

IN RE: PETITION FOR VARIANCE * BEFORE THE
 SW/S Forge Road and E/S Cross Road *
 (Perry Hall Farms, Sec. I-V) * DEPUTY ZONING COMMISSIONER
 11th Election District *
 5th Councilmanic District * OF BALTIMORE COUNTY

Perry Hall Farms Joint Venture * Case No. 98-65-A
 Petitioners *

* * * * *

AMENDED ORDER

WHEREAS, this matter came before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Perry Hall Farms Joint Venture, seeking relief from Sections 1B01.2.C.1, 1B01.2.C.2.A, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1970 Adoption) and Sections V.B.3.b, V.B.5.a, V.B.5.b, and V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) (1970 Adoption) to permit building separations and building setbacks less than that required by the B.C.Z.R. and C.M.D.P., in accordance with the Listing of Variances Requested and accompanying Summary of Requested Setbacks submitted with the Petition filed, as more particularly described on the 7-page site plan submitted and accepted into evidence as Petitioner's Exhibit 2.

WHEREAS, the relief requested related to a development plan which received prior approval by the County Review Group. The Developer proposes to construct a large residential subdivision over a total tract area of 165.97 acres, which is split zoned D.R. 3.5, D.R. 5.5, and D.R.10.5.

WHEREAS, by Order dated October 6, 1997, the relief requested was granted subject to certain terms and restrictions.

Subsequent to the issuance of said Order, a number of phone calls to this Deputy Zoning Commissioner demonstrated that a clarification of the relief granted was necessary, given that Page 2 of my decision indi-

ORDER RECEIVED FOR FILING

Date 10/31/97
 By [Signature]

cates that "a mix of single family dwellings, townhouses and apartment/ condominium units" are proposed (emphasis added). Testimony and evidence at the hearing demonstrated, and the Developer agreed, that there shall not be any apartments, nor any back-to-back townhouses constructed on the subject property.

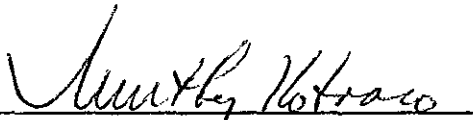
Therefore, in an effort to clarify the intent of my Order and leave no doubt in anyone's mind as to the proposed development, I shall amend my Order to incorporate additional language to address this issue.

IT IS ORDERED by this Deputy Zoning Commissioner for Baltimore County this 30th day of October, 1997 that the Order dated October 6, 1997 be and is hereby AMENDED to include the following additional language:

"IT IS FURTHER ORDERED that the Petitioner is prohibited from constructing any apartments or back-to-back townhouses within the proposed Perry Hall Farms, Sec. I-V development."

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued October 6, 1997 shall remain in full force and effect.

Any appeal of this decision shall be made within thirty (30) days of the date of this Amended Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: John B. Gontrum, Esquire, Romadka, Gontrum & McLaughlin
814 Eastern Boulevard, Baltimore, Maryland 21221

Mr. Edward A. Personette, Perry Hall Farms Joint Venture
801 Stonebarn Road, Towson, Md. 21286

Mr. Nicholas Linehan, KCI Technologies, Inc.
10 North Park Drive, Hunt Valley, Md. 21030

Ms. Dorothy McMann, 9513 Dawnvale Road, Baltimore, Md. 21236
Mr. Edward Watts, 4916 Forge Road, Perry Hall, Md. 21128

People's Counsel; Case File

IN RE: PETITION FOR VARIANCE * BEFORE THE
SW/S Forge Road and E/S Cross Road
(Perry Hall Farms, Sec. I-V) * DEPUTY ZONING COMMISSIONER
11th Election District
5th Councilmanic District * OF BALTIMORE COUNTY

Perry Hall Farms Joint Venture * Case No. 98-65-A
Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Perry Hall Farms Joint Venture, by Edward A. Personette, Partner. The Petitioners seek relief from Sections 1B01.2.C.1, 1B01.2.C.2.A, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1970 Adoption) and Sections V.B.3.b, V.B.5.a, V.B.5.b, and V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) (1970 Adoption) to permit building separations and building setbacks less than that required by the B.C.Z.R. and C.M.D.P., in accordance with the Listing of Variances Requested and accompanying Summary of Requested Setbacks submitted with the Petition filed, copies of which are attached hereto. The subject property and relief requested are more particularly described on the 7-page site plan submitted and accepted into evidence as Petitioner's Exhibit 2.

Appearing at the hearing on behalf of the Petition were John B. Gontrum, Esquire, attorney for the Petitioners, and Nicholas Linehan, Registered Landscape Architect, with KCI Technologies, Inc., the engineering firm which prepared the site plan for this property. Appearing as Protestants in the matter were numerous residents from the surrounding community, all of whom signed the Protestants Sign-In Sheet, including Dorothy McMann, President of the Perry Hall Improvement Association, and Edward Watts.

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Date

By

As noted above, the Petitioners are requesting a number of variances relating to the types of residential housing units to be constructed. Testimony and evidence offered revealed that the subject property is a large tract of land comprised of a gross area of 165.97 acres, more or less, split zoned D.R. 3.5, D.R. 5.5, and D.R.10.5. The property is proposed for development with a mix of single family dwellings, townhouses and apartment/condominium units, to be known as Perry Hall Farms. Development of the subject property will be spread out over five separate Sections. Given the size of the property and its zoning classifications, the property could be developed with 1257 residential units. However, due to some reconfiguration of the types of homes to be built, namely, the elimination of back-to-back townhouses and replacing same with a traditional townhouse unit, the Petitioners now propose constructing only 1142 residential units. Testimony revealed that development of this property proceeded through the old County Review Group (CRG) process, and was not subject to the new development plan regulations and Hearing Officer's Hearing. The property obtained CRG approval in May, 1990, and was to be developed in accordance with the C.M.D.P. in effect at that time. Since then, not only has the C.M.D.P. changed dramatically, but the Perry Hall area is now subject to compliance with the Honeygo Plan. The Honeygo Plan superimposes design standards upon developments in that area to make them more compatible, not only with one another, but also in keeping with modern building trends. However, since this project was approved prior to the adoption of the Honeygo Plan, it is not bound by those design standards.

The Developer, through negotiations with the Office of Planning and the County Council, is attempting to bring their project into compli-

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Date 10/6/97
B. J.

As noted above, the subject property is proposed to be developed over five separate sections. Section I will contain 102 single family residences, the price of which will range from \$210,000 to \$330,000. The Developer proposes side windows in these units. Furthermore, a steeper pitched roof is proposed for these houses, thereby raising the height of the houses themselves. As a result of these design features, a number of variances are generated for each of the houses, including window to window separation and building height to building height distances. However, adding more windows and increasing the pitch of the roofs is more consistent with the Honeygo Plan than that which was previously approved in 1990.

Section III of Perry Hall Farms will consist entirely of condominium units which will be offered for sale, none of which will be initially offered for rent. These condominiums will be sold at a price of between \$95,000 to \$120,000. The Developer at this time wishes to install eleva-

tors in the condominium buildings, and add windows on the end units, which generates the variances necessary for that particular Section.

Section V of Perry Hall Farms, which also consist of condominium units only, and the Developer seeks similar relief as necessary for Section III.

Section IV of Perry Hall Farms is proposed to be developed with some single family homes as well as townhouse dwelling units. This was the Section of the project which was formerly proposed to be developed with back-to-back townhouses. Given that the County Council has passed legislation which eliminates that particular design, the Developer has voluntarily amended its plan to construct more traditional townhouses. The Developer could have proceeded with its original plan, since it had been approved prior to the Council's new legislation. However, through negotiations with the County Councilman, and in an effort to comply more closely with the Honeygo Plan and current trends in development practices, the Developer has eliminated all back-to-back townhomes in this Section, and seeks only to construct traditional townhouse dwelling units. In order to proceed with the amendments to Section IV, however, the requested variances are necessary.

As noted above, all of the variances being requested are an attempt by this Developer to bring the entire project more into compliance with the Honeygo Plan as well as present development standards contained within the C.M.D.P. Furthermore, the requested variances should make this development more acceptable to the Office of Planning, who supports the relief requested, and meet the market demands of the buying public.

As stated previously, many residents of the surrounding community appeared in opposition to the relief requested. Ms. Dorothy McMann testi-

ORDER RECEIVED FOR FILING
Date 10/16/92
By [Signature]

fied that while she agrees with the Developer's attempts to bring this development more in compliance with the Honeygo Plan, she believes that the Developer could achieve that goal without the need of so many variances. She, as well as others in attendance, believe that Developers should comply with the development regulations as written, and therefore, not have to rely on variance relief.

After discussing this issue with the Petitioners, it was learned that this Developer has expended close to \$1,000,000 in engineering fees over the past 7 years to bring this project to its present status. It would be too burdensome for the Developer, both financially and practically, to start over from scratch and do a complete redesign of the entire subdivision. That would be the only way that the Developer could rule out the need for variance relief. Furthermore, many of the variance requests being made are due to the fact that the Developer is bound by the design standards contained within the C.M.D.P. that was in effect in 1990, which was the year the C.R.G. approved this project. Since then, however, the C.M.D.P. has been amended several times, and much of what the Developer proposes to do today in this development would be permitted without the need for variance relief. However, while the Developer for the most part satisfies the present design standards of the C.M.D.P., they must request variances because they are subject to the C.M.D.P. that was in effect in 1990.

After considering all of the testimony and evidence offered by the Petitioner as well as the Protestants in attendance, I am persuaded to grant the variances. As previously stated, I believe the requested variances will result in a better development of the property and will assist

the Developer in building a project that is more in keeping with the current standards of the C.M.D.P. as well as the Honeygo Plan.

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

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

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

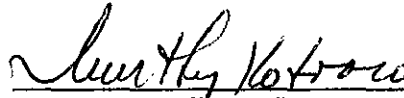
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the requirements from which the Petitioners seek relief would be unduly burdensome. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

ORDER RECORDED FOR FILING
Date 10/16/97
By [Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of October, 1997 that the Petition for Variance seeking relief from Sections 1B01.2.C.1, 1B01.2.C.2.A, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1970 Adoption) and Sections V.B.3.b, V.B.5.a, V.B.5.b, and V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) (1970 Adoption) to permit building separations and building setbacks less than that required by the B.C.Z.R. and the C.M.D.P., in accordance with the Listing of Variances Requested and accompanying Summary of Requested Setbacks, copies of which are attached hereto and made a part hereof, and Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the comments submitted by the Bureau of Developer's Plans Review, dated September 8, 1997, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

October 6, 1997

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
SW/S Forge Road and E/S Cross Road
(Perry Hall Farms, Sec. I-V)
11th Election District - 5th Councilmanic District
Perry Hall Farms Joint Venture - Petitioners
Case No. 98-65-A

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been 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 cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Edward A. Personette, Perry Hall Farms Joint Venture
801 Stonebarn Road, Towson, Md. 21286

Mr. Nicholas Linehan, KCI Technologies, Inc.
10 North Park Drive, Hunt Valley, Md. 21030

Ms. Dorothy McMann, 9513 Dawnvale Road, Baltimore, Md. 21236
Mr. Edward Watts, 4916 Forge Road, Perry Hall, Md. 21128

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

98-65-A

Perry Hall / Gunpowder Vicinity
Cross and Forge Road
Zoning Maps NE 11-1, NE 11-H

which is presently zoned

DR 3.5 &

DR 10.5

This Petition shall be filed with the Department of Permits & 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) 1 B01.2C1, 1 B01.2C2A, 504 of the BCZR (1970) Adoption) and Sections V.B.3.b., V.B.5a, V.B.5b, V.B. 6b, of the CMDP (1970 Adoption) to allow building separations and building setbacks to be less than required by the BCZR. See attached listing of variances.

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 The 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:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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

Legal Owner(s): **PERRY HALL FARMS JOINT VENTURE**

EDWARD A. PERSONETTE, PARTNER
(Type or Print Name)

Signature

(Type or Print Name)

Signature

801 STONEBARN P.D.

Address

Phone No.

TOWSON MD. 21286 410-316-7908

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

SRB DATE **08-15-97**



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

ORDER RECEIVED FOR FILING

Date

By

65

LISTING OF VARIANCES REQUESTED

98-65-A

- A. ***Building to Building Separation:*** Variance Section 1B01.2C1 BCZR and V.B.3.b. CMDP to permit a 20' building to building separation in lieu of the 25' separation for 20'-25' building heights, 20' separation in lieu of 30' for 25'-30' building heights, 30' separation in lieu of 40' for 30'-40' building heights.
- B. ***Window to Window Separations:*** Variance Section 1B01.2C2A BCZR and V.B.6.c. CMDP to permit a 20' window to window separation in lieu of 40'.
- C. ***Window to Property Line Setback:*** Variance Section 504 BCZR and V.B.6.b. CMDP to permit 10' setback in lieu of 15'.
- D. ***Window to Public Right-of-Way (Side Yard Setback):*** Variance Section 504 BCZR and V.B.5.a. CMDP to permit a 15' side yard setback in lieu of a 25' setback from window to public right-of-way.
- E. ***Window to Public Right-of-Way (Front Yard Setback):*** Variance Section 504 BCZR and V.B.5.a. CMDP to permit a 13' front setback for non-garage townhouses with perpendicular parking in lieu of 25'.
- F. ***Window to Tract Boundary (Side Yard Setback):*** Variance Section 504 BCZR and V.B.5.a. and V.B.5.b. of the CMDP to permit a 25' side yard setback in lieu of 35' window to tract boundary setback, and 30' building to tract boundary.
- G. ***Window to Tract Boundary (Rear Yard Setback):*** Variance Section 504 BCZR and V.B.5.a. of the CMDP to permit a 30' rear yard setback in lieu of the 35' window to tract boundary setback.
- H. ***Window to Window Separations (Multi-Family):*** Variance Section 1B01.2C2A BCZR and V.B.6.c. CMDP to permit a 30' window to window separation in lieu of 40'.

Phfvariance

ORDER RECEIVED FOR FILING

Date

By

65.

ORDER RECEIVED FOR FILING

Date 10/16/97
By [Signature]

98-65-A

SUMMARY OF REQUESTED SETBACKS

Key	Type of Variance	Existing Setback	Requested Setback	Location / Bldg. Types
A	Building to Building Separations 20-25' Bldg. Ht. 30-35' Bldg. Ht. 35-40' Bldg. Ht.	25' 30' 40'	20' 20' 30'	Section I, II, - Single family detached lot Section IV, Townhouse lots Section III, V Multifamily, apartments, condominiums
B	Window to Window Separation (side yard)	15'	10'	Sections I, II, Single family detached lots Section IV Townhouse lots
C	Window to Property Line Setback	15'	10'	Section I, II Single Family detached lots Section IV Townhouse lots
D	Window to public Right-of-Way (side yard setback)	25'	15'	Section I, II Single Family detached lots Section IV Townhouse lots
E	Window to Public Right-of-Way (front yard)	25'	13'	Section IV Townhouse lots
F	Window to Track Boundary (side yard)	35'	25'	Section II Single Family detached lots
G	Window to Track Boundary (rear yard)	35'	30'	Section II Single Family detached lots
H	Window to Window Separations (multi-family)	40'	30'	Section III, V Condominium and Apartments

65

98-65-A

DESCRIPTION
RESIDENTIAL DEVELOPMENT
PERRY HALL FARMS
11TH. ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point located in Cross Road, future 60 feet wide, said point being known and designated as point number 753 on a plat entitled "Section Two Perry Hall Farms" which is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM 69 at Folio 59, thence leaving said Cross Road, referring all courses of this description to the Baltimore County Metropolitan district Survey Meridian,

1. South 51 degrees 12 minutes 29 seconds East 211.28 feet, thence
2. North 37 degrees 34 minutes 21 seconds East 173.55 feet, thence
3. South 71 degrees 27 minutes 49 seconds East 1853.78 feet, thence
4. North 44 degrees 11 minutes 22 seconds East 624.00 feet to a point located in Forge Road, future 70 feet wide, thence running Easterly along Forge Road.
5. South 76 degrees 20 minutes 05 seconds East 14.12 feet, thence
6. Easterly, by a line curving to the right having a radius of 5886.41 feet for an arc distance of 249.35 feet, subtended by a chord South 78 degrees 34 minutes 34 seconds East, 249.34 feet.
7. Easterly, by a line curving to the right having a radius of 3113.45 feet for an arc distance of 87.04 feet, subtended by a chord South 76 degrees 33 minutes 42 seconds East, 87.04 feet.
8. South 75 degrees 45 minutes 38 seconds East, 1075.13 feet, thence
9. Easterly, by a line curving to the left having a radius of 635.00 feet for an arc distance of 25.03 feet, subtended by a chord South 76 degrees 52 minutes 41 seconds East, 25.03 feet, thence leaving said Forge Road.
10. South 44 degrees 34 minutes 35 seconds West 1570.04 feet, thence
11. North 64 degrees 48 minutes 35 seconds West 1307.84 feet, thence
12. South 44 degrees 04 minutes 53 seconds West 594.00 feet, thence
13. South 59 degrees 41 minutes 45 seconds East 264.50 feet, thence
14. South 37 degrees 41 minutes 47 seconds West 1427.09 feet, thence
15. North 44 degrees 36 minutes 01 seconds West 415.70 feet, thence
16. South 44 degrees 04 minutes 53 seconds West 607.67 feet, thence
17. North 48 degrees 51 minutes 20 seconds West 1816.61 feet to a point located in the aforementioned Cross Road, future 60 feet wide, thence running northeasterly along said Cross Road.
18. North 43 degrees 20 minutes 27 seconds East 544.46 feet, thence leaving said Cross Road.
19. South 48 degrees 24 minutes 07 seconds East 284.56 feet, thence
20. North 42 degrees 52 minutes 43 seconds East 234.99 feet, thence
21. North 48 degrees 24 minutes 07 seconds West 284.77 feet to a point located in the aforementioned Cross Road, thence running northeasterly on said Cross Road.
22. North 42 degrees 39 minutes 35 seconds East 593.94 feet, thence

98-65-A

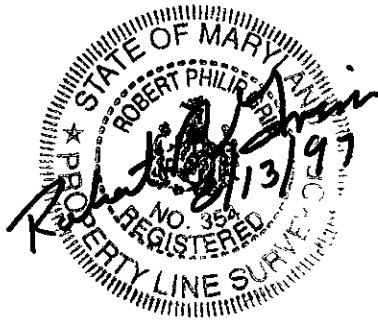
23. South 48 degrees 08 minutes 07 seconds East 16.50 feet, thence
24. North 42 degrees 30 minutes 16 seconds East 274.37 feet, thence leaving said Cross Road.
25. South 56 degrees 23 minutes 00 seconds East 183.43 feet, thence
26. North 42 degrees 30 minutes 16 seconds East 60.00 feet, thence
27. North 56 degrees 23 minutes 00 seconds West 200.13 feet, to a point located in the aforementioned Cross Road, thence binding on said Cross Road.
28. North 42 degrees 30 minutes 16 seconds East 256.01 feet, thence leaving said Cross Road.
29. South 52 degrees 36 minutes 50 seconds East 160.02 feet, thence
30. North 39 degrees 29 minutes 22 seconds East 107.96 feet, thence
31. North 63 degrees 58 minutes 03 seconds West 160.28 feet, to a point located in the aforementioned Cross Road, thence binding thereon.
32. North 42 degrees 30 minutes 16 seconds East 247.20 feet to the place of beginning.

