

IN RE: PETITIONS FOR SPECIAL HEARING & * BEFORE THE
ZONING VARIANCE
W/S Runnymede Rd., 115 ft. N of * ZONING COMMISSIONER
Lathe Rd., (Villages of Winterset, Sec.9)
2nd Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
GCB Limited Partnership, * Case No. 98-77-SPHA
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Zoning Variance for the development known as Section 9 of The Villages of Winterset, located in northwestern Baltimore County. The Petitions were filed by GCB Limited Partnership, through T. Kevin Carney, Partner, property owner. The Petition for Special Hearing seeks approval of an amendment to the Third Amended Final Development Plan for Section 9 of the property, dated July 16, 1997, to revise the number of dwelling units and incorporate garages. The Petition for Variance seeks a series of variances from Sections V.B.3, V.B.6.d and V.B.2 of the Comprehensive Manual of Development Policies (CMDP), and Sections 1B01.2.C.1, 400.1, 400.3, 413.1.d, 413.1.E.1 and 1B02.2.B of the Baltimore County Zoning Regulations (BCZR). The variances, which are detailed on the schedule attached hereto as Addendum No. 1, are generally to permit accessory buildings (attached garages) to be located in the front and side yards of corner lots, to allow said garages to be 18 ft. in height in lieu of the required 15 ft., to allow reduced setback distances between principal buildings and the centerline of a proposed private street, to allow reduced front, rear, and side yard setbacks and to allow a sign larger than permitted by the BCZR. The subject property and requested relief are more particularly shown on the plat to accompany the Petitions for Special Hearing and Variance marked as Petitioner's Exhibit No.1.

Appearing at the public hearing held for this case was T. Kevin Carney, on behalf of the Petitioner, GCB Limited Partnership. Also present were David S. Thaler and Mark S. Vaszic, from D.S. Thaler and Associates, the land use consultant firm which prepared the site plan. The Petitioner was represented by Jeffrey H. Scherr, Esquire. A number of individuals from the surrounding community appeared. The names of those individuals who were present and participated at the hearing are shown on the Citizen Sign-In Sheet, which was circulated at the hearing and has been included in the case file. Most of these individuals did not appear in opposition to the requests but sought restrictions to the relief granted and clarification of the issues raised.

Mr. Thaler testified and presented the plan. He indicated that the parcel under consideration is known as Section 9, of the overall development known as the Villages of Winterset. This is a large development located in northwestern Baltimore County which will ultimately contain over 800 residential units. Mr. Thaler indicated that the subject property was the final piece of the development. Mr. Thaler also traced the extensive zoning history of the project, which is reflected on the site plan. The Petitioner has come in for a series of zoning approvals in the past, most recently cases No. 95-131-XA and 97-98-A. These two cases were both heard by Deputy Zoning Commissioner, Timothy M. Kotroco (copies of the Orders are printed on the site plan). In essence, a number of variances were granted by the Deputy Zoning Commissioner for the project.

In any event, Mr. Thaler testified that the goal of the developer is to produce a community with a village-like atmosphere. He described the development as pedestrian friendly, wherein the dwellings were laid out in a series of short blocks and the houses were set forward to the street. Moreover, he indicated that originally Section 9 of the development featured 243 residential units. However, as shown on the site plan and

requested within the Petition for Special Hearing, that number is being adjusted downward, so that there will be 176 units. Moreover, a unique feature of the development is that many of the units will feature either an attached or detached garage. Mr. Thaler testified about the need for the requested variance relief in order to achieve the desired layout and atmosphere for the community. He explained in detail each of the variances and the justification for same. He also indicated that the site is unique due to its topography, shape and environmental constraints, including the existence of a floodplain. It is to be noted that the subject parcel under consideration, ie., Section 9, is approximately 15.7 acres in area.

The individuals who appeared are mainly residents of a single family dwelling community which abuts the subject property. These residents did not express opposition to the request, per se, but voiced several concerns about the impact of the development on their properties. Their major concerns were a desire to reduce the visual impact and for buffering between their community and the proposed development. In this regard, the Petitioner offered three conditions to reduce this impact. First, the Petitioner agreed to reduce the grade of the subject property by 4 ft. on the northern portion of the site, near where garage No. 20 is located. This garage is the closest structure to the abutting community; including the residences on Mill Creek Court and/or Stable Court. By reducing the grade of the property at that location, that garage building will be lower, thereby reducing its visibility.

Secondly, the Petitioner agreed to install a double stacked row of trees (landscaping) across the northern border of the site. Landscaping is shown on that portion of the site in the plan presented at the hearing, however, that landscaping will be increased. As the plan indicates, there is a clearing between the stand of trees on both sides of the property

which is designated as a "forest buffer easement". The Petitioner indicated a willingness to install trees across that entire open area to provide a visual buffer.

Third, the Petitioner will cause to be constructed a 6 ft. board on board fence across that opening. This fence, coupled with the trees, will clearly reduce the neighbors' view of the subject development. In this regard, it is to be noted that the Office of Planning within its Zoning Plans Advisory Committee (ZAC) comment, indicated that it does not oppose the applicant's request, however, recommended that a board on board fence be erected along the property line. The Petitioner offered to construct such a fence which meets the residents' concerns and satisfies the Office of Planning's comment.

Based upon the testimony and evidence offered, I am persuaded to grant the Petitions. I am persuaded by Mr. Thaler's testimony that a grant of the variance is appropriate. In my judgment, the property is unique by virtue of its size, shape, topography and the natural features thereon. Moreover, I support the Petitioner's plan for the proposed community and find that a practical difficulty would exist if relief were denied. Moreover, as to both Petition for Variance and Petition for Special Hearing, I find that there will be no detrimental impact to the health, safety or general welfare of the locale if relief were granted.

However, in granting the relief, I will require that the Petitioner submit an amended plan, detailing the conditions set forth above. This plan shall clearly depict the reduction in grade around garage No. 20, the increased landscape buffer, and the location of the board on board fence, all as described above.

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.

ORDER RECEIVED FOR PLANS

Date

By

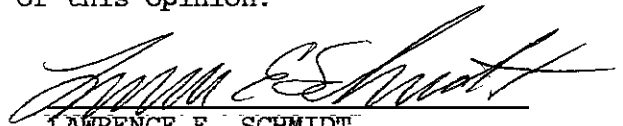
IT IS, THEREFORE, ORDERED, this 7th day of October, 1997, that approval of an amendment to the Third Amended Final Development Plan for Section 9 of the property, dated July 16, 1997, revising the number of dwelling units and incorporate garages, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that variances from Sections V.B.3, V.B.6.d and V.B.2 of the Comprehensive Manual of Development Policies (CMDP), and Sections 1B01.2.C.1, 400.1, 400.3, 413.1.d, 413.1.E.1 and 1B02.2.B of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED, subject to the following restrictions:

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

2. The Petitioner shall cause the grade of the subject property around garage No. 20 to be reduced by 4 ft., as fully set forth hereinabove.

3. The Petitioner shall cause there to be planted a double row of trees along the northern property line and the construction of a 6 x 6 ft. board on board fence. All of these conditions shall be reflected in the amended plan to be submitted and included in the case file, as more fully set forth in the body of this opinion.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

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 3, 1997

Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202-3201

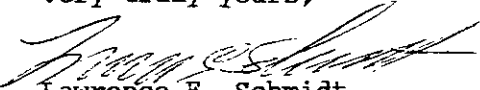
RE: Petitions for Special Hearing and Variance
Property: The Villages of Winterset
Case No. 98-77-SPHA
GCB Limited Partnership, Petitioner

Dear Mr. Scherr:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, with restrictions.

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

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. T. Kevin Carney
GCB Limited Partnership
10705 Charter Drive, Suite 450
Columbia, Maryland 21044
c: Persons on "Citizen Sign-in Sheet"





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Section 9, The Villages of Winterset

which is presently zoned DR 3.5
DR 5.5

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special 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 3rd Amended FDP for Section 9 of the Property, dated July 16, 1997, to revise the number of dwelling units and incorporate garages.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

Jeffrey H. Scherr, Esquire

(Type or Print Name)

Signature

Kramon & Graham, P.A.

One South Street, Suite 2600

Baltimore, Maryland 21202-3201

(410) 752-6030

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): /Petitioner

GCB Limited Partnership

(Type or Print Name)

Signature

T. Kevin Carney

(Type or Print Name)

Partner

Signature

10705 Charter Drive, Suite 450

Address

Phone No.

Columbia, Maryland 21044 (410) 740-5335

City

State

Zipcode

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

Jeffrey H. Scherr, Esquire

Name Kramon & Graham, P.A.

One South Street, Suite 2600, Baltimore,

Address Maryland 21202-3201 (410) 752-6030

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY

DATE

8/22/97





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Section 9, the Villages of Winterset

which is presently zoned DR 3.5
DR 5.5

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) V.B.3, V.B.6.d and V.B.2 of the Comprehensive Manual of Development Policies and Sections 1.B01.2.C.1, 400.1, 400.3, 413.1.d, 413.1.E.1 and 1B02.2.B

as more particularly set forth on the attached list;

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) to amend the 3rd Amended FDP for Section 9 of the Property, dated July 16, 1997, in order to reduce the number of dwelling units from 193 to 176. In order to accommodate this reduction in density and still provide marketable units, garages must be added to the dwelling units; the practical difficulty of adding said garages necessitates the requested variances.

