IN RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE PETITION FOR SPECIAL HEARING (Bridle Ridge) S/S Hillside Road, W/S of Greenspring Avenue THIRD ELECTION SECOND COUNCILMANIC DISTRICT THE CORPORATION OF ST. TIMOTHY'S SCHOOL Petitioner	* * * * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NOS. 99-75-SPHA and PDM No. III-410A

* * * * * * * * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This case comes before this Hearing Officer/Deputy Zoning Commissioner for consideration of a Development Plan/Zoning Plan prepared by D.S. Thaler & Associates, Inc. for the proposed development of the subject property by the Corporation of St. Timothy's School, Owners/Developer with 53 single family homes and the continuation of the St. Timothy's School in accordance with the Development Plan/Zoning Plan submitted into evidence as Developer's Exhibit B to Joint Exhibit No. 1.

St. Timothy's also requests a Special Hearing to amend the site plan previously approved in Case No. 98-365-A and to approve use permits for existing signs on St. Timothy's campus, all as more particularly described on Exhibit B to Joint Exhibit No. 1.

Additionally, St. Timothy's requests a Petition for several variances. The variances can be divided into groups. The first group relates to the proposed development of single family homes in the RC-5 area. The second group of variances relates to the existing St. Timothy's School campus area. Given the complexity of both sets of variances, I will not attempt to describe them in writing, except to reference Sheet 2 of 2 of Exhibit B to the Joint Exhibit No. 1. Sheet 2 of 2 contains a detailed listing and several charts which clearly identifies each of the variances requested.

The subject property consists of a gross area 235.3 acres, more or less, split zoned DR-1, RC-5 and RC-2. A portion of the site, approximately 90.41 acres, more or less, is the proposed single family development area. The balance of the site, approximately 144.89 acres, more or less, is to be retained by the St. Timothy's School for the continued operation of an independent school for girls.

ORDER RECEIVED FOR FILING
Date 6/4/99
By

Appearing at the hearing on behalf of the Petitioner was Deborah Cook, head-mistress of St. Timothy's School and numerous other representatives of St. Timothy's. St. Timothy's was represented by G. Scott Barhight, Esquire, attorney for the Petitioner. Appearing on behalf of the numerous residents in the matter was J. Carroll Holzer, Esquire.

This matter originally came before the Hearing Officer by Development Plan in Case No. III-410. By Order dated July 14, 1997, I dismissed that Development Plan for failure to identify certain streams and wetland features. This Development Plan identifies all the necessary natural features. According to counsel, subsequent to my ruling, the parties began good faith negotiations which have resulted in an agreed Development Plan and a Agreement between the parties which will govern the development of the subject parcels. As a result, this matter now comes before the Zoning Commissioner/Hearing Officer as an agreed plan between St. Timothy's School and many of its nearby residents.

There have been a series of hearings in this matter in an attempt to resolve all of the outstanding issues, commencing on February 4, 1999 and ending on May 24, 1999. At the final hearing on May 24, 1999, counsel for both the Petitioner and the community submitted as Joint Exhibit No. 1 the Agreement entered into on May 24, 1999 by and among the Corporation of St. Timothy's School, party of the first part and the Valleys Planning Council Inc., John W. Beckley, Perry Bolton, Aurelia Bolton, A. Stanley Brager, Jr., Dorah Brager, Allan Hillman, Amy A. Kahn, Barbara Levine, Jill R. Myers, Leslie S. Ries, William Stewart, Michael J. Fradkin and Paula Z. Fradkin, parties of the second part (collectively referred to hereinafter as the "Community").

As to the history of this project, the Concept Plan Conference was conducted on March 23, 1998. As required, a community input meeting was held on April 23, 1998 at Fort Garrison Elementary School. Subsequently, a Development Plan was submitted and a conference held thereon on September 2, 1998. During the Development Plan Conference, Development Plan comments were submitted by the appropriate reviewing agencies of Baltimore County. A revised Development Plan incorporating these comments was submitted at the hearing held before me commencing on February 4, 1999.

Also present during the hearing were representatives of the various Baltimore County agencies which reviewed the Plan. These included representatives of the Office of Planning, the Department of Permits and Development Management, and the Department of Environmental Protection and Resource Management.

ORDER RECEIVED FOR FILING
Date 6/7/99
By

Section 26-206 of the Baltimore County Code regulates the Hearing Officer's hearing and sets out the Hearing Officer's responsibilities. That Section requires that the Hearing Officer first identify any open issues raised by any interested parties or unresolved agency comments. In this regard, there were several issues raised regarding three outstanding waivers of development standards. The waivers can be identified as follows:

> (1) To waive the sidewalk requirements for the DR-1 zoned portion of the property along proposed Road A (approximately 1,900 linear feet), as well as Greenspring Avenue (approximately 650 linear feet),
>
> (2) To waive the required road improvements to Hillside Road and Greenspring Avenue (i.e., the grading of the ultimate right-of-way and construction of curb and gutter in its ultimate location and acceleration and/or deceleration lanes along Greenspring Avenue), and
>
> (3) To waive the required streetlights, other than at road intersections and cul-de-sacs.

St. Timothy's and the Community voice their support for the requested waivers. After considering the position of the parties, it appears more than appropriate to grant the waivers requested, and this Order will so provide.

At the conclusion of the hearing on May 24, 1999, all issues have been resolved with the exception of the Agreement which was later introduced as Joint Exhibit 1. Additionally, counsel for St. Timothy's proffered the evidence necessary to meet the variance requirements and special hearing requirements for the zoning relief noted above. The lot configuration and the variances and special hearing requirements generated by this layout, are as a result of an agreement between the parties.

During the hearing on May 24, 1999, counsel agreed to a minor amendment regarding the Agreement portion of Joint Exhibit No. 1. Paragraph VII.B indicates that the Fradkin Easement must be fully executed, in recordable form, and accepted by St. Timothy's, prior to the execution of the Agreement. In lieu of that requirement, counsel has agreed that the Agreement is contingent upon the recordation of the Fradkin Easement, in form accepted by St. Timothy's.

An area variance may be granted where strict application of the Zoning Regulations would caused practical difficulty to the Petitioner and its property, *McClean v. Soley*, 270

ORDER RECEIVED FOR FILING
Date 6/7/99
By

Md. 208 (1973). To practical difficulty for an area variance, the Petitioner must meet the following:

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

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

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the BCZR.

Further, after due consideration of the testimony and evidence presented, it is clear that the relief sought in the Petition for Special Hearing will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the BCZR.

With regard to the Development Plan, upon due consideration of the testimony and evidence presented, I am convinced that the Plan should be approved as shown on the red-lined Development Plan attached as Exhibit B to Joint Exhibit 1. I am persuaded that the Plan should be approved, and in my judgment the Plan meets all standards and regulations of Baltimore County.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of June, 1999 that the Development Plan submitted in the within case as Exhibit B to Joint Exhibit 1 BE AND IS HEREBY APPROVED; and

ORDER RECEIVED FOR FILING
Date 6/7/99
By R. Jameson

IT IS FURTHER ORDERED, that the three waivers of public work standards identified herein regarding sidewalk requirements, road improvements and streetlights BE AND ARE HEREBY APPROVED; and

IT IS FURTHER ORDERED, that the Petition for Variances as more particularly described on Sheet 2 of 2 of Exhibit B to Joint Exhibit No. 1 BE AND ARE HEREBY APPROVED, and

IT IS FURTHER ORDERED, that the Petition for Special Hearing amending the site plan previously approved in Case No. 98-365-A and to approve use permits for existing signs on St. Timothy's campus as described on Sheet 2 of 2 of Exhibit B to Joint Exhibit No. 1 BE AND IS HEREBY APPROVED; and

IT IS FURTHER ORDERED, that all of the relief granted herein is subject to the following restrictions:

a. The Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioner 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,

b. Compliance with each of the requirements identified in the Agreement (Joint Exhibit 1), which Agreement is incorporated into this Order by reference.

Any appeal from this Decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

Timothy Kotroco
Timothy M. Kotroco
Deputy Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 6/7/99
By

168969

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 8, 1999

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204-4515

J. Carroll Holzer, Esquire
508 Fairmount Avenue
Towson, Maryland 21286

Re: The Corporation of St. Timothy's School
Case Nos. 99-75-SPHA and PDM No. III-410A

Gentlemen:

Enclosed please find the Hearing Officer's Opinion and Development Plan Order which you jointly prepared for my signature. I thank you for your efforts in resolving this matter between your clients.

If I can be of further assistance, please contact me.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Jack Dillon
Ms. Loren Friedel
Indra Seunarine, Esq.
Ms. Amy A. Kahn
Mr. Allan Hillman
D.S. Thaler & Assoc., Inc.

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on Recycled Paper

15

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8400 Greenspring Avenue
Stevenson, Maryland 21153

which is presently zoned RC5, RC2, and DR1

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a special hearing to amend the site plan previously approved in Case No. 98-365-A and to approve use permits for existing signs on St. Timothy's campus [redacted]

8/A JDW

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

G. Scott Barhight, Esquire
(Type or Print Name)

G. Scott Barhight (per)
Signature

Whiteford, Taylor & Preston L.L.P.
#400, 210 W. Pennsylvania Ave.
Address Phone No.

Towson MD 21204 410-832-2000
City State Zipcode

Date 6/7/99
By [illegible]

Legal Owner(s):

Corporation of St. Timothy's School
(Type or Print Name)

Deborah M. Cook
Signature

Deborah M. Cook
(Type or Print Name)

Head of St. Timothy's School
Signature

8400 Greenspring Avenue
Address Phone No.

Stevenson, Maryland 21153
City State Zipcode

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

G. Scott Barhight, Esquire
Name

Whiteford, Taylor & Preston L.L.P.
#400, 210 W. Pennsylvania Avenue
Address

Towson MD 21204 410-832-2000
Phone No

[redacted] OFFICE USE ONLY [redacted]

ESTIMATED LENGTH OF HEARING _____

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

Revised 9/5/95

99-75-SPHA

75

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8400 Greenspring Avenue
Stevenson, Maryland 21153

which is presently zoned RC5, DR1
RC2

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)

See attached sheet

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

To be presented at hearing

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

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

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:

G. Scott Barhight, Esquire
(Type or Print Name)

G. Scott Barhight
Signature

Whiteford, Taylor & Preston L.L.P.
#400, 210 W. Pennsylvania Ave.
Address Towson MD 21204 Phone No. 410-832-2000
City State Zipcode

Legal Owner(s):

Corporation of St. Timothy's School
(Type or Print Name)

Deborah M. Cook
Signature

Deborah M. Cook
(Type or Print Name) Head of St. Timothy's School

Signature

8400 Greenspring Avenue
Address Phone No

Stevenson Maryland 21153
City State Zipcode

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

G. Scott Barhight, Esquire
Name Whiteford, Taylor & Preston L.L.P
#400, 210 W. Pennsylvania Avenue
Address Towson, MD 21204 Phone No. 410-832-2000

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 DAYS

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: J.A. REVIEW DATE 8/13/98

FILED JL

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Revised 9/5/95

99-75-SPHA

BRIDLE RIDGE

A-Variances (RC-5 Area)

I. Per Section 1A 04.3.B.1. (B.C.Z.R.) of 0.7 To 0.9
To allow a reduced lot size in lieu of the minimum one acre lot size.
(See chart)

II. Per Section 1A 04.3.B.3. (B.C.Z.R.)

To allow a reduced principal building setback from 10' to 25' to any lot line other than a street line in lieu of the required 50' setback. (See chart)

III. Per Section 1A 04.3.B.3. (B.C.Z.R.)

To allow a reduced principal building setback from 46' to 70' to the centerline of a street in lieu of the required 75' setback. (See chart)

		A-VARIANCES (RC-5)					
	I.	II.	II.	II.	II.	III.	
LOT#		Side (a)	Side (b)	Front	Rear		
14	0.9Ac	* 26'	-	-	-	46'	
15	-	-	-	-	-	-	Side (a):
16	-	18'	10'	-	-	-	Left hand side,
17	-	22'	20'	-	-	-	facing house front
18	-	22'	34'	-	-	-	
19	-	10'	-	-	24'	-	Side (b):
20	0.9Ac	-	40'	-	-	60'	Right hand side,
21	0.9Ac	36'	36'	-	-	-	facing house front
22	-	24'	34'	-	-	-	
23	-	36'	-	-	-	-	
24	-	34'	-	-	-	70'	
25	-	26'	42'	-	-	-	
26	-	35'	32'	-	-	-	
27	-	-	-	-	-	-	
28	0.9Ac	34'	24'	-	-	-	
29	-	-	-	-	-	65'	
30	-	40'	40'	36'	-	-	
31	-	30'	22'	32'	-	-	
32	-	-	42'	-	-	-	
33	0.8Ac	-	10'	-	24'	-	
34	0.9Ac	-	-	-	-	-	
35	-	-	-	-	-	-	
36	-	38'	-	-	-	-	
37	0.7Ac	22'	10'	-	-	-	
38	-	-	-	-	-	-	
39	-	20'	-	20'	-	-	
40	0.9Ac	20'	14'	-	-	-	
41	0.9Ac	30'	22'	-	-	-	
42	0.9Ac	30'	22'	-	-	-	
43	0.9Ac	22'	30'	-	-	-	
44	-	20'	28'	-	-	-	
45	0.9Ac	24'	30'	-	-	-	
46	-	20'	-	-	-	60'	
47	-	-	-	-	-	-	
48	-	48'	-	-	-	-	
49	-	38'	40'	-	-	-	
50	-	-	48'	-	-	-	
51	-	-	38'	-	-	-	
52	-	-	46'	-	-	-	
53	-	-	-	-	-	-	

BRIDLE RIDGE A VAR. (RC-5) EXCEL D#10 YDG JUN 16 06

ST. TIMOTHY'S SCHOOL FOR GIRLS
B – Variances

1. Section 1 A04.3.B.3. (B.C.Z.R.)
   To allow a reduced principal building setback to a street centerline in lieu of 75 feet.