Containing 7,234,123 square feet or 166.0762 acres of land, more or less.

Subject to and together with the utility easements, maintenance and access easements and restrictions as shown on "Plat One Section One Perry Hall Farms", "Plat Two Section One Perry Hall Farms", "Section Two Perry Hall Farms," "Section Three Perry Hall Farms", "Plat One Section Four Perry Hall Farms, "Plat of Plat 2 Section 4 Perry Hall Farms" and "Section Five Perry Hall Farms" which are recorded or are intended to be recorded among the Land Records of Baltimore County, Maryland.

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

KCI Job Number 01-91028
Work Order Number 79072
August 11, 1997



CERTIFICATE OF PUBLICATION

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 in Towson, Maryland on the property identified herein as follows:

Case: #96-65-A
Perry Hall Farms - Sections I, II, III, IV & V
SEC Forge Road and Cross Road
11th Election District
5th Councilmanic
Legal Owner(s): Perry Hall Farms Joint Venture

Variance: to allow building separations and building setbacks to be less than required by the BCZR.

Hearing: Friday, September 19, 1997 at 10:00 a.m., Room 106 County Office Bldg., 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391

9/077 Sept. 4 C170925

TOWSON, MD., Sept. 4, 19 97

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 4, 19 97.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

MISCELLANEOUS RECEIPT

042777

DATE 8-15-97

ACCOUNT

POOF-6152

65

AMOUNT

\$ 600

RECEIVED
FROM: _____

FROM:

K.C.I. - Fort Perry Hall Farms Int.

070 - CEM B. LWA loc. 57 Cem. Unsuena.

\$650

FOR:

107A

\$650

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

57A

1. The first step is to identify the problem. This involves understanding the symptoms and the context in which they are occurring.

PROCESS

ACTUAL

THE

6/20/1992

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1992

REG 150

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MM

برای مطالعه بیشتر به سایت زیر مراجعه کنید

MISCELLANEOUS CASH RECEIPT

1. **Project Name:** [Project Name]
 2. **Project Number:** [Project Number]
 3. **Project Manager:** [Project Manager]
 4. **Project Sponsor:** [Project Sponsor]
 5. **Project Start Date:** [Project Start Date]
 6. **Project End Date:** [Project End Date]
 7. **Project Status:** [Project Status]
 8. **Project Description:** [Project Description]
 9. **Project Objectives:** [Project Objectives]
 10. **Project Deliverables:** [Project Deliverables]
 11. **Project Risks:** [Project Risks]
 12. **Project Budget:** [Project Budget]
 13. **Project Resources:** [Project Resources]
 14. **Project Stakeholders:** [Project Stakeholders]
 15. **Project Communication:** [Project Communication]
 16. **Project Monitoring:** [Project Monitoring]
 17. **Project Reporting:** [Project Reporting]
 18. **Project Closure:** [Project Closure]

012917

find

DR

0277

50.00 PER

Baltimore County, Maryland

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

042777

DATE 8-15-97

ACCOUNT

Pool-6150

(65)

AMOUNT

\$ 650.00

RECEIVED
FROM:

K.C.I. - Fox Perry Hall Farms Int. Venture

FOR:

070 - COMBINATION OF Com. Ventures \$650

TOTAL

\$650

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SPA

PAID RECEIPT

PROCESS ACTL TIME

8/20/1997 8/20/1997 09:58:00

RES 1806 CASHIER INOW KXM DRAWER

MISCELLANEOUS CASH RECEIPT

Receipt # 012917

CR NO. 042777

650.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-65-A

Petitioner/Developer:
(Perry Hall Farms)
Date of Hearing/Closing:
(Sept. 19, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

____ Forge Road & Cross Road , Perry Hall Maryland 21128 _____

The sign(s) were posted on _____ Sept 4, 1997 _____
(Month, Day, Year)

Sincerely,

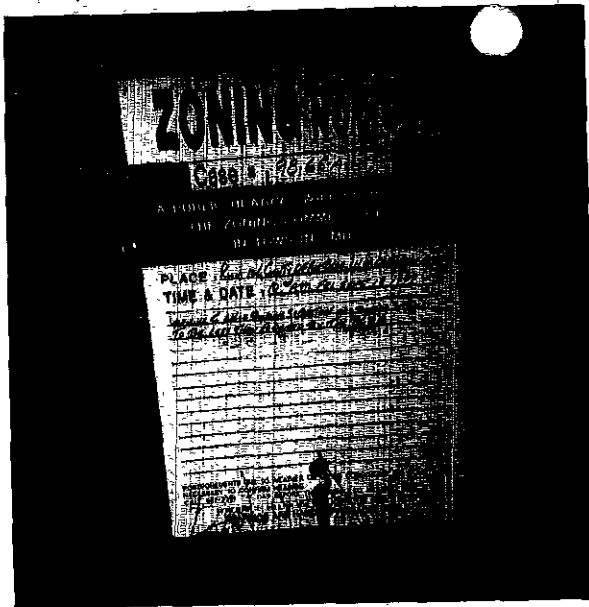

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)



98-65-A

CERTIFICATE OF POSTING

RE: Case No.: 98-65-A

**Petitioner/Developer:
(Perry Hall Farms)
Date of Hearing/Closing:
(Sept. 19, 1997)**

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____**

____ Forge Road & Cross Road , Perry Hall Maryland 21128 _____

**The sign(s) were posted on _____ Sept 4, 1997 _____
(Month, Day, Year)**



Sincerely,

***Thomas P. Ogle, Sr.* 9/4/97
(Signature of Sign Poster & Date)**

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

**____ (410)-687-8405 _____
(Telephone Number)**

98-65-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No. 98-65-V

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: VARIANCES FROM SELECTED SEPARATIONS
BETWEEN BUILDINGS AND A NEW DEVELOPMENT

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
September 4, 1997 Issue - Jeffersonian

Please forward billing to:

Edward A. Personette
Perry Hall Joint Venture
801 Stonebarn Road
Towson MD 21286
410-316-7908

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-65-A
Perry Hall Farms - Sections I, II, Ii, Iv & V
SEc Forge Road and Cross Road
11th Election District - 5th Councilmanic
Legal owner(s): Perry Hall Farms Joint Venture

variance to allow building separations and building setbacks to be less than required by the BCZR.

HEARING: FRIDAY, SEPTEMBER 19, 1997 at 10:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

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

August 29, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-65-A

Perry Hall Farms - Sections I, II, II, IV & V

SEc Forge Road and Cross Road

11th Election District - 5th Councilmanic

Legal owner(s): Perry Hall Farms Joint Venture

variance to allow building separations and building setbacks to be less than required by the BCZR.

HEARING: FRIDAY, SEPTEMBER 19, 1997 at 10:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Perry Hall Joint Venture
KCI

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 4, 1997.
(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

September 11, 1997

Mr. Edward A. Personette, Jr.
Perry Hall Joint Venture Farms
801 Stonebarn Road
Towson, MD 21286

RE: Item No.: 65
Case No.: 97-65-A
Petitioner: Edward Personette

Dear Mr. Personette:

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 August 15, 1997.

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 Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: Sept. 8, 1997

FROM: Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for September 8, 1997
Item No. 065

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Due to the extensive nature of the requested variances and the inadequate landscape design standards of the Baltimore County Landscape Manual adopted May 7, 1984, this office requests that the Hearing Officer condition the granting of any variances on conformance with the landscape standards of the Baltimore County Landscape Manual adopted October 1, 1990.

RWB:HJO:jrb

cc: File

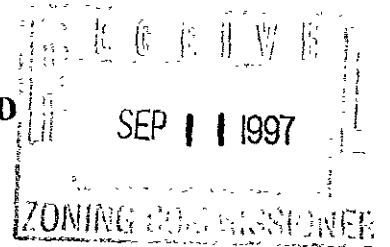
ZONE908.065

DATE RECD FOR FILED
10/6/97
BY [signature]

265 9/19
98-65-11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Dept. of Permits & Development Management

Date: September 10, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Perry Hall Farms

INFORMATION

Item Number: 65

Petitioner: Perry Hall Farms Joint Venture

Zoning: DR 3.5, DR 5.5, and DR 10.5

Staff supports the setback variances requested in the revised development plan since all standards are consistent with setback requirements outlined in the CMDP. However, the plan should be amended to indicate that all condominiums are **for sale** only. In addition, reference to the proposed multi-family buildings as **apartments** should be replaced with the term **condominium**.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL

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

DATE: September 5, 1997

To: Arnold L. Jablon

From: R. Bruce Seeley *RBs/qp*

Subject: Zoning Item #65

Perry Hall Farms

Zoning Advisory Committee Meeting of September 2, 1997

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☒ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.) (See below).
- ☐ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- ☒ None of the window to tract variances shall compromise the 35 foot minimum setback from Forest Buffer Easement to principal structure.

BS:GS:sp



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

9-5-97

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

RE: Baltimore County
Item No. 065 (JRA)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as the proposed development is not located on a State roadway and there are no impacts to any SHA facilities.

Please contact Larry Gredlein at 410-545-5606 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

LG

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
Fire Department

818

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

August 3, 1997

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

RE: Property Owner: Perry Hall Farms Joint Venture

Location: DISTRIBUTION MEETING OF SEPTEMBER 2, 1997

Item No.: 065 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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
* Additional hydrants needed vicinity of golden meadow and warm stone circle.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT F. BAUERWALD
Fire Marshal Office, PHONE 887-1001, MS-1102F

cc: File



RE: PETITION FOR VARIANCE
Perry Hall Farms - Sections I, II, III,
IV & V, SEC Forge Road and Cross Road
11th Election District, 5th Councilmanic

Perry Hall Farms Joint Venture
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-65-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 3rd day of September, 1997, a copy of the foregoing Entry of Appearance was mailed to Edward A. Personette, Partner, Perry Hall Farms Joint Venture, 901 Stone Barn Road, Towson, MD 21286, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

October 28, 1997

Nicholas W. Linden
KCI Technologies, Inc.
10 North Park Drive
Hunt Valley, MD 21030-1888

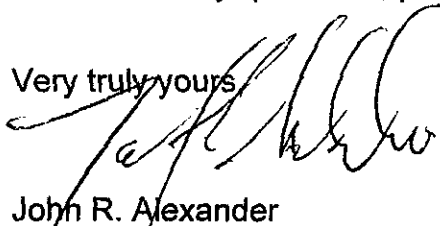
RE: Drop-Off Revision Review
Case #98-65-A
Perry Hall Farms
11th Election District

Dear Mr. Linden:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

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

Very truly yours,


John R. Alexander
Planner II
Zoning Review

JRA:scj

Enclosure (receipt)

c: Zoning Commissioner



Sept. 17, 1997

KCI Technologies
10 North Park Dr.
Hunt Valley, MD 21030
(410) 316-7800

From: Nick Lanahan

RE: PERRY HALL FARMS
VARIANCE PETITION
CASE NO.: 9th 65 A
98-65-A.

Hearings Fri. 9-19-97
continued.

5468
4386.

Tim Kotroca.
Betty -

John Alexander was the previous reviewer.
There were no zoning citations.

Drop Off
No Review
9/18/97
SCJ

11th Election District - 5th Councilmanic
Legal Owner(s): Orville M. and Mary L. Jones

Special Hearing to determine whether the current landscaping adequately shields the residences on Horn Avenue and the property line between the church and the car wash

Continued from 9/10/97
CASE NUMBER: 98-37-SPHX
10714 Greenspring Avenue
W/S Greenspring Avenue, 150' N of c/l Hillside Avenue
3rd Election District - 3rd Councilmanic
Legal Owner(s): Hillside Realty, L.L.C.

Special Exception for an airport.

Special Hearing to approve an interpretation of Section 1A01.26.1 of the zoning regulations to include within a special exception for an "Airport" the use of a property for landing and taking off of a helicopter.

260
received 2/22/1
5A/8/1/P
22



CASE# 97-65A.

10 North Park Drive
Hunt Valley, MD 21030-1888
(410) 316-7800

Direct Dial Number

316-7908

To: Baltimore County
Zoning
111 West Chesapeake
Towson

Date: 9/15/97

Re: PERRY HALL FARMS
Variance PETITION
AMENDMENT

Attention: John Alexander.

- ☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request

☒ Herewith

☐ Under separate cover

No.	Description
12 sets.	Amended Plans For Zoning PETITION PERRY HALL FARMS
1	SUBMISSION Fee \$100 ⁰⁰ / ₂₄

Remarks: THE PLANS were amended to include general notes that were a part of the 2nd Amended Original to REMOVE ALL REFERENCES to rentals and apartments to repeat planning
Comments.

☐ In accordance with your request
☐ For your review
☐ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

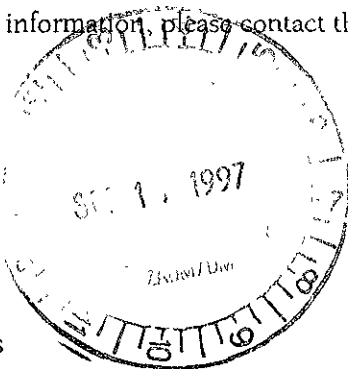
☐ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office.

Very truly yours,

KCI TECHNOLOGIES, INC.

cc: Files
Enclosures





10 North Park Drive
Hunt Valley, MD 21030-1888
(410) 316-7800

Direct Dial Number

To: PDM
111 WEST CHESAPEAKE AVE
TOWSON, MD. 21204

Date: 8/14/97
Re: PERRY HALL FARMS
PETITION FOR VARIANCE

Attention: JOHN ALEXANDER

- ☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request

☒ Herewith

☐ Under separate cover

* PETITION WAS REVIEWED BY J.A. ON 8/13/97

No.	Description
3	PETITION FORMS SIGNED.
3	COPIES OF SEALED DESCRIPTION
12	PLATS TO ACCOMPANY PETITION FOR VARIANCE
1	SHEETS 1 THRU 7 200'Scale ZONING MAP 1996 and 1984 MAPS ARE INCLUDED FILING FEE

Remarks: NOTES YOUR REQUESTED ARE ON SHEET NO #. 1
CLARIFICATION: PETITION FORM OWNER NAME; PERRY HALL FARM
NOT A CORPORATION ATTORNEY'S SIGNATURE JOINT VENTURE. PARTNER-SHIP
NOT REQUIRED.

- ☒ In accordance with your request
☐ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you
- ☐ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Conference requested at your convenience

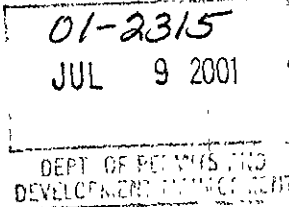
* HEARING DATE REQUESTED.
For further information, please contact the writer at this office.

Very truly yours,

KCI TECHNOLOGIES, INC.

Nicholas M Linahan

cc: Files
Enclosures



MEMORANDUM

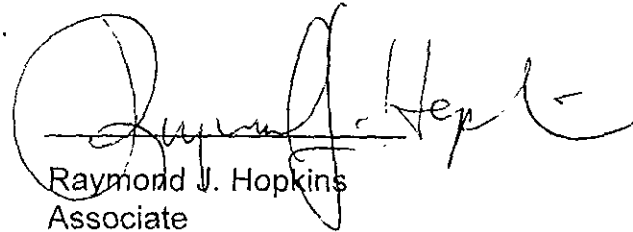
TO: John Lewis : PDM Zoning
FROM: Raymond J. Hopkins- KCI
DATE: July 5, 2001
SUBJECT: Perry Hall Farms Section III
KCI Job Order No. 01-91028

to:
JL
Ses
we
na

Please review the accompanied plans for zoning case No. 98-65A for spirit of intent approval.

All variances listed were required for the original Section III. Only two were needed for the new layout.

Please advise us that no zoning hearing will be required.


Raymond J. Hopkins
Associate

/ag

Speed
Letter

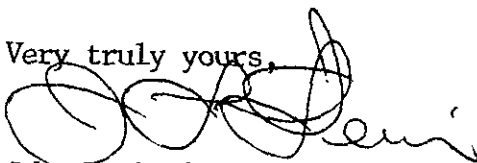
In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



Dear Mr. Hopkins,

In light of the fact that the number of buildings as well as the number of variances needed, are being reduced, all per the 5th AMENDED CRG PLAN; this plan is approved as being within the spirit and intent of the approved plan and Order in case #98-65-A.

Very truly yours,



John L. Lewis
Planner, II
Zoning Review

cc: 98-65-A

SEE ATTACHED S+I APPVD PLAN 7/15/01

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

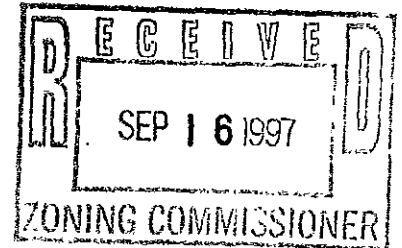
ADDRESS

✓ Dorothy Mc Mann
✓ Edward Watts
Marietta Thompson
Robert Hofmann
JEAN ROUSSON
Mr. & Mrs. Julius Friesser
Joe Kahl
ED HARDESTY
Jacqueline L. Watts
William Tidewitt
Francis A. Kahl
LEW DICKARD

9513 Dawnridge Rd 21236
4916 Forge Rd 21128
26 Bangert Ave. Pymouth 21128
48 Bangert Ave 21128
5217 BANGERT STREET 21162
24 Bangert Ave. 21128
4910 Forge Rd 21128
37 BANGERT AVE 21128
4916 Forge Rd. Perry Hall, 21128
8 BANGERT AVE 14 " "
4828 Forge Rd - Pymouth Md 21128
29 BANGERT AVE 21128

Perry Hall Improvement Association, Inc.
P.O. Box 63
Perry Hall, MD 21128-0063

September 12, 1997



Mr. Arnold Jablon
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

At its September general meeting, the general membership of the Perry Hall Improvement Association voted unanimously to oppose the granting of 68 variances as requested by the developers of the Perry Hall Farms project in the Honeygo region of Perry Hall. This request will be considered as case #98-65 at a hearing on September 19th.

We are very concerned that the integrity of the Honeygo Plan will be jeopardized if these 68 variances are summarily approved for this first, largest development in the region. A precedent will be set that is contrary to the vision of the Honeygo Plan, a specific and carefully-drafted blueprint for controlled growth in northeastern Perry Hall.

The developers of the Perry Hall Farms community have had several years to develop a project that is consistent with the county's goals for this region. **Is it really too much to ask that they limit the number of houses that they may build so that they meet the ideals and standards of the Honeygo Plan?** Instead of asking for 68 exceptions to the building standards of the Honeygo Plan, maybe they can try to live within the guidelines set by Baltimore County for an attractive, liveable community.

