ZONING COMMISSIONERS RULING
CASE NO. 99-477-SPHA

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of July, 1999 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in prior Case No. 97-521-SPHA and to confirm that this property is not subject to Residential Transition Area (RTA) requirements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as set forth on Exhibit 1 attached hereto, be and is hereby GRANTED, subject to the following restrictions:

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 If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

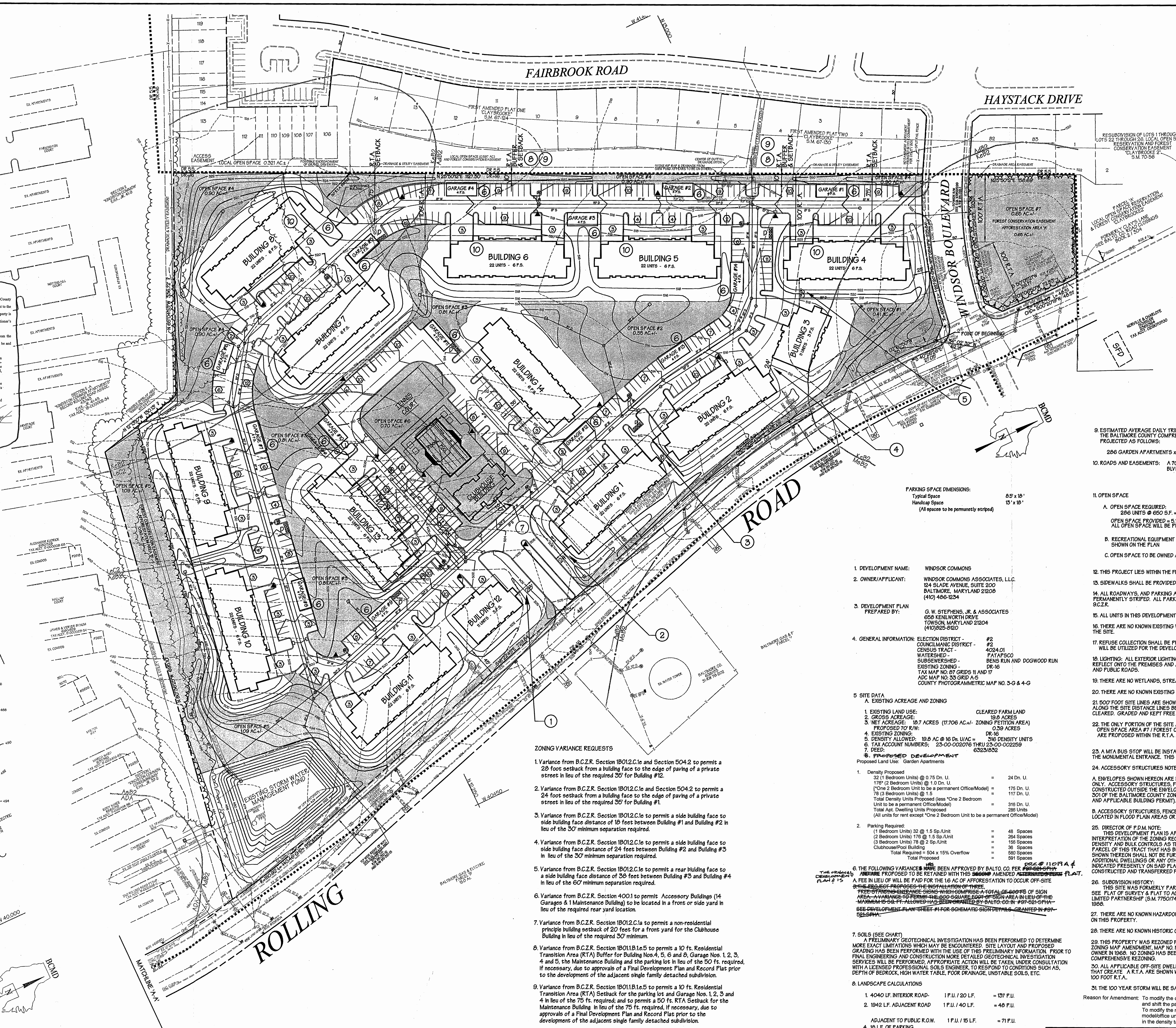
2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the Office of Planning and the County's Landscape Architect.

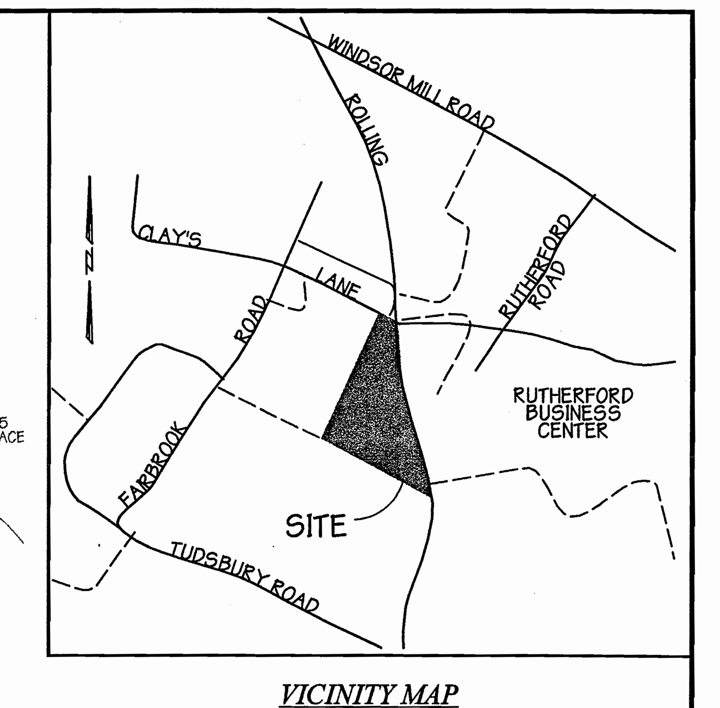
3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

The following variance was granted By the Baltimore County Zoning Commissioner per Case #97-521 SPHA and is proposed to be retained as part of Case # 99-477 SPHA: The project proposes the installation of three, freestanding entrance signs, which comprise a total of 600 SF of sign area. A variance to permit the 600 SF of sign has been granted by the Zoning Commissioner in Case # ~~99-477 SPHA~~: 94-86-A





VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- EXIST. RIGHT-OF-WAY LINE
- EXIST. ZONING LINE
- TRACT BOUNDARY
- PROP. SETBACK LINE
- EXIST. CONTOUR
- PROP. CONTOUR
- SOILS LINE
- WALKING PATH
- PROP. OPEN SPACE

PLAN
SCALE: 1" = 50'

PARKING SPACE DIMENSIONS:

Typical Space	8.5' x 18'
Handicap Space	13' x 18'

(All spaces to be permanetly striped)

ZONING VARIANCE REQUESTS

1. Variance from B.C.Z.R. Section 1B01.2.C.1e and Section 504.2 to permit a 28 foot setback from a building face to the edge of paving of a private street in lieu of the required 35' for Building #12.

2. Variance from B.C.Z.R. Section 1B01.2.C.1e and Section 504.2 to permit a 24 foot setback from a building face to the edge of paving of a private street in lieu of the required 35' for Building #1.

3. Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a side building face to side building face distance of 18 feet between Building #1 and Building #2 in lieu of the 30' minimum separation required.

4. Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a side building face to side building face distance of 24 feet between Building #2 and Building #3 in lieu of the 30' minimum separation required.

5. Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a rear biulding face to a side building face distance of 38 feet between Building #3 and Building #4 in lieu of the 60' minimum separation required.

6. Variance from B.C.Z.R. Section 400.1 to permit Accessory Buildings (14 Garages & 1 Maintenance Building) to be located in a front or side yard in lieu of the required rear yard location.

7. Variance from B.C.Z.R. Section 1B01.2.C.1a to permit a non-residential principle building setback of 20 feet for a front yard for the Clubhouse Building in lieu of the required 30' minimum.

8. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a 10 ft. Residential Transition Area (RTA) Buffer for Building Nos. 4, 5, 6 and 8, Garage Nos. 1, 2, 3, 4 and 5, the Maintenance Building and the parking lot in lieu of the 50 ft. required, if necessary, due to approvals of a Final Development Plan and Record Plat prior to the development of the adjacent single family detached subdivision.

9. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a 10 ft. Residential Transition Area (RTA) Setback for the parking lot and Garage Nos. 1, 2, 3 and 4 in lieu of the 75 ft. required; and to permit a 50 ft. RTA Setback for the Maintenance Building in lieu of the 75 ft. required, if necessary, due to approvals of a Final Development Plan and Record Plat prior to the development of the adjacent single family detached subdivision.

10. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a building height within the Residential Transition Area (RTA) of 38 ft. for Building Nos. 4, 5, and 6 and 45 ft. for Building No.8 in lieu of the 35 ft. building height permitted, due to approvals of a Final Development Plan and Record Plat prior to the development of the adjacent single family detached subdivision.

11. Special Hearing to amend the site plan approved in Case No.: 97-521-SPHA and to confirm that this property is not subject to the Residential Transition Area Requirements due to approvals of Final Development Plan and Record Plat prior to the development fo the adjacent single family detached subdivision.

1. DEVELOPMENT NAME: WINDSOR COMMONS

2. OWNER/APPLICANT: WINDSOR COMMONS ASSOCIATES, L.L.C.
124 SLADE AVENUE, SUITE 200
BALTIMORE, MARYLAND 21208
(410) 486-1234

3. DEVELOPMENT PLAN PREPARED BY: G. W. STEPHENS, JR. & ASSOCIATES
658 KENILWORTH DRIVE
TOWSON, MARYLAND 21204
(410)825-8120

4. GENERAL INFORMATION:

ELECTION DISTRICT -	#2
COUNCILMANIC DISTRICT -	#2
CENSUS TRACT -	4024.01
WATERSHED -	PATAPSCO
SUBSEWERSHED -	BENS RUN AND DOGWOOD RUN
EXISTING ZONING -	DR-16
TAX MAP NO: 87 GRIDS 11 AND 17	
ADC MAP NO: 33 GRID A-5	
COUNTY PHOTOGRAMMETRIC MAP NO. 3-G & 4-G	

5 SITE DATA
A. EXISTING ACREAGE AND ZONING

1. EXISTING LAND USE: CLEARED FARM LAND
2. GROSS ACREAGE: 19.8 ACRES
3. NET ACREAGE: 18.7 ACRES (17.706 AC.+/- ZONING PETITION AREA)
PROPOSED 70' R/W: 0.39 ACRES
4. EXISTING ZONING: DR-16
5. DENSITY ALLOWED: 19.8 AC @ 16 Dn. U/AC = 316 DENSITY UNITS
6. TAX ACCOUNT NUMBERS; 23-00-002076 THRU 23-00-002259
7. DEED: 6323/832

B. PROPOSED DEVELOPMENT
Proposed Land Use: Garden Apartments

1. Density Proposed

32 (1 Bedroom Units) @ 0.75 Dn. U.	=	24 Dn. U.
176* (2 Bedroom Units) @ 1.0 Dn. U.		
[*One 2 Bedroom Unit to be a permanent Office/Model]	=	175 Dn. U.
78 (3 Bedroom Units) @ 1.5	=	117 Dn. U.
Total Density Units Proposed (less *One 2 Bedroom Unit to be a permanent Office/Model)	=	316 Dn. U.
Total Apt. Dwelling Units Proposed		286 Units

(All units for rent except *One 2 Bedroom Unit to be a permanent Office/Model)

2. Parking Required:

(1 Bedroom Units) 32 @ 1.5 Sp./Unit	=	48 Spaces
(2 Bedroom Units) 176 @ 1.5 Sp./Unit	=	264 Spaces
(3 Bedroom Units) 78 @ 2 Sp./Unit	=	156 Spaces
Clubhouse/Pool Building	=	36 Spaces
Total Required = 504 x 15% Overflow	=	580 Spaces
Total Proposed	=	591 Spaces

6. THE FOLLOWING VARIANCES ~~HAVE~~ HAS BEEN APPROVED BY BALTO. CO. PER ~~#97-521-SPHA~~ DRC # 11019A & ~~AND ARE~~ PROPOSED TO BE RETAINED WITH THIS ~~SECOND~~ AMENDED ~~ALTERNATE 2 PLAN~~ PLAT. THE ORIGINAL DEVELOPMENT PLAN & IS
A. FEE IN LIEU OF WILL BE PAID FOR THE 1.6 AC OF AFFORESTATION TO OCCUR OFF-SITE
~~B. THE PROJECT PROPOSES THE INSTALLATION OF THREE, FREE-STANDING ENTRANCE SIGNS WHICH COMPRISE A TOTAL OF 600 FS OF SIGN AREA. A VARIANCE TO PERMIT THE 600 SQUARE FOOT OF SIGN AREA IN LIEU OF THE MAXIMUM 15 SQ. FT. ALLOWED HAS BEEN GRANTED BY BALTO. CO. IN #97-521-SPHA SEE DEVELOPMENT PLAN SHEET #1 FOR SCHEMATIC SIGN DETAILS GRANTED IN #97-521-SPHA.~~

7. SOILS (SEE CHART)
A PRELIMINARY GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED TO DETERMINE MORE EXACT LIMITATIONS WHICH MAY BE ENCOUNTERED. SITE LAYOUT AND PROPOSED GRADING HAS BEEN PERFORMED WITH THE USE OF THIS PRELIMINARY INFORMATION. PRIOR TO FINAL ENGINEERING AND CONSTRUCTION MORE DETAILED GEOTECHNICAL INVESTIGATION SERVICES WILL BE PERFORMED, APPROPRIATE ACTION WILL BE TAKEN, UNDER CONSULTATION WITH A LICENSED PROFESSIONAL SOILS ENGINEER, TO RESPOND TO CONDITIONS SUCH AS, DEPTH OF BEDROCK, HIGH WATER TABLE, POOR DRAINAGE, UNSTABLE SOILS, ETC.

8. LANDSCAPE CALCULATIONS

1. 4040 LF. INTERIOR ROAD-	1 P.U. / 20 L.F.	= 137 P.U.
2. 1942 L.F. ADJACENT ROAD	1 P.U. / 40 L.F.	= 48 P.U.
ADJACENT TO PUBLIC R.O.W.	1 P.U. / 15 L.F.	= 71 P.U.
4. 18 L.F. OF PARKING ADJACENT TO R.O.W.	1 P.U. / 15 L.F.	= 1 P.U.
5. 275 L.F. DUMPSTER SCREENING	1 P.U. / 15 L.F.	= 18 P.U.
TOTAL PLANTING UNITS REQUIRED		= 275 P.U.
TOTAL PLANTING UNITS PROPOSED		= 275 P.U.

9. ESTIMATED AVERAGE DAILY TRIPS (ADT'S): AVERAGE DAILY TRIPS AS CALCULATED FROM THE BALTIMORE COUNTY COMPREHENSIVE MANUAL OF THE DEVELOPMENT POLICY ARE PROJECTED AS FOLLOWS:

286 GARDEN APARTMENTS x 6.5 = 1859 ADT'S

10. ROADS AND EASEMENTS: A 70' RIGHT OF WAY FOR THE EXTENSION OF WINDSOR BLVD. HAS BEEN DEDICATED TO BALTIMORE COUNTY.

11. OPEN SPACE

A. OPEN SPACE REQUIRED:
286 UNITS @ 650 S.F. = 4.27 ACRES
OPEN SPACE PROVIDED = 5.13 ACRES
ALL OPEN SPACE WILL BE PRIVATELY OWNED AND MAINTAINED

B. RECREATIONAL EQUIPMENT WILL BE INSTALLED IN THE PRIVATE OPEN SPACE AREAS AS SHOWN ON THE PLAN

C. OPEN SPACE TO BE OWNED AND MAINTAINED BY THE OWNER.

12. THIS PROJECT LIES WITHIN THE FEATHERBED LANE ELEMENTARY SCHOOL SERVICE AREA

13. SIDEWALKS SHALL BE PROVIDED IN FRONT OF ALL BUILDINGS.

14. ALL ROADWAYS, AND PARKING ARE TO BE PAVED WITH BITUMINOUS CONCRETE AND PERMANENTLY STRIPED. ALL PARKING SPACES SHALL CONFORM TO SECTION 409.4 OF THE B.C.Z.R.

15. ALL UNITS IN THIS DEVELOPMENT SHALL BE RENTAL UNITS.

16. THERE ARE NO KNOWN EXISTING WELLS, SEPTIC SYSTEMS OR UNDERGROUND TANKS ON THE SITE.

17. REFUSE COLLECTION SHALL BE PROVIDED BY BALTIMORE COUNTY. DUMPSTER SERVICE WILL BE UTILIZED FOR THE DEVELOPMENT.

18. LIGHTING: ALL EXTERIOR LIGHTING ONSITE SHALL BE ARRANGED AND DIRECTED SO AS TO REFLECT ONTO THE PREMISES AND AWAY FROM ALL ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC ROADS.

19. THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS, OR FORESTS ON THIS PROPERTY.

20. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC AREAS ON SITE.

21. 500' FOOT SITE LINES ARE SHOWN AT THE ACCESS DRIVE ONTO ROLLING ROAD. THE AREA ALONG THE SITE DISTANCE LINES BETWEEN THE ENTRANCES AND CURBS, MUST BE CLEARED. GRADED AND KEPT FREE ON ANY OBSTRUCTIONS.

22. THE ONLY PORTION OF THE SITE AFFECTED BY A RESIDENTIAL TRANSITION AREA IS THE OPEN SPACE AREA #7 / FOREST CONSERVATION EASEMENT. NO BUILDINGS OR PARKING ARE PROPOSED WITHIN THE R.T.A. AREA

23. A MTA BUS STOP WILL BE INSTALLED BY MTA ALONG ROLLING ROAD, 200 FEET +/- SOUTH OF THE MONUMENTAL ENTRANCE. THIS WILL SERVE THE NO. 77 BUS LINE.

24. ACCESSORY STRUCTURES NOTE:

A. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDING ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMIT).

B. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

25. DIRECTOR OF P.D.M. NOTE:
THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF P.D.M. BASED ON THIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY OTHER PURPOSED DEVELOPMENT OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

26. SUBDIVISION HISTORY:
THIS SITE WAS FORMERLY PART OF THE W. BENTON SAUTER PROPERTY (E.H.K. 6323/832) SEE PLAT OF SURVEY & PLAT TO ACCOMPANY DESCRIPTION FOR THE LAND OF COSCAN/ADLER LIMITED PARTNERSHIP (S.M. 7750/744) PREPARED BY DAFT MCCUNE & WALKER OCTOBER 17, 1988.

27. THERE ARE NO KNOWN HAZARDOUS MATERIALS OR UNDERGROUND FUEL STORAGE TANKS ON THIS PROPERTY.

28. THERE ARE NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES ON THIS PROPERTY.

29. THIS PROPERTY WAS REZONED FROM RC-3 TO DR-16 AS PART OF THE 1984 COMPREHENSIVE ZONING MAP AMENDMENT, MAP NO. NW-4G. PROPERTY WAS PURCHASED BY PRESENT OWNER IN 1968. NO ZONING HAS BEEN UTILIZED FROM THIS PROPERTY SINCE THE 1984 COMPREHENSIVE REZONING.

30. ALL APPLICABLE OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES THAT CREATE A R.T.A. ARE SHOWN WITH THE REQUIRED 150 FOOT DISTANCE DIMENSIONS AND 100 FOOT R.T.A..

31. THE 100 YEAR STORM WILL BE SAFELY CONVEYED OFF THE SITE.

Reason for Amendment: To modify the clubhouse footprint, rotate the pool 90 degrees and shift the parking/roadway and Building # 13 accordingly. To modify the number of 2 & 3-bedroom units, create a model/office unit that is not to be rented and reflect this change in the density tabulation.

AMENDED
PLAT TO ACCOMPANY PETITIONS FOR ZONING VARIANCES
WINDSOR COMMONS
PLAT REF. 69-111

CASE # 99-477-SPHA
12/11/00
APPROVED FOR S+I
SEE LTR. DATED 12/11/00
PLANNER II

ROLLING ROAD *BALTIMORE COUNTY*

Election District 2
Councilmanic District 2
Scale: 1" = 50'

Tax Map 87 - Parcel 703
MAY 26, 1999 REVISED 11/20/00
Sheet 1 of 1

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

STATE OF MARYLAND DAVID LLOYD MARTIN No. 176 REGISTERED LANDSCAPE ARCHITECT

DEVELOPER
WINDSOR COMMONS ASSOCIATES, L.L.C.
124 SLADE AVENUE, SUITE 200
BALTIMORE, MARYLAND 21208
PHONE: 410-486-1234
CONTACT: JOHN COLVIN

OWNER
WINDSOR COMMONS ASSOCIATES, L.L.C.
124 SLADE AVENUE, SUITE 200
BALTIMORE, MARYLAND 21208
PHONE: 410-486-1234
CONTACT: JOHN COLVIN

...\cad\micro\8937zoning_plat.s01 May. 26, 1999 12:55:42

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE – SW/Corner Windsor Boulevard and Rolling Road (Windsor Commons) 2nd Election District 2nd Councilmanic District	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
	*	Case No. 99-477-SPHA
Windsor Commons Assoc., L.L.C. Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Windsor Commons Associates, L.L.C., by John B. Colvin, Member, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved site plan in prior Case No. 97-521-SPHA and to confirm that this property is not subject to Residential Transition Area (RTA) requirements. In addition, a series of zoning variances are requested as they relate to building setbacks for residential buildings and accessory garages. The variances requested are more particularly shown on the attached itemized list, which is appended to these Findings of Fact and Conclusions of Law as Exhibit 1, and more particularly described on the site plan submitted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the request were John B. Colvin, a representative of the Windsor Commons Associates, L.L.C., property owners, Rick Chadsey, Civil Engineer who prepared the site plan, and Robert A. Hoffman, Esquire, attorney for the Petitioners. Appearing as interested citizens were Tyrone and Vanessa Jones, nearby property owners.

An examination of the site plan reveals that the subject property is an irregular shaped parcel with frontage primarily on Rolling Road with limited access thereto by way of Windsor Boulevard. The property consists of a gross area of 19.8 acres, more or less, zoned D.R.16, and is proposed for development with garden apartments to be known as Windsor Commons. As shown

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Date 7/23/99
By

on the plan, there will be 286 units total, broken down into 52 one-bedroom units; 156 two-bedroom units, and 78 three-bedroom units. In addition, the plan features a series of freestanding garages which will be available to the tenants. Other amenities to be offered include a swimming pool, clubhouse building, and tennis courts. The site plan offered into evidence as Petitioner's Exhibit 1 clearly depicts the layout of the proposed development, the road system contemplated therein, as well as the landscaping proposed for this project.

The proposal under consideration by me at this time is not the first plan for this parcel. In fact, the subject property has been considered for development through a series of plans. The original development plan (Exhibit 3) proposed a combination of apartments, townhouses and condominiums. This plan was amended after its approval (Exhibit 4). Thereafter, in Case No. 97-521-SPHA, the Petitioners were granted special hearing and variance relief by Deputy Zoning Commissioner Timothy M. Kotroco to permit the then proposed development.

At the hearing before me, Mr. Chadsey presented an amended plan and explained each of the variance requests proposed. He described the property and cited its unusual shape and topography as conditions which support the requested relief. Additionally, he opined that the proposed plan represents an appropriate development for this site which will not adversely impact existing development in the area.

Mr. & Mrs. Tyrone Jones appeared as interested persons. They reside on Cunningham Drive in a residential development adjacent to the subject property. The Jones raised several questions regarding landscaping, traffic access, and the nature of the proposed development.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment, the proposed plan is appropriate and should be approved. I am also satisfied that the Petitioner has met the requirements for variance relief as set out in Section 307 of the B.C.Z.R. and as construed by the case law. The uniqueness of the property is derived from its configuration and topography. Moreover, a denial of the request would result in a practical difficulty and unreasonable hardship for the Petitioners. Lastly, I am satisfied that the development as proposed will not be detrimental to adjacent properties.

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It is also to be noted that a Zoning Plans Advisory Committee (ZAC) comment was received from the Office of Planning. Their comment endorses the proposed project; however, states that the applicant must submit a landscape plan for review and approval by the Office of Planning prior to the issuance of any permits. I will incorporate this requirement as a condition precedent to the granting of the special hearing and variance relief. Petitioner's Exhibit 1 indeed indicates that landscaping is proposed for this property. Information developed from the Office of Planning revealed that the County enjoys a right-of-way along the west (top) side of the subject tract. Apparently, under one of the original proposals, the applicant agreed to off-site landscaping in order to provide additional buffer between the project and the houses which abut the property and front Fairbrook Road.

Apparently, the County remains agreeable to utilization of its right-of-way to provide landscaping. Thus, I will leave to the discretion of the Office of Planning and County Landscape Architect whether a buffer greater than that proposed on Petitioner's Exhibit 1 should be implemented in that area. Although the buildings on that portion of the tract have been moved further away from that property line, garages are located adjacent thereto, as is a parking lot. Thus, a dense buffer is appropriate.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of July, 1999 that the Petition for special Hearing to approve an amendment to the previously approved site plan in prior Case No. 97-521-SPHA and to confirm that this property is not subject to Residential Transition Area (RTA) requirements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as set forth on Exhibit 1 attached hereto, be and is hereby GRANTED, subject to the following restrictions:

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Date 7/23/99
By

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

2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the Office of Planning and the County's Landscape Architect.

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 7/23/99
By

Baltimore County
Zoning Commissioner

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

July 23, 1999

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
SW/Corner Windsor Boulevard and Rolling Road
(Windsor Commons)
2nd Election District – 2nd Councilmanic District
Windsor Commons Assoc., LLC – Petitioners
Case No. 99-477-SPHA

Dear Mr. Hoffman:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. John B. Colvin, Windsor Commons Assoc., LLC
124 Slade Avenue, Baltimore, Md. 21208
Mr. & Mrs. Tyrone Jones
2803 Cunningham Drive, Baltimore, Md. 21244
Mr. Rick Chadsey, G. W. Stephens, Jr. & Assoc., Inc.
1020 Cromwell Bridge Road, Towson, Md. 21286
People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Variance AND SPECIAL HEARING

to the Zoning Commissioner of Baltimore County

for the property located at Southwest Corner of Windsor Boulevard and Rolling Road

which is presently zoned **DR 16**

This Petition shall be filed with the Department of Permits and 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

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

To be determined at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name – Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

Windsor Commons Associates LLC
Name – Type or Print

By:
Signature

John B. Colvin, Member
Name – Type or Print

Signature

124 Slade Avenue 410-486-1234
Address Telephone No.

Baltimore MD 21208
City State Zip Code

Attorney for Petitioner:

Robert A. Hoffman
Name – Type or Print

Signature

Venable, Baetjer and Howard, LLP
Company

210 Allegheny Ave (410) 494-6200
Address Telephone No.

Towson MD 21204
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman, Venable, Baetjer and Howard, LLP
Name

210 Allegheny Ave (410) 494-6200
Address Telephone No.

Towson MD 21204
City State Zip Code

ORDER RECEIVED FOR FILING
Date
By

Case No. 99-477-SPHA

REV 9/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2-3 hrs

UNAVAILABLE FOR HEARING –

Reviewed By MDK Date 5/26/99

Windsor Commons
Petition for Zoning Variance and Special Hearing

1. **Variance from B.C.Z.R. Section 1B01.2.C.1e and Section 504.2 to permit a 28 ft setback from a building face to the edge of paving of a private street in lieu of the required 35 ft. for Building #12.**

2. **Variance from B.C.Z.R. Section 1B01.2.C.1e and Section 504.2 to permit a 24 ft. setback from a building face to the edge of paving of a private street in lieu of the required 35 ft. for Building #12 #1.** respectively.

3. **Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a side building face to side building face distance of 18 ft. between Building #1 and Building #2 in lieu of the 30 ft. minimum separation required.**

4. **Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a side building face to side building face distance of 24 ft. between Building #2 and Building #3 in lieu of the 30 ft. minimum separation required.** Both

5. **Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a rear building face to a side building face distance of 38 ft. between Building #3 and Building #4 in lieu of the 60 ft. minimum separation required.**

6. **Variance from B.C.Z.R. Section 400.1 to permit Accessory Buildings (14 Garages & One Maintenance Building) to be located in a front or side yard in lieu of the required rear yard location.**

7. **Variance from B.C.Z.R. Section 1B01.2.C.1a to permit a non-residential principle building setback of 20 ft. for a front yard for the Clubhouse Building in lieu of the required 30 ft. minimum.**

8. **Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a 10 ft. Residential Transition Area (RTA) Buffer for Building Nos. 4, 5, 6 and 8, Garage Nos. 1, 2, 3, 4, and 5, the Maintenance Building and the parking lot in lieu of the 50 ft. required, if necessary.**

9. **Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a 10 ft. Residential Transition Area (RTA) Setback for the parking lot and Garage Nos. 1, 2, 3 and 4 in lieu of the 75 ft. required; and to permit a 50 ft. RTA Setback for the maintenance building in lieu of the 75 ft. required, if necessary.**

both

ORDER RECEIVED FOR FILING
Date 7/23/99
By

10. **Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a building height within a Residential Transition Area (RTA) of 38 ft. for Building Nos. 4, 5 and 6, and 45 ft. for Building No. 8 in lieu of the 35 ft. building height permitted, if necessary.**

11. **Special Hearing to amend the site plan approved in Case No.: 97-521-SPHA and to confirm that this property is not subject to the Residential Transition Area Requirements.**

TO1DOCS1/BAW01/#83640 v1

ORDER RECEIVED FOR FILING
Date 11/23/07
By

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany
Variance Petition for Windsor Commons

DATE: May 11, 1999

Beginning at a point on the westerly right-of-way of Rolling Road, said point being South 34 degrees 02 minutes 32 seconds West 62.14 feet more or less, from a point formed by the intersection of the centerlines of Rolling Road and Windsor Boulevard running thence leaving said point of beginning, along the following 10 courses.

