

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

CASE NO. CBA-94-189

SHELTER DEVELOPMENT AT
FULLERTON RE: Development
Plan /ZADM XIV-259

AND

CASE NO. 95-124-XA

LAUDENKLOS FARMS, INC.-
Legal Owners; SHELTER
DEVELOPMENT CORP.-Developer
SE -To modify RTA restric-
tions /parking; VAR - parking
(Class A Elderly Housing
Facility)

E/s Belair Road, end of
Overton and Fowler Avenues
14th E; 6th C

* * * * *

ORDER OF DISMISSAL

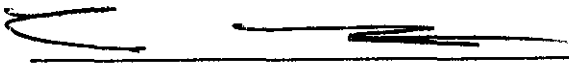
John P. Wever and Patricia M. Wever, his wife,
Appellants/Protestants, hereby dismiss with prejudice the
Appeal filed herein upon payment of costs by Developer, Shelter
Development Corp., and the Owner, Laudenklos Farms Limited
Partnership, as the Developer and Owner have executed an
agreement dated January 11, 1995 with Appellants/Protestants,
and Appellant has received a letter of assurance from Thomas H.
Hamer, Director of Public Works for Baltimore County.



JOHN P. WEVER, Appellant



PATRICIA M. WEVER, Appellant


EDWARD C. COVAHEY, JR.
614 Bosley Avenue
Towson, Maryland 21204
(410) 828-9441
Attorney for Appellants

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11 day of January, 1995, a copy of the foregoing Notice of Dismissal was mailed, first class, postage prepaid, to:

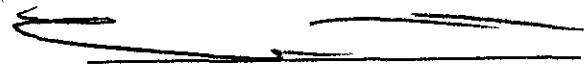
Robert A. Hoffman, Esq.
Venable, Baetjer and Howard
210 Allegheny Ave.
Towson, Maryland 21204
Attorney for Developer

People's Counsel for Baltimore County
Old Courthouse
Towson, Maryland 21204

Arnold Jablon, Director/ZADM
111 W. Chesapeake Ave.
Towson, Maryland 21204

and

Michael J. Moran, Asst. County Attorney
Old Courthouse
Towson, Maryland 21204


EDWARD C. COVAHEY, JR.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

January 11, 1995

Robert A. Hoffman, Esquire
VENABLE /Attorneys at Law
210 Allegheny Avenue
Towson, MD 21204

Re: Case No. CBA-94-189 /ZADM XIV-259
and Case No. 95-124-XA
Shelter Development at Fullerton/
Laudenklos Farms, Inc.

Dear Mr. Hoffman:

Enclosed please find a copy of the Order of Dismissal
submitted by Appellants in the subject matter on January 11, 1995.

Very truly yours,


Kathleen C. Weidenhammer
Administrative Assistant

encl.

cc: Edward C. Covahey, Jr., Esquire
John P. and Patricia M. Wever
Luadenklos Farms, Inc.
Harlan Kahler /Ernest H. Laudenklos
Shelter Development Corp.
Jeff Hettleman /Andy Aulde
Kathleen Klausmeier
Michael E. Brown
Mickey Cornelius /The Traffic Group
Ed Haile & Jean Tansey /DMW
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
David Thomas /DPW
W. Carl Richards, Jr. /ZADM
Kurt Kugelberg /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director/ZADM
Bruce Seeley /DEPRM
Michael J. Moran, Asst. County Attorney

RECEIVED
JAN 12 1995
ZADM



12-15-94

IN RE: DEV. PLAN HEARINGS &	*	BEFORE THE
PETITIONS FOR SPECIAL		
EXCEPTION & VARIANCE	*	HEARING OFFICER/
E/S Belair Road, End		ZONING COMMISSIONER
of Overton and Fowler	*	
Avenues		OF
Shelter Development at	*	
Fullerton		BALTIMORE COUNTY
14th Election District	*	
6th Councilmanic District		
Legal Owner: Laudenklos	*	CASE NOS. XIV-259
Farms, Inc.		and 94-124-XA
Contract Purchaser:	*	
Shelter Dev. Corp.	*	

* * * * *

ORDER FOR APPEAL

John P. Wever and Patricia M. Wever, by Edward C. Covahey, Jr., their attorney, appeal to the County Board of Appeals of Baltimore County, the decision of the Zoning Commissioner of Baltimore County granting Petition for Special Exception and the Petition for Variance.

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DEC 15 1994

ZADM


EDWARD C. COVAHEY, JR.
614 Bosley Avenue
Towson, Maryland 21204
(410) 828-9441
Attorney for John P. Wever
and Patricia M. Wever

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of December, 1994, a copy of the foregoing Order for Appeal was mailed, first class, postage prepaid, to Robert A. Hoffman, Esq.,

Venable, Baetjer and Howard, 210 Allegheny Ave., Towson,
Maryland 21204, and to People's Counsel, Old Courthouse,
Towson, Maryland 21204.


EDWARD C. COVAHEY, JR.

94-12-30.1dr

12-15-94

RECEIVED

DEC 15 1994

ZADM

IN RE: DEV. PLAN HEARINGS & * BEFORE THE
PETITIONS FOR SPECIAL *
EXCEPTION & VARIANCE * HEARING OFFICER/
E/S Belair Road, End * ZONING COMMISSIONER
of Overton and Fowler *
Avenues * OF
Shelter Development at *
Fullerton * BALTIMORE COUNTY
14th Election District *
6th Councilmanic District *
Legal Owner: Laudenklos * CASE NOS. XIV-259
Farms, Inc. * and 94-124-XA
Contract Purchaser: * 95
Shelter Dev. Corp. *
*

* * * * *

PETITION TO ACCOMPANY APPEAL
TO GRANTING OF DEVELOPMENT PLAN

John P. Wever and Patricia M. Wever, by Edward C. Covahey, Jr., their attorney, appeal the decision of the Zoning Commissioner dated November 17, 1994 approving Developer/Petitioner's Development Plan submitted as Exhibit 1 in the proceeding before the Zoning Commissioner. The grounds for this appeal are:

1. The Appellants herein, John P. Wever and Patricia M. Wever, are the owners of 8.44 acres of land, more or less, situate immediately to the north of the planned unit development, and as such, are aggrieved parties.

2. The Appellants appeal the granting of the variance permitting the elimination of a landscape peninsula as required by Section 2, page 26, of the C.M.D.P. in that there was no evidence offered that would establish or show that the

Petitioner would sustain a practical difficulty or unreasonable hardship if the variance were not granted, and further, the opinion of the Zoning Commissioner did not set forth any findings of fact as to practical difficulty or unreasonable hardship that would be encountered by the Petitioner if in fact the variance were denied.

3. The Zoning Commissioner erred in granting the Petition for special exception to modify the residential transition area restrictions, to permit a parking lot set-back of fifteen (15) feet in lieu of the required seventy-five (75) feet, and permit a cleared, graded and replanted residential transition area parking buffer to be fifteen (15) feet in lieu of the required fifty (50) feet of uncleared, ungraded buffer area, in that:

A. Granting of the special exception will be detrimental to the surrounding neighborhood in that residential transition areas by definition were designed to provide for transition between various density zoning levels and to provide for the protection of the environment and natural vegetation and that the granting of the special exception was established by the record to be detrimental to the health, safety and general welfare of the neighborhood, and was inconsistent with the vegetative retention provisions of the Zoning Regulations

as mandated by Section 502.1(h) of the Baltimore County Zoning Regulations.

B. The Baltimore County Code requires that the Zoning Commissioner's granting of both the special exception and the variance in the instant case be tried de novo before the County Board of Appeals, and the Appellants submit that the Petitioner will be unable to sustain its burden of showing that the granting of the special exception will not be contrary to the mandates of Section 502.1 of the Baltimore County Zoning Regulations.

4. The decision of the Zoning Commissioner sitting as a hearing officer in approving the Developmental Plan should be reversed for the following reasons.

A. The decision of the hearing officer required that the developer prepare and submit to Zoning Administration and Development Management (ZADIM) within ten (10) days from November 17, 1994 a Development Plan incorporating the conditions and restrictions of the Opinion and Development Plan comments, and despite said requirement, the developer failed and refused to submit a Development Plan.

B. The testimony of John P. Wever and the exhibits introduced into evidence by John P. Wever conclusively establish that:

(i) David L. Thomas, Assistant Chief of the Baltimore County Bureau of Public Service, assured the Wevers that at such time as the property that was subject to the instant hearing was developed, that access would be provided to the property of John P. Wever and Patricia M. Wever by extending Leslie Avenue through the subject property to provide road ingress and egress to the Wever tract.

(ii) That minutes of the meeting of the Baltimore County Planning Board of November 19, 1987 as introduced into evidence at the subject hearing by the Wevers recognize and emphasize that the extension of Leslie Avenue through the subject property provides the only feasible means of access for the property of John P. Wever and Patricia M. Wever.

C. The hearing officer further erred in not requiring that the developer by dedication or separate agreement provide ingress and egress to the property of John P. Wever and Patricia M. Wever through Overton Avenue.

5. The Petitioner/Developer is estopped from developing their property in accordance with the proposed

Development Plan in that John P. Wever and Patricia M. Wever relied to their detriment on the assurances from the Planning Board and David L. Thomas, Assistant Chief of Baltimore County Bureau of Public Services, that Leslie Avenue would be extended through the subject property to service their property, and as a consequence thereof, the Wevers, to their detriment, did not develop their property relying on assurances that same would be accessed through the subject property.

6. The decision of the hearing officer in approving the Development Plan was not supported by substantial evidence of record and was arbitrary and capricious in denying the Wever tract access to the subject tract by an extension of Leslie Avenue.

WHEREFORE, John P. Wever and Patricia M. Wever request that the Baltimore County Board of Appeals:

1. After de novo hearing, deny the special exception;
2. After de novo hearing, deny the variance;
3. That the Board reverse the decision of the hearing officer, or in the alternative, remand the case to the hearing officer and direct that any approval of the Developmental Plan be predicated on the extension of Leslie Avenue through and to the property of John P. Wever and

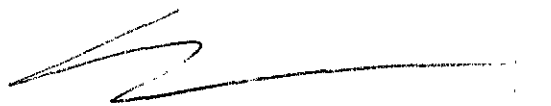
Patricia M. Wever in accordance with the minutes of the Planning Board and letter of May 20, 1992 from David L. Thomas of the Baltimore County Bureau of Public Services to the Wevers.



EDWARD C. COVAHEY, JR.
614 Bosley Avenue
Towson, Maryland 21204
(410) 828-9441
Attorney for John P. Wever
and Patricia M. Wever

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15 day of December, 1994, a copy of the foregoing Petition to Accompany Appeal to Granting of Development Plan was mailed, first class, postage prepaid, to Robert A. Hoffman, Esq., Venable, Baetjer and Howard, 210 Allegheny Ave., Towson, Maryland 21204, and to People's Counsel, Old Courthouse, Towson, Maryland 21204.



EDWARD C. COVAHEY, JR.

12 15 94

IN RE: DEV. PLAN HEARINGS &	*	BEFORE THE
PETITIONS FOR SPECIAL		
EXCEPTION & VARIANCE	*	HEARING OFFICER/
E/S Belair Road, End		ZONING COMMISSIONER
of Overton and Fowler	*	
Avenues		OF
Shelter Development at	*	
Fullerton		BALTIMORE COUNTY
14th Election District	*	
6th Councilmanic District		
Legal Owner: Laudenklos	*	CASE NOS. XIV-259
Farms, Inc.		and 95-124-XA
Contract Purchaser:	*	
Shelter Dev. Corp.	*	

* * * * *

ORDER FOR APPEAL

John P. Wever and Patricia M. Wever, by Edward C. Covahey, Jr., their attorney, appeal to the County Board of Appeals of Baltimore County, the decision of the Zoning Commissioner approving the Development Plan submitted by the Petitioner in the above-captioned case.

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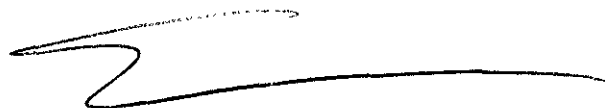
ZADM


EDWARD C. COVAHEY, JR.
614 Bosley Avenue
Towson, Maryland 21204
(410) 828-9441
Attorney for John P. Wever
and Patricia M. Wever

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15 day of December, 1994, a copy of the foregoing Order for Appeal was mailed,

first class, postage prepaid, to Robert A. Hoffman, Esq.,
Venable, Baetjer and Howard, 210 Allegheny Ave., Towson,
Maryland 21204, and to People's Counsel, Old Courthouse,
Towson, Maryland 21204.



EDWARD C. COVAHEY, JR.

94-12-31.1dr

IN RE: DEV. PLAN HEARING & PETITIONS * BEFORE THE HEARING OFFICER/
FOR SPECIAL EXCEPTION & VARIANCE
E/S Belair Road, End of Overton * ZONING COMMISSIONER
and Fowler Avenues
Shelter Development at Fullerton * OF BALTIMORE COUNTY
14th Election District
6th Councilmanic District * Case Nos.XIV-259 & 95-124-XA
Legal Owner:Laudenklos Farms,Inc.
Contract Purchaser: Shelter
Development Corp. *
* * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined case for the review of the development plan for the project known as the Shelter Development at Fullerton for an Affordable Class A Elderly Housing Facility. The plan was prepared by Daft, McCune, Walker, Inc., Land Planners/Surveyors/Engineers and Architects. Also requested is certain zoning relief within a Petition for Special Exception and Petition for Variance. Within the Petition for Special Exception, relief is requested to modify the Residential Transition Area (RTA) restrictions in Section 1B01.1.B.1.e. of the Baltimore County Zoning Regulations (BCZR) and the Comprehensive Manual of Development Policy (CMDP) Section II, page 16, in accordance with Sections 430.3 and 432.4 of the BCZR and Section II, D, page 2 of the CMDP. The relief is requested to allow a parking lot setback to be 15 ft. in lieu of the required 75 ft. and a cleared, graded, and replanted RTA parking buffer to be 15 ft. in lieu of the required 50 ft. uncleared, ungraded buffer area.

As to the Petition for Variance, relief is requested from Section II, page 26 of the CMDP to allow more than 12 parking spaces to occur without being separated by a landscape peninsula or island.

As to the history of the project, a Concept Plan was submitted on July 11, 1994. Thereafter a Community Input Meeting was held on August

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By [Signature]

1, 1994 at the Overlea Caterers' Hall. The Development Plan was submitted and a conference was held thereon on October 19, 1994. The Hearing Officer's hearing was scheduled and held on November 3, 1994.

The Petition/Development Plan is filed by Shelter Development Corporation, Contract Purchaser and Laudenklos Farms, Inc., Legal Owner. Appearing on behalf of the Petitioner/Developer was Jeff Hettleman and Andy Aulde. Also appearing and testifying were Mickey Cornelius, a traffic expert, from The Traffic Group, as well as Ed Haile and Jean Tansey from Daft, McCune, Walker, Inc. Also present were Harlan J. Kahler and Ernest H. Laudenklos representing the present owner of the subject site. The Petitioner/Developer was represented by Robert A. Hoffman, Esquire. Several citizens appeared in opposition to the request. They were John and Patricia Weaver who were represented by Ed Covahey, Esquire. Also present was Kathy Klausmeier and Michael E. Brown.

Also present were representatives of the various Baltimore County agencies who evaluated the project. These included Kurt Kugelberg, the Project Manager, and John Lewis from the Office of Zoning Administration and Development Management (ZADM), Terry Handerhan from the Office of Community Development, Michael Grossman from the Department of Recreation and Parks, David Thomas from the Department of Public Works (DPW), Ervin McDaniel from the Office of Planning and Zoning (OPZ), and R. Bruce Seeley from the Department of Environmental Protection and Resource Management (DEPRM).

An overview of the subject site and surrounding locale show that the property is approximately 20.01 acres in area and is shown D.R.3.5. This is a triangularly shaped parcel which is located not far from the Belair Road interchange with the Baltimore Beltway (I-695) in Fullerton. Originally, single family dwelling development was proposed on the property for

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By: M. Gora

a community to be known as the Carriage Manor Subdivision. However, although a CRG plan was approved, actual construction on the project was never commenced.

Instead, the applicant, Shelter Development Corporation is under contract with the owners of the farm (Laudenklos family) to purchase the site. As shown on the site plan, Shelter Development proposes developing three single family dwellings on Parcel A, one of which is already existing. On the balance of the property, Parcel B, 90 apartments for the elderly are proposed. Open space of approximately 4 acres is required under the development regulations, however, 7.9 acres are proposed. Moreover, the density of the subject site mandates parking for 60 vehicles, however, 70 spaces are provided.

As to the development plan, this Hearing Officer is first required to identify all open issues and unresolved comments at the Hearing Officer's hearing. In this regard, several issues were raised which are technical in nature and, in fact, were resolved at the hearing. These included a comment from Mr. Seeley from DEPRM that the existing well and septic on the site must be backfilled by a Master Well Driller and such work must be completed prior to the recording of the record plat. The Developer indicated that a note reflecting this request would be added to the plan and was acceptable. Mr. Lewis, from ZADM, indicated that his department had reached a consensus with the Developer that a note would be added on the plan that the property owner would either remove the existing barn or would ultimately request a variance to bring the single family lot on which that building is located into compliance with the BCZR. Mr. Thomas, from the Department Public Works, required that a comment be added to the plan indicating that the panhandle which would serve the three clustered single family dwelling lots would meet all panhandle regulations as set

forth in Section 26-266 of the Baltimore County Code. The standard Public Works comment as to construction and utilization of panhandles will be noted on the plan. Lastly, the Developer agreed to designate part of Parcel A of the site to become part of the Baltimore County Open Space Program and utilized for reforestation purposes. This portion of Parcel A is near Stemmers Run, a stream which crosses the property and will be labeled as part of the Baltimore County Greenway Preservation area. The above comments were all discussed at the Hearing Officer's hearing and resolved by way of the Developer's agreement to add notes on the plan to address and satisfy these various County agencies' concerns.

The major item of contention raised at the Hearing Officer's hearing related to vehicular access to the site and the possible extension of Leslie Avenue across the site and into the adjacent property owned by John P. Weaver.

As clearly shown on the site plan, vehicular access is possible to the site by a variety of narrow residential streets. Although Belair Road, the Beltway and other major arterial roads are nearby, immediate access to the site will be accomplished by an extension of Cardwell Avenue on the southwest corner of the property. Moreover, on the northwest side of this site and the three single family lots located on that part of the tract, vehicular access will be provided through Overton Avenue. Apparently, at one time, during the processing of the plans for the Carriage Manor Subdivision, consideration was given to extending Leslie Avenue from the south side of the site, across the site, over Stemmers Run and to the Weaver property. In fact, DPW opined, at that time, that if the Stemmers Run crossing would be made, Leslie Avenue should be continued to access the Weaver site.

There was a great deal of testimony about this issue at the public hearing. The citizens on Leslie Road do not want this extension. They were represented at the hearing by Michael E. Brown who lives on Edro Avenue immediately adjacent to the subject site. He testified as a member of the Linover Community Association and opined that the residents of that locale are unanimous in their position that Leslie Avenue should not access this site and should continue to be a deadend road at its location near the property line. Kurt Kugelberg, the Project Manager, corroborated this testimony and indicated that the overwhelming sentiment of those present at the Community Input Meeting was that Leslie Avenue not be extended.

Jean Tansey, Mickey Cornelius and Ed Haile all testified about the impracticality of extending Leslie Avenue. Although physically possible to cross the Stemmers Run, the environmental constraints associated with such an undertaking would be enormous. Moreover, by clustering this elderly housing facility to the south of the stream, there is no real need to extend Leslie Avenue. Mr. Cornelius, in particular, provided extensive testimony as to the surrounding network and proposed access to the site from Cardwell Avenue. He indicated that was the most proper access point from a traffic engineering standpoint. Extensive testimony was also offered and the plan was, in fact, amended to show that access to the three single family lots on the north side of the Stemmers Run would be provided by Overton Avenue and that a right of way would be reserved to allow Mr. Weaver vehicular access to his property from that street.

Mr. Weaver, however, would prefer the extension of Leslie Avenue as was originally contemplated on the Carriage Manor CRG plan. Obviously, such a connection would make access to his property easier and the development possibilities increased. In addressing this issue, the overwhelming

weight of the testimony and evidence received was that the traffic scheme as shown on the plan is reasonable and preferable to any alternative suggested. I am convinced that access to the site by way of Cardwell Avenue is entirely appropriate. I accept the testimony of the Developer's experts that the extension of Leslie Avenue is unwarranted, impractical and not feasible. There is no logical reason for that roadway to be extended across the site including bridging Stemmers Run other than to serve Mr. Weaver's property. Moreover, there is no estoppel or similar legal basis upon which Mr. Weaver might rely to prevent the Developer or Baltimore County from proceeding, as shown on the plan. Although the Carriage Manor subdivision CRG plan recommended extension of the road if Stemmers Run was bridged, that development was never moved forward towards construction. There is no evidence of reliance upon that plan by Mr. Weaver for any purposes. Thus, having resolved all of the development plan issues, said plan shall be approved, as amended to be consistent with the comments herein.

In addition to the development plan issues, significant testimony was also offered about the standards contained in Section 430 of the BCZR as related to Planned Unit Developments (PUD). Specifically, evidence was submitted that the Developer has complied with the site plan standards contained within Section 430.4 of the BCZR. As to this proof, Jeff Hettleman testified on behalf of Shelter Development Corporation. He noted that his company is engaged in the business of constructing and maintaining independent affordable housing for the elderly. In this regard, the subject property in Fullerton will be the sixth project completed by Shelter in Baltimore County. As noted above, 90 individual units are proposed.

Mr. Hettleman also testified about the extensive communication between his corporation and the community. He indicated that his company has worked tirelessly to develop a site plan which will fit into this community. The plan, indeed, appears very compatible with the surrounding uses and appropriate. The site has been designed to buffer the elderly housing facility from the surrounding residential communities. Also, significant areas of open space are left undisturbed and particular attention has been paid to the natural resource and the constraints imposed by the stream and other topographical features in the area. I am persuaded that the Developer has satisfied the standards set forth in the zoning ordinance as it relates to Planned Unit Developments. It is also to be noted that expert testimony was also offered in support of Mr. Hettleman's observations from both Mr. Haile and Ms. Tansey. Their testimony, which is reflected in the record of this case, provides more than sufficient basis for a finding that the project complies with all standards in Section 430 and 502.1 of the BCZR.

Lastly, as to the zoning relief, expert testimony was also received from Mr. Haile and Ms. Tansey relating to the Petitions for Special Exception and Zoning Variance. As to the special exception, it is clear that the plan is designed to comply with the spirit of the RTA requirements as they relate to compatibility with surrounding residential areas. There is significant landscaping and buffering of the residential communities which are located nearby.

As to the variance request, the parking lot has also been designed to minimize its impact on the surrounding locale and preserve natural features of the topography. In this respect, the lot has been designed without a landscape peninsula as required by Section II, page 26 of the CMDP. However, there is clear justification for this design in that the lot will

be constructed in a manner so as to retain landscaping and buffering around the perimeter of the property. Thus, for these reasons, I am convinced that the Developer/Petitioner has satisfied Section 307 of the BCZR.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of November, 1994, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval to modify the Residential Transition Area (RTA) restrictions in Section 1B01.1.B.1.e. of the Baltimore County Zoning Regulations (BCZR) and the Comprehensive Manual of Development Policy (CMDP) Section II, page 16, wherein Sections 430.3 and 432.4 of the BCZR and Section II, D, page 2 of the CMDP all allow a parking lot setback to be 15 ft., in lieu of the required 75 ft., and a cleared, graded, and replanted RTA parking buffer to be 15 ft., in lieu of the required 50 ft., un-cleared, ungraded buffer area, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section II, page 26 of the CMDP to allow more than 12 parking spaces to occur without being separated by a landscape peninsula or island, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Zoning Administration and Development Management (ZADM), within 10 days from the date of this Order, a development plan which reflects and incorpo-

rates the terms, conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

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11/17/90
J. J. Proach

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 16, 1994

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 W. Allegheny Avenue
Towson, Maryland 21204

RE: Case No. XIV-259 & 95-124-XA
Development Plan Order and Petitions for Special Exception
and Variance
Project: Shelter Development at Fullerton
Shelter Development Corporation, Developer/Applicant

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order, together with Petitions for Special Exception and Variance have been approved, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Messrs. Jeff Hettleman and Andy Aulde
Messrs. Harlan J. Kahler and Ernest H. Laudenklos
Mr. and Mrs. J. Weaver
Edward J. Covahey, Esquire
Mr. Michael E. Brown
Mrs. Kathy Klausmeier
cc: Mr. Kurt Kugelberg, Project Manager
Various County Agencies

133



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

Cardwell Avenue

which is presently zoned

DR-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)

CMDP Sec. II, page 26 to allow more than 12 parking spaces to occur without being separated by a landscape peninsula or island.

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

This request is in response to comments by the Office of Planning. Compliance with their comments and this regulation would not allow sufficient parking to be provided to meet facility needs.

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

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

Contract Purchaser/Lessee: SHELTER DEVELOPMENT CORP.

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.

Legal Owner(s): LAUDENKLOS FARMS, INC.

(Type or Print Name) Jeff Hettleman

(Type or Print Name) William U. Kaitler

Signature [Signature] Project Manager

Signature [Signature] "Agent"

218 North Charles Street
Address

(Type or Print Name)

Baltimore MD 21201
City State Zipcode

Signature

Attorney for Petitioner:

Robert A. Hoffman

(Type or Print Name)

Address Phone No

Signature [Signature]

City State Zipcode

Venable, Baetjer and Howard
210 Allegheny Avenue 494-6262

Name Address and phone number of representative to be contacted

Robert A. Hoffman
Venable, Baetjer and Howard

Address

210 Allegheny Avenue

Towson, MD 21204 Phone No.

Towson, MD 21204 494-6262

City State Zipcode

Address Phone No.

DROP-OFF
No REVIEW



Printed with Soybean Ink
on Recycled Paper

10/7/94 WCR



OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

All

OTHER

REVIEWED BY:

DATE

EEI

12 parking spaces to occur without being separated by a landscape peninsula or island.

1000-1000
1000-1000

1000-1000



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

Cardwell Avenue

which is presently zoned

DR-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 Special Exception under the Zoning Regulations of Baltimore County, to use the ~~herein described property for~~ modify RTA area restrictions noted in Section 1B01.1.B.1.e BCZR and CMDP Section II, Page 16 in accordance with Section 430.3 and 432.4 BCZR and CMDP Section II, D, Page 2, to allow a parking lot setback to be 15 feet in lieu of the required 75 feet and a cleared, graded, and replanted RTA parking buffer to be 15 feet in lieu of the required 50-foot uncleared, ungraded buffer

95-124-XA

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

I, or we, agree to pay expenses of above Special Exception 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: SHELTER DEVELOPMENT CORP.

Legal Owner(s): LAUDENKLOS FARMS, INC.

(Type or Print Name) Jeff Hettleman

Signature *Jeff Hettleman*, Project Manager

218 North Charles Street

Address

Baltimore MD 21201

City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman

(Type or Print Name)

Signature *Robert A. Hoffman*

Venable, Baetjer and Howard

210 Allegheny Avenue 494-6262

Address Phone No.

Towson, MD 21204

City State Zipcode

(Type or Print Name) Harlan J. Kahler

Signature *Harlan J. Kahler* "Kahler"

(Type or Print Name)

Signature

Address

Phone No.

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman
Venable, Baetjer and Howard

210 Allegheny Avenue 494-6262

Towson, MD 21204

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



DROP-OFF
No REVIEW
10/7/94
WCR



Description
To Accompany Petition for Special Exception and Variance
20.03 Acre Parcel,
Laudenklos Farms Property
Northwest of Edro Avenue
Northeast of Cardwell Avenue
Fourteenth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

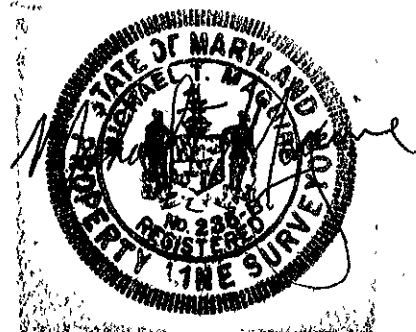
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

Beginning for the same at the end of the second of the two following courses and distances measured from the intersection of the centerline of Edro Avenue (50 feet wide) with the centerline of Leslie Avenue (60 feet wide) (1) North 22 degrees 26 minutes 40 seconds East along the centerline of Leslie Avenue 117.98 feet, and thence (2) South 70 degrees 22 minutes 15 seconds West 207.72 feet to the point of beginning, thence leaving said beginning point and running the four following courses and distances, viz: (1) North 26 degrees 52 minutes 15 seconds East 1355.00 feet, thence (2) South 63 degrees 19 minutes 21 seconds East 1199.76 feet, thence (3) South 30 degrees 44 minutes 05 seconds East 66.48 feet, and thence (4) South 70 degrees 22 minutes 15 seconds West 1824.48 feet to the point of beginning; containing 20.03 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES
ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Project No. 92039.E

October 21, 1994



133
REVISED

133

95-124-KA

Description

To Accompany Petition for Special Exception and Variance

4.11 Acre Parcel, Part of The

Laudenklos Farms Property

Northwest of Edro Avenue

Northeast of Cardwell Avenue

Fourteenth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

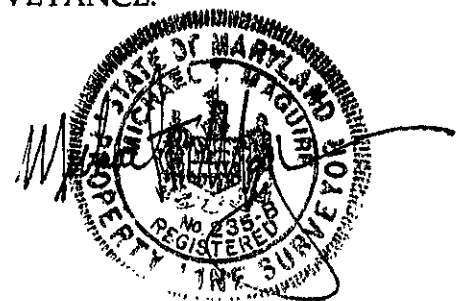
Environmental Professionals

Beginning for the same at the end of the second of the two following courses and distances measured from the intersection of the centerline of Edro Avenue (50 feet wide) with the centerline of Leslie Avenue (60 feet wide) (1) North 22 degrees 26 minutes 40 seconds East along the centerline of Leslie Avenue 117.98 feet, and thence (2) South 70 degrees 22 minutes 15 seconds West 207.72 feet to the point of beginning, thence leaving said beginning point and running the seven following courses and distances, viz: (1) North 26 degrees 52 minutes 15 seconds East 710.00 feet, thence (2) South 39 degrees 32 minutes 23 seconds East 193.00 feet, thence (3) South 53 degrees 19 minutes 30 seconds East 179.00 feet, thence (4) South 37 degrees 32 minutes 36 seconds East 34.00 feet, thence (5) South 25 degrees 12 minutes 23 seconds East 77.00 feet, thence (6) South 76 degrees 31 minutes 18 seconds East 90.36 feet, and thence (7) South 70 degrees 22 minutes 15 seconds West 773.68 feet to the point of beginning; containing 4.11 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Project No. 92039.E

October 6, 1994



1-20-94

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
PETITION FOR VARIANCE		
SE/end Cardwell Avenue, SE of Belair Road	*	ZONING COMMISSIONER
and I-695, Shelter Development at Fullerton		
14th Election Dist., 6th Councilmanic	*	OF BALTIMORE COUNTY
Laudenklos Farms, Inc./	*	CASE NO. 95-124-XA
Shelter Development Corporation		
Petitioners	*	
* * * * *		

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

Carole S. Demilio

CAROLE S. DEMILIO
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 20th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 Allegheny Avenue, P. O. Box 5517, Towson, MD 21204 attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-124-K17

District: 14TH Date of Posting: 10/15/94

Posted for: Special Exception & Variances

Petitioner: Lan Seniors Forum, Inc. & Shelter Development Corp

Location of property: SE/end Cordell Ave, SE/Bolton Rd

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by: M. Atchley Date of return: 10/21/94
Signature

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commission 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 118 Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 88-124-XA
 End of Overton Avenue and Fowler Avenue, SE of Belair Road, 14th Election District, 6th Councilmanic Legal Owner(s): Landekkos Farms, Inc. Contract Purchaser(s): Shelter Development Corporation
 HEARING: THURSDAY, NOVEMBER 3, 1994 at 9:00 a.m. In Rm. 118 Old Courthouse.

Special Exception: to allow a parking lot setback to be 15 feet in lieu of the required 75 feet and a cleared, graded, and replanted RTA parking buffer to be 15 feet in lieu of the required 60 feet. The proposed parking lot will be no more than 12 parking spaces in all.

Current zoning is R-1. The property is located on a lot which is zoned R-1.

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 887-3351.

10/14/94 October 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct. 14, 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 Oct. 13, 1994.

THE JEFFERSONIAN,
A. Henrichsen
 LEGAL AD. - TOWSON

~~Notarized~~



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

95-12

receipt

Date

11/4/94

Account: R-001-6150

Number 133 (JLL)

DROP-OUT — NO REVIEW

#110 - REVISIONS ----- \$100.00

(Revised Description & 200 scale zoning map)

L.O. — Laudenklos Farms, Inc.

C.P. — Shelter Development Corporation

SE/end Cardwell Avenue; SE of Belair Road and I-695

(Shelter Development at Fullerton)

Zoning: D.R. - 3.5

Area: 20.01 +/- acres net

District: ~~15~~ 14c6

Check from Daft, McCune,
Walker, Inc.

D1A01#0140MICHR

\$100.00

BA 001143AM11-04-94

Please Make Checks Payable To: Baltimore County

Cashier Validation



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

receipt

95-124-XA

Account: R-001-6150

Number 133 (WCR)

DROP-OFF ——— NO REVIEW

Date 10/7/94

#050 - SPECIAL EXCEPTION ——— \$300.00
#020 - VARIANCE ——— \$250.00
#080 - SIGN ——— \$ 35.00

TOTAL ——— \$585.00

Legal Owner: Laudenklos Farms, Inc.
Contract Purchaser: Shelter Development Corp.
Cardwell Avenue
District: 14c6
Zoning & Acreage: D.R.-3.5 — 20.01 +/- acres net

Check From:
Daft-McCune-Walker, Inc.

02A02H0478MTC HRC

\$585.00

BA C001:33PN10-11-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

RECEIVED
COUNTY BOARD OF APPEALS

94 DEC 30 PM 2:31

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 95-124-VII
Towson, Maryland

District 14th Date of Posting 12/27/94
Posted for: Appeal
Petitioner: Laudenless Forms, Inc. - Shelter Development Corp.
Location of property: SE/End Cordwell Ave
Location of Signs: Facing road way, on property being appealed for zoning
Remarks: No other poles used
Posted by M. Shady Date of return: 12/30/94
Signature
Number of Signs: 1



BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 150238

DATE 12/29/94 ACCOUNT R-00126150

AMOUNT \$ 710.00

RECEIVED FROM: Patricia and Hohn Wever
Shelter Development at Fullerton
Case Nos. XIV-259 and 95-124-XA

FOR:

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 12766

DATE 5/16/02 ACCOUNT 001-006-6150

AMOUNT \$ 40.00

RECEIVED FROM: St. David's Health & Family Services

FOR: Donor's Verification

02-1733

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME

5/17/2002 5/16/2002 16:03:20

REG #004 WALKIN DML DMD DRGNER

>> RECEIPT # 182873 5/16/2002 OFLN 2

DEPT 5 528 ZONING VERIFICATION

CR NO. 012766

Receipt Tot \$40.00

40.00 OK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 14, 1994

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:

95-124-XA

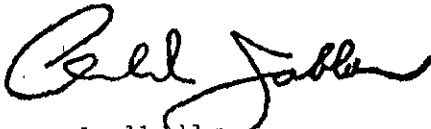
DEVELOPMENT PLAN HEARING

Project Name: Shelter Development at Fullerton
Project Number: XIV-259
Location: End of Overton Avenue and Fowler Avenues, SE of Belair Road
Acres: 40
Developer: Shelter Development Corporation
Proposal: 90 apartments for seniors and 3 single-family lots.

AND

CASE NUMBER: 95-124-XA (Item Number: 133)
SE/end Cardwell Avenue, SE of Belair Road and I-695
Shelter Development at Fullerton
14th Election District -6th Councilmanic District
Legal Owner: Laudenklos Farms, Inc.
Contract Purchaser: Shelter Development Corporation
HEARING: THURSDAY, NOVEMBER 3, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Special Exception to allow a parking lot setback to be 15 feet in lieu of the required 75 feet and a cleared, graded, and replanted RTA parking buffer to be 15 feet in lieu of the required 50-foot uncleared, ungraded buffer.
Variance to allow more than 12 parking spaces to occur without being separated by a landscape peninsula or island.


Arnold Jablon
Director

cc: Shelter Development Corporation
Robert A. Hoffman, Esq.

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





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room -
Room 48, Old Courthouse

December 27, 1994

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. CBA-94-189

SHELTER DEVELOPMENT AT FULLERTON
RE: Development Plan /ZADM XIV-259

AND

CASE NO. 95-124-XA

LAUDENKLOS FARMS, INC. -Legal Owners;
SHELTER DEVELOPMENT CORP. -Developer
SE -To modify RTA restrictions /parking; VAR -
parking (Class A Elderly Housing Facility)

E/s Belair Road, end of Overton and Fowler
Avenues 14th E; 6th C

11/17/94 -Decision of Hearing Officer in which
Development Plan was APPROVED; and Petitions
for Special Exception and Variance GRANTED.

ASSIGNED FOR:

WEDNESDAY, JANUARY 11, 1995 at 10:00 a.m.

cc: Edward C. Covahey, Jr., Esquire Counsel for Appellants /Protestants
John P. and Patricia M. Wever Appellants /Protestants

Robert A. Hoffman, Esquire Counsel for Developer /Petitioners
Luadenklos Farms, Inc. Petitioners /Owners

Harlan Kahler /Ernest H. Laudenklos
Shelter Development Corp. Developer
Jeff Hettleman /Andy Aulde

Kathleen Klausmeier
Michael E. Brown
Mickey Cornelius /The Traffic Group
Ed Haile & Jean Tansey /DMW
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
David Thomas /DPW
W. Carl Richards, Jr. /ZADM
Kurt Kugelberg /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director/ZADM
Bruce Seeley /DEPRM
Michael J. Moran, Asst. County Attorney

Kathleen C. Weidenhammer
Administrative Assistant





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room -
Room 48, Old Courthouse

December 27, 1994

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. CBA-94-189

SHELTER DEVELOPMENT AT FULLERTON
RE: Development Plan /ZADM XIV-259

AND

CASE NO. 95-124-XA

LAUDENKLOS FARMS, INC. -Legal Owners;
SHELTER DEVELOPMENT CORP. -Developer
SE -To modify RTA restrictions /parking; VAR -
parking (Class A Elderly Housing Facility)

E/s Belair Road, end of Overton and Fowler
Avenues 14th E; 6th C

11/17/94 -Decision of Hearing Officer in which
Development Plan was APPROVED; and Petitions
for Special Exception and Variance GRANTED.

ASSIGNED FOR:

WEDNESDAY, JANUARY 11, 1995 at 10:00 a.m.

cc: Edward C. Covahey, Jr., Esquire Counsel for Appellants /Protestants
✓John P. and Patricia M. Wever Appellants /Protestants

Robert A. Hoffman, Esquire Counsel for Developer /Petitioners
Luadenklos Farms, Inc. Petitioners /Owners
Harlan Kahler /Ernest H. Laudenklos
Shelter Development Corp. Developer
Jeff Hettleman /Andy Aulde

Kathleen Klausmeier
Michael E. Brown
Mickey Cornelius /The Traffic Group
Ed Haile & Jean Tansey /DMW
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
David Thomas /DPW
W. Carl Richards, Jr. /ZADM
Kurt Kugelberg /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director/ZADM
Bruce Seeley /DEPRM
Michael J. Moran, Asst. County Attorney

Court Reporter:

LORNE LANGER

Kathleen C. Weidenhammer
Administrative Assistant



CASE NO. 95-124-XA

(also CBA-94-189 /XIV-259)

SHELTER DEVELOPMENT AT FULLERTON

E/s Belain Road, End of Overton and Fowler
Avenues

14th District

Appealed 12/15/94

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

OCT. 31 1994

RE: Case No. 95-124XA, Item No. 133
Petitioner: Laudenkios Farms, Inc.

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on October 07, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is 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 the Office of Zoning Administration and Development Management has instituted a system whereby 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 the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals 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 Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)



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

TO: ZADM

DATE: 10/21/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: Oct. 17, 1994

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 125
126
Rev. # 124
133

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/19/94

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF 10/17/94.

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.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 125, 126, 127, 128, 129
130, 131, 133 AND 135.

RECEIVED

OCT 20 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4681, MS-1105P

cc: File



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

TO: Arnold Jablon, Director DATE: Oct. 24, 1994
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for Oct. 24, 1994
Item No. 133

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the previous Landscape Manual review comments.

RWB:sw

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

TO: ZADM

DATE: 10/31/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 10/17/94

Revised

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

125

126

Rev # 124

133

129

134

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government
Office of Zoning Administration
and Development Management

RECEIVED
COUNTY BOARD OF APPEALS

95 JAN -3 PM 3:48



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 30, 1994

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Petition for Development Plan Hearing and
Special Exception and Variance
E/S Belair Road, End of Overton and
Fowler Avenues
Shelter Development at Fullerton
14th Election District
6th Councilmanic District
Laudenklos Farms, Inc.-LEGAL OWNER
Shelter Dev. Corp.-Contract Purchaser
Case Nos. XIV-259 and 95-124-XA

Dear Mr Hoffman:

Please be advised that an appeal of the above-referenced case was
filed in this office on December 15, 1994 by Edward C. Covahey, Jr.,
Esquire. All materials relative to the case have been forwarded to
the Board of Appeals.

If you have any questions concerning this matter, please do not
hesitate to contact Eileen O. Hennegan at 887-3353.

Sincerely,

A handwritten signature in cursive script that reads "Arnold Jablon".

ARNOLD JABLON
Director

AJ:eoh

c: Mr. and Mrs. John Wever, 4301 Fitch Avenue, Balto., MD 21236
People's Counsel



APPEAL

Petition for Development Plan Hearings, Special Exception and Variance
E/S Belair Road, End of Overton and Fowler Avenues
Shelter Development at Fullerton
14th Election District - 6th Councilmanic District
Laudenklos Farms, Inc.-LEGAL OWNER
Shelter Development Corp.-CONTRACT PURCHASER
Case Nos. XIV-259 and 95-124-XA

Petitions for Development Plan Hearing, Special Exception and Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Citizen, Protestants and County Representative Sign-In Sheets

Miscellaneous Correspondence:

1. Post DPC Comments
2. Development Plan/Final Development Plan
3. Final Landscape Plan and Forest Conservation Plan
4. Letter from Martha Yanoski, 10/29/94
5. Preliminary Petition Review sent to Rob Hoffman, 10/24/94
6. 200' Zoning Map
7. Plan and Plat to Accompany Special Exception and Variance
8. Site Proposal Map
9. Site Constraints Map
10. Memo from Pat Keller to Arnold Jablon recommending Shelter Development, October 12, 1994

Community Input Meeting:

1. Minutes
2. Sign-in Sheet

Concept Plan Conference:

1. Comments

Development Plan Conference:

1. Comments

Protestants' Exhibits:

1. Carriage Manor Final Development Plan
2. Letter from John P. Wever to David Thomas, 3/6/92
3. Letter from Dave Thomas, March 20, 1992
4. Copy of Work Session Minutes, dated January 21, 1988

Developers' Exhibits:

1. No exhibit marked #1
2. Restrictive Covenant Agreement
- 3A. Letter of protest-Linover Association
- 3B. Proposal/Petition to Restrict Opening Leslie Avenue
- 3C. Proposal/Petition to Restrict Opening Leslie Avenue

Zoning Commissioner's Order/Hearing Officer's Order, dated November 17, 1994 (Special Exception/Variance-GRANTED, Development Plan-APPROVED)

Letters of Appeal to the Development Plan, Special Exception and Variance, dated December 15, 1994

Petition to Accompany Appeal to Granting of Development Plan, dated December 15, 1994

c: Mr. and Mrs. John Wever 4301 Fitch Avenue Baltimore, MD 21236
Edward C. Covahey, Jr., Esq. 614 Bosley Avenue, Towson, MD 21204
Robert A. Hoffman, Esq. Venable Baetjer and Howard, 210 Allegheny Avenue, Towson, Maryland 21204
People's Counsel of Baltimore County, M.S. 2010

Request Notification: Patrick Keller, Director, Planning & Zoning
Lawrence E. Schmidt, Zoning Commissioner
Timothy M. Kotroco, Deputy Zoning Commissioner
W. Carl Richards, Jr., Zoning Supervisor
Kurt A. Kugelberg, Project Manager
Docket Clerk
Arnold Jablon, Director of ZADM

12/17/94 -Notice of Assignment sent to following for hearing
scheduled for Wednesday, January 11, 1995 at 10:00 a.m.:

Edward C. Covahey, Jr., Esquire
John P. and Patricia M. Wever
Robert A. Hoffman, Esquire
Luadenklos Farms, Inc.
Harlan Kahler /Ernest H. Laudenklos
Shelter Development Corp.
Jeff Hettleman /Andy Aulde
Kathleen Klausmeier
Michael E. Brown
Mickey Cornelius /The Traffic Group
Ed Haile & Jean Tansey /DMW
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
David Thomas /DPW
W. Carl Richards, Jr. /ZADM
Kurt Kugelberg /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director/ZADM
Bruce Seeley /DEPRM
Michael J. Moran, Asst. County Attorney

1/10/95 -T/C from R. Hoffman; settlement almost completed. Anticipates dismissal of
appeal by Appellants on scheduled hearing date of 1/11/95.

1/11/95 -Order of Dismissal submitted by Appellant; appeal withdrawn and dismissed
on the record. Appellants' Order of Dismissal to be distributed by CBA.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

7-9-94

Mr. Donald T. Rascoe
Development Manager
Baltimore County Office of Zoning
Administration and Development Management
County Office Building Room 109
Towson, Maryland 21204
Attn: Ms. Susan Wimbley
ATTN: KURT KUGELBURG

Re: Baltimore County
SHELTER DEVELOPMENT
AT FULLERTON
END OF OVERTON AND
FOWLER AVENUES, ES OF
BELAIR RD.
CONCEPT PLAN
ZADM #XIV-259

Dear Mr. Rascoe:

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

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

Bob Small

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

My telephone number is _____

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

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS

CPC DATE: 7/11/94
9:00 a.m., Room 301

FROM: ZADM - DEVELOPMENT CONTROL

PROJECT NAME: Shelter Development at Fullerton PUD

PLAN DATE: 6/14/94

LOCATION: End of Overton and Fowler Avenues,
E/S Belair Road

REV.: REV.:

DISTRICT: 14c6
PROPOSAL: Multi-Family Building
(Elderly Housing) and
3 Single Family Dwellings
in D.R.-3.5 PUD

REVISED PLAN KEY:

- (X) COMPLIANCE WITH COMMENT CHECKED
- (O) NON-COMPLIANCE IS CIRCLED
- (BA) BE ADVISED (NOT NECESSARY FOR CONCEPT
PLAN APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)
- ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The plan has been reviewed by the staff at this level of detail and not enough basic information has been supplied to determine general compliance with the Baltimore County Zoning Regulations. The following comments are generalized for the concept and future authorization/development plan and they do not identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. The following comments will be up-dated and, if necessary, supplemented when the following information has been supplied to this office and included on the plan:

Concept Plan Comments:

Class A multi-family elderly housing (without assisted living or convalescent care) is permitted in the D.R.-3.5 within a PUD subject to all applicable site standards, while single-family residential lots are permitted as of right in this zone.

1. ~~Show all front~~ building orientations and dimension all setbacks accordingly. Show all proposed lot lines, number all lots, and show maximized building envelopes. Note all required zoning actions.

(OVER)

CONCEPT PLAN COMMENTS

PROJECT NAME: Shelter Development at Fullerton PUD

CPC DATE: 7/11/94

PAGE 2

Future Authorization Plan Comments:

2. RTA: Include on the plan and clearly label all off-site sources of RTA on-site, including all dwellings and small lots of record less than 2 acres. All off-site buildings within 150 feet of a proposed unlike use tract must be labeled with the existing use. Dwellings must be labeled "existing dwelling" and all vacant lots must include the acreage. All lot and deed divisional lines that adjoin or are across street from the subject property must be shown clearly. The most restrictive residential transition areas must be labeled with the required and applicable 150 foot RTA dimension and included on the plan print. The 100 foot RTA area must also be labeled and shown. Clearly and conspicuously note on the plan: "All off-site dwellings and small lots of record (less than 2 acres) that create a RTA on-site are shown with the required 150 foot distance dimensions and 100 foot RTA". Clearly label all unlike building fronts, label and dimension 75 foot RTA setbacks, 50 foot RTA buffers. Provide and designate on the plan print the required and applicable RTA buffers with a conspicuous bold line around the boundary and remove all other uses, except those drives as permitted under the CMDP. Be aware that per Section 1B01.1.B.1.c.(1), BCZR, the zoning commissioner determines applicable RTA requirements for lots exceeding 2 acres. Dimension, label, and key all variance areas requested for the zoning hearing.
3. State that no assisted living or convalescent care is proposed. Provide engineer scaled and dimensioned floor and use area plans for each type of living unit proposed (for confirmation of permitted density).
4. Show the location of the 3 single family detached lots and buildings with all BCZR and CMDP site standards and include the chart from Section 1B01.2.C.1.b (BCZR) on the plan.
5. Existing Dwelling and Buildings: Note on the plan print and specifically confirm all buildings to be razed, when, and who will be responsible in the notes. Note on the plan print and specifically ~~confirm~~ all existing buildings and uses to remain, in the notes. Include on the plan and clearly note that the developer's engineer confirms the following ~~existing~~ conditions: uses, including the number of dwelling units, setbacks, dimensions, height and front orientation of all buildings to remain. Clearly indicate compliance with the ~~BCZR and Policies~~ or clearly propose to amend any existing conditions, planned to remain, that would conflict with the BCZR and Policies including, but not ~~necessarily~~ limited to, Section 400 of the BCZR and/or Section 404.2 of the Zoning Office Policy Manual (copy attached) or specify zoning hearings requested.
6. Provide an engineer scaled and dimensioned height and elevation detail which permits the elevation height of the building to be confirmed.

(OVER)

CONCEPT PLAN COMMENTS

PROJECT NAME: Shelter Development at Fullerton PUD

CPC DATE: 7/11/94

PAGE 3

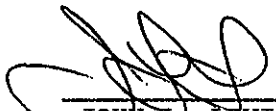
7. Show compliance for the parking islands which are required to separate each 12 parking spaces per Section II, page 26, CMDP and also the building to edge of paving from a private street setback of 35 feet per Section II, page 25, CMDP. Show and dimension typical parking spaces and travel aisles per Section 409, BCZR.
8. Density, Area: Provide accurate gross and net area calculations in compliance with the following: Net Area = the entire overall tract/ownership area (excluding any existing public street right-of-ways; Gross Area = the net area plus 1/2 of the tract boundary street right-of-way that the property is not denied access to, up to a maximum of 30 feet (see Zoning Policy RSD-3).

Use the gross area in the density calculation, clearly indicating the source of the additional calculated area over and above the net area.

