



November 30, 2017

Arnold Jablon, Director
c/o W. Carl Richards, Zoning Supervisor
The Zoning Review Office
Baltimore County Department of Permits,
Approvals, and Inspections (PAI)
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re Zoning "Spirit and Intent" Request
Zoning Case No. 98-163-SPHX
St. James Academy
3100 Monkton Road
10th Election District, 3rd Councilmanic District
Job No. 98001.H0

Dear Mr. Jablon:

Daft, McCune, Walker, Inc. (DMW) represents Saint James Academy, a private school, and we are responsible for the planning, engineering, and permit processing for an accessory pavilion on their property. During the permit processing, W. Carl Richards, Zoning Supervisor, suggested that we request written confirmation that the proposed open-sided pavilion is within the spirit and intent of Zoning Case No. 98-163-SPH. The pavilion will be located between two (2) existing athletic fields, just north of the school building.

By way of history, Saint James Academy received first approval via Zoning Case No. 88-427-X to expand the existing church and private school in the ^{RC}DR 2 Zone. On July 2, 1998, the Deputy Zoning Commissioner approved another expansion of the church and school via Zoning Case No. 98-163-SPH. It is important to note that there were no Protestants at either public hearing.

Since the later Zoning Order, there have been two (2) zoning spirit and intent letters approved. The first letter, dated December May 8, 2000, allowed for the reconfiguration of traffic patterns and minor accessory structures and the relocation of recreational and special event fields as shown on a revised Site Plan. The second letter allowed for the installation and utilization of a running track.

It is our interpretation that the proposed pavilion is within the spirit and intent of the zoning cases and prior approved zoning letters, as it is primarily within the designated area of "special events" as shown on Sheet 2 of 2 of the revised Site Plan of Zoning Case No. 98-163-SPH, within the approved Special Exception area, extends no closer to the property lines than the existing school and playing fields, and even though not fully enclosed, represents a small percentage of the existing building square footage. Also, the pavilion is located closer into the site (and farther from the property line) than the approved running track as allowed by the second zoning letter.

Arnold Jablon, Director
c/o W. Carl Richards, Zoning Supervisor
Page 2
November 30, 2017

It is also helpful to note that the Development Management Section of PAI is not requiring that the pavilion be approved by the Development Review Committee (DRC); and the Department of Planning, the agency that reviews for any impacts to historic resources, has approved the permit.

We have enclosed the Zoning Order of the referenced case, both approved zoning letters, and a red-lined plan which is Sheet 2 of 2 of the Zoning Hearing Plan which addresses County agency comments.

Please confirm that the proposed pavilion is within the spirit and intent of Zoning Case No. 98-163-SPHX by signing in the area provided below. If you need further information, please contact me at your earliest convenience.

Thanks you for your attention to this matter.

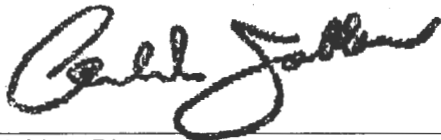
Very truly yours,



Mitchell J. Kellman
Director of Zoning Services

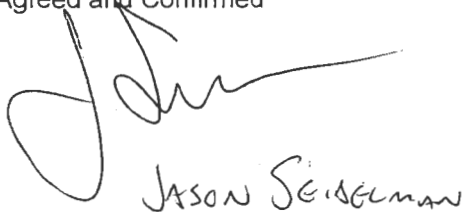
MJK/bah

Enclosures



Arnold Jablon, Director
Agreed and Confirmed

12/4/17
Date



JASON SEIDEMAN



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS

GEORGE WILLIAM STEPHENS, JR.
(1888-1983)

LEONARD A. PARRISH, P.E.
PRESIDENT/CEO

FREDERICK N. CHADSEY, IV, P.E.
PASQUALE R. CIARLO
ROBERT P. HENRY, P.L.S.
JAMES A. MARKLE, P.E.
PAUL W. TAYLOR, P.E.
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B.J.C.
4/10/00
ucv
B. Cashell

BEL AIR

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JOHN M. CONWELL, JR., P.E.
WALTER H. NOYES, P.L.S.
RICHARD L. UMBARGER, P.E.

ASSOCIATES

ROWAN G. GLIDDEN, L.A.

April 6, 2000

Mr. John Lewis for Arnold Jablon
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21214

96-163-A

Re: Cedar Lane Farms, P.U.D.-R Authorization Plan
PDM File #XIV-342, Spirit and Intent

Dear Mr. Lewis:

The above project has gone through a First Amendment as determined by the DRC and Mr. Jablon's letter dated May 17, 1999. The First Amended P.U.D. Authorization Plan has since been reviewed and signed by Mr. Rascoe of your office. GWS is preparing Final Development Plans (in 4 phases) illustrating the phasing of the project and reflecting the above described first amendment. As a result of those initial FDP reviews your office has requested this "Spirit and Intent Letter" outlining the relationships of the several variances originally granted and their applicability to the revision set forth in the first amendment. For ease of identification and review, the following is a comparison of the original zoning relief as granted and the "Amendment" changes:

- #1. Variance of B.C.Z.R. Section 1B01.2.C.1.c. and C.M.D.P. Section II.a to permit a distance of 15' from a side building face of a group house to a public street right of way in lieu of the required 25' on lots 1, 8, 18, 19, 31, 56, 73, 74, 94, 95, 110, 111, 124, 136, 149, and 155.

This zoning relief as granted is now applicable as follows:

- Lots 1, 8, 94, 95, 110, 111, 124, 136, 149 – no change as approved.
- Lot 31 is now lot 35 by virtue of the amendment layout and still utilizes the variance as granted.
- Lots 18, 19, 31, 56, 73, 74, and 155 no longer utilize the original variance relief as granted.

MICROFILMED

#2. Variance of B.C.Z.R. Section 1B01.2.C.1.b. and C.M.D.P. Section II.a to permit a setback of an additional 5' for buildings located adjacent to arterial roadways in lieu of the required additional 20' on single-family lots #25 and #26.

This zoning relief remains as granted.

All other waiver requests as originally approved, remain in effect.

Based on the above, the First Amended PUD-R Authorization Plan reduces the number of variances originally granted and in no way misconstrue or modify the basis or conditions under which they were approved by the Hearing Officer. Thus they remain within the spirit and intent of the zoning regulations and the requirements of the original zoning order.

We have attached a check in the amount of \$40.00 and a copy of the First Amended PUD-R Authorization Plan as required and respectfully request your review and approval of this Spirit and Intent letter so that the Final Development Plan reviews may be completed.

Sincerely,



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

David L. Martin, Senior Associate
Director,
Land Planning / Landscape Architecture

Enclosures:

April 19, 2000

QUICK RESPONSE

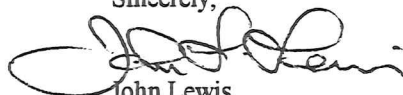
14th Election District

Dear Mr. Martin:

The final decision for spirit and intent approval requires that the staff must receive 2 copies of the petitioners exhibit #1 from the hearing case 96-163-A, with all changes red lined and clearly shown. The changes as referenced in this letter must also be listed on the plan where needed to adjust the application of the variances as granted.

Please forward this directly to me with a copy of this letter to room 111 County Office Building.

Sincerely,



John Lewis
Planner II
Zoning Review

**Speed
Letter**

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



MICROFILMED

IN RE: DEVELOPMENT PLAN HEARING and
PETITION FOR VARIANCE
{Cedar Lane Farms} N of
Rossville Blvd., W of Gumspring Rd
14th Election District
6th Councilmanic District

James P. McDonagh, Owner;
Cedar Lane, Inc., Developer

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. XIV-342 & 96-163-A

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner as a combined hearing, pursuant to Section 26-206.1 of the Baltimore County Code, wherein approval is sought of a development plan prepared by George W. Stephens, Jr. and Associates, Inc., for the proposed Planned Unit Development (PUD-R-1) of the subject property by James P. McDonagh, Owner, and his corporation, Cedar Lane, Inc., Developer, with 36 single family dwellings and 189 townhouses, in accordance with the development plan submitted and marked into evidence as Developer's Exhibit 1. In addition to development plan approval, the Owner/Developer seeks variance relief from Section 1B01.2.C.1.c of the Baltimore County Zoning Regulations (B.C.Z.R.), and from Section 11A of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a distance of 15 feet from a side building face of a group house to a public street right-of-way in lieu of the required 25 feet for Lots 1, 8, 18, 19, 31, 56, 73, 74, 94, 95, 110, 111, 124, 136, 149, and 155. Variance relief is also requested from Section 1B01.2.C.1.b of the B.C.Z.R. and Section 11A of the C.M.D.P. to permit a setback of an additional 5 feet for buildings located adjacent to arterial roadways in lieu of the required 20 feet for single family Lots 25 and 26. The PUD-R-1 authorization plan (development plan) and plat to accompany the Petition for Variance was submitted into evidence as Developer's and

RECEIVED FOR FILING

By

Petitioner's Exhibit 1A. That plan depicts the specifics of the development plan proposed and also shows the variance requests at issue.

Appearing at the public hearing required for this project were James McDonagh and Kevin McDonagh, representatives of Cedar Lane, Inc., Owner/Developer of the subject property, and Brent Petersen and David Martin, Professional Engineers with G. W. Stephens, Jr. & Associates, Inc., the engineering firm which prepared the plan. Mr. Martin was the principal consultant in the development of the plan. Mickey Cornelius, Traffic Engineering expert with The Traffic Group, Inc., and Robert A. Hoffman, Esquire, attorney for the Owner/Developer, also appeared. Numerous representatives of the various Baltimore County/State reviewing agencies attended the hearing, including Carol McEvoy from the Office of Planning and Zoning, Larry Pilson from the Department of Environmental Protection and Resource Management (DEPRM), Lee Dreiger from the Storm Water Management Section of DEPRM, James R. Logan from the Department of Permits and Development Management (DPDM), and Kurt Kugelberg, Project Manager with DPDM. In addition, numerous residents from the surrounding community appeared, all of whom signed the Citizen Sign-In Sheet. Among those individuals who testified were Amos G. Harvey, Preston Snedegar, John Greely, and Melvin W. Inners.

The plan at issue has proceeded through the development review process as codified in Title 26 of the Baltimore County Code (BCC). The subject plan required referral to and approval by the Planning Board of Baltimore County in that same was submitted as a PUD (Planned Unit Development) R-1. In fact, the Planning Board approved this development plan on January 19, 1995. PUDs are the tools of the planning process which are defined within Section 430 of the B.C.Z.R. A PUD-R-1 is a planned unit

development with a minimum tract size of 5 acres. In adopting the PUD legislation, the County Council expressed the intent to provide flexibility in the application of the land use regulations and to allow alternative review processes. These processes were to encourage development of creatively designed neighborhoods which would provide a higher degree of project design than through the conventional application of the regulations. A PUD plan should be utilized to provide a development which will ensure compatibility with surrounding existing and proposed land uses and will not be detrimental to the surrounding locale. A series of stringent standards are established for all PUDs within Section 430.4 of the B.C.Z.R. Moreover, the Hearing Officer in reviewing a PUD plan must make certain findings with respect to the merits of the plan, as more fully set forth in Section 26-206(r) of the BCC.

As to the plan's progress through the review process, it is to be noted that an initial concept plan conference for this development was conducted on October 17, 1994. As required, a community input meeting was held on December 19, 1994 at the White Marsh Branch Library. Subsequently, a development plan was submitted and a conference held thereon on November 15, 1995. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on December 5, 1995.

The hearing was bifurcated to consider the development plan case and requested variances separately. An overall view of the plan shows that the subject property consists of 58.96 acres, split zoned D.R. 3.5 (45.17 acres), D.R. 5.5 (11.29 acres), and D.R. 10.5 (2.5 acres). The property is located on the north side of Rossville Boulevard, between

Gumspring Road and Perry Hall Boulevard in White Marsh. Presently, the site contains an existing dwelling, barn and outbuildings, and has been utilized on a temporary basis as a golf driving range. The existing structures are to be razed and the golf driving range use discontinued. The Owner/Developer proposes constructing 36 single family dwellings and 189 townhouse units as shown on the plan. Essentially, the townhouses are grouped to the north and west portions of the site, near the intersection of Perry Hall Boulevard and Rossville Boulevard. The single family homes are will be located on the south and east portions of the site. A cul-de-sac, around which 10 single family houses are proposed to be constructed, will be accessed via Gumspring Road. The balance of the single family houses will be built off of an internal roadway within the site.

In addressing the development plan issues, it is to be noted that Section 26-206 of the Baltimore County Code (BCC) requires the Hearing Officer to identify all open/unresolved development plan agency issues or comments at the onset of the hearing. In this regard, Mr. Hoffman, on behalf of the Owner/Developer, proffered that many of the issues had been resolved by red-lined amendments to the development plan and identified those issues that remained outstanding. In terms of resolved issues, Mr. Hoffman noted that a revised landscape plan had been submitted pursuant to a request from the Office of Planning and Zoning (OPZ), that sidewalks were now shown on the plan adjacent to Rossville Boulevard, that the location of the tot lot had been shifted out of the forest buffer easement area, and that the plan had been amended to show that pedestrian paths would be paved or covered in wood chips within the forest buffer and homeowners' association easement areas. As to other open OPZ issues, Mr. Hoffman testified that a note was added to the plan to reflect the fact

that grading in local open space areas would be fully resolved on the final grading plan, that the fronts of the dwellings on single family Lots 27 and 36 will be screened, and alternatives will be shown on the plan to allow the houses on those lots to be oriented either towards Gumspring Road or the internal cul-de-sac. As to the issues raised by DEPRM which had been resolved, Mr. Hoffman observed that the red-lined plan now shows a 75-foot forest buffer easement near the location of the tot lot, that the foot path arrangement through the forest buffer easement area has been modified and approved, and that forest conservation and buffer easements have been labeled and shown on the plan. As to resolved issues relating to storm water management, inlets to assure water quality have been shown on Lots 25 and 26 and preliminary hydrology computations have been approved by Lee Dreiger in DEPRM's Storm Water Management section.

Mr. Hoffman also proffered that the concerns voiced by the Department of Recreation and Parks relating to the equipment to be utilized on the tot lot had been resolved and that certain technical additions and corrections to the plan would be made to satisfy the concerns raised by the Department of Permits and Development Management (DPDM).

The County/State agency representatives who were present at the hearing corroborated Mr. Hoffman's testimony that the above-identified issues have been resolved and that the amended, red-lined development plan marked as Developer's Exhibit 1A, was largely in compliance with the development regulations, policies and rules contained within the BCC. However, both Mr. Hoffman and Mr. James Logan, on behalf of the Department of Public Works (DPW) agreed that three County issues remained outstanding. One of these issues relates to the paving width of the road within that part of the proposed development which features the townhouse units.

ORDER RECEIVED FOR FILING

Date

By

Specifically, the plan shows a 22-foot wide paving in certain areas of the road adjacent to perpendicular parking. Mr. Logan believes that public works standards requiring a 24-foot wide paving should be strictly adhered to in this case. Secondly, the Developer and County have not come to an agreement regarding the extension of public sewer north of the subject site. The Developer has shown a sewer extension to the property line, however, the County would prefer that the extension be continued in a northerly direction off site. Lastly, the specific layout of the extension of the public sewer from the south is unclear. But for these three issues, the Developer and County concur that the development plan is in compliance with the rules, regulations and policies codified in Title 26 of the B.C.C.

Turning first to the issue of the width of the road paving, it is to be noted that waivers of public works standards can be granted by this Hearing Officer, pursuant to Section 26-172 of the B.C.C. That Section offers an alternative test which the Developer must satisfy for a waiver to be granted. Specifically, a waiver can be granted upon a finding by a Hearing Officer that the size, scope and nature of the proposed development does not justify strict compliance with these regulations; that the waiver would be within the scope, purpose and intent of the regulations; and, that all other County laws, ordinances, and regulations have been satisfied. In the alternative, a waiver can be granted if a showing is made that compliance with the regulations would cause unnecessary hardship.

In this case, there can be no claim of unnecessary hardship. Testimony proffered at the hearing is that the plan could be amended to reflect the 24-foot paving width requirement. Thus, this project can be

built out, in the manner proposed, with either 22-foot or 24-foot wide internal roadways.

In addressing the requirements of the alternate test, the Developer believes that a 22-foot road will be more compatible with the scheme of the proposed development. The Developer's Engineer noted that the PUD regulations call for a development of high caliber design and that the proposal integrates a design criteria which would be best suited with 22-foot roads.

Mr. Logan, in explaining his Department's position, notes that the 24-foot road widths are required to address public safety concerns. He notes that vehicles will be backing from perpendicular parking spaces provided in front of the townhouses and that the additional 2 feet of road width will provide further clearance. Moreover, when guests of residents are on site, additional curb parking area will be provided and traffic congestion lessened if the road is the full 24 feet in width.

This is a difficult issue. The Developer has clearly designed a high quality project. However, in the end, the considerations of public safety win out. The additional 2 feet will provide more maneuvering and parking area. This is a large tract, which will feature in excess of 200 homesites. The expected traffic generation figures are sufficient to support a finding that the size and scope of this project mandate strict compliance with the public works standards.

As to the sewer connections, the proposed connection to the south is easiest to address in that the preferred resolution of same is agreed to by all concerned. The plan shows that sewer access can be provided from the south by a line in the bed of Gumspring Road. However, there was significant testimony that a more practical extension would be to place

CORRECTION/OPENING
12/20/95
[Signature]

the sewer line along the stream valley system adjacent to that roadway. This would eliminate certain difficulties in design and construction and would provide sewer availability to other properties. Unfortunately, at the time of the hearing, it was unclear whether the preferred system could be implemented, owing to the fact that off-site right-of-way acquisitions need be made. Under the circumstances, I will approve the project as submitted in that it is clear that adequate access to public sewer can be provided in the method shown on the plan through Gumspring Road. However, this Order shall not be construed so as to prohibit the subsequent adoption of the preferred approach and the construction of a sewer line through the stream valley. If such a system can be installed, it is clearly preferable.

The remaining issue raised by the County relates to the extension of the sewer line in a northerly direction, towards Perry Hall Boulevard. The submitted development plan shows an extension of the sewer line to the tract boundary line, as required under the Code. The County would prefer further extension so as to tie the sewer into an existing line in the bed of Perry Hall Boulevard. Although such an extension is clearly warranted and preferable, I do not find that this Developer should be required to make such an off-site extension. This plan complies with the development regulations and the policies adopted thereto. I believe it inequitable to, in effect, require this Developer to make extensive off-site improvements to solve regional problems. In this case, the Developer's compliance with the letter of the law is acceptable and the plan should be approved on that basis.

Having addressed the County's concerns, attention is next turned to the concerns raised by the community representatives. These concerns

generally related to a feared potential increase in traffic, the impact of the proposed development on public utilities, concerns on overcrowding of schools, and a general opposition to the size and scale of this project.

I am understanding of the community's concerns. This is a big project which will entail the construction of a significant number of homes. I am unconvinced, however, that these concerns warrant a denial or modification of the plan. In my judgment, the plan is of high quality and has been carefully developed and reviewed. This is a large tract that is located in an area which can support development. The property is near major arterial streets and the testimony and report by Mr. Cornelius, the Developer's traffic engineering expert, was persuasive. None of the testimony and evidence offered by the Protestants was convincing to rebut that produced by the Developer and its experts.

Having therefore addressed all of the concerns and issues raised, it is clear that the development plan should be approved, as modified herein. The testimony and evidence presented was persuasive that the plan sufficiently complies with the development regulations as codified in the Baltimore County Code (B.C.C.). Moreover, I find that the Developer has satisfied and met those standards for approval of this PUD-R-1 plan as set forth in Section 26-206(r) of the B.C.C. For all of these reasons, I will approve the plan, consistent with the comments set forth herein.

Attention is next then turned to the Petition for Variances. The series of variances from Section 1B01.2.C.1(c) relate to a number of the individual townhouse units. These variances are necessary due to the uniqueness of the property and constraints resulting in part, from the proposed PUD development. The variances are all internal in nature and do not affect surrounding properties. The record of the case will reflect

testimony offered by Mr. Martin which supports a granting of the variances.

I am persuaded that the Petitioner has adduced the requisite testimony and evidence to support a finding that the variance standards set forth within Section 307.1 of the B.C.Z.R. have been satisfied.

The other variance request relates to single family Lots 25 and 26. These two individual lots will feature houses which front Rossville Boulevard. The variance requested is appropriate here due to site constraints and the existence of the forest buffer easement immediately to the rear of these lots. The testimony of Mr. Martin was uncontradicted and persuasive that these variances should be granted.

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved and the Petition for Variance granted, consistent with the comments contained herein and the restrictions set forth hereinafter. Moreover, I find that the Developer has satisfied and met those standards for approval of this PUD-R-1 plan as set forth in Section 26-206 of the B.C.C. For all of these reasons, I will approve the plan, consistent with the comments set forth herein.

THEREFORE, IT IS ORDERED by this Hearing Officer/Zoning Commissioner and Hearing Officer for Baltimore County this 20th day of December, 1995 that the development plan for Cedar Lane Farms, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.C.1.c of the Baltimore County Zoning Regulations (B.C.Z.R.), and from Section 11A of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a distance of 15 feet from a

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

LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing
Officer for Baltimore County

10/10/2011



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 20, 1995

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

RE: DEVELOPMENT PLAN HEARING and PETITION FOR VARIANCE
(Cedar Lane Farms)
N of Rossville Boulevard, W of Gumspring Road
14th Election District - 6th Councilmanic District
James P. McDonagh, Owner; Cedar Lane, Inc., Developer
Case Nos. XIV-342 and 96-163-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petition for Variance granted in accordance with the attached Order.

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. James McDonagh and Kevin McDonagh, Cedar Lane, Inc.
305 W. Chesapeake Avenue, Towson, Md. 21204

Messrs. Brent Petersen and David Martin, G.W. Stephens, Jr. & Assoc.
658 Kenilworth Drive, Suite 100, Towson, Md. 21204

Mr. Amos Harvey, 7522 Rossville Blvd., Baltimore, Md. 21237
Mr. John L. Greely, 4903 Linda Ave., Baltimore, Md. 21237
Mr. Preston Snedeger, 4928 Ridge Road, Baltimore, Md. 21237
Mr. Melvin Inners, 7903 Hilltop Avenue, Baltimore, Md. 21237

Kurt Kugelberg, Proj. Mgr., DPDM; DEPRM; DPW; People's Counsel; File

5 Accounts HOW
Case # 14-342.



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at NW corner of Rossville Blvd. & Gurn Spring Road
and NE corner of Rossville Blvd. & Perry Hall Blvd.