1. Running thence along said westerly right-of-way of Rolling Road South 02 degrees 06 minutes 50 seconds West 35.75 feet,
2. Continuing along said westerly right-of-way of Rolling Road on a curve to the left having a radius 1467.39 feet and arc distance of 440.13 feet, said curve being subtended by a chord South 07 degrees 47 minutes 12 seconds East 438.48 feet,
3. South 16 degrees 22 minutes 45 seconds East 729.84 feet,
4. Continuing along said westerly right-of-way of Rolling Road on a curve to the right having a radius 110.92 feet and arc distance of 140.46 feet, said curve being subtended by a chord South 12 degrees 45 minutes 33 seconds East 140.36 feet,
5. Leaving said westerly right-of-way of Rolling Road along the southerly property line common with Section 1, Kingston Commons as recorded in the Baltimore County Land Records, EHK, Jr. 37/02, North 80 degrees 36 minutes 25 seconds West 695.10 feet,
6. Thence along the southerly property line common with Section 11-A, Kingston Commons as recorded in the Baltimore County Land Records, EHK, Jr. 41/43, North 12 degrees 13 minutes 10 seconds West 130.13 feet,
7. Continuing along said southerly property line common with Section 11-A, Kingston Commons as recorded in the Baltimore County Land Records, EHK, Jr. 41/43 and Section 11, Kingston Commons as recorded in the Baltimore County Land Records, EHK, Jr. 41/09, North 65 degrees 04 minutes 53 seconds West 336.72 feet,
8. Leaving said southerly property line commencing along the westerly property line on the common property line with Plat One, Claybrook as recorded in the Baltimore County Land Records, SM 67/129, North 25 degrees 50 minutes 12 seconds East 1127.30 feet, to a point on the southerly right-of-way of Windsor Boulevard,
9. Continuing along said southerly right-of-way of Windsor Boulevard, on a curve to the left having a radius 600.00 feet and arc distance 227.20 feet, said curve being subtended by a chord North 72 degrees 08 minutes 49 seconds West 225.84 feet, to the southwest right-of-way of the intersection of Rolling Road and Windsor Boulevard
10. Continuing along said southwest right-of-way of the intersection of Rolling Road and Windsor Boulevard, South 40 degrees 26 minutes 26 seconds East 27.05 feet, to the point of beginning.

BOARD FOR PROFESSIONAL ENGINEERS
14338
FREDERICK N. CHADSEY
STATE OF MARYLAND

Containing 17.706 Acres of land more or less.

99-477-SPHA

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.

410-825-8120 • FAX 410-583-0288

99-477-SPHA

BALTIMORE COUNTY, MAR AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 065377

DATE 5/26/99

ACCOUNT 01-615

Item: 477
By MSK

AMOUNT $ 500.00

RECEIVED FROM: Kenneth Baetjer - Thomas Lee - Swift ... Corporation
2 Hr. Rt.

FOR: 020 - Comm. Variance — $ 250.00
140 - Comm. Special Ex. — $ 250.00

99-477-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS DATE TIME
5/27/1999 5/27/1999 15:30:41
ACCOUNT CASHIER MSR MES DRAWER
5 SPH ZONING VERIFICATION
Receipt # 105501
CR NO. 065377
Spec Ext 500.00
500.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 067095

DATE 6/18/99 ACCOUNT 001-6150

AMOUNT $ 100.00 (WCR)

RECEIVED FROM: Venable Baetjer & Howard

FOR: Revised Plats Case #99-477-SPHA

Drop Off/No Review Windsor Commons

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
6/29/1999	6/28/1999	15:16:50

REG WS06 CASHIER KMCM KXM DRAWER 4
Dep 5 528 ZONING VERIFICATION
Receipt # 077356 OPLN
CR NO. 067095

Recpt Tot 100.00
100.00 CK .00 CA
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: #99-477-SPHA
SWC Windsor Boulevard and Rolling Road (Windsor Commons)
2nd Election District - 1st Councilmanic District
Legal Owner(s): Windsor Commons Associates LLC

Special Hearing: to amend the site plan approved in case number 97-521-SPHA and to confirm that this property is not subject to the Residential Transition Area requirements. **Variance:** to permit a 28-foot setback and a 24-foot setback from a building face to the edge of paving of a private street in lieu of the required 35 feet for Building #12 and #1, respectively; to permit 18 feet between Building #1 and Building #2; to permit 24 feet between Building #2 and Building #3 both in lieu of the 30-foot minimum separation required; to permit a rear building face to a side building face distance of 38 feet between Building #3 and Building #4 in lieu of the 60-foot minimum separation required; to permit accessory buildings (14 garages and 1 maintenance building) to be located in a front or side yard in lieu of the required rear yard; to permit a principal building setback of 20 feet in lieu of the required 30-foot minimum; to permit a 10-foot Residential Transition Area (RTA) setback and to permit a 50-foot RTA setback both in lieu of the 75 feet required. if necessary; and to permit a building height within a RTA of 38 feet and 45 feet in lieu of the 35-foot building height permitted, if necessary.

Hearing: Tuesday, July 6, 1999 at 1:30 p.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

6/265 June 17 C319762

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/17/, 1999

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 6/17/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

[redacted]

CERTIFICATE OF POSTING

RE: Case No 99-477-SPHA

Petitioner/Developer WINDSOR COMMONS ETAL
~~ROB HOFFMAN, ESQ~~

Date of Hearing/Closing 7/6/99

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

Attention. Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at WINDSOR BLVD @ ROLLING RD. (BOTH)

The sign(s) were posted on 6/18/99
(Month, Day, Year)

Sincerely,

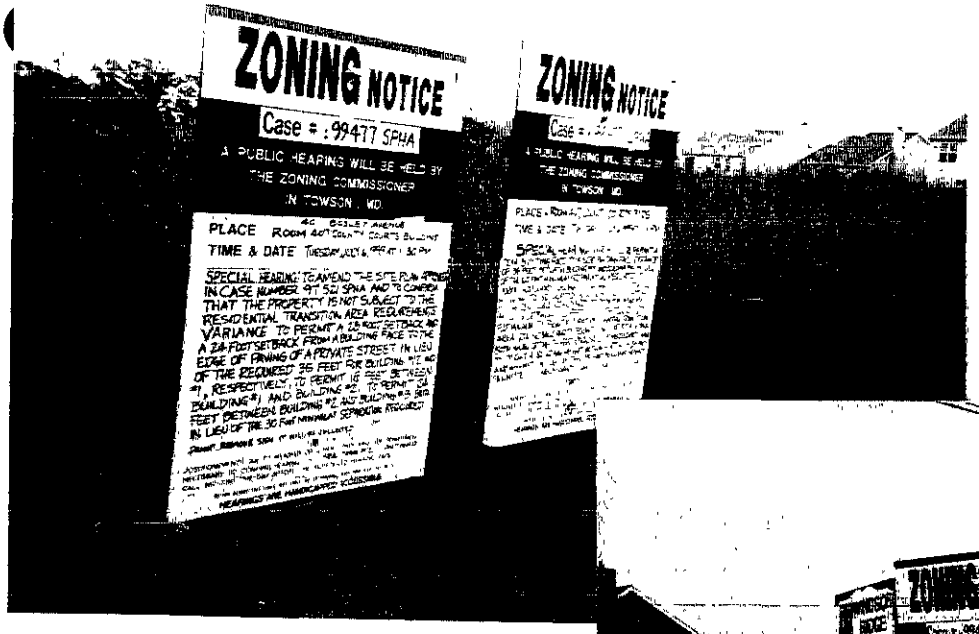
Patrick M O'Keefe 6/20/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571



CERTIFICATE OF POSTING

RE Case No 99-477-SPHA

Petitioner/Developer WINDSOR COMMONS, ETAL
C/O ROBERT HOFFMAN, ESQ

Date of Hearing/Closing 7/6/99

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

Attention Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at SWC - WINDSOR BLVD @ ROLLING ROAD. (BOTH STREETS)

The sign(s) were posted on 6/18/99
(Month, Day, Year)

Sincerely,

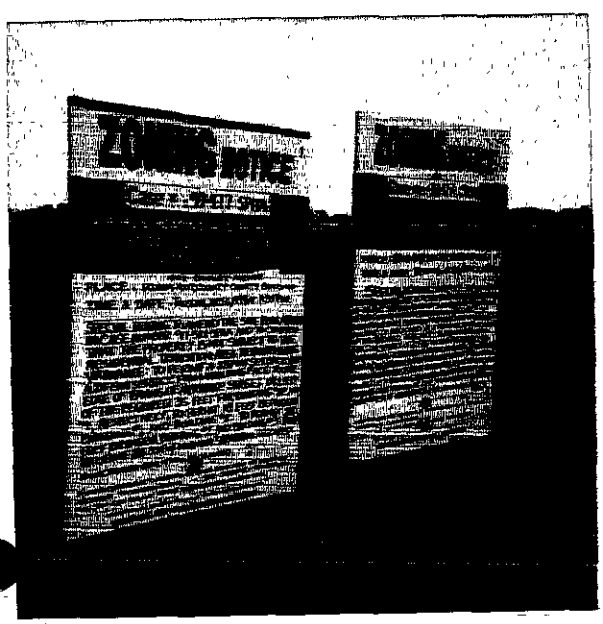
Patrick M. O'Keefe 6/20/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



99-477 SPHA
SWC WINDSOR BLVD @ ROLLING RD.
Y.B.H.
6/18/99 7/6/99

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: 99-477-SPHA

Petitioner: Windsor Commons Associates, LLC

Address or Location: Southwest Corner of Windsor Blvd. and Rolling Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara W. Ormond, Legal Assistant

Address: Venable, Baetjer & Howard, LLP
210 Allegheny Avenue Towson Md 21204

Telephone Number: 410-494-6201

Revised 2/20/98 - SCJ

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

June 9, 1999

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: 99-477-SPHA
SWC Windsor Boulevard and Rolling Road (Windsor Commons)
2nd Election District – 2nd Councilmanic District
Legal Owner: Windsor Commons Associates LLC

Special Hearing to amend the site plan approved in case number 97-521-SPHA and to confirm that this property is not subject to the Residential Transition Area requirements. Variance to permit a 28-foot setback and a 24-foot setback from a building face to the edge of paving of a private street in lieu of the required 35 feet for Building #12 and #1, respectively; to permit 18 feet between Building #1 and Building #2; to permit 24 feet between Building #2 and Building #3 both in lieu of the 30-foot minimum separation required; to permit a rear building face to a side building face distance of 38 feet between Building #3 and Building #4 in lieu of the 60-foot minimum separation required; to permit accessory buildings (14 garages and 1 maintenance building) to be located in a front or side yard in lieu of the required rear yard; to permit a principal building setback of 20 feet in lieu of the required 30-foot minimum; to permit a 10-foot Residential Transition Area (RTA) setback and to permit a 50-foot RTA setback both in lieu of the 75 feet required, if necessary; and to permit a building height within a RTA of 38 feet and 45 feet in lieu of the 35-foot building height permitted, if necessary.

HEARING: Tuesday, July 6, 1999 at 1:30 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Robert A. Hoffman, Esquire
Windsor Commons Associates LLC

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 21, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
June 17, 1999 Issue – Jeffersonian

Please forward billing to:
Barbara W. Ormord, Legal Assistant 410-494-6201
Venable, Baetjer and Howard
210 Allegheny 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: 99-477-SPHA
SWC Windsor Boulevard and Rolling Road (Windsor Commons)
2nd Election District – 2nd Councilmanic District
Legal Owner: Windsor Commons Associates LLC

Special Hearing to amend the site plan approved in case number 97-521-SPHA and to confirm that this property is not subject to the Residential Transition Area requirements. Variance to permit a 28-foot setback and a 24-foot setback from a building face to the edge of paving of a private street in lieu of the required 35 feet for Building #12 and #1, respectively; to permit 18 feet between Building #1 and Building #2; to permit 24 feet between Building #2 and Building #3 both in lieu of the 30-foot minimum separation required; to permit a rear building face to a side building face distance of 38 feet between Building #3 and Building #4 in lieu of the 60-foot minimum separation required; to permit accessory buildings (14 garages and 1 maintenance building) to be located in a front or side yard in lieu of the required rear yard; to permit a principal building setback of 20 feet in lieu of the required 30-foot minimum; to permit a 10-foot Residential Transition Area (RTA) setback and to permit a 50-foot RTA setback both in lieu of the 75 feet required, if necessary; and to permit a building height within a RTA of 38 feet and 45 feet in lieu of the 35-foot building height permitted, if necessary.

HEARING: Tuesday, July 6, 1999 at 1:30 p.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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 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

July 2, 1999

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case No.: 99-477-SPHA, Petitioner: Windsor Commons Associates, LLC,
Location: SWC Windsor Boulevard and Rolling Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 26, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

June 16, 1999

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 7, 1999

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,

468, 469, 470, 471, 472, 474, 475, 476, 477, 478, 479,

480, 483, 484, AND 485

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

cc: File

RECEIVED JUN 2 1 199

Printed with Soybean ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: June 16, 1999

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS

SUBJECT: Zoning Item #477

Windsor Commons

Zoning Advisory Committee Meeting of June 14, 1999

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

__X__ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____

RECEIVED JUN. 2 1. 1999

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: June 16, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for June 14, 1999
Item Nos. 456, 459, 460, 461, 462, 464, 466, 467, 468, 469, 471, 472, 474, 475, 476, 477, 482, 483, 484, & 485

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC06149.NOC

RECEIVED JUN 2 1 1999

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 15, 1999

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

SUBJECT: Windsor Commons

INFORMATION:

Item Number: 477

Petitioner: Windsor Commons Associates, LLC

Zoning: DR 16

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the applicant's request provided a landscape plan is submitted to the Office of Planning for review and approval prior to the issuance of permits.

Section Chief: _____

AFK/JL

C:\JEFF_L\477.doc

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.4.99

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

RE: Baltimore County
Item No. 477 MJK

Dear. Ms Stephens:

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

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING PETITION FOR VARIANCE Windsor Commons, SWC Windsor Blvd and Rolling Rd 2nd Election District, 2nd Councilmanic Legal Owner: Windsor Commons Associates LLC Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY Case No. 99-477-SPHA

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of June, 1999 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

December 11, 2000

Rick Chadsey, P.E.
George William Stephens, Jr. and Associates
1020 Cromwell Bridge Road
Towson, MD 21286

Dear Mr. Chadsey :

RE: Windsor Commons, PDM #II-505 2nd District

The revised (11/20/00) zoning hearing plan from case #99-477-SPHA is approved for spirit and intent as complying with the zoning commissioner's order and plan.

Document this approval on all future plans and for F.D.P. approval comply with the accompanying F.D.P. comments.

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

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:ggs

Enclosure

C: 99-477-SPHA

P.S. A SIGNED S&I PLAN ACCOMPANIES THIS LTR.

Printed with Soybean Ink
on Recycled Paper

-10 GO OUT WITH S+I LTR

PDM TRANSMITTAL

(fka ZADM)

:: 12-5-00

887-3335

TO: / / DPR _____

/✓/ PDM John Lewis → TO KRISTIN RM 123 FOR PICKUP BY ENGR.

/ / SCD _____

/ / PO _____

/ / DEPRM _____

FR. DAR for KW

Two not eleven

Re: Project Name: Windsor Commons / / Project **Not** Managed

Project Manager: _____ PDM No. II-505

DRC # 100200A

Type of Plan: 3rd Amd. FDP / / Preliminary / / Final / / Signature

Team Leader: _____

Engineer: G.W. Stephens Phone # 825-8120

PHASE II ROUTING SLIP: (Manager required)

Scheduled submission date: (see Project Chart) _____

Scheduled completion date: (see Project Chart) _____

PUT ZONING VARIANCES AS REFERENCED IN THE ZC'S ORDER ON THE PLAN AND (PET. EXHIBIT 1) KEY THEM TO THE LOCATIONS AND DIMENSIONS AS VARIANCED ON THE PLAN. PUT JOHN LEWIS' SPIRIT AND INTENT LTR. ON PLAN. SUBMIT 10 REV. PLANS TO KRISTIN RM 123 C.O.B ONCE JOHN RUSSO OF DEPRM HAS APPROVED PLAN.

/ / Approved

/ / Approved with comments

/ / Returned for revision

/ / Disapproved

ACTION TAKEN BY REVIEWER

PUT THE ORDER AND SIGN DETAIL/LOCATIONS FROM CASE # 94-86-A ON THE PLAN WITH HEIGHTS, SQ. FOOTAGE ILLUMINATION ETC. FOR SIGNS

ZONING RVW. | [signature] | 12/08/00

Agency | Reviewer's Name | Date

RETURN TO: PDM - Room 123 COUNTY OFFICE BUILDING

60th ANNIVERSARY GWS 1940-2000

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS

GEORGE WILLIAM STEPHENS, JR.
(1888-1983)

LEONARD A. PARRISH, P.E.
PRESIDENT/CEO

FREDERICK N. CHADSEY, IV, P.E.
PASQUALE R. CIARLO
ROBERT P. HENRY, P.L.S.
JAMES A. MARKLE, P.E.
PAUL W. TAYLOR, P.E.
VICE PRESIDENTS

TOWSON

SENIOR ASSOCIATES
ROBERT B. BARKELL
WALTER E. EISNER, P.L.S.
DAVID L. MARTIN, L.A.
ELIZABETH VENTMILLER
THOMAS N. WOOLFOLK, L.A.

ASSOCIATES
JAMES P. O'CONNOR, P.L.S.
BERNT C. PETERSEN, L.A.
KAREN M. WATSIC, P.E.

BEL AIR

SENIOR ASSOCIATES
JOHN M. CONWELL, JR., P.E.
ROWAN G. GLIDDEN, L.A.
WALTER H. NOYES, P.L.S.
RICHARD L. UMBARGER, P.E.

ASSOCIATES
GEORGE H. TWIGG, P.E.

November 22, 2000

Mr. Arnold Jablon, Director
Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Windsor Commons, PDM # ~~XI~~ II-505

Dear Mr. Jablon,

As requested by Mr. John Lewis of the Office of Zoning, we are herewith submitting this request for spirit and intent approval. Since the Zoning Hearing, Case # 99-477 SPHA, there has been two DRC requests to modify the Development Plan. The first DRC request was to reconfigure the amenity area and clubhouse. The size of the clubhouse building was increased to provide more amenities to the proposed community and the pool was rotated ninety degrees. These changes moved the roadway/parking area on the south side of the building further to the south and Building 313 was also shifted. The second DRC request was driven by a change in the market. This change yielded an increase of the 2-bedroom units and a decrease in the 3-bedroom units. Further, one 2-bedroom unit will not be rented, but rather will be set side as a model/office. This change yielded the same number of dwelling units, but an increase in the density units approved in the above listed Zoning Case, however the number of density units now proposed is within the limits allowed by the zoning on the subject property.

These changes have been deemed by the DRC to be non-material in nature and are being handled as a refinement. These changes are benign in nature and have no effect on the previous Zoning Case. This request is being submitted to keep the Zoning Case file and the Development Plan files consistent. Please review the Amended Plats relative to the spirit and intent of Zoning Case #99-477 SPHA.

Very truly yours,

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

Rick Chadsey, P.E.
Vice President

cc: John Colvin

TOWSON: 1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND • 21286-3396 • (410) 825-8120 • FAX (410) 583-0288 • gwstowson@erols.com
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ATTORNEYS AT LAW

Writer's Direct Number:
410-494-6201

June 16, 1999

HAND DELIVERED
Mr. W. Carl Richards
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Zoning Case No.: 99-477-SPHA
Petitioner: Windsor Commons Associates LLC

Dear Mr. Richards:

With regard to the above captioned matter, enclosed please find twelve (12) site plans which have been revised to reflect the correct Councilmanic District. Please substitute these plans with those currently on file. Also enclosed is our check in the amount of $100.00 to cover the revision fee.

If you have any questions, please give me a call.

Sincerely,

Barbara Ormord

Barbara W. Ormord
Legal Assistant

BWO
Enclosures

cc: Mr. John Colvin
Robert A. Hoffman, Esquire

TO1DOCS1/Baw01/#84770 v1

Revised 6/18/99
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No REVIEW

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JUN 16 1989
PDM

File

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AUG - 4

Monday, August 2,1999

Lawrence E. Schmidt Zoning Commissioner Baltimore County

Re: Petitions for Special Hearing & Variance
S/W Corner Windsor Boulevard & Rolling Road
(Windsor Commons)
2nd Election District - 2nd Councilmanic District
Windsor Commons Assoc.,LLC-Petitioners
Case No. 99-477-SPHA

Dear Commissioner Schmidt,

I am writing as a taxpayer of Baltimore County and a resident and member of the Claybrooke Homeowners Asso.

I am issuing this letter to register my intent to file an appeal with the County Board of Appeals concerning the decision rendered on the above hearing.

Although I could not make the hearing,I did submit a letter stating my opposition to the plan and any variances to the zoning plan,which to my understanding was not registered nor noted at the hearing.

I find it rather disheartening that such a variance can be granted for an area that is already saturated with rental garden apartments. The Rolling Road corridor has a great number of rental units,which according to our work with the local police precinct has contributed to the crime and blight of the area. Also,it does not appear feasible that such a project would be allowed adjacent to an area that has 100% owner occupied dwellings.

Myself,along with the association, will contact the office of appeals to protest this variance being granted. I further feel that the representatives of Windsor Commons did not act in good faith,as there were conflicting times and dates of the variance hearing.

Very Truly Yours,

Rev. Jonathan D. Hancock

Rev. Jonathan D. Hancock

CC: Councilman G. Sam Moxley

fs 7/6

TUESDAY JUNE 29,1999

RECEIVED
JUN 30
TO THE COMMISSIONER

TO: ZONING COMMISSIONER

DEAR COMMISSIONER,

I AM WRITING IN REFERENCE TO THE ZONING HEARING SCHEDULED FOR TUESDAY JULY 6,1999 CASE # 99477 SPHA IN ROOM 407. AT 1:30 P.M.

BASED ON MY READING OF THE NOTICE,IT IS TO MY UNDERSTANDING THAT THE DEVELOPERS AND OR BUILDERS OF THE RESIDENTIAL STRUCTURE WISH TO REDUCE THE DISTANCES BETWEEN THE BUILDINGS, DISTANCE TO THE STREET AND DISTANCE TO THE HOMES LOCATED ON CLAYBROOKE DRIVE.

I WISH TO PETITION YOUR COURT TO REJECT ANY SUCH VARIANCE TO THE PLAN. THIS AREA IS VERY DENSLY POPULATED AND REDUCTION OF THESE VARIANCES WILL ONLY LEAD TO MORE CONGESTION. SECONDLY,TRAFFIC ON ROLLING ROAD IS VERY CONGESTED AND SLOW MOVING,I ALSO BELEIVE THAT THE REDUCTION IN VARIANCES WILL ONLY INCREASE THE PROBLEM. I'M SURE THAT YOUR ARE AWARE THAT THE 21244 ZONE HAS MORE THAN IT SHARE OF TOWNHOMES AND APARTMENTS., THIS REDUCTION,IN MY OPINION WILL NOT FIT IN WITH THE OVER ALL LANDSCAPE OF THE AREA. LASTLY,I AM VERY CONCERN ABOUT MY HOME AS AN INVESTMENT. IT WOULD VEY DIFFICULT TO SELL A HOME WHEN THE NEIGHBORING DEVELOPMENT IS SO CLOSE AS TO LOOK INTO YOUR WINDOW.

BASED ON THESE REASONS,I OPPOSE ANY VARIANCE OR ANY REDUCTION IN THE DISTANCES ON THE PROPERTY. I AM CURRENTLY ATTEMPING TO TAKE THE DAY OFF TO SHOW UP AT THE HEARING,HOWEVER ,IF NOT, I DO WISH THIS LETER TO STAND AS MY OPPOSITIN TO ANY CHANGES.

SINCERELY,

Rev. Jonathan David Hancock

REV. JONATHAN DAVID HANCOCK

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN REVIEW COMMENTS for 3/1/93 DATE: 2/26/93

FROM: Robert W. Bowling, P.E., Senior Engineer
Development Plan Review

PROJECT NAME: WINDSOR COMMONS

PROJECT NO: 93029Z

LOCATION: Rolling Road

DISTRICT: 2C2

The Development Plan Review section offer the following comments:

1. Windsor Boulevard will be extended through this property from Rolling Road westerly to Clays Lane as a 50-foot curb and gutter street cross-section with sidewalk and street lights on a 70-foot right-of-way with a minimum 650-foot centerline radius (50 MPH design speed) at the Developer's full cost responsibility.

2. This subdivision must provide a second means of access. It is desirable for the connection of the on-site roads to be off of Windsor Boulevard extended at a minimum distance of 200 feet away (west) from the intersection of Windsor Boulevard and Rolling Road.

3. A 12-inch water main and storm drain system will be required to be installed in Windsor Boulevard extended to the western most property line.

4. The on-site roads must be public curb and gutter streets with sidewalks, street lights, and public water, sewer and storm drain utilities.

5. The proposed public on-site roads must have centerline radii of a minimum of 100 feet to accommodate sanitation and emergency vehicles.

6. The adequacy of the storm drain outfall must be evaluated.

7. The off-site sewer must be constructed to provide sewer service to the subdivision.

8. The proposed entrance road design with a median is subject to review and approval at the Development Plan review stage (16-foot width in-bound and 24-foot outbound).

9. The Developer is urged to work with the Developer of the future Sauter property to coordinate the possible future road connections between the subdivisions.

10. The maximum average daily traffic on roads with perpendicular parking on both sides is 600.

SIGNED: ROBERT W. BOWLING

Robert W. Bowling, P.E.
Senior Engineer
Development Plan Review

RWB:DAB:pab
DAB

cc: Paul Hudson
File

Petition for Variance Notes
Windsor Commons
MRA # 9590

97-521-SPHA

Variance items, 1, 2 and 3 include departures from the standards set forth in the Comprehensive Manual of Development Policies (CMDP). The following variances are requested from the specifically cited CMDP Provisions, which were adopted by Baltimore County in accordance with Section 504.2 of the BCZR:

1. A variance from Section II, page 21 of the CMDP is requested from the standard building length permitted for single family attached housing. Section II, page 21 stated that the maximum building length "Shall be six (6) units or 180 feet, whichever is less." A variance is requested for six of the proposed attached single family buildings to have a maximum length of ten (10) units at 184 feet and for two buildings to have a maximum length of seven (7) units at 130 feet and for one building to have a maximum length of eight (8) units at 148 feet.

   in lieu of the Allowed

   A variance from Section II, page 24 of the CMDP is requested from the standard building length permitted for back-to back town homes. Section II, page 24 states that the maximum building length "Shall be six (6) units or 180 feet, which ever is less". A variance is requested for two of the proposed back-to back buildings to have a maximum length of nine (9) units at 180 feet.

   The justification for the additional units per building is to create effective building masses to form, enclose and preserve open space areas. By permitting more than six (6) units per building, more units will face on the open space amenities and conversely, the streamlined architecture will contribute to the establishment and definition of the community amenity areas.

   A variance from BCZR, Section 1B01.2 (B)(2) further described in Section II, page 26 of the CMDP is requested from the maximum building length permitted for multi-family housing. Section II, page 26 states "the maximum building length shall be 240'." A variance is requested for two (2) buildings to have a maximum length of 352' each ~~with 40'~~ of this length being incorporated with two connecting breezeway seating amenities per building.

   in lieu of the allowed

   By increasing the number of units per buildings, the total number of building necessary to achieve the same density is reduced. This also results in less "end" facades, which typically are the most stark and massive parts of the building. The project will appear more organized with buildings less spread out all over the site, and much more effective in their placement.