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:

Jeffrey H. Scherr, Esquire

(Type or Print Name)

Signature

Kramon & Graham, P.A.

One South Street, Suite 2600

Baltimore, Maryland 21202-3201

(410) 752-6030

City

State

Zipcode

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

Legal Owner(s): /Petitioner

GCB Limited Partnership

(Type or Print Name)

Signature

T. Kevin Carney

(Type or Print Name)

Partner

Signature

10705 Charter Drive, Suite 450

Address

Phone No.

Columbia, Maryland 21044

(410) 740-5335

City

State

Zipcode

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

Jeffrey H. Scherr, Esquire

Name Kramon & Graham, P.A.

One South Street, Suite 2600, Baltimore,

Maryland 21202-3201 (410) 752-6030

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY

DATE

8/22/97



Printed with Soybean Ink
on Recycled Paper



VARIANCES:

1. Per Section 400.1 of Baltimore County Zoning Regulations:

To allow accessory buildings (detached garages) to be located in the front and side yards and for any corner lots, to permit accessory buildings to be located outside the third of the rear yard farthest removed from the street and to permit the accessory building to occupy more than 50% of such third.

2. Per Section 400.3 of the Baltimore County Zoning Regulations:

To allow an accessory building height of 18 feet $\pm$ in lieu of the allowed 15 foot building height.

3. Per Section 1B01.2.C.1 of the Baltimore County Zoning Regulations and V.B.3 (CMDP-1972):

To allow a minimum horizontal distance between principal buildings (43 feet high) of 40 feet in lieu of 60 feet.

4. Per Section V.B.6.d (CMDP-1972):

To allow a minimum front setback of 19 feet to the centerline of the proposed private road in lieu of 47 feet. *for garages and 53' for non-garage buildings*

5. Per Section V.B.2 (CMDP-1972) *& Section 1B02.2.B of the Baltimore County Zoning Regulations:*

To allow a principal building other than for residential (i.e. leasing office) to have:

a front yard setback of 7 feet in lieu of 50 feet.
a rear yard setback of 7 feet in lieu of 30 feet.
a side yard setback of 7 feet in lieu of 20 feet.

6. Per Section ~~413.1.E.1~~ of the Baltimore County Zoning Regulations:

To allow a free standing sign of 96 square feet in lieu of 15 square feet.

11

August 11, 1997

**THE VILLAGES OF WINTERSET
PHASE NINE
(FOR ZONING PURPOSES ONLY)**

Beginning at a point located 115 feet, more or less, north of the intersection of Lathe Road and Runnymede Road along the western right-of-way line of Runnymede Road, thence running the following twenty-five (25) courses and distances:

1. Curving to the left, 130.46 feet, more or less, having a radius of 645.00 feet, thence,
2. North 43°04'16" West 164.44 feet, more or less, to a point; thence,
3. Curving to the right, 146.80 feet, more or less, having a radius of 907.98 feet, thence,
4. North 88°30'34" West 43.86 feet, more or less, to a point; thence,
5. North 66°35'36" West 93.18 feet, more or less, to a point; thence,
6. North 56°18'28" West 88.57 feet, more or less, to a point; thence,
7. North 40°40'54" West 47.93 feet, more or less, to a point; thence,
8. North 80°40'27" West 274.74 feet, more or less, to a point; thence,
9. North 75°21'57" West 30.44 feet, more or less, to a point; thence,
10. South 05°45'46" West 833.47 feet, more or less, to a point; thence,
11. South 90°00'00" West 307.93 feet, more or less, to a point; thence,
12. South 18°08'42" East 19.62 feet, more or less, to a point; thence,

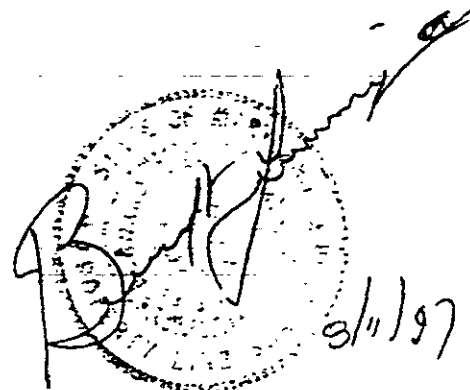
page 2

August 11, 1997

THE VILLAGES OF WINTERSET, PHASE NINE

13. South 18°22'24" East 52.86 feet, more or less, to a point; thence,
14. South 36°15'53" East 68.78 feet, more or less, to a point; thence,
15. South 59°27'50" East 99.38 feet, more or less, to a point; thence,
16. South 04°20'36" East 39.80 feet, more or less, to a point; thence,
17. South 79°17'43" East 42.02 feet, more or less, to a point; thence,
18. South 76°48'07" West 45.12 feet, more or less, to a point; thence,
19. South 85°34'17" West 208.23 feet, more or less, to a point; thence,
20. South 59°05'51" East 47.56 feet, more or less, to a point; thence,
21. South 81°00'50" West 57.11 feet, more or less, to a point; thence,
22. South 60°26'11" West 45.03 feet, more or less, to a point; thence,
23. Curving to the right 153.04 feet, having a radius of 725.00 feet; thence,
24. North 07°50'23" East 100.00 feet, more or less, to a point; thence,
25. Curving to the left 253.41 feet, having a radius of 775.00 feet to the point beginning.

Containing 15.7 acres of land, more or less.



A handwritten signature, possibly 'R. K.', is written over a circular official stamp. To the right of the signature, the date '9/11/97' is handwritten.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 4, 1997

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, 1997.

Case: #98-77-SPHA
The Village of Winterset - Section 9
WIS Runnymede Road, E15
N of Lathe Road
2nd Election District
3rd Councilmanic
Legal Owner(s): GCB Limited Partnership
Special Hearing: to approve an amendment to the 3rd Amended FDP for section 9 of the property, dated July 16, 1997, to revise the number of dwelling units and incorporate garages.
Variance: to allow accessory buildings located in the front and side yards and for corner lots, outside the third of the rear yard farthest removed from the street and to occupy more than 50% of such third, to allow building height of 18' in rear of the lot and to allow distance between

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

043304

DATE 9/2/97

ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Thomas Builders, Inc.

FOR: #110 - REVISIONS - Case #98-77

Drop-Off - No Review

REBUTION
SITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESSED ACTUAL

TIME

9/02/1997 9/02/1997 11:27:48

REG 0603 CASHIER UNIT VLM DRAWER 3

MISCELLANEOUS CASH RECEIPT

Receipt # 016923

CR NO. 043304

100.00 CHECK

CASHIER'S VALIDATION

Baltimore County, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 8/22/97 ACCOUNT Room 150

AMOUNT \$ 500.00

RECEIVED FROM: Thomas B. Dicks

FOR: Abel Res SP4A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESSED
8/22/1997
CASHIER UNIT
MISCELLANEOUS CASH RECEIPT
01/3/94
\$500.00
Baltimore County, Md 11001

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-77-SPHA

Petitioner/Developer: G.C.B. LTD. PART, ETAL

% STACEY M^cARTHUR, D.S.T.

Date of Hearing/Closing: 9/25/97

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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 W/S - RUNNYMEADE RD.
C INGAM ROAD & 115' NORTH OF LATHE ROAD
VILLAGE OF WINTERSET-SEC.9 - 3 SIGNS ON SITE

The sign(s) were posted on 9/8/97
FIX (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 9/16/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

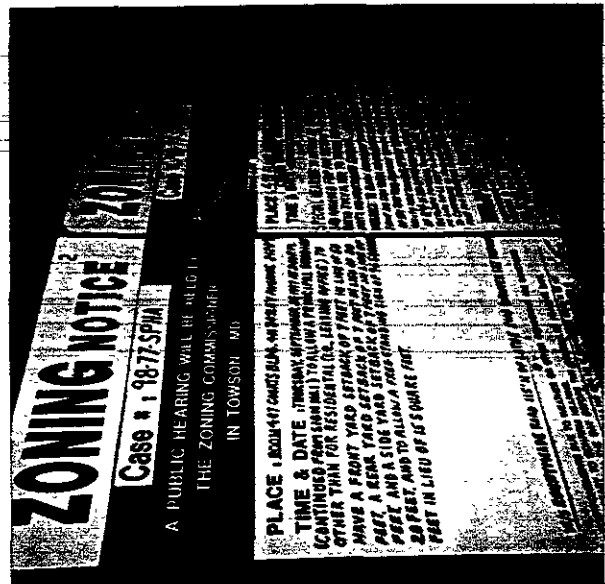
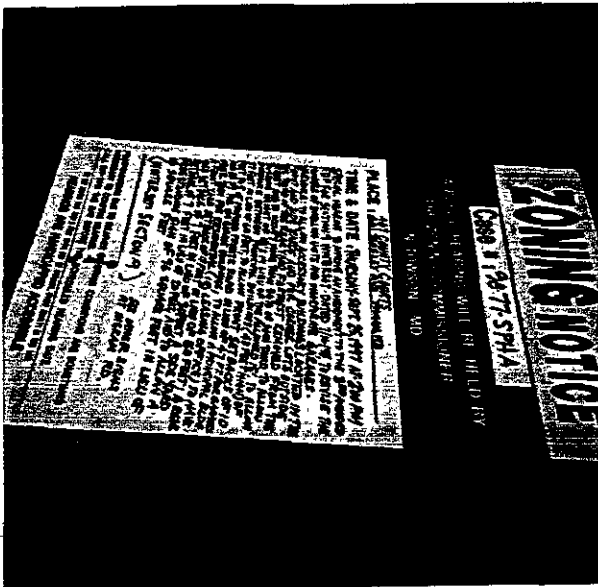
(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