96-163-A

which is presently zoned DR3.5, DR5.5 and
DR10.5

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

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

See attached sheet.

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

To be determined at hearing.

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

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

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Robert A. Hoffman

(Type or Print Name)

Signature

Venable, Baetjer and Howard, LLP

210 Allegheny Avenue 494-6200

Address

Phone No

Towson

MD

21204

State

Zipcode

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

Legal Owner(s)

James P. McDonagh

(Type or Print Name)

Signature

(Type or Print Name)

Signature

305 W. Chesapeake Ave. 337-7740

Address

Phone No

Towson

MD

21204

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, LLP

210 Allegheny Avenue

Towson, MD 21204

494-6200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following date

Next Two Months

ALL

OTHER

REVIEWED BY:

50A

DATE

10-24-95

175

VARIANCE REQUEST

96-163-A

1. Variance of B.C.Z.R. Section 1B01.2.C.1.C. and C.M.D.P. Sect. 11A to permit a distance of 15' from a side building face of a group house to a public street right-of-way in lieu of the required 25' on Lots 1, 8, 18, 19, 31, 56, 73, 74, 94, 95, 110, 111, 124, 136, 149, 155.
2. Variance of B.C.Z.R. Section 1B01.2.C.1.b and C.M.D.P. Section 11A to permit a setback of an additional 5' for buildings located adjacent to arterial roadways in lieu of the required additional 20' on Single Family Lots 25 & 26.

TO1DOCS1/BAW01/0013941.01

#175

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

76-163-A

Description of Parcel A of the Cedar Lane Farms Property
at the southeastern corner of Perry Hall Boulevard
and Rossville Boulevard to accompany request for zoning
variances

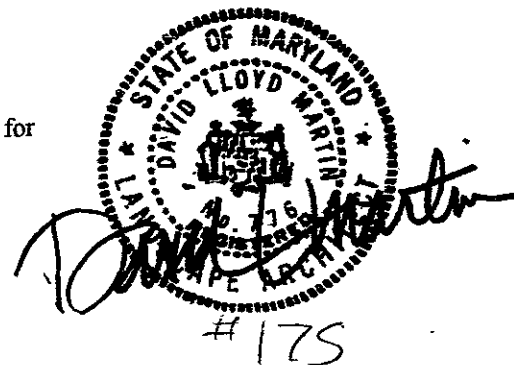
October 24, 1995

Beginning for the same at a point on the intersection of the northern right-of-way line of Rossville Boulevard and the western right-of-way line of Gumspring Road, said point of beginning being also located North 19° 40' West 52 feet more or less from the intersection of the centerlines of Rossville Boulevard and Gumspring Road running thence leaving said point of beginning, binding on the northern right-of-way line of Rossville Boulevard the following courses;

- 1 northwesterly by a curve to the right having a radius of 1392.39 feet for a distance of 12.18 feet, said curve being subtended by a chord bearing North 68° 04' 44" West 12.18 feet,
- 2 North 67° 49' 41" West 1705.4 feet,
- 3 northwesterly by a curve to the right having a radius of 1392.39 feet for a distance of 1090.51 feet, said curve being subtended by a chord bearing North 43° 23' 28" West 1062.87 feet,
- 4 North 15° 51' 10" East 22.04 feet,
- 5 North 74° 10' 14" West 40.11 feet,
- 6 northwesterly by a curve to the right having a radius of 2251.83 feet for a distance of 156.34 feet, said curve being subtended by a chord bearing North 24° 53' 15" West 156.30 feet,
- 7 North 30° 09' 27" East 67.31 feet to a point on the intersection of the northern right-of-way line of Rossville Boulevard and the southern right-of-way line of Perry Hall Boulevard thence binding on the southern right-of-way line of Perry Hall Boulevard the following courses;
- 8 southeasterly by a curve to the right having a radius of 1692.95 feet for a distance of 272.00 feet, said curve being subtended by a chord bearing South 89° 50' 11" East 271.71 feet,
- 9 South 85° 14' 01" East 1080.67 feet, running thence leaving said right-of-way line the following courses;
- 10 South 68° 24' 46" East 126.58 feet,
- 11 South 04° 45' 59" West 10.37 feet,
- 12 South 05° 30' 07" East 140.27 feet,
- 13 South 84° 14' 18" East 137.87 feet,
- 14 South 86° 37' 38" East 65.65 feet,
- 15 North 12° 22' 33" East 77.69 feet,
- 16 South 68° 24' 47" East 892.83 feet,
- 17 South 16° 37' 15" West 499.93 feet,
- 18 South 68° 24' 47" East 225.17 feet, to a point on the centerline of the existing 50 foot wide right-of-way of Gumspring Road running thence binding on the centerline of said right-of-way the following course;
- 19 South 16° 39' 11" West 431.0 feet, running thence leaving the centerline of said right-of-way line the following course;
- 20 North 73° 20' 49" West 300 feet, to a point on the western right-of-way line of Gumspring Road running thence binding on said right-of-way line the following course;
- 21 South 16° 39' 11" West 107.58 feet, to the point of beginning.

Containing 52.9963 acres of land more or less.

NOTE: The above description is for Zoning purposes only and is not to be used for conveyances of agreements.



CERTIFICATE OF POSTING 96-163-17
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: _____

Date of Posting: _____

Posted for: _____

Petitioner: _____

Location of property: _____

Location of Signer: _____

Remarks: _____

Posted by _____

Number of Signs: _____

Signature

Date of return: _____

11/14/95

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

X11-342

District: 14th

Date of Posting: 11/4/95

Posted for: Development Plan Hearing

Petitioner: Greider Long Farms

Location of property: NW/CDR. Russell Blvd + Green Spring Rd.

Location of Signs: Along the side on property of US Navy

Remarks: _____

Posted by: _____

Signature

Date of return: 11/12/95

Number of Signs: 1



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

No.

JWA.

DATE 10 24 95 ACCOUNT 2-001-6150

96-163-A

AMOUNT \$ 285.00

RECEIVED
FROM:

James McDougall
OR COMMERCIAL BANK
OSC
TC PL

pl. Com. Association
Green Springs

250
35
285

FOR:

BA 011145AP17-24-95

\$285.00

VALIDATION OR SIGNATURE OF CASHIER

175.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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, at 2:00 p.m. on Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #86-163-A

(Item 179)

NWC Rossville Boulevard and Glen Spring Road and NFO of Rossville Boulevard and Perry Hall Boulevard 14th Election District

8th Councilman's

Legal Owner(s): James P. McDonagh

Hearing: Tuesday, December 5, 1985 at 2:00 p.m. in Room 118, Old Courthouse.

Variance: to permit a distance of 15 ft. from a side building face of a group house to a public street right-of-way in lieu of the required 25 ft. on Lots 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 2Z, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O, 4P, 4Q, 4R, 4S, 4T, 4U, 4V, 4W, 4X, 4Y, 4Z, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6M, 6N, 6O, 6P, 6Q, 6R, 6S, 6T, 6U, 6V, 6W, 6X, 6Y, 6Z, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I, 7J, 7K, 7L, 7M, 7N, 7O, 7P, 7Q, 7R, 7S, 7T, 7U, 7V, 7W, 7X, 7Y, 7Z, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, 8P, 8Q, 8R, 8S, 8T, 8U, 8V, 8W, 8X, 8Y, 8Z, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, 10Q, 10R, 10S, 10T, 10U, 10V, 10W, 10X, 10Y, 10Z, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K, 12L, 12M, 12N, 12O, 12P, 12Q, 12R, 12S, 12T, 12U, 12V, 12W, 12X, 12Y, 12Z, 13A, 13B, 13C, 13D, 13E, 13F, 13G, 13H, 13I, 13J, 13K, 13L, 13M, 13N, 13O, 13P, 13Q, 13R, 13S, 13T, 13U, 13V, 13W, 13X, 13Y, 13Z, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 14L, 14M, 14N, 14O, 14P, 14Q, 14R, 14S, 14T, 14U, 14V, 14W, 14X, 14Y, 14Z, 15A, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15I, 15J, 15K, 15L, 15M, 15N, 15O, 15P, 15Q, 15R, 15S, 15T, 15U, 15V, 15W, 15X, 15Y, 15Z, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16I, 16J, 16K, 16L, 16M, 16N, 16O, 16P, 16Q, 16R, 16S, 16T, 16U, 16V, 16W, 16X, 16Y, 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TO: PUTTENT PUBLISHING COMPANY

November 16, 1995 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esq.
Venable, Baetjer & Howard LLP
210 Allegheny Avenue
Towson, MD 21204
494-6200

NOTICE OF HEARING

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

CASE NUMBER: 96-163-A (Item 175)
NWC Rossville Boulevard and Gum Spring Road and
NEC of Rossville Boulevard and Perry Hall Boulevard
14th Election District - 6th Councilmanic
Legal Owner: James P. McDonagh

Variance to permit a distance of 15 ft. from a side building face of a group house to a public street right-of-way in lieu of the required 25 ft. on Lots 1, 8, 18, 19, 31, 56, 73, 74, 94, 95, 110, 111, 124, 136, 149, and 155; and to permit a setback of an additional 5 ft. for buildings located adjacent to arterial roadways in lieu of the required additional 20 ft. on single family lots 25 and 26.

HEARING: TUESDAY, DECEMBER 5, 1995 at 2:00 p.m. in Room 118, Old Courthouse

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

November 7, 1995

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:

DEVELOPMENT PLAN HEARING

Project Number: XIV-342
Project Name: Cedar Lane Farms
Location: NWC Rossville Blvd. and Gum Spring Road
Acres: 58.97
Developer: Cedar Lane, Inc.
Proposal: 36 single family dwellings and 189 townhouses

and

CASE NUMBER: 96-163-A (Item 175)
NWC Rossville Boulevard and Gum Spring Road and
NEC of Rossville Boulevard and Perry Hall Boulevard
14th Election District - 6th Councilmanic
Legal Owner: James P. McDonagh

Variance to permit a distance of 15 ft. from a side building face of a group house to a public street right-of-way in lieu of the required 25 ft. on Lots 1, 8, 18, 19, 31, 56, 73, 74, 94, 95, 110, 111, 124, 136, 149, and 155; and to permit a setback of an additional 5 ft. for buildings located adjacent to arterial roadways in lieu of the required additional 20 ft. on single family lots 25 and 26.

HEARING: TUESDAY, DECEMBER 5, 1995 at 2:00 p.m. in Room 118, Old Courthouse

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: James P. McDonagh
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.





Baltimore County
Department of Permits and
Development Management

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

November 30, 1995

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

RE: Item No.: 175
Case No.: 96-163-A
Petitioner: J. P. McDonagh

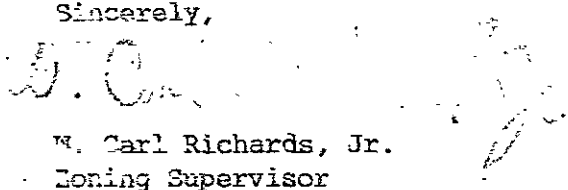
Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (387-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-6-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 175 (JRA)

Dear Ms. Watson:

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

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

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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: Nov. 16, 1995
Zoning Administration and Development Management

FROM: *pub* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for November 13, 1995
Item No. 175

The Development Plans Review Division has reviewed the subject zoning item. This site is subject to landscape review comments given with the review of the Development Plan.

RWB:sw

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 11/07/95

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 NOV. 6, 1995

Item No.: SEE BELOW

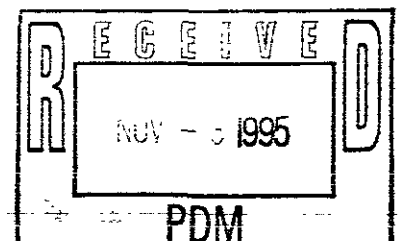
Zoning Agenda:

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: 172, 173, 174, 175, 176, 180 AND 181. **S**

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887 4881, MS 1102F



PETITION PROBLEMS

#175 --- JRA

1. Petition says zoning is D.R.-3.5, D.R.-5.5, and D.R.-10.5; folder says zoning is D.R.-3.5 -- Which is correct?

#178 --- MJK

1. No telephone number for legal owner.

#179 --- JLL

1. No property description on folder.

#180 --- JCM

1. No zip code for legal owner.
2. Notary section is incomplete -- only one signature was notarized.

#183 --- JJS

1. No zoning indicated on petition form.

RE: PETITION FOR VARIANCE
NWC Rossville Blvd & Gum Spring Road and
NEC of Rossville Blvd & Perry Hall Blvd
14th Election District, 6th Councilmanic

James P. McDonagh
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-163-A

* * * * *

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

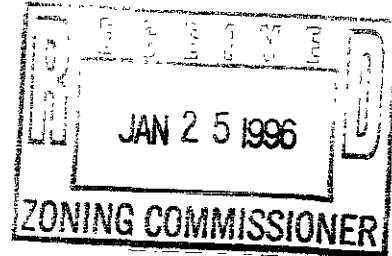
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of November, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



January 23, 1996

~~Deputy~~ Lawrence E. Schmidt
400 Washington Avenue
Room 112
Towson, Maryland 21204

Re: Cedar Lane Development
Rossville Blvd. West of
Gumspring Road
Case No. 96-163A

Dear Sir:-

I was in attendance at the December 5, 1995 Hearing for the above captioned Development.

It was my understanding that a copy of your Decision would be mailed to everyone listed on the "Sign In Sheet". Your decision was to be made by December 20, 1995. On January 18, 1996, I contacted your office to inquire about receiving a copy of your decision. I received a copy on January 20, 1996.

Needless to say I was not surprised but very disappointed by your Decision. Why can't the people who live in the area where large development are proposed have a voice as to what happens to their neighborhood. THIS DEVELOPMENT WILL NOT IMPROVE OUR COMMUNITY.

On September 28, 1995, I attended a Comprehensive Rezoning Meeting held by our County Councilman, Joe Bartenfelder which included various officials of the Office of Planning. I specifically recall one of the Planning Officials state "That Zoning was in favor of more single family dwellings instead of townhouse development in this part of the County."

Six (6) weeks later at the Cedar Lane Hearing you approved this Development with 189 TOWNHOUSES. Do you communicate with Baltimore County Zoning?

Deputy Lawrence E. Schmidt

January 23, 1996

Page 2

As I stated in prior letter to you before your decision was made, I perceive that Baltimore County is becoming an extension of Baltimore City (all asphalt and concrete) and becoming a less desirable place to live.

Very truly yours,

Bernadine D. Seymour

Bernadine D. Seymour,
Secretary
South Perry Hall Blvd.
Improvement Assoc.
7719 Babikow Road
Baltimore, MD, 21237
(410) 391-6169

The Traffic Group

96-163-A

Traffic Impact Analysis

for

Cedar Lane Farms

Baltimore County, Maryland

12/2/02

Prepared for

Mark Hall and Company

August 14, 1995

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
PETITION FOR VARIANCE * ZONING COMMISSIONER
(Cedar Lane Farms) N of *
Rossville Blvd., W of Gumspring Rd *
14th Election District * OF BALTIMORE COUNTY
6th Councilmanic District *
James P. McDonagh, Owner; * Case Nos. XIV-342 & 96-163-A
Cedar Lane, Inc., Developer *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner as a combined hearing, pursuant to Section 26-206.1 of the Baltimore County Code, wherein approval is sought of a development plan prepared by George W. Stephens, Jr. and Associates, Inc., for the proposed Planned Unit Development (PUD-R-1) of the subject property by James P. McDonagh, Owner, and his corporation, Cedar Lane, Inc., Developer, with 36 single family dwellings and 189 townhouses, in accordance with the development plan submitted and marked into evidence as Developer's Exhibit 1. In addition to development plan approval, the Owner/Developer seeks variance relief from Section 1B01.2.C.1.c of the Baltimore County Zoning Regulations (B.C.Z.R.), and from Section 11A of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a distance of 15 feet from a side building face of a group house to a public street right-of-way in lieu of the required 25 feet for Lots 1, 8, 18, 19, 31, 56, 73, 74, 94, 95, 110, 111, 124, 136, 149, and 155. Variance relief is also requested from Section 1B01.2.C.1.b of the B.C.Z.R. and Section 11A of the C.M.D.P. to permit a setback of an additional 5 feet for buildings located adjacent to arterial roadways in lieu of the required 20 feet for single family lots 25 and 26. The PUD-R-1 authorization plan (development plan) and plat to accompany the Petition for Variance was submitted into evidence as Developer's and

Petitioner's Exhibit 1A. That plan depicts the specifics of the development plan proposed and also shows the variance requests at issue.

Appearing at the public hearing required for this project were James McDonagh and Kevin McDonagh, representatives of Cedar Lane, Inc., Owner/Developer of the subject property, and Brent Petersen and David Martin, Professional Engineers with G. W. Stephens, Jr. & Associates, Inc., the engineering firm which prepared the plan. Mr. Martin was the principal consultant in the development of the plan. Mickey Cornelius, Traffic Engineering expert with The Traffic Group, Inc., and Robert A. Hoffman, Esquire, attorney for the Owner/Developer, also appeared. Numerous representatives of the various Baltimore County/State reviewing agencies attended the hearing, including Carol McEvoy from the Office of Planning and Zoning, Larry Pilson from the Department of Environmental Protection and Resource Management (DEPRM), Lee Dreiger from the Storm Water Management Section of DEPRM, James R. Logan from the Department of Permits and Development Management (DPDM), and Kurt Kugelberg, Project Manager with DPDM. In addition, numerous residents from the surrounding community appeared, all of whom signed the Citizen Sign-In Sheet. Among those individuals who testified were Amos G. Harvey, Preston Snedegar, John Greely, and Melvin W. Inners.

The plan at issue has proceeded through the development review process as codified in Title 26 of the Baltimore County Code (BCC). The subject plan required referral to and approval by the Planning Board of Baltimore County in that same was submitted as a PUD (Planned Unit Development) R-1. In fact, the Planning Board approved this development plan on January 19, 1995. PUDs are the tools of the planning process which are defined within Section 430 of the B.C.Z.R. A PUD-R-1 is a planned unit

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development with a minimum tract size of 5 acres. In adopting the PUD legislation, the County Council expressed the intent to provide flexibility in the application of the land use regulations and to allow alternative review processes. These processes were to encourage development of creatively designed neighborhoods which would provide a higher degree of project design then through the conventional application of the regulations. A PUD plan should be utilized to provide a development which will ensure compatibility with surrounding existing and proposed land uses and will not be detrimental to the surrounding locale. A series of stringent standards are established for all PUDs within Section 430.4 of the B.C.Z.R. Moreover, the Hearing Officer in reviewing a PUD plan must make certain findings with respect to the merits of the plan, as more fully set forth in Section 26-206(r) of the BCC.

As to the plan's progress through the review process, it is to be noted that an initial concept plan conference for this development was conducted on October 17, 1994. As required, a community input meeting was held on December 19, 1994 at the White Marsh Branch Library. Subsequently, a development plan was submitted and a conference held thereon on November 15, 1995. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on December 5, 1995.

The hearing was bifurcated to consider the development plan case and requested variances separately. An overall view of the plan shows that the subject property consists of 58.96 acres, split zoned D.R. 3.5 (45.17 acres), D.R. 5.5 (11.29 acres), and D.R. 10.5 (2.5 acres). The property is located on the north side of Rossville Boulevard, between

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Gumspring Road and Perry Hall Boulevard in White Marsh. Presently, the site contains an existing dwelling, barn and outbuildings, and has been utilized on a temporary basis as a golf driving range. The existing structures are to be razed and the golf driving range use discontinued. The Owner/Developer proposes constructing 36 single family dwellings and 189 townhouse units as shown on the plan. Essentially, the townhouses are grouped to the north and west portions of the site, near the intersection of Perry Hall Boulevard and Rossville Boulevard. The single family homes are will be located on the south and east portions of the site. A cul-de-sac, around which 10 single family houses are proposed to be constructed, will be accessed via Gumspring Road. The balance of the single family houses will be built off of an internal roadway within the site.

In addressing the development plan issues, it is to be noted that Section 26-206 of the Baltimore County Code (BCC) requires the Hearing Officer to identify all open/unresolved development plan agency issues or comments at the onset of the hearing. In this regard, Mr. Hoffman, on behalf of the Owner/Developer, proffered that many of the issues had been resolved by red-lined amendments to the development plan and identified those issues that remained outstanding. In terms of resolved issues, Mr. Hoffman noted that a revised landscape plan had been submitted pursuant to a request from the Office of Planning and Zoning (OPZ), that sidewalks were now shown on the plan adjacent to Rossville Boulevard, that the location of the tot lot had been shifted out of the forest buffer easement area, and that the plan had been amended to show that pedestrian paths would be paved or covered in wood chips within the forest buffer and homeowners' association easement areas. As to other open OPZ issues, Mr. Hoffman testified that a note was added to the plan to reflect the fact

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that grading in local open space areas would be fully resolved on the final grading plan, that the fronts of the dwellings on single family lots 27 and 36 will be screened, and alternatives will be shown on the plan to allow the houses on those lots to be oriented either towards Gumspring Road or the internal cul-de-sac. As to the issues raised by DEPRM which had been resolved, Mr. Hoffman observed that the red-lined plan now shows a 75-foot forest buffer easement near the location of the tot lot, that the foot path arrangement through the forest buffer easement area has been modified and approved, and that forest conservation and buffer easements have been labeled and shown on the plan. As to resolved issues relating to storm water management, inlets to assure water quality have been shown on Lots 25 and 26 and preliminary hydrology computations have been approved by Lee Dreiger in DEPRM's Storm Water Management section.

Mr. Hoffman also proffered that the concerns voiced by the Department of Recreation and Parks relating to the equipment to be utilized on the tot lot had been resolved and that certain technical additions and corrections to the plan would be made to satisfy the concerns raised by the Department of Permits and Development Management (DPDM).