Note on the plan under the density calculation: "This property as shown on the plan has been held intact since 1970. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings". If any adjacently owned property has been subdivided after this date, show this area as part of the overall tract boundary and adjust density calculations accordingly.

9. Note any accessory commercial or other proposed uses and if any, include the use limits (i.e., limited to residents only) and that no external signs advertising the use are proposed.
10. Show all PUD-R-1 standards including, but not necessarily limited to Sections 431.10.D (uses), 430.10.F (affordable housing), and 430.11.C.2.a-e.
11. Signs: Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with Section 413.1 (BCZR) and page 4-69.5, community signs, a-h and all zoning sign policies or a zoning variance is required.

Final zoning approval is contingent first, upon all plan comments being addressed on the authorization/development plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the FDP checklist information being included on the Final Development Plan.



JOHN L. LEWIS
Planner II

ZONING COMMISSIONER'S POLICY MANUAL

SECTION

404.2 ACCESSORY FARM STRUCTURES/USES

- A. Farm buildings or accessory farm buildings on property that meets the farm or farmette definition are subject to principal building setbacks of the zone in which they are located.
- B. Barns and other farm buildings will be permitted on property without a dwelling that meets the farm definition, but they must meet other principal building setbacks in D.R. zones and principal building setbacks in R.C. zones.
- C. When farms or parcels of land that meet the farm definition are reduced by subdivision, sale, or otherwise, all existing buildings or uses that will remain on the property must meet all provisions of the Baltimore County Zoning Regulations prior to zoning approval. Compliance may be obtained by, i.e. conversion to another use (meeting all applicable regulations), removal or discontinuance of the use, a re-justification of the farm uses that are to continue on a smaller scale including tenant houses which must be approved by the Baltimore County Agricultural Land Preservation Board (see form on Page 4-6.1), or a variance or special hearing before the Zoning Commissioner.
- D. See the following case: 86-506A

404.7 NURSERIES (TREE OR PLANT FARMS) & GREENHOUSES

- A. Nurseries (tree or plant farms) including greenhousing is permitted on a farm property that meets the zoning regulations and specifically meets the definition of a farm in Section 101 B.C.Z.R.; and
- B. Only trees, plants, bushes, flowers, vegetables, and other items grown on the property, may be sold retail or wholesale on the property, provided:
 - (1) that all items available for sale on the property actually be grown, cultivated, or maintained on the farm as a product of the farm;
 - (2) ~~if~~ ~~delivered~~ seedlings, immature plants or trees are delivered to the farm, they cannot be available for sale until they have been grown, cultivated, propagated, or maintained as a product of the farm. Any plants/trees, except annuals shall receive a minimum of six weeks of cultivation procedures prior to sale. In general, the following guidelines should apply: plants, such as trees, ~~fruit~~ trees, roses, azalea, evergreens, etc. should receive a minimum of 12 months cultivation; bushes and ~~shrubs~~ such as ~~spiraea~~ spiria, bridal wreath, japonica, etc. a minimum of six months; house plants such as Swedish ivy, geranium, spider plant, etc., a minimum of six weeks (83-17V).
 - (3) as a farm use, it shall be illegal to have any item delivered to the farm for the purpose of resale without first being grown or produced on that particular farm.
 - (4) that the only equipment allowed on the farm property is that needed purely for the farm operation as for planting and tillage.
- (C) See the following cases: 77-74-V, 82-281-V, 83-17-V



Reference S. 400, 101, 404.2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Department of Environmental Protection
and Resource Management

Date:

FROM Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

Election District _____

Owner:

Phone #

Address:

Tax Account
Number

Pursuant to the Zoning Commissioner's policy A-17, this office is officially requesting verification of the legitimacy of a farm use To continue on the reduced acreage on the referenced property. In the judgement of the Zoning Supervisor and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required before the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

the proposed lot + overall subdivision plan
the deed to the property map block parcel
the state tax map for that area,

--	--	--

We appreciate your verification and/or recommendations concerning this property.

LEGITIMACY OF A FARM USE ON THE REDUCED ACREAGE

☐ Yes ☐ No ☐ Comment

Signed:

Date:

Representative of the Agricultural
Land Preservation Board for
Baltimore County

BALTIMORE COUNTY OFFICE OF
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
INTER-OFFICE CORRESPONDENCE

July 8, 1994

TO: Kurt A. Kugelberg, Project Manager

FROM: Christine K. Rorke
House Numbering and Street Naming Section

CKR

SUBJECT: Shelter Development at Fullerton Concept Plan Conference
July 11, 1994
ZADM File No. XIV-259

1. For the Class A Elderly Housing proposal, the address of 4300 Cardwell Avenue has been reserved.
2. For the Concept / PUD R-1 plan, the road names shown have been reserved for use in this subdivision.

7-8-94

BALTIMORE COUNTY OFFICE OF
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
INTER-OFFICE CORRESPONDENCE

July 8, 1994

TO: Kurt A. Kugelberg, Project Manager

FROM: Christine K. Rorke
House Numbering and Street Naming Section

COR

SUBJECT: Shelter Development at Fullerton Concept Plan Conference
July 11, 1994
ZADM File No. XIV-259

1. For the Class A Elderly Housing proposal, the address of 4300 Cardwell Avenue has been reserved.
2. For the Concept / PUD R-1 plan, the road names shown have been reserved for use in this subdivision.

ASSIGNEE LL YEAGER SWM SED

DATE & TIME OF MEETING JULY 11, 1994 - 9:00 AM

PROJECT NAME: SHELTER DEV. AT FULLERTON

ADDRESS END OF OVERTON & FOWLER AVE.

SITE SPECIFIC COMMENTS

- a. 2, 10 and 100-year peak quantity management is required for this area.
- b. Water quality measures consistent with the policy of DEPRM must be provided. Minimum water quality must be provided for the first 0.5 inch of runoff from all impervious areas. Infiltration practices must be investigated and are preferred where practical.
- c. All site runoff must be conveyed to a suitable outfall without adversely affecting the receiving wetland, watercourse, waterbody, storm drain or adjacent property.

~~There are no site specific comments, refer to the preceding pages for general requirements.~~

d) Prior Comments on Development Plans for this Prop. Remain Valid.

(e) Alternative that require SWM on both sides of the stream must show that SWM & water quality.

(f) Houses that back up to the dev. from Edro Ave. are experiencing flooding. This problem must be corrected.

27/94

ENGINEER

Baltimore County
Department of Environmental Protection
and Resource Management

Environmental Impact Review

Concept Plan Comments

Project Name: Shelter Development at Fullerton

Project Location: Overton and Fowler Avenue

Date of Meeting: July 11, 1994 at 11:00 a.m.

Watershed: Stemmers Run

Reviewer(s): David Lykens *GLP/DL*

☒ The site constraints map has not been field verified by EIR staff.

☒ This project must conform to the requirements of Article IX, Section 14-331 through Section 14-350 of the Baltimore County Code: Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. The following must be approved by this Department prior to submitting the Development Plan:

☒ A wetland delineation report.

☒ A steep slopes and erodible soils analysis to determine the extent of the Forest Buffer on this site.

☒ Add the standard Forest Buffer and/or Forest Conservation area Easement/Reservation notes to the plan.

☒ A Forest Buffer and/or Forest Conservation area Access Easement approved by EIR staff must be provided. The access should be labeled "Baltimore County Access Easement".

☒ A building setback of 35 feet for residential and 25 feet for commercial or industrial development must be applied from the Forest Buffer and/or Forest Conservation area.

☐ Storm Water Management pond embankments must be 25 feet from Forest Buffer and Forest Conservation Easements.

☒ In accordance with Article IX, Section 14-334 of the Baltimore County Code, a variance is required for this proposal. An application and instructions are attached.

☐ In accordance with Article IX, Section 14-342(b)(1) of the Baltimore County Code, an alternatives analysis must be provided for any stormwater management facilities, roads, utilities and/or grading proposed in the Forest Buffer.

2/7/99

Baltimore County
Department of Environmental Protection
and Resource Management

Environmental Impact Review

Concept Plan Comments

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Project Location: Overton and Fowler Avenue

Date of Meeting: July 11, 1994 at 11:00 a.m.

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7-11 94

Project No. 14-258

PROJECT: SHELTER DEVELOPMENT AT FULLERTON

DATE: 11 JULY 94

☒ CPC ☐ DPC ☐ Introductory Meeting ☐ _____

STAFF REPRESENTATIVES

Please Print

<u>Name</u>	<u>Agency</u>
KURT KUGELBERG	ZADM - PROJECT MANAGER
JOHN LEWIS	ZADM DEV. CONTROL
R. Bruce Seeley	DEPRM
LES. SCHREIBER	D.P.W.
TERRY Handerhan	Comm. Dev.
Amy Johanson	DED
Ervin McDaniel	OPZ
MICHAEL Grossman	Rec & Parks
WALT BEAUMONT	DRE
LARRY L. YEAGER, PE	DEPRM/SWM
.....	
.....	

DEVELOPER/ENGINEER

Please Print

<u>Name</u>	<u>Company Name</u>
JEFF HETTERMAN	SHELTER DEVELOPMENT CORPORATION
Ed Haile	DMW
LARRY WALLACE	DMW
.....	
.....	

7-11-94

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

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

July 11, 1994

ATTN: Kurt Kugelberg
Project Manager

FROM: Shirley M. Murphy, Chief
Division of Real Estate
Office of Law

SUBJECT: Shelter Development at Fullerton
ZADM# XIV-259

A review of the concept plan for the above referenced project results in the following comments. These comments are advisory in nature and should be utilized in the preparation of a "Package" for the acquisition rights of way required for this project.

1. Developer will be required to submit a title certificate with the Public Works Agreement. Make sure that DRE format is followed.
2. Access approved by DEPRM should be shown for any storm water management facilities, forest buffers, etc.
3. Make sure that the DRE Check list is used in the preparation of the Record Plat.
4. Additional site specific comments (if any):
 - (1) The Eastern part of Parcel A seems to be land locked.
 - (2) Make sure ~~the~~ LOS has legal access.
 - (3) Forest Buffer and LOS will need bearings and distances.
 - (4) Label all existing easements and R/Ws and give RW number and deed reference. Include Cardwell Ave., Leslie Ave., Fowler Ave., and Sipple Ave.
5. Comments generated by meeting:

SMM/wlb

XIV-259/ZADM/DRE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

CONCEPT PLAN CONFERENCE

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Arnold F. (Pat) Keller, III, Director - Office of Planning and Zoning

DATE: July 8, 1994

PROJECT NAME: SHELTER DEVELOPMENT AT FULLERTON

PROJECT NUMBER: XIV-259

GENERAL INFORMATION:

Applicant Name: Laudenklos Farms

c/o Harlan Kahler

9510 Cross Rd Perry Hall MD 21218

Location: End of Overton & Fowler Avenues/ES of Belair Rd

Councilmanic District: 6th

Growth Management Area: Community Conservation Area

Zoning: DR 3.5

Acres: 20.01± acres

Surrounding Land Use and Zoning:

	<u>Zoning</u>	<u>Land Use</u>
Northeast:	DR 3.5	Vacant Land
Southeast:	DR 3.5 & DR 5.5	Single-family Detached Residential and Vacant Land
West:	<u>DR 5.5</u>	Single-family Detached Residential and Vacant Land

Project Proposal:

The Shelter Development at Fullerton Planned Unit Development proposes three single-family dwellings on Parcel A, one of which is existing. Ninety apartments for the elderly are proposed for Parcel B. The property is zoned DR 3.5 and contains 20.01± acres. Open space of four acres is required while

7.98 acres is proposed. The density requires parking for 60 vehicles; 70 spaces are provided. Stemmers Run flows through the site. A forest buffer is located along Stemmers Run and along the south and southeastern portion of the lot. The proposed development will not disturb any existing forest. According to a note on the Site Constraints Map, no forestation/afforestation is required. The remainder of the site contains meadow and agricultural land.

Other Anticipated Actions and Additional Review Items:

_____ Special Exception	___X___ Referral to Planning Board	___X___ PUD
___X___ Variance	___X___ Compatibility	___X___ Other*
_____ Waiver	_____ Scenic Route	
___X___ RTA Modification	_____ Design Review Panel	

*OTHER: Stemmers Run is a proposed stream valley park/greenway.

PARTIES TO BE NOTIFIED BY APPLICANT:
(Certified Mail Return Receipt Requested)**ALL ADJACENT PROPERTY OWNERS**

Northeast Fullerton Comm Assoc
Valerie Kuzniarski, Pres
21 Lark Meadow Ct
Baltimore MD 21236

Overlea Comm Assoc Inc
John Stewart, Pres
2 Willow Ave
Baltimore MD 21206

Overlea Fullerton Dev Corp
Mark Taubenfeld, Exec Dir
6809 Belair Rd
Baltimore MD 21206

Rolling View Homeowners Assoc
Mike Crabbs, Pres
1 Grandee Ct
Baltimore MD 21236

Linover Improvement Assoc
George Maynard, Pres
129 Elinor Ave
Baltimore MD 21236

MEETINGS:

Concept Plan Conference 07 / 11/ 94

Community Input Meeting / /

Development Plan Conference / /

Hearing Officer's Hearing / /

Planning Board / /

COMMENTSGENERAL COMMENTS:

The intent of Planned Unit Development (PUD) regulations is for the County to permit "...flexibility in the application of its land use regulations.. to encourage the development of creatively designed neighborhoods which will provide a higher degree of project design than obtained through the conventional application of these regulations." (Section 430.3 of the Baltimore County Zoning Regulations (BCZR)) In order to evaluate the benefits of a proposed PUD, the proposal (maps and written documentation) must be presented so as to contrast the PUD with a plan prepared according to conventional regulations. Additionally, the proposal must demonstrate the way in which any adverse impacts will be mitigated. (Section 430.11(B)(1) of the BCZR)

The proposed PUD, Shelter Development at Fullerton, is classified as a PUD-R1 in that it is less than 100 acres and has no commercial or density bonuses. The advantages of this type of PUD for the applicant is that densities may be transferred without regard to zone lines and there are no restrictions on house types. In exchange for these benefits, the County must find that the standards listed in Section 430.4 of the BCZR are met so as to:

- conserve and reinforce the character of Baltimore County's landscapes and landmarks;
- promote a sense of neighborhood and community, not just a quantity of housing;
- provide open space, a PUDs most important asset, in a well-planned and designed network of environmentally sensitive areas including active and passive recreational areas; and
- detail streets to make pedestrians feel welcome and secure (Planned Unit Development Section of the Comprehensive Manual of Development Policies (CMDP)).

Additionally, the PUD-R1 proposals are subject to the Compatibility provisions contained in Section 26-282 of the County Code (Section 430.0 of the BCZR). The Developer must submit written documentation outlining how this proposal meets the PUD regulations within the BCZR and the CMDP guidelines.

In order to meet the standards of the law and the guidelines of the CMDP, the Shelter Development at Fullerton PUD Concept Plan should address the comments and issues below.

 MASTER PLAN

The Baltimore County Master Plan 1989-2000, on page 37, Action II Issue: Housing states: "Permit planned retirement development and other elderly housing facilities subject to appropriate design standards to achieve compatibility with existing neighborhoods. Housing for the elderly should be

located in areas that have sufficient services and should be dispersed to allow the elderly to remain in their communities." This site is located within 1/4 mile of the Overlea/Fullerton Senior Center. The proposed use at this location is consistent with the Master Plan.

ARCHAEOLOGICAL SITE

Survey done
This site contains Archaeological Site No. 18BA342 which was mentioned in the 1988 comments on the "Carriage Hill" CRG Plan. A letter from the Maryland Historical Trust dated April 16, 1988 signed by archaeologist Richard Hughes stated that Phase I archaeology survey can not be required if the project is financed by the private sector. If the current project is financed by any sort of Federal funds, an archaeological survey would be mandated by the Maryland Historical Trust.

TRANSPORTATION

DPW says No?
The Planned Unit Development (PUD) section of the Comprehensive Manual of Development Policies (CMDP) states "Streets should interconnect neighborhoods." The intent is to allow for ease of interaction between adjacent existing subdivisions and neighborhoods by extending their street patterns and organization into the PUD and to provide a coherent community instead of a string of separate enclaves.

Cardwell Avenue and Leslie Avenue should be connected in order to improve traffic circulation and to better integrate the project into the existing community freely without having to use Belair Road.

Connecting Cardwell Avenue and Leslie Avenue will address a development concern raised in the Baltimore County Master Plan 1989-2000. This is "...another deficit in our pattern of development is the suburban collector street system that has led to the problem of overloading our major road network. Linkage between developments is essential to give greater access and relief of overstressed primary road systems." (pg. 17)

DESIGN

Parcel A should be reconfigured to be included into the Local Open Space System. All of this area should be dedicated as local open space to Baltimore County. The entire Forest Buffer Easement area should be dedicated as Local Open Space.

The parking around the curved island appears awkward. Perhaps the following scenario will help. The Developer should consider removing the 5 parking spaces situated around the curve and extend the central landscape island. Possibly 2 spaces can be added in place of ~~the small landscape peninsula~~ (as per County regulations), and 1 space added at the beginning of the same row and 2 spaces added to the opposite row. This ~~arrangement will improve~~ the appearance of the parking area and entrance to the building by increasing the landscaping within the parking lot. This would be a positive trade off for the landscape peninsula because it will place the landscaping at a more effective location.

The RTA should be supplemented with evergreen trees along the parking lot edge.

The Plan should show outdoor amenities such as a garden and patio. This would encourage the residents of this building to be more active in the outdoor areas.

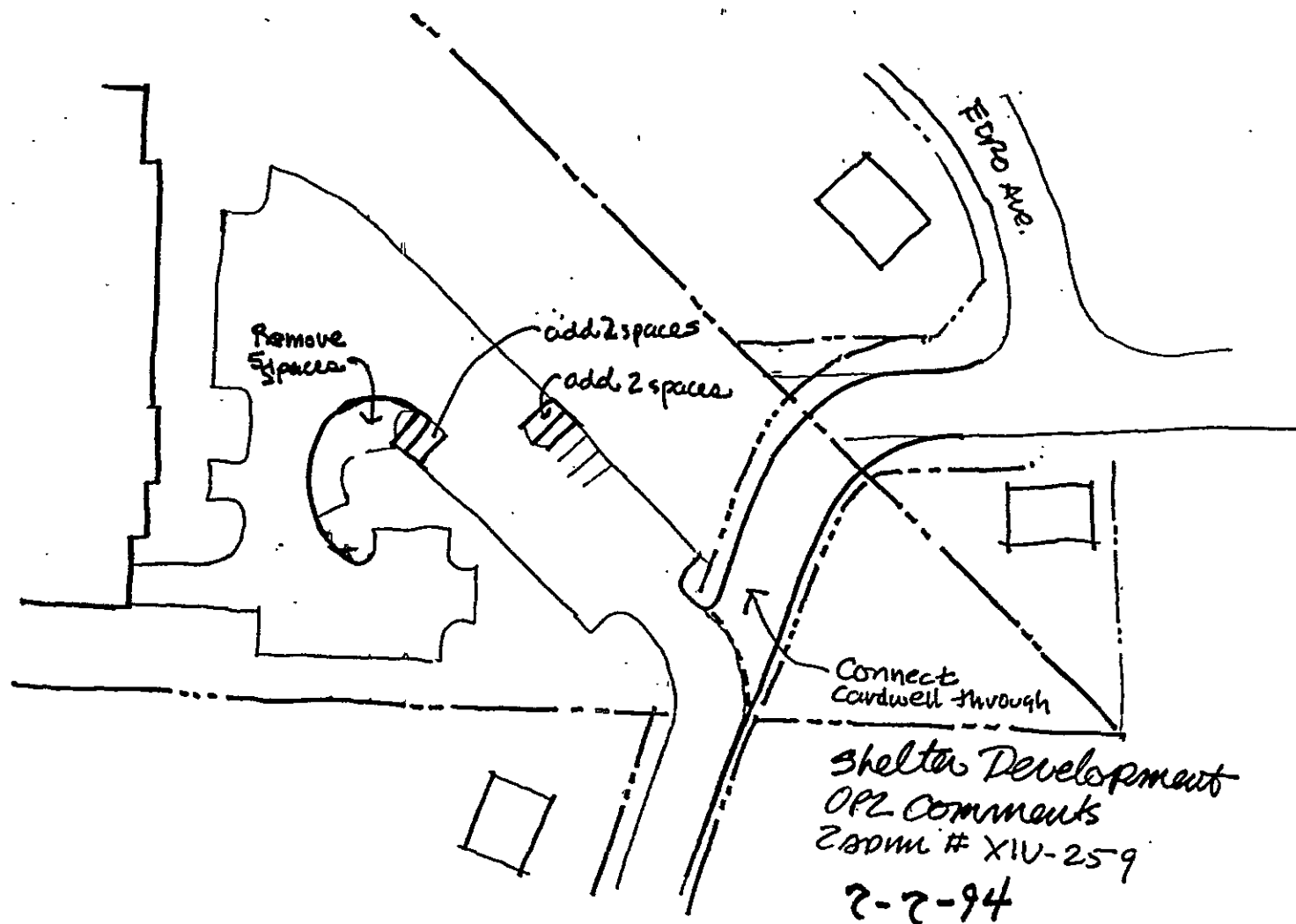
In addition to the elevations shown on the Plan, the Developer should submit a Landscape Plan to be used in determining compatibility.

Division Chief:

Erin McDaniel

AVA:EMcD:bjs

ATTACHMENT



7-8-94

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS
For 7/11/94

DATE: 7/8/94

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

PROJECT NAME Shelter Development at Fullerton

PROJECT NO: ZADM #XIV-259

LOCATION: Overton & Fowler Avenues

DISTRICT: 14C6

AFFORDABLE CLASS A ELDERLY HOUSING ALTERNATIVE:

The Developers Engineering Section has reviewed the subject plan and has the following comments to make:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Department of the Environment Construction Permits for each private utility (water and sanitary sewer) having a projected flow greater than 5,000 gallons per day average daily flow will be obtained through the Baltimore County Department of Public Works. A ~~processing~~ fee of \$100.00 per each utility will be required at the time of application.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements ~~shall include~~ the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

The Developer is responsible for the full cost of all highway and storm drain construction.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

GENERAL COMMENTS CONTINUED:

In accordance with Bill No. 18-90, Section 26-276 dredging, filling or construction in any wetland is prohibited.

Any manmade embankment over 10 feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer."

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities serving this site that may require a "Corps of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permits. These facilities cannot be sent to contract until such permits have been received.

When an Irrevocable Letter of Credit is posted as security and, if the County's ability to draw on or otherwise call a Letter of Credit is negatively impacted for any reason (bank default, receivership, etc.), it shall be the sole responsibility of the developer to obtain a replacement Letter of Credit under the same terms and conditions.

HIGHWAY COMMENTS:

Leslie Avenue is an existing road which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way.

Cardwell Avenue is an existing road which shall ultimately be improved as a 30-foot street cross-section on a 40-foot right-of-way.

Fowler Avenue is an existing road which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way.

Overton Avenue is an existing road which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

HIGHWAY COMMENTS CONTINUED:

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site, including State roads as applicable. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, ~~rights~~-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any ~~problem~~ ~~which~~ may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

STORM DRAIN AND SEDIMENT CONTROL COMMENTS CONTINUED:

Floodplain studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer must furnish the Bureau of Engineering & Construction with a floodplain study containing the following information :(per RWB 1-29-90)

- a. A map of scale 1"=200', for the entire drainage area which contributes to the open stream, including a tabulation of flow quantities. Hydrology computations shall be in accordance with the June, 1986 version of TR55.
- b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. A profile of the stream
- d. A plan with the location of the field run cross-sections indicated.
- e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U.S. Corps of Engineers Computer Program HEC-2."
- f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location), with estimated construction costs included, ~~to justify~~ his selection.
- g. The stream is to be cleared of all fallen trees, stumps and debris.

STORM DRAIN & SEDIMENT CONTROL COMMENTS CONTINUED:

The 100-year flood plain shall be dedicated to Baltimore County in-fee, at no cost to the County.

In accordance with Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited.

The rear of buildings may not be constructed within *20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

Permission to connect to, or (to connect additional sanitary fixtures to) the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for ~~the~~ Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

~~Onsite private~~ water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

WATER AND SANITARY SEWER COMMENTS CONTINUED:

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

The Developer's engineer is requested not to start any designs for water until supplementary comments, received from Baltimore City, have been furnished by this office.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The Developer shall contact the Zoning Administration and Development Management on 887-3321 for information on obtaining water service where the meter required is 3" or less, or the Developers Engineering Section on 887-3751 for water service requiring meters 4" and larger.

LANDSCAPE COMMENTS:

The submitted proposal and the alternative are subject to the Planned Unit Development (PUD) guidelines of the Comprehensive Manual for Development Policy (CMDP).

A schematic landscape plan should be submitted and approved for the alternative prior to the Community Input Meeting (CIM).

The Landscape Architectural design dictates of the P.U.D. guidelines should be the standard for this development where they surpass the minimums of the Landscape Manual.

TRAFFIC COMMENTS:

Overton Avenue needs to be extended through the site to the Wever property (please see the Alternative Development Plan).

The parking layout needs to be modified (please see the attached sketch).

SITE SPECIFIC COMMENTS:

Clearly label parcel "A" as reserved for future development of 3 single family homes.

Severe erosion and flooding exists downstream. Therefore, 2-10-100 year storm water management is required.

SITE SPECIFIC COMMENTS CONTINUED:

The proposed water and sewer house connections must be shown on the plan. It is recommended one of the following alternatives be selected for providing adequate water service for domestic use & fire protection:

- a.) Connect to either the existing 8" main in Fowler or Overton Avenues.
- b.) Connect to the 8" main in Leslie Avenue and provide a sprinkler system.
- c.) Clean and line the 8" main in Leslie Avenue and connect to the existing main in Leslie Avenue.

The ultimate alignment and right-of-way and slope easements for Overton Avenue must be shown on the plan. The ultimate right-of-way for Overton Avenue, as well as any slope easements, must be dedicated to Baltimore County at no cost.

Baltimore City is not approving developments located within the Eastern 3rd Water Zone.

* * * * *

SINGLE FAMILY TYPE HOUSING ALTERNATIVE:

The Developers Engineering Section has reviewed the subject plan and has the following comments to make:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

~~All construction~~ drawings and construction for public use ~~shall~~ conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

GENERAL COMMENTS CONTINUED:

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

The Developer is responsible for the full cost of all highway and storm drain construction.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.

In accordance with Bill No. 18-90, Section 26-276 dredging, filling or construction in any wetland is prohibited.

Any embankment over 10-feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by soils engineer".

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

Where construction contracts do not cover an entire Public Works Agreement, an additional Public Works Agreement fee will be collected. This fee will be the difference in cost between the fee/unit as covered in the Public Works Agreement and the fee/unit cost for the number of lots/units covered by the proposed contract. This additional fee will be collected at the time of contract for all partial contracts.

The Developer's Engineering shall investigate the need and obtain the necessary permits for the facilities serving this site that may require a "Corps of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permits. These facilities cannot ~~be sent~~ to contract until such permits have ~~been~~ received.

The Developer shall not allow any cable television cables to be installed in this subdivision without the required County Permits being obtained. Baltimore County will not assume any rights-of-way, easements, or maintenance of any public improvements, where such cables have been installed without a permit until the cables are satisfactorily located.

GENERAL COMMENTS CONTINUED:

When an Irrevocable Letter of Credit is posted as security and, if the County's ability to draw on or otherwise call a Letter of Credit is negatively impacted for any reason (bank default, receivership, etc.), it shall be the sole responsibility of the developer to obtain a replacement Letter of Credit under the same terms and conditions.

The Developer shall be responsible for having all proposed street names in any new development approved by Zoning Administration and Development Management Office prior to his engineer placing these names on the final record plat and/or construction drawings. All street name changes made after plat recordation must also be approved by the Street Name and Address Section and the construction drawings revised accordingly. The method for changing street names after a plat has been recorded will vary by project, and guidance will be provided by the Street Name and Address Section.

HIGHWAY COMMENTS:

Leslie Avenue is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way.

Cardwell Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 40-foot right-of-way.

Fowler Avenue is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way.

Overton Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

The Developer's responsibilities along the ~~existing~~ road frontage of the subdivision shall be as follows:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.
- b. The submission of full cross-sections is deemed necessary for ~~design and/or~~ construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

HIGHWAY COMMENTS CONTINUED:

- d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way at the Developer's expense.
- e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- f. The relocation of any utilities or poles as required by the road improvements.
- g. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards.

The interior roads of the site shall be public curb and gutter roads and shall be the Developer's full responsibility. The paving thickness for the travelled way shall conform with Baltimore County Standards and requirements.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The Developer shall provide an in-fee right-of-way at no cost to Baltimore County to permit County maintenance forces to perform any necessary work in the storm drain reservation. This right-of-way shall be a minimum of 20 feet wide and shall have a grade less than 10% from the roadway to the reservation.

Guardrails are required for protection to pedestrians along the storm drain reservation and shall be the Developer's responsibility. The guardrails shall be constructed in accordance with Baltimore County Standards.

Driveways shall be constructed in accordance with Baltimore County Standards with depressed curb and 7-inch concrete aprons within the right-of-way.

Panhandles shall be a minimum of 20 feet in width to serve one lot and a minimum of 12 feet in width per lot where two or more lots are involved. The Developer shall be required to provide a paved panhandle drive where more than one lot is to be served prior to occupancy.

HIGHWAY COMMENTS CONTINUED:

Covenants must be recorded prior to, or along with the recording of the plat, establishing a cross easement over the panhandles for access over and maintenance of the common panhandle driveway, and for installation and maintenance of the private water and/or sewer connections where applicable.

In accordance with Bill NO. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site, including State roads as applicable. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

STORM DRAIN AND SEDIMENT CONTROL COMMENTS CONTINUED:

Development of this property through stripping, grading stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Floodplain studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill NO. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

The Developer must furnish the Bureau of Engineering & Construction with a floodplain study containing the following information :(per RWB 1-29-90)

- a. A map of scale 1"=200', for the entire drainage area which contributes to the open stream, including a tabulation of flow quantities. Hydrology computations shall be in accordance with the June, 1986 version of TR55.
- b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections ~~are~~ to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. A profile of the stream
- d. A plan with the location of the field run cross-sections indicated.

STORM DRAIN AND SEDIMENT CONTROL COMMENTS CONTINUED:

- e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U.S. Corps of Engineers Computer Program HEC-2."
- f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location), with estimated construction costs included, to verify his selection.
- g. The stream is to be cleared of all fallen trees, stumps and debris.

The 100-year flood plain shall be dedicated to Baltimore County in-fee, at no cost to the County.

In accordance with Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

The Developer is responsible for the full ~~cost~~ of engineering of new bridges and culverts located within the development. The Developer shall be responsible for the full cost of construction of the bridges, culverts or underroad pipes for drainage areas up to 400 acres. In large drainage areas, the Developer's responsibility shall be the base 400 acres plus one-half the remaining acreage of the drainage area expressed as a percentage of the total drainage area. A drainage study shall be submitted prior to the execution of the Public Works Agreement so as to reflect this ~~percentage~~ ~~responsibility~~ for the proposed structure. County participation in costs of bridges or culverts will be limited to the structure and will not include engineering, surveying, mobilization, field offices, utility relocation, grading, approaches, endwalls or fill over the structure.

The rear of the buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.

STORM DRAIN AND SEDIMENT CONTROL COMMENTS CONTINUED:

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Developer is responsible for the entire cost of any relocation of the existing public water main and/or sanitary sewer, including the preparation and the cost of construction drawings and right-of-way plats required, all right-of-way acquisition and/or release costs and recordation charges.

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

Permission to connect to, or (to connect additional sanitary fixtures to) the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The total Water and/or Sewer System Connection Charge is determined, and payable upon receipt of bids for the utility construction contract. This Charge is in addition to the normal foot assessment and permit charges.

The determination of the Water System Connection Charges applicable will be predicated on the established relationship using a 5/8 inch water meter at a cost of \$575.00 per living unit. The Sewer System Connection Charge, likewise, is based on a 5/8 inch water meter at a cost of ~~\$575.00~~ per living unit.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

The Developer's engineer is requested not to start any designs for water until supplementary comments, received from Baltimore City, have been furnished by this office.

Shelter Development at Fullerton
Page 15
July 8, 1994

WATER AND SANITARY SEWER COMMENTS CONTINUED:

Public sanitary sewers serving the individual lots/properties within the subdivision shall be located within the public roads serving those lots/properties, where practicable.

LANDSCAPE COMMENTS:

The submitted proposal and the alternative are subject to the Planned Unit Development (PUD) guidelines of the COMPREHENSIVE MANUAL FOR DEVELOPMENT POLICY (CMDP).

A schematic landscape plan should be submitted and approved for the alternative prior to the Community Input Meeting (CIM)

The landscape architectural design dictates of the P.U.D. guidelines should be the standard for this development where they surpass the minimums of the Landscape Manual.

SITE SPECIFIC COMMENTS:

Note #25 must be revised. Severe erosion and flooding exist downstream. 2-10-100 year storm water management is required. There does not appear to be storm water management being provided for the area southeast of Stemmers Run. It is very important that storm water management be provided for this entire site.

The storm water management facility must be labelled as public or homeowner's association.

The size of the culvert crossing of Stemmers Run must be shown on the plan.

Relocation of the existing sewer out from under the proposed culvert wing wall may be required.

The fire hydrant spacing will require revision.

The sewer in Leslie Avenue must be extended to the upstream property line to serve the Weaver property.

Fowler Avenue is an ultimate 40-foot paving section on a 60-foot right-of-way, as well as Leslie Ave. These must be shown on the plan correctly.

Shelter Development at Fullerton

Page 16

July 8, 1994

SITE SPECIFIC COMMENTS CONTINUED:

The ultimate right-of-way and any necessary slope easements along Overton Avenue must be dedicated to Baltimore County at no cost.

* * * * *

RWB:DAB:slk

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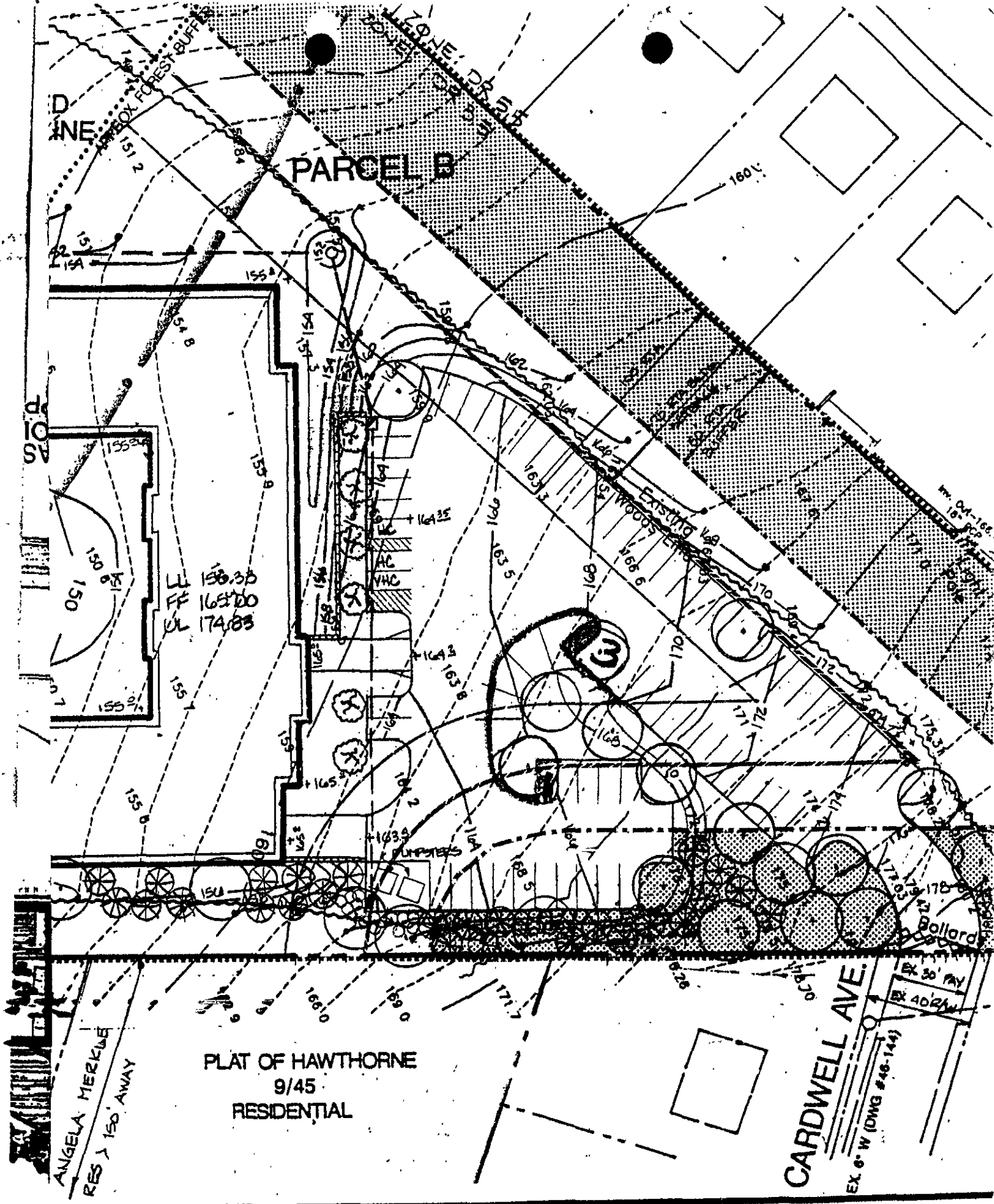
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7-11 94

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

Subject: Concept Plan Comments

Date: July 11, 1994

From: Department of Recreation and Parks

Project Name: Shelter Development at Fullerton

Project Number: XIV-259

Location: End of Overton and Fowler Avenues

Districts: Elec. 14 Counc. 6

Comments:

The dedication of the Greenway as shown on the plan is acceptable toward the Local Open Space requirement; however we would also want the developer to provide a stone dust trail (like the North Central trail) within the Greenway limits of this plan. The location of the trail can be shown in future plans and should be approved by the Department of Recreation and Parks and DEPRM.

Michael Grossman
Local Open Space Supervisor
887-3822



COMMUNITY INPUT MEETING MINUTES

Development Name: ***Shelter Development at Fullerton***
Location: Overton & Fowler Avenues

Date: August 3, 1994
ZADM File No: 14-259

Kurt Kugelberg, representing the Office of Zoning Administration and Development Management, called the meeting to order. Brief introductory comments were given about Baltimore County's development approval process and the purpose of the meeting.

Jeff Hettleman, representing the developer, Ed Haile of DMW, the engineering firm, and Gilbert Thomas, AIA, the architect, presented the development proposal. The meeting was then opened for general discussion and questions as follows:

- How many section 8 units are proposed? *None.*
- What about water problems? *The building is above the 100 year floodplain elevation.*
- What are the orange tags for around the area? *Wetlands delineation for the county.*
- What about stormwater runoff? *There will be an underground facility that will catch runoff before it gets to stream.*
- There is much gullying behind Edro Avenue already! *County knows about this problem and intends to do something about it sometime in the future.*
- Will the non-developed portion of property remain in agriculture? *Yes; and it has a covenant for 16 years to not change the zoning.*
- What happens after 30 years after the covenants for senior housing is over? *They also have a 40 year agreement with county, lender and the state to maintain it as senior housing.*
- What will rents be? *From \$380 to 450 rents proposed.*
- Who will police the complex to assure that only seniors are tenants? *They, as the management will. There will be a full-time manager, full-time maintenance person, and a part-time maintenance person.*
- ~~What kind of lighting is proposed?~~ *Short lights (16 feet in height) pointing down onto the parking lot which will be on all night.*
- What other projects do you have in the area? *Catonsville on Maiden Choice, Timothy House in Towson, Dundalk on Center Place, and Rosedale which is under construction.*
- What is rental rate at the other sites? *100% rented and occupied.*
- What would prevent the government from allowing others such as AIDS patients, or other undesirables from living there? *Don't expect that to occur.*

- What is the income range allowed? *From \$12,000 to \$22,000*
- The community is opposed to the connection of Cardwell and Leslie Avenues! *So is the developer!*
- Who pays utilities? *Each tenant is responsible for their own.*
- Are pets allowed as companions? *Only first floor tenants are allowed in one of the other projects. Still have not decided as to this project.*
- Is there a live-in person and what other security is there on site? *Maintenance man usually lives in the building and there is a buzz-in entry system.*
- Who decided to use Cardwell as the access? *Site considerations decided the matter; ie. using Fowler doesn't work neither does Leslie. Community was also in favor of this access.*
- Not all residents are in favor of Cardwell as the access. The Community Association doesn't represent them regarding that. *Must use Cardwell or site does not work!*
- Accessibility to the site is a problem because of the minor roads involved. This project should be nearer to a major road! *This will be a nice location for both community and tenants.*
- Will this building require a ladder truck for fire protection? *Because they will not fit down Cardwell Avenue! Don't know, but the building will be sprinklered. The Fire Department have not made such comments.*
- What happens if Cardwell Avenue fails after the development is built? *The County must put something in the capital budget to remedy the problem.*
- Fowler Avenue would be better access! *Plan would not work. Besides, Cardwell Avenue is built to present county standards, whereas Fowler Avenue is undersized.*
- What will be the number of cars using Cardwell Avenue? *About half the tenants are expected to have cars.*
- Will any improvements to the county infrastructure be necessary? *No*
- Will this be part of city plan to move poor people out to the county? *No*
- What about proposals for the adjacent property? *They have no idea. But, Overton Avenue is the access to that property.*
- What would the access be for the three future lots? *It would be Overton Avenue.*
- What will be runoff and dust problems etc., during construction? *County has very strict standards and just call them if and when you see a problem and they will enforce their regulations.*
- Will all the projects work jointly when people apply for an apartment? *No, they must apply at each development separately.*
- When do you anticipate opening? *Construction by spring of next year, and open by April 1996.*
- Why does Planning want Cardwell Avenue linked to Leslie Avenue? *Traffic considerations, but the Department of Public Works is opposed as is the developer and the community.*
- How many of you live near the projects which you have built? *None*

Following closing comments about the next steps in the development process, the meeting was officially adjourned.

Respectfully submitted,


Kurt A. Kugelberg, Project Mgr

cc: REVIEWING AGENCIES: OPZ, ZADM, Fire, R&P, DPW, DEPRM, EDC, CDC,
Bd. Of Ed., SHA- Please distribute as necessary within
your agency.

Hon. William A. Howard, IV - CD 6

County Council - M.S. 2201

Shelter Development, 218 N. Charles St., Bal MD 21201

Gilbert W. Thomas, AIA, Marks, Thomas & Assoc., Inc.

2300 N. Charles St., Bal., MD 21218

Daft, McCune, Walker, Inc., 200 E. Pennsylvania Ave., Towson MD 21286

Att: Larry W. Wallace

Laudenklos Farms, c/o Harlan Kahler, 9510 Cross Rd., Perry Hall MD 21218

Linover Improvement Association, Att: George Maynard, President

129 Elinor Ave., Bal MD 21236

Hon. Al Redmer, House of Delegates

4134 E. Joppa Rd, Suite 106, Baltimore, MD 21236

Hon. Jim Ports, House of Delegates

21 Robin Lywne Ct., Baltimore, MD 21236

2/28
2/4/94



Community Input Meeting

Development: SHELTER DEV AT FULLERTON

Date of Meeting: 1 AUG 94

Location:

~~PLEASE PRINT~~ Attendance Record

Name	Full Address & Zip Code	Organization (if any)	Phone #
GEORGE ROTHINGSHOFER	208 LESLIE AVE ²¹²³⁶	LINOVER	668-5832
Ed Maas.	4305 EDRO AVE.	LINOVER	665-8030
ATTINETE MAAS.	4305 EDRO AVE.	LINOVER	665-8030
Joe & Mary Karghutz	208 Henry Ave	LINOVER	882-8587
Jay & Janette Franc	4220 Fowler Ave	Linover	(401)-6787
Counna Silinski	4215 Fowler Ave	Linover	882-8970
Thas J. Faust	203 Syple Ave	LINOVER	668-0561
Marie Lockhart	200 Syple Ave	LINOVER	665-4976
Patrice Todmuller	211 Henry Ave	L" "	661-6899
Driscoll & David Peterson	200 Leslie Ave.	LINOVER	661-4688
David Kelen	4244 Carroll Ave	"	661-8351
Debra Shannahan	204 Leslie Ave	"	665-4991
Daniel Shannahan	204 Leslie Ave	"	665-4991
Michael Bosworth	4234 Fowler Ave	"	882-3611
Louis B. Stutzman	4227 Thorndike Rd	Linover	665-6157
Jean Miskewicz	4311 Edro Ave		661-5219
Kathy Klausmeyer	4100 Walter Ave.		256-2047
Raymond C. Blazek	211 Leslie Ave - 21236	LIA	665-3901





Community Input Meeting

Development: SHELTER DEVELOPMENT AT FULLERTON

Date of Meeting: 1 AUG 94

Location: OVERSEA CATERERS

~~PLEASE PRINT~~ Attendance Record

Name	Full Address & Zip Code	Organization (if any)	Phone #
CARL MANNER	123 SIPPLE AVE	Livermore	665-1845
ESTHER SIEGER	7516 Belair Rd	Livermore	665-0635
Connie Ayd	27 Fullerton Hgh Ave.	Livermore	661-2383
John J Ayd	27 Fullerton Hghs Ave	Livermore	661-2383
Lorraine Gordon	215 Leslie Ave	Livermore Improvement Assoc. Inc.	668-6849
Greg Overst	4219 CARDWELL AVE	Livermore	665-3006
Theresa & Ed Over	4316 Edna Ave	Livermore Imp. Assoc.	
MILDRED H. HARRIS	4235 Overton Ave.	Livermore Imp Assoc	
Mary Jane Bruns	4313 Edna Ave.	Livermore	665-3758
AL CLEMENS	16 HOBBS CT 21123	Silver Hill	931-4944
Amy Johanson	DED		887-2109
LARRY W. WALLACE	200 E. PENNSYLVANIA AVE	DMW (engineer)	296-3333
Edward Butts	4223 FOWLER AVE		665-4678
Michael F. Butts	4241 CARDWELL AVE		882-0715
DINO A MAGNATERRA JR	210 LESLIE AV		665-8960
MICHELLE MAGNATERRA	"		" "
Edith Lauer	4214 Thorncliff Rd		665-8352
Edna H. Dill	4219 Thorncliff Rd		882-9297





Community Input Meeting

Development: SHELTER DEVELOPMENT AT FULLERTON

Date of Meeting: 1 AUG 94

Location:

~~PLEASE PRINT~~ Attendance Record

Name	Full Address & Zip Code	Organization (if any)	Phone #
Don + Donna Hufham	109 Leslie Ave BALTO MD 21236	LINOVER	410-882-5230
WILLIAM BULLOCK	4245 CARDWELL AVE	LINOVER	668-1412
Bess Maynard	129 ELINOR AVE	LINOVER	668-6365
AL REDMER	4134 E. TOPPA RD. #106	HOUSE OF DEL.	529-8888
JOE + Paul Adriano	4304 Edro Ave	LINOVER	661-4678
KATHY MCLEOD RENAK	4237 OVERTON	LINOVER	665-6268
Pat + Charles Selinger	4320 Edro Ave 21236	LINOVER	665-2150
Mary Anne Schramm	4310 Edro Ave 21236	LINOVER	661-3673
Arthur + Flo Williams	4248 Cardwell Ave	"	665-8331
JIM PORTS	21230 21 LOBIN LYNE CT.	HOUSE OF DELEGATES	256-0225
CARL MITCHERLING	4216 OVERTON AVE	LINOVER	665-1683
D. Tammello	4227 Fowler Ave	LINOVER	665-7114
R. P. Quinn	4300 EDRO AVE	LINOVER	661-0248
Nancy Amato	4318 Edro AVE.	LIA	661-4465
Joe Amato	4318 Edro AVE.	LIA	661-4465
Bill Parks	4209 Cardwell Ave	LIA	665-1838
Carmen + Chris Arden	4232 Cardwell Ave	LIA	992-4116
CHARLES BRAUN	4239 CARDWELL AVE	LIA	661-0705





Community Input Meeting

Development: SHELTER DEV AT FULLERTON

Date of Meeting: 1 AUG 94

Location:

~~PLEASE PRINT!~~

Attendance Record

Name

Full Address & Zip Code

Organization (if any)

Phone #

John + Michael Ward	4303 Edro Ave		
Anta Bolinas	124 Leslie Ave	Lincoln	661-1027
Bob Potter	4216 Cardwell Ave	"	661-5177
KENT + ANNE NEIBAUER	300 LESLIE	"	668-2452
GRACE HOLMES	214 LESLIE	"	668-0070
JOE TRUSZKOWSKI	4317 EDRO AVE	111	665-8289
MARJORIE NEUMAN	4226 THORNTON	"	665-2871
HARRY DUNKLE	4314 EDRO AV	"	661-6016
MICHAEL CLARKE	4308 EDRO AVE	"	668-0774
David Seelman	6913 Belair Rd	Kaye's Phn	665-5192
Dennis O'Brien	27 Elmst ave	—	661-6192
Paul Muehle	3724 Parkhurst Way	adjacent	529-4946
—	4235 Fowler Ave	own	—
JAY FORTE	216 LESLIE AVE		665-4109
CHARLES RUTKOWSKI	4315 EDRO AVE	" "	—



10/94

Baltimore County
Department of Environmental Protection
and Resource Management
Environmental Impact Review

Development Plan Comments

Project Name: Shelter Development - Fullerton

Project Location: Cardwell Avenue

Date of Meeting: October 19, 1994

Watershed: Stemmers Run

Reviewer(s) David Lykens, Bruce Seeley *PLMS*

X The following requirements indicated at the time of the Concept Plan have not been provided and/or approved:

 A wetland delineation report

 A steep slopes and erodible soils analysis

X A variance in accordance with Article IX, Section 14-334

 An alternatives analysis in accordance with Article IX, Section 14-342(b)(1)

 A Forest Stand Delineation

X A Forest Conservation Worksheet

X A Preliminary Forest Conservation Plan

 A Findings Plan

X The Development Plan cannot be approved by EIR until such time as ~~the requirements~~ indicated above have been met.

