IN RE: PETITION FOR VARIANCE
E/S Old Harford Road, 64' SE
of the c/l of Blessing Court
(Pine Grove Subdivision)
9th Election District
6th Councilmanic District

Glen Arm L.L.C.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-168-A
*

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Glen Arm L.L.C., by Anthony F. Rossi, Partner. The Petitioner seeks relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front building face to street centerline setback of 24 feet in lieu of the required 25 feet for the 24 of the 28 proposed dwellings. 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 Petition were Anthony F. Rossi and David T. Schulte, partners in the Glen Arm Limited Liability Company partnership, and J. F. Levendusky, a consultant engaged by the Petitioner. Appearing as a Protestant in the matter was Joanne Finegan, a nearby resident.

Testimony and evidence offered revealed that the subject property consists of a gross area of 5.45 acres, more or less, zoned D.R. 5.5. The property is a rectangularly shaped parcel with relatively narrow frontage on Old Harford Road; however, it contains significant depth. The site was approved for subdivision into 28 single family building lots, pursuant to a development plan hearing (Case No. IX-637), on December 21, 1995. These

ORDER RECEIVED FOR FILING
Date 12/10/97
By

lots will be served by a new road, to be known as Luisse Deane Drive. The plan also provides for a storm water management area, as well as areas for forest conservation.

Apparently, Mr. Rossi and Mr. Schulte are builders and acquired the site from the original Developer. Under the approved development plan, the proposed building envelopes provide for a 25-foot front yard setback which is required by the zoning regulations. However, the Petitioners propose to construct dwellings which will feature brick fronts. Due to the 4-inch width of the brick, an actual distance of 24 feet, 8 inches will be maintained from the front of each dwelling to the street right-of-way. Thus, variance relief is required in order to proceed as proposed. It is to be noted that variances are necessary for 24 of the 28 lots. Owing to their unusual features, Lots 11, 12, 14, and 15 do not need a variance.

Mr. Rossi testified that the proposed brick fronts will make the houses more attractive and more marketable. He believes that the granting of the variance will allow for a better housing project which will be more beneficial to and compatible with the surrounding neighborhood. He also indicated that this property has a unique characteristic, given its narrow width and substantial depth. He also believes that the proposed development is compatible with the Robin Ridge development located immediately adjacent to the subject site, which contains both single family and townhouse dwelling units.

Ms. Finegan testified in opposition to the relief requested. With all due respect to her comments, they were, by and large, irrelevant to the issue presented. She apparently is opposed to this development and offered a number of reasons in support of her position. Unfortunately for her, the case before me at this time does not relate to potential develop-

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Date 12/10/92
By

ment of this site per se, for the Petitioner's predecessor in title has already obtained approval to develop the property. The development plan which was approved is in compliance with all County regulations, standards, and requirements. Thus, the question now is not whether this property should be developed. That question was answered, in the affirmative, by the prior development plan approval in December, 1995. The issue before me is whether variance relief should be granted to permit brick fronts on those houses to be built. Ms. Finegan offered no compelling reasons in opposition to the variance requested herein.

A Zoning Plans Advisory Committee (ZAC) comment relative to this Petition was submitted by the Office of Planning. That comment indicates that the Planning staff supports the request, provided that the sides of the homes which will be adjacent to Old Harford Road, specifically Lots 1 and 28, are finished with brick sides. In this regard, Mr. Rossi indicated that the houses on those two lots would be oriented towards the proposed Luisse Deane Drive; however, the sides facing Old Harford Road will be improved with brick wrap-around porches. In my view, this brick treatment to the sides of those dwellings satisfies the comment from the Office of Planning. The other ZAC comments did not oppose, nor endorse the project.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. It is again to be emphasized that the issue before me is not whether the site should be developed, whether the zoning of the property and density associated therewith are appropriate, etc. The only issue for my consideration at this time is whether variance relief should be granted to permit brick fronts on the proposed units. Such an improvement to each unit would be, in my judgment, beneficial to this community and adjacent property owners. Moreover, I concur with Mr.

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Date 12/16/97
By

Rossi's testimony that the property is unique by way of its configuration and shape. I believe that the Petitioner satisfies the requirements set forth in Section 307 of the B.C.Z.R. and that variance relief should be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of December, 1997 that the Petition for Variance seeking relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front building face to street center-line setback of 24 feet in lieu of the required 25 feet for 24 of the 28 proposed dwellings, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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

2) The proposed houses on Lots 1 and 28 will not only have brick fronts, but the sides facing Old Harford Road will be improved with brick wrap-around porches.

3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/10/97
By bjs

Baltimore County
Zoning Commissioner
Office of Planning

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

December 10, 1997

Mr. Anthony F. Rossi
11411 Notchcliff Road
Glen Arm, Maryland 21057

RE: PETITION FOR VARIANCE
E/S Old Harford Road, 64' SE of the c/l of Blessing Court
(Pine Grove Subdivision)
9th Election District - 6th Councilmanic District
Glen Arm L.L.C. - Petitioner
Case No. 98-168-A

Dear Mr. Rossi:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. David T. Schulte
11413 Notchcliff Road, Glen Arm, Md. 21057

Ms. Joanne Finegan
9025 Throgmorton Road, Baltimore, Md. 21234

People's Counsel; Case Files

Printed with Soybean Ink on Recycled Paper

ORIGINAL 168

Petition for Variance

98-168-A

to the Zoning Commissioner of Baltimore County

for the property located at LUISS DEANE DRIVE

which is presently zoned D.R 5.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.1.b TO PERMIT A 24 FT SETBACK FOR A FRONT BUILDING FACE TO STREET RIGHT OF WAY IN LIEU OF 25 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) WE WISH TO PROVIDE BRICK FRONTS ON ALL 28 HOUSES TO BE BUILT ON LUISS DEANE DRIVE. TO DO SO WE WOULD EXCEED THE BUILDING ENVELOP BY 4". LOT SIZES SO TIGHT WE CANNOT MOVE HOUSES BACK. BRICK FRONTS WILL ENHANCE THE SITE.

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.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

Glen Arm L.L.C.
(Type or Print Name)

Anthony F. Rossi
Signature

Anthony F. Rossi Partner
(Type or Print Name)

Signature

12238 Long Green Pike 410/592-3600
Address Phone No

Glen Arm Md. 21057
City State Zipcode

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

Name

Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

unavailable for Hearing

the following dates _____ Next Two Months

ALL ✓ OTHER _____

REVIEWED BY: JJS DATE 10/27/97

ORDER RECEIVED FOR FILING

Date 10/27/97

By JJS

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Revised 9/5/95

168

98-168-A

October 23, 1997

DESCRIPTION FOR A VARIANCE - PINE GROVE SUBDIVISION
OLD HARFORD ROAD - 9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

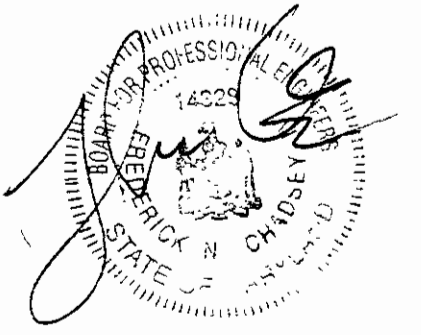
BEGINNING for the same at a point on the centerline of Old Harford Road and the centerline intersection of Blessing Court, running thence S 16° 00' 11" W 63.95 feet to the northeasterly most corner of the subject property, running thence the three following courses and distances, (1) S 37° 04' 47" E 1187.95 feet, (2) S 52° 44' 13" W 200.00 feet, (3) N 37° 04' 47" W 1193.79 feet to side of Old Harford Road; running thence along said South side of Harford Road the following course and distance (4) by a line curving to the left having a radius of 708.25 feet for a distance of 200.74 feet, said curve being subtended by a chord bearing N 54° 24' 39" E 200.06 feet to the place of beginning.

CONTAINING 5.4459 acres of land more or less.

BEING the same lot or parcel of ground as shown on the " Subdivision Plat of Pine Grove", recorded in S. M. - P. B. 68, Folio 124, on September 25, 1996.

VARIANCE applies to all 28 building lots shown on the aforementioned plat.

(Note: The above description is for Zoning Purposes Only and not to be used for conveyances or agreements)



CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 13, 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 Nov. 13, 1997.

THE JEFFERSONIAN,

A. Henderson

LEGAL AD. - TOWSON

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: #98-168-A
Luiss Deane Drive
E/S Old Harford Road, 64' SE of centerline of Kenilworth Road and Blessing Court (Subdivision of Pine Grove)
9th Election District
6th Councilmanic District
Legal Owner(s):
Glen Arm L.L.C.

Variance: to permit a 24-foot setback for a front building face to street right-of-way in lieu of 25 feet.

Hearing: Friday, November 28, 1997 at 9:00 a.m. in Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

11/088 Nov. 13 C188543

98-168-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JLL 168

No. 044299

DATE 10/27/97 ACCOUNT R0016150

AMOUNT $ 650.00

RECEIVED FROM: GLEN ARM LLC

FOR: MULTIPLE RV VARIANCES FOR 28 LOTS.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
PROCESS ACTUAL TIME
10/27/1997 10/27/1997 08:25:38
REG W502 CASHIER JRIC JMK DRAWER 2
5 MISCELLANEOUS CASH RECEIPT
Receipt # 019903 GLEN
CR NO. 044299
650.00 CHECK
Baltimore County, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 058749

DATE 9/24/98 ACCOUNT 001-6150

AMOUNT $ 40.00 (JLL)

RECEIVED FROM: Glen Arm Homes

FOR: VERIFICATION #98-4029

Pine Grove

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/25/1998 9/24/1998 16:33:52
REG W503 CASHIER PMES PEM DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 059720
CR NO. 058749

40.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

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.: 98-168-A

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

PLACE: *

DATE AND TIME: *

REQUEST: A VARIANCE TO PERMIT 24 FT. SETBACK FOR A FRONT BUILDING FACE TO STREET RIGHT OF WAY IN LIEU OF 25 FT.

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

98-168-A

Development Processi
County Office Buildi
111 West Chesapeake
Towson, Maryland 21

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.: 168

Petitioner: Glen Arm L.L.C.

Location: Luiss Deane Dr.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Glen Arm L.L.C.

ADDRESS: 12238 Long Green Pike
Glen Arm, Md. 21057

PHONE NUMBER: 410/592-3600

AJ:ggs

(Revised 09/24/96)

Printed with Soybean Ink

Baltimore County
Department of Permits and
Development Management

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

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: 98-168-A
Luiss Deane Drive
E/S Old Harford Road, 64' SE of centerline Old Harford Road and Blessing Court (Subdivision of Pine Grove)
9th Election District - 6th Councilmanic District
Legal Owner(s): Glen Arm L.L.C.

Variance to permit a 24-foot setback for a front building face to street right-of-way in lieu of 25 feet.

HEARING: FRIDAY, NOVEMBER 28, 1997 at 9:00 a.m. in Room 106 County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

cc: Glen Arm L.L.C.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 13, 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.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
November 13, 1997 Issue - Jeffersonian

Please forward billing to:

Glen Arm L.L.C.
12238 Long Green Pike
Glen Arm, MD 21057
410-592-3600

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: 98-168-A
Luiss Deane Drive
E/S Old Harford Road, 64' SE of centerline Old Harford Road and Blessing Court (Subdivision of Pine Grove)
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Legal Owner(s): Glen Arm L.L.C.

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HEARING: FRIDAY, NOVEMBER 28, 1997 at 9:00 a.m. in Room 106 County Office Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Baltimore County
Department of Permits and
Development Management

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

November 19, 1997

Mr. Anthony F. Rossi
Glen Arm, L.L.C.
12238 Long Green Pike
Glen Arm, MD 21057

RE: Item No.: 168
Case No.: 98-168-A
Petitioner: Glen Arm, L.L.C.

Dear Mr. Rossi:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 27, 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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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: November 3, 1997

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

SUBJECT: Pine Grove

INFORMATION

Item Number: 168

Petitioner: Glen Arm, L.L.C.

Zoning: DR 5.5

Summary of Recommendation:

Staff supports the applicant's request provided that the sides of the homes adjacent to Old Harford Road (Lots 1 & 28) be finished with brick sides.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

C:\MSOFFICE\WINWORD\ZAC\168.DOC

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 11.3.97
Item No. 168 JLL

Dear Ms. Eubanks:

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

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

L. J. Gredlein

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

Baltimore County
Fire Department

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

RECEIVED
NOV 7 1997
PDM

November 5, 1997

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

RE: Property Owner: Glen Arm L.L.C., 168

Location: DISTRIBUTION MEETING OF NOVEMBER 3, 1997

Item No.: 168 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.

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

cc: File

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BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: Nov. 5, 97

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov. 3, 1997

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

Item #'s: 158
159
161
164
161
167
168

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 10, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for November 10, 1997
Item Nos. 156, 158, 159, 161, 165, 167, & 168

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

RWB:HJO:jrb

cc: File

ZONE1110.NOC

11/28
Larry

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: November 3, 1997

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

SUBJECT: Pine Grove

INFORMATION

Item Number: 168

Petitioner: Glen Arm, L.L.C.