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Date 8/11/00
By

#521

Variances for side and front building setbacks to street ROW for 110 units

2. A variance from the CMDP is requested from the standard building setbacks as follows:

97-521-SPHA

UNITS REQUESTING VARIANCE	VARIANCE REQUESTED (STANDARD)	GOVERNING SECTION OF CMDP
Unit 7	Side Bldg. Face to Public R/W 20' (25')	Section II, page 19
Units 83 & 90	Side Bldg. Face to Public R/W 14' (25')	Section II, page 23
Unit 86	Front Bldg. Stbk to Public R/W 18' (25') Side Bldg. Face to Public R/W 15' (25')	Section II, page 23 Section II, page 23
Units 87-90	Front Bldg. Stbk to Public R/W 16' (25')	Section II, page 23
Units 91 & 108	Side Bldg. Stbk to Public R/W 20' (25')	Section II, page 23
Units 91-108	Front Bldg. Stbk to Public R/W 17' (25')	Section II, page 23
Unit 120	Side Bldg. Stbk to Public R/W 15' (25')	Section II, page 23
Units 115-120, 128-132	Front Bldg. Stbk to Public R/W 17' (25')	Section II, page 23
Unit 127	Front Bldg. Stbk to Public R/W 15' (25') Side Bldg. Stbk to Public R/W 15' (25')	Section II, page 23
Units 109-114, 121-126, 142-150	Front Bldg. Stbk to Public R/W 23' (25')	Section II, page 23
Unit 133	Front Bldg. Stbk to Public R/W 12' (25') Side Bldg. Stbk to Public R/W 20' (25')	Section II, page 23
Unit 134	Front Bldg. Stbk to Public R/W 15' (25')	Section II, page 23
Unit 135	Front Bldg. Stbk to Pubic R/W 14' (25')	Section II, page 23
Units 141-142	Side Bldg. Stbk to Public R/W 20' (25')	Section II, page 23
Units 151-155, 160	Front Bldg. Fact to Public R/W 15' (25')	Section II, page 23
Unit 156	Bldg. Stbk to Tract Boundary 22' (40')	Section II, page 23
Units 161-220	Front Bldg. Face to Public R/W 15' (25')	Section II, page 25
Units 221-232	Front Bldg. Face to Public R/W 13' (25')	Section II, page 25
Units 197-208, 221-232	Side Bldg. Stbk to Public R/W 17' (25')	Section II, page 25
Units 221-232	Side Bldg. Stbk to Public R/W 9' (25')	Section II, page 26

Justification for this petition includes the irregular shape of the parcel and its impact on the ability to develop the property near allowable denisites for said property. In addition, this project was originally approved as a condominium project with all private roads. We have now converted to all public roads. This imposition of the required minimum right-of-way widths creates a hardship to the originally approved project. The variances requested herein provide the relief from the hardship created by Public Rights-of-Way.

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Date
By

521

Windsor Commons
Petition for Zoning Variance and Special Hearing

1. Variance from B.C.Z.R. Section 1B01.2.C.1e and Section 504.2 to permit a 28 ft setback from a building face to the edge of paving of a private street in lieu of the required 35 ft. for Building #12.

2. Variance from B.C.Z.R. Section 1B01.2.C.1e and Section 504.2 to permit a 24 ft. setback from a building face to the edge of paving of a private street in lieu of the required 35 ft. for Building #1. #12 respectively.

3. Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a side building face to side building face distance of 18 ft. between Building #1 and Building #2 in lieu of the 30 ft. minimum separation required.

4. Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a side building face to side building face distance of 24 ft. between Building #2 and Building #3 in lieu of the 30 ft. minimum separation required. Both

5. Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a rear building face to a side building face distance of 38 ft. between Building #3 and Building #4 in lieu of the 60 ft. minimum separation required.

6. Variance from B.C.Z.R. Section 400.1 to permit Accessory Buildings (14 Garages & One Maintenance Building) to be located in a front or side yard in lieu of the required rear yard location.

7. Variance from B.C.Z.R. Section 1B01.2.C.1a to permit a non-residential principle building setback of 20 ft. for a front yard for the Clubhouse Building in lieu of the required 30 ft. minimum.

8. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a 10 ft. Residential Transition Area (RTA) Buffer for Building Nos. 4, 5, 6 and 8, Garage Nos. 1, 2, 3, 4, and 5, the Maintenance Building and the parking lot in lieu of the 50 ft. required, if necessary.

9. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a 10 ft. Residential Transition Area (RTA) Setback for the parking lot and Garage Nos. 1, 2, 3 and 4 in lieu of the 75 ft. required; and to permit a 50 ft. RTA Setback for the maintenance building in lieu of the 75 ft. required, if necessary.
both

10. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a building height within a Residential Transition Area (RTA) of 38 ft. for Building Nos. 4, 5 and 6, and 45 ft. for Building No. 8 in lieu of the 35 ft. building height permitted, if necessary.

11. Special Hearing to amend the site plan approved in Case No.: 97-521-SPHA and to confirm that this property is not subject to the Residential Transition Area Requirements.

EXHIBIT 1

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Date 7/23/02
By

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Petitions for Special Hearing and Variance - SWC Windsor Boulevard and Rolling Road Second Election District Second Councilmanic District	*	Before the Deputy Zoning Commissioner of Baltimore County
Coscan/Adler Limited Partnership Petitioner	*	Case No.: 97-521-SPHA

* * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance for property located at the southwest corner of Windsor Boulevard and Rolling Road. The petitions were filed by the owner of the property, Coscan/Adler Limited Partnership, through Robert A. Hoffman, Esquire, Attorney at Law. The Petitioner requests a special hearing to approve an amendment to the previously approved development plan to reflect the proposed improvements and the following variances. The variances to the Comprehensive Manual and Development Policies (CMDP) are requested pursuant to Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.). The variances are; as follows:

Variance from Section II, page 21 of the CMDP to permit six of the proposed attached single family buildings a maximum length of ten (10) units at 184 feet and for two buildings a maximum length of seven (7) units at 130 feet and for one building a maximum of eight (8) units at 148 feet in lieu of the maximum building length of six (6) units or 180 feet, whichever is less; a variance from Section II, page 24 of the CMDP to permit two of the proposed back-to-back buildings a maximum building length of nine

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(9) units at 180 feet in lieu of the maximum building length of six (6) units or 180 feet, whichever is less; a variance from Section 1B01.2(B)2 of the B.C.Z.R. and Section II, page 26 of the CMDP to permit two (2) multi-family buildings a maximum building length of 352 feet each with 40 feet of this length being incorporated with two (2) connecting breezeway seating amenities per building in lieu of the 240 feet maximum multi-family building length permitted; variance from Section II, page 24 of the CMDP to permit a maximum twelve (12) parking spaces between landscape islands in front of back-to-back units in lieu of the maximum ten (10) parking spaces permitted; a variance from Section II, page 27 of the CMDP to allow a private yard area of 400 contiguous square feet in lieu of the 500 contiguous square feet required; a variance from Section II, page 19 of the CMDP to permit Unit 7, a side building face to public right-of-way of 20 feet in lieu of the 25 feet required; variance to Section II, page 19 of the CMDP to allow Units 23 through 62, a rear building setback to tract boundary of 24 feet in lieu of the 30 feet required; variance to Section II, page 23 of the CMDP to allow Units 83 and 90 a side building face to public right-of-way of 14 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 86 a front building setback to public right-of-way of 18 feet in lieu of the 25 feet required and to allow a side building face to public right-of-way of 15 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Units 87 through 90 a front building setback to public right-of-way of 16 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Units 91 and 108 a side building setback to public right-of-way of 20 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow

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Date
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Units 91 through 108 a front building setback to public right-of-way of 17 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 120 a side building setback to public right-of-way of 15 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Units 115 through 120 and 128 through 132 a front building setback to public right-of-way of 17 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 127 a front building setback to public right-of-way of 15 feet in lieu of the 25 feet required and a side building setback to public right-of-way of 15 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Units 109 through 114, 121 through 126, and 142 through 150 a front building setback to public right-of-way of 23 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 133 a front building setback to public right-of-way of 12 feet in lieu of the 25 feet required and a side building setback to public right-of-way of 20 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 134 a front building setback to public right-of-way of 15 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 135 a front building setback to public right-of-way of 14 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Units 141 and 142 a side building setback to public right-of-way of 20 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Units 151 through 155 and 160 a front building face to public right-of-way of 15 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 156 a building setback to tract boundary of 22 feet in lieu of the 40 feet required; variance of Section II,

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Date 8/3/20
By

page 25 of the CMDP to allow Units 161 through 220 a front building face to building right-of-way of 15 feet in lieu of the 25 feet required; variance from Section II, page 25 of the CMDP to allow Units 221 through 232 a front building face to public right-of-way of 13 feet in lieu of the 25 feet required; variance of Section II, page 25 of the CMDP to allow Units 197 through 208 a side building setback to public right-of-way of 17 feet in lieu of the 25 feet required; variance of Section II, page 26 of the CMDP to allow Units 221 through 232 a side building setback to public right-of-way of 9 feet in lieu of the 25 feet required.

The subject property and relief sought are more particularly described on a site plan, which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioners were David Adler, President of The Adler Corporation, a general partner in the ownership of the subject property, Tim Madden, a registered Landscape Architect and certified land planner with Morris and Ritchie Associates, Inc., who prepared the site plan for this project, and Petitioners' legal counsel, Robert A. Hoffman, Esquire. There were no protestants present. There were representatives of the Claybrooke Community Association, which adjoins the subject property. Members of the Claybrooke Community Association raised questions, which are addressed below and placed as a condition on approval. No County representatives were present.

Testimony and evidence offered revealed that the subject property consists of 19.8 acres, more or less, zoned DR16.

Testimony was given by Mr. David Adler, who stated that the reason for the plan revision and variances was to revise the project from two housing types to offering three housing types (garden condominiums, back-to-back townhouses, and traditional townhouses), and to change the private roads on site to public roads.

Testimony was received from Tim Madden, who described that the change from private to public roads created a hardship to this project because of the unusual shape and features to the site and that the public road right-of-way generated the need for building setbacks. The additional units per building is to create effective building masses to form, enclose, and preserve open space areas. By increasing the number of units per buildings, the total number of buildings necessary to the same density is reduced, which also results in less "end" facades. The variance requested for the parking standards will allow for a simple road lay-out, with parking in front of the units. This provides for a residential street scape image and avoids a commercial or apartment parking lot effect.

Comments from the Department of Public Works, Architectural Landscape Section, were addressed by Tim Madden, and a revised plan was submitted, which included revised schematic landscape drawings addressing Mr. Harden's comments. Comments from the Office of Planning and Zoning requesting additional planting in the Claybrooke open space were complied with on the revised plan.

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

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Date 8/15/02
By

1. Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome; and,

2. Whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3. Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief 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 variances requested will not cause any injury to the public health, safety or general welfare, and meet the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of August, 1997, that the Petition for Special Hearing to approve an amendment to the previously approved development plan to reflect the

proposed improvements, and in accordance with Petitioner's Exhibit 1, be and is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance seeking relief from Section II, page 21 of the Comprehensive Manual of Development Policies (CMDP) to permit six of the proposed attached single family buildings a maximum length of ten (10) units at 184 feet and for two buildings a maximum length of seven (7) units at 130 feet and for one building a maximum length of eight (8) units at 148 feet in lieu of the maximum building length of six (6) units or 180 feet, whichever is less, in accordance with Petitioner's Exhibit 1, be and is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for variance seeking relief from Section II, page 24 of the CMDP to permit two of the proposed back-to-back buildings a maximum building length of nine (9) units at 180 feet in lieu of the maximum building length of six (6) units or 180 feet, whichever is less, in accordance with Petitioner's Exhibit 1, be and is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for variance seeking relief from Section 1B01.2(B)(2) of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section II, page 26 of the CMDP to permit two (2) buildings a maximum multi-family building length of 352 feet each with 40 feet of this length being incorporated with two connecting breezeway seating amenities per building in lieu of the maximum multi-family building length of 240 feet, in accordance with Petitioner's Exhibit 1, be and it is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for variance seeking relief from Section II, page 24 of the CMDP to permit a maximum of twelve (12) parking spaces

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Date 8/3/07
By

between landscaped islands in front of the back-to-back units in lieu of the maximum ten (10) parking spaces permitted, in accordance with Petitioner's Exhibit 1, be and is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for variance seeking relief from Section II, page 19 of the CMDP to permit forty townhouse units, a rear yard setback to track boundary of 24 feet in lieu of the 30 feet required, in accordance with Petitioner's Exhibit 1, be and is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for variance seeking relief from Section II, page 27 of the CMDP to allow a private yard area of 400 contiguous square feet in lieu of the 500 contiguous square feet required, in accordance with Petitioner's Exhibit 1, be and it is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for variance seeking relief from Section II, page 19 of the CMDP to permit Unit 7, a side building face to public right-of-way of 20 feet in lieu of the 25 feet required; variance to Section II, page 19 of the CMDP to allow Units 23 through 62, a rear building setback to tract boundary of 24 feet in lieu of the 30 feet required; variance to Section II, page 23 of the CMDP to allow Units 83 and 90 a side building face to public right-of-way of 14 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 86 a front building setback to public right-of-way of 18 feet in lieu of the 25 feet required and to allow a side

building face to public right-of-way of 15 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Units 87 through 90 a front building setback to public right-of-way of 16 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Units 91 and 108 a side building setback to public right-of-way of 20 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Units 91 through 108 a front building setback to public right-of-way of 17 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 120 a side building setback to public right-of-way of 15 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Units 115 through 120 and 128 through 132 a front building setback to public right-of-way of 17 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 127 a front building setback to public right-of-way of 15 feet in lieu of the 25 feet required and a side building setback to public right-of-way of 15 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Units 109 through 114, 121 through 126, and 142 through 150 a front building setback to public right-of-way of 23 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 133 a front building setback to building right-of-way of 12 feet in lieu of the 25 feet required and a side building setback to public right-of-way of 20 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 134 a front building setback to public right-of-way of 15 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 135 a front building setback to public right-of-way of 14 feet in lieu of the 25 feet required; variance of Section II, page 23 of

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Date 8/17/07
By

the CMDP to allow Units 141 and 142 a side building setback to public right-of-way of 20 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Units 151 through 155 and 160 a front building face to public right-of-way of 15 feet in lieu of the 25 feet required; variance of Section II, page 23 of the CMDP to allow Unit 156 a building setback to tract boundary of 22 feet in lieu of the 40 feet required; variance of Section II, page 25 of the CMDP to allow Units 161 through 220 a front building face to building right-of-way of 15 feet in lieu of the 25 feet required; variance from Section II, page 25 of the CMDP to allow Units 221 through 232 a front building face to public right-of-way of 13 feet in lieu of the 25 feet required; variance of Section II, page 25 of the CMDP to allow Units 197 through 208 a side building setback to public right-of-way of 17 feet in lieu of the 25 feet required; variance of Section II, page 26 of the CMDP to allow Units 221 through 232 a side building setback to public right-of-way of 9 feet in lieu of the 25 feet required, in accordance with Petitioner's Exhibit No. 1, be and are hereby **GRANTED**, subject to the following restrictions:

1. Developer shall install an eight foot (8 ft.) high board on board wooden fence in the rear yards of Units 63 through 72.

2. Any of Units 23 through 62 that are constructed with sunroom additions shall not be permitted to have open above grade decks.

3. The final landscape plan must be reviewed and approved by the County landscape architect which includes provisions for off-site plantings in the Claybrooke local open space behind Units 23 through 62.

4. The developer shall study the possible inclusion of security fencing along the southern boundary line adjoining the Kingswood Commons Development.

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By

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

Timothy M. Kotroco
Deputy Zoning Commissioner for
Baltimore County

TO1DOCS1/RAH01/0048091.01

ORDER RECEIVED FOR FILING
Date 8/27/02
By

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

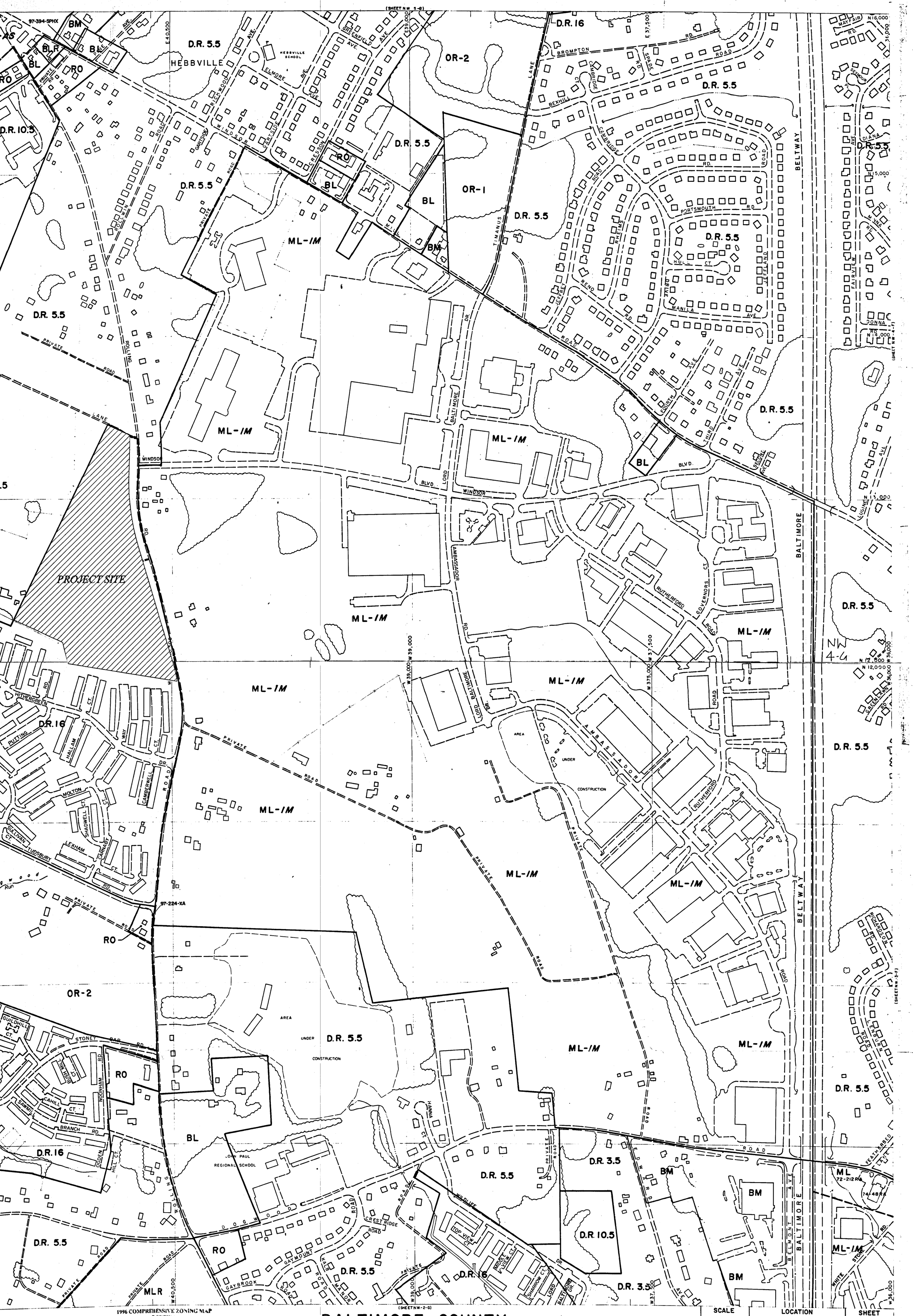
NAME	ADDRESS
Vanessa D + Tyrone Jones	2803 Cunningham Dr 21244

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Rob Hoffman	210 Allegheny Ave 21204
Rick Chadsey	G.W.S. 1020 Cromwell Bridge Rd Towson 21286
John Colvin	124 Slade Ave. Suite 200 B'more Md. 21208

Printed with Soybean Ink on Recycled Paper



1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 2 3, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

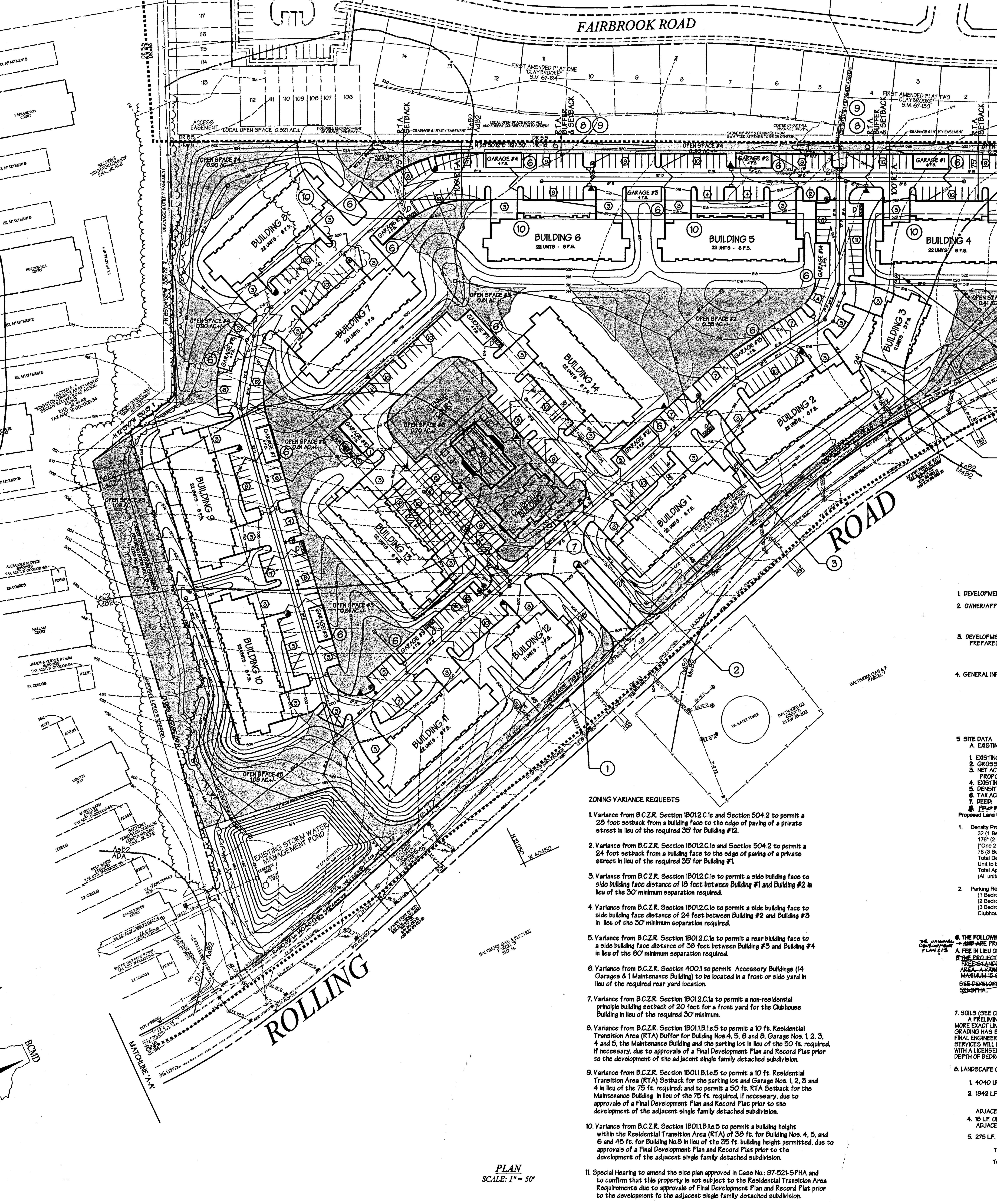
Kevin Kamenetz
Chairman, County Council

USED IN SELECTED AREAS.
BY PHOTOGRAMMETRIC METHODS
BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	BELMONT AREA	N.W. 3-G
DATE OF PHOTOGRAPHY JANUARY 1986		

99-477-SPHA #477



ZONING COMMISSIONERS RULING CASE NO. 99-477-SPHA

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of July, 1999 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in prior Case No. 97-521-SPHA and to confirm that this property is not subject to Residential Transition Area (RTA) requirements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as set forth on Exhibit 1 attached hereto, be and is hereby GRANTED, subject to the following restrictions:

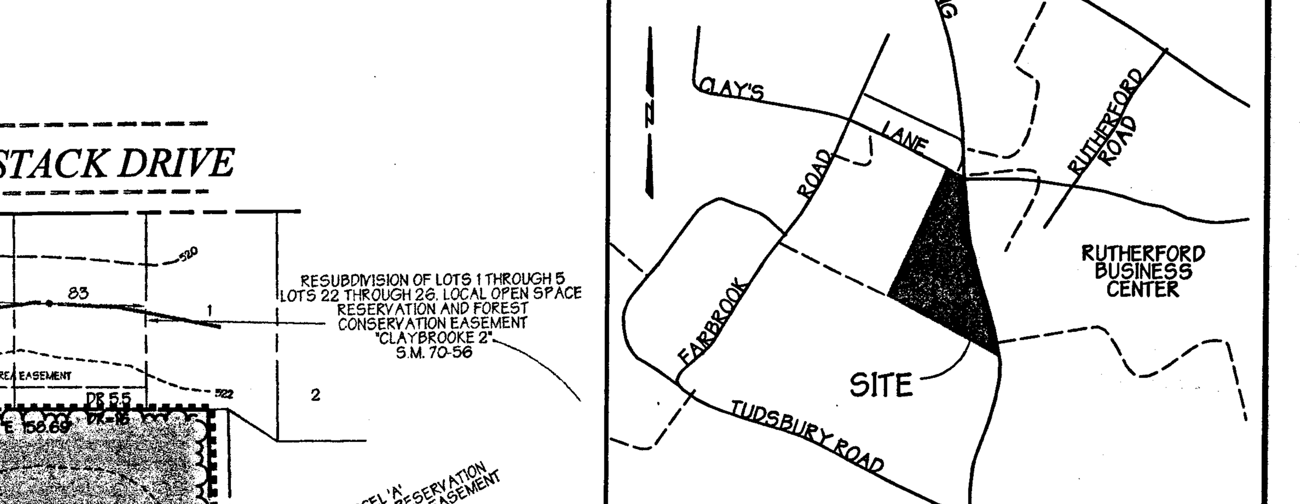
1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order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

2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the Office of Planning and the County's Landscape Architect.

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

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

The following variance was granted By the Baltimore County Zoning Commissioner per Case #97-521 SPHA and is proposed to be retained as part of Case # 99-477 SPHA: The project proposes the installation of three, freestanding entrance signs, which comprise a total of 600 SF of sign area. A variance to permit the 600 SF of sign has been granted by the Zoning Commissioner in Case # ~~99-477-SPHA~~ 94-86-A



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- EXIST. RIGHT-OF-WAY LINE
- EXIST. ZONING LINE
- TRACT BOUNDARY
- PROP. SETBACK LINE
- EXIST. CONTOUR
- PROP. CONTOUR
- SOILS LINE
- WALKING PATH
- PROP. OPEN SPACE

PARKING SPACE DIMENSIONS:
Typical Space 8.5' x 18'
Handicap Space 13' x 18'
(All spaces to be permanently striped)

1. DEVELOPMENT NAME: WINDSOR COMMONS
2. OWNER/APPLICANT: WINDSOR COMMONS ASSOCIATES, LLC. 124 SLADE AVENUE, SUITE 200 BALTIMORE, MARYLAND 21208 (410) 486-1234
3. DEVELOPMENT PLAN PREPARED BY: G. W. STEPHENS, JR. & ASSOCIATES 658 KENILWORTH DRIVE TOWSON, MARYLAND 21204 (410)825-8120
4. GENERAL INFORMATION: ELECTION DISTRICT - #2; COUNCILMANIC DISTRICT - #2; CENSUS TRACT - 4024.01; WATERSHED - PATAPSCO; SUBSEWERSHED - BENS RUN AND DOGWOOD RUN; EXISTING ZONING - DR-16; TAX MAP NO: 87 GRIDS 11 AND 17; ADC MAP NO: 33 GRID A-5; COUNTY PHOTOGRAMMETRIC MAP NO. 3-G & 4-G

5. SITE DATA
A. EXISTING ACREAGE AND ZONING

1. EXISTING LAND USE: CLEARED FARM LAND
2. GROSS ACREAGE: 19.8 ACRES
3. NET ACREAGE: 18.7 ACRES (17.706 AC.+/- ZONING PETITION AREA)
PROPOSED 70' R/W: 0.39 ACRES
4. EXISTING ZONING: DR-16
5. DENSITY ALLOWED: 19.8 AC @ 16 Dn. U/AC = 316 DENSITY UNITS
6. TAX ACCOUNT NUMBERS; 23-00-002076 THRU 23-00-002259
7. DEED: 6323/832
8. ~~Proposed Land Use~~ PROPOSED DEVELOPMENT
Proposed Land Use: Garden Apartments

1. Density Proposed
32 (1 Bedroom Units) @ 0.75 Dn. U. = 24 Dn. U.
176* (2 Bedroom Units) @ 1.0 Dn. U.
[*One 2 Bedroom Unit to be a permanent Office/Model] = 175 Dn. U.
78 (3 Bedroom Units) @ 1.5 = 117 Dn. U.
Total Density Units Proposed (less *One 2 Bedroom Unit to be a permanent Office/Model) = 316 Dn. U.
Total Apt. Dwelling Units Proposed 286 Units
(All units for rent except *One 2 Bedroom Unit to be a permanent Office/Model)

2. Parking Required:
(1 Bedroom Units) 32 @ 1.5 Sp./Unit = 48 Spaces
(2 Bedroom Units) 176 @ 1.5 Sp./Unit = 264 Spaces
(3 Bedroom Units) 78 @ 2 Sp./Unit = 156 Spaces
Clubhouse/Pool Building = 36 Spaces
Total Required = 504 x 15% Overflow = 580 Spaces
Total Proposed = 591 Spaces

6. THE FOLLOWING VARIANCE ~~S HAVE~~ HAS BEEN APPROVED BY BALTO. CO. PER ~~#97-521-SPHA~~ DR-110192 AND ~~AND ARE~~ PROPOSED TO BE RETAINED WITH THIS ~~SECOND~~ AMENDED ~~ALTERNATE~~ PLAN PLAT. (THE ORIGINAL DEVELOPMENT PLAN IS 13)
A. FEE IN LIEU OF WILL BE PAID FOR THE 1.6 AC OF AFFORESTATION TO OCCUR OFF-SITE
~~B. THE PROJECT PROPOSES THE INSTALLATION OF THREE, FREE-STANDING ENTRANCE SIGNS WHICH COMPRISE A TOTAL OF 600 SF OF SIGN AREA. A VARIANCE TO PERMIT THE 600 SQUARE FOOT OF SIGN AREA IN LIEU OF THE MAXIMUM 15 SQ. FT. ALLOWED HAS BEEN GRANTED BY BALTO. CO. IN #97-521-SPHA~~
~~SEE DEVELOPMENT PLAN SHEET 2 FOR SCHEMATIC SIGN DETAILS GRANTED IN #97-521-SPHA.~~

7. SOILS (SEE CHART)
A PRELIMINARY GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED TO DETERMINE MORE EXACT LIMITATIONS WHICH MAY BE ENCOUNTERED. SITE LAYOUT AND PROPOSED GRADING HAS BEEN PERFORMED WITH THE USE OF THIS PRELIMINARY INFORMATION. PRIOR TO FINAL ENGINEERING AND CONSTRUCTION MORE DETAILED GEOTECHNICAL INVESTIGATION SERVICES WILL BE PERFORMED, APPROPRIATE ACTION WILL BE TAKEN, UNDER CONSULTATION WITH A LICENSED PROFESSIONAL SOILS ENGINEER, TO RESPOND TO CONDITIONS SUCH AS, DEPTH OF BEDROCK, HIGH WATER TABLE, POOR DRAINAGE, UNSTABLE SOILS, ETC.

