RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE
Stoneridge, Lot 1, S&E/S McDonogh Rd * ZONING COMMISSIONER
250' E of c/1 Painters Mill Road
2nd Election District, 2nd * OF
Councilmanic

Legal Owners: Stoneridge Assoc., LLC * BALTIMORE COUNTY
& Stoneridge Condominium, Inc.
Petitioner: Domain Builders * Case No: 98-68-SPHA
Petitioners

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Hearing and Variances for that property known as 8801, 8803, 8807, 8809, 8813 & 8815 Stoneridge Circle, and 8901, 8903, 8905 & 8907 Stonecreek Place located off McDonough Road in the vicinity of Owings Mills. Petitions were filed by the owners of the property, Stoneridge Associates, LLC and Stoneridge Condominium, Inc. by Michael J. Reiser, Member and Vice President, respectively, and Domain Builders, Petitioner, through their attorney, G. Scott Barhight, Esquire. The Petitioners request a Special Hearing to approve an amendment to the previously approved Final Development Plan for Stoneridge, and variance relief from the Baltimore County Zoning Regulations (BCZR) (1989), Section 1B.01.2.C.2.b and CMDP (1989), Section V.B.6.c to permit 10 feet between opposing windows in lieu of the required 40 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioners was Mark Stemen and Chip Merlin, of Domain Builders. Also appearing were Ed Haile, a professional

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Date 4/20/98
By

civil engineer, and Melanie Moser, an expert in Planning & Zoning, on behalf of Daft-McCune-Walker, who prepared the site plan for this project. There were no protestants present.

Testimony and evidence offered revealed that the subject property consists of 8.409 acres, more or less, zoned D.R. 3.5. The property was the subject of a previous CRG approval known as Foxridge, Section 1, Parcel C-2 (formerly the Chase at Foxridge). The Petitioners have obtained all necessary approvals and permits to develop and begin construction of the project in accordance with Petitioners' Exhibit 1. The project consists of 12 multi-family buildings for sale as condominiums as an affordable housing project. Approximately half of the units have been constructed at this point in time. Two of the buildings are currently under construction.

Apparently, notwithstanding the previous approvals of all County agencies, the Zoning Office has recently determined that the buildings with opposing windows 10 feet apart are in need of zoning variances and that the connection between these buildings to meet the height to height/distance requirements of the BCZR needs to be modified as shown on the previously approved Final Development Plan. Mr. Stemen testified that the Petitioner believed that all of the requirements of Baltimore County were previously met, but that based upon the request of the Zoning Office, he was willing to file the variances and special hearing requested by the Zoning Office in order to obtain the release of future building permits. Mr. Stemen further testified that the existing residents enjoy the windows and have never complained about the distances between the opposing windows. Mr. Stemen also testified that

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Date 8/25/99
By

prospective homeowners see the windows as a positive feature and prefer them to blank walls which would not permit the flow of light and air.

Ms. Moser testified with regard to the unique characteristics of the subject site. Almost half of the site has been rendered unbuildable by environmental requirements, including a stream valley park which was dedicated to Baltimore County at no cost. The balance of the site also contains significant slopes which the Petitioner has attempted to ameliorate by removing approximately 70,000 cubic yards of dirt from the site. All of these unique site characteristics have created a situation where the buildings need to be clustered closer together to be able to fit on the site. Ms. Moser also submitted as Petitioner's Exhibit 2, a drawing showing the connection between buildings to meet functional and aesthetics requirements of the BCZR to comply with the height to height/distance between buildings set-back requirements. Ms. Moser also described the practical difficulty arising out of these unique features and testified that the opposing windows were actually a benefit to the homeowners and consistent with the spirit and intent of the BCZR to provide affordable, livable residences that have adequate light and air. Ms. Moser also testified that under the current BCZR that the proposed distance between opposing windows would be permitted as a matter of right.

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:

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Date 9/23/10
By JRO

1) whether strict compliance with the 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).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the BCZR and will not result in any injury to the public good. If fact, since the Petitioner proceeded in good faith to construct several of the proposed buildings, the evidence clearly shows that the actual use with the opposing windows as constructed is a benefit to the citizens who reside therein.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing relief and variances are not granted. It has been established that the proposed amendments to the previously approved Final Development Plan are necessary in order to proceed with the proposed improvements in a manner consistent with the BCZR. Furthermore, special circumstances or conditions exist that are peculiar to the land and structures which are the subject of the variance request and the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In the opinion of this Deputy Zoning Commissioner,

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Date 12/20/95
By

the relief requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the BCZR.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of September, 1997, that the Petition for Special Hearing to amend the Final Development Plan for Stoneridge in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (1989), Section 1B.01.2.C.2.b and CMDP (1989), Section V.B.6.c to permit 10 feet between opposing windows in lieu of the required 40 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 9/25/97
By

117217

Baltimore County
Zoning Commissioner
Office of Planning

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

September 25, 1997

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SE/S McDonogh Road, 250' E of the c/l Painters Mill Road
(Stoneridge, Lot 1)
2nd Election District - 2nd Councilmanic District
Stoneridge Assoc., LLC & Stoneridge Condominium, Inc. - Petitioners
Case No. 98-68-SPHA

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Michael J. Reiser, Stoneridge Assoc., Inc. & Domain Builders, Inc.
2900 Linden Lane, Suite 250, Silver Spring, Md. 20910

Messrs. Charles Merlin and Mark Stemen, Domain Builders, Inc.
4375 Fair Lakes Court, Fairfax, Va. 22033

Mr. Edmund F. Haile, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286

People's Counsel; Case Files

Printed with Soybean Ink on Recycled Paper

68

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8801, 8803, 8805, 8809, 8813 & 8815 Stoneridge C and 8901, 8903, 8905 & 8907 Stonecreek Place

which is presently zoned D.R. 3.5

98-68-SPHA

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment to the Final Development Plan for Stoneridge

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

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.

Petitioner:
~~Contract Purchaser/Lessee:~~

Domain Builders
(Type or Print Name)

By: Michael J. Reiser
Signature Michael J. Reiser, Vice President

2900 Linden Lane, Suite 250
Address

Silver Spring, MD 20910
City State Zipcode

Attorney for Petitioner:

G. Scott Barhight
(Type or Print Name)

Signature

4th Floor
210 W. Pennsylvania Ave 410-832-2050
Address Phone No.