   from 31 buildings (existing + proposed additions)

1-a.	63 feet	(Bldg. 'T'-existing)
1-b.	27 feet	(Bldg. 'T'-existing)
1-c.	32 feet	(Bldg. 'S'-existing)
1-d.	40 feet	(Bldg. 'W'-existing)
1-e.	50 feet	(Bldg. 'D'-existing)
1-f.	55 feet	(Bldg. 'E'-existing)
1-g.	25 feet	(Bldg. 'W'-existing)
1-h.	28 feet	(Bldg. 'H'-existing)
1-i.	13 feet	(Bldg. 'U'-existing)
1-j	30 feet	(Bldg. 'C'-existing)
1-k.	30 feet	(Bldg. 'G' proposed)
1-l.	59 feet	(Bldg. 'K'-existing)
1-m.	28 feet	(Bldg. 'M'-existing)
1-n.	14 feet	(Bldg. 'K'-existing)
1-o.	70 feet	(Bldg. 'K'-proposed addition)
1-p.	38 feet	(Bldg. 'N'-existing)
1-q.	60 feet	(Bldg. 'O'-existing)
1-r.	12 feet	(Bldg. 'S'-existing)
1-s.	10 feet	(Bldg. 'R'-existing)

1-t. 45 feet (Bldg. 'K'-existing)

1-u. 6 feet (Bldg. 'L'-existing)

1-v. 24 feet (Bldg. 'M'-existing)

1-w. 20 feet (Bldg. 'EE'-existing)

1-x. 50 feet (Bldg. 'DD'-existing)

1-y. 8 feet (Bldg. 'GG'-existing)

1-z. 10 feet (Bldg. 'CC'-existing)

1-aa. 30 feet (Bldg. 'BB'-existing)

1-bb. 53 feet (Bldg. 'AA'-existing)

1-cc. 34 feet (Bldg. 'LL'-existing)

1-dd. 58 feet (Bldg. 'JJ'-existing)

1-ee. 65 feet (Bldg. 'K'-proposed addition)

2. Section 1 A04.3.B.3. (B.C.Z.R.)and Section 102.2 (B.C.Z.R.) in 42 locations, between 3' and 98' To allow a reduced (see chart below) setback between buildings in lieu of the 100 feet required. (50-foot building to any property line other than a street right-of-way.)

2-a. 65 feet

2-b. 61 feet

2-c. 50 feet

2-d. 44 feet

2-e. 14 feet

2-f. 94 feet

2-g. 95 feet

2-h. 95 feet

2-i. 68 feet

2-j. 95 feet

2-k. 64 feet

2-l. 28 feet

2-m. 90 feet

2-n. 10 feet

2-o. 45 feet

2-p. 60 feet

2-q. 85 feet

2-r. 72 feet

2-s. 68 feet

2-t. 20 feet

2-u. 72 feet

2-v. 37 feet

2-w. 98 feet

2-x. 8 feet

2-y. 40 feet

2-z. 25 feet

2-aa. 60 feet

2-bb. 58 feet

2-cc. 75 feet

2-dd. 65 feet

2-ee. 82 feet

2-ff. 71 feet

2-gg. 98 feet

2-hh. 84 feet

2-ii. 91 feet

2-jj. 3 feet

2-kk. 94 feet

2-ll. 45 feet

2-mm. 90 feet

2-nn. 65 feet

2-oo. 80 feet

2-pp. 98 feet

3. Sections 409.3., 409.4.A, 409.4.C., 409.8.A.2 and 409.8.A.6. (B.C.Z.R.)and 409.12 (B.C.Z.R.)
To allow the current parking configuration as indicated on the Plat.

4. Section 450.5.B.4.A. (B.C.Z.R.)
To allow an existing free-standing sign to be within 20 feet of another existing free-standing sign, having an area greater that 8 S.F., in lieu of the minimum 100 feet.

5. Section 450.6.A.3. (B.C.Z.R.)
To allow existing signage to be located within a possible future public road right-of-way.

6. Section 1A04.3.A. (B.C.Z.R.)
To allow a 55 foot± building height in lieu of the minimum 35 feet (Carter House).

7. Section 450.4.F. (B.C.Z.R.)
To allow two (2) Identification Signs on a single frontage in lieu of one (1) Identification Sign on each frontage as permitted.

8. Section 450.4.3

To allow existing directional signs to each have an area of 8.6 S.F. in lieu of the required 8 S.F. (For a total of 8 existing directional signs).

BRIDLE RIDGE
B-Variances

Bldg	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	AA	BB	CC	DD	EE	FF	GG	HH	II	JJ	KK	LL	MM
A		*		*	*	*																														
B	*			*		*																		72'												
C		*		*	95'	68'	64'														95'														80'	
D	*	*	*		*	*																		68'												
E	*		95'	*		*																95'	94'												65'	
F	*	*	68'	*	*																															
G			64'					28'													98'															
H							28'														85'															
I										90'																										
J									90'																											
K													10'																							
L																																				
M											10'																									
N																																98'				
O																																				
P																																				
Q																		45'																		
R																	45'		60'	65'																
S																		60'		61'	50'								71'							65'
T																		65'	61'							94'	40'	25'								
U			95'				98'	85'											50'			44'							82'						45'	
V					95'																44'		14'												90'	
W					94'																	14'			72'											
AA		72'		68'																					20'											
BB																							72'	20'		37'										
CC																				94'					37'		98'									
DD																				40'						98'		8'		60'						
EE																				25'							8'			58'						
FF																			71'		82'															75'
GG																											60'	58'								
HH																																				
II																																	3'	91'		
JJ														98'																		3'		84'		
KK																																91'	84'			
LL			80'		65'																45'	90'														
MM																			65'										75'							

* Setbacks pending per Case No. 98-365-A (May, 1998)

CRG DSK #2 98 YDG

75

August 5, 1998

BRIDLE RIDGE

(Description for Zoning Purposes Only)

Beginning at a point located approximately 15 feet southwest of the intersection of the centerlines of Hillside Road and Greenspring Road the following sixty-seven (67) courses and distances:

1. South 78°06'48" West 273.37 feet, more or less, to a point; thence,
2. South 79°44'32" West 275.67 feet, more or less, to a point; thence,
3. South 83°24'32" West 639.00 feet, more or less, to a point; thence,
4. South 00°10'50" West 178.31 feet, more or less, to a point; thence,
5. South 86°33'50" West 229.62 feet, more or less, to a point; thence,
6. South 86°48'50" West 329.73 feet, more or less, to a point; thence,
7. North 03°08'32" West 20.69 feet, more or less, to a point; thence,
8. South 85°07'38" West 132.00 feet, more or less, to a point; thence,
9. North 03°06'52" West 166.29 feet, more or less, to a point; thence,
10. South 86°16'56" West 27.43 feet, more or less, to a point; thence,
11. South 03°08'32" East 196.48 feet, more or less, to a point; thence,
12. South 85°07'38" West 25.00 feet, more or less, to a point; thence,
13. North 03°08'32" West 7.00 feet, more or less, to a point; thence,
14. South 87°33'55" West 704.00 feet, more or less, to a point; thence,
15. North 00°22'15" West 174.89 feet, more or less, to a point; thence,
16. South 85°42'13" West 90.00 feet, more or less, to a point; thence,

99-75-SPHA

17. South 00°22'15" East 171.96 feet, more or less, to a point; thence,

18. South 87°33'55" West 30.00 feet, more or less, to a point; thence,

19. South 04°16'55" West 143.00 feet, more or less, to a point; thence,

20. South 53°45'50" East 64.86 feet, more or less, to a point; thence,

21. South 04°01'07" East 99.65 feet, more or less, to a point; thence,

22. South 08°26'07" East 111.69 feet, more or less, to a point; thence,

23. South 08°26'07" East 54.92 feet, more or less, to a point; thence,

24. South 09°23'53" West 329.84 feet, more or less, to a point; thence,

25. South 18°57'25" West 557.67 feet, more or less, to a point; thence,

26. South 35°13'20" West 278.35 feet, more or less, to a point; thence,

27. South 23°05'36" West 108.52 feet, more or less, to a point; thence,

28. South 01°34'39" West 675.11 feet, more or less, to a point; thence,

29. South 87°21'20" East 685.60 feet, more or less, to a point; thence,

30. South 87°31'30" East 602.50 feet, more or less, to a point; thence,

31. North 02°28'30" East 55.00 feet, more or less, to a point; thence,

32. South 76°12'54" East 101.98 feet, more or less, to a point; thence,

33. South 02°28'30" West 35.00 feet, more or less, to a point; thence,

34. South 87°31'30" East 215.00 feet, more or less, to a point; thence,

35. North 02°28'30" East 30.00 feet, more or less, to a point; thence,

36. South 87°31'30" East 160.00 feet, more or less, to a point; thence,

37. South 12°08'29" West 212.70 feet, more or less, to a point; thence,

38. South 05°53'15" West 425.50 feet, more or less, to a point; thence,

39. South 82°06'45" East 332.86 feet, more or less, to a point; thence,

40. North 07°32'15" East 27.52 feet, more or less, to a point; thence,

41. South 88°46'16" East 429.21 feet, more or less, to a point; thence,

42. North 85°04'55" East 80.00 feet, more or less, to a point; thence,

43. North 18°55'05" West 54.53 feet, more or less, to a point; thence,

44. South 89°03'10" East 181.19 feet, more or less, to a point; thence,

45. North 79°26'02" East 131.78 feet, more or less, to a point; thence,

46. South 18°55'05" East 48.81 feet, more or less, to a point; thence,

47. North 85°04'55" East 39.00 feet, more or less, to a point; thence,

48. South 88°09'37" East 445.27 feet, more or less, to a point; thence,

49. South 88°09'37" East 634.08 feet, more or less, to a point; thence,

50. North 02°55'28" West 429.00 feet, more or less, to a point; thence,

51. North 03°44'40" West 1762.90 feet, more or less, to a point; thence,

52. South 87°53'35" East 54.75 feet, more or less, to a point; thence,

53. North 11°39'19" West 79.01 feet, more or less, to a point; thence,

54. North 20°29'42" West 77.75 feet, more or less, to a point; thence,

55. North 29°54'30" West 69.86 feet, more or less, to a point; thence,

56. North 41°50'36" West 69.92 feet, more or less, to a point; thence,

57. North 51°41'35" West 193.97 feet, more or less, to a point; thence,

58. North 40°52'50" West 66.48 feet, more or less, to a point; thence,

59. North 34°40'43" West 91.70 feet, more or less, to a point; thence,

60. North 31°58'50" West 128.52 feet, more or less, to a point; thence,

61. North 28°18'43" West 104.65 feet, more or less, to a point; thence,

62. North 23°53'57" West 77.25 feet, more or less, to a point; thence,

63. North 21°28'10" West 107.20 feet, more or less, to a point; thence,

64. North 24°12'57" West 125.58 feet, more or less, to a point; thence,

65. North 21°39'16" West 85.68 feet, more or less, to a point; thence,

66. South 69°49'24" West 25.00 feet, more or less, to a point; thence,

67. North 19°49'02" West 207.56 feet, more or less, to the point of beginning.

Containing approximately 234.7 acres of land, more or less. Located in the Third Election District of Baltimore County, Maryland.

8/5/98

BALTIMORE COUNTY, MARYL.
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

#75 JL FOR JA

No. 056136

DATE 8/13/98

ACCOUNT R0016150

AMOUNT $ 650.00

RECEIVED FROM: Lichtford Taylor...

FOR: MULTIPLE RV's COMM RV's + SPH.

99-75-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
8/14/1998 8/13/1998 15:13:40
REG WS06 CASHIER NWEL HRW DRAWER 6
5 MISCELLANEOUS CASH RECEIPT
Receipt # 033341 OFLH
CR NO. 056136
650.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING 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: #99-75-SPHA
8400 Greenspring Avenue
SW of Greenspring Avenue and Hillside Roads
3rd Election District
2nd Councilmanic District
Legal Owner(s):
Corporation of St. Timothy's School

Special Hearing: to amend the site plan previously approved in case number 98-365-A and to approve use permits for existing non-conforming signs on St. Timothy's campus. **Variance:** to allow a reduced lot size of 0.7 to 0.9 in lieu of the minimum one acre lot size; to allow a reduced principal building setback from 10 feet to 48 feet to any lot line other than a street line in lieu of the required 50-foot setback; to allow a reduced principal building setback from 40 feet to 70 feet to the centerline of a street in lieu of the required 75-foot setback; to allow a reduced principal building setback to a street centerline for 31 buildings, existing and proposed additions, in lieu of 75 feet; to allow a reduced setback between buildings in 42 locations; between 3 feet and 98 feet, in lieu of the 100 feet required (50-foot building to any property line other than a street right-of-way); to allow the current parking configuration as indicated on the plat; to allow an existing free-standing sign to be within 20 feet of another existing free-standing sign, having an area greater than 8 square feet, in lieu of the minimum 100 feet; to allow existing signage to be located within a possible future public road right-of-way; to allow a 55 foot (+/-) building height in lieu of the minimum 35 feet (Carter House); to allow two identification signs on a single frontage in lieu of one identification sign on each frontage as permitted; and to allow existing directional signs to each have an area of 8.6 square feet in lieu of the required 8 square feet (for a total of 8 existing directional signs).

Hearing: Tuesday, September 29, 1998 at 9:00 a.m., Room 407, County Co Bldg., 401 Bosley Avenu

LAWRENCE E. SCHM
Zoning Commission
Baltimore County

NOTES: (1)
Handicapped
special
Please Call
(2) For
ing the
Please

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NO.

9/114 Se

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/10, 1998

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 9/10, 1998.

