

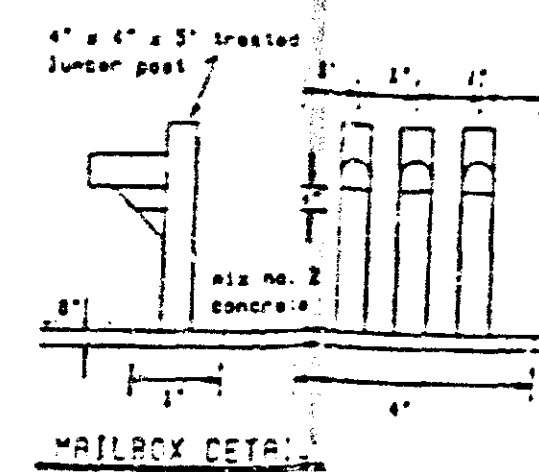
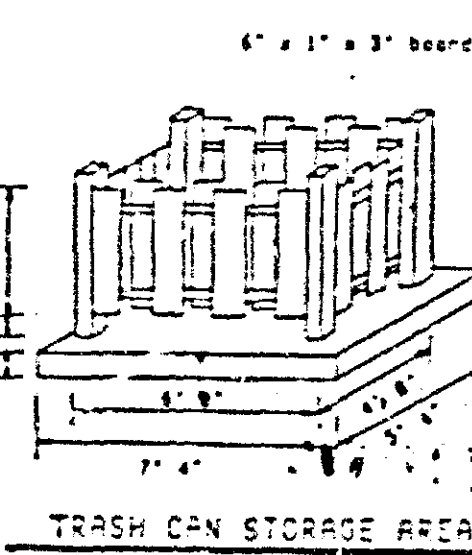
[illegible]

1. 10	10. 10. 10	10. 10. 10
2. 10	10. 10. 10	10. 10. 10
3. 10	10. 10. 10	10. 10. 10
4. 10	10. 10. 10	10. 10. 10
5. 10	10. 10. 10	10. 10. 10
6. 10	10. 10. 10	10. 10. 10
7. 10	10. 10. 10	10. 10. 10
8. 10	10. 10. 10	10. 10. 10
9. 10	10. 10. 10	10. 10. 10
10. 10	10. 10. 10	10. 10. 10

A hand-drawn sketch of a building layout. The sketch shows a large rectangular area at the top, labeled "PARKING LOT" and "STREET LIGHTS". Below this is a central area with several rectangular shapes, labeled "STREET LIGHTS" and "STREET LIGHTS". To the right of this central area is a small rectangular area labeled "STREET LIGHTS". Below the central area is a large rectangular area labeled "STREET LIGHTS" and "STREET LIGHTS". At the bottom of the sketch is a small rectangular area labeled "STREET LIGHTS".

CLASSIFIED BY: 6A2
DECLASSIFY BY: 6A2
AUTHORITY: 25X

ELEVATION SETBACK &
HEIGHT TO HEIGHT RELATIONSHIP
DETAIL



PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING TO AMEND
FINAL DEVELOPMENT PLAN

TO APPROVE
3 TH ANNULD N/4S ANNULD C
PARTIAL DEVELOPMENT PLAN
GREENE TREE
SECTION SIX
3RD ELECTION DISTRICT BALTIMORE COUNTY MD
SCALE: 1"=50' JAN. 7, 1992
CRG. PLAN APPROVED AS 2/4/92 ANNULD

The undersigned lot owners within 300 ft. of the proposed change within the development plan hereby acknowledge that they have reviewed the within plan by their signature, approve and consent to the amendment to plan as shown.

DATE: SEPT. 24, 1930

Consent of owners within 300 of changes: 8th AMENDED

Jay and Sandra Joseph

1818 Court Yard Circle

Date _____

Marvin Sallasy

1818 Court Yard Circle

Date _____

Edmund Myerberg

1818 Court Yard Circle

Date _____

REASON FOR 8th AMENDMENT

1. Increased the proposed density of Greene Tract by adding six units as follows:
- #27, 28, 29 and 30 Wood Chester Court and #14 and 18 Old Crown Court.
- Also open space and parking as required as necessary for the additional units.
2. Units have been sold to others than those listed above since the first submittal of the 8th Amended F.D.P. on March 4, 1991 within 300' of the above changes.

GENERAL NOTES

- [illegible]

PROVISORY SECTION

The previous section of this partial development plan is not intended nor should it be utilized as a final development plan from which building applications may be approved or denied. Its purpose is to provide those who purchase homes within 384' thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 384' of their home.

The dimensional boundaries of the "Provisional Section" as indicated hereon are not intended to separate it from the overall approval of this partial development plan. Any significant deviation from this plan, including the "Provisional Section" must be approved in accordance with Section 1801.3.A.7, Baltimore County Zoning Regulations.

Approval of the "Preliminary Section" is not based on final engineered plans, however, it is intended to establish the final location, height, use and density of buildings or their envelopes to within 25' of their engineered location; the location and type of existing major vegetation that is to be retained; screening; parking areas and drives to the extent possible so as to coincide with their final or permanent improvements, and other pertinent

At the time of building permit applications the "Provision: Section of this development plan must be up-dated to comply in all respects to the form and content required by Section 1801.3 of the Zoning Regulations.

