IN RE: PETITION FOR VARIANCE SW/S Perine Lane, SW of its intersection w/North Wind Road (Hollowbrook Manor) 11th Election District 5th Councilmanic District Gray and Son, Inc. Petitioner	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 94-297-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for the subject property, known as Hollowbrook Manor, located in the Carney area of northeastern Baltimore County. The Petition was filed by the owners of the property, Gray and Son, Inc., by Thomas W. Joseph, and the Contract Purchaser, J.F.L. Builders, Inc., by James F. Levendusky, through their attorney, Newton A. Williams, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3.b of the C.M.D.P. to permit a separation between buildings of 20 feet in lieu of the required 30 feet for building heights of 20 feet to 30 feet, and in lieu of the required 40 feet for building heights of 30 feet to 40 feet for all lots; from Section V.B.6.a of the C.M.D.P. to permit a window to right-of-way line setback of 18 feet in lieu of the required 25 feet for Lots 1, 2, 4 and 5; from Section V.B.6.b of the C.M.D.P. to permit a window to property line setback of 5 feet in lieu of the required 15 feet for all lots; from Section 1B01.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a window to window setback of 20 feet in lieu of the required 40 feet for all lots; and from Section 1B01.2.C.2 of the B.C.Z.R. and Section V.B.5.a of the C.M.D.P. to permit a window to tract boundary setback of 30

feet in lieu of the required 35 feet for Lot 12. The relief requested is more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were James Levendusky, a Principal with J.F.L. Builders, Inc., James S. Kline, Professional Engineer with George W. Stephens, Jr. & Associates, Inc., and Newton A. Williams, Esquire. Appearing in opposition to the Petitioners' request was Judy Schlothauer, a nearby resident of the area.

Testimony and evidence presented demonstrated that the subject property consists of 4.47 acres, more or less, zoned D.R. 3.5, and is presently unimproved. The property is located between Perine Lane and Northwind Road and is bordered on three sides by residential development. The Petitioners are desirous of developing the site with 12 single family homes on panhandle lots in accordance with Petitioner's Exhibit 1. Due to the existence of a stream on the southeast side of the property and the narrow configuration of the lots, the relief requested is necessary in order to proceed. Testimony revealed that the property was originally approved as a 15-lot subdivision in 1986. However, the current owners reduced the number of lots to 12 in order to provide larger homes on larger lots to the consumer. In support of their request, Mr. Levendusky submitted into evidence as Petitioner's Exhibit 3 the various elevation drawings for the proposed dwellings. He testified that the homes will range in price from anywhere between $185,000 to $240,000 and will be in keeping with, if not surpassing, the value of existing homes in the area.

Ms. Judy Schlothauer appeared and testified in opposition to the Petitioners' request. Ms. Schlothauer testified that she believes the proposed homes are located too close together and too close to the exist-

ing stream. Furthermore, she is concerned about the deer and other wildlife that live on the property. She is also concerned over the existing stream and feels that additional development in the area will contribute to the amount of water discharged into the stream, which at the present time, is overflowing its banks.

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

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

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request. As noted above, this property was originally approved for development with 15 homes. The fact that the present owners are only proposing to construct 12 homes on the site shows an effort on their part not to overcrowd this particular parcel of land. In the opinion of this Deputy Zoning Commissioner, the relief

requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of April, 1994 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3.b of the C.M.D.P. to permit a separation between buildings of 20 feet in lieu of the required 30 feet for building heights of 20 feet to 30 feet, and in lieu of the required 40 feet for building heights of 30 feet to 40 feet for all lots; from Section V.B.6.a of the C.M.D.P. to permit a window to right-of-way line setback of 18 feet in lieu of the required 25 feet for Lots 1, 2, 4 and 5; from Section V.B.6.b of the C.M.D.P. to permit a window to property line setback of 5 feet in lieu of the required 15 feet for all lots; from Section 1B01.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a window to window setback of 20 feet in lieu of the required 40 feet for all lots; and from Section 1B01.2.C.2 of the B.C.Z.R. and Section V.B.5.a of the C.M.D.P. to permit a window to tract boundary setback of 30 feet in lieu of the required 35 feet for Lot 12, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 4/11/94
By

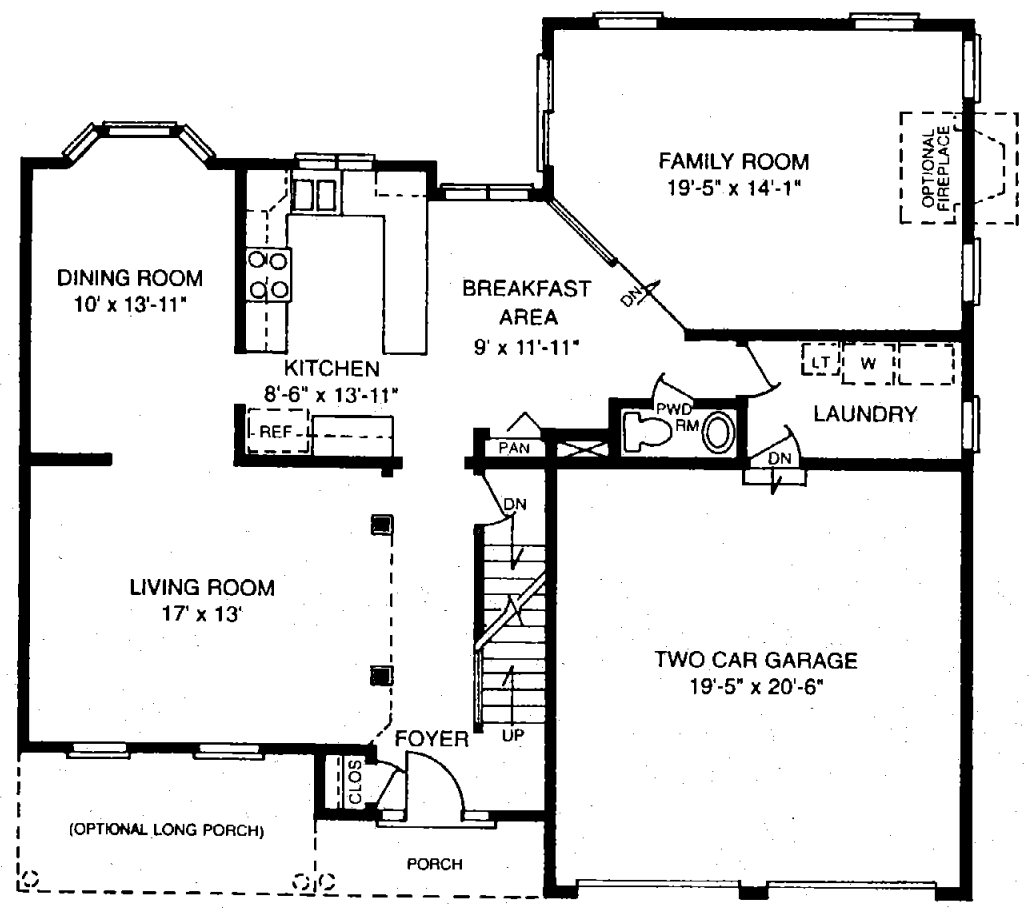
THE HIGH POINT

JFL BUILDERS

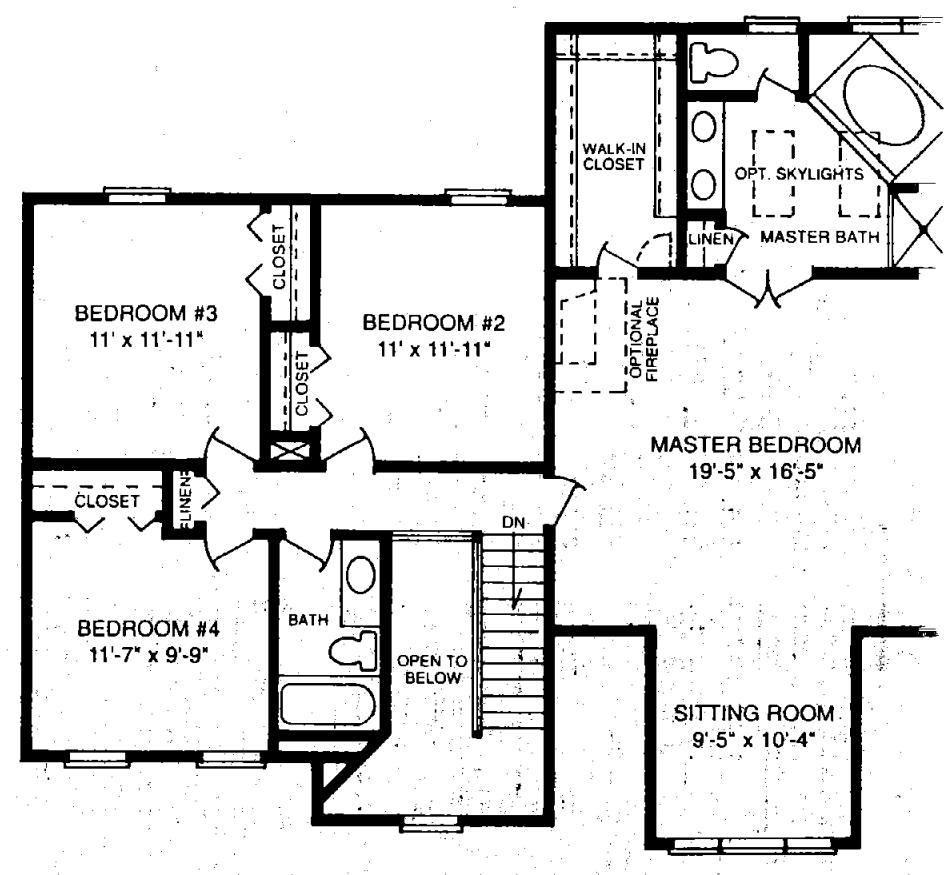
EQUAL HOUSING OPPORTUNITY

HOW

THE HIGH POINT



FIRST FLOOR



SECOND FLOOR

Renderings are for illustrative purposes only. All dimensions are approx

JFL BUILDERS

A Tradition of Fine Home Building...
Built Into Every Home

In an age when pride of workmanship and value are increasingly hard to find, JFL Builders has achieved recognition as a symbol of the fine art of American Homebuilding. With over 37 years of experience, JFL Builders has the knowledge necessary to sustain this tradition. Painstaking attention to detail, using the finest materials in exceptional locations, and dedication to quality workmanship are the cornerstones of every JFL home. These requirements combined with architectural plans designed to ensure comfort and strength are the hallmarks of JFL's reputation as a fine homebuilder. JFL has the high standard needed to build a home for you and your family that will provide a solid investment and a source of enduring pride for many years to come. Committment to quality and craftsmanship is JFL Builder's promise to you...A quality home you can believe in.

JFL Builder's, Inc....
Building with Purpose

Hollowbrook Manor
Standard Features

Carrier heating and cooling systems (Gas)

Smoke Detectors

Hose Connections, front & rear

Energy efficient insulation package:
- R-30 Ceilings
- R-13 Sidewalls
- R-19 Overhangs
- R-11 Basement Walls

And air infiltration sealed

Washer & Dryer connections

Moen single-lever faucets

G.E. self-cleaning oven with timer

G.E. Micro-wave oven

G.E. Dishwasher, 5cycle, 8 options

Armstrong resilient floors in kitchen

Solid oak railings

Wall-to-wall carpet with upgrade pad

Ceramic Foyer

Home Owners Warranty (H.O.W.), 10-year warranty

AND MORE...

Hollowbrook Manor
Standard Features

Poured Concrete Foundation

Full basements

2"x10" Floor Joists

3/4" Plywood subflooring nailed & glued

7/16" Oriented Strand Board (O.S.B.) structural Wall sheathing

Brick Fronts per plan

7/16" Oriented Strand Board (O.S.B.) Roof sheathing

Drapery Blocks

Andersen Perma-shield, insulated glass windows with screens and grills

Pre-wired for cable and telephone

Designer trim package:

- 6-panel doors
- Crown Mould in Living and Dining Rooms
- Chair Rail in Dining Room (panel mould under chair-rail)

*Crown mould not available with cathedral or vaulted ceilings**

Lido, lever style, door locks

Door Chimes

Decorator selected light package

THE BETHESDA

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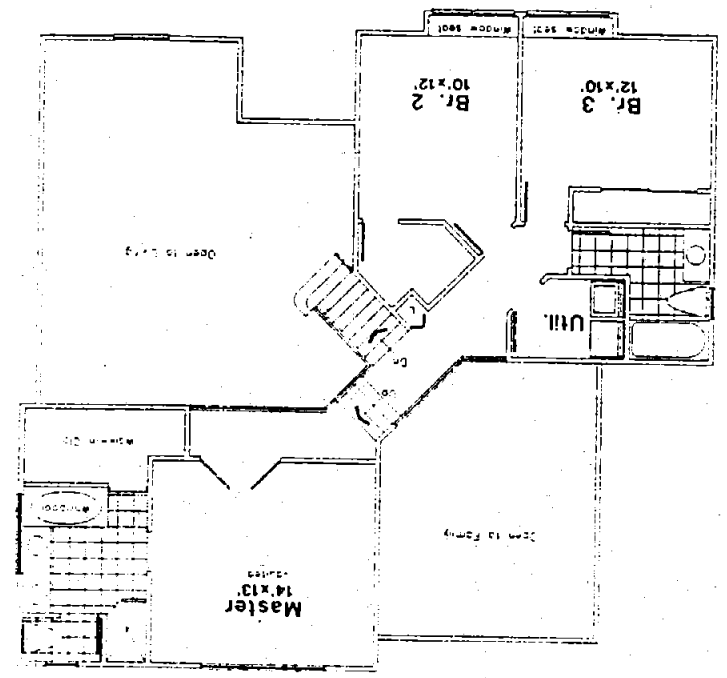

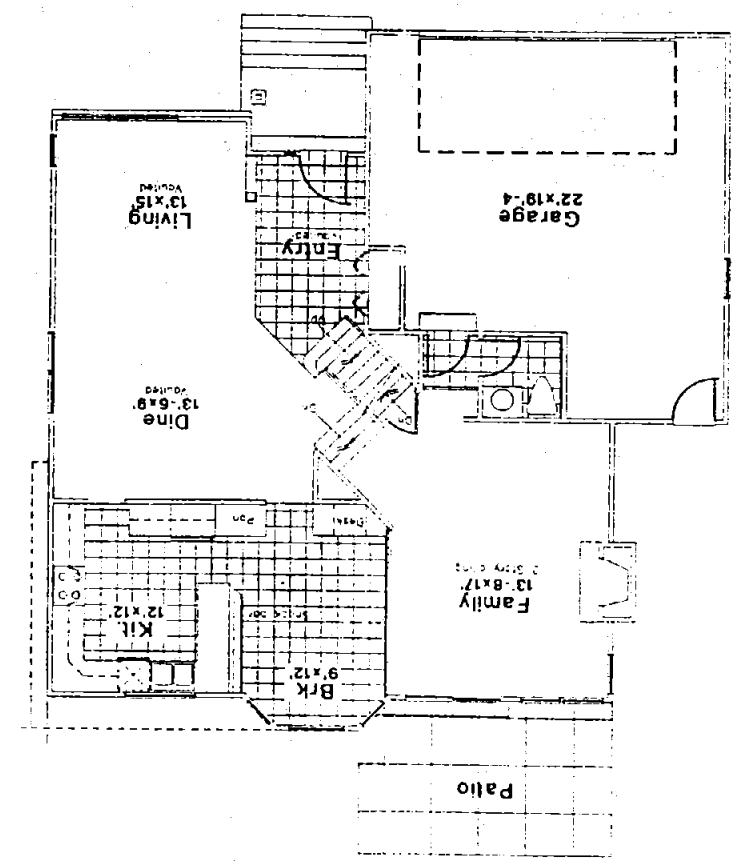

Renderings are for illustrative purposes only. All dimensions are approximate.

THE LOUISVILLE

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Description to Accompany a
Zoning Petition for Variances

January 20,1994

97-297-A

RE: Hollow Brook Manor

Beginning at a point located at the intersection of the South side of Perine Lane with filet of West side of Perine court hence in a clockwise direction:

1 -	South 83° 23' 12" East	49.50	feet +/-
2 -	South 38° 23' 12" East	135.03	feet +/-
3 -	North 51° 36' 48" East	50.00	feet +/-
4 -	South 38° 23' 12" East	10.00	feet +/-
5 -	North 51° 36' 48" East	135.00	feet +/-
6 -	South 38° 23' 12" East	20.77	feet +/-
7 -	South 55° 21' 25" East	272.12	feet +/-
8 -	South 37° 42' 49" West	388.55	feet +/-
9 -	North 86° 46' 49" East	134.42	feet +/-
10 -	North 52° 11' 13" West	66.26	feet +/-
11 -	South 37° 48' 47" West	35.00	feet +/-
12 -	North 24° 27' 56" West	215.19	feet +/-
13 -	North 41° 30' 45" West	252.45	feet +/- and
14 -	North 51° 36' 48" East	197.19	feet +/- to

the place of beginning.

Containing 4.47 Ac.+/- of land more or less.