8. LANDSCAPE CALCULATIONS

1. 4040 LF. INTERIOR ROAD-	1 P.U. / 20 LF.		= 137 P.U.
2. 1942 L.F. ADJACENT ROAD	1 P.U. / 40 LF.		= 48 P.U.
ADJACENT TO PUBLIC R.O.W.	1 P.U. / 15 LF.		= 71 P.U.
4. 18 L.F. OF PARKING ADJACENT TO R.O.W.	1 P.U. / 15 LF.		= 1 P.U.
5. 275 LF. DUMPSTER SCREENING	1 P.U. / 15 LF.		= 18 P.U.
TOTAL PLANTING UNITS REQUIRED			= 275 P.U.
TOTAL PLANTING UNITS PROPOSED			= 275 P.U.

9. ESTIMATED AVERAGE DAILY TRIPS (ADT'S): AVERAGE DAILY TRIPS AS CALCULATED FROM THE BALTIMORE COUNTY COMPREHENSIVE MANUAL OF THE DEVELOPMENT POLICY ARE PROJECTED AS FOLLOWS:

286 GARDEN APARTMENTS x 6.5 = 1859 ADT'S

10. ROADS AND EASEMENTS: A 70' RIGHT OF WAY FOR THE EXTENSION OF WINDSOR BLVD. HAS BEEN DEDICATED TO BALTIMORE COUNTY.

11. OPEN SPACE

A. OPEN SPACE REQUIRED: 286 UNITS @ 650 S.F. = 4.27 ACRES
OPEN SPACE PROVIDED = 5.13 ACRES
ALL OPEN SPACE WILL BE PRIVATELY OWNED AND MAINTAINED

B. RECREATIONAL EQUIPMENT WILL BE INSTALLED IN THE PRIVATE OPEN SPACE AREAS AS SHOWN ON THE PLAN

C. OPEN SPACE TO BE OWNED AND MAINTAINED BY THE OWNER.

12. THIS PROJECT LIES WITHIN THE FEATHERBED LANE ELEMENTARY SCHOOL SERVICE AREA

13. SIDEWALKS SHALL BE PROVIDED IN FRONT OF ALL BUILDINGS.

14. ALL ROADWAYS, AND PARKING ARE TO BE PAVED WITH BITUMINOUS CONCRETE AND PERMANENTLY STRIPED. ALL PARKING SPACES SHALL CONFORM TO SECTION 409.4 OF THE B.C.Z.R.

15. ALL UNITS IN THIS DEVELOPMENT SHALL BE RENTAL UNITS.

16. THERE ARE NO KNOWN EXISTING WELLS, SEPTIC SYSTEMS OR UNDERGROUND TANKS ON THE SITE.

17. REFUSE COLLECTION SHALL BE PROVIDED BY BALTIMORE COUNTY. DUMPSTER SERVICE WILL BE UTILIZED FOR THE DEVELOPMENT.

18. LIGHTING: ALL EXTERIOR LIGHTING ONSITE SHALL BE ARRANGED AND DIRECTED SO AS TO REFLECT ONTO THE PREMISES AND AWAY FROM ALL ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC ROADS.

19. THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS, OR FORESTS ON THIS PROPERTY.

20. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC AREAS ON SITE.

21. 500' FOOT SITE LINES ARE SHOWN AT THE ACCESS DRIVE ONTO ROLLING ROAD. THE AREA ALONG THE SITE DISTANCE LINES BETWEEN THE ENTRANCES AND CURBS, MUST BE CLEARED, GRADED AND KEPT FREE ON ANY OBSTRUCTIONS.

22. THE ONLY PORTION OF THE SITE AFFECTED BY A RESIDENTIAL TRANSITION AREA IS THE OPEN SPACE AREA #7 / FOREST CONSERVATION EASEMENT. NO BUILDINGS OR PARKING ARE PROPOSED WITHIN THE R.T.A. AREA

23. A MTA BUS STOP WILL BE INSTALLED BY MTA ALONG ROLLING ROAD, 200 FEET +/- SOUTH OF THE MONUMENTAL ENTRANCE. THIS WILL SERVE THE NO. 77 BUS LINE.

24. ACCESSORY STRUCTURES NOTE:

A. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDING ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMIT).

B. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

25. DIRECTOR OF P.D.M. NOTE:
THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF P.D.M. BASED ON THIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY OTHER PURPOSED DEVELOPMENT OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

26. SUBDIVISION HISTORY:
THIS SITE WAS FORMERLY PART OF THE W. BENTON SAUTER PROPERTY (E.H.K. 6323/832) SEE PLAT OF SURVEY & PLAT TO ACCOMPANY DESCRIPTION FOR THE LAND OF COSCAN/ADLER LIMITED PARTNERSHIP (S.M. 7750/744) PREPARED BY DAFT MCCUNE & WALKER OCTOBER 17, 1988.

27. THERE ARE NO KNOWN HAZARDOUS MATERIALS OR UNDERGROUND FUEL STORAGE TANKS ON THIS PROPERTY.

28. THERE ARE NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES ON THIS PROPERTY.

29. THIS PROPERTY WAS REZONED FROM RC-5 TO DR-16 AS PART OF THE 1984 COMPREHENSIVE ZONING MAP AMENDMENT, MAP NO. NW-4G. PROPERTY WAS PURCHASED BY PRESENT OWNER IN 1968. NO ZONING HAS BEEN UTILIZED FROM THIS PROPERTY SINCE THE 1984 COMPREHENSIVE REZONING.

30. ALL APPLICABLE OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES THAT CREATE A R.T.A. ARE SHOWN WITH THE REQUIRED 150 FOOT DISTANCE DIMENSIONS AND 100 FOOT R.T.A.

31. THE 100 YEAR STORM WILL BE SAFELY CONVEYED OFF THE SITE.

Reason for Amendment: To modify the clubhouse footprint, rotate the pool 90 degrees and shift the parking/roadway and Building # 13 accordingly. To modify the number of 2 & 3-bedroom units, create a model/office unit that is not to be rented and reflect this change in the density tabulation.

ZONING VARIANCE REQUESTS

1. Variance from B.C.Z.R. Section 1B01.2.C.1e and Section 504.2 to permit a 28 foot setback from a building face to the edge of paving of a private street in lieu of the required 35' for Building #12.

2. Variance from B.C.Z.R. Section 1B01.2.C.1e and Section 504.2 to permit a 24 foot setback from a building face to the edge of paving of a private street in lieu of the required 35' for Building #1.

3. Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a side building face to side building face distance of 18 feet between Building #1 and Building #2 in lieu of the 30' minimum separation required.

4. Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a side building face to side building face distance of 24 feet between Building #2 and Building #3 in lieu of the 30' minimum separation required.

5. Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a rear building face to a side building face distance of 38 feet between Building #3 and Building #4 in lieu of the 60' minimum separation required.

6. Variance from B.C.Z.R. Section 400.1 to permit Accessory Buildings (14 Garages & 1 Maintenance Building) to be located in a front or side yard in lieu of the required rear yard location.

7. Variance from B.C.Z.R. Section 1B01.2.C.1a to permit a non-residential principle building setback of 20 feet for a front yard for the Clubhouse Building in lieu of the required 30' minimum.

8. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a 10 ft. Residential Transition Area (RTA) Buffer for Building Nos.4, 5, 6 and 8, Garage Nos. 1, 2, 3, 4 and 5, the Maintenance Building and the parking lot in lieu of the 50 ft. required, if necessary, due to approvals of a Final Development Plan and Record Plat prior to the development of the adjacent single family detached subdivision.

9. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a 10 ft. Residential Transition Area (RTA) Setback for the parking lot and Garage Nos. 1, 2, 3 and 4 in lieu of the 75 ft. required; and to permit a 50 ft. RTA Setback for the Maintenance Building in lieu of the 75 ft. required, if necessary, due to approvals of a Final Development Plan and Record Plat prior to the development of the adjacent single family detached subdivision.

10. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a building height within the Residential Transition Area (RTA) of 38 ft. for Building Nos. 4, 5, and 6 and 45 ft. for Building No.8 in lieu of the 35 ft. building height permitted, due to approvals of a Final Development Plan and Record Plat prior to the development of the adjacent single family detached subdivision.

11. Special Hearing to amend the site plan approved in Case No.: 97-521-SPHA and to confirm that this property is not subject to the Residential Transition Area Requirements due to approvals of Final Development Plan and Record Plat prior to the development to the adjacent single family detached subdivision.

PLAN
SCALE: 1" = 50'

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

STATE OF MARYLAND — DAVID LLOYD MARTIN — LANDSCAPE ARCHITECT

DEVELOPER
WINDSOR COMMONS ASSOCIATES, L.L.C.
124 SLADE AVENUE, SUITE 200
BALTIMORE, MARYLAND 21208
PHONE: 410-486-1234
CONTACT: JOHN COLVIN

OWNER
WINDSOR COMMONS ASSOCIATES, L.L.C.
124 SLADE AVENUE, SUITE 200
BALTIMORE, MARYLAND 21208
PHONE: 410-486-1234
CONTACT: JOHN COLVIN

AMENDED
PLAT TO ACCOMPANY PETITIONS FOR ZONING VARIANCES
WINDSOR COMMONS
PLAT REF. 69-111

CASE # 99-477-SPHA 12/11/00
APPROVED FOR S.H.I. SEE LTR. DATED 12/11/00.
PLANNER II

ROLLING ROAD — BALTIMORE COUNTY

Election District 2
Councilmanic District 2
Scale: 1" = 50'

Tax Map 87 - Parcel 703
MAY 26, 1999 REVISED 11/22/00
Sheet 1 of 1

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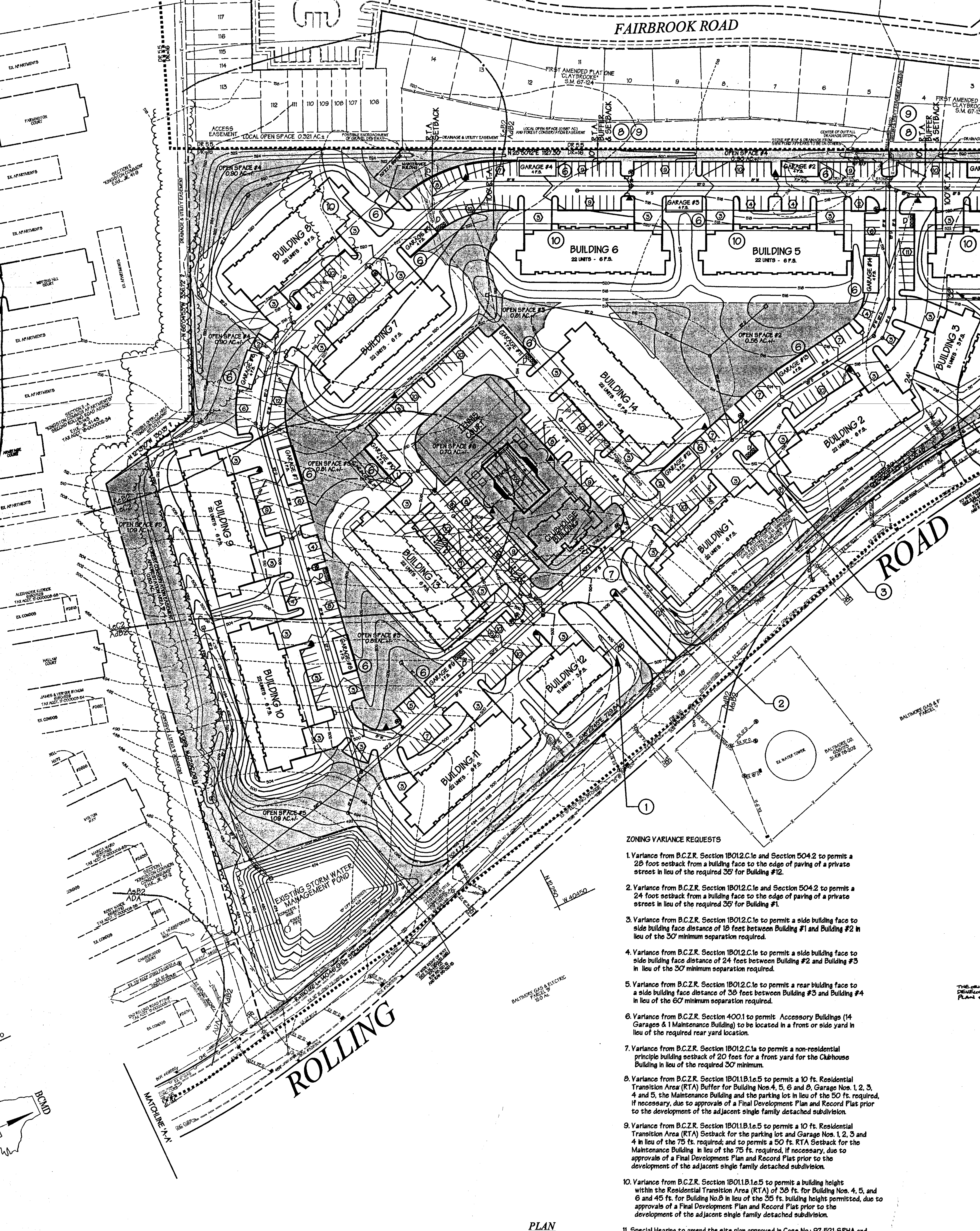


ZONING COMMISSIONERS RULING CASE NO. 99-477-SPHA

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of July, 1999 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in prior Case No. 97-521-SPHA and to confirm that this property is not subject to Residential Transition Area (RTA) requirements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as set forth on Exhibit 1 attached hereto, be and is hereby GRANTED, subject to the following restrictions:

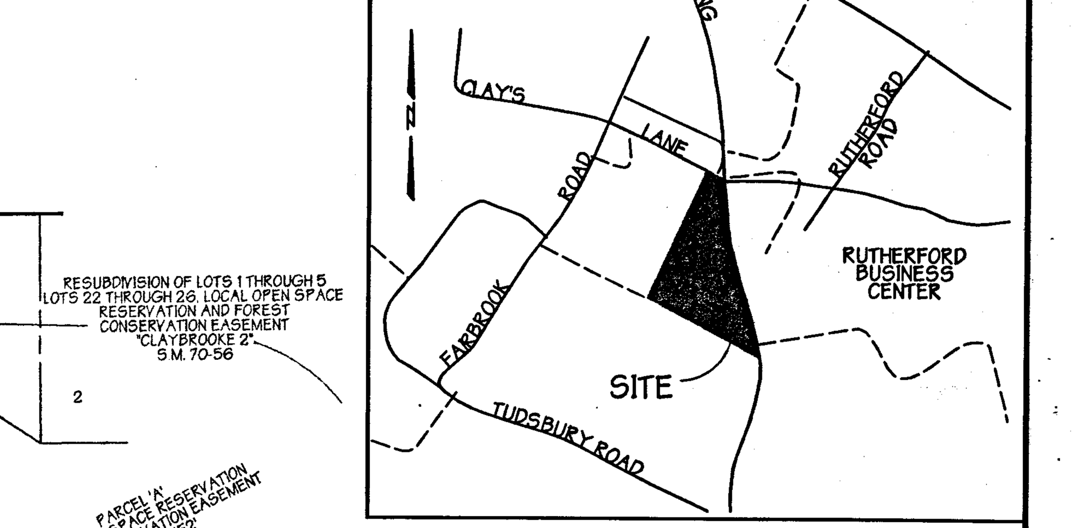
1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order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

2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the Office of Planning and the County's Landscape Architect.

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

The following variance was granted By the Baltimore County Zoning Commissioner per Case #97-521 SPHA and is proposed to be retained as part of Case # 99-477 SPHA: The project proposes the installation of three, freestanding entrance signs, which comprise a total of 600 SF of sign area. A variance to permit the 600 SF of sign has been granted by the Zoning Commissioner in Case # ~~99-477-SPHA~~ 94-86-A



LEGEND

- EXIST. RIGHT-OF-WAY LINE
- EXIST. ZONING LINE
- TRACT BOUNDARY
- PROP. SETBACK LINE
- EXIST. CONTOUR
- PROP. CONTOUR
- SOILS LINE
- WALKING PATH
- PROP. OPEN SPACE

ZONING VARIANCE REQUESTS

1. Variance from B.C.Z.R. Section 1B01.2.C.1e and Section 504.2 to permit a 28 foot setback from a building face to the edge of paving of a private street in lieu of the required 35' for Building #12.
2. Variance from B.C.Z.R. Section 1B01.2.C.1e and Section 504.2 to permit a 24 foot setback from a building face to the edge of paving of a private street in lieu of the required 35' for Building #1.
3. Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a side building face to side building face distance of 18 feet between Building #1 and Building #2 in lieu of the 30' minimum separation required.
4. Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a side building face to side building face distance of 24 feet between Building #2 and Building #3 in lieu of the 30' minimum separation required.
5. Variance from B.C.Z.R. Section 1B01.2.C.1e to permit a rear building face to a side building face distance of 38 feet between Building #3 and Building #4 in lieu of the 60' minimum separation required.
6. Variance from B.C.Z.R. Section 400.1 to permit Accessory Buildings (14 Garages & 1 Maintenance Building) to be located in a front or side yard in lieu of the required rear yard location.
7. Variance from B.C.Z.R. Section 1B01.2.C.1a to permit a non-residential principle building setback of 20 feet for a front yard for the Clubhouse Building in lieu of the required 30' minimum.
8. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a 10 ft. Residential Transition Area (RTA) Buffer for Building Nos.4, 5, 6 and 8, Garage Nos. 1, 2, 3, 4 and 5, the Maintenance Building and the parking lot in lieu of the 50 ft. required, if necessary, due to approvals of a Final Development Plan and Record Plat prior to the development of the adjacent single family detached subdivision.
9. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a 10 ft. Residential Transition Area (RTA) Setback for the parking lot and Garage Nos. 1, 2, 3 and 4 in lieu of the 75 ft. required; and to permit a 50 ft. RTA Setback for the Maintenance Building in lieu of the 75 ft. required, if necessary, due to approvals of a Final Development Plan and Record Plat prior to the development of the adjacent single family detached subdivision.
10. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a building height within the Residential Transition Area (RTA) of 38 ft. for Building Nos. 4, 5, and 6 and 45 ft. for Building No.8 in lieu of the 35 ft. building height permitted, due to approvals of a Final Development Plan and Record Plat prior to the development of the adjacent single family detached subdivision.
11. Special Hearing to amend the site plan approved in Case No.: 97-521-SPHA and to confirm that this property is not subject to the Residential Transition Area Requirements due to approvals of Final Development Plan and Record Plat prior to the development to the adjacent single family detached subdivision.

PLAN
SCALE: 1" = 50'

PARKING SPACE DIMENSIONS:

Typical Space	8.5' x 18'
Handicap Space	13' x 18'
(All spaces to be permanently striped)	

1. DEVELOPMENT NAME: WINDSOR COMMONS
2. OWNER/APPLICANT: WINDSOR COMMONS ASSOCIATES, L.L.C., 124 SLADE AVENUE, SUITE 200, BALTIMORE, MARYLAND 21208, (410) 486-1234
3. DEVELOPMENT PLAN PREPARED BY: G. W. STEPHENS, JR. & ASSOCIATES, 658 KENILWORTH DRIVE, TOWSON, MARYLAND 21204, (410)825-8120
4. GENERAL INFORMATION:

ELECTION DISTRICT -	#2
COUNCILMANIC DISTRICT -	#2
CENSUS TRACT -	4024.01
WATERSHED -	PATAPSCO
SUBSEWERSHED -	BENS RUN AND DOGWOOD RUN
EXISTING ZONING -	DR-16
TAX MAP NO: 87 GRIDS 11 AND 17	
ADC MAP NO. 33 GRID A-5	
COUNTY PHOTOGRAMMETRIC MAP NO. 3-G & 4-G	

5. SITE DATA
A. EXISTING ACREAGE AND ZONING

1. EXISTING LAND USE: CLEARED FARM LAND
2. GROSS ACREAGE: 19.8 ACRES
3. NET ACREAGE: 18.7 ACRES (17.706 AC.+/- ZONING PETITION AREA) PROPOSED 70' R/W: 0.39 ACRES
4. EXISTING ZONING: DR-16
5. DENSITY ALLOWED: 19.8 AC @ 16 Dn. U/AC = 316 DENSITY UNITS
6. TAX ACCOUNT NUMBERS: 23-00-002076 THRU 23-00-002259
7. DEED: 6323/632
B. PROPOSED DEVELOPMENT
Proposed Land Use: Garden Apartments

1. Density Proposed

32 (1 Bedroom Units) @ 0.75 Dn. U.	=	24 Dn. U.
176* (2 Bedroom Units) @ 1.0 Dn. U. [*One 2 Bedroom Unit to be a permanent Office/Model]	=	175 Dn. U.
78 (3 Bedroom Units) @ 1.5	=	117 Dn. U.
Total Density Units Proposed (less *One 2 Bedroom Unit to be a permanent Office/Model)	=	316 Dn. U.
Total Apt. Dwelling Units Proposed		286 Units

(All units for rent except *One 2 Bedroom Unit to be a permanent Office/Model)

2. Parking Required:

(1 Bedroom Units) 32 @ 1.5 Sp./Unit	=	48 Spaces
(2 Bedroom Units) 176 @ 1.5 Sp./Unit	=	264 Spaces
(3 Bedroom Units) 78 @ 2 Sp./Unit	=	156 Spaces
Clubhouse/Pool Building	=	36 Spaces
Total Required = 504 x 15% Overflow	=	580 Spaces
Total Proposed	=	591 Spaces

THE ORIGINAL DEVELOPMENT PLAN # 15

6. THE FOLLOWING VARIANCES HAVE BEEN APPROVED BY BALTO. CO. PER ~~#97-521-SPHA~~ DEC # 1106A & HRS ~~AND ARE~~ PROPOSED TO BE RETAINED WITH THIS ~~SECOND~~ AMENDED ~~ALTERNATE FINAL~~ PLAT
A. FEE IN LIEU OF WILL BE PAID FOR THE 1.6 AC OF AFFORESTATION TO OCCUR OFF-SITE
~~B. THE PROJECT PROPOSES THE INSTALLATION OF THREE, FREE-STANDING ENTRANCE SIGNS WHICH COMPRISE A TOTAL OF 600 FS OF SIGN AREA. A VARIANCE TO PERMIT THE 600 SQUARE FOOT OF SIGN AREA IN LIEU OF THE MAXIMUM 15 SQ. FT. ALLOWED HAS BEEN GRANTED BY BALTO. CO. IN #97-521-SPHA~~
SEE DEVELOPMENT ~~PLAN~~ SHEET #1 FOR SCHEMATIC ~~SIGN DETAILS. GRANTED IN #97-521-SPHA~~

7. SOILS (SEE CHART)
A PRELIMINARY GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED TO DETERMINE MORE EXACT LIMITATIONS WHICH MAY BE ENCOUNTERED. SITE LAYOUT AND PROPOSED GRADING HAS BEEN PERFORMED WITH THE USE OF THIS PRELIMINARY INFORMATION. PRIOR TO FINAL ENGINEERING AND CONSTRUCTION MORE DETAILED GEOTECHNICAL INVESTIGATION SERVICES WILL BE PERFORMED. APPROPRIATE ACTION WILL BE TAKEN, UNDER CONSULTATION WITH A LICENSED PROFESSIONAL SOILS ENGINEER, TO RESPOND TO CONDITIONS SUCH AS, DEPTH OF BEDROCK, HIGH WATER TABLE, POOR DRAINAGE, UNSTABLE SOILS, ETC.

8. LANDSCAPE CALCULATIONS

1. 4040 LF. INTERIOR ROAD-	1 P.U. / 20 L.F.	= 137 P.U.
2. 1942 LF. ADJACENT ROAD	1 P.U. / 40 L.F.	= 48 P.U.
ADJACENT TO PUBLIC R.O.W.	1 P.U. / 15 L.F.	= 71 P.U.
4. 18 L.F. OF PARKING ADJACENT TO R.O.W.	1 P.U. / 15 L.F.	= 1 P.U.
5. 275 L.F. DUMPSTER SCREENING	1 P.U. / 15 L.F.	= 18 P.U.
TOTAL PLANTING UNITS REQUIRED		= 275 P.U.
TOTAL PLANTING UNITS PROPOSED		= 275 P.U.

9. ESTIMATED AVERAGE DAILY TRIPS (ADT'S): AVERAGE DAILY TRIPS AS CALCULATED FROM THE BALTIMORE COUNTY COMPREHENSIVE MANUAL OF THE DEVELOPMENT POLICY ARE PROJECTED AS FOLLOWS:
286 GARDEN APARTMENTS x 6.5 = 1859 ADT'S

10. ROADS AND EASEMENTS: A 70' RIGHT OF WAY FOR THE EXTENSION OF WINDSOR BLVD. HAS BEEN DEDICATED TO BALTIMORE COUNTY.

11. OPEN SPACE
A. OPEN SPACE REQUIRED: 286 UNITS @ 650 S.F. = 4.27 ACRES
OPEN SPACE PROVIDED = 5.13 ACRES
ALL OPEN SPACE WILL BE PRIVATELY OWNED AND MAINTAINED
B. RECREATIONAL EQUIPMENT WILL BE INSTALLED IN THE PRIVATE OPEN SPACE AREAS AS SHOWN ON THE PLAN
C. OPEN SPACE TO BE OWNED AND MAINTAINED BY THE OWNER.