Zoning: DR 5.5

Summary of Recommendation:

Staff supports the applicant's request provided that the sides of the homes adjacent to Old Harford Road (Lots 1 & 28) be finished with brick sides.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

C:\MSOFFICE\WINWORD\ZAC\168.DOC

RE: PETITION FOR VARIANCE Luiss Deane Drive, E/S Old Harford Road, 64' SE of c/l Old Harford Road and Blessing Court (Subdivision of Pine Grove) 9th Election District, 6th Councilmanic	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Glen Arm L.L.C. Petitioner	*	CASE NO. 98-168-A

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

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

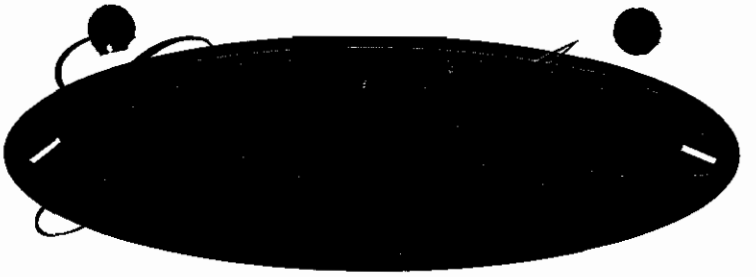
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of November, 1997, a copy of the foregoing Entry of Appearance was mailed to Anthony F. Rossi, Partner, Glen Arm L.L.C., 12238 Long Green Pike, Glen Arm, MD 21057, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



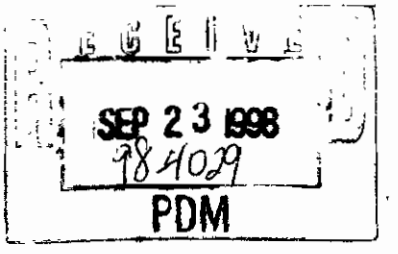
TO: JLL
9/24/98
wa
9/23/98
8
WA

12238 Long Green Pike
Glen Arm, MD. 21057

(410) 592-5689 Tel - (410) 592-3600 Fax

September 22, 1998

Mr. Arnold Jablon, Director
Department of Permits and
Development Management
111 West Chesapeake Ave
Towson, MD 21204



RE: Pine Grove, Lot 14
PDM File: 1X-637
Case No.: 98-168-A

Dear Mr. Jablon:

This spirit and intent request is to satisfy our customer to:

1. Permit a 2' extension on the left side of the house, from foundation up to and including the second floor.
2. Permit a 4' extension to the rear of the basement and first floor, as shown on the accompanying architectural plans and grading plan.
3. Allow a 10' x 2' bay window cantilever to the rear of the dining room.

Unfortunately, these changes to the original house plans were requested after we already had received the building permit from Baltimore County.

We realize making these changes will effect placement of the houses on adjoining lots as shown on the accompanying grading plan.

Your favorable response will be greatly appreciated by our customers, Mr. & Mrs. Barolet.

If any further information is needed from us, you may contact me by phone at 410-592-3600.

Sincerely,

J. F. LEVENDUSKY
Glen Arm Homes, L.L.C.

Enclosure: $40.00 check
Grading Plans
Architectural plans

P.S. THE F.D.P. SHALL BE AMENDED TO STATE A 3' SIDE LOT RATHER THAN 5' ON LOT 14 ONLY.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 5, 1998

Mr. J.F. Levendusky
Glen Arm Homes
12238 Long Green Pike
Glen Arm, MD 21057

Dear Mr. Levendusky:

RE: Pine Grove FDP, Lot 14, Zoning Case 98-168-A, 9th Election District

This is a response to your letter of September 22, 1998 requesting a spirit and intent determination for some minor setback changes to Lot 14 in Pine Grove.

A subsequent telephone conversation with your engineer, Dr. Al Remy, indicates that you will be able to keep the building within the approve envelope as shown on the plan detail in zoning case number 98-168-A.

Based on this information, this minor change is approved for spirit and intent without the need for an additional zoning hearing subject, of course, to compliance with all required setbacks.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:scj

c: Zoning Case 98-168-A

Printed with Soybean Ink
on Recycled Paper

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

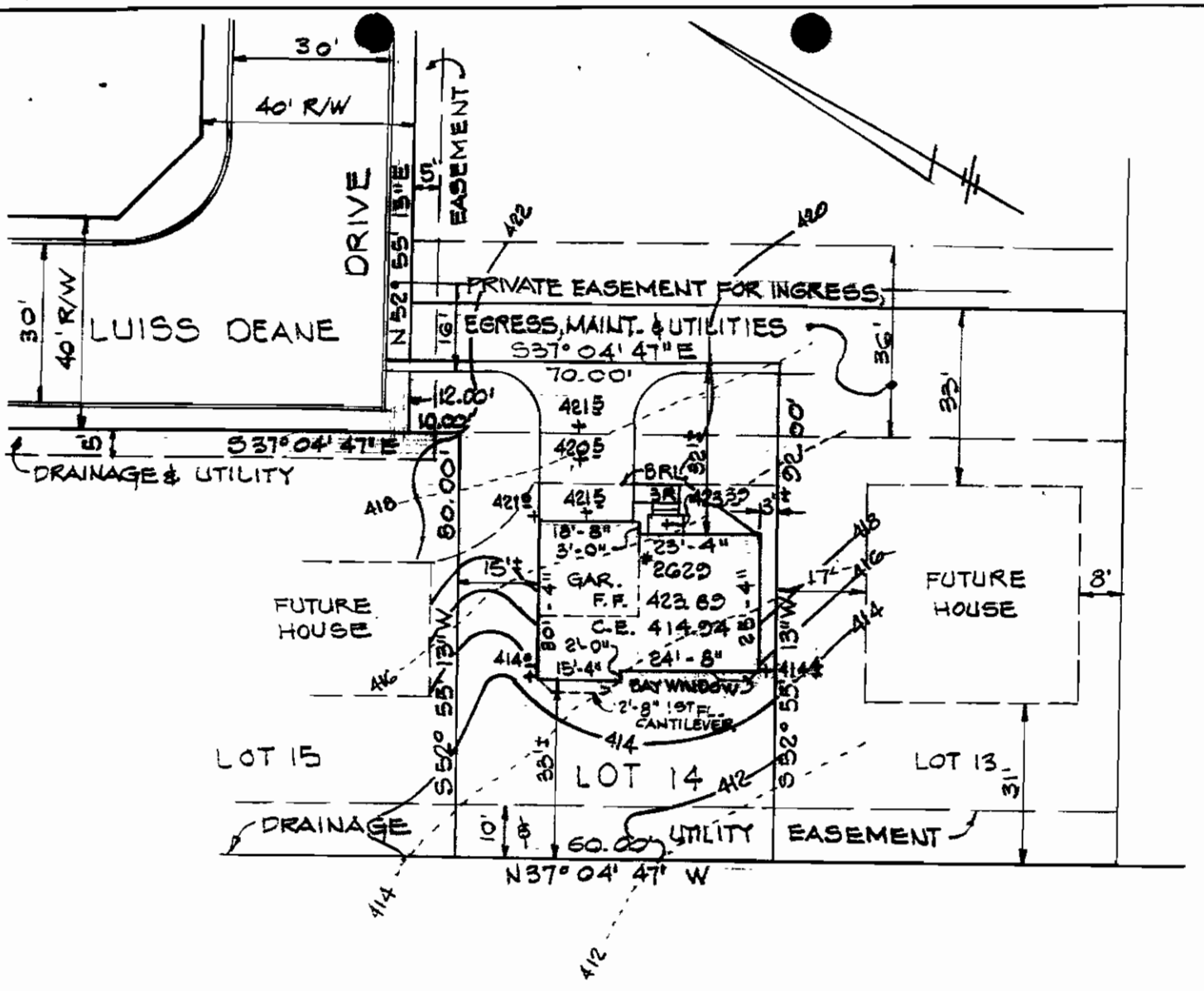
	NAME	ADDRESS
partner	Anthony F. Rossi	11411 Notchcliff Rd. Glen Arm, Md. 21057
partner	David T. Schulte	11413 Notch Cliff Rd. Glen Arm, Md. 21057
consultant	J.F. LEVENDUSKY	13702 HARCUM RD. PHOENIX, MD. 21131

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PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Joanne Finegan	9025 Throgmorton Rd 21234