OWNER/DEVELOPER
STEWART J. GREENEBAUM
POPE WARD, TRUSTEES
WOODHOLME CENTER, SUITE 410
1825 REISTERSTOWN ROAD
BALTIMORE, MD 21208
(301) 484-8400

OFFICE OF PLANNING AND ZONING
APPROVED BY

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE



(410) 887-4500

DATE: 06/16/94

Item No.: SEE BELOW Zoning Agenda:

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.

4. The site shall be used to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 475 AND 490.

RECEIVED

JUN 17 1999

ZADM

REVIEWER, LT. ROBERT P. SAUERWALD
Rm. 3400, 1000 Bldg. PHONE 687-4681, NS-11025

Recycling symbol

Re: PETITION FOR SPECIAL HEARING	*	BEFORE THE
N/S Hooks Lane, 40' E of c/l Green	*	
Tree Road, 3rd Election Dist.,	*	ZONING COMMISSIONER
3rd Councilmanic	*	
	*	FOR BALTIMORE COUNTY
Stewart J. Greenebaum, Trustee	*	
Petitioner	*	CASE NO.: 94-494-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice 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

Cable S. Demilio

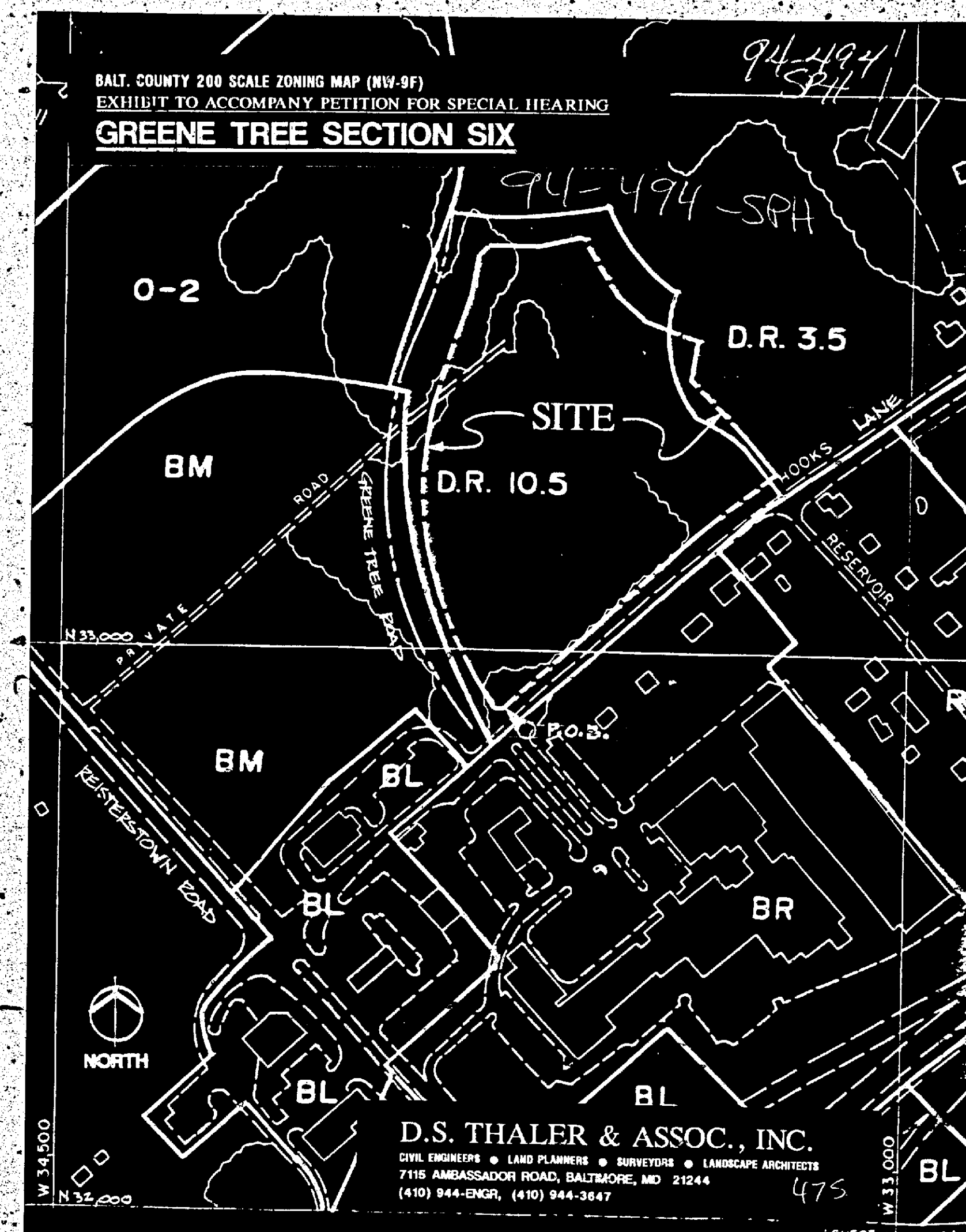
CAROLE S. DEMILLO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquenanna Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N/S Hooks Lane, 40 ft. E of * ZONING COMMISSIONER
c/1 Greene Tree Road *
3rd Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Stewart J. Greenebaum, Trustee * CASE # 94-494-SPH
Legal Owner/Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing seeking approval of the 9th Amended Partial Development Plan for the residential subdivision known as Greene Tree, Section Six. The subject property is located on the northeast side of Greene Tree Road and Hooks Lane in Woodholme. The site is immediately adjacent to Reisterstown Road, not far from its junction with the Baltimore Beltway (I-695). The subject property and requested relief are all more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was Mark Bennett, the Site Manager, Hal Zaslow from Talles Homes and David S. Thaler, the project engineer with D.S. Thaler and Associates, Inc. The Petitioner was represented by Benjamin Bronstein, Esquire. There were no Protestants or interested persons present.