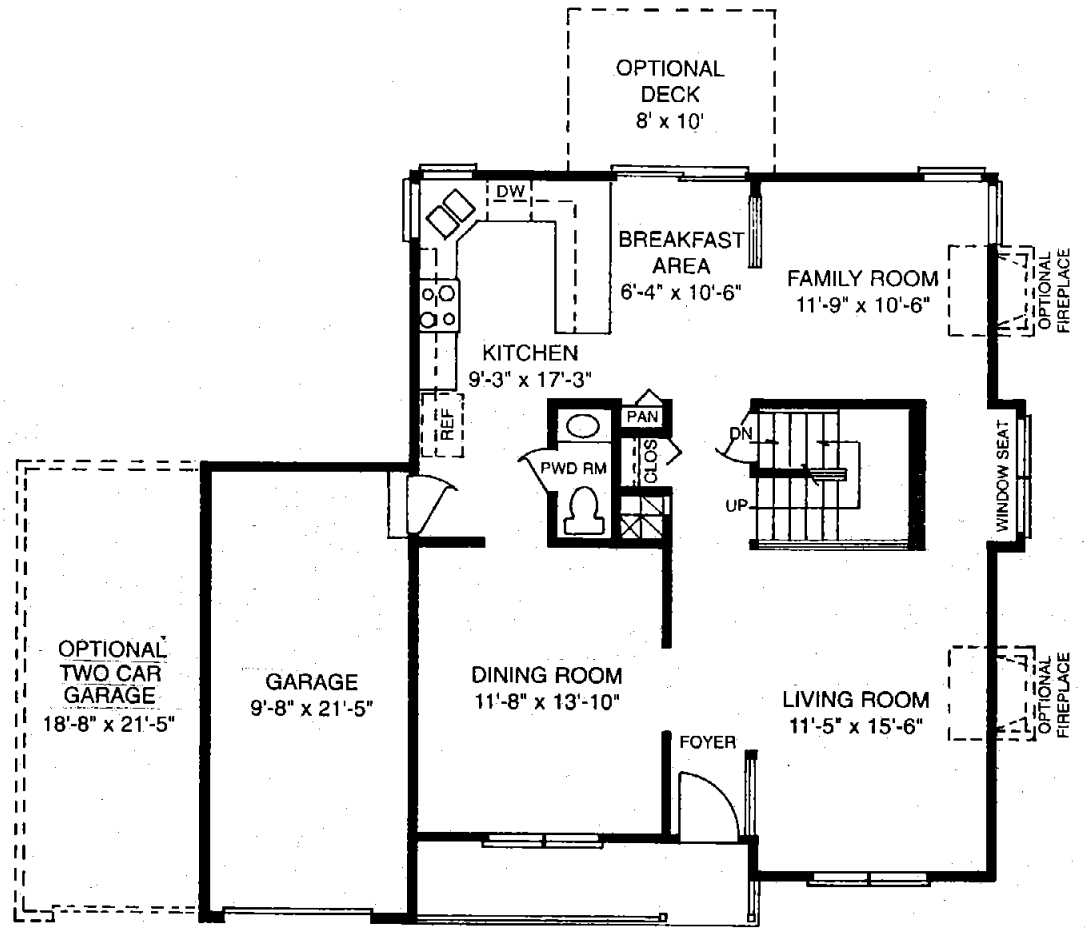
Saving and excepting the land within the R/W of Perine Court and the 15 feet wide S.W.M. Access (0.5 Ac. +/-)

Note: THIS DESCRIPTION IS FOR ZONING PURPOSED ONLY AND NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS.

STATE OF MARYLAND
JOHN STRONG SMITH
No. 3020
REGISTERED PROFESSIONAL ENGINEER
1-21-94

ITEM # 299

THE LOUISVILLE



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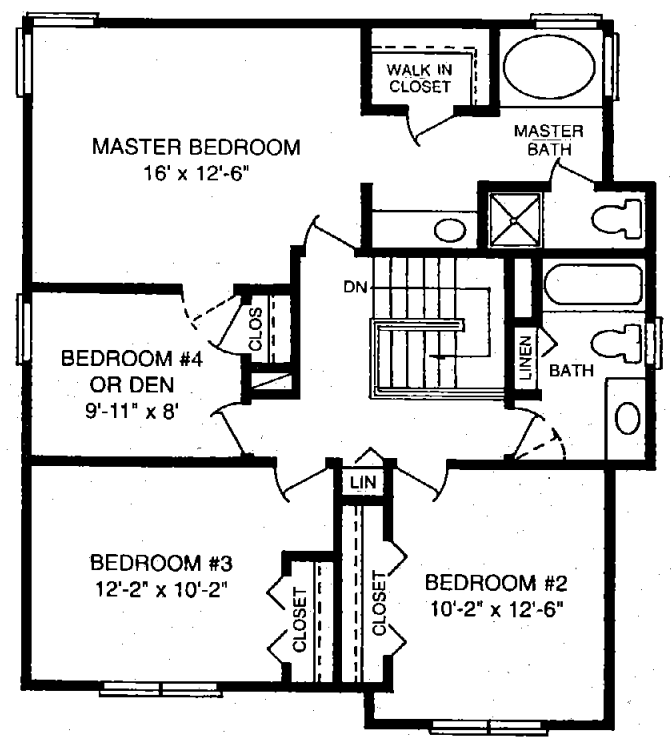

SECOND FLOOR

Renderings are for illustrative purposes only.
All dimensions are approximate.

THE ASHLAND

JFL BUILDERS

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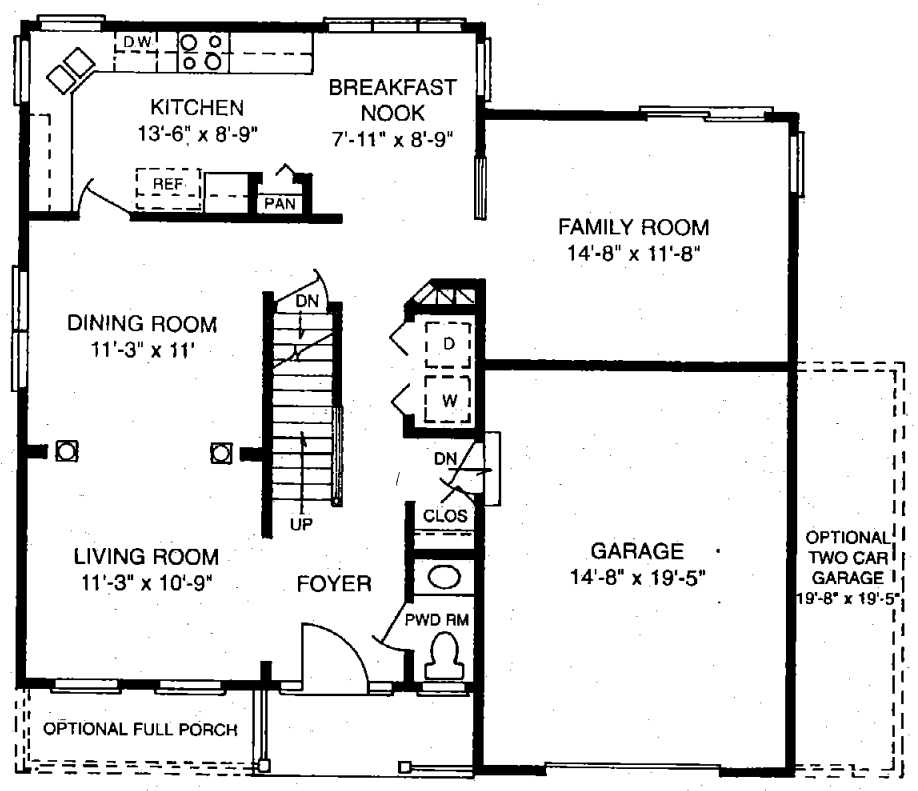
THE ASHLAND



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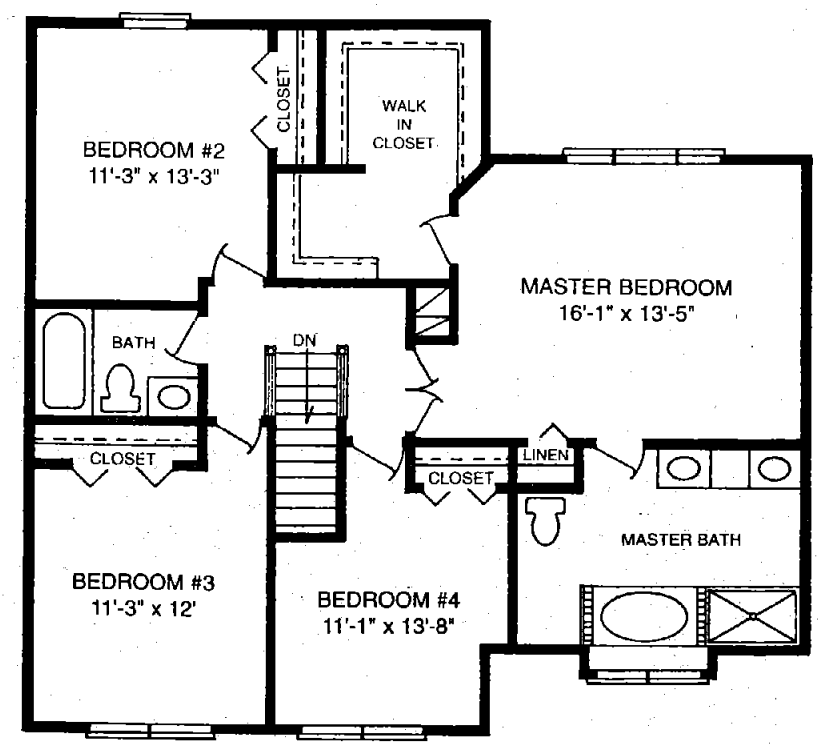

SECOND FLOOR

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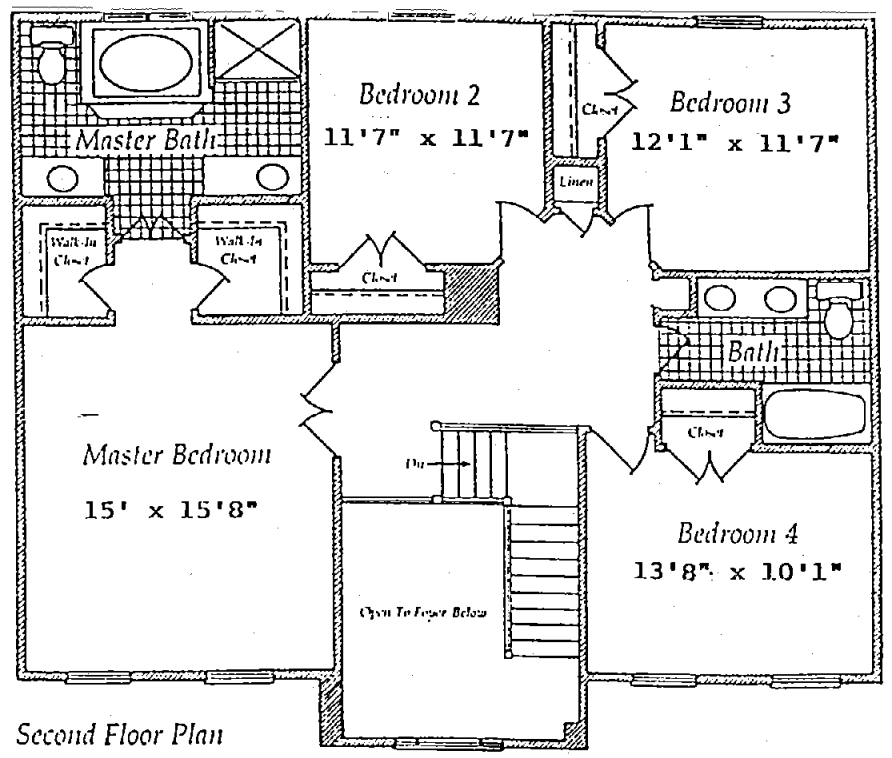
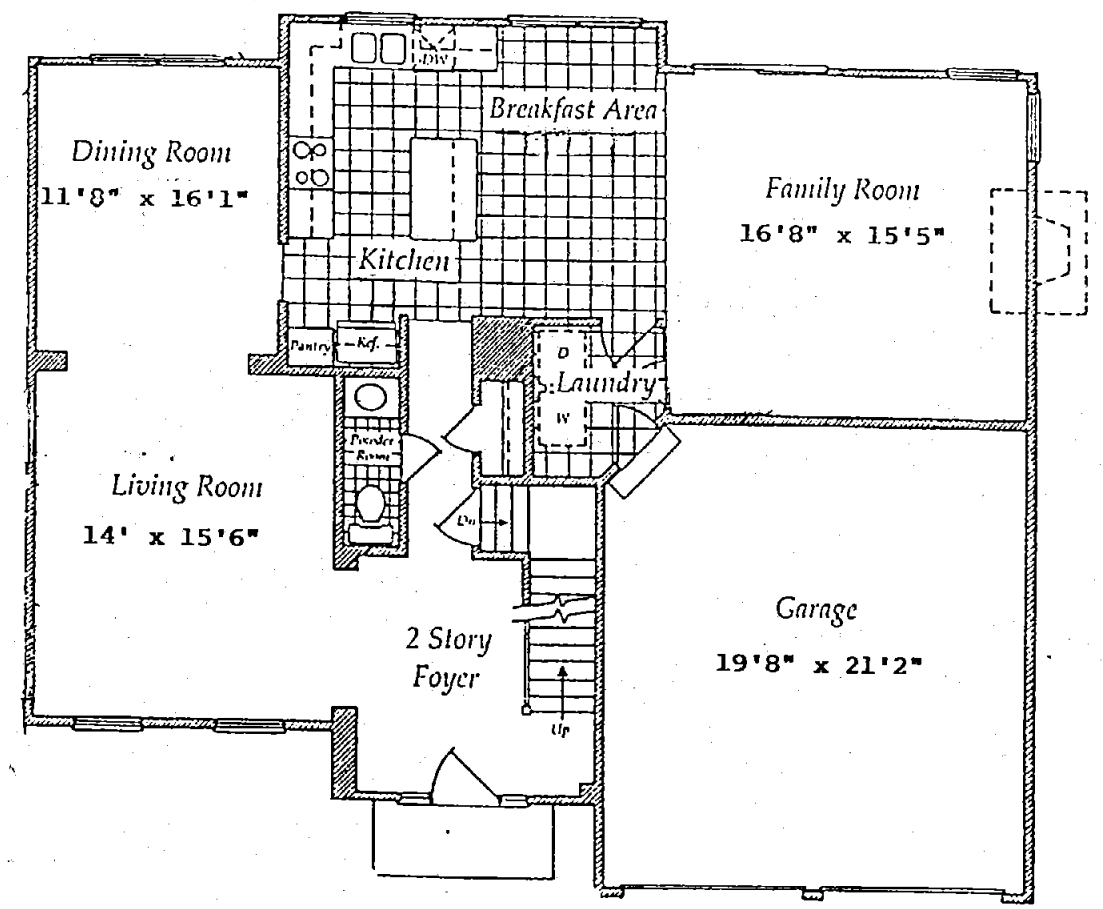
All dimensions are approximate.