THE JEFFERSONIAN,

A. Henrikson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case # 99-75-SPHA
Petitioner/Developer:
(Bridle Ridge Alt. "A")
Date of Hearing/~~Closing~~:
(Sept. 29, 1998)

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

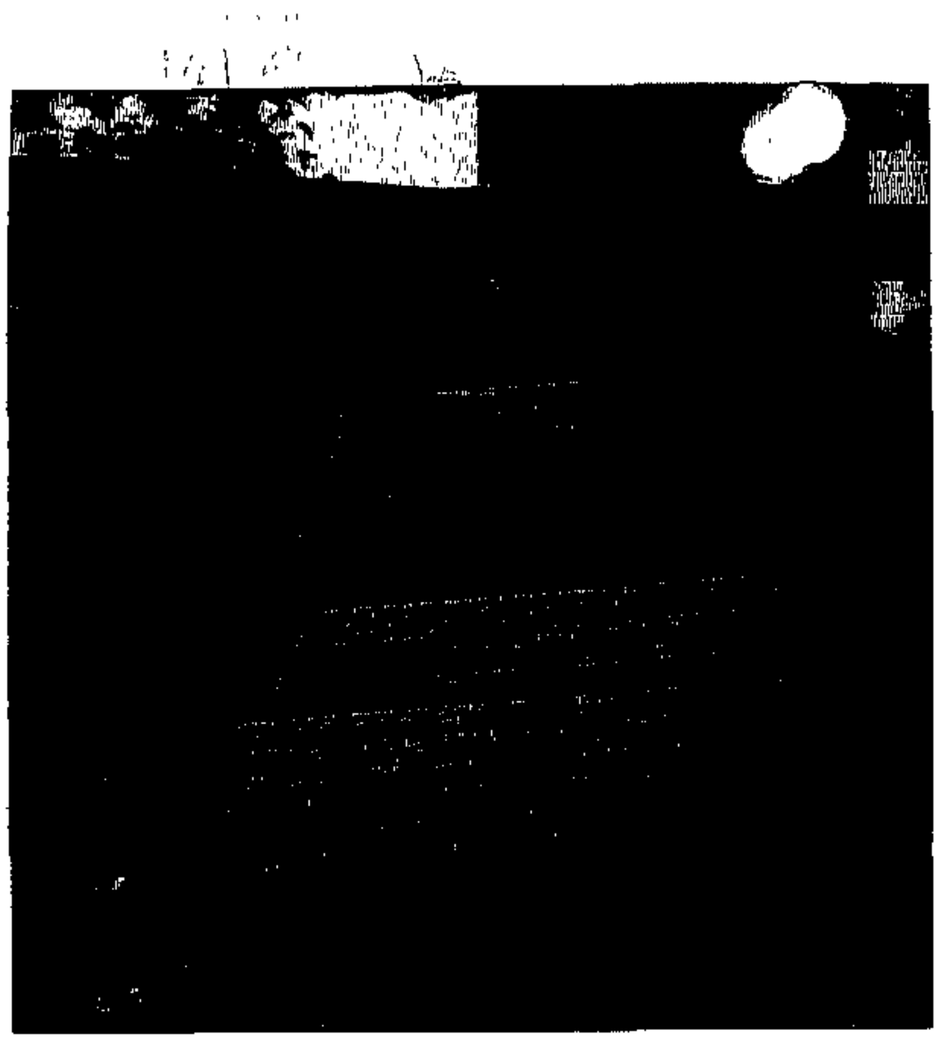
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

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

8400 Greenspring Ave. Stevenson, Maryland 21153 _____

The sign(s) were posted on _____ Sept. 14, 1998 _____
(Month, Day, Year)



Sincerely,

9/14/98
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-75-SPHA

Petitioner: CORPORATION OF ST. TIMOTHY'S SCHOOL

Address or Location: 8400 GREENSPRING AVE
STEVENSON, MD. 21153

PLEASE FORWARD ADVERTISING BILL TO:

Name: G. SCOTT BARHIGHT, ESQ.

Address: WHITEFORD, TAYLOR & PRESTON LLP ; SUITE 400 COURT TOWERS ;
210 W. PENNSYLVANIA AVE. ; TOWSON, MD 21204

Telephone Number: 410-832-2050

Revised 2/20/98 - SCJ

Exhibit B

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.: 99-75-SPHA

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A SPECIAL HEARING TO AMEND THE SITE PLAN IN CASE #98-365-A TO APPROVE EXISTING SIGNS [redacted] AND VARIANCES TO REDUCE CERTAIN LOT SIZES AND TO ALLOW STREET AND PROPERTY LINE AND BETWEEN BLDG. SETBACKS LESS THAN REQUIRED AND FOR SIGN VARIANCES FOR EXISTING SIGNS.

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

Revised 8/14/98 SCJ (per AJ)

9/96
post.4.doc

TO: PATUXENT PUBLISHING COMPANY
September 10, 1998 Issue - Jeffersonian

Please forward billing to:
G. Scott Barhight, Esquire 410-832-2050
Whiteford, Taylor & Preston LLP
Suite 400, Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

NOTICE OF ZONING 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: 99-75-SPHA
8400 Greenspring Avenue
SW of Greenspring Avenue and Hillside Roads
3rd Election District - 2nd Councilmanic District
Legal Owner: Corporation of St. Timothy's School

Special Hearing to amend the site plan previously approved in case number 98-365-A and to approve use permits for existing non-conforming signs on St. Timothy's campus. Variance to allow a reduced lot size of 0.7 to 0.9 in lieu of the minimum one acre lot size; to allow a reduced principal building setback from 10 feet to 48 feet to any lot line other than a street line in lieu of the required 50-foot setback; to allow a reduced principal building setback from 46 feet to 70 feet to the centerline of a street in lieu of the required 75-foot setback; to allow a reduced principal building setback to a street centerline for 31 buildings (existing and proposed additions) in lieu of 75 feet; to allow a reduced setback between buildings in 42 locations, between 3 feet and 98 feet, in lieu of the 100 feet required (50-foot building to any property line other than a street right-of-way); to allow the current parking configuration as indicated on the plat; to allow an existing free-standing sign to be within 20 feet of another existing free-standing sign, having an area greater than 8 square feet, in lieu of the minimum 100 feet; to allow existing signage to be located within a possible future public road right-of-way; to allow a 55-foot (+/-) building height in lieu of the minimum 35 feet (Carter House); to allow two identification signs on a single frontage in lieu of one identification sign on each frontage as permitted; and to allow existing directional signs to each have an area of 8.6 square feet in lieu of the required 8 square feet (for a total of 8 existing directional signs).

HEARING: Tuesday, September 29, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

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.

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

August 19, 1998

NOTICE OF ZONING 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:

HEARING OFFICER HEARING
PROJECT NAME: Bridle Ridge (Alternate "A")
Project Number: 03-410
Location: S/S Hillside Road, W/S Greenspring Avenue
Acres: 234.5
Developer: St. Timothy's School
Engineer: D.S. Thaler & Associates, Inc.
Proposal: Alternate "A" 53 Single Family Dwellings

****** AND ******

CASE NUMBER: 99-75-SPHA
8400 Greenspring Avenue
SW of Greenspring Avenue and Hillside Roads
3rd Election District - 2nd Councilmanic District
Legal Owner: Corporation of St. Timothy's School

Special Hearing to amend the site plan previously approved in case number 98-365-A and to approve use permits for existing non-conforming signs on St. Timothy's campus. Variance to allow a reduced lot size of 0.7 to 0.9 in lieu of the minimum one acre lot size; to allow a reduced principal building setback from 10 feet to 48 feet to any lot line other than a street line in lieu of the required 50-foot setback; to allow a reduced principal building setback from 46 feet to 70 feet to the centerline of a street in lieu of the required 75-foot setback; to allow a reduced principal building setback to a street centerline for 31 buildings (existing and proposed additions) in lieu of 75 feet; to allow a reduced setback between buildings in 42 locations, between 3 feet and 98 feet, in lieu of the 100 feet required (50-foot building to any property line other than a street right-of-way); to allow the current parking configuration as indicated on the

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on Recycled Paper

plat; to allow an existing free-standing sign to be within 20 feet of another existing free-standing sign, having an area greater than 8 square feet, in lieu of the minimum 100 feet; to allow existing signage to be located within a possible future public road right-of-way; to allow a 55-foot (+/-) building height in lieu of the minimum 35 feet (Carter House); to allow two identification signs on a single frontage in lieu of one identification sign on each frontage as permitted; and to allow existing directional signs to each have an area of 8.6 square feet in lieu of the required 8 square feet (for a total of 8 existing directional signs).

HEARING: Tuesday, September 29, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: G. Scott Barhight, Esquire
Corporation of St. Timothy's School

NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 14, 1998.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DEVELOPMENT PLAN CONFERENCE

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

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

DATE: September 2, 1998

PROJECT NAME: Bridle Ridge-Revised Alternate "A"

PROJECT NUMBER: III-410

PROJECT PLANNER: Lynn Lanham

GENERAL INFORMATION:

Applicant Name: *Corporation of St. Timothy's School for Girls*
8400 Greenspring Avenue
Stevenson MD 21153

Location: S/S Hillside Rd; W/S Greenspring Ave

Councilmanic District: 2nd

Growth Management Area: Rural Protection & Community Conservation Areas

Zoning: DR-1, RC-5, RC-2

Acres: *90* ± acres

Surrounding Zoning and Land Use:

North:	RC 2	Agricultural/Scattered Single Family Dwellings
South:	DR 1	Single Family Dwellings
East:	RC 5	Woods/Scattered Single Family Dwellings
West:	RC 5	Single Family Dwellings/Rural Standard

Project Proposal:

The applicant proposes 53 lots for single family dwellings on the RC 5 (60.0± acres) and DR 1 (30.0± acres) portions of the site, which are now open field and pasture areas. The existing St. Timothy's School will continue to operate on part of the remaining 145 acres. The environmentally constrained areas of the site will be retained by the School and will, as a result of approval of the development plan, become subject to Baltimore County forest buffer and forest conservation easements. Specimen trees may be found throughout. The land is located along a Master Plan scenic route. The site contains four structures that are on the Final Landmarks List and six other structures which are on the Maryland Historical Inventory Listing. Variances are requested for setbacks for

existing campus structures and signage, RC 5 setbacks and lot area, and to allow existing features in the forest buffer easement.

Project History:

The Planning Board reviewed an earlier version of a proposed development plan for the St. Timothy's property in February and March 1997. At that time, six separate structures on the campus were placed by the Landmarks Preservation Commission on the Preliminary Landmarks List.

On July 6, 1998, the County Council voted to include four of the six structures on the Final Landmarks List. Thus, the other two revert to the status of "contributing" historic structures (along with four of the other structures on the campus) within the overall Maryland Historical Trust Inventory listing (#BA 1658) which covers the St. Timothy's property.

The result of the vote in July is that the following four structures are now on the Final Landmarks List and thereby subject to the Planning Board's decision on "involvement" with the development plan:

- Carter House, AKA Twyford Farm House (Administration Building)
- Romanesque Bridge
- Gate Posts
- Lane House

Maryland Historical Trust Inventory numbers were assigned to various structures on the St. Timothy's property. In addition to the four Final Landmarks structures, the following are also on the Inventory:

- BA 1658B, Dairy House
- BA 1658C, Large Frame Barn (Irvine Nature Center)
- BA 1658F, Spring Box
- BA 1658H, Carriage House
- BA 1658I, Woodland Structure near Spring Box
- BA 1658J, South Woodland Structure

Other Anticipated Actions and Additional Review Items:

☐ Special Exception	☑ Special Hearing	☐ PUD
☑ Variance	☐ Compatibility	☐ Design Review Panel
☐ Waiver	☑ Scenic Route	☐ Other
☐ RTA Modification	☑ Referral to Planning Board	

MEETINGS:

Concept Plan Conference	03/23/98	Community Input Meeting	04/23/98
Development Plan Conference	09/02/98	Hearing Officer's Hearing	09/29/98
Planning Board	09/03/98		

Landmarks Preservation Commission:

Because none of the actions proposed in the development plan would make any direct physical changes to the four Landmarks List structures, the plan is not subject to approval by the LPC. The Commission will be given the opportunity, in its September 10, 1998 meeting, to make advisory comments on the plan and on the Planning Office's recommendations. The Landmarks Preservation Commission's comments will be provided to the Planning Board on September 17, 1998.

Referral to the Planning Board:

Before the Hearing Officer can take final action on the plan for development on a property which "involves a building, structure or site included on the Landmarks Preservation...List" the plan must be referred to the Planning Board. The Board then has 45 days to "file its written decision with the Hearing Officer, including the reasons therefor." The Board's decision will be "binding upon the Hearing Officer and shall be incorporated as part of the Hearing Officer's final action on a plan."

The Planning Board is scheduled to review the project on September 3, 1998 and vote on September 17, 1998. *The Planning Board's decision will be forwarded to the Hearing Officer.*

RECOMMENDATIONS:

DEVELOPMENT PLAN

The Office of Planning has reviewed the Development Plan for conformance with Concept Plan comments of March 23, 1998 and recommends the Development Plan be **APPROVED** subject to the listings below.

1. Provide an elevation of the proposed fencing for the storm water management pond.

2. The following restrictions be added as notes on the development plan and the record plat:

   a.) The proposed landscape buffer to be installed and maintained on the St. Timothy's property adjoining the rears of lots 45 through 53, inclusive,(and the east side of Lot 53) and adjoining Road "A" opposite lots 1 through 6, inclusive, shall include at least 75% evergreen trees, such as spruce and fir, or an approved mix of evergreen and indigenous species to produce at least equal screening. In addition to other required approvals, the final landscape plan for this portion of the property shall be subject to approval by the Director of the Office Planning.

   b.) The deeds for lots 45 through 53, inclusive, shall contain a restriction that the side and rear facades of the dwellings on these lots shall be finished to the same architectural quality as the front facades and in low-reflective materials with subdued, earth-tone colors.

   c.) Before the application for a building permit for the addition to the gymnasium is submitted, architectural elevation drawings showing the design, materials and color shall be forwarded for review by the Director of the Office of Planning, who shall consult with the Landmarks Preservation Commission before granting approval.

   d.) The Hearing Officer should make a specific finding that the Notes on the plan pertaining to the six MHT Inventory structures achieve current compliance with Section 26-278 and a satisfactory means to provide for on-going compliance.