Proffered testimony and evidence presented was that the subject property is part of a larger tract which has been developed as the Greene Tree community. This is a community of condominiums and townhomes located in northwest Baltimore County. The Petitioner seeks to amend the development plan for Section C of the proposed community by reducing the number of units proposed and altering the character of the units. Specifically, the units proposed will be changed from the present condo flat unit to an upscale

townhouse model. Mr. Bronstein proffered that the townhouse model would be a higher priced home and that the request is market driven to reflect the desires of the home buying public. The townhouses will be attractively constructed and will be of brick and cedar siding. Moreover, since the townhouse units are larger than the condominiums, fewer units will be constructed. The changes are clearly shown on Petitioner's Exhibits Nos. 1 and 2, the final development red line plan.

Mr. Bronstein also noted that neither the existing condominium association nor the Greene Tree Homeowners' Association have any objections to the proposed changes. Moreover, it was uncontradicted that the request for the Petition for Special Hearing complies with Section 502.1 of the Baltimore County Zoning Regulations (BCZR). Clearly, the proposed amendments to the plan will not be detrimental to the health, safety or general welfare of the locale. There will be no adverse affect on the vicinity. In fact, the amendment appears appropriate and will constitute an improvement to the plan. Moreover, the special hearing relief is consistent with the spirit and intent of the zoning regulations. For the foregoing reasons, the Petition for Special Hearing shall be approved and I will so order.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of July, 1994 that, pursuant to the Petition for Special Hearing, approval of the 9th Amended Partial Development Plan for the residential subdivision known as Greene Tree, Section Six, in Woodholme, be and is hereby GRANTED subject, however, to the following restriction which is a condition precedent to the relief granted herein:

-2-

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date *7/26/94*
By *Mr. Thaler*

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 26, 1994

Benjamin Bronstein, Esquire
Evans, George and Bronstein
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Case No. 94-494-SPH
Petition for Special Hearing
Stewart J. Greenebaum, Trustee

Dear Mr. Bronstein:

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

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

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.
cc: Mr. D.S. Thaler
D.S. Thaler and Assoc.



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County

for the property located at Northeast side of Greene Tree Road & Hooks Lane which is presently zoned DR10.5 & DR3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, submit in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

9th Amended Partial Development Plan Greene Tree Section Six:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Legal Owner:

Stewart J. Greenebaum, Trustee

(Type or Print Name)

Stewart J. Greenebaum

Signature

(Type or Print Name)

1829 Reisterstown Road 484-8400

Baltimore, Maryland 21208

City State Zipcode

NAME, ADDRESS AND PHONE NUMBER OF REPRESENTATIVE TO BE CONTACTED

D.S. Thaler & Associates

7115 Ambassador Road 944-3547

Baltimore, Maryland 21204

City State Zipcode

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following date

Next Two Months

ALL OTHER

REVIEWED BY: *SPD* DATE: *6-5-94*

#475

DESCRIPTION TO ACCOMPANY
SPECIAL HEARING REQUEST
GREENE TREE SECTION SIX
(for zoning purposes only)

Beginning at a point on the north side of Hooks Lane, which is 60 feet wide, at a distance of 40 feet more or less east of the centerline of Greene Tree Road which is 60 feet wide; thence, along the right-of-way of Hooks Lane the following courses and distances:

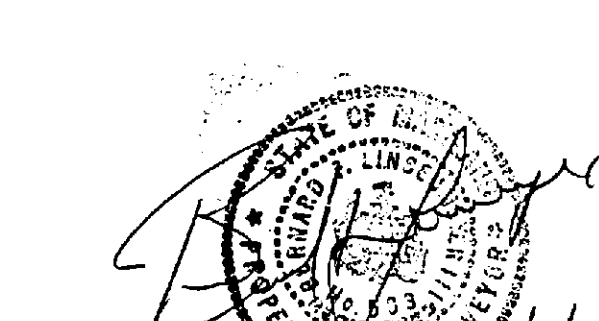
1. 158.47 feet with a radius of 7579.00 feet and having a chord of North 46°55'01" East 158.46 feet to a point; thence,
2. North 46°19'02" East 261.42 feet to a point; thence,
3. 217.22 feet for a curve to the right with a radius of 2014.67 feet and having a chord of North 49°24'22" East 217.12 feet to a point; thence leaving Hooks Lane,
4. North 43°18'58" West 226.09 feet to a point; thence,
5. North 08°13'00" East 67.24 feet to intersect the right-of-way of River Oaks Circle; thence along the south side of River Oaks Circle,
6. 229.87 feet for a curve to the right with a radius of 243.00 feet and having chord of North 54°41'00" West 221.39 feet to a point; thence,
7. North 27°35'00" West 50.31 feet to a point; thence,
8. North 71°27'59" West 14.43 feet to a point; thence,
9. 159.35 feet for a curve to the right with a radius of 428.00 feet and having a chord of South 81°28'08" West 158.43 feet to a point; thence,
10. South 49°58'52" West 13.21 feet to intersect the right-of-way of Greene Tree Road; thence along the east side of Greene Tree Road,