BUILDERS
THE FAIRVIEW
HOW
EQUAL HOUSING OPPORTUNITY



Second Floor Plan



First Floor Plan

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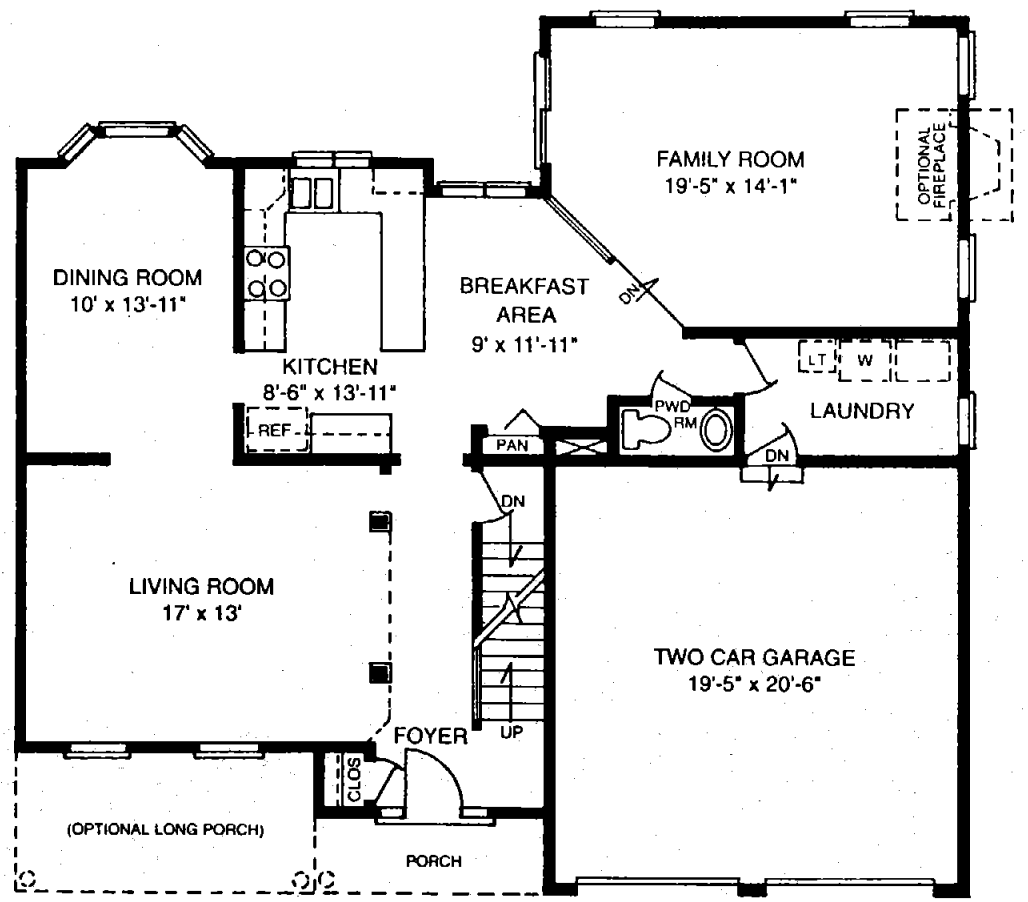

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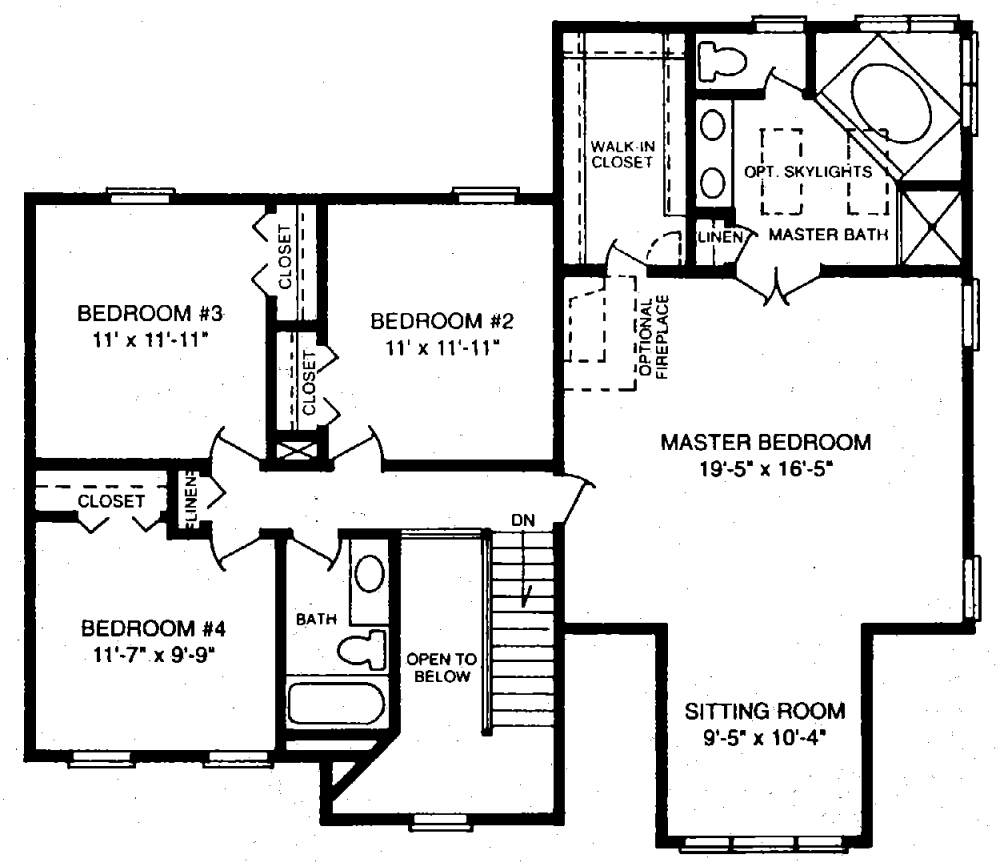

SECOND FLOOR

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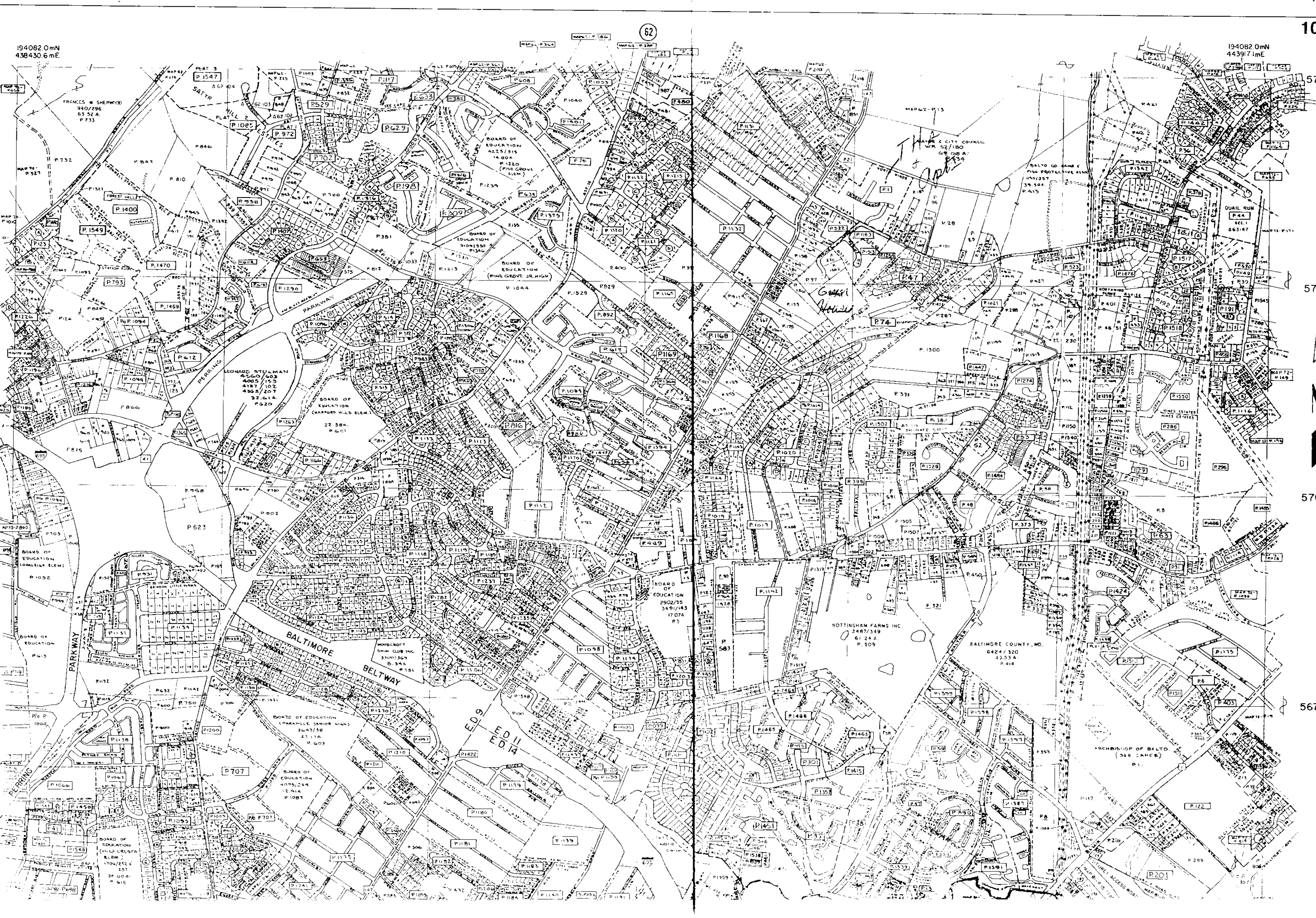


Published by
DI Real Estate Information Service

GENERAL NOTES

1. DATE OF C.R.G. APPROVAL: JUNE 12, 1986
2. RECORDING OF THE PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF THE STREETS, EASEMENTS, PARKS, OPEN SPACE OR OTHER PUBLIC AREAS SHOWN ON THE PLAT.
3. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-60 BILL # 86-82.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY, MD
5. INFORMATION SHOWN HEREON MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING & ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
7. THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.

DENSITY NOTES

1. EXISTING ZONING	DR 5.5
2. GROSS AREA	5.8040 ACS
3. GROSS AREA FOR DEVELOPMENT (PLANNING & ZONING)	5.2154 ACS
4. L.O.S. NOT REQUIRED (WAIVER GRANTED)	
5. ROADWAY DEDICATIONS:	
a) NORTH WIND ROAD	0.1892 ACS
b) PERINE LANE	0.5120 ACS
c) PERINE COURT	0.0490 ACS
TOTAL ROADWAY	1.4702 ACS
6. SWM. RESERVATION	0.4990 ACS
8. NET AREA OF LOTS	3.3748 ACS
9. NO. of UNITS ALLOWED	3.5 × 5.2154 ACS = 18 UNITS
10. NO. of UNITS PROPOSED	13 UNITS
11. NO. of PARKING SPACES REQ'D	2 × 13 = 26
12. NO. of PARKING SPACES PROVIDED	26

NOTE:
NO GRADING OR CLEARING WILL OCCUR WITHIN THE 50' STREAM BUFFER EXCEPT WHERE REQUIRED FOR THE INSTALLATION OF SWM FACILITY. THAT AREA WILL BE REVEGETATED AFTER CONSTRUCTION USING TREES, SHRUBS & HERBACEOUS PLANTS.

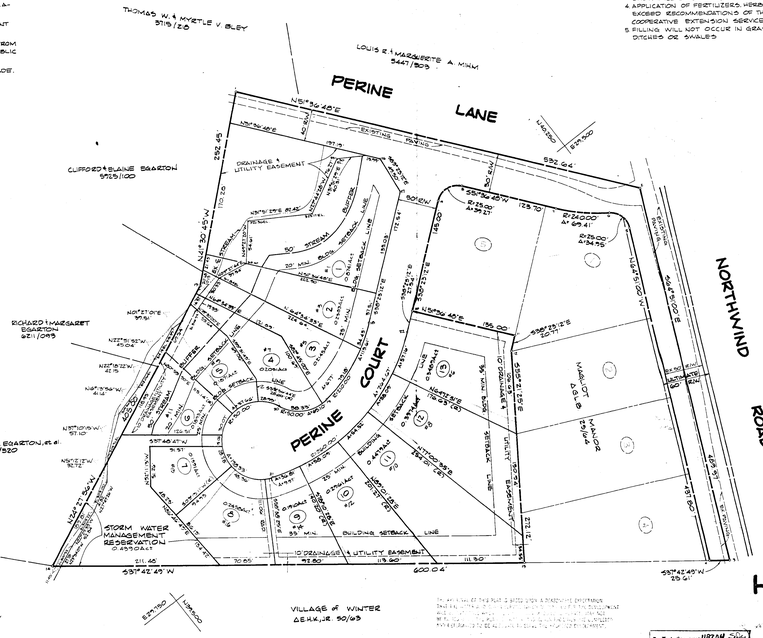
NOTE:
THE STREETS AND OR ROADS AS SHOWN HEREON AND THE WIDTHS THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

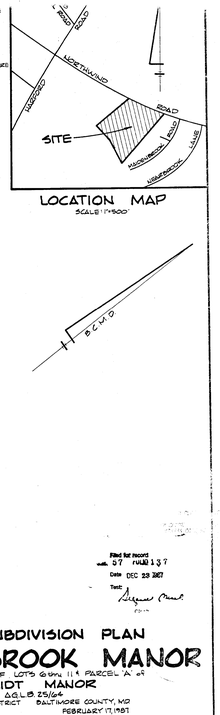
CURVE DATA TABLE

CURVE	RADIUS	DELTA	TAN	LENGTH	CHORD BEAR & DIST.
1-10	15.00'	80°06'21"	12.07'	14.95'	N75°05'45"E 13.77'
2	540.00'	16°34'11"	34.95'	69.41'	N43°19'45"E 69.17'
3	15.00'	90°00'00"	15.00'	23.57'	S00°56'45"W 21.21'
4	210.00'	30°59'49"	58.25	113.61'	N32°58'17"W 112.23'
5-20	50.00'	114°33'46"	85.97'	99.99'	N09°56'30"E 84.47'
20-21	50.00'	22°19'06"	—	19.83'	N48°19'40"W 19.71'
21-22	760.00'	58°17'30"	149.09'	244.67'	S09°13'17"E 243.77'

COORDINATE TABLE

NO.	NORTH	EAST	NO	NORTH	EAST
1	37,792.22	29,104.70	12	40,039.91	29,662.73
2	40,092.97	29,622.30	13	39,879.22	29,806.60
3	40,084.74	30,046.72	14	39,604.50	29,519.79
4	40,064.45	30,080.09	15	39,779.16	29,392.05
5	40,250.94	29,683.76	16	40,054.61	29,396.51
6	40,242.26	29,608.99	17	40,048.57	29,414.90
7	40,191.95	29,555.20	18	39,913.38	29,522.12
8	40,115.18	29,458.24	19	39,810.33	29,556.77
9	40,080.02	29,454.17	20	39,757.81	29,596.50
10	39,996.30	29,564.21	21	39,694.66	29,601.93
11	40,090.19	29,600.05	22	39,744.77	29,960.32





1. ALL AREAS EXCEPT THOSE USED FOR DRIVEWAYS, SIDEWALKS, PAVED PARKING WILL BE PLANTED WITH PERMANENT VEGETATIVE COVER. MORE LANDSCAPED AS SOON AS POSSIBLE AFTER FINAL GRADING & MAINTAINED IN SUCH CONDITION.
2. DIRT & DEBRIS ACCUMULATING ON PRIVATE ROADS & PARKING LOTS WILL BE REMOVED ACCORDING TO THE FOLLOWING SCHEDULE: MAY THROUGH OCTOBER, CONCURRENT WITH GRASS MOWING; NOVEMBER THROUGH APRIL, MONTHLY
3. SNOW REMOVAL WILL BE BY MECHANICAL MEANS EXCEPT IN SEVERE SNOW & ICE CONDITIONS, WHEN DECICING COMPOUNDS MAY BE USED
4. APPLICATION OF FERTILIZERS, HERBICIDES & PESTICIDES WILL NOT EXCEED RECOMMENDATIONS OF THE UNIVERSITY of MARYLAND COOPERATIVE EXTENSION SERVICE
5. FILLING WILL NOT OCCUR IN GRASSED OR LINED DRAINAGE DITCHES OR SWALES

LOCATION MAP
SCALE: 1" = 500'

Filed for record
at 57 FOLIO 137
Date DEC 23 1987
Time

FINAL SUBDIVISION PLAN
HOLLOWBROOK MANOR

A RESUBDIVISION OF LOTS 9 thru 11 & PARCEL "A" of
MAGLIOT MANOR
A.G.L.B. 25/64
11TH ELECTION DISTRICT — BALTIMORE COUNTY, MD
SCALE: 1" = 50' — FEBRUARY 17, 1987

OWNER
I. WILLIAM MAGLIOT
2909 NORTHWIND PKWY
BALTIMORE, MD 21214

DEED REFERENCE: 5941/241
TAX ACCOUNT #: PARCEL "A" 1119020509
LOTS 9 thru 11
1119020505 thru 1119020508

Petitioner's Ex #5

VTASSOCIATES, INC.
SURVEYING & ENGINEERING
9132 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234
(301) 668 0090
SCOTT HILLAS VOL. 2001

CONTRACT PURCHASER

Wayne L. Davis — 8-5-87
WAYNE DAVIS — DATE

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE THE REQUIREMENT OF SUBSECTION (C) OF SECTION 9-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED, AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF MARKERS.