14101-666-5266

Page 14101 905-8571



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.: 98-77-SPHA

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

PLACE: *

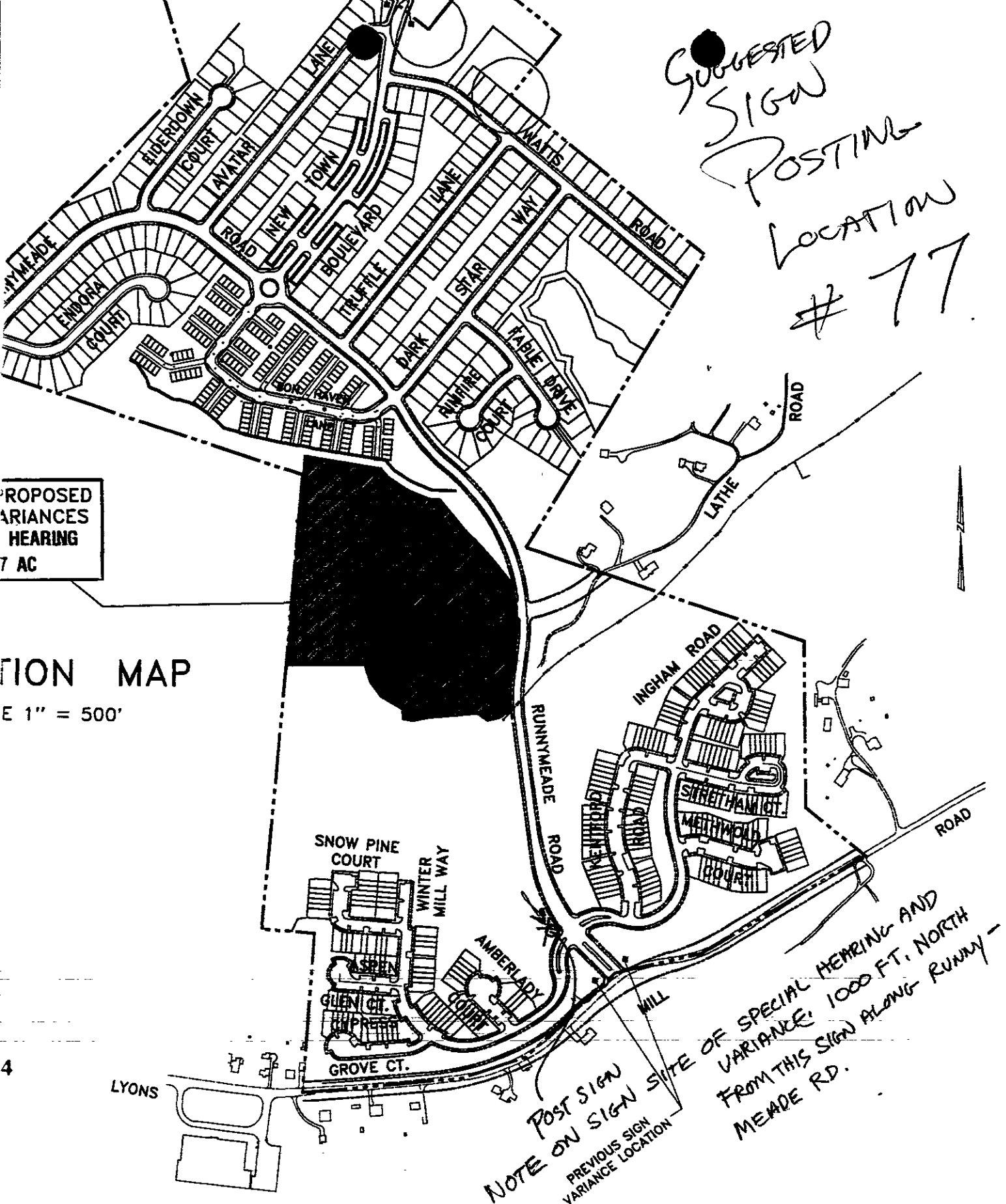
DATE AND TIME: *

REQUEST: VARIANCES FOR ACCESSORY BUILDING LOCATIONS AND HEIGHTS OF 18 FT., FOR
PRINCIPAL BUILDING SETBACKS BETWEEN BUILDINGS AND TO STREETS AND
CENTER LINES OF STREETS, FOR A SIGN TO BE 96 SQ. FT. IN AREA IN LIEU OF
THE PERMITTED 15 SQ. FT. AND TO AMEND THE LAST APPROVED FINAL DEVELOP-
MENT PLAN FOR WINTERSET SECTION 9

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





ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 77

Petitioner: GCB Limited Partnership

Location: Section 2, The Villages of Winterset

PLEASE FORWARD ADVERTISING BILL TO:

NAME: T. Kevin Carney

ADDRESS: GCB Limited Partnership, 10705 Charter Dr.,
Suite 450, Columbia MD 21044

PHONE NUMBER: 410-740-5335

AJ:ggg

(Revised 09/24/96)



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: 98-77-SPHA

The Village of Winterset, Section 9

W/S Runnymede Road, 115' N of Lathe Road

2nd Election District - 3rd Councilmanic

Legal Owner(s): GCB Limited Partnership

Special Hearing to approve an amendment to the 3rd Amended FDP for section 9 of the property, dated July 16, 1997, to revise the number of dwelling units and incorporate garages.

Variance to allow accessory buildings located in the front and side yards and for corner lots, outside the third of the rear yard farthest removed from the street and to occupy more than 50% of such third; to allow building height of 18' +/- in lieu of the allowed 15 feet; to allow distance between principal buildings (43 feet high) of 37 feet in lieu of 60 feet; to allow front setback of 10 feet to centerline of proposed private road in lieu of 47 feet for garages and 53 feet for non-garage buildings; to allow a principal building other than for residential (i.e., leasing office) to have a front yard setback of 7 feet in lieu of 50 feet, a rear yard setback of 7 feet in lieu of 30 feet, and a side yard setback of 7 feet in lieu of 20 feet; and to allow a free-standing sing of 96 square feet in lieu of 15 square feet.

HEARING: THURSDAY, SEPTEMBER 25, 1997 at 2:00 p.m., Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: GCB Limited Partnership
Jeffrey H. Scheer, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 10, 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 22, 1997

Jeffrey H. Scherr, Esquire
Dramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, MD 21202-2201

RE: Item No.: 77
Case No.: 98-77-SPHA
Petitioner: GCB Ltd. Partnership

Dear Mr. Scherr:

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 22, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: September 8, 1997

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

SUBJECT: Villages of Winterset

INFORMATION

Item Number: 77

Petitioner: GCB Limited Partnership

Zoning: DR 3.5 & 5.5

Requested Action: Special Hearing & Variance

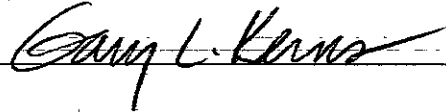
Summary of Recommendations:

Staff does not oppose the applicant's request; however, it is recommended that a board-on-board fence be erected along the property line adjacent to the single-family homes situated on Mill Creek Court.

Prepared by:



Division Chief:



AFK/JL



Baltimore County
Fire Department

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

8

August 3, 1997

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

RE: Property Owner: GCB LIMITED PARTNERSHIP

Location: DISTRIBUTION MEETING OF SEPTEMBER 2, 1997

Item No.: 077 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.
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. SAUERHAUD
Fire Marshal Office, PHONE 887-4881, MS-1105F

cc: File



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

TO: PDM

FROM: R. Bruce Seeley . *RN/SP*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *SEP 2, 97*

DATE: *8/29/97*

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

Item #'s:	<i>66</i>	<i>74</i>
	<i>67</i>	<i>75</i>
	<i>69</i>	<i>76</i>
	<i>71</i>	<i>77</i>
	<i>72</i>	
	<i>73</i>	

RBS:sp

BRUCE2/DEPRM/TXTSBP

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



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. 077 (JLL)

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 
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



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

9-8-97

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

RE: Baltimore County
~~CASE Item~~ No. 98-77

Dear Ms. Eubanks:

We have reviewed the referenced ^{CASE}~~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

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE * ZONING COMMISSIONER
The Village of Winterset, Section 9, W/S *
Runnymede Road, 115' N of Lathe Road * OF BALTIMORE COUNTY
2nd Election District, 3rd Councilmanic *

GCB Limited Partnership *

CASE NO. 98-77-SPHA

Petitioner

* * * * *

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 Jeffrey H. Scherr, Esq., Kramon & Graham, 1 South Street, Suite 2600, Baltimore, MD 21202, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

98-77-SPHA

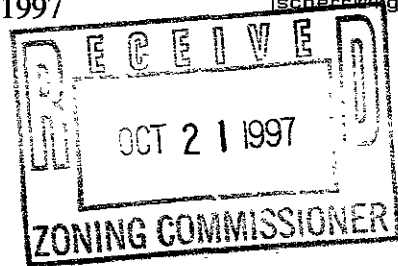
LAW OFFICES
KRAMON & GRAHAM, P. A.
ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202-3201

JEFFREY H. SCHERR
DIRECT DIAL
(410) 347-7424

TELEPHONE: (410) 752-6030
FACSIMILE: (410) 539-1269

October 21, 1997

E-MAIL
jscherr@kg-law.com



VIA HAND DELIVERY

Lawrence E. Schmidt,
Zoning Commissioner for
Baltimore County
400 Washington Avenue
Suite 112
Towson, Maryland 21204

Re: Winterset - Variances/Special Exception

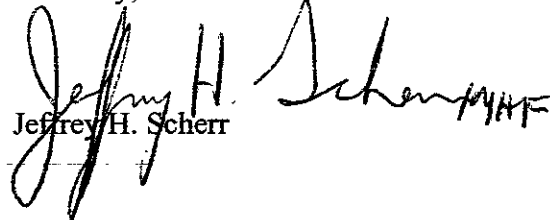
Dear Commissioner Schmidt:

Enclosed is a copy of the Notice of Hearing dated August 29, 1997. You will note that the variance sought per Section 1B01.2.C.1 of the BCZR and V.B.3 (CMDP-1972) is to allow a minimum horizontal distance between principal buildings (43 feet high) of 37 feet in lieu of 60 feet. This is a change to the request of a minimum distance of 40 feet in lieu of the 60 feet, which you granted. It is respectfully requested that your October 7, 1997 Order provide a minimum horizontal distance of 37 feet in lieu of the 60 feet, as advertised, as opposed to the 40 feet in lieu of 60 feet.