NOT TO BE USED FOR CONTRACTS, CONVEYANCES OR AGREEMENTS

Sorry L. 9-25-98

: Jl Kemy

410-

$25- $120

Re: Pine Grove

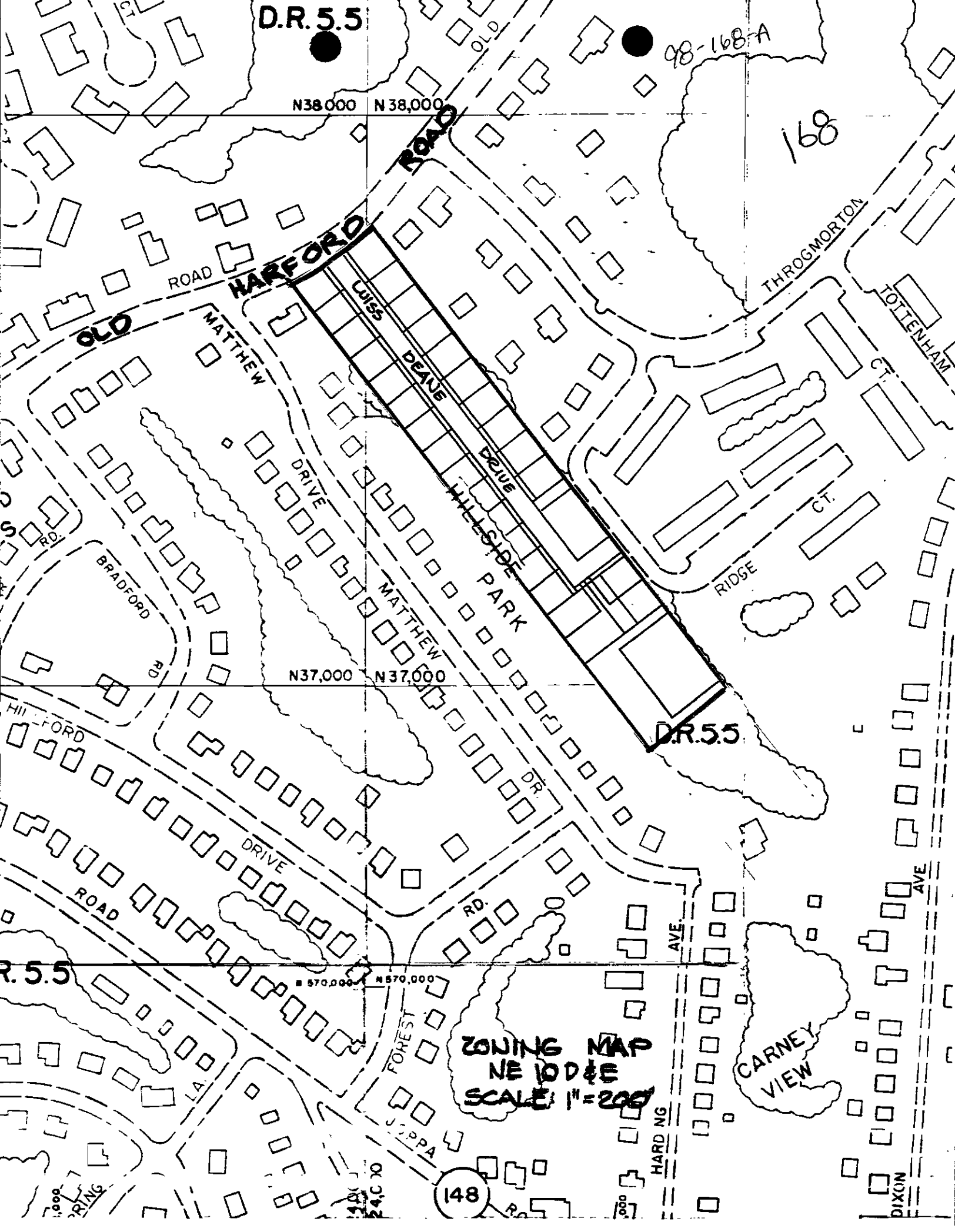
Lot # 14

Re: Prev. Mtg w/

Jim Lewandusky

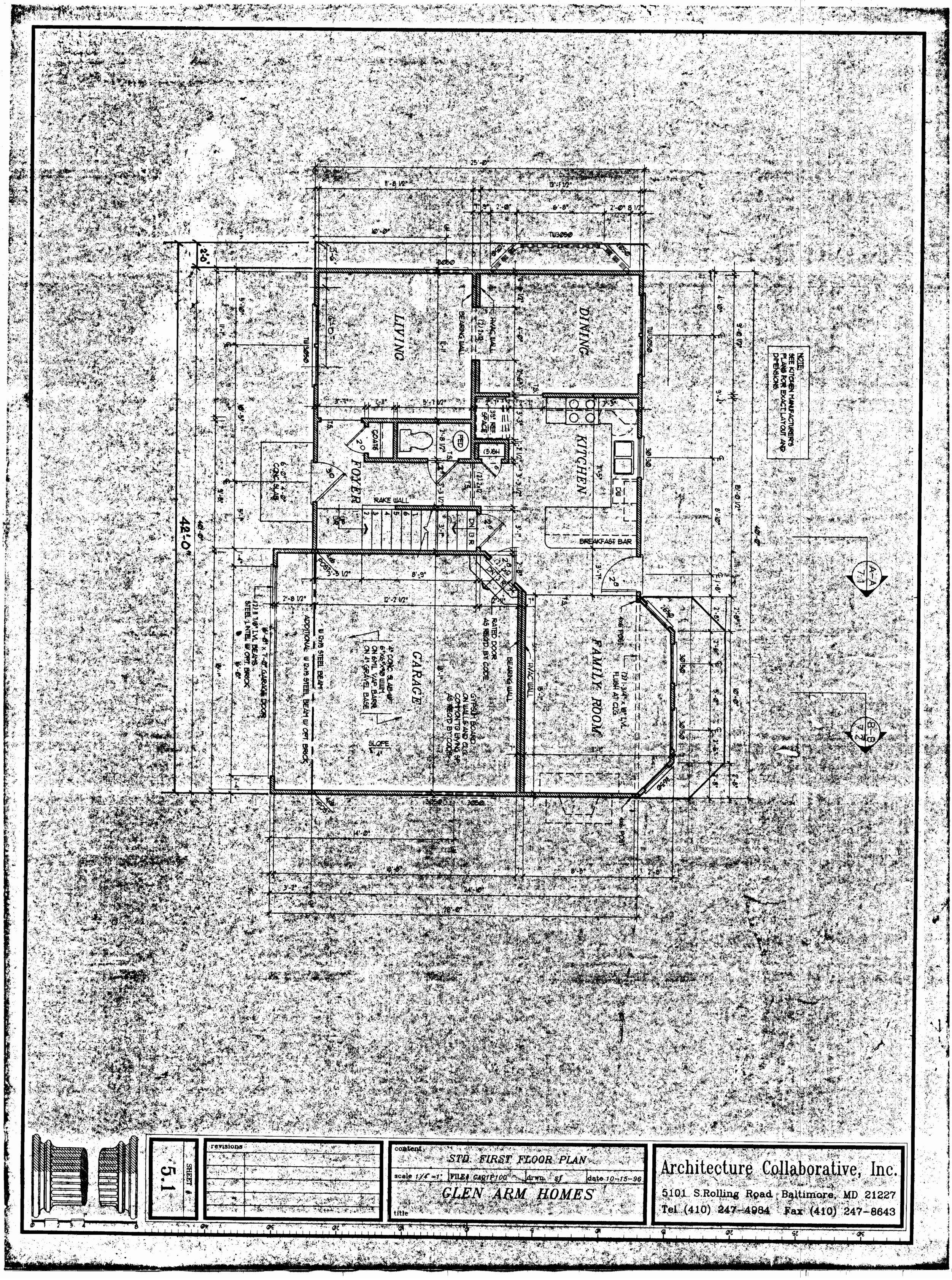
LOT 14
GRADING PLAN
PINE GROVE

BALTO. CO. MD — ELECT. DIST. #9
SCALE: 1" = 30' — JULY 10, 1998
REV. - SEPT. 22, 1998



ZONING MAP
NE 10D & E
SCALE: 1" = 200'


DR 5.5
DR 3.5
DR 16
DR 2
PINE GROVE E.S.
PINE GROVE
DR 3.5
BL
DR 5.5
DR 16
CIDER MILL
OLD HARFORD RD
SITE
BL
DR 16
BL-AS
BM-AS
RO
IRO
BM-AS
BL-CCC
PLAZA
DR 16
CARNEY RD
ROA
BL
BM-AS
LAKEWOOD RD
ELLIS RD
DR 5.5
AGNER RD
WOODCROFT RD
DR 16
ANDERS RD
AVE
PARKVILLE HIGH SCHOOL
DR 16
DR 3.5
ZONING MAP
3 & 4 C
98-168-A
SCALE: 1" = 1000'
168



SHEET # 5.1

revisions

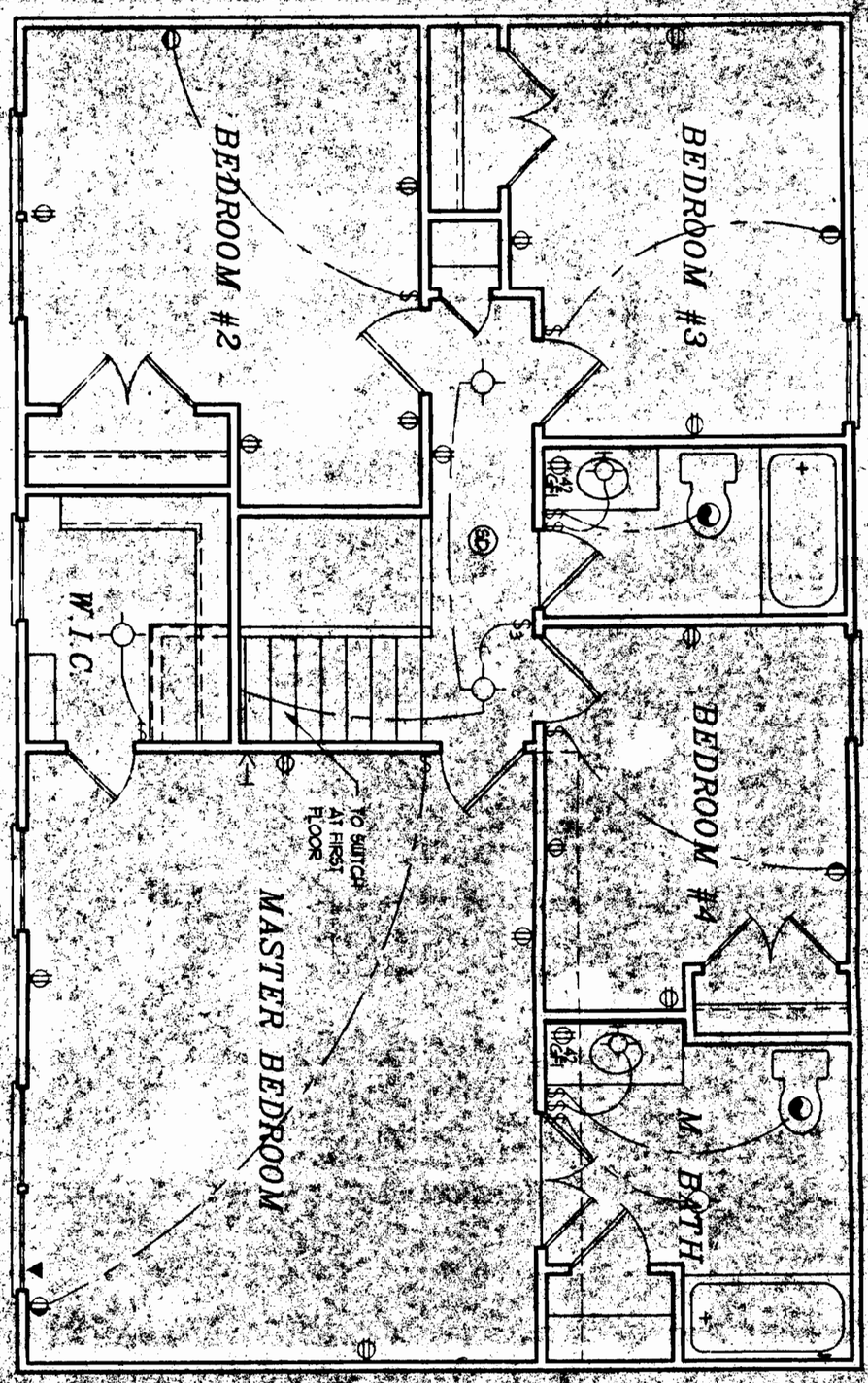
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scale 1/4"=1' | FILE# CA01P100 | drwn sf | date 10-15-96

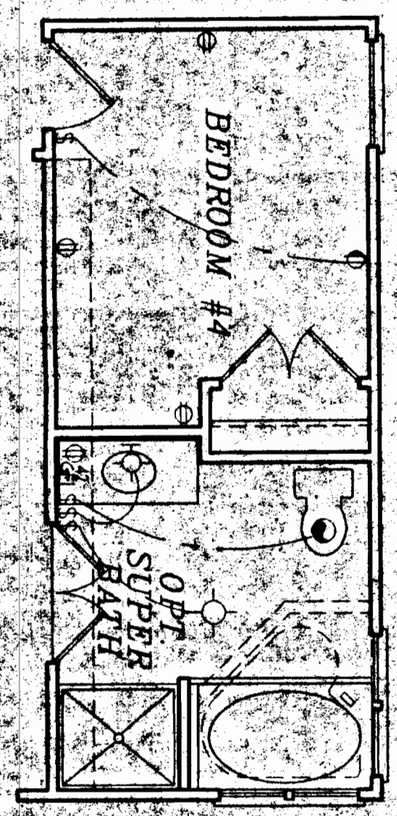
GLEN ARM HOMES

title

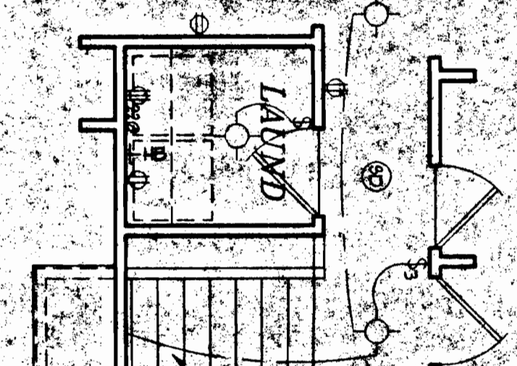
Architecture Collaborative, Inc.
5101 S.Rolling Road Baltimore, MD 21227
Tel (410) 247-4984 Fax (410) 247-8643



PARTIAL PLAN
OPT. SUPER BATH



PARTIAL PLAN
W/SECOND FLOOR LAUNDRY

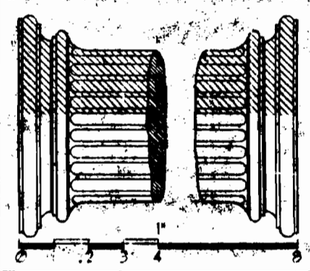


ELECTRICAL SYMBOLS

DUPLEX OUTLET 18" AFF.	LIGHT FIXTURE RECESSED LIGHT
DUPLEX OUTLET 42" AFF.	FIXTURE PULL CHAIN
DUPLEX OUTLET 18" AFF. HALF SWITCHED	FLUORESCENT LIGHT FIXTURE
220 VOLT DUPLEX OUTLET	FLOOD LIGHTS
WATERPROOF RECEPTACLE	LIGHT FIXTURE WALL MOUNTED
GROUND FAULT INTERRUPTER	THERMOSTAT
GROUND FAULT INTERRUPTER 42" AFF.	JUNCTION BOX
WALL SWITCH	DOOR CHIME
3-WAY WALL SWITCH	TELEPHONE JACK
4-WAY WALL SWITCH	TELEVISION JACK
DIMMER WALL SWITCH	GARBAGE DISPOSAL
EXHAUST FAN	SMOKE DETECTOR
FAN/LIGHT COMBO	ELECTRIC PANEL
LIGHT FIXTURE CEILING MOUNTED	ELECTRIC METER

PROVIDE SMOKE DETECTORS AS REQUIRED BY LOCAL CODE; WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION.

THESE DRAWINGS ARE SCHEMATIC ONLY. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS. ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES. FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE (E) APPROVED



SHEET # E-3

revisions	
1-9-97	REVISED

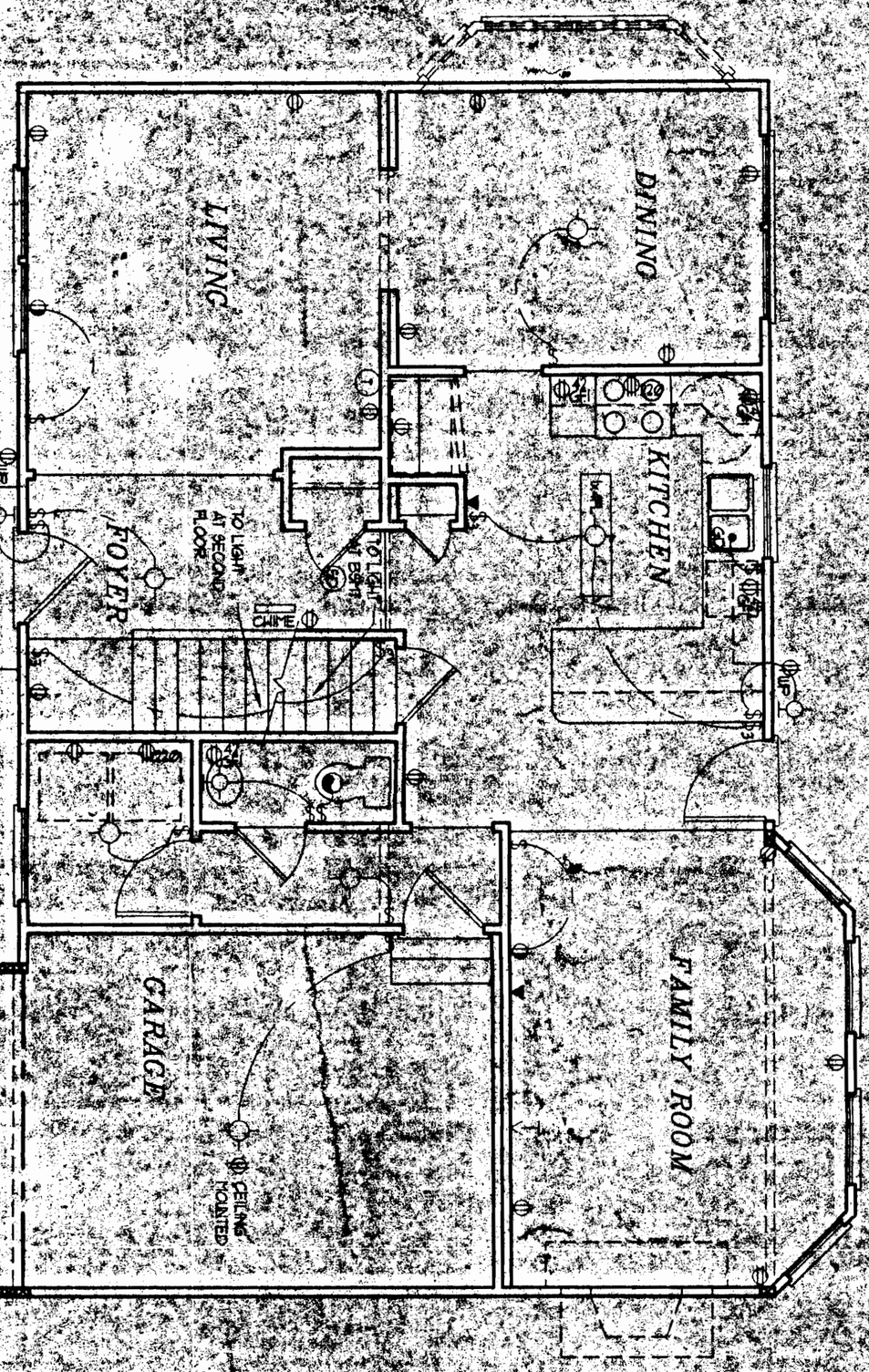
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SECOND FLOOR ELECTRICAL PLAN