The County/State agency representatives who were present at the hearing corroborated Mr. Hoffman's testimony that the above-identified issues have been resolved and that the amended, red-lined development plan marked as Developer's Exhibit 1A, was largely in compliance with the development regulations, policies and rules contained within the BCC. However, both Mr. Hoffman and Mr. James Logan, on behalf of the Department of Public Works (DPW) agreed that three County issues remained outstanding. One of these issues relates to the paving width of the road within that part of the proposed development which features the townhouse units.

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Specifically, the plan shows a 22-foot wide paving in certain areas of the road adjacent to perpendicular parking. Mr. Logan believes that public works standards requiring a 24-foot wide paving should be strictly adhered to in this case. Secondly, the Developer and County have not come to an agreement regarding the extension of public sewer north of the subject site. The Developer has shown a sewer extension to the property line, however, the County would prefer that the extension be continued in a northerly direction off site. Lastly, the specific layout of the extension of the public sewer from the south is unclear. But for these three issues, the Developer and County concur that the development plan is in compliance with the rules, regulations and policies codified in Title 26 of the B.C.C.

Turning first to the issue of the width of the road paving, it is to be noted that waivers of public works standards can be granted by this Hearing Officer, pursuant to Section 26-172 of the B.C.C. That Section offers an alternative test which the Developer must satisfy for a waiver to be granted. Specifically, a waiver can be granted upon a finding by a Hearing Officer that the size, scope and nature of the proposed development does not justify strict compliance with these regulations; that the waiver would be within the scope, purpose and intent of the regulations; and, that all other County laws, ordinances, and regulations have been satisfied. In the alternative, a waiver can be granted if a showing is made that compliance with the regulations would cause unnecessary hardship.

In this case, there can be no claim of unnecessary hardship. Testimony proffered at the hearing is that the plan could be amended to reflect the 24-foot paving width requirement. Thus, this project can be

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built out, in the manner proposed, with either 22-foot or 24-foot wide internal roadways.

In addressing the requirements of the alternate test, the Developer believes that a 22-foot road will be more compatible with the scheme of the proposed development. The Developer's Engineer noted that the PMM regulations call for a development of high caliber design and that the proposal integrates a design criteria which would be best suited with 22-foot roads.

Mr. Logan, in explaining his Department's position, notes that the 24-foot road widths are required to address public safety concerns. He notes that vehicles will be backing from perpendicular parking spaces provided in front of the townhouses and that the additional 2 feet of road width will provide further clearance. Moreover, when guests of residents are on site, additional curb parking area will be provided and traffic congestion lessened if the road is the full 24 feet in width.

This is a difficult issue. The Developer has clearly designed a high quality project. However, in the end, the considerations of public safety win out. The additional 2 feet will provide more maneuvering and parking area. This is a large tract, which will feature in excess of 200 homesites. The expected traffic generation figures are sufficient to support a finding that the size and scope of this project mandate strict compliance with the public works standards.

As to the sewer connections, the proposed connection to the south is easiest to address in that the preferred resolution of same is agreed to by all concerned. The plan shows that sewer access can be provided from the south by a line in the bed of Gumspring Road. However, there was significant testimony that a more practical extension would be to place

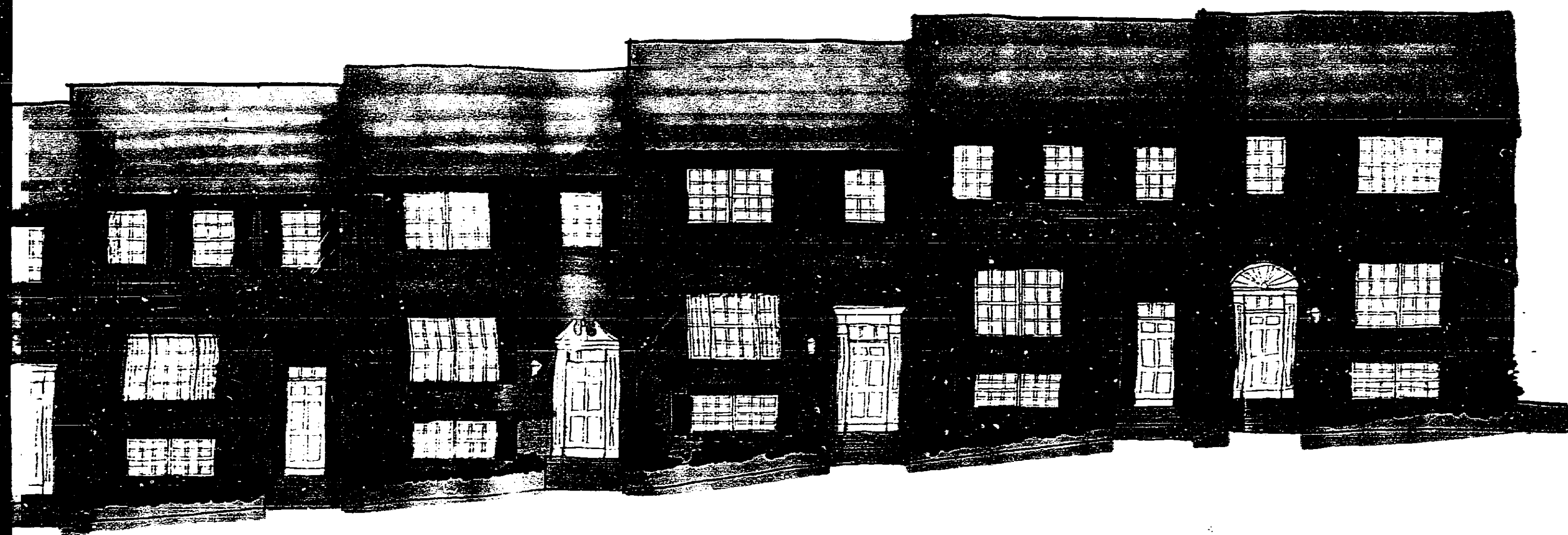
7

the sewer line along the stream valley system adjacent to that roadway. This would eliminate certain difficulties in design and construction and would provide sewer availability to other properties. Unfortunately, at the time of the hearing, it was unclear whether the preferred system could be implemented, owing to the fact that off-site right-of-way acquisitions need be made. Under the circumstances, I will approve the project as submitted in that it is clear that adequate access to public sewer can be provided in the method shown on the plan through Gumspring Road. However, this Order shall not be construed so as to prohibit the subsequent adoption of the preferred approach and the construction of a sewer line through the stream valley. If such a system can be installed, it is clearly preferable.

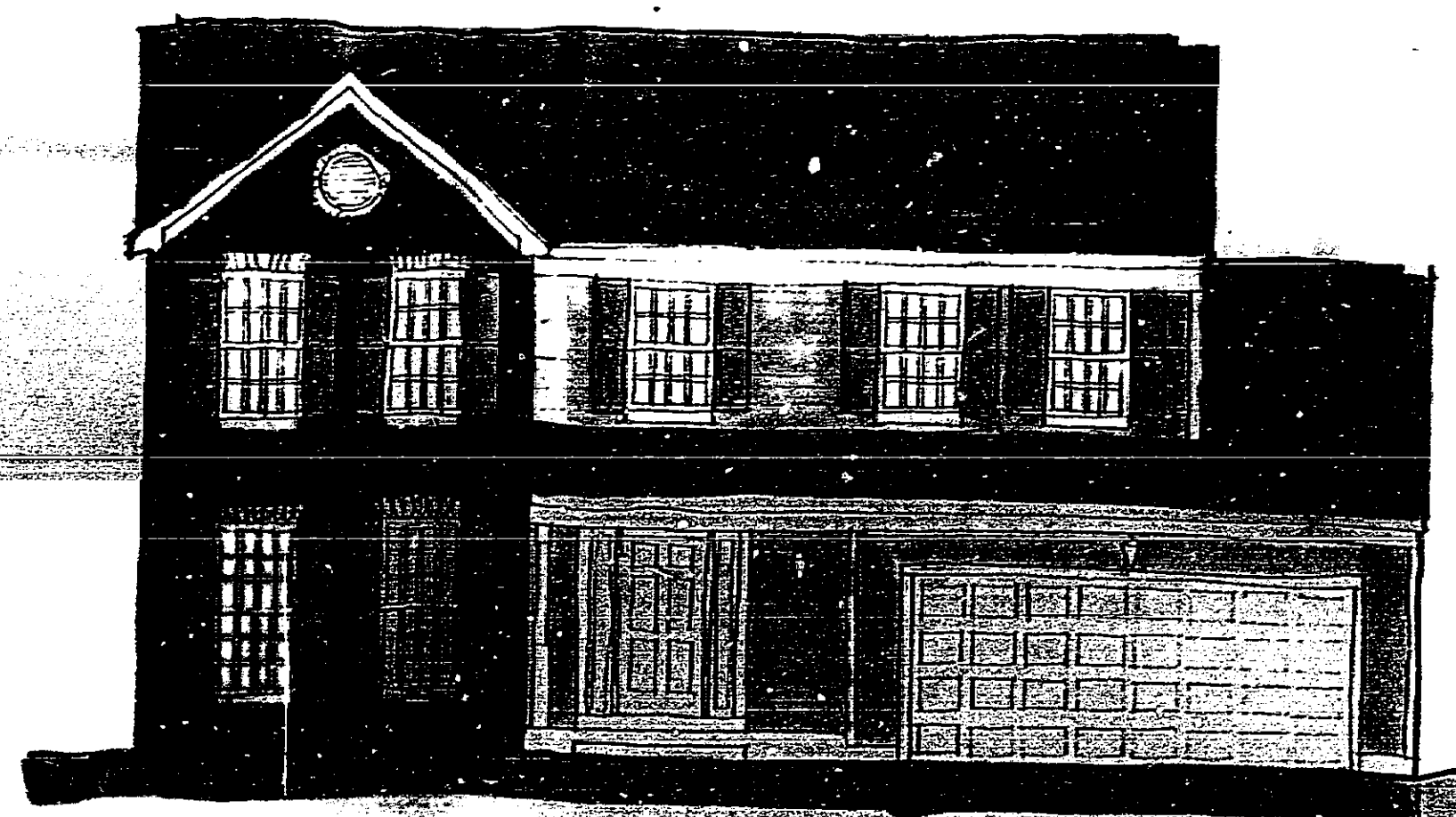
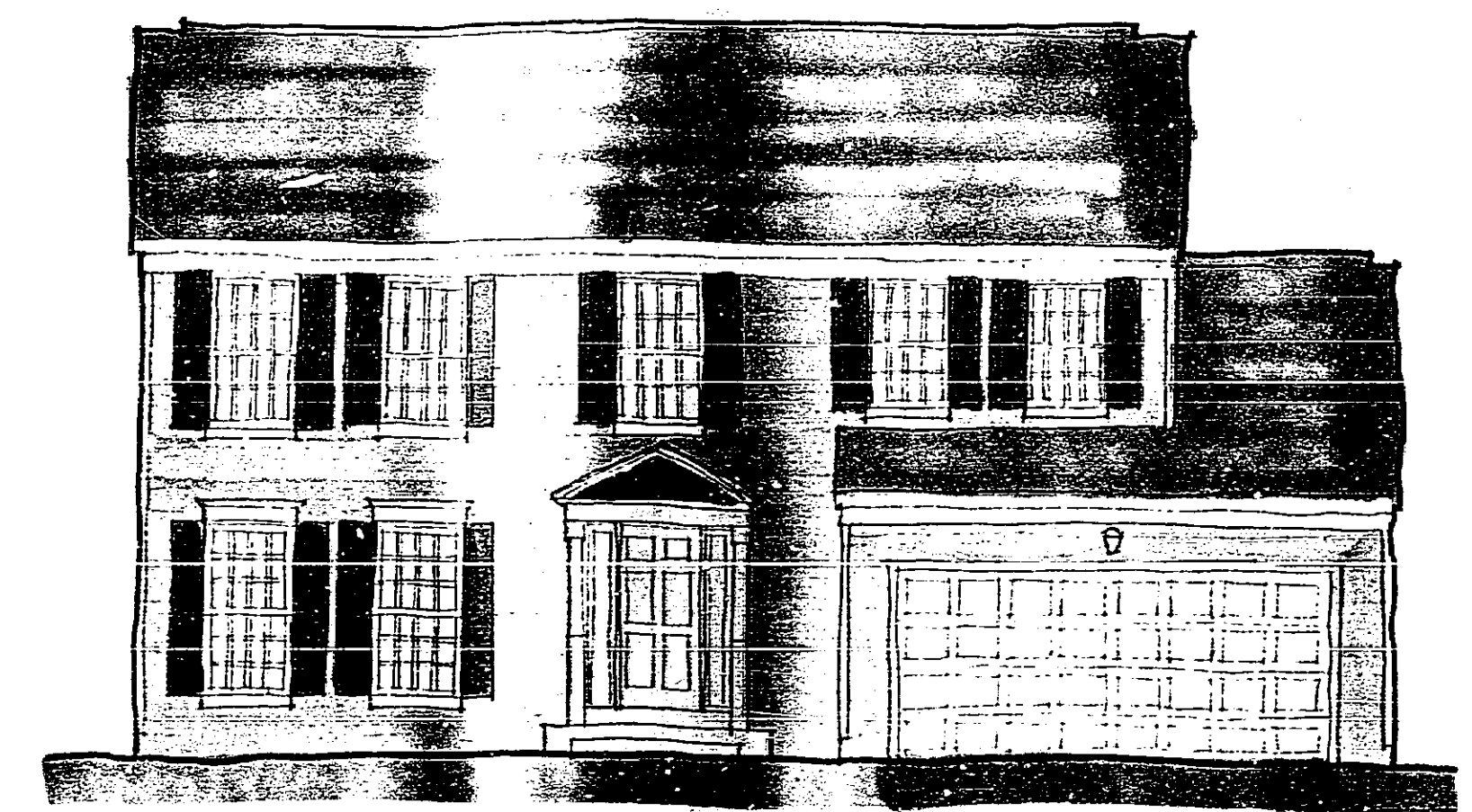
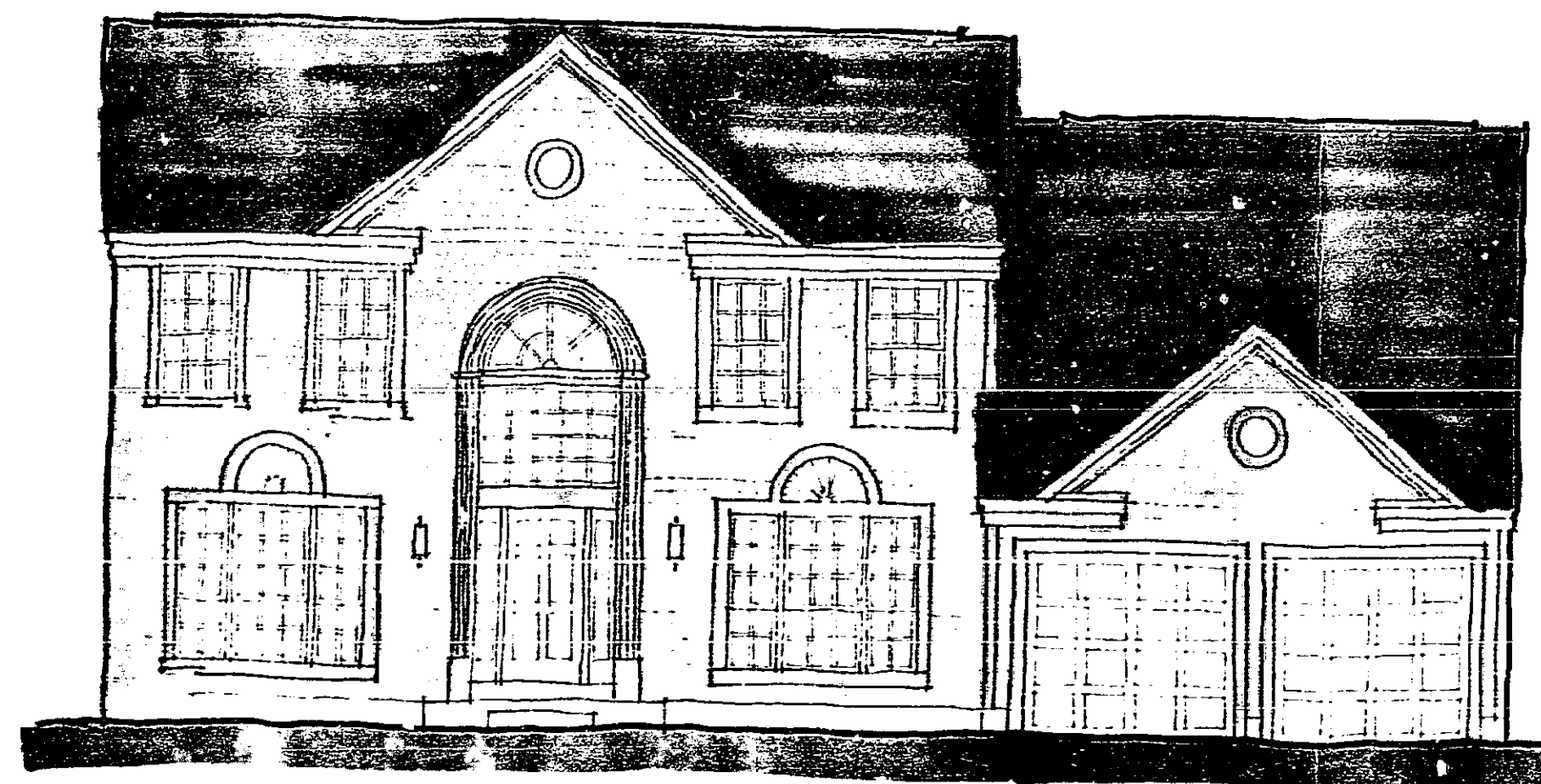
The remaining issue raised by the County relates to the extension of the sewer line in a northerly direction, towards Perry Hall Boulevard. The submitted development plan shows an extension of the sewer line to the tract boundary line, as required under the Code. The County would prefer further extension so as to tie the sewer into an existing line in the bed of Perry Hall Boulevard. Although such an extension is clearly warranted and preferable, I do not find that this Developer should be required to make such an off-site extension. This plan complies with the development regulations and the policies adopted thereto. I believe it inequitable to, in effect, require this Developer to make extensive off-site improvements to solve regional problems. In this case, the Developer's compliance with the letter of the law is acceptable and the plan should be approved on that basis.

Having addressed the County's concerns, attention is next turned to the concerns raised by the community representatives. These concerns