Towson, MD 21204
City State Zipcode

DROP-OFF
NO REVIEW
8/19/97 MCL

Legal Owner(s):

Stoneridge Associates, L.L.C.
(Type or Print Name)

By: Michael J. Reiser
Signature Michael J. Reiser, Member

Stoneridge Condominium, Inc.
(Type or Print Name)

By: Michael J. Reiser
Signature Michael J. Reiser, Vice President

2900 Linden Lane, Suite 250
Address Phone No.

Silver Spring, MD 20910
City State Zipcode

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

G. Scott Barhight 410-832-2050
Name
4th Floor
210 W. Pennsylvania Ave, Towson, MD 21204
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

ORDER RECEIVED FOR FILING
Date 8/19/97
By

68

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8801, 8803, 8807, 8809, 8813 & 8815 Stoneridge Cir. and 8901, 8903, 8905 & 8907 Stonecreek Place

98-68-SPHA

which is presently zoned D.R. 3.5

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

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

1B.01.2.C.2.b, BCZR (1989) and CMDP (1989), Section V.B.6.c to permit ten (10) feet between opposing windows in lieu of the required forty (40) feet.

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 presented at the Zoning Commissioner's 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.

Petitioner:

~~Contract Purchaser/Lessee~~:

Domain Builders
(Type or Print Name)

By: _____
Signature Michael J. Reiser, Vice President

2900 Linden Lane, Suite 250
Address

Silver Spring, MD 20910
City State Zipcode

Attorney for Petitioner:

G. Scott Barhight
(Type or Print Name)

_____
Signature

4th Floor
210 W. Pennsylvania Ave 410-832-2050
Address Phone No.

Towson, MD 21204
City State Zipcode

DROP OFF
NO REVIEW
8.19.97 KCR

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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):

Stoneridge Associates, L.L.C.
(Type or Print Name)

By: _____
Signature Michael J. Reiser, Member

Stoneridge Condominium, Inc.
(Type or Print Name)

By: _____
Signature Michael J. Reiser, Vice President

2900 Linden Lane, Suite 250
Address Phone No.

Silver Spring, MD 20919
City State Zipcode

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

G. Scott Barhight 410-832-2050
Name 4th Floor

210 W. Pennsylvania Ave, Towson, MD 21204
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING
Date 8/19/97
By

SUPPLEMENT TO PETITION FOR VARIANCE
Case No. 98-68-SPHA

The Petition for Variance filed in this case requests a variance from Sections 1B.01.2.C.2.b, BCZR (1989) and CMDP (1989), Section V.B.6.c to permit ten (10) feet between opposing windows in lieu of the required forty (40) feet. With reference to the Plan to Accompany a Variance and Amended Final Development Plan Hearing, the variances requested refer to the distance between opposing windows in the following buildings:

(1) Buildings 1 and 2 (8815 and 8813 Stoneridge Circle);

(2) Buildings 4 and 5 (8809 and 8807 Stoneridge Circle);

(3) Buildings 7 and 8 (8803 and 8801 Stoneridge Circle);

(4) Buildings 9 and 10 (8901 and 8903 Stonecreek Place); and

(5) Buildings 11 and 12 (8905 and 8907 Stonecreek Place).

Respectfully submitted,

G. Scott Barhight
Whiteford, Taylor & Preston L.L.P.
210 W. Pennsylvania Ave, 4th Floor
Towson, Maryland 21204
(410) 832-2050
Counsel for Petitioner, Domain Builders

115034

ORDER RECEIVED FOR FILING
Date 4/23/98
By

98-68-SPHA

Description

To Accompany Petition for Zoning Variance

8.409 Acre Parcel

Lot 1 - Stoneridge

South Side of McDonogh Road

East of Painters Mill Road

Second Election District, Baltimore County, Maryland

DMW

Daft·McCune·Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
http://www.dmw.com
410 296 3333
Fax 410 296 4705

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

Beginning for the same on the south side of McDonogh Road at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of McDonogh Road with the intersection of Painters Mill Road (1) North 87 degrees 03 minutes 39 seconds East 302 feet, more or less, and thence (2) South 05 degrees 55 minutes 33 seconds East 46.5 feet, more or less, to the point of beginning, thence leaving said point of beginning and binding on the south side of McDonogh Road, the six following courses and distances, viz: (1) North 84 degrees 04 minutes 27 seconds East 219.37 feet, thence (2) North 87 degrees 03 minutes 39 seconds East 175.91 feet, thence (3) Northeasterly by a line curving to the left with a radius of 2326.83 feet for a distance of 173.13 feet (the arc of said curve being subtended by a chord bearing of North 84 degrees 55 minutes 43 seconds East 173.09 feet and having a beginning tangent bearing of North 87 degrees 03 minutes 37 seconds East and a departing tangent bearing of North 82 degrees 47 minutes 50 seconds East), thence (4) Northeasterly by a line curving to the left with a radius of 395.46 feet for a distance of 168.75 feet (the arc of said curve being subtended by a chord bearing of North 87 degrees 53 minutes 40 seconds East 167.47 feet having a beginning tangent bearing of South 79 degrees 52 minutes 52 seconds East and a departing tangent bearing of North 75 degrees 40 minutes 12 seconds East),

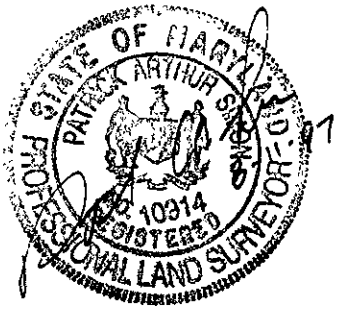
98-68-SPHA

thence (5) North 75 degrees 40 minutes 12 seconds East 205.34 feet, and thence (6) North 83 degrees 39 minutes 09 seconds East 10.31 feet, thence leaving the south side of McDonogh Road and running the sixteen following courses and distances, viz: (7) South 05 degrees 02 minutes 19 seconds West 178.00 feet, thence (8) South 29 degrees 35 minutes 00 seconds West 217.00 feet, thence (9) South 51 degrees 55 minutes 00 seconds West 58.00 feet, thence (10) South 41 degrees 10 minutes 00 seconds West 91.00 feet, thence (11) South 52 degrees 10 minutes 00 seconds West 83.00 feet, thence (12) South 81 degrees 40 minutes 00 seconds West 85.00 feet, thence (13) North 74 degrees 45 minutes 00 seconds West 166.00 feet, thence (14) South 78 degrees 15 minutes 38 seconds West 40.00 feet, thence (15) North 64 degrees 33 minutes 23 seconds West 84.86 feet, thence (16) North 70 degrees 16 minutes 01 second West 130.00 feet, thence (17) North 84 degrees 01 minute 20 seconds West 90.00 feet, thence (18) North 85 degrees 19 minutes 09 seconds West 80.00 feet, thence (19) North 79 degrees 36 minutes 27 degrees West 39.00 feet, thence (20) South 83 degrees 27 minutes 02 seconds West 45.50 feet, thence (21) South 46 degrees 29 minutes 12 seconds West 35.00 feet, and thence (21) North 18 degrees 35 minutes 04 seconds East 350.24 feet to the point of beginning; containing 8.409 acres of land, more or less.

