUOUS TREES AT THE WEST CORNER OF THE PROPERTY, SOME SCATTERED SMALL TREES ADJACENT TO THE PERENNIAL STREAM AND A GROUP OF DECIDUOUS AND EVERGREEN TREES LOCATED AT THE EAST END OF THE PROPERTY.
6. THERE ARE WETLANDS LOCATED ON THE SITE. SEE PLAN FOR LOCATION AND BUFFER AREAS.
7. THERE ARE NO SIGNIFICANT VIEWS TO OR FROM THE SITE.
8. THERE ARE NO FLOODPLAINS ON THE PROPERTY PER THE BALTIMORE COUNTY FEMA MAP.

FSD NOTE:
1. FSD STAND NO.1 ± 0.33 Ac. (TOTAL AREA)
2. CANOPY COVERAGE: (DOMINANT & CO-DOMINANT SPECIES - ± 0.16 Ac.

C R Z: INDICATES THE APPROXIMATE ACTUAL "CRITICAL ROOT ZONE" LIMITS OF THE PARTICULAR TREE LOCATED AT THE CENTER OF THIS CIRCULAR LINE. THE CRITICAL ZONE GENERALLY EXTENDS HORIZONTALLY APPROXIMATELY 1-1/2 TO 2 TIMES THE HEIGHT OF THE RESPECTIVE TREE(S). (POSSIBLY A GREATER DISTANCE IN NATURAL UNDISTURBED WOODED AREAS).

NOTE:
LIMITS OF STAND NO.1 ARE DENOTED WITH LIME GREEN FLAGGING MARKED "FSD LIMITS".

Forest Stand Delineation and

SITE CONSTRAINTS MAP

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

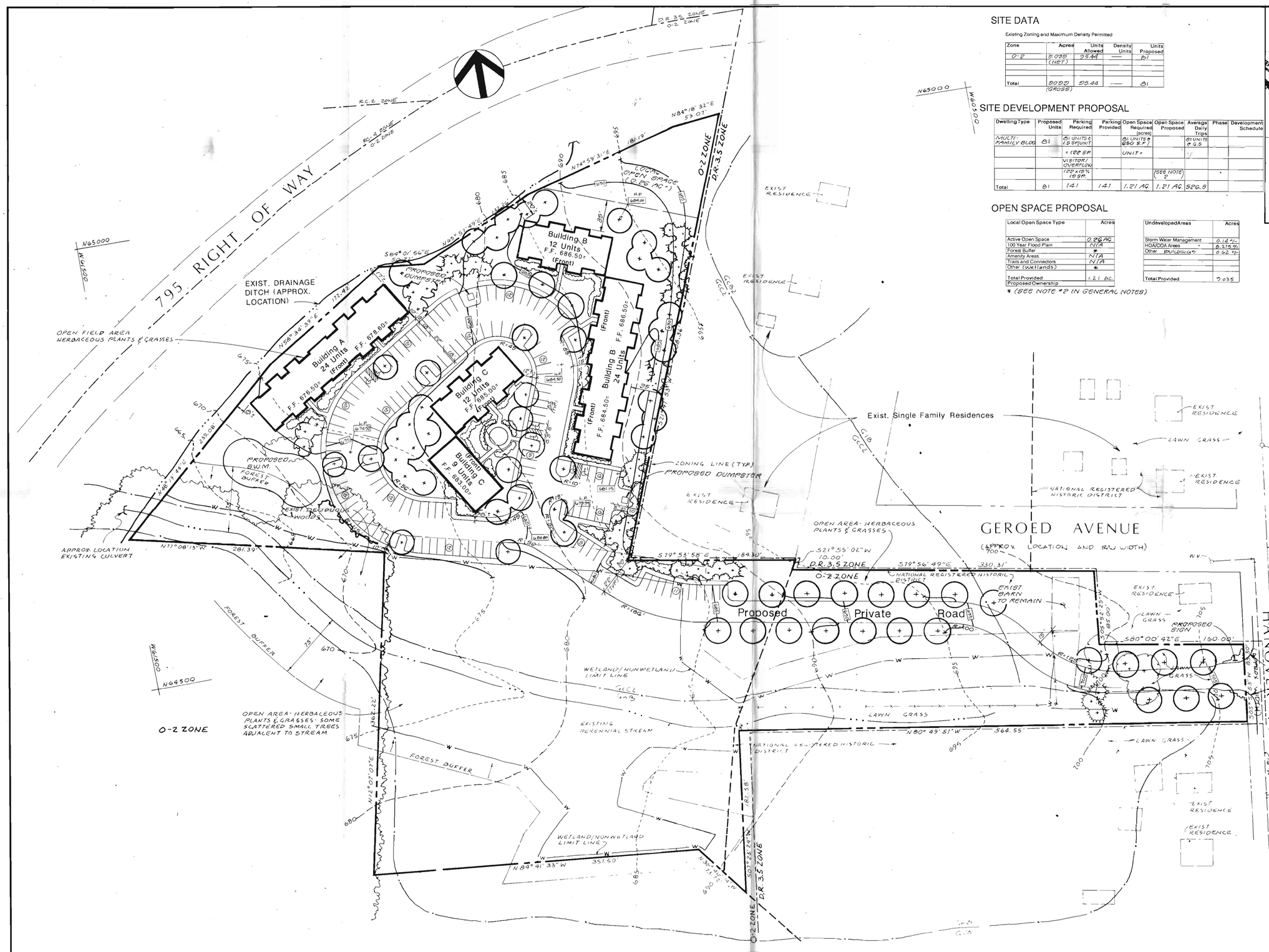
REVISIONS		
NO.	DATE	DESCRIPTION

PLAN PREPARATION	
DRAWN BY	DATE MARCH 18, 1993
DESIGNED BY	SCALE: 1" = 50'
CHECKED BY	

Site Constraints Map
GLYNDON-GRACE CONDOMINIUMS
BALTIMORE COUNTY, MARYLAND

DRAWING NO. 8995

SHEET NO. 1 of 2



SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
O-2	2.039 (NET)	25.44	—	81
Total	2.039 (GROSS)	25.44	—	81

SITE DEVELOPMENT PROPOSAL

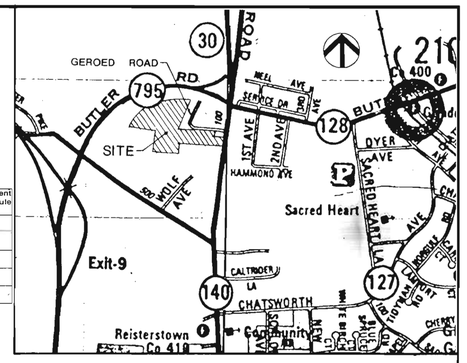
Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (acres)	Open Space Proposed	Average Daily Trips	Phase	Development Schedule
MULTI-FAMILY BLDG	81	81 UNITS @ 1.5 SP/UNIT		81 UNITS @ 250 S.F.		81 UNITS @ 6.5		
		+ (22 SP)		UNIT +				
		VISITOR/ OVERFLOW						
		(22 x 15% = 10 SP.)			(SEE NOTE 2)			
Total	81	141	141	1.21 AC.	1.21 AC.	526.5		

OPEN SPACE PROPOSAL

Local Open Space Type	Acres
Active Open Space	0.29 AC.
100 Year Flood Plain	N/A
Forest Buffer	*
Amenity Areas	N/A
Trails and Connectors	N/A
Other (Wetlands)	*
Total Provided	1.21 AC.
Proposed Ownership	

Undeveloped Areas	Acres
Storm Water Management	0.14 +/-
HOA/COA Areas	0.275 +/-
Other BUILDINGS	0.42 +/-
Total Provided	3.035

* (SEE NOTE #2 IN GENERAL NOTES)



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES

1. Anticipated variances:

   A. Variances from Section 1 B01.2.C.1e (BCZR) and associated provisions of the CMDP (Residential Standards page 25) to permit the following:

   - 8'± rear of Building A to tract boundary in lieu of the required 40'.
   - 20'± REAR AND SIDE AND 35'± REAR OF BLDG. B TO TRACT BOUNDARY IN LIEU OF THE MAX REQ'D 40'.

   B. Variances from Section 1 B01.2.C.1 (BCZR) and associated provisions of the CMDP (Residential Standards page 25) to permit the following:

   - 10'± face of Building A, 10'± face of Building B, and 8'± face of Building C to edge of paving of a private road in lieu of the required 35'.
   - 15'± face of existing barn to edge of paving of a private road in lieu of the required 35'.

   C. Variances to allow S.W.M., parking and private road to encroach into the forest buffer, as well as a variance for pole use road to encroach into associated wetlands.

2. Approval from the Department of Recreation and Parks is required to allow more than 50 percent of the local open space requirement to be wetland area. 0.29 acres of the local open space requirement has been located on the plan. The remaining requirement will be located in the forest buffer and wetland areas upon approval and coordination from the Baltimore County Department of Recreation and Parks and D.E.P.R.M.
3. There has been no previous zoning history on this site.
4. The proposed units #[illegible] are for affordable condominium units.
5. This site is not on the Landmarks List.
6. Landscape Requirements:

   [illegible] L.F.± INT. RD. @ 1 P.L./50' = [illegible] P.L. ([illegible] M.D.)
   [illegible] L.F.± ADJ. RD. @ 1 P.L./40' = [illegible] P.L. ([illegible] M.D.)
   141 SP @ 1 P.L./12 SP = 12 P.L. (12 M.D.)
   [illegible] L.F. CLASS 'A' SCR. @ 1 P.L./15 = [illegible]
   TOTAL REQUIRED = [illegible] P.L. ([illegible] M.D.) ±

   Landscape Preservation Area:

   44,302 S.F. ± @ 10% = 3,147 S.F. required

   Landscape Provided:

   58 M.D. @ 1/1 P.L. = 58 P.L. (58 M.D.)

   Additional ornamental trees, evergreen trees and shrubs will also be provided.

   Landscape Preservation Area Provided = 3,313 S.F.±

PRINTED
APR 22 1993
STV/LYON ASSOC.

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

REVISIONS		
NO	DATE	DESCRIPTION

SITE PROPOSAL MAP

PLAN PREPARATION	
DESIGNED BY	DATE MARCH 18, 1993
DRAWN BY	SCALE 1" = 50'
CHECKED BY	

Concept Plan
GLYNDON-GRACE CONDOMINIUMS
BALTIMORE COUNTY, MARYLAND

DRAWING NO. 8995
SHEET NO. 2 of 2

Variance from section 1 B01.2.C.1 (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 10' +/- face of building "A" & "B" to edge of paving of a private road in lieu of the required 35'

7.A.2

Variance from section 1 B01.2.C.1 (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 27' +/- face of building "D" to edge of paving of a private road in lieu of the required 35'

7.A.2

Variance from section 1 B01.2.C.1.C (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 20'+/- rear and side of building "D" to tract boundary in lieu of the required 40' rear and 30' side.

7.A.1

Variance from section 1 B01.2.C.1.C (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit minimum multi-family building setback requirements of as close as 3' in lieu of the required 60' for buildings "B" & "D".

7.B

Variance from section 1 B01.2.C.1.C (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 7'+/- from rear of building "A" to tract boundary in lieu of the required 40' rear and 30' side.

7.A.1

Variance from section 1 B01.2.C.1.C (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 35'+/- rear of building "B" to tract boundary in lieu of the required 40' rear and 30' side.