scale 1/4"=1'	FILE# GA01E200	drwn.	date 10-15-96

GLEN ARM HOMES

title

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ELECTRICAL SYMBOLS

- DUPLEX OUTLET 18" AFF
- DUPLEX OUTLET 42" AFF
- DUPLEX OUTLET 18" AFF HALF SWITCHED
- 220 VOLT DUPLEX OUTLET
- WATERPROOF RECEPTACLE
- GROUND FAULT INTERRUPTER
- GROUND FAULT INTERRUPTER 42" AFF
- WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- DIMMER WALL SWITCH
- EXHAUST FAN
- FAN/LIGHT COMBO
- LIGHT FIXTURE CEILING MOUNTED
- LIGHT FIXTURE RECESSED LIGHT
- FIXTURE WALL MOUNT
- FLUORESCENT LIGHT FIXTURE
- FLOOD LIGHTS
- LIGHT FIXTURE WALL MOUNTED
- THERMOSTAT
- JUNCTION BOX
- DOOR CHIME
- TELEPHONE JACK
- TELEVISION JACK
- GARBAGE DISPOSAL
- SMOKE DETECTOR
- ELECTRIC PANEL
- ELECTRIC METER

PROVIDE SMOKE DETECTORS AS REQUIRED BY LOCAL CODE WIRED TO A NEARBY CIRCUIT WITH BATTERY BACKUP AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION.

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SHEET # E-2

revisions

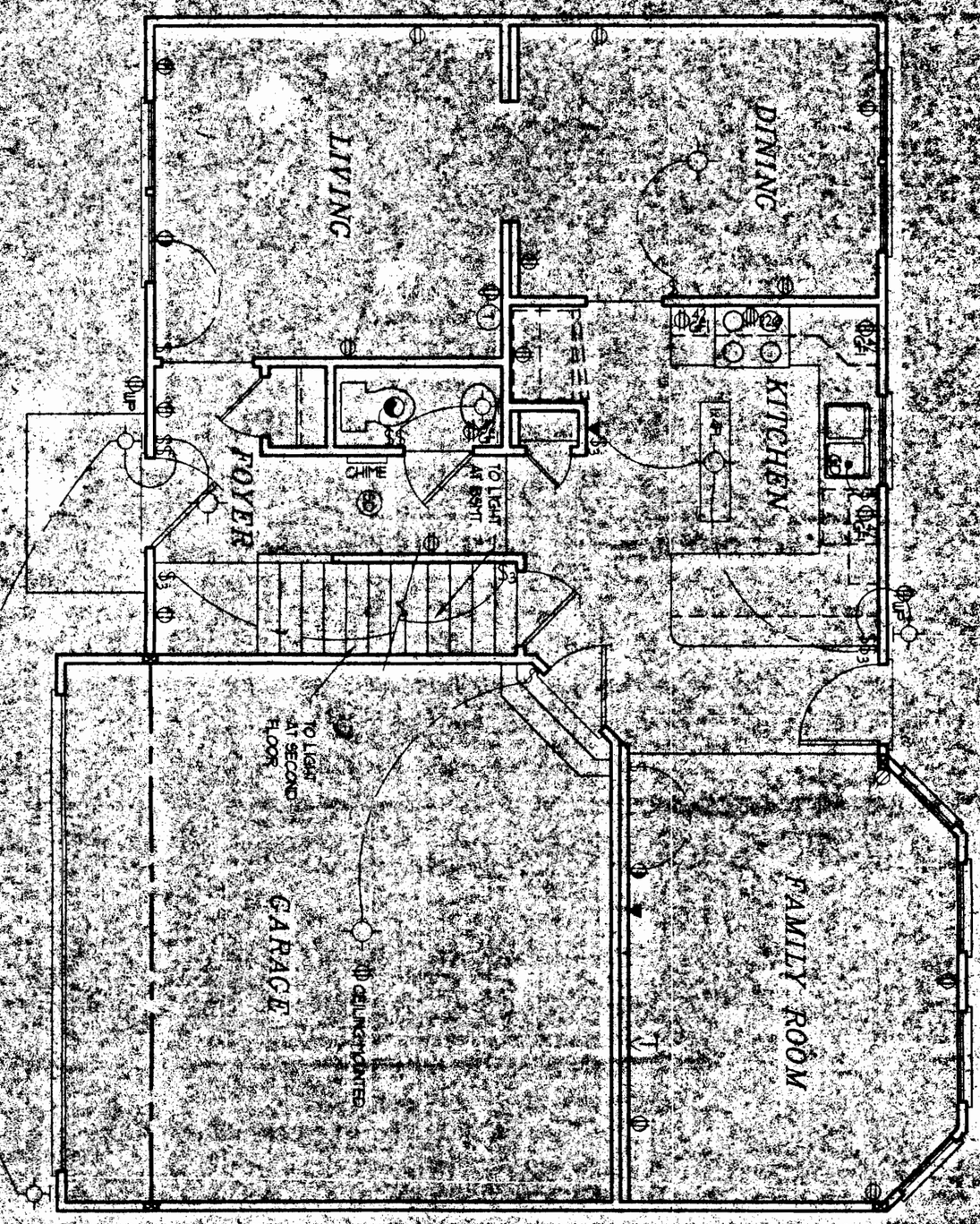
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FIRST FL. W/ LAUNDRY ELECTRICAL PLAN

scale 1/4"=1' | FILE# GA01E1A0 | drwn. | date 10-15-96

GLEN ARM HOMES

title

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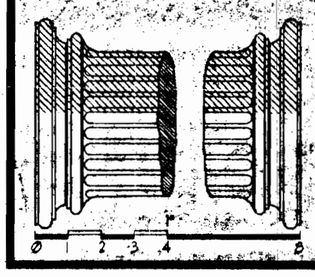


ELECTRICAL SYMBOLS

- DUPLEX OUTLET 18" AFF
- DUPLEX OUTLET 42" AFF
- DUPLEX OUTLET 18" AFF HALF SWITCHED
- 220 VOLT DUPLEX OUTLET
- WATERPROOF RECEPTACLE
- GFCI GROUND FAULT INTERRUPTER
- GFI GROUND FAULT INTERRUPTER 42" AFF
- 3 WAY WALL SWITCH
- 4 WAY WALL SWITCH
- DIMMER WALL SWITCH
- FAN/LIGHT COMBO
- EXHAUST FAN
- LIGHT FIXTURE CEILING MOUNTED
- LIGHT FIXTURE RECESSED LIGHT
- FC FLUORESCENT LIGHT FIXTURE
- FLOOD LIGHTS
- LIGHT FIXTURE WALL MOUNTED
- T THERMOSTAT
- J JUNCTION BOX
- CHIME DOOR CHIME
- TELEPHONE JACK
- TV TELEVISION JACK
- GD GARBAGE DISPOSAL
- SD SMOKE DETECTOR
- EP ELECTRIC PANEL
- EM ELECTRIC METER

- PROVIDE SMOKE DETECTORS AS REQUIRED BY LOCAL CODE WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION.

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SHEET # E-1

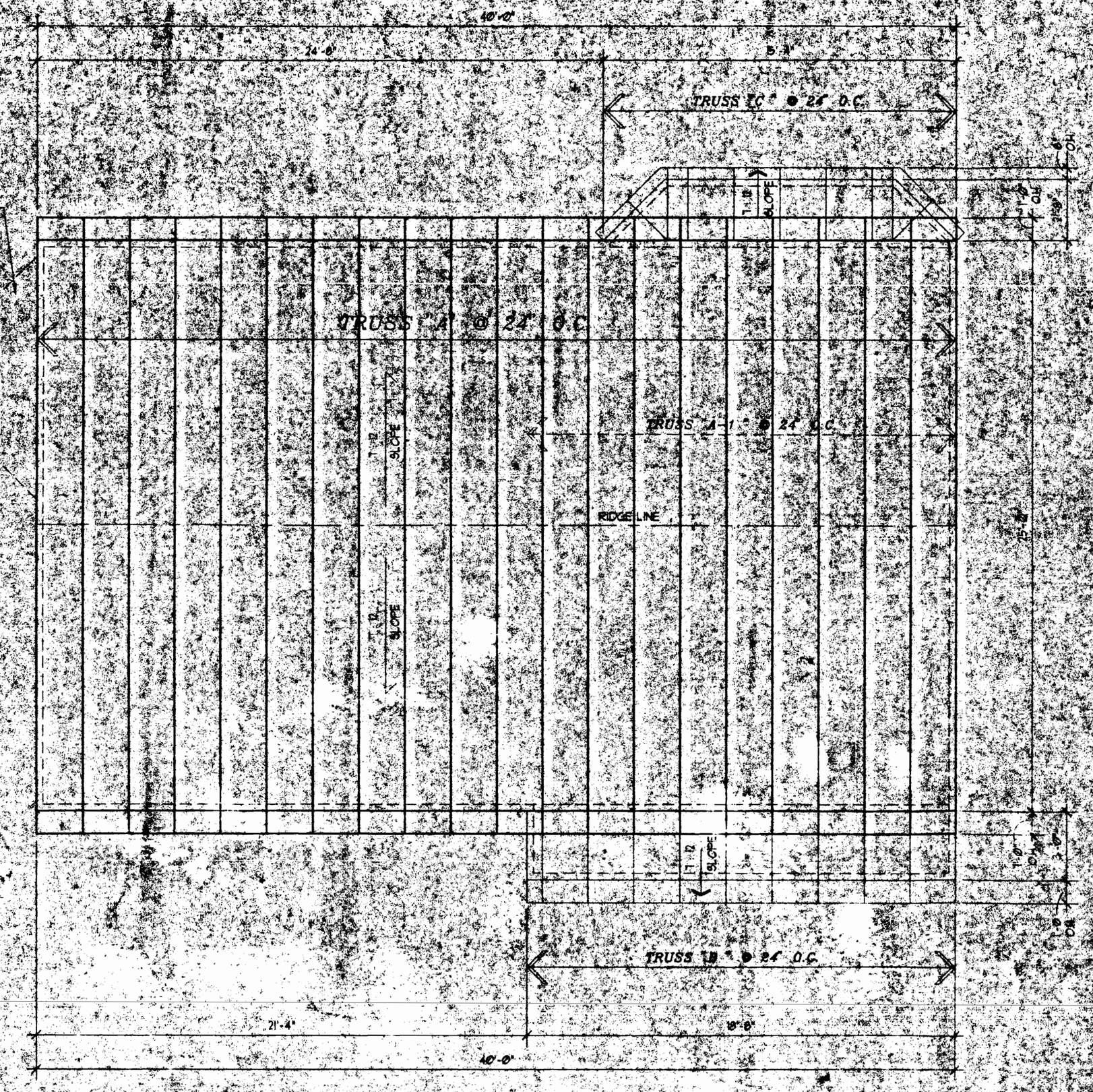
revisions

content STD. FIRST FLOOR ELECTRICAL PLAN

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title GLEN ARM HOMES

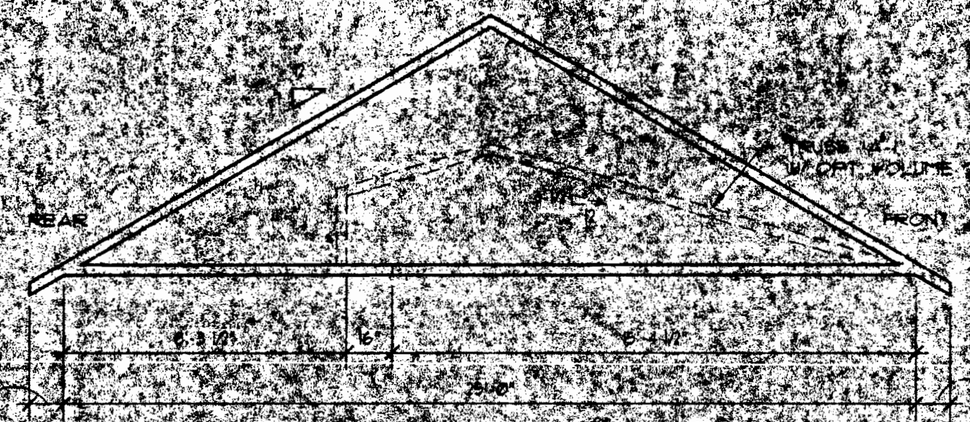
Architecture Collaborative, Inc.
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Tel (410) 247-4984 Fax (410) 247-8643



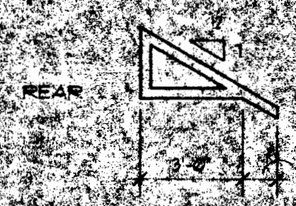
THESE DRAWINGS ARE SCHEMATIC ONLY. ALL ROOF TRUSSES AND FLOOR SYSTEMS SHALL BE ENGINEERED BY OTHERS. SEE MANUFACTURER'S PLANS FOR THE EXACT LAYOUT AND CONSTRUCTION.