12. THIS PROJECT LIES WITHIN THE FEATHERBED LANE ELEMENTARY SCHOOL SERVICE AREA
13. SIDEWALKS SHALL BE PROVIDED IN FRONT OF ALL BUILDINGS.
14. ALL ROADWAYS, AND PARKING ARE TO BE PAVED WITH BITUMINOUS CONCRETE AND PERMANENTLY STRIPED. ALL PARKING SPACES SHALL CONFORM TO SECTION 409.4 OF THE B.C.Z.R.
15. ALL UNITS IN THIS DEVELOPMENT SHALL BE RENTAL UNITS.
16. THERE ARE NO KNOWN EXISTING WELLS, SEPTIC SYSTEMS OR UNDERGROUND TANKS ON THE SITE.
17. REFUSE COLLECTION SHALL BE PROVIDED BY BALTIMORE COUNTY. DUMPSTER SERVICE WILL BE UTILIZED FOR THE DEVELOPMENT.
18. LIGHTING: ALL EXTERIOR LIGHTING ONSITE SHALL BE ARRANGED AND DIRECTED SO AS TO REFLECT ONTO THE PREMISES AND AWAY FROM ALL ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC ROADS.
19. THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS, OR FORESTS ON THIS PROPERTY.
20. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC AREAS ON SITE.
21. 500' FOOT SITE LINES ARE SHOWN AT THE ACCESS DRIVE ONTO ROLLING ROAD. THE AREA ALONG THE SITE DISTANCE LINES BETWEEN THE ENTRANCES AND CURBS, MUST BE CLEARED, GRADED AND KEPT FREE ON ANY OBSTRUCTIONS.
22. THE ONLY PORTION OF THE SITE AFFECTED BY A RESIDENTIAL TRANSITION AREA IS THE OPEN SPACE AREA #7 / FOREST CONSERVATION EASEMENT. NO BUILDINGS OR PARKING ARE PROPOSED WITHIN THE R.T.A. AREA
23. A MTA BUS STOP WILL BE INSTALLED BY MTA ALONG ROLLING ROAD, 200 FEET +/- SOUTH OF THE MONUMENTAL ENTRANCE. THIS WILL SERVE THE NO. 77 BUS LINE.
24. ACCESSORY STRUCTURES NOTE:
A. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDING ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMIT).
B. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.
25. DIRECTOR OF P.D.M. NOTE:
THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF P.D.M. BASED ON THIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY OTHER PURPOSED DEVELOPMENT OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
26. SUBDIVISION HISTORY:
THIS SITE WAS FORMERLY PART OF THE W. BENTON SAUTER PROPERTY (E.H.K. 6323/632)
SEE PLAT OF SURVEY & PLAT TO ACCOMPANY DESCRIPTION FOR THE LAND OF COSCAN/ADLER LIMITED PARTNERSHIP (S.M. 7750/744) PREPARED BY DAFT MCCUNE & WALKER OCTOBER 17, 1988.
27. THERE ARE NO KNOWN HAZARDOUS MATERIALS OR UNDERGROUND FUEL STORAGE TANKS ON THIS PROPERTY.
28. THERE ARE NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES ON THIS PROPERTY.
29. THIS PROPERTY WAS REZONED FROM RC-5 TO DR-16 AS PART OF THE 1984 COMPREHENSIVE ZONING MAP AMENDMENT, MAP NO. NW-4G. PROPERTY WAS PURCHASED BY PRESENT OWNER IN 1968. NO ZONING HAS BEEN UTILIZED FROM THIS PROPERTY SINCE THE 1984 COMPREHENSIVE REZONING.
30. ALL APPLICABLE OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES THAT CREATE A R.T.A. ARE SHOWN WITH THE REQUIRED 150 FOOT DISTANCE DIMENSIONS AND 100 FOOT R.T.A.
31. THE 100 YEAR STORM WILL BE SAFELY CONVEYED OFF THE SITE.

Reason for Amendment: To modify the clubhouse footprint, rotate the pool 90 degrees and shift the parking/roadway and Building # 13 accordingly. To modify the number of 2 & 3-bedroom units, create a model/office unit that is not to be rented and reflect this change in the density tabulation.

AMENDED
PLAT TO ACCOMPANY PETITIONS FOR ZONING VARIANCES
WINDSOR COMMONS
PLAT REF. 69-111

CASE # 99-477-SPHA 12/11/00 APPROVED FOR S+I. SEE LTR. DATED 12/11/00 [signature] PLANNER II

ROLLING ROAD — BALTIMORE COUNTY

Election District 2
Councilmanic District 2
Scale: 1" = 50'

Tax Map 87 - Parcel 703
MAY 26, 1999 REVISED 11/20/00
Sheet 1 of 1

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

STATE OF MARYLAND — DAVID LLOYD MARTIN — LAND SURVEYOR [seal, signature]

DEVELOPER
WINDSOR COMMONS ASSOCIATES, L.L.C.
124 SLADE AVENUE, SUITE 200
BALTIMORE, MARYLAND 21208
PHONE: 410-486-1234
CONTACT: JOHN COLVIN

OWNER
WINDSOR COMMONS ASSOCIATES, L.L.C.
124 SLADE AVENUE, SUITE 200
BALTIMORE, MARYLAND 21208
PHONE: 410-486-1234
CONTACT: JOHN COLVIN

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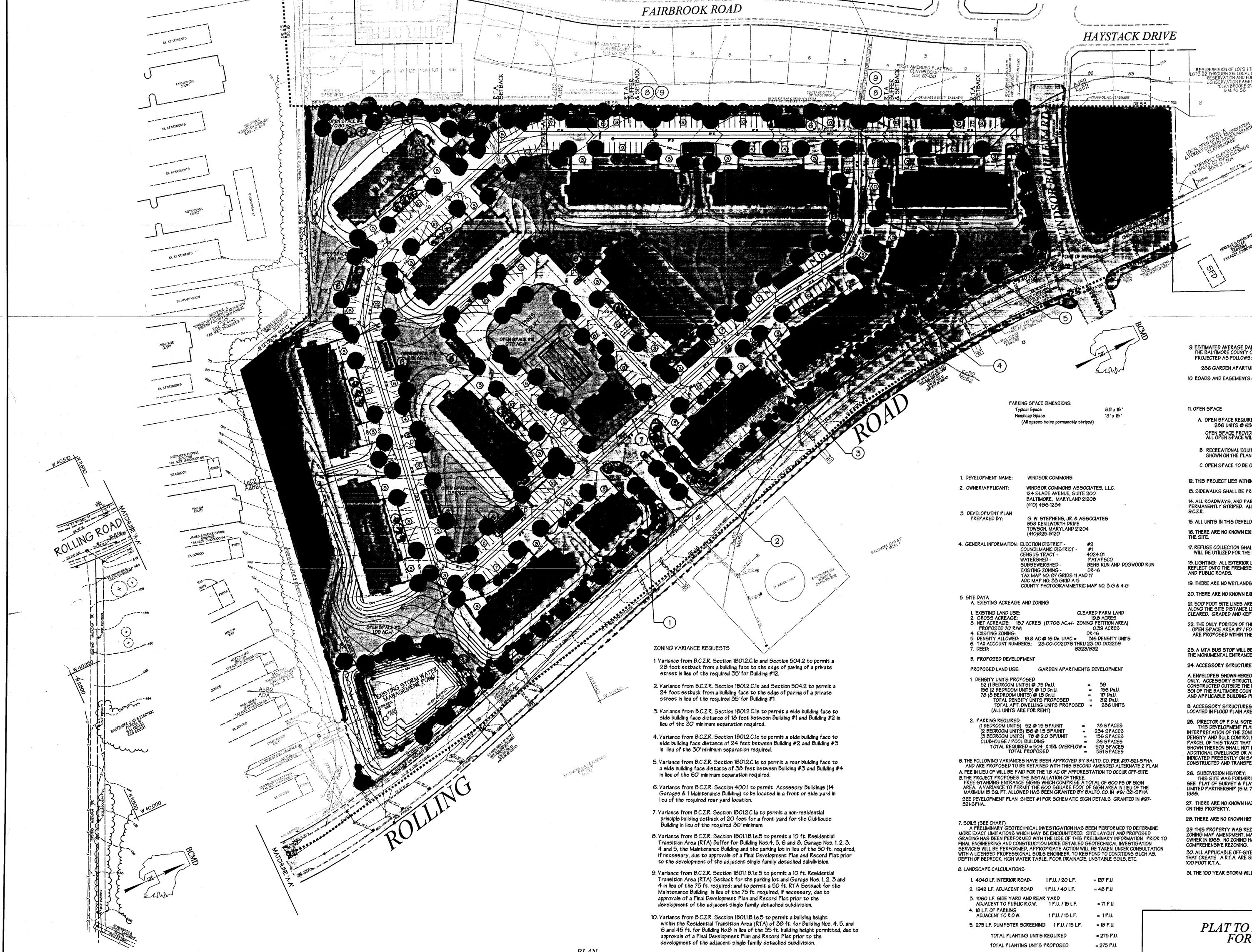
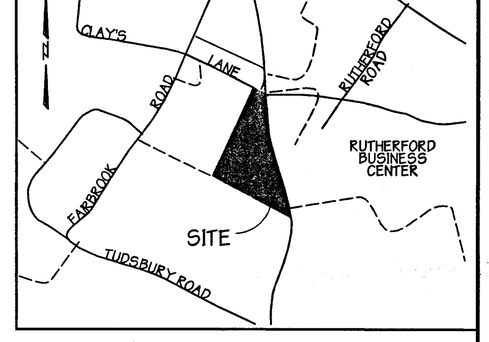




VICINITY MAP
SCALE: 1" = 1000'

LEGEND

EXIST. RIGHT-OF-WAY LINE	
EXIST. ZONING LINE	
TRACT BOUNDARY	
PROP. SETBACK LINE	
EXIST. CONTOUR	500
PROP. CONTOUR	500
SOILS LINE	
WALKING PATH	
PROP. OPEN SPACE	

PARKING SPACE DIMENSIONS:

Typical Space	8.5' x 18'
Handicap Space	13' x 18'

(All spaces to be permanetly striped)

1. DEVELOPMENT NAME: WINDSOR COMMONS
2. OWNER/APPLICANT: WINDSOR COMMONS ASSOCIATES, L.L.C.
   124 SLADE AVENUE, SUITE 200
   BALTIMORE, MARYLAND 21208
   (410) 486-1234
3. DEVELOPMENT PLAN PREPARED BY: G. W. STEPHENS, JR. & ASSOCIATES
   658 KENILWORTH DRIVE
   TOWSON, MARYLAND 21204
   (410)825-8120
4. GENERAL INFORMATION:

ELECTION DISTRICT -	#2
COUNCILMANIC DISTRICT -	#1
CENSUS TRACT -	4024.01
WATERSHED -	PATAPSCO
SUBSEWERSHED -	BENS RUN AND DOGWOOD RUN
EXISTING ZONING -	DR-16

TAX MAP NO. 87 GRIDS 11 AND 17
ADC MAP NO. 53 GRID A-5
COUNTY PHOTOGRAMMETRIC MAP NO. 3-G & 4-G

5. SITE DATA
   A. EXISTING ACREAGE AND ZONING
      1. EXISTING LAND USE: CLEARED FARM LAND
      2. GROSS ACREAGE: 19.8 ACRES
      3. NET ACREAGE: 18.7 ACRES (17.706 AC.+/- ZONING PETITION AREA)
         PROPOSED 70' R/W: 0.39 ACRES
      4. EXISTING ZONING: DR-16
      5. DENSITY ALLOWED: 19.8 AC @ 16 Du. U/AC = 316 DENSITY UNITS
      6. TAX ACCOUNT NUMBERS; 23-00-002076 THRU 23-00-002259
      7. DEED: 6323/832

   B. PROPOSED DEVELOPMENT

      PROPOSED LAND USE: GARDEN APARTMENTS DEVELOPMENT

      1. DENSITY UNITS PROPOSED

52 (1 BEDROOM UNITS) @ .75 Du.U.	=	39
156 (2 BEDROOM UNITS) @ 1.0 Du.U.	=	156 Du.U.
78 (3 BEDROOM UNITS) @ 1.5 Du.U.	=	117 Du.U.
TOTAL DENSITY UNITS PROPOSED	=	312 Du.U.
TOTAL APT. DWELLING UNITS PROPOSED	=	286 UNITS
(ALL UNITS ARE FOR RENT)		

      2. PARKING REQUIRED:

(1 BEDROOM UNITS) 52 @ 1.5 SP/UNIT	=	78 SPACES
(2 BEDROOM UNITS) 156 @ 1.5 SP/UNIT	=	234 SPACES
(3 BEDROOM UNITS) 78 @ 2.0 SP/UNIT	=	156 SPACES
CLUBHOUSE / POOL BUILDING	=	36 SPACES
TOTAL REQUIRED = 504 X 15% OVERFLOW	=	579 SPACES
TOTAL PROPOSED	=	591 SPACES

6. THE FOLLOWING VARIANCES HAVE BEEN APPROVED BY BALTO. CO. PER #97-521-SPHA AND ARE PROPOSED TO BE RETAINED WITH THIS SECOND AMENDED ALTERNATE 2 PLAN
   A. FEE IN LIEU OF WILL BE PAID FOR THE 1.6 AC OF AFFORESTATION TO OCCUR OFF-SITE
   B. THE PROJECT PROPOSES THE INSTALLATION OF THREE FREE-STANDING ENTRANCE SIGNS WHICH COMPRISE A TOTAL OF 600 FTS OF SIGN AREA. A VARIANCE TO PERMIT THE 600 SQUARE FOOT OF SIGN AREA IN LIEU OF THE MAXIMUM 15 SQ. FT. ALLOWED HAS BEEN GRANTED BY BALTO. CO. IN #97-521-SPHA

   SEE DEVELOPMENT PLAN SHEET #1 FOR SCHEMATIC SIGN DETAILS GRANTED IN #97-521-SPHA..

7. SOILS (SEE CHART)
   A PRELIMINARY GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED TO DETERMINE MORE EXACT LIMITATIONS WHICH MAY BE ENCOUNTERED. SITE LAYOUT AND PROPOSED GRADING HAS BEEN PERFORMED WITH THE USE OF THIS PRELIMINARY INFORMATION. PRIOR TO FINAL ENGINEERING AND CONSTRUCTION MORE DETAILED GEOTECHNICAL INVESTIGATION SERVICES WILL BE PERFORMED. APPROPRIATE ACTION WILL BE TAKEN, UNDER CONSULTATION WITH A LICENSED PROFESSIONAL SOILS ENGINEER, TO RESPOND TO CONDITIONS SUCH AS, DEPTH OF BEDROCK, HIGH WATER TABLE, POOR DRAINAGE, UNSTABLE SOILS, ETC.

8. LANDSCAPE CALCULATIONS

1. 4040 L.F. INTERIOR ROAD-	1 P.U. / 20 L.F.	= 137 P.U.
2. 1942 L.F. ADJACENT ROAD	1 P.U. / 40 L.F.	= 48 P.U.
3. 1060 L.F. SIDE YARD AND REAR YARD ADJACENT TO PUBLIC R.O.W.	1 P.U. / 15 L.F.	= 71 P.U.
4. 18 L.F. OF PARKING ADJACENT TO R.O.W.	1 P.U. / 15 L.F.	= 1 P.U.
5. 275 L.F. DUMPSTER SCREENING	1 P.U. / 15 L.F.	= 18 P.U.
TOTAL PLANTING UNITS REQUIRED		= 275 P.U.
TOTAL PLANTING UNITS PROPOSED		= 275 P.U.

9. ESTIMATED AVERAGE DAILY TRIPS (ADTS): AVERAGE DAILY TRIPS AS CALCULATED FROM THE BALTIMORE COUNTY COMPREHENSIVE MANUAL OF THE DEVELOPMENT POLICY ARE PROJECTED AS FOLLOWS:

   286 GARDEN APARTMENTS x 6.5 = 1859 ADTS

10. ROADS AND EASEMENTS: A 70' RIGHT OF WAY FOR THE EXTENSION OF WINDSOR BLVD. HAS BEEN DEDICATED TO BALTIMORE COUNTY.

11. OPEN SPACE
   A. OPEN SPACE REQUIRED:
      286 UNITS @ 650 S.F. = 4.27 ACRES
      OPEN SPACE PROVIDED = 5.13 ACRES
      ALL OPEN SPACE WILL BE PRIVATELY OWNED AND MAINTAINED
   B. RECREATIONAL EQUIPMENT WILL BE INSTALLED IN THE PRIVATE OPEN SPACE AREAS AS SHOWN ON THE PLAN
   C. OPEN SPACE TO BE OWNED AND MAINTAINED BY THE OWNER.

12. THIS PROJECT LIES WITHIN THE FEATHERBED LANE ELEMENTARY SCHOOL SERVICE AREA

13. SIDEWALKS SHALL BE PROVIDED IN FRONT OF ALL BUILDINGS.

14. ALL ROADWAYS, AND PARKING ARE TO BE PAVED WITH BITUMINOUS CONCRETE AND PERMANENTLY STRIPED. ALL PARKING SPACES SHALL CONFORM TO SECTION 409.4 OF THE B.C.Z.R.

15. ALL UNITS IN THIS DEVELOPMENT SHALL BE RENTAL UNITS.

16. THERE ARE NO KNOWN EXISTING WELLS, SEPTIC SYSTEMS OR UNDERGROUND TANKS ON THE SITE.

17. REFUSE COLLECTION SHALL BE PROVIDED BY BALTIMORE COUNTY. DUMPSTER SERVICE WILL BE UTILIZED FOR THE DEVELOPMENT.

18. LIGHTING: ALL EXTERIOR LIGHTING ONSITE SHALL BE ARRANGED AND DIRECTED SO AS TO REFLECT ONTO THE PREMISES AND AWAY FROM ALL ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC ROADS.

19. THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS, OR FORESTS ON THIS PROPERTY.

20. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC AREAS ON SITE.

21. 500' FOOT SITE LINES ARE SHOWN AT THE ACCESS DRIVE ONTO ROLLING ROAD. THE AREA ALONG THE SITE DISTANCE LINES BETWEEN THE ENTRANCES AND CURBS, MUST BE CLEARED, GRADED AND KEPT FREE ON ANY OBSTRUCTIONS.

22. THE ONLY PORTION OF THE SITE AFFECTED BY A RESIDENTIAL TRANSITION AREA IS THE OPEN SPACE AREA #7 / FOREST CONSERVATION EASEMENT. NO BUILDINGS OR PARKING ARE PROPOSED WITHIN THE R.T.A. AREA

23. A MTA BUS STOP WILL BE INSTALLED BY MTA ALONG ROLLING ROAD, 200 FEET +/- SOUTH OF THE MONUMENTAL ENTRANCE. THIS WILL SERVE THE NO. 77 BUS LINE.

24. ACCESSORY STRUCTURES NOTE:

   A. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDING ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMIT).
   B. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

25. DIRECTOR OF P.D.M. NOTE:
   THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF P.D.M. BASED ON THIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY TRACT OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY OTHER PURPOSED DEVELOPMENT OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

26. SUBDIVISION HISTORY:
   THIS SITE WAS FORMERLY PART OF THE W. BENTON SAUTER PROPERTY (E.H.K. 6323/832) SEE PLAT OF SURVEY & PLAT TO ACCOMPANY DESCRIPTION FOR THE LAND OF COSCAN/ADLER LIMITED PARTNERSHIP (S.M. 77/0/744) PREPARED BY DAFT MCCUNE & WALKER OCTOBER 17, 1988.

27. THERE ARE NO KNOWN HAZARDOUS MATERIALS OR UNDERGROUND FUEL STORAGE TANKS ON THIS PROPERTY.

28. THERE ARE NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES ON THIS PROPERTY.

29. THIS PROPERTY WAS REZONED FROM RC-3 TO DR-16 AS PART OF THE 1984 COMPREHENSIVE ZONING MAP AMENDMENT, MAP NO. NW-4-G. PROPERTY WAS PURCHASED BY PRESENT OWNER IN 1988. NO ZONING HAS BEEN UTILIZED FROM THIS PROPERTY SINCE THE 1984 COMPREHENSIVE REZONING.

30. ALL APPLICABLE OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES THAT CREATE A R.T.A. ARE SHOWN WITH THE REQUIRED 150 FOOT DISTANCE DIMENSIONS AND 100 FOOT R.T.A.

31. THE 100 YEAR STORM WILL BE SAFELY CONVEYED OFF THE SITE.

Pet. Ex. #1

ZONING VARIANCE REQUESTS

1. Variance from B.C.Z.R. Section 1B01.2.C.1e and Section 504.2 to permit a 28 foot setback from a building face to the edge of paving of a private street in lieu of the required 35' for Building #12.
2. Variance from B.C.Z.R. Section 1B01.2.C.1e and Section 504.2 to permit a 24 foot setback from a building face to the edge of paving of a private street in lieu of the required 35' for Building #1.
3. Variance from B.C.Z.R. Section 1B01.2.C.1c to permit a side building face to side building face distance of 18 feet between Building #1 and Building #2 in lieu of the 30' minimum separation required.
4. Variance from B.C.Z.R. Section 1B01.2.C.1c to permit a side building face to side building face distance of 24 feet between Building #2 and Building #3 in lieu of the 30' minimum separation required.
5. Variance from B.C.Z.R. Section 1B01.2.C.1c to permit a rear building face to a side building face distance of 38 feet between Building #3 and Building #4 in lieu of the 60' minimum separation required.
6. Variance from B.C.Z.R. Section 400.1 to permit Accessory Buildings (14 Garages & 1 Maintenance Building) to be located in a front or side yard in lieu of the required rear yard location.
7. Variance from B.C.Z.R. Section 1B01.2.C.1a to permit a non-residential principle building setback of 20 feet for a front yard for the Clubhouse Building in lieu of the required 50' minimum.
8. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a 10 ft. Residential Transition Area (RTA) Buffer for Building Nos.4, 5, 6 and 8, Garage Nos. 1, 2, 3, 4 and 5, the Maintenance Building and the parking lot in lieu of the 50 ft. required, if necessary, due to approvals of a Final Development Plan and Record Plat prior to the development of the adjacent single family detached subdivision.
9. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a 10 ft. Residential Transition Area (RTA) Setback for the parking lot and Garage Nos. 1, 2, 3 and 4 in lieu of the 75 ft. required; and to permit a 50 ft. RTA Setback for the Maintenance Building in lieu of the 75 ft. required, if necessary, due to approvals of a Final Development Plan and Record Plat prior to the development of the adjacent single family detached subdivision.
10. Variance from B.C.Z.R. Section 1B01.1.B.1.e.5 to permit a building height within the Residential Transition Area (RTA) of 38 ft. for Building Nos. 4, 5, and 6 and 45 ft. for Building No.8 in lieu of the 35 ft. building height permitted, due to approvals of a Final Development Plan and Record Plat prior to the development of the adjacent single family detached subdivision.
11. Special Hearing to amend the site plan approved in Case No.: 97-521-SPHA and to confirm that this property is not subject to the Residential Transition Area Requirements due to approvals of Final Development Plan and Record Plat prior to the development of the adjacent single family detached subdivision.

PLAN
SCALE: 1" = 50'

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

DEVELOPER
WINDSOR COMMONS ASSOCIATES, L.L.C.
124 SLADE AVENUE, SUITE 200
BALTIMORE, MARYLAND 21208
PHONE: 410-486-1234
CONTACT: JOHN COLVIN

OWNER
WINDSOR COMMONS ASSOCIATES, L.L.C.
124 SLADE AVENUE, SUITE 200
BALTIMORE, MARYLAND 21208
PHONE: 410-486-1234
CONTACT: JOHN COLVIN

PLAT TO ACCOMPANY PETITIONS FOR ZONING VARIANCES

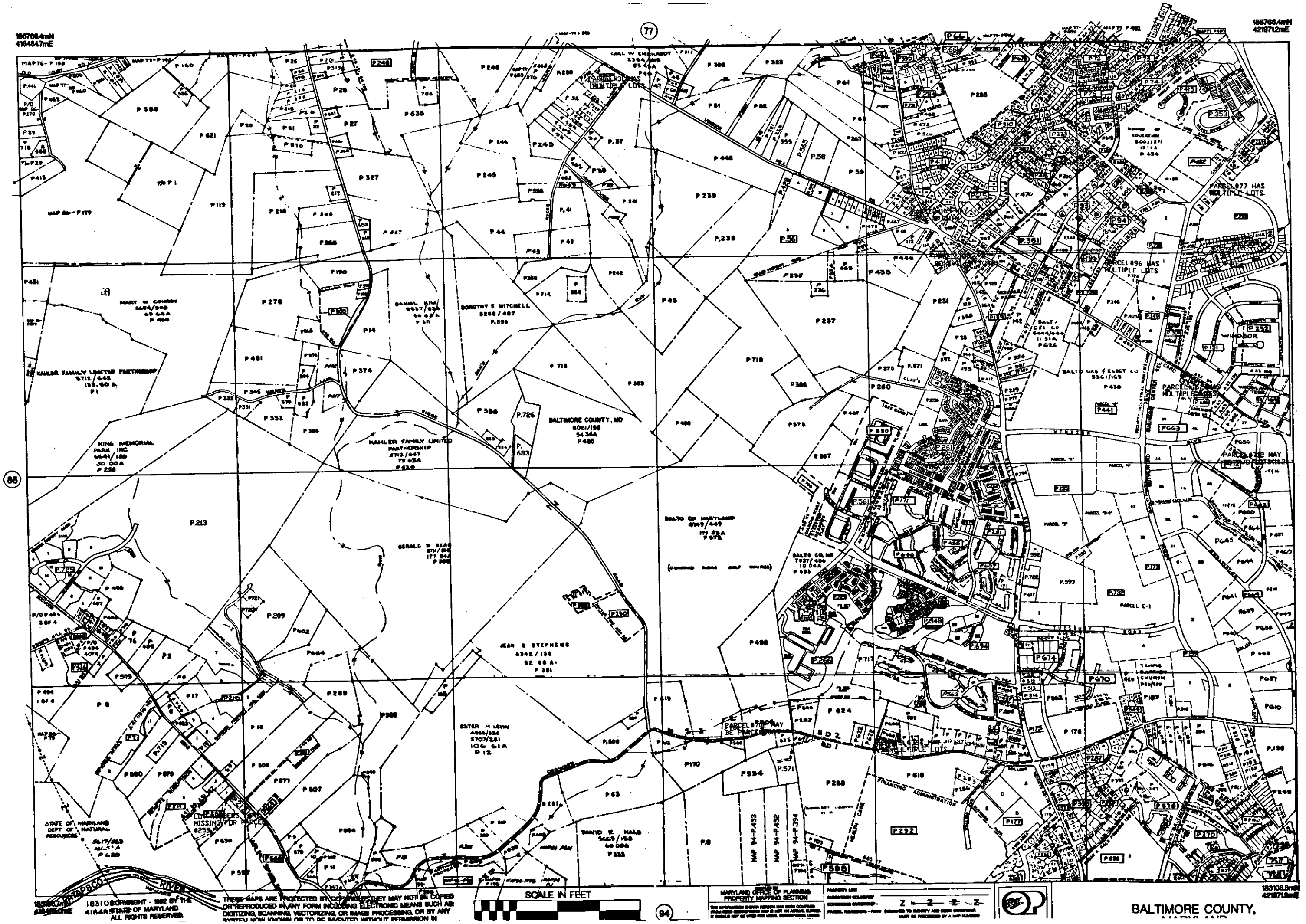
WINDSOR COMMONS

PLAT REF. 69-111

ROLLING ROAD *BALTIMORE COUNTY*

Election District 2
Councilmanic District 1
Scale: 1" = 50'