 The following corrections must be made to the Development Plan prior to approval:

 The Forest Buffer and/or Forest Conservation area must be labeled as an Easement or a Reservation

Development Plan Comments

Project Name: Shelter Development - Fullerton

Meeting Date: October 19, 1994

- ☐ A Forest Buffer and/or Forest Conservation Access Easement must be provided. The access should be labeled "Baltimore County Access Easement".
- ☐ Add the standard Forest Buffer and/or Forest Conservation Easement/Reservation notes
- ☐ Show a building setback of ☐ from the Forest Buffer and/or Forest Conservation area
- ☐ Storm Water Management pond embankments must be 25 feet from Forest Buffer and Forest Conservation Easement
- ☐ Show existing wells, septic systems and storage tanks; if there are none, add a note indicating that there are none
- ☐ The Forest Buffer/building setback must be adjusted
- ☐ The Development Plan is approved as submitted
- ☐ The Forest Buffer and/or Forest Conservation area must be recorded as an Easement or a Reservation. A Forest Easement/Reservation Processing deposit must be posted with Zoning Administration and Development Management prior to Record Plat. This \$1000 deposit must be paid along with all other processing fees and will cover the cost of the easement/reservation recordation, title search, preparation and recordation of protective covenants, etc.
- ☒ EIR needs to review the following plans during Phase II:
 - ☒ Grading and Sediment Control Plans
 - ☒ Storm Water Management and Water Quality Plans for:
 - ☒ Suitable outfall
 - ☐ Planting Plans
 - ☐ Culvert plans to ensure maintenance of fish passage and minimization of disturbance
- ☒ Mitigation plans (must be reviewed and approved prior to Grading Plan approval and included in the Grading Plan)

Development Plan Comments

Project Name: Shelter Development - Fullerton

Meeting Date: October 19, 1994

☐ Restoration plans

☒ Final Forest Conservation Plan

☒ Additional Comments:

1. The Forest Buffer Easement Variance request has not been approved because a Mitigation Plan has not been received as of October 17, 1994.
2. The acreage on the remaining Parcel A cannot be subtracted from the Forest Conservation Worksheet as continued agriculture. A revised Forest Conservation Worksheet can be approved, however, reforestation will be required. That reforestation must be provided on a Preliminary Forest Conservation Plan or can be deferred at the developer's request until the development of Parcel A. If the reforestation is to be deferred, a note must be included on the Development Plan and recorded plat referencing the amount and requiring that a Reforestation Plan be provided prior to approval of any future development on Parcel A. In addition a letter must be provided from the current owners of the property stating that they understand this requirement and agree to provide the reforestation plan prior to any development of Parcel A.

Development Coordination

1. Show the correct well location.
2. Note on the plan "Prior to Record Plat, the existing well shall be backfilled by a licensed Master well driller who will submit a well abandonment report to Baltimore County DEPRM. Also, the septic system ~~shall be pumped~~ and removed or backfilled.

DL:BS:sp

SHELTER/DEPRM/TXTSBP

10-18-94

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN CONFERENCE COMMENTS
FOR SHELTER DEVELOPMENT AT FULLERTON

DATE: 10/18/94

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

PROJECT NAME: Shelter Development at Fullerton

PROJECT NO:

LOCATION: End of Overton Avenue & Fowler Avenue

DISTRICT: 14C6

The Developers Engineering Section has reviewed the subject plan dated September 23, 1994 with latest revision dated September 29, 1994 and has the following comments to make:

GENERAL COMMENTS:

The State Department of the Environment Construction Permits for each private utility (water and sanitary sewer) having a projected flow greater than 5,000 gallons per day average daily flow will be obtained through the Baltimore County Department of Public Works. A processing fee of \$100.00 per each utility will be required at the time of application.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

The Developer is responsible for the full cost of all highway and storm drain construction.

A public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

In accordance with Bill No. 18-90, Section 26-276 dredging, filling or construction in any wetland is prohibited.

Any manmade embankment over 10-feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

October 18, 1994

"All manmade embankments have been designed and/or certified for stability by a soils engineer".

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

Offsite rights-of-way are necessary for roads, storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities serving this site that may require a "Corps of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permits. These facilities cannot be sent to contract until such permits have been received.

When an Irrevocable Letter of Credit is posted as security and, if the County's ability to draw on or otherwise call a Letter of Credit is negatively impacted for any reason (bank default, receivership, etc.), it shall be the sole responsibility of the developer to obtain a replacement Letter of Credit under the same terms and conditions.

HIGHWAY COMMENTS:

Overton Avenue is an existing road which shall ultimately be improved as a 30' street cross section on a 50' right-of-way.

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

The tee-turnarounds shall conform with Baltimore County Standard R-16B or R.16C.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-ways - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Floodplain studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer must furnish the Bureau of Engineering and Construction with a floodplain study containing the following information:

- a. A map of scale 1"=200', for the entire drainage area which contributes to the open stream, including a tabulation of flow quantities. Hydrology computations shall be in accordance with the June, 1986 version of TR55.
- b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"-5' horizontal to 1"=5' vertical scale.
- c. A profile of the stream.
- d. A plan with the location of the field run cross-sections indicated.

October 18, 1994

- e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U.S. Corps of Engineers Computer Program HEC-2".
- f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable designs (type, size and location), with estimated construction costs included, to verify his selection.
- g. The stream is to be cleared of all fallen trees, stumps and debris.

The 100-year flood plain shall be dedicated to Baltimore County in-fee, at no cost to the County.

In accordance with Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. Baltimore City's comments are attached.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

Permission to connect to, or (to connect additional sanitary fixtures to) the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The total Water and/or Sanitary Sewer System Connection Charge is ~~estimated~~ and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

The determination of the Water System Connection Charges applicable will be predicated on the established relationship using a 5/8 inch water meter at a cost of \$575.00 per living unit. The Sewer System Connection Charge likewise is based on a 5/8 inch water meter at a cost of \$875.00 per living unit.

October 18, 1994

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

The Developer shall contact the Zoning Administration and Development Management Office on 887-3321 for information on obtaining water service where the meter required is 3" or less, or the Development Plans Review Section on 887-3751 for water service requiring meters 4" and larger.

SITE SPECIFIC COMMENTS

LANDSCAPE COMMENTS:

The submitted Landscape Plan fulfills the minimum requirements of the Landscape Manual for development plan approval.

HIGHWAY COMMENTS:

The Developer is required to dedicate the ultimate right-of-way and all necessary slope easements for future construction of Overton Avenue through this property to the Wever property line.

Standard "T" turnarounds are required at Cardwell Avenue and Leslie Avenue and ~~Fowler Avenue~~.

WATER & SANITARY SEWER COMMENTS:

Fire flow testing along Leslie Avenue has produced results indicating deficiencies. Cleaning and lining of the main in Leslie Avenue is scheduled for Spring 1995. The developer is cautioned to check for sufficient fire protection for this development after completion of the cleaning and lining.

~~FWB:DAB~~:jrb

FULLER.DAB

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

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

October 19, 1994

ATTN: Kurt Kugelberg
Project Manager

FROM: Shirley M. Murphy, Chief
Division of Real Estate
Office of Law

SUBJECT: Shelter Development at Fullerton
ZADM# XIV-259

A review of the development plan for the above referenced project results in the following comments:

1. Developer will be required to submit a title certificate early in the Phase II process, preferably with the PWA. Make sure that the DRE format is followed.
2. Access approved by DEPRM should be shown for any storm water management facilities, forest buffers, etc.
3. Make sure that the DRE Check List is followed in the preparation of the record plat, and that correct nomenclature etc. is also followed on any needed RW plats.
4. Additional site specific comments (if any):
 - (1) The eastern portion of Parcel "A" is still land locked by the Local Open Space. The western portion would also appear to need additional right-of-way for access to Overton Ave.
 - (2) Are the surrounding roads, providing access to the property, existing Baltimore County right-of ways? If yes show the RW numbers and the deed references.
 - (3) Sipple Avenue seems to be the only access to the Local Open Space, but the road paving stops some distance from the property line. Is this satisfactory with Rec and Parks?
 - (4) If Local Open Space is the correct nomenclature then there should be a 100 year flood plain and drainage and utility easement.
 - (5) Indicate all drainage and utility easements for water, fire hydrants, sewers, etc., and indicate private easements.

(6) Where will the public road stop?

5. Comments generated by meeting:

SMM/

XIV-259.1/ZADMDRE

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 10/19/94

TO: SUE WINELEY, ZADM, MAIL STOP-1301

FROM: LT. ROBERT P. SAUERWALD
BALTIMORE COUNTY FIRE MARSHAL OFFICE
MAIL STOP-1102F, PHONE 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: SHELTER AT FULLERTON

PROJECT NUMBER: XIV-259

LOCATION: END OF OVERTON & FOWLER AVE., SE OF BELAIR RD.

DISTRICT: 6TH

COMMENTS:

CRG 1. PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1991 EDITION.

CRG 2. FIRE FLOW TEST IS REQUIRED TO BE CONDUCTED BY THE BALTIMORE CITY WATER DEPARTMENT AS CLOSE TO THE SITE AS POSSIBLE, SPECIFICALLY: _____ HYDRANT NEAREST INTERSECTION OF EERO AND LESLIE AVE. _____ THESE RESULTS SHALL BE CERTIFIED BY A MARYLAND REGISTERED, FIRE PROTECTION ENGINEER, OR OTHER PRE-QUALIFIED ENGINEER, STATING AVAILABLE FIRE FLOW AT THE SITE MEETS THE MINIMUM REQUIREMENTS FOR THE FIRE FLOW, AS SET FORTH IN APPENDIX IV "ESTIMATING FIRE FLOW REQUIREMENTS" OF THE "URBAN GUIDE FOR FIRE PREVENTION AND CONTROL MASTER PLANNING". THIS CERTIFICATION SHALL BE SENT TO: LT. ROBERT P. SAUERWALD, BALTIMORE COUNTY FIRE MARSHAL OFFICE, SUITE 900, 700 E. JOPPA RD., TOWSON MARYLAND 21286-5500.

CRG 9. ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS. THE HYDRANT SHOWN ON DRAWING MUST BE RELOCATED.

CRG14. IF THE PROPOSED BUILDING(S) REQUIRES THE INSTALLATION OF A "FIRE ALARM SYSTEM", THE DESIGN PACKAGE AS PRESENTED WITH THE BUILDING PLANS AT THE TIME OF BUILDING PERMIT APPLICATION, SHALL BE CERTIFIED BY A MARYLAND REGISTERED, LEVEL 3 OR 4 NICET ENGINEER, OR FIRE PROTECTION ENGINEER, STATING THE FIRE ALARM SYSTEM COMPLIES WITH ALL APPLICABLE CODE, ie NFPA 70, NFPA 72, NFPA 101, BOCA BUILDING CODE 1993 EDITION; BALTIMORE COUNTY BILL 167-93, AND THE BALTIMORE COUNTY FIRE PREVENTION CODE; BALTIMORE COUNTY BILL 017-91.

RECEIVED
OCT 20 1994
ZADM

Baltimore County Government
Office of Planning and Zoning



401 Bosley Avenue
Towson, MD 21204

(410) 887-3211
Fax (410) 887-5862

DATE: September 14, 1994

TO: Harold Reid, Chairman
Baltimore County Planning Board

FROM: Arnold F. (Pat) Keller, III, Director
Office of Planning and Zoning

SUBJECT: Shelter Development at Fullerton PUD

PROJECT NUMBER: XIV-259

GENERAL INFORMATION:

Applicant Name: Laudenklos Farms
c/o Harlan Kahler
9510 Cross Rd Perry Hall MD 21128

Location: End of Overton & Fowler Avenues/ES of Belair Rd

Councilmanic District: 6th

Growth Management Area: Community Conservation Area

Zoning: DR 3.5

Acres: 20.01± acres

Referral to the Planning Board

Section 430.11B.6. of the Baltimore County Zoning Regulations (BCZR) requires the Office of Planning and Zoning to make a report to the Planning Board on the Concept Plans for Planned Unit Developments (PUD) ~~and the~~ the County's position. The Director of the Office of Planning and Zoning may recommend changes in the site layout, types, intensity of uses, signages, landscaping requirements or other aspects of the Plan which the Director deems necessary for the Plan to meet the intent, purpose, conditions and standards of PUD regulations. The Planning Board shall approve or deny the Director's report and Concept Plan. In approving a Concept Plan, the Planning Board may also amend or modify the Plan. If a Concept Plan is approved by the Planning Board, the Applicant may proceed through the process by preparing a detailed Authorization Plan for review by County agencies and final action by the Hearing Officer. Concept Plans denied by the Planning Board will not be forwarded for further review by the County.

Planned Unit Development Regulations (PUD)

The intent of PUD regulations is for the County to permit "...flexibility in the application of its land use regulations... to encourage the development of creatively designed neighborhoods which will provide a higher degree of project design than obtained through the conventional application of these regulations." (Section 430.3 of the BCZR.)

In order to evaluate the benefits of a proposed PUD, the proposal (maps and written documentation) must be presented so as to contrast the PUD with a plan prepared according to conventional regulations. Additionally, the proposal must demonstrate the way in which any adverse impacts will be mitigated. (Section 430.11(B)(1) of the BCZR.)

The proposed Shelter Development at Fullerton PUD is classified as a PUD-R1 in that it is less than 100 acres and has no commercial or density bonuses. The advantages of this type of PUD for the applicant is that density may be clustered and restrictions on house type imposed by the BCZR do not apply. In exchange for these benefits, the County must find that the standards listed in Section 430.4 of the BCZR are met so as to:

- conserve and reinforce the character of Baltimore County's landscapes and landmarks;
- promote a sense of neighborhood and community, not just a quantity of housing;
- provide open space, a PUD's most important asset, in a well-planned and designed network of environmentally sensitive areas and active and passive recreational uses; and
- detail streets to make pedestrians feel welcome and secure (PUD Section of the Comprehensive Manual of Development Policies (CMDP)).

Additionally, the PUD-R1 proposals are subject to the Compatibility provisions contained in Section 26-282 of the County Code (Section 430.9 of the BCZR). The Applicant has submitted a report "Compatibility Findings" dated August 1994, which will satisfy this requirement.

Zoning and Land Use Context

The site for the proposed Shelter Development at Fullerton PUD consists of 20.01± acres of land zoned DR 3.5. Under the current zoning 70.35 dwelling units are permitted.

The current land use is agricultural (13.6 acres), with forest and hedgerow (2.25 acres), and meadow (4.2 acres). The site consists of open farm fields, scattered stands of woods, and a farmstead with an existing house. Stemmers Run and an unnamed tributary cross the site with 6.3 acres within the 100 year floodplain. Surrounding land uses and zoning are as follows: single-family residential detached homes and agricultural land to the south-east zoned DR 3.5 and DR 5.5; single-family detached homes and vacant land to the west zoned DR 5.5; and vacant land to the northeast zoned DR.3.5.

Project Proposal

The Applicant has submitted two site plans: the PUD-R1 Site Proposal Map and an alternative plan based on conventional zoning regulations, entitled the Alternative Development Plan.

ALTERNATE DEVELOPMENT PLAN

The Alternative Development Plan based on conventional zoning is a previously approved CRG for 66 small lot single family detached homes. The extension of Leslie Avenue to serve the interior of the site would require bridging Stemmers Run. The existing tree line behind the homes on Edro Avenue would be removed. Neither Residential Transition Area (RTA) nor reforestation requirements apply to this Plan.

PUD-R1

The Shelter Development at Fullerton PUD-R1 proposes to build an affordable housing for the elderly facility on a 4 acre portion of the property. A three story masonry building will house 4 efficiency and 86 one bedroom apartments which will constitute 66.5 dwelling units. The Plan proposes to dedicate the floodplain for Stemmers Run and its tributary to

Baltimore County (7.98 acres) as open space. The remaining portion of the property will contain three lots for single-family detached homes.

One variance has been requested to permit an RTA parking lot setback of 15 feet in lieu of the required 75 feet and a cleared, graded and replanted RTA buffer of 15 feet in lieu of the required 50 feet.

The merits of the proposed PUD-R1 Plan are:

1. the provision of affordable elderly housing within an area deficient in this service;
2. the dedication of open space along the Stemmers Run stream valley, providing a link in the future stream valley greenway;
3. the limited site disturbance and the preservation of trees buffering the rear of homes on Edro Avenue.
4. the courtyard garden area, providing a desirable amenity for residents of the facility; and
5. landscaping and supplemental plantings to the existing forest superior to the landscaping required for the single-family detached layout.

The Department of Community Development has advised that over 775 elderly households exist in the Overlea Regional Planning District with incomes eligible for this type of housing. The Shelter project will be the only affordable facility for the elderly between Towson and Rosedale. The proposed PUD-R1 Plan demonstrates that by clustering density in the DR 3.5 zone, as permitted in the PUD-R1, a needed service to the area can be provided while minimizing environmental impact.

Harold G. Reid, Chairman, Baltimore County Planning Board
Shelter Development at Fullerton
September 14, 1994

Community Input

On Monday, August 1, 1994 at 7 pm, the required Community Input Meeting (CIM) was held by the developer. The minutes of the CIM are attached. There were 100 people in attendance including representatives from the County (Office of Zoning Administration and Development Management and the Office of Planning and Zoning).

After the Developer presented the Concept Plan, the community residents asked a number of questions concerning this project. These concerns can be summarized as:

1. Stormwater Management - Residents expressed concern that stormwater runoff may cause erosion such as the gullies behind Edro Avenue. The Developer answered that an underground stormwater facility will catch runoff before it reaches the stream.
2. Senior Housing - The community questioned the guarantee of limiting residence eligibility to seniors and maintaining the facility as housing for the elderly. The Developer answered that a 40 year agreement with the County, the State, and the lender will provide the guarantee. A full-time manager and a full-time and a part-time maintenance person will be on staff.
3. Access - The community preferred one entrance to the project, but were not in total agreement that Cardwell should be the access.

The Applicant also presented the project to the Linover Community Association and received a favorable response to the PUD-R1 proposal.

Project Review Process

This PUD proposal has been reviewed by the Office of Planning and Zoning, the Departments of Public Works, Environmental Protection and Resource Management, and Recreation and Parks, the Division of Real Estate, and the Office of Zoning Administration and Development Management. Each agency's comments are attached.

The Applicant has submitted a revised plan to comply with County comments. A number of County comments relate to later stages of the development process. Only outstanding comments which must be resolved at the Concept Plan level are presented to the Planning Board as conditions of approval.

Outstanding Issues

The outstanding issues are as listed below.

- a. The connection of Cardwell and Leslie Avenues.
- b. The inclusion of the part of Parcel A across Stemmers Run in the open space system.

Issue a. The connection of Cardwell and Leslie Avenues.

The PUD section of the CMDP states that "streets should interconnect neighborhoods." The intent is to allow for ease of travel between adjacent existing subdivisions and neighborhoods by extending their street patterns and organization into the PUD and to provide a coherent community instead of a string of separate enclaves.

Connecting Cardwell Avenue and Leslie Avenue also addresses the development concern raised in the Baltimore County Master Plan 1989-2000. This is "...another deficit in our pattern of development is the suburban collector street system that has led to the problem of overloading our major road network. Linkage between developments is essential to give greater access and relief of overstressed primary road systems." (pg. 17)

Cardwell Avenue and Leslie Avenue should be connected in order to improve traffic circulation and to better integrate the project into the existing community. This site is located within one quarter mile of the Overlea/Fullerton Senior Center on Fullerton Avenue. Connection to Leslie Avenue would provide direct access to the Senior Center without having to use Belair Road.

Although the Department of Public Works did not ask for the connection in its Concept Plan Comments, the Highways section stated that "Leslie Avenue is an existing road which shall ultimately be improved as a 40 foot street cross-section on a 60 foot right-of-way." and "Cardwell Avenue is an existing road which shall ultimately be improved as a 30 foot cross-section on a 60 foot right-of-way." These improvements are not programmed in the Capital Budget and would be likely to occur only with development or redevelopment along Leslie and Cardwell. Should these road widenings become necessary, a connection between Cardwell and Leslie should not be precluded.

Community opposition to the connection is based on safety issues related to the narrow road section of Leslie Avenue and the fear that commuter traffic will use Leslie Avenue and Cardwell as a shortcut to Belair Road. The community is not a proponent of widening either road.

Issue b. The inclusion of the part of Parcel A across the Stemmers Run tributary in the open space system.

~~The Baltimore County Master Plan 1989-2000 Eastern Sector Development Policy Plan, pg. 113, established a Stream Valley Park/Greenway on the southwest side of the Beltway from Belair Road across from Double Rock Park along Stemmers Run connecting to Linover Park and continuing to I-95. The Stream Valley Park/Greenway was planned as an integrated open space system with Public access. The Shelter Development at Fullerton PUD provides an essential section of this greenway.~~

Harold G. Reid, Chairman, Baltimore County Planning Board
Shelter Development at Fullerton PUD
September 14, 1994

The dedication of the Greenway as shown on the PUD Plan is acceptable to the Department of Recreation and Parks toward the Local Open Space requirement with the provision of a trail system. Inclusion of the part of Parcel A across the Stemmers Run tributary adjacent to the Beltway in the open space system was recommended by the Office of Planning and Zoning in their Concept Plan Comments (dated July 8, 1994) attached. The Division of Real Estate commented that the eastern part of Parcel A appears to be land locked. The parcel is isolated by a stream and the Beltway. The area was also shown as part of the Baltimore County Greenway/Stream Valley Park Reservation on the approved Carriage Manor Development Plan used as the alternate development scheme.

RECOMMENDATIONS

As a result of the inter-agency and public comments on the proposed Shelter Development at Fullerton PUD, the Director of Planning and Zoning recommends that the proposed Concept Plan be APPROVED SUBJECT TO THE COUNTY COMMENTS AND THE CONDITIONS LISTED BELOW and that the Applicant may proceed through the process by preparing a detailed Authorization Plan for review by County agencies and final action by the Hearing Officer.

- a. The Plan should be revised to provide pedestrian connections between Leslie and Cardwell Avenues at this time and to dedicate the right-of-way for a future road connection.
- b. The eastern part of Parcel A should be included in the greenway system.


Arnold F. (Pat) Keller, III, Director

AVA:CMcE:bjs

Attachments

TO: DMW, INC.

DATE: September 26, 1994

FROM: BALTIMORE COUNTY OFFICE OF
ZONING ADMINISTRATION AND
DEVELOPMENT MANAGEMENT

SUBJECT: **DEVELOPMENT PLAN CHECKPRINT**

PROJECT - SHELTER DEVELOPMENT AT FULLLERTON

The check print for the above-mentioned project has been reviewed for conformance with general filing requirements and may be further processed in accordance with the following:

Please make all additions/changes/deletions per the attached red-line drawing; and

Submit the following **marked items** to Room 123 of the County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204:

- ☒ Certified or cashier's check in the amount of **\$3484** made payable to Baltimore County for development plan review
- ☒ 36 copies of the plan, folded to 8 1/2 X 11, for agency review (the red-line checkprint must also accompany the plans)*
- ☒ 2 copies (each): Hydrogeologic study
Environmental effects report
- ☒ 2 copies (each): Preliminary conservation plan
Forest conservation worksheet
- ☒ 2 copies Schematic landscape plan (for non-residential development only)

**The plans must contain the following note: I, _____, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.*

Additionally, a copy of a public notification letter of the Development Plan Conference ~~and Hearing Officer's Hearing~~ is attached for your convenience. Please note that ~~it is the~~ developer's responsibility to send a copy of the development plan and notify all interested parties of the conference and hearing. You will be advised of the meeting dates and times when your project is accepted and scheduled for hearing.

Should you have any questions regarding this matter, please do not hesitate to call our office at 887-3335.

jvm

□zadmjoe\devchek.doc

PROP. TAXES -
1207.76
DELINQUENT
AS OF
7/11/94

Baltimore County Government
Planning Board



401 Bosley Avenue
Towson, MD 21204

(410) 887-3211
Fax (410) 887-5862

September 26, 1994

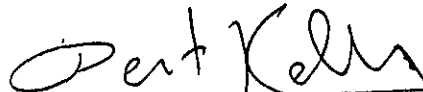
TO: Lawrence Schmidt, Esq.
Hearing Officer

FROM: Pat Keller
Secretary to the Planning Board

SUBJECT: Planned Unit Development -
Shelter Development at Fullerton

At its meeting on September 22, 1994, the Planning Board reviewed the enclosed September 14, 1994 report from the Director of the Office of Planning and Zoning on the Concept Plan of the proposed Shelter Development at Fullerton PUD.

Pursuant to Section 430.11B.6 of the Zoning Regulations (as amended by Bill No. 3-92), the Board voted to approve the report. In voting also to approve the Concept Plan subject to the conditions listed on page 6 of the report, the Board deleted the second half of condition "a"; i.e., the Board's opinion is that Leslie Avenue definitely should not be extended across this property, and the Authorization Plan should not make any reservation of a right-of-way for such a road.


Pat Keller

PK/TD/mjm
FLTRN.PUD/PZONE/TXTMJM

Enclosure

cc: Shelter Development Corp.
David Thomas, Bureau of Public Services
Donald Rascoe, Development Mgr., ZADM

RECEIVED

SEP 28 1994

ZADM

10-19-94

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

Subject: Development Plan Comments

Date: October 19, 1994

From: Department of Recreation and Parks

Project Name: Shelter Development at Fullerton

Project Number: XIV-259

Location: End of Overton and Fowler Avenues

Districts: Elec. 14 Counc. 6

Comments:

The dedication of the Greenway as shown on the plan is acceptable toward the Local Open Space requirement. This should be labeled as a "Baltimore County Greenway Reservation" and not as Local Open Space and 100 year floodplain reservation. Please add the following note to the plan: "Within the area shown as Baltimore County Greenway Reservation, permitted activities include public access for hiking, bicycling, fishing, nature/environmental studies and Baltimore County supervised trail improvements and maintenance, subject to approval by DEPRM."

We would also like to see a trail or path allowing access to the future trail paralleling Stemmers Run.

Michael Grossman
Local Open Space Coordinator
887-3822

CONCEPT PLAN CONFERENCE

SHELTER DEV 10/19/94

410 BBT3768

STORM WATER MANAGEMENT COMMENTS:

Note: Comments are advisory in nature and may or may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

1. The Storm Water Management Act:

- a. The Developer is responsible to address the requirements of the Baltimore County Code, Title 14, Article V.
- b. Provisions for exemptions, waivers and variances for Storm Water Management (SWM) are described in this document. Exemptions, waivers and variances should be applied for and granted (or denied) by the County before Development Plan approval is given.
- c. Conditions for recording plats and granting grading and building permits as related to SWM are also described in this document. The Developer is advised to be aware of these conditions and include them in planning the project to avoid unnecessary delays to construction.

2. General Engineering Requirements:

- a. Peak management of the 2 and 10-year storm events is normally required. If the development is in certain designated inter-jurisdictional watersheds or, if deemed necessary by Baltimore County, 100-year peak management may also be required.
- b. Please refer to ~~the~~ Storm Water Management Section of the Baltimore County Design Manual for general design criteria. Hydrology shall be in accordance with the June 1986 version of TR-55.
- c. Water quality measures are required to some degree on all projects not exempt from SWM. The developer is responsible for ~~addressing~~ all applicable requirements of agencies whether within or outside of Baltimore County having jurisdiction over water quality, streams or wetlands.
- d. SWM Facilities are also subject to review and approval by the Baltimore County Soil Conservation District.

Development Plan Conference

October 19, 1994

PROJECT: Shelter Development at Fullerton, Number XIV-259

Comments from the Department of Community Development,
Frank W. Welsh, Director

The Department of Community Development is in full support of the development, which is affordable senior housing. We will be providing \$600,000 in Community Development Block Grant funds to the developer to assist with land acquisition. Since Baltimore County has the greatest elderly population in Maryland, it is important that the County continue to encourage affordable elderly developments. Shelter Development has constructed several elderly developments around the County.

Shelter Development has spent a great deal of time with community leaders and County agencies working on a plan in which both the community and the developer were satisfied. Not including the CIM, Shelter had previously met with the Board of Directors of the Linover Improvement Association and then the full association to work on details such as road connections, conducting an archeological study and open space. The present plan is the result of those meetings.

FULLER.DPC/TXTTLG

DEV. PLAN
COMMENTS

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 24, 1994

Robert A. Hoffman, Esquire
Venable, Baetjer, and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #133)
Legal Owner: Laudenklos Farms, Inc.
Contract Purchaser: Shelter Development Corp.
Cardwell Avenue
14th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. The "agent" listed on the petition for Laudenklos Farms, Inc. has no proof of authorization from the owner in the petition file nor is an address and telephone number provided.
2. The zoning hearing plan and petitions must agree with the PUD/Development Plan. As stated at the development plan conference, note #1 of the development plan comments must be covered on both plans (see included copy).

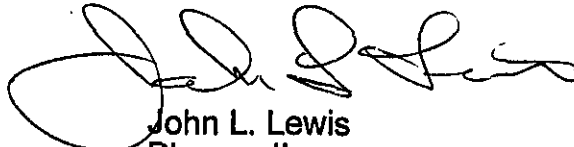


Robert A. Hoffman, Esquire
October 24, 1994
Page 2

3. Correct the zoning descriptions. The entire PUD area must be described in support of the special exception since density accrual for the assisted living facility is from the overall 20.10 acres.
4. Prior to any final zoning approvals, all issues in the development plan comments must be resolved.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John L. Lewis
Planner II

JLL:scj

Enclosures (receipt & DPC comments)

cc: Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENTS

DPC DATE: 10/19/94
9:00 a.m., Room 123
HOH DATE: 11/3/94
9:00 a.m., Room 118

FROM: ZADM - DEVELOPMENT CONTROL

PROJECT NAME: Shelter Development at Fullerton PUD

PLAN DATE: 6/14/94

LOCATION: End of Overton and Fowler Avenues,
E/S Belair Road

REV.: REV.:

REVISED PLAN KEY:

DISTRICT: 14c6
PROPOSAL: Multi-Family Building
(Elderly Housing) and
3 Single Family Dwellings
in D.R.-3.5 PUD

(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CONCEPT
PLAN APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The plan has been reviewed by the staff at this level of detail and with the exception of comment #1, has been found to be in general compliance with the Baltimore County Zoning Regulations. The following additional advisory comments are generalized for the development plan and they do not identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. To avoid any possible delays in the development review and zoning approval process, when these details and final technical information are identified or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. Only if necessary, will the following comments be up-dated and/or supplemented during review of the zoning final development plan.

Class A multi-family elderly housing (without assisted living or convalescent care) is permitted in the D.R.-3.5 within a PUD subject to all applicable site standards, while single-family residential lots are permitted as of right in this zone.

1. Note all required zoning actions in light of comment #2 and #21. Include all actions filed under item #133. Be aware that the zoning hearing and development plans must agree. Item #133 comments will be forthcoming once a drop-off review can be made for zoning compliance.
2. Existing Dwelling and Buildings: For the barn in the front yard of Parcel "A", Lot 2, clearly indicate compliance with the BCZR and remove or clearly propose to amend any existing conditions, planned to remain, that would conflict with the BCZR and Policies including, but not necessarily limited to, Section 400 of the BCZR and/or Section 404.2 of the Zoning Office Policy Manual (copy attached) or specify the necessary relief.

(OVER)

DEVELOPMENT PLAN COMMENTS

PROJECT NAME: Shelter Development at Fullerton PUD

DPC DATE: 10/19/94

PAGE 2

3. Provide an engineer scaled and dimensioned height and elevation detail which permits the elevation height of the building to be confirmed. Be aware of the maximum 50-foot height permitted in the D.R.-3.5 zone.
4. Show compliance for the parking islands which are required to separate each 12 parking spaces per Section II, page 26, CMDP or document the requested relief.
5. Density, Area: Provide accurate gross and net area calculations in compliance with the following: Net Area = the entire overall tract/ownership area (excluding any existing public street right-of-ways; Gross Area = the net area plus 1/2 of the tract boundary street right-of-way that the property is not denied access to, up to a maximum of 30 feet (see Zoning Policy RSD-3).

Use the gross area in the density calculation, clearly indicating the source of the additional calculated area over and above the net area.

Note on the plan under the density calculation: "This property as shown on the plan has been held intact since 1970. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings". If any adjacently owned property has been subdivided after this date, show this area as part of the overall tract boundary and adjust density calculations accordingly.

6. Show all PUD-R-1 standards including, but not necessarily limited to Sections 431.10.D (uses), 430.10.F (affordable housing), and 430.11.C.2.a-e. Document OPZ approval for these standards on the plan.
7. Signs: Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with Section 413.1 (BCZR) and page 4-69.5, community signs, a-h and all zoning sign policies or document the requested relief.

Final zoning approval is contingent first, upon all plan comments being addressed on the ~~authorization/development plan~~; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the FDP checklist information being included on the Final Development Plan.


JOHN L. LEWIS
Planner II

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: DEPRM - Larry Pilson
 DES - Bob Bowling
 DRE - Shirley Murphy
 OPZ - Erv McDaniel
 R&P - Mike Grossman
 ZADM - John Lewis

DATE: October 24, 1994

FROM: Kurt A. Kugelberg, Project Manager

SUBJECT: POST DPC - HOH on 11/3/94
 Shelter Development at Fullerton - ZADM No. XIV-259

Please review the attached plan for compliance with your agency's comments generated at the Development Plan Conference. Your final comments must be transmitted to this office no later than 12:00 Noon, 10/28/94.

At your earliest convenience, complete the appropriate box below, initial, date and return this form to the project manager at ZADM/DM in Room 123 of the County Office Building; the plan may be retained for your files.

.....
RESPONSE

I have reviewed the red-lined plan and comment as follows:

/ / Approval recommended

14 Other (please detail)

APPROVAL RECOMMENDED WITH RESOLUTION OF THE
REDUCED ACREAGE FARM/BARN ISSUE. COMMENTS ATTACHED

_____ signed

ggl
Attachment
SHELTER2/ZADM/TXTGGL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: DEPRM - Larry Pilson
DES - Bob Bowling
DRE - Shirley Murphy
OPZ - Erv McDaniel
R&P - Mike Grossman
ZADM - John Lewis

DATE: October 24, 1994

amb

FROM: Kurt A. Kugelberg, Project Manager

SUBJECT: POST DPC - HOH on 11/3/94
Shelter Development at Fullerton - ZADM No. XIV-259

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RESPONSE

I have reviewed the red-lined plan and comment as follows:

/ / Approval recommended

☒ Other (please detail)

ACCESS FOR LOTS #1, 2, & 3, PARCEL 'A', MUST MEET ALL OF THE

REQUIREMENTS OF THE PANNAPALA LEGISLATION.

DAB signed

10/27/94

RWB 10/27/94

ggd
Attachment
SHELTER2/ZADM/TXTGGL

RECEIVED

OCT 24 1994

DEVELOPERS ENGINEERING SECTION
BUREAU OF ENGINEERING AND
CONSTRUCTION

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: DEPRM - Larry Pilson
 DES - Bob Bowling
 DRE - Shirley Murphy
 OPZ - Erv McDaniel
 R&P - Mike Grossman
 ZADM - John Lewis

DATE: October 24, 1994

OCT 24 1994

FROM: Kurt A. Kugelberg, Project Manager BUREAU OF LAND ACQUISITION

SUBJECT: POST DPC - HOH on 11/3/94
 Shelter Development at Fullerton - ZADM No. XIV-259

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At your earliest convenience, complete the appropriate box below, initial, date and return this form to the project manager at ZADM/DM in Room 123 of the County Office Building; the plan may be retained for your files.

RESPONSE

I have reviewed the red-lined plan and comment as follows:

/ / Approval recommended

☒ Other (please detail)

PART of Parcel A STILL LAND LOCKED, NONCONCLATURE INACCURATE
R/W of CARDWELL & SIPLE questionable - See
DEVELOPMENT PLAN DRE COMMENTS
WFO signed
10-28-94

ggl
Attachment
SHELTER2/ZADM/TXTGGL

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: DEPRM - Larry Pilson
 DES - Bob Bowling
 DRE - Shirley Murphy
 OPZ - Erv McDaniel
 R&P - Mike Grossman
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DATE: October 24, 1994

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SUBJECT: POST DPC - HOH on 11/3/94
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.....
RESPONSE

I have reviewed the red-lined plan and comment as follows:

/ / Approval recommended *subjected to the listing below*

/ / Other (please detail)

the eastern part of Parcel A should be included
in the greenway system

EMUD signed

ggl
Attachment
SHELTER2/ZADM/TXTGGL

RECEIVED
OCT 26 1994

ZADM

RECEIVED
OCT 24 1994

OFFICE OF
PLANNING & ZONING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: DEPRM - Larry Pilson
DES - Bob Bowling
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RESPONSE

I have reviewed the red-lined plan and comment as follows:

/ / Approval recommended

/ / Other (please detail)

Local
Open Space / Baltimore County Greenway Reservation
should be labeled and not Local Open Space AND
Flood Plain Reservation.

② Local Open Space OUTSIDE OF THE Floodplain has not
been provided or identified

③ Open Space Proposal _____ signed
CHART SHOWS 7.12

acres of Floodplain/Buffer
while the ^{site} Development proposal chart indicates
7.98 acres

ggl
Attachment
SHELTER2/ZADM/TXTGGL

MB

DEVELOPMENT PLAN CONFERENCE STATUS

Development Name: SHELTER DEVELOPMENT AT FULLERTON Project No. 14 - 259
 Engineer's Name/Phone: DMW / 296-3333 Date: 19 OCT 94

AGENCIES REQUESTING RED-LINE REVISION (indicate contact person):

- ☒ OPZ/Strategic Planning: PART OF PARCEL A SHOULD BE LOS DEDICATED TO CO.
- ☒ ZADM/Zoning: JOHN LEWIS
- ☐ House Numbering Section: _____
- ☐ FIRE DEPT: _____
- ☒ RECREATION & PARKS: SAME
- ☒ DEPRM- EIR: _____
- ☐ DEV. COORD: _____
- ☐ SWM: _____
- ☒ DPW-DES: OVERTON AV. RESERVATION T-TURNAROUNDS
- ☒ DRE: LABELS
- ☐ SHA: _____

REMARKS: _____

RED-LINE REVISIONS: PLANS DUE FROM ENGINEER TO ZADM: 10 / 24 / 94
 COMMENTS DUE FROM AGENCIES: _____
 FILE TO BE FORWARDED TO HQ: _____

AGENCY CONTACT PERSONS

					YES	NO	
DEPRM	L. Pilson - EIR	887-3980	ZADM	C. Richards - 887-3391	PWA ?	☐	☐
	E. Beatty - D.C.	887-3980		Chris Rorke - 887-3710	DELINQUENT ?	☐	☐
	A. Wirth-SWM	887-3768	DRE	W. Beaumont- 887-3217	CERTIFICATION ?	☐	☐
FIRE	Capt. Paul -	887-4882	R & P	M. Grossman - 887-3822	APPROVED ?	☐	☐
OPZ	E. McDaniel -	887-3211	SCD	Bill Hahn - 666-1188			
DPW	Bob Bowling -	887-3751	SHA	Bob Small - 333-1350			

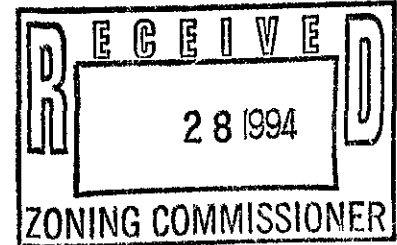
jvm
status.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: DEPRM - Larry Pilson
DES - Bob Bowling
DRE - Shirley Murphy
OPZ - Erv McDaniel
R&P - Mike Grossman
ZADM - John Lewis

DATE: October 24, 1994



FROM: Kurt A. Kugelberg, Project Manager

SUBJECT: POST DPC - HOH on 11/3/94
Shelter Development at Fullerton - ZADM No. XIV-259

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RESPONSE

I have reviewed the red-lined plan and comment as follows:

☒ Approval recommended

☐ Other (please detail)

The existing well must be backfilled by a licensed Master well driller and the septic system repaired or the house connected to public sewer prior to Record Plat.

Daniel signed

ELR 10/27/94

Seely 10-28-94

ggl
Attachment
SHELTER2/ZADM/TXTGGL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

DATE: March 31, 1995

FROM: Charlotte E. Radcliffe 
County Board of Appeals

SUBJECT: Closed File: Case No. CBA-94-189 /ZADM XIV-259
and Case No. 95-124-XA
SHELER DEVELOPMENT AT FULLERTON /LAUDENKLOS FARMS, INC.
14th E; 6th C

As no further appeals have been taken regarding the subject case, which was dismissed by Order dated January 11, 1995, we are closing the file and returning same to you herewith.

Attachment

cc: Donald Rascoe /ZADM

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 05/17/94

TO: SUE WIMBLEY, ZADM, MAIL STOP-1301

FROM: LT. ROBERT P. SAUERWALD
BALTIMORE COUNTY FIRE MARSHAL OFFICE
MAIL STOP-1102F, PHONE 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: SHELTER DEVELOPMENT AT FULLERTON

PROJECT NUMBER: XIV-259

LOCATION: END OF OVERTON AND FOWLER AVE. ES OF BELAIR RD.

DISTRICT: 14C6

COMMENTS:

*** 3 STORY CONDO BLDG.

- CRG 1. PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1991 EDITION.
- CRG 9. ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS.
- CRG14. IF THE PROPOSED BUILDING(S) REQUIRES THE INSTALLATION OF A "FIRE ALARM SYSTEM", THE DESIGN PACKAGE AS PRESENTED WITH THE BUILDING PLANS AT THE TIME OF BUILDING PERMIT APPLICATION, SHALL BE CERTIFIED BY A MARYLAND REGISTERED: LEVEL 3 OR 4 NICET ENGINEER, OR FIRE PROTECTION ENGINEER. STATING THE FIRE ALARM SYSTEM COMPLIES WITH ALL APPLICABLE CODE. ie NFPA 70, NFPA 72, NFPA 101, BOCA BUILDING CODE 1993 EDITION; BALTIMORE COUNTY BILL 167-93, AND THE BALTIMORE COUNTY FIRE PREVENTION CODE; BALTIMORE COUNTY BILL 017-91.

RECEIVED
JUL 5 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: Kurt Louderback, Supervisor DATE: June 29, 1994
Revenue Division
Office of Finance - M.S. 2113

FROM: Donald T. Rascoe, Manager *DTR/gsl*
Development Management
Zoning Administration and Development Management

SUBJECT: TAX CLEARANCE

Name of Project: Shelter Development at Fullerton

Location of Project: End of Overton and Fowler Aves,
SE of Belair Road

Owner's Name(s): Shelter Development

Address: 218 North Charles St., Bal., MD 21201

TAX ACCOUNT NUMBER: 14 12 001150

 /X/ DELINQUENT

 / / NOT DELINQUENT

Comments: Real property taxes open on above account in the amount of \$1,207.76

PLEASE FORWARD RESPONSE TO GLORIA LUPERINI - Room 123 COB!

RECEIVED

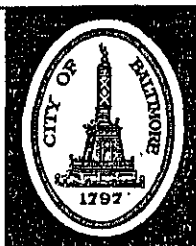
JUL 11 1994

ZADM

Handwritten signature
7/8/94

CITY OF BALTIMORE

KURT L. SCHMOKE, Mayor



DEPARTMENT OF PUBLIC WORKS

BUREAU OF WATER AND WASTE WATER
UTILITY ENGINEERING DIVISION
305 Abel Wolman Municipal Building
200 N. Holliday Street, Baltimore, Maryland 21202

July 27, 1994

RECEIVED

AUG 3 1994

DEVELOPERS ENGINEERING SECTION
BUREAU OF ENGINEERING AND
CONSTRUCTION

Mr. Robert Bowling, P.E., Chief
Developers Engineering Division
Baltimore County Department of Public Works
County Office Building
Towson, Maryland 21204

Dear Mr. Bowling:

In reply to your letter of June 30, 1994 concerning Shelter Development at Fullerton, service may be obtained from the Eastern Third Zone.

A master metered service may be taken from an extension of the existing 8-inch main in Leslie Avenue.

Eight inch mains should be installed in the proposed public roads as indicated for the alternate plan on the CRG. Four inch mains must be installed in the proposed public cul-de-sacs unless fire hydrants are to be installed.

To receive water service, all lots must have fee simple frontage on the public roads. Additionally, pressure will exceed 80 psi below elevation 330-feet, and we suggest that pressure reducing valves be installed to provide service to all lots below that elevation.

It is recommended that the developer arrange to have a fire flow test made to determine if the water available is adequate for fire protection and domestic service. Arrangements for fire flow tests can be made by contacting the Chief of Pumping Section, Bureau of Water and Waste Water, Ashburton Filtration Plant, 3001 Druid Park Drive, 396-0360.

All mains not in the public roads will not be serviced or maintained by the City.

Very truly yours,

for Daniel J. Huntley
JERRY SILHAN, CHIEF
UTILITY ENGINEERING DIVISION

JS:WSR:jr

cc: Mr. N. L. Stephen, Mr. S. Milio,
Mr. W. S. Ruskin, Mr. G. Keller
BC/BOWL135

BALTIMORE: "THE CITY THAT READS!"



11/3

October 29, 1994
4229 Cardwell Avenue
Baltimore, Maryland

Baltimore County Zoning and Planning Committee
Room 118 Old Court House
Towson, Maryland

Gentlemen:

As a resident of Cardwell Avenue, I find your decision to have Cardwell Avenue, a Dead - End Street. It is impractical, unreasonable, and hazardous. Therefore, I urge you to reconsider your decision, and open Cardwell Avenue to Leslie Avenue.

First, let me point out, the road is not wide enough to handle four cars, traffic coming and going, cars parked on both sides of the street, there is no place to turn around, it is the middle of the road or the neighbors driveway.

Next, when a fire occurs on the street, the fire engines must backout to get to Belair Road, the trash man must do the same, In a emergency the ambulance blocks the street, until the emergency is taken care of and leaves the street.

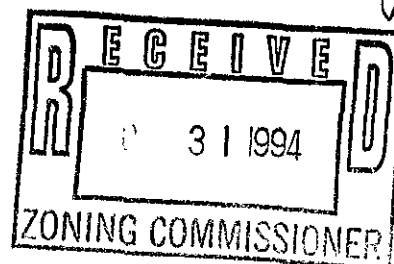
Finally, this is a hazardous situtation, if there was an emergency and the street was not passable, Example - a tree across the road, fire, Car crash and some one had to get out of the street in an emergency, what would happen, wait until the road is cleared. I realize that some of the residents have requested the road not be opened. However, for the safety of the residents, it would be more reasonable to open Cardwell Avenue to Leslie Avenue and in a emergency, there would be another exit. Not to be trapped on a Dead - End Street.

Please, give this serious though, before you make your final decision.

To my knowledge, this case for the Shelter Development Corporation, has not been finalized until the hearing November 3, 1994 at the Old Court House, Towson, Maryland. Thank You.

Yours very truly,

Martha Yankowski
Martha Yankowski



VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

DIRECT DIAL NO.
(410) 494-6262

Janaury 6, 1995

HAND-DELIVERED

Robert W. Bowling, Section Chief
Developer's Engineering Section
County Office Building, Room 211
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Approval of PUD Plan, Special Exception
and Variance
Case Nos. XIV-259 and 95-124-XA
Laudenklos Farms, Inc., Legal Owner
Shelter Development Corporation, Contract Purchaser
E/S Belair Road, End of Overton & Fowler Avenues

Dear Mr. ~~Bowling~~: *Bob*

Enclosed please find a subpoena which we have prepared in connection with the above-referenced case scheduled to be heard by the Board of Appeals on Wednesday, January 11, 1995. It is not necessary that you attend the hearing, but we would request that you remain on call at your office. If you must leave your office, we would request that you please leave a telephone number with your secretary where you may be reached.

We thank you for your cooperation.

Sincerely,



Robert A. Hoffman

RAH\gpw
enclosure

cc: Kathleen Weidenhammer

BOWLING.GPW

RE: APPEAL OF APPROVAL OF PUD	*	BEFORE
PLAN, SPECIAL EXCEPTION &	*	THE
VARIANCE	*	BOARD OF APPEALS
E/S Belair Road, End of	*	OF
Overton & Fowler Avenues	*	BALTIMORE COUNTY
(Shelter Development at	*	
Fullerton)	*	
14th Election District	*	
6th Councilmanic District	*	
Laudenklos Farms, Inc.,	*	Case Nos. XIV-259
Legal Owner	*	95-124-XA
Shelter Development Corp.,	*	
Contract Purchaser	*	
Appellees	*	

* * * * *

REQUEST FOR SUBPOENA DUCES TECUM

Please issue a Subpoena Duces Tecum for the following individual:

Robert W. Bowling, Section Chief
Developer's Engineering Section
County Office Building, Room 211
111 W. Chesapeake Avenue
Towson, Maryland 21204

95 JAN -5 AM 10:24
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND

Please direct Mr. Bowling, or his legally authorized designee, to appear and to testify under oath, if necessary, at the hearing on the above-referenced matter scheduled before the Baltimore County Board of Appeals on Wednesday, January 11, 1994 at 10:00 a.m. at the Board's Hearing Room in Room 48 of the Old Courthouse, Towson, Maryland, 21204. In addition, please direct Mr. Bowling, or his legally authorized representative, to bring with him and produce at that time copies of all records, correspondence, plats, plans and any other written documents contained in the Developer's Engineering Section's files which pertain to Case Nos. XIV-259 and 95-124-XA, referenced above.

Mr. Sheriff/Private Process Server:

Please process this Subpoena Duces Tecum in accordance with Rule 5 of the Rules of Practice and Procedure of the County Board of Appeals.



KATHLEEN WEIDENHAMMER
Administrative Assistant

This subpoena request is made on behalf of the undersigned attorneys for Appellees.

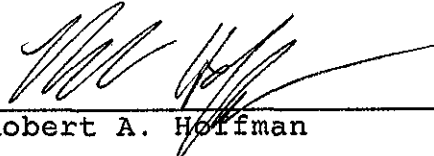


ROBERT A. HOFFMAN
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204
(410) 494-6200

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 1995, a copy of the foregoing Subpoena Duces Tecum was hand-delivered to:

Robert W. Bowling, Section Chief
Developer's Engineering Section
County Office Building, Room 211
111 W. Chesapeake Avenue
Towson, Maryland 21204



Robert A. Hoffman

SUBP0195.GPW

2025
JAN 11 11:07
95 JAN -6 AM 11:07
SECURITY SERVICE

VENABLE, BAETJER AND HOWARD, LLP
including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

DIRECT DIAL NO.
(410) 494-6262

January 6, 1995

HAND-DELIVERED

Andrea J. Van Arsdale, Chief
Strategic Planning Division
Office of Planning and Zoning
County Courts Building, Fourth Floor
401 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Approval of PUD Plan, Special Exception
and Variance
Case Nos. XIV-259 and 95-124-XA
Laudenklos Farms, Inc., Legal Owner
Shelter Development Corporation, Contract Purchaser
E/S Belair Road, End of Overton & Fowler Avenues

Dear Ms. Van Arsdale: *Andrea*

Enclosed please find a subpoena which we have prepared in connection with the above-referenced case scheduled to be heard by the Board of Appeals on Wednesday, January 11, 1995. It is not necessary that you attend the hearing, but we would request that you remain on call at your office. If you must leave your office, we would request that you please leave a telephone number with your secretary where you may be reached.

We thank you for your cooperation.