Please indicate your agreement to do so by signing and dating a copy of this letter and returning the same to me.

Thank you for your attention to this matter.

Sincerely,

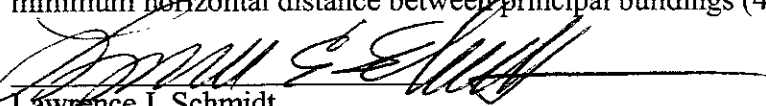

Jeffrey H. Scherr

JHS:kts

Enclosure

cc: T. Kevin Carney, President
GBC Limited Partnership (via facsimile w/encl.)
David S. Thaler, P.E., L.S. (via facsimile w/encl.)
Stacey McArthur, R.L.A. (via facsimile w/encl.)

This 4th day of October, 1997, I hereby agree that my Order of October 7, 1997 is to allow a minimum horizontal distance between principal buildings (43 feet high) of 37 feet in lieu of 60 feet.


Lawrence I. Schmidt
Zoning Commissioner for
Baltimore County

LAW OFFICES
KRAMON & GRAHAM, P. A.
ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202-3201

TELEPHONE: (410) 752-6030
FACSIMILE: (410) 539-1269

JEFFREY H. SCHERR
DIRECT DIAL
(410) 347-7424

E-MAIL
jscherr@kg-law.com

October 8, 1997

VIA HAND DELIVERY

Lawrence E. Schmidt,
Zoning Commissioner for
Baltimore County
400 Washington Avenue
Suite 112
Towson, Maryland 21204

Re: Winterset - Variances/Special Exception

Dear Commissioner Schmidt:

Enclosed is the proposed zoning Order. Please note that building 20 is to be 13 feet, 6 inches, not 12 feet. At the hearing when 12 feet was proposed by Petitioner, the technical plans were not available.

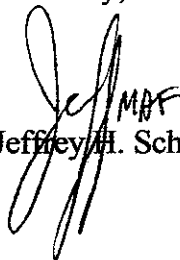
After the hearing, it was determined that the pitch of the roof has to be 1 foot, 6 inches higher than anticipated because of the garage building's size.

In any event, the double stacked trees planted as a screen will grow to shield the neighbor's view of the garage.

I assume you will copy with the Order the neighbors who appeared at the hearing.

Please let me know if you have any questions or changes regarding the Order.

Sincerely,


Jeffrey H. Scherr

JHS:kts

Enclosure

cc: T. Kevin Carney, President
GBC Limited Partnership (via facsimile w/encl.)
David S. Thaler, P.E., L.S. (via facsimile w/encl.)
Alan E. Scoll, R.L.A. (via facsimile w/encl.)



Baltimore County
Department of Permits and
Development Management

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

September 5, 1997

Jeffrey H. Scherr, Esquire
Kramon and Graham, PA
One South Street
Suite 2600
Baltimore, MD 21202-3201

RE: Drop-Off Revision Review
Case #98-77
The Villages of Winterset, Phase 9

Dear Mr. Scherr:

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. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner



Revised

SoHo

97-4588

Petition
8/29/97
8

D. S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21144

(410) 944-ENGR • (410) 944-3647 • FAX: (410) 944-3684

who took it

Date August 29, 1997

To: Baltimore County, Maryland
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTN: Zoning

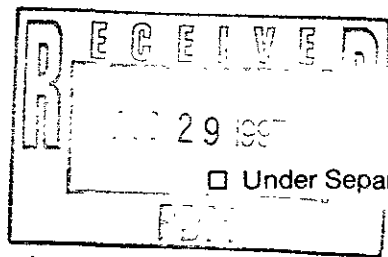
Re: The Villages of Winterset
Phase Nine

Attention: Gwynn

Gentlemen:

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

☒ Herewith



☐ Under Separate Cover

No.	Description
12	Revised Plans
1	Check for \$100.00
3	Revised Requests

*REVISED
DROP OFF
NO REVIEW
8/29/97 ucl*

Remarks: _____

- ☐ 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

CC: file

Enclosure ☒

Kevin Carney

Jeffery Scherr, Esquire



Sincerely yours,

Stacey A. McArthur
Stacey A. McArthur, R.L.A.

IN RE: PETITION FOR VARIANCES
AND SPECIAL EXCEPTION

* BEFORE THE

* ZONING

* COMMISSIONER

* OF

* BALTIMORE COUNTY

* ? - Case No.: 95-131-XA

≈ ? ?

NW/S Lyons Mill Road
2670'-2970' NE of Marriottsville
Road; SE/S Dolfeld Road
(The Villages of Winterset;
formerly known as Kent Mar and
Lyonsfield Run)
2nd Election District
3rd Councilmanic District
Legal Owner: Cabrago Limited
Partnership

* * * * *

FINDS OF FACTS AND CONCLUSIONS OF LAW

The Petitioner herein seeks the following variances:

1. Per Section 400.1 of Baltimore County Zoning Regulations:

To allow accessory buildings (detached garages) to be located in the front and side yards and for any corner lots, to permit accessory buildings to be located outside the third of the rear yard farthest removed from the street and to permit the accessory building to occupy more than 50% of such third.

2. Per Section 400.3 of the Baltimore County Zoning Regulations:

To allow an accessory building height of 18 feet +/- in lieu of the allowed 15 foot building height.

3. Per Section 1B01.2.C.1 of the Baltimore County Zoning Regulations and V.B.3 (CMDP-1972):

To allow a minimum horizontal distance between principal buildings (43 feet high) of 37 feet in lieu of 60 feet.

4. Per Section V.B.6.d. (CMDP-1972):

To allow a minimum front setback of 10 feet to the centerline of the proposed private road in lieu of 47 feet for garages and 53 feet for non-garage buildings.

5. Per Section V.B.2 (CMDP-192) and Section 1B02.2.B of the Baltimore County Zoning Regulations:

To allow a principal building other than for residential (i.e. leasing office) to have:

A front yard setback of 7 feet in lieu of 50 feet;
A rear yard setback of 7 feet in lieu of 30 feet; and
A side yard setback of 7 feet in lieu of 20 feet.

6. Per Section V.B.2 (CMDP-192) and Section 1B02.2.B of the Baltimore County Zoning Regulations:

To allow a free standing sign of 96 square feet in lieu of 15 square feet.

Petitioner also seeks a special exception under BCZR that it may amend the existing 3rd Amended Final Development Plan to revise the number of dwelling units and incorporate garages.

The Petitioner, by T. Kevin Carney, principal of the general partner of the owner of the Property, Cabrago Limited Partnership, appeared, testified and was represented by Jeffrey H. Scherr, Esquire. Also appearing on behalf of Petitioner was David S. Thaler, P.E., L.S., D.S. Thaler & Associates, Inc., and Mark S. Vaszil, also of D.S. Thaler & Associates, Inc. There were a number of residents from the adjoining neighborhood who appeared and whose names and addresses are reflected on the community sign in sheet in the file.

Testimony and exhibits entered into the record indicate that the subject Property for which the variances are sought is 15.7 +/- acres. The Property is a portion of the site known as the Villages of Winterset (the "Villages") which is approximately 190 acres and is approved for approximately 800 dwelling units.

The Property was the subject matter of variances granted by the Deputy Zoning Commissioner in Case No. 91-490-A, variances and a special exception for a group child care center Class "B" facility in Case No. 95-131-XA and variances granted in Case No. 97-98A. In summary, the variances granted in the previous cases were required by the practical difficulty of achieving a village concept endorsed by the Office of Planning and Zoning with open spaces, pedestrian friendly streets, walkways, recreation area and a variety of housing types, including single family houses, on a site that is 30% to 40% wetland, flood plain and related forest area. All previous cases, as well as this one, proceed under zoning regulations in existence at the date of the first case, 91-490-A. The variances sought in variance numbers 4 and 5 are for distances that would be allowed under the present zoning regulations.

Messrs. Thaler and Carney testified that the number of dwelling units to be placed on the site with the variances sought will be reduced from 243 to 176. The essential purpose of variances 1 through 5 is to allow all of the apartments on site to have a covered garage, either attached to the dwelling units or detached, but close to the dwelling units, thereby providing greater security for the residents and allowing more desirable and expensive units.