OWNER — DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THIS LAND SHOWN HEREON HAS BEEN LAID OUT AND THIS PLAT THEREON HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 9-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY IN MORE AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

DAVID W. DALLAS, JR.
MD REG. LS # 4479 — DATE

APPROVED BALTIMORE COUNTY OFFICE of PLANNING & ZONING
12/23/87 — DATE — DIRECTOR

APPROVED BALTIMORE COUNTY DEPARTMENT of ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
11-19-87 — DATE — DIRECTOR

APPROVED BALTIMORE COUNTY DEPARTMENT of PUBLIC WORKS
DATE — DIRECTOR

HIGHWAY & HIGHWAY WIDENING, SLOPE EASEMENTS & DRAINAGE & UTILITY EASEMENTS SHOWN HEREON ARE REMOVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MD THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED UNTO BALTIMORE COUNTY, MD AT NO COST

THE COORDINATES & BEARINGS SHOWN HEREON ARE REFERED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

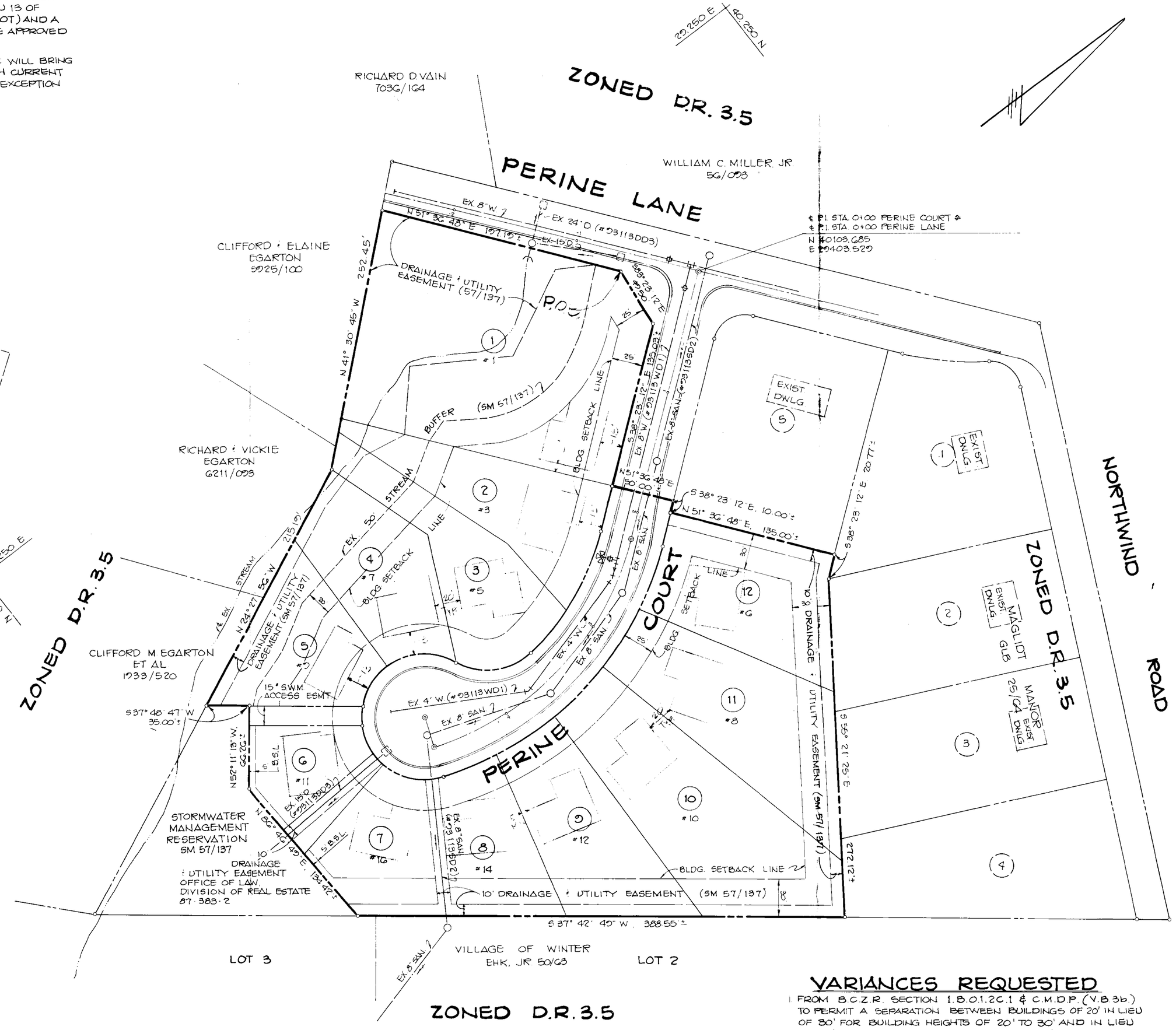
	HUB NO	NORTH	EAST
	X-8462	39,828.11	30,607.70

57-137

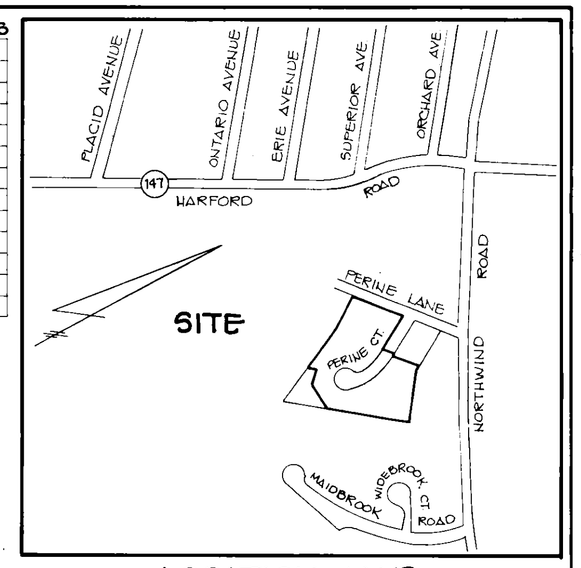
NOTE: BUILDINGS SHOWN ARE NOT EXACT AND ONLY REPRESENT A MASSING AND ORIENTATION OF PROPOSED STRUCTURES.

NOTE: THE LOTS 2 THRU 12 ARE A RESUBDIVISION OF THOSE LOTS SHOWN AS 2 THRU 13 OF S.M. 57/137 (A REDUCTION OF 1 LOT) AND A REDUCTION OF 2 LOTS FROM THE APPROVED C.R.G. PLAN.

NOTE: THE CRITERIA BEING VARIANCES WILL BRING THE LOTS IN CONFORMANCE WITH CURRENT BUILDING REGULATIONS WITH THE EXCEPTION OF VARIANCE № 2.

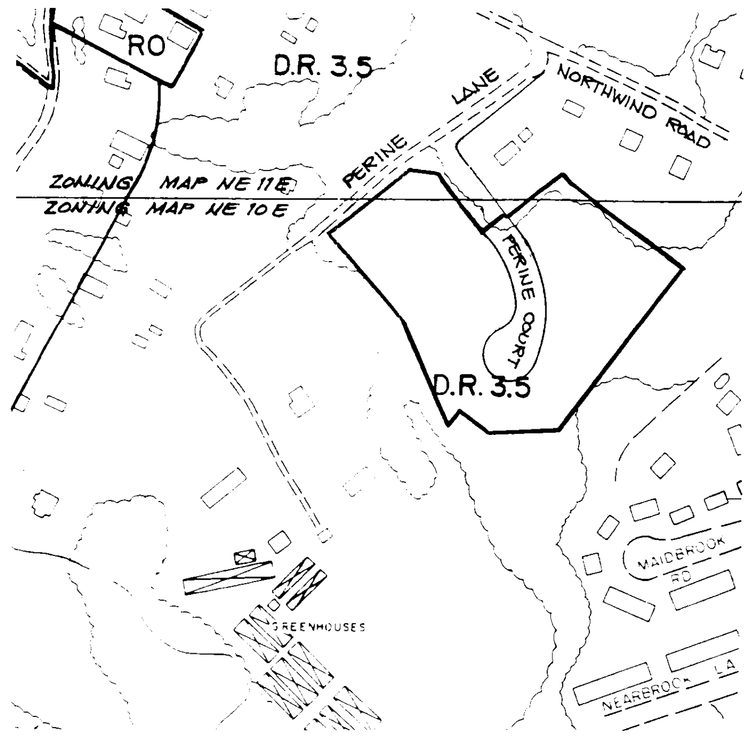


VARIANCE NUMBERS					
LOT NUMBERS	1	2	3	4	5
1	X	X	X	X	
2	X	X	X	X	
3	X		X	X	
4	X	X	X	X	
5	X	X	X	X	
6	X		X	X	
7	X		X	X	
8	X		X	X	
9	X		X	X	
10	X		X	X	
11	X		X	X	
12	X		X	X	X



LOCATION MAP

SCALE: 1" = 500'



PORTION OF 200' SCALE ZONING MAP

94-297-A

OWNER
GRAY & SONS INC.
STRINGTOWN RD.
STRINGTOWN, MD. 21152

VARIANCES REQUESTED

1. FROM B.C.Z.R. SECTION 1.B.01.2C.1 & C.M.D.P. (V.B.3b) TO PERMIT A SEPARATION BETWEEN BUILDINGS OF 20' IN LIEU OF 30' FOR BUILDING HEIGHTS OF 20' TO 30' AND IN LIEU OF 40' FOR BUILDING HEIGHTS OF 30' TO 40' FOR ALL LOTS.
2. FROM C.M.D.P. (V.B.6a) TO PERMIT 18' IN LIEU OF 25' WINDOW TO R/W LINE FOR LOTS 1,2,4 & 5.
3. FROM C.M.D.P. (V.B.6b) TO PERMIT 5' IN LIEU OF 15' WINDOW TO PROPERTY LINE FOR ALL LOTS.
4. FROM B.C.Z.R. SECTION 1.B01.2C.2b & C.M.D.P. (V.B.6c) TO PERMIT 20' IN LIEU OF 40' WINDOW TO WINDOW FOR ALL LOTS.
5. FROM B.C.Z.R. SECTION 1.B01.2C.2 & C.M.D.P. (V.B.5.a) TO PERMIT 30' IN LIEU OF 35' WINDOW TO TRACT BOUNDARY FOR LOT 12.

PLAT TO ACCOMPANY A ZONING PETITION FOR VARIANCES, FOR HOLLOWBROOK MANOR

11TH ELECTION DISTRICT, 5TH C.D.
SCALE: 1" = 50'

BALTIMORE COUNTY, MARYLAND
JANUARY 1994

Petitioner's Exhibit I
ITEM # 399

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

~~OWNER~~/DEVELOPER
J.F.L. BUILDERS, INC.
232 COCKEYSVILLE ROAD
HUNT VALLEY, MARYLAND · 21030

F.N. 7511

(0861-12

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 94-297-A
Towson, Maryland

District: 11th Date of Posting: 2/20/94

Posted for: Variance

Petitioner: Gray & Sons, Inc. — F.F.L. Builders, Inc.

Location of property: NW/cor Perring Ct. & Perring Pkwy, Hollow Brook Manor

Location of Signs: Facing roadway, on property being zoned

Remarks:

Posted by: M. Steely (Signature) Date of return: 2/25/94

Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

[illegible]
[illegible] Perine Court and Perine Lane
Hollow Brook Manor
11th Election District
5th Councilmanic
Legal Owner(s):
Gray and Sons, [illegible]
Contract Purchaser: [illegible]
J.F.L. Builders, Inc.

Variance to permit a separation between buildings of 20 feet in lieu of 30 feet for building heights of 20 feet to 30 feet and in lieu of 40 feet for building heights of 30 feet to [illegible] all lots; to permit 18 feet in lieu of 25 feet window to [illegible] way line for lots 1, 2, 4, and 5; to permit 5 feet in lieu of 15 feet window to property line for all lots; to permit 20 feet in lieu of 40 feet window to [illegible] lot 12.

HEARING: TUESDAY, MARCH 8, 1994 AT [illegible] A.M. IN RM. 106, COUNTY OFFICE BLDG.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1)Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2)For information concerning the File and/or Hearing, Please Call 887-3391.
2/21.1 February 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 17, 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 Feb 17, 1994

THE JEFFERSONIAN,

G. Herrickson

LEGAL AD. TOWSON

February 10, 1994
True Copy--Test
PETER J. BASILONE
Register of Wills for

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

receipt

Account: R-001-6150

Number 299

Date 2-1-99

GRAY & SON, INC.
SW COR. PERINE LA. & ~~NORTH MANDA RD.~~ PERINE COURT

020 — VARIANCE — $ 10.00
050 — SIGN — $ 35.00

TOTAL — $ 285.00

01-2071-A

[illegible] $285.00

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

94-297-A

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.: 299

Petitioner: M. . . . 1

Locati

PLEASE

NAME:

ADDRESS

PHONE N

Zoning Com

AMENDING THE FDP [illegible]
MANOR" TO MATCH THE [illegible]
PLAT CONCURRENTLY PER
APPLICANT.

-SW of
-North
Mnd Rd.

1030

AJ:ggs

94-297-A

TO: PUTUXENT PUBLISHING COMPANY
2/17/94Issue - Jeffersonian

Please foward billing to:

Mr. Mr. James F. Tevendusky
JFL Builders
232 Cockeysville Road
Hunt Valley, Maryland 21030
785-0990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-297-A (Item 299)
NWC Perine Court and Perine Lane
Hollow Brook Manor
11th Election District - 5th Councilmanic
Legal Owner(s): Gray and Sons, Inc.
Contract Purchaser(s): J.F.L. Builders, Inc.

Variance to permit a separation between buildings of 20 feet in lieu of 30 feet for building heights of 20 feet to 30 feet and in lieu of 40 feet for building heights of 30 feet to 40 feet for all lots; to permit 18 feet in lieu of 25 feet window to right-of-way line for lots 1, 2, 4, and 5; to permit 5 feet in lieu of 15 feet window to property line for all lots; to permit 20 feet in lieu of 40 feet window to window for all lots; and to permit 30 feet in lieu of 35 feet window to tract boundary for lot 12.

HEARING: TUESDAY, MARCH 8, 1994 at 9:00 a.m. Rm. 106, County Office Bldg.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 14, 1994

NOTICE OF HEARING

94-297-A

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-297-A (Item 299)
NWC Perine Court and Perine Lane
Hollow Brook Manor
11th Election District - 5th Councilmanic
Legal Owner(s): Gray and Sons, Inc.
Contract Purchaser(s): J.F.L. Builders, Inc.

Variance to permit a separation between buildings of 20 feet in lieu of 30 feet for building heights of 20 feet to 30 feet and in lieu of 40 feet for building heights of 30 feet to 40 feet for all lots; to permit 18 feet in lieu of 25 feet window to right-of-way line for lots 1, 2, 4, and 5; to permit 5 feet in lieu of 15 feet window to property line for all lots; to permit 20 feet in lieu of 40 feet window to window for all lots; and to permit 30 feet in lieu of 35 feet window to tract boundary for lot 12.

HEARING: TUESDAY, MARCH 8, 1994 at 9:00 a.m. Rm. 106, County Office Bldg.

Arnold Jablon
Director

cc: Gray and Sons, Inc.
J.F.L. Builders, Inc.
Newton A. Williams, Esq.

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

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 28, 1994

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chartered
700 Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-297-A, Item No. 299
Petitioner: Gray and Son, Inc., et al.
Petition for Variance

Dear Mr. Williams:

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

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on February 1, 1994, 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.

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:cmm
Enclosures

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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.

Sincerely,

W. Carl Richards Jr.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:cmm
Enclosures

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: February 22, 1994

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for February 22, 1994
Item No. 299

The Developers Engineering Section has reviewed the subject zoning item. A revised plan and final development plan indicating the 18-lot resubdivision must be submitted for County approval.

RWB:s

ing stream. Furthermore, she is concerned about the deer and other wildlife that live on the property. She is also concerned over the existing stream and feels that additional development in the area will contribute to the amount of water discharged into the stream, which at the present time, is overflowing its banks.

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

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

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request. As noted above, this property was originally approved for development with 15 homes. The fact that the present owners are only proposing to construct 12 homes on the site shows an effort on their part not to overcrowd this particular parcel of land. In the opinion of this Deputy Zoning Commissioner, the relief

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

2-16-94

Re: BALTIMORE COUNTY
Item No.: # 299 (RT)

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

Dear Ms. Minton:

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

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

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for DAVID N. RAMSEY, ACTING CHIEF
~~John Contestabile, Chief~~
Engineering Access Permits
Division

BS/

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

February 18, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #299 - Gray & Son
Perine Court
Zoning Advisory Committee Meeting of February 14, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:KK:sp

GRAY/DEPRM/TXTSBP

2/15/94
8
TO ACR

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION:

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time, ABOUT THE FOLLOWING ITEM NUMBERS: 299, 300, 301, 302 AND 303.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 887-4881, MS-1102F

cc: File

RECEIVED
FEB 15 1994
ZADM

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: March 1, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 299, 308, 312, 313, 319, 321 and 322.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Sally L. Kerns

PK/JL:lw

ZAC.299/PZONE/ZAC1

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

94-297-A

NAME	ADDRESS
Newton Williams	700 Court Towers, Towson, MD, 21204.
James T Lewandowski	13702 Haccum Rd. - 21131
James S Kline	(GW STOCHEM) 658 KENILWORTH DR. TOWSON 21204