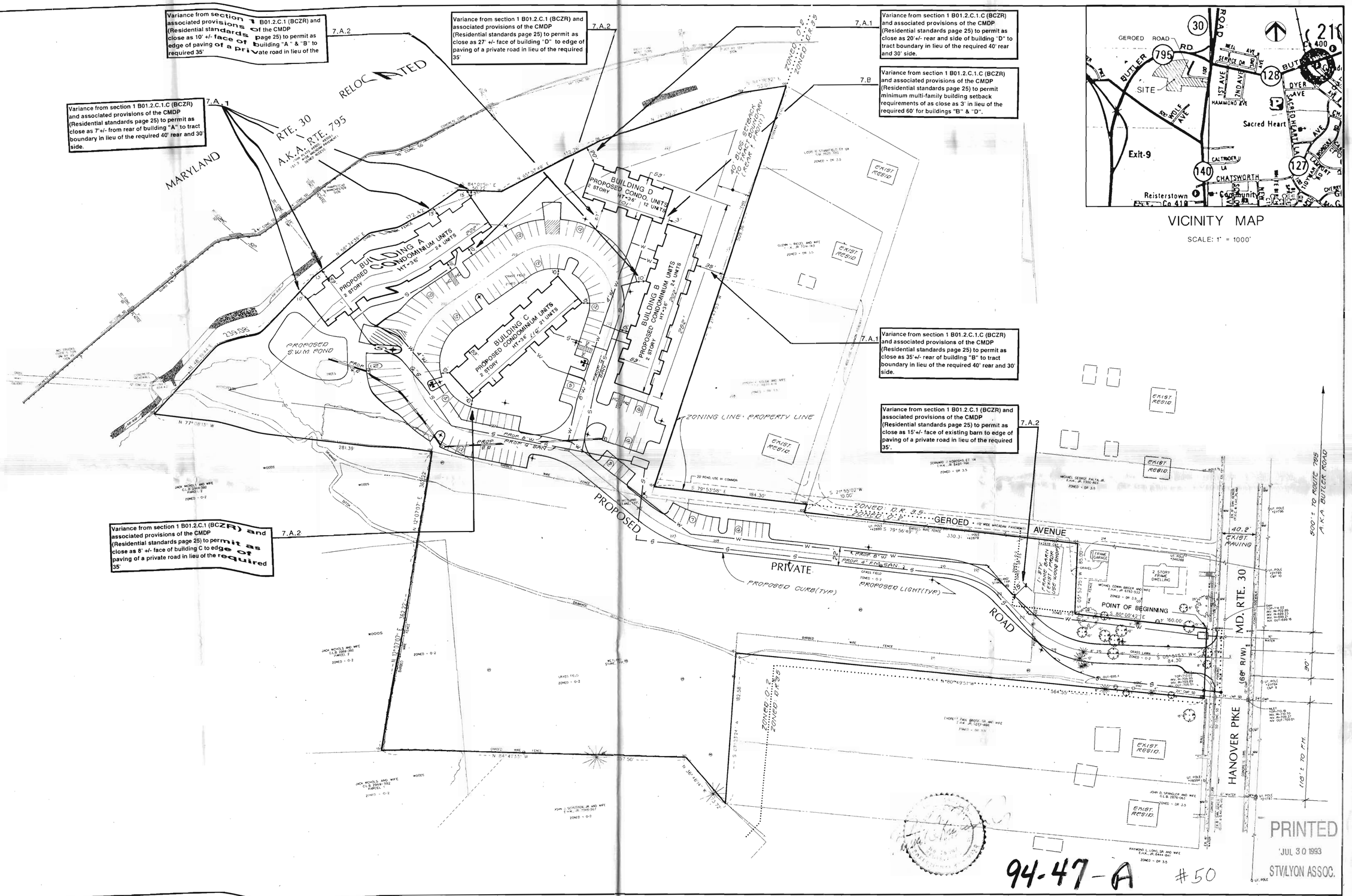
7.A.1

Variance from section 1 B01.2.C.1 (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 15'+/- face of existing barn to edge of paving of a private road in lieu of the required 35'.

7.A.2

Variance from section 1 B01.2.C.1 (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 8' +/- face of building C to edge of paving of a private road in lieu of the required 35'

7.A.2



VICINITY MAP

SCALE: 1" = 1000'

94-47-A #50

PRINTED
JUL 30 1993
STV/LYON ASSOC.

STV Group

engineers /architects /planners /scientists /construction managers

21 Governor's Court Baltimore, MD 21244-2722

REVISIONS

NO.	DATE	DESCRIPTION

PLAN PREPARATION

DRAWN BY: CD	DATE: JULY 1993
DESIGNED BY:	SCALE: 1" - 50'
CHECKED BY:	JOB NO.:8995

PLAT TO ACCOMPANY ZONING PETITION

GLYNDON GRACE CONDOMINIUMS

REISTERSTOWN ~ 4TH ELECTION DISTRICT

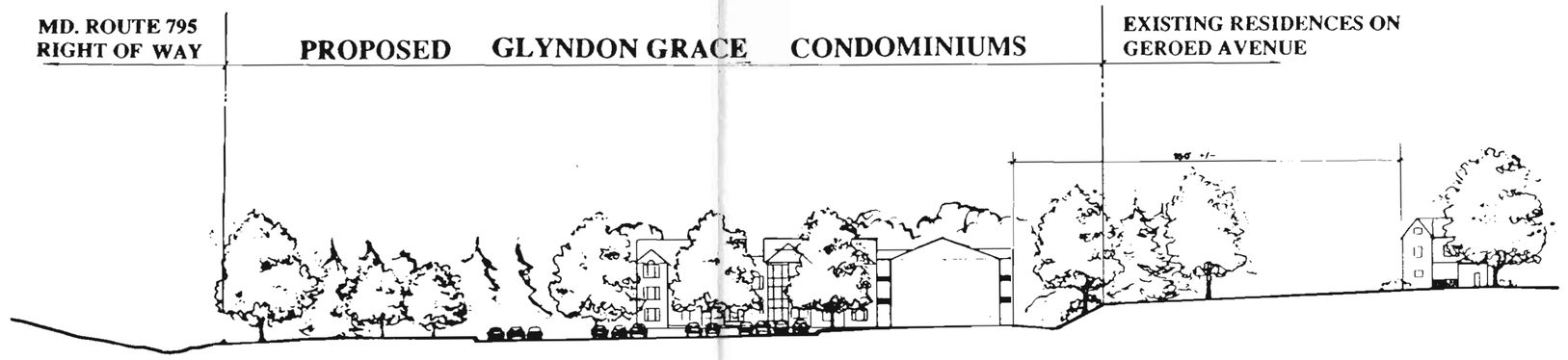
BALTIMORE COUNTY, MD.

FOR

HENRIETTA CORPORATION

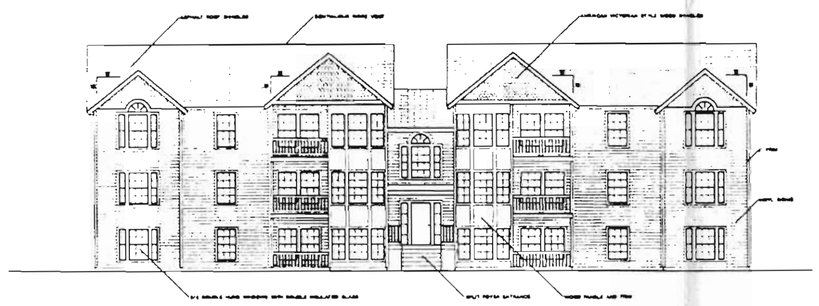
DRAWING NO. 61-8995

SHEET NO. 1 of 2



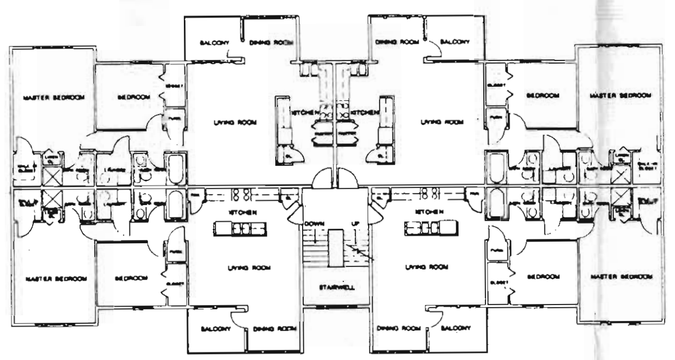
ELEVATION

SCALE: 1" = 40'-0"



TYPICAL FRONT ELEVATION

SCALE: 1/16" = 1'-0"



TYPICAL SECOND STORY FLOOR PLAN

SCALE: 1/16" = 1'-0"

DEVELOPMENT PLAN NOTES

1. APPLICANT/DEVELOPER: THE HENRIETTA CORPORATION
   911 S. CHARLES STREET
   BALTIMORE, MD 21230
   CONTACT: PAT TURNER
   (410) 752-1241

   OWNER: GRACE C. PETTY

2. ELECTION DISTRICT 4, COUNCILMANIC DISTRICT 3, CENSUS TRACT 4044.01

3. WATERSHED 32, SEWERSHED 67

4. SITE DATA:

   A. EXISTING USE: EXISTING BARN
      PROPOSED USE: AFFORDABLE HOUSING DEVELOPMENT WITH 81 CONDOMINIUM UNITS

   B. CURRENT ZONING AND ACREAGE

      NET: 8.865 AC ± O-2
      0.170 AC ± D.R. 3.5
      9.035 AC ±

      GROSS: 8.88 AC ± O-2
      0.21 AC ± D.R. 3.5
      9.09 AC ± (INCL. 30' HANOVER PIKE)

   C. DENSITY

      PERMITTED: 8.88 AC X 10.5 D.U./AC = 93.24 D.U. (O-2 ZONE)
      0.21 AC X 3.5 D.U./AC = 0.74 D.U. (3.5 ZONE)

      PROPOSED: 81 (2-BDRM) CONDO UNITS = 81 D.U. (O-2 ZONE)

      ALL CONDOMINIUM UNITS WILL BE FOR SALE.

   D. PARKING

      REQUIRED

      2-BDRM CONDOMINIUM UNIT = 81 UNITS @ 1.5 SP/UNIT

REQ'D SP.	15% OVERFLOW
122	19

      TOTAL PARKING REQUIRED = 141 SP

      PROVIDED: 141 SPACES (INCL. 6 H.C. SP. 135 STANDARD SP.)

      ALL STANDARD SPACES WILL BE 8'-1/2" X 18' MINIMUM. ALL PARKING SPACES WILL BE PERMANENTLY STRIPED. ALL PAVING SHALL BE PAVED WITH A DURABLE, DUSTLESS AND PROPERLY DRAINED SURFACE MAINTAINED SO AS TO NOT CREATE ANY UNDESIRABLE CONDITIONS.

   E. LOCAL OPEN SPACE

      REQUIRED: 81 UNITS @ 650 S.F./UNIT = 1.21 AC

      PROVIDED: AREA A = 0.29 AC. OR 12,720 SF
      - CRITERION #2
      - TOT LOT CONNECTED TO OTHER AREAS OF THE SITE VIA A 3' PATH WALKWAY

      AREA B = 1.08 AC. OR 47,045 SF.
      - CRITERION #1
      - LOCATED IN AREA OF EXISTING WETLANDS AND PROPOSED MITIGATION/AFORESTATION AREAS.
      - PROTECTED BY SPLIT RAIL FENCE ALONG SOUTH SIDE OF ACCESS DRIVE AND EXISTING BARBED WIRE FENCE ALONG THE PROPERTY LINE.

      TOTAL OPEN SPACE PROVIDED = 1.37 AC

   F. LANDSCAPE REQUIREMENTS

      REQUIRED

      1629 L.F.± INT RD @ 1 P.U./20 = 81.45 P.U. (82.20 M.D.)
      915 L.F.± ADJ RD @ 1 P.U./40 = 22.87 P.U. (17.15 M.D.)
      1141 L.F.± CLASS A SCREEN @ 1 P.U./15 = 76.06
      TOTAL REQUIRED = 180.38 P.U. (100 M.D.)

      LANDSCAPE PRESERVATION AREA:
      44,962 S.F.± @ 0.07 = 3,147 S.F.± PLANTING AREA

      PROVIDED:

      101 M.D. @ 1:1 = 101 P.U.
      42 MN.D. @ 2:1 = 21 P.U.
      52 EVGR. @ 2:1 = 26 P.U.
      175+ SHRUBS @ 5:1 = 35 P.U.
      TOTAL PROVIDED = 183 P.U. (101 M.D.)