TRUSS PROFILES

SCALE: 1/4" = 1'-0"

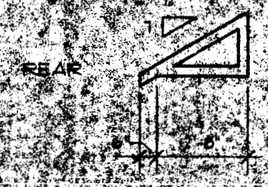


TRUSS "A"



TRUSS "B"

GARAGE TRUSS



TRUSS "C"

FAMILY ROOM

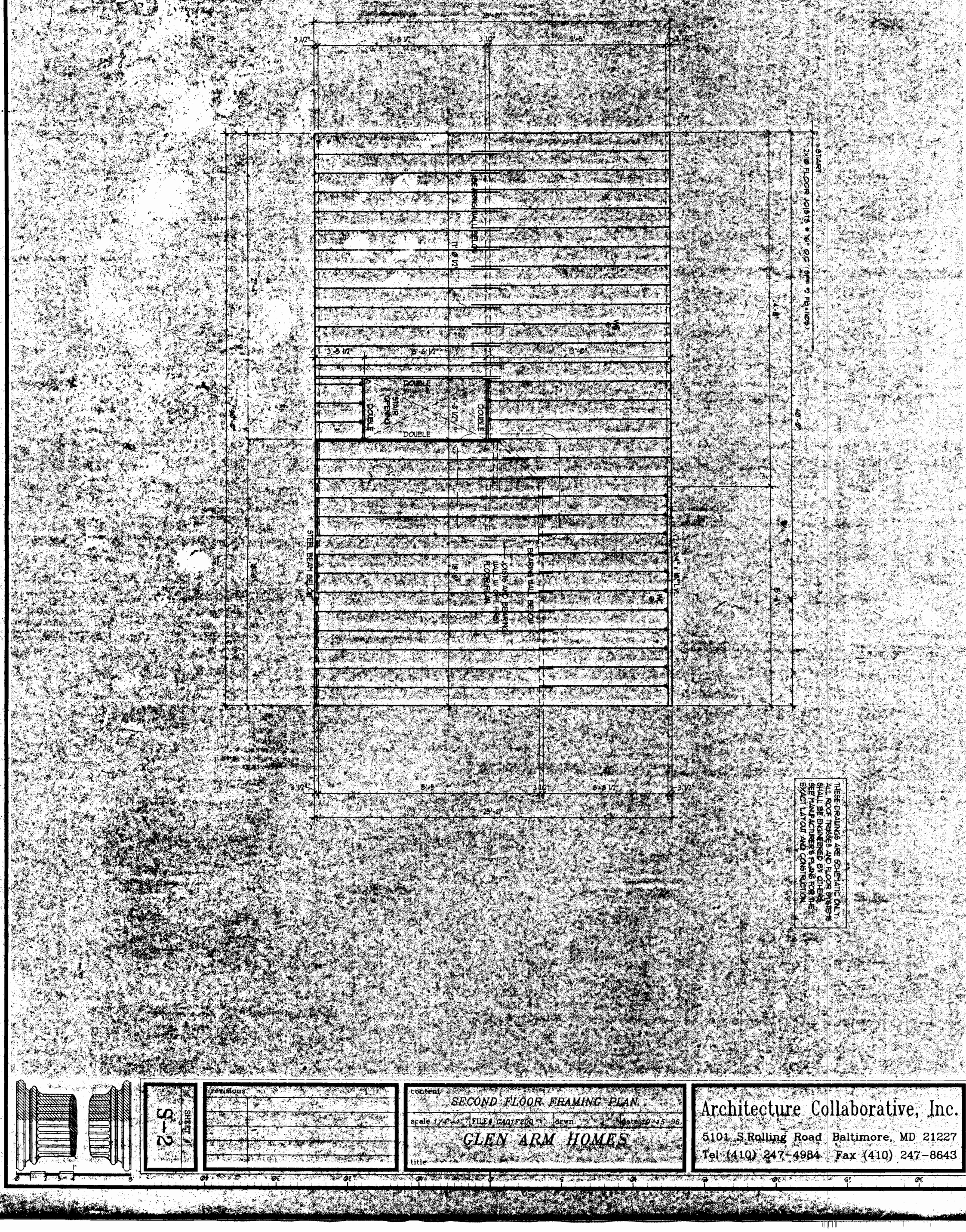
SEE ALTERNATE ELEVATIONS AND PARTIAL PLANS FOR VARIATIONS

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5101 Roland Road Baltimore, MD 21227
Tel (410) 247-4984 Fax (410) 247-0843

content: ROOF FRAMING PLAN
scale: 1/4"=1' | FILE# | date: 10/15/96
title: GLEN ARM HOMES

revisions

SHEET #
S-3



S-2

SHEET

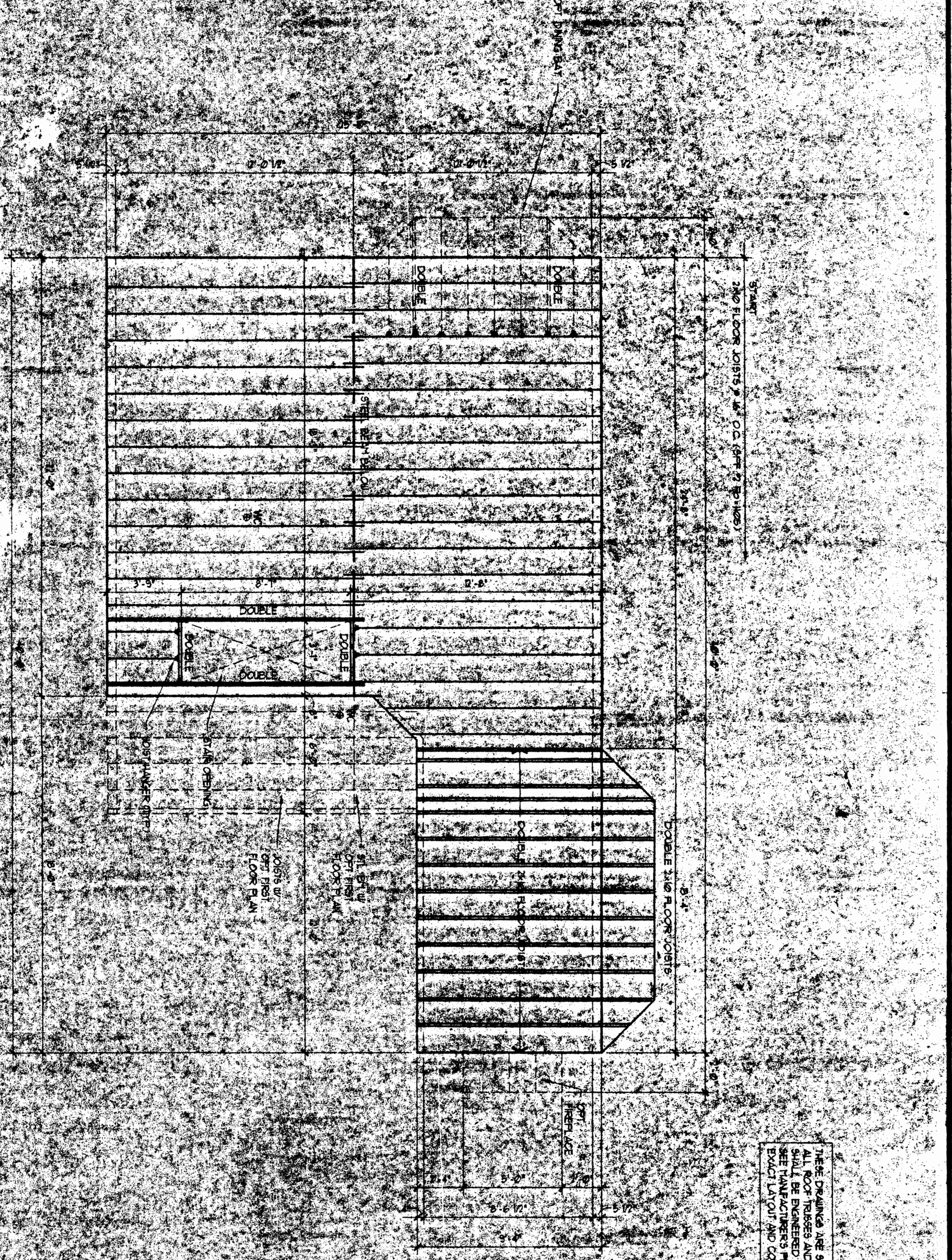
revisions

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SECOND FLOOR FRAMING PLAN

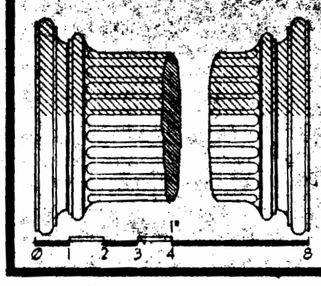
scale 1/4"=1' | FILE# CA01F200 | drwn | date 10-15-96

title
GLEN ARM HOMES

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THESE DRAWINGS ARE SCHEMATIC ONLY.
ALL ROOF TRUSSES AND FLOOR SYSTEMS
SHALL BE ENGINEERED BY OTHERS.
SEE MANUFACTURER'S PLANS FOR THE
EXACT LAYOUT AND CONSTRUCTION.



SHEET # S-1

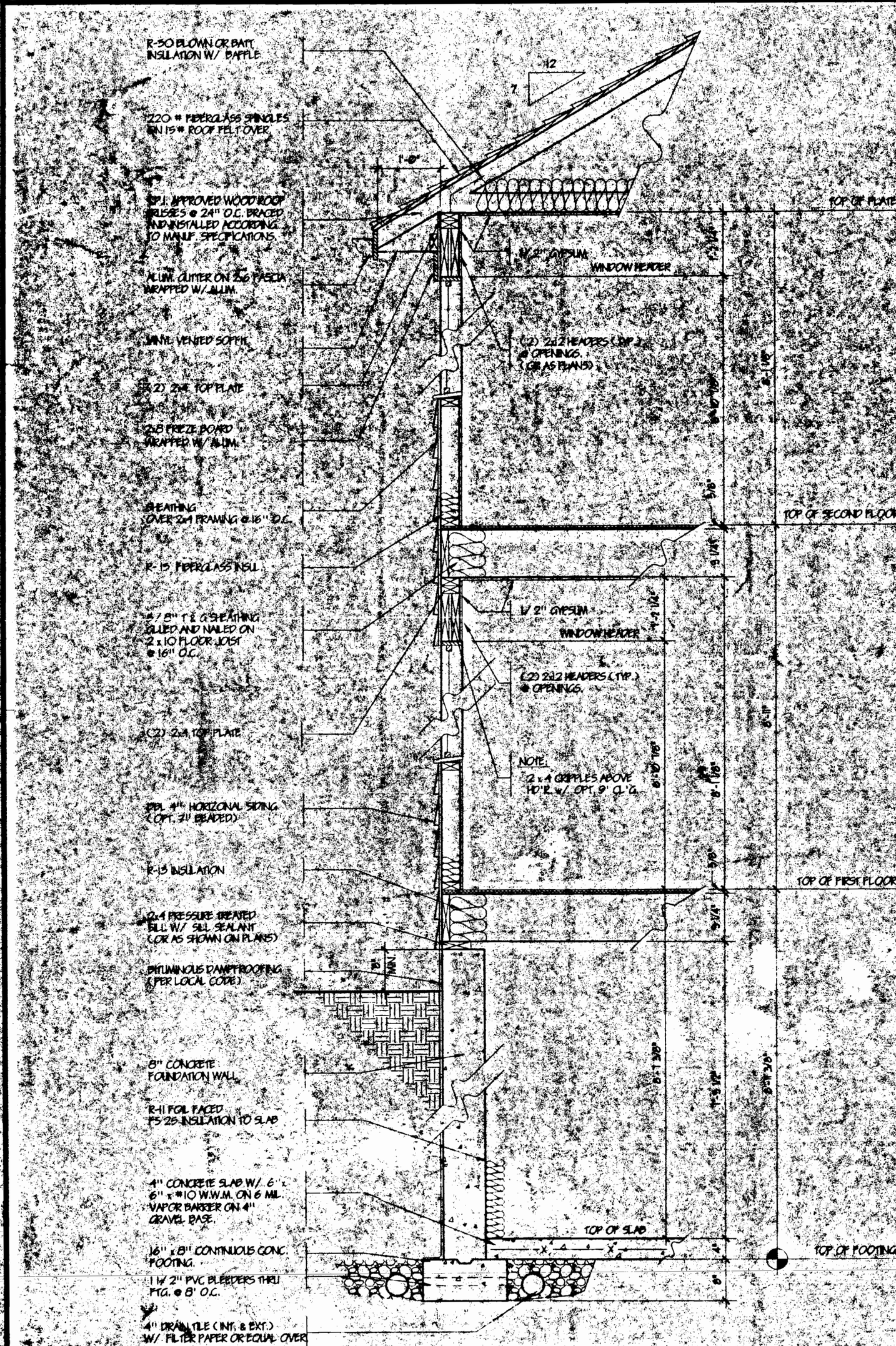
revisions

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STD FIRST FLOOR FRAMING PLAN

scale 1/4"=1' | FILE# CA01F100 | drwn | date 10-15-96

title
GLEN ARM HOMES

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WALL SECTION
STD. SIDING

ALL WORK TO COMPLY W/ 1992 CABO CODE

WALL SECTION
OPT. BRICK VENEER

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5101 S. Roland Road Baltimore, MD 21227
Tel (410) 247-4984 Fax (410) 247-8643

GLEN ARM HOMES

content: WALL SECTIONS
scale: 3/4"=1'-0" | PLEX: GA01STOO | drwn: | date: 10-18-96
title

revisions

SHEET #
8.1

CONTINUOUS RIDGE VENT

215# FIBERGLASS ROOF SHINGLES ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ H-CLIPS

ALUM GUTTER ON 1x6 FASCIA BD WRAPPED IN ALUM. W/ALUM VENTED SOFFIT TYP.