Tax Map 87 - Parcel 703
June 15 , 1999
Sheet 1 of 1



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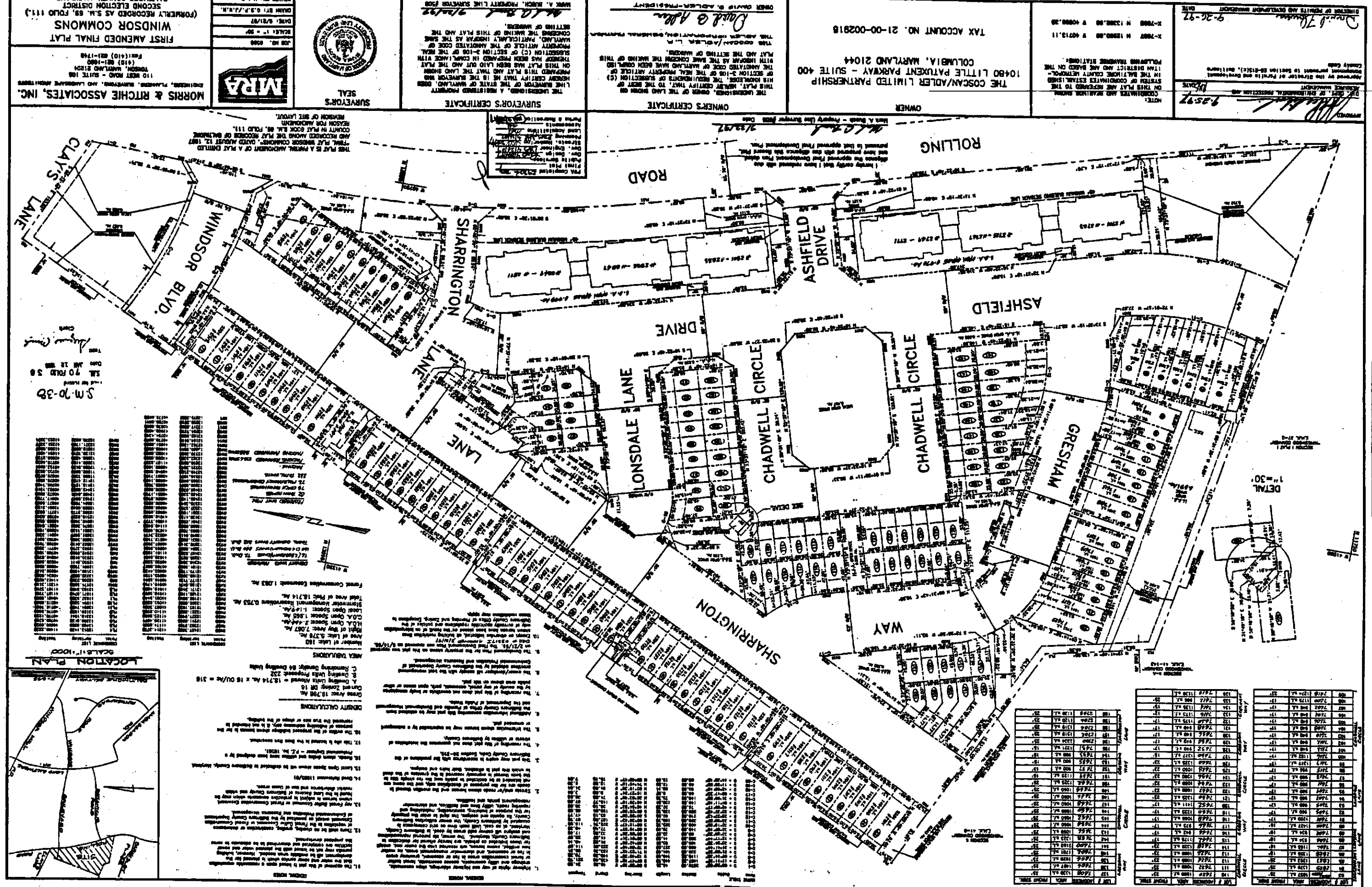
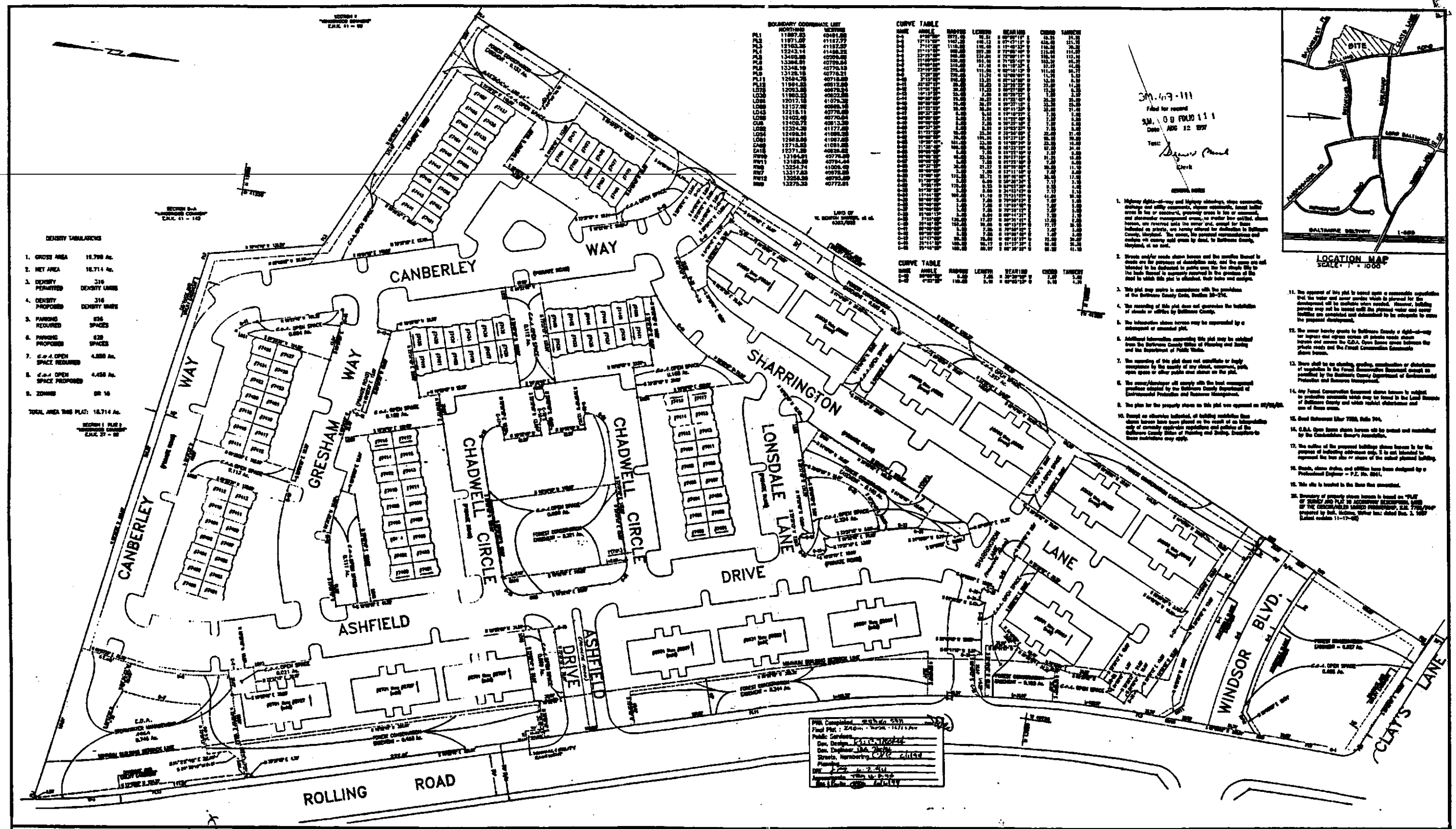
1831O BORNWIGHT - 1992 BY THE 416481 STATE OF MARYLAND ALL RIGHTS RESERVED


FIRST AMENDED FINAL PLAT
WINDSOR COMMONS
(FORMERLY RECORDED AS S.M. 69, FOLIO 111.)
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
110 WEST ROAD - SUITE 106
TOWSON, MARYLAND 21204
(410) 821-1690
Fax:(410) 821-1746
SURVEYOR'S SEAL
SURVEYOR'S CERTIFICATE
OWNER'S CERTIFICATE
OWNER
THE COSGAN/ADLER LIMITED PARTNERSHIP
10480 LITTLE PATUXENT PARKWAY - SUITE 400
COLUMBIA, MARYLAND 21044
TAX ACCOUNT NO. 21-00-002818
NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE STATION OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
X-7800 N 12800.00 W 4071.11
X-7800 N 12300.00 W 4000.30
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT
DATE
SHEET 1 OF 1
SCALE: 1" = 50'
DATE: 6/21/97
DRAWN BY: G.S.P./J.L.H.
REVISE BY: M.A.B.
SHARRINGTON ROAD
ROLLING ROAD
ASHFIELD DRIVE
ASHFIELD
GRESHAM
CHADWELL CIRCLE
LONSDALE LANE
SHARRINGTON WAY
SHARRINGTON LANE
WINDSOR BLVD.
CLAYS LANE
DETAIL 1"=30'
LOCATION PLAN
SCALE: 1"=1000'
Scale 1" = 50'



APPROVED:
DIR. DIV. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT — DATE 12/20/94

APPROVED:
FOR THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING
DIRECTOR OF PUBLIC WORKS — DATE 12/20/94

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-7897	N 12900.66	W 40713.11
X-7886	N 13382.96	W 40898.38

OWNER

THE COSCAN/ADLER LIMITED PARTNERSHIP
10480 LITTLE PATUXENT PARKWAY – SUITE 400
COLUMBIA, MARYLAND 21044

TAX ACCOUNT NO. 21-00-002918

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INSOFAR AS THE SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

THE COSCAN/ADLER L.P.
THE ADLER CORPORATION, GENERAL PARTNER
David B. Adler
OWNER: DAVID B. ADLER — PRESIDENT

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS THE SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Edward F. Kelly 3/16/94
EDWARD F. KELLY, P.L.S. #10

SURVEYOR'S SEAL

MRA

JOB NO: 3239
SCALE: 1" = 50'
DATE: 1-31-94
DRAWN BY: J.A.M.
REVIEW BY: EFK

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
110 West Rd. – Suite 108
Towson, Maryland 21204
(301) 821-1690
Fax: (301) 821-1748

FINAL PLAT
WINDSOR COMMONS
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

69-111

Pal No 3

'94

186766.4mN
416484.7mE

186766.4mN
421971.2mE

552

549

546 (88)

543

N

BALTIMORE

BALTIMORE COUNTY, MD.
8061/186
54.34A.
P.486

BALTO. CO., MARYLAND
4149/449
177.88A.
P.672

ROLLING WIND ASSOC.
LTD. PART.
9057/201
57.97 A.
P.286
1 OF 3

ALAN SHECTER
7774/407
166.14 A.
P.213

KINS MEMORIAL
PARK, INC.
5641/186
30.06A.
P.238

KAISER FAMILY LIMITED PARTNERSHIP
5712/642
195.90 A.
P.1

MAHLER FAMILY LIMITED
PARTNERSHIP
5712/647
72.68A.
P.424

GERALD W. BERG
5711/614
177.84A.
P.886

JEAN S. STEPHENS
5342/130
92.68 A.
P.381

ESTER H. LEVIN
4909/284
5707/281
106.61A.
P.12

DAVID E. HALB
5669/198
48.00A.
P.328

STATE OF MARYLAND
DEPT. OF NATURAL
RESOURCES
5617/268
181.93 A
P.630

DOROTHY E. MITCHELL
5288/487
P.599

CARL W. EHRHARDT
2364/599
23.49A.
P.44

MARY W. CONRAY
3454/509
65.44A.
P.488

BALTO. GAS & ELECT. CO.
5361/163
P.490

BALTO. CEE. CO.
5444/444
11.51A.
P.626

BOARD OF
EDUCATION
3003/271
18.14 A.
P.484

WINDSOR CORPORATE PARK - PLAT 2

WINDSOR

PARCEL 'E'

PARCEL 1

TEMPLE
BAPTIST
CHURCH

E.D. 2
E.D. 1

FINANCING ADMINISTRATION

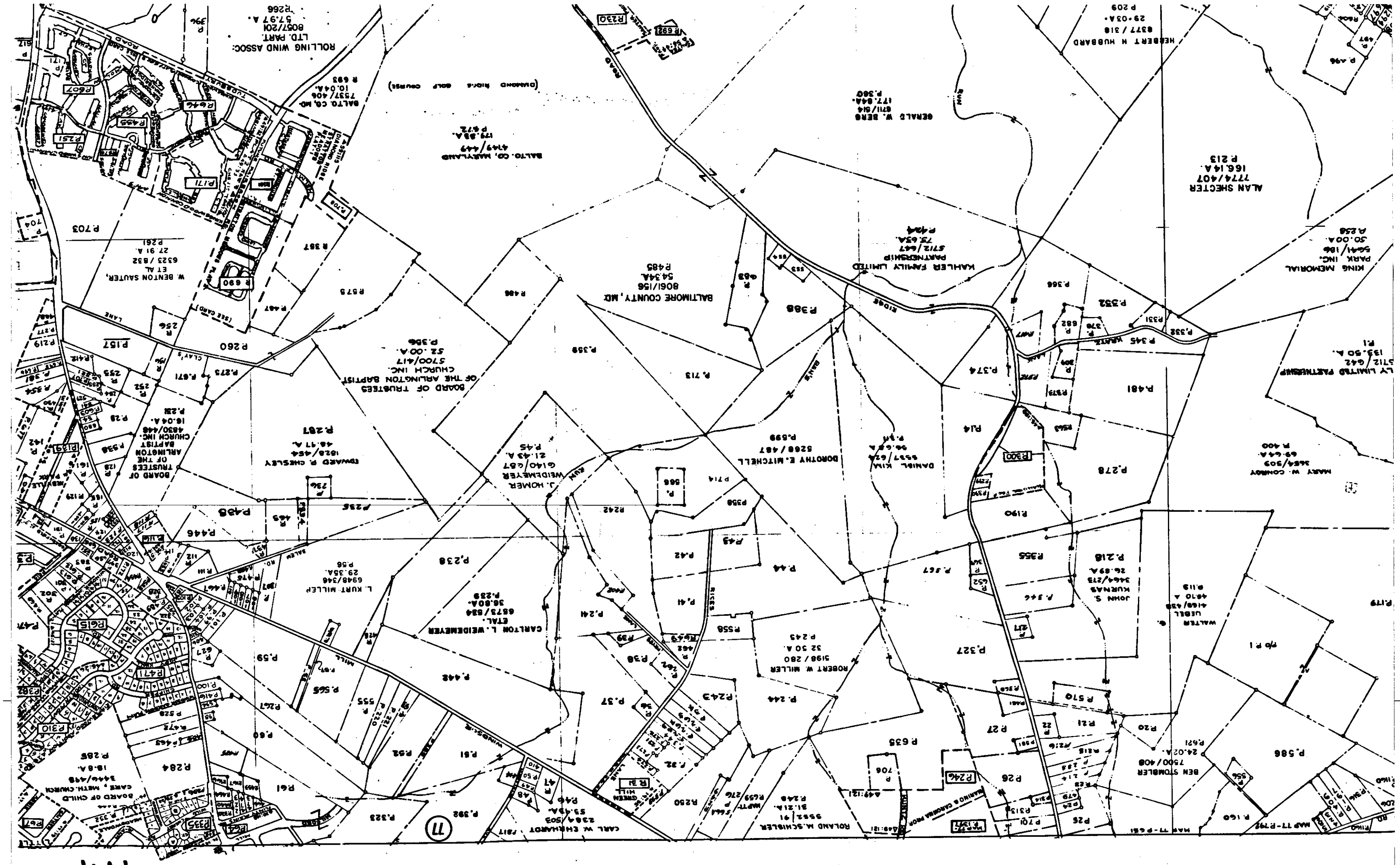
PATAPSCO RIVER

DEPT. OF ASSESSMENTS & TAXATION

PROPERTY LINE

SCALE IN FEET

1851 0'NEW


ROLLING WIND ASSOC.
LTD. PART.
8057/201
57.97 A.
R266
BALTO. CO. MD.
7537/406
10.04A.
R 693
(DIAMOND BIRDS GOLF COURSE)
BALTO. CO. MARYLAND
4149/449
179.83A.
P.472
GERALD W. BERG
6711/614
177.844.
P.360
HERBERT H HUBBARD
8377 / 318
29+03A.
P 209
ALAN SHECTER
7774/407
166.14 A.
P 213
KING MEMORIAL
PARK INC.
5641/186
50.00A.
A 254
BALTIMORE COUNTY, MD.
8061/156
54.34A.
P485
KAHLER FAMILY LIMITED
PARTNERSHIP
5712/447
73.65A.
P484
W. BERTON SAUTER,
ET AL
6323 / 832
27.91 A.
P 261
BOARD OF TRUSTEES
OF THE ARLINGTON BAPTIST
CHURCH INC.
5700/417
52.00A.
P.356
BOARD OF TRUSTEES
OF THE
ARLINGTON
BAPTIST
CHURCH INC.
4830/446
16.04A.
P.28
EDWARD P. CHESLEY
1626/454
46.11 A.
P.287
J. HOMER
WEIDEMEYER
6140/687
21.43 A.
P.45
DOROTHY E. MITCHELL
5268 / 487
P.599
DANIEL KIM
5537/624
P.371
MARY W. CONROY
3654/303
69.44A.
P 400
P.278
P.713
P.374
P.481
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P.388
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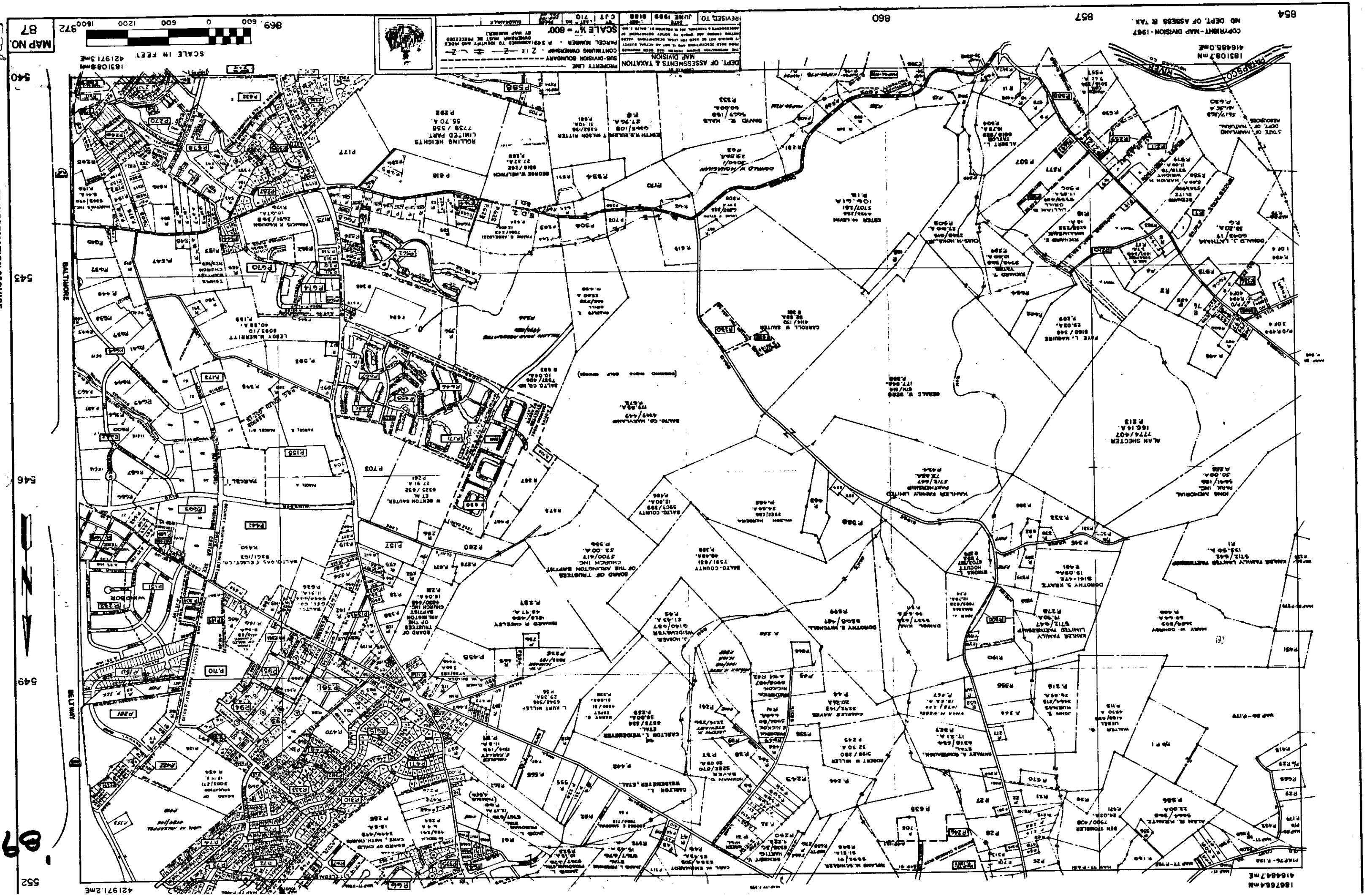
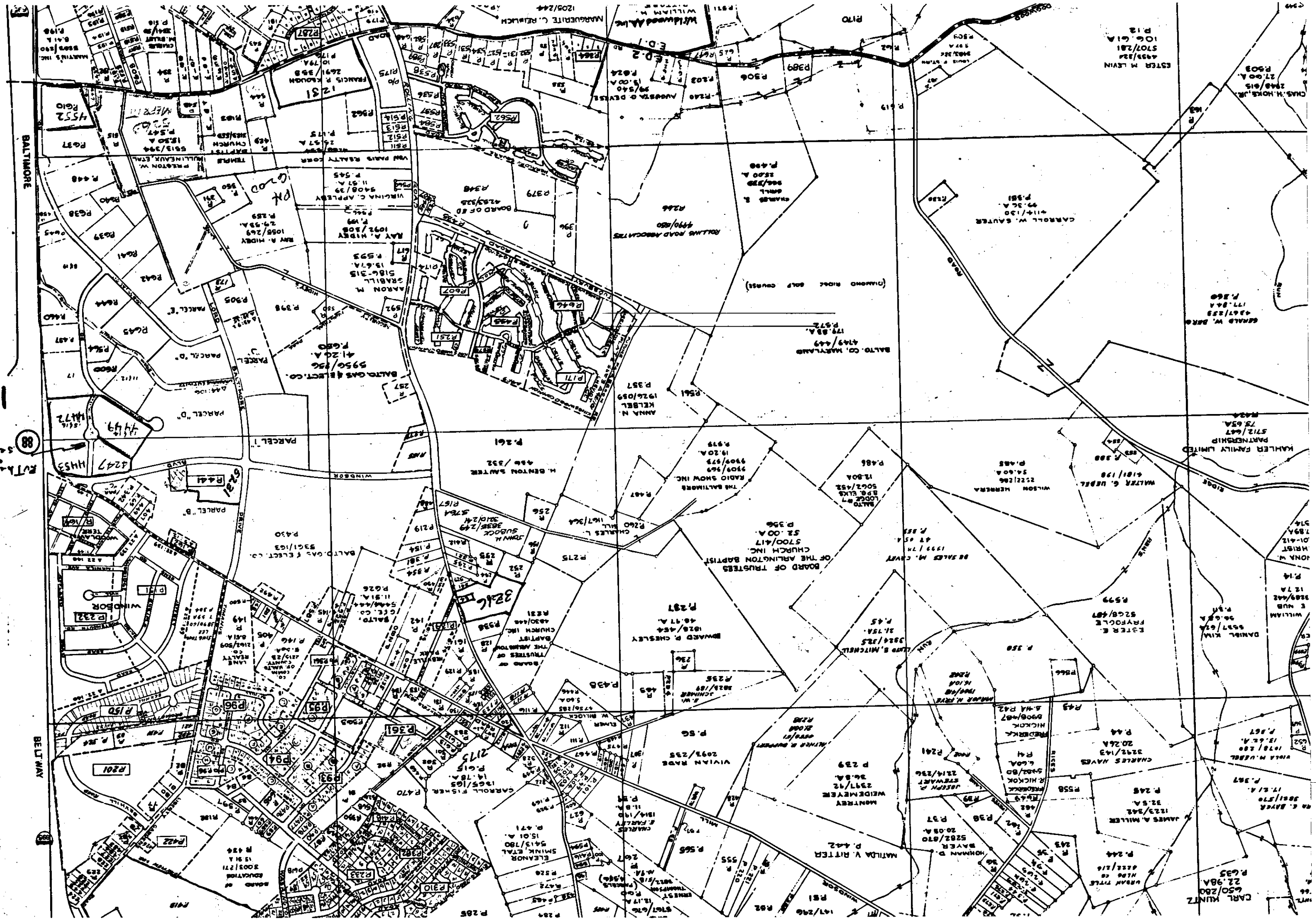

MAP NO. 87
SCALE IN FEET
DEPT. OF ASSESSMENTS & TAXATION
MAP DIVISION
SCALE ½" = 600'
REVISED TO:
JUNE 1989
COPYRIGHT - MAP DIVISION - 1987
NO DEPT. OF ASSESS & TAX.
BALTIMORE
BELT WAY
PATAPSCO
RIVER
Published by REDI REAL ESTATE INFORMATION SERVICE


BELT WAY
BALTIMORE
WINDSOR
E.D. 2
Wildwood Ave.
(DIAMOND RIDGE GOLF COURSE)
ROLLING ROAD ASSOCIATES
499/680
BALTO. CO. MARYLAND
179.83 A.
P.572
CARROLL W. SAUTER
99.36 A.
P.581
EMMALE W. BERG
ANNA N. KELBEL
1926/059
P.357
BALTO. GAS & ELECT. CO.
5950/196
41.24 A.
P.680
H. BENTON SAUTER
456/332
P.261
THE BALTIMORE
RADIO SHOW INC.
9909/969
9909/973
19.20 A.
P.979
BALTO. LODGE #47
B.P.O. ELKS
5062/452
12.804
P.486
WILSON HERRERA
2522/286
54.60 A.
P.485
WALTER G. UEBEL
4181/198
KAHLER FAMILY LIMITED
PARTNERSHIP
5712/647
73.654
BOARD OF TRUSTEES
OF THE ARLINGTON BAPTIST
CHURCH INC.
5700/417
52.00 A.
P.356
CHARLES L.
1467/344
P.260
JOHN H.
SUBOCC
3238/249
3240/249
P.167
BALTO. GAS & ELECT. CO.
5361/163
P.430
BE SALES M. CAVEY
1999/70
47.65 A.
P.557
ESTER E.
FRYFOGLE
5268/487
P.599
DANIEL KIM
5537/624
56.68 A.
P.50
WILLIAM
E. MUD
3269/442
12.7 A.
P.14
EDWARD P. CHESLEY
1828/464
46.47 A.
P.287
JOHN S. MITCHELL
3324/265
21.73A.
P.45
P.350
P.544
P.436
P.235
P.239
VIVIAN RAGE
2093/235
P.56
MONTREY
WEIDEMEYER
2371/92
36.8A.
P.239
MATILDA V. RITTER
P.442.
HOWARD D.
BAVER
5282/870
20.05A.
P.37
P.38
P.241
JOSEPH R.
STEWART
2214/236
P.39
R. NICKOK
5302/80
6.60A.
P.41
CHARLES HAYES
3292/143
20.24A
P.44
FREDERICK
NICKOK
6906/467
5.44A
P.42
P.43
P.558
JAMES A. MILLER
1223/342
32.5A.
P.245
P.244
URBAN TITLE
HOME CO
4222/216
P.635
CARL KUNTZ
650/260
22.98A
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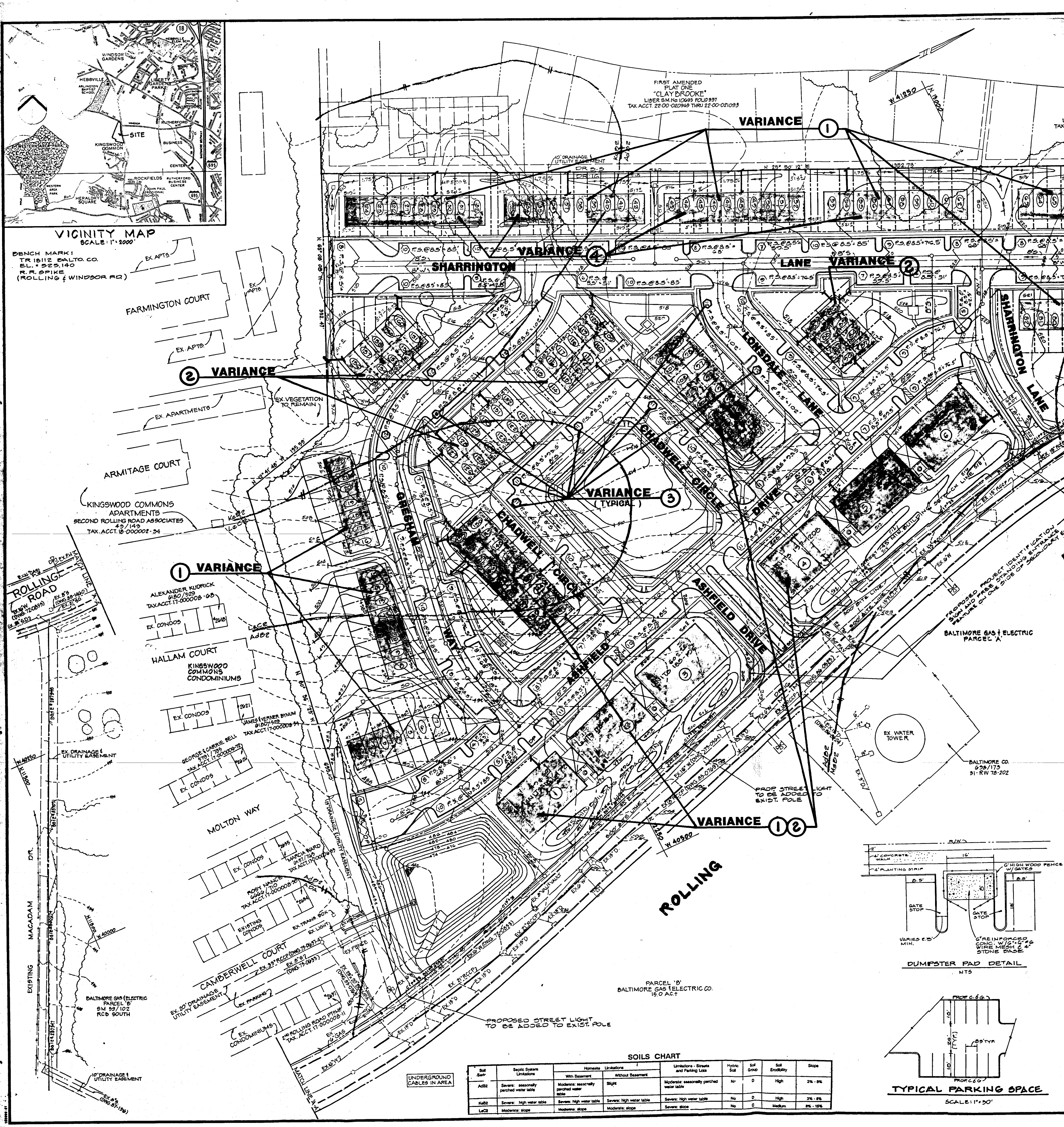
1978



SOILS CHART

Soil Series	Septic System Limitations	Homesite Limitations: With Basement	Homesite Limitations: Without Basement	Limitations - Streets and Parking Lots	Hydric Soil	Soil Group	Soil Erodibility	Slope
AdB2	Severe: seasonally perched water table	Moderate: seasonally perched water table	Slight	Moderate: seasonally perched water table	No	D	High	3% - 8%
KeB2	Severe: high water table	Severe: high water table	Severe: high water table	Severe: high water table	No	D	High	3% - 8%
LeC2	Moderate: slope	Moderate: slope	Moderate: slope	Severe: slope	No	C	Medium	8% - 15%

LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING VEGETATION
EXISTING & PROPOSED R/W
PROPERTY LINE
PROPOSED STORM DRAIN
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING WATER LINE
PROPOSED WATER LINE
PROPOSED FIRE HYDRANT
NUMBER OF PARKING SPACES ⑧ 8.5' × 18
DUMPSTER PAD WITH SCREEN
LOCAL OPEN SPACE (L.O.S.)
EXISTING ZONING
PROPOSED POLE LIGHTS
SOIL TYPE .... KeB2 / MsB2
VARIANCE NOTE REFERENCE .... ②
BUILDING REQUESTING VARIANCE
LOCATION OF VARIANCE REQUEST

PRINTED JUL - 3 1997 MORRIS & RITCHIE ASSOCIATES, INC.