8



VIEW AT ROCKVILLE BLVD. ENTRANCE



SINGLE FAMILY HOUSE ELEVATIONS

Pet. Hoes
16

RECEIVED
JUN 28 1995
OFFICE OF
PLANNING & ZONING

Z.A.D.M. # XIV-342

CEDAR LANE FARMS

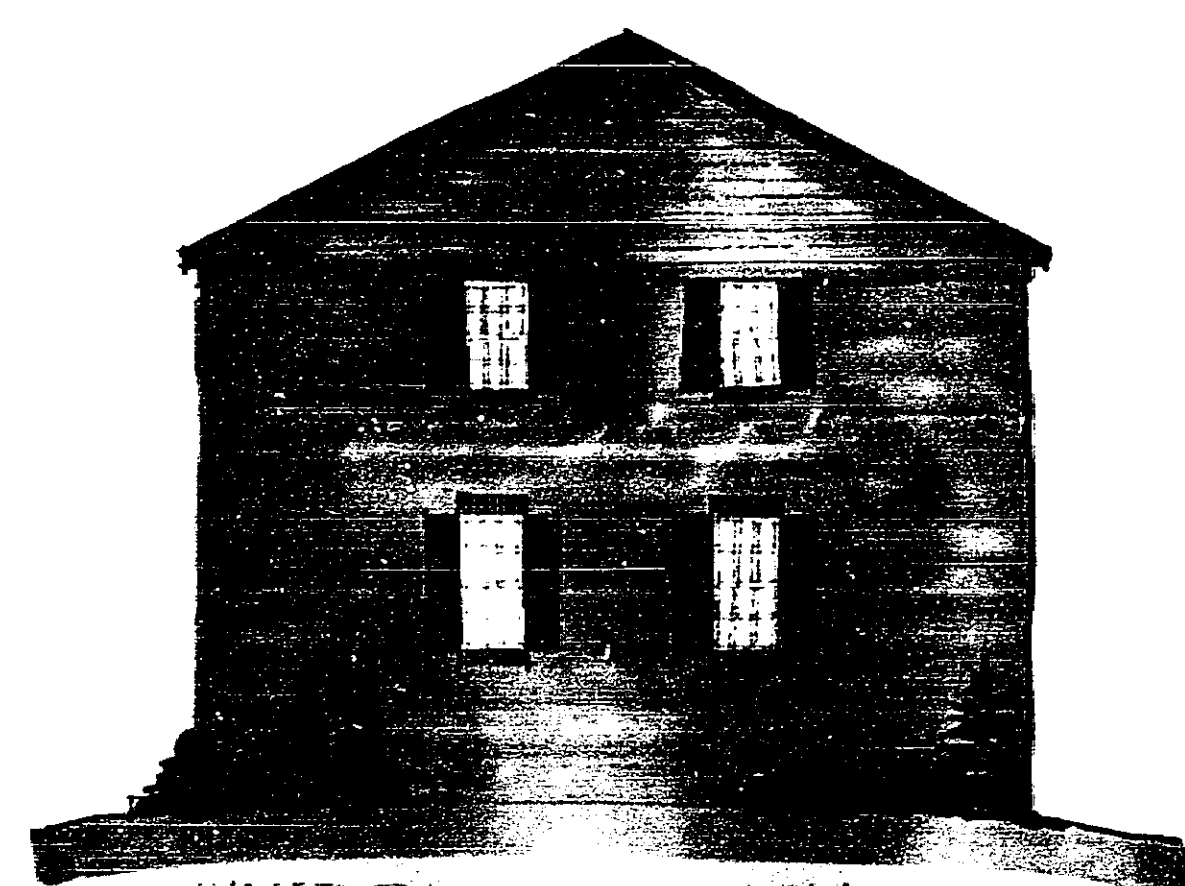
ELECTION DISTRICT # 14 COUNCILMANIC DISTRICT # 6
BALTIMORE COUNTY, MARYLAND



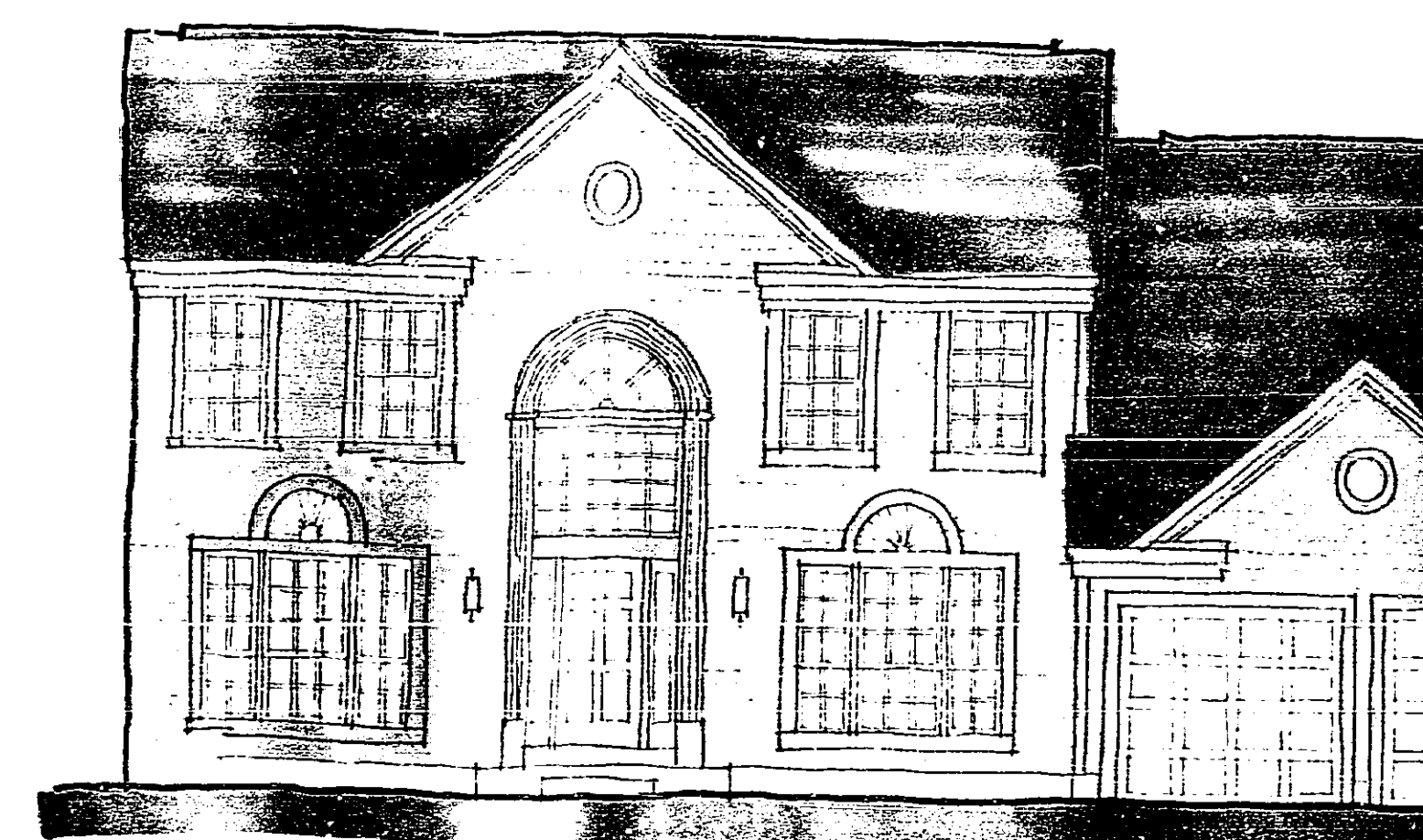
APARTMENT BUILDING



VIEW AT HORTON BLVD.



SIDE HOUSE



REAR VIEW



SINGLE FAMILY HOUSE

TOWSON
SENIOR ASSOCIATES
ROBERT B. BARKELL
WALTER F. FISHER, P.L.S.
DAVID L. MARTIN, L.A.
ELIZABETH VENTNILLER
THOMAS N. WOLFPOLE, L.A.
VALEK ZARSKI
ASSOCIATES
BERNST C. PETERSEN, L.A.
KAREN M. WATSON, P.E.



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
GEORGE WILLIAM STEPHENS, JR.
(1888-1983)
LEONARD A. PAREKH, P.E.
PRESIDENT/CEO
FREDERICK N. CROOKEN IV, P.E.
PAQUALE R. CARLO
ROBERT P. HENRY, P.L.S.
JAMES A. MARKLE, P.E.
PAUL W. TAYLOR, P.E.
VICE PRESIDENTS

BEL AIR
SENIOR ASSOCIATES
JOHN M. CONWELL, JR., P.E.
WALTER H. NOYES, P.L.S.
RICHARD L. UNBARGER, P.E.
ASSOCIATES
ROWAN G. GLIDDEN, L.A.

April 6, 2000

Mr. John Lewis for Arnold Jablon
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21214

Re: Cedar Lane Farms, P.U.D.-R Authorization Plan
PDM File #XIV-342, Spirit and Intent

Dear Mr. Lewis:

The above project has gone through a First Amendment as determined by the DRC and Mr. Jablon's letter dated May 17, 1999. The First Amended P.U.D. Authorization Plan has since been reviewed and signed by Mr. Rascoe of your office. GWS is preparing Final Development Plans (in 4 phases) illustrating the phasing of the project and reflecting the above described first amendment. As a result of those initial FDP reviews your office has requested this "Spirit and Intent Letter" outlining the relationships of the several variances originally granted and their applicability to the revision set forth in the first amendment. For ease of identification and review, the following is a comparison of the original zoning relief as granted and the "Amendment" changes:

#1. Variance of B.C.Z.R. Section 1B01.2.C.1.c. and C.M.D.P. Section II.a to permit a distance of 15' from a side building face of a group house to a public street right of way in lieu of the required 25' on lots 1, 8, 18, 19, 31, 56, 73, 74, 94, 95, 110, 111, 124, 136, 149, and 155.

This zoning relief as granted is now applicable as follows:

- Lots 1, 8, 94, 95, 110, 111, 124, 136, 149 - no change as approved.
- Lot 31 is now lot 35 by virtue of the amendment layout and still utilizes the variance as granted.
- Lots 18, 19, 31, 56, 73, 74, and 155 no longer utilize the original variance relief as granted.

#2. Variance of B.C.Z.R. Section 1B01.2.C.1.b. and C.M.D.P. Section II.a to permit a setback of an additional 5' for buildings located adjacent to arterial roadways in lieu of the required additional 20' on single-family lots #25 and #26.

This zoning relief remains as granted.

All other waiver requests as originally approved, remain in effect.

Based on the above, the First Amended PUD-R Authorization Plan reduces the number of variances originally granted and in no way misconstrue or modify the basis or conditions under which they were approved by the Hearing Officer. Thus they remain within the spirit and intent of the zoning regulations and the requirements of the original zoning order.

We have attached a check in the amount of \$40.00 and a copy of the First Amended PUD-R Authorization Plan as required and respectfully request your review and approval of this Spirit and Intent letter so that the Final Development Plan reviews may be completed.

Sincerely,

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

David L. Martin, Senior Associate
Director,
Land Planning / Landscape Architecture

Enclosures:

April 19, 2000

QUICK RESPONSE

14th Election District

Dear Mr. Martin:

The final decision for spirit and intent approval requires that the staff must receive 2 copies of the petitioners exhibit #1 from the hearing case 96-163-A, with all changes red lined and clearly shown. The changes as referenced in the letter must also be listed on the plan where needed to adjust the application of the variances as granted.

Please forward this directly to me with a copy of this letter to room 111 County Office Building.

Sincerely,

John Lewis
Planner II
Zoning Review

Speed
Letter

By the terms of Speed Letter, the recipient is required to respond to the request within the time specified. If the recipient fails to respond within the specified time, the request will be deemed to be granted. This letter is not to be used as a substitute for a formal letter. It is to be used only for quick response.



BALTIMORE COUNTY, MARYLAND		No. 000702
OFFICE OF BUDGET & FINANCE		
MISCELLANEOUS RECEIPT		
DATE 4/19/00	ACCOUNT 111-115	
	AMOUNT \$ 40.00	
RECEIVED FROM: David L. Martin, Senior Associate		
FOR: Land Planning / Landscape Architecture		
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER		
CASHIER'S VALIDATION		

generally related to a feared potential increase in traffic, the impact of the proposed development on public utilities, concerns on overcrowding of schools, and a general opposition to the size and scale of this project.

I am understanding of the community's concerns. This is a big project which will entail the construction of a significant number of homes. I am unconvinced, however, that these concerns warrant a denial or modification of the plan. In my judgment, the plan is of high quality and has been carefully developed and reviewed. This is a large tract that is located in an area which can support development. The property is near major arterial streets and the testimony and report by Mr. Cornelius, the Developer's traffic engineering expert, was persuasive. None of the testimony and evidence offered by the Protestants was convincing to rebut that produced by the Developer and its experts.

Having therefore addressed all of the concerns and issues raised, it is clear that the development plan should be approved, as modified herein. The testimony and evidence presented was persuasive that the plan sufficiently complies with the development regulations as codified in the Baltimore County Code (B.C.C.). Moreover, I find that the Developer has satisfied and met those standards for approval of this PUD-R-1 plan as set forth in Section 26-206(r) of the B.C.C. For all of these reasons, I will approve the plan, consistent with the comments set forth herein.

Attention is next then turned to the Petition for Variances. The series of variances from Section 1B01.2.C.1(c) relate to a number of the individual townhouse units. These variances are necessary due to the uniqueness of the property and constraints resulting in part, from the proposed PUD development. The variances are all internal in nature and do not affect surrounding properties. The record of the case will reflect

testimony offered by Mr. Martin which supports a granting of the variances. I am persuaded that the Petitioner has adduced the requisite testimony and evidence to support a finding that the variance standards set forth within Section 307.1 of the B.C.Z.R. have been satisfied.

The other variance request relates to single family Lots 25 and 26. These two individual lots will feature houses which front Rossville Boulevard. The variance requested is appropriate here due to site constraints and the existence of the forest buffer easement immediately to the rear of these lots. The testimony of Mr. Martin was uncontradicted and persuasive that these variances should be granted.

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved and the Petition for Variance granted, consistent with the comments contained herein and the restrictions set forth hereinafter. Moreover, I find that the Developer has satisfied and met those standards for approval of this PUD-R-1 plan as set forth in Section 26-206 of the B.C.C. For all of these reasons, I will approve the plan, consistent with the comments set forth herein.

THEREFORE, IT IS ORDERED by this Hearing Officer/Zoning Commissioner and Hearing Officer for Baltimore County this 20th day of December, 1995 that the development plan for Cedar Lane Farms, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.C.1.c of the Baltimore County Zoning Regulations (B.C.Z.R.), and from Section 11A of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a distance of 15 feet from a

side building face of a group house to a public street right-of-way in lieu of the required 25 feet for Lots 1, 8, 18, 19, 31, 56, 73, 74, 94, 95, 110, 111, 124, 136, 149, and 155. Variance relief is also requested from Section 1B01.2.C.1.b of the B.C.Z.R. and Section 11A of the C.M.D.P. to permit a setback of an additional 5 feet for buildings located adjacent to arterial roadways in lieu of the required 20 feet on single family Lot Nos. 25 and 26, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

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

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 20, 1995

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

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE
(Cedar Lane Farms)
N of Rossville Boulevard, W of Gumspring Road
14th Election District - 6th Councilmanic District
James P. McDonagh, Owner; Cedar Lane, Inc., Developer
Case Nos. XIV-342 and 96-163-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petition for Variance granted in accordance with the attached Order.

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

Very truly yours,
Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. James McDonagh and Kevin McDonagh, Cedar Lane, Inc.
305 W. Chesapeake Avenue, Towson, Md. 21204

Messrs. Brent Petersen and David Martin, G.W. Stephens, Jr. & Assoc.
658 Kenilworth Drive, Suite 100, Towson, Md. 21204

Mr. Amos Harvey, 7522 Rossville Blvd., Baltimore, Md. 21237
Mr. John L. Grealy, 4903 Linda Ave., Baltimore, Md. 21237
Mr. Preston Snedeger, 4928 Ridge Road, Baltimore, Md. 21237
Mr. Melvin Inners, 7903 Hilltop Avenue, Baltimore, Md. 21237

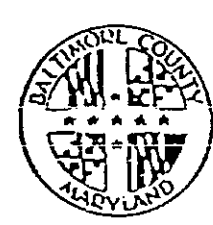
Kurt Kugelberg, Proj. Mgr., DFDH; DEPRM; DFW; People's Counsel; File

ORDER RECEIVED FOR FILING
Date 12/29/95
By [Signature]

9

10

11



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at NW corner of Rossville Blvd. & Gumspring Road
which is presently zoned DR3.5, DR5.5 and DR10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached sheet.

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

To be determined at hearing.

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.

Correct Petitioner/Owner:
James P. McDonagh
305 W. Chesapeake Ave. 337-7740
Towson, MD 21204
Robert A. Hoffman
210 Allegheny Avenue 494-6200
Towson, MD 21204

ESTIMATED COST OF HEARING
\$500
RECEIVED BY: [Signature]
DATE: 10-21-95

VARIANCE REQUEST

- Variance of B.C.Z.R. Section 1B01.2.C.1.C. and C.M.D.P. Sect. 11A to permit a distance of 15' from a side building face of a group house to a public street right-of-way in lieu of the required 25' on Lots 1, 8, 18, 19, 31, 56, 73, 74, 94, 95, 110, 111, 124, 136, 149, 155.
- Variance of B.C.Z.R. Section 1B01.2.C.1.b and C.M.D.P. Section 11A to permit a setback of an additional 5' for buildings located adjacent to arterial roadways in lieu of the required additional 20' on Single Family Lots 25 & 26.

TO:DCS1/BAW01/0013941.01

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

Description of Parcel A of the Cedar Lane Farms Property at the southeastern corner of Perry Hall Boulevard and Rossville Boulevard to accompany request for zoning variances

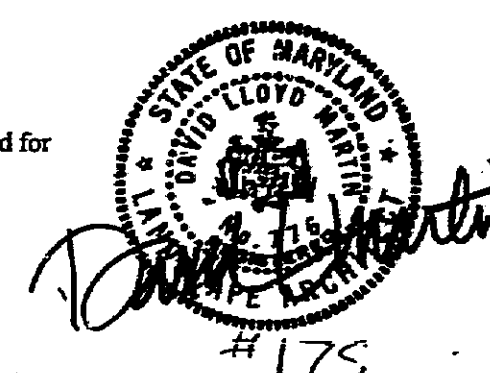
October 24, 1995

Beginning for the same at a point on the intersection of the northern right-of-way line of Rossville Boulevard and the western right-of-way line of Gumspring Road, said point of beginning being also located North 19° 40' West 52 feet more or less from the intersection of the centerlines of Rossville Boulevard and Gumspring Road running thence leaving said point of beginning, binding on the northern right-of-way line of Rossville Boulevard the following courses:

- Northwesterly by a curve to the right having a radius of 1392.39 feet for a distance of 12.18 feet, said curve being subtended by a chord bearing North 68° 04' 44" West 12.18 feet.
- North 67° 49' 41" West 1705.4 feet.
- Northwesterly by a curve to the right having a radius of 1392.39 feet for a distance of 1090.51 feet, said curve being subtended by a chord bearing North 43° 23' 28" West 1062.87 feet.
- North 15° 51' 10" East 22.04 feet.
- North 74° 10' 14" West 40.11 feet.
- Northwesterly by a curve to the right having a radius of 2251.83 feet for a distance of 156.34 feet, said curve being subtended by a chord bearing North 24° 53' 15" West 156.30 feet.
- North 30° 09' 27" East 67.31 feet to a point on the intersection of the northern right-of-way line of Rossville Boulevard and the southern right-of-way line of Perry Hall Boulevard thence binding on the southern right-of-way line of Perry Hall Boulevard the following courses:
- Southwesterly by a curve to the right having a radius of 1692.95 feet for a distance of 272.00 feet, said curve being subtended by a chord bearing South 89° 50' 11" East 271.71 feet.
- South 85° 14' 01" East 1080.67 feet, running thence leaving said right-of-way line the following courses:
- South 68° 24' 46" East 126.58 feet.
- South 04° 45' 59" West 10.37 feet.
- South 05° 30' 07" East 140.27 feet.
- South 84° 14' 18" East 137.87 feet.
- South 86° 37' 38" East 65.65 feet.
- North 12° 22' 33" East 77.69 feet.
- South 68° 24' 47" East 892.83 feet.
- South 16° 37' 15" West 499.93 feet.
- South 68° 24' 47" East 225.17 feet, to a point on the centerline of the existing 50 foot wide right-of-way or Gumspring Road running thence binding on the centerline of said right-of-way the following course:
- South 16° 39' 11" West 43.0 feet, running thence leaving the centerline of said right-of-way line the following course:
- North 73° 20' 49" West 30.0 feet to a point on the western right-of-way line of Gumspring Road running thence binding on said right-of-way line the following course:
- North 16° 39' 11" West 107.58 feet, to the point of beginning.

Containing 52.9963 acres of land more or less.

NOTE: The above description is for Zoning purposes only and is not to be used for conveyances of agreements.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 11/4/95
Posted for: James P. McDonagh
Petitioner: James P. McDonagh
Location of property: Rossville Blvd. & Gumspring Rd.
Location of Sign: Along roadway on property being posted
Remarks:
Posted by: [Signature] Date of return: 11/4/95
Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 11/4/95
Posted for: [Signature] Date of Posting: 11/4/95
Petitioner: Cedar Lane Farms
Location of property: NW Corner Rossville Blvd. & Gumspring Rd.
Location of Sign: Along roadway on property of P. Hoffman
Remarks:
Posted by: [Signature] Date of return: 11/4/95
Number of Signs: 1

SECTION E - E

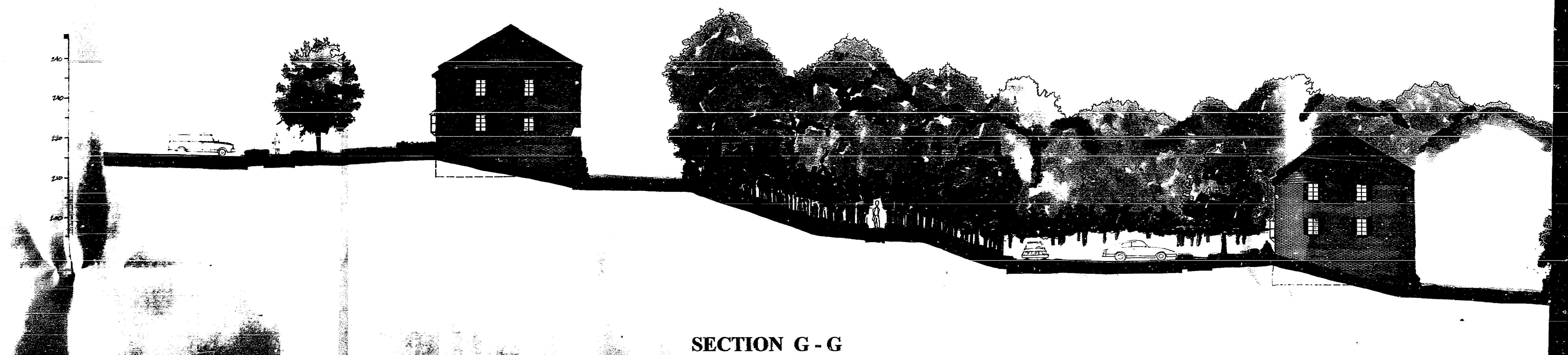
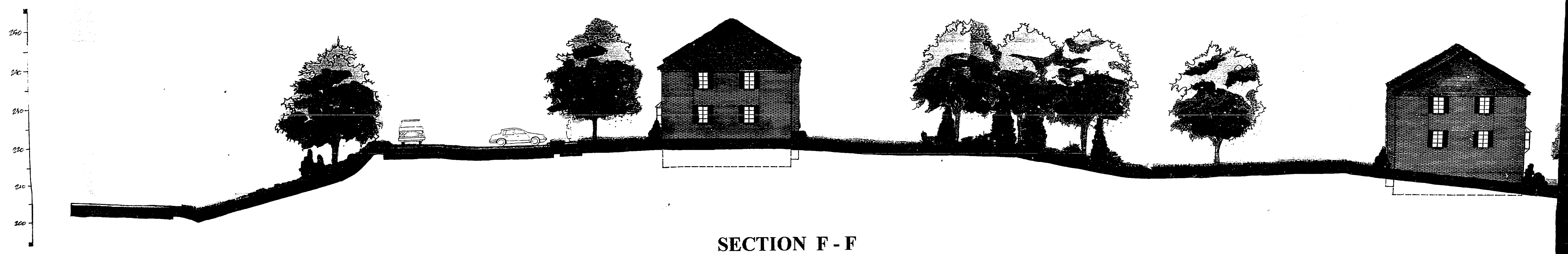
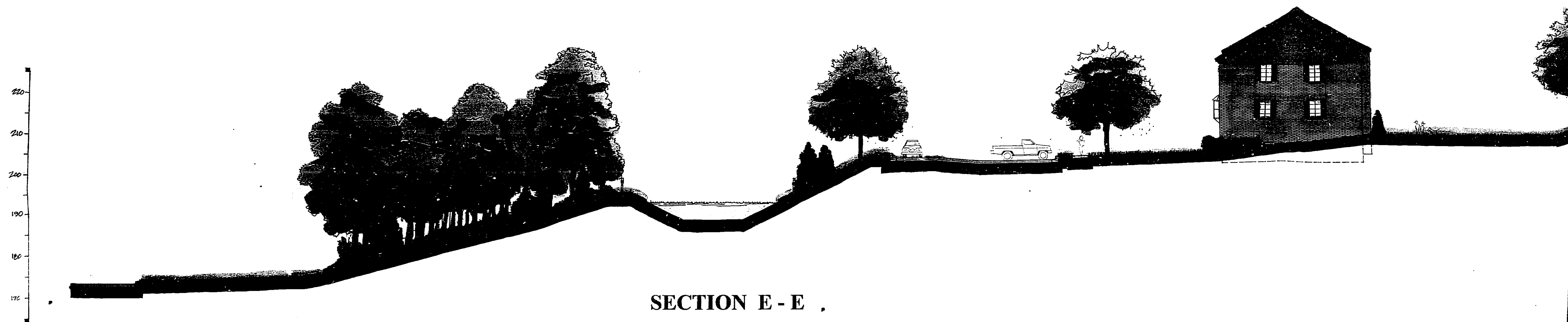
SECTION F - F