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

August 11, 1997

Project No. 86068.BP (L86068.BP)



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: #98-68-SPHA
Stoneridge, Lot 1
8801, 8803, 8805, 8809, 8813, and 8815 Stoneridge Circle and 8901, 8903, 8905, and 8907 Stonecreek Place
S&E/S McDonogh Road, 250' E of c/l Painters Mill Road
2nd Election District
2nd Councilmanic
Legal Owner(s).
Stoneridge Associates, LLC & Stoneridge Condominium, Inc
Petitioner:
Domain Builders
Special Hearing: to approve an amendment to the Final Development Plan for Stoneridge. **Variance:** to permit 10 feet between opposing windows in lieu of the required 40 feet
Hearing: Tuesday, September 23, 1997 at 10:00 a.m., Room 407 Courts Bldg., 401 Bosley 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

9/075 Sept. 4 C170948

CERTIFICATE OF PUBLICATION

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. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 043300

DATE 8/20/97 ACCOUNT 001-6150

AMOUNT $ 500.00 (WCR)

RECEIVED FROM: Whiteford, Taylor & Preston

FOR: #040 - SPECIAL HEARING & #020 - VARIANCE
Stoneridge, Lot 1 Item #68
DROP-OFF — NO REVIEW

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
8/21/1997 8/20/1997 14:40:42
REG WS01 CASHIER CLRK CHL DRAWER 1
MISCELLANEOUS CASH RECEIPT
Receipt # 019423 OFLN
CR NO. 043300

500.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-68-SPHA

Petitioner/Developer:
(Domain Builders)
Date of Hearing/Closing:
(Sept. 23, 1997)

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

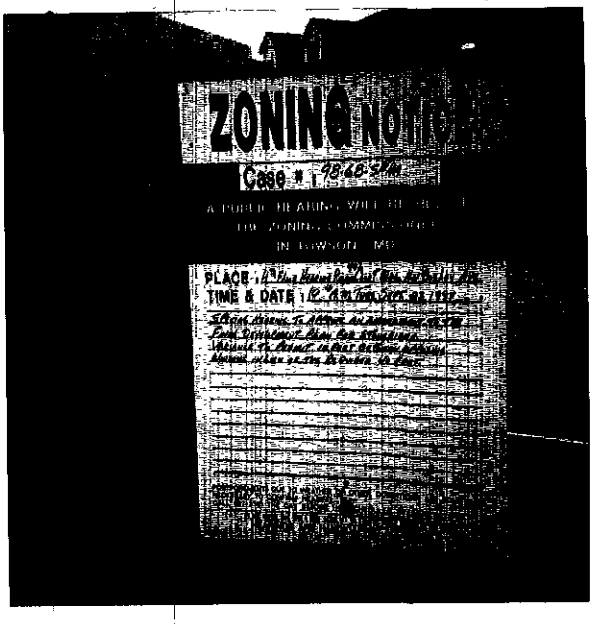
Attention : Ms. Gwendolyn Stephens

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_____

__Stoneridge Lot #1 various addresses Baltimore Maryland 21133_____

The sign(s) were posted on_____Sept 8, 1997_____
(Month, Day, Year)



98-68-SPHA

Sincerely,

(Signature of Sign Poster & Date)

_____Thomas P. Ogle, Sr._____

_____325 Nicholson Road_____

_____Baltimore, Maryland 21221_____

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

Baltimore County
Department of Permits and
Development Management

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

August 20, 1997

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
4th Floor
210 West Pennsylvania Avenue
Towson, MD 21204

RE: Drop-Off Petition (Item #68)
Stoneridge, Lot 1
2nd Election District

Dear Mr. Barhight:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

WCR/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

Printed with Soybean Ink
on Recycled Paper

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:

ITEM 68

ZONING NOTICE

Case No.: 98-168-SPHA

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

PLACE: *

DATE AND TIME: *

REQUEST: SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR STONERIDGE. VARIANCE TO PERMIT 10 FEET BETWEEN OPPOSING WINDOWS IN LIEU OF THE REQUIRED 40 FEET.

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

9/96
post.4.doc

*UPON RECEIPT OF THE NOTICE OF HEARING, THE PETITIONER OR HIS AGENT FILLS IN THIS INFORMATION AND THEN FORWARDS THIS FORM TO THE SIGN POSTER.

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: 98-68-SPHA
Stoneridge, Lot 1
8801, 8803, 8805, 8809, 8813, and 8815 Stonerdige Circle and
8901, 8903, 8905, and 8907 Stonecreek Place
S&E/S McDonogh Road, 250' E of c/l Painers Mill Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Stoneridge Associates, LLC & Stoneridge Condominium, Inc.
Petitioner: Domain Builders

Special Hearing to approve an amendment to the Final Development Plan for Stoneridge.
Variance to permit 10 feet between opposing windows in lieu of the required 40 feet.

HEARING: TUESDAY, SEPTEMBER 23, 1997 at 10:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

Arnold Jablon
Director

cc: Stoneridge Associates, Inc.
Domain Builders
G. Scott Barhight, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 8, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper

Baltimore County
Department of Permits and
Development Management

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

September 22, 1997

G. Scott Barhight, Esquire
210 W. Pennsylvania Avenue, 4th Floor
Towson, MD 21204

RE: Item No.: 68
Case No.: 97-68-SPHA
Petitioner: Stoneridge Associates

Dear Mr. Barhight:

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 19, 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,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

Section 226 HEIGHT REGULATIONS

Same as in the B.M.M. zone, except that the height may not exceed forty feet.

Section 227 AREA REGULATIONS

Same as in the B.M.M. Zone, except that the floor area ratio may not exceed 0.33.

Section 228 SIGNAGE AND PERFORMANCE STANDARDS

A. Signs are permitted, subject to Section 450. {Bill No. 89, 1997.}

B. The performance standards are the same as in the B.M.M. zone, including Section 502.9.

Baltimore County
Fire Department

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: LLC & STONERIDGE CONDOMINIUM, INC.
JOSEPH H. SEIFF, JR.
GLENN C. CAMPBELL & MELISSA H. DOWLING
609 MAIN STREET, LLC

Location: DISTRIBUTION MEETING OF SEPTEMBER 2, 1997

Item No.: 068, 069, 075, AND 076 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.