SPECIAL HEARING
The Office of Planning recommends that the Special Hearing to amend the site plan (previously approved in Case No. 98-365-A) and to approve use permits for existing non-conforming signs on St. Timothy's campus be **GRANTED**.

VARIANCE
The Office of Planning recommends that the requested variances to allow a reduced lot size in lieu of the minimum one acre lot size and reduced building setbacks for certain lots in the RC-5 area be approved. The Office of Planning recommends that the requested variances to allow reduced building setbacks for existing structures on the St. Timothy's campus, to allow the current parking configuration, to allow a 55' building height (Carter House) and to allow existing signage be **GRANTED**.

Prepared By: Lynn Lanham

Section Chief: Jeffrey W. Long

LL:kma

Baltimore County
Office of Planning

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3211
Fax: (410) 887-5862

DATE: August 25, 1998

TO: Baltimore County Planning Board

FROM: Office of Planning

SUBJECT: Proposed development ("Bridle Ridge") which "involves" structures on the Baltimore County Final Landmarks List

Applicant: Corporation of St. Timothy's School for Girls

Project Number: III-410

Location: West & south areas of the School's property, west of Greenspring Avenue

Growth Management Areas: Rural Protection; Community Conservation

Zoning: DR1 (30 ac.); RC 5 (60 ac.)

Acreage: 235 acres (total area); 90 acres (development area)

Surrounding Zoning and Land Use:

North:	RC 2	Agriculture/scattered single family dwellings
South:	DR 1	Single family dwellings
East:	RC 5	Woods/scattered single family dwellings
West:	RC 5	Single family dwellings

Development Project:

The applicant proposes 53 lots for single family dwellings on the RC 5 and DR 1 portions of the site, which are now open field and pasture areas. The existing St. Timothy's School will continue to operate on part of the remaining 145 acres. The environmentally constrained areas of the site will be retained by the School and will, as a result of approval of the development plan, become subject to Baltimore County forest buffer and forest conservation easements.

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on Recycled Paper

Planning Board's Role:

Before the Hearing Officer can take final action on the plan for development on a property which "involves a building, structure or site included on the Landmarks Preservation ... List" the plan must be referred to the Planning Board. The Board then has 45 days to "file its written decision with the Hearing Officer, including the reasons therefor." The Board's decision will be "binding upon the Hearing Officer and shall be incorporated as part of the Hearing Officer's final action on a plan." These requirements are specified in the Development Regulations at subsections 26-207(a)(3), 26-208(b)(2) and 26-208(c).

As noted in previous referrals to the Board the law gives no further guidance on the definition of "involves" or the scope of the Board's authority in rendering its "decision." The staff has consistently advised that the Board may set reasonable conditions in proportion to the need *for reducing potentially adverse "involvement" with the defined historic resource(s), but* probably not to the extent of absolutely denying uses which are permitted by the property's underlying zoning. The matter of physical context or setting is considered elsewhere in this report.

Landmarks Preservation Commission's Role

An earlier version of a proposed development plan for the St. Timothy's property was reviewed by the Planning Board in February and March 1997. At that time, six separate structures on the campus had been placed by the Landmarks Preservation Commission on the Preliminary Landmarks List.

On July 6, 1998, the County Council voted to include four of the six structures on the Final Landmarks List. Thus, the other two revert to the status of "contributing" historic structures (along with four of the other structures on the campus) within the overall Maryland Historical Trust Inventory listing (#BA 1658) which covers the St. Timothy's property.

Because none of the actions proposed in the development plan would make any direct physical changes to the four Landmarks List structures, the plan is not subject to approval by the LPC. As usual, the Commission will be given the opportunity, in its Septamber 10, 1998 meeting, to make advisory comments on the plan and on the Planning Office's recommendations. The LPC's comments will be provided to the Planning Board on September 17.

Historic Resources – Landmarks List:

The result of the vote in July is that the following four structures are now on the Final Landmarks List and thereby subject to the Planning Board's decision on "involvement" with the development plan:

- Carter House, AKA Twyford Farm House (Administration Building)
- Romanesque Bridge
- Gate Posts
- Lane House

In considering the "involvement" of these structures, a narrow interpretation would conclude that none of the four are "involved" because they all lie within that portion of the property which a note and boundary on the plan identify as "Area to be retained by St. Timothy's School." The development plan does not propose any alteration to these structures. If the School would chose later to propose any changes, the Landmarks List status requires that any alteration to the exterior of a listed structure be subject to prior approval by the LPC.

Because of the LPC's authority to guard against adverse changes to the individually-listed structures, the Planning staff's advice in prior referral cases has been that the Planning Board's review should complement the LPC's role by focusing on the overall physical setting which contributes to the historic value of the listed structures(s). The staff's examination of the development plans, including a full walking tour of the site, lead to the overall conclusion that, with the exception of lots 47 through 53, the distances in combination with the retention of existing topography and forested areas, and/or the installation of additional vegetative buffering, will result in little or no visibility of the new dwellings from the listed historic structures.

The specific visual involvements between the proposed development and the four Landmark structures are:

1. Carter House – Generally, the views east, southeast and south from the front of the Carter House are dominated by relatively recent structures or facilities constructed or adapted by the school. With one exception, the gymnasium, the development plan does not propose changes to any of the existing features.

   The view directly south from the Carter House is dominated by the contemporary Gymnasium and the Hannah Moore Performing Arts Center. The development plan indicates the school's intention to construct a one-story addition (approximately 20 x 80 feet) on the north side of the gymnasium, facing the Carter House. The addition would be built at an undetermined future date. It is independent of the proposed residential development, and is shown on the plan simply for disclosure of the school's future intent.

Much further south from the Carter House, the stable and small barn on the east-west ridge approximately 1600 feet away are scarcely visible even with all of the leaves off of the trees lining the school's lane. The new Road "A" and adjoining lots (#3 through 13) will be sufficiently below this ridge to receive full topographic screening.

In the DR 1 portion of the property, south of Road "A," the number of lots proposed has been reduced from 28 to 13, and the siting of the units has been modified. The expected result is that no new rooftops would be visible (from the Carter House site), beyond the ridge, between the Lane House and the stable.

Westward from the stable, the ridge extends in a broad arc through open fields, continuing northward past the point where it becomes screened by the steep, densely wooded terrain (ravine) directly west of the Carter House. The view generally southwestward from the Carter House is dominated and screened, on the left, by the gymnasium building and tennis courts in the foreground and, on the right, by stately individual trees in the foreground and the wooded hillside in the middle distance. Midway through this arc is an open view spanning approximately lots 47, 48, and 49 (as seen from the roadway at the entrance wall to the parking area in front of the Carter House). Moving west across the lawn in front of the Carter House would open more of a view southward, encompassing lots 50 through 53.

2. Romanesque Bridge - This "picturesque" stone structure, in Romanesque Revival style, spans a stream near the northeast corner of the School's property. No part of the Bridle Ridge development would be visible from this location.

3. Stone Gate Posts - Believed to be contemporary with the early-twentieth-century construction of the stone bridge, these posts on the west side of Greenspring Avenue flank the southern lane into the School's property. Lots 45 through 53 (and some lots on the west side of Road "A" in the vicinity) would be visible across the open fields at distances of 1600 to 2500 feet or more. The view is partially screened by the stately trees lining the lane.

4. Lane House - This early-twentieth-century fieldstone dwelling is sited about 250 feet west of Greenspring Avenue, on the same ridge as the small barn and the stable. Its site is favored with many mature trees which provide considerable screening of the views west, southwest and south; these should sufficiently screen the views to the closest new lots (1 through 5).

   Development on lots 47 through 53 may be visible across the open fields, but at distances of 1500 to 2000 feet, and at least partially screened by the trees on the Lane House site and/or by the stable.

Historic Resources – MHT Inventory:

As part of the Landmarks Preservation Commission's process, Maryland Historical Trust Inventory numbers were assigned to various structures on the St. Timothy's property. In addition to the four Final Landmarks structures, the following are also on the Inventory:

- BA 1658B, Dairy House
- BA 1658C, Large Frame Barn (Irvine Nature Center)
- BA 1658F, Spring Box
- BA 1658H, Carriage House
- BA 1658I, Woodland Structure near Spring Box
- BA 1658J, South Woodland Structure

A procedure recently instituted by the Director of Permits and Development Management requires, in certain circumstances, a special hearing for a decision that actions relating to Inventory structures will be in compliance with the "must be preserved" requirement in Section 26-278 of the development regulations.

The development plan for "Bridle Ridge" addresses this requirement through three separate, similarly-worded Notes on the plan. The Notes applicable to structures BA 1658 B,C, and H state:

> These buildings and structures are to remain and are not to be razed. The razing, relocation of external additions or alterations, not including maintenance of any of these structures will be deemed to be a material change in the Development Plan requiring a Special Hearing before the Zoning Commissioner, subject to advice and comment from the Landmarks Preservation Commission and the Office of Planning.

The third note, applicable to the Spring Box and the two Woodland Structures, states:

> "These structures are not to be disturbed. Any archeological survey or excavation of these structures may only be done with the written permission of the Maryland Historic Trust. Any disturbance of these structures not performed in accordance with written instructions from the Maryland Historical Trust shall be a violation of the Development Plan and the Development Regulations."

Conclusions and Recommendations:

In a more immutable world, the Twyford Farm might have continued as a bucolic country estate. Its new main dwelling, built in 1938 and described in the narrative nominating the Green Spring Valley National Register District (1979) as "a large and careful rendition of an eighteenth century northern French formal farmhouse," would have continued to dominate the landscape of wooded hillsides, open fields and modest farm structures.

That era closed irretrievably when the property was acquired by St. Timothy's School and converted for educational use. Some of the buildings were adapted for new uses, and others have been purpose-built. All of these changes have permanently altered the "viewsheds" between and among the structures now designated as Landmarks and the property's other historical elements. In that context, acceptance of the School's proposed further use of part of the property for residential purposes is a recognition of the legal reality of the land's zoning.

The portions of the "Bridle Ridge" development which would be most visible, albeit across distances of one-quarter to one-half of a mile, from three of the Landmarks List structures are various combinations of Lots 45 through 53. It might also be possible that the rooftops of houses situated close to Road "A" on lots 1 through 6 could be seen from the stone Gate Posts and the Lane House. Although functionally and physically separate from the residential development, the addition to the gymnasium would be the closest and most clearly visible change in the setting of the Carter House.

The staff's recommendation, therefore, is that the Planning Board's decision to the Hearing Officer should require that the following restrictions be added as notes on the development plan and the record plat:

1. The proposed landscape buffer to be installed and maintained on the St. Timothy's property adjoining the rears of lots 45 through 53, inclusive, (and the east side of Lot 53) and adjoining Road "A" opposite lots 1 through 6, inclusive, shall include at least 75% evergreen trees, such as spruce and fir, or an approved mix of evergreen and indigenous species to produce at least equal screening. In addition to other required approvals, the final landscape plan for this portion of the property shall be subject to approval by the Director of the Office of Planning.

2. The deeds for lots 45 through 53, inclusive, shall contain a restriction that the side and rear facades of the dwellings on these lots shall be finished to the same architectural quality as the front facades and in low-reflective materials with subdued, earth-tone colors.

3. Before the application for a building permit for the addition to the gymnasium, architectural elevation drawings showing the design, materials and color shall be submitted for review by the Director of the Office of Planning, who shall consult with the Landmarks Preservation Commission before granting approval.

Finally, the staff proposes that the Planning Board should endorse a recommendation that the Hearing Officer make a specific finding that the Notes on the plan pertaining to the six MHT Inventory structures achieve current compliance with Section 26-278 and are a satisfactory means to provide for on-going compliance.

AS 9/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 8, 1998

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

SUBJECT: Bridle Ridge

INFORMATION:

Item Number: 75
Petitioner: Corporation of St. Timothy's School for Girls
Zoning: DR 1 and RC 5
Requested Action: Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

The attached Planning Board and Development Plan Conference comments articulate the position of this office regarding the applicant's request.

Section Chief: Jeffrey W. Long

AFK:

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RE: PETITION FOR SPECIAL HEARING PETITION FOR VARIANCE	*	BEFORE THE
8400 Greenspring Avenue, SW of Greenspring Ave and Hillside Rd, 3rd Election District, 2nd Councilmanic	*	ZONING COMMISSIONER
	*	FOR
Legal Owners: Corp. of St. Timothy's School	*	BALTIMORE COUNTY
Petitioner(s)	*	Case Number: 99-75-SPHA

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

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of ~~August~~ Sept., 1998, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Baltimore County
Zoning Commissioner
Office of Planning

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

September 29, 1998

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

RE: DEVELOPMENT PLAN & PETITIONS FOR SPECIAL HEARING AND VARIANCE
S/S Hillside Road and W/S Greenspring Avenue
(8400 Greenspring Avenue) (Bridle Ridge)
3rd Election District - 2nd Councilmanic District
Corporation of St. Timothy's School - Owner/Developer/Petitioner
Cases Nos. III-410 and 99-75-SPHA

Dear Mr. Barhight:

This letter is to confirm that the Hearing Officer's Hearing in the above-captioned matter, scheduled for Tuesday, September 29, 1998, has been postponed at the request of Counsel for the Protestants, J. Carroll Holzer, Esquire. The matter has been rescheduled for Thursday, October 15, 1998, before Deputy Zoning Commissioner Timothy M. Kotroco, at 10:00 AM in Room 407 of the County Courts Building. A copy of this letter has been forwarded to all parties who appeared at the hearing on September 29, 1998.