Messrs. Thaler and Carney also testified that the style of the apartments will be in keeping with the village concept demonstrated in the previous zoning cases. Also consistent with the village concept is the placement of vehicles in garages and away from areas where residents will congregate and away from pedestrian walkway areas.

As to practical difficulty with respect to variances 1 through 5, Messrs. Thaler and Carney testified that desired result of putting automobiles in garages is not allowed under applicable zoning regulations, rather, such regulations only allow open parking areas around the apartments. Mr. Thaler also testified in detail with regard to practical difficulty in developing the site as proposed. He pointed out the wetland, flood plain and related forest areas that surround the site and thereby create a narrow area within which to place the apartments and related parking structures. Notwithstanding these constraints, the number of units is actually reduced by 57 and without the variances requested the number of units would remain at the approved level of 243.

With respect to variance number 6, Messrs. Carney and Thaler testified that the practical difficulty is to provide a sign needed at the entrances to the apartment village that identifies the dwelling units in an attractive and safe manner. Submitted into evidence as part of Exhibit 1 was a schematic of the sign that is, in fact, attractive and large enough to give adequate notice to those needing direction.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner with regard to this Property. McLean v. Soley, 270 MD. 208 (1973). The requirements to prove practical difficulty are set forth in the McLean case as well as in Anderson v. Bd., Town of Chesapeake Beach, 22 Md. App. 28, 39 (1974). It is clear from the testimony and the exhibits that compliance with the strict letter of area regulations applicable to the subdivision will unreasonably prevent Petitioner from using the Property and be unnecessarily burdensome, that if the variances are granted such as proposed they would not be contrary to the spirit of the Baltimore County Zoning Regulations and would not result in substantial detriment to the public health, safety and general welfare.

At the hearing, in order to meet the concerns of the surrounding neighbors, Mr. Carney, on behalf of Petitioner, agreed as follows:

1. The western end of the Property closest to the Rolling Ridge subdivision (now known as Lyons Manor) where the garage building number 20 and the adjacent parking lot will be located, as shown on Petitioner's Exhibit 1, will be lowered by 4 feet..
2. In the area between the property line separating the Rolling Ridge subdivision from the Property, as shown on Petitioner's Exhibit 1, and the parking garage building number 20 with the adjacent parking lot, Petitioner will plant a double row of evergreen trees.
3. Between the trees to be planted by Petitioner and garage building number 20 with the adjacent parking lot, Petitioner will erect a 6 foot high board on board fence.
4. The sequence of construction for numbers 1 through 3 shall be that the work to complete these items shall be performed after the site is graded and utilities are installed, but before construction of garage building number 20 is commenced.
5. Garage building number 20 shall be 13 feet, 6 inches.

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

Therefore, IT IS ORDERED by the Zoning Commissioner for Baltimore County this _____ day of _____, 1997 that the Petition for Variances to permit:

1. Per Section 400.1 of Baltimore County Zoning Regulations:

To allow accessory buildings (detached garages) to be located in the front and side yards and for any corner lots, to permit accessory buildings to be located outside the third of the rear yard farthest removed from the street and to permit the accessory building to occupy more than 50% of such third.

2. Per Section 400.3 of the Baltimore County Zoning Regulations:

To allow an accessory building height of 18 feet +/- in lieu of the allowed 15 foot building height.

3. Per Section 1B01.2.C.1 of the Baltimore County Zoning Regulations and V.B.3 (CMDP-1972):

To allow a minimum horizontal distance between principal buildings (43 feet high) of 37 feet in lieu of 60 feet.

4. Per Section V.B.6.d. (CMDP-1972):

To allow a minimum front setback of 10 feet to the centerline of the proposed private road in lieu of 47 feet for garages and 53 feet for non-garage buildings.

5. Per Section V.B.2 (CMDP-192) and Section 1B02.2.B of the Baltimore County Zoning Regulations:

To allow a principal building other than for residential (i.e. leasing office) to have:

A front yard setback of 7 feet in lieu of 50 feet;
A rear yard setback of 7 feet in lieu of 30 feet; and
A side yard setback of 7 feet in lieu of 20 feet.

6. Per Section V.B.2 (CMDP-192) and Section 1B02.2.B of the Baltimore County Zoning Regulations:

To allow a free standing sign of 96 square feet in lieu of 15 square feet.

be and it is hereby GRANTED; that the 3rd Amended Final Development Plan may be further amended to be consistent with the variances granted and the Plan introduced as Petitioner's Exhibit 1; and

IT IS FURTHER ORDERED that the foregoing relief is granted subject to Petitioner's compliance with items 1 through 5 as agreed to with the residents of Lyons Manor (formerly known as Rolling Ridge).

All of the above relief is, however, subject to the following:

The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such date as the thirty-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said Property to its original condition.

Lawrence E. Schmidt
Zoning Commissioner for
Baltimore County

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

E. Curtis Rountree

Angela M. Rountree

Keweenaw C. Elliott

Joseph P. Taylor

Mary Pat Fannon

Randall and Ernest Thompson

GLENN BLACKWELL

Stephanie Kalinich/Owings Mills Times

Tracy Hudson Sp. ar

John D. Jordan, Sr

8 Mill Creek Court, Owings Mills MD 21117

Same as above

8 Stable Ct. Owings Mills MD 21117

9 MILL CREEK CT.

Chapel Hill McIntire Office

10 Mill Creek Ct.

6 MILL CREEK CT. 21117

409 Washington Ave 21204

7 Mill Creek Court 21117

9 Stable Ct 21117

Send copy

① JEFFREY H SCHWARTZ 150. St Brook 410-752-6030
ATTN - WINTERWAT / GBC Limited P. Shop 2122

2 DAVID S. THALER 7115 Ambassador Rd 410-944-3647

3 MARK S VASSIL } Balt Md 21244
Col. Md 21044

4 KEVIN CARNEY 10705 CHARTER DR. Suite 450 410-740-5335

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

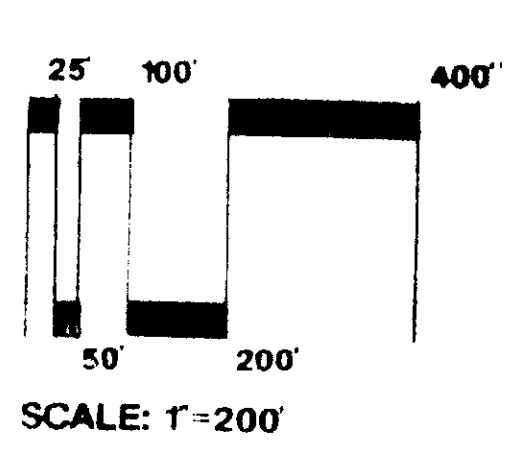
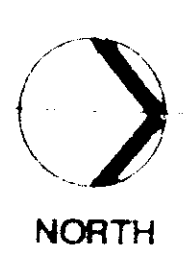
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

DATE OF PHOTOGRAPHY JANUARY 1986	HARRISVILLE VICINITY	NW	9-J
SCALE	SECTION	SHEET	

77

1996 Baltimore County 200 Scale Zoning Maps (NW-10J & NW-9J)
To Accompany Zoning Petition

THE VILLAGES OF WINTERSET
Phase Nine



D.S.THALER & ASSOC., INC.

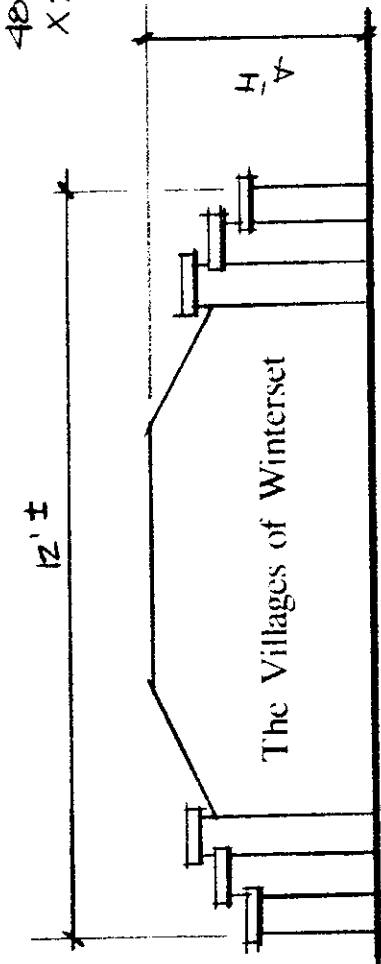
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS

SURVEYORS
LAND PLANNERS

7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(410) 944-ENGR (410) 944-3647