#475

11. 168.75 feet for a curve to the right with a radius of 700.00 feet and having a chord of South 15°32'23" West 168.34 feet to a point; thence,
12. 681.00 feet for a curve to the left with a radius of 640.00 feet and having a chord of South 08°02'13" East 649.32 feet to a point; thence,
13. South 85°30'05" East 14.62 feet to the point of beginning.

Containing 7.024 acres of land, more or less.

This description is taken from and intended to comply with the plat to accompany the petition for Special Hearing to amend the Final Development Plan.



#475

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *3rd* Date of Posting: *7/6/94*
Posted for: *Special Hearing*
Petitioner: *Stewart J. Greenebaum, Trustee*
Location of property: *N/S Hooks Lane, No. 1829 Reisterstown Road*
Location of Sign: *Reisterstown Road, on property line, near road*
Remarks: _____
Posted by: *Matthew* Date of return: *7/13/94*
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, located at 111 W. Chesapeake Avenue, in Towson, Maryland 21204 or Room 115, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: _____

Re: Case No. 94-494-SPH

N/S Hooks Lane, 40'

E of Greene Tree Road

3rd Councilmanic District

Legal Owner:

Stewart J. Greenebaum,

Trustee

MUNICIPAL BUILDING

JULY 19, 1994 at 2:00 a.m.

In Room 115, Old Courthouse.

Special Hearing: to approve an amended partial development plan of Greene Tree, Section Six.

LAWRENCE E. SCHMIDT,

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are held on a first-come, first-served basis. (2) For information concerning the filing and/or hearing, please call 887-3391.

(3) For information concerning the filing and/or hearing, please call 887-3391.

(4) For information concerning the filing and/or hearing, please call 887-3391.

(5) For information concerning the filing and/or hearing, please call 887-3391.

(6) For information concerning the filing and/or hearing, please call 887-3391.

(7) For information concerning the filing and/or hearing, please call 887-3391.

(8) For information concerning the filing and/or hearing, please call 887-3391.

(9) For information concerning the filing and/or hearing, please call 887-3391.

(10) For information concerning the filing and/or hearing, please call 887-3391.