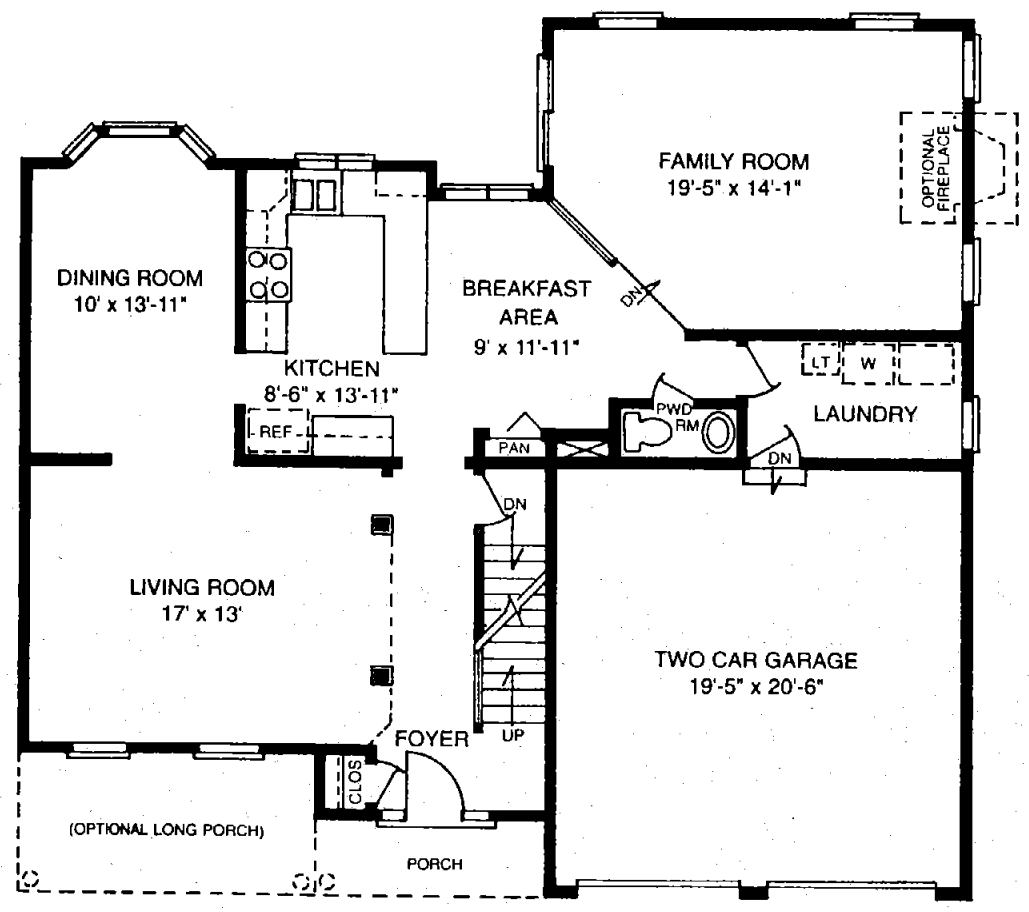
THE HIGH POINT

JFL BUILDERS

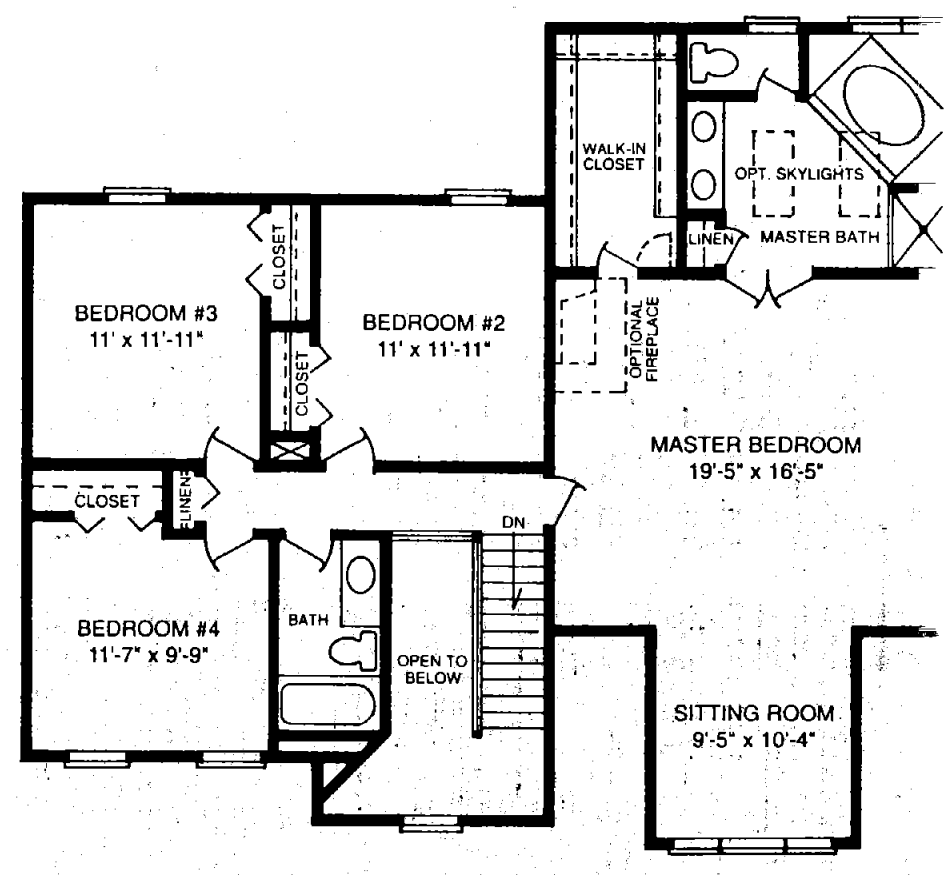
EQUAL HOUSING OPPORTUNITY

HOW

THE HIGH POINT



FIRST FLOOR



SECOND FLOOR

Renderings are for illustrative purposes only. All dimensions are approx

JFL BUILDERS

A Tradition of Fine Home Building...
Built Into Every Home

In an age when pride of workmanship and value are increasingly hard to find, JFL Builders has achieved recognition as a symbol of the fine art of American Homebuilding. With over 37 years of experience, JFL Builders has the knowledge necessary to sustain this tradition. Painstaking attention to detail, using the finest materials in exceptional locations, and dedication to quality workmanship are the cornerstones of every JFL home. These requirements combined with architectural plans designed to ensure comfort and strength are the hallmarks of JFL's reputation as a fine homebuilder. JFL has the high standard needed to build a home for you and your family that will provide a solid investment and a source of enduring pride for many years to come. Committment to quality and craftsmanship is JFL Builder's promise to you...A quality home you can believe in.

JFL Builder's, Inc....
Building with Purpose

Hollowbrook Manor
Standard Features

Carrier heating and cooling systems (Gas)

Smoke Detectors

Hose Connections, front & rear

Energy efficient insulation package:
- R-30 Ceilings
- R-13 Sidewalls
- R-19 Overhangs
- R-11 Basement Walls

And air infiltration sealed

Washer & Dryer connections

Moen single-lever faucets

G.E. self-cleaning oven with timer

G.E. Micro-wave oven

G.E. Dishwasher, 5cycle, 8 options

Armstrong resilient floors in kitchen

Solid oak railings

Wall-to-wall carpet with upgrade pad

Ceramic Foyer

Home Owners Warranty (H.O.W.), 10-year warranty

AND MORE...

Hollowbrook Manor
Standard Features

Poured Concrete Foundation

Full basements

2"x10" Floor Joists

3/4" Plywood subflooring nailed & glued

7/16" Oriented Strand Board (O.S.B.) structural Wall sheathing

Brick Fronts per plan

7/16" Oriented Strand Board (O.S.B.) Roof sheathing

Drapery Blocks

Andersen Perma-shield, insulated glass windows with screens and grills

Pre-wired for cable and telephone

Designer trim package:

- 6-panel doors
- Crown Mould in Living and Dining Rooms
- Chair Rail in Dining Room (panel mould under chair-rail)

*Crown mould not available with cathedral or vaulted ceilings**

Lido, lever style, door locks

Door Chimes

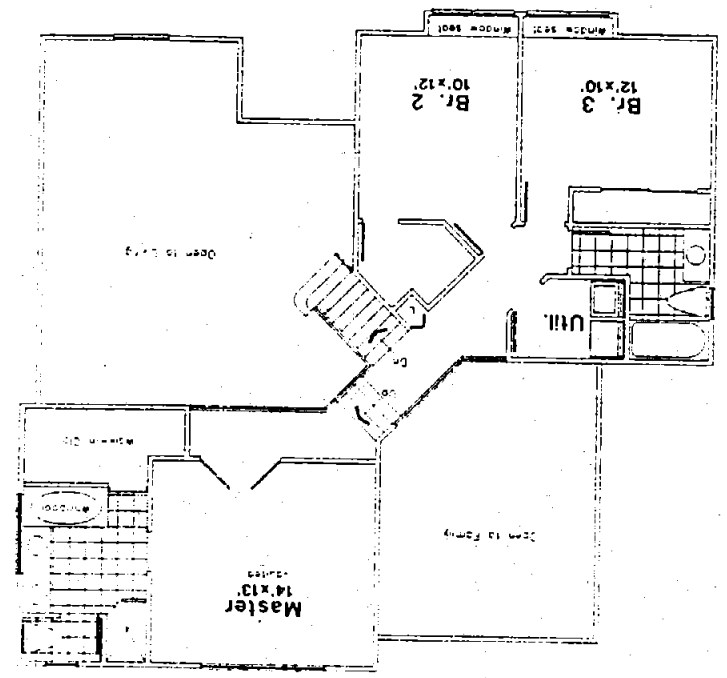
Decorator selected light package

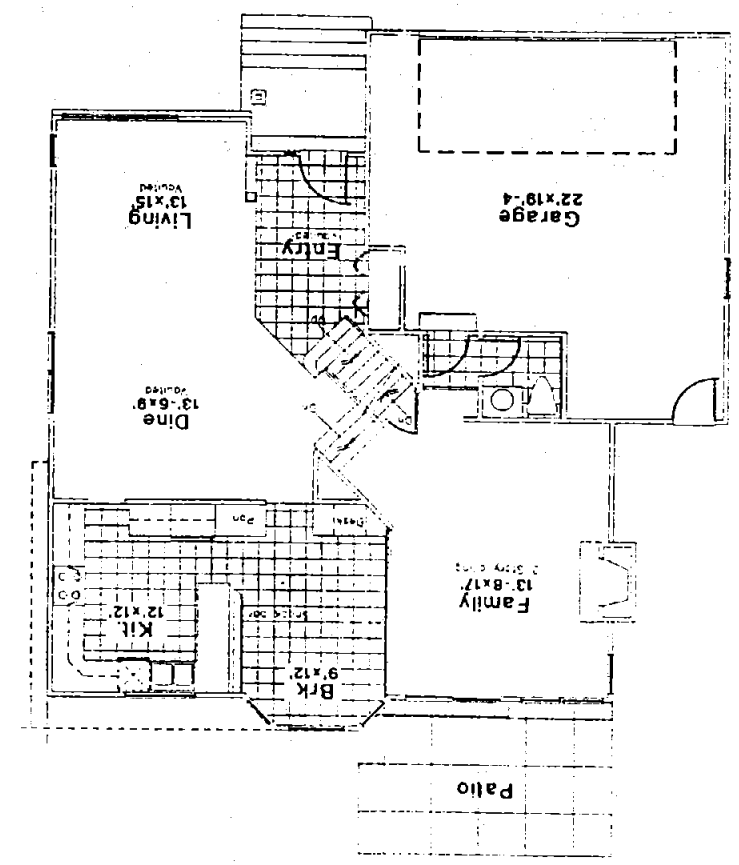
THE BETHESDA

JFL BUILDERS

EQUAL HOUSING OPPORTUNITY

HOW





Renderings are for illustrative purposes only. All dimensions are approximate.

THE LOUISVILLE

JFL BUILDERS

EQUAL HOUSING OPPORTUNITY

HOW®

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at PERINE CT. AND Perine Lane, SW of North Wind Road

94-297-A

which is presently zoned D.R.3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Exhibit A attached hereto.

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

See Exhibit B attached hereto.

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:

J.F.L. Builders, Inc.
(Type or Print Name)

Signature

232 Cockeysville Road
Address

Cockeysville, Maryland 21030
City State Zipcode

Attorney for Petitioner:
Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chtd.
(Type or Print Name)

Newton A. Williams
Signature

700 Court Towers
210 W. Pennsylvania Ave. 823-7800
Address Phone No.

Towson, Maryland 21204
City State Zipcode

Legal Owner(s):

Gray and Son, Inc.
(Type or Print Name)

V.P.
Signature

THOMAS W. JOSEPH
(Type or Print Name)

Signature

Stringtown & Falls Road
Butler, Maryland 21152, 771-4311
Address Phone No.

City State Zipcode

Name, Address and phone number of representative to be contacted
Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chtd.
Name

700 Court Towers
210 W. Pennsylvania Avenue; 823-7800
Address Phone No.

Towson, Maryland 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/4 to 1 1/2 hrs.

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

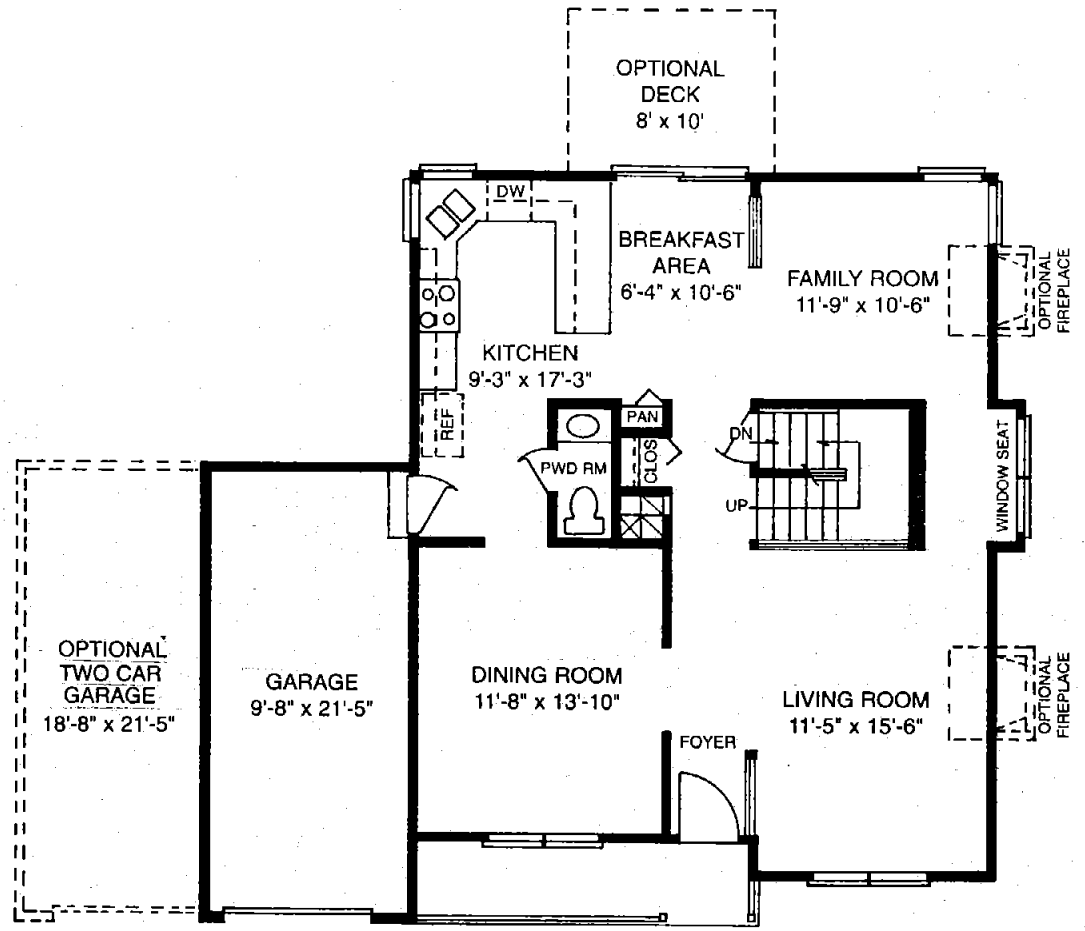
REVIEWED BY: RJT DATE 2-1-94

ITEM # 299

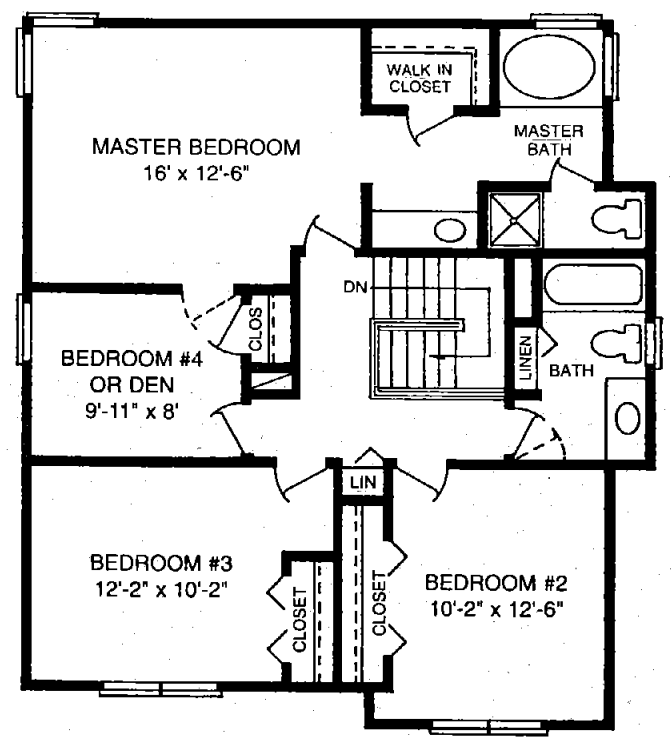
ORDER RECEIVED FOR FILING
Date 4/11/94
By

Printed with Soybean Ink on Recycled Paper

THE LOUISVILLE



FIRST FLOOR



SECOND FLOOR

Renderings are for illustrative purposes only.
All dimensions are approximate.