SECTION G - G

P.U.D. - R - 1
 CONCEPT PLAN
 SITE SECTIONS
 HOR. SCALE: 1" = 10'
 VER. SCALE: 1" = 10'

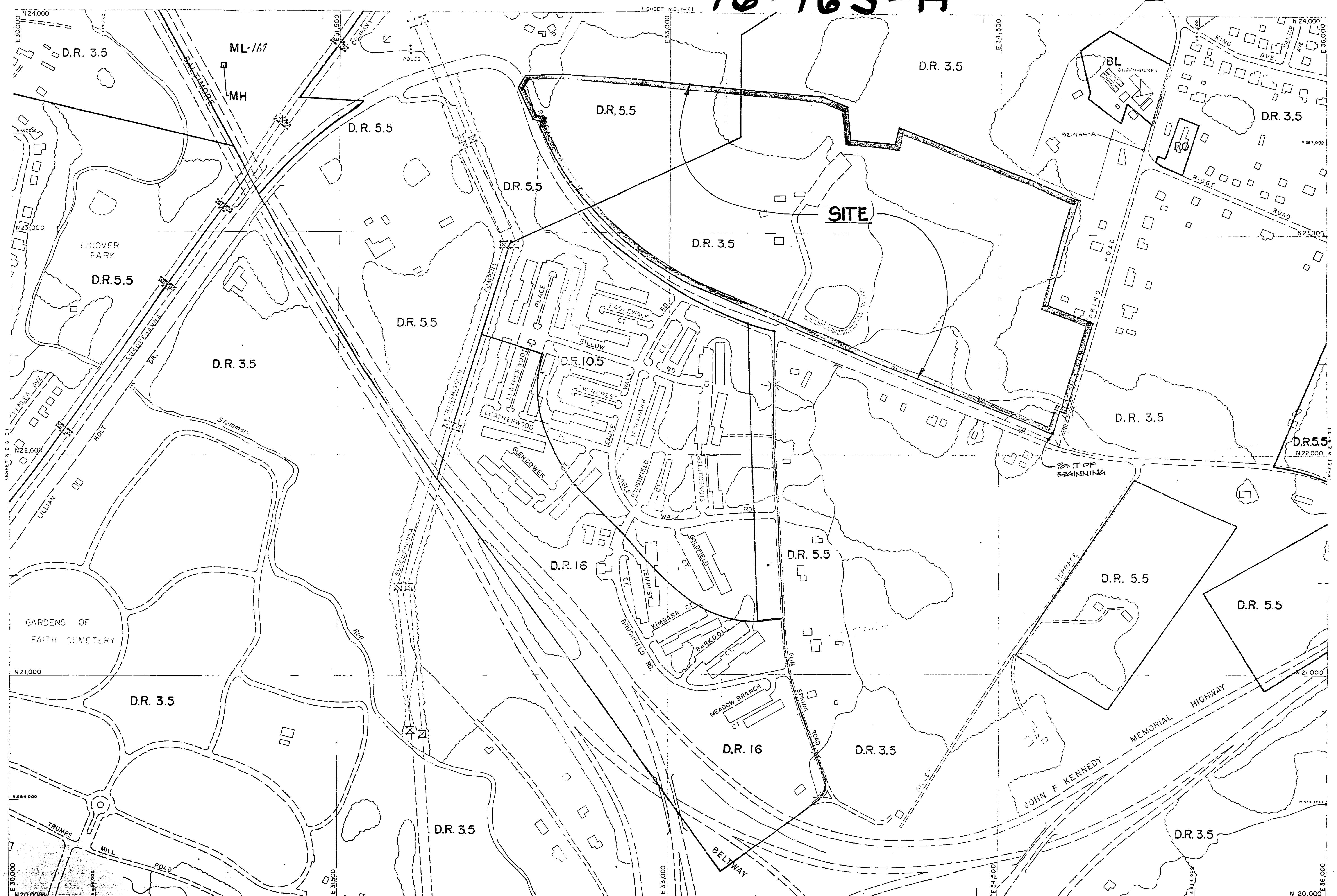
CEDAR LANE FARMS
 ELECTION DISTRICT # 14 COUNCILMANIC DISTRICT # 6
 BALTIMORE COUNTY, MARYLAND

Ref: Hines 1 H
 RECEIVED
 JAN 18 1995
 OFFICE OF
 PLANNING & ZONING



P.U.D. - R - 1
 CONCEPT PLAN
 SITE SECTIONS
 HOR. SCALE: 1"= 10'
 VER. SCALE: 1"= 10'

96-163-A



J - NE I - NW
N - SE M - SW

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 193-92, 194-92, 195-92, 196-92, 197-92, 198-92, 199-92

William A. Howard
Chairman, County Council

SCALE 1" = 200' ±	LOCATION ROSSVILLE VICINITY	SHEET N.E. 6-F
DATE OF PHOTOGRAPHY JANUARY 1986		

#175

RE: PETITION FOR VARIANCE *
NWC Rossville Blvd & Gum Spring Road and *
NEC of Rossville Blvd & Perry Hall Blvd *
14th Election District, 6th Councilmanic *
James P. McDonagh *
Petitioners *
* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-163-A

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.

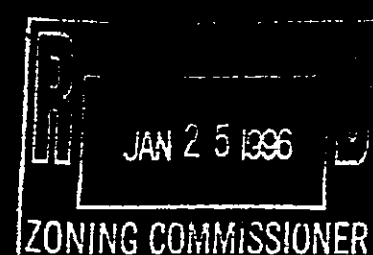
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles 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 30th day of November, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



January 23, 1996

Deputy Lawrence E. Schmidt
400 Washington Avenue
Room 112
Towson, Maryland 21204

Re: Cedar Lane Development
Roseville Blvd. West of
Gum Spring Road
Case No. 96-163A

Dear Sir:-

I was in attendance at the December 5, 1995 Hearing for the above captioned Development.

It was my understanding that a copy of your Decision would be mailed to everyone listed on the "Sign in Sheet". Your decision was to be made by December 20, 1995. On January 18, 1996, I contacted your office to inquire about receiving a copy of your decision. I received a copy on January 20, 1996.

Needless to say I was not surprised but very disappointed by your Decision. Why can't the people who live in the area where large development are proposed have a voice as to what happens to their neighborhood. THIS DEVELOPMENT WILL NOT IMPROVE OUR COMMUNITY.

On September 28, 1995, I attended a Comprehensive Rezoning Meeting held by our County Councilman, Joe Bartenfelder which included various officials of the Office of Planning. I specifically recall one of the Planning Officials state "That Zoning was in favor of more single family dwellings instead of townhouse development in this part of the County."

Six (6) weeks later at the Cedar Lane Hearing you approved this Development with 189 TOWNHOUSES. Do you communicate with Baltimore County Zoning?

Deputy Lawrence E. Schmidt January 23, 1996 Page 2

As I stated in prior letter to you before your decision was made, I perceive that Baltimore County is becoming an extension of Baltimore City (all asphalt and concrete) and becoming a less desirable place to live.

Very truly yours,
Bernadine D. Seymour
Bernadine D. Seymour,
Secretary
South Perry Hall Blvd.
Improvement Assoc.
7719 Sablikow Road
Baltimore, MD, 21237
(410) 391-6169

The Traffic Group

96-163-A

Traffic Impact Analysis

for

Cedar Lane Farms

Baltimore County, Maryland

Det No 2

Prepared for

Mark Hall and Company

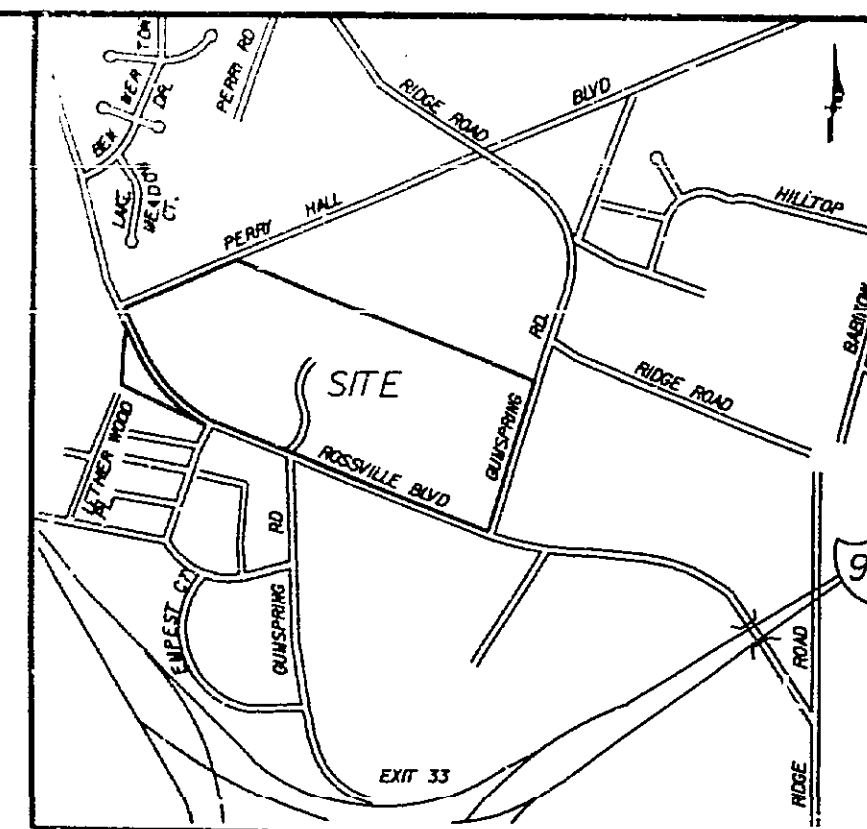
August 14, 1995

BUILDING SETBACK CHART

GROUP HOUSE (EXCEPT BACK-TO-BACK GROUP HOUSES)	
FROM FRONT BUILDING FACE TO	15'
FROM SIDE BUILDING FACE TO	10'
FROM REAR BUILDING FACE TO	10'
FROM FRONT BUILDING FACE TO	15'
FROM SIDE BUILDING FACE TO	10'
FROM REAR BUILDING FACE TO	10'
FROM FRONT BUILDING FACE TO	15'
FROM SIDE BUILDING FACE TO	10'
FROM REAR BUILDING FACE TO	10'
FROM FRONT BUILDING FACE TO	15'
FROM SIDE BUILDING FACE TO	10'
FROM REAR BUILDING FACE TO	10'

BUILDING SETBACK CHART

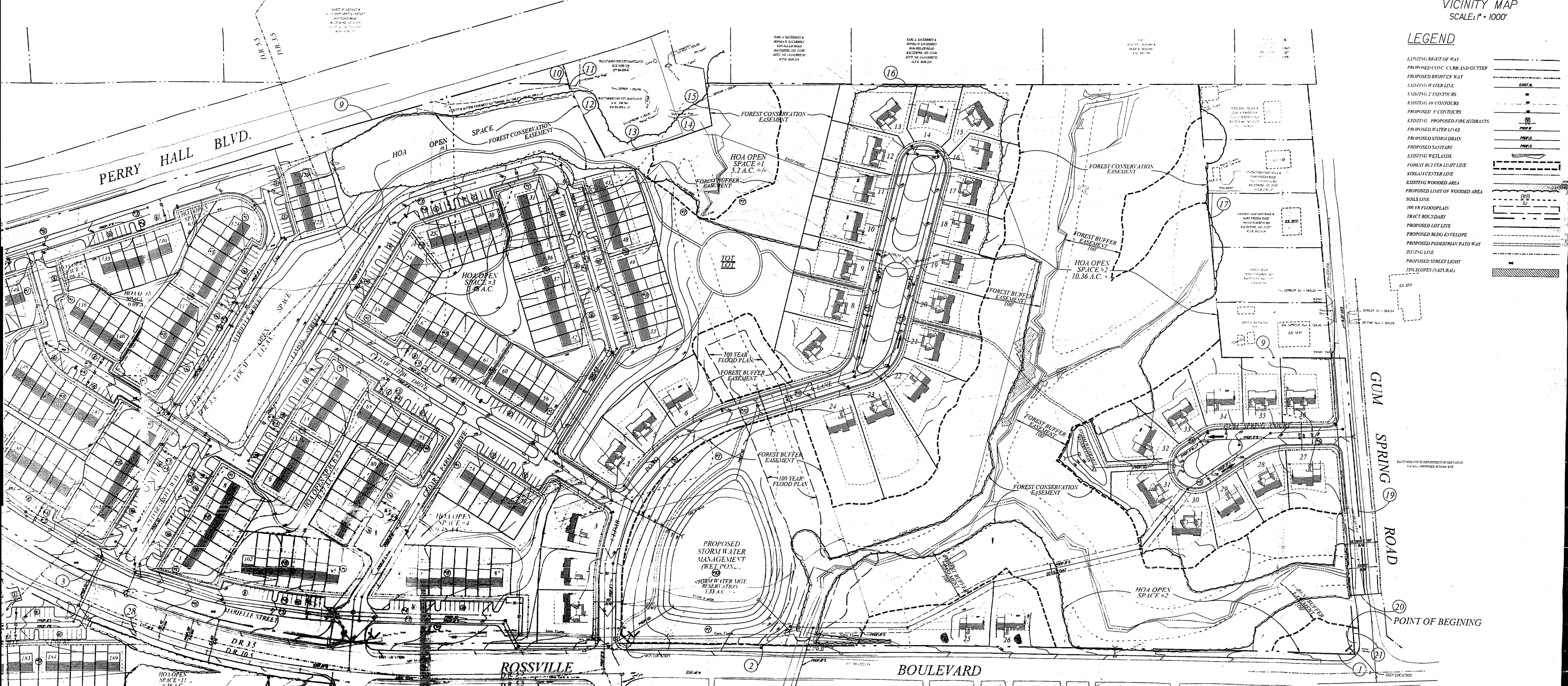
SINGLE FAMILY DETACHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DIMENSIONS	
FROM FRONT BUILDING FACE TO	15'
FROM SIDE BUILDING FACE TO	10'
FROM REAR BUILDING FACE TO	10'
FROM FRONT BUILDING FACE TO	15'
FROM SIDE BUILDING FACE TO	10'
FROM REAR BUILDING FACE TO	10'
FROM FRONT BUILDING FACE TO	15'
FROM SIDE BUILDING FACE TO	10'
FROM REAR BUILDING FACE TO	10'
FROM FRONT BUILDING FACE TO	15'
FROM SIDE BUILDING FACE TO	10'
FROM REAR BUILDING FACE TO	10'



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED CONC. CURB AND GUTTER
- PROPOSED RIGHT OF WAY
- EXISTING WATER LINE
- EXISTING 2" CONTOURS
- EXISTING 5' CONTOURS
- EXISTING PROPOSED FIRE HYDRANTS
- PROPOSED WATER LINES
- PROPOSED SANITARY
- PROPOSED WETLANDS
- FOREST BUFFER LIMIT LINE
- STREAM CENTER LINE
- EXISTING WOODED AREA
- PROPOSED LIMIT OF WOODED AREA
- SOILS LINE
- 100 YR FLOODPLAIN
- TRACT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED BLDG ENVELOPE
- PROPOSED PEDESTRIAN PATH WAY
- EXISTING LINE
- PROPOSED STREET LIGHT
- 25% SLOPES (NATURAL)



60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79
[Detailed lot descriptions and area calculations for lots 60-79]																			

DEVELOPMENT PROPOSAL			
PROPOSED	PARKING	OPEN SPACE	VEGETATION
UNITS	PER LOT	PER ACRE	PER ACRE
100	4142	450	360
36	72	72	360
* 20% OF TOTAL GROSS TOTAL OPEN SPACE			
225	96	170	128

PUD-R AUTHORIZATION PLAN
AND PLAN TO ACCOMPANY ZONING VARIANCE REQUESTS
P.U.D.-R-1

CEDAR LANE FARMS

P.D.M. # XII-342
ELECTION DISTRICT #14 COUNCILMANIC DISTRICT #6
BALTIMORE COUNTY, MARYLAND
SEPTEMBER 26, 1995

DETAIL A
SCALE 1" = 20'

DETAIL B
SCALE 1" = 20'

10-20

- | KEY | |
|---|--|
|  | EXISTING TREE |
|  | PROPOSED SHADE TREE
LEAFY
FOLIAGE
100% FOLIAGE
50% FOLIAGE
25% FOLIAGE
12.5% FOLIAGE |
|  | PROPOSED FLORIFYING TREE
LEAFY
FOLIAGE
100% FOLIAGE
50% FOLIAGE
25% FOLIAGE
12.5% FOLIAGE |
|  | PROPOSED EVERGREEN TREE
LEAFY
FOLIAGE
100% FOLIAGE
50% FOLIAGE
25% FOLIAGE
12.5% FOLIAGE |
|  | PROPOSED SHRUBS
LEAFY
FOLIAGE
100% FOLIAGE
50% FOLIAGE
25% FOLIAGE
12.5% FOLIAGE |

SCALE: 1" = 60'



REQUIRED PLANTING UNITS
ADJACENT ROADS @ 1 P.U. / 40 L.F.
6090 L.F. / 40 = 152.25 P.U.

INTERIOR ROADS @ 1 P.U. / 20 L.F.
7512 L.F. / 20 = 375.60 P.U.

SCREENING @ 1 P.U. / 15 L.F.
SIDE OR REAR YARD FROM
PUBLIC RIGHT-OF-WAY 2100 L.F. / 15 = 140 P.U.

STORMWATER MANAGEMENT
AREA FROM PUBLIC R/W 800 L.F. / 15 = 53.33 P.U.

TOTAL P.U. REQUIRED = 722 P.U.

PLANTING UNITS PROVIDED	EXISTING	NEW
MAJOR DECIDUOUS @ 1:1	56	636 = 692 P.U.
MINOR DECIDUOUS @ 2:1		245 = 122.5 P.U.
EVERGREEN @ 2:1		294 = 147 P.U.
SHRUB @ 5:1		750 = 150 P.U.

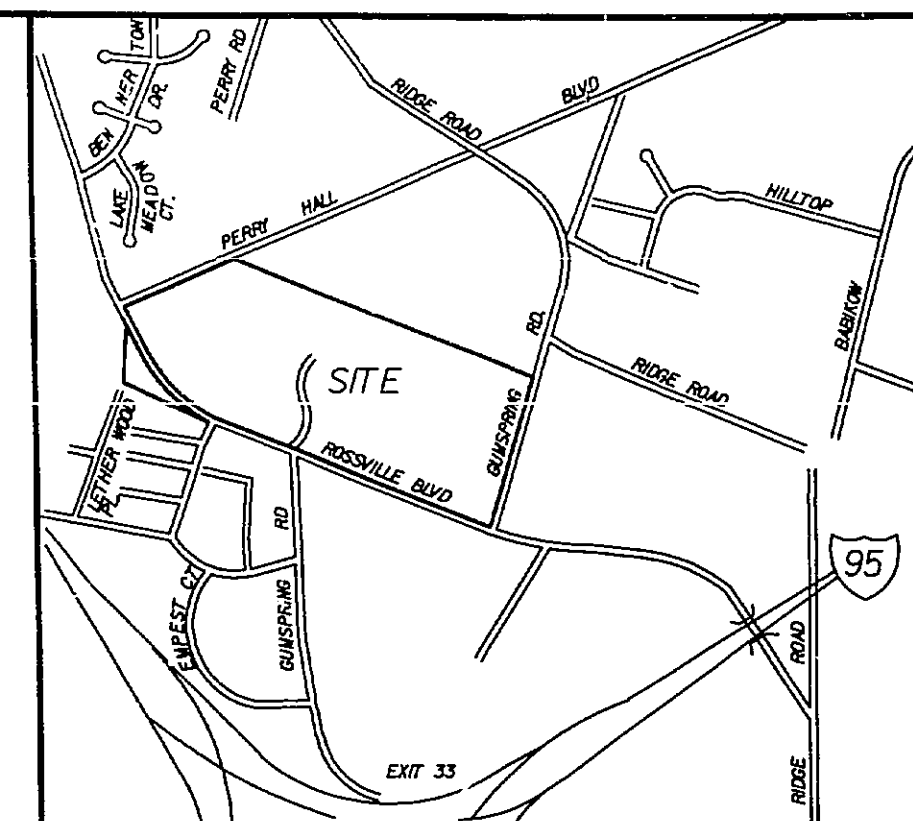
TOTAL PL. PRODUCTION 1964-1965

BUILDING SETBACK CHART

GROUP HOUSE (EXCEPT BACK-TO-BACK GROUP HOUSE)	
FROM FRONT BUILDING FACE TO PUBLIC STREET RIGHT-OF-WAY	15'
FROM FRONT BUILDING FACE TO SIDE YARD SETBACK	5'
FROM FRONT BUILDING FACE TO REAR YARD SETBACK	10'
FROM FRONT BUILDING FACE TO SIDE YARD SETBACK	5'
FROM FRONT BUILDING FACE TO REAR YARD SETBACK	10'
FROM FRONT BUILDING FACE TO SIDE YARD SETBACK	5'
FROM FRONT BUILDING FACE TO REAR YARD SETBACK	10'
FROM FRONT BUILDING FACE TO SIDE YARD SETBACK	5'
FROM FRONT BUILDING FACE TO REAR YARD SETBACK	10'
FROM FRONT BUILDING FACE TO SIDE YARD SETBACK	5'
FROM FRONT BUILDING FACE TO REAR YARD SETBACK	10'