This is a critical stage in the development of Honeygo. We cannot support any proposed changes that threaten the Honeygo Plan in the embryonic stage of its growth. **On behalf of the nearly 700 members of the Perry Hall Improvement Association, we urge rejection of these variances.**

Cordially:

Al Thompson
President
Perry Hall Improvement Assn.

cc: The Honorable Lawrence Schmidt ✓
The Honorable Vincent J. Gardina
The Honorable C.A. Dutch Ruppersberger

TITLE: Landscape Architect

EDUCATION: BLA/1977/Landscape Architecture

REGISTRATION: 1989/RLA/MD/899

EXPERIENCE: 19 Years

Mr. Linehan, who has recently joined KCI, brings over 19 years experience working in interdisciplinary design/planning firms and in public service. His career focus has been on urban design, park and open space and civic improvement projects requiring unique design solutions. Most recently, Mr. Linehan was the Urban Planner for Baltimore County, where he demonstrated his commitment to community development and civic design through successful projects such as the Cromwell Valley Master Plan, preserving scenic farm land and historic farm buildings while providing opportunities for sustainable park activities meeting the recreational and open space needs of a major County growth area. In addition to extensive urban and open-end space planning projects, his 14 years as a consulting landscape architect includes considerable experience with park and facilities and planning design. Representative projects include:

Halfway Boulevard Extended and Newgate Boulevard, Hagerstown, Maryland, Washington County Government. Planner. Provided planning expertise to develop new land uses for a 2,000 acre development parcel. Alignment is being designed for two major county roads based on the analysis of the surrounding land use, infrastructure, environmental analysis, view corridors, and historic buildings and properties. Prepared presentation graphics of comprehensive analysis needed for County Government and community presentations.

Wills Creek Esplanade, Cumberland, Maryland, Canal Place Preservation Development Authority. Planner. Prepared design details and permitting for site improvements, including ramps and stairs, railing, and walls.

Cromwell Valley Master Plan, Baltimore County, Maryland. Planner. Developed master plan based on Park Department's needs, environmental constraints, and maintenance of rural scenic views of the Cromwell Valley. Present plans to community and environmental interest groups. The Master Plan process built consensus between County agencies and community interests, and resulted in the purchase of 221 acres by the State and 160 acres by the County.

The Office Pavilions at Greenspring Station, Baltimore County, Maryland. Planner. Prepared detailed designs for plaza to office buildings, and decorative pond, waterfall, fountain and pump house. Design work included landscape walls, decorative brick monuments and light features. Prepared bid documents and assisted in the bidding process.

Red Run Stream Valley Park, Owings Mills, Maryland. Planner. Developed master plan for a stream valley park system within a county growth area. The master plan centered on developing a native species arboretum and ecological garden. Recommended land uses compatible with the open space system and developed design concepts for trails, overlooks, and transition zones to connect future development with the open space system.

Olympic Park Athletic Complex, Aurora, Colorado. Project manager supervising staff, coordinating sub-consultants, prepared construction specifications, administered bidding and construction management.

Speer Boulevard Street Beautification, Denver, Colorado. Project Manager, chief designer for preparation of preliminary designs and cost estimates for gateway monuments on historic city boulevard, coordinated design with state highway and local utility companies.

Olympic Park Athletic Fields, Aurora, Colorado. Project Manager. Design of a \$1,500,000 softball complex with concession building integrated with bleachers, plaza, and underground maintenance buildings. Supervised design staff; prepared detailed designs; coordinated architectural, electrical, structural, and civil drawings and specifications to prepare bid package; conducted weekly field observation visits; prepared field reports; reviewed pay requests based on work progress, materials testing, and compliance with drawings and specifications; field test ballfield lights; provided on-site guidance and clarifications.

Thornton Community Park, Colorado. Project Manager. Prepared bid documents, drawings, and specifications and administered bidding and construction phases for park renovations and new construction over a city landfill.

Towson Town Center Mall Park Facility, Towson, Maryland. Designed interim park facility including tennis courts, tot lot, picnic areas, bocce courts, seating areas, and landscaping.

Towson Manor Neighborhood Park, Towson, Maryland. Designed a neighborhood playground, obtained donated materials and funds, advised County park staff, and organized and assisted volunteers.

Towson Community Open Space Plan, Baltimore County, Maryland. Planner. Evaluated existing park conditions and prepared plans and guidelines for improving existing neighborhood parks; developed concepts for new park acquisitions including the Genstar property; and facilitated an advisory group to develop a cohesive open space plan for a community and town center with limited available public open space. The plan was adopted by the Planning Board and fosters cooperation among government, private institutions, business, and community interests.

Southwest Area Park, Baltimore Highlands, Maryland. Developed a park master plan for a 60 acre landfill located near the Patapsco River. Prepared grading and erosion control plans for ballfields and parking lot. Developed plans for the department at minimal costs and obtained consensus between environmental agencies and Park Department.

Nicholas M. Linehan
312A Garden Road
Baltimore, Maryland 21286
Residence (410)821-8675

PROFESSIONAL EXPERIENCE

**Baltimore County Office Of Planning And Zoning,
Towson, Maryland**

**Nov. 1996
August 1990 - Present**

Planner II, Urban Designer

Responsibilities

Urban Development Review

- ♦ Review residential and commercial development proposals and prepare written recommendations focusing on site design quality and neighborhood compatibility including landscape concepts and architectural features; assist in negotiations regarding development proposals; develop design guidelines for special areas and programs and conduct educational workshops for county residents on the development process.

Urban Design and Open Space Planning

- ♦ Provide site planning, design services and technical expertise including plan and perspective graphic presentations for urban design, streetscape, neighborhood parks, regional stream valley open space plans and other public improvement projects.

Accomplished Projects

- ♦ **Towson Community Open Space Plan** *Evaluated physical conditions and prepared plans and guidelines for improving existing neighborhood parks; developed concepts for new park acquisitions and facilitated an advisory group to develop a cohesive open space plan for a community and town center with limited available public open space. The plan, was adopted by the County Council and fosters cooperation among government, private institutions, business and community interests.*
- ♦ **The Cancer Survivors Park** *Obtained a grant from the Richard Bloch Cancer Survivors Park Foundation to develop a special urban park on a 1.2 acre site. . Developed proposal for the grant, organized business and government partnership, advised Recreation and Parks and was instrumental in the organization of the park design competition..*
- ♦ **Southwest Area Park** *Developed a park master plan for a sixty acre land fill located near the Patapsco River. Prepared grading and erosion control plans that reflected the Park Department's proposal to trade clean fill dumping to design grades for construction of park amenities . Developed plans for the department at minimal costs and obtained consensus between environmental agencies and Park Department.*
- ♦ **Cromwell Valley Park Masterplan** *Design Team member developed park masterplan based on Park Department's program needs, environmental and maintaining rural scenic values of the Cromwell Valley. Presented plan to community and environmental interest groups during early stages of acquiring properties for public domain.*

- ♦ **Towson Manor Neighborhood Park** *Designed a neighborhood playground, obtained materials donation advised county park staff, organized and assisted neighborhood volunteers.*
- ♦ **Design Guidelines for Compatible Development.** *Conducted an advisory group consisting of developers, design consultants, and community advocates, and prepared written and graphic guidelines that provide a benchmark for evaluating the compatibility of commercial and residential projects with surrounding neighborhoods and form the basis for the planning director's recommendations for approval.*
- ♦ **Site Planning and Design Guidelines for Crime Reduction** *Leading a joint effort between the Police Department and Planning Office to incorporate site planning techniques that contribute to the safety and security of communities and businesses.*
- ♦ **Reading Plans Workshop** *Conducted workshops with development review team to teach citizens how to read and understand development plans so they can participate effectively in the development review process.*

Daft McCune Walker Inc.
Towson, Maryland

January 1989-1990

Landscape Architect III

Responsibilities

Design specialist on large scale commercial development, urban design and open space projects. Responsibilities included lead design and project leadership functions: concept development, client meetings, consultant coordination, review with public agencies, preparation of bid packages, supervision of design and drafting staff including both manual and computer techniques.

Accomplished Projects

- ♦ **Towson Town Center Shopping Mall** *Coordinated site design and landscape amenities with underground utilities, buildings and parking garages retrofitting existing mall with new department stores and multilevel shopping arcade resulting in largest east coast mall. Designed streetscape and landscape amenities including urban park with play ground, tennis courts exercise trail.*
- ♦ **Towson Commons** *Prepared site design and streetscape design for a mixed retail, entertainment and office complex within central urban area. Project has become design standard for future streetscape projects in the business district.*
- ♦ **The Office Pavilions at Green Spring Station** *Prepared detailed designs for plaza to office buildings, and decorative pond, waterfall and fountain and pump house. Design work included landscape walls, decorative brick monuments and light features. Prepared bid documents and assisted in the bidding process.*

William Wenk Associates
Denver, Colorado

1985-1988

Project Manager

Responsibilities

Project manager and chief design role on park , recreation facilities, greenway, drainage channel, wetland restoration, streetscape, commercial and institutional projects. Most projects included working as part of a larger consulting team both as coordinating prime consultant and as sub-consultant.

Accomplished Projects

- ♦ **Olympic Park Athletic Fields, Aurora** *Softball complex with concession building integrated with bleachers, plaza, and underground maintenance buildings. Supervised design staff, prepared detailed designs; coordinated architectural, electrical structural and civil drawings and specifications to prepare bid package; conducted weekly field observation visits, prepared field reports, reviewed pay requests based on work progress materials testing and compliance with drawings and specifications, field test ballfield lights, provided on site guidance and clarifications. \$1,000,000 Construction cost*
- ♦ **Thornton Community Park** *Prepared bid documents, drawings, and specifications and administered bidding and construction phases for park renovations and extension over city land fill.*
- ♦ **Sand Creek Channel Drop Structures, Bridges and Bike Path** *Designed architectural precast panels for drop structures and bikeway bridges; reviewed shop drawings, made approvals of finished panels.*
- ♦ **Horse Shoe Park Stream Channel Improvements** *Project combined flood control improvements, stream restoration, upland revegetation, wetland mitigation and recreational path. Prepared construction documents, supervised design team, coordinated with consultants, monitored construction, field located bike path alignment, field directed plantings, conducted punchlist and project closeout.*
- ♦ **Speer Boulevard Street Beautification** *Prepared preliminary designs for monuments and park ,made presentations to City Planning and Parks Departments, Coordinated with utility companies and SHA.*

THK Associates
Englewood, Colorado

1981-1984

Project Landscape Architect

Responsibilities Develop master plans and site designs for residential and commercial development projects

Accomplished Projects

- ♦ **Center At Evergreen Recreational Complex** *Prepared site plan and for outdoor pool, pool house, tennis courts as an extension to an existing health club.*

- ♦ **The Pinery** Prepared landscape designs , construction drawings and estimates for project entrances to 1,200 acre residential community. Work included monument signs, landscaping, pond, irrigation, stone walls and landscaped medians. Administered bidding and monitored construction, made final inspections, and approval.

1977-1981 Employment History

- ♦ EDAW, Fort Collins, Co.; prepared site designs and construction drawings for RTD Park - n- Rides, Hewlett Packard Facilities. Urban design and streetscapes for Fort Collins and Brighton, CO.,
- ♦ Worked in landscape architecture offices in Vermont and New York State,
- ♦ Worked commercial building construction Burlington, VT.,
- ♦ landscape construction and wholesale growers Long Island, NY

EDUCATION

- ♦ Bachelors of Landscape Architecture ,1977 and
- ♦ Bachelors of Science Environmental Studies, 1976 State University of New York, College of Environmental Science and Forestry, Syracuse, NY
- ♦ Associates Degree Landscape Development and Horticulture, 1974 State University of New York, Agricultural and Technical College, Alfred, NY

SPECIAL PROJECTS AND VOLUNTEER WORK

- ♦ Team member preparing designs for the Park Headquarters Building for the Mt. Everest Nature Preserve, Shegar, Tibet. Project funding through Future Generations, Chinese Government, and United Nations Development Program.
- ♦ Volunteer design and project supervision for Towson YMCA Family Center play ground.
- ♦ Member of Building and Grounds Committee , Towson YMCA
- ♦ Volunteer Aikido Instructor , Baltimore County Department of Recreation and Parks
- ♦ Design Juror, Landscape Architecture Studio, University of Colorado at Denver, Co.
- ♦ Lecturer, Urban Streetscapes, Colorado State University, Fort Collins, Co.
- ♦ Federal Arts in Architecture Committee member for art selection for HCFA Building , Woodlawn, Baltimore County

PROFESSIONAL LICENSE

Registered Landscape Architect:

- ♦ Maryland License Certificate No. 899
- ♦ Kansas License Certificate No. 491

References

Mr. William Chan

Architect
Cochran Stephenson Donkervoet Inc.
2 East Read Street
Baltimore, Maryland 21201
(410) 539-2080

Ms. Paula Ehoff

Director of Family Services
YMCA Family Center
600 West Chesapeake Avenue
Towson, Maryland 21204
(410) 494-7778

Mr. David Locke

Landscape Architect, Principal
DMW, Inc.
200 East Pennsylvania Avenue
Towson, Maryland
(410) 296-3333

Mr. Al Rubeling

Rubeling Architects And Interior Designers
Jefferson Avenue
Towson, Maryland 21204
(410) 337-2886

Mr. Stephen Lafferty

Planning Board Member
Baltimore County, Maryland
(410) 823-2222

Mr. Wayne Finley

Vice-President of Development
The Hahn Company
4350 Lajolla Village Drive, Suite 700
San Diego, California 92122-1233
(619) 546-3315

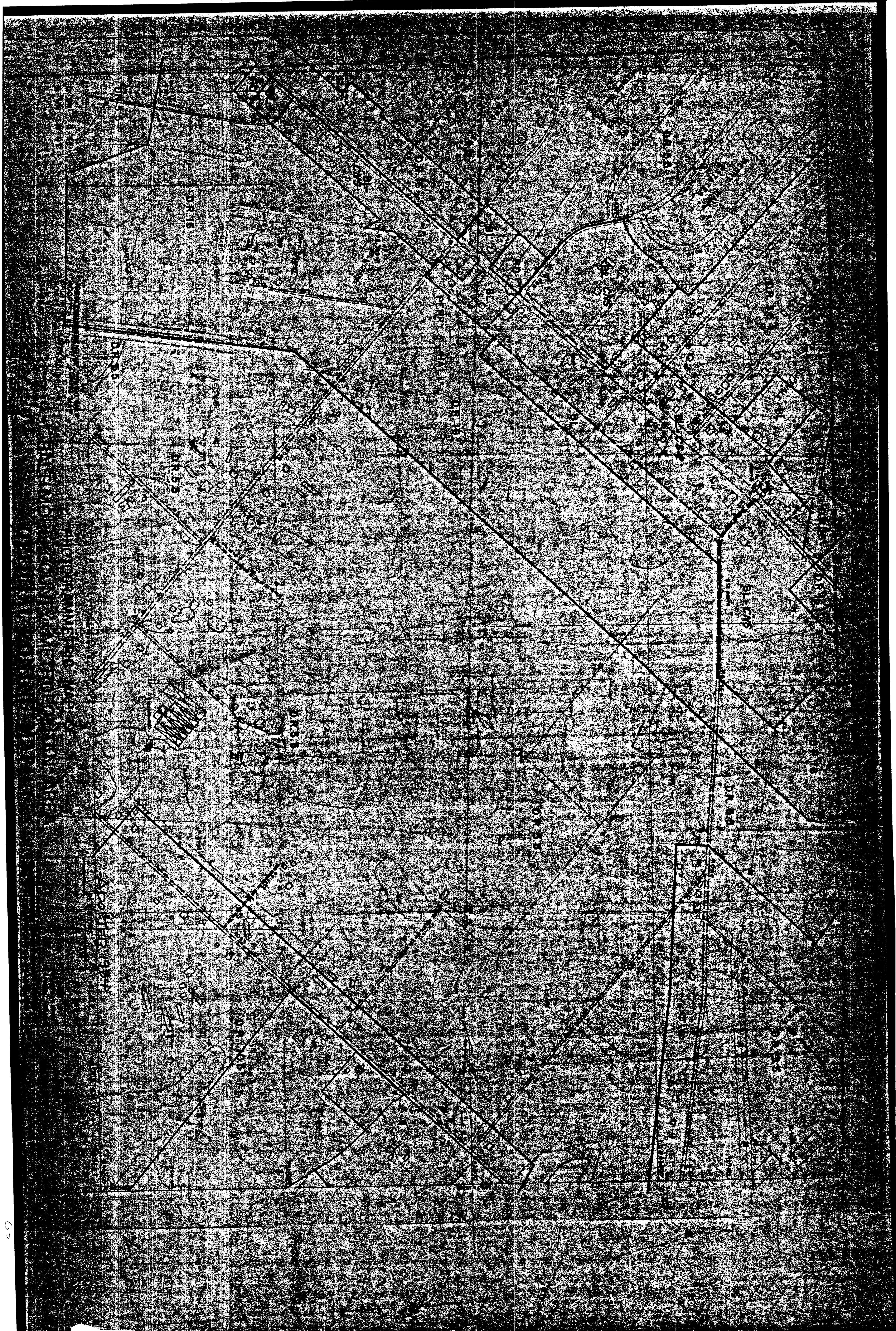
Mr. Bob Stanhope

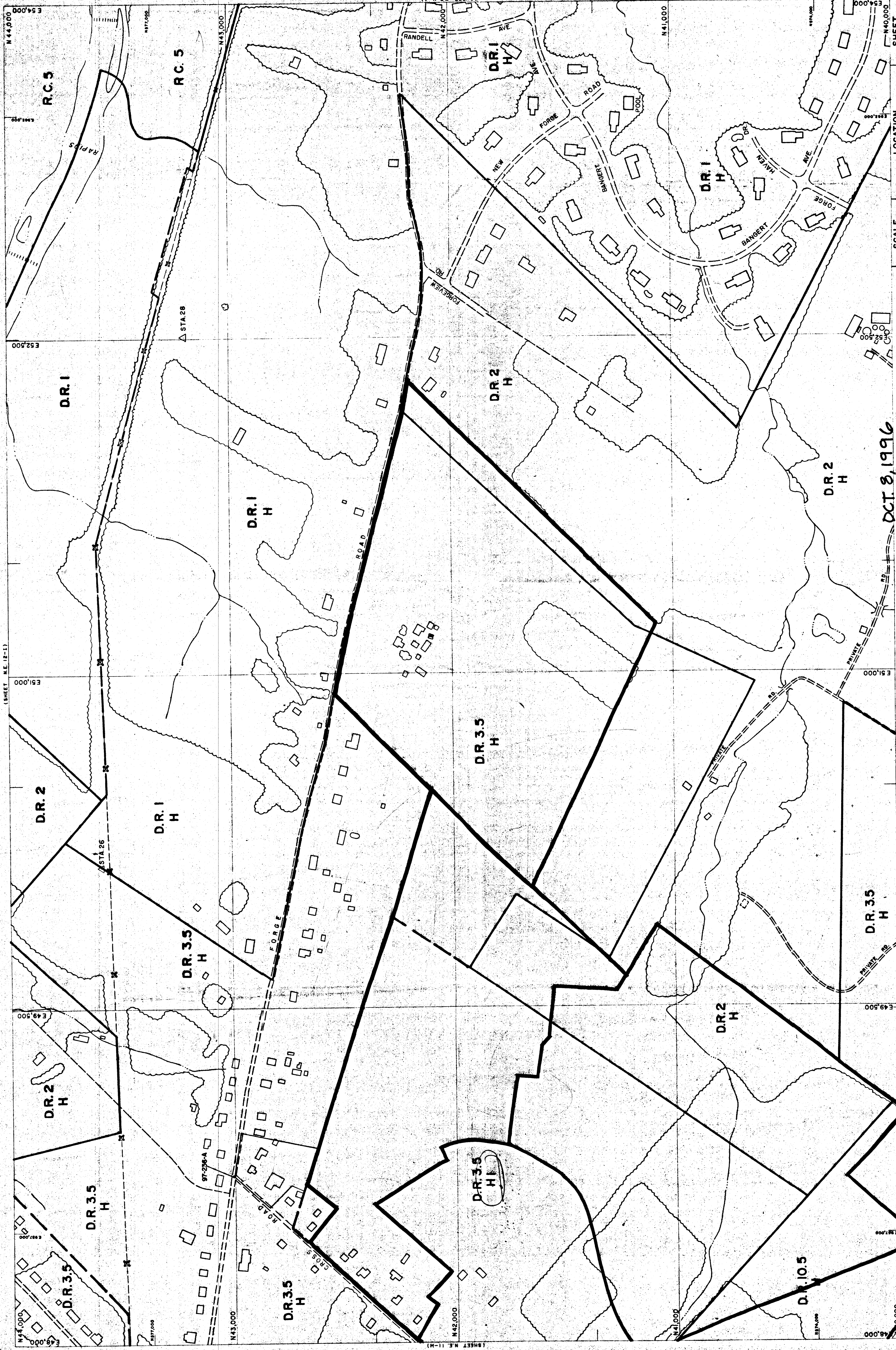
Baltimore County
Dept. Recreation and Parks
301 Washington Ave.
Towson, Maryland 21204
(410) 887-3805