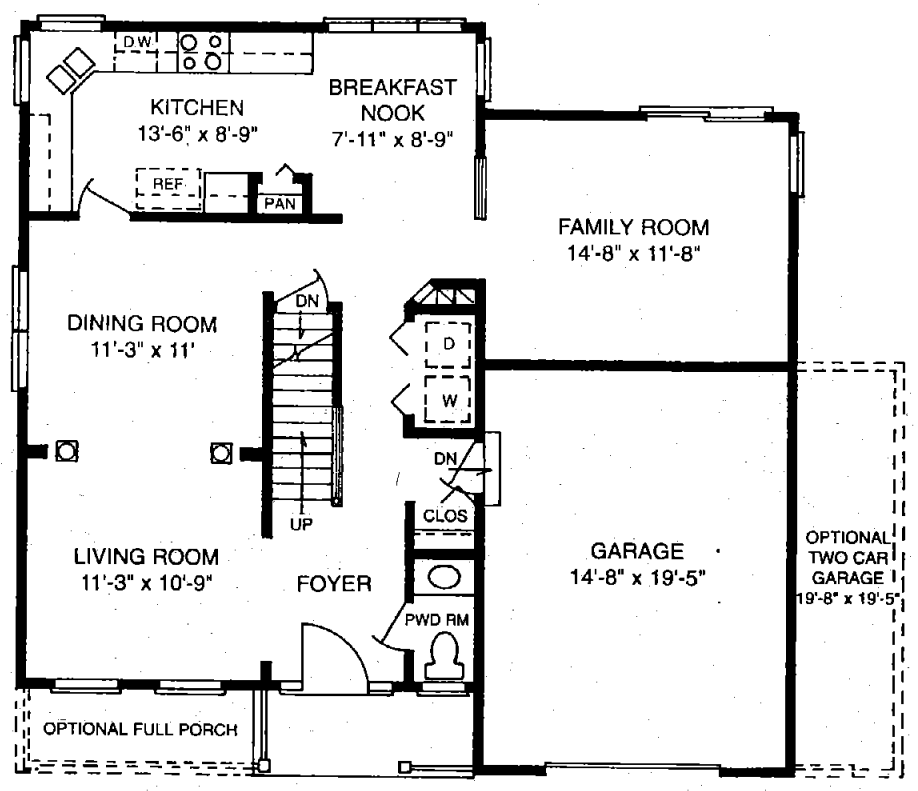
THE ASHLAND

JFL BUILDERS

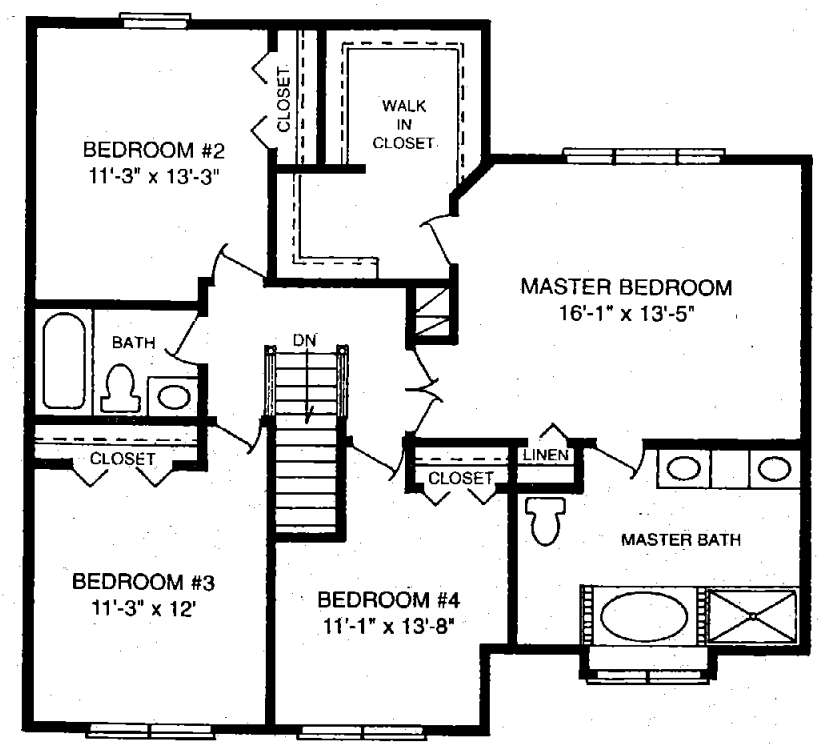
EQUAL HOUSING OPPORTUNITY

HOW®

THE ASHLAND



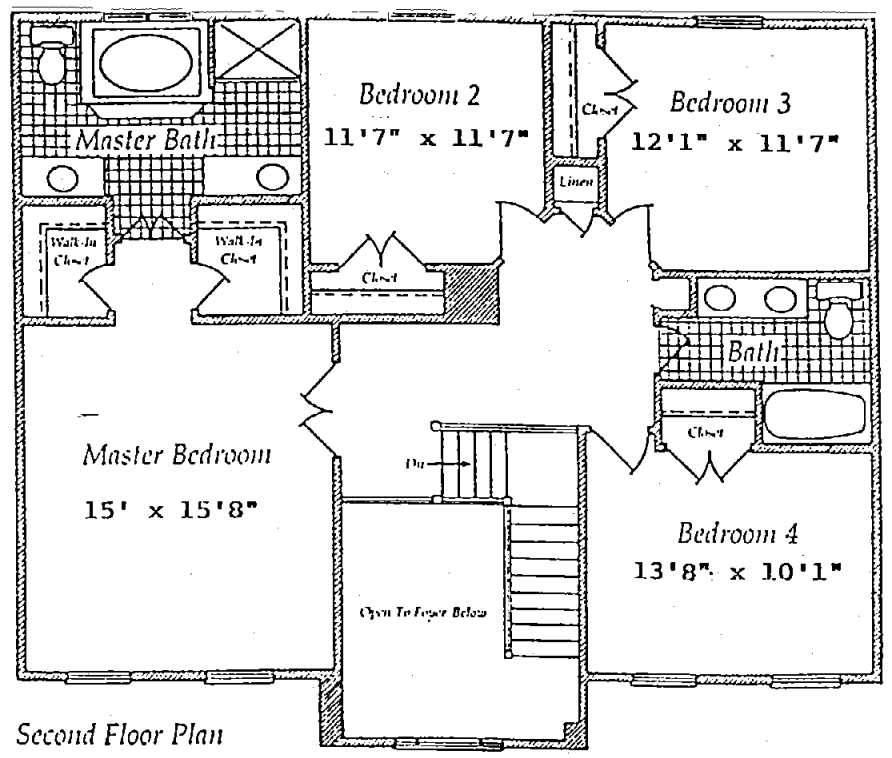
FIRST FLOOR



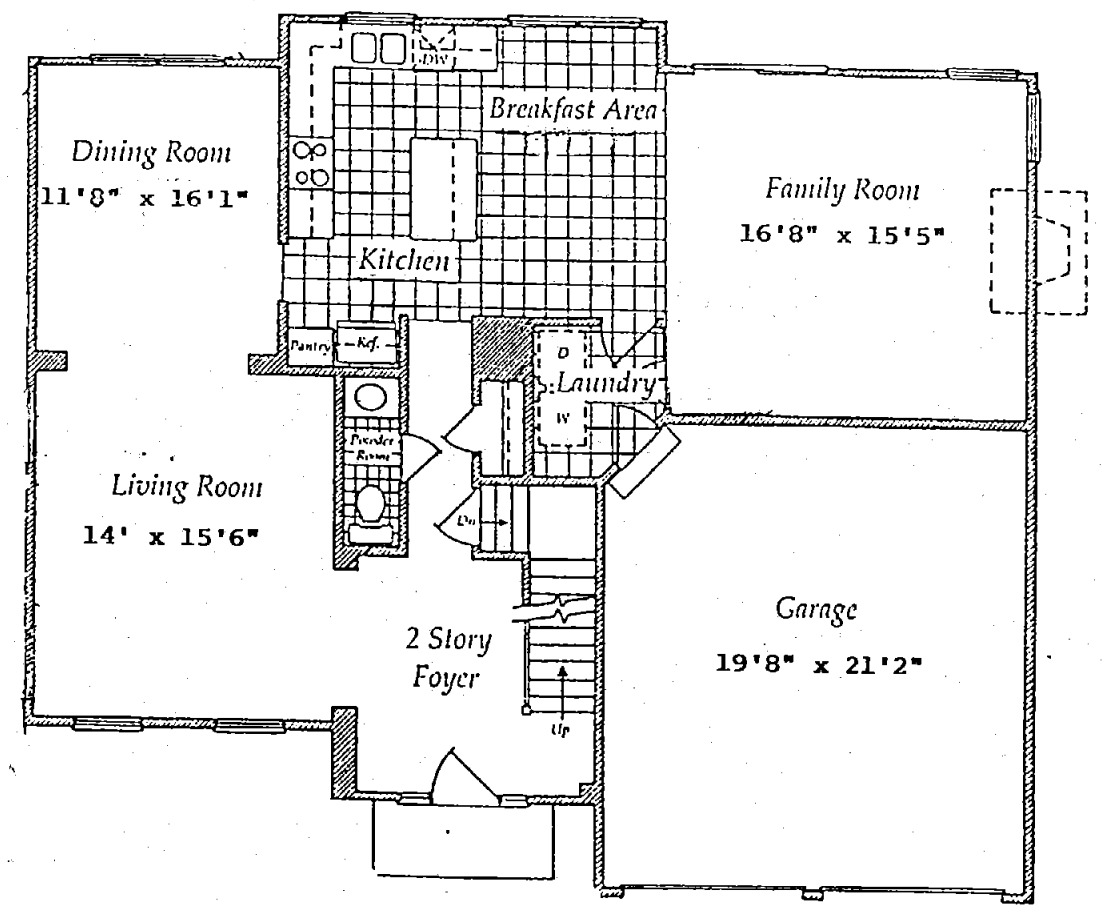
SECOND FLOOR

Renderings are for illustrative purposes only.
All dimensions are approximate.


BUILDERS
THE FAIRVIEW
HOW
EQUAL HOUSING OPPORTUNITY



Second Floor Plan



First Floor Plan

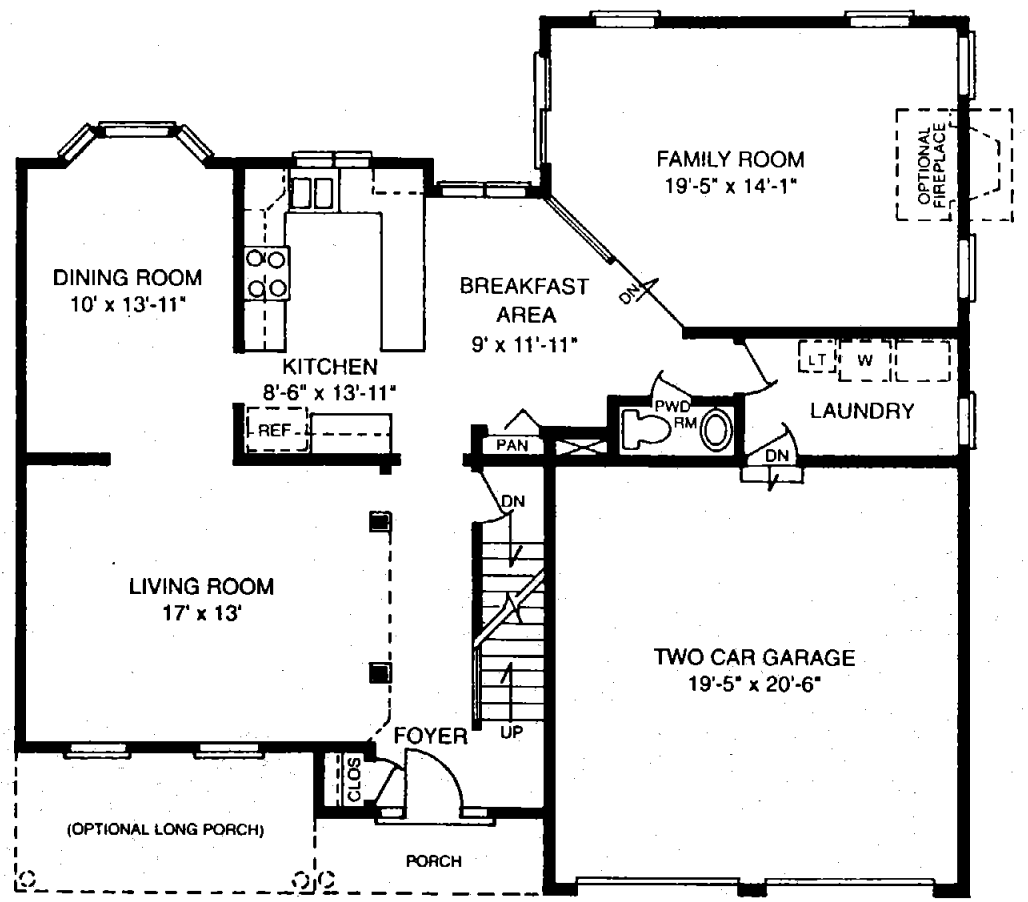
THE HIGH POINT

JFL BUILDERS

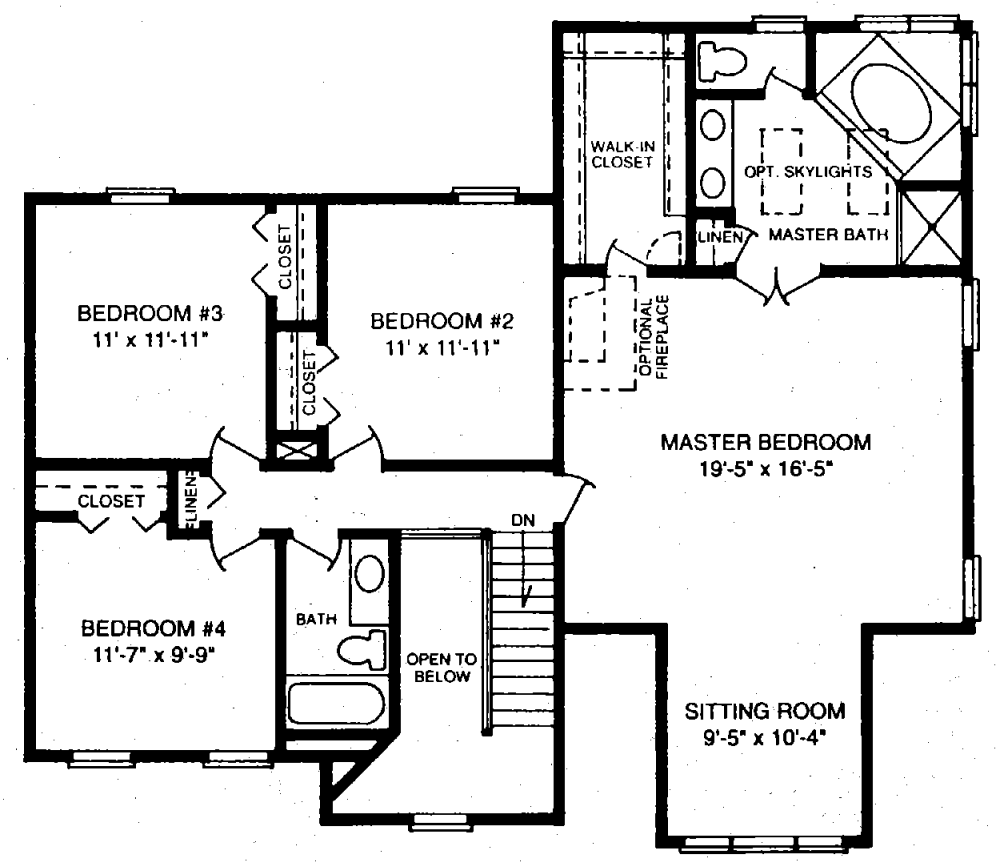
EQUAL HOUSING OPPORTUNITY

HOW®

THE HIGH POINT



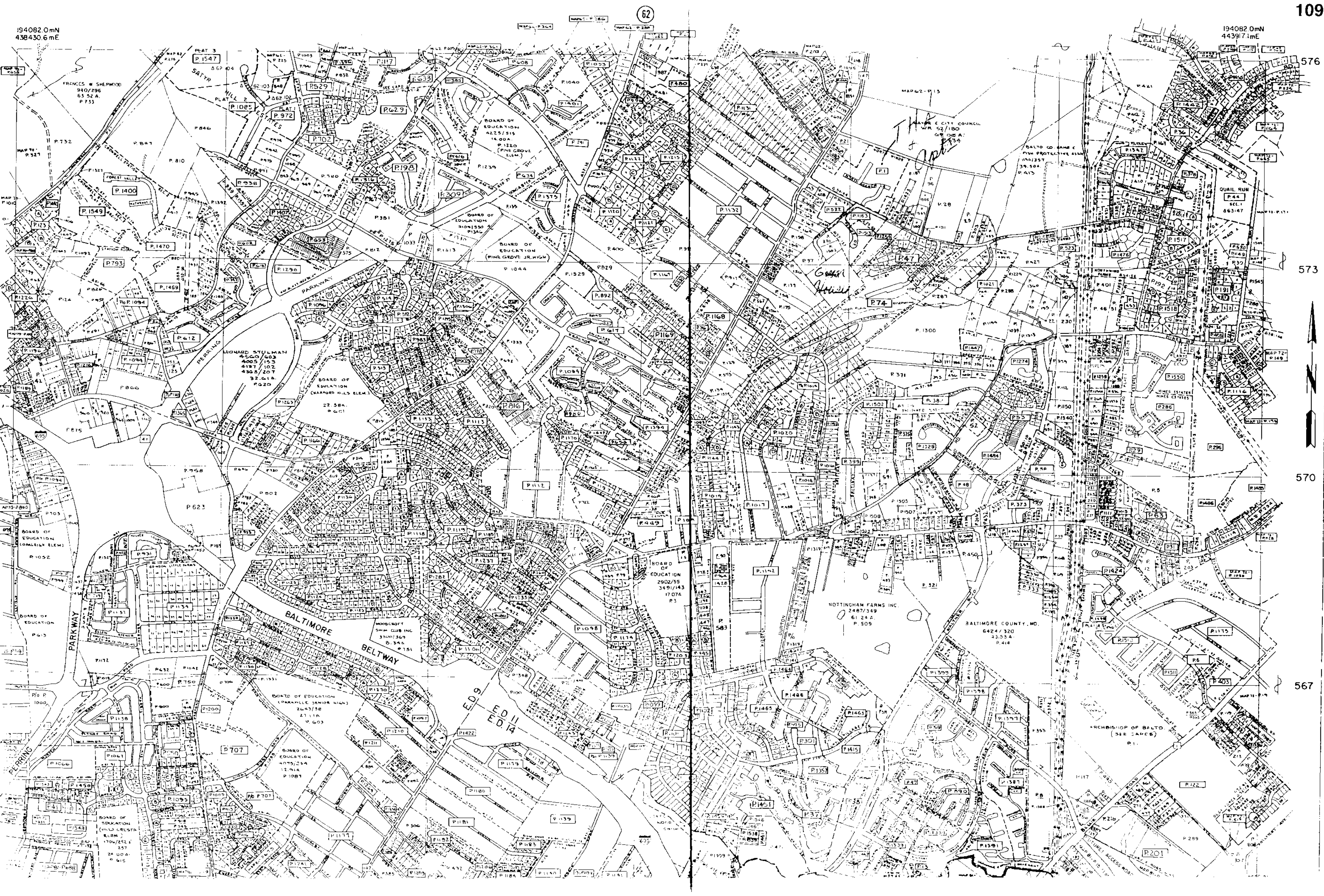
FIRST FLOOR



SECOND FLOOR

Renderings are for illustrative purposes only. All dimensions are approximate.