Sincerely,



Robert A. Hoffman

RAH\gpw
enclosure

cc: Kathleen Weidenhammer

arsdale.GPW

RE: APPEAL OF APPROVAL OF PUD	*	BEFORE
PLAN, SPECIAL EXCEPTION &	*	THE
VARIANCE	*	BOARD OF APPEALS
E/S Belair Road, End of	*	OF
Overton & Fowler Avenues	*	BALTIMORE COUNTY
(Shelter Development at		
Fullerton)		
14th Election District		
6th Councilmanic District		
Laudenklos Farms, Inc.,	*	Case Nos. XIV-259
Legal Owner	*	95-124-XA
Shelter Development Corp.,	*	
Contract Purchaser	*	
Appellees	*	

* * * * *

REQUEST FOR SUBPOENA DUCES TECUM

Please issue a Subpoena Duces Tecum for the following individual:

Andrea J. Van Arsdale, Chief
Strategic Planning Division
Office of Planning and Zoning
County Courts Building, Fourth Floor
401 Bosley Avenue
Towson, Maryland 21204

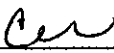
Please direct Ms. Van Arsdale, or her legally authorized designee, to appear and to testify under oath, if necessary, at the hearing on the above-referenced matter scheduled before the Baltimore County Board of Appeals on Wednesday, January 11, 1994 at 10:00 a.m. at the Board's Hearing Room in Room 48 of the Old Courthouse, Towson, Maryland, 21204. In addition, please direct Ms. Van Arsdale, or her legally authorized representative, to bring with her and produce at that time copies of all records, correspondence, plats, plans and any other written documents contained in the Office of Planning and Zoning's files which pertain to Case Nos. XIV-259 and 95-124-XA, referenced above.

COUNTY BOARD OF APPEALS
 JAN 11 1994
 95-124-XA

contained in the Environmental Impact Section's files which pertain to Case Nos. XIV-259 and 95-124-XA, referenced above.

Mr. Sheriff/Private Process Server:

Please process this Subpoena Duces Tecum in accordance with Rule 5 of the Rules of Practice and Procedure of the County Board of Appeals.



KATHLEEN WEIDENHAMMER
Administrative Assistant

This subpoena request is made on behalf of the undersigned attorneys for Appellees.



ROBERT A. HOFFMAN
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204
(410) 494-6200

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 1995, a copy of the foregoing Subpoena Duces Tecum was hand-delivered to:

Andrea J. Van Arsdale, Chief
Strategic Planning Division
Office of Planning and Zoning
County Courts Building, Fourth Floor
401 Bosley Avenue
Towson, Maryland 21204



Robert A. Hoffman

SUBP0196.GPW

RECEIVED
COUNTY CLERK
95 JAN -6 AM 11:07

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

DIRECT DIAL NO.
(410) 494-6262

January 6, 1995

HAND-DELIVERED

Ervin McDaniel, Division Chief
Development Review Section
Office of Planning and Zoning
County Courts Building, Fourth Floor
401 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Approval of PUD Plan, Special Exception
and Variance
Case Nos. XIV-259 and 95-124-XA
Laudenklos Farms, Inc., Legal Owner
Shelter Development Corporation, Contract Purchaser
E/S Belair Road, End of Overton & Fowler Avenues

Dear Mr. McDaniel: *Fr*✓

Enclosed please find a subpoena which we have prepared in connection with the above-referenced case scheduled to be heard by the Board of Appeals on Wednesday, January 11, 1995. It is not necessary that you attend the hearing, but we would request that you remain on call at your office. If you must leave your office, we would request that you please leave a telephone number with your secretary where you may be reached.

We thank you for your cooperation.

Sincerely,



Robert A. Hoffman

RAH\gpw
enclosure

cc: Kathleen Weidenhammer

mcDaniel.GPW

RE: APPEAL OF APPROVAL OF PUD	*	BEFORE
PLAN, SPECIAL EXCEPTION &	*	THE
VARIANCE	*	BOARD OF APPEALS
E/S Belair Road, End of	*	OF
Overton & Fowler Avenues	*	BALTIMORE COUNTY
(Shelter Development at		
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'14th Election District		
6th Councilmanic District		
Laudenklos Farms, Inc.,	*	Case Nos. XIV-259
Legal Owner	*	95-124-XA
Shelter Development Corp.,	*	
Contract Purchaser	*	
Appellees	*	

* * * * *

REQUEST FOR SUBPOENA DUCES TECUM

Please issue a Subpoena Duces Tecum for the following individual:

Ervin McDaniel, Division Chief
Development Review Section
Office of Planning and Zoning
County Courts Building, Fourth Floor
401 Bosley Avenue
Towson, Maryland 21204

Please direct Mr. McDaniel, or his legally authorized designee, to appear and to testify under oath, if necessary, at the hearing on the above-referenced matter scheduled before the Baltimore County Board of Appeals on Wednesday, January 11, 1994 at 10:00 a.m. at the Board's Hearing Room in Room 48 of the Old Courthouse, Towson, Maryland, 21204. In addition, please direct Mr. McDaniel, or his legally authorized representative, to bring with him and produce at that time copies of all records, correspondence, plats, plans and any other written documents contained in the Development Review Section's files which pertain to Case Nos. XIV-259 and 95-124-XA, referenced above.

95 JAN -6 AM 10:25

COUNTY BOARD OF APPEALS

Mr. Sheriff/Private Process Server:

Please process this Subpoena Duces Tecum in accordance with Rule 5 of the Rules of Practice and Procedure of the County Board of Appeals.


KATHLEEN WEIDENHAMMER
Administrative Assistant

This subpoena request is made on behalf of the undersigned attorneys for Appellees.


ROBERT A. HOFFMAN
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204
(410) 494-6200

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 1995, a copy of the foregoing Subpoena Duces Tecum was hand-delivered to:

Ervin McDaniel, Division Chief
Development Review Section
Office of Planning and Zoning
County Courts Building, Fourth Floor
401 Bosley Avenue
Towson, Maryland 21204



Robert A. Hoffman

SUBP0197.GPW

RECEIVED
COUNTY CLERK
95 JAN -6 AM 11:07

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

DIRECT DIAL NO.
(410) 494-6262

January 6, 1995

HAND-DELIVERED

David L. Thomas, P.E.
Assistant to the Director of the
Department of Public Works
County Office Building, Room 307
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Approval of PUD Plan, Special Exception
and Variance
Case Nos. XIV-259 and 95-124-XA
Laudenklos Farms, Inc., Legal Owner
Shelter Development Corporation, Contract Purchaser
E/S Belair Road, End of Overton & Fowler Avenues

Dear Mr. Thomas: *David*

Enclosed please find a subpoena which we have prepared in connection with the above-referenced case scheduled to be heard by the Board of Appeals on Wednesday, January 11, 1995. It is not necessary that you attend the hearing, but we would request that you remain on call at your office. If you must leave your office, we would request that you please leave a telephone number with your secretary where you may be reached.

We thank you for your cooperation.

Sincerely,



Robert A. Hoffman

RAH\gpw
enclosure

cc: Kathleen Weidenhammer

THOMAS.GPW

RE: APPEAL OF APPROVAL OF PUD	*	BEFORE
PLAN, SPECIAL EXCEPTION &	*	THE
VARIANCE	*	BOARD OF APPEALS
E/S Belair Road, End of	*	OF
Overton & Fowler Avenues	*	BALTIMORE COUNTY
(Shelter Development at	*	
Fullerton)	*	
14th Election District	*	
6th Councilmanic District	*	
Laudenklos Farms, Inc.,	*	Case Nos. XIV-259
Legal Owner	*	95-124-XA
Shelter Development Corp.,	*	
Contract Purchaser	*	
Appellees	*	

* * * * *

REQUEST FOR SUBPOENA DUCES TECUM

Please issue a Subpoena Duces Tecum for the following individual:

David L. Thomas, P.E.
Assistant to the Director of the
Department of Public Works
County Office Building, Room 307
111 West Chesapeake Avenue
Towson, Maryland 21204

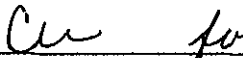
Please direct Mr. Thomas, or his legally authorized designee, to appear and to testify under oath, if necessary, at the hearing on the above-referenced matter scheduled before the Baltimore County Board of Appeals on Wednesday, January 11, 1994 at 10:00 a.m. at the Board's Hearing Room in Room 48 of the Old Courthouse, Towson, Maryland, 21204. In addition, please direct Mr. Thomas, or his legally authorized representative, to bring with him and produce at that time copies of all records, correspondence, plats, plans and any other written documents contained in the Department of Public Works' files which pertain to Case Nos. XIV-259 and 95-124-XA, referenced above.

95 JAN -6 PM 10:25

COUNTY APPEALS

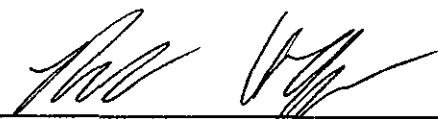
Mr. Sheriff/Private Process Server:

Please process this Subpoena Duces Tecum in accordance with Rule 5 of the Rules of Practice and Procedure of the County Board of Appeals.



KATHLEEN WEIDENHAMMER
Administrative Assistant

This subpoena request is made on behalf of the undersigned attorneys for Appellees.

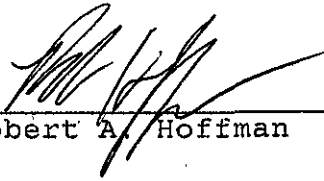


ROBERT A. HOFFMAN
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204
(410) 494-6200

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 1995, a copy of the foregoing Subpoena Duces Tecum was hand-delivered to:

David L. Thomas, P.E.
Assistant to the Director of the
Department of Public Works
County Office Building, Room 307
111 West Chesapeake Avenue
Towson, Maryland 21204



Robert A. Hoffman

SUBP0193.GPW

RECEIVED
COUNTY CLERK
95 JAN -6 AM 11:07

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

DIRECT DIAL NO.
(410) 494-6262

January 6, 1995

HAND-DELIVERED

R. Bruce Seeley,
Environmental Impact Section
Department of Environmental Protection
and Resource Management
County Courts Building, Room 416
401 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Approval of PUD Plan, Special Exception
and Variance
Case Nos. XIV-259 and 95-124-XA
Laudenklos Farms, Inc., Legal Owner
Shelter Development Corporation, Contract Purchaser
E/S Belair Road, End of Overton & Fowler Avenues

Dear Mr. Seeley: *Bruce*

Enclosed please find a subpoena which we have prepared in connection with the above-referenced case scheduled to be heard by the Board of Appeals on Wednesday, January 11, 1995. It is not necessary that you attend the hearing, but we would request that you remain on call at your office. If you must leave your office, we would request that you please leave a telephone number with your secretary where you may be reached.

We thank you for your cooperation.

Sincerely,

RAH
Robert A. Hoffman

RAH\gpw
enclosure

cc: Kathleen Weidenhammer

SEELEY.GPW

RE: APPEAL OF APPROVAL OF PUD	*	BEFORE
PLAN, SPECIAL EXCEPTION &	*	THE
VARIANCE	*	BOARD OF APPEALS
E/S Belair Road, End of	*	OF
Overton & Fowler Avenues	*	BALTIMORE COUNTY
(Shelter Development at		
Fullerton)		
14th Election District		
6th Councilmanic District		
Laudenkloß Farms, Inc.,	*	Case Nos. XIV-259
Legal Owner	*	95-124-XA
Shelter Development Corp.,	*	
Contract Purchaser	*	
Appellees	*	

* * * * *

REQUEST FOR SUBPOENA DUCES TECUM

Please issue a Subpoena Duces Tecum for the following individual:

R. Bruce Seeley,
Environmental Impact Section
Department of Environmental Protection
and Resource Management
County Courts Building, Room 416
401 Bosley Avenue
Towson, Maryland 21204

Please direct Mr. Seeley, or his legally authorized designee, to appear and to testify under oath, if necessary, at the hearing on the above-referenced matter scheduled before the Baltimore County Board of Appeals on Wednesday, January 11, 1994 at 10:00 a.m. at the Board's Hearing Room in Room 48 of the Old Courthouse, Towson, Maryland, 21204. In addition, please direct Mr. Seeley, or his legally authorized representative, to bring with him and produce at that time copies of all records, correspondence, plats, plans and any other written documents contained in the Environmental Impact Section's files which pertain to Case Nos. XIV-259 and 95-124-XA, referenced above.

95 JAN -6 PM 10:24

COUNTY CLERK

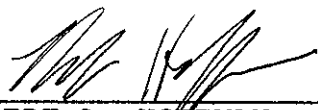
Mr. Sheriff/Private Process Server:

Please process this Subpoena Duces Tecum in accordance with Rule 5 of the Rules of Practice and Procedure of the County Board of Appeals.



KATHLEEN WEIDENHAMMER
Administrative Assistant

This subpoena request is made on behalf of the undersigned attorneys for Appellees.

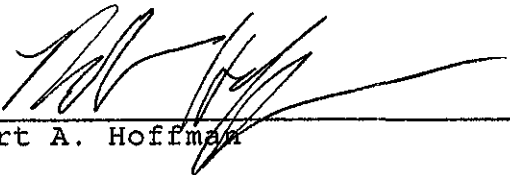


ROBERT A. HOFFMAN
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204
(410) 494-6200

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 1995, a copy of the foregoing Subpoena Duces Tecum was hand-delivered to:

R. Bruce Seeley,
Environmental Impact Section
Department of Environmental Protection
and Resource Management
County Courts Building, Room 416
401 Bosley Avenue
Towson, Maryland 21204



Robert A. Hoffman

SUBP0194.GPW

RECEIVED
COUNTY CLERK OF BALTIMORE
95 JAN -6 09 11:07



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

March 31, 1995

Robert A. Hoffman, Esquire
VENABLE, BAETJER & HOWARD, LLP
210 Allegheny Avenue
Towson, MD 21204

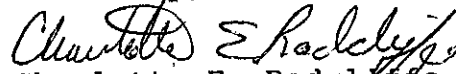
RE: Case No. CBA-94-189 /ZADM IV-259
and Case No. 95-124-XA
SHELTER DEVELOPMENT AT FULLERTON/
LAUDENKLOS FARMS, INC.

Dear Mr. Hoffman:

As no further appeals have been taken regarding the subject matter, we have closed the file and returned same to the Office of Zoning Administration and Development Management (ZADM), along with any exhibits entered in this matter. The Zoning Office maintains the permanent file.

Anyone interested in this case can contact Gwen Stephens in Zoning Administration at 887-3391 upon receipt of this letter. By copy of this letter, all parties of record that may have an interest in this file have been notified. Please note that exhibits will not be released by ZADM until after the file has been microfilmed. Therefore, there may be a considerable time lapse between the date of this letter and actual retrieval of exhibits.

Sincerely,


Charlotte E. Radcliffe
Legal Secretary

cc: Edward C. Covahey, Jr., Esquire
John P. and Patricia M. Wever
Laudenklos Farms, Inc.
Harlan Kahler /Ernest H. Laudenklos
Shelter Development Corp.
Jeff Hettleman /Andy Aulde
People's Counsel for Baltimore County



LITTLE & ASSOCIATES, INC.

1045 Taylor Avenue, Suite 111, Towson, Maryland 21286
Phone (410) 296-1636 Fax (410) 296-1639

Engineers ~~~ Land Planners

TRANSMITTAL FORM

TO: JOHN LEWIS

DATE:

6/5/02

PROJECT NAME:

Shelter @ Fullerton

OUR PROJECT NO.:

01508R

ATTN: _____

We are herewith submitting the following:

For approval _____

For your use/file ☒

As requested ☒

For review _____

Please contact our office _____

Urgent _____

Quantity

Description

1	print - Approved DP/FDP
	Per our S+I submittal
	on 5/14/02 (copy attached).

Comments: please call to discuss,

Thanks!

Sincerely,
LITTLE & ASSOCIATES, INC.

By: G. Dwight Little, Jr., P.E.
President

cc(s):
enclosure(s)

LITTLE & ASSOCIATES, INC.

Engineers ~~~ Land Planners

1045 Taylor Avenue
Suite 111
Towson, Maryland 21286
Phone (410) 296-1636
Fax (410) 296-1639

May 14, 2002

Mr. Carl Richards
Baltimore County – Zoning Office
County Office Building
Room #111
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Shelter Development at Fullerton
Case Nos. XIV-259 and 95-124-XA
PN 01508R

Dear Mr. Richards:

The purpose of this writing is to request a determination that the proposed refinement shown in red on the enclosed print meets the Spirit and Intent of the Zoning Commissioner's Order for the referenced project.

The Plan and Plat as previously approved reflects an assisted living facility, which is built on one portion of the property, and three single-family lots on the remainder of the property.

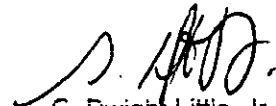
Our request is to modify the lot configuration for the three lots as shown on the enclosed, and during the preparation of a partial amended record plat for these three lots. It is our opinion that the requested change is consistent with the intent of the Zoning Commissioner's Order.

Please find enclosed the following to assist you in your determination:

- 1) A red-lined print of the Plan and Plat to Accompany Zoning Special Exception and Variance Petition (Developer/Petitioner's Exhibit No. 1),
- 2) A copy of the Zoning Description from that case, and
- 3) A copy of the Zoning Commissioner's Order dated November 17, 1994

A check in the amount of \$40.00 for the required review fee is also enclosed. Thank you in advance for your attention to this matter.

Sincerely,
LITTLE & ASSOCIATES, INC.


G. Dwight Little, Jr., P.E.
President

GDL/dac

cc: Mr. Keith Randieth (via fax) ✓

C/L&A/L&A Corres/Shelter Dev

LITTLE & ASSOCIATES, INC.
PH. 410-296-1636
1045 TAYLOR AVENUE, SUITE 111
TOWSON, MD 21286

7-7575/2520
0701000739

522

PAY TO THE
ORDER OF

DATE 5-14-02

Baltimore County, MD
Party 007 100

1 \$40.⁰⁰

Baltimore County Employees
Federal Credit Union
Towson, Maryland 21204
www.bcefcu.com

DOLLARS ☐

MEMO

Clinton 01588K - 545 New for D. J. P.

⑆252075757⑆0701000739⑈ 0522

MP

GRAYSTONE

Road
R/W

63°19'

LOT 2
2.74 AC. +/-
(FUTURE)

EX. SEPTIC
TRENCH

EX. BARN

REAR SETBACK

30'

20' D&U
EASEMENT

(TBR)

EX. DWELLING

EX. WELL

③

EX SEPTIC COVER
(TO BE REMOVED)

EX WELL
(TO BE REMOVED)

LOT 3
2.69 AC. +/-
(FUTURE)

125' R

25' R/W
20' D&U EASEMENT

②

①

Lots @ 6200 to 7000 S.F.

20' D&U
EASEMENT

ZONE 1 DR 3.5

ZONE DR 5.5

PROP. 6" SAN.

PROP. 6" SAN.

CoB2
CoE3
CoB

100'

10'

67'

10'

10'

10'

10'

10'

10'

10'

10'

Description

To Accompany Petition for Special Exception and Variance

20.03 Acre Parcel,

Laudenklos Farms Property

Northwest of Edro Avenue

Northeast of Cardwell Avenue

Fourteenth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the second of the two following courses and distances measured from the intersection of the centerline of Edro Avenue (50 feet wide) with the centerline of Leslie Avenue (60 feet wide) (1) North 22 degrees 26 minutes 40 seconds East along the centerline of Leslie Avenue 117.98 feet, and thence (2) South 70 degrees 22 minutes 15 seconds West 207.72 feet to the point of beginning, thence leaving said beginning point and running the four following courses and distances, viz: (1) North 26 degrees 52 minutes 15 seconds East 1355.00 feet, thence (2) South 63 degrees 19 minutes 21 seconds East 1199.76 feet, thence (3) South 30 degrees 44 minutes 05 seconds East 66.48 feet, and thence (4) South 70 degrees 22 minutes 15 seconds West 1824.48 feet to the point of beginning; containing 20.03 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Project No. 92039.E

October 21, 1994



133
REVISED

LITTLE & ASSOCIATES, INC.

Engineers --- Land Planners

Project Number: 01508 R

Project Name: "Overton"

Date: 7/22/02

TELEPHONE CONVERSATION RECORD

<u>Person Called:</u> <u>Met:</u> <u>Bob Bowling</u>	<u>Company:</u> <u>DPR</u>	<u>Telephone:</u> <u>X-3751</u>
Discussed right-of-way width with Bob for Overton Ave. extended. We can provide 30' at this time (on our side/property) to accommodate zoning requirements. The ultimate R/W width will therefore be 55'; 30' on our side, 25' on Wever. ①		
<u>Action Items:</u>		<u>Recorded By:</u> <u>Bob Bowling</u> <u>Called 8/07/02</u> <u>OK J. J. Lewis</u>
<u>CC:</u> <u>Bob Bowling</u>		

LITTLE & ASSOCIATES, INC.

1045 Taylor Avenue, Suite 111, Towson, Maryland 21286
Phone (410) 298-1636 Fax (410) 298-1639

Engineers ~~~ Land Planners

TRANSMITTAL FORM

TO: Zoning

DATE: 7/29/02
PROJECT NAME: "Overton" (Shelter Dev.
OUR PROJECT NO.: @ Fullerton)
01508R

ATTN: John Lewis

We are herewith submitting the following:

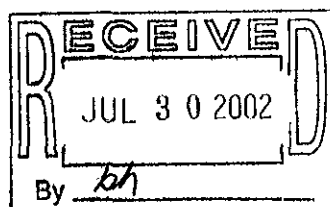
For approval ☐ For your use/file ☒ As requested ☒
For review ☐ Please contact our office ☐ Urgent ☐

Quantity Description

1	Red-line plan showing proposed revision
1	Copy of Memo confirming discussion with Bob Bowling.
1	Print - Record Plat "Shelter Fullerton" (67/99)
1	Copy - Restrictive Covenant Agreement (please note paragraph #1)

Comments: Per our last meeting, and for your use in
finalizing our Spirit and Intent request.

Thanks!



Sincerely,
LITTLE & ASSOCIATES, INC.

By: G. Dwight Little, Jr., P.E.
President

cc(s):
enclosure(s)

015082

6/10/94

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT has been entered into on this 16 day of May, 1994, by and among LAUDENKLOS FARMS LIMITED PARTNERSHIP, a Maryland limited partnership (the "Declarant"), and LINOVER IMPROVEMENT ASSOCIATION, INC. (the "Community").

RECITALS:

A. Declarant is the owner of approximately 20.2 acres of land currently zoned D.R. 3.5 and situated on the south side of the Baltimore Beltway (I-695), and east of Belair Road in Baltimore County, Maryland, as more fully shown on Exhibit A attached hereto (the "Property").

B. Declarant has entered into an Agreement of Sale dated January 14, 1994 (the "Agreement of Sale") with Shelter Development Corporation ("Shelter") pursuant to which Shelter has agreed to purchase a portion of the Property, which portion is more fully shown on Exhibit A attached hereto and identified as the "Shelter Parcel" (the "Shelter Parcel").

C. Pursuant to the Agreement of Sale, the Declarant shall retain all of the Property not constituting the Shelter Parcel (and excluding any portion required to be dedicated to Baltimore County), which property to be retained is more fully shown on Exhibit A attached hereto and identified as the "Laudenklos Parcel" (the "Laudenklos Parcel").

2200
205
D. Shelter intends to construct an 89 - 90-unit residential rental apartment facility containing one bedroom apartments for senior citizens on the Shelter Parcel and will apply to Baltimore County, Maryland to obtain the necessary approvals to subdivide the Property and construct such improvements. The project will be developed as a P.U.D. and pursuant to Baltimore County regulations for elderly housing, density (except for 3 density units) will be transferred from the Laudenklos Parcel to the Shelter Parcel to permit the construction of the elderly apartment facility.

E. The Community is willing to support the subdivision of the Property and the aforesaid development of the Shelter Parcel, provided that any rezoning of the Laudenklos Parcel is restricted as hereinafter set forth.

WITNESSETH:

NOW, THEREFORE, IN CONSIDERATION of the premises described in the foregoing recitals, which recitals are fully incorporated as part of this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

REC'D
S.A.

A.

JUL 11

1994

49

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE JE DATE 6/10/94

1. Rezoning Restriction. Subject to the provisions of Paragraph 3 below, Declarant covenants and agrees that from the date of this Agreement through April 30, 2010, (a) the Declarant will be limited to three (3) dwelling units on the Laudenklos Parcel, and (b) the Declarant shall not petition for, request or initiate any applications or proceedings to effect the rezoning of the Laudenklos Parcel. The parties hereby agree that any rezoning of the Laudenklos Parcel initiated by Baltimore County, Maryland or any other governmental agency or entity shall not constitute a default hereunder.

2. Community Support. In consideration of Declarant's agreement set forth in Paragraph 1 above, the Community hereby agrees to support the subdivision of the Property as depicted on Exhibit A and the development of the Shelter Parcel as described above. Declarant agrees to request from the Community only such reasonable support as may be required by applicable governmental authorities, including by way of example and not of limitation, that duly authorized representatives of the Community write such letters or attend such hearings as may be requested by such authorities or required to evidence the Community's support.

3. Condition Precedent. The agreement of Declarant set forth in Paragraph 1 above is subject to the following condition precedent, and Declarant shall have the right to terminate this Agreement by executing and recording a Declaration of Termination in the Land Records of Baltimore County if this condition precedent is not satisfied by December 31, 1995

a. Declarant has conveyed the Shelter Parcel to Shelter pursuant to the terms and provisions of the Agreement of Sale.

4. Adjustments to Parcel. The parties agree that Declarant and Shelter shall have the right to reconfigure or adjust the boundary lines of the parcels to be subdivided as described in Paragraph 1 above, if required by any governmental agency or if deemed necessary or desirable by Declarant or Shelter to facilitate the development of the Shelter Parcel as described in this Agreement. If Declarant reconfigures or adjusts the boundary lines of the Shelter Parcel, then following final approval thereof by the Hearing Officer for Baltimore County, Declarant or Shelter shall promptly provide the Community with a copy of the revised Exhibit A showing the reconfigured or adjusted boundary lines, and the parties agree they shall delete the original, superseded Exhibit A attached hereto and substitute in its place the revised Exhibit A.

5. Binding Effect; Enforcement.

(a) The obligations, covenants and restrictions of Declarant set forth herein are intended to run with and be binding upon the Laudenklos Parcel, Declarant, its successors, assigns and the grantees of all or any portion of the Laudenklos Parcel, and are

intended to inure to the benefit of and be enforceable by the Community, as well as its successors and assigns. PROVIDED, however, that the obligations contained in Paragraph 1 above shall only continue in full force and effect through April 30, 2010 and thereafter shall be null and void (unless earlier terminated pursuant to Paragraph 3. above).

(b) The agreements of the Community set forth herein shall be binding upon the Community, its successors and assigns, and the same shall inure to the benefit of and be enforceable by Declarant, its successors and assigns.

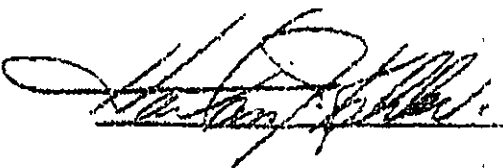
(c) If either Declarant or the Community is found to have breached any of its obligations under this Agreement pursuant to any form of dispute resolution, including but not limited to a court of law, administrative proceeding, mediation or arbitration, the prevailing party shall be reimbursed by the other party for any reasonable costs or expenses incurred by the prevailing party, including court costs and reasonable attorneys' fees. The parties agree that the Community has standing to enforce the terms and provisions of this Agreement.

6. Authority. Declarant and the Community hereby warrant and represent that all necessary action to authorize the execution of this Agreement has been taken.

7. Survivability. The failure to enforce or the declaration of invalidity of any covenant, restriction or condition shall not constitute the waiver or estoppel of the right to enforce any other covenant, restriction or condition of this Agreement.

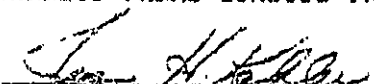
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

WITNESS/ATTEST:



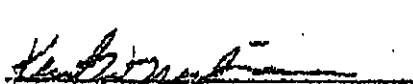
DECLARANT:

LAUDENKLOS FARMS LIMITED PARTNERSHIP

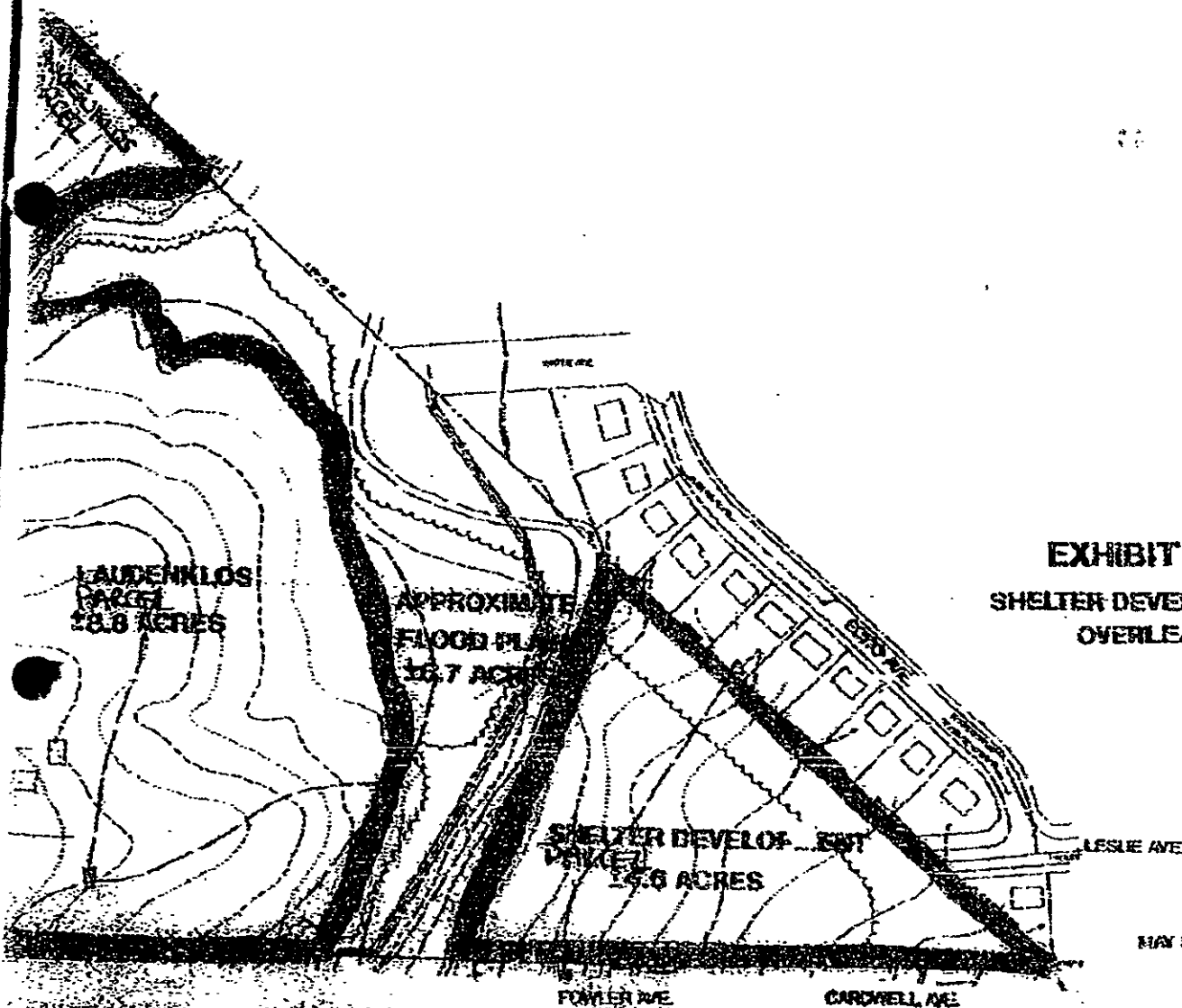
BY:  (SEAL)
Jason H. Kahler, General Partner

COMMUNITY:

LINOVER IMPROVEMENT ASSOCIATION, INC.



BY:  (SEAL)
Name: WILLIAM MAYNARD
Title: President



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

John Wever

4301 Fitch Ave. 21236

Patricia Wever

11

Kathy Klausmeyer

4100 WALTER AVE 21236

ED CAVANLEY

614 BOSLEY AVE Towson

Michael E. Brown

4313 Edgo Ave 21236



PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME

ADDRESS

KURT KUGELBERG

ZADM PROJECT MANAGER

Terry Handerhan

Comm Development

MICHAEL GROSSMAN

Recreation & Parks

R. Bruce Seeley

DEPRM

Ervin McDANIEL

OPZ

JOHN LEWIS

ZADM

David Thomas

DPW



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

JEFF HETTLERMAN

ANDY AULDE

MICKEY CORNELIUS

Ed Haile

Jean Tansey

HARLAN V. KATLER

Ernest H Lundenbla

210 Allegheny Ave

218 N. CHARLES ST. 21201

218 N. CHARLES ST 21201

40 W. CHESAPEAKE AVE SUITE 600

DMW - 200 E Penna Ave

TOWSON, Md. 21286

P.O. #1 Box 1203 Newville Pa. 17241

Kingville M.D. 21087



D.R. 5.5

OVERTON
AVE.

N 25.00

89-209-A

D.R. 3.5

92-182-SPHA

SITE

D.R. 5.5

N 24.00

N 24.00

D.R. 3.5

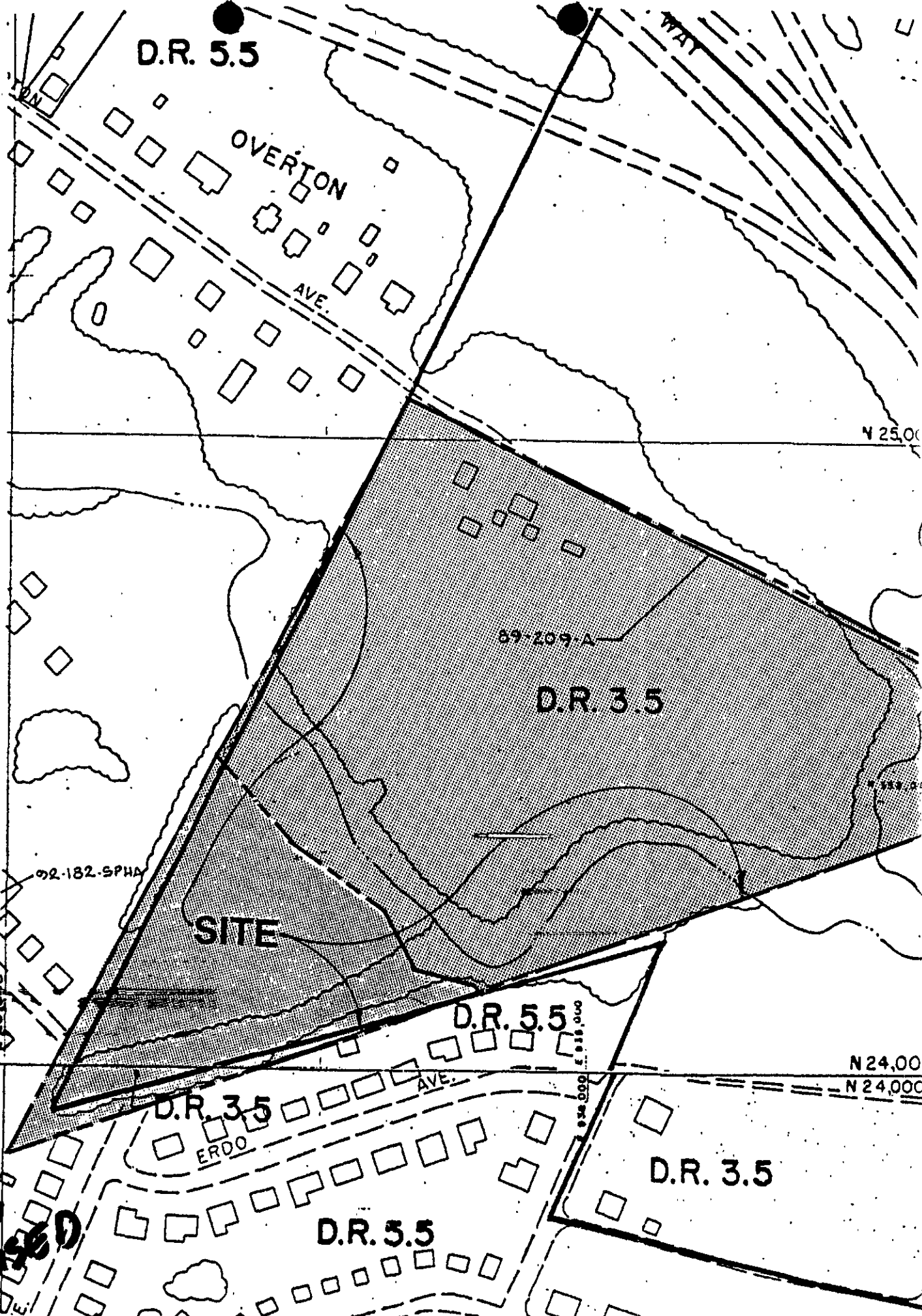
ERDO

D.R. 5.5

D.R. 3.5

133
REVISED

Point of Beginning



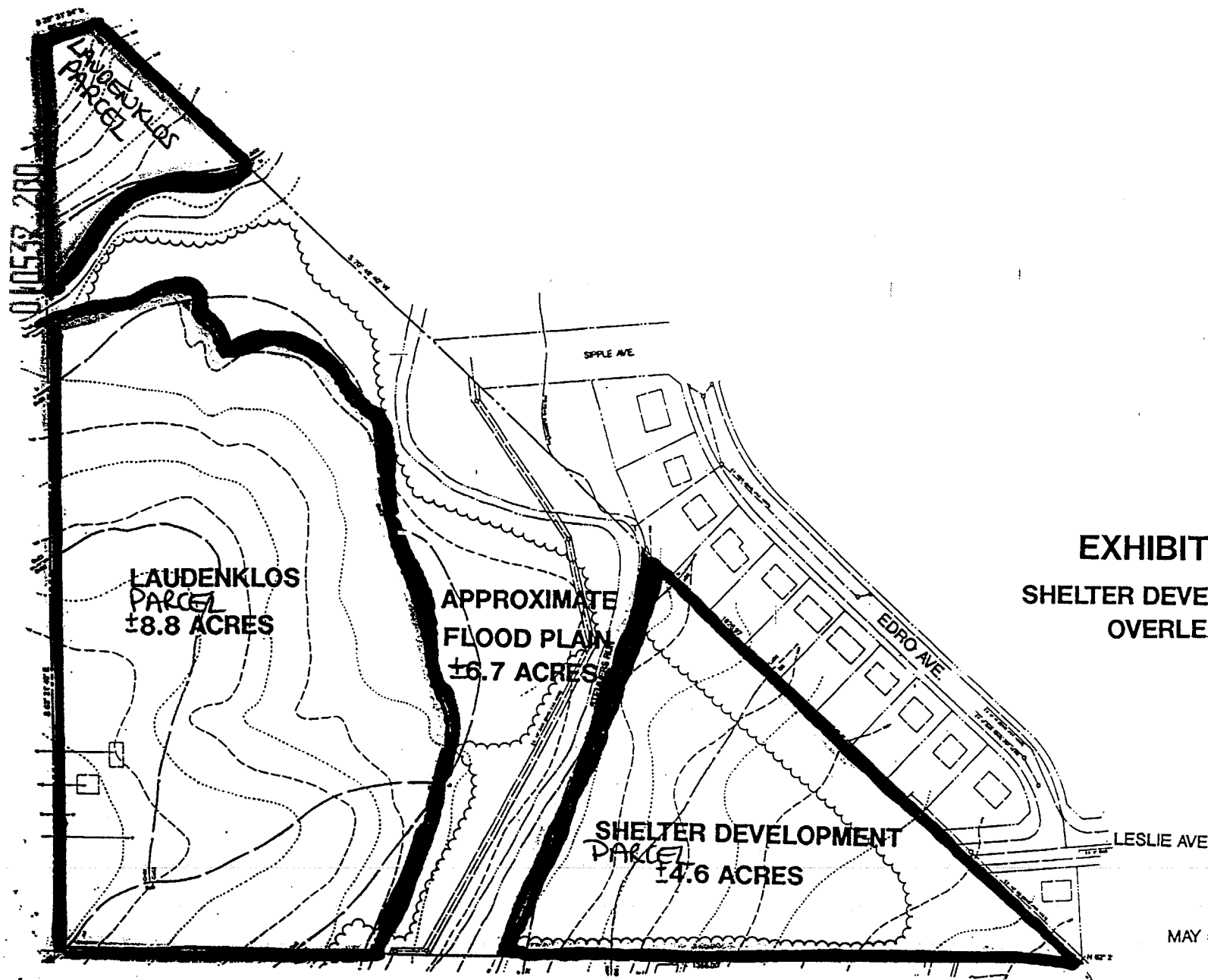


EXHIBIT 'A'
SHELTER DEVELOPMENT
OVERLEA

MAY 5, 1994

Baltimore County, Maryland Land Instrument Intake Sheet

(Type or print in black ink only—all copies must be legible)

In compliance with Baltimore County Code, 1978, Title 33, Taxation, Article III, §33-126 through 33-140, as amended, and the Annotated Code of Maryland, Tax-Property Article, §12-101 through 12-113, as amended, and Tax-Property Article, §13-101 through 13-408, as amended, it is certified that an instrument of writing dated _____ conveying title to, or creating liens or encumbrances upon, real or personal property is offered for record in the County. The property conveyed, or on which a lien or encumbrance is created, is identified as follows:

1	Description of Property (Check box(es) for item(s) to be indexed in land records)	☒ Property Tax ID No. <i>A-68270</i>	☐ Lot/Block	Map/Grid/Parcel No.	
		☐ Subdivision Tract	☐ Lot Acreage <i>20.2 Acres</i>	Prior Deed Ref.	VAR. L.O.G. ☐
		☐ Street Address (or description if partial conveyance) <i>55 Baltimore Beltway (I-695) E of Belair Rd</i>			
2	Transferred From	Grantor(s) (☐ check box if additional sheets are attached) <i>LAUDENKLOS FARMS LIMITED PARTNERSHIP</i>			
		Owner of record (if different from grantor)			
3	Transferred To	Grantee(s) (☐ check box if additional sheets are attached)			
4	Type of Instrument	☐ Deed ☐ Deed of Trust ☐ Mortgage ☐ Lease	☐ Assignment of Mtg/DOT Contract ☐ Land Installment Cont. ☐ Power of Attorney	☐ Financing Statement ☒ Other (Specify) <i>COVENANT AGREEMENT</i>	

Space	Reserved for	Circuit	Court	Clerk	Recording	Validation
-------	--------------	---------	-------	-------	-----------	------------

C FILE	5 #
E RC/F	22.00
EC IMP	2.00
AGREE	0 #
SM CLERK	24.00
BALANCE	24.00
#950740 C005 R03 T15.10	

05/19/94

5	Exemptions (Cite authority or explain briefly)	Baltimore County Exempt Status Claimed:				
		Recordation Tax Exempt Status Claimed:				
		State Exempt Status Claimed:				
6	Consideration and Tax Calculations Make check payable to Baltimore County, MD (410) 887-2416	Consideration Amount		County Taxes to be Paid		
		Purchase Price/Consideration (including any new mortgage)	\$	Transfer Tax Consideration		
		Real Property		\$	x 1.6% =	\$ 0
		Personal Property		Office of Finance Use Only Agent: <u>BR</u> Tax Bill: _____ C.B. Credit: _____ Ag. Tax/Other: _____		
		Balance of Assumed Mortgage				
		Other				
		Total Consideration	\$ 0			
		or Assessed Factor	\$			
7	Fees and Recording Instructions	Recording Fees		Special Recording Instructions (if any)		
		Recording Charges	\$			
		State Transfer Tax				
		County Recording Tax				

Linover Association

Gentlemen:

On behalf of all the residents of Cardwell Ave. this letter and petition is being sent in reference to the new "Proposed" Senior Citizens Apartment Complex which is being located at the end of Cardwell Avenue.

According to the meeting that was held on March 15, 1994, at the V.F.W. Hall on Belair Road, the proposed Senior Citizens Apartment Complex was introduced with Only one entrance off Cardwell Ave. During the meeting it was brought up that a driveway or road off Leslie Ave. connecting the Senior Citizens Apartment Complex could act as another entrance.

As residents of Cardwell Ave. we feel that making the Proposed Senior Citizens Complex with two (2) entrances would not only make Cardwell Ave. a Throughfare, but that Leslie Ave. and the streets associated with the two (2) causing an increasing danger and more traffic for our children at play.

According to the Senior Citizens Apartment Complex when introduced, the average traffic for a senior citizen is approximately (4) trips per day and for a single family home located on Leslie Ave. and surrounding areas approximately (10) trips per day.

Opening the Senior Citizens Apartment Complex with (2) entrances not only increase traffic throughout the neighborhood, and as we all know with the Thorncliff Road which everyone uses as a shortcut.

As local residents and people who are interested in the area and the welfare of thier children's safety we feel that it is best served to have only one (1) entrance into the complex.

As two interested parties, we hope that together we can do what is best for the community and the builder.

Sincerely,

The Residents Of Cardwell Ave.

**DEVELOPER'S
EXHIBIT NO. 3A**

PETITION

THIS PETITION IS TO STATE THAT THE RESIDENTS OF CARDWELL AVENUE HAVE ONLY ONE ENTRANCE LEADING TO THE "PROPOSED" NEW SENIOR CITIZENS 91 UNIT APARTMENT COMPLEX TO BE LOCATED AT THE END OF CARDWELL AVENUE.

1. Leslie Kalow 4244 Cardwell Ave.
2. Helen K Potter 4216 Cardwell Ave.
3. Henry Inwood 4243 Cardwell Ave.
4. Carmen Andoin 4232 Cardwell Ave.
5. Anna LeBrun 4246 Cardwell Ave.
6. Florence Williams 4248 Cardwell Ave.
7. Joseph Brouse 4247 Cardwell Ave.
8. Linda Bullock 4245 Cardwell Ave.
9. Jerry A. Walls 4240 CARDWELL AVE
10. William Woodcock 4236 Cardwell Ave.
11. Edwin Mijon 4238 Cardwell Ave.
12. Charles Bane 4234 CARDWELL AVE
13. Barbara Willingham 4235 Cardwell Avenue
14. Linda Knudsen 4230 Cardwell AVE.
15. J. Ayres 4226 Cardwell Ave.
16. David E. Schaefer 4220 Cardwell Ave.
17. Russell A. Felt 4218 Cardwell Ave.

(CONTINUED FORWARD)

PETITION

18. Norman W. Ryan L 4228 CARDWELL AVE 21236
19. M. J. G. 4241 CARDWELL AVE 21236
20. Robert J. New Jr 4225 CARDWELL AVE 21236
21. Esther H. Staehling 4223 CARDWELL AVE 21236
22. Larry Soth 4215 CARDWELL AVE 21236
4221 CARDWELL AVE 21236
23. LARRY MELEFSKY
24. SHARON RIDGEWAY 4237 CARDWELL AVE 21236
25. Gregory L. Overash 4219 CARDWELL AVE. 21236
26. Judy Singstick 4217 CARDWELL AVE 21236
27. Val Letts 4214 CARDWELL AVE 21236
28. Paul Agwast 4212 CARDWELL AVE. 21236
29. Anna L. Bond 4233 CARDWELL AVE. 21236
30. Helen R. Hollaway 4227 CARDWELL AVE, 21236
31. [Signature] 4242 CARDWELL AV 21236
- 32.
- 33.
- 34.
- 35.
- 36.

PROPOSAL

TO RESTRICT THE OPENING OF LESLIE AVENUE THROUGH CARDWELL AVENUE
BASED ON THE NEW CARRIAGE MANOR PROPOSAL.

REASON:

LESLIE AVENUE CANNOT ADEQUATELY ACCOMODATE EMERGENCY EQUIPMENT
(fire trucks and snow removal equipment.)

WE ALSO DO NOT WANT A FLOW THROUGH OF TRAFFIC ONTO LESLIE AVENUE
FROM BELAIR ROAD AND CARDWELL AVENUES. LESLIE AVENUE IS A VERY
NARROW ROAD AND CANNOT ACCOMODATE SUCH A TRAFFIC FLOW.

NAME	ADDRESS
Richard D. Killar	4300 E. Dora Ave. 21236
Karen E. Killar	4300 Edra Ave 21236
Paul E. Killar	4300 Edra Ave 21236
Ann W. Killar	300 Leslie Ave
Kendra A. Spinaw	300 Leslie Ave.
Kent W. Spinaw	300 Leslie Ave 21236
Dennis D. Spinaw	4800 Burland Ave 21200
Kimberly A. Fogle	216 Leslie Ave 21236
Harold A. Fogle	216 Leslie Ave 21236
Catricia J. Bianchi	210 Leslie Ave
Robert J. Bianchi	210 Leslie Ave
John J. Bianchi	210 Leslie Ave.
Deborah J. Hollingworth	202 Leslie Ave.
Richard J. Hollingworth	" " "
Ernest J. Peterson	200 Leslie Ave.
Doris Peterson	200 Leslie Ave 21236
Nancy L. Dougherty	208 Henry Ave.
Joe Dougherty	208 Henry Ave.

DEVELOPER'S
EXHIBIT NO. 3B

PROPOSAL

TO RESTRICT THE OPENING OF LESLIE AVENUE THROUGH CARDWELL AVENUE
BASED ON THE NEW CARRIAGE MANOR PROPOSAL.

NAME

ADDRESS

Michael J. Haber

201 Leslie Ave

Valerie M. Foxwell

203 Leslie Ave

May Townsley

209 Leslie Ave

Deane Townsley

209 Leslie Ave

Julie M. Haring

131 Leslie Ave

David C. Mitchell

129 Leslie Ave

Grata Bollino

124 Leslie Ave.

Ruth Deeped

125 Leslie Ave

Phyllis A. Deeped

125 Leslie Ave

Melvin J. Rapp

122 Leslie Ave

Mr. + Mrs. Thomas N. Neph

120 LESLIE AVE 21236

William D. Pitt

117 LESLIE AVE 21236

Jacquelyn Smith

115 Leslie Ave. 21236

Eugene J. Rine

113 Leslie 21236

Mr. Rine

106 Webster 21236

Barbara Fielder

100 Leslie Ave 21236

Richard B. Bowers

127 Leslie Ave 21236

David B. Cople

217 Leslie Ave 21236

John J. O'Neil

4303 Edna Ave

Michael E. Ward

4303 Edna Ave

Evelyn H. Ransom

4302 Edna Ave

Kathleen Heffner

212 Leslie Ave.

Richard L. Wagner

219 LESLIE AVE

Kathy Steele

219 Leslie Ave.

Daniel O. Sherrman

204 LESLIE AVE

PROPOSAL

**TO RESTRICT THE OPENING OF LESLIE AVENUE THROUGH CARDWELL AVENUE
BASED ON THE NEW CARRIAGE MANOR PROPOSAL.**

NAME**ADDRESS**

Debra Shannahan

204 Leslie Ave

Raymond C Blazek

211 Leslie Ave.

Charlotte L. Black

24 Leslie Ave.

Wayne B Clark

211 Leslie Ave.

Ronald P. Blanch

211 Leslie Ave

Pat Nelson

120 Leslie Ave.

Betty Kendall

120 Heslie Ave.

Nellie Fugh

112 Leslie Ave.

James R. Hunt III

110 LESLIE AVE.

William Warden

107 Leslie Ave.

Irving O Groat

10.5 Leslie Ave

Jay Edwards

103 Leskie

Raymond H. Heether

104 LESLIE Ave

Margaret Huether

104 Leslie Ave.

Antoinette M. Mass

4305 Echo Ave.

Frank E. Maas

4305 Edna Ave.

Archie M. Makowski Jr

7301 Echo Ave

Lorraine D. Moursick

4307 Echo Ave.

John W. Stewart

4307 Edmo Ave.

PROPOSAL

TO RESTRICT THE OPENING OF LESLIE AVENUE THROUGH CARDWELL AVENUE
BASED ON THE NEW CARRIAGE MANOR PROPOSAL.