      LANDSCAPE PRESERVATION AREA = 3,313 S.F.±

   G. AFFORESTATION REQUIRED = 1.08 ACRES

      PROPOSED = 1.08 ACRES

   H. PROPOSED MITIGATION FOR WETLANDS = 29,000 SF

      AREA #1 = 11,000 SF

      AREA #2 = 18,000 SF

5. ZONING SETBACK REQUIREMENTS:

   O-2 ZONE (D.R. 10.5 ZONE)

MAX. BUILDING HEIGHT PERMITTED	= 50'
BUILDING TO PUBLIC STREET R/W	= 25' (BCZR)
BETWEEN FRONT OR REAR BLDG FACES	= 60' (BCZR)
BETWEEN SIDE BUILDING FACES	= 1' PER EVERY 1' OF BLDG ELEV. HT. (30' MIN.) (BCZR)
BUILDING FACE TO TRACT BOUNDARY (FRONT OR REAR)	= 40' (BCZR)
BUILDING FACE TO TRACT BOUNDARY (SIDE)	= 30' (BCZR)
BUILDING FACE TO EDGE OF PAVING OF PRIVATE STREET	= 35' (BCZR)
MAX. BUILDING LENGTH	= 240' (BCZR)

6. THERE ARE NO R.T.A. RESTRICTIONS IMPOSED FOR THIS DEVELOPMENT.

7. VARIANCES WILL BE REQUESTED FROM THE FOLLOWING SECTIONS:

   A. 1B01.2.C.1.C (BCZR) AND SECTION II-A P.25 - RESIDENTIAL STANDARDS CMDP TO PERMIT:

      1) AS CLOSE AS 7 FEET ± FROM REAR AND SIDE OF BUILDING A TO TRACT BOUNDARY IN LIEU OF THE REQUIRED 40 FEET REAR AND 30 FEET SIDE, AND AS CLOSE AS 20 FEET ± REAR AND SIDE OF BUILDING C TO TRACT BOUNDARY IN LIEU OF THE REQUIRED 40 FEET REAR AND 30 FEET SIDE AND 35 FEET ± REAR OF BUILDING B TO TRACT BOUNDARY IN LIEU OF THE REQUIRED 40 FEET REAR AND 30 FEET SIDE; AND

      2) 1B01.2.C.1 AND SECTION II P.25 - RESIDENTIAL STANDARD CMDP TO PERMIT AS CLOSE AS 10 FEET ± FACE OF BUILDING A, 10 FEET ± FACE OF BUILDING B, 27 FEET ± FACE OF BUILDING D, AND 8 FEET ± FACE OF BUILDING C TO EDGE OF PAVING OF A PRIVATE ROAD IN LIEU OF THE REQUIRED 35 FEET, AND AS CLOSE AS 15 FEET ± FACE OF EXISTING BARN TO EDGE OF PAVING OF A PRIVATE ROAD IN LIEU OF THE REQUIRED 35 FEET.

   B. 1B01.2.C.1.C (BCZR) AND SECTION II-A P.25 - RESIDENTIAL STANDARDS CMDP TO PERMIT MINIMUM MULTI-FAMILY BUILDING SETBACK REQUIREMENTS OF AS CLOSE AS 3 FEET IN LIEU OF THE REQUIRED 60 FEET FOR BUILDINGS B AND D.

   VARIANCES HAVE ALSO BEEN REQUESTED TO ALLOW S.W.M., PARKING AND PRIVATE ROAD TO ENCROACH INTO THE FOREST BUFFER, AS WELL, AS A VARIANCE FOR PRIVATE ROAD TO ENCROACH INTO ASSOCIATED WETLANDS.

8. THIS SITE IS NOT ON THE LANDMARKS LIST.

9. THERE ARE WETLANDS AND AN ASSOCIATED FOREST BUFFER EASEMENT LOCATED ON THE SITE.

10. THERE IS AN EXISTING BARN LOCATED ON SITE WHICH WILL REMAIN. THE EXISTING AND PROPOSED USE OF THIS BARN IS A WOOD SHOP. THE HEIGHT OF THE BARN IS APPROXIMATELY 20±. THIS BARN WILL CONTINUE TO BE USED FOR ITS EXISTING USE AND THEREAFTER BECOME STORAGE FOR THE CONDO ASSOCIATION. IF ANOTHER USE IS CONTEMPLATED, IT MUST BE APPROVED BY THE ZONING OFFICE.

11. SITE LIGHTING WILL BE PROVIDED. ALL LIGHTING WILL BE ARRANGED SO AS TO NOT SHINE OR REFLECT ONTO ADJOINING PROPERTIES OR INTO THE PATH OF ONCOMING VEHICLES.

12. DEED REFERENCE: LIBER/FOLIO: 8397/0629
    TAX ACCOUNT NO. 04-23-050575

13. ESTIMATED AVERAGE DAILY TRIPS

    CONDOMINIUMS: 81 UNITS @ 6.5/UNIT = 527 A.D.T./S

14. A STORMWATER MANAGEMENT FACILITY AS SHOWN ON THE PLAN WILL BE PROVIDED.

15. THERE ARE NO KNOWN CRITICAL AREAS, HAZARDOUS MATERIALS, EXISTING WELLS, OR UNDERGROUND STORAGE TANKS LOCATED ON THE SITE.

16. EXISTING VEGETATION ON THE SITE CONSISTS OF MEADOW. A SMALL PORTION OF LAWN AREA, AND A DECIDUOUS WOODED AREA LOCATED AT THE WESTERNMOST CORNER ADJACENT TO ROUTE 795. A LANDSCAPE PLAN WILL BE PROVIDED, AS REQUIRED BY BALTIMORE COUNTY LANDSCAPE MANUAL STANDARDS.

17. ALL SIGNS WILL COMPLY WITH SECTION 413 BCZR AND ALL ZONING SIGN POLICIES.

18. THE PROPOSED ROAD AND UTILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PRIVATE.

19. TRASH PICK-UP WILL BE PROVIDED BY BALTIMORE COUNTY.

20. - SANITARY AND WATER SHALL BE PUBLIC.
    - SANITARY SHALL UTILIZE A PUMPING STATION TO REACH THE MAIN IN MD ROUTE 30.
    - TOTAL SEWAGE FLOW: 81 X 3.5 X 90 = 25,515 GPD

21. THIS SITE IS LOCATED ON BALTIMORE ZONING MAP NO. NW 17-K

22. THE SITE WAS PREVIOUSLY ZONED D.R. 3.5. DURING THE 1988 COMPREHENSIVE ZONING PROCESS, THE SITE WAS REZONED TO O-2 (ISSUE #3-346).

PRINTED
JUL 30 1993
STV/LYON ASSOC.

STV GROUP, INC.
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 410-944-9112

REVISIONS

NO.	DATE	DESCRIPTION

PLAN PREPARATION

DRAWN BY: KM	DATE: JULY 1993
DESIGNED BY:	SCALE: AS NOTED
CHECKED BY:	JOB NO.:8995

PLAT TO ACCOMPANY ZONING PETITION

GLYNDON GRACE CONDOMINIUMS
REISTERSTOWN - 4TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
FOR
HENRIETTA CORPORATION

DRAWING NO. 61-8995

SHEET NO. 2 of 2

TCA 301-565-3340

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 3, 1993

Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202

RE: Case No. 94-47-A, Item No. 50
Petitioner: Grace Petty, et al
Petition for Variance

Dear Mr. Scherr:

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 August 2, 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.

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.

3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:cmm
Enclosure

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: August 23, 1993
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for August 23, 1993
Item No. 50

The Development Plan Review Section has reviewed the subject zoning item. This site is subject to the Landscape Manual review comments given for the Development Plan review. We recommend against granting the variance request 7.A.1. Providing the required buffer, onsite, for the rear of Building 'A' will not be possible if Variance 7.A.1 is granted.

RWB:s

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 12, 1993

FROM: Jerry L. Pfeifer, Captain
Investigative Services

SUBJECT: August 23, 1993 - Meeting

#46 - Proposed building shall comply with the 1991 Life Safety Code.

#50 - Proposed buildings shall comply with the 1991 Life Safety Code.

#51 - No comments.

#52 - No comments.

#53 - No comments.

#54 - No comments.

#55 - No comments.

#56 - No comments.

#57 - No comments.

#59 - No comments.

#60 - Building shall comply with the 1991 Life Safety Code.

#61 - Proposed addition shall comply with the 1991 Life Safety Code.

#63 - No comments.

JLP/dal

cc: File

RECEIVED
AUG 18 1993
ZADM

Don 8/3/93

Re: Glyndon Grace

Here's the HOH Dev. Pln. Please review - back to Gloria with ~~an~~ the HOH and DPC dates -

Gloria

? 9/15 at 9 in 118

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: August 23, 1993
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for August 23, 1993
Item No. 50

The Development Plan Review Section has reviewed the subject zoning item. This site is subject to the Landscape Manual review comments given for the Development Plan review. We recommend against granting the variance request 7.A.1. Providing the required buffer, onsite, for the rear of Building 'A' will not be possible if Variance 7.A.1 is granted.

RWB:s

50

94-47-A

COMPATIBILITY STATEMENT
for the
Glyndon-Grace Condominiums

1. The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.

The existing neighborhood is comprised of single family homes fronting on either MD Rte 30 or Geroed Avenue. Geroed Avenue is essentially a narrow lane which provides access to a few lots. The width of the lane varies from twelve to fifteen feet and there are no existing sidewalks. Reisterstown Road (Md Rte 30 at this point) is characterized more as a main street with sidewalks along both sides and edged by homes and businesses. Most of the homes in the immediate area adjacent to the site have private driveways from either Geroed Avenue or Md. Rte. 30.

The proposed development obviously is comprised of a different type of housing unit than that which exists in the immediate area. The proposed buildings and parking area have been tucked back into the rear corner of the site in an effort to minimize impacts on the site's environmentally sensitive areas and to minimize a sharp visual change in development types viewed from the existing community roads. In essence the new development will not be seen from Md. Rte 30, except for a new "driveway" entrance or opening for the long lane which winds back to the proposed development in the rear of the site. Likewise from Geroed Avenue, the visibility of the new development will be minimal due to existing and proposed landscaping as well as a significant change in grade, created to lower the development and reduce the visual mass of the buildings from the residences on the west side of Geroed Avenue.

Like existing houses in the area, the actual buildings within the proposed development are arranged so that the proposed buildings front the proposed access lane and parking lot. Sidewalks have been incorporated for safe pedestrian circulation and to help integrate the new development with the existing community by providing a link to the pedestrian walks along Md Rte. 30.

The proposed private access drive is not unlike Geroed Avenue in that it will maintain the flavor of a lane within a country setting. The proposed drive will wind back to the development and will be flanked by a split rail type fence along its southern edge It will pass an existing barn which will remain, as it has for years, on-site. The circulation loop at the terminus of the lane will actually be an improvement over Geroed Avenue in that it will allow emergency vehicles the maneuverability necessary to serve the proposed development.

2. The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.

The units have been clustered around the proposed parking area in order to screen the development's parking from the adjacent residences. As mentioned previously, the proposed grade will be substantially lower than the rear yards of the units west of Geroed Avenue. This will aid in reducing the impact of the larger massed buildings and help to conceal the proposed parking from the view of the immediately adjacent residents.

The clustering of the development actually allows for a large portion of property to remain unchanged, and aids in maintaining the rural atmosphere and open space which the immediately adjacent homeowners are accustomed to.

As mentioned in the previous section, the streetscape along Md Rte. 30 will essentially remain unchanged due to the fact that the proposed buildings will be tucked out of sight. Similarly, the streetscape along Geroed Avenue will remain as it exists and will be mimicked by the proposed access drive back to the development.

3. The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.

The proposed private lane connects with Md. Rte 30 in a manner which imitates other access streets such as Geroed Avenue. In addition, a sidewalk is proposed to link the new development with the walks along Md. Rte. 30. Access to Geroed Avenue is not provided in an effort to maintain the existing nature and traffic counts handled by the narrow lane. The existing residents have voiced opposition of a connection to the proposed development, and indeed the developer has no rights to utilize Geroed Avenue due to the fact that it is not a public right-of-way. The developer will set up an easement from the property line near Geroed Avenue to the private road being constructed which can be utilized in the event that future development occurs along Geroed Avenue. This would help to improve safety of ingress and egress to Md. Rte 30 by eliminating two points of connection for developments which produce higher traffic counts.

4. The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.

As mentioned in section number 2 above, the clustering of the proposed development at the rear corner of the property allows a large portion of the site to remain in its natural state. This will help to maintain the open space character that the community is accustomed to. In addition, the development will add an area for younger residents to utilize and will provide a system of paths and walkways so that the natural area can be accessed by the residents.

5. Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

Perhaps the most significant feature of the site is the natural setting and character as a country meadow. As mentioned in item 4 above, a significant amount of the property will remain undisturbed and undeveloped. This will result in maintaining the significant views from the existing residences. In addition, the area which is developed will create a buffer between the existing residences and the negative impact of the access road to Md Rte 795.

The proposed buildings are clustered in a way which provides a central orientation of the development and yet manages to provide significant views from each building, beyond the development, and into the naturalized meadow or woods. The proposed design incorporates the existing barn which has been a long-standing element of the property and adds to the rural character of the neighborhood and the proposed development.

6. The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.

The proposed development plan provides for significant landscaping to be incorporated into the development. The proposed landscaping will provide several functions including, but not limited to buffering the existing residences from the proposed development, increasing the habit diversity for wildlife, softening of proposed parking areas, buffering the proposed development from the access road to Md Rte 795 and accentuating the architectural design with ornamental plantings.

The plant materials chosen will lend themselves to the specific function for which they intend to serve. For example, the plantings near or within the large open space area of the southern portion of the property will be naturalized specimens spaced, informally to mesh with the existing natural features. In addition, these specimens should have a high wildlife value to provide for the existing wildlife of the area as well as introducing a wider range of habitats for new species. The plant materials chosen to border along the existing residences will be chosen for their ability to screen, provide visual diversity and to fit into a more residential planting formation.