92/(71)



Published by
DI Real Estate Information Service

GENERAL NOTES

1. DATE OF C.R.G. APPROVAL: JUNE 12, 1986
2. RECORDING OF THE PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF THE STREETS, EASEMENTS, PARKS, OPEN SPACE OR OTHER PUBLIC AREAS SHOWN ON THE PLAT.
3. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-60 BILL # 86-82.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY, MD
5. INFORMATION SHOWN HEREON MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING & ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
7. THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.

DENSITY NOTES

1. EXISTING ZONING	DR 5.5
2. GROSS AREA	5.8040 ACS
3. GROSS AREA FOR DEVELOPMENT (PLANNING & ZONING)	5.2154 ACS
4. L.O.S. NOT REQUIRED (WAIVER GRANTED)	
5. ROADWAY DEDICATIONS:	
a) NORTH WIND ROAD	0.1892 ACS
b) PERINE LANE	0.5120 ACS
c) PERINE COURT	0.0490 ACS
TOTAL ROADWAY	1.4702 ACS
6. SWM. RESERVATION	0.4990 ACS
8. NET AREA OF LOTS	3.3748 ACS
9. NO. of UNITS ALLOWED	3.5 × 5.2154 ACS = 18 UNITS
10. NO. of UNITS PROPOSED	13 UNITS
11. NO. of PARKING SPACES REQ'D	2 × 13 = 26
12. NO. of PARKING SPACES PROVIDED	26

NOTE:
NO GRADING OR CLEARING WILL OCCUR WITHIN THE 50' STREAM BUFFER EXCEPT WHERE REQUIRED FOR THE INSTALLATION OF SWM FACILITY. THAT AREA WILL BE REVEGETATED AFTER CONSTRUCTION USING TREES, SHRUBS & HERBACEOUS PLANTS.

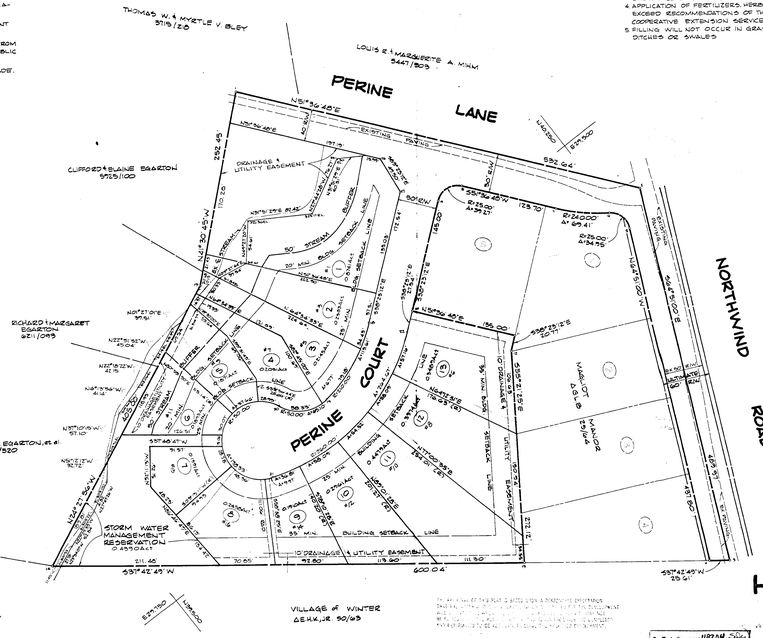
NOTE:
THE STREETS AND OR ROADS AS SHOWN HEREON AND THE WIDTHS THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

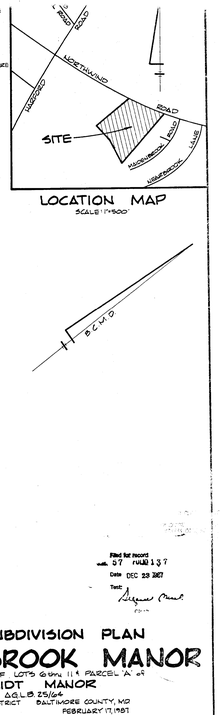
CURVE DATA TABLE

CURVE	RADIUS	DELTA	TAN	LENGTH	CHORD BEAR & DIST.
1-10	15.00'	80°06'21"	12.07'	14.95'	N75°05'45"E 13.77'
2	540.00'	16°34'11"	34.95'	69.41'	N43°19'45"E 69.17'
3	15.00'	90°00'00"	15.00'	23.57'	S00°56'45"W 21.21'
4	210.00'	30°59'49"	58.25	113.61'	N32°58'17"W 112.23'
5-20	50.00'	114°33'46"	85.97'	99.99'	N09°56'30"E 84.47'
20-21	50.00'	22°19'06"	—	19.83'	N48°19'40"W 19.71'
21-22	760.00'	58°17'30"	149.09'	244.67'	S09°13'17"E 243.77'

COORDINATE TABLE

NO.	NORTH	EAST	NO	NORTH	EAST
1	37,792.22	29,104.70	12	40,039.91	29,662.73
2	40,092.97	29,622.30	13	39,879.22	29,806.60
3	40,084.74	30,046.72	14	39,604.50	29,519.79
4	40,064.45	30,080.09	15	39,779.16	29,392.05
5	40,250.94	29,683.76	16	40,054.61	29,396.51
6	40,242.26	29,608.99	17	40,048.57	29,414.90
7	40,191.95	29,555.20	18	39,913.38	29,522.12
8	40,115.18	29,458.24	19	39,810.33	29,556.77
9	40,080.02	29,454.17	20	39,757.81	29,596.50
10	39,996.30	29,564.21	21	39,694.66	29,601.93
11	40,090.19	29,600.05	22	39,744.77	29,960.32





1. ALL AREAS EXCEPT THOSE USED FOR DRIVEWAYS, SIDEWALKS, PAVED PARKING WILL BE PLANTED WITH PERMANENT VEGETATIVE COVER. MORE LANDSCAPED AS SOON AS POSSIBLE AFTER FINAL GRADING & MAINTAINED IN SUCH CONDITION.
2. DIRT & DEBRIS ACCUMULATING ON PRIVATE ROADS & PARKING LOTS WILL BE REMOVED ACCORDING TO THE FOLLOWING SCHEDULE: MAY THROUGH OCTOBER, CONCURRENT WITH GRASS MOWING; NOVEMBER THROUGH APRIL, MONTHLY
3. SNOW REMOVAL WILL BE BY MECHANICAL MEANS EXCEPT IN SEVERE SNOW & ICE CONDITIONS, WHEN DECICING COMPOUNDS MAY BE USED
4. APPLICATION OF FERTILIZERS, HERBICIDES & PESTICIDES WILL NOT EXCEED RECOMMENDATIONS OF THE UNIVERSITY of MARYLAND COOPERATIVE EXTENSION SERVICE
5. FILLING WILL NOT OCCUR IN GRASSED OR LINED DRAINAGE DITCHES OR SWALES

LOCATION MAP
SCALE: 1" = 500'

Filed for record
at 57 FOLIO 137
Date DEC 23 1987
Time

FINAL SUBDIVISION PLAN
HOLLOWBROOK MANOR

A RESUBDIVISION OF LOTS 9 thru 11 & PARCEL "A" of
MAGLIOT MANOR
A.G.L.B. 25/64
11TH ELECTION DISTRICT — BALTIMORE COUNTY, MD
SCALE: 1" = 50' — FEBRUARY 17, 1987

OWNER
I. WILLIAM MAGLIOT
2909 NORTHWIND PKWY
BALTIMORE, MD 21214

DEED REFERENCE: 5941/241
TAX ACCOUNT #: PARCEL "A" 1119020509
LOTS 9 thru 11
1119020505 thru 1119020508

Petitioner's Ex #5

VTASSOCIATES, INC.
SURVEYING & ENGINEERING
9132 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234
(301) 668 0090
SCOTT HILLAS VOL. 2001

CONTRACT PURCHASER

Wayne L. Davis — 8-5-87
WAYNE DAVIS — DATE

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE THE REQUIREMENT OF SUBSECTION (C) OF SECTION 9-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED, AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF MARKERS.

OWNER — DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THIS LAND SHOWN HEREON HAS BEEN LAID OUT AND THIS PLAT THEREON HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 9-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY IN MORE AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

DAVID W. DALLAS, JR.
MD REG. LS # 4479 — DATE

APPROVED BALTIMORE COUNTY OFFICE of PLANNING & ZONING
12/23/87 — DATE — DIRECTOR

APPROVED BALTIMORE COUNTY DEPARTMENT of ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
11-19-87 — DATE — DIRECTOR

APPROVED BALTIMORE COUNTY DEPARTMENT of PUBLIC WORKS
DATE — DIRECTOR

HIGHWAY & HIGHWAY WIDENING, SLOPE EASEMENTS & DRAINAGE & UTILITY EASEMENTS SHOWN HEREON ARE REMOVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MD THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED UNTO BALTIMORE COUNTY, MD AT NO COST

THE COORDINATES & BEARINGS SHOWN HEREON ARE REFERED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

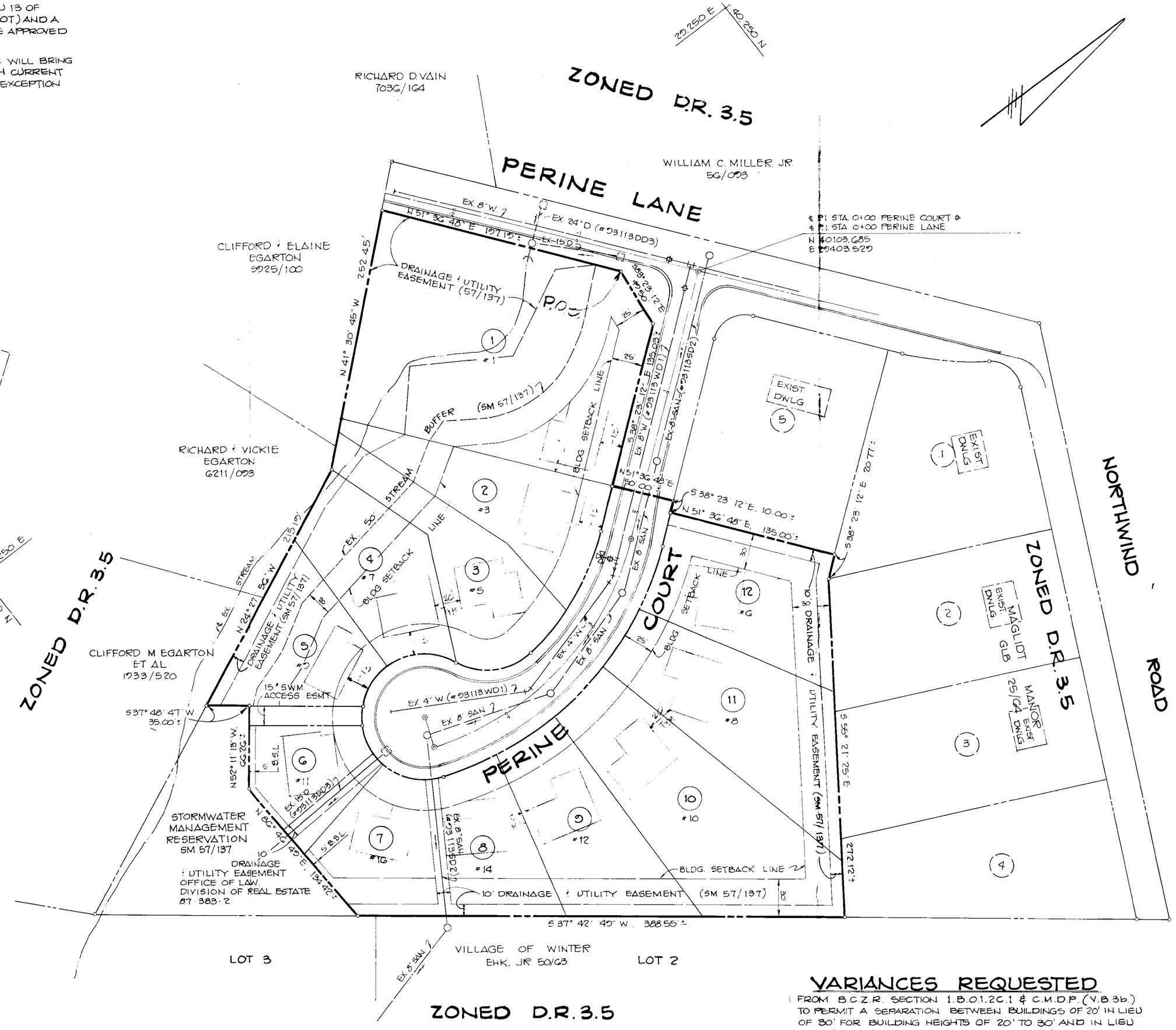
	HUB NO	NORTH	EAST
	X-8462	39,828.11	30,607.70

57-137

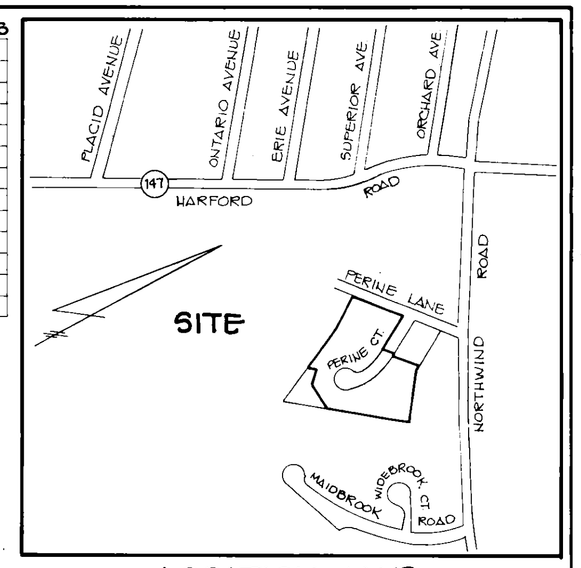
NOTE: BUILDINGS SHOWN ARE NOT EXACT AND ONLY REPRESENT A MASSING AND ORIENTATION OF PROPOSED STRUCTURES.

NOTE: THE LOTS 2 THRU 12 ARE A RESUBDIVISION OF THOSE LOTS SHOWN AS 2 THRU 13 OF S.M. 57/137 (A REDUCTION OF 1 LOT) AND A REDUCTION OF 2 LOTS FROM THE APPROVED C.R.G. PLAN.

NOTE: THE CRITERIA BEING VARIANCES WILL BRING THE LOTS IN CONFORMANCE WITH CURRENT BUILDING REGULATIONS WITH THE EXCEPTION OF VARIANCE № 2.