(2) 1 7/8" LVL HEADER W/ STEEL LINTEL W/ OPT. BRICK VENEER

R-30 BATT

TRUSS W/ OPT. VOLUME CLG

3'-0"

15'-0"

4" CONC. SLAB W/ 6"x6"-10 WWM ON 6 MIL VAP. BARR ON 4" GRAVEL BASE

W 12x19 STEEL BEAM ADDITIONAL W 6x9 W/ OPT. BRICK

GARAGE

SLOPE 4"

MASTER BEDROOM

MASTER BATH

11-7/8" x 18' LVL

FAMILY ROOM

1x6 1x6 OSB GLUED & NAILED ON 2x10 JOISTS @ 16" OC

UNFINISHED STORAGE

4" CONC. SLAB W/ 6"x6"-10 WWM ON 6 MIL VAP. BARR ON 4" GRAVEL BASE

8" x 8" P. CONC FOUNDATION ON S.F.B. PTG. W/ DAMP PROOFING

4" DIA DRAIN TILE INTR.

8'-1 3/8"

8'-10 7/8"

8'-1 1/4"

TOP OF FIRST FLOOR

TOP OF SECOND FLOOR

UNDERSIDE OF TRUSS

TOP OF ROOFING

SHEET # 7.2

revisions

content: SECTION 'B-B'

scale 1/4"=1' | FILE# CA01S200. | drwn | date 10-15-96

GLEN ARM HOMES

title

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Tel (410) 247-4984 Fax (410) 247-8643

CONTINUOUS RIDGE VENT

25# FIBERGLASS ROOF SHINGLES ON 5/8" FELT ON 7/16" OSB ROOF SHEATHING W/ H-CLIPS

R-30 BATT INSUL.

WOOD SIDING ON WRAP ON 2"x6" STUDS @ 16" O.C. W/ R-13 BATT INSUL.

(1) 2x10

W.I.C.

DOWN 13 EQUAL RISERS

6'-9" MIN. HEADROOM

9" MIN. HEADROOM

DOWN 13 EQUAL RISERS

(1) 2x10

R-30 BATT INSUL.

BEDROOM #4

5/8" T & G PLYWOOD GLUED & NAILED ON 2x10 JOISTS @ 16" O.C.

(2) 2x12 HEADER

(1) 2x10 UFSET

BREAKFAST

5/8" T & G PLYWOOD GLUED & NAILED ON 2x10 JOISTS @ 16" O.C.

W8x15 STEEL BEAM

UNFINISHED LOWER LEVEL

4" CONC. SLAB W/ 6"x6"x10 WWM ON 6 MIL VAP. BARR. ON 4" GRAVEL BASE

(1) 2x10 DROPPED 2x10 HEADER

ALUM. GUTTER ON 2x6 FASCIA BD. WRAPPED IN ALUM. W/ ALUM. VENTED SOFFIT (TYP.)

4" DIA DRAIN TILE (TYP.)

12'-6"

35'-0"

12"x6" CONC. FOOTING

6"x8" FTG. FOUNDATION ON 6"x8" FTG. MAX BACKFILL 1'-0" ABOVE GR. AB.

TOP OF SLAB

TOP OF FOOTING

TOP OF FIRST FLOOR

TOP OF SECOND FLOOR

UNDERSIDE OF TRUSS

8'-11 3/8"

8'-0"

8'-1 1/2"

SHEET # T-1

revisions

content

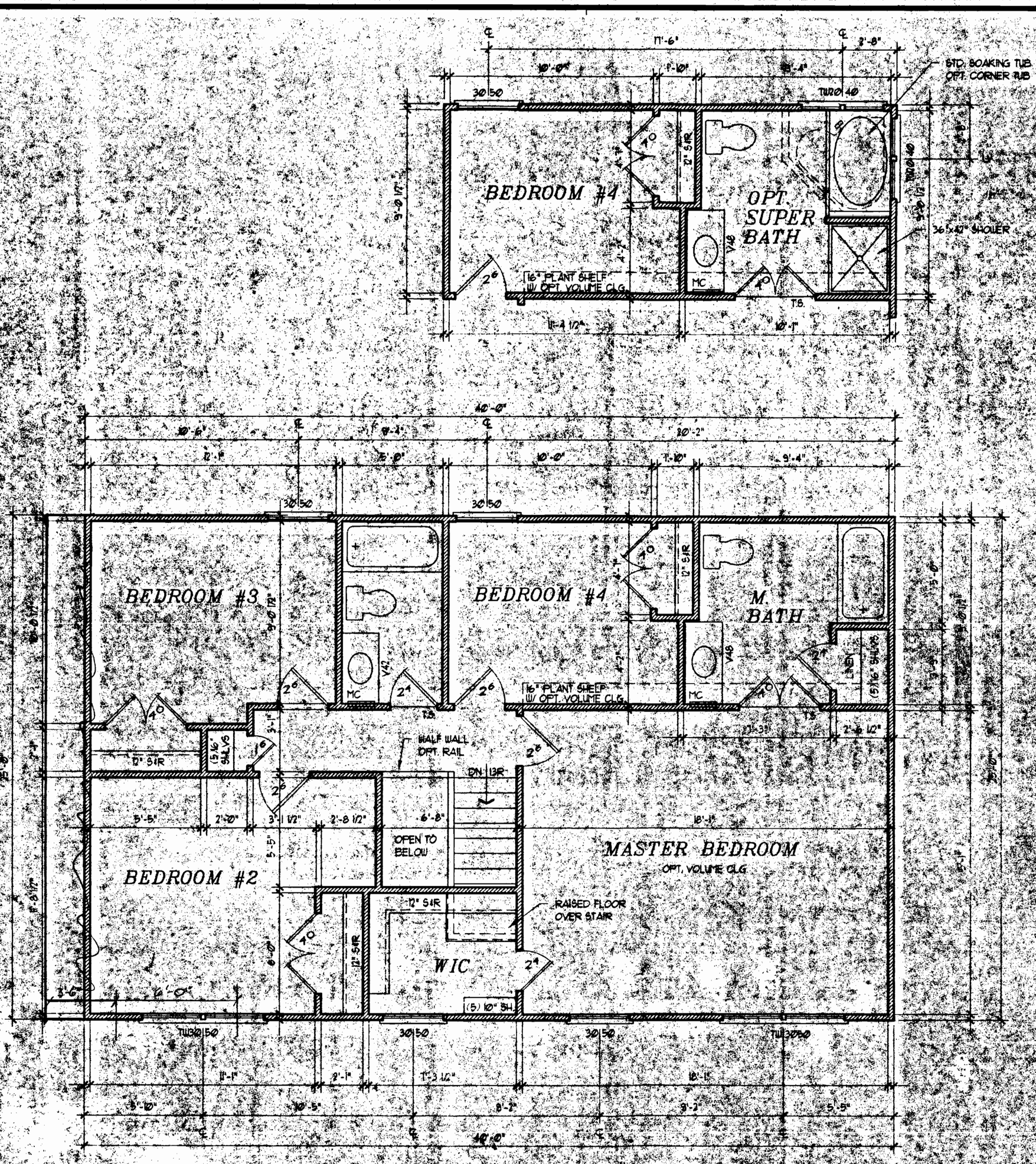
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scale 1/4"=1" | FILE# CH015100 | drwn. | date 10-15-96

GLEN ARM HOMES

title

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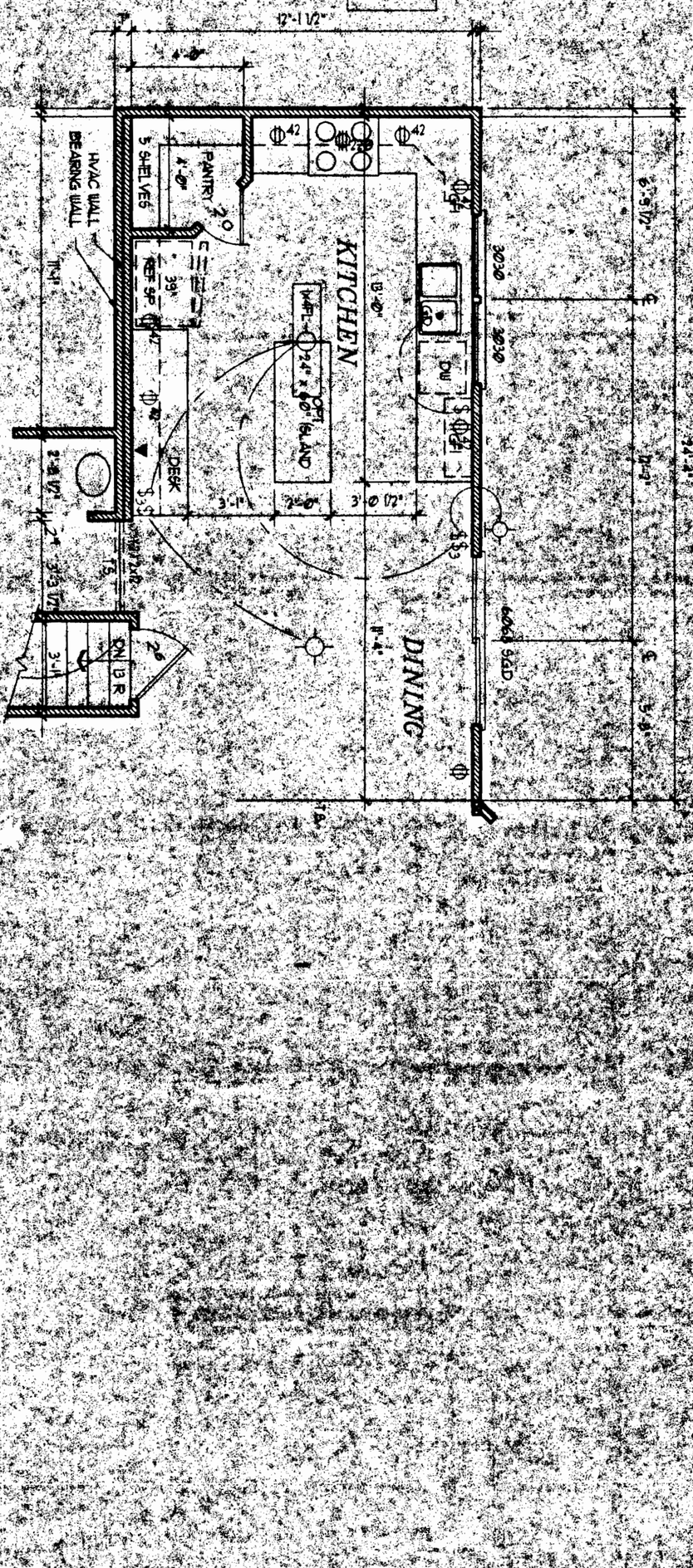
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Tel (410) 247-4984 Fax (410) 247-8643

SECOND FLOOR PLAN
GLEN ARM HOMES
date 10-15-86
drwg. sf
PULL 0401P200
scale 1/4"=1'
optical
title

revisions
1-9-91 REVISED

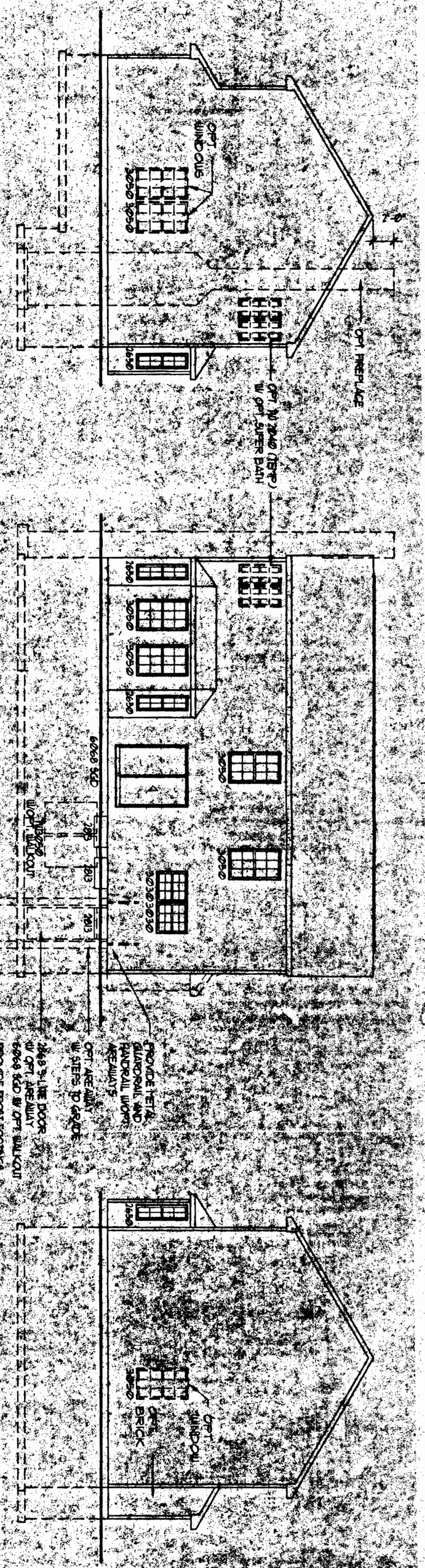
SHEET #
6.1

NOTE:
SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.