Mr. John Rohde

Landscape Architect, Owner
Human & Rohde Landscape Architects
110 East Pennsylvania Avenue
Towson, Maryland 21204
(410) 825-3885







1" = 200' ±

DATE OF PHOTOGRAPHY
JANUARY 1996

LOCATION
PERRY HALL
GUNPOWDER
VICINITY

SHEET
N.E.
11-1

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 131-96, 132-96, 133-96, 134-96, 135-96

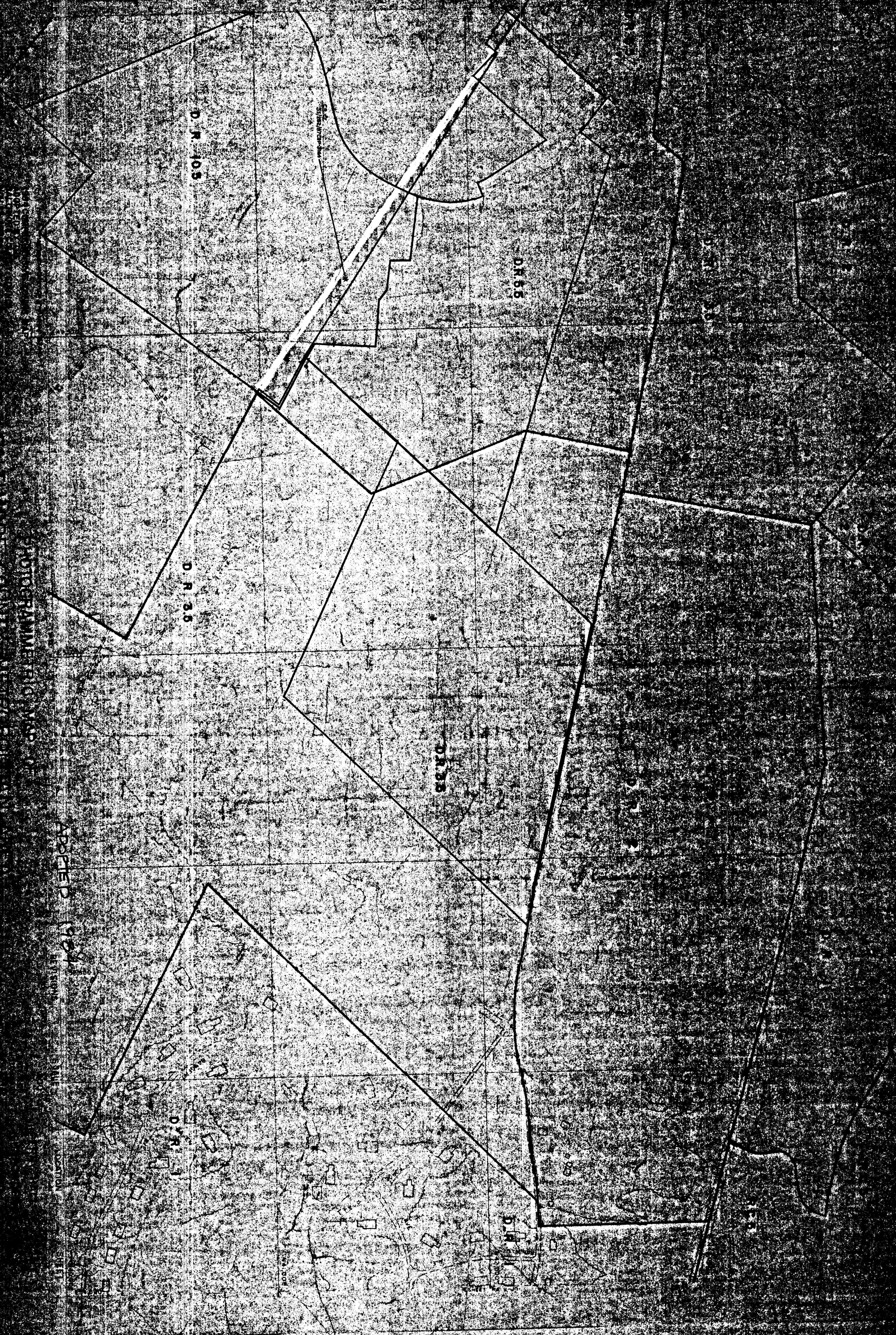
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

Kevin Kananev
Chairman, County Council

Q-S
M-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
AND IS BEING REISSUED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

98-65-A 65



ADDED

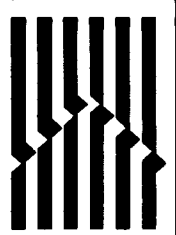
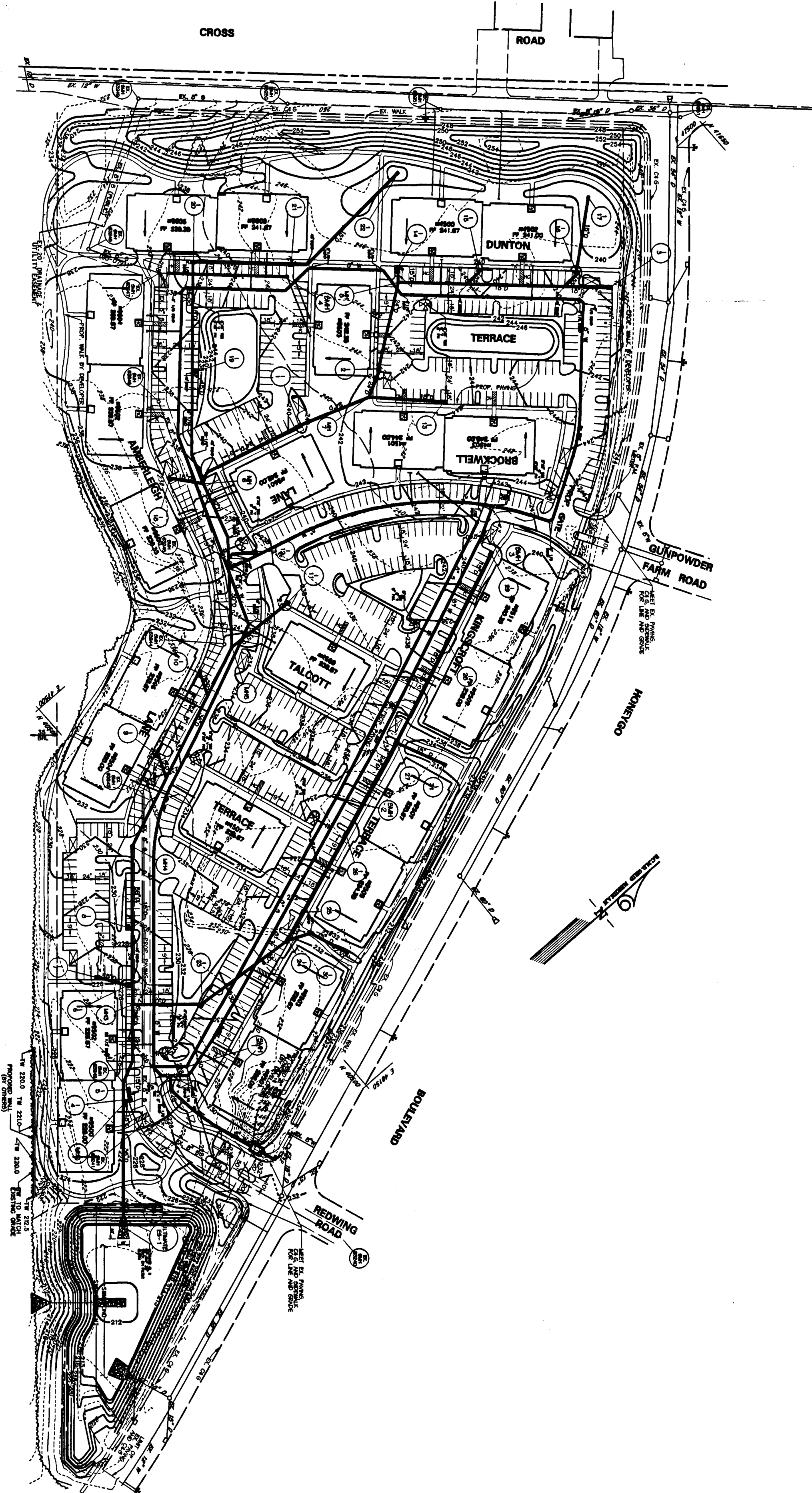
1904

1904

1904

1904

DATE	
REVISIONS	



KCI
TECHNOLOGIES
KCI TECHNOLOGIES, INC.
ENGINEERS • PLANNERS • SURVEYORS
HONEY VALLEY, MARYLAND 20938 (410) 561-7800

SPIRIT OF INTENT

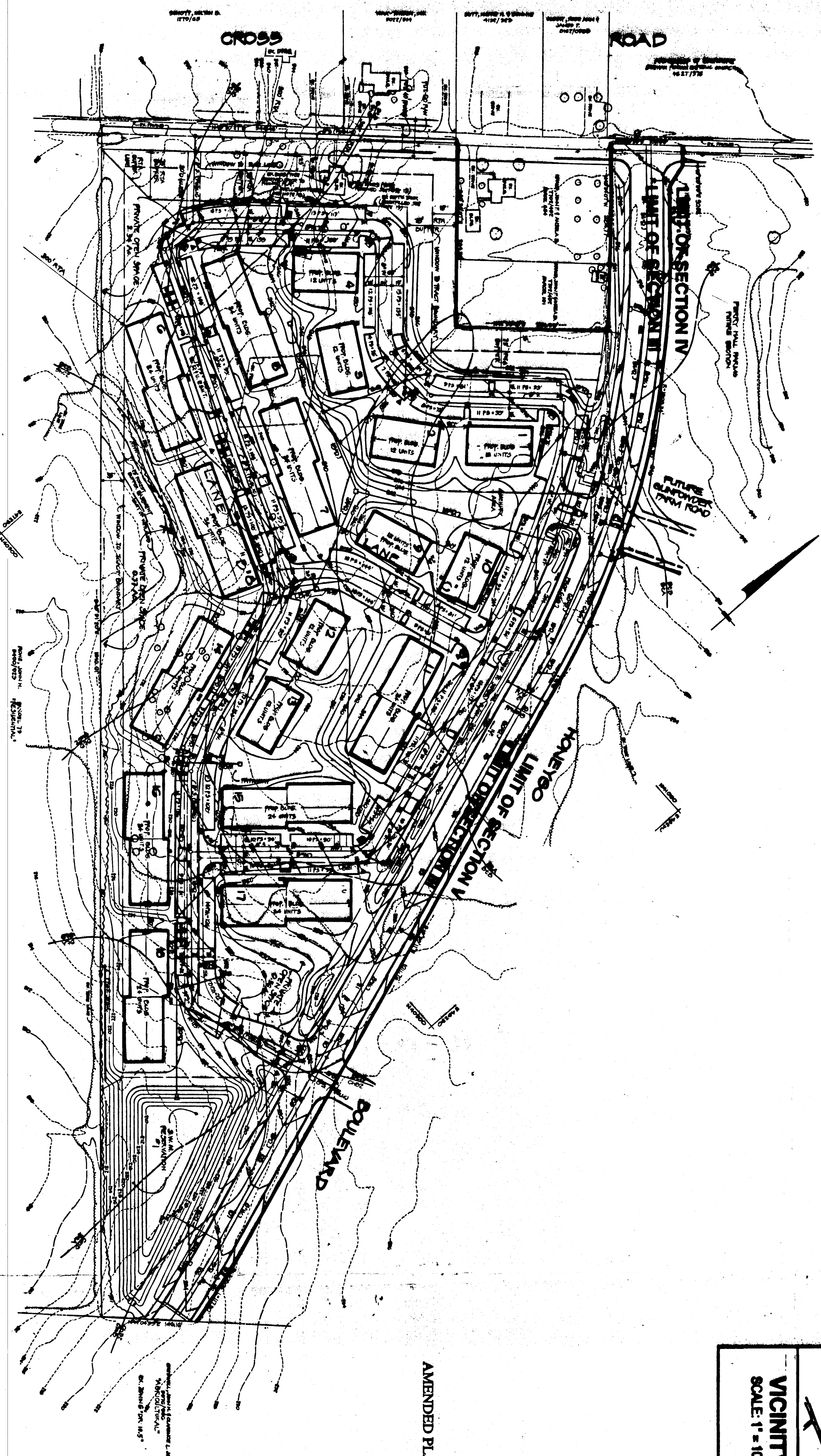
PERRY HALL FARMS, SECTION III

11TH ELECTION DISTRICT				BALTIMORE COUNTY, MARYLAND			
DESIGN BY: <u>GRW</u>	SCALE	DATE	SHEET NUMBER	JOB NUMBER			
DRAWN BY: <u>SJO</u>	1"=100'	06-26-2001	2 OF 2	091028			
CHECKED BY: <u>MS</u>							

BUILDING NUMBER	VARIANCE REQUESTED
148 (A) ~~page 10 of 10~~	XX G & H

A Building in Building Separation: Minimum Section-B301-2C1-B-CBR and 1-B-3-b, CNDP
to permit 30' building to building separation in lieu of the 25' separation for 20'-25' building
heights; 30' separation in lieu of 30' for 25'-30' building heights; 30' separation in lieu of 40'
for 30'-40' building heights.

- A. *Building as Building Separation*: Variance Section 180-1-2CZB B/CZB and V.B.5-4.0NDP to permit a 30' setback to building separation in lieu of the 25' separation for 30' to 35' building height; 30' separation in lieu of 30' for 35' to 40' building height; 30' separation in lieu of 30' for 40' to 45' building height.
- B. *Window as Window Separation*: Variance Section 180-1-2CZB B/CZB and V.B.5-4.0NDP dependent on the window separation to window separation in lieu of 40'.
- C. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit 40' setback in lieu of 35'.
- D. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 15' and 30' setback in lieu of a 25' setback from window to grade-to-right-of-way.
- E. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 15' front setback for one garage set-back with side-parking parking in lieu of 25'.
- F. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 15' front setback for one garage set-back with side-parking parking in lieu of 25'.
- G. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- H. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- I. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- J. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- K. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- L. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- M. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- N. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- O. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- P. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- Q. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- R. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- S. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- T. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- U. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- V. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- W. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- X. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- Y. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.
- Z. *Window as Window Separation*: Variance Section 504-B/CZB and V.B.5-4.0NDP to permit a 30' yard setback in lieu of the 25' setback to rear boundary.



VICINITY MAP

SCALE: 1" = 1000'