7. The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

The site lighting and accessory site elements will all be of a uniform style which harmonizes with the historic and rural detail of the surrounding community. For example, a split rail fence has been chosen to provide forest buffer protection because it will enhance the visual image of a country meadow. Other elements such as site lighting will support a uniform architectural theme compatible with elements within the existing community.

8. The scale, proportions, massing and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

The Glyndon-Grace condominiums are contextually compatible with the existing neighborhood by being sensitive to the elements of scale, mass and detailing exemplified within the surrounding community. A study of the neighborhood revealed that most of the buildings are two to three stories in height and are typically of frame construction.

The colors and materials of the proposed buildings, have been chosen to complement the existing structures. The type, rhythm and proportion of the new windows, relate to those exhibited within the community. The detailing and variation of the facade edge help to bring the scale and massing of the proposed buildings into proportion with the residential setting. Overall, the components of the Glyndon-Grace Condominiums create an aesthetic and appropriate design, compatible with the community.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 19, 1996

Mr. Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
One South Street
Suite 2600
Baltimore, MD 21202

RE: Grace Petty, et al
Case No.: 94-47-A

Dear Mr. Scherr:

Our records indicate that the above referenced case has remained idle for some time. If no further action is taken by Friday, May 24, 1996 the case will be closed.

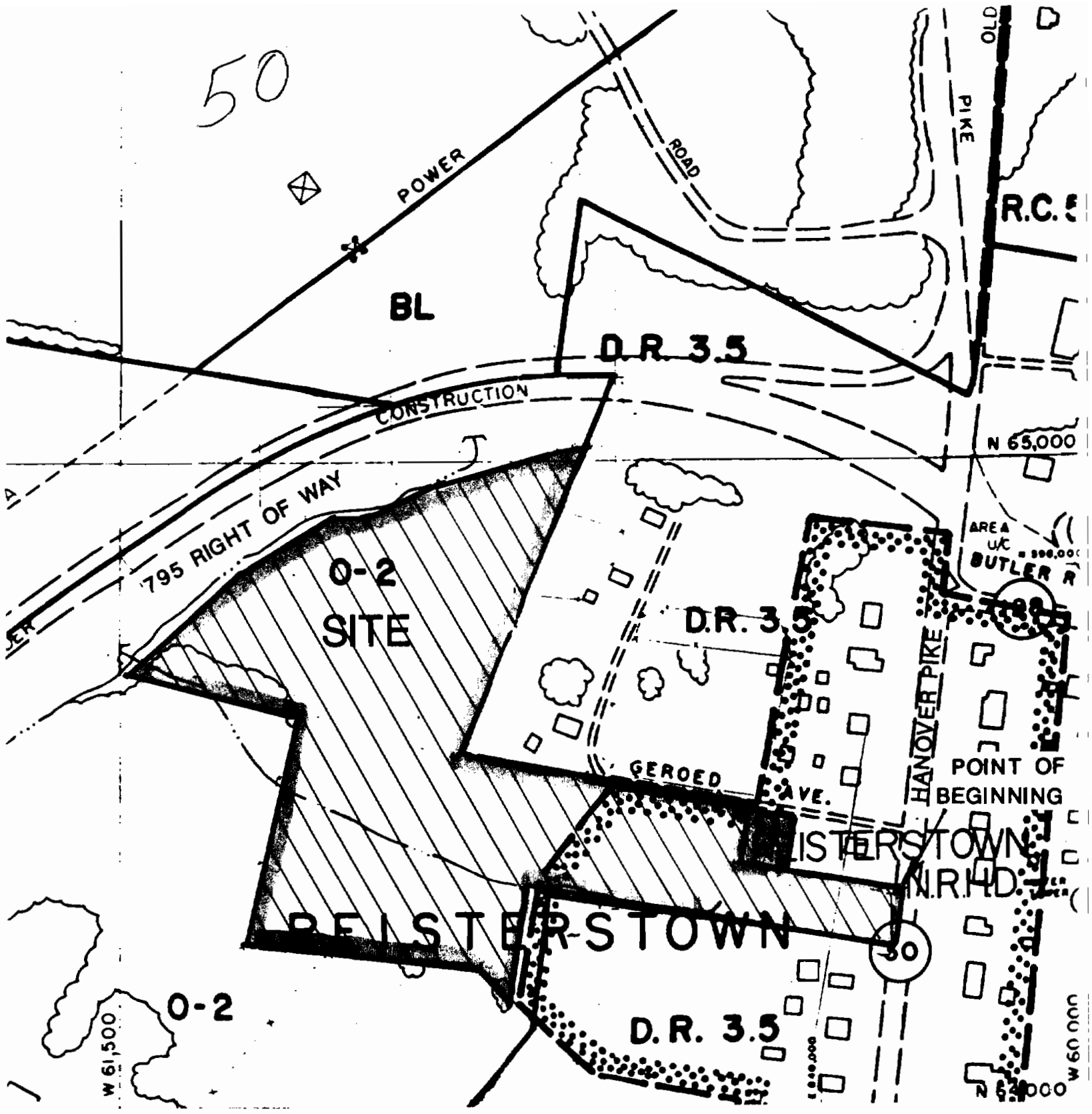
If you need further information or have any questions, please do not hesitate to contact Gwen Stephens at (410) 887-3391.

Very truly yours,

Arnold Jablon
Director

AJ/rye

Printed with Soybean Ink
on Recycled Paper



ZONING MAP

GLYNDON-GRACE CONDOMINIUMS

94-47-A

BALTIMORE COUNTY ZONING MAP N.W. 17-K

SCALE: 1"=200'-0"

9/3/93
8

7474-93
MS

RE: PETITION FOR VARIANCE W/S Hanover Pike, 580' S of Butler Rd. (Glyndon Grace Condominiums), 4th Election Dist., 3rd Councilmanic Dist. GRACE PETTY, Legal Owner; Glyndon Grace Limited Partnership, Contract Purchaser	: : : : : :	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 94-47-A

: : : : : :

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
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
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 2nd day of September, 1993, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Sherr, Esquire, Kramon & Graham, P.A., One South Street, Suite 2600, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
SEP 3 1993
ZAC

50

94-47-A

Petition for Variance

to the Zoning Commissioner of Baltimor County

for the property located at West Side of Hanover Pike

which is presently zoned 0-2

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 - Nos. 1 and 2

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 - No. 3

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

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

Contract Purchaser/Lessee:

Glyndon Grace Limited Partnership
(Type or Print Name)
By: Renaissance Development, Inc.
General Partner
By:
Signature
Mr. Pat Turner, President
911 South Charles Street, Suite 402
Address
Baltimore, Maryland 21230
City State Zipcode

Attorney for Petitioner:

Jeffrey H. Scherr
(Type or Print Name)
Signature
Kramon & Graham, P.A. (410)752-6030
One South Street, Suite 2600
Address Phone No.
Baltimore, Maryland 21202
City State Zipcode

Legal Owner(s):

Grace Petty
(Type or Print Name)
Signature
(Type or Print Name)
Signature

1946 Greenhaven Drive
Address Phone No.
Baltimore, Maryland 21209
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.
Mr. Pat Turner, President
Renaissance Development, Inc.
Name
911 South Charles Street, Suite 402
Baltimore, Maryland 21230
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR
unavailable for Hearing
the following dates _____ Next Two Months
ALL ✓ OTHER _____
REVIEWED BY: JR DATE 8/2/93

Zoning Administration & Development Management

94-47-A

1. 1B01.2.C.1.C (BCZR) and Section II-A P. 25 - Residential Standards CMDP to permit:

   (B) as close as 7 feet ± from rear and side of Building A to tract boundary in lieu of the required 40 feet rear and 30 feet side; and as close as 20 feet ± rear and side of building D to tract boundary in lieu of the required 40 feet rear and 30 feet side and 35 feet ± rear of Building B to tract boundary in lieu of the required 40 feet rear and 30 feet side; and

   (C) 1B01.2.C.1 and Section II P. 25 - Residential Standard CMDP to permit as close as 10 feet ± face of Building A, 10 feet ± face of Building B, 27 feet ± from Building D and 8 feet ± face of Building C to edge of paving of a private road in lieu of the required 35 feet; and as close as 15 feet ± face of <u>existing</u> barn to edge of paving of a private road in lieu of the required 35 feet.

2. 1B01.2.C.1.C (BCZR) and Section II-A P. 25 - Residential Standards CMDP to permit minimum multi-family building set back requirements of as close as 3 feet in lieu of the required 60 feet for Building B and D.

3. The site is 9.035 acres. It allows 93.24 housing units, but only 81 homes are proposed. Approximately one-half of the site, its southern portion, will be left primarily in its natural state in accordance with applicable environmental regulations and utilized as open space. Those 81 homes will be clustered in the remaining irregularly shaped northern portion of the site overlooking the wetlands. The remaining portion of the site will also contain storm water management, additional open space, parking and a private road with turning radii to allow fire vehicle access to the 81 homes. The variances are necessary so that the irregularly shaped northern portion of the site will accommodate the 81 proposed homes with attendant improvements and allow the other one-half of the site to remain as open space in its natural state.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 94-47-A

Towson, Maryland

District: 4th

Date of Posting: 8/13/93

Posted for: Variance

Petitioner: Gray Petty - Glydon Farms Limited Partnership

Location of property: W/S Hanover Pike, 580' S/ Butler Rd

Location of Signs: Facing roadway at of proposed entrance of drive way leading to property

Remarks:

Posted by: M. Stecker
Signature

Date of return: 8/20/93

Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

94-47

District _____ Date of Posting Re 8/20/93

Posted for: _____

Petitioner: Glendon Grace

Location of property: Hanover Pike

Location of Signs: Posted new date & time

Remarks: _____

Posted by [signature] Signature Date of return: 8/27/93

Number of Signs: 2

POSTPONED
9-28-93 at 10:00 a.m.
9-30-93
RE-NOTICE

94-47

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 12, 1993

FROM: Jerry L. Pfeifer, Captain
Investigative Services

SUBJECT: August 23, 1993 - Meeting

#46 - Proposed building shall comply with the 1991 Life Safety Code.

#50 - Proposed buildings shall comply with the 1991 Life Safety Code.

#51 - No comments.

#52 - No comments.

#53 - No comments.

#54 - No comments.

#55 - No comments.

#56 - No comments.

#57 - No comments.

#59 - No comments.

#60 - Building shall comply with the 1991 Life Safety Code.

#61 - Proposed addition shall comply with the 1991 Life Safety Code.

#63 - No comments.

JLP/dal

cc: File

RECEIVED
AUG 18 1993
ZADM

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: #94-47-A (Item 59)
W/S Hanover Pike, [illegible] of Butler Road
Glyndon Grace Condominiums
4th Election District
3rd Councilmanic
Legal Owner(s):
Grace Petty
Contract Purchaser(s):
Glyndon Grace Limited Partnership
Hearing: Wednesday, September 15, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit [illegible] 7 ft., more or less, [illegible] side Bldg. A to tract [illegible] lieu of the required 40 ft. [illegible] 30 ft. side; and as close as 30 ft., more or less, rear and side of Bldg. D to tract boundary [illegible] of the required 40 ft. [illegible] ft. side and 35 ft. [illegible] rear of Bldg. B to [illegible] in lieu of the required [illegible] and 30 ft. side; [illegible] close as 10 ft., more [illegible] of Bldg. A, 10 ft., [illegible] face of Bldg. B, 27 ft., [illegible] less, from Bldg. D and [illegible] or less, face of Bldg. [illegible] serving of a private [illegible] the required 30 [illegible] as 15 ft., more or less, [illegible] listing barn to edge [illegible] private road in lieu of the required 35 ft.; and to permit minimum multi-family Bldg. setback requirements of as close as 3 ft. in lieu of the required 60 ft. for Bldg. B and D.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

NOTES: (1)Hearings are handicapped Accessible; for special accommodations Please contact 887-3353.
(2)For information concerning the File and/or Hearing, please call 887-3391.
8/113 August 12.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 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

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number 50

Date 8/2/93

By VLC

A-47-A

/ NON RES VAR FILING FEE CODE 020 $ 250.00

/ SIGN POSTING FEE CODE 080 35.00

TOTAL 285.00

OWNER
GRACE PETTY

LOC W SIDE HANOVER PIKE
580 FT S. OF BUTLER RD.

02A02#1258MICHRC $285.00
BA C010:29AM08-02-93

Please Make Checks Payable To: Baltimore County

Cashier Validation

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.: 50

Petitioner: GRACE PETTY

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PAT TURNER c RENAISSANCE Development, Inc.