RIGHT SIDE ELEVATION

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

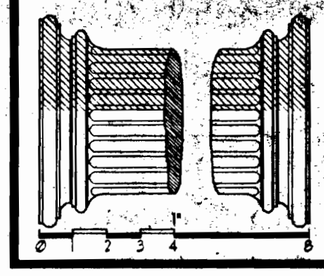


REAR ELEVATION

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

LEFT SIDE ELEVATION

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



SHEET # 5.3

revisions

content
OPTIONAL COUNTRY KITCHEN PLAN

scale 1/4"=1' | FILE# CA01P1BQ | drwn. WAM | date 1-15-97

GLEN ARM HOMES

title

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PARTIAL PLAN

OPT. WALKOUT

2x6 NAILER

2x6 WALL

OPT. REC. ROOM

OPT. BATH

OPT. 2'-8" SERVICE DOOR

W/ OPT. AREA WAY

4" CONC. SLAB ON 6MIL VAP BARR. ON 4" GRAVEL BASE

W8x15 STEEL BEAM

8" x 8'-0" CONC. FOUNDATION W/ 4" BRICK LEDGE ON 8" x 8" CONC. FTG. (W/ OPT. BRICK)

3'-1/2" STEEL COL. ON 30"x30"x15" CONC. FTG.

42'-0"

UNFINISHED STORAGE / LAUNDRY

OPT. FOUNDATION LAUNDRY LOCATION

(FIREPLACE FOUNDATION REQUIRED W/OPT. FAMILY ROOM F.P.

OPT. LAUNDRY

12" WALL W/ OPT. BRICK VENEER

W/ OPT. BRICK

TURN DOWN SLAB @ GARAGE DOOR

GARAGE

(18'-0" W/ OPT. BRICK)

(25'-4" W/ OPT. BRICK)

DIAGONAL

18'-2½"

4'-0"

SHEET #	4.1

revisions

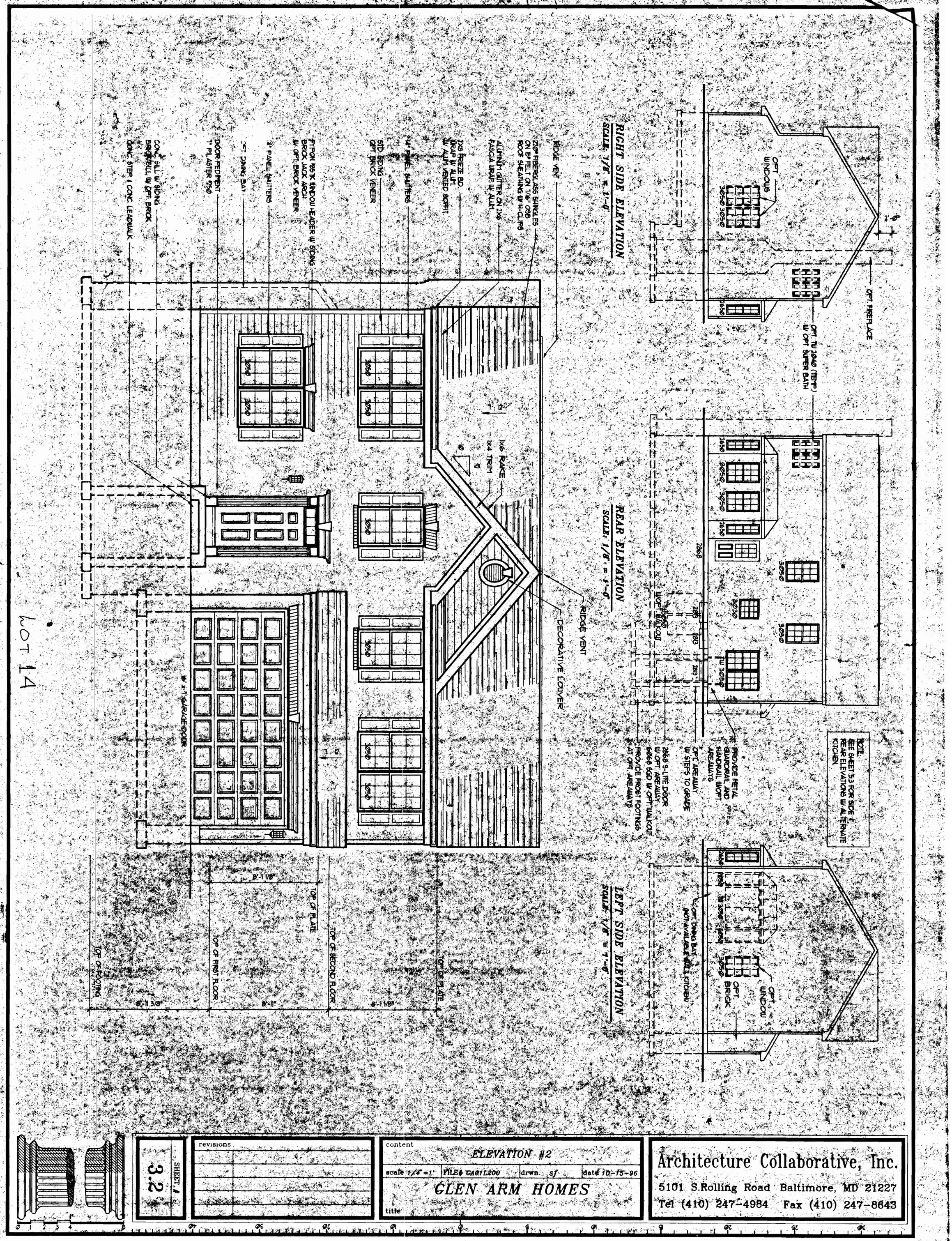
content: FOUNDATION PLAN

scale 1/4"=1' | FILE# GM03F009 | drwn. WAM | date 1-14-97

GLEN ARM HOMES

title

Architecture Collaborative, Inc.
5101 S.Rolling Road Baltimore, MD 21227
Tel (410) 247-4984 Fax (410) 247-8643


RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
REAR ELEVATION
SCALE: 1/8" = 1'-0"
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
RIDGE VENT
220# FIBERGLASS SHINGLES ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ H-CLIPS
ALUMINUM GUTTER ON 2X6 FASCIA WRAP W/ ALUM.
2X8 FRIEZE BD WRAP W/ ALUM. W/ ALUM VENTED SOFFIT
4" PANEL SHUTTERS
STD. SIDING OPT. BRICK VENEER
8'-0" MIN. WALL
8'-1 1/8"
8'-11"
8'-1 1/8"
8'-11 3/8"
TOP OF FOOTING
TOP OF FIRST FLOOR
TOP OF PLATE
TOP OF SECOND FLOOR
TOP OF PLATE
OPT. WINDOWS
OPT. FIREPLACE
OPT. TU 2040 (TEMP.) W/ OPT. SUPER BATH
PROVIDE METAL GUARDRAIL AND HANDRAIL (WOPT.) AREAWAYS
OPT. AREAWAY W/ STEPS TO GRADE
2868 9-LITE DOOR W/ OPT. AREAWAY
5068 6&D W/ OPT. WALKOUT
PROVIDE FROST FOOTINGS AT OPT. AREAWAYS
OPT. WALKOUT
OPT. DINING BAY (NOT AVAILABLE WITH KITCHEN)
OPT. BRICK
OPT. WINDOW
NOTE:
SEE SHEET 3.3 FOR SIDE & REAR ELEVATIONS W/ ALTERNATE KITCHEN
PITCH VARIES
PITCH VARIES
PITCH VARIES

FDP NOTES

1. REFUSE COLLECTION SHALL BE PROVIDED BY BALTIMORE COUNTY WITHIN THE PUBLIC ACCESS EASEMENTS PROVIDED FOR WITHIN THIS DEVELOPMENT.

2. THE AREA BETWEEN THE SIDE LINES AND THE CURB LINES MUST BE CLEARED/GRADED AND KEPT FREE OF OBSTRUCTIONS.

3. THIS FINAL DEVELOPMENT PLAN COMPLIES WITH HEARING OFFICER'S ORDER FOR THE DEVELOPMENT PLAN AND SPECIAL EXCEPTION.

4. ACCESSORY STRUCTURES NOTE:
   a. DWELLINGS SHOWN HEREON ARE THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO THE YARD MAY BE CONSTRUCTED OUTSIDE THE BUILDUPE, BUT MUST COMPLY WITH SECTION 400.4 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO DETERMINE AND APPLICABLE BUILDING PERMITS.
   b. ACCESSORY STRUCTURES, PERGOLAS, AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOODPLAIN AREAS OR HYDRIC SOILS.

5. DENSITY OF F.D.P. NOTE:
   THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT 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 OWN TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT DESIGNED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

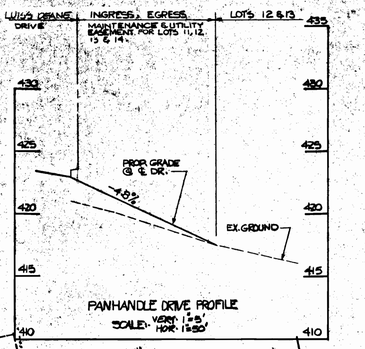
6. STORMWATER MANAGEMENT FACILITIES SHOWN HEREON ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

7. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35' OR AS PERMITTED IN SECTION 400 B.C.Z.R.

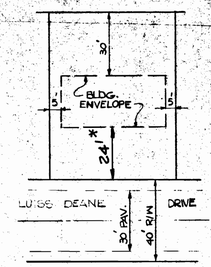
8. A FINAL LANDSCAPE PLAN SHALL BE APPROVED BY PERMITS AND DEVELOPMENT MANAGEMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

9. NO DEVELOPMENT OR CONSTRUCTION SHALL BE PERMITTED IN THE 100 YEAR FLOODPLAIN WITHOUT THE APPROVAL OF ALL APPLICABLE REGULATORY FEDERAL, STATE, AND LOCAL AGENCIES.

10. ALL SIGNS SHALL BE CONSTRUCTED AND PERMITTED IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS (SECTION 450) AND ALL OTHER ZONING POLICIES.



SOIL TYPE & LIMITATION					
SYMBOL	SOIL NAME	BLDG W/BSMT	BLDG W/OUT BSMT.	PAVEMENT	CLASS
SaD3	SASSAFRAS & JOPPA SOILS, 5 TO 15 % SLOPE	MODERATE	MODERATE	SEVERE	B
ChB2	CHILLUM SILT LOAM, 2 TO 5 % SLOPE	SIGHT	SLIGHT	MODERATE	C
ChB	CHILLUM-URBAN LAND COMPLEX, 0 TO 5 %SLOPE	SLIGHT	SLIGHT	MODERATE	C
BeB	BELTSVILLE SILT LOAM, 2 TO 5% SLOPE	MODERATE	SLIGHT	MODERATE	C
GuC3	GUILFORD LOAM, 5 TO 15% SLOPE	MODERATE	MODERATE	SEVERE	B
JpC3	JOPPA GRAVELLY SANDY LOAM, 2 TO 5 % SLOPE	SLIGHT	SLIGHT	SEVERE	B



TYP. SETBACK
SCALE: 1"=50'

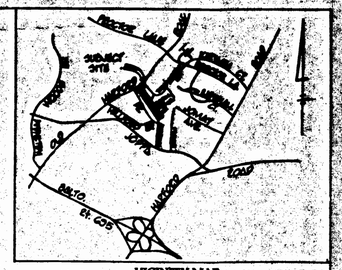
* THIS DIMENSION TO ALLOW A BRICK FACE APPLIED TO ALL 28 LOTS.