BENCHMARK

NO. K-413
GAL. SPRING NORTH SIDE OF FORCE ROAD,
BX 2 WEST OF CROSS ROAD

REL. BR-413

SECTION I
SECTION II
SECTION III
SECTION IV
SECTION V

CROSS ROAD
HAYSTACK ROAD
FORCE ROAD
200' ROAD
200' ROAD
200' ROAD
200' ROAD

1/2

PLAN APPROVED: 10/6/97 CASE # 98-65A

PERRY HALL FARMS
SECTIONS 4, H, III, IV, & V

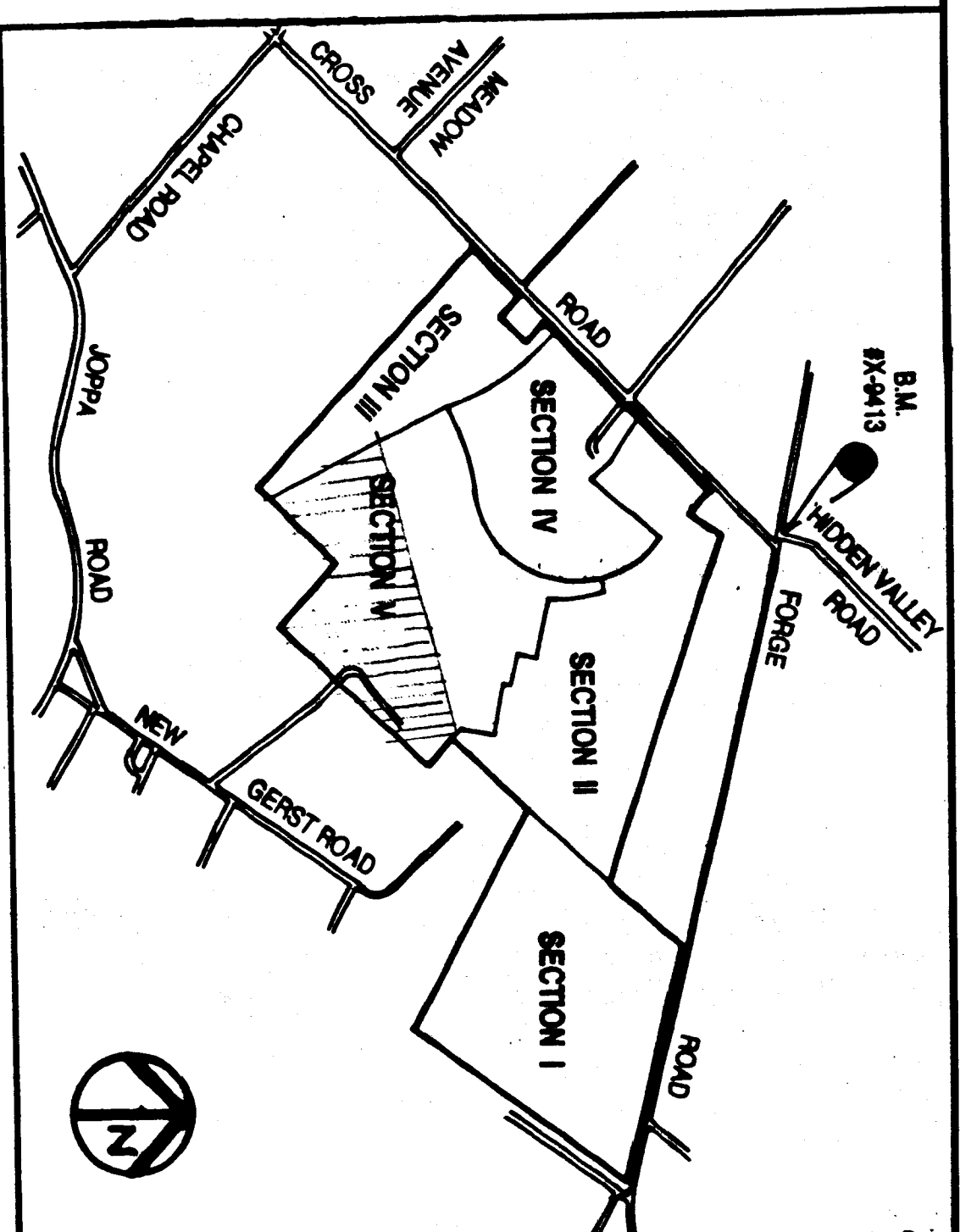
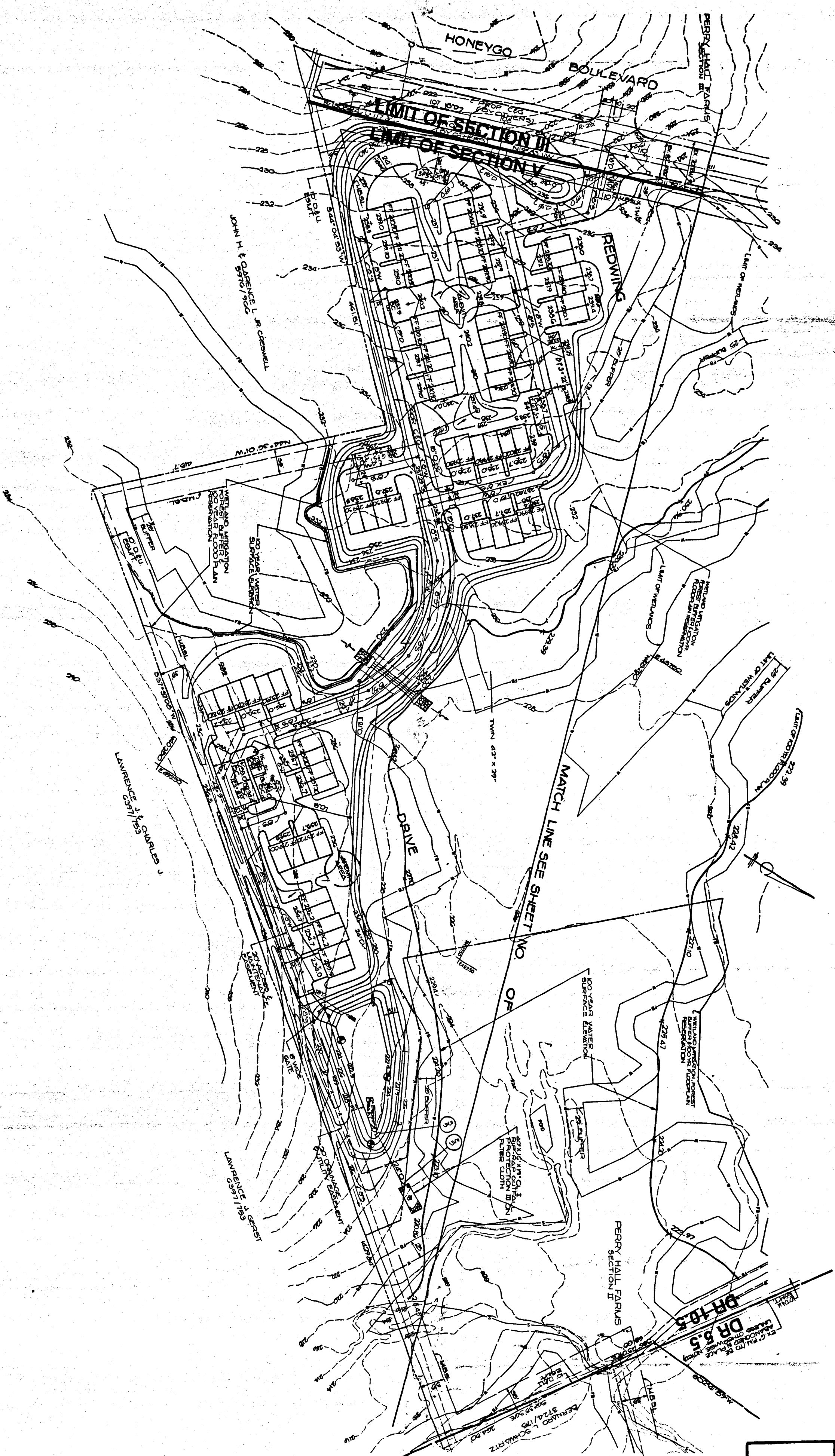
BALTIMORE COUNTY, MARYLAND

22 of 22

KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
10 NORTH PARK DRIVE
SCOTT VALLEY, MARYLAND 21050-1888 (410) 316-7800

DATE 8-13-97
21, 6/25/2001





VICINITY MAP
SCALE: 1" = 1000'

BENCHMARK
ELEV: 273.50
No. X4413
GAL SPRUE NORTH SIDE OF FORGE ROAD,
25 ± WEST OF CROSS ROAD

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE PERRY HALL FARMS SECTIONS I, II, III, IV, & V 98-65-A	
11th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND	
PERRY HALL FARMS - SECTION V	SHEET 7 OF 7 SCALE: 1" = 100' DATE: 8-13-97 JOB NO. 019 1028
KCI TECHNOLOGIES INC. ENGINEERS • PLANNERS • SURVEYORS 10 NORTH PARK DRIVE MOUNT VERNON, MARYLAND 21080-1888 (410) 316-7000	

Handwritten signature and date: 8/1/97

VARIANCE REQUEST
PERRY HALL FARMS - SECTION V
CONDOMINIUM BUILDINGS

BUILDING NUMBER	VARIANCE REQUESTED
15-34 (All proposed condominiums)	A, H

LISTING OF VARIANCES REQUESTED

Building to Building Separation: Variance Section 1801.2C1 BCZR and V.B.3.b. CNDP to permit a 20' building to building separation in lieu of the 25' separation for 20'-25' building heights, 20' separation in lieu of 30' for 25'-30' building heights, 30' separation in lieu of 40' for 30'-40' building heights.

Window to Window Separation: Variance Section 1801.2C2A BCZR and V.B.6.c. CNDP to permit a 20' window to window separation in lieu of 40'.

Window to Property Line Setback: Variance Section 504 BCZR and V.B.6.b. CNDP to permit 10' setback in lieu of 15'.

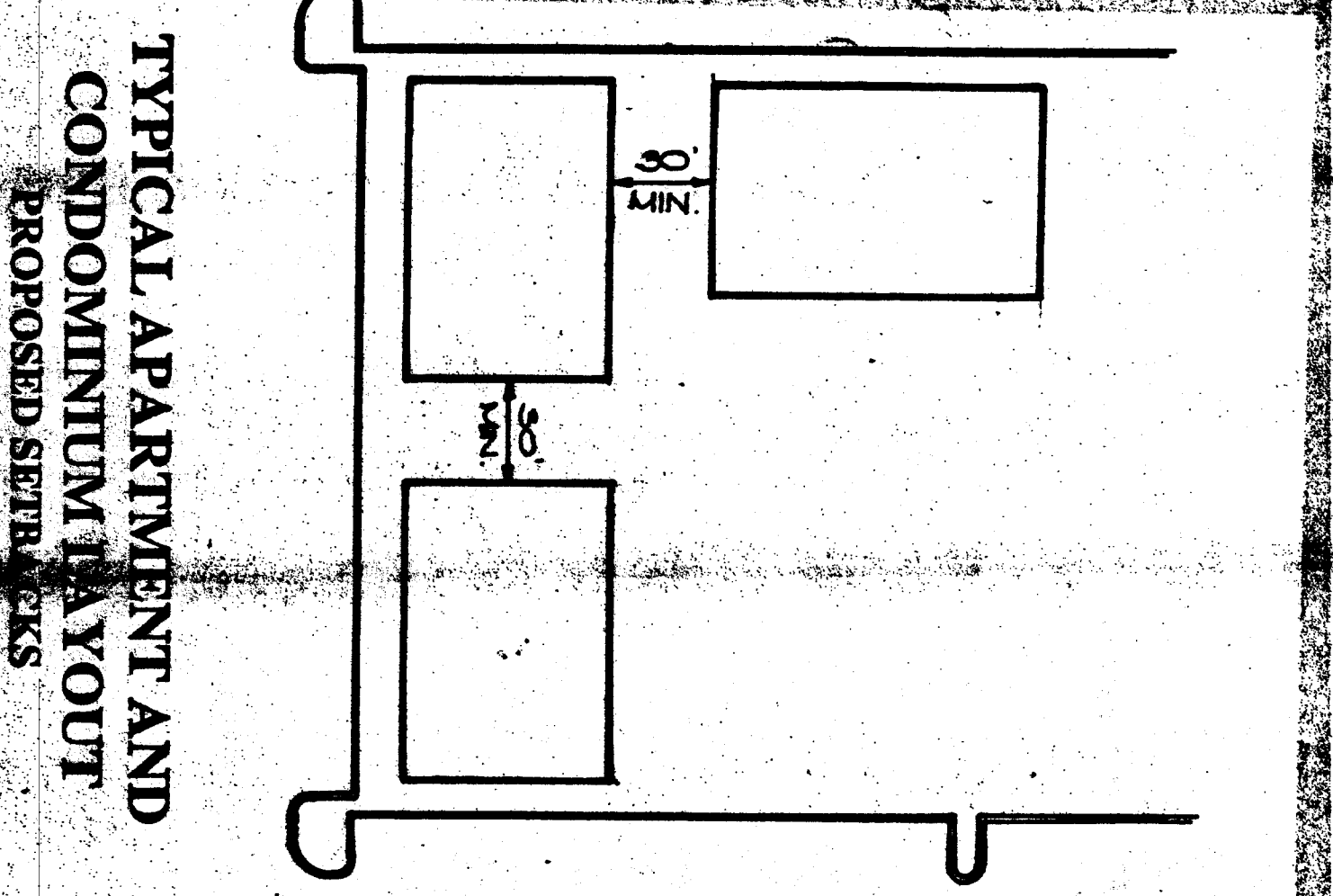
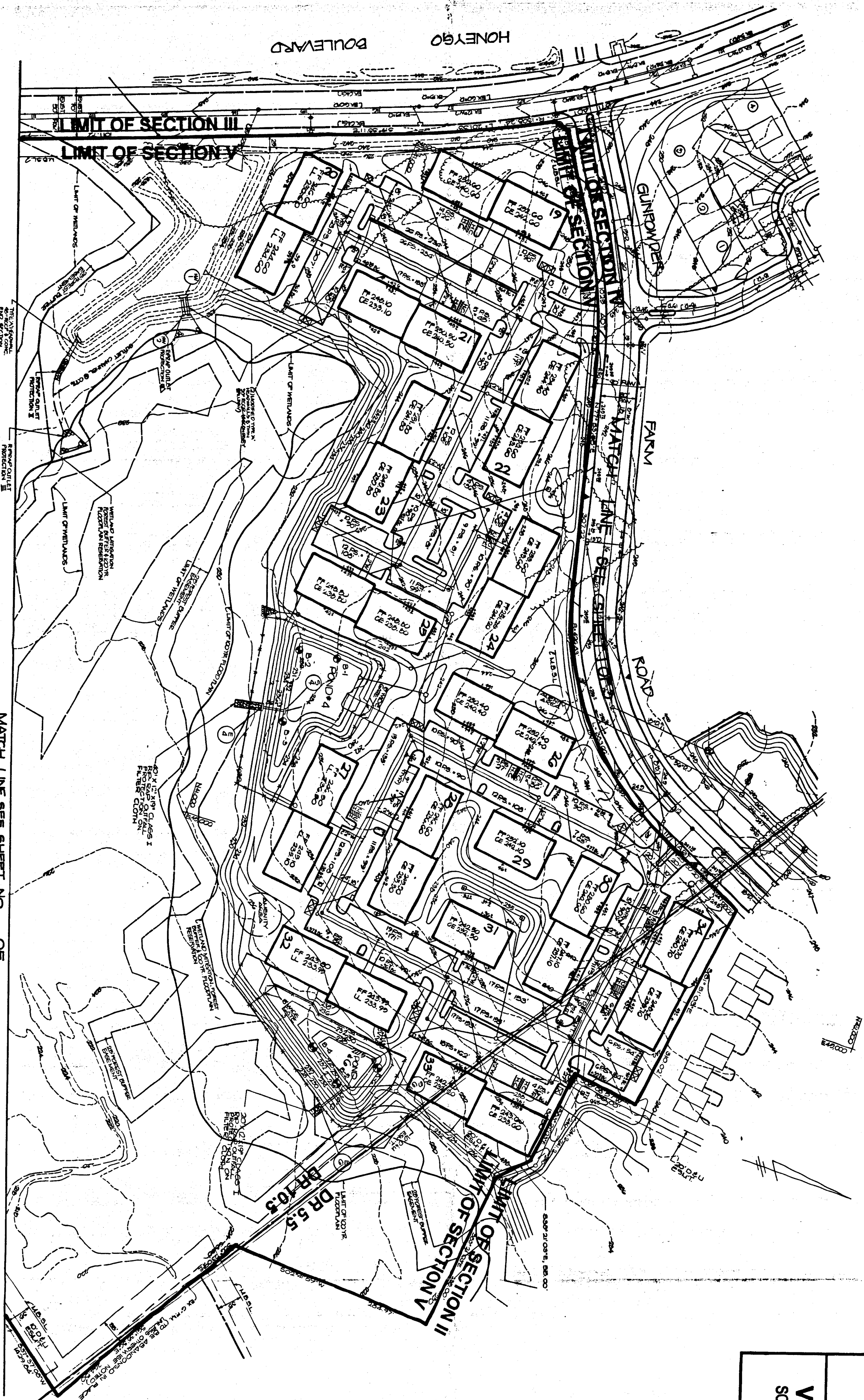
Window to Public Right-of-Way (Side Yard Setback): Variance Section 504 BCZR and V.B.5.a. CNDP to permit a 15' side yard setback in lieu of a 25' setback from window to public right-of-way.

Window to Public Right-of-Way (Front Yard Setback): Variance Section 504 BCZR and V.B.5.a. CNDP to permit a 15' front setback for one-garage townhouses with perpendicular parking in lieu of 25'.

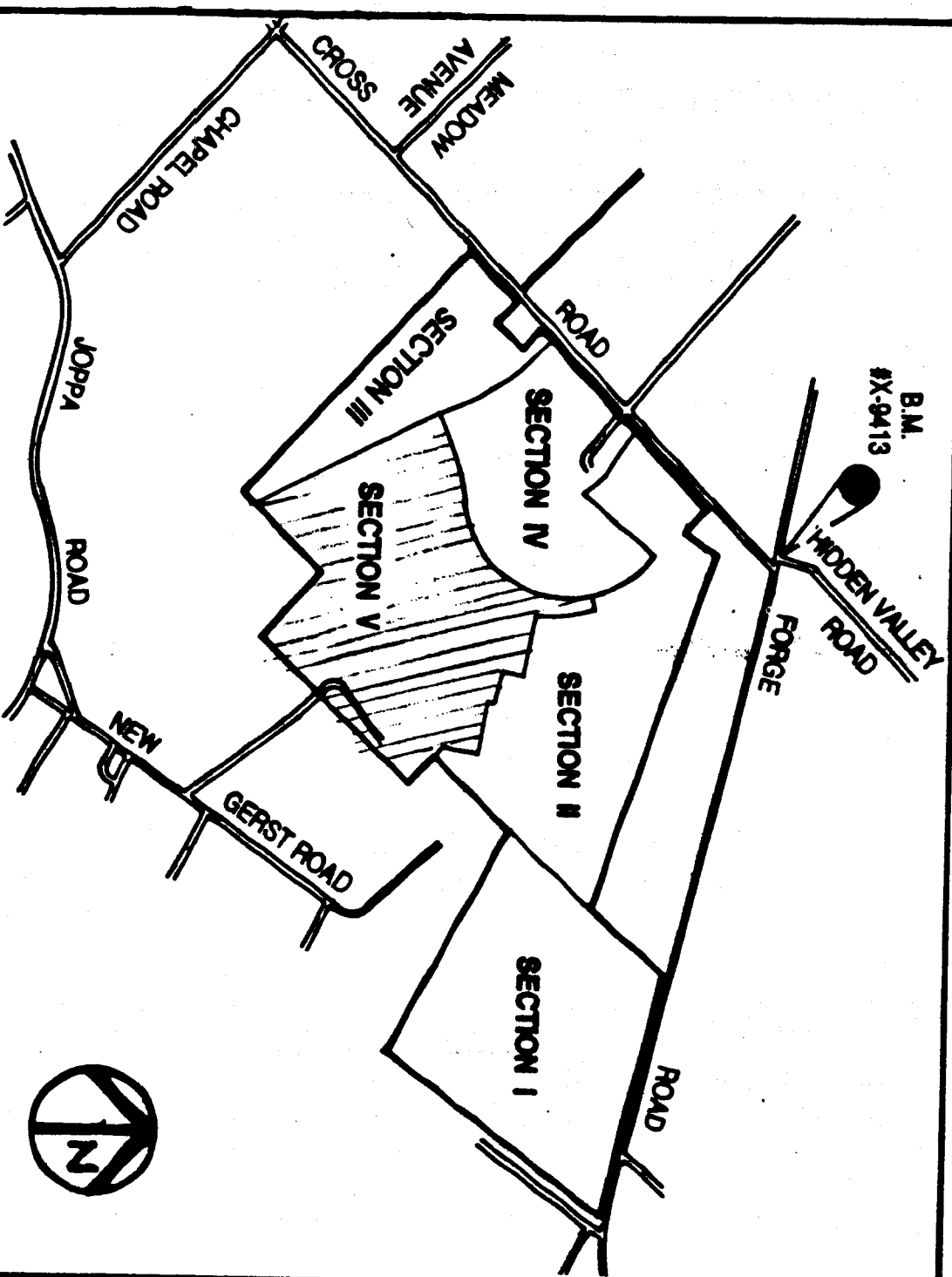
Window to Street Boundary (Side Yard Setback): Variance Section 504 BCZR and V.B.5.a. CNDP to permit a 25' side yard setback in lieu of 35' window to street boundary setback, and 30' building to front boundary.

Window to Street Boundary (Front Yard Setback): Variance Section 504 BCZR and V.B.5.a. CNDP to permit a 30' front yard setback in lieu of the 35' window to street boundary setback.

Window to Window Separation (Multi-Family): Variance Section 1801.2C2A BCZR and V.B.6.c. CNDP to permit a 30' window to window separation in lieu of 40'.