ADDRESS: 911 S. CHARLES Street, Suite 402
BALTIMORE, MD. 21230

PHONE NUMBER: STV Group: 944-9112

AJ:ggs

(Revised 04/09/93)

Printed on Recycled Paper

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:

DVELOPMENT PLAN HEARING
PROJECT NAME: Glyndon Grace Condominiums - PROJECT NUMBER: IV-448
APPLICANT/DEVELOPER: Henrietta Corporation
LOCATION: SW Corner of Hanover Pike and Geroed Road - ACRES: 9.18
PROPOSAL: 81 multi-family units

AND

CASE NUMBER: 94-47-A (Item 50)
W/S Hanover Pike, 580' S of Butler Road
Glyndon Grace Condominiums
4th Election District - 3rd Councilmanic
Legal Owner(s): Grace Petty
Contract Purchaser(s): Glyndon Grace Limited Partnership

Variance to permit as close as 7 ft., more or less, from rear and side Bldg. A to tract boundary in lieu of the required 40 ft. rear and 30 ft. side; and as close as 20 ft., more or less, rear and side of Bldg. D to tract boundary in lieu of the required 40 ft. rear and 30 ft. side and 35 ft., more or less , rear of Bldg. B to tract boundary in lieu of the required 40 ft. rear and 30 ft. side; and to permit as close as 10 ft., more or less, face of Bldg. A, 10 ft., more or less, face of Bldg. B, 27 ft., more or less, from Bldg. D and 8 ft., more or less, face of Bldg. C to edge of paving of a private road in lieu of the required 35 ft.; and as close as 15 ft., more or less, face of existing barn to edge of paving of a private road in lieu of the required 35 ft.; and to permit minimum multi-family Bldg. setback requirements of as close as 3 ft. in lieu of the required 60 ft. for Bldg. B and D.

HEARING: WEDNESDAY, SEPTEMBER 15, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Arnold Jablon, Director

cc: Grace Petty
Glyndon Grace Limited Partnrship/Renaissance Development, Inc.
Jeffrey H. Scherr, 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 CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 18, 1993

NOTICE OF REASSIGNMENT

PROJECT NAME: Glyndon Grace Condominiums
PROJECT NUMBER: IV-448
APPLICANT/DEVELOPER: Henrietta Corporation
LOCATION: SW Corner of Hanover Pike and Geroed Road
ACRES: 9.18

PROPOSAL: 81 multi-family units

AND

CASE NUMBER: 94-47-A (Item 50)
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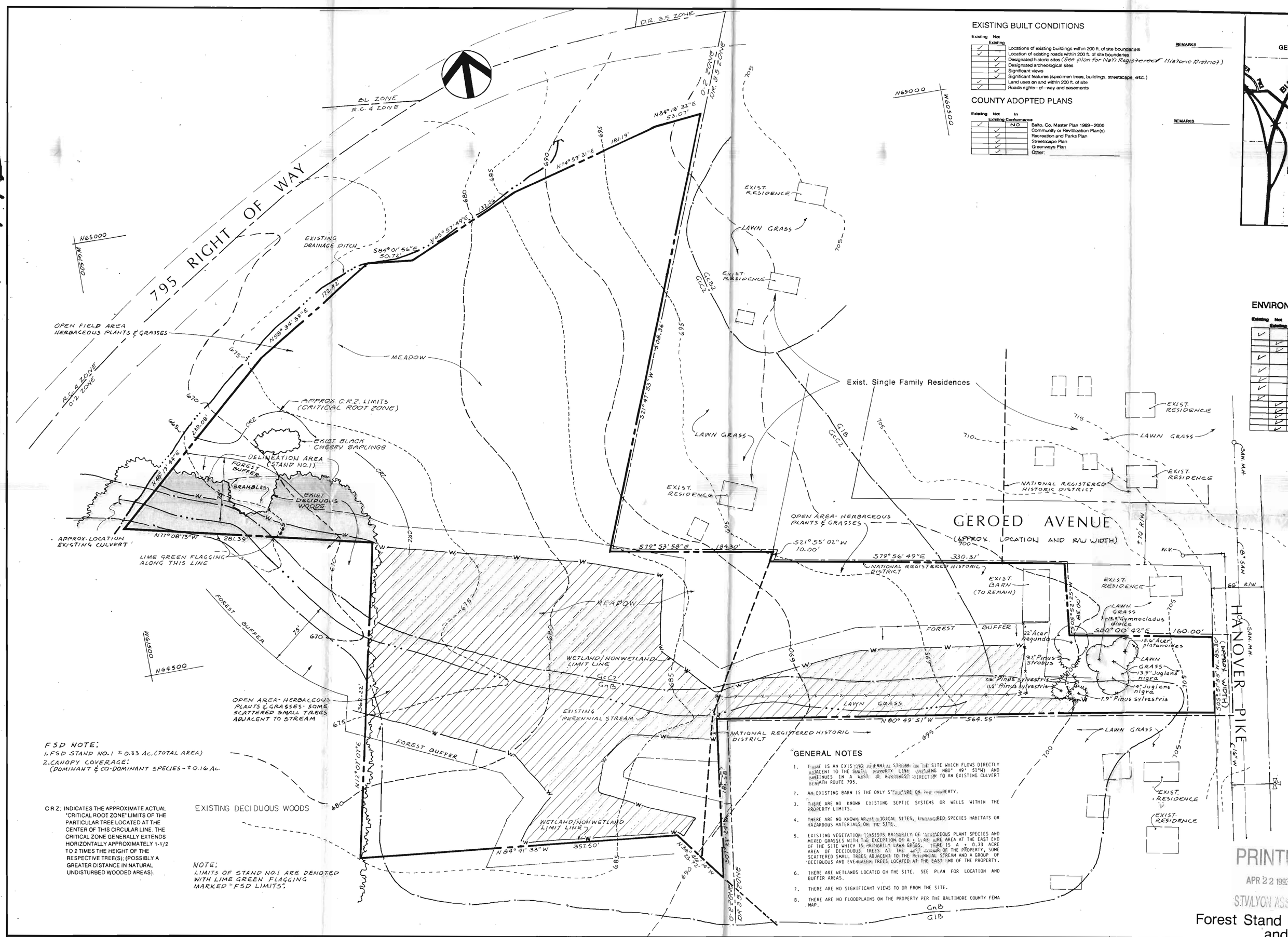
Variance to permit as close as 7 ft., more or less, from rear and side bldg. A to tract boundary in lieu of the required 40 ft. rear and 30 ft. side; and as close as 20 ft., more or less, rear and side of bldg. D to tract boundary in lieu of the required 40 ft. rear and 30 ft. side and 35 ft., more or less , rear of bldg. B to tract boundary in lieu of the required 40 ft. rear and 30 ft. side; and to permit as cloase as 10 ft., more or less, face of bldg. A, 10 ft., more or less, face of bldg. B, 27 ft., more or less, from, bldg. D and 8 ft., more or less, face of bldg. C to edge of paving of a private road in lieu of the required 35 ft.; and as close as 15 ft., more or less, face of existing barn to edge of paving of a private road in lieu of the required 35 ft.; and to permit minimum multi-family bldg. setback requirements of as close as 3 ft. in lieu of the required 60 ft. for bldg. B and D.

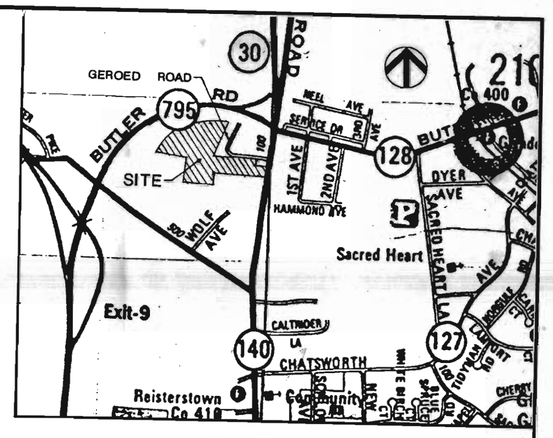
NEW DATES AND TIMES:
TUESDAY, SEPTEMBER 28, 1993 at 10:00 a.m., Rm. 118, Old Courthouse.
THURSDAY, SEPTEMBER 30, 1993 at 10:00 a.m., Rm. 118, Old Courthouse.

cc: Grace Petty
Glyndon Grace Limited Partnrship/Renaissance Development, Inc.
Jeffrey H. Scherr, Esq.

Printed with Soybean Ink
on Recycled Paper

94-47-A





VICINITY MAP

SCALE: 1" = 1000'

(ADC MAP NO. 15 (K,6)

EXISTING BUILT CONDITIONS

Existing	Not Existing		REMARKS
✓		Locations of existing buildings within 200 ft. of site boundaries	
✓		Location of existing roads within 200 ft. of site boundaries	
	✓	Designated historic sites (See plan for Nat'l Registered Historic District)	
	✓	Designated archeological sites	
	✓	Significant views	
	✓	Significant features (specimen trees, buildings, streetscape, etc.)	
✓		Land uses on and within 200 ft. of site	
✓		Roads rights-of-way and easements	

COUNTY ADOPTED PLANS

Existing	Not Existing	In Conformance		REMARKS
✓		NO	Balto. Co. Master Plan 1989-2000	
	✓		Community or Revitalization Plan(s)	
	✓		Recreation and Parks Plan	
	✓		Streetscape Plan	
	✓		Greenways Plan	
	✓		Other:	

ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delineated	Field Verified		REMARKS
✓				Topography and street grades (minimum 5 ft. contour appropriately labeled)	
	✓			Slopes greater than 25%	
	✓			100 year floodplain	(PER FEMA MAP)
✓				Soils mapped according to Soil Survey, Baltimore County, Maryland	
✓				Streams, seeps, ponds or other water bodies shown on site and within 200 ft. of site boundaries	
✓			✓	Wetlands	
✓				Forest buffer limits including adjustments for steep slopes and/or erodible soils	
✓				Land cover on and within 200 ft. of site.	
	✓			Significant regulated plant or wildlife communities	
	✓			Wells on site and within 100 ft. of site	
	✓			Septic on site and within 100 ft. of site	
	✓			Underground fuel tanks on site and within 100 ft. of site	
	✓			Soil evaluation tests (perc tests) performed	YES NO

LEGEND

- Existing Contour
- Soils Line
- Stream
- Wetlands
- 25' Wetlands Buffer/ Forest Buffer
- Deciduous Woods
- Existing Structures
- Forest On Deep, Well-Drained Soils

4C3

IV-448

GENERAL NOTES

1. THERE IS AN EXISTING PERENNIAL STREAM ON THE SITE WHICH FLOWS DIRECTLY ADJACENT TO THE SOUTH PROPERTY LINE (BEARING N80° 49' 51"W) AND CONTINUES IN A WESTERLY (NORTHWEST) DIRECTION TO AN EXISTING CULVERT BENEATH ROUTE 795.
2. AN EXISTING BARN IS THE ONLY STRUCTURE ON THE PROPERTY.
3. THERE ARE NO KNOWN EXISTING SEPTIC SYSTEMS OR WELLS WITHIN THE PROPERTY LIMITS.
4. THERE ARE NO KNOWN ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS ON THE SITE.
5. EXISTING VEGETATION CONSISTS PRIMARILY OF HERBACEOUS PLANT SPECIES AND MIXED GRASSES WITH THE EXCEPTION OF A ± 0.43 ACRE AREA AT THE EAST END OF THE SITE WHICH IS PRIMARILY LAWN GRASS. THERE IS A ± 0.33 ACRE AREA OF DECIDUOUS TREES AT THE WEST CORNER OF THE PROPERTY, SOME SCATTERED SMALL TREES ADJACENT TO THE PERENNIAL STREAM AND A GROUP OF DECIDUOUS AND EVERGREEN TREES LOCATED AT THE EAST END OF THE PROPERTY.
6. THERE ARE WETLANDS LOCATED ON THE SITE. SEE PLAN FOR LOCATION AND BUFFER AREAS.
7. THERE ARE NO SIGNIFICANT VIEWS TO OR FROM THE SITE.
8. THERE ARE NO FLOODPLAINS ON THE PROPERTY PER THE BALTIMORE COUNTY FEMA MAP.

F.S.D. NOTE:
1. F.S.D. STAND NO.1 ± 0.33 Ac. (TOTAL AREA)
2. CANOPY COVERAGE: (DOMINANT & CO-DOMINANT SPECIES - ± 0.16 Ac.