REASON:

LESLIE AVENUE CANNOT ADEQUATELY ACCOMODATE EMERGENCY EQUIPMENT
(fire trucks and snow removal equipment.)

WE ALSO DO NOT WANT A FLOW THROUGH OF TRAFFIC ONTO LESLIE AVENUE
FROM BELAIR ROAD AND CARDWELL AVENUES. LESLIE AVENUE IS A VERY
NARROW ROAD AND CANNOT ACCOMODATE SUCH A TRAFFIC FLOW.

NAME

ADDRESS

Billy E. Reynolds
Elizabeth C. Regier
James A. Regier
Thomas R. Slorick
Dolores M. Slorick
Joseph W. La Mendola
Paul J. Gush
Darlene Beale
John B. Stramer
Jeanne R. Stramer
Joan J. Chlenn
John A. J. Chlenn
Alice Schmidt
Marge Lee Schmidt Jr.
Robert Higgins
H. J. Kuebel
Patricia N. Sabatino
Paul Link

129 Lyndale Ave. 21236
134 Lyndale Ave
134 Lyndale Ave
140 LYNDAL AVE
140 Lyndale Ave
146 Lyndale Ave
202 Lyndale Ave
212 Lyndale Ave
216 Lyndale Ave
216 Lyndale Ave
219 Lyndale Ave 21236
219 Lyndale Ave 21236
218 Lyndale Ave 21236
218 Lyndale Ave 21236
226 Lyndale Ave 21236
228 Lyndale Ave 21236
225 Lyndale Ave 21236
223 Lyndale 21236

DEVELOPER'S
EXHIBIT NO. 3C

PROPOSAL

TO RESTRICT THE OPENING OF LESLIE AVENUE THROUGH CARDWELL AVENUE
BASED ON THE NEW CARRIAGE MANOR PROPOSAL.

NAME

ADDRESS

Betty Betz	205 Lyndale Ave.
Allen Betz	205 Lyndale Ave.
J. C. Kuehn	124 Lyndale Ave.
Jeanette Hart	131 Lyndale Ave.
John A. Todd	133 Lyndale Ave.
James Bell	138 Lyndale Ave. 21236
William A. Pahl	138 Lyndale Ave. 21236
Albert H. Sklar	144 Lyndale Ave. 21236
Frederic M. Sklar	144 Lyndale Ave. 21236
Christopher L. Sklar	144 Lyndale Ave. 21236
Michael D. Sklar	144 Lyndale Ave. 21236
Ella Keene	142 Lyndale Ave. 21236
William C. Keene	142 Lyndale Ave. 21236
John D. Todd	132 LYNDAL E AVE. 21236
Belle Todd	" " " "
Mary Bookstee	128 Lyndale Ave. 21236
Gene Bookstee	" " " "
Stanley Jawadski	130 Lyndale Ave.
Bernice Jawadski	130 Lyndale Ave. 21236
Justin M. Jawadski	130 Lyndale Avenue 21236
Greg Jawadski	130 Lyndale Avenue " "
Ann E. Owens	123 Lyndale Ave.
James E. Owens	123 Lyndale Ave.
Ma L. McCrell	127 Lyndale Ave.
Bob Payne	127 Lyndale Ave.

PROPOSAL

TO RESTRICT THE OPENING OF LESLIE AVENUE THROUGH CARDWELL AVENUE
BASED ON THE NEW CARRIAGE MANOR PROPOSAL.

NAME

ADDRESS

Bonnie Kwiathowski

136 Lyndale Ave

George Kwiathowski

136 Lyndale Ave

118 Sipple Ave

Charles B. Kropfeldt, Jr.

112 Sipple Ave 21236

Patricia Kropfeldt

112 Sipple Ave

John H. Kropfeldt

114 Sipple Ave

John P. Kropfeldt

114 Sipple Ave

Michael Kropfeldt

1120 Sipple Ave

Thomas Kropfeldt

1120 Sipple Ave

Ed Kropfeldt

119 Sipple Ave

Tatiana Kropfeldt

119 Sipple Ave

Mary Herman

116 Sipple Ave

Hartford T. Herman

116 Sipple Ave

Shirley Nick

111 Sipple Ave

Malcolm Nick

111 Sipple Ave

Catherine Nick

109 Sipple Ave

Norma O. Nick

106 Sipple Ave

Marlene O. Nick

106 Sipple Ave

Rose Schmidt

104 Sipple Ave

John L. Schmidt

104 Sipple Ave

John Berg

102 Sipple Ave

Kenneth Berg

102 Sipple Ave

Quinn W. Berg

49 Sipple Ave

Carrie M. Berg

49 Sipple Ave

Francis Schultz

47 Sipple Ave

Louis J. Buterbaugh	45 Sipple Ave.
Dora Oberger	43 Sipple Ave.
William M. Oberger	43 Sipple Ave.
W. H. S. Ash	41 Sipple Ave.
Hebbie Koser	33 Sipple Avenue
Jeff Schott	33 Sipple Avenue
Marsha Lehti	35 Sipple Ave.
Jerome Fisher	35 Sipple Ave.
Silbert Seiler	31 " "
Karlene Seiler	31 " "
J. J. Schultz	25 Sipple Ave.
Gita Schultz	25 Sipple "
Emma Lepolito	21 Sipple ave.
Emeline M. Lepolito	21 Sipple Ave.
Antonetta L. Lepo	12 Sipple Ave.
Margaret C. Cragg	14 Sipple Ave.
Ralph P. Cragg	14 Sipple Ave.
Nancy Rychman	20 Sipple Ave.
Levy Rychman	20 Sipple Ave.
John M. Rychman	32 Sipple Ave.
John Rychman	32 Sipple Ave.
Patricia J. Rychman	32 Sipple Ave.
James J. Rychman	34 Sipple Ave.
Lisa M. Rychman	34 Sipple Ave.
Thelma J. Rychman	40 Sipple Ave.
Lloyd Rychman	40 Sipple Ave.

Mrs. Wellers	42 Sipple Ave
Charles Wellers	42 Sipple Ave
John Hohman	113 Sipple Ave
Alexsis Hohman	113 Sipple Ave
Mackenzie Hohman	113 Sipple Ave
Debbie Hohman	113 Sipple Ave
Marie McBride	108 Sipple Ave
Daniel McBride	108 Sipple Ave
Kathleen McBride	108 Sipple Ave
Isabella Curran	217 Elina Ave
Charles Hoyer	219 Elina Ave
June Hoyer	219 Elina Ave
Evelyn Lescabete	221 Elina Ave
Marie Beck	4209 Thorncliff Rd.

Sheet 15



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE 1" = 200' ±

LOCATION

SHEET

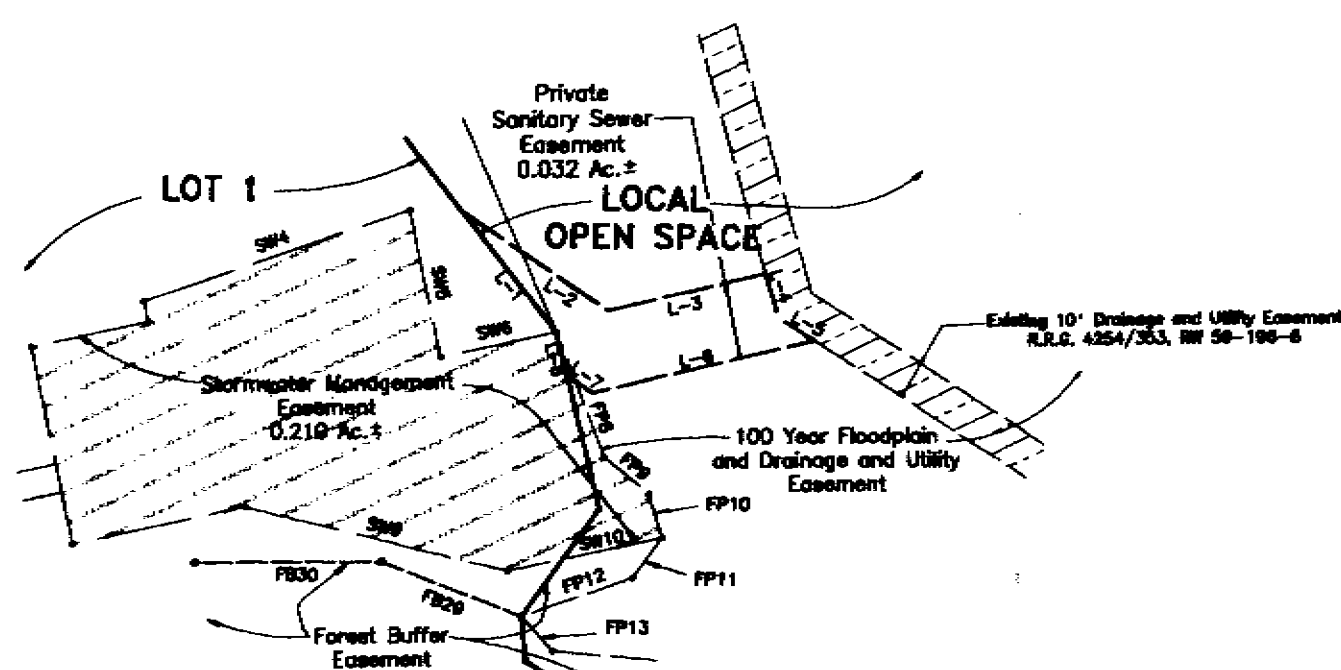
DATE OF PHOTOGRAPHY
JANUARY 1966

ROSEDALE

N.E.
3-E

PRIVATE SANITARY SEWER EASEMENT TABULATION

L-1	N 57°17'14" W	30.85'
L-2	S 75°05'18" E	45.48'
L-3	S 53°45'33" E	42.35'
L-4	S 35°28'50" E	11.83'
L-5	S 76°56'10" E	10.78'
L-6	S 53°45'33" W	58.79'
L-7	N 75°05'18" W	8.35'
L-8	N 33°15'08" W	11.72'



DETAIL 'A'

Scale: 1" = 50'

DETAIL 'B'

Scale: 1" = 50'

"PLAT OF HAWTHORNE" PLAT BOOK L.M.C.L.M. 9/45

DETAIL 'C'

Scale: 1" = 50'

"PLAT OF LINH" PLAT BOOK W.P.C. 7/81

DENSITY CALCULATIONS

Area: Net = 20.023 Ac.± Gross = 20.023 Ac.±
 Zoning: DR 3.5 = 18.022 Ac.± DR 3.5 = 1.001 Ac.±
 Density Allowed: 18.022 Ac. ± 3.5 = 88.6 1.001 Ac. ± 3.5 = 5.5
 Total = 72.1
 Density Proposed: LOT 1 87.25 Density Units LOT 2 3.00 Density Units
 Total = 90.25 Units
 Local Open Space: Required = 20.023 x 0.2 = 4.005 Ac. Provided = 7.713 Ac.

STORMWATER MANAGEMENT EASEMENT TABULATION

Name	Bearing	Distance
S81	N 31°27'02" W	35.00'
S82	N 58°32'58" E	31.00'
S83	N 31°27'02" W	5.50'
S84	N 51°28'23" E	75.00'
S85	S 31°27'02" E	38.32'
S86	N 58°32'58" E	30.72'
S87	N 31°27'02" W	17.50'
S88	S 58°32'58" W	46.00'
S89	S 84°22'57" W	89.89'
S90	S 58°32'58" W	41.23'

Filed for record
 S.M. 67 FOLIO 99
 Date JUN 1 1995

Test: *[Signature]*
 Clerk

OWNERS

LAUDENKLOS FARMS LIMITED PARTNERSHIP,
 a Maryland limited partnership
 9510 Cross Road
 Perry Hall, Maryland 21128
 Deed Ref: E.H.K.Jr. 5608/205 & S.M. 11061/46
 Tax Account No: 14-12-001150
 Fullerton Limited Partnership
 c/o Shelter Development Corporation
 218 North Charles Street
 Baltimore, Maryland 21201

NOTE:

COORDINATES AND BEARINGS shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traverse stations:

17028	N 24742.51 E	27456.82
17029	N 24373.80 E	27142.47

OWNER'S CERTIFICATE

The undersigned, owner of the land shown on this plat, hereby certifies that, to the best of his knowledge, the requirements of Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland have been complied with, insofar as same concerns the making of this plat and setting of the markers.

SEE SIGNATURES ABOVE

SURVEYOR'S CERTIFICATE

The undersigned, a Registered Surveyor of the State of Maryland, do hereby certify that he is the surveyor who prepared this plat and that the land shown on this plat has been laid out, and the plat thereof has been prepared, in compliance with Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concerns the making of the plat and setting of the markers.

[Signature] 5/19/95
 EDWARD F. HAILE, PROFESSIONAL LAND SURVEYOR No. 9040



This Plan is Sealed and Certified as being in accordance with the Approved Development Plan

DMW
 Daft · McCune · Walker, Inc.
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
 200 East Pennsylvania Avenue
 Towson, Maryland 21206
 410.296.3333
 Fax 296.4705

Compiled by: CSR Drawn by: CSR Checked by: PAS JOB No.: 92038.E

CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C-1	51°30'38"	50.00'	44.85'	S 83°58'54" E	43.45'	24.12'
C-2	27°41'41"	50.00'	24.17'	S 82°27'18" E	23.53'	12.33'
C-3	51°14'54"	50.00'	44.72'	N 86°13'53" E	43.25'	23.98'
C-4	51°18'22"	50.00'	30.81'	N 76°12'09" E	30.33'	15.91'
C-5	28°58'48"	150.00'	75.67'	N 74°47'58" E	75.08'	38.78'

COORDINATE TABLE

Name	North	East
BN7	22086.27	21117.80
BN8	24547.40	30183.02
BN9	24498.86	30225.82
BN10	23876.52	29529.79
BN11	24023.52	28586.43
BN12	24033.34	28588.35
BN13	24054.33	28608.54
BN14	24080.58	28602.04
BN15	23887.31	29108.37
BN16	22054.22	29182.25

FLOOD PLAIN TABULATION

Name	Bearing	Distance
FP1	S 18°20'00" E	37.82'
FP2	S 33°20'00" E	72.00'
FP3	S 38°40'00" E	27.50'
FP4	S 45°50'00" E	52.50'
FP5	S 54°00'00" E	86.50'
FP6	S 61°25'00" E	30.50'
FP7	S 70°40'00" E	27.00'
FP8	S 43°10'18" E	87.24'
FP9	S 40°31'28" E	34.85'
FP10	S 70°50'00" E	15.00'
FP11	S 38°50'00" E	12.00'
FP12	S 17°02'00" E	13.00'
FP13	S 51°20'38" W	30.33'
FP14	S 81°50'24" E	12.25'
FP15	S 63°50'00" E	50.00'
FP16	S 81°00'00" E	13.00'
FP17	S 42°15'00" E	38.32'
FP18	S 32°45'00" E	30.00'
FP19	S 38°00'00" E	72.50'
FP20	S 43°30'00" E	78.00'
FP21	S 67°00'00" E	22.00'
FP22	S 84°00'00" E	118.50'
FP23	S 85°30'00" E	24.00'
FP24	S 87°00'00" E	80.00'
FP25	S 78°50'00" E	47.50'
FP26	S 82°40'00" E	44.50'
FP27	S 38°05'00" E	58.50'
FP28	S 74°50'00" E	45.00'
FP29	S 78°38'00" E	82.50'
FP30	N 87°00'00" E	35.00'
FP31	N 77°15'00" E	34.50'
FP32	N 82°15'00" E	49.50'
FP33	N 84°50'00" E	51.50'
FP34	N 47°50'00" E	32.50'
FP35	N 18°50'00" E	16.00'
FP36	N 08°40'00" E	18.40'
FP37	N 31°25'00" W	27.50'
FP38	N 13°50'00" W	24.50'
FP39	N 08°15'00" E	28.00'
FP40	N 23°45'00" W	41.50'
FP41	N 20°00'00" E	40.50'
FP42	N 33°05'00" E	59.81'
FP43	N 08°15'00" E	32.00'
FP44	N 04°55'00" E	11.00'
FP45	N 20°55'00" W	12.50'
FP46	N 11°15'00" W	22.50'
FP47	N 10°15'00" W	31.00'
FP48	N 02°28'00" E	28.50'
FP49	N 11°00'00" E	38.00'
FP50	N 08°03'25" E	43.48'
FP51	S 85°40'00" E	12.50'

FOREST CONSERVATION EASEMENT TABULATION

Name	Bearing	Distance
FC1	N 31°08'58" E	85.94'
FC2	N 81°35'00" E	185.87'
FC3	S 70°41'38" E	15.79'
FC4	S 28°54'13" E	10.38'
FC5	N 21°34'13" E	2.01'
FC6	S 70°41'38" E	2.41'
FC7	S 70°18'07" W	3.30'
FC8	N 70°41'38" W	43.02'
FC9	S 81°35'00" E	179.34'
FC10	S 77°08'50" E	28.91'
FC11	N 40°41'43" E	97.81'
FC12	N 89°10'47" W	66.79'
FC13	N 84°27'50" E	12.08'
FC14	S 88°51'46" E	18.83'
FC15	S 74°18'02" E	15.81'
FC16	S 82°01'08" E	47.48'
FC17	N 52°07'07" W	70.81'
FC18	N 52°58'51" E	88.04'
FC19	N 72°19'48" W	86.31'
FC20	S 88°42'00" E	58.28'
FC21	N 88°21'50" W	10.27'
FC22	N 47°10'58" W	18.88'
FC23	S 74°14'28" E	162.85'
FC24	N 84°51'24" E	41.42'
FC25	N 85°08'18" E	85.85'
FC26	S 88°53'37" E	81.25'
FC27	N 52°04'00" E	38.88'
FC28	N 07°21'33" E	94.88'
FC29	N 31°34'08" E	75.78'
FC30	N 08°58'23" E	28.01'
FC31	N 52°38'58" W	110.52'
FC32	N 14°04'18" E	88.29'
FC33	N 33°02'19" W	12.81'
FC34	N 02°34'14" E	28.53'
FC35	N 70°18'07" E	103.78'
FC36	S 04°55'00" E	24.70'
FC37	S 08°07'18" E	18.40'
FC38	S 28°34'05" W	14.08'
FC39	S 88°31'58" E	40.08'
FC40	S 02°15'40" E	77.83'
FC41	S 04°55'00" E	24.70'
FC42	S 28°34'05" W	35.83'
FC43	N 02°34'14" E	28.53'
FC44	S 08°07'18" E	18.40'
FC45	S 33°02'19" W	12.81'
FC46	S 70°18'07" E	365.85'
FC47	S 70°18'07" W	254.07'

FOREST BUFFER TABULATION

Name	Bearing	Distance
FB1	S 34°20'00" E	80.58'
FB2	S 31°14'00" E	88.00'
FB3	S 43°50'00" E	88.50'
FB4	S 58°50'00" E	29.00'
FB5	S 67°50'00" E	22.00'
FB6	S 82°20'00" E	83.50'
FB7	S 88°00'00" E	95.00'
FB8	S 78°35'00" E	81.50'
FB9	S 83°00'00" E	33.50'
FB10	S 47°40'00" E	34.00'
FB11	S 38°15'00" E	48.00'
FB12	S 37°40'00" E	40.50'
FB13	N 73°30'00" E	30.50'
FB14	N 82°15'00" E	31.50'
FB15	S 78°50'00" E	82.50'
FB16	S 88°50'00" E	35.00'
FB17	N 27°40'00" E	21.00'
FB18	N 88°45'00" E	25.50'
FB19	N 82°50'00" E	82.50'
FB20	N 52°35'00" E	38.50'
FB21	N 22°15'00" E	25.50'
FB22	N 07°40'00" E	20.00'
FB23	N 08°35'00" W	25.00'
FB24	N 10°45'00" W	38.50'
FB25	N 25°08'00" E	82.50'
FB26	N 32°35'00" E	45.50'
FB27	N 37°40'00" E	20.00'
FB28	N 21°15'00" E	19.88'
FB29	N 87°50'00" E	38.00'
FB30	S 70°20'00" E	48.50'
FB31	S 28°30'00" E	38.50'
FB32	S 28°20'00" E	28.50'
FB33	N 88°45'00" E	33.00'
FB34	S 81°35'00" E	28.00'
FB35	S 28°11'32" E	93.88'
FB36	S 10°25'00" E	49.50'
FB37	S 12°15'00" E	48.00'
FB38	S 10°30'00" E	29.00'

PWA COMPLETED N/A 5/19/95
 FINAL PLAT:
 TOWN 226 3/1/95
 STREETS, NUMBERING, EASEMENTS
 DEV. PLAN REVIEW 5/19/95
 DIV. OF REAL ESTATE 5/19/95
 ASSESSMENTS 5/19/95
 RECREATION & PARKS 5/19/95

PLAT OF
SHELTER FULLERTON

ELECTION DISTRICT 14
 SCALE: 1" = 100'

BALTIMORE COUNTY, MARYLAND
 APRIL 28, 1995

[Signature] 5/19/95
 Director of Environmental Protection and Resource Management

NOTE:
 Roads and utilities, for which easements are laid out and shown hereon, have been designed under Maryland Registered Professional Engineer License No. 3860.

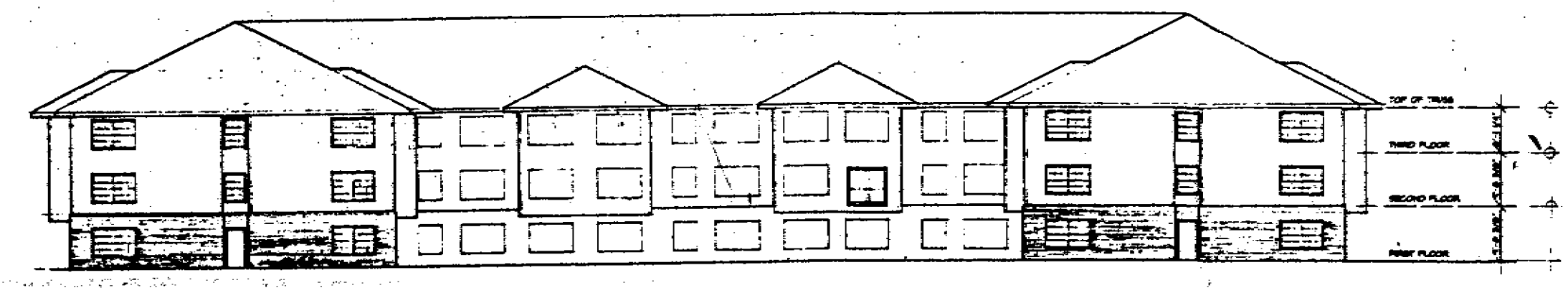
APPROVED FOR THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING.
 2/1/95

C:\LAND PROJECTS\RY\OVERTON\0156\LAND\DRAWING\7/29/2002 1:43:05 PM\H\DESIGN\500 42 11\BL2 CARD.PCS
 ARCH: 24 x 36 INCHES (610 x 914 MM) PLOT: 1:100 (1" = 25.40 M)

BALTIMORE COUNTY HAS AGREED TO ALLOW LAUDENKLOS FARMS TO USE THIS AREA FOR AFForestation AND/OR REFORESTATION PLANTING.



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR BUILDING MATERIALS WILL BE ASPHALT ROOF SHINGLES. SIDING WITH BRICK TRIM AND ACCENTS. COLOR AND MIX WILL BE DETERMINED PRIOR TO CONCEPT PLAN APPROVAL.

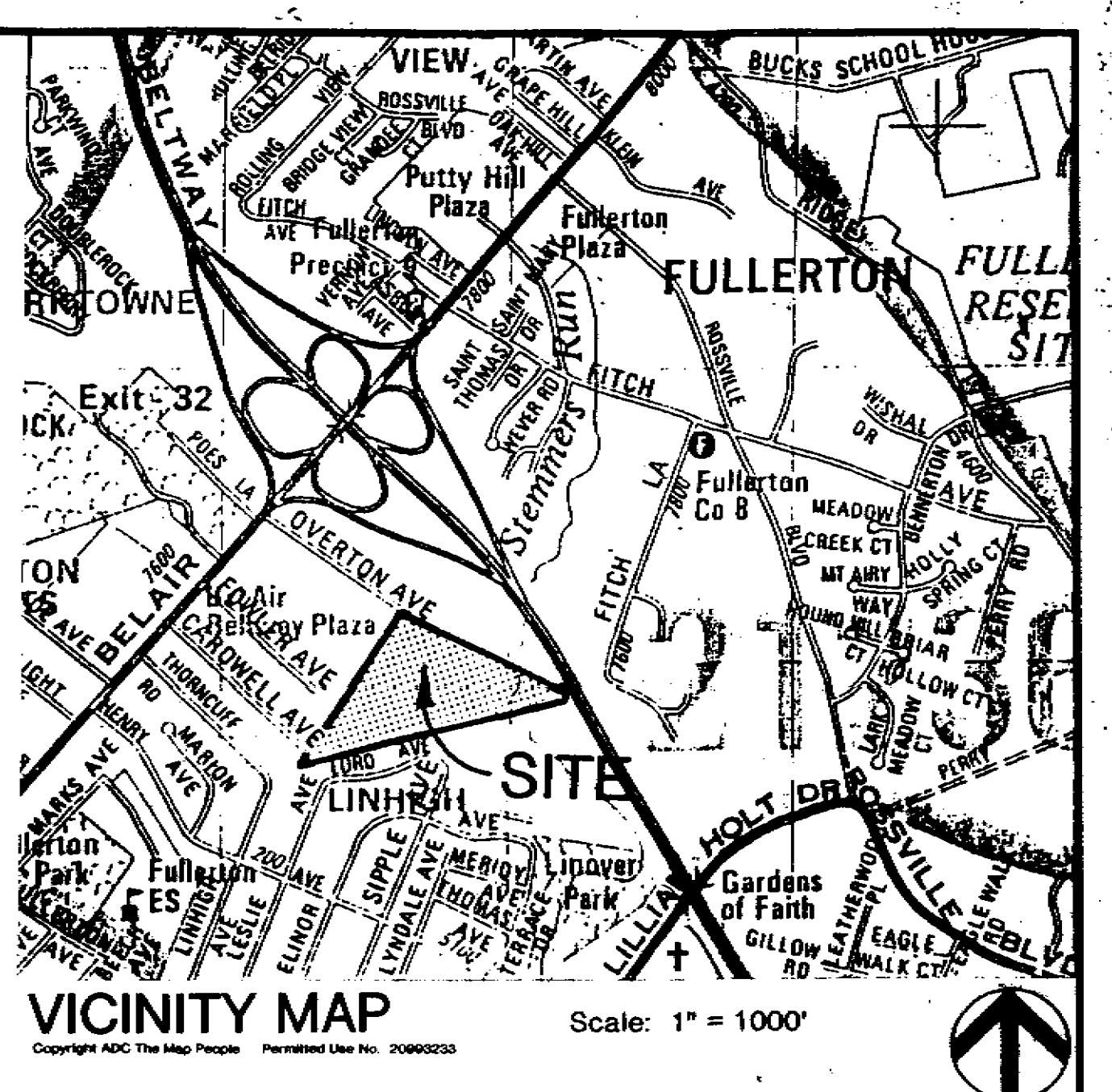
SITE DATA				
Existing Zoning and Maximum Density Permitted				
PARCEL	ZONE	ACRES	DWELLING UNITS ALLOWED	UNITS PROPOSED
A	DR3.5			3 DNU
B	DR3.5			67.25 DNU
TOTAL	DR3.5	20.10	70.35	70.25

3 EFFICIENCY APARTMENTS @ 0.50 DNU = 1.5 DNU
85 1-BEDROOM APARTMENTS @ 0.75 DNU = 63.75 DNU
2 1-BEDROOM W/DEN APART @ 1.00 DNU = 2.0 DNU
3 SINGLE FAMILY LOTS

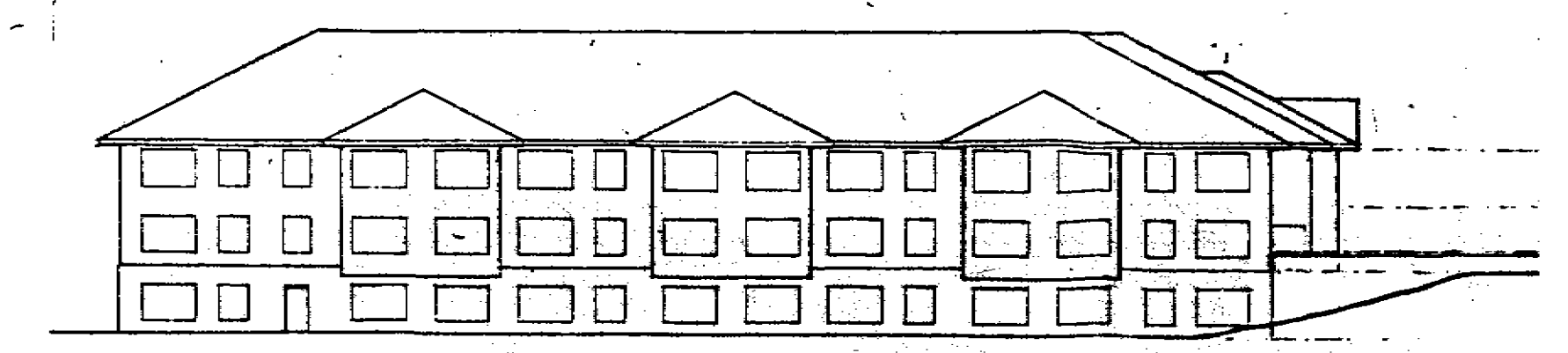
OPEN SPACE PROPOSAL	
OPEN SPACE TYPE	ACRES
Floodplain/Buffer	7.12
TOTAL	7.12

SITE DEVELOPMENT PROPOSAL						
DWELLING TYPE	UNITS Prop.	PARKING Req'd.	OPEN SPACE Prop.	ADT's	PHASE	PROJECTED DVLPMT. SCHED.
Efficiency Apartments	3	20		11	1	1 Year
One-Bedroom Apartments	85	56.7		281	1	1 Year
Single Family Detached Lots	3			39	2	5 Years
One-Bedroom W/Den Apart	2	1.3		1	1	1 Year
TOTAL	93	60	70	4.00	7.98	335

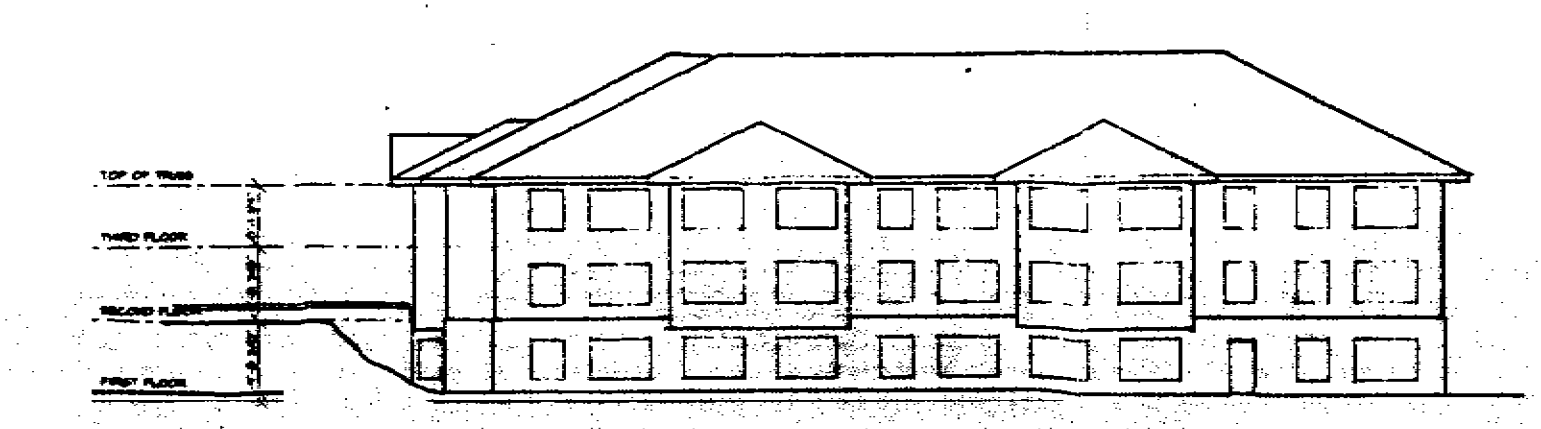
* Under PUD R1 plan, 20% of the tract area is required for open space.
20.01 ac. X 20% = 4.00 acres required open space



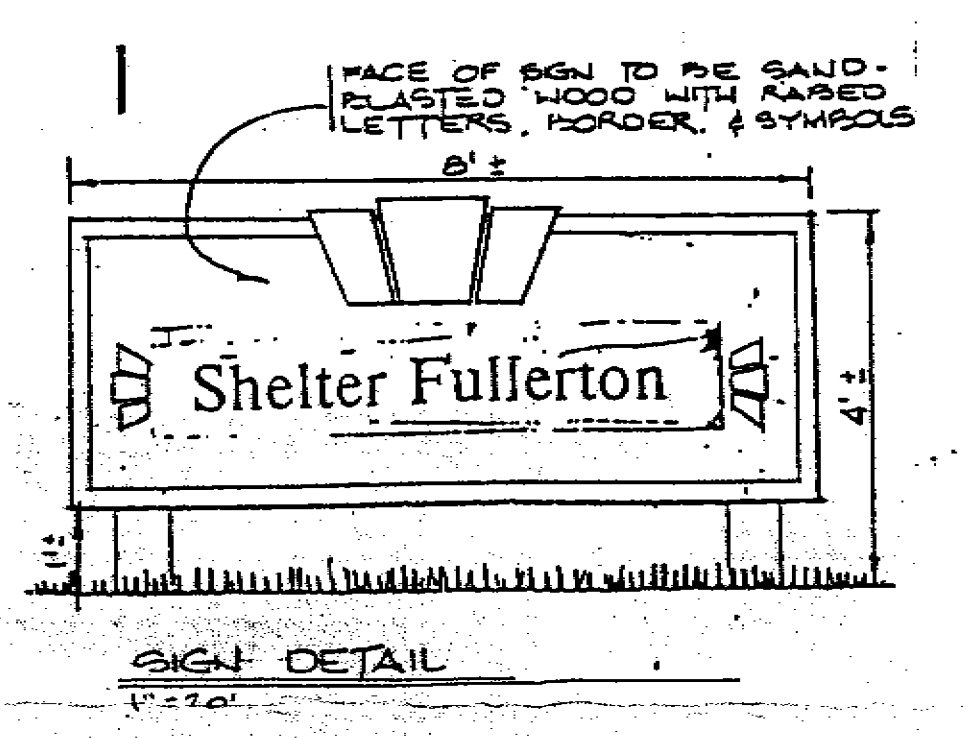
VICINITY MAP
Scale: 1" = 1000'



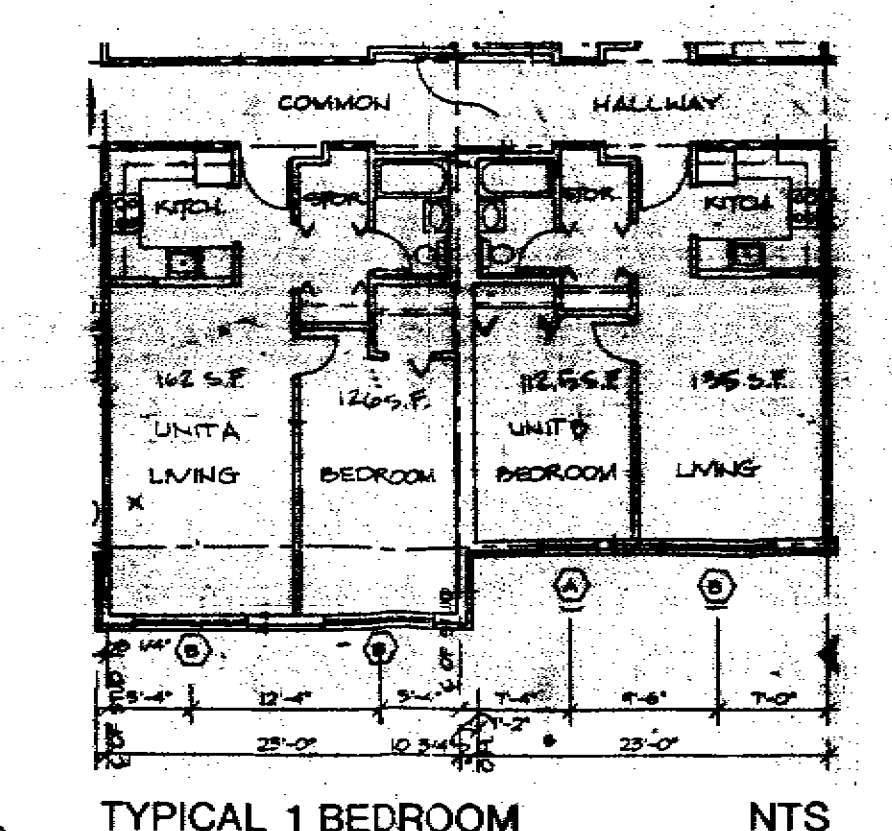
WEST ELEVATION
SCALE: 1/8" = 1'-0"



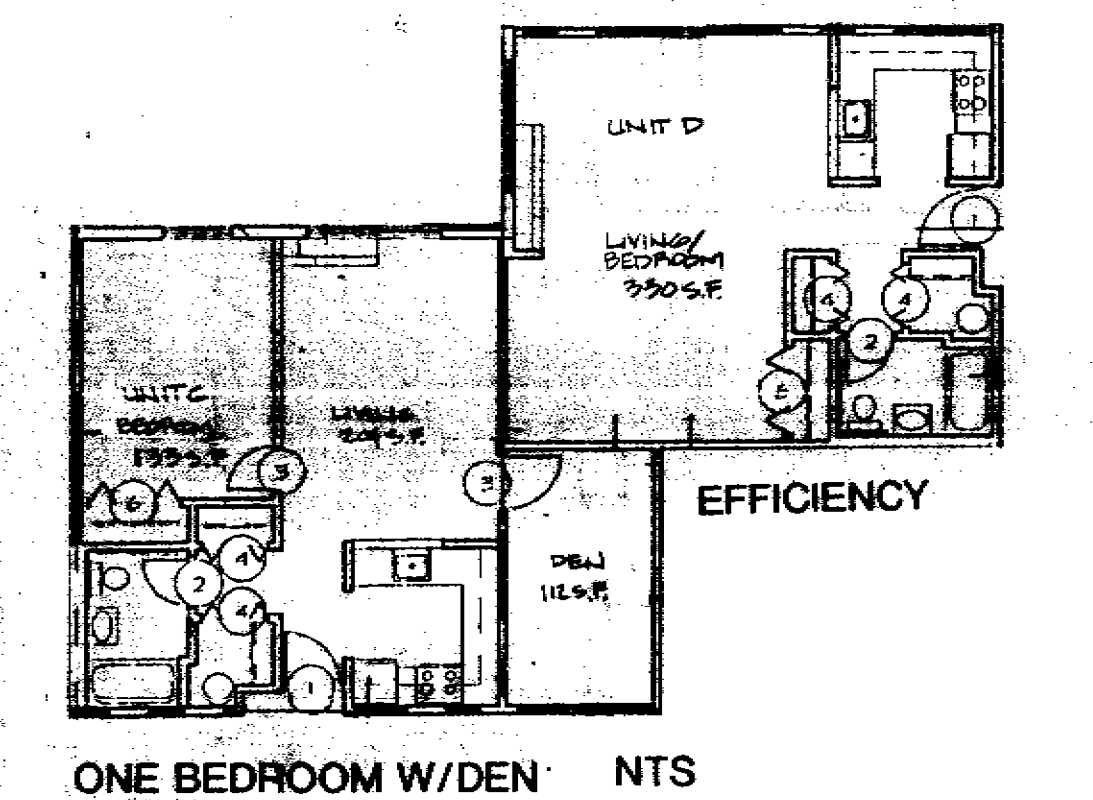
EAST ELEVATION
SCALE: 1/8" = 1'-0"



SIGN DETAIL
SCALE: 1/4" = 1'-0"



TYPICAL 1 BEDROOM
NTS



ONE BEDROOM W/DEN
NTS

JOHN P. WEVER
3488/408
1429-011710

PARCEL A
3 FUTURE DWELLINGS

PROPOSED BALTIMORE COUNTY LOCAL OPEN SPACE & 100-YR. FLOODPLAIN RESERVATION

0.34 AC. MITIGATION AREA

PARCEL B

ZADM #XIV - 250

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Baltimore, MD 21202
410-296-3333
Fax: 296-4705

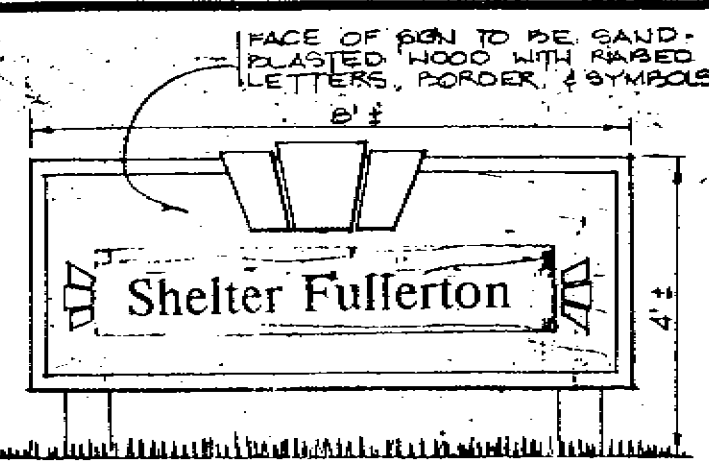
PLANNED BY: *Benjamin Kurland*
DATE: *9/23/94*
PROJECT MANAGER: *Benjamin Kurland*
A Team of Land Planners
Engineers, Surveyors &
Environmental Professionals

**SHELTER DEVELOPMENT
AT FULLERTON**
AFFORDABLE CLASS A ELDERLY HOUSING
PUD R-1 PLAN/
DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN

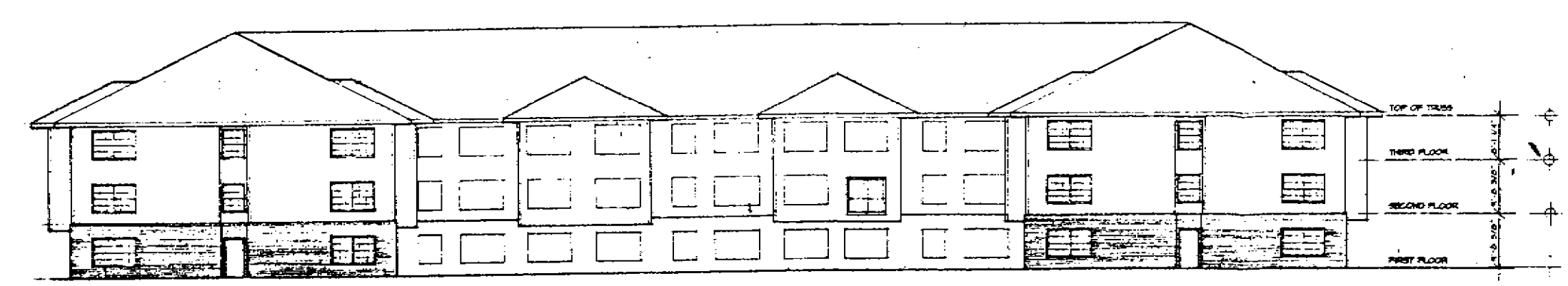
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 14
COUNCILMAN AND DISTRICT 6
ISSUE DATES

REVIEW: 9-23-94
BID: _____
PERMIT: _____
CONSULTATION: _____
BASE: REV. _____
DRAWN: J.M.B. _____
CHECKED BY: J.M.B. _____
DATE CHECKED: 9-23-94
SCALE: 1"=50'
PROJECT NO.: 92039.E
DRAWING: 1 OF 2

PRINTED
NOV 23 1994
DAFT-MCCUNE-WALKER, INC.



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR BUILDING MATERIALS WILL BE ASPHALT ROOF SHINGLES. SIDING WITH BRICK TRIM AND ACCENTS. COLOR AND MIX WILL BE DETERMINED PRIOR TO CONCEPT PLAN APPROVAL.