MATCH LINE SEE SHEET NO. 019-028 OF



VICINITY MAP
SCALE: 1" = 1000'

BENCHMARK
B.M. 874413
ELEV. 275.89
25' WEST OF CROSS ROAD

PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE

PERRY HALL FARMS
SECTIONS I, II, III, IV, & V
9665-A

11th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

PERRY HALL FARMS - SECTION V

SHEET 6 OF 7

KCI TECHNOLOGIES, INC.
ENGINEERS • PLANNERS • SURVEYORS

10 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21083-1888 (410) 316-7800

REGISTERED PROFESSIONAL ENGINEERS

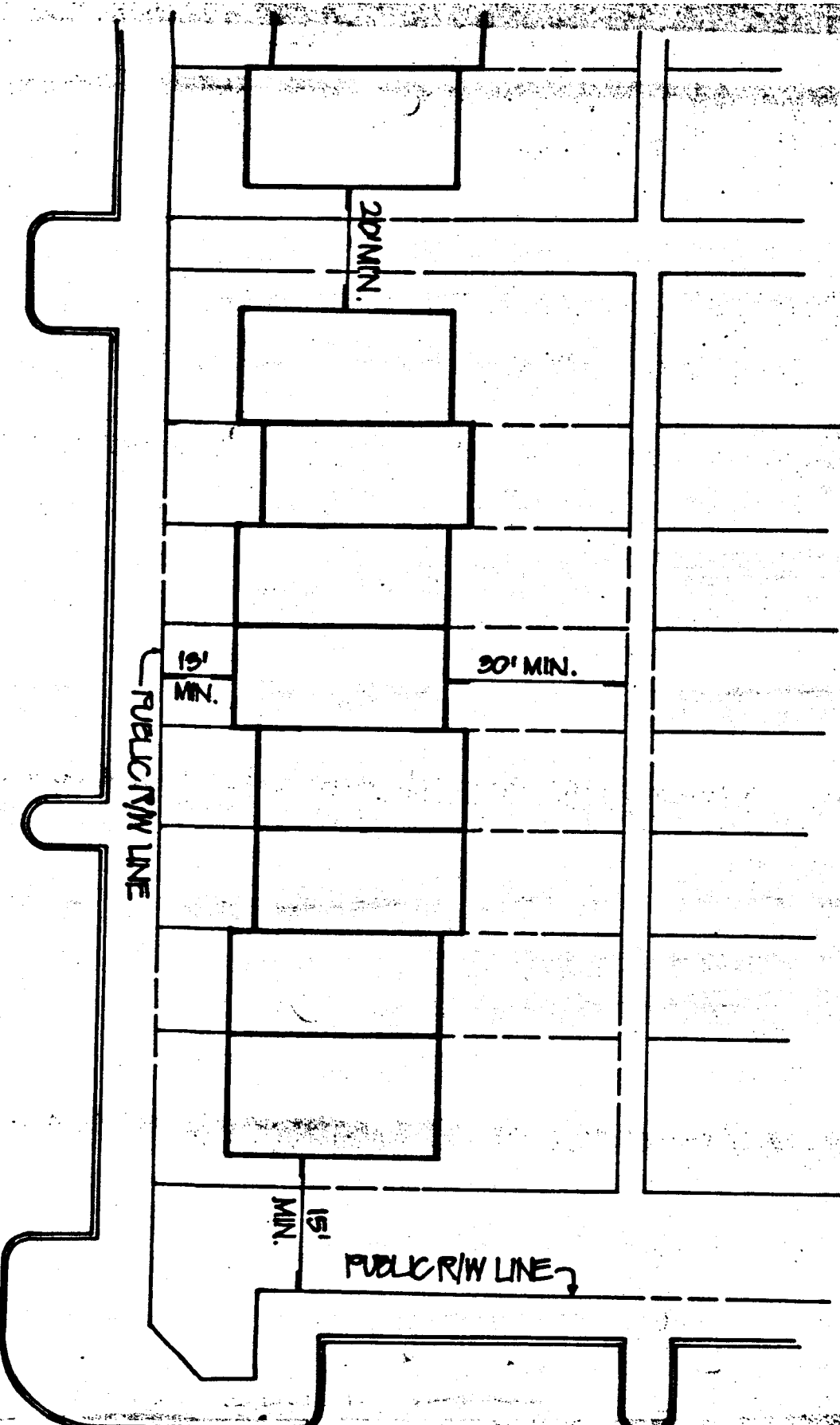
DATE: 8-13-97
JOB NO. 0191028

VARIANCE REQUEST
PERRY HALL FARMS - SECTION IV
TOWNHOUSE LOTS 29-117

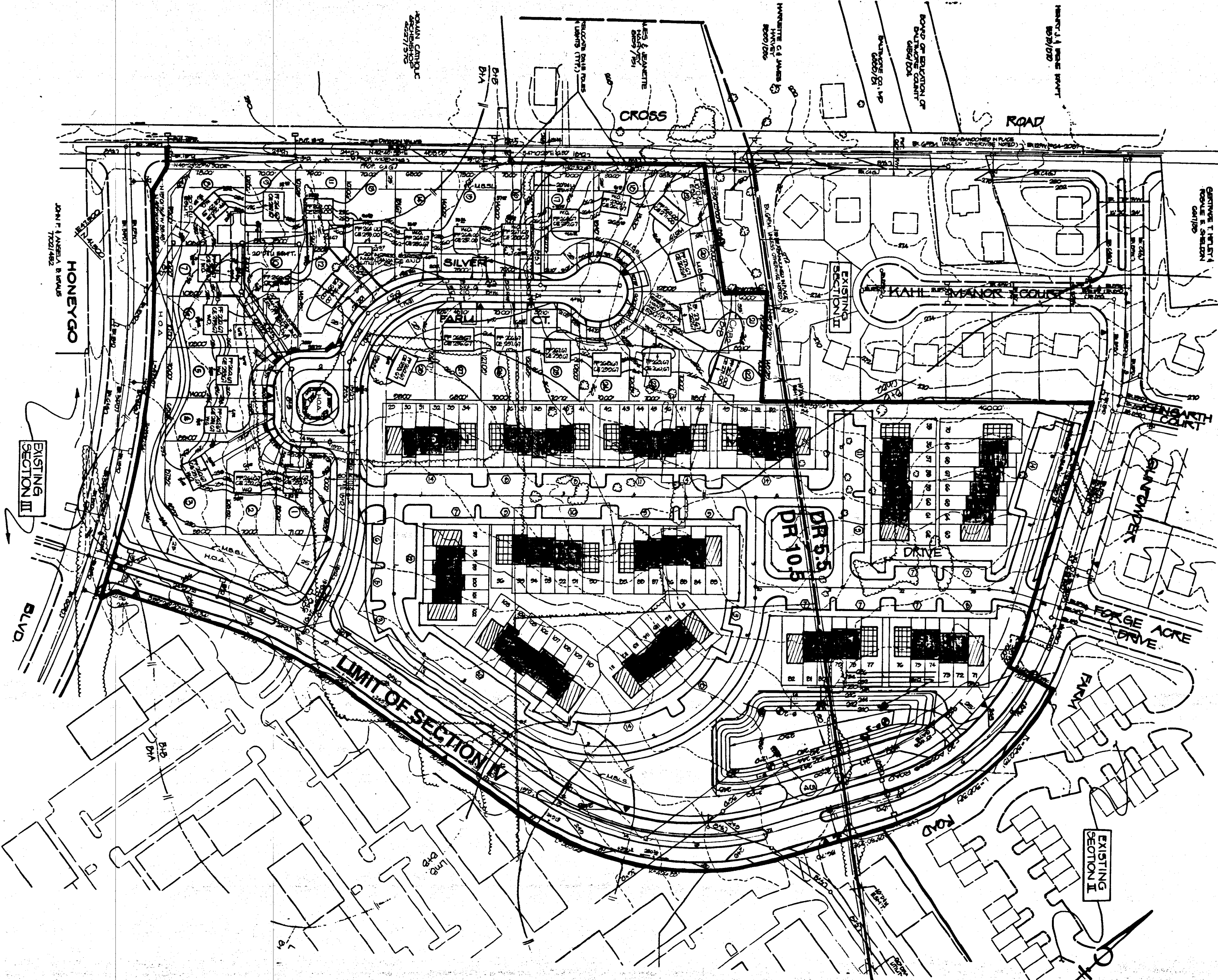
KEY	LOT NUMBER	VARIANCE REQUESTED	ORIENTATION OF LOT OR UNIT
20	54	62	71
82	83	97	102
111	117		
34	35	41	42
49	55	70	76
89	90	96	103
30-33	36-40	43-47	50-53
64-69	72-75	78-81	84-88
98-101	104-109	112-116	
			A, B, C, D
			East units facing building side, rear of property boundary
			Intersect units

LISTING OF VARIANCES REQUESTED

- A. **Building to Building Separation:** Variance Section 1B01, 2C1 BCCR and V.B. 3.b. CMDDP to permit a 20' building to building separation in lieu of the 25' separation for 20-25' building heights, 20' separation in lieu of 30' for 25-30' building heights, 30' separation in lieu of 40' for 30-40' building heights.
- B. **Window to Window Separation:** Variance Section 1B01, 2C2A BCCR and V.B. 6.c. CMDDP to permit a 20' window to window separation in lieu of 40'.
- C. **Window to Property Line Setback:** Variance Section 504 BCCR and V.B. 6.b. CMDDP to permit 10' setback in lieu of 15'.
- D. **Window to Public Right-of-Way (Side Yard Setback):** Variance Section 504 BCCR and V.B. 5.a. CMDDP to permit a 15' side yard setback in lieu of a 25' setback from window to public right-of-way.
- E. **Window to Public Right-of-Way (Front Yard Setback):** Variance Section 504 BCCR and V.B. 5.a. CMDDP to permit a 13' front setback for non-garage townhouses with perpendicular parking in lieu of 25'.
- F. **Window to Tract Boundary (Side Yard Setback):** Variance Section 504 BCCR and V.B. 5.a. CMDDP to permit a 25' side yard setback in lieu of 35' window to tract boundary setback, and 30' building to right boundary.
- G. **Window to Tract Boundary (Rear Yard Setback):** Variance Section 504 BCCR and V.B. 5.a. CMDDP to permit a 30' rear yard setback in lieu of the 35' window to tract boundary setback.
- H. **Window to Window Separation (Front Yard Setback):** Variance Section 1B01, 2C2A BCCR and V.B. 6.c. CMDDP to permit a 30' window to window separation in lieu of 40'.

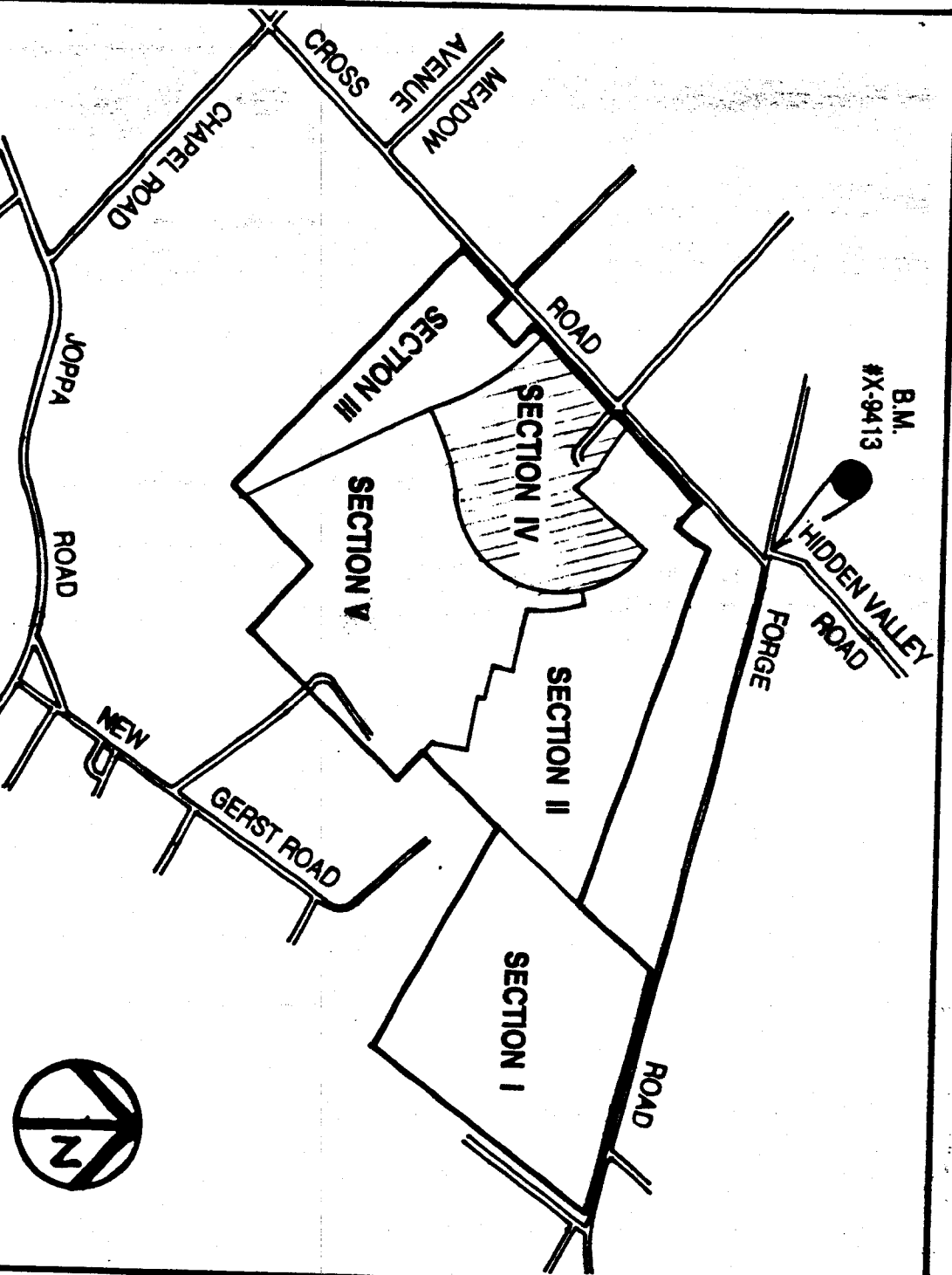


TYPICAL TOWNHOUSE LAYOUT
PROPOSED SETBACKS
SCALE: 1" = 30'



SUMMARY OF REQUESTED SETBACKS

Key	Type of Variance	Existing Setback	Requested Setback	Location / Bldg. Types
A	Building to Building Separations	25'	20'	Section I, II, Single family detached lot
	20-25' Bldg. Ht.	30'	20'	Section IV, Townhouse lots
	26-30' Bldg. Ht.	40'	30'	Section III, V Multifamily, apartments, condominiums
B	Window to Window Separation	15'	10'	Sections I, II, Single family detached lots Section IV Townhouse lots
C	Window to Property Line Setback	15'	10'	Section I, II Single family detached lots Section IV Townhouse lots
D	Window to Public Right-of-Way	25'	15'	Section I, II Single family detached lots Section IV Townhouse lots
E	Window to Tract Boundary (front yard)	25'	13'	Section IV Townhouse lots
F	Window to Tract Boundary (side yard)	35'	25'	Section II Single family detached lots
G	Window to Tract Boundary (rear yard)	35'	30'	Section II Single family detached lots
H	Window to Window Separation (multifamily)	40'	30'	Section III, V Condominium and Apartments



VICINITY MAP
SCALE: 1" = 1000'

BENCHMARK
M.S. 215.89
GAL. SPICE NORTH SIDE OF FORGE ROAD,
25' ± WEST OF CROSS ROAD

PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE

PERRY HALL FARMS
SECTIONS I, II, III, IV, & V

98-65-A

11th ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

PERRY HALL FARMS - SECTION IV

SHEET 5 OF 7



KCI TECHNOLOGIES, INC.
ENGINEERS • PLANNERS • SURVEYORS
10 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21090-1888 (410) 316-7800

DATE: 8-13-97

JOB NO. 0191026

VARIANCE REQUEST
PERRY HALL FARMS - SECTION III
APARTMENT BUILDINGS

BUILDING NUMBER	VARIANCE REQUESTED
-----------------	--------------------

LISTING OF VARIANCES REQUESTED

Building to Building Separation: Variance Section 1B01.2C1 BCZR and V.B.3.b. CNDP to permit a 20' building to building separation in lieu of the 25' separation for 20'-25' building heights, 20' separation in lieu of 30' for 25'-30' building heights, 30' separation in lieu of 40' for 30'-40' building heights.

Window to Window Separation: Variance Section 1B01.2C2A BCZR and V.B.6.c. CNDP to permit a 20' window to window separation in lieu of 40'.

Window to Property Line Setback: Variance Section 504 BCZR and V.B.6.b. CNDP to permit 10' setback in lieu of 15'.