SITE DATA:

1. Subdivision Name: Windsor Commons
2. Owner/Applicant: Coscan/Adler Limited Partnership, 10480 Little Patuxent Parkway, Suite 400, Columbia, MD 21044-3502, c/o David Adler 740-8780
3. General Information:
   Councilmatic District: #2
   Election District: #2
   1" = 200' scale maps: NW3G and 4G
   Existing zoning: DR-16
   Lot area: 815,190 Square feet, 18.714 acres

   Deed 6323/632
   Location: Southwest side of Rolling, at the intersection of Windsor Boulevard and Rolling Road.
4. The proposed use is a public townhouse, back-to-back townhouse and condominium community of 232 units (82 townhouses, 78 back-to-back and 72 multi-family condominiums.) All units will be "for sale".
5. There have been no prior zoning hearings for this property.

Subdivision History:

This site was formerly part of the W. Benton Sauter Property (E.H.K 6323/632) See "Plat of Survey" and "Plat to Accompany Description" for the Land of Coscan/Adler Limited Partnership (S.M. 7750/744) prepared by Daft, McCune, Walker for October 17, 1988.

Petition for Variance Notes
Windsor Commons
MRA # 9590

Variance items, 1, 2 and 3 include departures from the standards set forth in the Comprehensive Manual of Development Policies (CMDP). The following variances are requested from the specifically cited CMDP Provisions, which were adopted by Baltimore County in accordance with Section 504.2 of the BCZR:

1. A variance from Section II, page 21 of the CMDP is requested from the standard building length permitted for single family attached housing. Section II, page 21 stated that the maximum building length "Shall be six (6)units or 180 feet, whichever is less." A variance is requested for six of the proposed attached single family buildings to have a maximum length of ten (10) units at 184 feet and for two buildings to have a maximum length of seven (7) units at 130 feet and for one building to have a maximum length of eight (8) units at 146 feet.

   A variance from Section II, page 24 of the CMDP is requested from the standard building length permitted for back-to back town homes. Section II, page 24 states that the maximum building length "Shall be six (6) units or 180 feet, which ever is less". A variance is requested for two of the proposed back-to back buildings to have a maximum length of nine (9) units at 180 feet.

   The justification for the additional units per building is to create effective building masses to form, enclose and preserve open space areas. By permitting more than six (6) units per building, more units will face on the open space amenities and conversely, the streamlined architecture will contribute to the establishment and definition of the community amenity areas.

   A variance from BCZR, Section 1B01.2 (B)(2) further described in Section II, page 26 of the CMDP is requested from the maximum building length permitted for multi-family housing. Section II, page 26 states "the maximum building length shall be 240'." A variance is requested for two (2) buildings to have a maximum length of 352' each with 40' of this length being incorporated with two connecting breezeway seating amenities per building.

   By increasing the number of units per building, the total number of building necessary to achieve the same density is reduced. This also results in less "end" facades, which typically are the most stark, and massive parts of the building. The project will appear more organized with buildings less spread out all over the site, and much more effective in their placement.

2. A variance from the CMDP is requested from the standard building setbacks as follows:

UNITS REQUESTING VARIANCE	VARIANCE REQUESTED (STANDARD)	GOVERNING SECTION OF CMDP
Unit 7	Side Bldg. Face to Public R/W 20' (25')	Section II, page 19
Units 23-62	Rear Bldg. Stbk to Tract Boundary 24' (30')	Section II, page 19
Units 83 & 90	Side Bldg. Face to Public R/W 14' (25')	Section II, page 23
Unit 86	Front Bldg. Stbk to Public R/W 18' (25') Side Bldg. Face to Public R/W 15' (25')	Section II, page 23 Section II, page 23
Units 87-90	Front Bldg. Stbk to Public R/W 18' (25')	Section II, page 23
Units 91 & 108	Side Bldg. Stbk to Public R/W 20' (25')	Section II, page 23
Units 91-108	Front Bldg. Stbk to Public R/W 17' (25')	Section II, page 23
Unit 120	Side Bldg. Stbk to Public R/W 15' (25')	Section II, page 23
Units 115-120, 128-132	Front Bldg. Stbk to Public R/W 17' (25')	Section II, page 23
Unit 127	Front Bldg. Stbk to Public R/W 15' (25') Side Bldg. Stbk to Public R/W 16' (25')	Section II, page 23
Units 109-114, 121-126, 142-150	Front Bldg. Stbk to Public R/W 23' (25')	Section II, page 23
Unit 133	Front Bldg. Stbk to Public R/W 12' (25') Side Bldg. Stbk to Public R/W 20' (25')	Section II, page 23
Unit 134	Front Bldg. Stbk to Public R/W 15' (25')	Section II, page 23
Unit 136	Front Bldg. Stbk to Pubic R/W 14' (25')	Section II, page 23
Units 141-142	Side Bldg. Stbk to Public R/W 20' (25')	Section II, page 23
Units 151-155, 160	Front Bldg. Fact to Public R/W 15' (25')	Section II, page 23
Unit 156	Bldg. Stbk to Tract Boundary 22' (40')	Section II, page 23
Units 161-220	Front Bldg. Face to Public R/W 15' (25')	Section II, page 25
Units 221-232	Front Bldg. Face to Public R/W 13' (25')	Section II, page 25
Units 197-206, 221-232	Side Bldg. Stbk to Public R/W 17' (25')	Section II, page 25
Units 221-232	Side Bldg. Stbk to Public R/W 9' (25')	Section II, page 26

Justification for this petition includes the irregular shape of the parcel and its impact on the ability to develop the property near allowable densities for said property. In addition, this project was originally approved as a condominium project with all private roads. We have now converted to all public roads. This imposition of the required minimum right-of-way widths creates a hardship to the originally approved project. The variances requested herein provide the relief from the hardship created by Public Rights-of-Way.

3. A variance is requested from Section 409.8 (C) (1) of the Baltimore County Zoning Regulations (BCZR), from the standard distance of 180 feet between landscape islands in parking areas. In addition, Section II, page 24 of the CMDP states that for back-to-back units parking..." should be clustered in pods to discourage large parking lots, not suitable for this type of development. A. landscape peninsula shall separate every 10 parking spaces...."

   A variance is sought to permit a maximum of 12 parking spaces (102') between landscaped islands in front of the back-to-back units.

   The relief from these parking standards will allow for a simple road layout, with parking in front of the units. This provides for a residential street scape image and avoids a commercial, or apartment style, parking lot effect.

   The project will be heavily landscaped through overall site plantings, which will include installation of large canopy trees for immediate impact. Planting islands are located to break up parking lengths where appropriate and provide parking where it will best serve the units.

4. A variance is requested of Section II, page 19 of the CMDP referencing a rear yard setback to tract boundary. A variance is sought to permit forty townhouse units to reduce this minimum from 30' to 24'. Relief of this type will allow optional 10' x 10' sunroom additions on these units. In conjunction with these forty townhouse units a heavily landscaped screen will be placed along the rear yards. A second variance companion to this is required, to Section II, page 27 concerning private yard areas. A request is made to reduce the minimum private yard area of 560 contiguous square feet to 400 contiguous square feet.

NOTE: A variance from Section 413.1.(E) (1) of the B.C.Z.R. was requested, from the maximum 15 square feet permitted for identification signage for a residential community to allow 3 free-standing entrance signs comprising a total of 600 square feet of sign area. The request was granted the 27th day of October, 1993 through the Hearing Officer's Order #94-86-A. The amended plan has incorporated this approved variance in its design.

BALTIMORE COUNTY DEVELOPMENT PLAN APPROVALS

DIRECTOR OF PLANNING ______ DATE ______

DIRECTOR OF P.D.M. ______ DATE ______

ELECTION DISTRICT No. 2 C-2 DRC # 03517I DPM # 99-029 Z

MRA

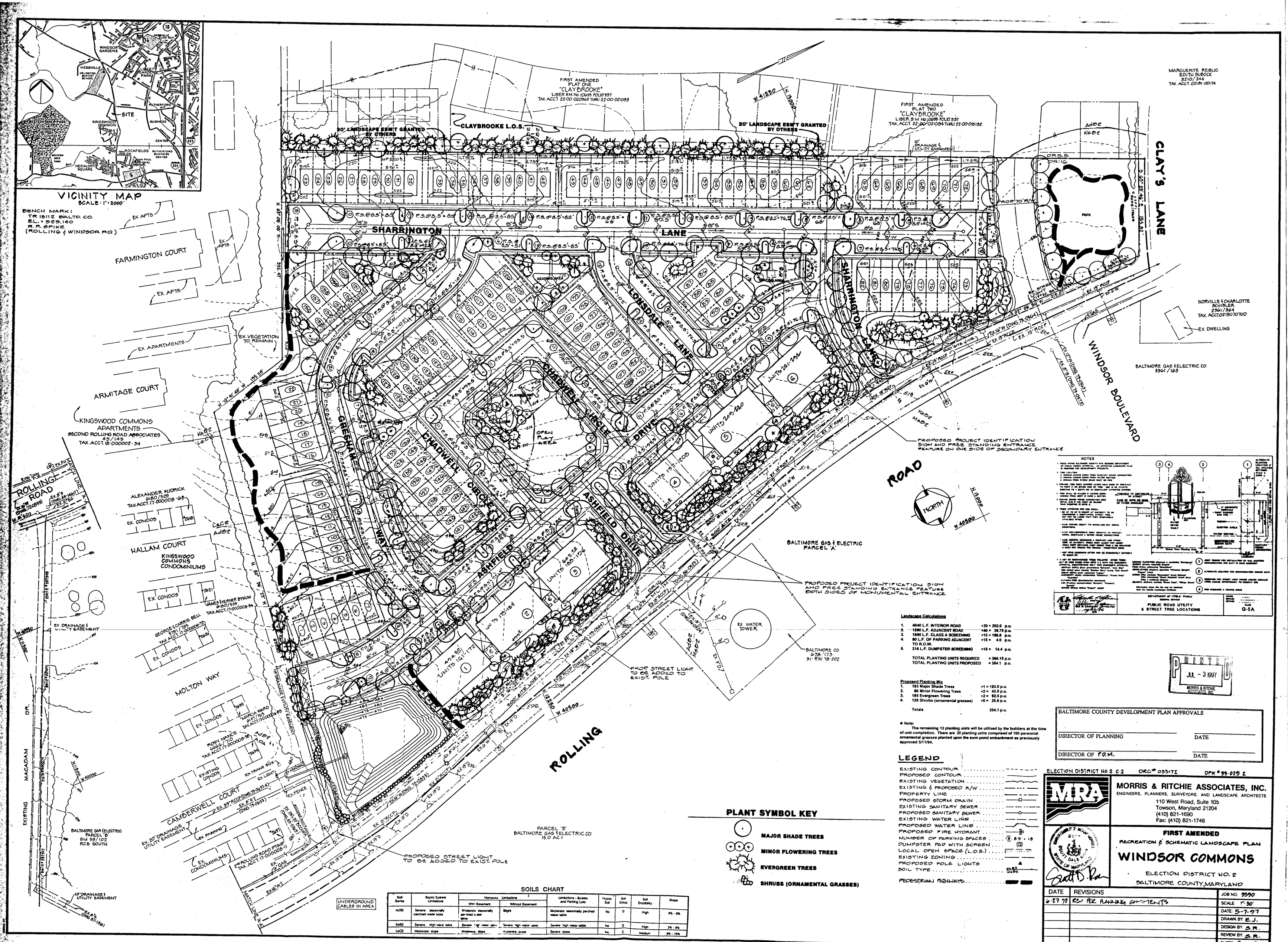
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
110 West Road, Suite 105
Towson, Maryland 21204
(410) 821-1690
Fax: (410) 821-1748

SCOTT DALE ROUK, STATE OF MARYLAND, BOARD OF EXAMINERS OF LANDSCAPE ARCHITECTS, 2073

FIRST AMENDED
DEVELOPMENT PLAN AND PLAT TO ACCOMPANY VARIANCE PETITION
WINDSOR COMMONS
ELECTION DISTRICT NO. 2
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS
7-3-97	REV. VARIANCE REQUEST UNITS 23-62

JOB NO: 9590
SCALE: 1" = 50'
DATE: 5-7-97
DRAWN BY: E.J.
DESIGN BY: S.R.
REVIEW BY: S.R.
SHEET: 4 OF 4



SOILS CHART

Soil Series	Septic System Limitations	Homesite Limitations: With Basement	Homesite Limitations: Without Basement	Limitations - Streets and Parking Lots	Hydric Soil	Soil Group	Soil Erodibility	Slope
AcB2	Severe: seasonally perched water table	Moderate: seasonally perched water table	Slight	Moderate: seasonally perched water table	No	D	High	3% - 8%
KeB2	Severe: high water table	Severe: high water table	Severe: high water table	Severe: high water table	No	D	High	3% - 8%
LeC2	Moderate: slope	Moderate: slope	Moderate: slope	Severe: slope	No	C	Medium	8% - 15%

NOTES

1. THESE NOTES SUPERSEDE COUNTY AND REGIONAL DEPARTMENT OF PUBLIC WORKS STANDARD, AS APPROVED LANDSCAPE PLAN IS REQUIRED FOR DEVELOPMENT PROJECTS.
2. THE LOCATION:
   a. MINIMUM DISTANCE SHALL BE FOUR (4) FEET FROM ANY PUBLIC UTILITY LINES, WHICHEVER IS GREATER.
   b. MINIMUM DISTANCE SHALL BE FOUR (4) FEET FROM ANY PUBLIC UTILITY LINES, WHICHEVER IS GREATER.
3. PRIOR TO THE WORK BEGINNING IN THE VALUE ZONE OF WHICHEVER IS THE GREATER OF THE TREE OR IS IN PLACE, THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS.
4. THE TREE SHALL BE PLANTED AT LEAST FOUR (4) FEET FROM ANY PUBLIC UTILITY LINES, WHICHEVER IS GREATER.
5. PLANTING SHALL BE PERFORMED WITHIN THE VALUE ZONE OF WHICHEVER IS THE GREATER OF THE TREE OR IS IN PLACE.
6. TREES APPROVED FOR USE SHALL:
   a. BE AT LEAST TWENTY (20) FEET IN HEIGHT TO BE CONSIDERED A DECIDUOUS STREET TREE.
   b. BE AT LEAST TWENTY (20) FEET IN HEIGHT TO BE CONSIDERED A DECIDUOUS STREET TREE.
7. VALUE PROVIDED ABUTTY TO SPECIFIED SITE AREAS.
   a. NON-DEPENDENT TREE (PROPER TO PROJECT) SHALL PROVIDE A SHADE PROVIDE DEPARTMENT.
8. VALUE DEPENDS, PROVIDING A COMPLIANT LIVE STAND. THE CONTRACTOR SHALL PROVIDE THE DEPARTMENT WITH THE SHALL PROVIDE DEPARTMENT WITH THE SHALL PROVIDE DEPARTMENT WITH THE SHALL PROVIDE DEPARTMENT.
9. THE VALUE DEPENDING UPON THE EMERGENCY SERVICES.
10. A LIST OF REGISTRATION THAT PROVIDE VALUE. LISTED TREES SHALL BE PLANTED IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS AND SUITY IN SIZE SUBMITTED.

(1) JOINT TRENCH FOR INSTALLATION OF GAS, ELECTRIC, TELEPHONE AND CATV IN SAME ALIGNMENT
(2) ALTERNATE LOCATION FOR ORNAMENTATION ABOVE GAS
(3) ORNAMENTATION STREET LIGHT POSTS ABOVE ORNAMENTATION ABOVE GAS
(4) TREE ORNAMENTS & TRAFFIC SIGNS
(5) ALTERNATE LOCATION FOR ORNAMENTATION ABOVE GAS

DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
PUBLIC ROAD UTILITY & STREET TREE LOCATIONS
G-5A

Landscape Calculations

1.	4040 L.F. INTERIOR ROAD	+20 =	202.0 p.u.
2.	1590 L.F. ADJACENT ROAD	+40 =	39.75 p.u.
3.	1890 L.F. CLASS A SCREENING	+15 =	126.0 p.u.
4.	80 L.F. OF PARKING ADJACENT TO R.O.W.	+15 =	4.0 p.u.
5.	216 L.F. DUMPSTER SCREENING	+15 =	14.4 p.u.
	TOTAL PLANTING UNITS REQUIRED	=	386.15 p.u.
	TOTAL PLANTING UNITS PROPOSED	=	354.1 p.u.

Proposed Planting Mix

1.	193 Major Shade Trees	+1 =	193.0 p.u.
2.	86 Minor Flowering Trees	+2 =	43.0 p.u.
3.	185 Evergreen Trees	+2 =	92.5 p.u.
4.	128 Shrubs (ornamental grasses)	+5 =	25.6 p.u.
	Totals		354.1 p.u.

◆ Note:
The remaining 13 planting units will be utilized by the builders at the time of unit completion. There are 20 planting units comprised of 100 perennial ornamental grasses planted upon the swm pond embankment as previously approved 5/11/94.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING VEGETATION
- EXISTING & PROPOSED R/W
- PROPERTY LINE
- PROPOSED STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- NUMBER OF PARKING SPACES — 8.5' - 18
- DUMPSTER PAD WITH SCREEN
- LOCAL OPEN SPACE (L.O.S.)
- EXISTING ZONING
- PROPOSED POLE LIGHTS
- SOIL TYPE — AcB2, KeB2
- PEDESTRIAN PATHWAYS

PLANT SYMBOL KEY

- MAJOR SHADE TREES
- MINOR FLOWERING TREES
- EVERGREEN TREES
- SHRUBS (ORNAMENTAL GRASSES)

PRINTED JUL - 3 1997 MORRIS & RITCHIE ASSOCIATES, INC.

BALTIMORE COUNTY DEVELOPMENT PLAN APPROVALS

DIRECTOR OF PLANNING — DATE

DIRECTOR OF P.O.M. — DATE

ELECTION DISTRICT NO. 2 C-2 DRC# 053171 DPW # 99-029 Z

MRA
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110 West Road, Suite 105
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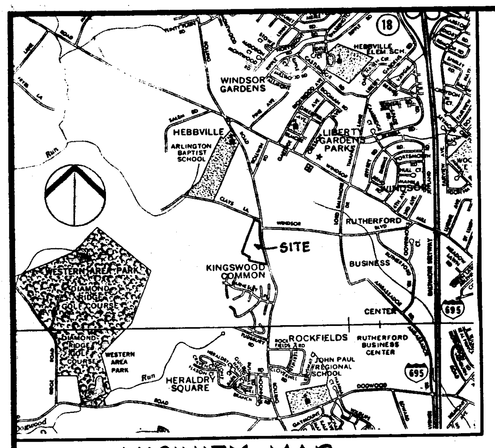
Fax: (410) 821-1748

REGISTERED PROFESSIONAL ENGINEER SCOTT DALE RITCHIE STATE OF MARYLAND

FIRST AMENDED
RECREATION & SCHEMATIC LANDSCAPE PLAN
WINDSOR COMMONS
ELECTION DISTRICT NO. 2
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS
6-27-97	ECL PER PLANNING COMMENTS

JOB NO:	9590
SCALE:	1" 50'
DATE:	5-7-97
DRAWN BY:	E.J.
DESIGN BY:	S.R.
REVIEW BY:	S.R.
SHEET:	2 OF 4



VICINITY MAP
SCALE: 1" = 2000'

BENCH MARK:
TR 18112 BALTO. CO.
B.L. = 525.140
R. R. SPIKE
(ROLLING & WINDSOR RD)

FIRST AMENDED PLAT ONE "CLAYBROOKE"
LIBER S.M. No 10695 FOLIO 337
TAX. ACCT. 22-00-020969 THRU 22-00-021093

FIRST AMENDED PLAT TWO "CLAYBROOKE"
LIBER S.M. No 10699 FOLIO 337
TAX. ACCT. 22-00-021084 THRU 22-00-021192

MARGUERITE REIBLIG
EDITH SUBOCK
5510/264
TAX. ACCT. 02151-00174

NORVILLE & CHARLOTTE SCHIBLER
2501/364
TAX. ACCT. 02150707000

BALTIMORE GAS & ELECTRIC CO.
5901/103

CLAY'S LANE

WINDSOR BOULEVARD

SHARRINGTON LANE

LONGDALE LANE

CHADWELL CIRCLE

CHADWELL DRIVE

ASHFIELD DRIVE

GRESHAM WAY

ROLLING ROAD

FARMINGTON COURT

ARMITAGE COURT

KINGSWOOD COMMONS APARTMENTS
SECOND ROLLING ROAD ASSOCIATES
45/149
TAX. ACCT. 18-0000002-24

ALEXANDER KUDRICK
9180/329
TAX ACCT 17-0000008-08

HALLAM COURT
KINGSWOOD COMMONS CONDOMINIUMS

MOLTON WAY

CAMBERWELL COURT

MACADAM DR.

EX. VEGETATION TO REMAIN

EX. DRAINAGE & UTILITY EASEMENT

10' DRAINAGE & UTILITY EASEMENT

PROPOSED PROJECT IDENTIFICATION SIGN AND FREE STANDING ENTRANCE FEATURE ON ONE SIDE OF SECONDARY ENTRANCE

PROPOSED PROJECT IDENTIFICATION SIGN AND FREE STANDING ENTRANCE FEATURE BOTH SIDES OF MONUMENTAL ENTRANCE

BALTIMORE GAS & ELECTRIC PARCEL 'A'

EX. WATER TOWER

BALTIMORE CO. 628/173 31-RW 78-202

PROP STREET LIGHT TO BE ADDED TO EXIST. POLE

PARCEL 'D'
BALTIMORE GAS & ELECTRIC CO.
15.0 AC.±

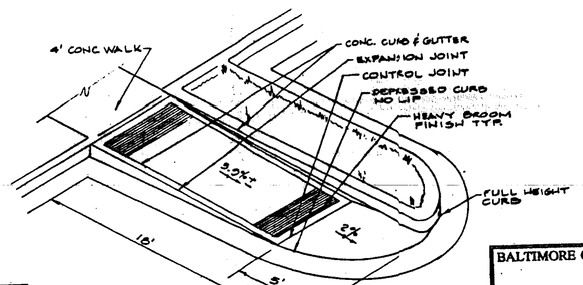
PROPOSED STREET LIGHT TO BE ADDED TO EXIST. POLE

BALTIMORE GAS & ELECTRIC PARCEL 'D'
5M 93/102
RCD SOUTH

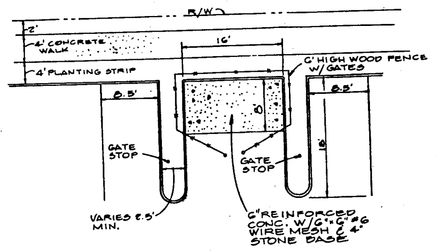
10' DRAINAGE & UTILITY EASEMENT

UNDERGROUND CABLES IN AREA

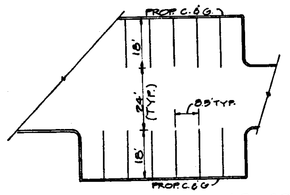
NORTH



HANDICAPPED RAMP
NTS



DUMPSTER PAD DETAIL
NTS



TYPICAL PARKING SPACE
SCALE: 1" = 50'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING VEGETATION
- EXISTING & PROPOSED R/W
- PROPERTY LINE
- PROPOSED STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- NUMBER OF PARKING SPACES — (B) 15 × 18
- DUMPSTER PAD WITH SCREEN — (D)
- LOCAL OPEN SPACE (L.O.S.)
- EXISTING ZONING
- PROPOSED POLE LIGHTS
- SOIL TYPE — KAW, LUTE
- LOCAL OPEN SPACE

SOILS CHART

Soil Series	Septic System Limitations	Limitations - Homesite: With Basement	Limitations - Homesite: Without Basement	Limitations - Streets and Parking Lots	Hydric Soil	Soil Group	Soil Erodibility	Slope
AdB2	Severe: seasonally perched water table	Moderate: sw sonally perched water table	Slight	Moderate: seasonally perched water table	No	D	High	3% - 8%
KeB2	Severe: high water table	Severe: high water table	Severe: high water table	Severe: high water table	No	D	High	3% - 8%
LuC2	Moderate: slope	Moderate: sli ope	Moderate: slope	Severe: slope	No	C	Medium	8% - 15%

BALTIMORE COUNTY DEVELOPMENT PLAN APPROVALS

DIRECTOR OF PLANNING — DATE

DIRECTOR OF PDM. — DATE

ELECTION DISTRICT NO. 2 C.2 DRC #05017 I DPM # 99-029 Z

MRA

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ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
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Towson, Maryland 21204
(410) 821-1690
Fax: (410) 821-1748

MARYLAND REGISTERED PROFESSIONAL ENGINEER 2073 SCOTT DALE ROTH STATE OF MARYLAND

FIRST AMENDED
DEVELOPMENT PLAN - FINAL DEVELOPMENT PLAN

WINDSOR COMMONS

ELECTION DISTRICT NO. 2
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS
9-3-97	Revise sheets 3 & 4 of this set

JOB NO:	9590
SCALE:	1" = 50'
DATE:	5-7-97
DRAWN BY:	E. J.
DESIGN BY:	S. R.
REVIEW BY:	S. R.
SHEET:	2 OF 4

PRINTED JUL - 3 1997 MORRIS & RITCHIE ASSOCIATES, INC.

1. DEVELOPMENT NAME: WINDSOR COMMONS

2. OWNER/APPLICANT: COSCAN/ADLER LIMITED PARTNERSHIP, 10480 LITTLE PATUXENT PARKWAY, SUITE 400, COLUMBIA, MD 21044-3502, c/o DAVID ADLER 740-8780

3. DEVELOPMENT PLAN PREPARED BY: MORRIS & RITCHIE ASSOCIATES, INC., 110 WEST ROAD, SUITE 105, TOWSON, MARYLAND 21204, (410) 821-1690, ATTN: TIMOTHY F. MADDEN, R.L.A. #406

4. GENERAL INFORMATION:

ELECTION DISTRICT	#2
COUNCILMANIC DISTRICT	#2
CENSUS TRACT	4024.01
WATERSHED	PATAPSCO
SUBSEWERSHED	BENS RUN AND DOGWOOD RUN
ELEMENTARY SCHOOL DISTRICT	FEATHERBED LANE
EXISTING ZONING	DR-16
TAX MAP NO: 87 GRIDS 11 AND 17	
ADC MAP NO: 33 GRID A-5	
COUNTY PHOTOGRAMMETRIC MAP NO. 3-G & 4-G	

5. SITE DATA:

A. EXISTING ACREAGE AND ZONING

1.	EXISTING LAND USE:	CLEARED FARM LAND
2.	GROSS ACREAGE:	19.8 ACRES
3.	NET ACREAGE:	18.7 ACRES
4.	PROPOSED TO R/W:	0.39 ACRES
5.	EXISTING ZONING:	DR-16
6.	DENSITY ALLOWED: 19.8 AC @ 16 Dn.U./AC =	316 DENSITY UNITS
7.	TAX ACCOUNT NUMBER	02 21-00-002918
	DEED:	6323/832

B. PROPOSED DEVELOPMENT

PROPOSED LAND USE: TOWNHOUSE RESIDENTIAL & CONDOMINIUM DEVELOPMENT

1. DENSITY UNITS PROPOSED:
   72 (2 BEDROOM UNITS) @ 1.0 Dn.U. = 72 Dn.U.
   160 (3-4 BEDROOM UNITS) @ 1.5 Dn.U. = 240 Dn.U.
   TOTAL DENSITY UNITS PROPOSED = 312 Dn.U.

2. PROPOSED UNIT MIX
   82 TOWNHOMES (3 BR) FEE SIMPLE
   78 COACH TOWNHOMES (3BR) FEE SIMPLE
   72 MULTI FAMILY CONDOMINIUMS (2BR)
   TOTAL UNITS PROPOSED = 232 UNITS
   (ALL UNITS ARE FOR SALE)

3. PARKING REQUIRED:
   COACH TOWNHOMES: 78 @ 2.3 SP/UNIT = 179.4 SPACES
   MULTI FAMILY CONDOMINIUMS 72 @ 2.3 SP/UNIT = 165.6 SPACES
   TOWNHOMES 82 @ 2.3 SP/UNIT = 188.6 SPACES
   TOTAL REQUIRED = 533.6 SPACES
   TOTAL PROPOSED = 534 SPACES
   (INCLUDES 6 HANDICAP SPACES)

6. THE FOLLOWING VARIANCES ARE BEING REQUESTED CONCURRENTLY WITH THE DEVELOPMENT PLAN SUBMITTAL.

A. AN OFFSITE AFFORESTATION SITE WILL BE SELECTED & SUBMITTED TO DEPRM FOR APPROVAL.

B. A VARIANCE FROM THE CMDP STANDARD OF SIX UNITS OR LESS PERMITTED IN EACH BUILDING LENGTH FOR BACK-TO-BACK TOWNHOMES AND REGULAR TOWNHOMES WILL BE REQUESTED CONCURRENTLY WITH HE DEVELOPMENT PLAN HEARING. ELEVEN BUILDINGS EXCEED THE SIX UNIT LENGTH REQUIREMENT, AS STATED IN SECTION 11-21 OF THE CMDP.