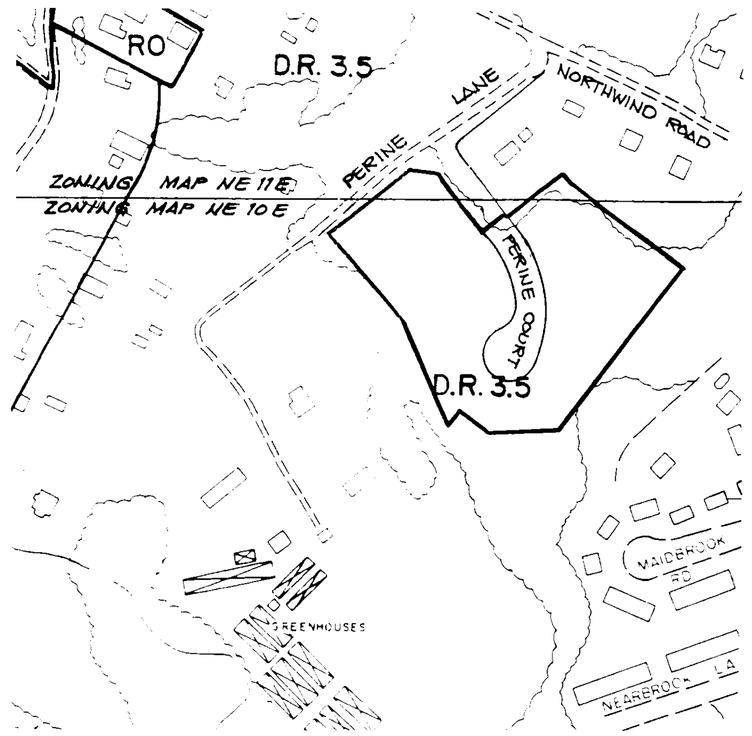


VARIANCE NUMBERS					
LOT NUMBERS	1	2	3	4	5
1	X	X	X	X	
2	X	X	X	X	
3	X		X	X	
4	X	X	X	X	
5	X	X	X	X	
6	X		X	X	
7	X		X	X	
8	X		X	X	
9	X		X	X	
10	X		X	X	
11	X		X	X	
12	X		X	X	X



LOCATION MAP

SCALE: 1" = 500'



PORTION OF 200' SCALE ZONING MAP

94-297-A

OWNER
GRAY & SONS INC.
STRINGTOWN RD.
STRINGTOWN, MD. 21152

VARIANCES REQUESTED

1. FROM B.C.Z.R. SECTION 1.B.01.2C.1 & C.M.D.P. (V.B.3b) TO PERMIT A SEPARATION BETWEEN BUILDINGS OF 20' IN LIEU OF 30' FOR BUILDING HEIGHTS OF 20' TO 30' AND IN LIEU OF 40' FOR BUILDING HEIGHTS OF 30' TO 40' FOR ALL LOTS.
2. FROM C.M.D.P. (V.B.6a) TO PERMIT 18' IN LIEU OF 25' WINDOW TO R/W LINE FOR LOTS 1,2,4 & 5.
3. FROM C.M.D.P. (V.B.6b) TO PERMIT 5' IN LIEU OF 15' WINDOW TO PROPERTY LINE FOR ALL LOTS.
4. FROM B.C.Z.R. SECTION 1.B01.2C.2b & C.M.D.P. (V.B.6c) TO PERMIT 20' IN LIEU OF 40' WINDOW TO WINDOW FOR ALL LOTS.
5. FROM B.C.Z.R. SECTION 1.B01.2C.2 & C.M.D.P. (V.B.5.a) TO PERMIT 30' IN LIEU OF 35' WINDOW TO TRACT BOUNDARY FOR LOT 12.

PLAT TO ACCOMPANY A ZONING PETITION FOR VARIANCES, FOR HOLLOWBROOK MANOR

11TH ELECTION DISTRICT, 5TH C.D.
SCALE: 1" = 50'

BALTIMORE COUNTY, MARYLAND
JANUARY 1994

Petitioner's Exhibit I
ITEM # 399

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

~~OWNER~~/DEVELOPER
J.F.L. BUILDERS, INC.
232 COCKEYSVILLE ROAD
HUNT VALLEY, MARYLAND · 21030

F.N. 7511

(0861-12

IN RE: PETITION FOR VARIANCE SW/S Perine Lane, SW of its intersection w/North Wind Road (Hollowbrook Manor) 11th Election District 5th Councilmanic District Gray and Son, Inc. Petitioner	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 94-297-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for the subject property, known as Hollowbrook Manor, located in the Carney area of northeastern Baltimore County. The Petition was filed by the owners of the property, Gray and Son, Inc., by Thomas W. Joseph, and the Contract Purchaser, J.F.L. Builders, Inc., by James F. Levendusky, through their attorney, Newton A. Williams, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3.b of the C.M.D.P. to permit a separation between buildings of 20 feet in lieu of the required 30 feet for building heights of 20 feet to 30 feet, and in lieu of the required 40 feet for building heights of 30 feet to 40 feet for all lots; from Section V.B.6.a of the C.M.D.P. to permit a window to right-of-way line setback of 18 feet in lieu of the required 25 feet for Lots 1, 2, 4 and 5; from Section V.B.6.b of the C.M.D.P. to permit a window to property line setback of 5 feet in lieu of the required 15 feet for all lots; from Section 1B01.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a window to window setback of 20 feet in lieu of the required 40 feet for all lots; and from Section 1B01.2.C.2 of the B.C.Z.R. and Section V.B.5.a of the C.M.D.P. to permit a window to tract boundary setback of 30

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at PERINE CT. AND Perine Lane, SW of North Wind Road

94-297-A

which is presently zoned D.R.3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Exhibit A attached hereto.

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

See Exhibit B attached hereto.

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:

J.F.L. Builders, Inc.
(Type or Print Name)

Signature

232 Cockeysville Road
Address

Cockeysville, Maryland 21030
City State Zipcode

Attorney for Petitioner:
Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chtd.
(Type or Print Name)

Newton A. Williams
Signature

700 Court Towers
210 W. Pennsylvania Ave. 823-7800
Address Phone No.

Towson, Maryland 21204
City State Zipcode

Legal Owner(s):

Gray and Son, Inc.
(Type or Print Name)

V.P.
Signature

THOMAS W. JOSEPH
(Type or Print Name)

Signature

Stringtown & Falls Road
Butler, Maryland 21152, 771-4311
Address Phone No.

City State Zipcode

Name, Address and phone number of representative to be contacted
Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chtd.
Name

700 Court Towers
210 W. Pennsylvania Avenue; 823-7800
Address Phone No.

Towson, Maryland 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/4 to 1 1/2 hrs.

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: RJT DATE 2-1-94

ITEM # 299

ORDER RECEIVED FOR FILING
Date 4/11/94
By

Printed with Soybean Ink on Recycled Paper

VARIANCES REQUESTED

1. FROM B.C.Z.R. SECTION 1.B.01.2C.1 & C.M.D.P. (V.B.5b.) TO PERMIT A SEPARATION BETWEEN BUILDINGS OF 20' IN LIEU OF 30' FOR BUILDING HEIGHTS OF 20' TO 30' AND IN LIEU OF 40' FOR BUILDING HEIGHTS OF 30' TO 40' FOR ALL LOTS.
2. FROM C.M.D.P. (V.B.6a.) TO PERMIT 18' IN LIEU OF 25' WINDOW TO R/W LINE FOR LOTS 1,2,4 & 5.
3. FROM C.M.D.P. (V.B.6b) TO PERMIT 5' IN LIEU OF 15' WINDOW TO PROPERTY LINE FOR ALL LOTS.
4. FROM B.C.Z.R. SECTION 1 B01.2C.2.b. & C.M.D.P. (V.B.6c.) TO PERMIT 20' IN LIEU OF 40' WINDOW TO WINDOW FOR ALL LOTS.
5. FROM B.C.Z.R. SECTION 1 B01.2C.2 . & C.M.D.P. (V.B.5.a) TO PERMIT 30' IN LIEU OF 35' WINDOW TO TRACT BOUNDARY FOR LOT 12.

ITEM # 299

REASONS FOR REQUESTED VARIANCES

1. Although the D.R. 3.5 Zone would permit 18 lots, the original density has been reduced from 14 to 13 lots to 12 lots.

2. The requested variances with one exception are all in conformity with the new CMDP, and will allow the construction and sale of a better product.

3. The original project was laid out by a developer rather than a builder, and the proposed variances will allow more attractive, more varied homes with two car garages; rather than mere retangles probably without garages.

4. The one variance sought, not in conformity with the new CMDP on Lots 1, 2, 4 and 5 is sought to maintain more adequate rear yards, away from the stream buffer and stream in the rear.

5. The requested variances are made more appropriate, in part, by the fact that roads, utilities and other public improvements are already in, due to a signed, executed Public Works Agreement (PWA).

6. The proposed homes are an upgrade as to architecture, size, price, liveability and ultimate effects upon the area.

7. The size, massing, roof pitches, windows and placement on the lot are all appropriate to the lots.

8. The Development Review Committee reviewed the proposed density decrease in December, 1993, and early approval is anticipated.

9. It would be wasteful of time, money and effort on all parties part to require this project to be developed under the new Development Regulations.

10. That without the requested variance the petitioners will sustain and are sustaining practical difficulty and unreasonable hardship; the requested variances will result in a better, less dense project, resulting in favorable effects upon the health, safety and welfare of the area; and the requested variances are in harmony with the spirit and intent of the Regulations.

6262C

ITEM #299

VARIANCES REQUESTED

1. FROM B.C.Z.R. SECTION 1.B.01.2C.1 & C.M.D.P. (V.B.5b.) TO PERMIT A SEPARATION BETWEEN BUILDINGS OF 20' IN LIEU OF 30' FOR BUILDING HEIGHTS OF 20' TO 30' AND IN LIEU OF 40' FOR BUILDING HEIGHTS OF 30' TO 40' FOR ALL LOTS.
2. FROM C.M.D.P. (V.B.6a.) TO PERMIT 18' IN LIEU OF 25' WINDOW TO R/W LINE FOR LOTS 1,2,4 & 5.
3. FROM C.M.D.P. (V.B.6b) TO PERMIT 5' IN LIEU OF 15' WINDOW TO PROPERTY LINE FOR ALL LOTS.
4. FROM B.C.Z.R. SECTION 1 B01.2C.2.b. & C.M.D.P. (V.B.6c.) TO PERMIT 20' IN LIEU OF 40' WINDOW TO WINDOW FOR ALL LOTS.
5. FROM B.C.Z.R. SECTION 1 B01.2C.2 . & C.M.D.P. (V.B.5.a) TO PERMIT 30' IN LIEU OF 35' WINDOW TO TRACT BOUNDARY FOR LOT 12.

ITEM # 299

Description to Accompany a
Zoning Petition for Variances

January 20,1994

97-297-A

RE: Hollow Brook Manor

Beginning at a point located at the intersection of the South side of Perine Lane with filet of West side of Perine court hence in a clockwise direction:

1 -	South 83° 23' 12" East	49.50	feet +/-
2 -	South 38° 23' 12" East	135.03	feet +/-
3 -	North 51° 36' 48" East	50.00	feet +/-
4 -	South 38° 23' 12" East	10.00	feet +/-
5 -	North 51° 36' 48" East	135.00	feet +/-
6 -	South 38° 23' 12" East	20.77	feet +/-
7 -	South 55° 21' 25" East	272.12	feet +/-
8 -	South 37° 42' 49" West	388.55	feet +/-
9 -	North 86° 46' 49" East	134.42	feet +/-
10 -	North 52° 11' 13" West	66.26	feet +/-
11 -	South 37° 48' 47" West	35.00	feet +/-
12 -	North 24° 27' 56" West	215.19	feet +/-
13 -	North 41° 30' 45" West	252.45	feet +/- and
14 -	North 51° 36' 48" East	197.19	feet +/- to

the place of beginning.

Containing 4.47 Ac.+/- of land more or less.

Saving and excepting the land within the R/W of Perine Court and the 15 feet wide S.W.M. Access (0.5 Ac. +/-)

Note: THIS DESCRIPTION IS FOR ZONING PURPOSED ONLY AND NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS.

STATE OF MARYLAND
JOHN STRONG SMITH
No. 3020
REGISTERED PROFESSIONAL ENGINEER
1-21-94

ITEM # 299

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 94-297-A
Towson, Maryland

District: 11th Date of Posting: 2/20/94

Posted for: Variance

Petitioner: Gray & Sons, Inc. — F.F.L. Builders, Inc.

Location of property: NW/cor Perring Ct. & Perring Pkwy, Hollow Brook Manor

Location of Signs: Facing roadway, on property being zoned

Remarks:

Posted by: M. Steely (Signature) Date of return: 2/25/94

Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

[illegible]
[illegible] Perine Court and Perine Lane
Hollow Brook Manor
11th Election District
5th Councilmanic
Legal Owner(s):
Gray and Sons, [illegible]
Contract Purchaser: [illegible]
J.F.L. Builders, Inc.

Variance to permit a separation between buildings of 20 feet in lieu of 30 feet for building heights of 20 feet to 30 feet and in lieu of 40 feet for building heights of 30 feet to [illegible] all lots; to permit 18 feet in lieu of 25 feet window to [illegible] way line for lots 1, 2, 4, and 5; to permit 5 feet in lieu of 15 feet window to property line for all lots; to permit 20 feet in lieu of 40 feet window to [illegible] lot 12.

HEARING: TUESDAY, MARCH 8, 1994 AT [illegible] A.M. IN RM. 106, COUNTY OFFICE BLDG.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1)Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2)For information concerning the File and/or Hearing, Please Call 887-3391.
2/21.1 February 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 17, 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 Feb 17, 1994

THE JEFFERSONIAN,

G. Herrickson

LEGAL AD. TOWSON

February 10, 1994
True Copy--Test
PETER J. BASILONE
Register of Wills for

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

receipt

Account: R-001-6150

Number 299

Date 2-1-99

GRAY & SON, INC.
SW COR. PERINE LA. & ~~NORTH MANDA RD.~~ PERINE COURT

020 — VARIANCE — $ 10.00
050 — SIGN — $ 35.00

TOTAL — $ 285.00

01-2071-A

[illegible] $285.00

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

94-297-A

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.: 299

Petitioner: M. . . . 1

Locati

PLEASE

NAME:

ADDRESS

PHONE N

Zoning Com

AMENDING THE FDP [illegible]
MANOR" TO MATCH THE [illegible]
PLAT CONCURRENTLY PER
APPLICANT.

-SW of
-North
Mnd Rd.

1030

AJ:ggs

94-297-A

TO: PUTUXENT PUBLISHING COMPANY
2/17/94Issue - Jeffersonian

Please foward billing to:

Mr. Mr. James F. Tevendusky
JFL Builders
232 Cockeysville Road
Hunt Valley, Maryland 21030
785-0990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-297-A (Item 299)
NWC Perine Court and Perine Lane
Hollow Brook Manor
11th Election District - 5th Councilmanic
Legal Owner(s): Gray and Sons, Inc.
Contract Purchaser(s): J.F.L. Builders, Inc.

Variance to permit a separation between buildings of 20 feet in lieu of 30 feet for building heights of 20 feet to 30 feet and in lieu of 40 feet for building heights of 30 feet to 40 feet for all lots; to permit 18 feet in lieu of 25 feet window to right-of-way line for lots 1, 2, 4, and 5; to permit 5 feet in lieu of 15 feet window to property line for all lots; to permit 20 feet in lieu of 40 feet window to window for all lots; and to permit 30 feet in lieu of 35 feet window to tract boundary for lot 12.

HEARING: TUESDAY, MARCH 8, 1994 at 9:00 a.m. Rm. 106, County Office Bldg.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 14, 1994

NOTICE OF HEARING

94-297-A

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-297-A (Item 299)
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HEARING: TUESDAY, MARCH 8, 1994 at 9:00 a.m. Rm. 106, County Office Bldg.

Arnold Jablon
Director

cc: Gray and Sons, Inc.
J.F.L. Builders, Inc.
Newton A. Williams, Esq.

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

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 28, 1994

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chartered
700 Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-297-A, Item No. 299
Petitioner: Gray and Son, Inc., et al.
Petition for Variance

Dear Mr. Williams:

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

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on February 1, 1994, 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.

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:cmm
Enclosures

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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.

Sincerely,

W. Carl Richards Jr.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:cmm
Enclosures

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: February 22, 1994

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for February 22, 1994
Item No. 299

The Developers Engineering Section has reviewed the subject zoning item. A revised plan and final development plan indicating the 18-lot resubdivision must be submitted for County approval.

RWB:s

REASONS FOR REQUESTED VARIANCES

1. Although the D.R. 3.5 Zone would permit 18 lots, the original density has been reduced from 14 to 13 lots to 12 lots.

2. The requested variances with one exception are all in conformity with the new CMDP, and will allow the construction and sale of a better product.

3. The original project was laid out by a developer rather than a builder, and the proposed variances will allow more attractive, more varied homes with two car garages; rather than mere retangles probably without garages.

4. The one variance sought, not in conformity with the new CMDP on Lots 1, 2, 4 and 5 is sought to maintain more adequate rear yards, away from the stream buffer and stream in the rear.

5. The requested variances are made more appropriate, in part, by the fact that roads, utilities and other public improvements are already in, due to a signed, executed Public Works Agreement (PWA).

6. The proposed homes are an upgrade as to architecture, size, price, liveability and ultimate effects upon the area.

7. The size, massing, roof pitches, windows and placement on the lot are all appropriate to the lots.

8. The Development Review Committee reviewed the proposed density decrease in December, 1993, and early approval is anticipated.

9. It would be wasteful of time, money and effort on all parties part to require this project to be developed under the new Development Regulations.

10. That without the requested variance the petitioners will sustain and are sustaining practical difficulty and unreasonable hardship; the requested variances will result in a better, less dense project, resulting in favorable effects upon the health, safety and welfare of the area; and the requested variances are in harmony with the spirit and intent of the Regulations.

6262C

ITEM #299

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

2-16-94

Re: BALTIMORE COUNTY
Item No.: # 299 (RT)

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

Dear Ms. Minton:

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

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

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for DAVID N. RAMSEY, ACTING CHIEF
~~John Contestabile, Chief~~
Engineering Access Permits
Division

BS/

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

February 18, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #299 - Gray & Son
Perine Court
Zoning Advisory Committee Meeting of February 14, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:KK:sp

GRAY/DEPRM/TXTSBP

2/15/94
8
TO ACR

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION:

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time, ABOUT THE FOLLOWING ITEM NUMBERS: 299, 300, 301, 302 AND 303.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 887-4881, MS-1102F

cc: File

RECEIVED
FEB 15 1994
ZADM

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: March 1, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 299, 308, 312, 313, 319, 321 and 322.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Sally L. Kerns

PK/JL:lw

ZAC.299/PZONE/ZAC1

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

94-297-A

NAME	ADDRESS
Newton Williams	700 Court Towers, Towson, MD, 21204.
James T Lewandowski	13702 Haccum Rd. - 21131
James S Kline	(GW STOCHEM) 658 KENILWORTH DR. TOWSON 21204