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 P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS 1102F

cc: File

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on Recycled Paper

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 Nos. 066, 068, 070, 071, 072, 074, 075, 076, and 077

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE908.NOC

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 9/5/97

FROM: R. Bruce Seeley RBS/9/
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 9/2/97

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

Item #'s: 1 7 8

RBS:sp

BRUCE2/DEPRM/TXTSBP

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. 068 (WCR)

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,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

2

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

DATE: September 9, 1997

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

SUBJECT: Zoning Advisory Petitions

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

Item No. 68

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

C:\MSOFFICE\WINWORD\ZAC\NOCOM\68.DOC

RE: PETITION FOR SPECIAL HEARING PETITION FOR VARIANCE Stoneridge, Lot 1, S&E/S McDonogh Road, 250' E of c/l Painers Mill Road 2nd Election District, 2nd Councilmanic	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Legal Owner(s): Stoneridge Assoc., LLC & Stoneridge Condominium, Inc. Petitioner: Domain Builders Petitioners	*	CASE NO. 98-68-SPHA

* * * * * * * * * * * * *

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 18th day of September, 1997, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, 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

September 2, 1997

G. Scott Barhight, Esquire
4th Floor
210 West Pennsylvania Avenue
Towson, MD 21204

98-68

RE: Drop-Off Petition Review (Item #68)
Stoneridge, Lot #1
2nd Election District

Dear Mr. Barhight:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed 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,

Mitchell J. Kellman
Planner II
Zoning Review

MJK:scj

Enclosure (receipt)

c: Zoning Commissioner

Printed with Soybean Ink
on Recycled Paper

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015
www.wtplaw.com

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

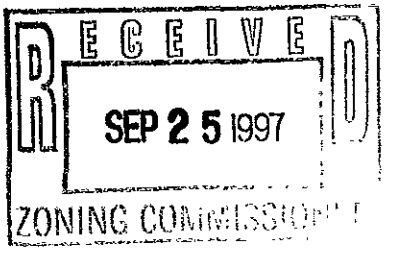
30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D C 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
gbarhight@wtplaw.com

September 24, 1997



DELIVERY BY HAND

The Honorable Timothy M. Kotroco
Zoning Commissioner's Office
4th Floor
401 Bosley Avenue
Towson, Maryland 21204

Re: Case No. 98-68-SPHA
Petitioner: Domain Builders

Dear Mr. Kotroco:

Pursuant to your request, and consistent with your decision as recited during the public hearing, enclosed is a draft "Findings of Fact and Conclusions of Law" for your review. The Petitioner respectfully requests that you sign this Order, if appropriate, at your earliest convenience.

If the proposed Order is acceptable, please contact this office after it has been signed so that we may provide a copy to the Department of Permits & Development Management as expeditiously as possible.

Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barhight

GSB:sll
Enclosure
cc: Mr. Chip Merlin
Mr. Mark Stemen
Edmund F. Haile, P.E.

117304

Sent 9/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 9, 1997

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

RECEIVED
SEP 11 1997
ZONING

SUBJECT: Zoning Advisory Petitions

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

Item No. 68

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

Baltimore County Government
Office of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204
(410) 887-3391

PROVISIONAL APPROVAL
PERMIT NUMBER:_____

Date: 8/18/97

Location: 8807 Stoneridge Circle Building #5

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following **Conditions**:

☑ Owner has filed for a public hearing, Item #68.

☐ Owner must file for a public hearing within ___ days before the Zoning Commissionr requesting relief from all conflicts with the Baltimore County Zoning Regulations.

☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within ___ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

ZONING STAFF

DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Stoneridge Associates, L.L.C.