Should you have any questions concerning the rescheduling of this matter, please do not hesitate to contact me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Deborah M. Cook, Head of St. Timothy's School
8400 Greenspring Avenue, Stevenson, Md. 21153

Messrs. David S. Thaler and Alan E. Scoll, D.S. Thaler & Assoc., Inc.
7115 Ambassador Road, Baltimore, Md. 21244

J. Carroll Holzer, Esquire
305 Washington Avenue, Suite 502, Towson, Md. 21204

Mr. Jack Dillon, Executive Director, Valleys Planning Council
212 Washington Avenue, Towson, Md. 21204
Ms. Amy A. Kahn, 2 Brickford Lane, Pikesville, Md. 21208
Mr. Allan Hillman, 2922 Woodvalley Drive, Pikesville, Md. 21208
Dave Flowers, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case Files

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SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 547-8700
FAX 410 752-7092

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

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

WHITEFORD, TAYLOR & PRESTON
L.L.P.

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

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

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

August 13, 1998

Via Hand Delivery

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, Maryland 21204
Mail Stop 1105

Re: Bridle Ridge; Corporation for St. Timothy's School for Girls; PDM III-410A and Petition for Zoning Variance and Special Hearing; *Request for Combined Hearing Pursuant to 26-206.1 of the Baltimore County Code.*

Dear Mr. Jablon:

Please allow this letter to serve as Applicant Corporation for St. Timothy's School's written request, pursuant to § 26-206.1 of the Baltimore County Code, for a combined zoning and development plan approval hearing with respect to the above-referenced matter.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

G. Scott Barhight

G. Scott Barhight

GSB:jdw
cc: Mr. Darryl Putty
MR. David Flowers

99-75-SPHA

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
JACK Dillon	VPC - 212 Washington Ave
LOREN FRIEDEL	VPC
Amy AKahN	2 Brickford LN 21208
Allan Hillman	2922 Woodvalley Dr 21208
Jeff Raymond	212 W. Penn. Ave, Ste 30
Indra Seunarine	
SEunarine & Seunarine	
Court Square Building	
200 E. Lexington Street	
Baltimore, MD 21204	

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PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
W. Scott Barbright, Esq.	Whiteford, Taylor & Preston LLP. #400, 210 W. Pennsylvania Ave Towson, Md. 21204
David S. Thaler	D.S. Thaler & Assoc., Inc. 7115 Ambassador Rd. Balto., Md. 21244
Alan E. Scoll	

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BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME	ADDRESS
Robert W Bowling	Development Plans Review
R. Bruce Seeley	DEPRM
Stephany Wright	PDM / Land Acquisition
Lynn Lanham	Planning
Adele Kass	Councilman Kamenetz

Baltimore County
Planning Board

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3495
Fax: (410) 887-5862

TO: Lawrence Schmidt, Esquire
Hearing Officer

DATE: September 18, 1998

FROM: Arnold F. 'Pat' Keller, III
Secretary to the Planning Board

SUBJECT: Decision regarding development – "Bridle Ridge," 3-410 – involving Landmarks List structures

Pursuant to Section 26-208(b)(2) of the Development Regulations, this project was reviewed by the County Planning Board in its meetings on September 3 and September 17, 1998.

For the reasons stated in the enclosed, amended staff report, the Planning Board's decision, by a vote on September 17, is that the approval of the "Bridle Ridge" development plan dated 06/05/98 (PDM No. 3-410) shall be made subject to the three restrictions stated on page 6 of the report. In addition, the Planning Board voted to endorse the four recommendations stated on page 7.

Pat Keller

Arnold F. 'Pat' Keller, III

AFK:TD:rlh

Enclosure

c: G. Scott Barhight
J. Carroll Holzer
Arnold Jablon

DEVELOPER'S EXHIBIT NO. 2

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Joint Exhibit #

AGREEMENT

THIS AGREEMENT, entered into on this 24TH day of May, 1999, by and among THE CORPORATION OF ST. TIMOTHY'S SCHOOL ("St. Timothy's"), party of the first part and THE VALLEYS PLANNING COUNCIL INC., and the following individuals, JOHN W. BECKLEY, PERRY BOLTON, AURELIA BOLTON, A. STANLEY BRAGER, JR., DORAH BRAGER, ALLAN HILLMAN, AMY A. KAHN, BARBARA LEVINE, JILL R. MYERS, LESLIE S. RIES, WILLIAM STEWART, MICHAEL J. FRADKIN and PAULA Z. FRADKIN, parties of the second part, (collectively referred to as the "Community"), acting together or as individuals and individual entities.

WHEREAS, St. Timothy's desires to develop a portion of its real property located at 8400 Greenspring Avenue, Baltimore County, Maryland (approximately 236 acres) (the "Property") for a residential development known as Bridle Ridge (approximately 91 acres);

WHEREAS, St. Timothy's desires to continue to operate an independent school for girls on a portion of the Property (approximately 145 acres);

WHEREAS, the Community is willing to support the development of a portion of the Property and the continuation of the private school for girls in accordance with this Agreement;

WHEREAS, the Community has expressed concerns regarding a variety of issues concerning the development of a portion of the Property;

WHEREAS, St. Timothy's has filed the attached Development Plan for Bridle Ridge *(Exhibit A)* with the Department of Permits and Development Management of Baltimore County, Maryland, and has received Development Plan comments from various Baltimore County agencies;

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WHEREAS, St. Timothy's has amended the filed Development Plan *(Exhibit A)* in response to the Development Plan comments as indicated on the attached red lined Development Plan (*Exhibit B)*; and

WHEREAS, the parties desire to process the red lined Development Plan *(Exhibit B)* through the Hearing Officer's hearing in accordance with this Agreement.

WITNESSETH:

In consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

I. <u>Development Plan</u>:

A. St. Timothy's shall present the red lined Development Plan *(Exhibit B)* at the Hearing Officer's hearing for approval.

B. The Community shall support the approval of the red lined Development Plan (*Exhibit B*) at the Hearing Officer's hearing. This support shall include support for the petitions for zoning variance and special hearings as described on the red lined Development Plan (*Exhibit B*). The Community shall also support any environmental approvals (alternate analysis, waivers, etc.) and waivers of Public Works standards inherent in the attached red lined Development Plan (*Exhibit B*).

C. The parties acknowledge that there may be additional changes made to the red lined Development Plan *(Exhibit B)* at the Hearing Officer's hearing. If St. Timothy's suggests or consents to changes to the red lined Development Plan *(Exhibit B)* prior to or at the Hearing Officer's hearing, the Community shall also support such changes, provided such changes are either (i) agreed to in writing by the Community, or (ii) agreed to orally, on the

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record, at the Hearing Officer's hearing by the Community's designees (Amy A. Kahn and/or J. Carroll Holzer, Esquire).

D. The Community agrees not to appeal the Hearing Officer's order approving the red lined Development Plan (*Exhibit B*) and/or the petitions for zoning variance and special hearing as described on the red lined Development Plan (*Exhibit B*). The Community agrees not to appeal the Hearing Officer's decision regarding any environmental approvals or waivers of Public Works standards inherent in the red lined Development Plan (*Exhibit B)*. This agreement not to appeal includes those amendments approved by the Community in accordance with Paragraph I.C.

E. The Community, in furtherance of its support for the red lined Development Plan *(Exhibit B)*, agrees not to file any map issue in the 2000 Comprehensive Zoning Map process regarding all or any portion of the Property. The Community also agrees not to support any change in zoning suggested by any map issue filed in the 2000 Comprehensive Zoning Map process regarding all or any portion of the Property.

II. <u>Buffering/Screening/Landscaping/Street Lights</u>.

A. In the event that the Property is developed with residential lots in accordance with the red lined Development Plan (*Exhibit B*), St. Timothy's, or its successors and assigns, shall be obligated to provide buffering, screening and landscaping in accordance with the attached *Exhibit C*. This obligation shall be completed within twelve (12) months after the roads shown on the red lined Development Plan *(Exhibit B)* are completed, including paving.

B. In the event that the Property is developed with residential lots in accordance with the red lined Development Plan (*Exhibit B*), St. Timothy's, or its successors or assigns, shall be obligated to provide landscaping in accordance with the attached *Exhibit D*. This

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obligation shall be completed within twelve (12) months after the roads shown on the red lined Development Plan *(Exhibit B)* are completed, including paving.

C. In the event that any of the trees currently located on the Property and identified on red lined Development Plan *(Exhibit B)* as ST 31, 28, 29, 30, 73, 15, 72, 71, 67, 68, 69, 70, and 66, and as T-A, B and C are removed by St. Timothy's, or its successors and assigns, for any reason other than as envisioned by Paragraphs II.A. and/or II.B., then St. Timothy's or its successors and assigns, shall replace the removed trees with a comparable species in general proximity to the location of the removed tree within thirty (30) days of the removal of said tree, subject to prudent horticultural practices (i.e., seasonal planting practices and species availability). The replacement tree shall be as mature as possible, provided the cost of the replacement tree does not exceed Three Hundred Dollars ($300.00), exclusive of the additional cost of labor.

D. St. Timothy's agrees to request and the Community agrees to support a waiver of design standards for street lights at the Hearing Officer's hearing, such that the approved lighting will be more in keeping with the rural character of the vicinity. Specifically, the waiver shall seek that street lighting only be required at road intersections. Each party agrees to be bound by the decision of the Hearing Officer regarding this waiver, and not to file an appeal from the Hearing Officer's decision regarding this waiver.

III. <u>Stormwater Management Pond</u>.

The Development Plan identifies a stormwater management pond in relative proximity to Greenspring Avenue. In the event that the Property is developed with residential lots in accordance with the red lined Development Plan *(Exhibit B)*, St. Timothy's, or its

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successors and assigns, shall construct the stormwater management pond to be located in the DR-1 zoned portions of the property, in accordance with the attached *Exhibit C*.

IV. **Infiltration Plan.**

In the event that the Property is developed with residential lots in accordance with the red lined Development Plan (*Exhibit B)*, St. Timothy's, or its successors and assigns, is obligated to provide stormwater infiltration in accordance with the attached *Exhibit E*.

V. **Baltimore County Landmarks**

A. Baltimore County Council Bill 64-98 proposed that four (4) structures on the St. Timothy's property be listed on the Baltimore County Final Landmarks Preservation List. These four (4) structures are the Carter House, the Romanesque Bridge, the Lane House and the stone gateposts. The parties supported the adoption of this Bill and the inclusion of these four structures on the Baltimore County Landmarks Preservation List.

B. The Community agrees not to request that any additional structures located at the Property be placed on the Baltimore County Preliminary or Final Landmarks List and agrees not to support the inclusion of any such additional structures on the Baltimore County Preliminary or Final Landmarks Preservation List.

C. Any and all other historic preservation issues regarding structures on the St. Timothy's property are addressed through notes (outlined in yellow) on the red lined Development Plan *(Exhibit B)*. St. Timothy's and the Community agree to abide by the historic preservation notes as shown on the red lined Development Plan *(Exhibit B)*. Any development plan prepared for any development of the Property shall include the historic preservation notes outlined in yellow on the red lined Development Plan *(Exhibit B)*.

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D. This Paragraph V, subparagraphs A through C, shall bind the parties regardless of whether the red lined Development Plan *(Exhibit B)* is approved by the Hearing Officer and regardless of whether the Property is developed in accordance with the red lined Development Plan *(Exhibit B)*.

VI. <u>Restrictive Covenants</u>.

A. The parties agree to enter into restrictive covenants, in perpetuity, to govern limitations on certain portions of the forest buffer, forest conservation and open space areas, structure heights and lighting limitations as described on the attached *Exhibit F*. The areas of the forest buffer, forest conservation and open areas to be subject to this paragraph of this Agreement are identified on the attached *Exhibit G*. The covenants shall be recorded among the Land Records of Baltimore County, simultaneously with the recordation of the subdivision plat approved in accordance with the red lined Development Plan *(Exhibit B)*. The covenants shall be executed within fifteen (15) days after said subdivision plat is submitted to Baltimore County for review and approval. The effective date of the covenants shall be the date of recordation. If the residential lot development as shown on the red lined Development Plan *(Exhibit B)* does not proceed to subdivision plat recordation, then the covenants shall not be recorded, and shall have no force or effect.

B. In the event that the Property is developed with residential lots in accordance with the red lined Development Plan *(Exhibit B)*, St. Timothy's, or its successors or assigns, shall be obligated to clearly mark those boundaries of the forest buffer and forest conservation areas which are adjacent to areas to be disturbed prior to any grading activities in order to avoid the removal of trees or the disturbance of these environmentally sensitive areas.

C. The covenants (*Exhibit F)* reference an "Exhibit A." The "Exhibit A" referenced in the covenants (*Exhibit F)* will include a metes and bounds description corresponding to the attached *Exhibit G*, and will be created prior to the execution and recordation of the covenants. "*Exhibit A*" shall also identify the utilities (storm drain, public water and public sewer), the easements associated with said utilities, and the infiltration facilities which are permitted in the Open Space Area as shown on the redlined Development Plan (*Exhibit B)*. The infiltration facilities shall be constructed in accordance with *Exhibit E*. The "Exhibit A" referenced in the Covenants (*Exhibit F)* will also contain the building envelopes permitted for lots 32, 38 and 40.

VII. <u>Brager and Fradkin Easements</u>.

A. This Agreement is contingent upon the recordation of easements to the benefit of St. Timothy's, its successors and assigns, to provide for the extension of utilities across the lands of Dorah Brager ("Brager"), and the lands of Michael J. Fradkin and Paula Z. Fradkin (the "Fradkins") to serve the Property, as described on the attached *Exhibits H and I*. Brager and the Fradkins represent that they have fee simple ownership of the lands identified and that they have the authority and capacity to grant the easements described, subject to existing matters of record, in this Paragraph VII. The easements will be limited to the extension of underground utilities for (i) the lots in the D.R. 1 zoned portion of the Property in the event that the Property is developed with residential lots in accordance with the red lined Development Plan *(Exhibit B)*, and/or (ii) any educational institution(s) or facility(ies) and its accessory uses situated or to be situated on the Property.