CERTIFICATE OF PUBLICATION

TOWSON, MD., *July 1, 1994*

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 *June 30, 1994*

A. Henshaw
LEGAL AD. - TOWSON

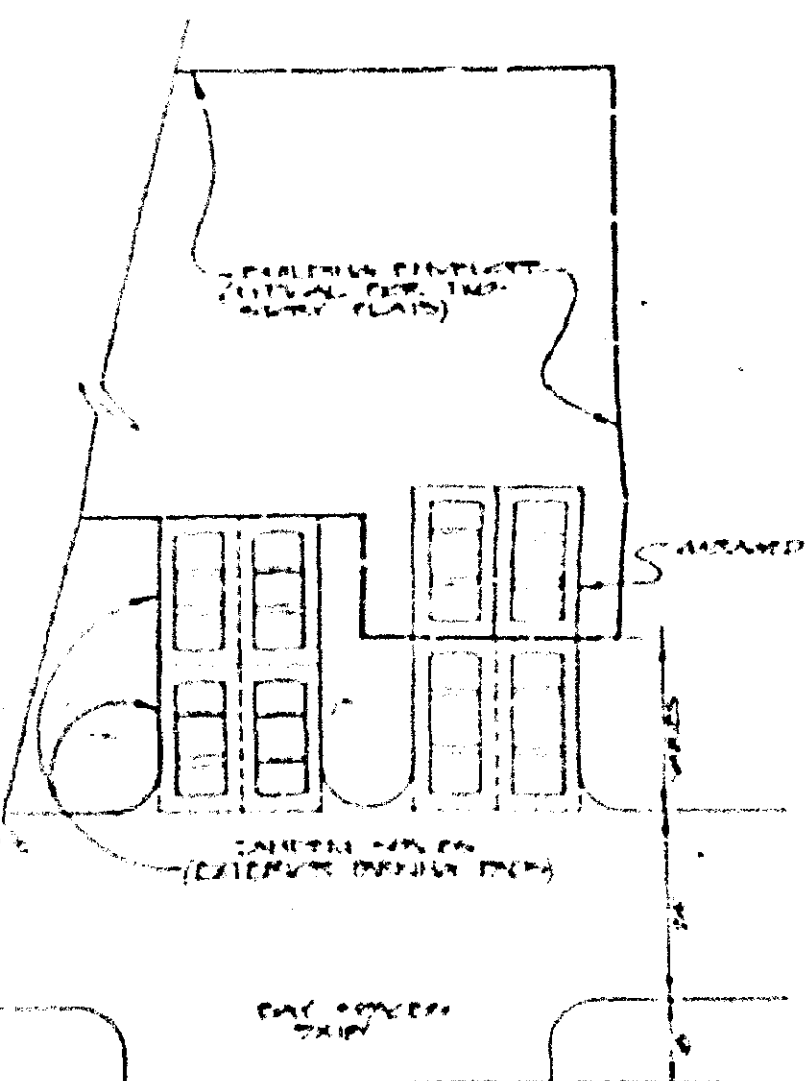
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3.00	3.00	3.00	3.00
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ELEVATION SETBACK & HEIGHT TO HEIGHT RELATIONSHIP			
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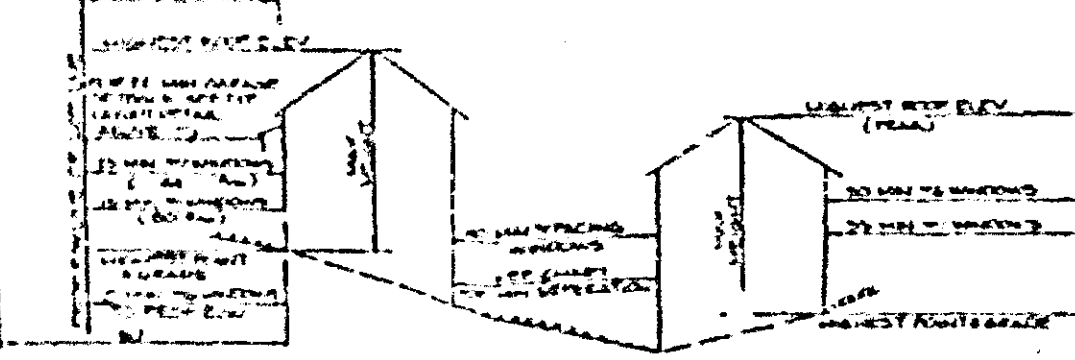
TYPICAL PAVING SECTION



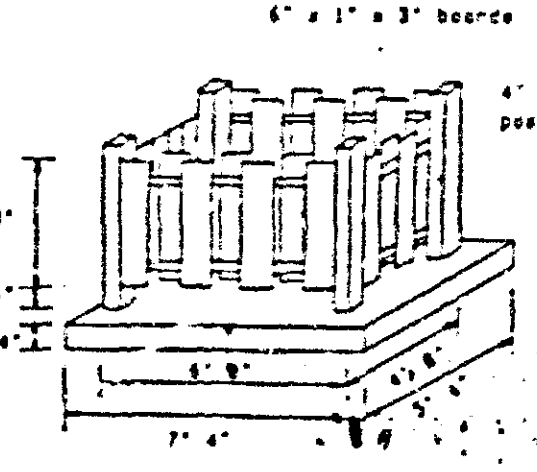
LAYOUT PARKING DETAIL

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]