Signed - Owner By: [signature] Signed - Contract Purchaser _____

Printed Name CHARLES MERLIN Printed Name _____

Address 2900 LInden Lane, Suite 250 Address _____

Silver Spring, MD 20910

Work Phone # (703) 803-0600 Work Phone # _____

Home Phone # N/A Home Phone # _____

Scott Barbaught

Chip Merlyn

Arnold - 8/28 (No)
must have hearing

PRESSURE TREATED

4' HIGH

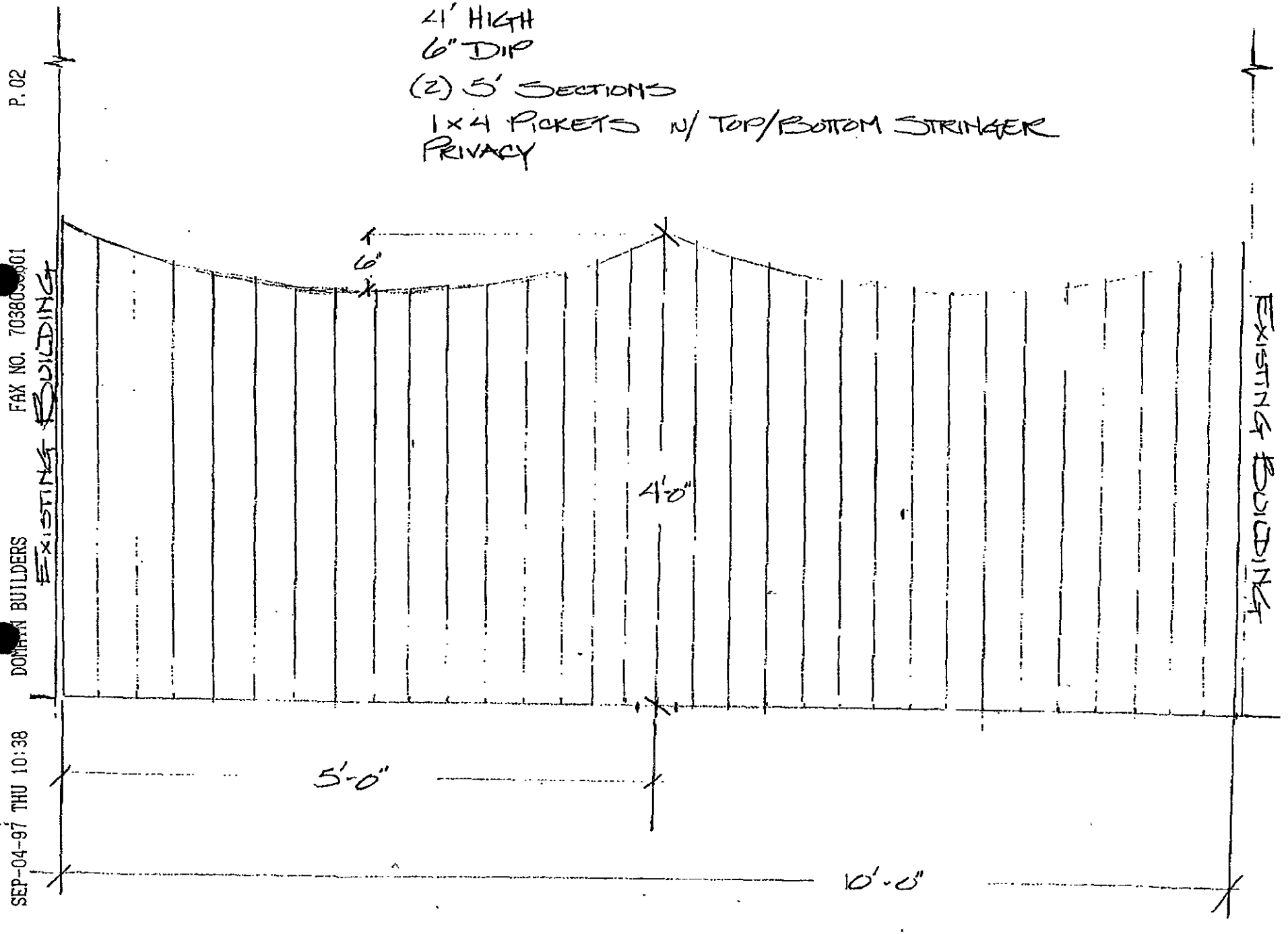
6" DIP

(2) 5' SECTIONS

1x4 PICKETS W/ TOP/BOTTOM STRINGER

PRIVACY

SCALE 1" = 1'-0"



P. 02
FAX NO. 7038[illegible]001
DOMAIN BUILDERS
SEP-04-97 THU 10:38

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
CHARLES MELLIN	C/O DOMAIN BUILDERS 4375 FAIR LAKES CT. FFX, VA 22033
J. ROBERT GREEN	DMW 200 E. PENNA. AVE. TOWSON MD 21286
Ed Haile	4
MARK STEMEN	4375 FAIR LAKES CT FAIRFAX VA 22033

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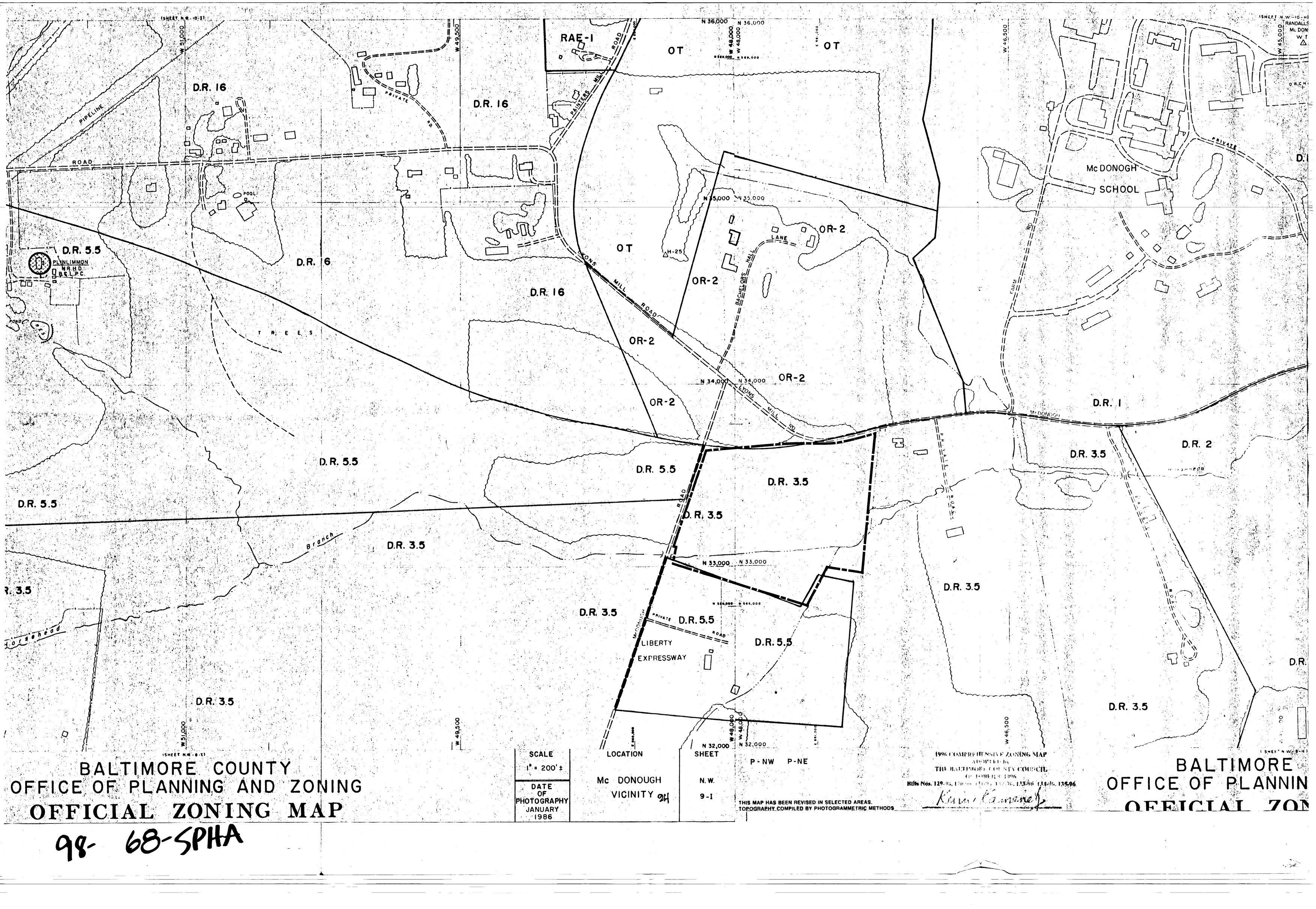


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

98- 68-SPHA

SCALE	LOCATION	SHEET
1" = 200' ±	Mc DONOUGH VICINITY 24	N.W. 9-I
DATE OF PHOTOGRAPHY JANUARY 1986		P-NW P-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

BALTIMORE
OFFICE OF PLANNIN
OFFICIAL ZON

General Notes

1. Owner: Horsehead Woods Ltd. Partnership
c/o Mullan Enterprises, Inc., General Partner
2330 West Joppa Road
Lutherville, MD 21093

Developer: Domain Builders, Inc.
2900 Linden Lane, Suite 250
Silver Spring, MD 20910
(301) 588-8420