C.R.Z. INDICATES THE APPROXIMATE ACTUAL "CRITICAL ROOT ZONE" LIMITS OF THE PARTICULAR TREE LOCATED AT THE CENTER OF THIS CIRCULAR LINE. THE CRITICAL ZONE GENERALLY EXTENDS HORIZONTALLY APPROXIMATELY 1-1/2 TO 2 TIMES THE HEIGHT OF THE RESPECTIVE TREE(S); (POSSIBLY A GREATER DISTANCE IN NATURAL UNDISTURBED WOODED AREAS).

NOTE:
LIMITS OF STAND NO.1 ARE DENOTED WITH LIME GREEN FLAGGING MARKED "F.S.D. LIMITS".

DEVELOPER/OWNER

Name: THE HENRIETA CORPORATION (GEROED)
Address: CONTACT: PAT TURNER
911 S. CHARLES ST.
BALTIMORE, MD. 21230
Tax Account Number: 0423050575

PREPARER OF PLAN

Name: STV GROUP
Address: 21 GOVERNORS COURT
BALTIMORE, MARYLAND 21244
Date: MARCH 18, 1993

PRINTED APR 22 1993 STV/LYON ASSOC.

RECEIVED APR 27 1993 BALTIMORE COUNTY ZONING OFFICE

Forest Stand Delineation and Site Constraints Map
GLYNDON-GRACE CONDOMINIUMS
BALTIMORE COUNTY, MARYLAND

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

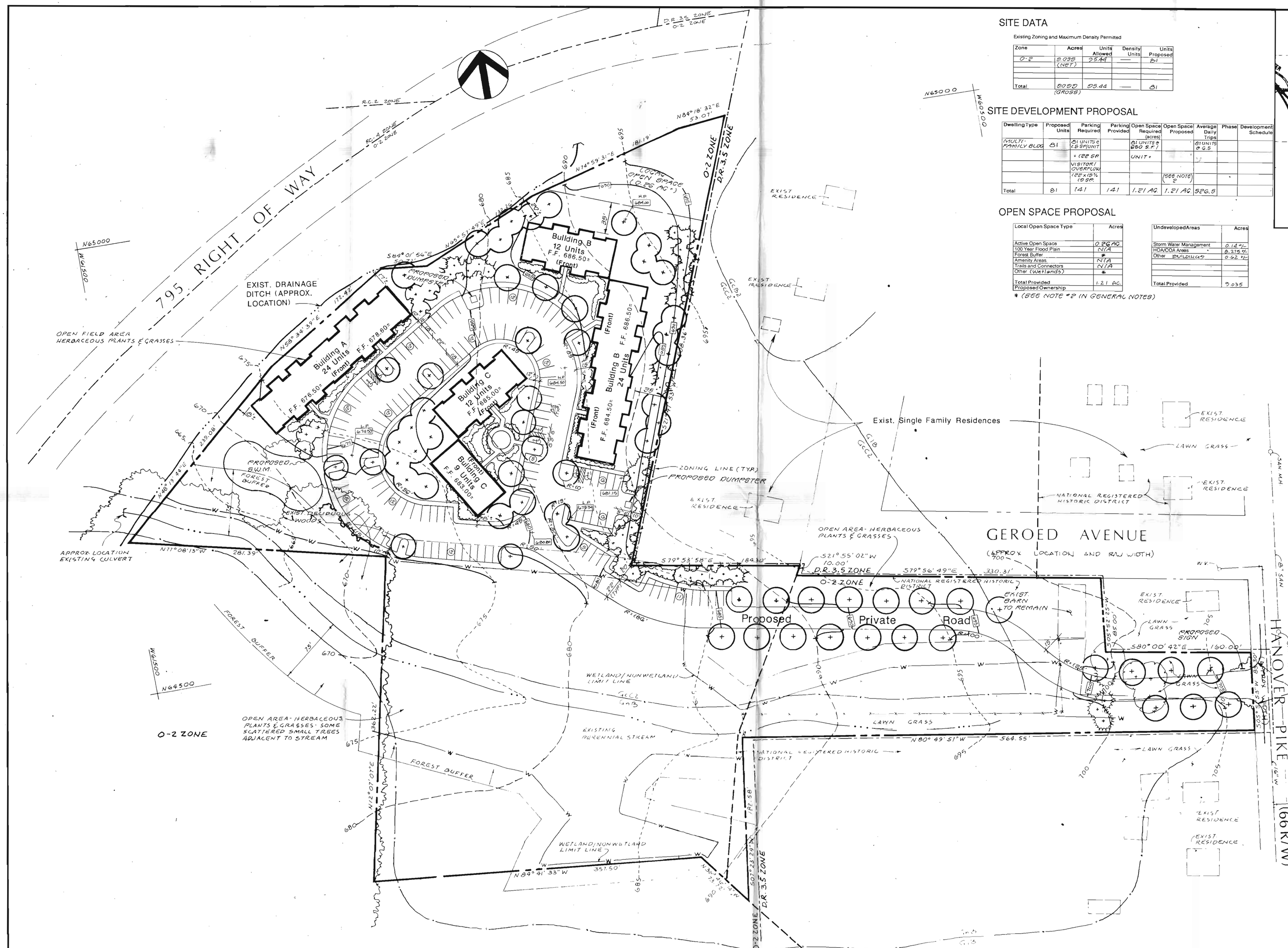
REVISIONS		
NO.	DATE	DESCRIPTION

SITE CONSTRAINTS MAP

PLAN PREPARATION	
DRAWN BY	DATE MARCH 18, 1993
DESIGNED BY	SCALE: 1" = 50'
CHECKED BY	

DRAWING NO. 8995

SHEET NO. 1 of 2



SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
O-2	0.939 (NET)	25.44	—	81
Total	0.939 (GROSS)	25.44	—	81

SITE DEVELOPMENT PROPOSAL

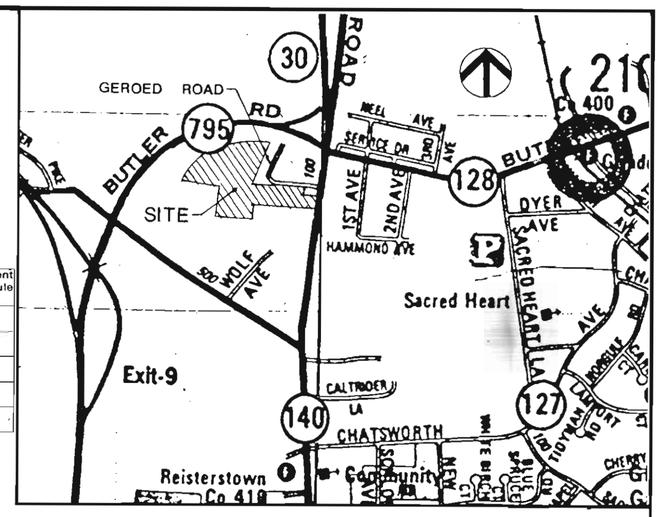
Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (acres)	Open Space Proposed	Average Daily Trips	Phase	Development Schedule
MULTI-FAMILY BLDG	81	81 UNITS @ (2.5 SP/UNIT)		81 UNITS * 860 S.F.		81 UNITS @ 6.5		
		+ (182 SP)		UNIT *				
		VISITOR/ OVERFLOW						
		(182 x 15% = 10 SP)			(SEE NOTE 2)			
Total	81	141	141	1.21 AC.	1.21 AC.	526.5		

OPEN SPACE PROPOSAL

Local Open Space Type	Acres
Active Open Space	0.26 AC.
100 Year Flood Plain	N/A
Forest Buffer	*
Amenity Areas	N/A
Trails and Connectors	N/A
Other (Wetlands)	*
Total Provided	1.21 AC.
Proposed Ownership	

Undeveloped Areas	Acres
Storm Water Management	0.14 +/-
HOA/ODA Areas	0.375 +/-
Other (BUILDING)	0.02 +/-
Total Provided	0.035

* (SEE NOTE #2 IN GENERAL NOTES)



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES

1. Anticipated variances.

   A. Variances from Section 1 B01.2.C.1e (BCZR) and associated provisions of the CMDP (Residential Standards page 25) to permit the following:

   - 8'± rear of Building A to tract boundary in lieu of the required 40'.
   - 29'± REAR AND SIDE AND 35'± REAR OF BLDG. B TO TRACT BOUNDARY IN LIEU OF THE MAX. REQ'D 40'.

   B. Variances from Section 1 B01.2.C.1 (BCZR) and associated provisions of the CMDP (Residential Standards page 25) to permit the following:

   - 10'± face of Building A, 10'± face of Building B, and 8'± face of Building C to edge of paving of a private road in lieu of the required 35'.
   - 15'± face of existing barn to edge of paving of a private road in lieu of the required 35'.

   C. Variances to allow S.W.M., parking and private road to encroach into the forest buffer, as well as a variance for private road to encroach into associated wetlands.

2. Approval from the Department of Recreation and Parks is required to allow more than 50 percent of the local open space requirement to be wetland area. 0.29 acres of the local open space requirement has been located on the plan. The remaining requirement will be located in the forest buffer and wetland areas upon approval and coordination from the Baltimore County Department of Recreation and Parks and D.E.P.R.M.
3. There has been no previous zoning history on this site.
4. The proposed units are to be affordable condominium units.
5. This site is not on the Landmarks List.
6. Landscape Requirements.

765 L.F.± INT. RD. @ 1 P.U./30	=	38.25 P.U. (2.268 M.D.)
85.30 L.F.± ADJ. RD @ 1 P.U./40	=	2.13 P.U. (1.59 M.D.)
141 SP @ 1 P.U./12 SP	=	11.75 P.U. (.088 M.D.)
44 L.F.± CLASS 'A' SCR. @ 1 P.U./35	=	1.26
TOTAL REQUIRED	=	53.43 P.U. (4.00 M.D.) ±

Landscape Preservation Area:

44,962 S.F. ± @ 1/07 = 3,147 S.F. required

Landscape Provided:

58 M.D. @ 1/1 P.U. = 58 P.U. (.58 M.D.)

Additional ornamental trees, evergreen trees and shrubs will also be provided

Landscape Preservation Area Provided = 3,313 S.F.±

PRINTED
APR 22 1993
STV/LYON ASSOC.

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

REVISIONS		
NO	DATE	DESCRIPTION

SITE PROPOSAL MAP

PLAN PREPARATION	
DESIGNED BY	DATE MARCH 18, 1993
DRAWN BY	SCALE 1" = 50'
CHECKED BY	

Concept Plan
GLYNDON-GRACE CONDOMINIUMS
BALTIMORE COUNTY, MARYLAND

DRAWING NO. 8995
SHEET NO. 2 of 2

Variance from section 1 B01.2.C.1 (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 10' +/- face of building "A" & "B" to edge of paving of a private road in lieu of the required 35'

7.A.2

Variance from section 1 B01.2.C.1 (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 27' +/- face of building "D" to edge of paving of a private road in lieu of the required 35'

7.A.2

7.A.1

Variance from section 1 B01.2.C.1.C (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 20'+/- rear and side of building "D" to tract boundary in lieu of the required 40' rear and 30' side.

7.B

Variance from section 1 B01.2.C.1.C (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit minimum multi-family building setback requirements of as close as 3' in lieu of the required 60' for buildings "B" & "D".

7.A.1

Variance from section 1 B01.2.C.1.C (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 7'+/- from rear of building "A" to tract boundary in lieu of the required 40' rear and 30' side.