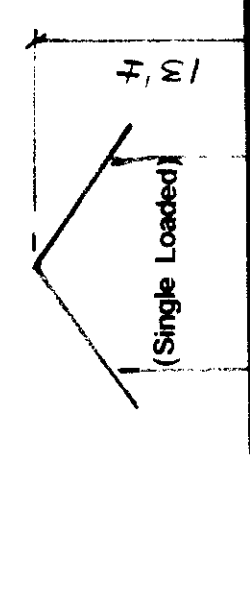
DSTA

40' SEI / FACE
X 2 = 90' SEI ±



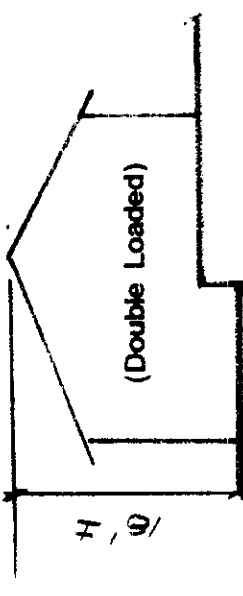
Schematic Sign Elevation

NTS



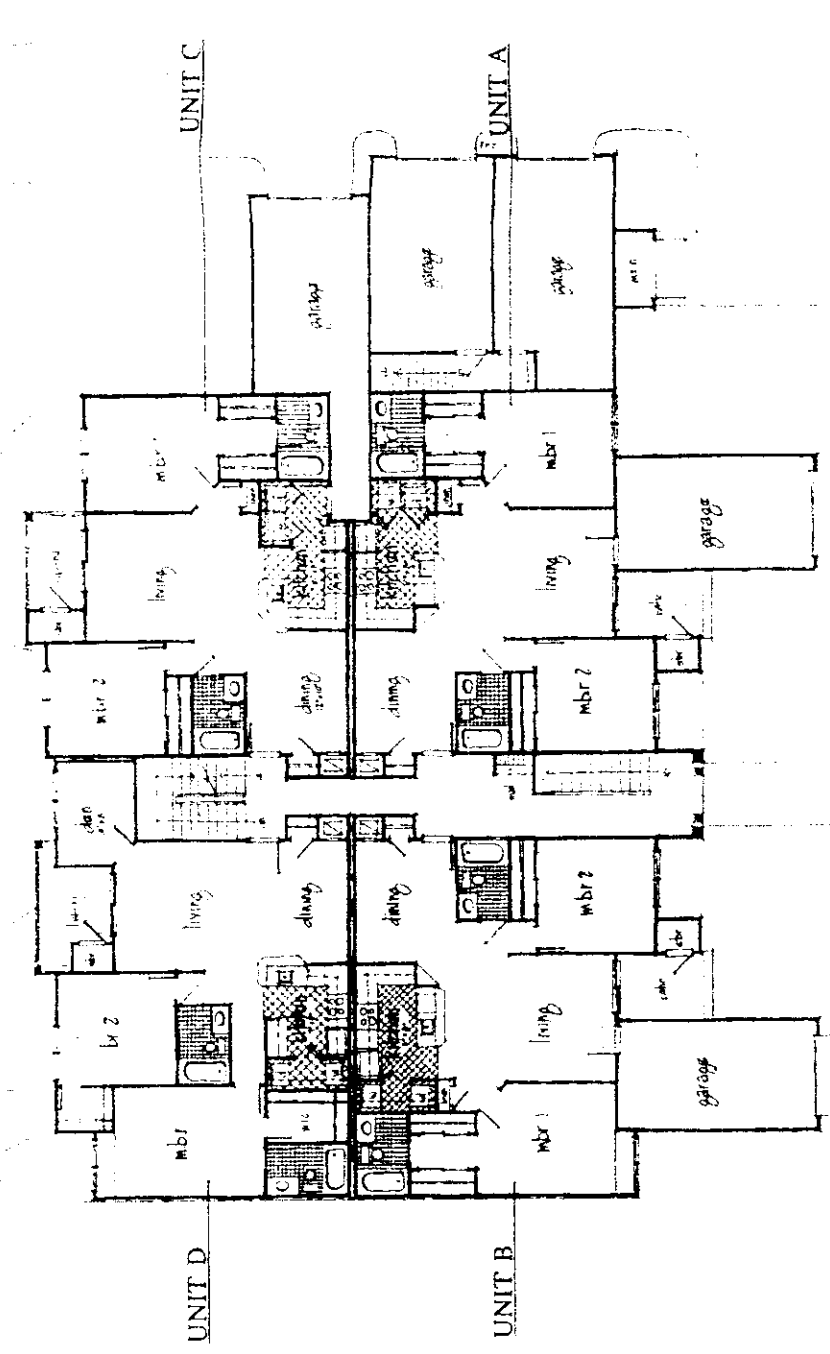
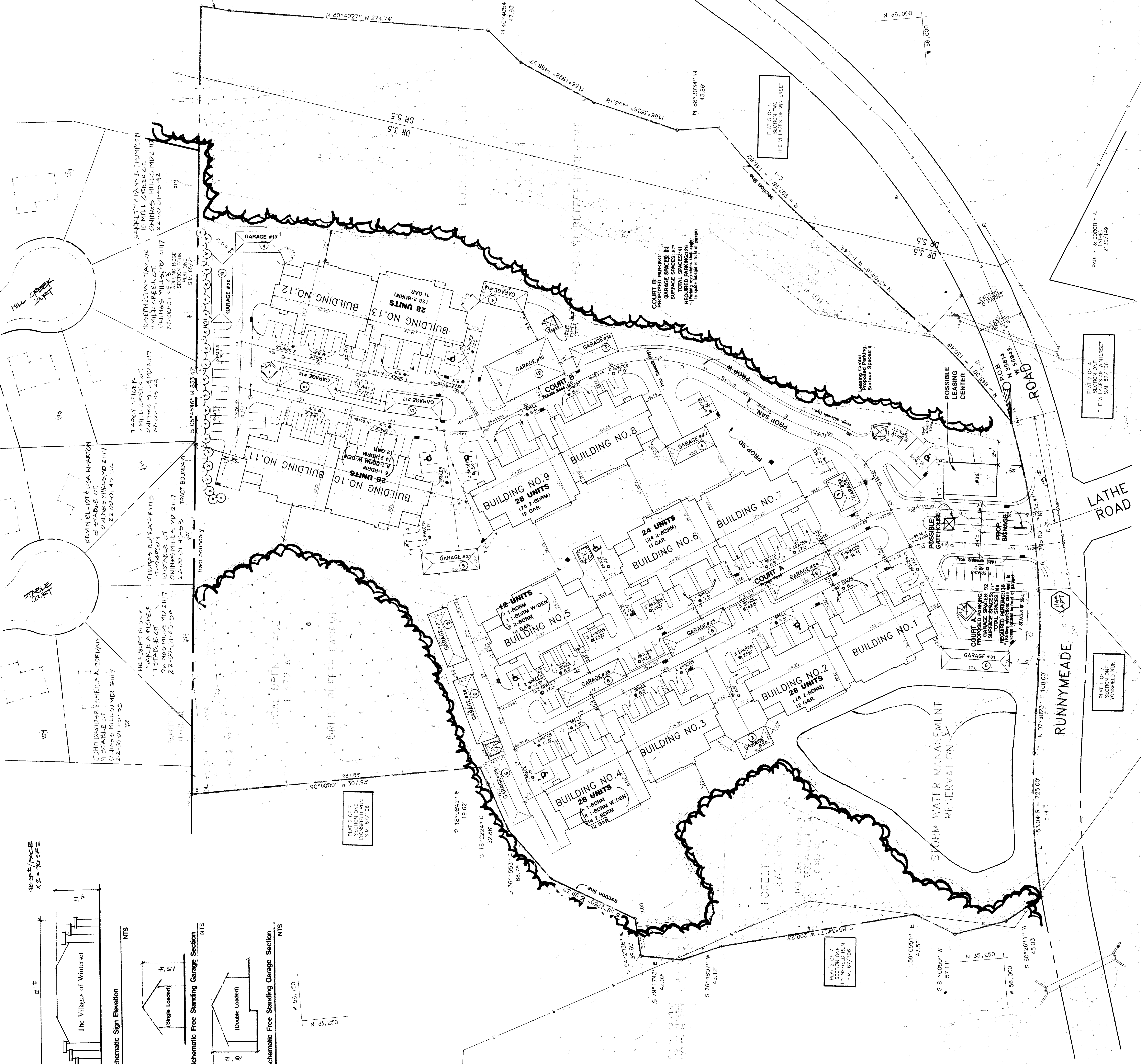
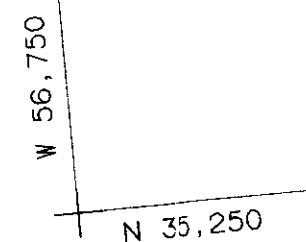
Schematic Free Standing Garage Section