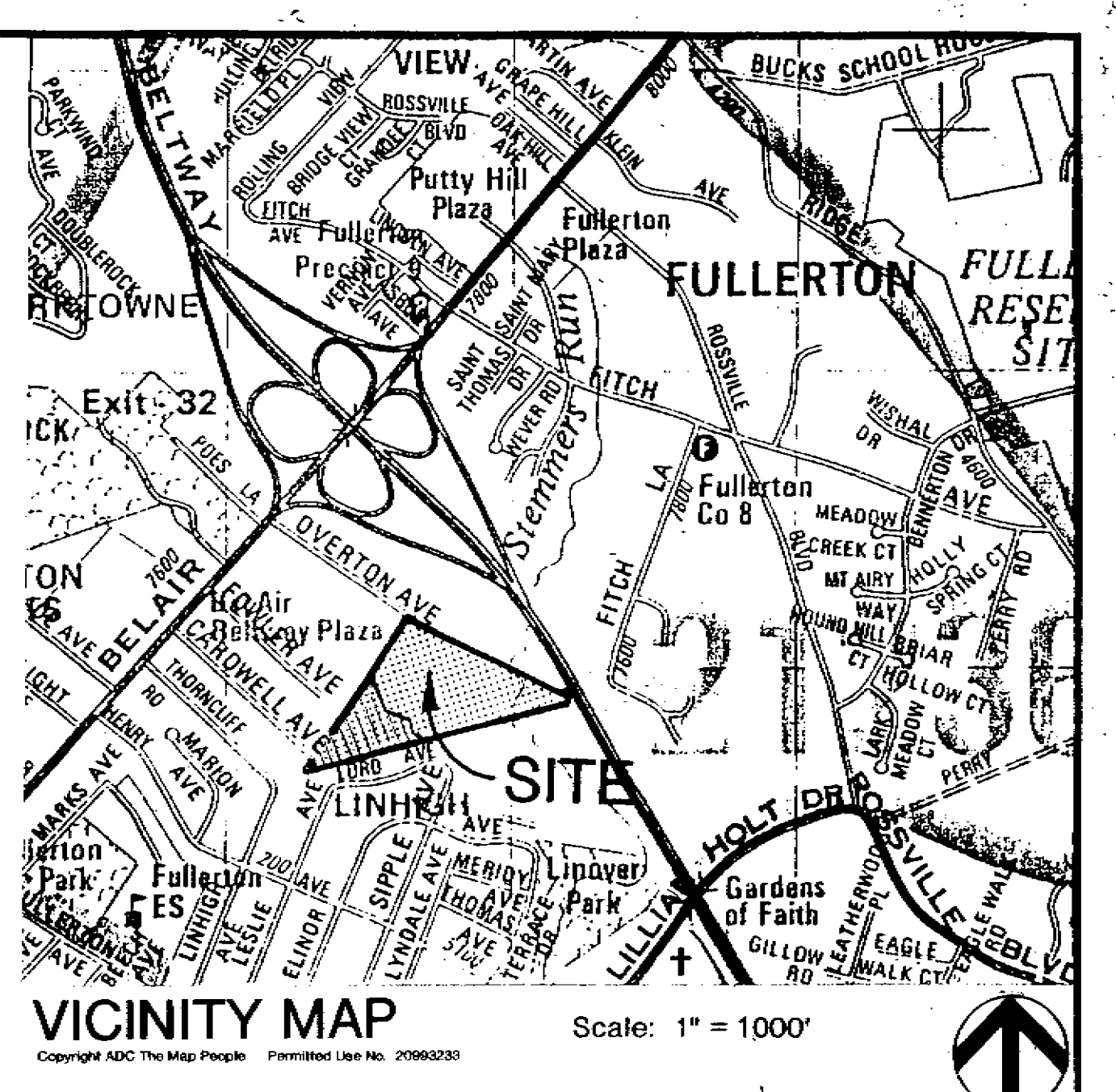
SITE DATA				
Existing Zoning and Maximum Density Permitted				
PARCEL	ZONE	ACRES	DWELLING UNITS ALLOWED	UNITS PROPOSED
A	DR3.5			3 DU
B	DR3.5			67.25 DU
TOTAL	DR3.5	20.10	70.35	70.25

3 EFFICIENCY APARTMENTS @ 0.50 DU = 1.5 DU
85 1-BEDROOM APARTMENTS @ 0.75 DU = 63.75 DU
2 1-BEDROOM W/DEN APART. @ 1.00 DU = 2.00 DU
3 SINGLE FAMILY LOTS

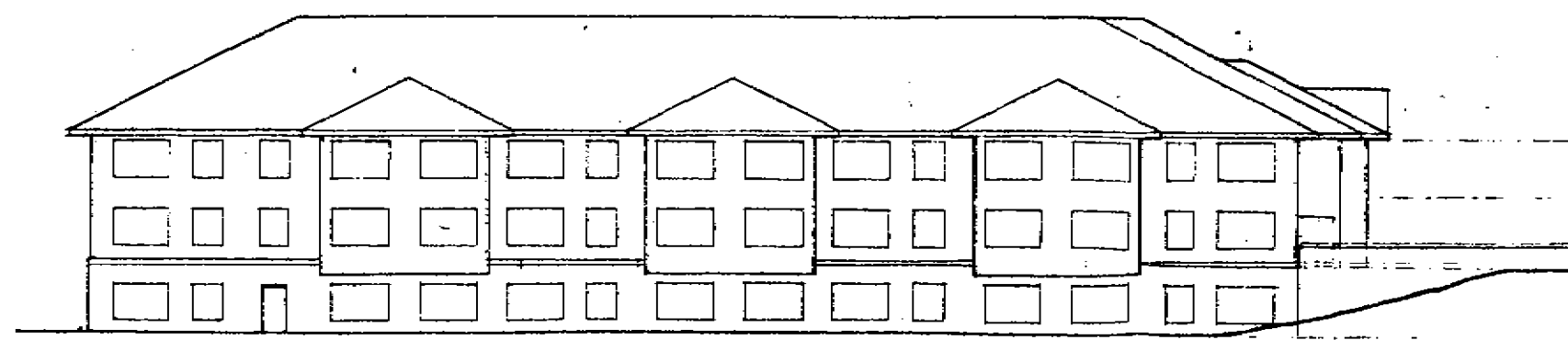
OPEN SPACE PROPOSAL	
OPEN SPACE TYPE	ACRES
Floodplain/Buffer	7.12
TOTAL	7.12

SITE DEVELOPMENT PROPOSAL							
DWELLING TYPE	UNITS Prop.	PARKING Req'd.	OPEN SPACE Prop.	ADT's	PHASE	PROJECTED DVLPMT. SCHED.	
Efficiency Apartments	3	2.0		11	1	1 Year	
One-Bedroom Apartments	85	56.7		291	1	1 Year	
Single Family Detached Lots	3			35	2	5 Years	
One-Bedroom W/Den Apart.	2	1.3		6	1	1 Year	
TOTAL	93	60	70	4.00	7.98	333	

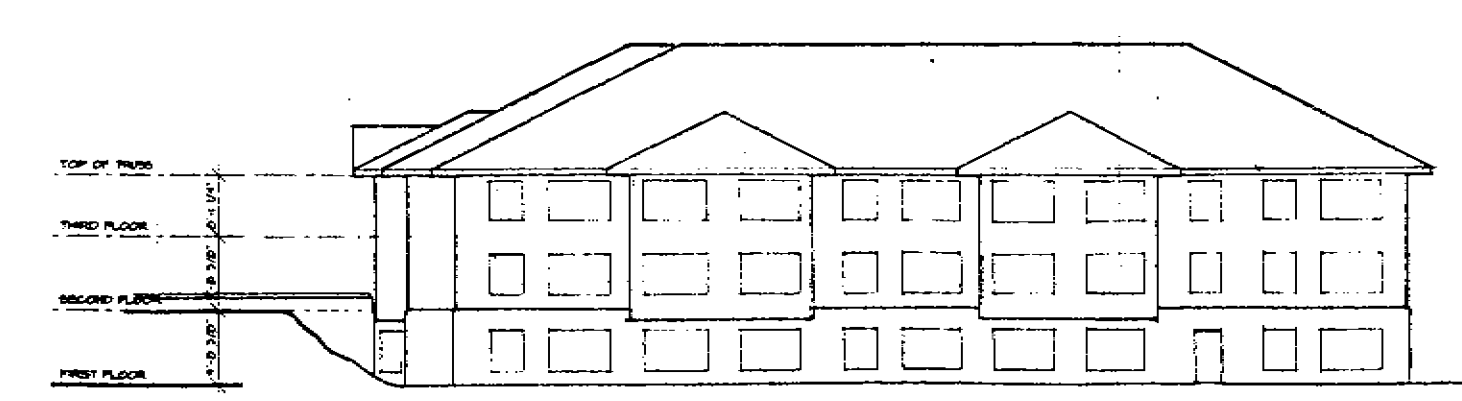
Under PUD R1 plan, 20% of the tract area is required for open space.
20.01 ac. X 20% = 4.00 acres required open space



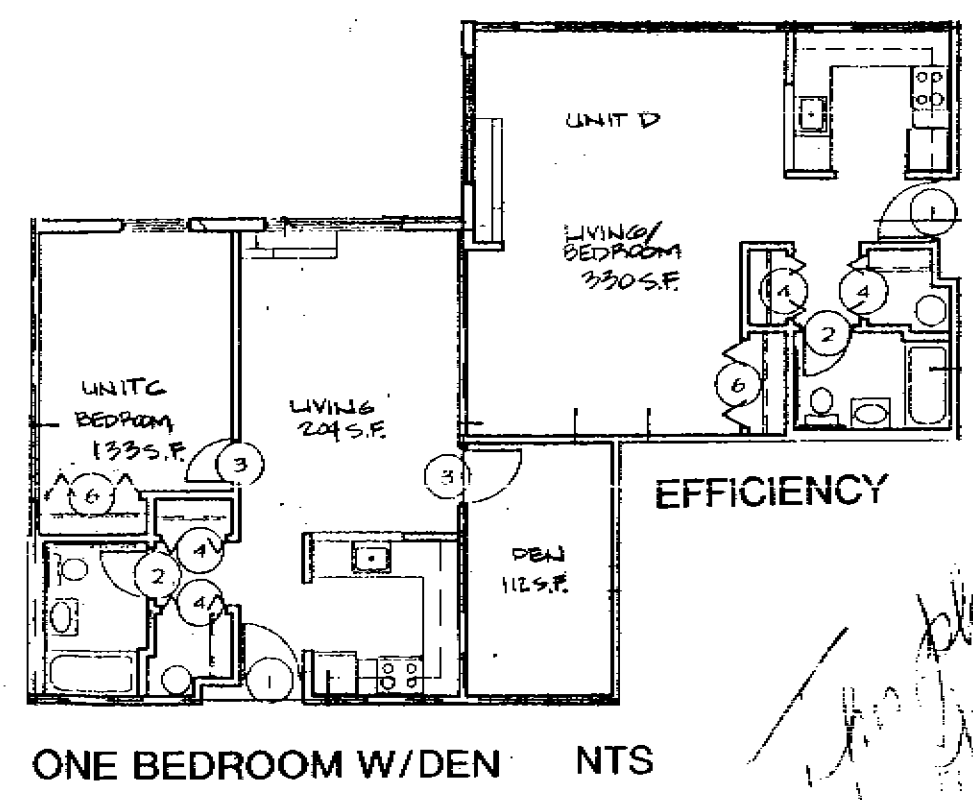
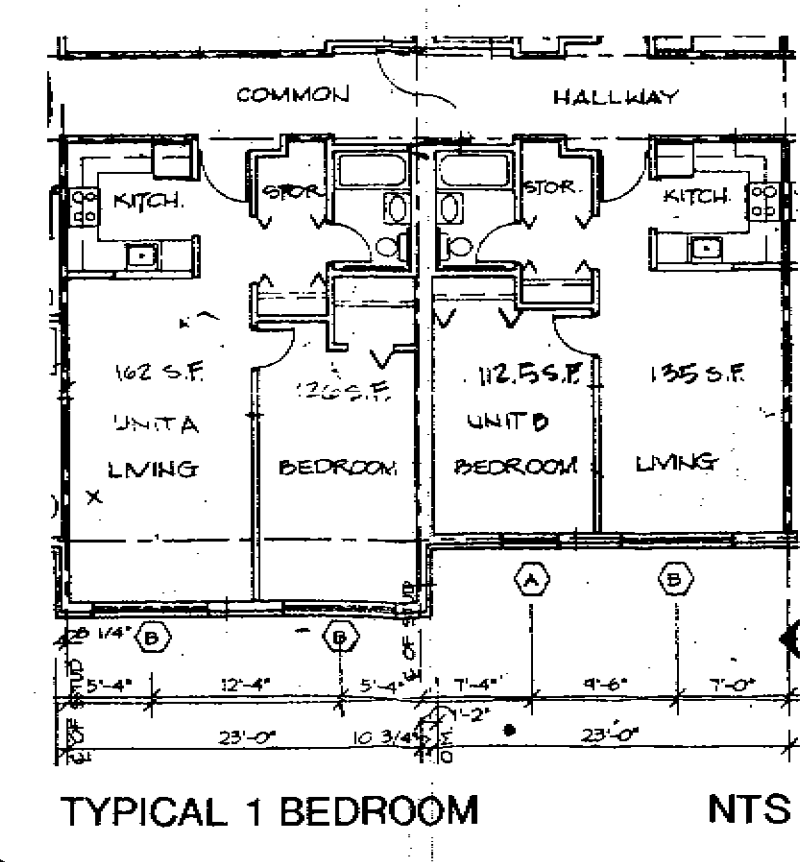
VICINITY MAP
Scale: 1" = 1000'



WEST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



DEVELOPER'S EXHIBIT NO. 7

ZADM #XIV - 259

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax: 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

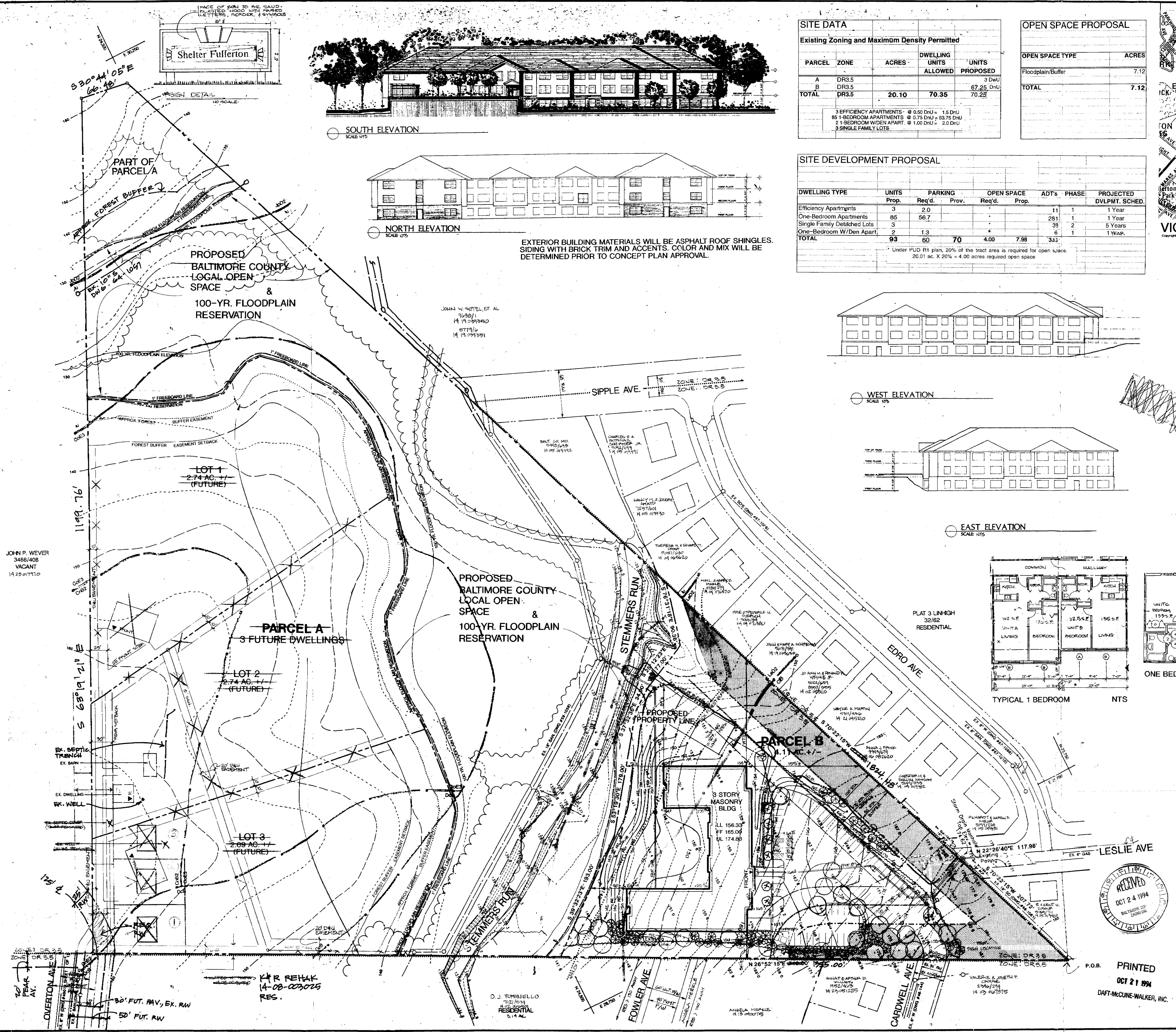
**SHELTER DEVELOPMENT
AT FULLERTON**
AFFORDABLE CLASS A ELDERLY HOUSING
PLAN AND PLAT TO ACCOMPANY
ZONING SPECIAL EXCEPTION AND VARIANCE PETITIONS

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 14
COUNCILMANIC DISTRICT 18
ISSUE DATES

REVIEW: 9-23-94
BID: _____
PERMIT: _____
CONSTRUCTION: _____
BASE: REM.
DRAWN: CSW/HEM
DESIGNED: REM.
CHECKED BY: JMS
DATE CHECKED: 9-23-94
SCALE: 1" = 50'
PROJECT NO.: 92039E
DRAWING: 1 OF 2

RECEIVED
OCT 24 1994
BALTIMORE CO. ZONING

PRINTED
OCT 21 1994
DAFT-MCCUNE-WALKER, INC.



General Notes

- Developer/Applicant: Shelter Development
218 North Charles Street
Baltimore, MD 21201
(410) 962-0595

Property Owner: Laudenklos Farms
Deed Reference: 5609/205
Tax Account No.: 14 12 001 150
Street Address: 4300 Cardwell Avenue
- Site/Zoning Area: DR 3.5 20 01 Ac +/- Net
DR 3.5 20 20 Ac +/- Gross (Incl. allowed R/W for Overton, Leslie & Cardwell Ave.)
- Site Data:

- Census Tract: 4405
Election District: 14
Councilmanic District: 6
Watershed: 22
Subwatershed: 3
- Wetlands limited to stream channel.
- Existing streams with attendant 100-year floodplain. The floodplain line is based on the ultimate development of the watershed with no stormwater management assumed.
- Stormwater will be managed for the 2, 10, and 100-year storms by an underground stormwater management facility as shown.
- There are no known rare, threatened, or endangered species on this site.
- There are no known hazardous materials as defined by Section 7-101 of the Environmental Article of the Annotated Code of Maryland, underground fuel, or chemical storage tanks on or within 250 feet of this site.
- This site contains Archaeological Site No. 18BA342 which was mentioned in the 1983 comments on the "Garage Hill" CHS Plan. After investigation no artifacts have been found. There are no historic structures or known archaeological sites on this site.
- The property outline shown hereon has been taken from deed sources. The topography and utility information is taken from a field survey by Daft McCune Walker, Inc.
- The 25 percent or greater slopes are located in the 100-year floodplain of Parcel A.
- At off-site dwellings and small lots of record (less than 2 acres) that create an RTA on-site are shown with the required 150 foot distance dimensions and 100-foot RTA zone. There is no lighting nor buildings within the 100-foot zone.
- A Community Input Meeting was held on August 1, 1994, at which the following comments were received:
 - Connection of Leslie and Cardwell Avenues
 - Site lighting
 - Accessibility to site
 - Stormwater management methods

The limits of the 100-year floodplain reservation and easement and the Forest Buffer Easement/Forest Conservation Easement (FBE/FCE) are as shown on the plan.

14. There will be no clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

Any Forest Buffer Easement shown hereon will be subject to protective covenants which will be recorded in the Land Records of Baltimore County and which restrict disturbance and use of these areas.

The following uses are permitted by right within the Forest Buffer Easement: hiking, nature studies, and felling of individual trees less than 30 inches in diameter for personal use. Other types of activities that require clearing, grading, construction, or disturbance of vegetation in the Forest buffer Easement require approval by the Baltimore County Department of Environmental Protection and Resource Management.

- Zoning relief requested:
Variance from BCZR §1801.1.B.1.e and CMDP Section II, Page 16, to permit an RTA parking lot setback to be 15 feet in lieu of the required 75 feet and a cleared, graded and replanted RTA parking buffer to be 15 feet in lieu of the required 50 foot uncleared, ungraded buffer.

- Landscape Planting:
Required
Parcel A
350 LF Int. Drive @ 1/20 = 18.0 PU (15 MD)
Parcel B
60 LF Int. Road @ 1/20 = 3.0 PU (2 MD)
66 LF Class A Screen @ 1/15 = 4.5 PU
54 Parking Spaces @ 1/12 = 4.5 PU (4 MD)
43,370 SF Total RTA Buffer @ 1/400 = 21.2 PU (11 MD)
34,890 SF Wooded RTA Buffer
8,480 SF Parking Spaces
Total = 52.0 PU (30 MD)

- Proposed**
Parcel A
18 Maj. Dec. @ 1/1 = 18.0 PU
Parcel B
30 Maj. Dec. @ 1/1 = 30.0 PU
55 Evergreen @ 1/2 = 27.5 PU
7 Min. Dec. @ 1/2 = 3.5 PU
204 Shrubs @ 1/5 = 40.8 PU
2,200 SF Groundcover @ 1/500 = 4.4 PU
Total = 124.2 PU (48 MD)
(52 Required PU, 72 Optional PU)

- No assisted living facilities, convalescent, or nursing homes or uses are proposed as part of this Class A Elderly Housing Facility. If any of these uses are proposed in the future, a zoning special exception public hearing will be required to permit the use and other standards for BCZR compliance will be required.
- Proposed parking spaces will be at least 8.5 x 18'. All parking, maneuvering, and aisle areas will be paved with bituminous concrete or another durable dustless surface and permanently striped.
- A community room with and adjoining kitchenette will be provided on the ground floor of the proposed facility. No other accessory uses as allowed by BCZR §432.1.B are proposed.

I, JEFF HETEMAN, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or person who will perform contractual services on behalf of the proposed development.

Jeff Heteman 9-29-94
Signed Date

Zoning Case 95-124-XA and Development Plan XIV-259 were heard on November 2, 1994 with the following order issued:

THEREFORE, IT IS ORDERED by the Zoning Commission of Baltimore County that this 17th day of November, 1994, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval to modify the Residential Transition Area (RTA) restrictions in Section 1801.1.B.1.e. of the Baltimore County Zoning Regulations (BCZR) and the Comprehensive Manual of Development Policy (CMDP) Section II, page 16, wherein Sections 430.3 and 432.4 of the BCZR and Section II, D, page 2 of the CMDP all allow a parking lot setback to be 15 feet in lieu of the required 75 feet, and a cleared, graded, and replanted RTA parking buffer to be 15 feet in lieu of the required 50 feet, uncleared, ungraded buffer areas, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section II, page 26 of the CMDP to allow more than 12 parking spaces to occur without being separated by a landscape peninsula or island, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Zoning Administration and Development Management (ZADM), within 10 days from the date of this order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this opinion and order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 24-228 of the Baltimore County Code and the applicable provisions of law.

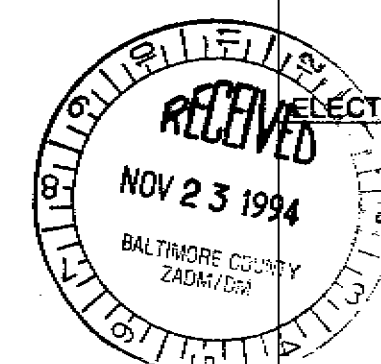
Charles E. Schmitt
Charles E. Schmitt
Zoning Commissioner
for Baltimore County

DMW
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

SHELTER DEVELOPMENT AT FULLERTON AFFORDABLE CLASS A ELDERLY HOUSING PUD R-1 PLAN/ DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 14 COUNCILMANIC DISTRICT 6



ISSUE DATES	
REVIEW:	9-23-94
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	
DRAWN:	
DESIGNED:	
CHECKED BY:	
DATE CHECKED:	
SCALE:	
PROJECT NO.:	92039-E
DRAWING:	2 OF 2

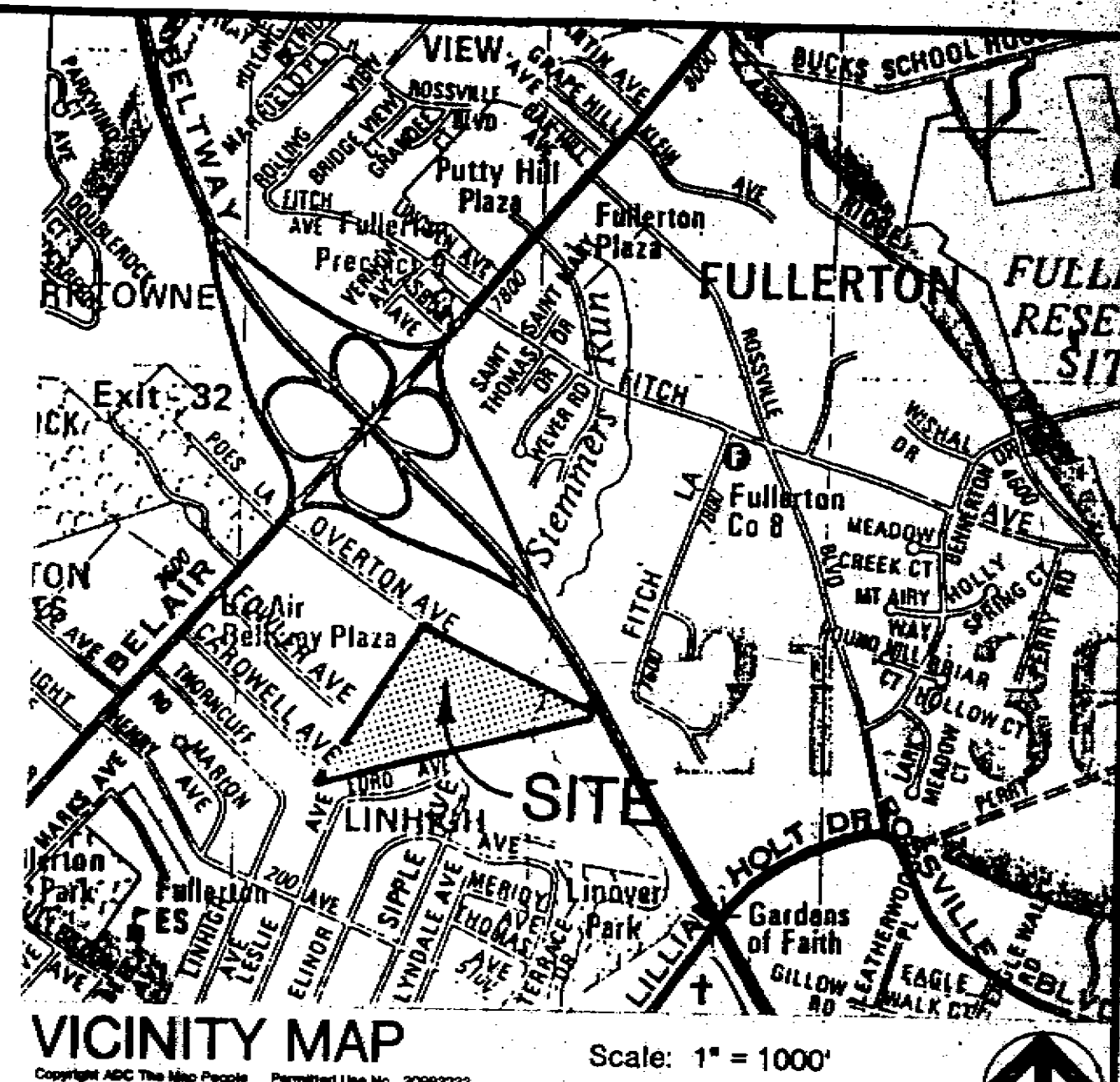
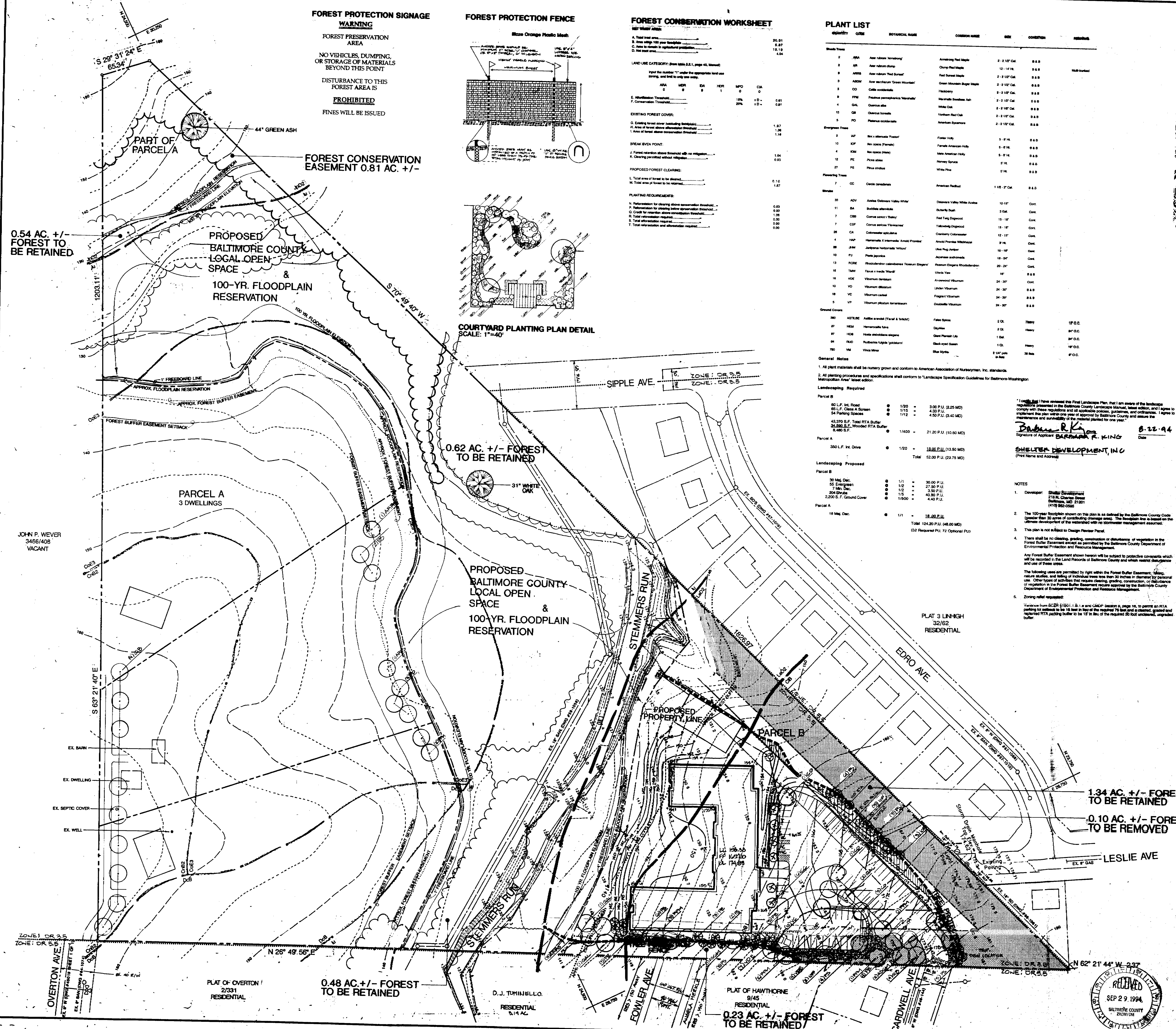
PRINTED

NOV 23 1994

DAFT-MCCUNE-WALKER, INC.

DATE	BY	REVISIONS
10-29-94	MEP	PER COMMENTS
11-22-94	Y	CLERK ADD

Final Landscape Plan



Goals and Objectives
Development of Shelter-Fullerton as permitted under current zoning and development guidelines as require removal of 0.10 acre of forest. The property contains two isolated trees that measure greater than 10 inches dbh. Both of these trees will be preserved by the contractor. There are no high-quality forest resources at Shelter-Fullerton. Forests to be retained will function as buffers between properties.
No reforestation is required at the Shelter-Fullerton site.

Forest Retention
No grading, excavation, utility placement, sediment and erosion control activities, or vehicular traffic, will occur within forest retention areas.
Tree retention areas will be delineated with fencing (see Tree Protection Fence Details) prior to the beginning of any construction activity. Fencing shall not be considered as retained canopy until reviewed by a landscape architect or qualified natural resources professional familiar with the plan. Attachment of signs to trees is prohibited. No root pruning will be performed.
After boundaries have been fenced and before construction begins, a preconstruction meeting shall occur. The preconstruction meeting shall include: Baltimore County inspectors and a qualified professional familiar with the plan shall be present. All items pertaining to forest retention and tree preservation shall be discussed.
Any changes to the plan due to on-site conditions must be approved by the Baltimore County Department of Environmental Protection and Resource Management.

Specimen Tree Protection
Both specimen trees are located greater than 100 feet away from the limit of disturbance. No protective fencing will be installed around these trees.
Post Construction Management
All dead trees or tree limbs which pose an immediate safety hazard will be removed. Trees dropped within the forest retention area will not be removed.
There will be no open burning within 100 feet of woodlands.
There will be no open burning within 100 feet of woodlands.
All temporary forest protection structures will be removed after construction and permanent signage will be placed where indicated on the plan.

Penalty for Violation
Any construction activity within forest retention areas not specifically permitted within the Forest Conservation Easement shall be a violation of the Forest Conservation Easement. The contractor shall be responsible for the removal of any trees (except those which pose a safety hazard) that are removed or damaged by the contractor. Each day a violation is an unpermitted activity has occurred within the forest retention area.

Long Term Forest Protection
Easements will be created for all reforestation, forest retention, or specimen tree preservation occurring on private lots. The easement will require that the removal of any trees (except those which pose a safety hazard) must be approved by the Baltimore County Department of Environmental Protection and Resource Management.
Care and maintenance of any specimen trees, reforestation, and forest retention to be located within local open space will be the responsibility of the Baltimore County Department of Recreation and Parks.

Standard Nondisturbance Note
There will be no clearing, grading, construction, or disturbance of vegetation in the Forest Conservation Easement, or other forest retention areas, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

Penalties
1. A person who violates any provision of this subtitle or any regulation order plan or which may be recovered in a civil action brought by the Department. Each day a violation is a separate violation under this subtitle.
2. The court may issue an injunction requiring the person to cease the violation and take corrective action to restore or reforest an area.

PRINTED
SEP 29 1994
DAFT-McCUNE-WALKER, INC.

ZADM #XIV - 259

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

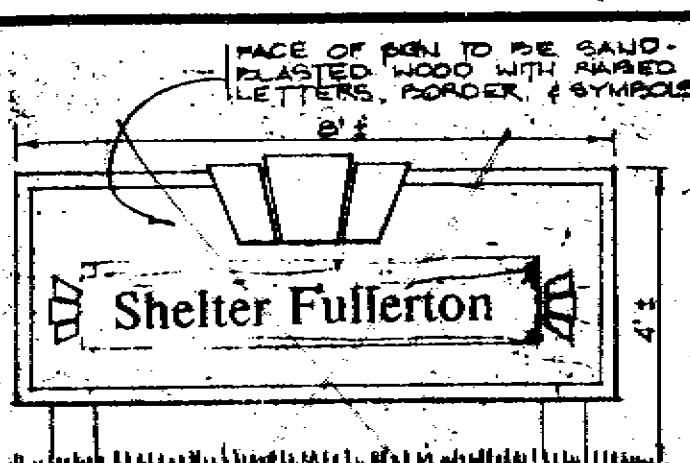
**SHELTER DEVELOPMENT
AT FULLERTON
AFFORDABLE CLASS A ELDERLY HOUSING
FINAL LANDSCAPE PLAN
& FOREST CONSERVATION PLAN**

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 14 COUNCILMANIC DISTRICT 8

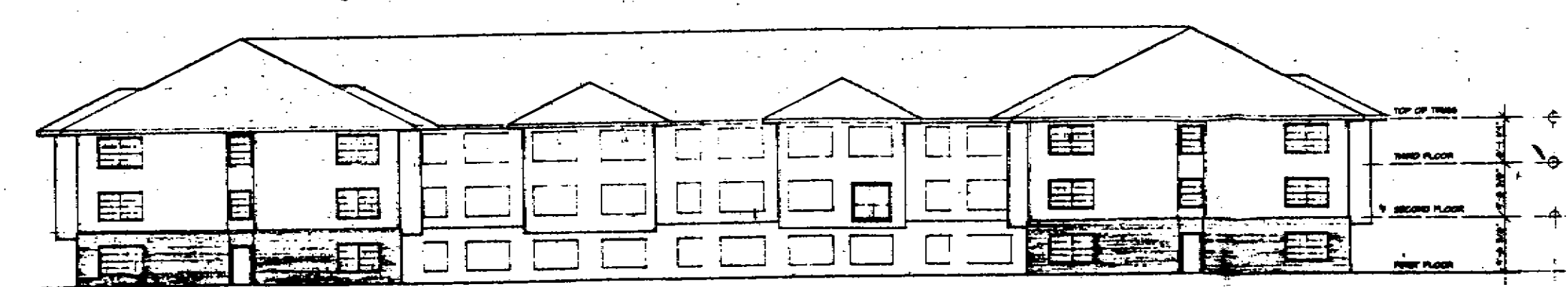
ISSUE DATES
REVIEW: 6-14-94
PERMIT:
CONSTRUCTION: ☒ **YES**
BASE: ☒ **YES**
DESIGNED: ☒ **YES**
CHECKED BY: ☒ **YES**
DATE CHECKED: 9-29-94
SCALE: 1" = 60'
PROJECT NO.: 92088E
DRAWING: 1 OF 1

DATE BY REVISIONS
9-14-94 MWP ACTUAL COUNTY COMMENTS, ADD RAIN LINES
9-29-94 MWP EDIT LANDSCAPE, PERMIT COMMENTS
9-29-94 MWP ADJUST FLOOD PLANS/ADD RAIN LINES
ADJUST TREE LINES

RECEIVED
SEP 29 1994
BALTIMORE COUNTY ZONING



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR BUILDING MATERIALS WILL BE ASPHALT ROOF SHINGLES.
SIDING WITH BRICK TRIM AND ACCENTS. COLOR AND MIX WILL BE
DETERMINED PRIOR TO CONCEPT PLAN APPROVAL.

SITE DATA

Existing Zoning and Maximum Density Permitted

PARCEL	ZONE	ACRES	DWELLING UNITS ALLOWED	UNITS PROPOSED
A	DR3.5			3 DUH
B	DR3.5			67.25 DUH
TOTAL	DR3.5	20.10	70.35	70.25

3 EFFICIENCY APARTMENTS @ 0.50 DUH = 1.5 DUH
85 1-BEDROOM APARTMENTS @ 0.75 DUH = 63.75 DUH
2 1-BEDROOM W/DEN APART. @ 1.00 DUH = 2.0 DUH
3 SINGLE FAMILY LOTS

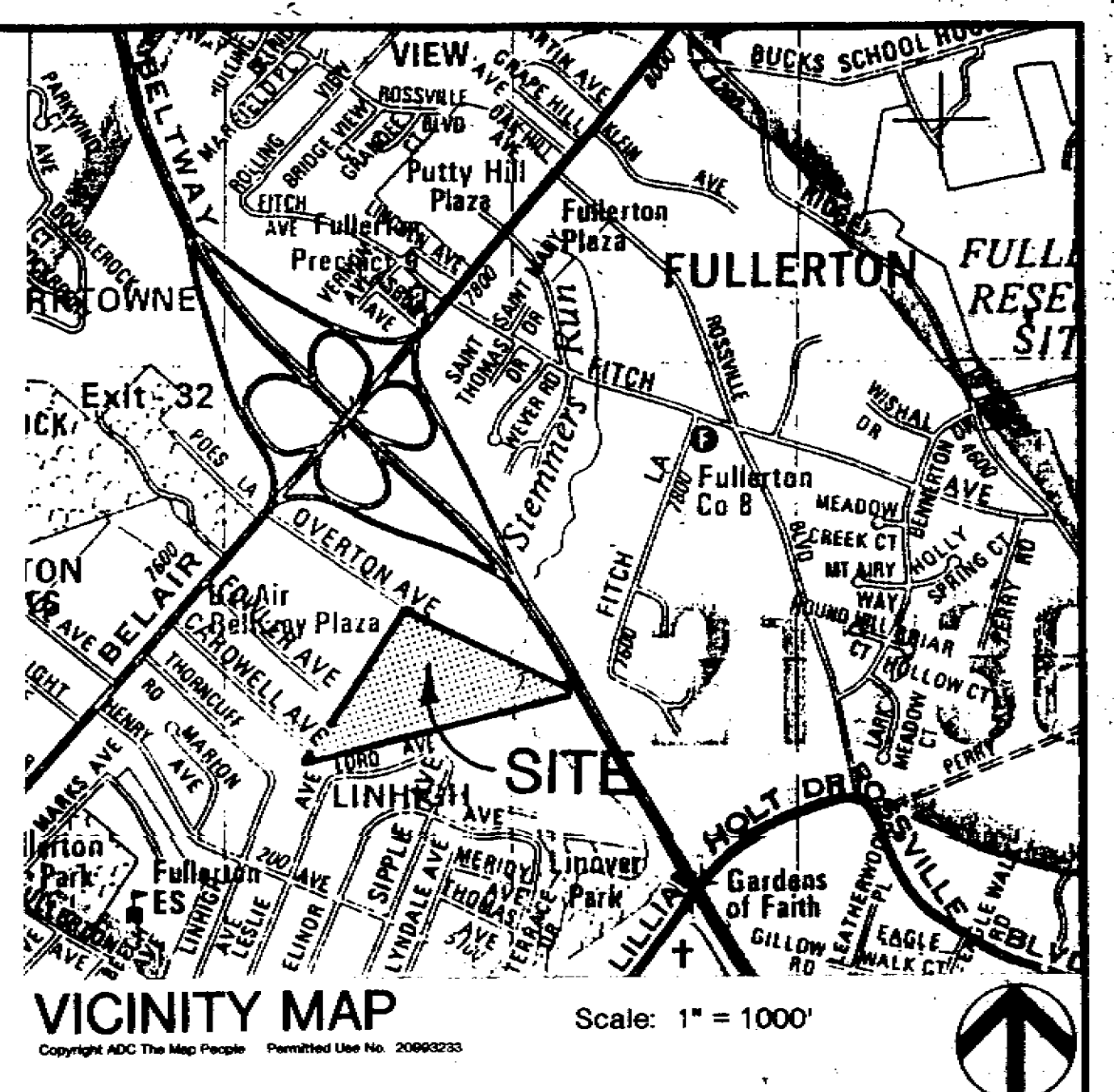
OPEN SPACE PROPOSAL

OPEN SPACE TYPE	ACRES
Floodplain/Buffer	7.12
TOTAL	7.12

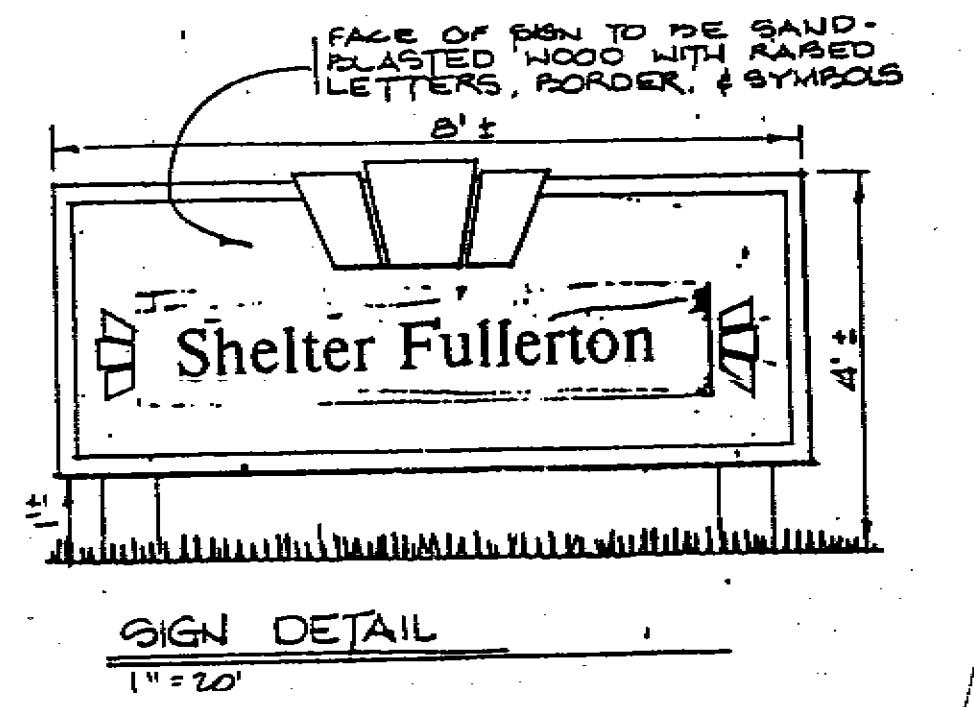
SITE DEVELOPMENT PROPOSAL

DWELLING TYPE	UNITS Prop.	PARKING Req'd.	OPEN SPACE Prop.	ADT's PHASE	PROJECTED DVLPMT. SCHED.
Efficiency Apartments	3	2.0		11	1 Year
One-Bedroom Apartments	85	56.7		281	1 Year
Single Family Detached Lots	3			38	5 Years
One-Bedroom W/Den Apart.	2	1.3		6	1 Year
TOTAL	93	60	70	4.00	7.98

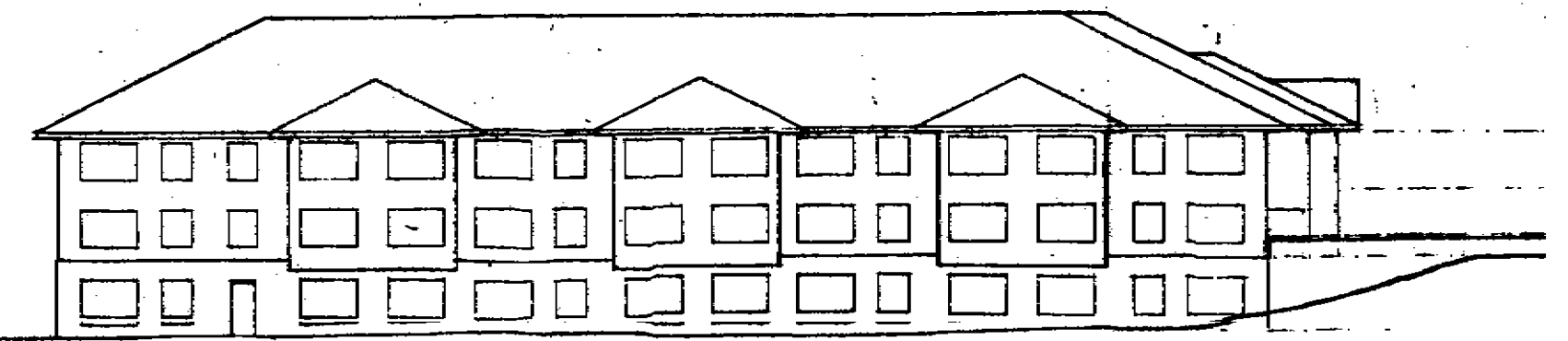
* Under PUD R1 plan, 20% of the tract area is required for open space.
20.10 ac. X 20% = 4.00 acres required open space



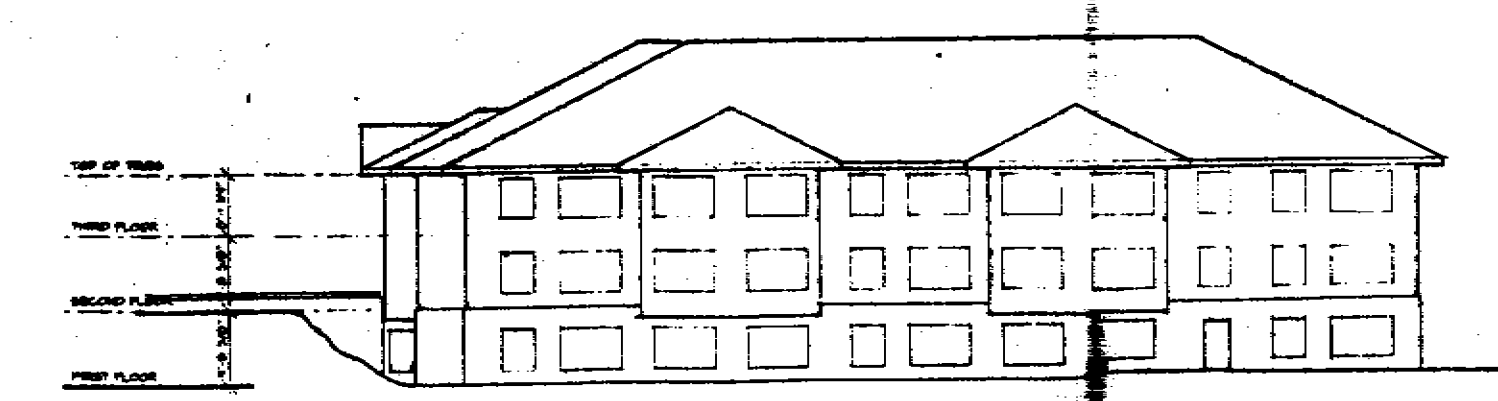
VICINITY MAP
Scale: 1" = 1000'



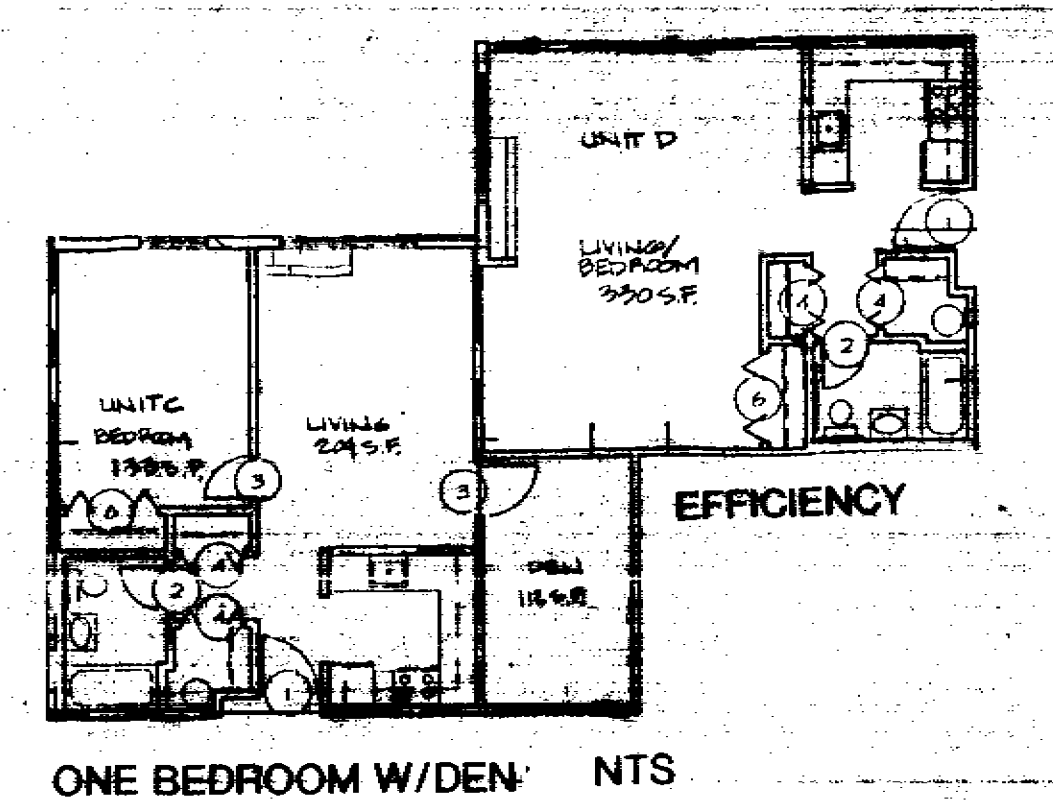
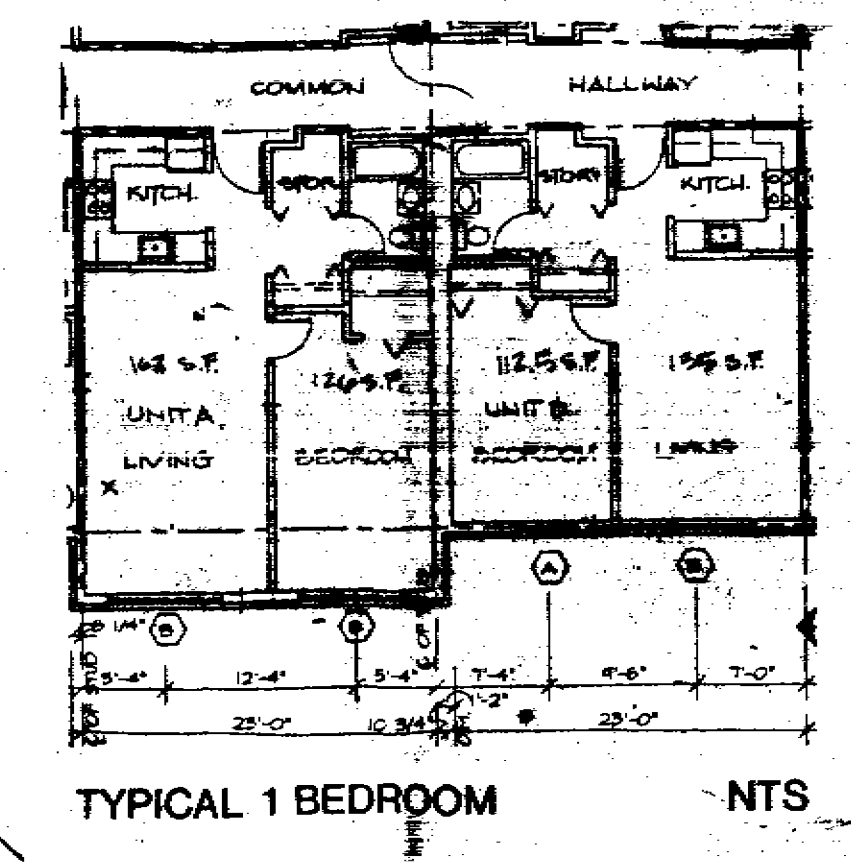
SIGN DETAIL
1" = 20'



WEST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



ONE BEDROOM W/DEN: NTS

DMW
Duff-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners
Landscape Architects
Engineers, Surveyors &
Environmental Professionals

**SHELTER DEVELOPMENT
AT FULLERTON**
AFFORDABLE CLASS A ELDERLY HOUSING
PUD R-1 PLAN/
DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN

BAITMORE COUNTY, MARYLAND
ELECTION DISTRICT 14
COUNCILMANIC DISTRICT 18

REVIEW:	9-23-94
PERMIT:	
CONSTRUCTION:	
BASE:	REC
DRAWN:	REC
CHECKED BY:	JHST
DATE CHECKED:	9-23-94
SCALE:	1" = 1/8"
PROJECT NO.:	92039.E
DRAWING:	1 OF 2

PRINTED
OCT 21 1994
DAFF-MCCUNE-WALKER, INC.

1. **Developer/Applicant:** Shelter Development
218 North Charles Street
Baltimore, MD 21201
(410) 962-0595

Property Owner: Laudenkios Farms
Deed Reference: 5609/205
Tax Account No.: 14 12 001150
Street Address: 4300 Cardwell Avenue

3. Site Data:
- | | |
|------------------------|------|
| Census Tract: | 4405 |
| Election District: | 14 |
| Councilmanic District: | 6 |
| Watershed: | 22 |
| Subsewershed: | 3 |

5. Existing streams with attendant 100-year floodplain. The floodplain line is based on the ultimate development of the watershed with no stormwater management assumed.

6. Stormwater will be managed for the 2, 10, and 100-year storms by an underground stormwater management facility as shown.

7. There are no known rare, threatened, or endangered species on this site

8. There are no known hazardous materials as defined by Section 7-101 of the Environmental Article of the Annotated Code of Maryland, underground fuel, or chemical storage tanks on or within 200 feet of this site.

9. This site contains Archaeological Site No. 18BA342 which was mentioned in the 1983 comments on the "Carriage Hill" CRG Plan. After investigation no artifacts have been found. There are no historic structures or known archaeological sites on this site.

10. The property outline shown hereon has been taken from deed sources. The topography and utility information is taken from a field survey by Daft-McCune-Walker, Inc.