BUILDING SETBACK CHART

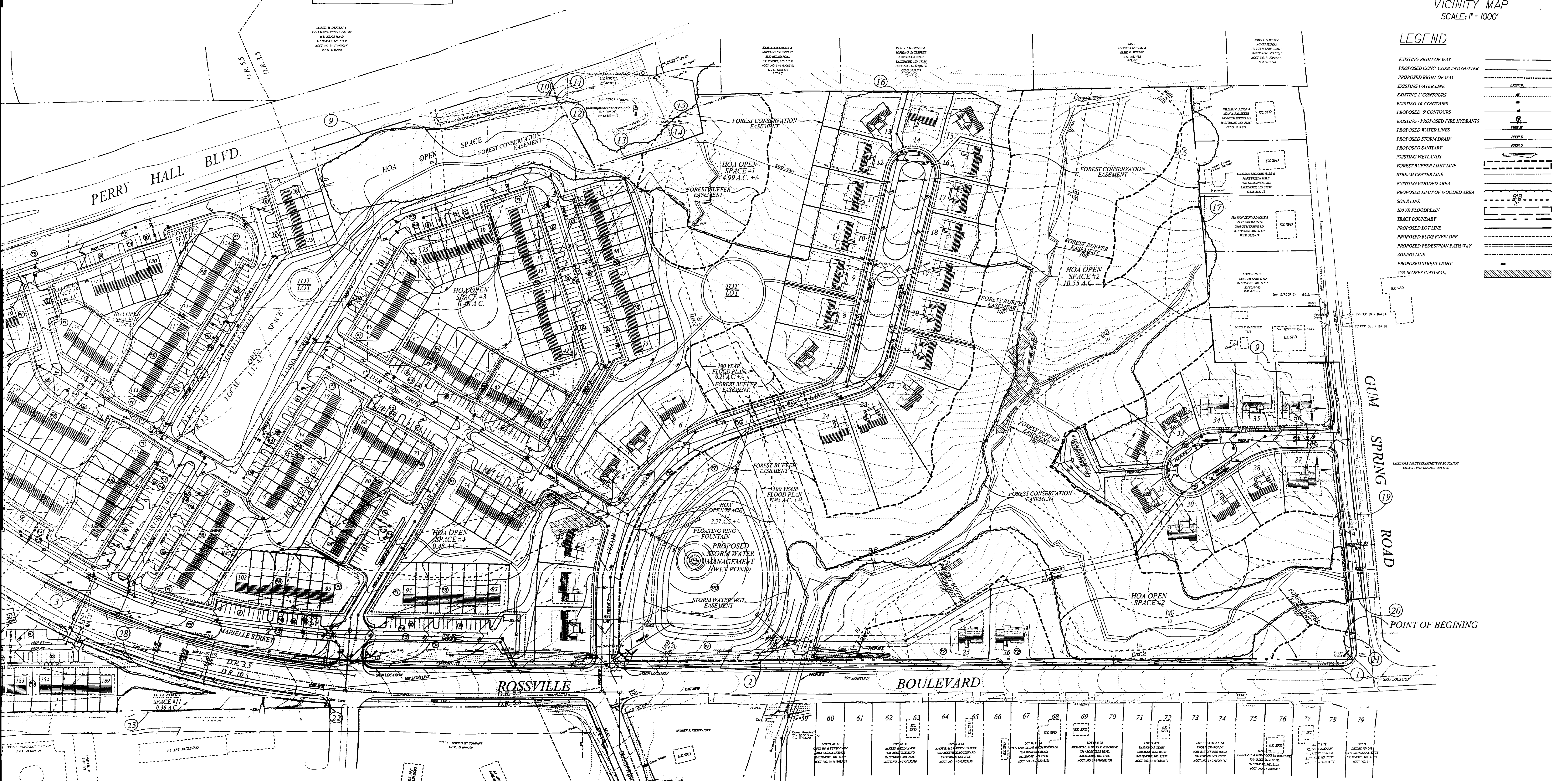
SINGLE FAMILY DETACHED TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS	
DATE	REVISION
10/1/95	1.0
10/1/95	2.0
10/1/95	3.0
10/1/95	4.0
10/1/95	5.0
10/1/95	6.0
10/1/95	7.0
10/1/95	8.0
10/1/95	9.0
10/1/95	10.0
10/1/95	11.0
10/1/95	12.0
10/1/95	13.0
10/1/95	14.0
10/1/95	15.0
10/1/95	16.0
10/1/95	17.0
10/1/95	18.0
10/1/95	19.0
10/1/95	20.0
10/1/95	21.0
10/1/95	22.0
10/1/95	23.0
10/1/95	24.0
10/1/95	25.0
10/1/95	26.0
10/1/95	27.0
10/1/95	28.0
10/1/95	29.0
10/1/95	30.0
10/1/95	31.0
10/1/95	32.0
10/1/95	33.0
10/1/95	34.0
10/1/95	35.0
10/1/95	36.0
10/1/95	37.0
10/1/95	38.0
10/1/95	39.0
10/1/95	40.0
10/1/95	41.0
10/1/95	42.0
10/1/95	43.0
10/1/95	44.0
10/1/95	45.0
10/1/95	46.0
10/1/95	47.0
10/1/95	48.0
10/1/95	49.0
10/1/95	50.0
10/1/95	51.0
10/1/95	52.0
10/1/95	53.0
10/1/95	54.0
10/1/95	55.0
10/1/95	56.0
10/1/95	57.0
10/1/95	58.0
10/1/95	59.0
10/1/95	60.0
10/1/95	61.0
10/1/95	62.0
10/1/95	63.0
10/1/95	64.0
10/1/95	65.0
10/1/95	66.0
10/1/95	67.0
10/1/95	68.0
10/1/95	69.0
10/1/95	70.0
10/1/95	71.0
10/1/95	72.0
10/1/95	73.0
10/1/95	74.0
10/1/95	75.0
10/1/95	76.0
10/1/95	77.0
10/1/95	78.0
10/1/95	79.0
10/1/95	80.0
10/1/95	81.0
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10/1/95	83.0
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10/1/95	86.0
10/1/95	87.0
10/1/95	88.0
10/1/95	89.0
10/1/95	90.0
10/1/95	91.0
10/1/95	92.0
10/1/95	93.0
10/1/95	94.0
10/1/95	95.0
10/1/95	96.0
10/1/95	97.0
10/1/95	98.0
10/1/95	99.0
10/1/95	100.0



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

EXISTING RIGHT-OF-WAY	PROPOSED CONT' CURB AND GUTTER
EXISTING WATER LINE	EXISTING 2" CONTOURS
EXISTING 2" CONTOURS	PROPOSED 2" CONTOURS
EXISTING 3" CONTOURS	EXISTING PROPOSED FIRE HYDRANTS
PROPOSED WATER LINES	PROPOSED STORM DRAIN
PROPOSED SANITARY	EXISTING WETLANDS
PROPOSED LIMIT OF WOODED AREA	SOILS LINE
100 YR FLOODPLAIN	TRACT BOUNDARY
PROPOSED LOT LINE	PROPOSED BLDG ENVELOPE
PROPOSED PEDESTRIAN PATH WAY	ZONING LINE
PROPOSED STREET LIGHT	25% SLOPES (NATURAL)



ACRES	UNITS	DENSITY
45.0	1000	22.2
100.0	2000	20.0
150.0	3000	20.0
200.0	4000	20.0
250.0	5000	20.0
300.0	6000	20.0
350.0	7000	20.0
400.0	8000	20.0
450.0	9000	20.0
500.0	10000	20.0

PROPOSED UNITS	PARKING PROVIDED	OPEN SPACE PROVIDED	PHASE	DEVELOPMENT
100	4347	450	PHASE 1	100%
35	72	72	PHASE 2	300
225	507	522	PHASE 3	100%

OWNER
S.P. McDONAGH
CHESAPEAKE AVE.
BALTIMORE, MARYLAND 21204

DEVELOPER
CEDAR LANE INC.
CHESAPEAKE AVE.
BALTIMORE, MARYLAND 21204
PH: 337-7740

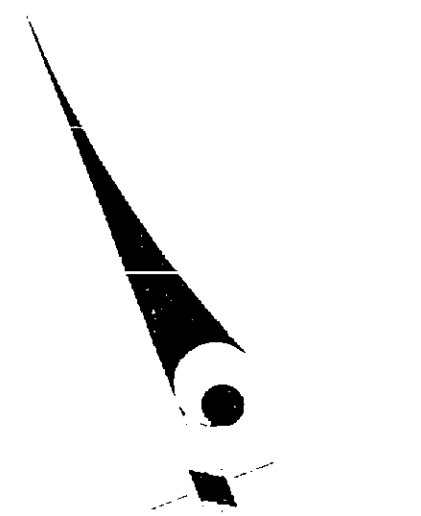
PUD-R AUTHORIZATION PLAN
AND PLAT TO ACCOMPANY ZONING VARIANCE REQUESTS
P.U.D. - R-1

CEDAR LANE FARMS

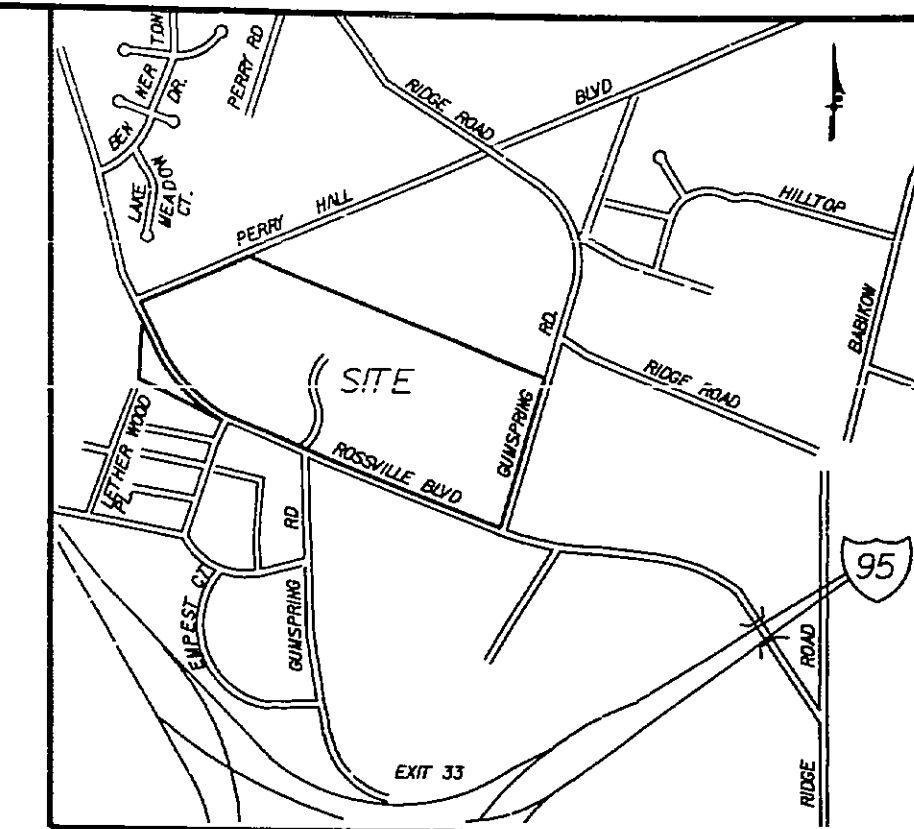
P.D.M. # XIV-342

ELECTION DISTRICT-14 COUNCILMANIC DISTRICT #6
BALTIMORE COUNTY, MARYLAND

DECEMBER 1, 1995



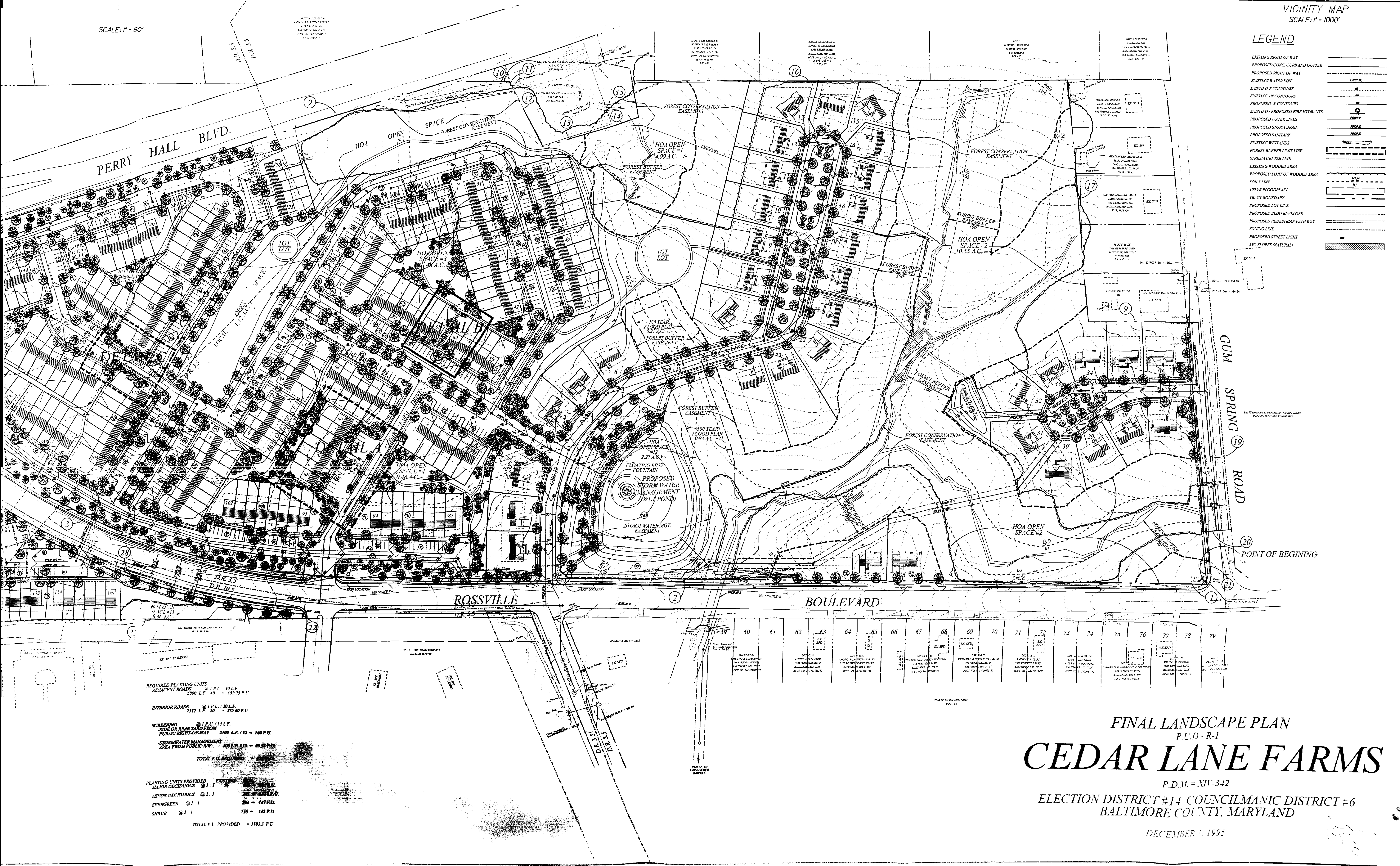
SCALE: 1" = 60'



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED CONC. CURB AND GUTTER
- PROPOSED RIGHT OF WAY
- EXISTING WATER LINE
- EXISTING 7' CONTOURS
- PROPOSED 5' CONTOURS
- EXISTING / PROPOSED FIRE HYDRANTS
- PROPOSED WATER LINES
- PROPOSED STORM DRAINS
- EXISTING SANITARY
- EXISTING WETLANDS
- FOREST BUFFER LIGHT LINE
- STREAM CENTER LINE
- EXISTING WOODED AREA
- PROPOSED LIMIT OF WOODED AREA
- SOILS LINE
- 100 YR FLOODPLAIN
- TRACT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED BLDG ENVELOPE
- PROPOSED PEDESTRIAN PATHWAY
- ZONING LINE
- PROPOSED STREET LIGHT
- 2% SLOPES (NATURAL)



REQUIRED PLANTING UNITS

ADJACENT ROADS @ 1 P.U. / 40 L.F.
8040 L.F. 40 = 132.25 P.U.

INTERIOR ROADS @ 1 P.U. / 20 L.F.
7512 L.F. 20 = 375.60 P.U.

SCREENING @ 1 P.U. / 15 L.F.
SIDE OR REAR YARD FROM PUBLIC RIGHT-OF-WAY 2190 L.F. / 15 = 146 P.U.

STORMWATER MANAGEMENT AREA FROM PUBLIC R/W 800 L.F. / 15 = 53.33 P.U.

TOTAL P.U. REQUIRED = 627.18

PLANTING UNITS PROVIDED

MAJOR DECIDUOUS @ 1:1 36 36 = 36 P.U.

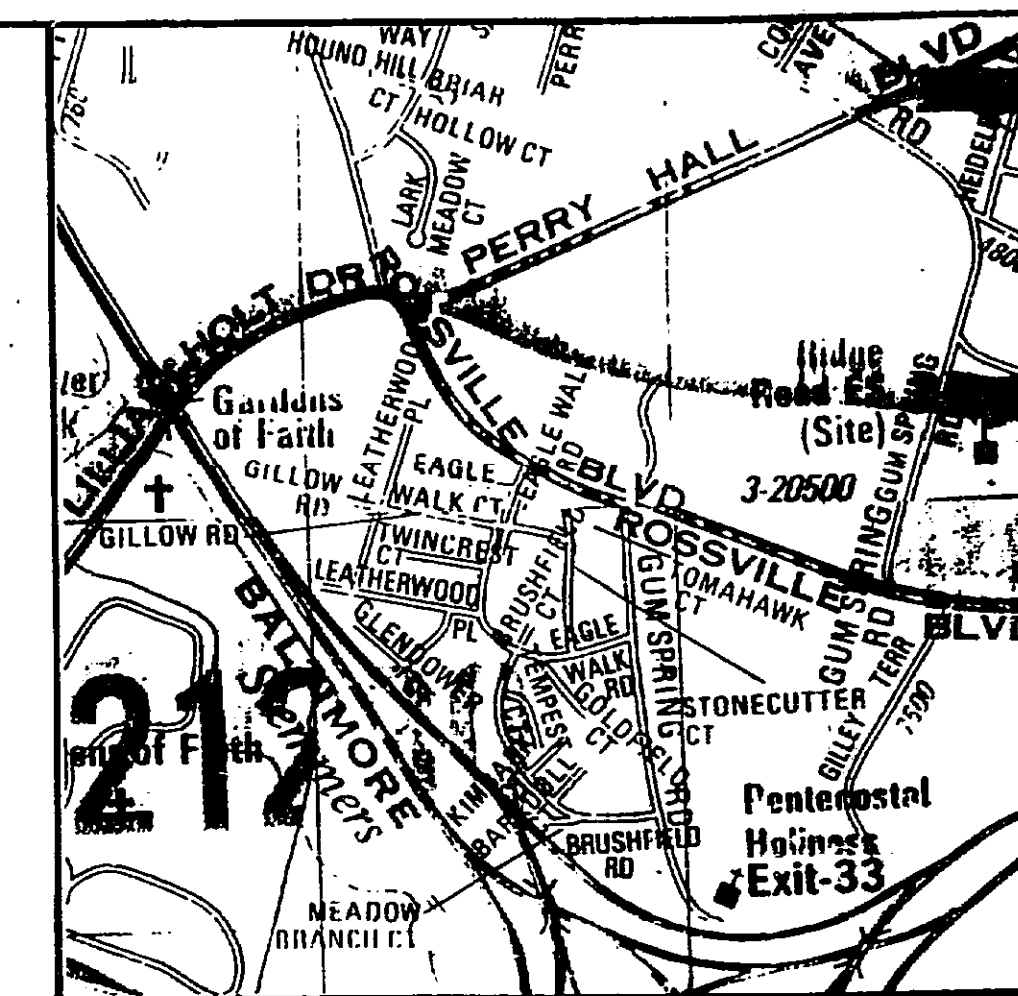
MINOR DECIDUOUS @ 2:1 252 252 = 126 P.U.

EVERGREEN @ 2:1 294 294 = 147 P.U.

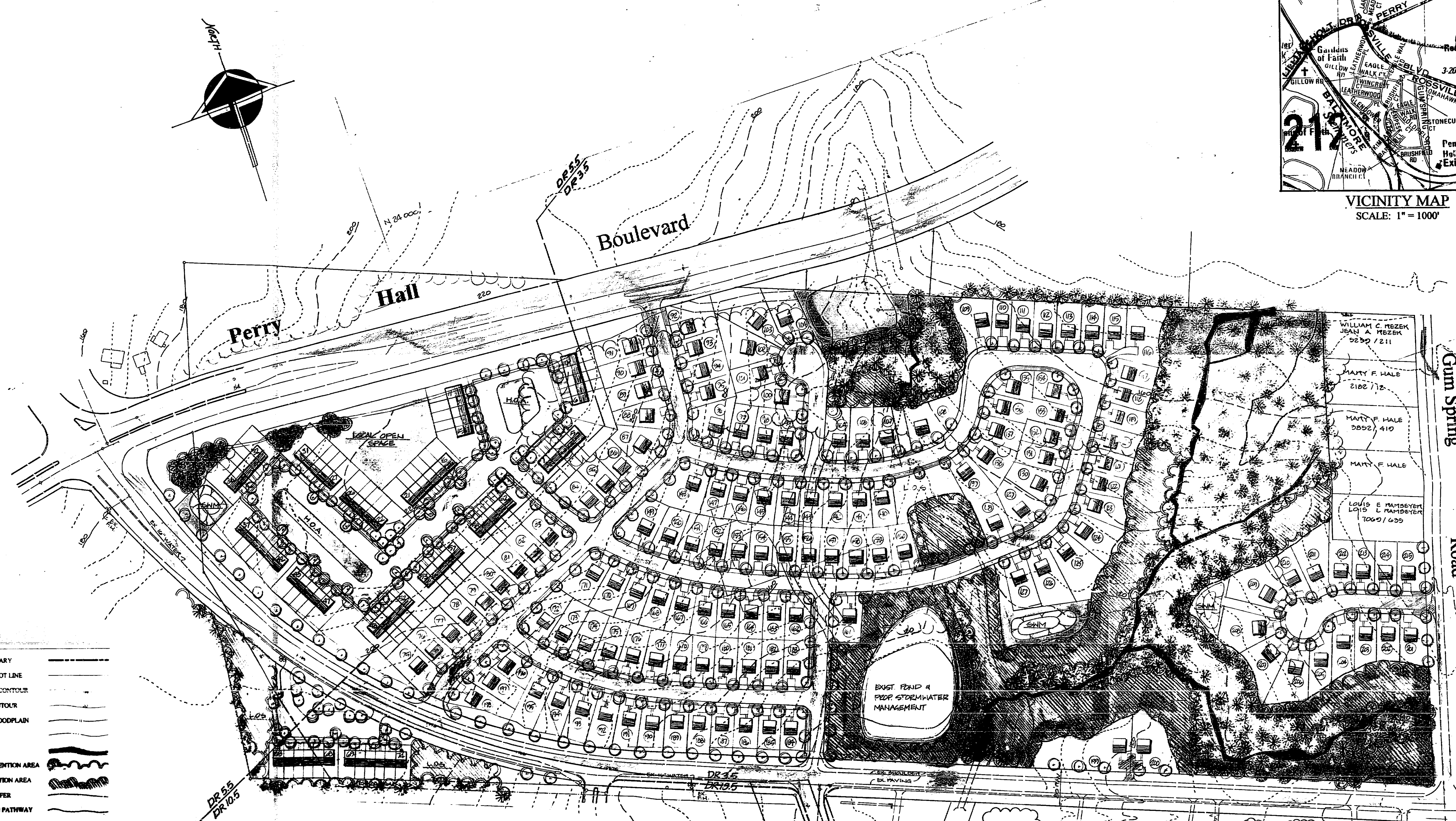
SHRUB @ 5:1 710 710 = 142 P.U.