NTS



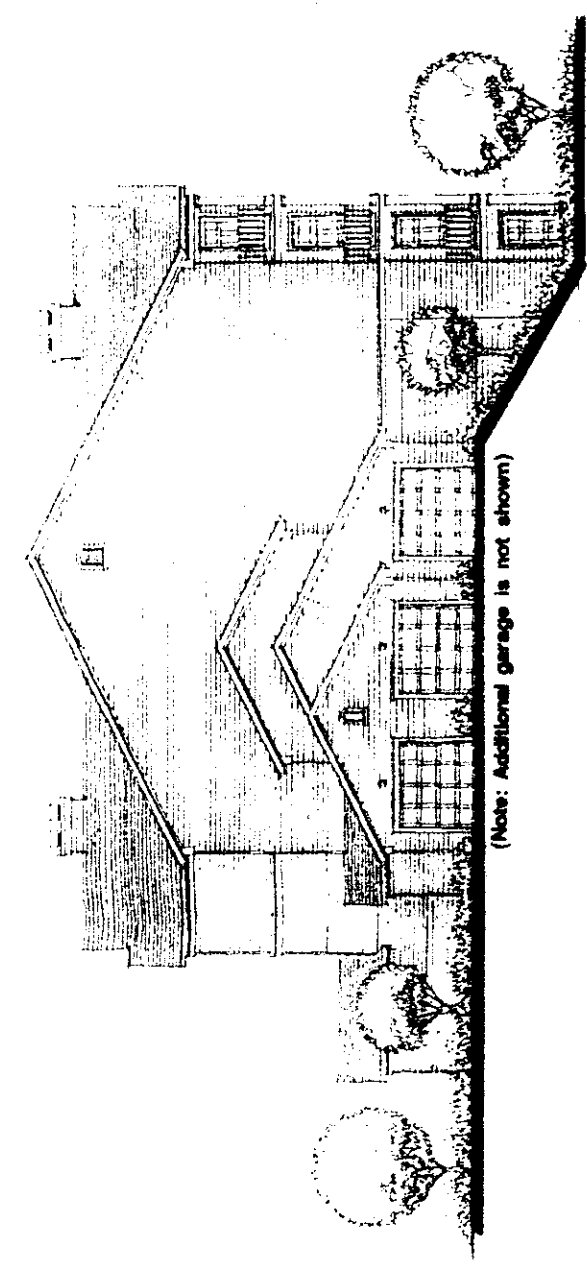
Schematic Free Standing Garage Section

NTS



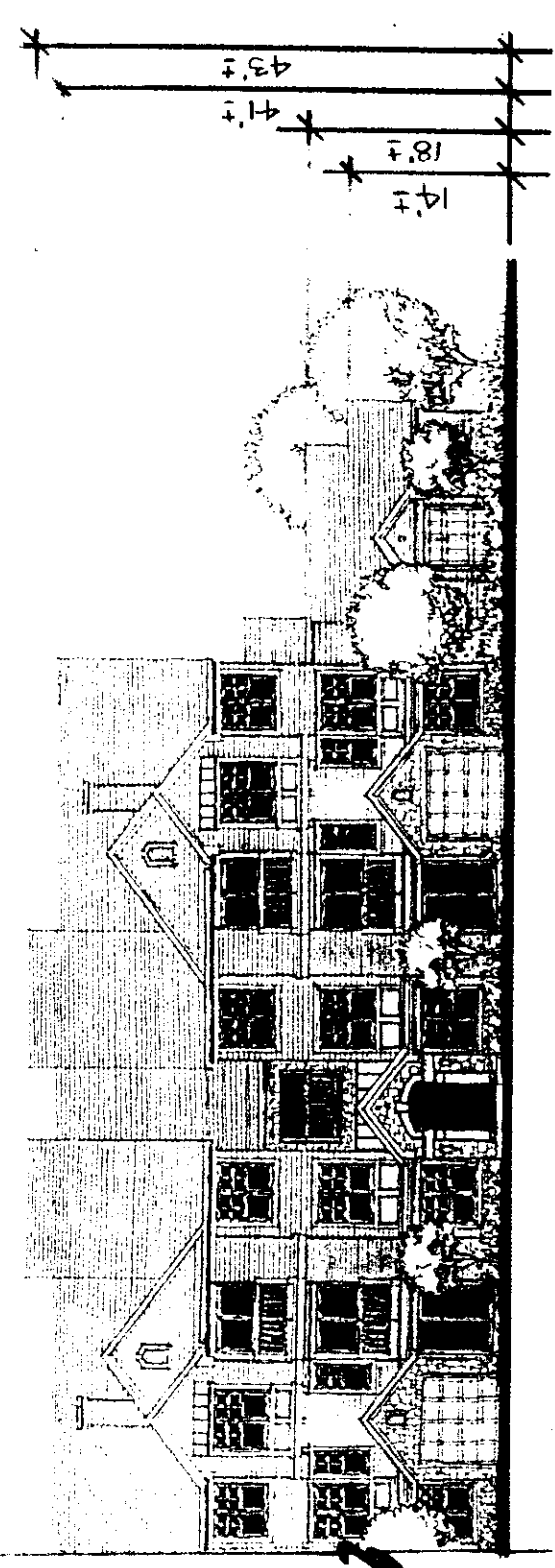
Typical Floor Plan - 2 Bdrm. (Half)

NTS



Typical Side Elevation

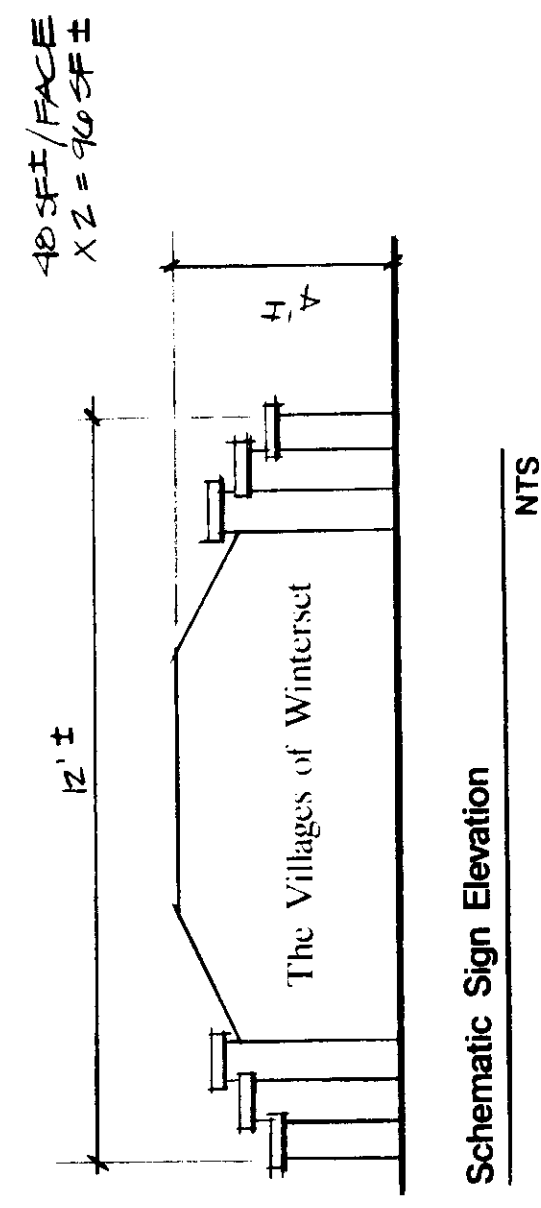
NTS



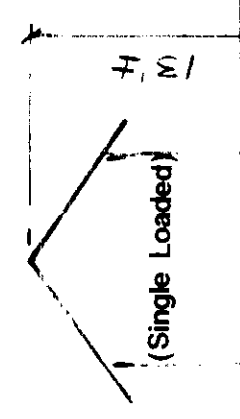
Typical Building Front Elevation (Half)

NTS

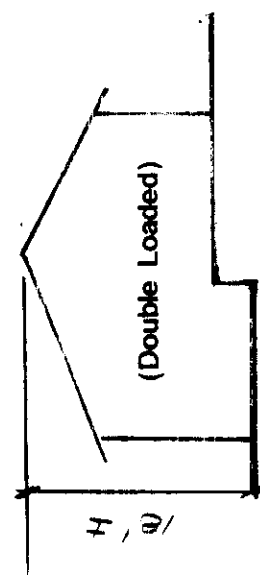
Typical Floor Plan - 1 Bdrm., 1 Bdrm./Den & 2 Bdrm. (1/2)