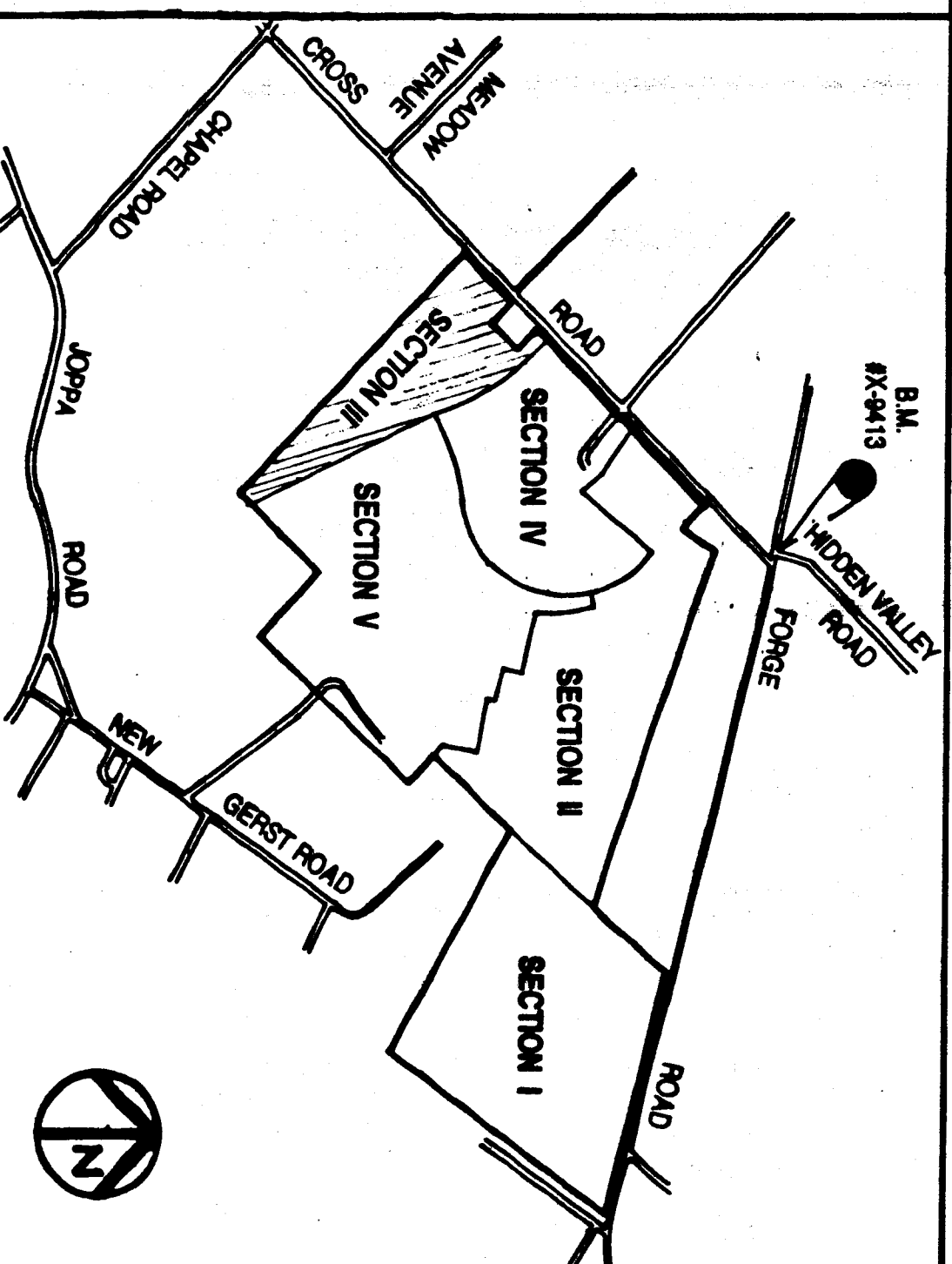
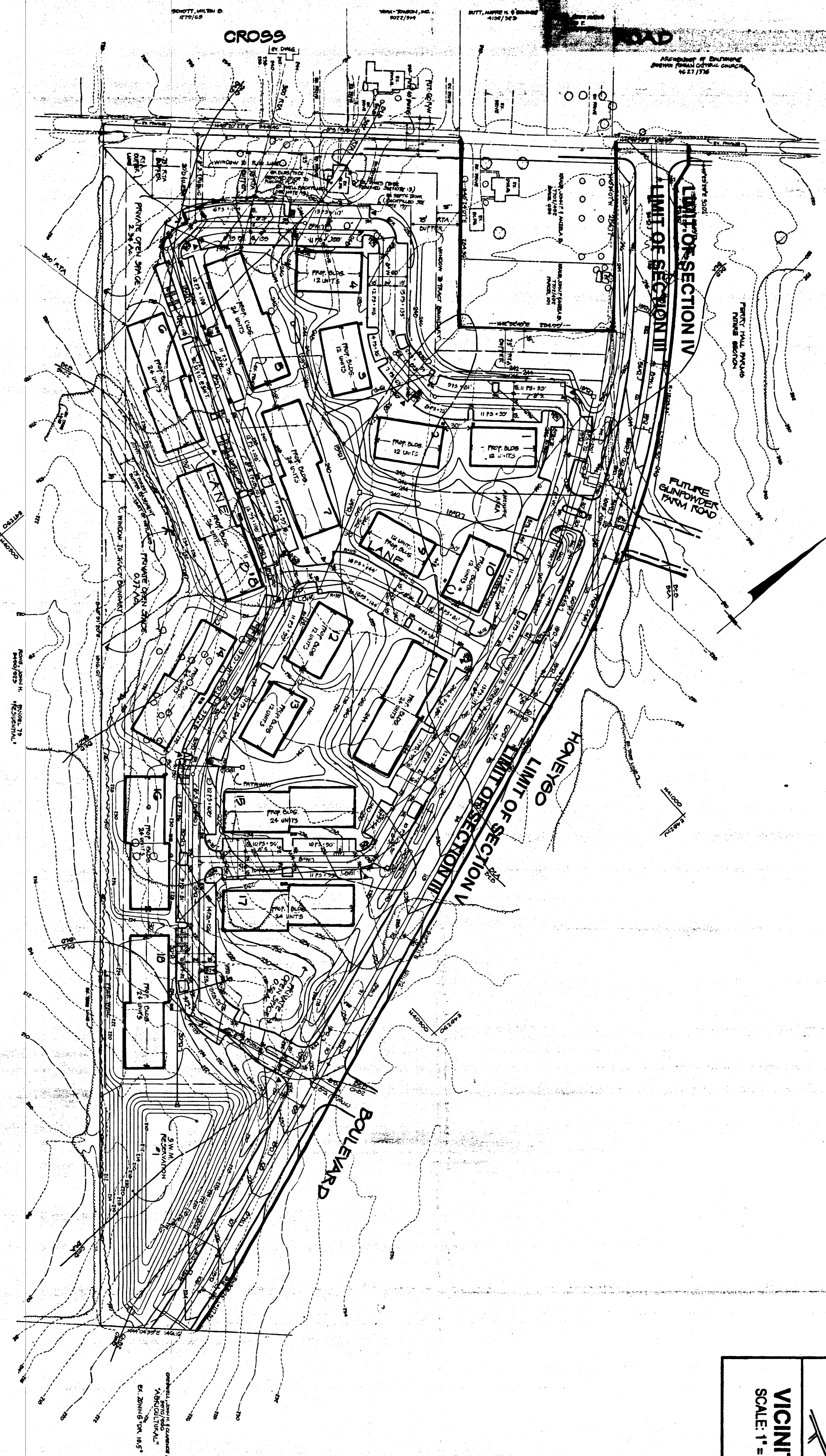
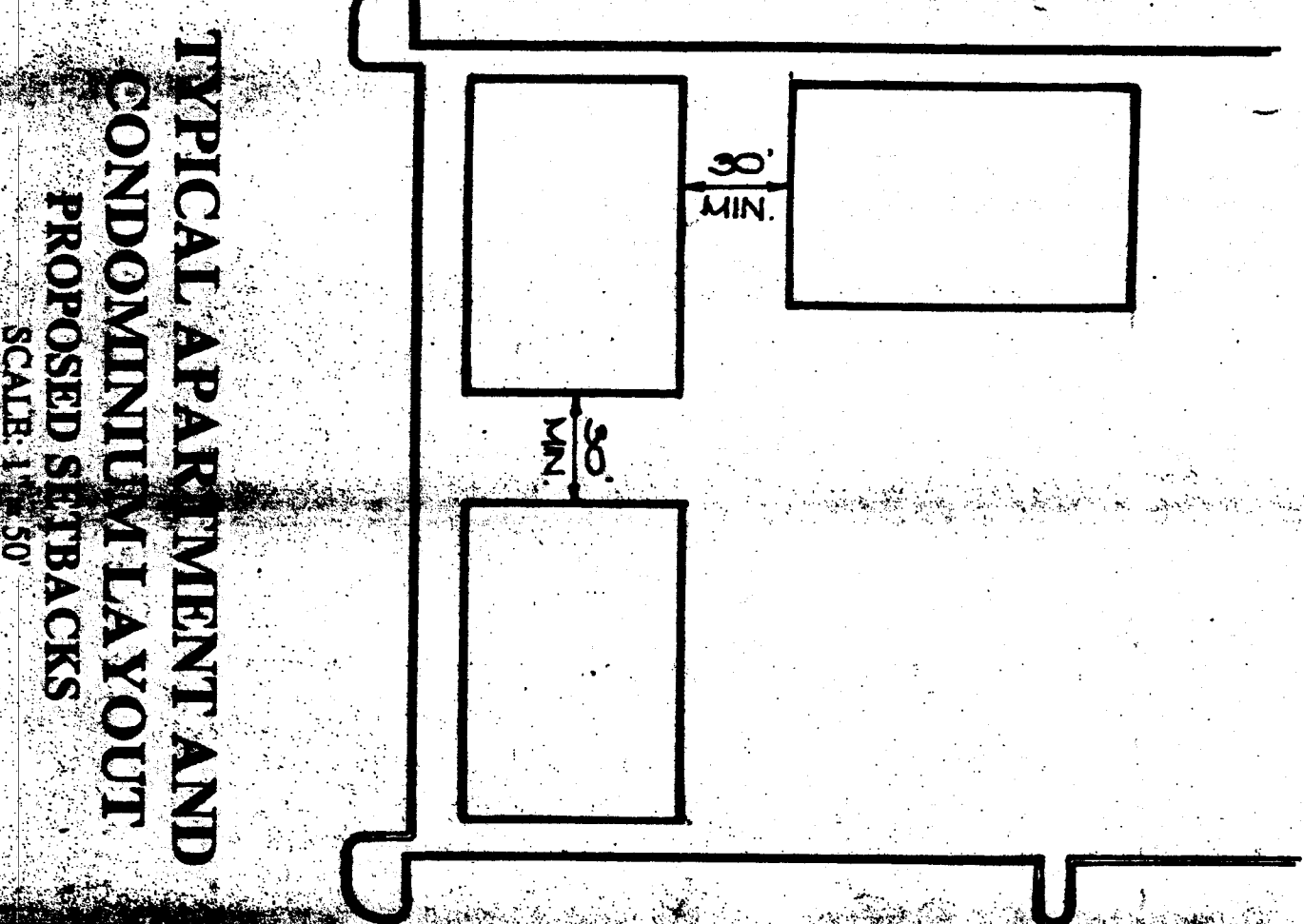
Window to Public Right-of-Way (Side Yard Setback): Variance Section 504 BCZR and V.B.5. CNDP to permit a 15' side yard setback in lieu of a 25' setback from window to public right-of-way.

Window to Public Right-of-Way (Front Yard Setback): Variance Section 504 BCZR and V.B.5. CNDP to permit a 15' front setback for non-garage townhouses with perpendicular parking in lieu of 25'.

Window to Tract Boundary (Side Yard Setback): Variance Section 504 BCZR and V.B.5.a. and V.B.5.b. of the CNDP to permit a 25' side yard setback in lieu of 35' window to tract boundary setback, and 30' building to tract boundary.

Window to Tract Boundary (Front Yard Setback): Variance Section 504 BCZR and V.B.5.a. of the CNDP to permit a 30' front setback in lieu of the 35' window to tract boundary setback.

Window to Window Separation (Multi-Family): Variance Section 1B01.2C2A BCZR and V.B.6.c. CNDP to permit a 30' window to window separation in lieu of 40'.



VICINITY MAP
SCALE: 1" = 100'

BENCHMARK
B.M. 8K413
GAL. SPINE NORTH SIDE OF FORGE ROAD,
25' ± WEST OF CROSS ROAD

PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE

PERRY HALL FARMS
SECTIONS I, II, III, IV, & V
98-65-A

11th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

PERRY HALL FARMS - SECTION III

SHEET 4 OF 7

SCALE: 1" = 100'

DATE: 8-13-97

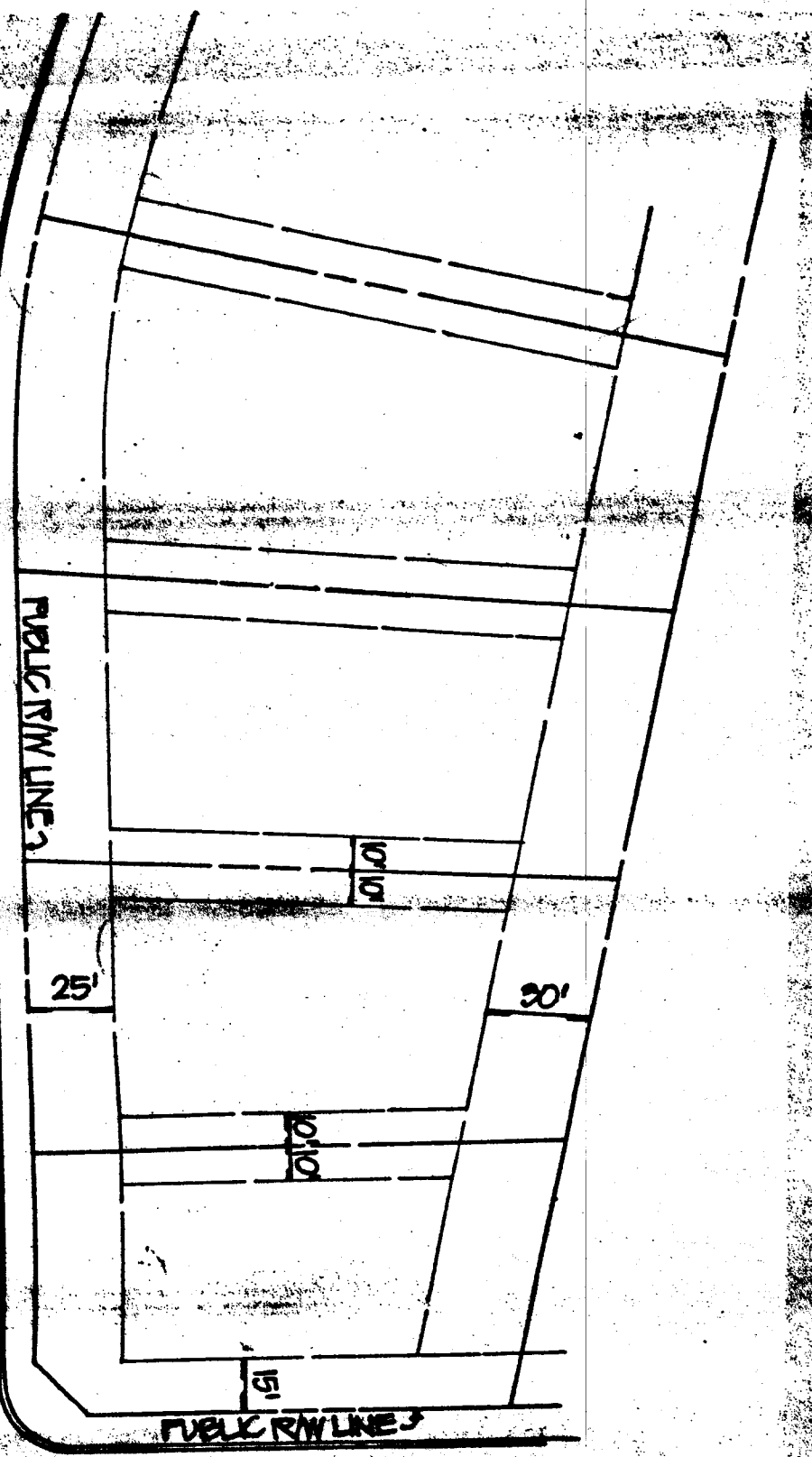
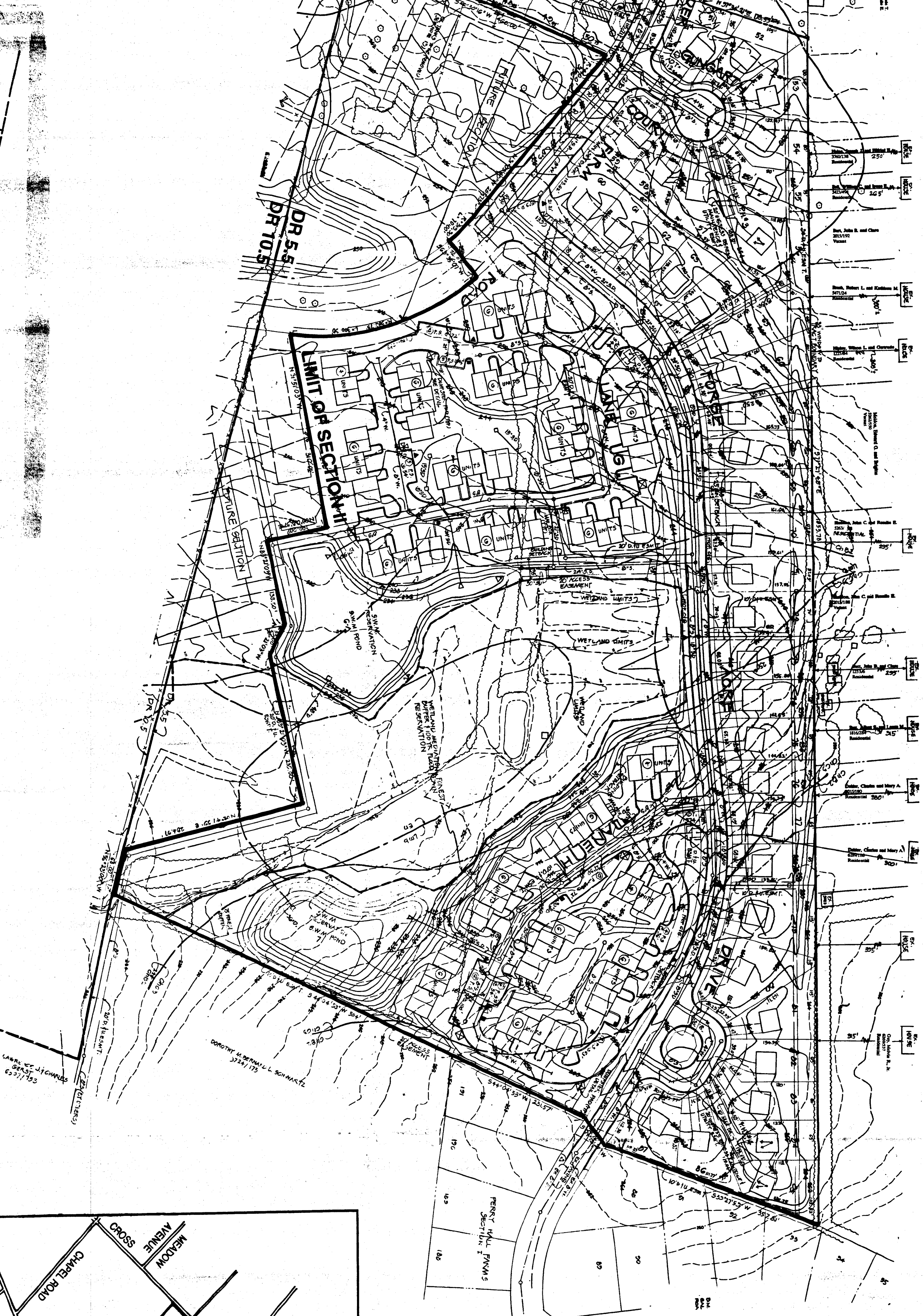
JOB NO. 0191026

KCI
ENGINEERS • PLANNERS • SURVEYORS
10 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21030-1888 (410) 316-7800

VARIANCE REQUEST PERRY HALL FARMS - SECTION II SINGLE FAMILY DETACHED LOTS 36-87			
LOT NUMBER	VARIANCE REQUESTED	ORIENTATION OF LOT OR UNIT	
40	A, B, C, F	Interior lot with side to tract boundary	
41-49 55-58 61-79	A, B, C	Interior lot	
81-86	A, B, C, D	Interior unit with rear to tract boundary	
32 53 54	A, B, C, D	Corner lot	
38 39 50 51	A, B, C, D	Corner lot	
59 60 80 87	A, B, C, D	Corner lot	