2. Site Data:

Current Zoning and Acreage

Net =	0.00	Acres±	DR 1.0
	123.58	Acres±	DR 3.5
	7.25	Acres±	DR 5.5
	2.70	Acres±	DR 10.5
	26.00	Acres±	DR 16
	159.83	Acres±	Total Net
Gross =	0.23	Acres±	DR 1.0
	127.04	Acres±	DR 3.5
	7.65	Acres±	DR 5.5
	3.17	Acres±	DR 10.5
	27.44	Acres±	DR 16
	165.56	Acres±	Total Gross (Includes 30' of McDonogh, Lyons Mill, and Winands Road)

Density

Permitted =	0.23	Acres x 1.0	=	0.23	D.U.
	127.04	Acres x 3.5	=	444.64	D.U.
	7.68	Acres x 5.5	=	42.24	D.U.
	3.17	Acres x 10.5	=	33.29	D.U.
		Subtotal	=	520.40	D.U.
	27.44	Acres x 16	=	439.00	Dn.U.
		Total	=	959.40	Total Units

	# Units	DU	DnU	Total Living Units
Proposed =				
Section 1				
Parcel C-1	8 2-BR TH/Coach @ 1.00		8	8
	173 3-BR TH/Coach @ 1.50	11	243	173
Parcel C-2	128 2-BR Garden @ 1.00		128	128
	40 3-BR Garden @ 1.50		60	40
		11	439	349
Section 2-4 (By Others)				
	TH	214		214
	Coach	252		252
		466		466
Reserved McDonogh				
	Units	9	0	9
	GRAND TOTAL	486	439	824

Townhouse units will be sold. Coach/Garden units will be rented or sold.

Parking: Section 1, Parcel C-2, Only

Required = 128 2-Bedroom @ 1.5 = 192 Spaces
40 3-Bedroom @ 2.0 = 80 Spaces
Total = 272 Spaces

Proposed = 291 Spaces

All spaces will be 8-1/2 feet x 18 feet, paved with a durable, dustless surface, curbed and striped.

Local Open Space: Section 1, Parcel C-2, Only

Required = 168 Units @ 650 s.f./unit = 2.51 Acres±

Proposed = 9.33 Acres±

Open space will be retained and maintained by Baltimore County.

Landscape Requirements: Section 1, Parcel C-2, Only

Required = 168 Units x 1 tree/unit = 168 Trees (84 Maj. Dec.)

All planting will be in accordance with the Baltimore County Landscape Manual. Rears of units will be screened from public roads with evergreen trees calculated at 1 tree/6 l.f.

A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit.

3. Setbacks:

Minimum setbacks in plan meet zoning requirements as follows:

30 Feet Building to Tract Boundary
50 Feet Building to Existing Street Centerline
25 Feet Building to Existing Street Right-of-Way
22 Feet Garage or Carport to Street Right-of-Way
0 Feet Building to Proposed Lot Line and Right-of-Way

Where windows are provided, they will meet the following minimum setbacks:

35 Feet Window to Tract Boundary
15 Feet Window to Lot Line
40 Feet Between Opposing Windows
25 Feet Window to Street Right-of-Way

Building shall conform to meet height and length requirement as follows:

0 - 25 Foot Height = 16 Feet Between Buildings
20 - 25 Foot Height = 25 Feet Between Buildings
25 - 30 Foot Height = 30 Feet Between Buildings
30 - 40 Foot Height = 40 Feet Between Buildings
40 - 50 Foot Height = 60 Feet Between Buildings
300 Foot Maximum Building Length
50 Foot Maximum Height

4. Accessory structures, fences, and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits)

Envelopes shown hereon are for the location of all principal buildings only.

Accessory structures, fences, and projections into yard cannot be located in floodplain areas or hydric soils.

5. One existing dwelling unit will be retained by McDonogh in Section A-1.

6. Estimated Average Daily Trips: Section 1, Parcel C-2, Only

168 Garden Apartments/Condos @ 6.1 ADT's = 1025 ADT's

7. All streets are private. All 22 foot wide roads shall be posted to prohibit parallel parking.

8. All driveways and parking areas shall be paved with a durable and dustless surface of bituminous concrete, portland cement concrete, or macadam.

9. Trash will be collected privately from trash enclosures shown on the plan. All mail boxes will be located in the lobbies of the buildings.

10. The site is open field

11. Wetlands have been field located and are shown. No clearing, grading, or disturbance of wetland soils will occur except as permitted by Baltimore County Water Quality Policy.

12. Temporary boundary markers and tree protection devices shall be installed prior to any clearing and grading. Local open space shall not be disturbed except as approximately delineated on this plan without prior approval from the Department of Recreation and Parks. This includes stream valley park. Tree protection devices shall be installed coincidentally with the limit of disturbance.

13. Parcel A-1, A-2, and B will be reserved by McDonogh for future development. Parcels A-1 and A-2 will receive a total of six dwelling units. Parcel B will receive three dwelling units.

14. Community buildings, pool, and recreation areas are for use by residents only.

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

16. Original CRG Plan of Foxridge approved December 9, 1989. This development complies with the Revised CRG plan approved and all CRG comments.

17. There are no known off-site single-family dwelling units or recorded lots less than two acres which create RTA for Parcel C-2.