TOTAL P.U. PROVIDED = 1103.5 P.U.

FINAL LANDSCAPE PLAN
P.U.D - R-1
CEDAR LANE FARMS
P.D.M. = XIV-342
ELECTION DISTRICT #14 COUNCILMANIC DISTRICT #6
BALTIMORE COUNTY, MARYLAND
DECEMBER 1, 1995



VICINITY MAP
SCALE: 1" = 1000'



- LEGEND**
- SITE BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING 5' CONTOUR
 - PROP. 5' CONTOUR
 - 100 YEAR FLOODPLAIN
 - STREAM
 - WETLANDS
 - FOREST RETENTION AREA
 - REFORESTATION AREA
 - FOREST BUFFER
 - PEDESTRIAN PATHWAY
 - PROPOSED R.O.W. LINE

SITE DATA

Zone	Area	Units	Density	Units
DR 55	22.5	171	171	171
DR 105	141	282	282	282
Total	163.5	453		453

OPEN SPACE PROPOSAL

Local Open Space Type	Acres
Active Open Space	2.25
100 Year Flood Plain	1.25
Wetlands	0.25
Forest Retention Area	0.25
Reforestation Area	0.25
Forest Buffer	0.25
Total Proposed	4.50

SITE DEVELOPMENT PROPOSAL

Zone	Area	Units	Density	Units
DR 55	22.5	171	171	171
DR 105	141	282	282	282
Total	163.5	453		453

ADDITIONAL INFORMATION

Anticipated Action:
Rezone - SEE CHART
Special Exceptions - NONE
Other

PLAN
SCALE 1" = 100'

CONCEPT PLAN
ALTERNATE
SITE PROPOSAL MAP
PER EXISTING ZONING

SHEET 3 OF 4

Z.A.D.M. # XIV-342

CEDAR LANE FARMS

ELECTION DISTRICT # 14 COUNCILMANIC DISTRICT # 6
BALTIMORE COUNTY, MARYLAND

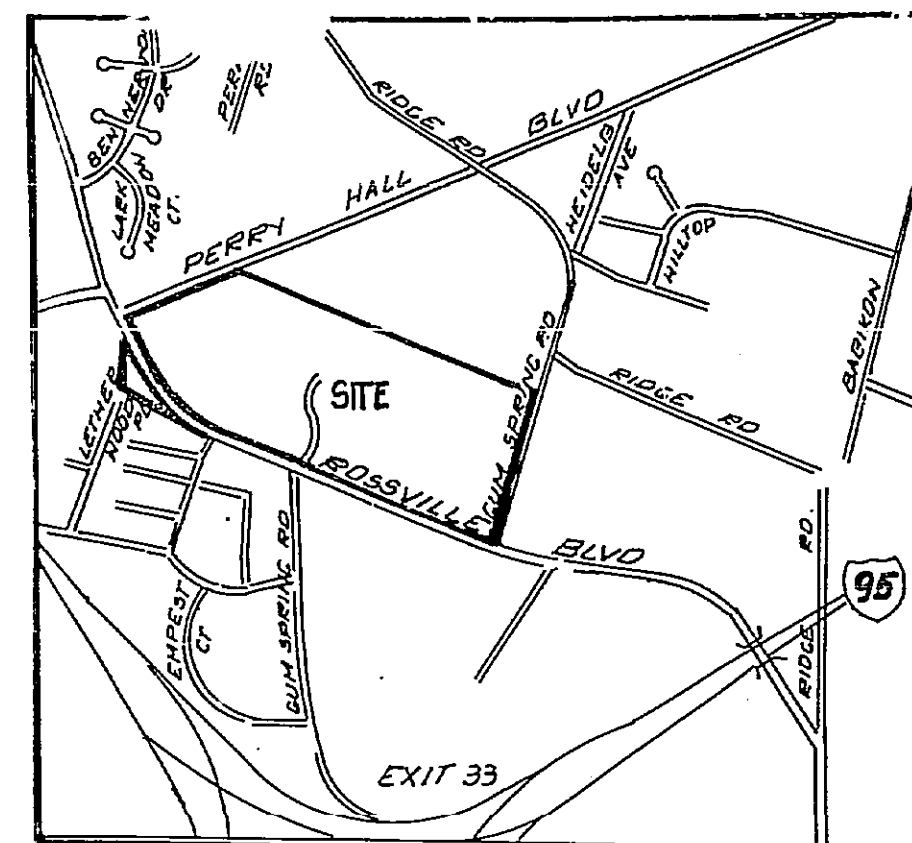
SHEET 3 OF 4 PL 7529



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

858 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120



VICINITY MAP
SCALE: 1" = 1000'



SITE DATA

Zone	Acres	Units	Density
R-1	1.5	15	10.0
R-2	2.5	25	10.0
Total	4.0	40	10.0

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Spaces	Open Space	Accessory Dwelling Units	Phased Development
Single-Family	10	10	10	10	10
Multi-Family	0	0	0	0	0
Total	10	10	10	10	10

OPEN SPACE PROPOSAL

Local Open Space Type	Acres
Local Open Space	1.5
HOA Open Space	1.5
Total	3.0

ADDITIONAL INFORMATION

Additional Notes:
1. All proposed structures shall be constructed in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).
2. All proposed structures shall be constructed in accordance with the latest edition of the International Energy Conservation Code (IECC).
3. All proposed structures shall be constructed in accordance with the latest edition of the International Fire Code (IFC).
4. All proposed structures shall be constructed in accordance with the latest edition of the International Mechanical Code (IMC).
5. All proposed structures shall be constructed in accordance with the latest edition of the International Plumbing Code (IPC).
6. All proposed structures shall be constructed in accordance with the latest edition of the International Electrical Code (IEC).

PLAN
SCALE: 1" = 60'

P.U.D. - R-1 CONCEPT PLAN SITE PROPOSAL MAP

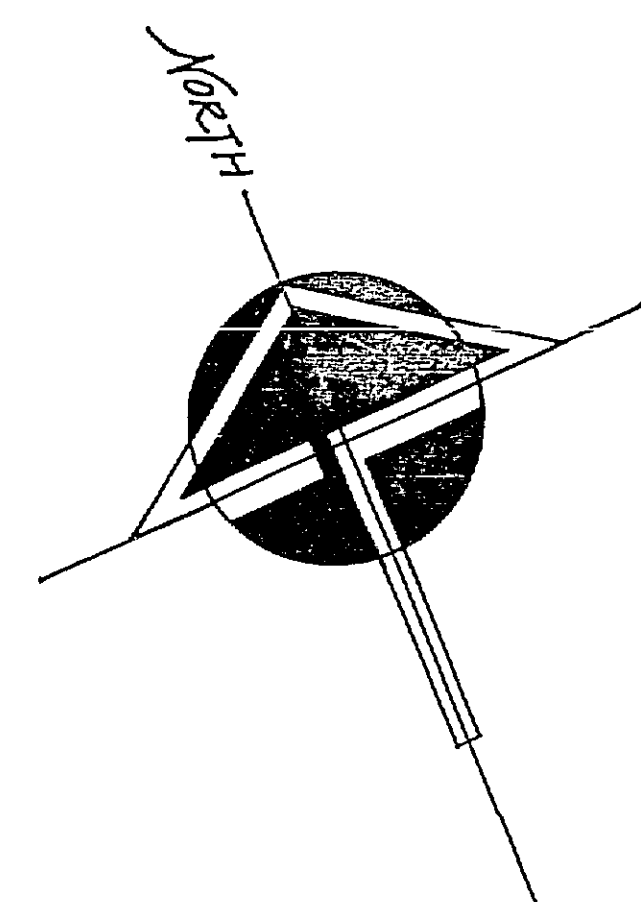
Z.A.D.M. # XIV-342

CEDAR LANE FARMS

ELECTION DISTRICT # 14 COUNCILMANIC DISTRICT # 6
BALTIMORE COUNTY, MARYLAND

SHEET 1 OF 4

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PLANNING & ZONING



- LEGEND**
- SITE BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING 5' CONTOUR
 - PROP. 5' CONTOUR
 - 100 YEAR FLOODPLAIN
 - STREAM
 - WETLANDS
 - FOREST RETENTION AREA
 - REFORESTATION AREA
 - FOREST BUFFER
 - PEDESTRIAN PATHWAY
 - PROPOSED ROW LINE

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1000 N. 10TH ST., SUITE 100
DENVER, CO 80202
TEL: 333-1111
FAX: 333-1111

1000 N. 10TH ST., SUITE 100
DENVER, CO 80202
TEL: 333-1111
FAX: 333-1111

VARIES AND VARIATIONS REQUESTED

1) VARIATION OF PUBLIC WORKS STANDARDS FOR A 10' WIDE CALIF. SECTION GA TO PERMIT A 2' ASIDE IN-PAVEMENT PARKING LOT ON LEVEL OF THE REQUIRED 14' ASIDE.

2) VARIATION OF STANDARDS OF CALIF. SECTION GA TO PERMIT A DISTANCE OF 2' FROM THE CENTERLINE OF A PUBLIC STREET RIGHT-OF-WAY TO THE FRONT OF A NON-RESIDENTIAL BUILDING ON LEVEL OF THE REQUIRED 14' ASIDE.

3) MODIFICATION OF STANDARDS FOR CALIF. SECTION GA TO PERMIT UP TO 8 TOWNHOUSES IN A ROW AND NOT TO EXCEED A HEIGHT OF 22'.

4) MODIFICATION OF STANDARDS FOR CALIF. SECTION GA TO PERMIT A DISTANCE OF 2' FROM A SIDE REARLAND PARKING LOT TO A PUBLIC STREET RIGHT-OF-WAY ON LEVEL OF THE REQUIRED 14' ASIDE.

5) VARIATION OF CALIF. SECTION GA TO PERMIT A DISTANCE OF 2' FROM A SIDE REARLAND PARKING LOT TO A PUBLIC STREET RIGHT-OF-WAY ON LEVEL OF THE REQUIRED 14' ASIDE.

6) VARIATION TO OBTAIN A PUBLIC WALKWAY FOR THE DISTANCE OF 2' FROM A SIDE REARLAND PARKING LOT TO A PUBLIC STREET RIGHT-OF-WAY ON LEVEL OF THE REQUIRED 14' ASIDE.

7) VARIATION TO OBTAIN A PUBLIC WALKWAY FOR THE DISTANCE OF 2' FROM A SIDE REARLAND PARKING LOT TO A PUBLIC STREET RIGHT-OF-WAY ON LEVEL OF THE REQUIRED 14' ASIDE.

8) VARIATION TO OBTAIN A PUBLIC WALKWAY FOR THE DISTANCE OF 2' FROM A SIDE REARLAND PARKING LOT TO A PUBLIC STREET RIGHT-OF-WAY ON LEVEL OF THE REQUIRED 14' ASIDE.

9) VARIATION TO OBTAIN A PUBLIC WALKWAY FOR THE DISTANCE OF 2' FROM A SIDE REARLAND PARKING LOT TO A PUBLIC STREET RIGHT-OF-WAY ON LEVEL OF THE REQUIRED 14' ASIDE.

10) VARIATION TO OBTAIN A PUBLIC WALKWAY FOR THE DISTANCE OF 2' FROM A SIDE REARLAND PARKING LOT TO A PUBLIC STREET RIGHT-OF-WAY ON LEVEL OF THE REQUIRED 14' ASIDE.

SITE DATA

Zone	Acres	Units Allowed	Units Proposed
RE-3	1.1	12	12
RE-3.5	1.1	12	12
RE-4	1.1	12	12
RE-4.5	1.1	12	12
RE-5	1.1	12	12
RE-5.5	1.1	12	12
RE-6	1.1	12	12
RE-6.5	1.1	12	12
RE-7	1.1	12	12
RE-7.5	1.1	12	12
RE-8	1.1	12	12
RE-8.5	1.1	12	12
RE-9	1.1	12	12
RE-9.5	1.1	12	12
RE-10	1.1	12	12
RE-10.5	1.1	12	12
RE-11	1.1	12	12
RE-11.5	1.1	12	12
RE-12	1.1	12	12
RE-12.5	1.1	12	12
RE-13	1.1	12	12
RE-13.5	1.1	12	12
RE-14	1.1	12	12
RE-14.5	1.1	12	12
RE-15	1.1	12	12
RE-15.5	1.1	12	12
RE-16	1.1	12	12
RE-16.5	1.1	12	12
RE-17	1.1	12	12
RE-17.5	1.1	12	12
RE-18	1.1	12	12
RE-18.5	1.1	12	12
RE-19	1.1	12	12
RE-19.5	1.1	12	12
RE-20	1.1	12	12
RE-20.5	1.1	12	12
RE-21	1.1	12	12
RE-21.5	1.1	12	12
RE-22	1.1	12	12
RE-22.5	1.1	12	12
RE-23	1.1	12	12
RE-23.5	1.1	12	12
RE-24	1.1	12	12
RE-24.5	1.1	12	12
RE-25	1.1	12	12
RE-25.5	1.1	12	12
RE-26	1.1	12	12
RE-26.5	1.1	12	12
RE-27	1.1	12	12
RE-27.5	1.1	12	12
RE-28	1.1	12	12
RE-28.5	1.1	12	12
RE-29	1.1	12	12
RE-29.5	1.1	12	12
RE-30	1.1	12	12
RE-30.5	1.1	12	12
RE-31	1.1	12	12
RE-31.5	1.1	12	12
RE-32	1.1	12	12
RE-32.5	1.1	12	12
RE-33	1.1	12	12
RE-33.5	1.1	12	12
RE-34	1.1	12	12
RE-34.5	1.1	12	12
RE-35	1.1	12	12
RE-35.5	1.1	12	12
RE-36	1.1	12	12
RE-36.5	1.1	12	12
RE-37	1.1	12	12
RE-37.5	1.1	12	12
RE-38	1.1	12	12
RE-38.5	1.1	12	12
RE-39	1.1	12	12
RE-39.5	1.1	12	12
RE-40	1.1	12	12
RE-40.5	1.1	12	12
RE-41	1.1	12	12
RE-41.5	1.1	12	12
RE-42	1.1	12	12
RE-42.5	1.1	12	12
RE-43	1.1	12	12
RE-43.5	1.1	12	12
RE-44	1.1	12	12
RE-44.5	1.1	12	12
RE-45	1.1	12	12
RE-45.5	1.1	12	12
RE-46	1.1	12	12
RE-46.5	1.1	12	12
RE-47	1.1	12	12
RE-47.5	1.1	12	12
RE-48	1.1	12	12
RE-48.5	1.1	12	12
RE-49	1.1	12	12
RE-49.5	1.1	12	12
RE-50	1.1	12	12
RE-50.5	1.1	12	12
RE-51	1.1	12	12
RE-51.5	1.1	12	12
RE-52	1.1	12	12
RE-52.5	1.1	12	12
RE-53	1.1	12	12
RE-53.5	1.1	12	12
RE-54	1.1	12	12
RE-54.5	1.1	12	12
RE-55	1.1	12	12
RE-55.5	1.1	12	12
RE-56	1.1	12	12
RE-56.5	1.1	12	12
RE-57	1.1	12	12
RE-57.5	1.1	12	12
RE-58	1.1	12	12
RE-58.5	1.1	12	12
RE-59	1.1	12	12
RE-59.5	1.1	12	12
RE-60	1.1	12	12
RE-60.5	1.1	12	12
RE-61	1.1	12	12
RE-61.5	1.1	12	12
RE-62	1.1	12	12
RE-62.5	1.1	12	12
RE-63	1.1	12	12
RE-63.5	1.1	12	12
RE-64	1.1	12	12
RE-64.5	1.1	12	12
RE-65	1.1	12	12
RE-65.5	1.1	12	12
RE-66	1.1	12	12
RE-66.5	1.1	12	12
RE-67	1.1	12	12
RE-67.5	1.1	12	12
RE-68	1.1	12	12
RE-68.5	1.1	12	12
RE-69	1.1	12	12
RE-69.5	1.1	12	12
RE-70	1.1	12	12
RE-70.5	1.1	12	12
RE-71	1.1	12	12
RE-71.5	1.1	12	12
RE-72	1.1	12	12
RE-72.5	1.1	12	12
RE-73	1.1	12	12
RE-73.5	1.1	12	12
RE-74	1.1	12	12
RE-74.5	1.1	12	12
RE-75	1.1	12	12
RE-75.5	1.1	12	12
RE-76	1.1	12	12
RE-76.5	1.1	12	12
RE-77	1.1	12	12
RE-77.5	1.1	12	12
RE-78	1.1	12	12
RE-78.5	1.1	12	12
RE-79	1.1	12	12
RE-79.5	1.1	12	12
RE-80	1.1	12	12
RE-80.5	1.1	12	12
RE-81	1.1	12	12
RE-81.5	1.1	12	12
RE-82	1.1	12	12
RE-82.5	1.1	12	12
RE-83	1.1	12	12
RE-83.5	1.1	12	12
RE-84	1.1	12	12
RE-84.5	1.1	12	12
RE-85	1.1	12	12
RE-85.5	1.1	12	12
RE-86	1.1	12	12
RE-86.5	1.1	12	12
RE-87	1.1	12	12
RE-87.5	1.1	12	12
RE-88	1.1	12	12
RE-88.5	1.1	12	12
RE-89	1.1	12	12
RE-89.5	1.1	12	12
RE-90	1.1	12	12
RE-90.5	1.1	12	12
RE-91	1.1	12	12
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RE-92	1.1	12	12
RE-92.5	1.1	12	12
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RE-93.5	1.1	12	12
RE-94	1.1	12	12
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RE-95	1.1	12	12
RE-95.5	1.1	12	12
RE-96	1.1	12	12
RE-96.5	1.1	12	12
RE-97	1.1	12	12
RE-97.5	1.1	12	12
RE-98	1.1	12	12
RE-98.5	1.1	12	12
RE-99	1.1	12	12
RE-99.5	1.1	12	12
RE-100	1.1	12	12

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed (Acres)	Average Daily Traffic	Phase	Development Schedule
2-BR + 1.5 BATH	100	75	75	1.00	1.00	1000	1	2025
3-BR + 2 BATH	200	150	150	2.00	2.00	2000	2	2026
4-BR + 2.5 BATH	100	75	75	1.00	1.00	1000	3	2027
5-BR + 3 BATH	50	37	37	0.50	0.50	500	4	2028
Total	450	337	337	4.50	4.50	4500		

OPEN SPACE PROPOSAL

Local Open Space Type	Acres
Active Open Space	0.12
Passive Open Space	0.12
100 Year Flood Plain	0.12
Forest Buffer	0.12
Amenity Areas	0.12
Trails and Connections	0.12
Other	0.12
Total Provided	0.72
Proposed Ownership	0.72