B. The easement to be received from the Fradkins is attached as *Exhibit J*. The Fradkin easement must be fully executed, in recordable form, and accepted by St. Timothy's,

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prior to the execution of this Agreement. St. Timothy's agrees to reimburse the Fradkins for the actual costs of any attorneys' fees incurred by the Fradkins to review the easement identified as *Exhibit J*, not to exceed Two Thousand Two Hundred Dollars ($2,200.00). St. Timothy's shall pay the actual attorney's fees upon receipt of the Fradkin easement.

St. Timothy's shall be responsible for all actual costs of any transfer taxes, recordation fees and recordation taxes required by the filing of the Fradkin easement. (*Exhibit J*).

St. Timothy's agrees to pay the Fradkins Thirteen Thousand Eight Hundred Seventy-Five Dollars ($13,875.00) as full and final consideration for receipt of the Fradkin easement. Payment of the fee shall occur when St. Timothy's receives the Fradkin easement, fully executed, in recordable form, and accepted by St. Timothy's. Said payment shall also occur prior to recordation of the Fradkin easement.

C. The Brager easement shall be prepared by St. Timothy's and presented to Brager within sixty (60) days after the execution of this Agreement, for her review and approval. Brager shall execute the easement and return it to St. Timothy's within fifteen (15) days after delivery. St. Timothy's shall record the Brager easement among the Land Records of Baltimore County within five (5) days after delivery of the executed easement. St. Timothy's shall pay for the cost of recordation.

D. St. Timothy's agrees to reimburse Brager for the actual costs of any attorney's fees incurred by Brager to review the easement identified in this Paragraph 7, not to exceed $2,500.00. St. Timothy's shall reimburse Brager within thirty (30) days after receipt of the actual invoices from Brager's attorney evidencing the fees to be reimbursed.

E. St. Timothy's may waive, in writing, at any time, the obligations of Brager and/or the Fradkins under this Paragraph VII.

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VIII. **Right of First Refusal for Lots 1 and 2.**

A. This Agreement is contingent upon the execution of an agreement to provide a right of first refusal to (1) Perry Bolton and Aurelia Bolton, (2) Jill R Myers, Allan P. Hillman and Kathryn Hillman, (3) Amy A. Kahn, and (4) A. Stanley Brager, Jr. and Dorah Brager for the purchase of Lots 1 and 2 as shown on the red lined Development Plan *(Exhibit B)*, in accordance with the attached *Exhibit K*. The Right of First Refusal (*Exhibit K)*, shall be recorded among the Land Records of Baltimore County simultaneously with the recordation of the subdivision plat approved in accordance with the red lined Development Plan *(Exhibit B)*, and after the consummation of any bulk conveyances of the land areas to be created by said subdivision plat as described herein. In this Agreement, the phrase "bulk conveyance" means any sale or conveyance of all or substantially all of the residential development area as shown on the red-lined Development Plan (*Exhibit B)*. The Right of First Refusal *(Exhibit K)* shall be executed within fifteen (15) days after said subdivision plat is submitted to Baltimore County for review and approval. The effective date of the Right of First Refusal shall be the date of recordation. If the residential lot development as shown on the red lined Development Plan *(Exhibit B)* does not proceed to subdivision plat recordation, then the Right of First Refusal shall not be recorded, and shall have no force or effect.

B. The parties acknowledge that St. Timothy's has entered into two separate contracts of sale which, if consummated, will result in a bulk conveyance. In the event that the contracts of sale with these two existing third parties (Bridle Ridge, LLC and the Greenspring Investment Group, LLC) are not consummated, then St. Timothy's envisions entering into a new "bulk conveyance(s)" with a new third party or set of third parties. The parties to this Agreement acknowledge that St. Timothy's has a right to enter into such "bulk conveyance(s)."

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C. With the exception of "the bulk conveyance(s)" identified in Paragraphs VIII(A) and (B), St. Timothy's agrees not to sell or convey the land areas to be created by subdivision and shown as lots 1 and 2 on the red-lined Development Plan (*Exhibit B)* for a period of three (3) years from the date of the execution of this Agreement. Further, in the event that St. Timothy's enters into "bulk conveyance(s)" identified in Paragraphs VIII(A) or (B), St. Timothy's agrees that it will condition any such "bulk conveyance(s)" upon the agreement of the purchaser or transferee that said purchaser or transferee shall not sell or convey the land areas to be created by subdivision and shown as lots 1 and 2 on the red-lined Development Plan (*Exhibit B)* for a period of three (3) years from the date of the execution of this Agreement.

IX. <u>Conditions Precedent</u>

Except as otherwise provided in this Agreement, the obligations of the parties are contingent upon (i) the approval of the red lined Development Plan (*Exhibit B),* petitions for zoning variance and special hearing described on the red lined Development Plan (*Exhibit B),* and environmental approvals and waiver of Public Works standards inherent in the attached Development Plan (*Exhibit B)*, subject to any amendments consistent with Paragraph I.C., and (ii) the passage of the thirty (30) day appeal period without any appeal having been filed from the Hearing Officer/Zoning Commissioner's order by either party, and (iii) the completion of all of the obligations of the Community as identified in this Agreement in Paragraphs I(B), I(C), I(D), I(E), II(D), V(B), V(C), V(D), VI, VII, VIII and XI.

X. <u>Disputed Land Areas</u>.

St. Timothy's agrees to convey in fee simple title to Aaron and Phyllis Schaeffer, Michael J. and Paula Z. Fradkin, and Dorah M. Brager, and Jill R. Myers, Allan P. and Kathryn

AVN

Hillman those land areas of resolved boundary dispute as shown on the red-lined Development Plan (*Exhibit B)*, and more specifically described in the attached *Exhibit L*.

XI **Land Exchange/Survival.**

The obligation of St. Timothy's set forth in Paragraphs VII and X, and the obligations of Dorah M. Brager, and Michael J. Fradkin and Paula Z. Fradkin set forth in Paragraph VII, shall bind St. Timothy's, Dorah M. Brager, and Michael J. Fradkin and Paula Z. Fradkin regardless of whether the red lined Development Plan (*Exhibit B)*, is approved by the Hearing Officer and regardless of whether the Property is developed with residential lots in accordance with the red lined Development Plan *(Exhibit B)*. The deeds and easements to be conveyed in compliance with this Paragraph shall be recorded among the Land Records of Baltimore County simultaneously with the recordation of the subdivision plat approved in accordance with the red lined Development Plan *(Exhibit B)*, or within twenty (20) months from the date of this Agreement, whichever is sooner.

XII. **Amendment of Development Plan.**

Subsequent to initial approval by the Hearing Officer, St. Timothy's, its successors and assigns, may amend the red lined Development Plan *(Exhibit B)*, in accordance with the applicable provisions of the Baltimore County Code, provided that the Community is notified, in writing, at least thirty (30) days prior to the filing of any application with Baltimore County seeking the amendment, and provided that St. Timothy's agrees not to amend the items listed in the attached *Exhibit M*, without the prior written consent of the Community.

XIII. **Notices.**

Any notices regarding this Agreement shall be sent to the parties at the following addresses:

ADH

If to St. Timothy's:

St. Timothy's School
8400 Greenspring Avenue
Stevenson, MD 21153
Attn: Head of School

With a copy to:

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston, LLP
400 Court Towers
210 W. Pennsylvania Ave
Towson, Maryland 21204

If to the Community:

Executive Director
Valleys Planning Council
212 Washington Ave
Towson, Maryland 21204

and

Ms. Amy A. Kahn
2 Brickford Lane
Pikesville, Maryland 21208

and

Allan P. Hillman, Esquire
2922 Woodvalley Drive
Pikesville, Maryland 21208

and

Mr. and Mrs. Michael Fradkin
11 Halcyon Court
Baltimore, Maryland 21208

With a copy to:

J. Carroll Holzer, Esquire
Holzer & Lee
The 508 Building
508 Fairmount Avenue
Towson, MD 21286

XIV. Miscellaneous Provisions.

A. This Agreement shall bind the parties, their successors, and heirs, acting together or as individuals and individual entities.

B. This Agreement shall be governed by the laws of the State of Maryland.

C. This Agreement contains all of the terms and conditions of this Agreement and cannot be modified, except by a written agreement of the parties.

D. This Agreement shall be incorporated into the order of the Hearing Officer approving the red lined Development Plan *(Exhibit B)*.

E. The Community, either together or individually, may not assign these rights under this Agreement to any other person not a party to this Agreement, without the prior written approval of St. Timothy's, which approval shall not be unreasonably withheld.

XV. Default.

All parties have the right to enforce this Agreement, in law or equity, as permitted by law. At least thirty (30) days prior to the filing of any petition, complaint or initiating any other such action, the party asserting the default of this Agreement by the other party must provide written notice to all parties of the alleged default. The notice shall state with particularity the basis of the alleged default. Notwithstanding any other provision of the Agreement, a party seeking to enforce this Agreement by means of a temporary restraining order or preliminary injunction need provide no more than ten (10) days written notice to any adverse party. With respect to all actions brought to enforce this Agreement, the party substantially prevailing shall be awarded its attorneys' fees and costs against the adverse party which does not substantially prevail.

AHL

XVI. **Appeals.**

A. In the event that a person not a party to this Agreement files an appeal of the Hearing Officer's/Zoning Commissioner's order approving (i) the red lined Development Plan *(Exhibit B)*, (ii) the petitions for zoning variance and special hearing described on *Exhibit B*, (iii) any environmental approvals, (iv) any waiver of public works standards inherent in *Exhibit B*, or (v) the waiver of street light standards to the Baltimore County Board of Appeals, St. Timothy's School shall be obligated to defend the appeal before the Baltimore County Board of Appeals.

B. In the event that the Baltimore County Board of Appeals affirms the decision of the Hearing Officer/Zoning Commissioner's as described in Paragraph XVI(A), and a person not a party to this Agreement files an appeal of said Board of Appeals order to the Baltimore County Circuit Court, or to any other higher court, the parties each have the option, at their own expense, to defend the appeal(s).

WHEREFORE, the parties execute this Agreement as of the day and year first above written.

WITNESS/ATTEST:

THE CORPORATION OF ST. TIMOTHY'S SCHOOL

By: _____(SEAL)

WITNESS/ATTEST:

THE VALLEYS PLANNING COUNCIL, INC.

By: _____(SEAL)

WITNESS:

[THE INDIVIDUALS]

_____(SEAL)
JOHN W. BECKLEY

(signatures continued on page 14)

WITNESS:

[THE INDIVIDUALS]

(SEAL)
PERRY BOLTON

(SEAL)
AURELIA BOLTON

(SEAL)
A. STANLEY BRAGER, JR.

(SEAL)
DORAH BRAGER

Kathryn E. Hillman

(SEAL)
ALLAN HILLMAN

(SEAL)
AMY A. KAHN

(SEAL)
BARBARA LEVINE

(SEAL)
JILL R. MYERS

(SEAL)
LESLIE S. RIES

(SEAL)
WILLIAM STEWART

(SEAL)
MICHAEL J. FRADKIN

(SEAL)
PAULA Z. FRADKIN

138898

LIST OF EXHIBITS

Exhibit A	Filed Development Plan
Exhibit B	Red Lined Development Plan
Exhibit C	Buffering, screening and landscaping - scenic route study, red line, dated 9/17/98
Exhibit D	Landscaping for additional specific areas
Exhibit E	Infiltration Specifications
Exhibit F	Restrictive Covenants
Exhibit G	Plan to accompany Restrictive Covenants
Exhibit H	Easement Area to St. Timothy's (Brager)
Exhibit I	Easement Area to St. Timothy's (Fradkin)
Exhibit J	Fradkin Easement Agreement
Exhibit K	Agreement - Right of First Refusal
Exhibit L	Land Conveyances - (Hillman, Schaeffer, Brager, Fradkin)
Exhibit M	Amendment Prohibition List

138898

#75

1996 Baltimore County 200 Scale Zoning Map (NW 10-D & NW 11-D)
To Accompany Zoning Petitions

BRIDLE RIDGE

4-6-98

99-75-SPHA

NORTH

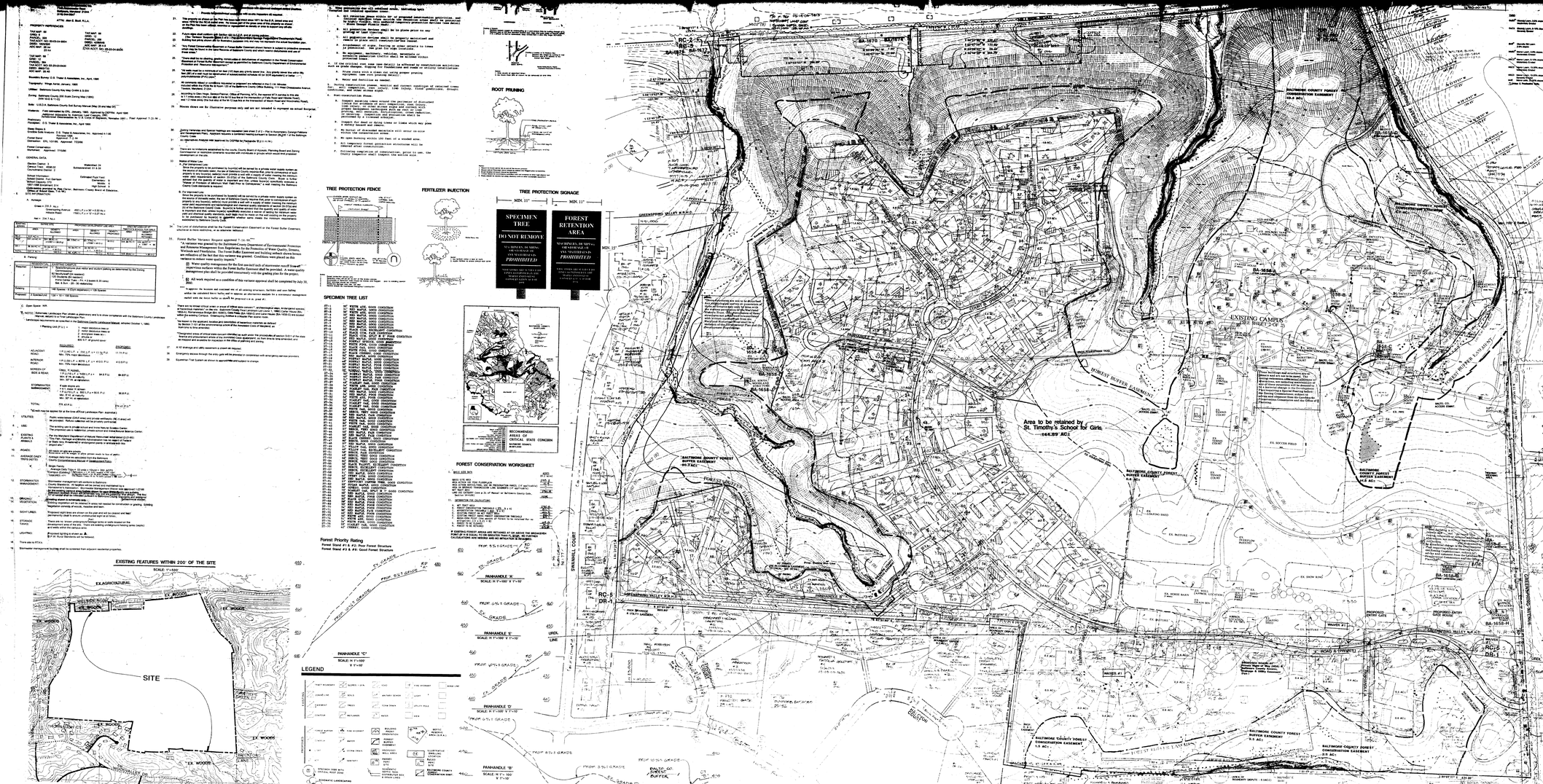
25' 100' 400'
50' 200'
SCALE: 1"=200'