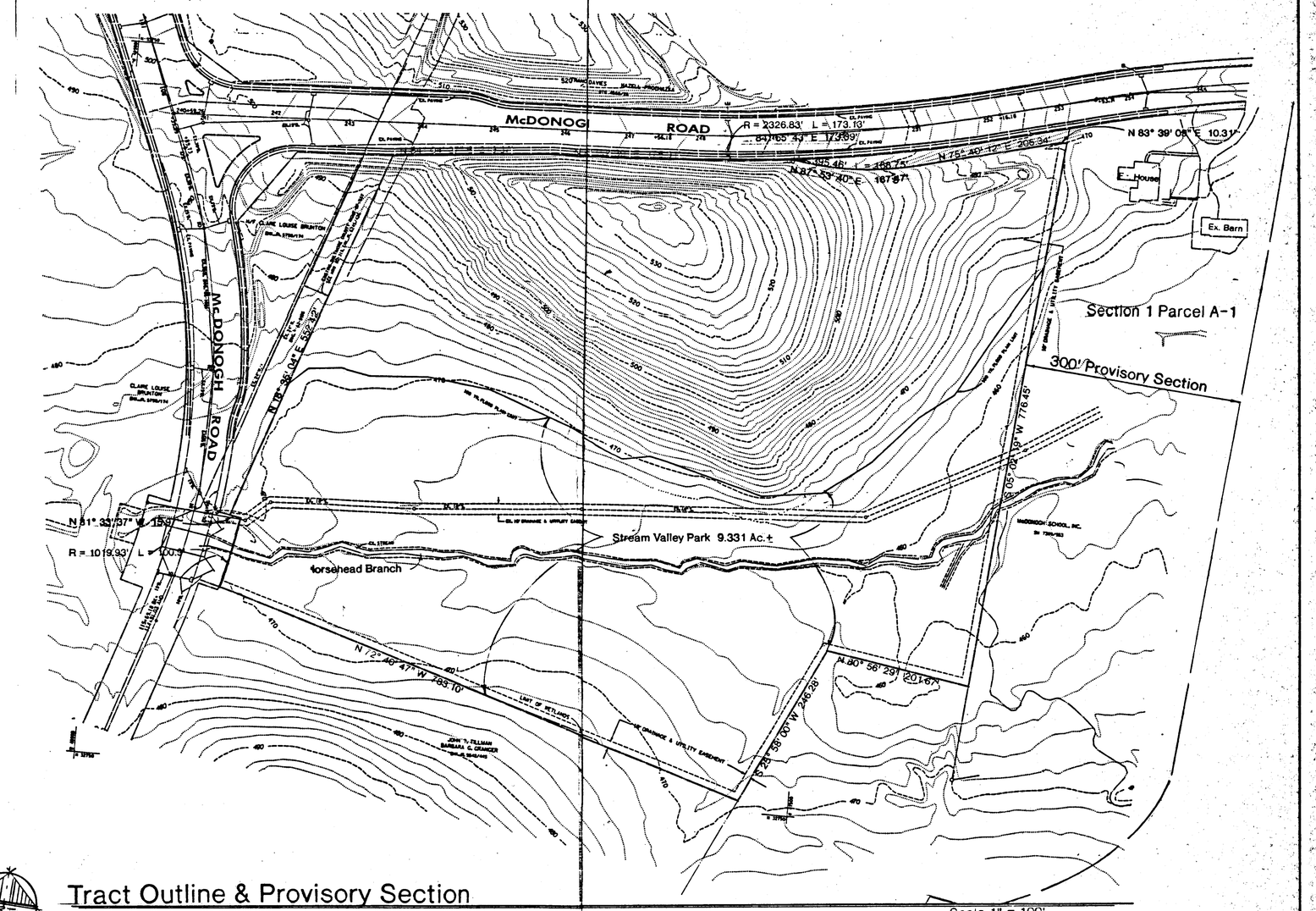
Provisory Section Notes

1. The "provisory section" of this partial development plan is not intended, nor shall it be utilized, as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 300 feet thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.

2. The dimensioned boundaries of "provisory section" as indicated hereon are not intended to separate it from the overall approval of this partial development plan. Any deviation from this partial development plan, including the "provisory section", must be approved in accordance with Section 1 B01.3.A.7.

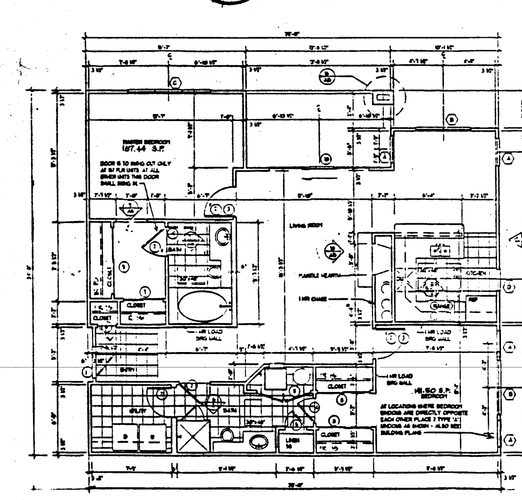
3. Approval of the "provisory section" is not based on final engineering plans; however, it is intended to establish: the final location, height, use, and density of buildings or their envelopes to within 10 feet of their final engineered location; the location and type of existing major vegetation that is to be retained; screening; parking areas and drives to the extent possible so as to coincide with their final or permanent improvements; and other pertinent amenities.

4. At the time of building permit application, the "provisory section" of this development plan must be updated to comply in all respects to the form and content required by Section 1 B01.3.A.3 of the Zoning Regulations.



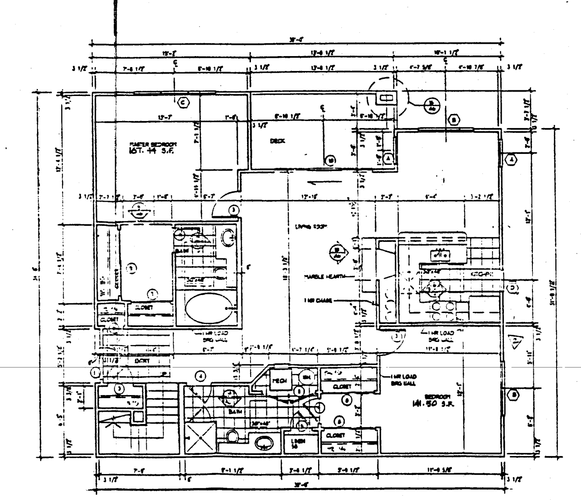
Tract Outline & Provisory Section

Scale 1" = 100'



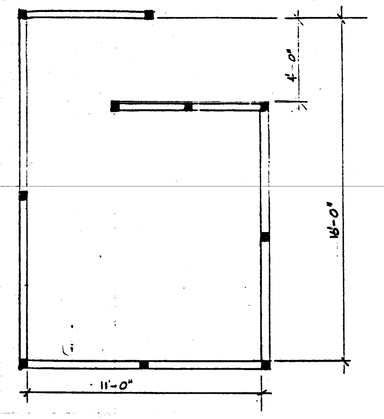
Unit A - Floor Plan · 2 Bedroom

Scale: 1/8" = 1' - 0"



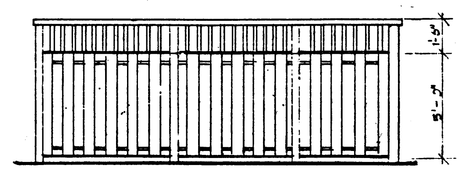
Unit A Loft - Floor Plan · 2 Bedroom

Scale: 1/8" = 1' - 0"