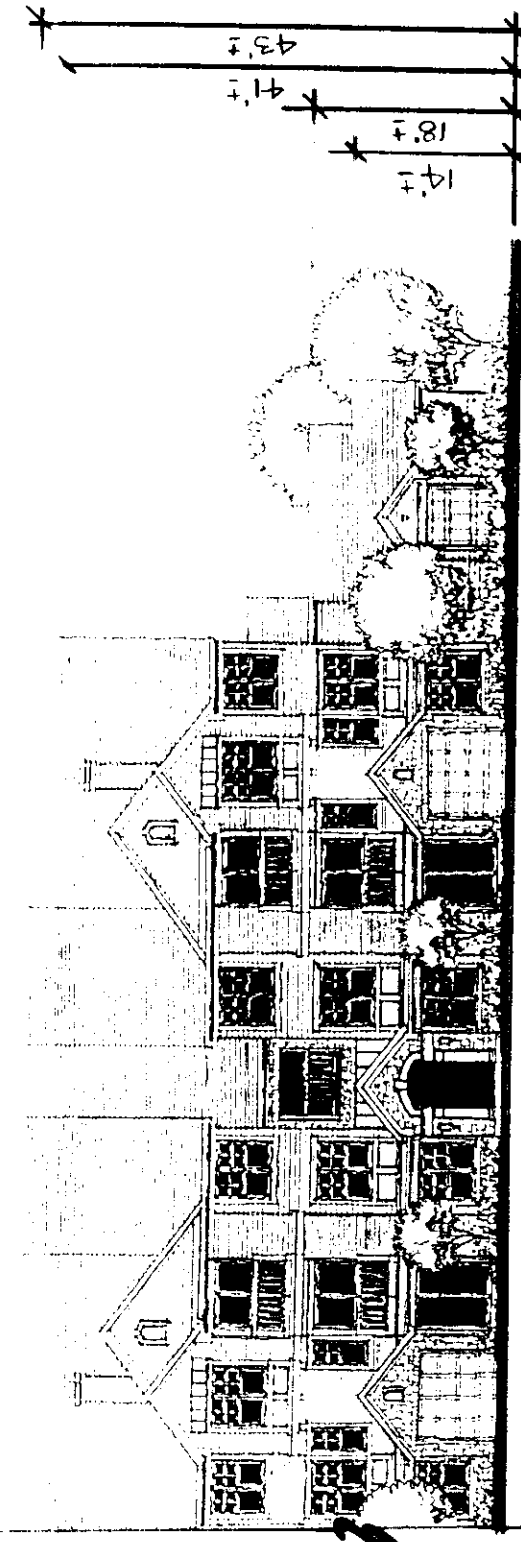
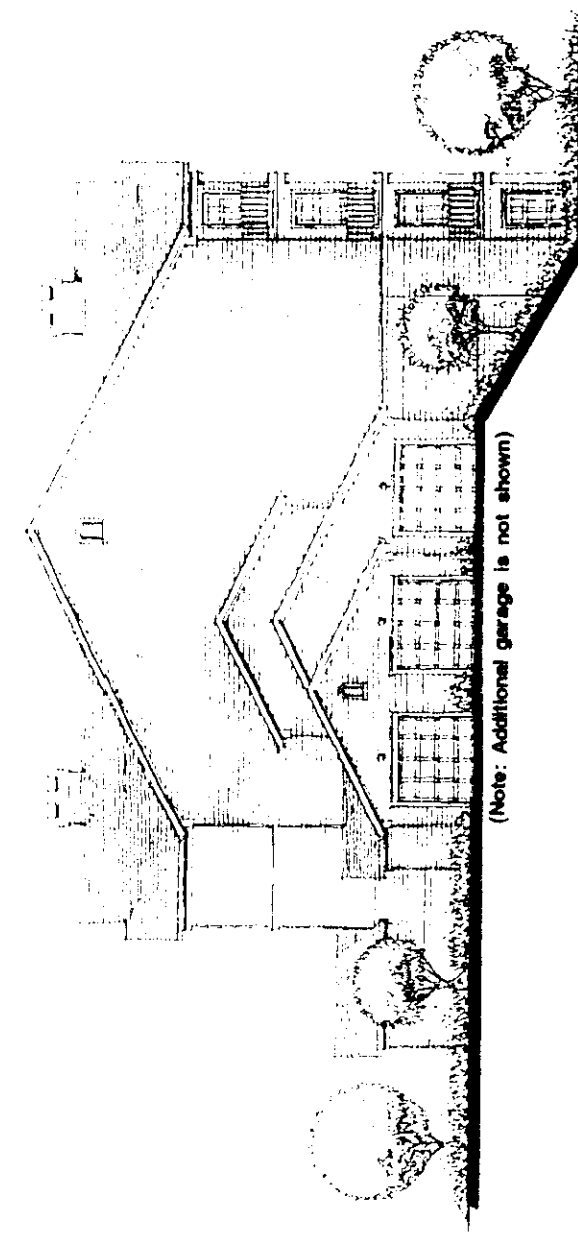
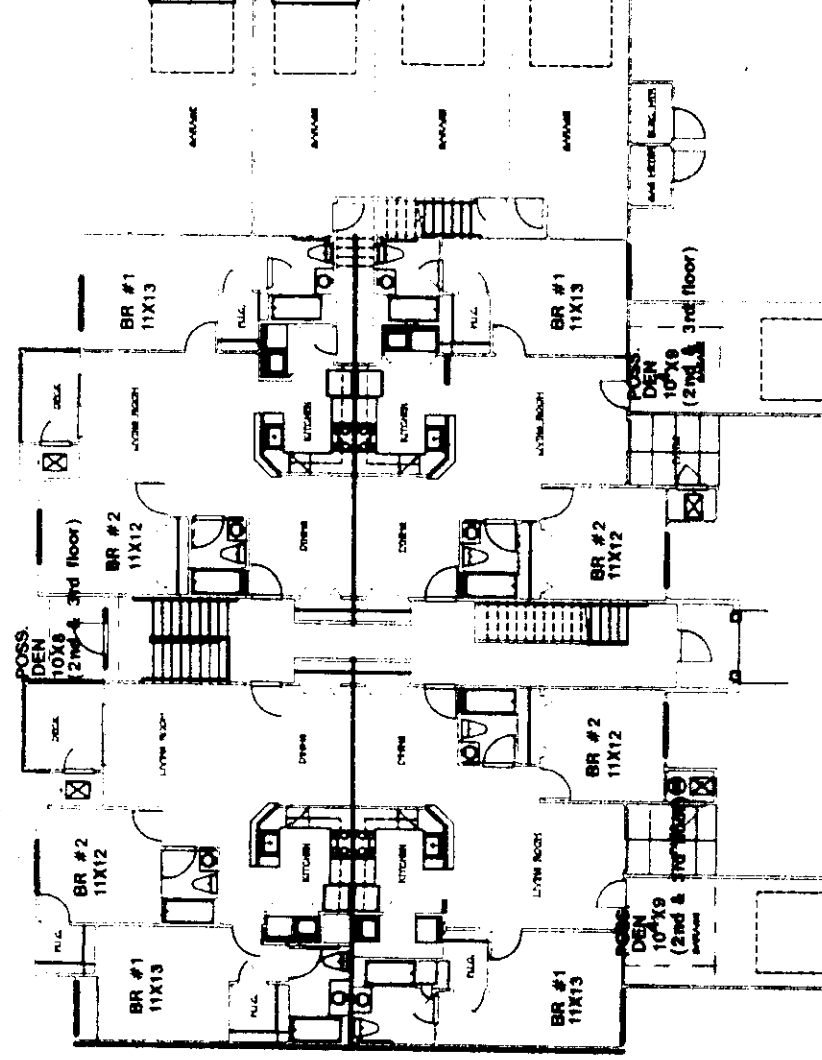
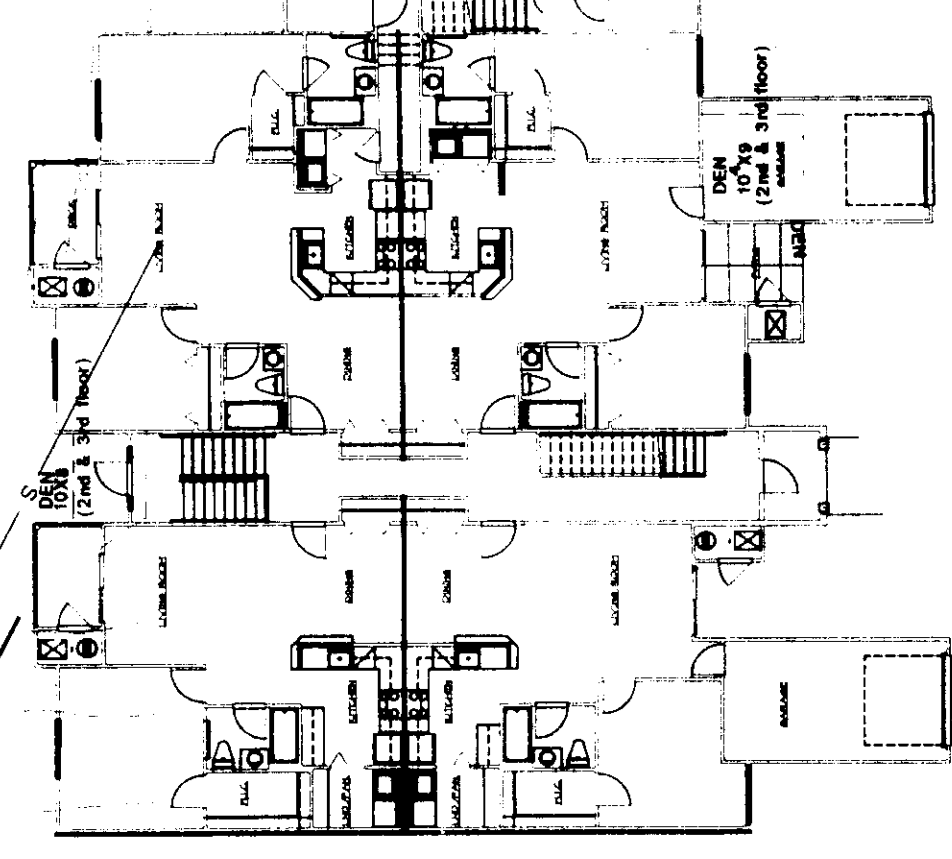
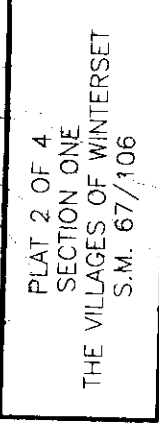
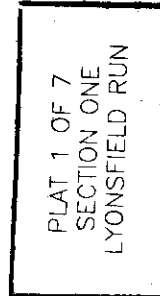
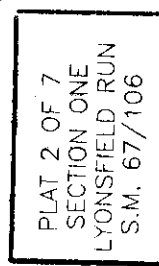
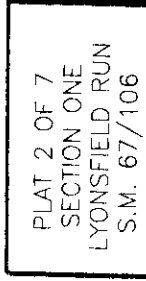
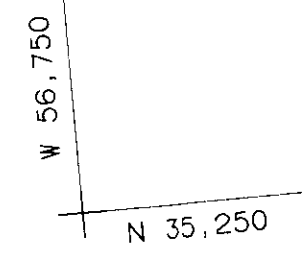
Schematic Sign Elevation



Schematic: Free Standing Garage Section



Schematic Free Standing Garage Section



Schematic Front Elevation (Half)

Schematic Side Elevation

S

Schematic Side Elevation

Schematic Front Elevation (Half)

100