UNDEVELOPED AREAS

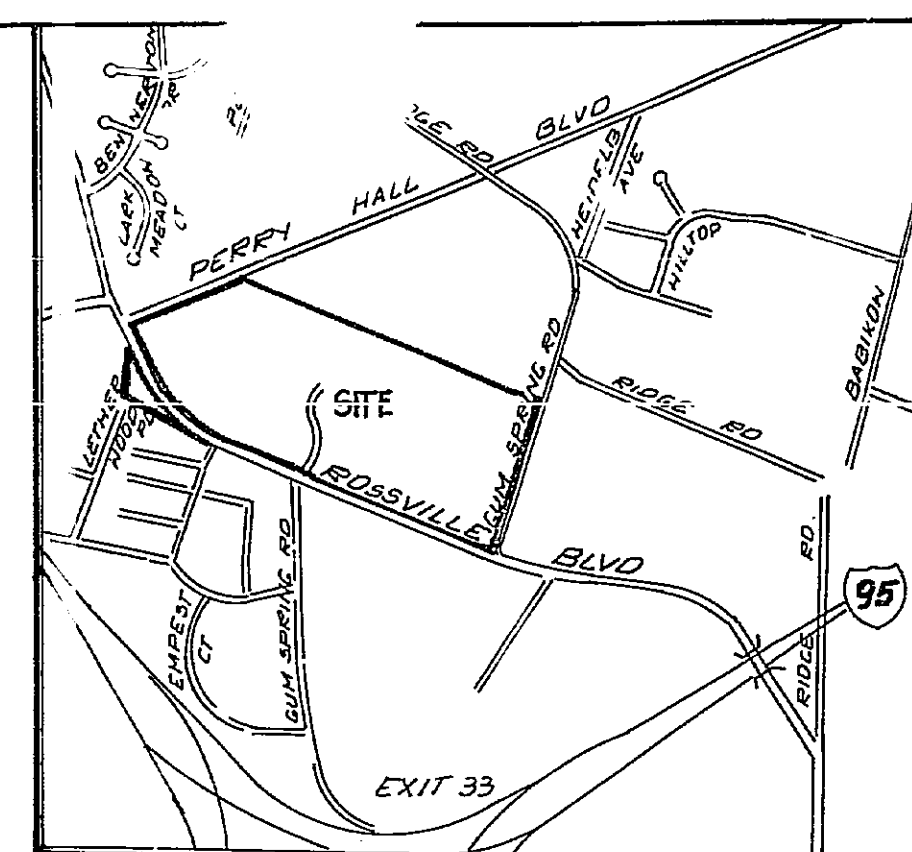
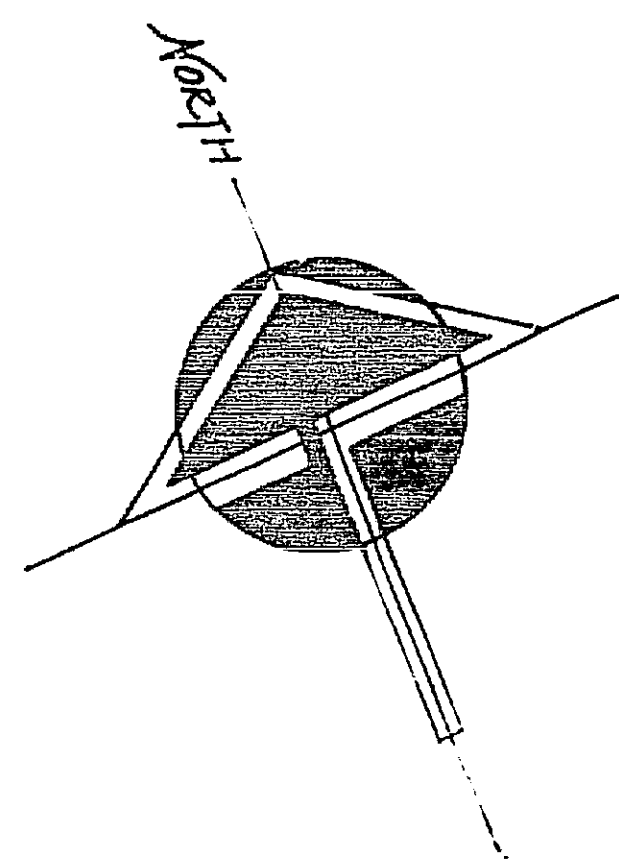
Category	Acres
Storm Water Management	0.12
HOA Open Space	0.12
Other	0.12
Total Provided	0.36

ADDITIONAL INFORMATION

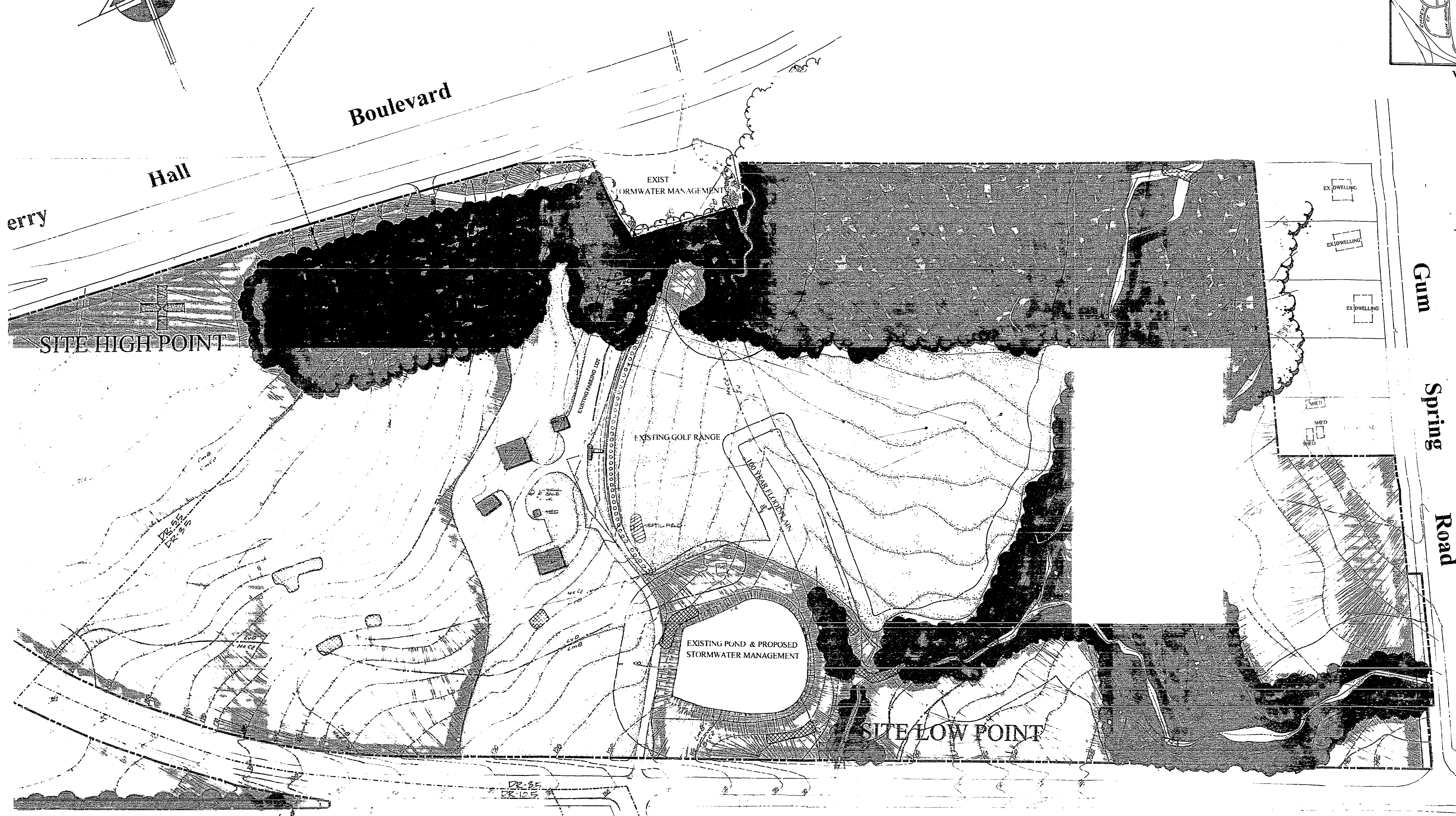
Anticipated Actions:
Variances: 1. 5' from street to building
2. 5' from street to building
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100. 5' from street to building

PLAN
SCALE: 1" = 60'

P.U.D. - R-1
CONCEPT PLAN
SITE PROPOSAL MAP



VICINITY MAP
SCALE: 1" = 1000'



REQUIRED INFORMATION

A. PREPARER OF PLAN

Name: J. N. GIBSON & ASSOCIATES
Address: 11111 BAYVIEW BLVD, SUITE 100, BALTIMORE, MD 21244
Date: APR 19 1993

DEVELOPER/OWNER

Name: J. N. GIBSON & ASSOCIATES
Address: 11111 BAYVIEW BLVD, SUITE 100, BALTIMORE, MD 21244
Date: APR 19 1993

B. ENVIRONMENTAL INFORMATION

Category	Yes	No	Notes
1. Wetlands			
2. Floodplains			
3. Wetlands			
4. Floodplains			
5. Wetlands			
6. Floodplains			
7. Wetlands			
8. Floodplains			
9. Wetlands			
10. Floodplains			

C. EXISTING BUILT CONDITIONS

Category	Yes	No	Notes
1. Wetlands			
2. Floodplains			
3. Wetlands			
4. Floodplains			
5. Wetlands			
6. Floodplains			
7. Wetlands			
8. Floodplains			
9. Wetlands			
10. Floodplains			

D. COUNTY ADOPTED PLANS

Category	Yes	No	Notes
1. Wetlands			
2. Floodplains			
3. Wetlands			
4. Floodplains			
5. Wetlands			
6. Floodplains			
7. Wetlands			
8. Floodplains			
9. Wetlands			
10. Floodplains			

PLAN
SCALE: 1" = 60'

CONCEPT PLAN
SITE CONSTRAINTS

Z.A.D.M.# XIV-342
CEDAR LANE FARMS
ELECTION DISTRICT # 11 COUNCILMANIC DISTRICT # 6
BALTIMORE COUNTY, MARYLAND

RECEIVED
APR 19 1993
OFFICE OF
PLANNING & ZONING

Adjacent Property Owners List

P 141 - John A. Vetter
7111 Cum Spring Road
Baltimore, MD 21227
Acct No. 14-141900971

P 144 - John A. Vetter
7111 Cum Spring Road
Baltimore, MD 21227
Acct No. 14-141900971

P 145 - John A. Vetter
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Acct No. 14-141900971

P 146 - John A. Vetter
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Acct No. 14-141900971

P 147 - John A. Vetter
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P 148 - John A. Vetter
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P 195 - John A. Vetter
7111 Cum Spring Road
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Acct No. 14-141900971

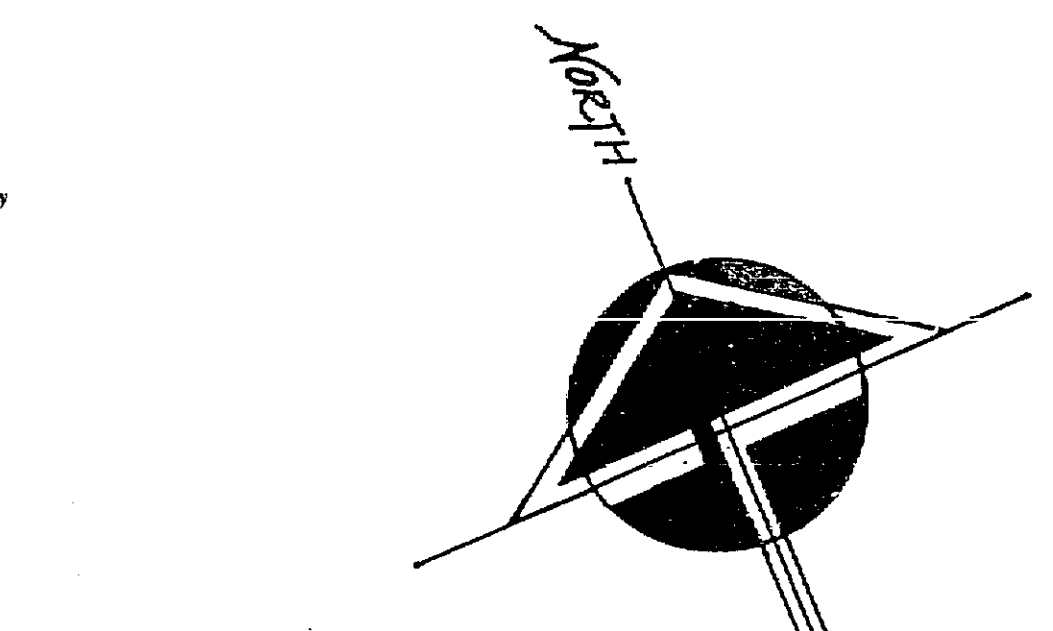
P 196 - John A. Vetter
7111 Cum Spring Road
Baltimore, MD 21227
Acct No. 14-141900971

P 197 - John A. Vetter
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Baltimore, MD 21227
Acct No. 14-141900971

P 198 - John A. Vetter
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Acct No. 14-141900971

P 200 - John A. Vetter
7111 Cum Spring Road
Baltimore, MD 21227
Acct No. 14-141900971



SOIL TYPE & LIMITATIONS

SYMBOL	SOIL NAME	BLDG. W/BSMT	BLDG. W/OUT BSMT	PARKING	CLASS
B0	DELTAVILLE SILT LOAM	MODERATE - SEAS.	SLIGHT	MODERATE	C
ChC2	CHILLUM SILT LOAM	MODERATE - SEAS.	SLIGHT	SEVERE	C
CnB	170 10% SLOPES	SEVERE - SISOIL	SEVERE - SISOIL	SEVERE	C
CnB2	170 10% SLOPES	SEVERE - SISOIL	SEVERE - SISOIL	SEVERE	C
14	170 10% SLOPES	SEVERE - SISOIL	SEVERE - SISOIL	SEVERE	C
14B	170 10% SLOPES	SEVERE - SISOIL	SEVERE - SISOIL	SEVERE	C
14D	170 10% SLOPES	SEVERE - SISOIL	SEVERE - SISOIL	SEVERE	C
14C2	170 10% SLOPES	SEVERE - SISOIL	SEVERE - SISOIL	SEVERE	C

LEGEND

- SITE BOUNDARY
- EXISTING 5' CONTOUR
- 100 YEAR FLOODPLAIN
- STREAM
- WETLANDS
- 25% SLOPES
- EXISTING FOREST
- EXISTING MEADOW
- FOREST BUFFER
- SOILS LINE
- EXISTING LAWN AREA
- EXISTING ZONING LINE

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
655 WENDY DRIVE, SUITE 100
TOWSON, MD 21204

Perry Hall Boulevard

Hall

SITE HIGH POINT

Rossville

Boulevard

Cum Spring Road

SITE LOW POINT

EXISTING POND & PROPOSED STORMWATER MANAGEMENT

EXISTING GOLF RANGE

EXIST. STORMWATER MANAGEMENT

REQUIRED INFORMATION

A. PREPARER OF PLAN

Name: G. W. STEPHENS, JR.
Title: CIVIL ENGINEER
Date: MAY 21, 2014

DEVELOPER/OWNER

Name: HENRY HILL PLANNING
Title: SITE DEVELOPER
Address: 11000 HENRY HILL PLANNING
Baltimore, MD 21202

B. ENVIRONMENTAL INFORMATION

Category	Item	Field	Notes
Topography	1	Topography and view grades between 0 & 100 feet	Topography and view grades between 0 & 100 feet
	2	Grades greater than 25%	Grades greater than 25%
	3	Grades greater than 50%	Grades greater than 50%
	4	Grades greater than 75%	Grades greater than 75%
Vegetation	5	Vegetation	Vegetation
	6	Vegetation	Vegetation
	7	Vegetation	Vegetation
	8	Vegetation	Vegetation
Soils	9	Soils	Soils
	10	Soils	Soils
	11	Soils	Soils
	12	Soils	Soils

C. EXISTING BUILT CONDITIONS

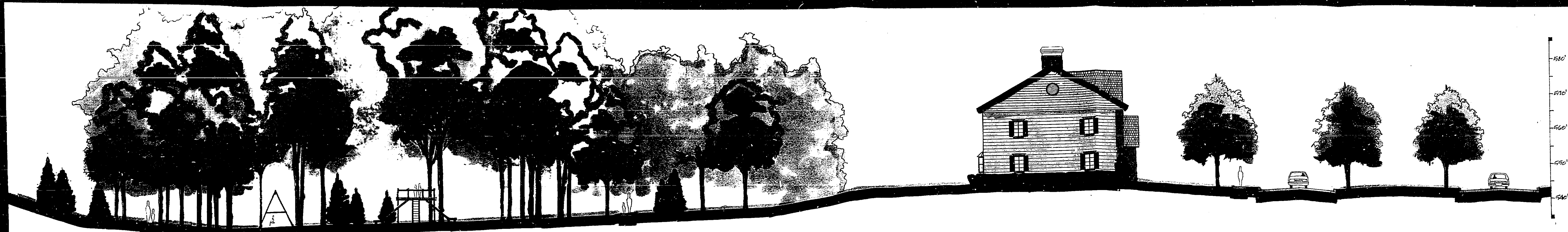
Category	Item	Field	Notes
Buildings	1	Buildings	Buildings
	2	Buildings	Buildings
	3	Buildings	Buildings
	4	Buildings	Buildings
Streets	5	Streets	Streets
	6	Streets	Streets
	7	Streets	Streets
	8	Streets	Streets

D. COUNTY ADOPTED PLANS

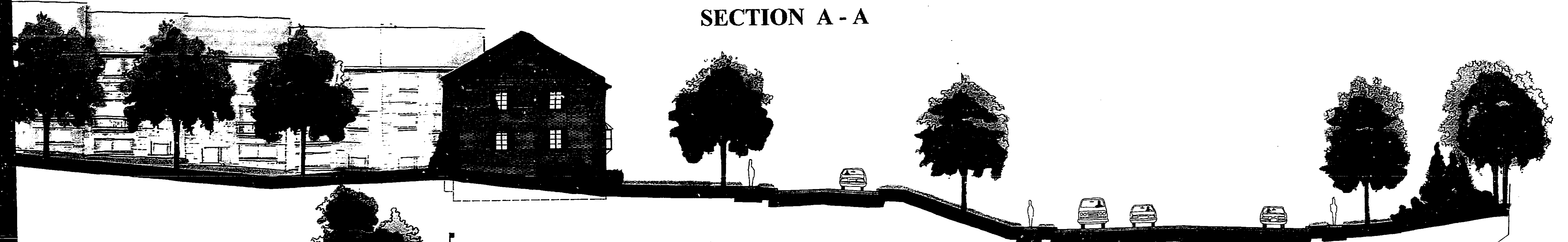
Category	Item	Field	Notes
Public Works	1	Public Works	Public Works
	2	Public Works	Public Works
	3	Public Works	Public Works
	4	Public Works	Public Works
Transportation	5	Transportation	Transportation
	6	Transportation	Transportation
	7	Transportation	Transportation
	8	Transportation	Transportation

PLAN
SCALE: 1"=60'

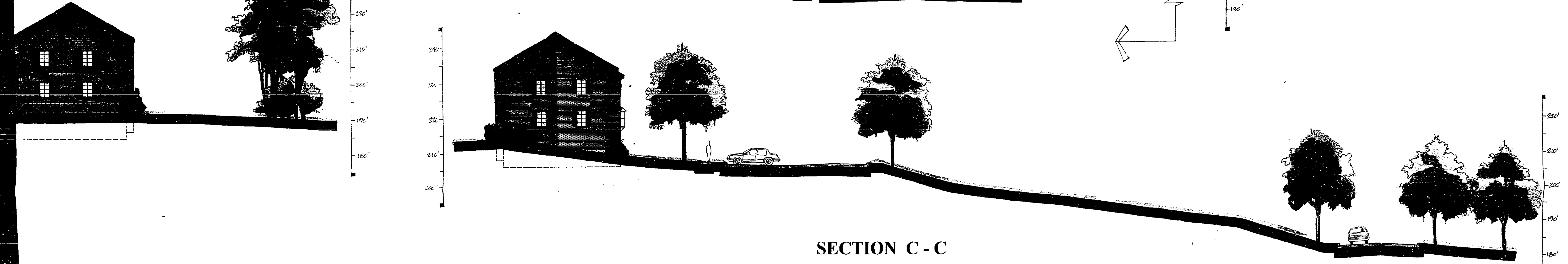
CONCEPT PLAN
SITE CONSTRAINTS



SECTION A - A



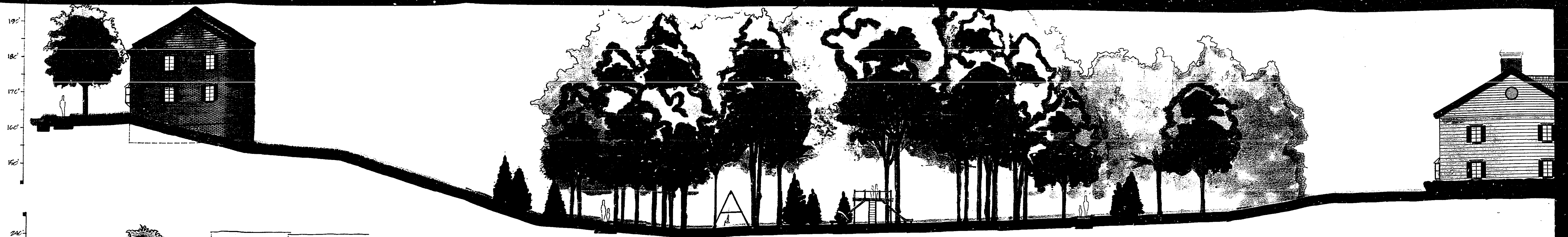
SECTION C - C



P.U.D. - R - 1
 CONCEPT PLAN
 SITE SECTIONS
 HOR. SCALE: 1"= 10'
 VER. SCALE: 1"= 10'

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 OFFICE OF
 PLANNING & ZONING

CEDAR LANE FARMS
 ELECTION DISTRICT # 14 COUNCILMANIC DISTRICT # 6
 BALTIMORE COUNTY, MARYLAND



SECTION A - A



SECTION B - B



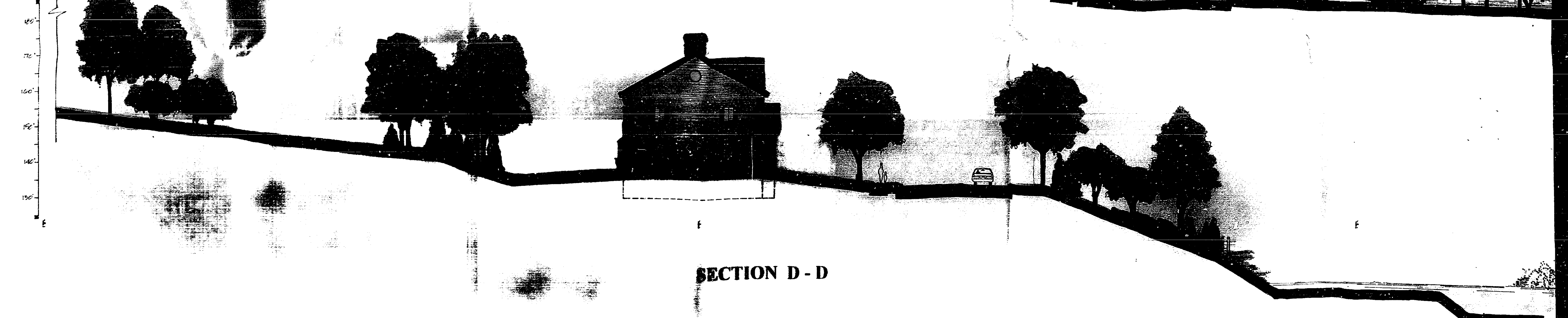
SECTION B - B



SECTION C - C



SECTION D - D



SECTION D - D