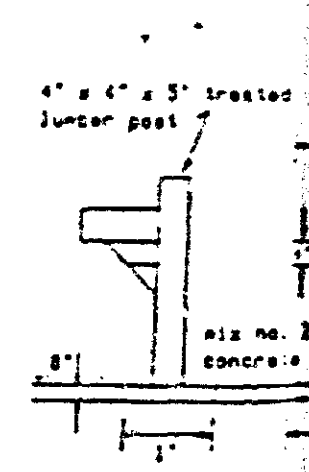
ELEVATION SETBACK & HEIGHT TO HEIGHT RELATIONSHIP DETAIL



TRASH CAN STORAGE AREA



MAILBOX DETAIL



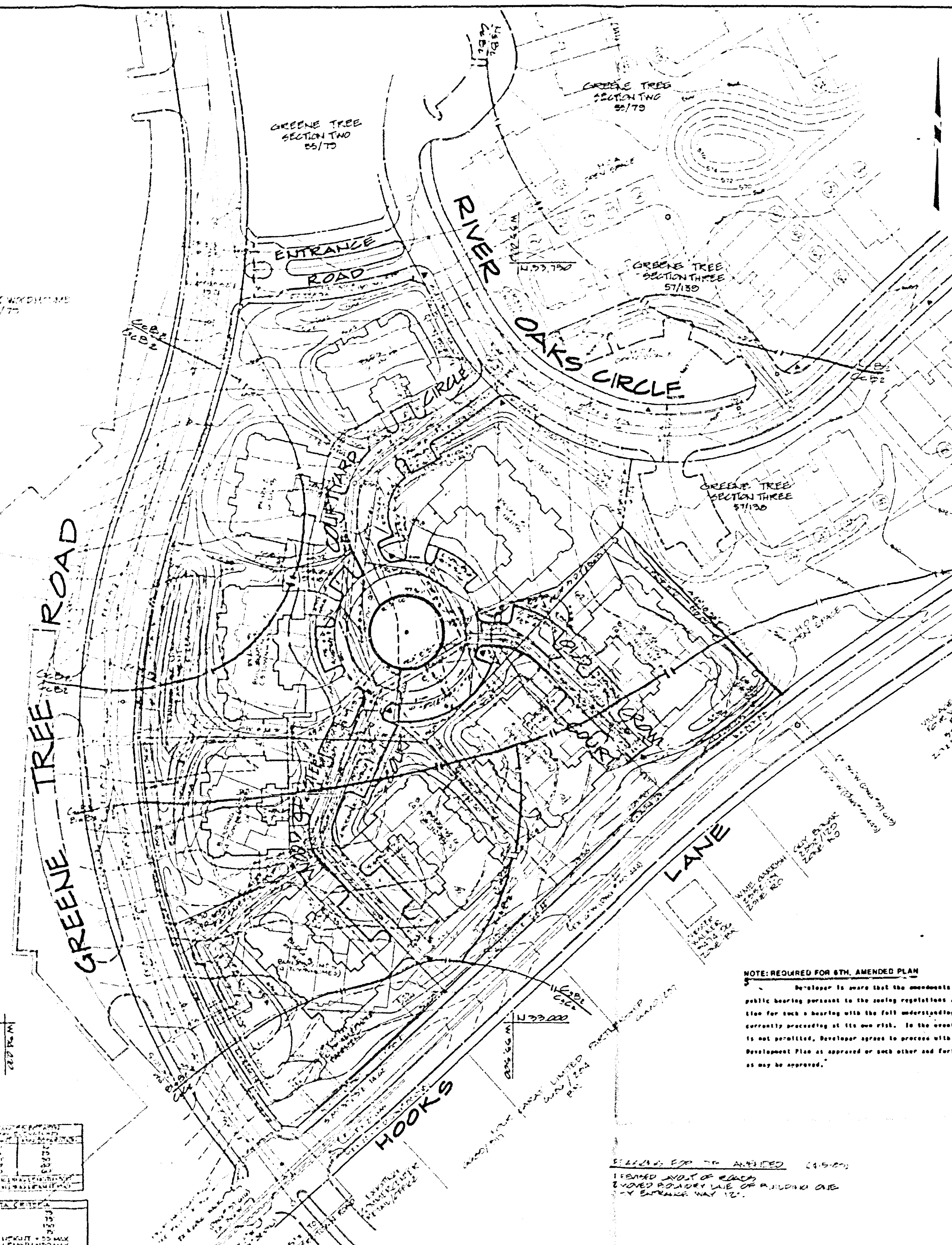
PETITIONER'S EXHIBIT

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING TO AMEND FINAL DEVELOPMENT PLAN

TO APPROVE
 8TH AMENDED N/4 AMENDED OVERLAY
 PARTIAL DEVELOPMENT PLAN
 GREENE TREE
 SECTION SIX
 3RD ELECTION DISTRICT BALTIMORE COUNTY MD
 SCALE: 1"=50'
 CRG PLAN APPROVED ON 2/4/88 AMENDED

OWNER/DEVELOPER
 STEWART J. GREENEBAUM
 2005 WOODWARD CENTER SUITE 410
 1825 KESTERSTOWN ROAD
 BALTIMORE, MD 21228
 (301) 464-0600

OFFICE OF PLANNING AND ZONING	
APPROVED BY	
DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE



The undersigned lot owners within 300 ft. of the proposed change within the development plan hereby acknowledge that they have reviewed the within plan by their signature, approve and consent to the amendment to plan as shown.

DATE: SEPT. 24, 1970

Consent of owners within 300 ft. of change: 8TH AMENDED

Jay and Sandra Joseph
 1888 Court Yard Circle
 Date

Marvin Sallisty
 1813 Court Yard Circle
 Date

Edmond Myerberg
 1815 Court Yard Circle
 Date

REASON FOR 8TH AMENDMENT

1. Increased the proposed density of Greene Tree by adding six units as follows:
 a. #27, 28, 29 and 30 Wood Chester Court and #16 and 17 Old Crown Court.
 Also open space and parking area as necessary for the additional units.
2. Units have been sold to others than those listed above since the first amendment of the 8th Amended F.D.P. on March 1, 1971 within 300 ft. of the above changes.