BUILDING SETBACK CHART

SINGLE FAMILY DETACHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS

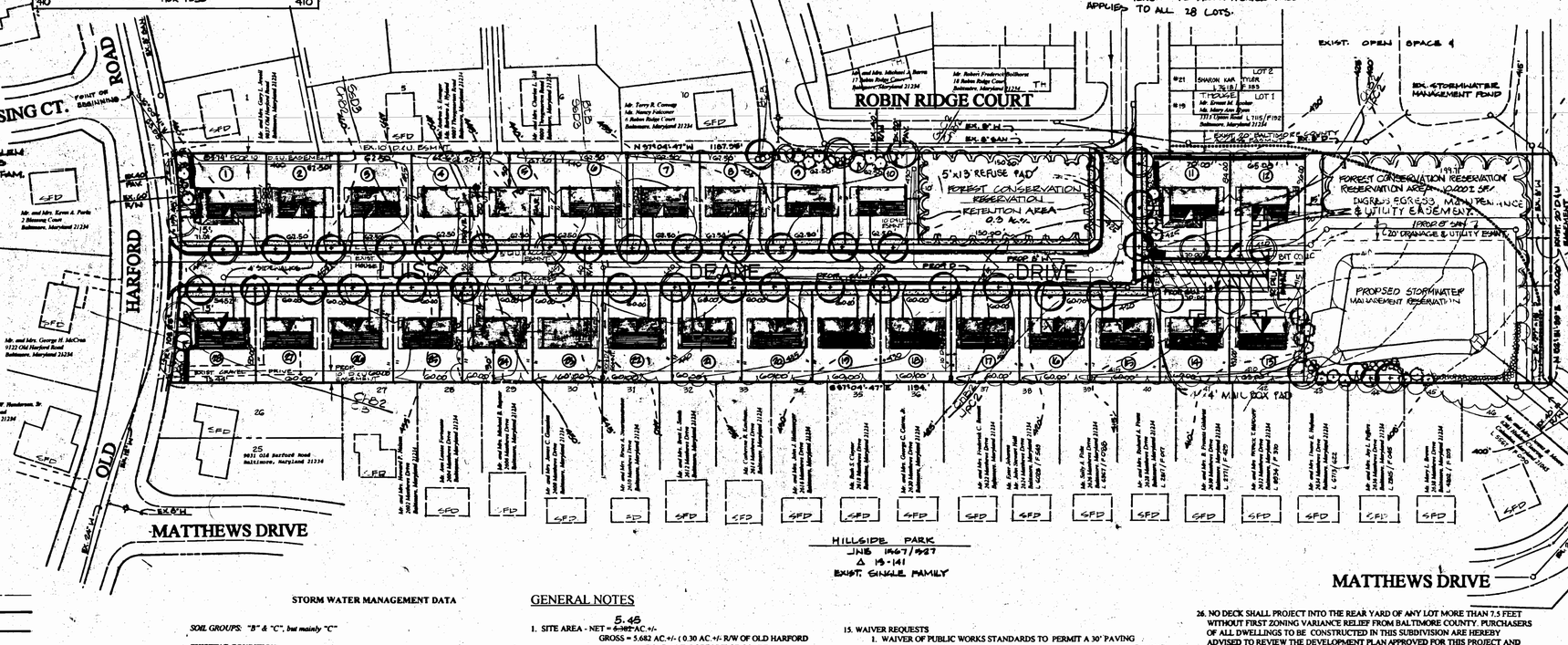
	DR 3.5, 5.5, 10.5 & ZONES	ALTERNATIVE SITE DESIGN DWELLINGS: ZONE & ZIPPER LOTS	ALTERNATIVE SITE DESIGN DWELLINGS: HIGH/TRADITIONAL ALL DR ZONES
FROM FRONT BUILDING FACE TO:			
PUBLIC STREET RIGHT-OF-WAY, OR PROPERTY LINE	25'	10'	10'
ARTERIAL OR COLLECTOR	50'	50'	50'
FROM SIDE BUILDING FACE TO:			
SIDE BUILDING FACE	30'	8' / 30' MIN 20' / 50' MIN	8' / 30' MIN 20' / 50' MIN
PUBLIC STREET RIGHT-OF-WAY	25'	10'	10'
PAVING OF A PRIVATE ROAD	12'	10'	10'
TRACT BOUNDARY	25'	10'	10'
FROM REAR BUILDING FACE TO:			
REAR PROPERTY LINE	30'	30'	30'
PUBLIC STREET RIGHT-OF-WAY	30'	30'	30'
ADDITIONAL SETBACKS: SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 50 FEET			

THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR VARIOUS RESIDENTIAL USES. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS, CONSULT THE COMPREHENSIVE ZONING OF DEVELOPMENT REGULATIONS.



VICINITY MAP
SCALE - 1" = 2000'

ROBIN RIDGE
Δ 24/25
EXIST. SINGLE FAMILY & TOWNHOUSES



HEARING OFFICER / ZONING COMMISSIONERS ORDER

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of December, 1995, that the development plan submitted in the within case as Developer's Exhibit No. 3, be and is hereby approved in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that the Developer shall add a note to the plan and shall include language within any contract for sale of any of these lots, as set forth hereinabove; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions of this Order and/or the development plan comments.

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

CARJUEY VIEW
Δ 71/90
EXIST. SINGLE FAMILY

ONLY NON-WOODY PLANT MATERIALS TO BE PLANTED WITHIN 20' OF THE SWM OUTLET STRUCTURE.

LEGEND

- EASEMENT
- TRACT BOUNDARY
- EXIST. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EXIST. LOT LINE
- PROP. LOT LINE
- EXIST. 5' CONTOURS 400
- PROP. 5' CONTOURS 400
- PROP. CONCRETE CURB AND GUTTER
- PROP. WATER LINE PROP W
- PROP. SANITARY LINE PROP SAN
- PROP. STORM DRAIN PROP D
- LIMIT OF EXIST. WOODED AREA
- PROP. LIMIT OF WOODED AREA
- SOILS LINE
- PROP. PEDESTRIAN PATH
- PROP. STREET LIGHT
- PROP. FIRE HYDRANT
- PROP. FENCING (BY DEVELOPER)

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
( ) 825-8120

STORM WATER MANAGEMENT DATA

SOIL GROUPS: "B" & "C", but mainly "C"

EXISTING CONDITION:

D.A. = 4.94 Ac
RCN = 66
T_c = 0.200 Hr.

2-yr flow = 3.65 cfs
10-yr flow = 11.23 cfs
100-yr flow = 20.71 cfs

PROPOSED CONDITION:
Drainage area routed through SWM facility.

D.A. = 5.04 Ac
RCN = 82
T_c = 0.100 Hr.

2-yr flow = 11.27 cfs (before management)
10-yr flow = 22.50 cfs (before management)
100-yr flow = 34.58 cfs

ALLOWABLE RELEASES:

2-yr storm = 3.65 cfs
10-yr storm = 11.23 cfs
100-yr storm = 20.71 cfs

STORAGE REQUIREMENTS:
Type of SWM facility: Dry Ext./Det..
Storage: Required/Provided from elev. 398' to 403'

2-yr storm = 13,407 CF (water quality included)
10-yr storm = 19,288 CF (water quality included)
100-yr storm = 25,048 CF (water quality included)

OWNER / DEVELOPER
ARCADIA DEVELOPMENT CORPORATION
104 CHURCH LANE
SUITE 204
PIKESVILLE, MARYLAND 21208
PH. (410) 653-0386

GENERAL NOTES

1. SITE AREA - NET = 5.45 AC +/-
   GROSS = 5.682 AC +/- (0.30 AC +/- R/W OF OLD HARFORD ROAD AND ROBIN RIDGE COURT)
2. EXISTING ZONING - DR-5.5
3. EXISTING USE - 1 SINGLE FAMILY DWELLING
4. DENSITY CALCULATIONS
   DWELLING UNITS ALLOWED - 5.5 X 5.682 = 31.251 UNITS
   DWELLING UNITS PROPOSED - 28 SINGLE FAMILY LOTS
5. LOCAL OPEN SPACE
   REQUIRED - 650 S.F. X 28 = 0.418 AC.+/-
   PROPOSED - A WAIVER OF LOCAL OPEN SPACE HAS BEEN GRANTED BY THE BALTIMORE COUNTY BOARD OF RECREATION AND PARKS ON AUGUST 24, 1995. A FEE IN LIEU WILL OF $11,505.06 WILL BE PAID TO BALTIMORE COUNTY.
6. PARKING
   REQUIRED - 2 PARKING SPACES PER UNIT X 28 UNITS = 56 P. SP.
   PROVIDED - 56 PARKING SPACES IN DRIVEWAYS AND GARAGES.
7. A COMMUNITY INPUT MEETING WAS HELD JULY 13, 1995.
8. DEED REFERENCE - 5974/373
9. TAX ACCOUNT NO. - 0911770510
10. ELECTION DISTRICT - # 9
11. COUNCILMANIC DISTRICT - # 6
12. CENSUS TRACT - # 4922
13. WATERSHED - # 4
14. SUBSEWERSHED - # 26

NOTE: THERE ARE NO EXISTING STREAMS, SPRINGS, WETLANDS, OR 100 YEAR FLOODPLAINS, KNOWN TO EXIST ON THIS SITE AS SHOWN ON THE PLAN.

15. WAIVER REQUESTS
    1. WAIVER OF PUBLIC WORKS STANDARDS TO PERMIT A 30' PAVING SECTION ON A 40' RIGHT-OF-WAY IN LIEU OF THE STANDARD 30' PAVING SECTION ON A 50' RIGHT-OF-WAY.
    2. WAIVER OF PUBLIC WORKS STANDARDS TO PERMIT A 25' RADIUS FOR A 90 DEGREE TURN ON THE PROPOSED 30' WIDE ROADWAY IN LIEU OF THE STANDARD MINIMUM 100' RADIUS.
    THE B.C. DEPT. OF PUBLIC WORKS HAS RECOMMENDED GRANTING OF THE WAIVERS REQUESTED IN A LETTER FROM THOMAS H. HAMER, DEPUTY DIRECTOR DATED AUGUST 23, 1995.
16. ALL FRONT OR SIDE YARD FENCING INSTALLED BY THE DEVELOPER OR THE LOT OWNERS WILL BY OF UNIFORM DESIGN AND MATERIALS.
    ALL REAR YARD FENCING INSTALLED BY THE DEVELOPER OR THE LOT OWNERS WILL BE OF UNIFORM DESIGN AND MATERIALS
17. AVERAGE DAILY TRIPS
    28 SINGLE FAMILY UNITS X 10 ADT = 280 ADT'S
18. THERE ARE NO HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, CHESAPEAKE BAY CRITICAL AREAS, OR HISTORICAL BUILDINGS / SITES KNOWN TO EXIST WITHIN THE PROPERTY LIMITS AS SHOWN ON THE PLAN.
19. EXISTING BUILDINGS TO BE REMOVED SHALL BE SURVEYED FOR ASBESTOS PRIOR TO REMOVAL.
20. ALL PROPOSED LOTS SHOWN ON THE PLAN ARE FOR SALE.
21. THIS SITE IS NOT SERVED BY A MTA TRANSIT ROUTE.
22. THE APPROXIMATE LIMIT OF DISTURBANCE OCCURS WHERE THE PROPOSED GRADING MEETS THE EXISTING GRADE AS SHOWN ON THE PLAN.
23. NO DENSITY HAS BEEN USED TO SUPPORT ANY OFF-SITE DWELLINGS.
24. THE AREA BETWEEN THE SITE LINES AND THE CURB LINES MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
25. FOREST CONSERVATION NOTES:
    1. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION RESERVATION EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
    2. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES OF THESE TREES EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
    3. ANY FOREST CONSERVATION RESERVATION SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTO. CO. AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
26. NO DECK SHALL PROJECT INTO THE REAR YARD OF ANY LOT MORE THAN 7.5 FEET WITHOUT FIRST ZONING VARIANCE RELIEF FROM BALTIMORE COUNTY. PURCHASERS OF ALL DWELLINGS TO BE CONSTRUCTED IN THIS SUBDIVISION ARE HEREBY ADVISED TO REVIEW THE DEVELOPMENT PLAN APPROVED FOR THIS PROJECT AND THE HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER FOR THIS SUBDIVISION (CASE NO. IX-637).
27. A VARIANCE FROM THE FOREST CONSERVATION REGULATIONS TO PERMIT A 10 FOOT SETBACK FROM A BUILDING TO A FOREST CONSERVATION AREA IN LIEU OF THE REQUIRED 35 FEET HAS BEEN APPROVED BY B.C.D.E.P.R.M. ON LOTS 10-12.
28. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN WELLS, SEPTIC SYSTEMS, OR UNDERGROUND STORAGE TANKS EXISTING WITHIN THE LIMITS OF THE PROPERTY AS SHOWN ON THIS PLAN.
29. EXISTING STRUCTURES ON SITE WILL BE REMOVED BY THE DEMOLITION CONTRACTOR PRIOR TO THE COMMENCEMENT OF GRADING.
30. THE PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 1929. THE DEVELOPERS ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
31. THE PORTION OF OLD HARFORD ROAD ADJACENT OT THE SITE IS NOT CLASSIFIED AS AN ARTERIAL ROADWAY.
32. ALL LOTS WILL MEET B.C.Z.R. SETBACKS AS SHOWN ON TYPICAL LOT DETAILS OF LOTS 5 & 24.
33. THERE IS NO ZONING HISTORY OF ANY ZONING ACTION TAKEN ON THIS PROPERTY SUCH AS VARIANCES, SPECIAL EXCEPTIONS, ENFORCEMENTS, ETC..

Z.A.D.M. # IX-637

THIS PLAN IS SEALED AND CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.

OFFICE OF PLANNING AND ZONING
Approved By:

Director of Planning — Date

Director of PADM — Date

98-168-A

168

A PLAN TO ACCOMPANY VARIANCE PLAT

VARIANCE FROM B.C.Z.R. SECTION 1B01.1.C FRONT YARD SETBACK BY INFRINGING INTO SETBACK WITH BOX FACING ON ALL DWELLING UNITS WITHIN THIS SUBDIVISION.

PINE GROVE

BALTIMORE COUNTY, MD. — ELECTION DIST. NO. 9
SCALE: 1"=50' — DATE: OCT. 7, 1997

PINE GROVE, FP 7570