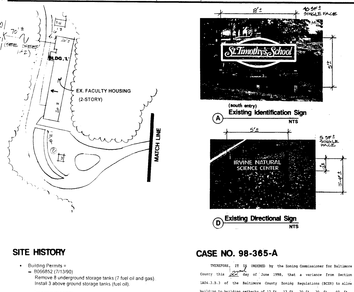
D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENGR (410) 944-3647

BRIDLE RIDGE

ALTERNATIVE 'A' REVISED

Development Plan, Schematic Landscape Plan, Preliminary Forest Conservation Plan and Plat to accompany Zoning Petitions





NOTE:
1. ALL BUILDINGS LOCATED WITHIN THE EXISTING CAMPUS ARE PRINCIPAL BUILDINGS (FOR ZONING PURPOSES ONLY).
2. 'A' VARIANCES REQUESTED MAY BE ABANDONED BY THE LAND OWNER BY NOTICE TO BALTIMORE COUNTY BY FILING OF A REVISED PLAN ELIMINATING THE NEED FOR THE 'A' VARIANCES.

E1: CARTER HOUSE
E2: PHYSICAL EDUCATION
E3: FOWLER HOUSE
E4: LANE HOUSE
E5: HANNAH MOORE ARTS CENTER
E6: ALUMNAE HOUSE
E7: HEATH HOUSE

LEGEND
- EXISTING PRINCIPAL BUILDING
- PROPOSED PRINCIPAL BUILDING
- STRUCTURES PLACED ON THE FINAL LANDSCAPING PLAN (See sec sheet 1 of 2)
- 'B' VARIANCE REQUESTED

SITE HISTORY

- Building Permits
  - B056852 (7/1990) Remove 8 underground storage tanks (7 fuel oil and gas) Install 3 above ground storage tanks (fuel oil)
  - B056853 (8/1990) Interior alterations to Irvine Natural Science Center
  - B251439 (applied for 10/19/95) Construct 18' x52' pole building → B333668 and B333669 (3/30/98) Faculty Homes
- Community Input Meeting: 8/15/96 and 9/29/96 (FCM #01-410-A): 4/23/98
- Hearing Officer's Hearing: (Case # III-410) April, 1997 - July, 1997, dismissed (see below)
- DRC # 122274: A-7 Limited Exemption granted on 3/23/98. (DRC Meeting: 12/22/97)for the construction of two faculty houses.
- SWM Waiver for Campus Area Approved: 1/27/98
- Zoning (see the two faculty houses) (#98-365-A) (see below)
- Alternative Analysis Approved: 11/8/96
- Forest Buffer Variance Approved: 7/14/98
- Jurisdictional Determination by U.S. Corps of Engineers Approved: 7/21/98

CASE NO. III-410

THEREFORE, IT IS ORDERED by the Zoning Commissioner/Hearing Officer for Baltimore County this 28th day of July, 1997 that the Motion to Dismiss the development plan for the project known as Bridle Ridge, which plan was entered into evidence as Developer's Exhibit 5, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Developer, should it decide to continue to pursue the development of this site, shall be required to conduct a revised development plan, incorporating the stream and wetlands that exist in the southeastern portion of this property, for a full review at a community input meeting which shall be arranged by Dave Flowers, the Project Manager for this project. Subsequent to the community input meeting, the development plan shall proceed through the normal development process, allowing the Baltimore County reviewing agencies, particularly DEPRM, the opportunity to fully review these latest findings, revisions, and modifications to the development plan.

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

Lawrence E. Schmidt
Hearing Officer
for Baltimore County

TMK:bjs

CASE NO. 98-365-A

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of June 1998, that a variance from Section 1B01.2.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow buildings to buildings setbacks of 12 ft., 17 ft., 19 ft., 20 ft., 22 ft., 32 ft., and 53 ft., respectively, all in lieu of the required 100 ft., be and is hereby GRANTED, subject, however, 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. Compliance with the comments submitted by the Baltimore County Office of Planning, Zoning Review Committee (ZRC), namely, DEPRM, dated April 21, 1998, are adopted in their entirety and made a part of this Order.

Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County

LES:mmn

'A' - VARIANCE REQUESTS
(PROPOSED DEVELOPMENT IN THE RC-5 AREA)

I. Per Section 1A04.3.B.1. (B.C.Z.R.)
To allow a reduced lot size in lieu of the minimum one acre lot size. (See chart)

II. Per Section 1A 04.3.B.3. (B.C.Z.R.)

To allow a reduced principal building setback to any lot line other than a street line in lieu of the required 50' setback. (See chart)

III. Per Section 1A 04.3.B.3. (B.C.Z.R.)

To allow a reduced principal building setback to the centerline of a street in lieu of the required 75' setback. (See chart)

	A VARIANCES (RC-5)					
	I.	II.			III.	
LOT#		Side (a)	Side (b)	Front	Rear	
1a'	0.94±	20'	-	-	-	40'
1b	-	-	17'	-	-	-
1c	-	19'	10'	-	-	-
1d	-	22'	20'	-	-	-
1e	-	22'	34'	-	-	-
1f	-	12'	-	-	24'	-
1g	0.94±	-	40'	-	-	80'
1h	0.94±	30'	30'	-	-	-
1i	-	24'	34'	-	-	-
1j	-	32'	-	-	-	-
1k	-	24'	-	-	-	70'
1l	-	20'	40'	-	-	-
1m	-	32'	32'	-	-	-
1n	0.94±	34'	34'	-	-	-
1o	-	-	-	-	-	80'
1p	-	40'	40'	30'	-	-
1q	-	30'	32'	10'	-	-
1r	-	-	40'	-	-	-
1s	0.94±	-	10'	-	24'	-
1t	0.94±	-	-	-	-	-
1u	-	-	-	-	-	-
1v	-	38'	-	-	-	-
1w	-	22'	10'	-	-	-
1x	-	11'	-	20'	-	-
1y	-	20'	-	-	-	-
1z	-	20'	-	-	-	-
1aa	-	20'	14'	-	-	-
1ab	-	30'	22'	-	-	-
1ac	-	20'	22'	-	-	-
1ad	-	22'	28'	-	-	-
1ae	0.94±	34'	30'	-	-	-
1af	-	20'	-	-	-	50'
1ag	-	-	20'	-	-	-
1ah	-	-	40'	-	-	-
1ai	-	28'	40'	-	-	-
1aj	-	-	28'	-	-	-
1ak	-	-	40'	-	-	-
1al	-	-	28'	-	-	-
1am	-	-	40'	-	-	-

Side (a): Left hand side, facing house front
Side (b): Right hand side, facing house front

'B' - VARIANCE REQUESTS
(EXISTING CAMPUS AREA)

1. Section 1.A04.3.B.3. (B.C.Z.R.)
To allow a reduced principal building setback to a street centerline in lieu of 75 feet.

1-a. 63 feet	(Bldg. 'T'-existing)	1-q. 60 feet	(Bldg. 'Q'-existing)
1-b. 27 feet	(Bldg. 'T'-existing)	1-r. 12 feet	(Bldg. 'I'-existing)
1-c. 32 feet	(Bldg. 'S'-existing)	1-s. 10 feet	(Bldg. 'E'-existing)
1-d. 40 feet	(Bldg. 'R'-existing)	1-t. 45 feet	(Bldg. 'K'-existing)
1-e. 50 feet	(Bldg. 'D'-existing)	1-u. 6 feet	(Bldg. 'L'-existing)
1-f. 55 feet	(Bldg. 'E'-existing)	1-v. 24 feet	(Bldg. 'M'-existing)
1-g. 25 feet	(Bldg. 'W'-existing)	1-w. 20 feet	(Bldg. 'EE'-existing)
1-h. 28 feet	(Bldg. 'H'-existing)	1-x. 50 feet	(Bldg. 'DD'-existing)
1-i. 13 feet	(Bldg. 'U'-existing)	1-y. 8 feet	(Bldg. 'GG'-existing)
1-j. 30 feet	(Bldg. 'C'-existing)	1-z. 10 feet	(Bldg. 'CC'-existing)
1-k. 30 feet	(Bldg. 'G'-proposed)	1-aa. 30 feet	(Bldg. 'BB'-existing)
1-l. 10 feet	(Bldg. 'K'-existing)	1-bb. 53 feet	(Bldg. 'AA'-existing)
1-m. 28 feet	(Bldg. 'M'-existing)	1-cc. 34 feet	(Bldg. 'LL'-existing)
1-n. 14 feet	(Bldg. 'K'-existing)	1-dd. 18 feet	(Bldg. 'JJ'-existing)
1-o. 70 feet	(Bldg. 'K'-proposed addition)	1-ee. 65 feet	(Bldg. 'K'-proposed addition)
1-p. 38 feet	(Bldg. 'N'-existing)		

2. Section 1 A04.3.B.3. (B.C.Z.R.) 1-ff, 2-ff
To allow a reduced (see chart below) setback between buildings in lieu of the 100 feet required. (50-foot building to any property line other than a street right-of-way.)

2-a. 65 feet	2-p. 60 feet	2-ee. 82 feet	
2-b. 61 feet	2-q. 85 feet	2-ff. 71 feet	
2-c. 50 feet	2-r. 72 feet	2-gg. 98 feet	
2-d. 44 feet	2-s. 68 feet	2-hh. 84 feet	
2-e. 14 feet	2-t. 20 feet	2-ii. 91 feet	
2-f. 94 feet	2-u. 72 feet	2-jj. 3 feet	
2-g. 95 feet	2-v. 37 feet	2-kk. 94 feet	
2-h. 95 feet	2-w. 98 feet	2-ll. 45 feet	
2-i. 68 feet	2-x. 8 feet	2-mm. 90 feet	
2-j. 95 feet	2-y. 40 feet	2-nn. 65 feet	
2-k. 64 feet	2-z. 35 feet	2-oo. 80 feet	
2-l. 28 feet	2-aa. 60 feet	2-pp. 58 feet	
2-m. 90 feet	2-bb. 58 feet		
2-n. 10 feet	2-cc. 75 feet		
2-o. 45 feet	2-dd. 65 feet		

3. Sections 409.3., 409.4.A., 409.4.C., 409.8.A.2. and 409.8.A.4. (B.C.Z.R.) 1-ff, 2-ff
To allow the current parking configuration as indicated on the Plat.

4. Section 450.5.B.4.A. (B.C.Z.R.)
To allow an existing free standing sign to be within 20 feet of another existing free-standing sign, having an area greater than 8 S.F., in lieu of the minimum 100 feet.

5. Section 450.6.A.1. (B.C.Z.R.)
To allow existing signage to be located within a possible future public road right-of-way.

6. Section 1A04.3.A. (B.C.Z.R.) and Section 300.3 (B.C.Z.R.)
To allow a 55 feet 1 building height in lieu of 35 feet (Carter House).

7. Section 450.4.F. (B.C.Z.R.)
To allow two (2)Identification Signs on a single frontage in lieu of one (1) Identification Sign on each frontage as permitted.

8. Section 450.4.3 (B.C.Z.R.)
To allow existing directional signs to each have an area of 8.6 S.F. in lieu of the required 8 S.F. (For a total of 8 existing directional signs).

SPECIAL HEARING

To amend the site plan previously approved in Case No. 98-365-A and to approve use permits for existing signs on St. Timothy's campus.