7.A.1

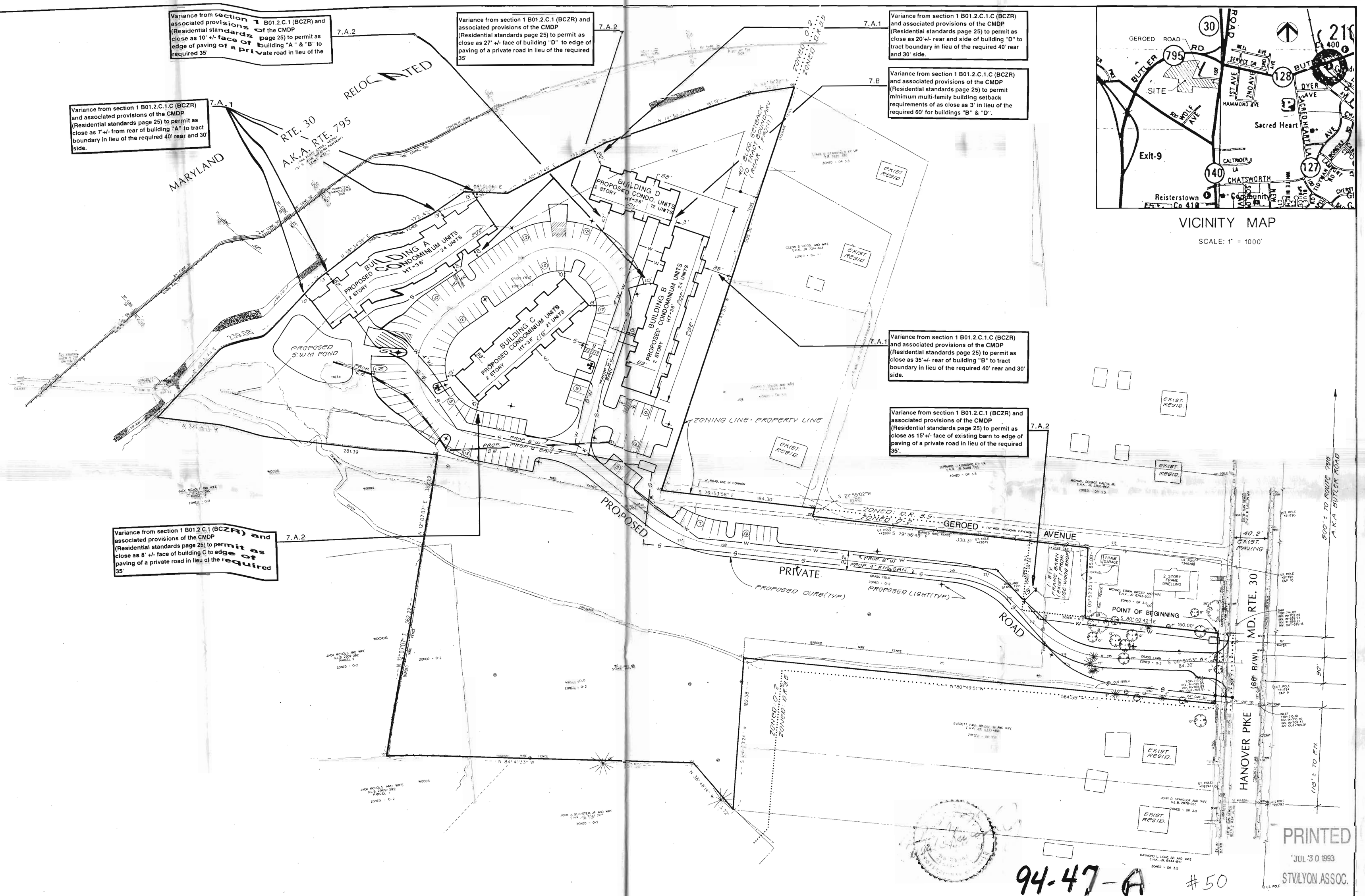
Variance from section 1 B01.2.C.1.C (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 35'+/- rear of building "B" to tract boundary in lieu of the required 40' rear and 30' side.

7.A.2

Variance from section 1 B01.2.C.1 (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 15'+/- face of existing barn to edge of paving of a private road in lieu of the required 35'.

7.A.2

Variance from section 1 B01.2.C.1 (BCZR) and associated provisions of the CMDP (Residential standards page 25) to permit as close as 8' +/- face of building C to edge of paving of a private road in lieu of the required 35'



PRINTED
JUL 30 1993
STV/LYON ASSOC.

94-47-A #50

STV Group

engineers /architects /planners /scientists /construction managers

21 Governor's Court Baltimore, MD 21244-2722

REVISIONS		
NO.	DATE	DESCRIPTION

PLAN PREPARATION	
DRAWN BY: CD	DATE: JULY 1993
DESIGNED BY:	SCALE: 1" = 50'
CHECKED BY:	JOB NO.:8995

PLAT TO ACCOMPANY ZONING PETITION

GLYNDON GRACE CONDOMINIUMS

REISTERSTOWN - 4TH ELECTION DISTRICT

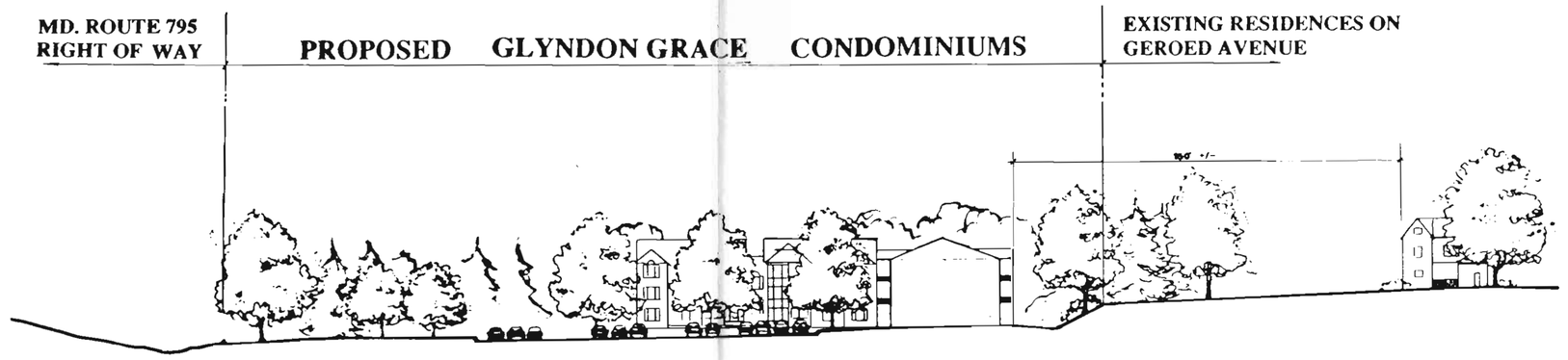
BALTIMORE COUNTY, MD.

FOR

HENRIETTA CORPORATION

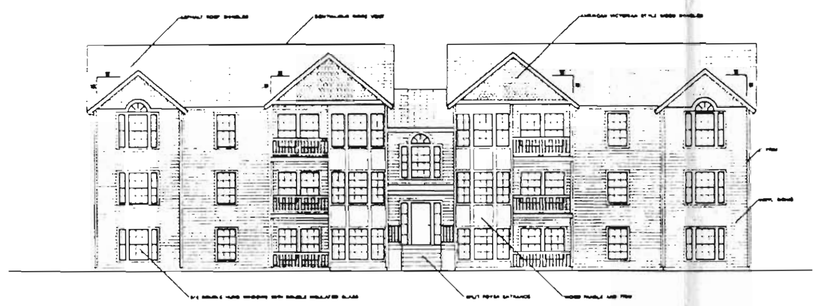
DRAWING NO. 61-8995

SHEET NO. 1 of 2



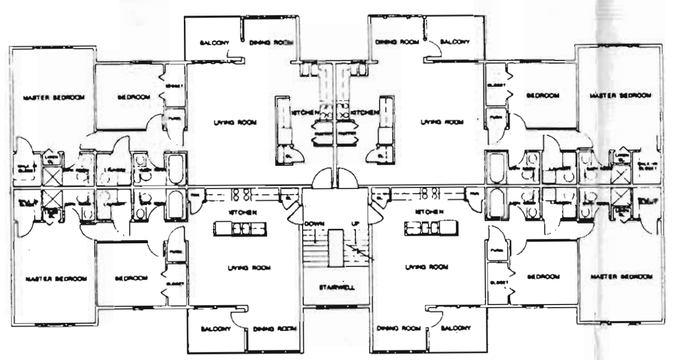
ELEVATION

SCALE: 1" = 40'-0"



TYPICAL FRONT ELEVATION

SCALE: 1/16" = 1'-0"



TYPICAL SECOND STORY FLOOR PLAN

SCALE: 1/16" = 1'-0"

DEVELOPMENT PLAN NOTES

1. APPLICANT/DEVELOPER: THE HENRIETTA CORPORATION
   911 S. CHARLES STREET
   BALTIMORE, MD 21230
   CONTACT: PAT TURNER
   (410) 752-1241

   OWNER: GRACE C. PETTY

2. ELECTION DISTRICT 4, COUNCILMANIC DISTRICT 3, CENSUS TRACT 4044.01

3. WATERSHED 32, SEWERSHED 67

4. SITE DATA:

   A. EXISTING USE: EXISTING BARN
      PROPOSED USE: AFFORDABLE HOUSING DEVELOPMENT WITH 81 CONDOMINIUM UNITS

   B. CURRENT ZONING AND ACREAGE

      NET: 8.865 AC ± O-2
      0.170 AC ± D.R. 3.5
      9.035 AC ±

      GROSS: 8.88 AC ± O-2
      0.21 AC ± D.R. 3.5
      9.09 AC ± (INCL. 30' HANOVER PIKE)

   C. DENSITY

      PERMITTED: 8.88 AC X 10.5 D.U./AC = 93.24 D.U. (O-2 ZONE)
      0.21 AC X 3.5 D.U./AC = 0.74 D.U. (3.5 ZONE)

      PROPOSED: 81 (2-BDRM) CONDO UNITS = 81 D.U. (O-2 ZONE)

      ALL CONDOMINIUM UNITS WILL BE FOR SALE.

   D. PARKING

      REQUIRED

      2-BDRM CONDOMINIUM UNIT = 81 UNITS @ 1.5 SP/UNIT

REQ'D SP.	15% OVERFLOW
122	19

      TOTAL PARKING REQUIRED = 141 SP

      PROVIDED: 141 SPACES (INCL. 6 H.C. SP. 135 STANDARD SP.)

      ALL STANDARD SPACES WILL BE 8'-1/2" X 18' MINIMUM. ALL PARKING SPACES WILL BE PERMANENTLY STRIPED. ALL PAVING SHALL BE PAVED WITH A DURABLE, DUSTLESS AND PROPERLY DRAINED SURFACE MAINTAINED SO AS TO NOT CREATE ANY UNDESIRABLE CONDITIONS.

   E. LOCAL OPEN SPACE

      REQUIRED: 81 UNITS @ 650 S.F./UNIT = 1.21 AC

      PROVIDED: AREA A = 0.29 AC. OR 12,720 SF
      - CRITERION #2
      - TOT LOT CONNECTED TO OTHER AREAS OF THE SITE VIA A 3' PATH WALKWAY

      AREA B = 1.08 AC. OR 47,045 SF.
      - CRITERION #1
      - LOCATED IN AREA OF EXISTING WETLANDS AND PROPOSED MITIGATION/AFORESTATION AREAS.
      - PROTECTED BY SPLIT RAIL FENCE ALONG SOUTH SIDE OF ACCESS DRIVE AND EXISTING BARBED WIRE FENCE ALONG THE PROPERTY LINE.

      TOTAL OPEN SPACE PROVIDED = 1.37 AC

   F. LANDSCAPE REQUIREMENTS

      REQUIRED

      1629 L.F.± INT RD @ 1 P.U./20 = 81.45 P.U. (82.20 M.D.)
      915 L.F.± ADJ RD @ 1 P.U./40 = 22.87 P.U. (17.15 M.D.)
      1141 L.F.± CLASS A SCREEN @ 1 P.U./15 = 76.06
      TOTAL REQUIRED = 180.38 P.U. (100 M.D.)

      LANDSCAPE PRESERVATION AREA:
      44,962 S.F.± @ 0.07 = 3,147 S.F.± PLANTING AREA

      PROVIDED:

      101 M.D. @ 1:1 = 101 P.U.
      42 MN.D. @ 2:1 = 21 P.U.
      52 EVGR. @ 2:1 = 26 P.U.
      175+ SHRUBS @ 5:1 = 35 P.U.
      TOTAL PROVIDED = 183 P.U. (101 M.D.)