GENERAL NOTES

1. All units shown herein are for sale.
2. All proposed roads and utilities are to be private unless otherwise noted.
3. The site is within the new, nonconforming district, hence street frontage is not required.
4. There are no known archaeological or historical resources on this site.
5. Existing vegetation shown is as of 8/8/70.
6. A landscaping plan will be submitted and approved in accordance with the Landscaping Manual prior to the issuance of any building permits.
7. All open space shall be owned and maintained by Homeowners Association.
8. Trash will be collected at each lot by a Private Firm.
9. Street lighting shown is as of 8/8/70.
 Mounting height will be maximum 12', directed away from any adjoining residence.
10. All 24' access roads will be paved "PCC (1400/1100) FINISH".
11. All parking spaces will be a minimum of 10' x 20'.
12. Average daily trip shown is 100.
13. See account number 1745/1000, 1745/1000, 1745/1000.
14. Filler reference: 1745/1000, 1745/1000, 1745/1000.
15. Envelope shown herein are for the location of principal building only. Necessary structures, fences, and projections into yards may be constructed outside the envelope, but must comply with Sections 981 and 982 of the Baltimore County Zoning Regulations. (subject to covenants and applicable building permits).
16. Except in residential transition areas, windows shall satisfy the following:
 15' min. window to property line
 15' min. window to street right-of-way
 15' min. window to street boundary
 15' min. facing windows in different buildings
17. The maximum width of any building or group of attached buildings shall be 100', except in residential transition areas where maximum width shall be 120'.
 Within a residential transition area, the minimum setbacks are as follows: 75' at the front, 150' at the rear.
18. Public water is available to this site.
19. Public sanitary sewer is available to this site.
20. Necessary structures, fences and projections into yards may not be located in flood plain areas or higher flood areas.
21. The exact location of curb cuts for driveways or parking pad entrances is to be determined by owner when each building model becomes available but prior to installation of street curbs.
22. If driveways, utility and walkway easements are shown, then at least 5' must remain open for pedestrian access.
23. Tree protection: tree protection devices must be installed prior to any clearing or grading.
24. This development plan complies with the CRG plan and all CRG covenants. Any other changes do not constitute material or substantial changes and do not require another CRG meeting.
25. Stormwater management will be provided at facility of Federal Woodhome and will be provided and maintained 24/7 and 100% frequency. Cuts will be managed Federal Woodhome S.W.M. approved 7/11/77.

PROVISIONAL SECTION

The provisional section of this partial development plan is not intended nor should it be utilized as a final development plan. From which building applications may be approved or denied. Its purpose is to provide those who purchase homes within 300' thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300' of their home.

The delineated boundaries of the "Provisional Section" as indicated herein are not intended to separate it from the overall approval of this partial development plan. Any significant deviation from this plan, including the "Provisional Section" must be approved in accordance with Section 1861.3.3.1, Baltimore County Zoning Regulations.

Approval of the "Provisional Section" is not based on final engineering plans. However, it is intended to establish the final location, height, use and density of buildings or their envelopes to within 75' of their engineered location. The location and type of existing major vegetation that is to be retained, retaining parking areas and drives to the extent possible so as to coincide with their final or permanent improvements, and other pertinent entities.

At the time of building permit application the "Provisional Section" of this development plan must be updated to comply in all respects to the form and content required by Section 1861.3 of the Zoning Regulations.

NOTE: REQUIRED FOR 8TH AMENDED PLAN

Developer to note that the amendments herein require a public hearing pursuant to the zoning regulations and agree to petition for such a hearing with the full understanding that it is currently proceeding at its own risk. In the event that the amendment is not permitted, Developer agrees to proceed with the 8th Amended Development Plan as approved or such other and further amended plans as may be approved.

GREENE TREE BORING HISTORY

Case No. 86-100-A
 Petition Filed: March 4, 1986
 Petitioner: Greene Tree Development Corporation

Reason: Petition for zoning variance to permit double face sign of 20' x 8' (100' x 8' per side) located by spotlight in lieu of permitted non-illuminated sign of 15' x 8'.

Case No. 89-536-BPM
 Petition Filed: July 5, 1989
 Petitioner: Stewart J. Greenebaum, Trustee, et al.
 Reason: An amendment to the 8th amend.

Final Development Plan for Greene Tree, Section Six

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

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N/S Hooks Lane, 40 ft. E of * ZONING COMMISSIONER
c/1 Greene Tree Road *
3rd Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Stewart J. Greenebaum, Trustee * CASE # 94-494-SPH
Legal Owner/Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing seeking approval of the 9th Amended Partial Development Plan for the residential subdivision known as Greene Tree, Section Six. The subject property is located on the northeast side of Greene Tree Road and Hooks Lane in Woodholme. The site is immediately adjacent to Reisterstown Road, not far from its junction with the Baltimore Beltway (I-695). The subject property and requested relief are all more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was Mark Bennett, the Site Manager, Hal Zaslow from Talles Homes and David S. Thaler, the project engineer with D.S. Thaler and Associates, Inc. The Petitioner was represented by Benjamin Bronstein, Esquire. There were no Protestants or interested persons present.

Proffered testimony and evidence presented was that the subject property is part of a larger tract which has been developed as the Greene Tree community. This is a community of condominiums and townhomes located in northwest Baltimore County. The Petitioner seeks to amend the development plan for Section C of the proposed community by reducing the number of units proposed and altering the character of the units. Specifically, the units proposed will be changed from the present condo flat unit to an upscale

townhouse model. Mr. Bronstein proffered that the townhouse model would be a higher priced home and that the request is market driven to reflect the desires of the home buying public. The townhouses will be attractively constructed and will be of brick and cedar siding. Moreover, since the townhouse units are larger than the condominiums, fewer units will be constructed. The changes are clearly shown on Petitioner's Exhibits Nos. 1 and 2, the final development red line plan.