BUILDING TO BUILDING SETBACK MATRIX

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	AA	BB	CC	DD	EE	FF	GG
A																															
B																															
C																															
D																															
E																															
F																															
G																															
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AA																															
BB																															
CC																															
DD																															
EE																															
FF																															
GG																															
HH																															

Setbacks approved per Case No. 98-365-A June 30, 1998

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER
No. 7811
Gregory Thaler
SEPTEMBER 1998

PLAT TO ACCOMPANY ZONING PETITIONS & DEVELOPMENT PLAN

BRIDLE RIDGE

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS LAND PLANNERS

7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENGR (410) 944-3647

SHEET 2 OF 2 6/05/98

BRIDLE RIDGE

Development Plan, Schematic Landscape Plan, Preliminary Forest Conservation Plan and Petition to accompany Zoning Petitions

ALTERNATIVE 'A'
REVISED

DEVELOPER'S EXHIBIT NO. 1

D. S. THALER & ASSOC., INC.

DATE: 08/06/96

SCALE: 1"=100'

SCALE: 1"=1000'

SITE

Area to be retained by St. Timothy's School for Girls

EXISTING CAMPUS

EXISTING FEATURES WITHIN 200' OF THE SITE

PROPOSED FENCE ELEVATION

TREE PROTECTION FENCE

FERTILIZER INJECTION

TREE PROTECTION SIGNAGE

SPECIMEN TREE — DO NOT REMOVE

FOREST RETENTION AREA

ROOT PRUNING

SPECIMEN TREE LIST

FOREST CONSERVATION WORKSHEET

Forest Priority Rating
Forest Stand #1 & #2: Poor Forest Structure
Forest Stand #3 & #4: Good Forest Structure

PANHANDLE "A"
PANHANDLE "B"
PANHANDLE "C"
PANHANDLE "D"

LEGEND

SOIL LIMITATIONS

VICINITY MAP

DR-1 SETBACK DETAIL

DR-1 BUILDING SETBACK CHART

STORMWATER MANAGEMENT SUMMARY

RC-5 BUILDING SETBACK DETAIL

PANHANDLE DRIVEWAY DETAIL

PANHANDLE DRIVEWAY PAVING DETAIL

OWNER CERTIFICATION

WAIVER OF PUBLIC WORKS STANDARDS REQUEST

HEARING OFFICER'S HEARING AND ZONING HEARINGS TO BE COMBINED

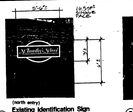
BRIDLE RIDGE: ALTERNATE 'A' REVISED
PLAN TITLE: DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN, PRELIMINARY FOREST CONSERVATION PLAN AND PLAT TO ACCOMPANY ZONING PETITIONS
PROJECT MANAGER: DAVID FLOWERS
COUNCIL DIST.: 2
ELECTION DIST.: 3
FDM TV MARKER: 20 43A ZONING CASE # NI-363A
COMMUNITY INPUT MEETING: 4/23/96
APPROVAL:

OWNER/DEVELOPER:
CORPORATION OF ST. TIMOTHY'S SCHOOL FOR GIRLS
8400 GREENSPRING AVE.
STEVENSON, MD 21153

REVISIONS

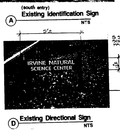
DEVELOPER'S EXHIBIT NO. 1

(north entry)
Existing Identification Sign
(A) NTS

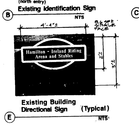


(north entry)
Existing Identification Sign
(B) NTS

Existing Changeable Copy Sign
(C) NTS



Existing Directional Sign
(D) NTS



Existing Building Directional Sign (Typical)
(E) NTS

E1: CARTER HOUSE
E2: PHYSICAL EDUCATION
E3: FOWLER HOUSE
E4: LANE HOUSE
E5: HANNAH MOORE ARTS CENTER
E6: ALUMNAE HOUSE
E7: HEATH HOUSE

NOTE:
1. ALL BUILDINGS LOCATED WITHIN THE EXISTING CAMPUS ARE PRINCIPAL BUILDINGS (FOR ZONING PURPOSES ONLY).
2. 'A' VARIANCES REQUESTED MAY BE ABANDONED BY THE LAND OWNER BY NOTICE TO BALTIMORE COUNTY BY FILING OF A REVISED PLAN ELIMINATING THE NEED FOR THE 'A' VARIANCES.

LEGEND
- EXISTING PRIN. BUILDING
- PROPOSED PRIN. BUILDING
- STRUCTURES PLACED ON FINAL LANDING
- 'A' VARIANCE

SITE HISTORY

- Building Permits -
  - B066863 (01/2000)
    Install 2 underground storage tanks (7 fuel oil and gas) install 3 above ground storage tanks (fuel oil).
  - B066853 (8/17/00)
    Interior alterations to Irvine Natural Science Center
  - B251409 (applied for 10/19/99)
    Construct 18 x52 pole building
  - B333068 and B333669 (3/30/98)
    Faculty Homes
- Community Input Meeting - 3/15/96 and 6/3/96 (RCM #8-410.A) 4/23/98
- Hearing Officer's Hearing - (Case # 93-465-A)April, 1997 - July, 1997, (DRC Meeting 12/22/97)for the construction of two faculty houses.
- DRC # 122276- A 7-Landed Exemption granted on 3/23/98, (DRC Meeting 12/22/97)for the construction of two faculty houses.
- SWM Waiver for Campus Area Approved 1/27/98
- Zoning Case for two faculty houses (#98-365-A) (see below)
- Alternative Analysis Approved: 11/8/96
- Forest Buffer Variance Approved - 7/14/98
- Jurisdictional Determination by U.S. Corps of Engineers Approved - 7/21/98

CASE NO. 98-365-A

PETITIONS, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of June 1998, that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow buildings to building setbacks of 12 ft., 27 ft., 32 ft., 35 ft., 40 ft., 50 ft., and 55 ft., respectively, all in lieu of the required 100 ft., be and it hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until the 30th day from the date hereof during which time an appeal can be taken to the Board of Appeals. If the subject zoning this order is reversed, the Petitioner would be required to return the subject property to its original zoning, and property in its original condition.

2. Compliance with the comments supplied by the Baltimore County Zoning Plans Advisory Committee (ZAC) dated June 8, 1998, (attached hereto) (ZAC-1998) are adopted in their entirety and made a part of this Order.

LES/mmn

JOHN V. MOLLOY
III
DEPUTY ZONING COMMISSIONER
for Baltimore County

CASE NO. III-410

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 17th day of July, 1997 that the Motion to Dismiss the development plan for the project known as Bridle Ridge, which plan was entered into evidence as Developer's Exhibit 4, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Developer, should it decide to continue to pursue the development of this site, shall be required to submit a revised development plan, incorporating the stream and wetlands that exist in the southeastern portion of this property, for a full review at a community input meeting which shall be arranged by Dave Flowers, the Project Manager for this project. Comment to the community input meeting, the development plan shall proceed through the normal development process, allowing the Baltimore County reviewing agencies, particularly DEPRM, the opportunity to fully review these latest findings, revisions, and modifications to the development plan.

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

LAWRENCE E. SCHMIDT
Deputy Zoning Commissioner
for Baltimore County

LES:bjs

'A' - VARIANCE REQUESTS
(PROPOSED DEVELOPMENT IN THE RC-5 AREA)

I. Per Section 1A.04.3.B.1. (B.C.Z.R.)
To allow a reduced lot size in lieu of the minimum one acre lot size. (See chart)

II. Per Section 1A.04.3.B.3. (B.C.Z.R.)

To allow a reduced principal building setback to any lot line other than a street line in lieu of the required 50' setback. (See chart)

III. Per Section 1A.04.3.B.3. (B.C.Z.R.)

To allow a reduced principal building setback to the centerline of a street in lieu of the required 75' setback. (See chart)

A VARIANCES (RC-5)							
LOTS	Side (a)	Side (b)	Side (c)	Front	Rear		
1a'	0.84±	28'	-	-	-	40'	
1b	-	27'	-	-	-	-	
1c	-	32'	32'	-	-	-	
1d	-	35'	35'	-	-	-	
1e	-	40'	40'	-	-	-	
1f	-	55'	54'	-	-	24'	
1g	-	55'	55'	-	-	-	
1h	-	50'	50'	-	-	-	
1i	-	40'	40'	-	-	-	
1j	-	35'	35'	-	-	-	
1k	-	30'	30'	-	-	-	
1l	-	35'	35'	-	-	-	
1m	-	28'	28'	-	-	-	
1n	-	14'	14'	-	-	-	
1o	-	35'	35'	-	-	-	
1p	0.84±	-	24'	-	-	-	
2	-	-	-	-	-	-	
3	-	42'	42'	30'	-	-	
4	-	30'	32'	32'	-	-	
5	-	42'	-	42'	-	-	
6	0.84±	-	10'	-	24'	-	
7	0.84±	-	-	-	-	-	
8	-	-	-	-	-	-	
9	-	28'	-	-	-	-	
10	0.84±	32'	10'	-	-	-	
11	-	-	-	-	-	-	
12	-	25'	-	25'	-	-	
40	0.84±	20'	14'	-	-	-	
41	0.84±	30'	32'	-	-	-	
42	0.84±	30'	32'	-	-	-	
43	0.84±	22'	28'	-	-	-	
44	-	20'	28'	-	-	-	
45	0.84±	24'	24'	-	-	-	
46	-	20'	-	-	-	10'	
47	-	20'	-	-	-	-	
48	-	20'	-	-	-	-	
49	-	-	40'	-	-	-	
50	-	-	30'	-	-	-	
51	-	-	30'	-	-	-	
52	-	-	30'	-	-	-	

Side (a) Left hand side, facing house front
Side (b) Right hand side, facing house front

'B' - VARIANCE REQUESTS
(EXISTING CAMPUS AREA)

1. Section 1.A04.3.B.3. (B.C.Z.R.)
To allow a reduced principal building setback to a street centerline in lieu of 75 feet.

1-a. 63 feet	(Bldg. 'T'-existing)	1-q. 60 feet	(Bldg. 'O'-existing)
1-b. 27 feet	(Bldg. 'T'-existing)	1-r. 12 feet	(Bldg. 'S'-existing)
1-c. 32 feet	(Bldg. 'E'-existing)	1-s. 15 feet	(Bldg. 'E'-existing)
1-d. 40 feet	(Bldg. 'W'-existing)	1-t. 45 feet	(Bldg. 'E'-existing)
1-e. 50 feet	(Bldg. 'D'-existing)	1-u. 6 feet	(Bldg. 'L'-existing)
1-f. 55 feet	(Bldg. 'E'-existing)	1-v. 24 feet	(Bldg. 'M'-existing)
1-g. 25 feet	(Bldg. 'W'-existing)	1-w. 20 feet	(Bldg. 'EE'-existing)
1-h. 28 feet	(Bldg. 'H'-existing)	1-x. 50 feet	(Bldg. 'GG'-existing)
1-i. 13 feet	(Bldg. 'G'-existing)	1-y. 8 feet	(Bldg. 'GG'-existing)
1-j. 20 feet	(Bldg. 'C'-existing)	1-z. 10 feet	(Bldg. 'CC'-existing)
1-k. 30 feet	(Bldg. 'G'-proposed)	1-aa. 30 feet	(Bldg. 'HH'-existing)
1-l. 19 feet	(Bldg. 'K'-existing)	1-bb. 53 feet	(Bldg. 'AA'-existing)
1-m. 28 feet	(Bldg. 'M'-existing)	1-cc. 34 feet	(Bldg. 'LL'-existing)
1-n. 14 feet	(Bldg. 'K'-existing)	1-dd. 58 feet	(Bldg. 'JJ'-existing)
1-o. 19 feet	(Bldg. 'K'-proposed addition)	1-ee. 65 feet	(Bldg. 'K'-proposed addition)
1-p. 38 feet	(Bldg. 'N'-existing)		

2. Section 1.A04.3.B.3. (B.C.Z.R.)(Lot 5)
To allow a reduced (see chart below) setback between buildings in lieu of the 100 feet required. (50-feet building to any property line other than a street right-of-way.)

2-a. 65 feet	2-p. 60 feet	2-ee. 82 feet	
2-b. 61 feet	2-q. 85 feet	2-ff. 71 feet	
2-c. 50 feet	2-r. 72 feet	2-gg. 98 feet	
2-d. 44 feet	2-s. 68 feet	2-hh. 84 feet	
2-e. 14 feet	2-t. 20 feet	2-ii. 91 feet	
2-f. 94 feet	2-u. 72 feet	2-jj. 3 feet	
2-g. 95 feet	2-v. 37 feet	2-kk. 94 feet	
2-h. 95 feet	2-w. 98 feet	2-ll. 43 feet	
2-i. 68 feet	2-x. 8 feet	2-mm. 80 feet	
2-j. 95 feet	2-y. 49 feet	2-nn. 65 feet	
2-k. 64 feet	2-z. 25 feet	2-oo. 80 feet	
2-l. 28 feet	2-aa. 60 feet	2-pp. 98 feet	
2-m. 90 feet	2-bb. 58 feet		
2-n. 10 feet	2-cc. 75 feet		
2-o. 45 feet	2-dd. 65 feet		

3. Sections 409.3., 409.4.A., 409.4.C., 409.8.A.2. and 409.8.A.6. (B.C.Z.R.)(Lot 5)
To allow the current parking configuration as indicated on the Plan.

4. Section 450.5.B.4.A. (B.C.Z.R.)
To allow an existing free-standing sign to be within 20 feet of another existing free-standing sign, having an area greater than 8 S.F., in lieu of the minimum 100 feet.

5. Section 450.6.A.3. (B.C.Z.R.)
To allow existing signage to be located within a possible future public road right-of-way.

6. Section 1A04.3.A. (B.C.Z.R.) and Section 300.2 (B.C.Z.R.)
To allow a 55 foot a building height in lieu of 35 feet. (Carter House).

7. Section 450.4.F. (B.C.Z.R.)
To allow two (+) Identification Signs on a single frontage in lieu of one (1) Identification Sign on each frontage as permitted.

8. Section 450.4.3 (B.C.Z.R.)
To allow existing directional signs to each have an area of 6.6 S.F. in lieu of the required 3 S.F. (For a total of 8 existing directional signs).

SPECIAL HEARING

To amend the site plan previously approved in Case No. 98-365-A and to approve use permits for existing signs on St. Timothy's campus.

7/14/98

BUILDING TO BUILDING SETBACK MATRIX

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	II	JJ	KK	LL	MM	NN	OO	PP	QQ	RR	SS	TT	UU	VV	WW	XX	YY	ZZ
A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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* Indicates approved per Case No. 98-365-A (June 25, 1998)

PLAT TO ACCOMPANY ZONING PETITIONS & DEVELOPM

BRIDLE RIDGE

D.S.THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENGIN (410) 944-3647

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