      LANDSCAPE PRESERVATION AREA = 3,313 S.F.±

   G. AFFORESTATION REQUIRED = 1.08 ACRES

      PROPOSED = 1.08 ACRES

   H. PROPOSED MITIGATION FOR WETLANDS = 29,000 SF

      AREA #1 = 11,000 SF

      AREA #2 = 18,000 SF

5. ZONING SETBACK REQUIREMENTS:

   O-2 ZONE (D.R. 10.5 ZONE)

MAX. BUILDING HEIGHT PERMITTED	= 50'
BUILDING TO PUBLIC STREET R/W	= 25' (BCZR)
BETWEEN FRONT OR REAR BLDG FACES	= 60' (BCZR)
BETWEEN SIDE BUILDING FACES	= 1' PER EVERY 1' OF BLDG ELEV. HT. (30' MIN.) (BCZR)
BUILDING FACE TO TRACT BOUNDARY (FRONT OR REAR)	= 40' (BCZR)
BUILDING FACE TO TRACT BOUNDARY (SIDE)	= 30' (BCZR)
BUILDING FACE TO EDGE OF PAVING OF PRIVATE STREET	= 35' (BCZR)
MAX. BUILDING LENGTH	= 240' (BCZR)

6. THERE ARE NO R.T.A. RESTRICTIONS IMPOSED FOR THIS DEVELOPMENT.

7. VARIANCES WILL BE REQUESTED FROM THE FOLLOWING SECTIONS:

   A. 1B01.2.C.1.C (BCZR) AND SECTION II-A P.25 - RESIDENTIAL STANDARDS CMDP TO PERMIT:

      1) AS CLOSE AS 7 FEET ± FROM REAR AND SIDE OF BUILDING A TO TRACT BOUNDARY IN LIEU OF THE REQUIRED 40 FEET REAR AND 30 FEET SIDE, AND AS CLOSE AS 20 FEET ± REAR AND SIDE OF BUILDING C TO TRACT BOUNDARY IN LIEU OF THE REQUIRED 40 FEET REAR AND 30 FEET SIDE AND 35 FEET ± REAR OF BUILDING B TO TRACT BOUNDARY IN LIEU OF THE REQUIRED 40 FEET REAR AND 30 FEET SIDE; AND

      2) 1B01.2.C.1 AND SECTION II P.25 - RESIDENTIAL STANDARD CMDP TO PERMIT AS CLOSE AS 10 FEET ± FACE OF BUILDING A, 10 FEET ± FACE OF BUILDING B, 27 FEET ± FACE OF BUILDING D, AND 8 FEET ± FACE OF BUILDING C TO EDGE OF PAVING OF A PRIVATE ROAD IN LIEU OF THE REQUIRED 35 FEET, AND AS CLOSE AS 15 FEET ± FACE OF EXISTING BARN TO EDGE OF PAVING OF A PRIVATE ROAD IN LIEU OF THE REQUIRED 35 FEET.

   B. 1B01.2.C.1.C (BCZR) AND SECTION II-A P.25 - RESIDENTIAL STANDARDS CMDP TO PERMIT MINIMUM MULTI-FAMILY BUILDING SETBACK REQUIREMENTS OF AS CLOSE AS 3 FEET IN LIEU OF THE REQUIRED 60 FEET FOR BUILDINGS B AND D.

   VARIANCES HAVE ALSO BEEN REQUESTED TO ALLOW S.W.M., PARKING AND PRIVATE ROAD TO ENCROACH INTO THE FOREST BUFFER, AS WELL, AS A VARIANCE FOR PRIVATE ROAD TO ENCROACH INTO ASSOCIATED WETLANDS.

8. THIS SITE IS NOT ON THE LANDMARKS LIST.

9. THERE ARE WETLANDS AND AN ASSOCIATED FOREST BUFFER EASEMENT LOCATED ON THE SITE.

10. THERE IS AN EXISTING BARN LOCATED ON SITE WHICH WILL REMAIN. THE EXISTING AND PROPOSED USE OF THIS BARN IS A WOOD SHOP. THE HEIGHT OF THE BARN IS APPROXIMATELY 20±. THIS BARN WILL CONTINUE TO BE USED FOR ITS EXISTING USE AND THEREAFTER BECOME STORAGE FOR THE CONDO ASSOCIATION. IF ANOTHER USE IS CONTEMPLATED, IT MUST BE APPROVED BY THE ZONING OFFICE.

11. SITE LIGHTING WILL BE PROVIDED. ALL LIGHTING WILL BE ARRANGED SO AS TO NOT SHINE OR REFLECT ONTO ADJOINING PROPERTIES OR INTO THE PATH OF ONCOMING VEHICLES.

12. DEED REFERENCE: LIBER/FOLIO: 8397/0629
    TAX ACCOUNT NO. 04-23-050575

13. ESTIMATED AVERAGE DAILY TRIPS

    CONDOMINIUMS: 81 UNITS @ 6.5/UNIT = 527 A.D.T./S

14. A STORMWATER MANAGEMENT FACILITY AS SHOWN ON THE PLAN WILL BE PROVIDED.

15. THERE ARE NO KNOWN CRITICAL AREAS, HAZARDOUS MATERIALS, EXISTING WELLS, OR UNDERGROUND STORAGE TANKS LOCATED ON THE SITE.

16. EXISTING VEGETATION ON THE SITE CONSISTS OF MEADOW. A SMALL PORTION OF LAWN AREA, AND A DECIDUOUS WOODED AREA LOCATED AT THE WESTERNMOST CORNER ADJACENT TO ROUTE 795. A LANDSCAPE PLAN WILL BE PROVIDED, AS REQUIRED BY BALTIMORE COUNTY LANDSCAPE MANUAL STANDARDS.

17. ALL SIGNS WILL COMPLY WITH SECTION 413 BCZR AND ALL ZONING SIGN POLICIES.

18. THE PROPOSED ROAD AND UTILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PRIVATE.

19. TRASH PICK-UP WILL BE PROVIDED BY BALTIMORE COUNTY.

20. - SANITARY AND WATER SHALL BE PUBLIC.
    - SANITARY SHALL UTILIZE A PUMPING STATION TO REACH THE MAIN IN MD ROUTE 30.
    - TOTAL SEWAGE FLOW: 81 X 3.5 X 90 = 25,515 GPD

21. THIS SITE IS LOCATED ON BALTIMORE ZONING MAP NO. NW 17-K

22. THE SITE WAS PREVIOUSLY ZONED D.R. 3.5. DURING THE 1988 COMPREHENSIVE ZONING PROCESS, THE SITE WAS REZONED TO O-2 (ISSUE #3-346).

PRINTED
JUL 30 1993
STV/LYON ASSOC.

STV GROUP, INC.
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 410-944-9112

REVISIONS

NO.	DATE	DESCRIPTION

PLAN PREPARATION

DRAWN BY: KM	DATE: JULY 1993
DESIGNED BY:	SCALE: AS NOTED
CHECKED BY:	JOB NO.:8995

PLAT TO ACCOMPANY ZONING PETITION

GLYNDON GRACE CONDOMINIUMS
REISTERSTOWN - 4TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
FOR
HENRIETTA CORPORATION

DRAWING NO. 61-8995

SHEET NO. 2 of 2

TCA 301-565-3340

Don 8/3/93

Re: Glyndon Grace

Here's the HOH Dev. Pln. Please review - back to Gloria with ~~an~~ the HOH and DPC dates -

Gloria

? 9/15 at 9 in 118

50

94-47-A

COMPATIBILITY STATEMENT
for the
Glyndon-Grace Condominiums

1. The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.

The existing neighborhood is comprised of single family homes fronting on either MD Rte 30 or Geroed Avenue. Geroed Avenue is essentially a narrow lane which provides access to a few lots. The width of the lane varies from twelve to fifteen feet and there are no existing sidewalks. Reisterstown Road (Md Rte 30 at this point) is characterized more as a main street with sidewalks along both sides and edged by homes and businesses. Most of the homes in the immediate area adjacent to the site have private driveways from either Geroed Avenue or Md. Rte. 30.

The proposed development obviously is comprised of a different type of housing unit than that which exists in the immediate area. The proposed buildings and parking area have been tucked back into the rear corner of the site in an effort to minimize impacts on the site's environmentally sensitive areas and to minimize a sharp visual change in development types viewed from the existing community roads. In essence the new development will not be seen from Md. Rte 30, except for a new "driveway" entrance or opening for the long lane which winds back to the proposed development in the rear of the site. Likewise from Geroed Avenue, the visibility of the new development will be minimal due to existing and proposed landscaping as well as a significant change in grade, created to lower the development and reduce the visual mass of the buildings from the residences on the west side of Geroed Avenue.

Like existing houses in the area, the actual buildings within the proposed development are arranged so that the proposed buildings front the proposed access lane and parking lot. Sidewalks have been incorporated for safe pedestrian circulation and to help integrate the new development with the existing community by providing a link to the pedestrian walks along Md Rte. 30.

The proposed private access drive is not unlike Geroed Avenue in that it will maintain the flavor of a lane within a country setting. The proposed drive will wind back to the development and will be flanked by a split rail type fence along its southern edge It will pass an existing barn which will remain, as it has for years, on-site. The circulation loop at the terminus of the lane will actually be an improvement over Geroed Avenue in that it will allow emergency vehicles the maneuverability necessary to serve the proposed development.

2. The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.

The units have been clustered around the proposed parking area in order to screen the development's parking from the adjacent residences. As mentioned previously, the proposed grade will be substantially lower than the rear yards of the units west of Geroed Avenue. This will aid in reducing the impact of the larger massed buildings and help to conceal the proposed parking from the view of the immediately adjacent residents.

The clustering of the development actually allows for a large portion of property to remain unchanged, and aids in maintaining the rural atmosphere and open space which the immediately adjacent homeowners are accustomed to.

As mentioned in the previous section, the streetscape along Md Rte. 30 will essentially remain unchanged due to the fact that the proposed buildings will be tucked out of sight. Similarly, the streetscape along Geroed Avenue will remain as it exists and will be mimicked by the proposed access drive back to the development.

3. The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.

The proposed private lane connects with Md. Rte 30 in a manner which imitates other access streets such as Geroed Avenue. In addition, a sidewalk is proposed to link the new development with the walks along Md. Rte. 30. Access to Geroed Avenue is not provided in an effort to maintain the existing nature and traffic counts handled by the narrow lane. The existing residents have voiced opposition of a connection to the proposed development, and indeed the developer has no rights to utilize Geroed Avenue due to the fact that it is not a public right-of-way. The developer will set up an easement from the property line near Geroed Avenue to the private road being constructed which can be utilized in the event that future development occurs along Geroed Avenue. This would help to improve safety of ingress and egress to Md. Rte 30 by eliminating two points of connection for developments which produce higher traffic counts.

4. The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.

As mentioned in section number 2 above, the clustering of the proposed development at the rear corner of the property allows a large portion of the site to remain in its natural state. This will help to maintain the open space character that the community is accustomed to. In addition, the development will add an area for younger residents to utilize and will provide a system of paths and walkways so that the natural area can be accessed by the residents.

5. Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

Perhaps the most significant feature of the site is the natural setting and character as a country meadow. As mentioned in item 4 above, a significant amount of the property will remain undisturbed and undeveloped. This will result in maintaining the significant views from the existing residences. In addition, the area which is developed will create a buffer between the existing residences and the negative impact of the access road to Md Rte 795.

The proposed buildings are clustered in a way which provides a central orientation of the development and yet manages to provide significant views from each building, beyond the development, and into the naturalized meadow or woods. The proposed design incorporates the existing barn which has been a long-standing element of the property and adds to the rural character of the neighborhood and the proposed development.

6. The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.

The proposed development plan provides for significant landscaping to be incorporated into the development. The proposed landscaping will provide several functions including, but not limited to buffering the existing residences from the proposed development, increasing the habit diversity for wildlife, softening of proposed parking areas, buffering the proposed development from the access road to Md Rte 795 and accentuating the architectural design with ornamental plantings.

The plant materials chosen will lend themselves to the specific function for which they intend to serve. For example, the plantings near or within the large open space area of the southern portion of the property will be naturalized specimens spaced, informally to mesh with the existing natural features. In addition, these specimens should have a high wildlife value to provide for the existing wildlife of the area as well as introducing a wider range of habitats for new species. The plant materials chosen to border along the existing residences will be chosen for their ability to screen, provide visual diversity and to fit into a more residential planting formation.

7. The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

The site lighting and accessory site elements will all be of a uniform style which harmonizes with the historic and rural detail of the surrounding community. For example, a split rail fence has been chosen to provide forest buffer protection because it will enhance the visual image of a country meadow. Other elements such as site lighting will support a uniform architectural theme compatible with elements within the existing community.

8. The scale, proportions, massing and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

The Glyndon-Grace condominiums are contextually compatible with the existing neighborhood by being sensitive to the elements of scale, mass and detailing exemplified within the surrounding community. A study of the neighborhood revealed that most of the buildings are two to three stories in height and are typically of frame construction.

The colors and materials of the proposed buildings, have been chosen to complement the existing structures. The type, rhythm and proportion of the new windows, relate to those exhibited within the community. The detailing and variation of the facade edge help to bring the scale and massing of the proposed buildings into proportion with the residential setting. Overall, the components of the Glyndon-Grace Condominiums create an aesthetic and appropriate design, compatible with the community.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 19, 1996

Mr. Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
One South Street
Suite 2600
Baltimore, MD 21202

RE: Grace Petty, et al
Case No.: 94-47-A

Dear Mr. Scherr:

Our records indicate that the above referenced case has remained idle for some time. If no further action is taken by Friday, May 24, 1996 the case will be closed.

If you need further information or have any questions, please do not hesitate to contact Gwen Stephens at (410) 887-3391.

Very truly yours,

Arnold Jablon
Director

AJ/rye

Printed with Soybean Ink
on Recycled Paper