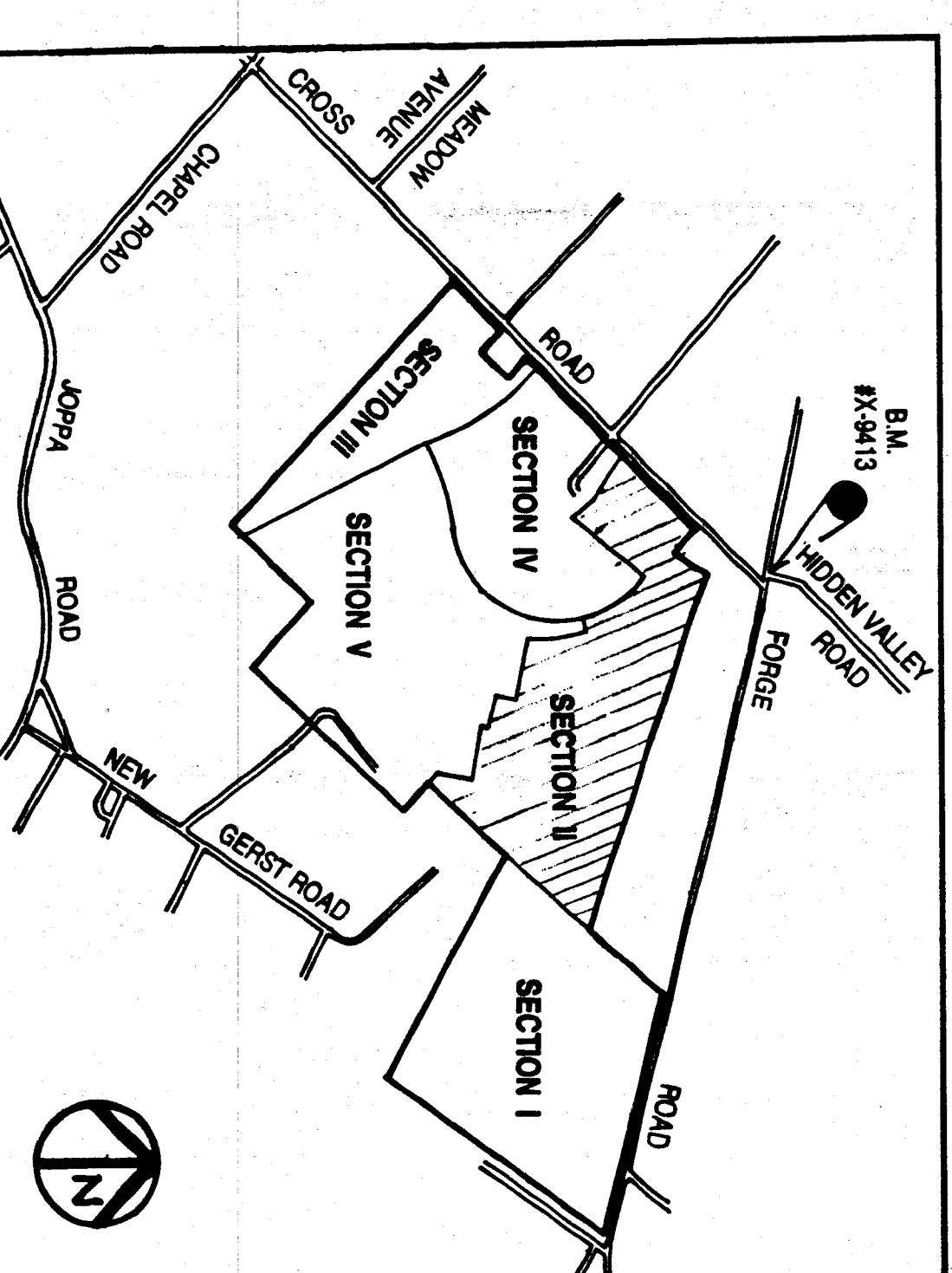
LISTING OF VARIANCES REQUESTED

- Building to Building Separation:* Variance Section 1B01.2C1 BCZR and V.B.3.b, CADD to permit a 20' building to building separation in lieu of the 25' separation for 20'-25' building heights, 20' separation in lieu of 30' for 25'-30' building heights, 30' separation in lieu of 40' for 30'-40' building heights.
- Window to Window Separation:* Variance Section 1B01.2C2A BCZR and V.B.6.c, CADD to permit a 20' window to window separation in lieu of 40'.
- Window to Property Line Setback:* Variance Section 504 BCZR and V.B.6.b, CADD to permit 10' setback in lieu of 15'.
- Window to Public Right-of-Way (Side Yard Setback):* Variance Section 504 BCZR and V.B.5.a, CADD to permit a 15' side yard setback in lieu of a 25' setback from window to public right-of-way.
- Window to Public Right-of-Way (Front Yard Setback):* Variance Section 504 BCZR and V.B.5.a, CADD to permit a 13' front setback for non-garage townhouses with perpendicular parking in lieu of 25'.
- Window to Tract Boundary (Side Yard Setback):* Variance Section 504 BCZR and V.B.5.a, and V.B.5.b, of the CADD to permit a 25' side yard setback in lieu of 35' window to tract boundary setback, and 30' building to tract boundary.
- Window to Tract Boundary (Rear Yard Setback):* Variance Section 504 BCZR and V.B.4, of the CADD to permit a 30' rear yard setback in lieu of the 35' window to tract boundary setback.
- Window to Tract Boundary (Rear Yard Setback):* Variance Section 1B01.2C2A BCZR and



TYPICAL SINGLE FAMILY DETACHED LOT PROPOSED SETBACKS

SCALE: 1" = 50'



VICINITY MAP SCALE: 1" = 1000'

BENCHMARK
N.A. 10413
ELEV. 275.99
25' ± WEST OF CROSS ROAD

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

PERRY HALL FARMS SECTIONS I, II, III, IV, & V 98-65-A

11th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

PERRY HALL FARMS - SECTION II

SHEET 3 OF 7

KCI TECHNOLOGIES, INC.

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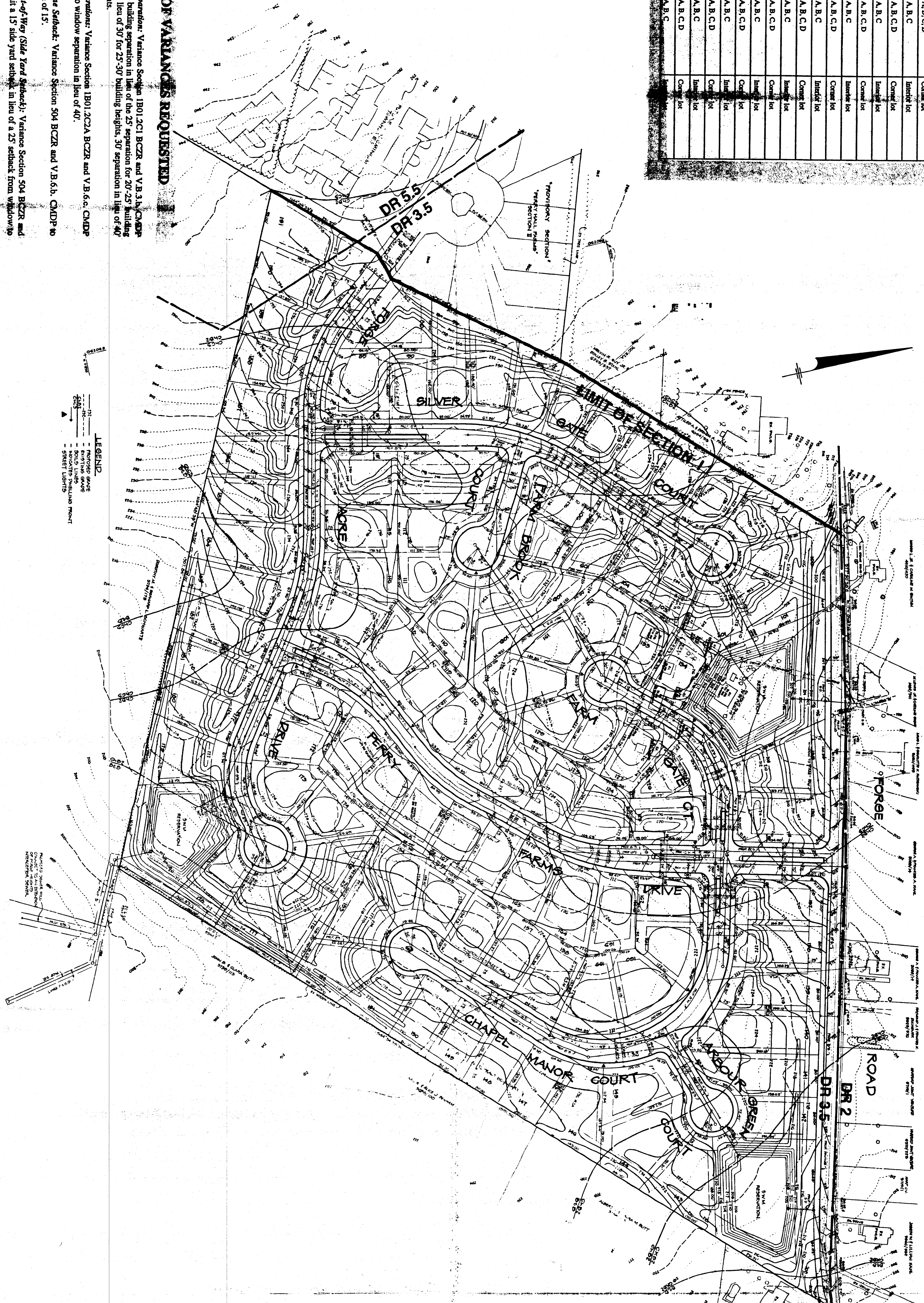
100 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21030-1886 (410) 316-7800

DATE 8.13.97

JOB NO. 0791028

VARIANCE REQUESTS
PERRY HALL FARMS - SECTION I
SINGLE FAMILY DETACHED LOTS 88-191

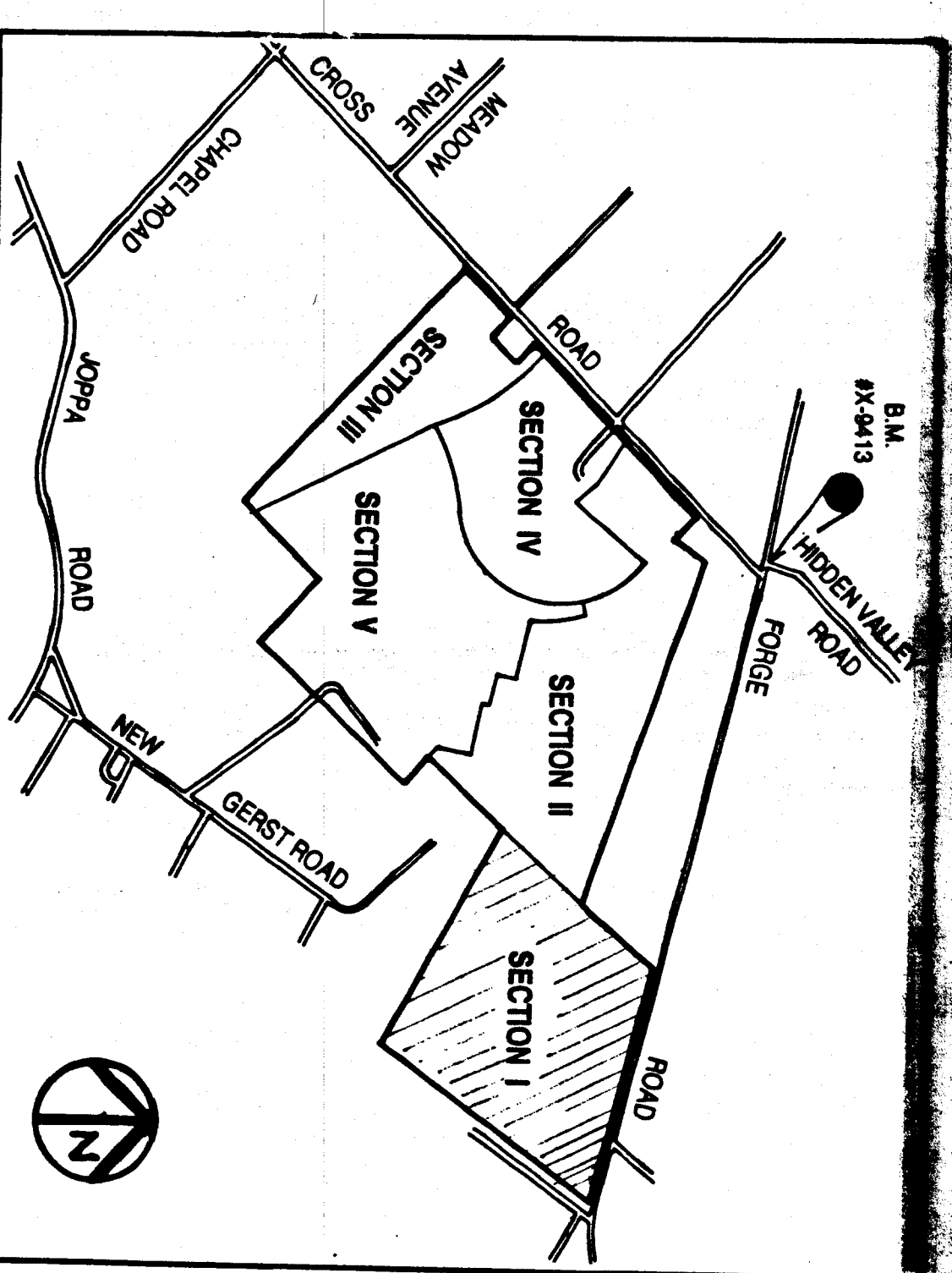
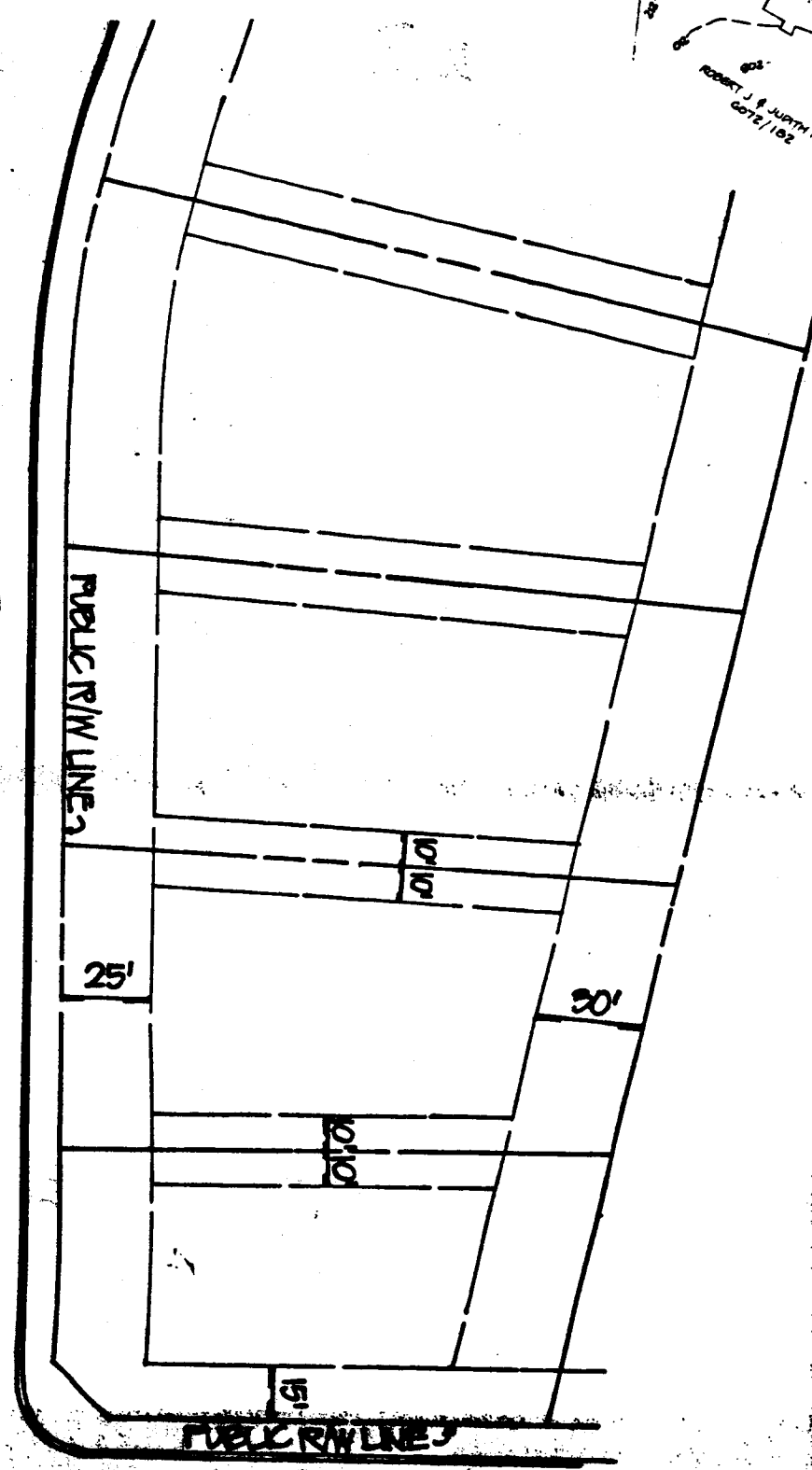
LOT NUMBER	VARIANCE REQUESTED	ORIENTATION OF LOT OR UNIT
88	A, B, C	Interior lot
89	A, B, C, D	Corner lot
90-105	A, B, C	Interior lot
106	A, B, C, D	Corner lot
107-112	A, B, C	Interior lot
113-116	A, B, C, D	Corner lot
117	A, B, C	Interior lot
118-124	A, B, C	Interior lot
125	A, B, C, D	Corner lot
126-135	A, B, C	Interior lot
136-137	A, B, C, D	Corner lot
138-144	A, B, C	Interior lot
145	A, B, C, D	Corner lot
146-161	A, B, C	Interior lot
162	A, B, C, D	Corner lot
163-170	A, B, C	Interior lot
171	A, B, C, D	Corner lot
172-191	A, B, C	Interior lot



LISTING OF VARIANCES REQUESTED

- Building to Building Separation: Variance Section 1801.2C1 BCCR and V.B.3.a.CADP to permit a 20' building to building separation in lieu of the 25' separation for 20'-25' building heights, 20' separation in lieu of 30' for 25'-30' building heights, 30' separation in lieu of 40' for 30'-40' building heights.
- Window to Window Separation: Variance Section 1801.2C2A BCCR and V.B.6.a.CADP to permit a 20' window to window separation in lieu of 40'.
- Window to Property Line Setback: Variance Section 504 BCCR and V.B.6.b.CADP to permit 10' setback in lieu of 15'.
- Window to Public Right-of-Way (Side Yard Setback): Variance Section 504 BCCR and V.B.5.a.CADP to permit a 15' side yard setback in lieu of a 25' setback from window to public right-of-way.
- Window to Public Right-of-Way (Front Yard Setback): Variance Section 504 BCCR and V.B.5.a.CADP to permit a 15' front setback for 40' garage townhouses with perpendicular parking in lieu of 25'.
- Window to Street Boundary (Side Yard Setback): Variance Section 504 BCCR and V.B.5.a.CADP to permit a 25' side yard setback in lieu of 35' window to street boundary setback, and 30' building to street boundary.
- Window to Street Boundary (Front Yard Setback): Variance Section 504 BCCR and V.B.5.a.CADP to permit a 30' front yard setback in lieu of the 35' window to street boundary setback.

TYPICAL SINGLE FAMILY DETACHED LOT
PROPOSED SETBACKS



VICINITY MAP
SCALE: 1" = 1000'
BENCHMARK
No. X4413
Elev. 275.89
GAL SPIKE NORTH SIDE OF FORGE ROAD,
25' 2" WEST OF CROSS ROAD

PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
PERRY HALL FARMS
SECTIONS I, II, III, IV, & V
98-65-A
11th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



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98-65-A

DATE: 8-13-97

JOB NO. 0191028