11. The 25 percent or greater slopes are located in the 100-year floodplain of Parcel A.

12. All off-site dwellings and small lots of record (less than 2 acres) that create an RTA on-site are shown with the required 150 foot distance dimensions and 100-foot RTA zone. There is no lighting nor buildings within the 100-foot zone.

13. A Community Input Meeting was held on August 1, 1994, at which the following comments were received:

- a. Connection of Leslie and Cardwell Avenues

- b. Site lighting

- c. **Accessibility to site**

- d. Stormwater management methods

The limits of the 100-year floodplain reservation and easement and the Forest Buffer Easement/Forest Conservation Easement (FBE/FCE) are as shown on the plan.

14. There will be no clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

Any Forest Buffer Easement shown hereon will be subject to protective covenants which will be recorded in the Land Records of Baltimore County and which restrict disturbance and use of these areas.

The following uses are permitted by right within the Forest Buffer Easement: hiking, nature studies, and felling of individual trees less than 30 inches in diameter for personal use. Other types of activities that require clearing, grading, construction, or disturbance of vegetation in the Forest buffer Easement require approval by the Baltimore County Department of Environmental Protection and Resource Management.

15. Zoning relief requested:

Variance from BCZR §1B01.1.B.1.e and CMOF Section II, Page 16, to permit an RTA parking lot setback to be 15 feet in lieu of the required 75 feet and a cleared, graded and replanted RTA parking buffer to be 15 feet in lieu of the required 50 foot uncleared, ungraded buffer.

16. Landscape Plantings

Required

Parcel A

355 LF Int. Drive @ 1/20 = 18.0 FU (13 MD)

Parcel 8

60 LF Int. Road	④ 1/20	=	3.0 PU (2 MD)
65 LF Class A Screen	④ 1/15	=	4.3 PU
54 Parking Spaces	④ 1/12	=	4.5 PU (4 MD)
43,370 SF Total R1A Buffer			
34,890 SF Wooded RTA Buffer			
8,480 SF Parking Spaces	④ 1/400	=	21.2 PU (11 MD)
	Total	=	52.0 PU (30 MD)

Proposed:

Barcel A.

18 Mai. Dec. © : 1/1 18.0 PU

Panel B

30 Maj. Dec.	@ 1/1	=	30.0 PU
55 Evergreen	@ 1/2	=	27.5 PU
7 Min. Dec.	@ 1/2	=	3.5 PU
204 Shrubs	@ 1/5	=	40.8 PU
2,200 SF Groundcover	@ 1/500	=	4.4 PU

Total = 124.2 PU (48 MD)
(52 Required PU, 72 Optional PU)

17. No assisted living facilities, convalescent, or nursing homes or uses are proposed as part of this Class 'A' Elderly Housing Facility. If any of these uses are proposed in the future, a zoning special exception public hearing will be required to permit the use and other standards for BCZR compliance will be required.

18. Proposed parking spaces will be at least 8.5 x 18'. All parking, maneuvering, and aisle areas will be paved with bituminous concrete or another durable dustless surface and permanently striped.

19. A community room with and adjoining kitchenette will be provided on the ground floor of the proposed facility. No other accessory uses as allowed by BCZR §432.1.B are proposed.

I, JEFF HETLEMAN, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or person who will perform contractual services on behalf of the proposed development.

Signature: [Signature] Date: 9.29.94

20. The Agricultural Preservation Board has deemed that Parcel A qualifies as a Reduced Acreage Farm.

21. The property as shown on the plan has been held intact since 1970. The developer's engineer has confirmed to the best of his knowledge that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings.

22. The existing well will be backfilled by a licensed master well driller and septic system pumped and removed or backfilled prior to subdivision of Parcel A. The existing house will be connected to public water and sewer.

23. The owners of Parcel A understand that they will be required to provide 0.35 acres of afforestation within the forest buffer or 100 year floodplain areas and that prior to the approval or recordation of any plat to subdivide the parcel, they will need to have a Forest Conservation Plan prepared for DEPRM approval to accommodate this requirement.

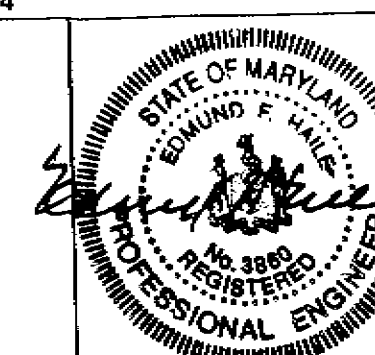
DMW

Daft-McCune-Walker, Inc.
200 East Pennsylvania Ave.
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners
Landscape Architects
Engineers, Surveyors &
Environmental Professionals

**SHELTER DEVELOPMENT
AT FULLERTON**
AFFORDABLE CLASS A ELDERLY HOUSING
PUD R-1 PLAN/
DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN

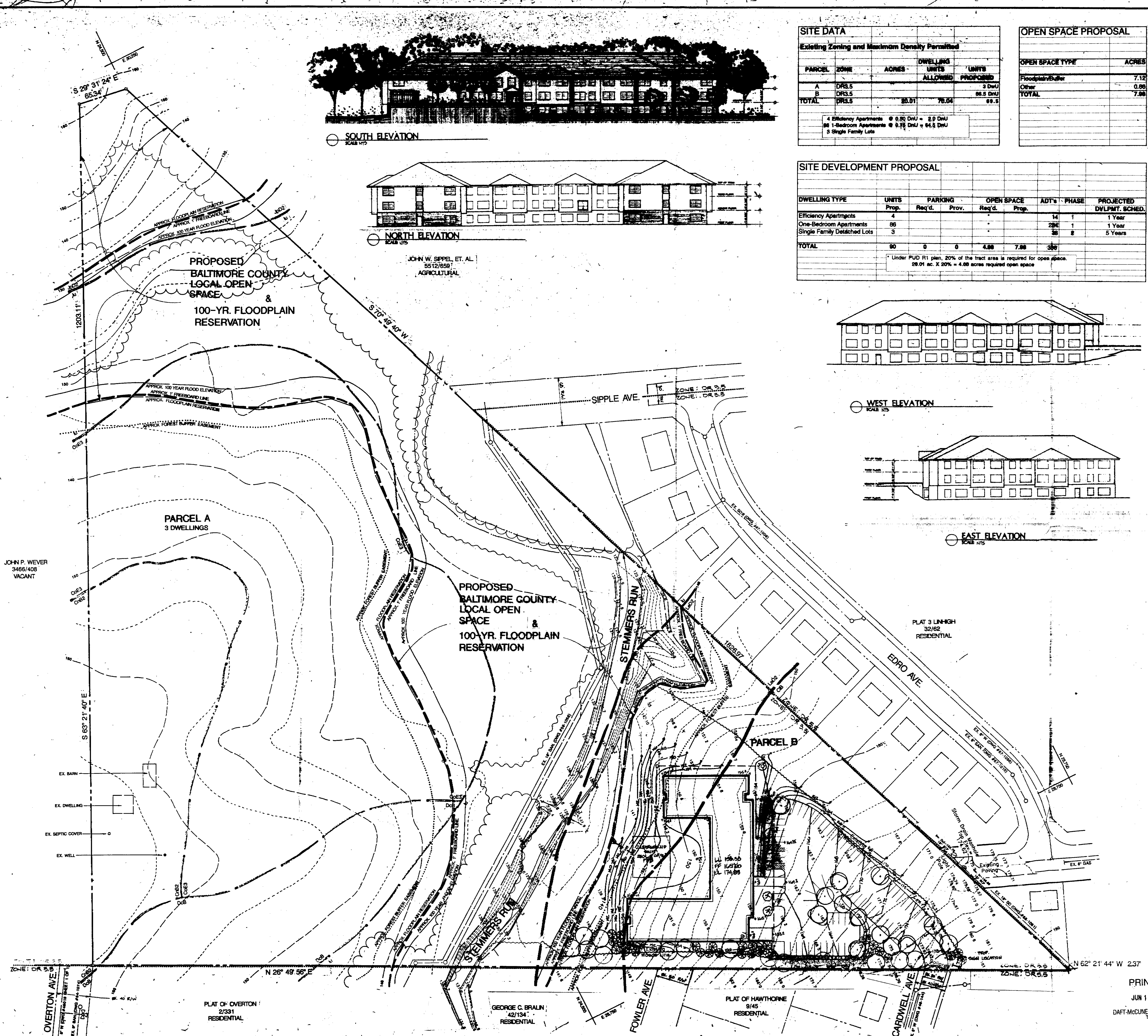
BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT



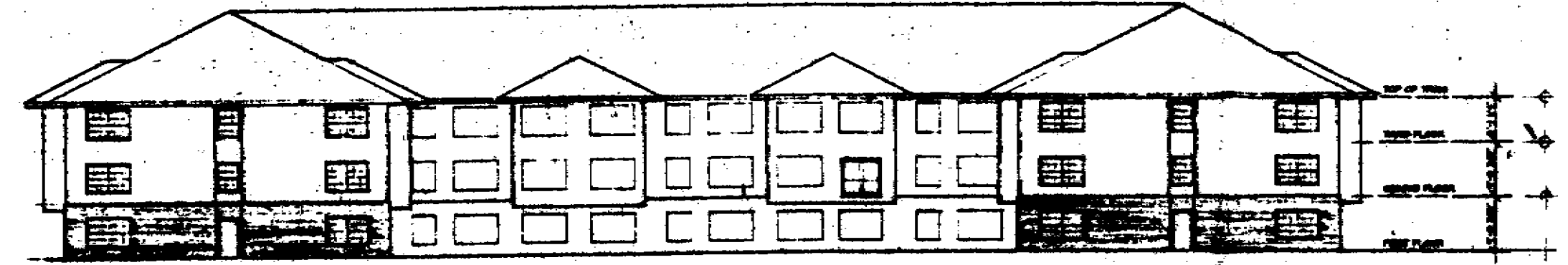
		REVISIONS	DESIGNED: _____
DATE	BY		CHECKED BY: _____
10-21		PER COMMENTS	DATE CHECKED: _____
			SCALE: _____
			PROJECT NO.: 92039 E
			DRAWING
			2 OF 2

OCT 21 1994

DAFT-McCUNE-WALKER, INC.



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



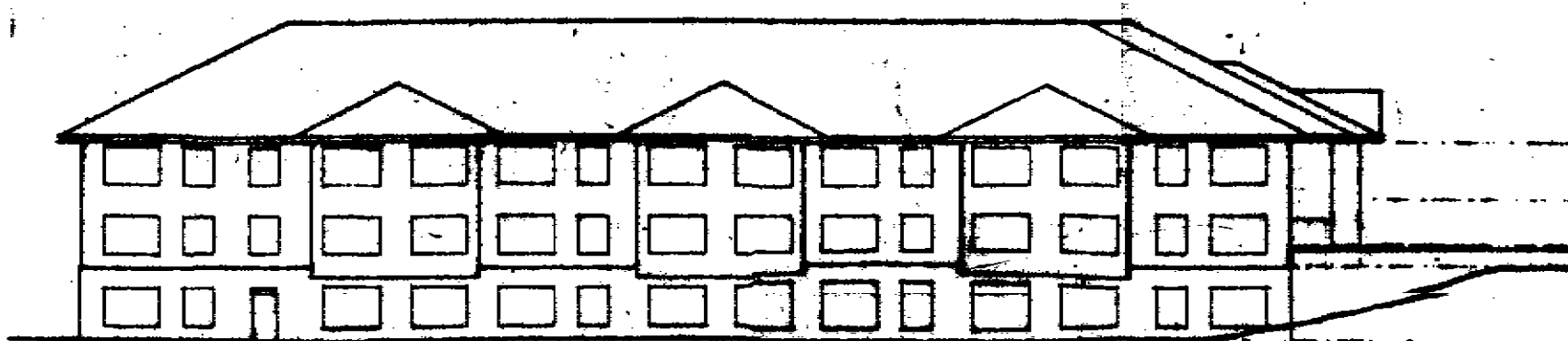
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

JOHN W. SPIGEL, E.T. AL.
5512/859
AGRICULTURAL

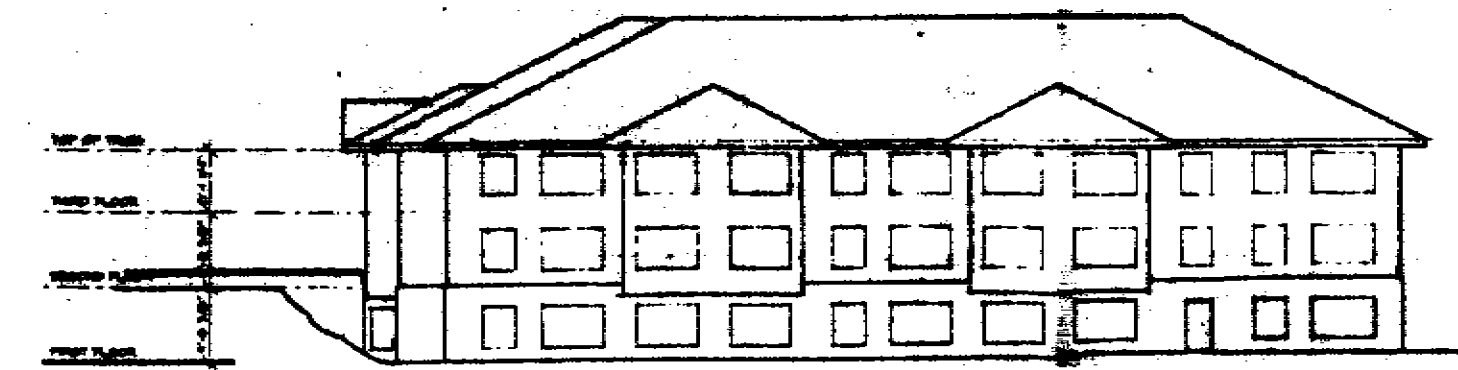
SITE DATA				
Existing Zoning and Maximum Density Permitted				
PARCEL	ZONE	ACRES	DWELLING UNITS ALLOWED	UNITS PROPOSED
A	DRS.5			3 DwU
B	DRS.5			66.5 DwU
TOTAL	DRS.5	80.01	76.04	69.5
4 Efficiency Apartments @ 0.90 DwU = 3.6 DwU 86 1-Bedroom Apartments @ 0.75 DwU = 64.5 DwU 8 Single Family Lots				

OPEN SPACE PROPOSAL	
OPEN SPACE TYPE	ACRES
Floodplain Buffer	7.12
Other	0.06
TOTAL	7.18

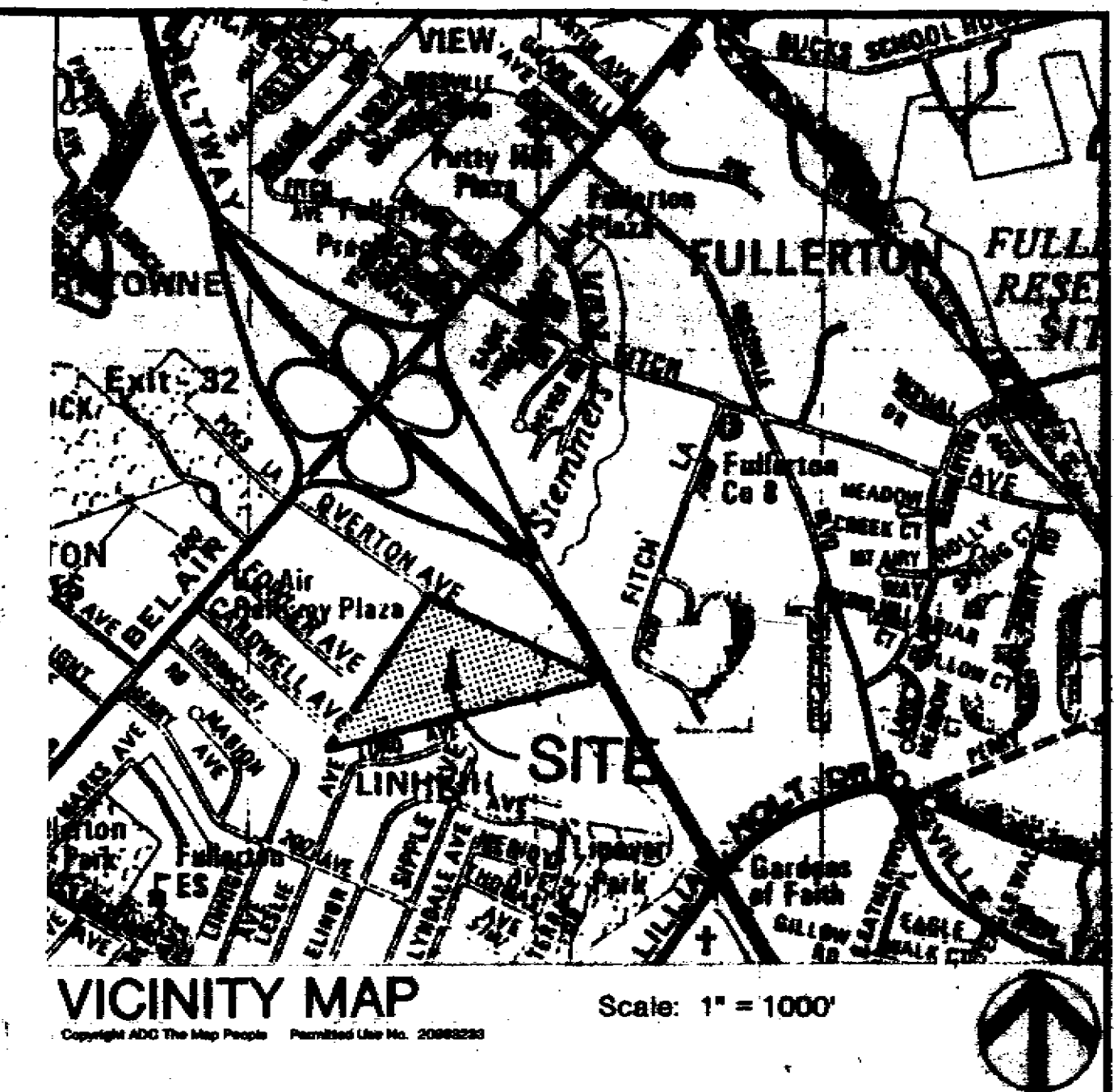
SITE DEVELOPMENT PROPOSAL						
DWELLING TYPE	UNITS	PARKING	OPEN SPACE	ADT's	PHASE	PROJECTED
	Prop.	Req'd.	Prov.	Req'd.	Prop.	DVLPMT. SCHED.
Efficiency Apartments	4			14	1	1 Year
One-Bedroom Apartments	86			286	1	1 Year
Single Family Detached Lots	3			38	2	5 Years
TOTAL	90	0	0	4.08	7.08	380
Under PUD R1 plan, 20% of the tract area is required for open space. 20.01 ac. X 20% = 4.00 acres required open space						



WEST ELEVATION
SCALE: 1/8" = 1'-0"



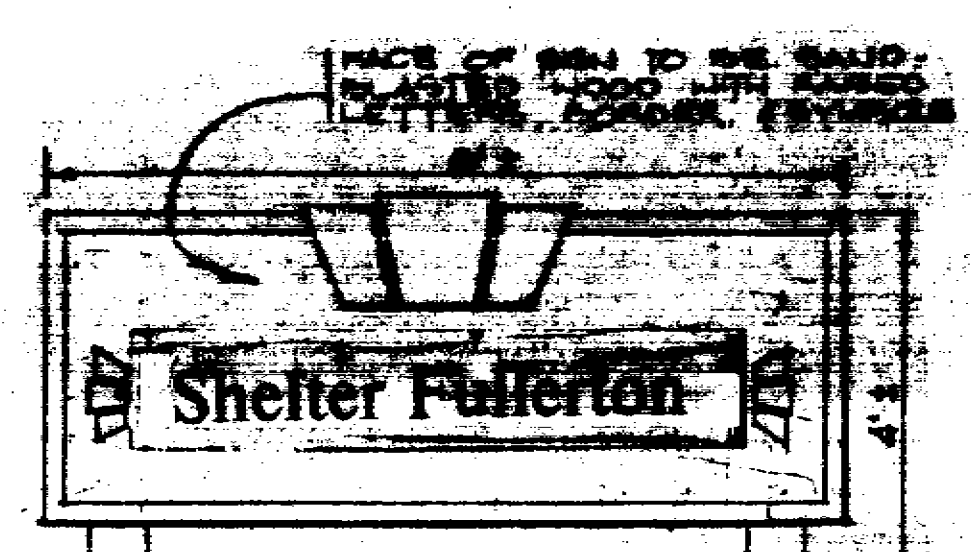
EAST ELEVATION
SCALE: 1/8" = 1'-0"



VICINITY MAP
Scale: 1" = 1000'

NOTES

- Developer: Shelter Development
218 N. Charles Street
Baltimore, MD 21201
(410) 950-0285
 - The 100-year floodplain shown on this plan is as defined by the Baltimore County Code (greater than 30 acres of contributing drainage area). The floodplain line is based on the ultimate development of the watershed with no stormwater management system.
 - This plan is not subject to Design Review Panel.
 - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement (as permitted by the Baltimore County Department of Environmental Protection and Resource Management).
 - Any Forest Buffer Easement shown hereon will be subject to protective covenants which will be recorded in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
 - The following uses are permitted by right within the Forest Buffer Easement: hiking, nature studies, and felling of individual trees less than 30 inches in diameter for personal use. Other uses of activities that require clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement require approval by the Baltimore County Department of Environmental Protection and Resource Management.
 - Existing utility easements.
- Variance from BC-28 (1801.1, 1814.2, 3 & 5), and CMDF Section 11, from 10' minimum setback to 5' minimum setback for the proposed building.



DMW
ZADM # XIV-259 < to the plan

DMW
Dart-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax: 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
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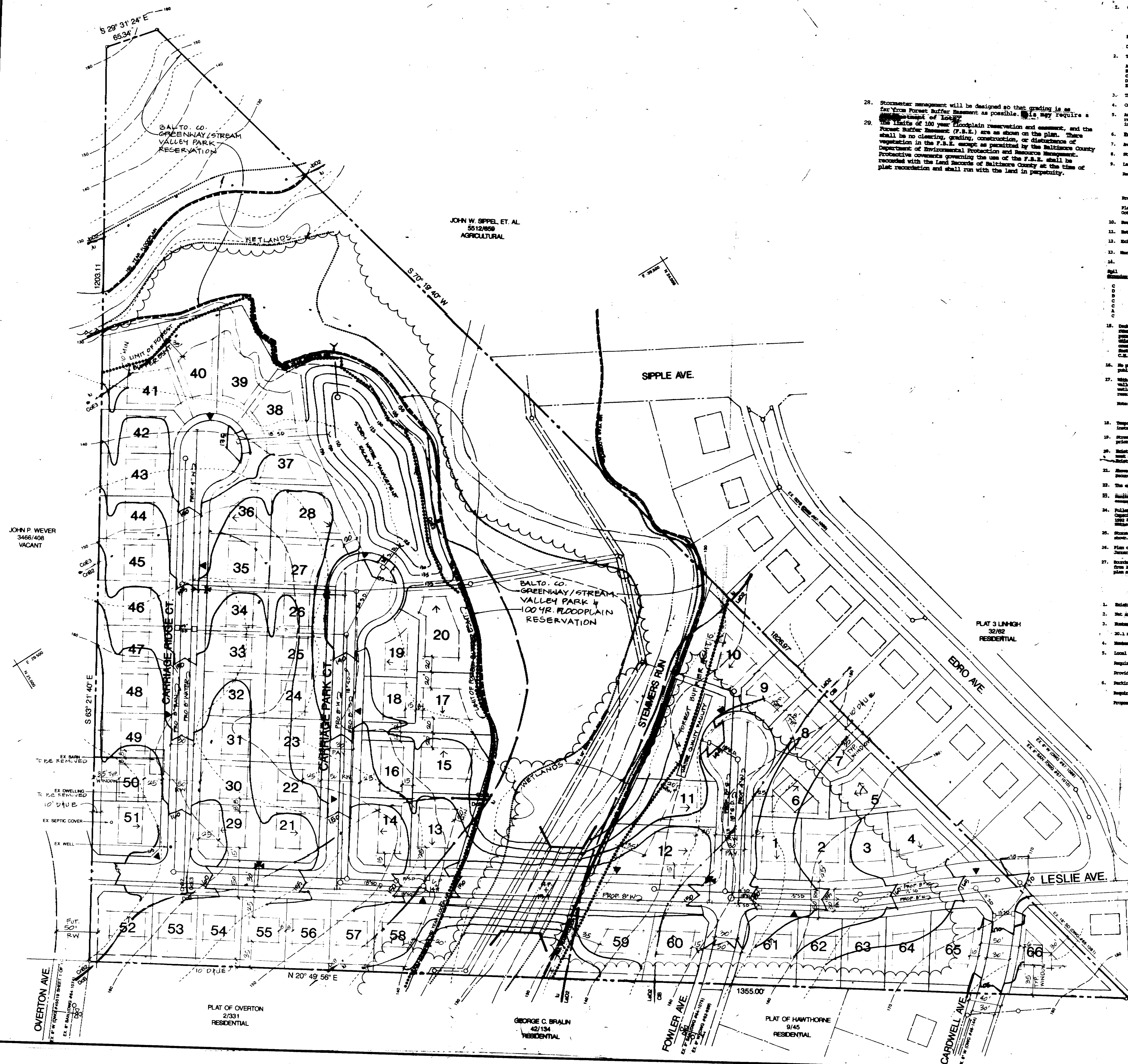
**SHELTER DEVELOPMENT
AT FULLERTON**
AFFORDABLE CLASS B ELDERLY HOUSING
CONCEPT/PUD R-1 PLAN
SITE PROPOSAL MAP

BALTIMORE COUNTY, MARYLAND		COUNCILMANIC DISTRICT 6	
ELECTION DISTRICT 14		ISSUE DATES	
		REVIEW:	6-14-94
		BID:	
		PERMIT:	
		CONSTRUCTION:	
DATE BY REVISIONS		BASE:	REM
		DESIGNED:	CRW/REM
		CHECKED BY:	REM
		DATE CHECKED:	6-14-94
		SCALE:	1" = 50'
		PROJECT NO.:	92039.E
		DRAWING:	2 OF 3

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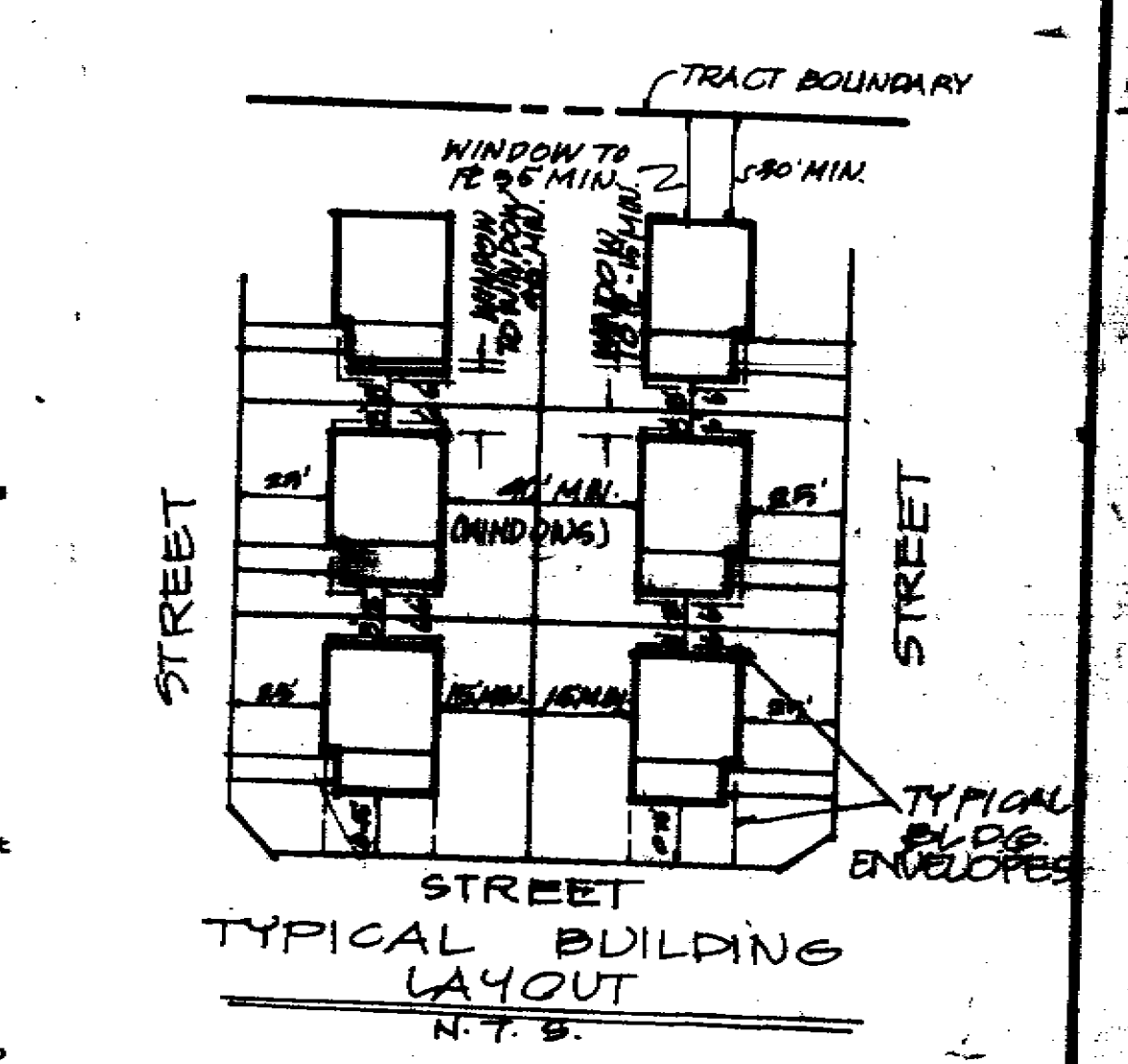
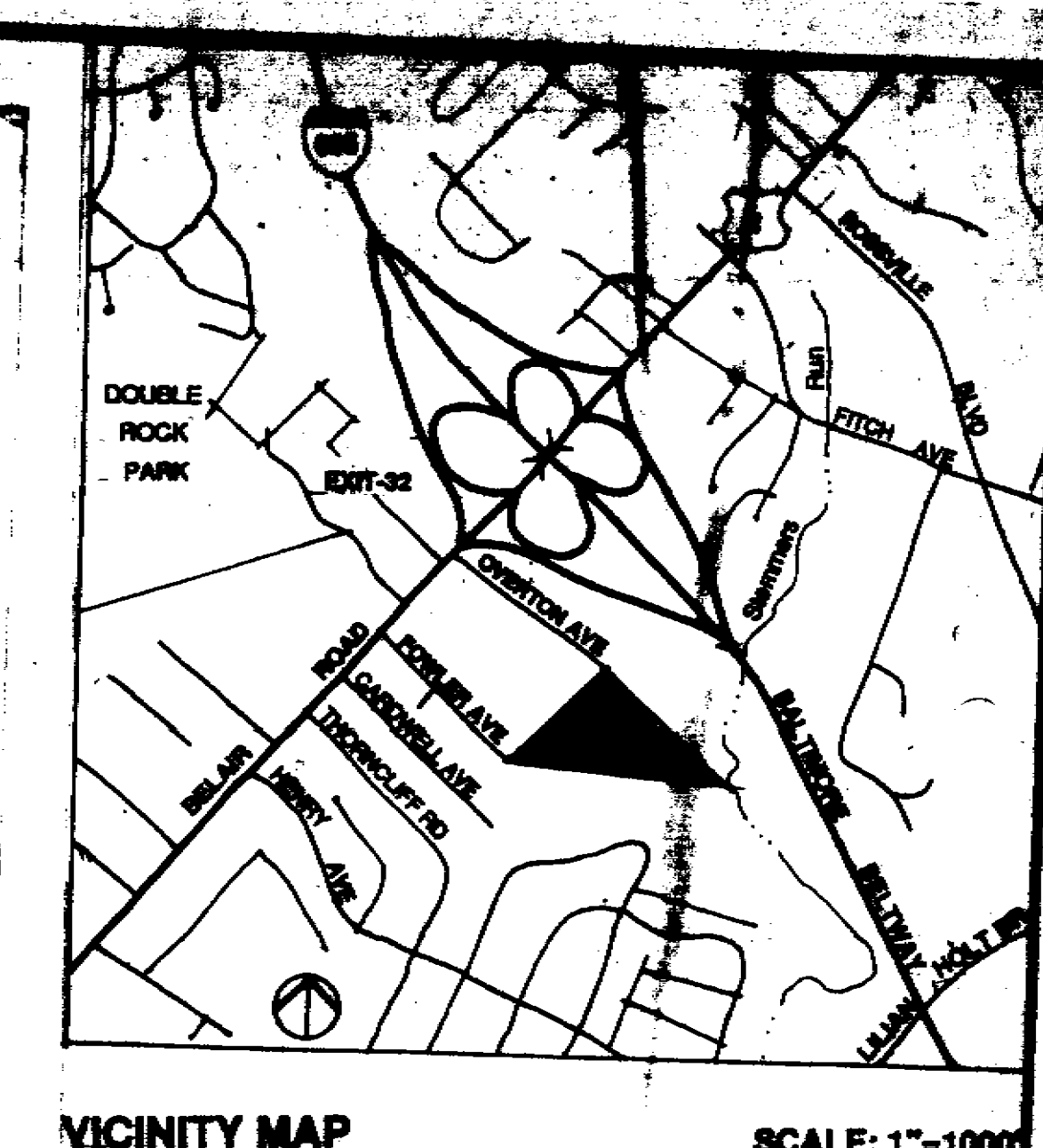
JUN 14 1994

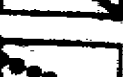
DAFT-MCCUNE-WALKER, INC.



28. Stormwater management will be designed so that grading is as far from Forest Buffer Reserves as possible. This may require a Forest Buffer Assessment of 100 year floodplains.

29. The limits of 100 year floodplain reservation and easement, and the Forest Buffer Assessment (F.B.A.) are as shown on the plan. There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Buffer, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management. Protective covenants governing the use of the F.B.A. shall be recorded with the Land Records of Baltimore County at the time of plat recordation and shall run with the Land in perpetuity.

[illegible]

LEGEND	
	SOIL LIMITS
	GREENWAY/STREAM VALLEY PARK & 100 YEAR FLOODPLAIN LIMITS
	WETLAND LIMITS
	LIMIT OF FOREST BUFFER EASEMENT
	STREET LIGHTS

PRINTED
JUN 14 1994
DAFT-McCUNE-WALKER, INC.



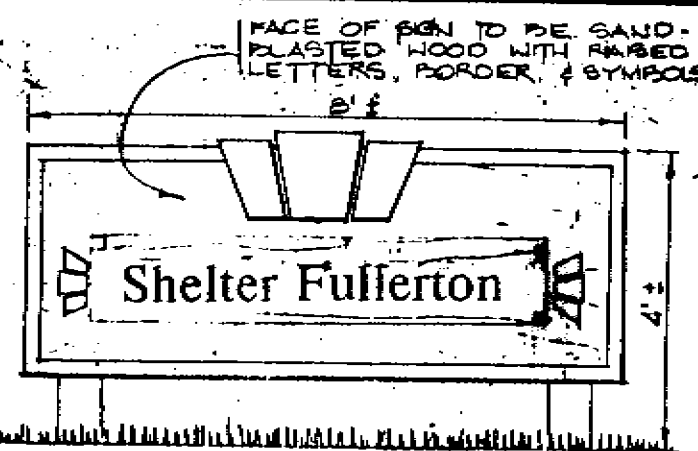
DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
300 E. PENNSYLVANIA AVE.
TECHNICAL BLDG. 1200A
BALTIMORE (301) 209-3333

SHELTER DEVELOPMENT AT FULLERTON

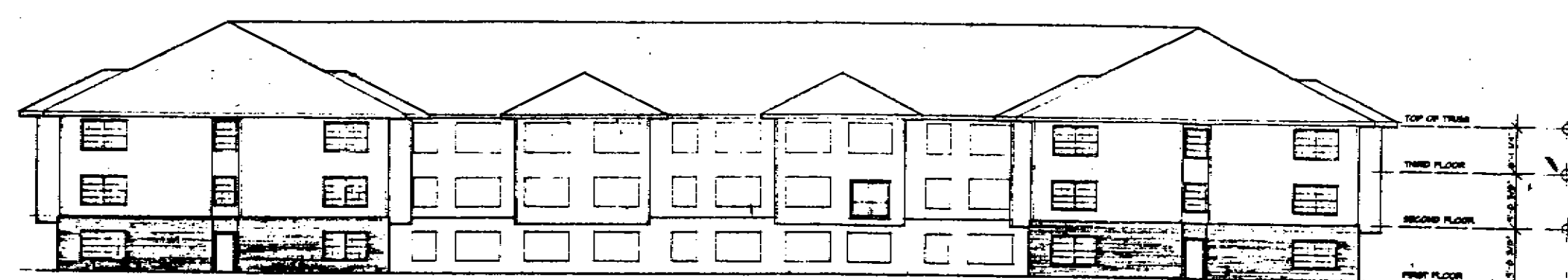
CONCEPT/PUD R-1 PLAN ALTERNATIVE DEVELOPMENT PLAN

BALTIMORE COUNTY, MARYLAND

ELECTION DISTRICT 14		COUNCILMANIC DISTRICT 6	
		SCALE: 1" = 50'	JOB ORDER NO. 92039.E
		ISSUE DATE 6-14-94	
DATE	REVISIONS	3 OF 3	



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR BUILDING MATERIALS WILL BE ASPHALT ROOF SHINGLES.
SIDING WITH BRICK TRIM AND ACCENTS. COLOR AND MIX WILL BE
DETERMINED PRIOR TO CONCEPT PLAN APPROVAL.

SITE DATA

Existing Zoning and Maximum Density Permitted

PARCEL	ZONE	ACRES	DWELLING UNITS	
			ALLOWED	PROPOSED
A	DR3.5			3 DNU
B	DR3.5			85 1-BEDROOM APARTMENTS
TOTAL	DR3.5	20.10	70.35	88 1-BEDROOM APARTMENTS

3 EFFICIENCY APARTMENTS: 0.50 DNU = 1.5 DNU
85 1-BEDROOM APARTMENTS: 0.75 DNU = 63.75 DNU
2 1-BEDROOM W/DEN APART: 1.00 DNU = 2.0 DNU
3 SINGLE FAMILY LOTS

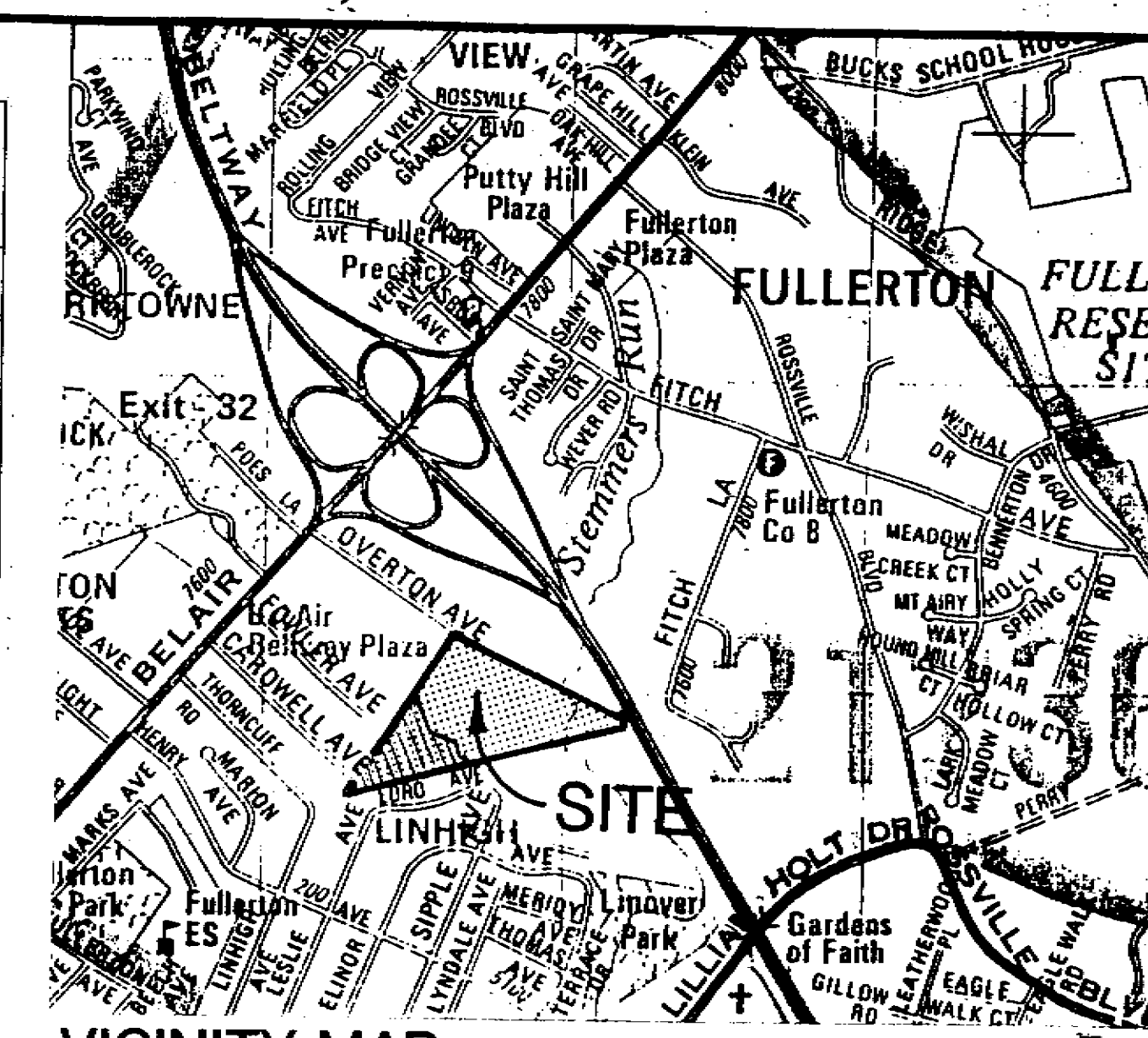
OPEN SPACE PROPOSAL

OPEN SPACE TYPE	ACRES
Floodplain/Buffer	7.12
TOTAL	7.12

SITE DEVELOPMENT PROPOSAL

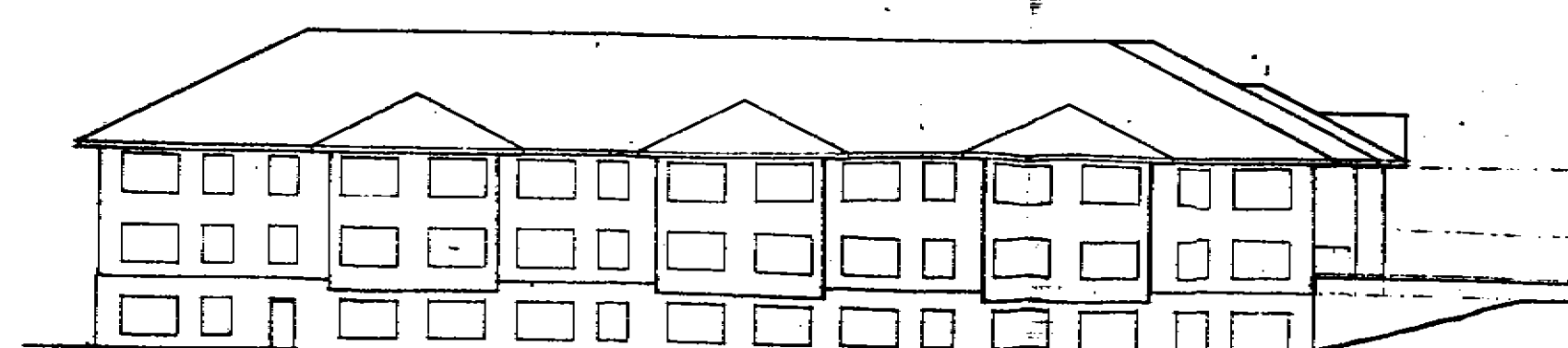
DWELLING TYPE	UNITS	PARKING		OPEN SPACE		ADT's	PHASE	PROJECTED DVLPMY. SCHED.
		Prop.	Req'd.	Prov.	Req'd.			
Efficiency Apartments	3	2.0				11	1	1 Year
One-Bedroom Apartments	85	56.7				281	1	1 Year
Single Family Detached Lots	3					38	2	5 Years
One-Bedroom W/Den Apart.	2	1.3				6	1	1 Year
TOTAL	93	60	70	4.00	7.98	336		

* Under PUD R1 plan, 20% of the tract area is required for open space.
20.01 ac. X 20% = 4.00 acres required open space

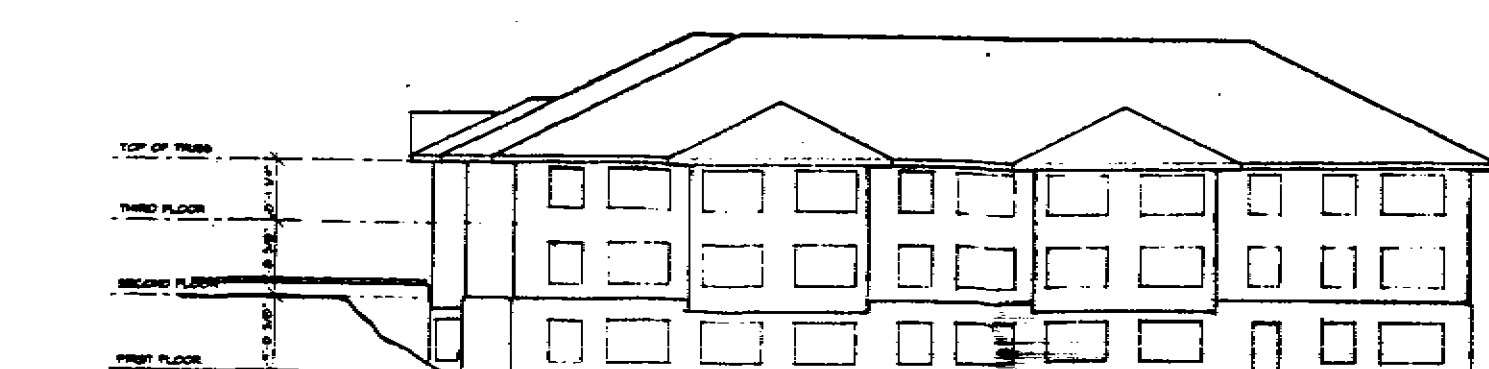


VICINITY MAP

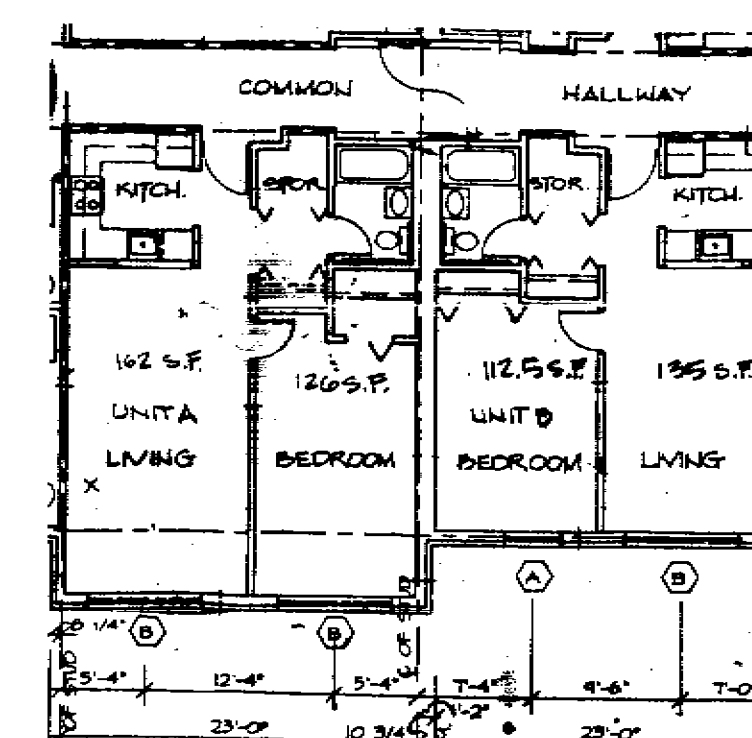
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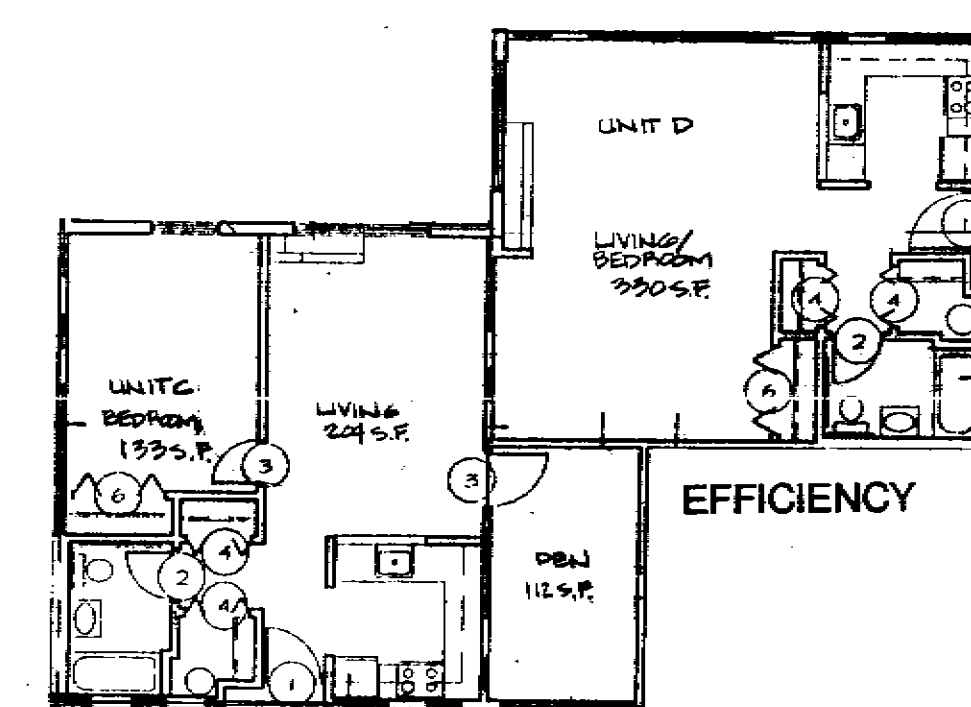
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



TYPICAL 1 BEDROOM NTS



ONE BEDROOM W/DEN NTS

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OCT 6 1994

DAFT-McCUNE-WALKER, INC.