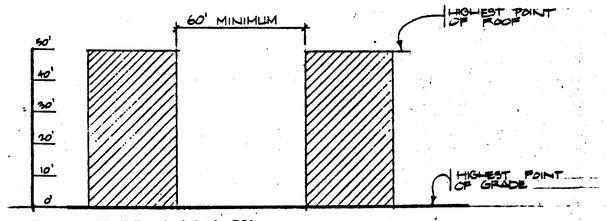
Trash Enclosure Plan View

Not To Scale



Trash Enclosure Fence Elevation

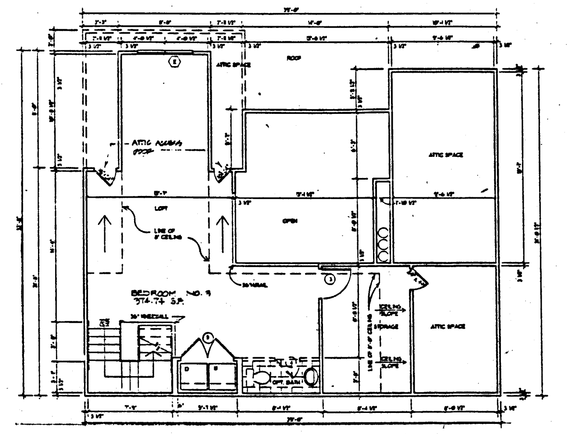
Not To Scale



Proposed building height is 50'±

Above-Grade Elevation of Higher Point	Minimum Horizontal Distance to Vertical Projection of Point on Building Not Mutually Attached
20 feet or less	16 feet
More than 20 feet but not more than 25 feet	25 "
" " 25 " " " " " 30 "	30 "
" " 30 " " " " " 40 "	40 "
" " 40 " " " " " 50 "	60 "
More than 50 feet	75 feet

Minimum Building Separation



Loft Plan

Reason for 1st Amendment (9/28/94)
To revise building and parking layout.
No lots have been sold within 300'.

DRC Approval Date: November 28, 1994

OFFICE OF PLANNING AND ZONING
APPROVED BY:
DIRECTOR OF PLANNING DATE
12/19/94
DIRECTOR OF ZADM DATE

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

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

PLAN TO ACCOMPANY A VARIANCE AND AMENDED FINAL DEVELOPMENT PLAN HEARING

STONERIDGE

LOT # 1 -
FOXRIDGE SECTION 1 PARCEL C-2, FORMERLY THE CHASE AT FOXRIDGE

2 COUNCILMANIC DISTRICT
2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

NORTH

ISSUE DATES	
REVIEW:	8/4/97
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	C&C RDJ
DRAWN:	RDJ
DESIGNED:	
CHECKED BY:	
DATE CHECKED:	

DATE	BY	REVISIONS

8-5PHA

FRANCES DAVIES
HAZELL PROCHAZKA
OTG 4565/28

McDONOGH ROAD

CLAIRE LOUISE BRUNTON
EHK,JR. 5790/174
(VACANT)

Petitioner: Domain Builders
2900 Linden Lane, Suite 250
Silver Spring, MD 20910

Tax Map	67
Zoning Map	NW 9I & NW 9H
Councilmanic District	2
Election District	2
Gross Area	8.409 Acres
Net Area	8.409 Acres

Zoning History: None found.

CRG: 10th Revised CRG Plan Sec. 1 Parcel C2 Only.

Parking:
Required: 128 two bedroom units @ 1.5 = 192 Spaces
40 three bedroom units @ 2.0 = 80 Spaces
Total 272 Spaces
Provided: 291 Spaces

VARIANCE PETITION

A Variance from Section 1B01.2.C.2.b of the Baltimore County Zoning Regulations (1989) and CMDP (1989) V.B.6.c pursuant to Section 504 of the Baltimore County Zoning Regulations to permit ten feet between opposing windows in lieu of the required forty feet.

LOCATION MAP
Scale 1" = 1000'

Building 1 — 3/4 STORIES — 50'-0" HT. — 14 Units — 87'-0" — LL = 500.50' — FF = 512.00'
Building 2 — 3/4 STORIES — 50'-0" HT. — 14 Units — 87'-0" — LL = 488.67' — FF = 500.67'
Building 3 — 3/4 STORIES — 50'-0" HT. — 14 Units — 87'-0" — LL = 476.84' — FF = 488.84'
Building 4 — 3/4 STORIES — 50'-0" HT. — 14 Units — 87'-0" — LL = 488.67' — FF = 496.17'
Building 5 — 3/4 STORIES — 50'-0" HT. — 14 Units — 87'-0" — LL = 488.67' — FF = 498.17'
Building 6 — 3/4 STORIES — 50'-0" HT. — 14 Units — 87'-0" — LL = 476.00' — FF = 487.50'
Building 7 — 3/4 STORIES — 50'-0" HT. — 14 Units — 87'-0" — LL = 476.84' — FF = 488.84'
Building 8 — 3/4 STORIES — 50'-0" HT. — 14 Units — 87'-0" — LL = 476.84' — FF = 488.84'
Building 9 — 3/4 STORIES — 50'-0" HT. — 14 Units — 87'-0" — LL = 488.67' — FF = 499.17'
Building 10 — 3/4 STORIES — 50'-0" HT. — 14 Units — 87'-0" — LL = 491.67' — FF = 501.17'
Building 11 — 3/4 STORIES — 50'-0" HT. — 14 Units — 87'-0" — LL = 499.17' — FF = 506.67'
Building 12 — 3/4 STORIES — 50'-0" HT. — 14 Units — 87'-0" — LL = 500.50' — FF = 512.00'

Proposed SWM Pond (Private)
Future Recreation Area
Pedestrian Access
PROPOSED TRASH CORRAL (TYP.)
PROPOSED CONCRETE ENTRANCE
EX.15"D. DWG.#86-1021
EX.18"D. DWG.#86-1024
S13 ADTs
J12 ADTs
EX. 24" W.
EX. 8" S.
EX. 18" S.
8" SAN.
8" W.
6" W.
6" GAS
6" FH
FIRE HYDRANT (TYP.)
VALVE
6" VALVE
4" SIDEWALK (TYP.)
2' TURF (TYP.)
12' SPC @ 85' = 102'
14' SPC @ 85' = 119'
15' SPC @ 85' = 127.5'
16' SPC @ 85' = 136'
11' SPC @ 85' = 93.5'
10' SPC @ 85' = 85'
8' SPC @ 85' = 68'
Building Envelope
Existing Building
Existing Garage
Existing Shed
Existing Deck
Existing Pool
Existing Tennis Court
Existing Gazebo
Existing Pavilion
Existing Pool House
Existing Pool Equipment
Existing Tennis Court Fence
Existing Pool Fence
Existing Pool Deck
Existing Pool Pavilion
Existing Pool Pool House
Existing Pool Pool Equipment
Existing Pool Tennis Court Fence
Existing Pool Pool Deck
Existing Pool