Mr. Bronstein also noted that neither the existing condominium association nor the Greene Tree Homeowners' Association have any objections to the proposed changes. Moreover, it was uncontradicted that the request for the Petition for Special Hearing complies with Section 502.1 of the Baltimore County Zoning Regulations (BCZR). Clearly, the proposed amendments to the plan will not be detrimental to the health, safety or general welfare of the locale. There will be no adverse affect on the vicinity. In fact, the amendment appears appropriate and will constitute an improvement to the plan. Moreover, the special hearing relief is consistent with the spirit and intent of the zoning regulations. For the foregoing reasons, the Petition for Special Hearing shall be approved and I will so order.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of July, 1994 that, pursuant to the Petition for Special Hearing, approval of the 9th Amended Partial Development Plan for the residential subdivision known as Greene Tree, Section Six, in Woodholme, be and is hereby GRANTED subject, however, to the following restriction which is a condition precedent to the relief granted herein:

-2-

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date *7/26/94*
By *Mr. Thaler*

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 26, 1994

Benjamin Bronstein, Esquire
Evans, George and Bronstein
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Case No. 94-494-SPH
Petition for Special Hearing
Stewart J. Greenebaum, Trustee

Dear Mr. Bronstein:

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

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

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.
cc: Mr. D.S. Thaler
D.S. Thaler and Assoc.



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at Northeast side of Greene Tree Road & Hooks Lane
which is presently zoned DR10.5-6-D03.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, submit in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

9th Amended Partial Development Plan Greene Tree Section Six:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

County's Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner: Benjamin Bronstein

Evans, George & Bronstein

Signature

29 W. Susquehanna Ave. 296-0200

Towson Maryland 21204

When so appearing, declare and affirm, under the penalties of perjury, that you are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Stewart J. Greenebaum, Trustee

(Type or Print Name)

Signature

Address

City State Zipcode

1829 Reisterstown Road 484-8400

Baltimore, Maryland 21208

City State Zipcode

D.S. Thaler & Associates

Signature

7115 Ambassador Road 944-3547

Towson Maryland 21204

City State Zipcode

ESTIMATED LENGTH OF HEARING unavailable for hearing

the following date: Next Two Months

ALL OTHER

REVIEWED BY: *SPD* DATE: *6.5.94*

#475

DESCRIPTION TO ACCOMPANY
SPECIAL HEARING REQUEST
GREENE TREE SECTION SIX
(for zoning purposes only)

Beginning at a point on the north side of Hooks Lane, which is 60 feet wide, at a distance of 40 feet more or less east of the centerline of Greene Tree Road which is 60 feet wide; thence, along the right-of-way of Hooks Lane the following courses and distances:

1. 158.47 feet with a radius of 7579.00 feet and having a chord of North 46°55'01" East 158.46 feet to a point; thence,
2. North 46°19'02" East 261.42 feet to a point; thence,
3. 217.22 feet for a curve to the right with a radius of 2014.67 feet and having a chord of North 49°24'22" East 217.12 feet to a point; thence leaving Hooks Lane,
4. North 43°18'58" West 226.09 feet to a point; thence,
5. North 08°13'00" East 67.24 feet to intersect the right-of-way of River Oaks Circle; thence along the south side of River Oaks Circle,
6. 229.87 feet for a curve to the right with a radius of 243.00 feet and having chord of North 54°41'00" West 221.39 feet to a point; thence,
7. North 27°35'00" West 50.31 feet to a point; thence,
8. North 71°27'59" West 14.43 feet to a point; thence,
9. 159.35 feet for a curve to the right with a radius of 428.00 feet and having a chord of South 81°28'08" West 158.43 feet to a point; thence,
10. South 49°58'52" West 13.21 feet to intersect the right-of-way of Greene Tree Road; thence along the east side of Greene Tree Road,

475

11. 168.75 feet for a curve to the right with a radius of 700.00 feet and having a chord of South 15°32'23" West 168.34 feet to a point; thence,
 12. 681.00 feet for a curve to the left with a radius of 640.00 feet and having a chord of South 08°02'13" East 649.32 feet to a point; thence,
 13. South 85°30'05" East 14.62 feet to the point of beginning.
- Containing 7.024 acres of land, more or less.
- This description is taken from and intended to comply with the plat to accompany the petition for Special Hearing to amend the Final Development Plan.



475

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *3rd* Date of Posting: *7/6/94*
Posted for: *Special Hearing*
Petitioner: *Stewart J. Greenebaum, Trustee*
Location of property: *N/S Hooks Lane, No. 1829 Reisterstown Road*
Location of Sign: *Reisterstown Road, on property line, east*
Remarks:
Posted by: *Matthew* Date of return: *7/13/94*
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, located at 111 W. Chesapeake Avenue, in Towson, Maryland 21204 or Room 115, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 94-494-SPH (then 475)

N/S Hooks Lane, 40'

E of Greene Tree Road

3rd Councilmanic District

Legal Owner: Stewart J. Greenebaum, Trustee

Special Hearing: To approve 9th amended partial development plan of Greene Tree, Section Six.

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CERTIFICATE OF PUBLICATION

TOWSON, MD., *July 1, 1994*

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 *June 30, 1994*

A. Henshaw
LEGAL AD. - TOWSON