ZADM #XIV - 259

DMW
Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax: 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

SHELTER DEVELOPMENT AT FULLERTON

AFFORDABLE CLASS A ELDERLY HOUSING
PLAN AND PLAT TO ACCOMPANY
ZONING SPECIAL EXCEPTION AND VARIANCE PETITIONS

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 14 COUNCILMANIC DISTRICT 6



DATE	BY	REVISIONS
9/29/94	MEP	ADJUST BUILDING PROPERTY LINES/HARTS
10/4/94	MEP	ADJUST FENCE & SETBACK TO 10.0, 11.0, 12.0
		NOTE: 15

133
1 OF 2

General Notes

- Developer/Applicant: Shelter Development
218 North Charles Street
Baltimore, MD 21201
(410) 982-0535

Property Owner: Laudens Farms
Deed Reference: 5609/205
Tax Account No.: 14 12 001150
Street Address: 4300 Cardwell Avenue
- Site/Zoning Area: DR 3.5 20.01 Ac. +/- Net
DR 3.5 20.20 Ac. +/- Gross
- Site Data:
Census Tract: 4405
Election District: 14
Councilmatic District: 6
Watershed: 22
Subwatershed: 3
- Wellands limited to stream channel.
- Existing streams with attendant 100-year floodplain. The floodplain line is based on the ultimate development of the watershed with no stormwater management assumed.
- Stormwater will be managed for the 2, 10, and 100-year storms by an underground stormwater management facility as shown.
- There are no known rare, threatened, or endangered species on this site.
- There are no known hazardous materials as defined by Section 7.101 of the Environmental Article of the Annotated Code of Maryland, underground fuel, or chemical storage tanks on or within 200 feet of this site.
- This site contains Archaeological Site No. 18BA342 which was mentioned in the 1983 comments on the "Carnegie Hill" CRG Plan. After investigation no artifacts have been found. There are no historic structures or known archaeological sites on this site.
- The property outline shown hereon has been taken from deed sources. The topography and utility information is taken from a field survey by Daft-McCune-Walker, Inc.
- The 25 percent or greater slopes are located in the 100-year floodplain of Parcel A.
- All off-site dwellings and small lots of record (less than 2 acres) that create an RTA on-site are shown with the required 150-foot distance dimensions and 100-foot RTA zone. There is no lighting nor buildings within the 100-foot zone.
- A Community Input Meeting was held on August 1, 1994, at which the following comments were received:
 - Connection of Leslie and Cardwell Avenues
 - Site lighting
 - Accessibility to site
 - Stormwater management methods

The limits of the 100-year floodplain reservation and easement and the Forest Buffer Easement/Forest Conservation Easement (FBE/FCE) are as shown on the plan.

- There will be no clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

Any Forest Buffer Easement shown hereon will be subject to protective covenants which will be recorded in the Land Records of Baltimore County and which restrict disturbance and use of these areas.

The following uses are permitted by right within the Forest Buffer Easement: hiking, nature studies, and felling of individual trees less than 30 inches in diameter for personal use. Other types of activities that require clearing, grading, construction, or disturbance of vegetation in the Forest buffer Easement require approval by the Baltimore County Department of Environmental Protection and Resource Management.

- Zoning relief requested:
Special Exception to modify RTA area restrictions noted in Sec. 1801.1.B.1.a. BCZR and CMDF Sec. II, page 16 and 26 in accordance with Sec. 430.3 and 432.4 BCZR to allow a parking lot setback to be 15 feet in lieu of the required 25 feet and a cleared, graded and replanted RTA parking buffer to be 15 feet in lieu of the required 50 feet, undisturbed, vegetated buffer and variance from CMDF Sec. II, D, page 2 to allow more than 12 parking spaces to occur without being separated by a landscape peninsula or island.
- Landscape Planting:

Required			
Parcel A			
350 LF Int. Drive	@ 1/20	=	18.0 PU (13 MD)
Parcel B			
60 LF Int. Road	@ 1/20	=	3.0 PU (2 MD)
65 LF Class A Screen	@ 1/15	=	4.3 PU
54 Parking Spaces	@ 1/12	=	4.5 PU (4 MD)
43,370 SF Total RTA Buffer			
35,690 SF Wooded RTA Buffer	@ 1/400	=	21.2 PU (11 MD)
8,480 SF Parking Spaces			
Total		=	52.0 PU (30 MD)
Proposed			
Parcel A			
18 Maj. Dec.	@ 1/1	=	18.0 PU
Parcel B			
30 Maj. Dec.	@ 1/1	=	30.0 PU
55 Evergreen	@ 1/2	=	27.5 PU
7 Min. Dec.	@ 1/2	=	3.5 PU
204 Shrubs	@ 1/5	=	40.8 PU
2,200 SF Groundcover	@ 1/500	=	4.4 PU
Total		=	124.2 PU (48 MD)
			(52 Required PU, 72 Optional PU)

- No assisted living facilities, convalescent, or nursing homes or uses are proposed as part of this Class "A" Elderly Housing Facility. If any of these uses are proposed in the future, a zoning special exception public hearing will be required to permit the use and other standards for BCZR compliance will be required.
- Proposed parking spaces will be at least 8.5 x 18'. All parking, maneuvering, and aisle areas will be paved with bituminous concrete or another durable dustless surface and permanently striped.
- A community room with and adjoining kitchenette will be provided on the ground floor of the proposed facility. No other accessory uses as allowed by BCZR §432.1.B are proposed.

I, JEFF HEREMAN, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or person who will perform contractual services on behalf of the proposed development.

Jeff Hereman Date 9-29-94

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OCT 6 1994

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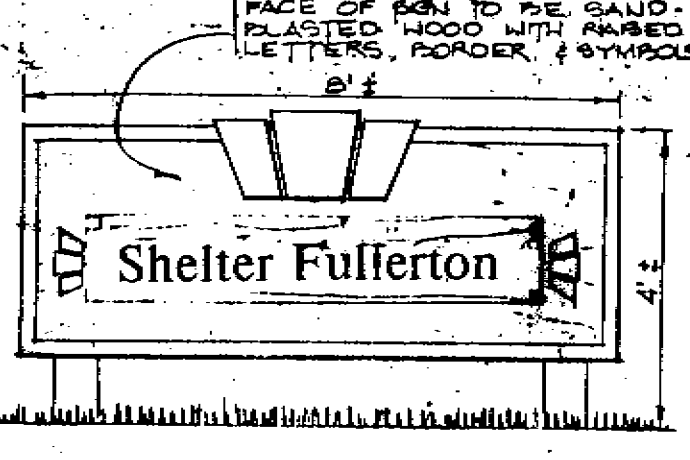
DMW
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200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners,
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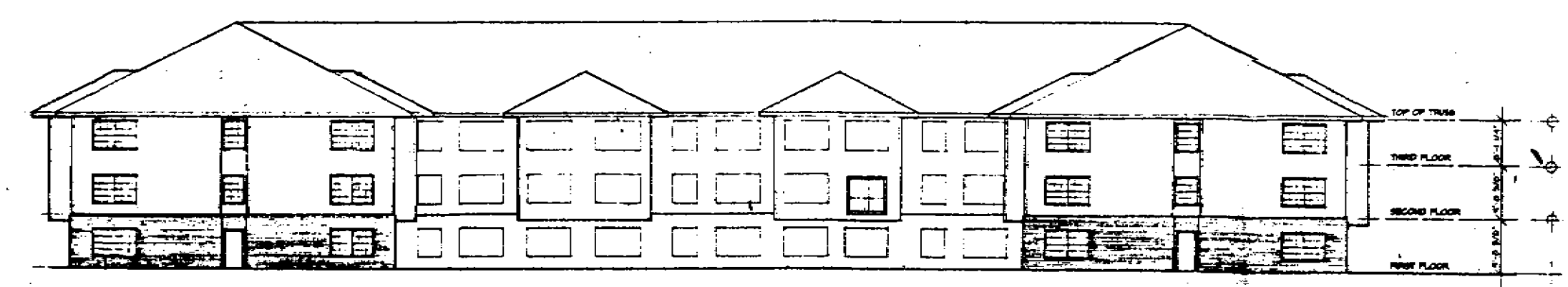
SHELTER DEVELOPMENT AT FULLERTON AFFORDABLE CLASS A ELDERLY HOUSING

PLAN AND PLAT TO ACCOMPANY
ZONING SPECIAL EXCEPTION AND VARIANCE PETITIONS

BALTIMORE COUNTY, MARYLAND		COUNCILMANIC DISTRICT 6	
ELECTION DISTRICT 14		ISSUE DATES	
		REVIEW: 9-23-94	
		BID:	
		PERMIT:	
		CONSTRUCTION:	
		BASE:	
		DRAWN:	
		DESIGNED:	
		CHECKED BY:	
		DATE CHECKED:	
		SCALE:	
		PROJECT NO. 92039.E	
		DRAWING:	
		2 OF 2	



SOUTH ELEVATION



NORTH ELEVATION

EXTERIOR BUILDING MATERIALS WILL BE ASPHALT ROOF SHINGLES. SIDING WITH BRICK TRIM AND ACCENTS. COLOR AND MIX WILL BE DETERMINED PRIOR TO CONCEPT PLAN APPROVAL.

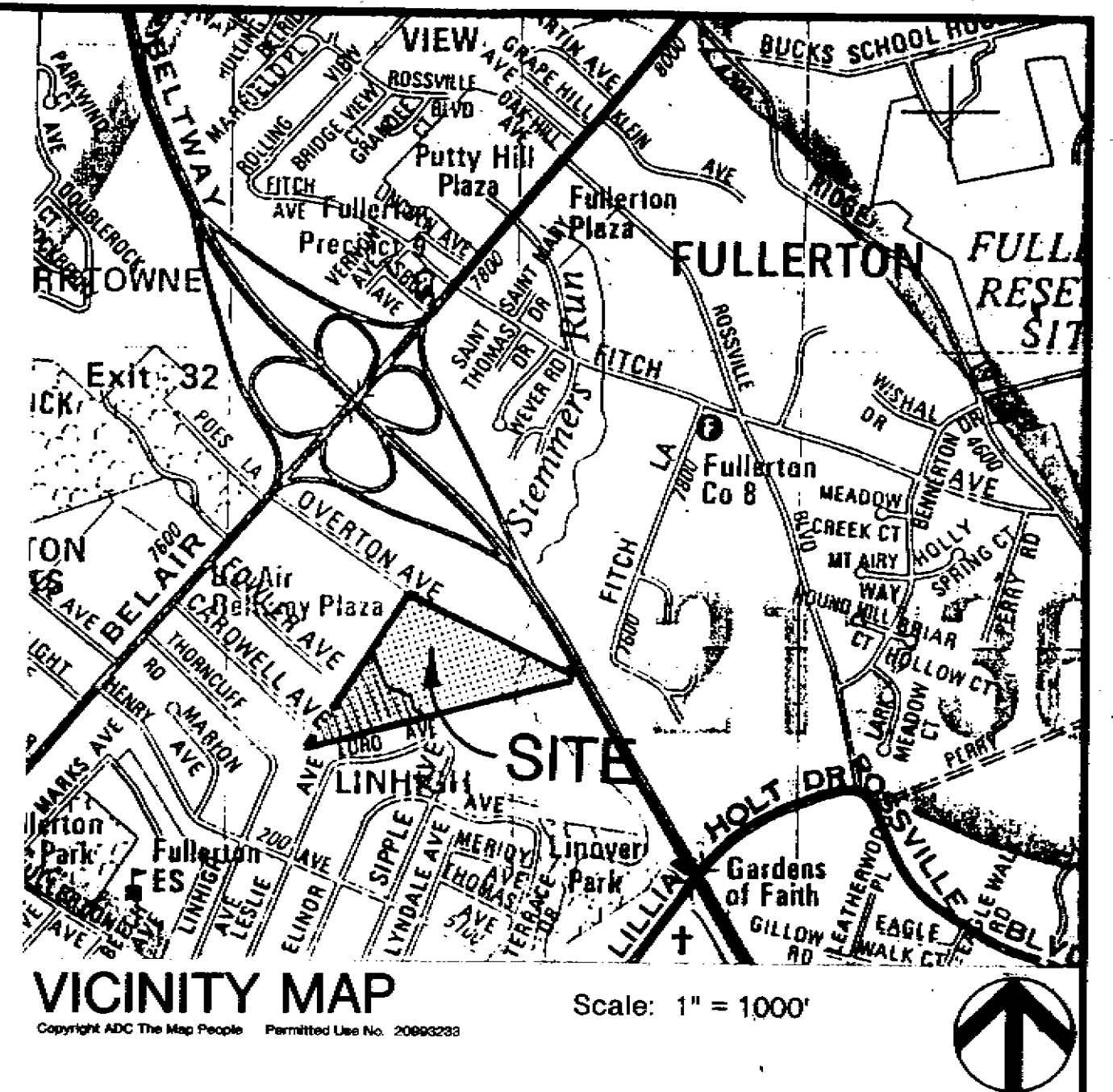
SITE DATA				
Existing Zoning and Maximum Density Permitted				
PARCEL	ZONE	ACRES	DWELLING UNITS ALLOWED	UNITS PROPOSED
A	DR3.5			3 DWU
B	DR3.5			67.25 DWU
TOTAL	DR3.5	20.10	70.35	70.25

3 EFFICIENCY APARTMENTS @ 0.50 DWU = 1.5 DWU
85 1-BEDROOM APARTMENTS @ 0.75 DWU = 63.75 DWU
2 1-BEDROOM W/DEN APART. @ 1.00 DWU = 2.0 DWU
3 SINGLE FAMILY LOTS

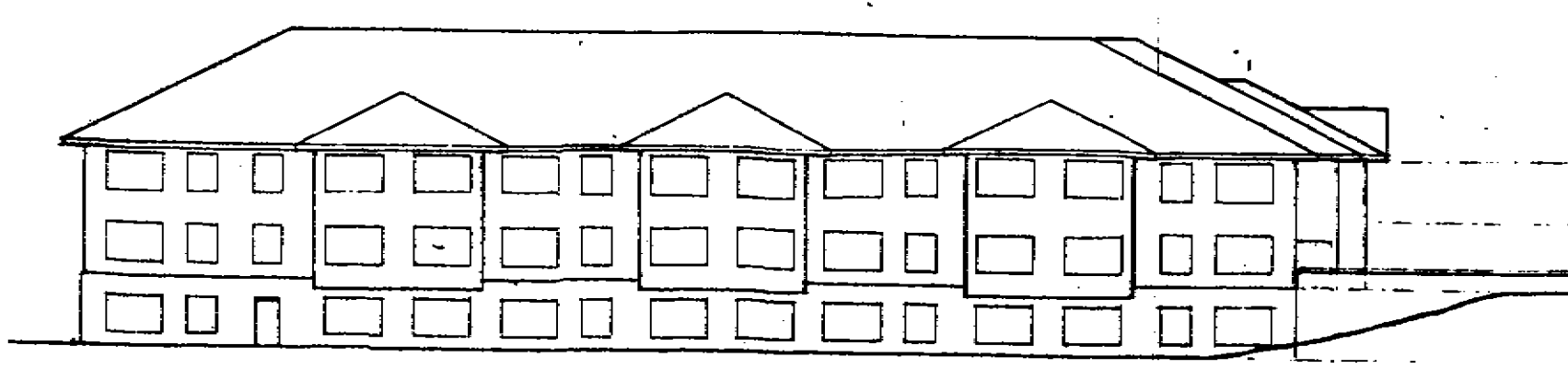
OPEN SPACE PROPOSAL	
OPEN SPACE TYPE	ACRES
Floodplain/Buffer	7.12
TOTAL	7.12

SITE DEVELOPMENT PROPOSAL						
DWELLING TYPE	UNITS	PARKING	OPEN SPACE	ADT's	PHASE	PROJECTED DVLPMT. SCHED.
	Prop.	Req'd.	Prov.	Req'd.	Prop.	
Efficiency Apartments	3	2.0			11	1 Year
One-Bedroom Apartments	85	56.7			281	1 Year
Single Family Detached Lots	3				38	5 Years
One-Bedroom W/Den Apart	2	1.3			6	1 Year
TOTAL	93	60	70	4.00	7.98	336

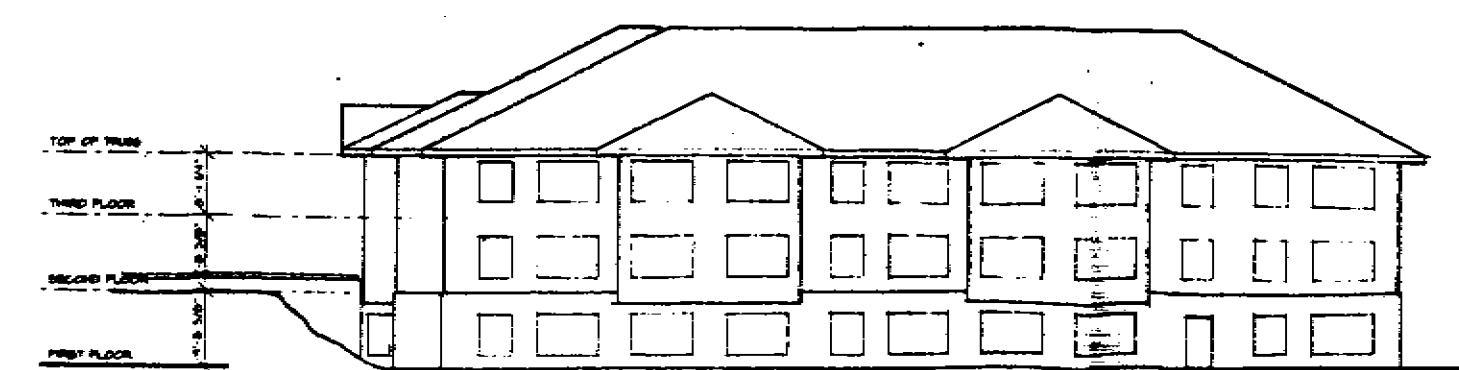
* Under PUD R1 plan, 20% of the tract area is required for open space.
20.10 ac. X 20% = 4.00 acres required open space



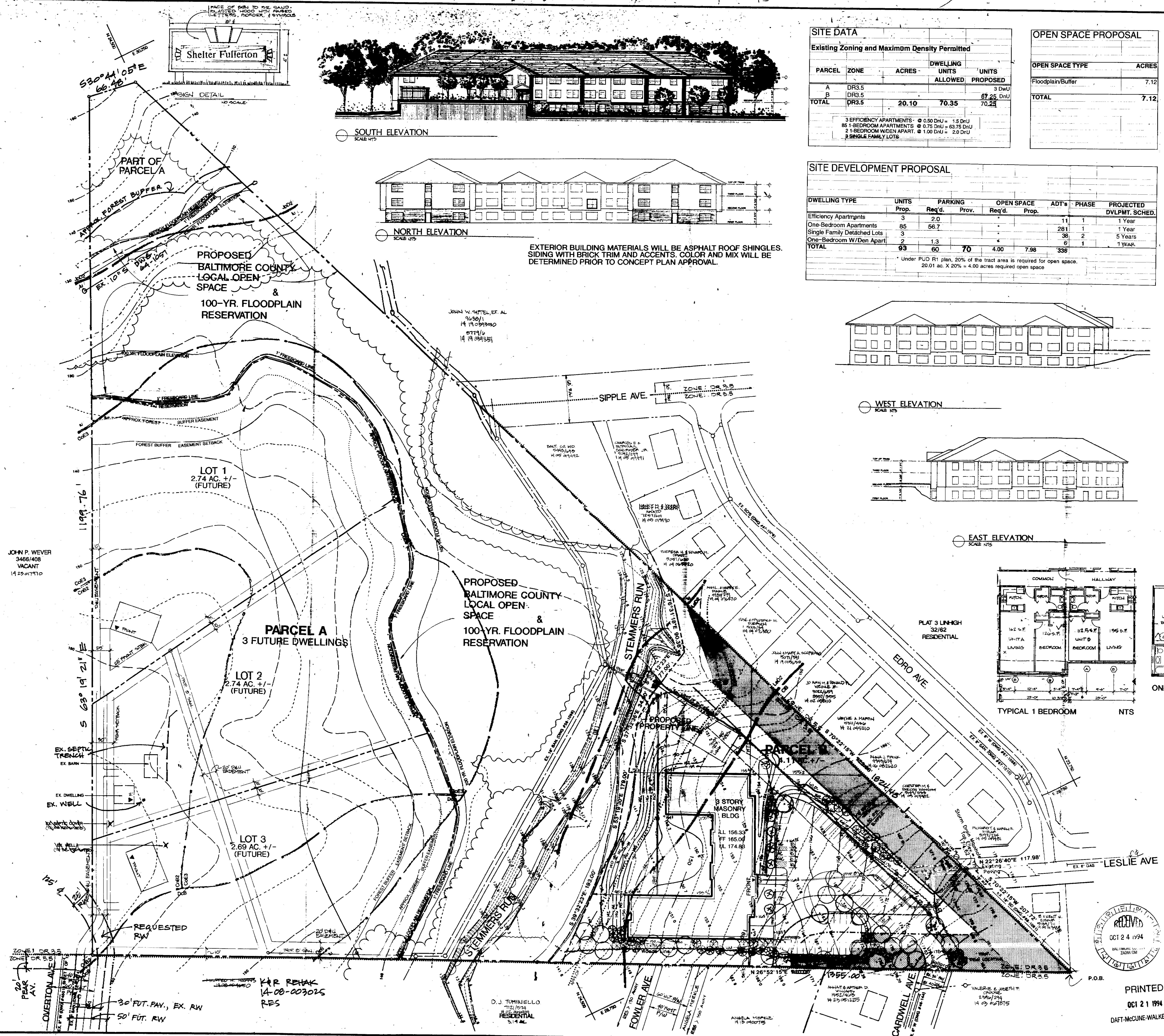
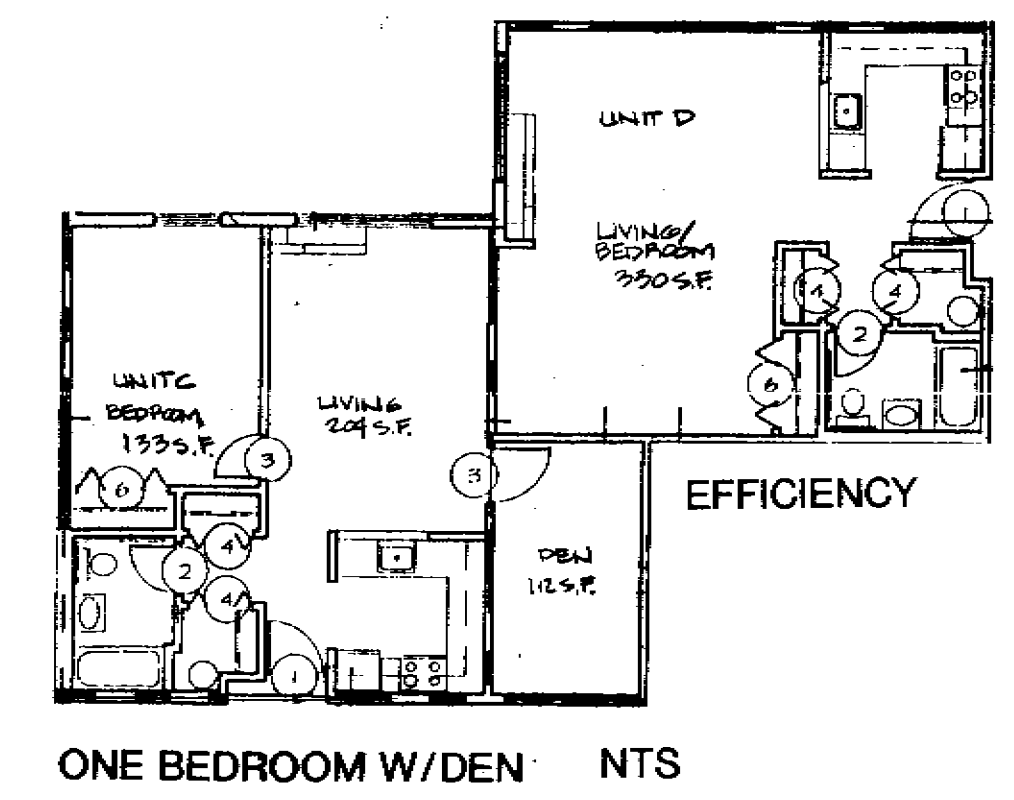
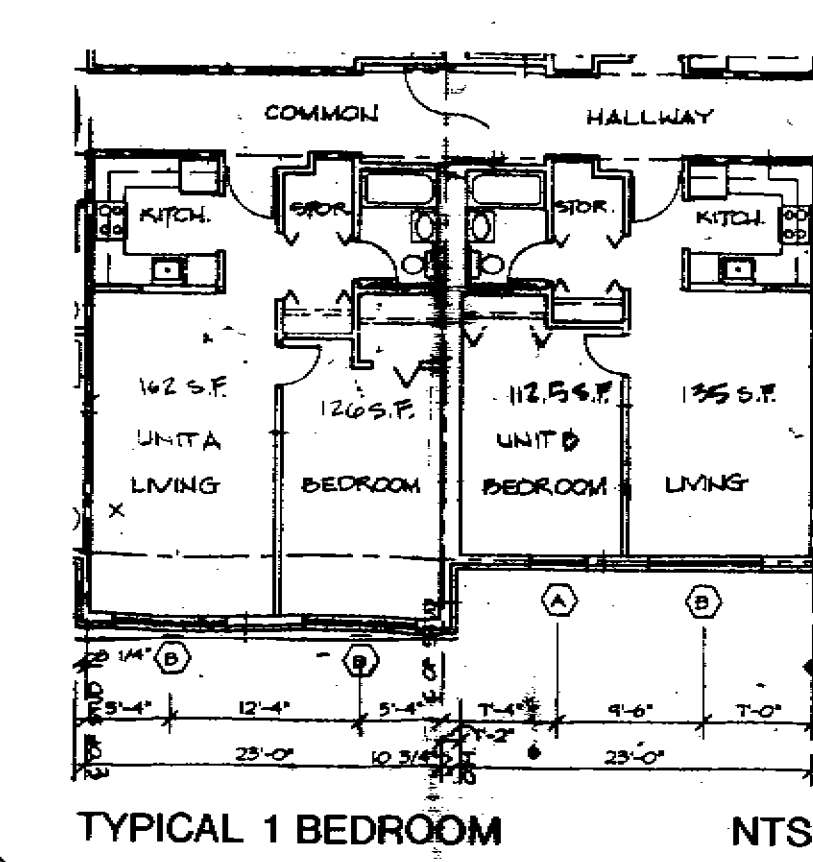
VICINITY MAP Scale: 1" = 1000'



WEST ELEVATION



EAST ELEVATION



DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax: 296-4705

A Team of Land Planners,
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**SHELTER DEVELOPMENT
AT FULLERTON**
AFFORDABLE CLASS A ELDERLY HOUSING
PLAN AND PLAT TO ACCOMPANY
ZONING SPECIAL EXCEPTION AND VARIANCE PETITIONS

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 14 COUNCILMANS DISTRICT 16

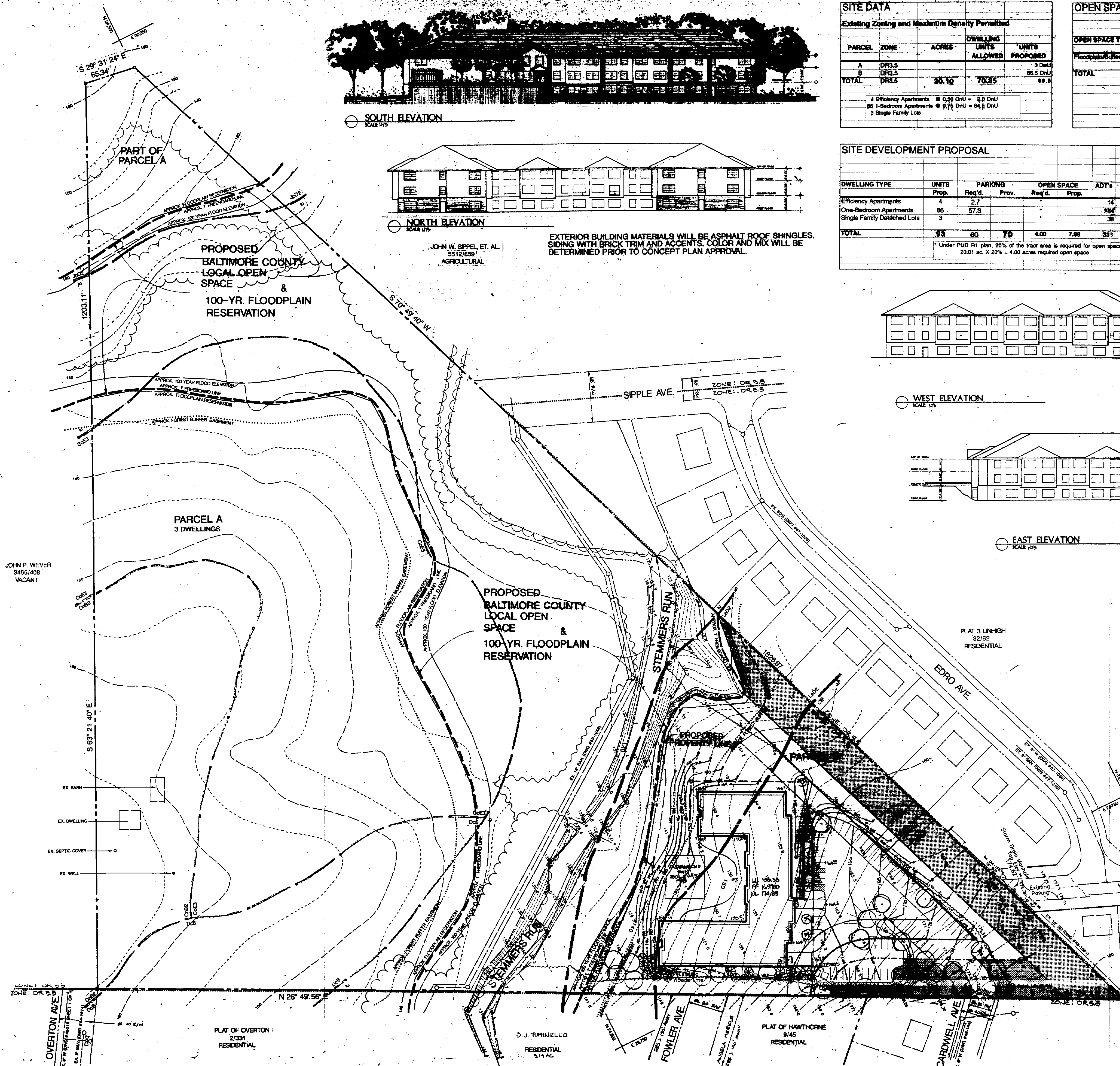
RECEIVED
OCT 24 1994

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OCT 21 1994
DAFT-MCCUNE-WALKER, INC.

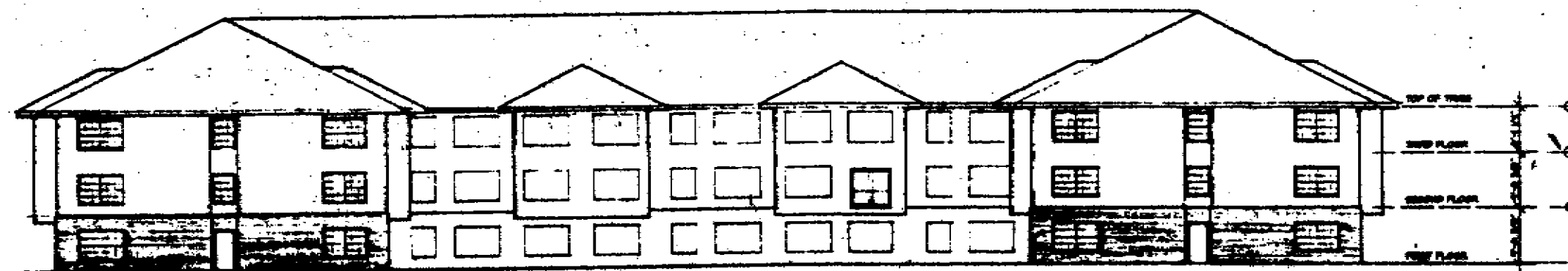
REVISIONS	DATE	BY	REASON
1	9-23-94	DMW	ADJUST EXISTING PROPERTY LINES/CHARTS
2	10-14-94	DMW	ADJUST PER E & REFERENCE TO CDD, HED, NOTES

PER COMMENTS

DATE	BY	DESIGNED	CHECKED	DATE CHECKED	SCALE	PROJECT NO.	DRAWING
9-23-94	DMW	DMW	JMST	9-23-94	1" = 50'	92039 E	1 OF 2



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

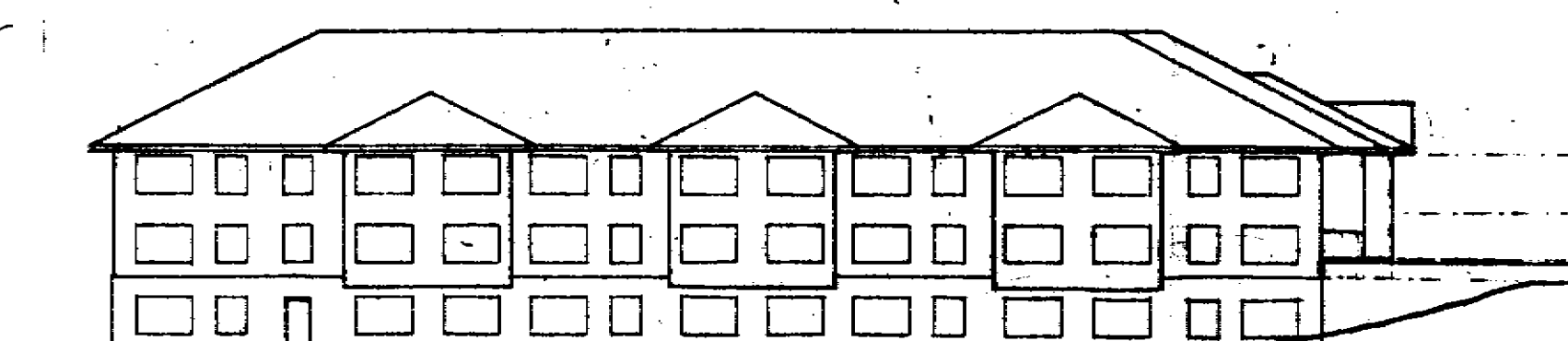
JOHN W. SEPP, ET. AL.
5512/6591
AGRICULTURAL

EXTERIOR BUILDING MATERIALS WILL BE ASPHALT ROOF SHINGLES. SIDING WITH BRICK TRIM AND ACCENTS. COLOR AND MIX WILL BE DETERMINED PRIOR TO CONCEPT PLAN APPROVAL.

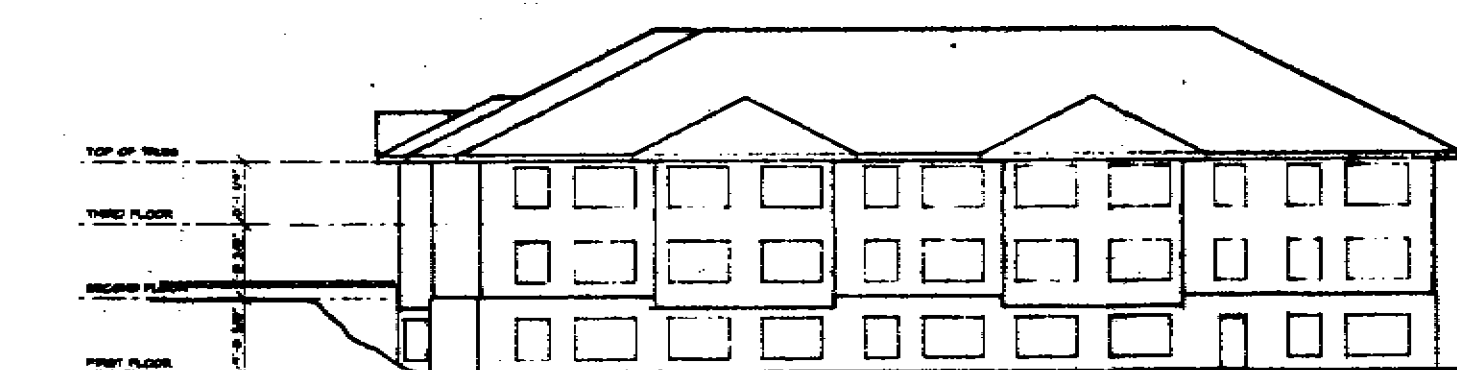
SITE DATA				
Existing Zoning and Maximum Density Permitted				
PARCEL	ZONE	ACRES	DWELLING UNITS ALLOWED	UNITS PROPOSED
A	DR3.5			3 DUU
B	DR3.5			86.5 DUU
TOTAL	DR3.5	26.10	70.35	89.5
4 Efficiency Apartments @ 0.50 DUU = 2.0 DUU 96 1-Bedroom Apartments @ 0.75 DUU = 64.5 DUU 3 Single Family Lots				

OPEN SPACE PROPOSAL	
OPEN SPACE TYPE	ACRES
Floodplain Buffer	7.12
TOTAL	7.12

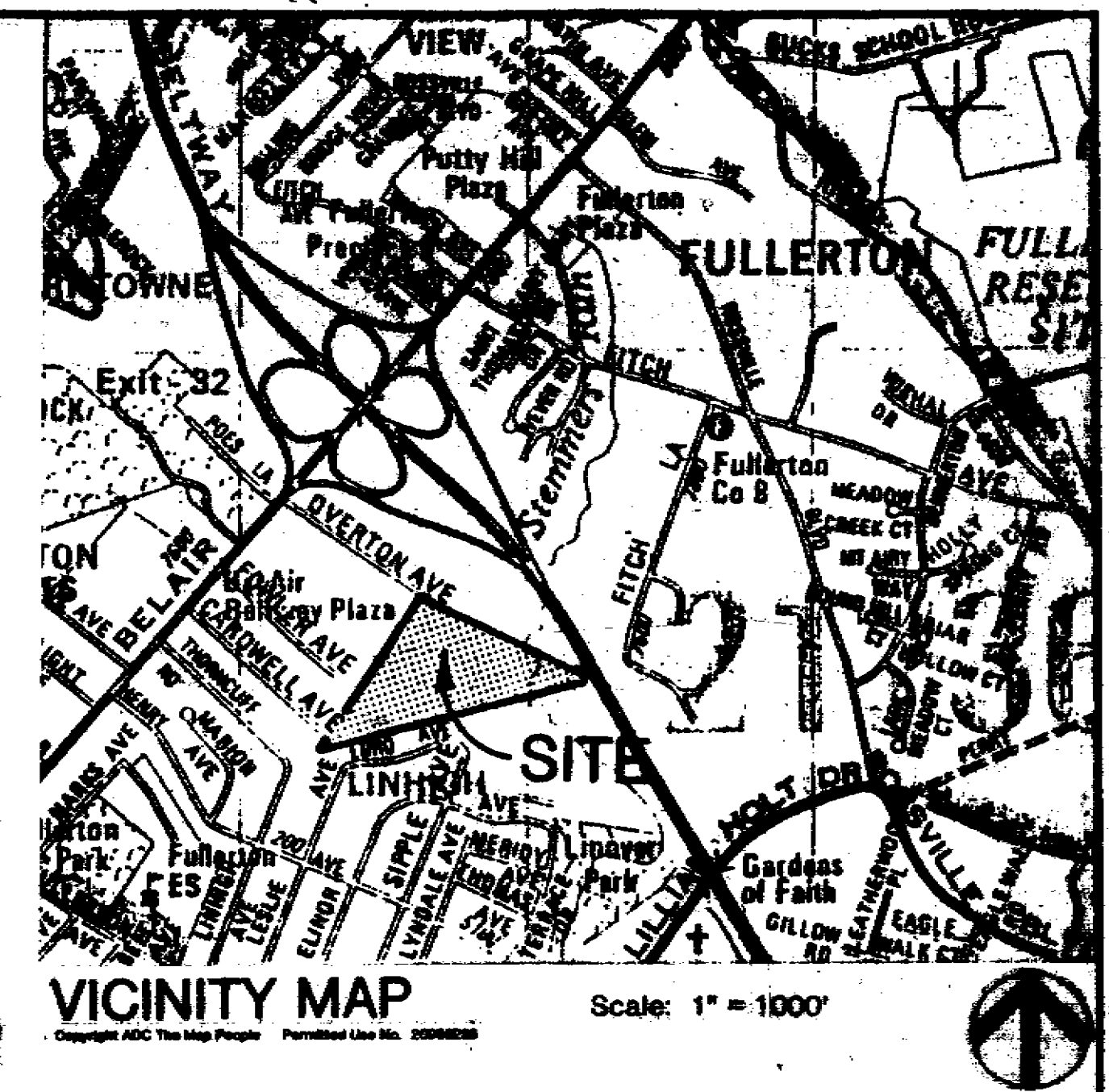
SITE DEVELOPMENT PROPOSAL						
DWELLING TYPE	UNITS Prop.	PARKING Req'd.	OPEN SPACE Prop.	ADT's	PHASE	PROJECTED DWLPM. SCHED.
Efficiency Apartments	4	2.7		14	1	1 Year
One-Bedroom Apartments	86	57.3		284	1	1 Year
Single Family Detached Lots	3			36	2	5 Years
TOTAL	93	60	70	4.00	7.96	395
Under PUD R1 plan, 20% of the tract area is required for open space. 20.01 ac. X 20% = 4.00 acres required open space						



WEST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

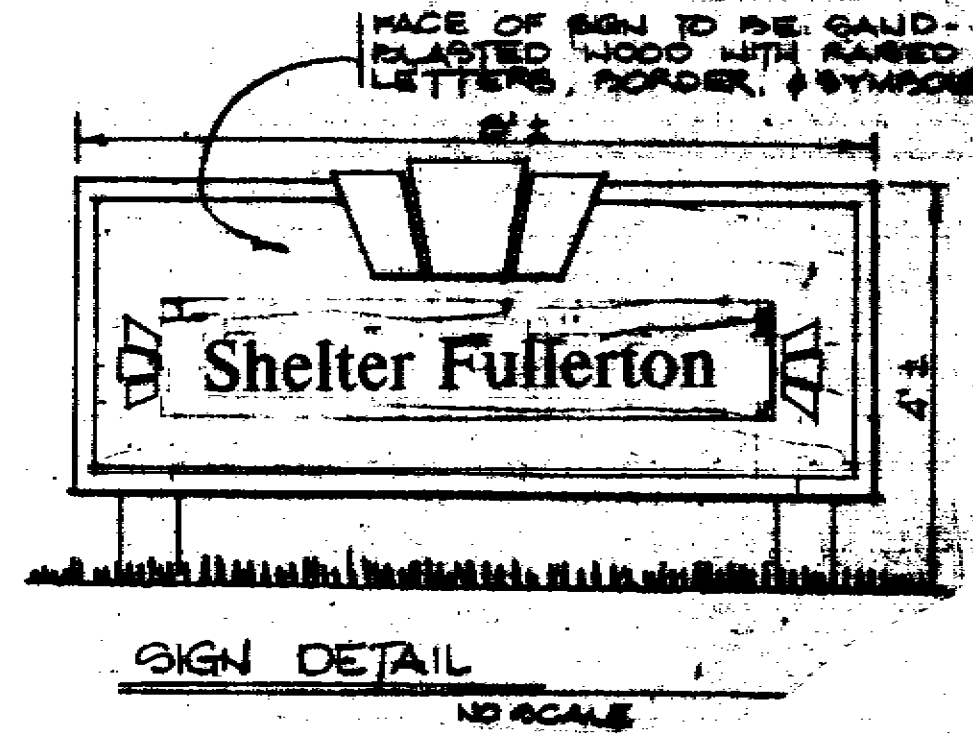


- NOTES
- Developer: Shelter Development
218 N. Charles Street
Baltimore, MD 21201
(410) 962-0595
 - The 100-year floodplain shown on this plan is as defined by the Baltimore County Code (greater than 30 acres of contributing drainage area). The floodplain line is based on the ultimate development of the watershed with no stormwater management assumed.
 - This plan is not subject to Design Review Panel.
 - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

Any Forest Buffer Easement shown hereon will be subject to protective covenants which will be recorded in the Land Records of Baltimore County and which restrict disturbance and use of these areas.

The following uses are permitted by right within the Forest Buffer Easement: hiking, nature studies, and felling of individual trees less than 30 inches in diameter for personal use. Other types of activities that require clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement require approval by the Baltimore County Department of Environmental Protection and Resource Management.
 - Zoning relief requested:

Variance from BCZR §1801.1.B.1.e and CMOP Section II, page 16, to permit an RTA parking lot setback to be 15 feet in lieu of the required 15 feet and a cleared, graded and replanted RTA parking buffer to be 10' in lieu of the required 50 foot undeveloped, ungraded buffer.



ZADM #XIV - 259

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

**SHELTER DEVELOPMENT
AT FULLERTON**
AFFORDABLE CLASS A ELDERLY HOUSING
CONCEPT/PUD R-1 PLAN
SITE PROPOSAL MAP

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 14 COUNCILMANIC DISTRICT 6
ISSUE DATES

REVIEW: 6-14-94
BID: _____
PERM: _____
CONSTRUCTION: _____
DRAWN: CRW/REM
DESIGNED: REM
CHECKED BY: JMS
DATE CHECKED: 6-14-94
SCALE: 1" = 50'
PROJECT NO.: 92039.E
DRAWING: 2 OF 3

General Notes

- Developer/Applicant: Shelter Development
218 North Charles Street
Baltimore, MD 21201
(410) 962-0595
- Property Owner: Laudenklos Farms
Deed Reference: 5809/205
Tax Account No.: 14 12 00150
Street Address: 4300 Cardwell Avenue
- Site/Zoning Area: DR 3.5 20 20 3/4 Ac +/- Net
DR 3.5 20 20 Ac +/- Gross (incl. allowable p/w fr Dvorton, Leslie & Cardwell Av.)
- Site Data:
Census Tract: 4405
Election District: 14
Councilmanic District: 6
Watershed: 22
Subwatershed: 3
- Wetlands limited to stream channel.
- Existing streams with attendant 100-year floodplain. The floodplain line is based on the ultimate development of the watershed with no stormwater management assumed.
- Stormwater will be managed for the 2, 10, and 100-year storms by an underground stormwater management facility as shown.
- There are no known rare, threatened, or endangered species on this site.
- There are no known hazardous materials as defined by Section 7-101 of the Environmental Article of the Annotated Code of Maryland, underground fuel, or chemical storage tanks on or within 200 feet of this site.
- This site contains Archaeological Site No. 18BA342 which was mentioned in the 1983 comments on the "Carriage Hill" CHS Plan. After investigation no artifacts have been found. There are no historic structures or known archaeological sites on this site.
- The property outline shown hereon has been taken from deed sources. The topography and utility information is taken from a field survey by Daft McCune Walker, Inc.
- The 25 percent or greater slopes are located in the 100-year floodplain of Parcel A.
- All off-site dwellings and small lots of record (less than 2 acres) that create an RTA on-site are shown with the required 150 foot distance dimensions and 100-foot RTA zone. There is no lighting nor buildings within the 100-foot zone.
- A Community Input Meeting was held on August 1, 1994, at which the following comments were received:
a. Connection of Leslie and Cardwell Avenues
b. Site lighting
c. Accessibility to site
d. Stormwater management methods
The limits of the 100-year floodplain reservation and easement and the Forest Buffer Easement/Forest Conservation Easement (FBE/FCE) are as shown on the plan.
- There will be no clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
Any Forest Buffer Easement shown hereon will be subject to protective covenants which will be recorded in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
The following uses are permitted by right within the Forest Buffer Easement: making nature studies, and felling of individual trees less than 30 inches in diameter for personal use. Other types of activities that require clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement require approval by the Baltimore County Department of Environmental Protection and Resource Management.
- Zoning relief requested:
Special Exception to modify RTA area restrictions noted in Sec. 1801.1.B.1.e. BCZR and CMO Sec. II, pages 16 and 20 in accordance with Sec. 432.3 and 432.4 BCZR to allow a parking lot setback to be 15 feet in lieu of the required 75 feet and a shared, graded and retained RTA parking buffer to be 15 feet in lieu of the required 30 feet (ungraded, ungraded buffer and variance from CMO Sec. II, D, page 2 to allow more than 15 parking spaces to occur without being separated by a landscape peninsula or island).
- Landscape Planting:
Required
Parcel A
350 LF Int. Drive @ 1/20 = 18.0 PU (13 MD)
Parcel B
60 LF Int. Road @ 1/20 = 3.0 PU (2 MD)
65 LF Class A Screen @ 1/15 = 4.3 PU
54 Parking Spaces @ 1/12 = 4.5 PU (4 MD)
43,370 SF Total RTA Buffer
34,890 SF Wooded RTA Buffer
8,480 SF Parking Spaces @ 1/400 = 21.2 PU (11 MD)
Total = 52.0 PU (30 MD)
Proposed
Parcel A
18 Maj. Dec. @ 1/1 = 18.0 PU
Parcel B
30 Maj. Dec. @ 1/1 = 30.0 PU
55 Evergreen @ 1/2 = 27.5 PU
7 Min. Dec. @ 1/2 = 3.5 PU
204 Shrubs @ 1/5 = 40.8 PU
2,200 SF Groundcover @ 1/500 = 4.4 PU
Total = 124.2 PU (48 MD)
(52 Required PU, 72 Optional PU)
- No assisted living facilities, convalescent, or nursing homes or uses are proposed as part of this Class 'A' Elderly Housing Facility. If any of these uses are proposed in the future, a zoning special exception public hearing will be required to permit the use and other standards for BCZR compliance will be required.
- Proposed parking spaces will be at least 8.5 x 18'. All parking, maneuvering, and aisle areas will be paved with bituminous concrete or another durable dustless surface and permanently striped.
- A community room with and adjoining kitchenette will be provided on the ground floor of the proposed facility. No other accessory uses as allowed by BCZR §432.1.B are proposed.

JEFF HENLEMAN, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or person who will perform contractual services on behalf of the proposed development.

Jeff Henleman
Date 9-29-94

- The Agricultural Preservation Board has deemed that Parcel A qualifies as a Reduced Acreage Farm.
- The property as shown on the plan has been held intact since 1970. The developer's engineer has confirmed to the best of his knowledge that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings.
- The existing well will be backfilled by a licensed master well driller and septic system pumped and removed or backfilled prior to subdivision of Parcel A. The existing house will be connected to public water and sewer.
- The owners of Parcel A understand that they will be required to provide 0.35 acres of afforestation within the forest buffer or 100 year floodplain areas and that prior to the approval or recordation of any plan to subdivide the parcel, they will need to have a Forest Conservation Plan prepared for DEPRM approval to accommodate this requirement.

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SHELTER DEVELOPMENT AT FULLERTON AFFORDABLE CLASS A ELDERLY HOUSING

PLAN AND PLAT TO ACCOMPANY ZONING SPECIAL EXCEPTION AND VARIANCE PETITIONS

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 14 COUNCILMANIC DISTRICT 6

ISSUE DATES	
REVIEW:	9-23-94
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	
DRAWN:	
CHECKED BY:	

LOG SHEET	NOTE 15	CHECKED BY:
10-21	PPR COMMENTS	DATE CHECKED:
		SCALE:
		PROJECT NO.:
		92039.E
		DRAWING:
		2 OF 2

PRINTED
OCT 21 1994
DAFT-MCCUNE-WALKER, INC.