C. A VARIANCE FROM THE CMDP RESIDENTIAL PARKING STANDARDS FOR COACH AND MULTI FAMILY BUILDINGS (CMDP SECTIONS 11-21 AND 11-23) WILL BE REQUESTED CONCURRENTLY WITH THE DEVELOPMENT PLAN HEARING TO ALLOW PARKING BAYS WHICH EXCEED THE MAXIMUM NUMBER OF SPACES ALLOWED BETWEEN PLANTED ISLANDS.

D. PROJECT IDENTIFICATION SIGNS ARE PERMITTED IF THEY ARE LIMITED TO 15 SF. OF TOTAL SIGN FACE AREA. THE PROJECT PROPOSES THE INSTALLATION OF THREE, FREE-STANDING ENTRANCE SIGNS WHICH COMPRISE A TOTAL OF 600 FS OF SIGN AREA. A VARIANCE TO PERMIT THE 600 SQUARE FOOT OF SIGN AREA IN LIEU OF THE MAXIMUM 15 SQ. FT. ALLOWED HAS BEEN REQUESTED BY THE APPLICANT PURSUANT TO 413.1 OF THE B.C.Z.R. CONCURRENTLY WITH THE SUBMISSION OF THE DEVELOPMENT PLAN. SEE SHEET #1 FOR SCHEMATIC SIGN DETAILS.

7. SOILS (SEE CHART)

A PRELIMINARY GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED TO DETERMINE MORE EXACT LIMITATIONS WHICH MAY BE ENCOUNTERED. SITE LAYOUT AND PROPOSED GRADING HAS BEEN PERFORMED WITH THE USE OF THIS PRELIMINARY INFORMATION. PRIOR TO FINAL ENGINEERING AND CONSTRUCTION MORE DETAILED GEOTECHNICAL INVESTIGATION SERVICES WILL BE PERFORMED. APPROPRIATE ACTION WILL BE TAKEN, UNDER CONSULTATION WITH A LICENSED PROFESSIONAL SOILS ENGINEER, TO RESPOND TO CONDITIONS SUCH AS; DEPTH OF BEDROCK, HIGH WATER TABLE, POOR DRAINAGE, UNSTABLE SOILS, ETC.

8. LANDSCAPE CALCULATIONS

LANDSCAPE CALCULATIONS

1.	4040 LF. INTERIOR ROAD	÷ 20	= 202 P.U.'S
2.	1590 LF. ADJACENT ROAD	÷ 40	= 39.75 P.U.'S
3.	1590 LF. CLASS A SCREENING	÷ 15	= 106 P.U.'S
4.	240 LF. OF PARKING ADJACENT TO R.O.W.	÷ 15	= 16 P.U.'S
5.	216 LF. DUMPSTER SCREENING	÷ 15	= 14.4 P.U.'S
	TOTAL PLANTING UNITS REQUIRED		= 378.15 P.U.'S
	TOTAL PLANTING UNITS PROPOSED		= 379 P.U.'S

9. ESTIMATED AVERAGE DAILY TRIPS (ADT'S): AVERAGE DAILY TRIPS AS CALCULATED FROM THE BALTIMORE COUNTY COMPREHENSIVE MANUAL OF THE DEVELOPMENT POLICY ARE PROJECTED AS FOLLOWS:

A.	72 MULTIFAMILY CONDO UNITS X 6.5	= 468 ADT'S
B.	78 COACH TOWNHOME UNITS X 8.5	= 663 ADT'S
C.	82 TOWNHOME UNITS X 8.5	= 697 ADT'S
	TOTAL	= 1828 ADT'S

DISTRIBUTION OF THESE ADT'S TO THE TWO PROJECT ENTRANCES IS SHOWN ON THE PLAN.

10. ROADS AND EASEMENTS: A 70' RIGHT OF WAY FOR THE FUTURE EXTENSION OF WINDSOR BLVD WILL BE DEDICATED TO THE COUNTY. NO CONSTRUCTION WILL BE REQUIRED, AS PER THE APRIL 12, 1993 LETTER FROM ROBERT BOWLING, P.E. OF D.P.W. ALL INTERIOR ROADS SERVING THE SITE WILL BE PUBLIC AND SHALL HAVE ACCESS FROM EXISTING ROLLING ROAD.

11. LOCAL OPEN SPACE

A. LOCAL OPEN SPACE REQUIRED: 232 UNITS @ 650 S.F.: 3.46 ACRES
   LOCAL OPEN SPACE (LOS) PROVIDED 3.6 ACRES
   ALL LOS WILL BE PRIVATELY MAINTAINED

B. RECREATIONAL EQUIPMENT WILL BE INSTALLED IN THE PRIVATE LOS AREAS AS SHOWN ON THE PLAN.

C. LOCAL OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

12. THIS PROJECT LIES WITHIN THE FEATHERBED LANE ELEMENTARY SCHOOL SERVICE AREA.

	ELEMENTARY	MIDDLE (S.W. ACADAMY)	HIGH (WOODLAWN)
SCHOOL CAPACITY	837	1106	1485
96-97 ENROLLMENT	664	1128	1398
ESTIMATED PUPIL YIELD	42	22	26
9/97 STATUS, OVER/UNDER CAPACITY	+14	-158	+106

(20% OF CAPACITY = 167)

13. SIDEWALKS SHALL BE PROVIDED IN FRONT OF ALL BUILDINGS.

14. ALL ROADWAYS, AND PARKING ARE TO BE PAVED WITH BITUMINOUS CONCRETE AND PERMANENTLY STRIPED. ALL PARKING SPACES SHALL CONFORM TO SECTION 409.4 OF THE B.C.Z.R.

15. ALL UNITS IN THIS DEVELOPMENT SHALL BE "FOR SALE", FEE SIMPLE

16. THERE ARE NO KNOWN EXISTING WELLS, SEPTIC SYSTEMS OR UNDERGROUND TANKS ON THE SITE.

17. REFUSE COLLECTION SHALL BE PROVIDED BY BALTIMORE COUNTY. DUMPSTER SERVICE WILL BE UTILIZED FOR THE MULTIFAMILY UNITS AND CURBSIDE PICK UP FOR THE TOWNHOMES & BACK-TO-BACK UNITS.

18. LIGHTING: ALL EXTERIOR LIGHTING ONSITE SHALL BE ARRANGED AND DIRECTED SO AS TO REFLECT ONTO THE PREMISES AND AWAY FROM ALL ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC ROADS.

19. THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS, OR FORESTS ON THIS PROPERTY.

20. THERE ARE NOT EXISTING WELLS OR SEPTIC AREAS ON SITE.

21. 500' FOOT SITE LINES ARE SHOWN AT EACH INTERSECTION ALONG ROLLING ROAD. THE AREA ALONG THE SITE DISTANCE LINES, BETWEEN THE ENTRANCES AND CURBS, MUST BE CLEARED, GRADED AND KEPT FREE ON ANY OBSTRUCTIONS.

22. THE ONLY PORTION OF THE SITE AFFECTED BY A RESIDENTIAL TRANSITION AREA IS THE FUTURE WINDSOR BOULEVARD AND AFFORESTATION AREA 'A'. NO BUILDINGS OR PARKING ARE PROPOSED WITHIN THE R.T.A. PERMANENT BUFFERING WILL BE PROVIDED BY THE PROPOSED PLANTINGS.

23. A MTA BUS STOP WILL BE INSTALLED BY MTA ALONG ROLLING ROAD, 200 FEET ± SOUTH OF THE MONUMENTAL ENTRANCE. THIS WILL SERVE THE NO. 77 BUS LINE.

24. ACCESSORY STRUCTURES NOTE:

A. ENVELOPES SHOWN HERON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDING ONLY, ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTION OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMIT).

B. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

25. DIRECTOR OF P.D.M. NOTE:

THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF P.D.M. BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY OTHER PURPOSED DEVELOPMENT OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY

26. WALKWAY EASEMENT AND DECK NOTE:

IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, AT LEAST 5 FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

27. SUBDIVISION HISTORY:

THIS SITE WAS FORMERLY PART OF THE W. BENTON SAUTER PROPERTY (E.H.K. 6323/832) SEE PLAT OF SURVEY & PLAT TO ACCOMPANY DESCRIPTION FOR THE LAND OF COSCAN/ADLER LIMITED PARTNERSHIP (S.M. 7750/744) PREPARED BY DAFT MCCUNE & WALKER - OCTOBER 17, 1988.

28. THERE ARE NO HAZARDOUS MATERIALS OR UNDERGROUND FUEL STORAGE TANKS ON THIS PROPERTY.

29. THERE ARE NO HISTORIC OR ARCHEOLOGICAL SITES ON THIS PROPERTY.

30. PLAYGROUND & OPEN SPACE MUST MEET THE SPECIFICATIONS AND APPROVAL OF THE DEPARTMENT OF REC AND PARKS.

31. THIS PROPERTY WAS REZONED FROM RC-3 TO DR-16 AS PART OF THE 1984 COMPREHENSIVE ZONING MAP AMENDMENT, MAP NO. NW-4G. PROPERTY WAS PURCHASED BY PRESENT OWNER IN 1988. NO ZONING HAS BEEN UTILIZED FROM THIS PROPERTY SINCE THE 1984 COMPREHENSIVE REZONING.

32. ALL OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES) THAT CREATE A R.T.A. ARE SHOWN WITH THE REQUIRED 150 FOOT DISTANCE DIMENSIONS AND 100 FOOT R.T.A.

33. THE 100 YEAR STORM WILL BE SAFELY CONVEYED OFF THE SITE.

34. ALL L.O.S. WILL BE H.O.A. MAINTAINED.

35. ALL TOWNHOUSE UNITS ARE 18' WIDE INTERIOR UNITS WITH 20' WIDE END UNITS.

STORMWATER MANAGEMENT CALCULATIONS

DESIGN STORM	EXISTING DISCHARGE	PROPOSED DISCHARGE	ALLOWABLE DISCHARGE	STORAGE VOLUME
2 - YR	38.67 CFS	40.85 CFS	32.08 CFS	0.5 AC-FT
10 - YR	74.8 CFS	73.70 CFS	46.91 CFS	1.2 AC-FT

THIS DEVELOPMENT IS ENTIRELY WITHIN THE PATAPSCO RIVER WATERSHED. TWO AND TEN YEAR QUANTITY MANAGEMENT IS REQUIRED.

WATER QUALITY REQUIREMENT

TOTAL IMPERVIOUS ARE (BUILDINGS, STREETS, WALKS) = 8.83 AC
STORAGE FOR FIRST HALF INCH RUNOFF = 8.83 AC x 0.0417 FT = 0.37 AC-FT

ZONING CERTIFICATION

This is to certify that there are no known zoning violations on any properties within Baltimore County owned or controlled by the undersigned property owner(s) and or developer(s) of the development known as *Windsor Commons*

The undersigned acknowledge(s) that should any zoning violations be discovered during processing of this development, the provisions of Title 22, Bill 18-90, may prevent the County from granting approvals at any stage of the process.

The Coscan/Adler Limited Partnership
The Adler Corporation, General Partner
x *David B. Adler* Developer and Owner
President

CERTIFICATION AS TO DELINQUENT ACCOUNTS

This Certification is submitted in connection with the development known as *Windsor Commons* and is given in accordance with the provisions of Section 22-55 (e) of the Baltimore County Code, 1978, as amended.

I, David B. Adler, President of The Adler Corporation, now make oath that to the best of my knowledge and belief there are no delinquent accounts for any other development due and owed Baltimore County, Maryland by the applicant, a person with a financial interest in the proposed development, or any person who will perform contractual services on behalf of the proposed development.

The Coscan/Adler Limited Partnership
The Adler Corporation, General Partner
x *David B. Adler* President
Affiant

I HEREBY CERTIFY, that on this 9th day of May 19 97 before me, the subscriber, a Notary Public in and for the County and State aforesaid, personally appeared David B. Adler, President and made oath in due form of law that the matters and facts hereinabove set forth are true.

x *Mary Theresa Buhl*
NOTARY PUBLIC

My Commission Expires: x *May 31, 1997* MARY THERESA BUHL NOTARY PUBLIC

NOTE:
If applicant is a corporation, this certification must be completed by an authorized officer and if applicant is a partnership or joint venture, it must be completed by a general partner or venturer or an officer thereof, if the partner or venturer is a corporation.

HEARING OFFICER'S ORDER # 94-86-A

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter. Furthermore, the relief requested in the Petition for Variance shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 27th day of October, 1993 that the development plan for Windsor Commons, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance requesting relief from the B.C.Z.R. and the C.M.D.P. as follows: From Section 21-II of the C.M.D.P. to permit two (2) of the proposed back to back buildings to have a maximum length of seven (7) units at 140 feet and for three buildings to have a maximum length of nine (9) units at 180 feet, in lieu of the maximum permitted six (6) units or 180 feet; from Section II-22 of the C.M.D.P. to permit Multi-family Buildings Nos. 7 and 13 to be located 33 feet and 32 feet, more or less, respectively, from the proposed edge of a private street, in lieu of the required minimum 35 feet; from Section 409.8(c)(1) of the B.C.Z.R. and Sections II-21 and II-23 of the C.M.D.P. to permit a maximum of 17 parking spaces between landscaped islands in lieu of that required; and from Section 413.1(E)(1) of the B.C.Z.R. to permit three (3) freestanding entrance signs of 200 sq.ft. each (600 sq.ft. total) in lieu of the maximum permitted 15 sq.ft., in accordance with Developer's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Class A landscape buffer shown along the southeast property line shall be continued in a southeasterly direction parallel to the embankment of the storm water management facility to the southeasternmost edge of the embankment (in areas exclusive of any existing or proposed drainage and utility easements), only if the adjacent property owner provides sufficient area on its property to install the Class A landscape buffer. The adjacent property owner shall provide such sufficient area through a recorded easement that includes legally sufficient indemnifications or releases as may be necessary for the installation of the plant material. Additionally, ornamental grasses are to be installed along the southeast border of the embankment of the storm water management pond on the subject site, only if approved by all appropriate governmental agencies.

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

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Hearing Officer/Deputy Zoning Commissioner for Baltimore County

Community Input Meeting

Minutes of the Meeting

Date: June 14, 1993

NAME OF DEVELOPMENT: Windsor Commons EW 2 C# 1 ZADM# II-505

Location: Rockville Elementary School, 3335 Washington Av

Date of Meeting: June 3, 1993

Start Time: 7:00pm
End Time: 8:45pm

Attendance: 11 citizens
2 County Staff
5 Developer/Engineer

The Development Manager, Kurt Engelberg, called the Community Input Meeting to order and brief introductory comments were given about Baltimore County's development approval process and the purpose of the meeting. County staff in attendance were introduced, followed by an introduction of Tim Madden of Morris, Ritchie Engineering who presented the concept plan. The meeting was then opened for general discussion and questions from the public.

The following issues were raised for response from the developer and the County:

The general feeling of the citizens was that there was already too much traffic on Rolling Road, and they wanted to know what the plans and time-frame were for the widening parts of Cary Lane and the extension of Windsor Boulevard????
DPW should be available at the DRC with that information.

They also felt that the area has been developed with more than their fair share of garden apartments and townhouses.

This property is too densely zoned!! OPZ might want to be available at DRC to respond to that!!

RECEIVED
MORRIS & RITCHIE ASSOC. INC.

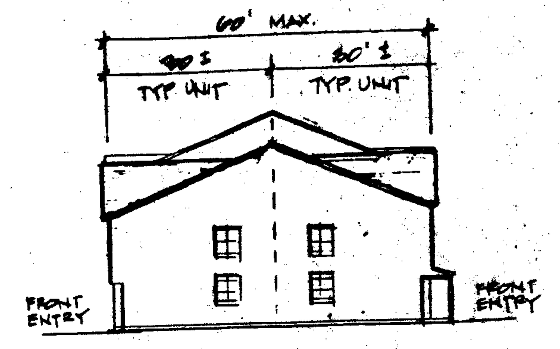
Kurt A. Engelberg
Kurt A. Engelberg, Proj Mgr
Development Management/ZADM

c: David Adler, Coscan/Adler Ltd Ptnrshp, 10480 Little Patuxent Pkwy #400 Columbia 21044-3
Morris & Ritchie Assoc. Inc., 606-D Bosley Ave., Towson MD 21204
Hon. Berchie L. Manley, D1, M.S. 2201

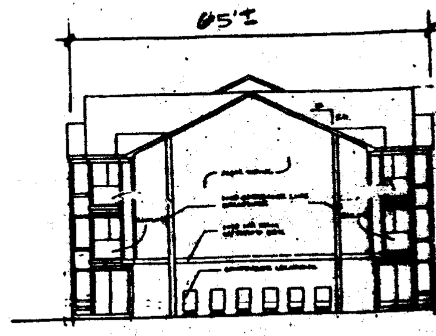
Karen Cooper, 2604 Molton Way, Bal., MD 21244
Larry Dubin, 2537 Molton Way, Bal., MD 21244
Jane Federline, 7125 Dogwood Rd, Bal., MD 21244
Leona & William Mansfield, 7206 Dogwood Rd, Bal., MD 21244
Denise Maranto, 3101 Rices Lane, Bal., MD 21207
H. V. Sauter, 3505 Jean Drive, Bal., MD 21244
Norvil L. Schisler, 2901 N. Rolling Rd, Bal., MD 21244
Shirley Subock, 3207 N. Rolling Rd, Bal., MD 21244

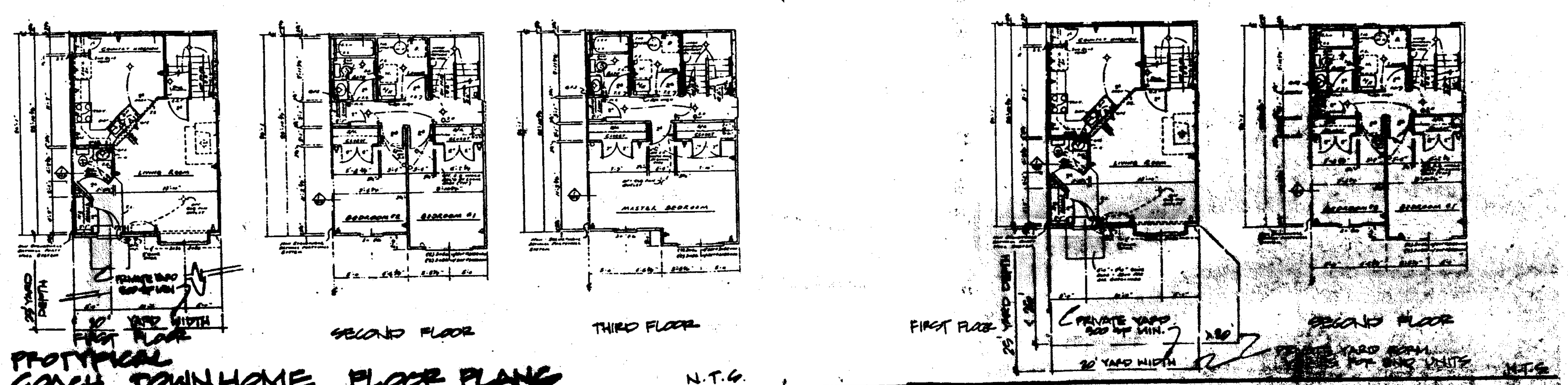
REVIEWING AGENCIES: OPZ, ZADM/DC, Fire, R & P, P.W., DEPRM, ED, SHA, CD, EDC

PROTYPICAL COACH TOWNHOME ELEVATIONS



PROTYPICAL MULTIFAMILY CONDO ELEVATIONS





PROTYPICAL COACH TOWNHOME FLOOR PLANS N.T.S.

INTERIOR UNIT

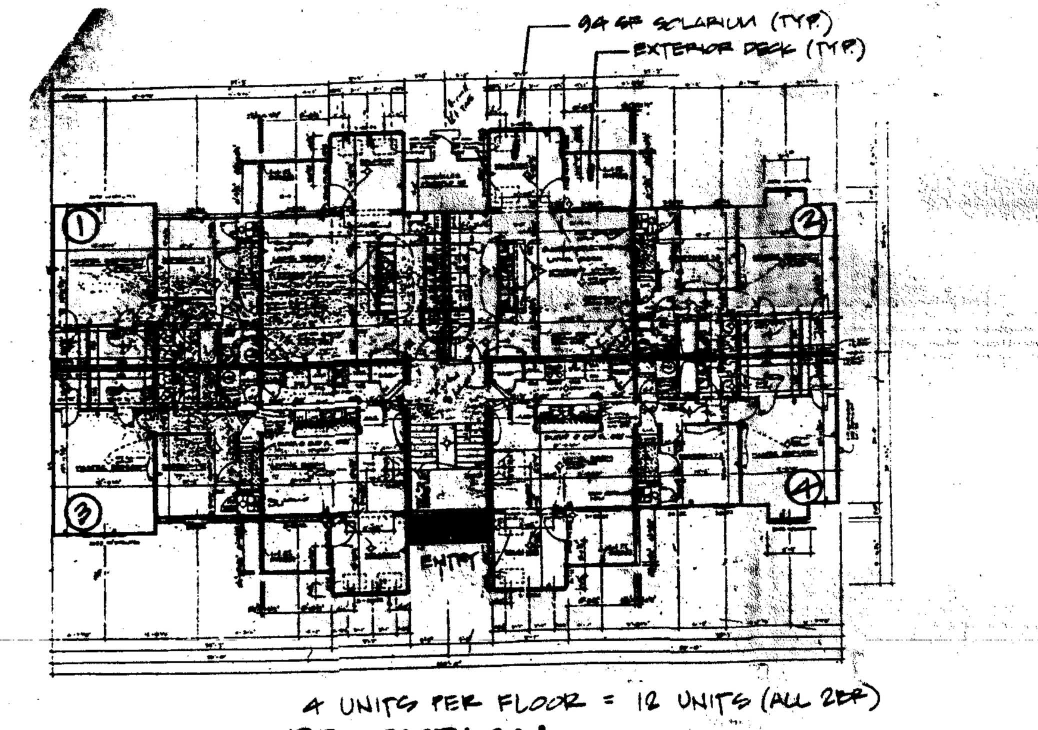
END UNIT

Back to Back or Coach Homes

BUILDING FACE TO BUILDING FACE: (THERE ARE TWO FRONTS)	60'
BUILDING FACE TO PUBLIC STREET RIGHT OF WAY	25'
SIDE BUILDING FACE TO SIDE BUILDING FACE: 1' OF SETBACK PER 1' OF HEIGHT TO SOFFIT LINE OF TALLEST BUILDING. NOT LESS THAN 40'.	
BUILDING FACE TO TRACT BOUNDARY:	40'
ADDITIONAL SETBACKS: SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET.	
MAXIMUM BUILDING HEIGHT	50'
MAXIMUM BUILDING LENGTH 6 UNITS WIDE OR 180', WHICH EVER IS LESS	

Multi-Family Building

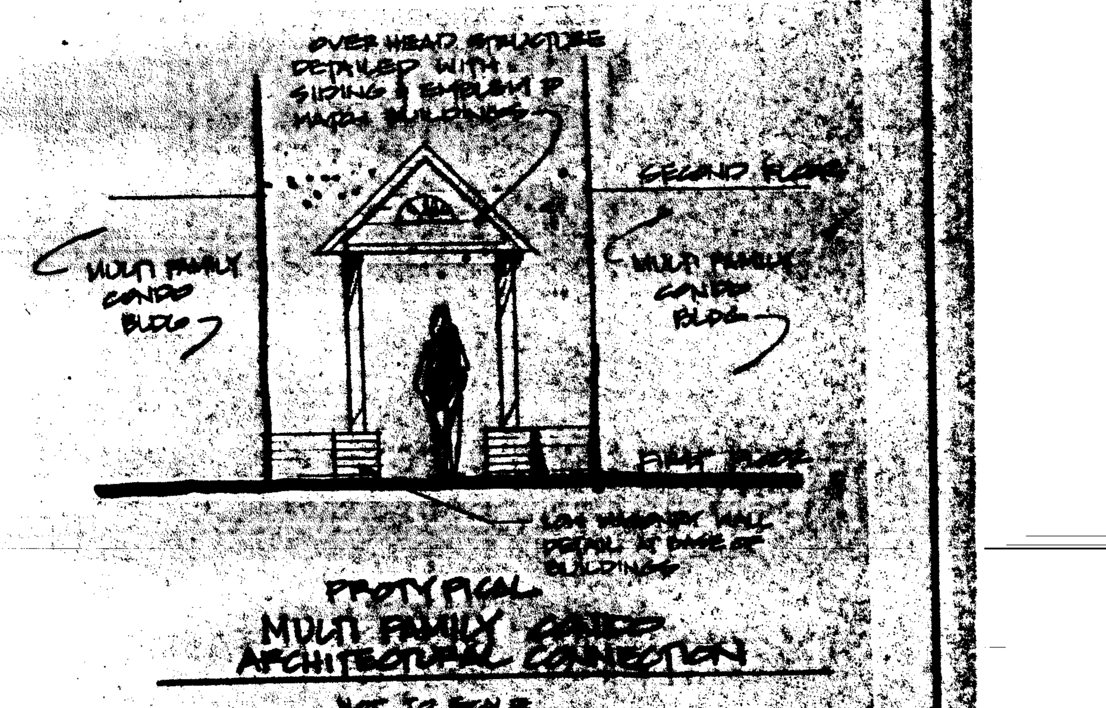
BUILDING FACE TO BUILDING FACE: (FRONT OR REAR)	60'
BUILDING FACE TO PUBLIC STREET RIGHT OF WAY	25'
SIDE BUILDING FACE TO SIDE BUILDING FACE: 1' OF SETBACK PER 1' OF HEIGHT TO SOFFIT LINE OF TALLEST BUILDING. NOT LESS THAN 30'.	
BUILDING FACE TO TRACT BOUNDARY: FRONT OR REAR BUILDING FACE / SIDE BUILDING FACE	40' / 30'
ADDITIONAL SETBACKS: SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET.	
MAXIMUM BUILDING HEIGHT	60'
MAXIMUM BUILDING LENGTH	240'



4 UNITS PER FLOOR = 12 UNITS (ALL 2BR)

PROTYPICAL MULTIFAMILY CONDO FLOORPLAN N.T.S.

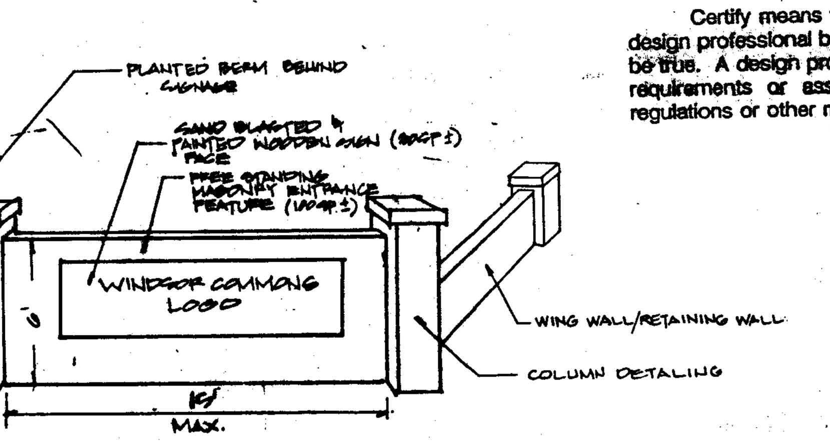
TYPICAL UNIT



PROTYPICAL MULTI FAMILY CONDO ARCHITECTURAL CONNECTION
NOT TO SCALE

DEFINITION OF CERTIFICATION

Certify means to state or declare a professional opinion of conditions which the design professional believes to the best of his/her information, knowledge and belief to be true. A design professional's certification in no way relieves any party from meeting requirements or assuming responsibility imposed by contract, law, governmental regulations or other means, including commonly accepted industry standards.



PROPOSED AREA PER ENTRANCE FEATURE = 200 SQUARE FEET + 3 INDIVIDUAL SIGNS/ENTRANCE FEATURES PROPOSED = 600 SQUARE FEET TOTAL SIGNAGE *

(SEE NOTE # 6D FOR VARIANCE REQUEST)
* EACH SIGN SHALL HAVE ONLY ONE SIDE FOR SIGNAGE

PROTYPICAL ENTRANCE FEATURE/SIGNAGE DETAIL

PRINTED JUL - 3 1997 MORRIS & RITCHIE ASSOCIATES, INC.

Pet Ex #1

ELECTION DISTRICT NO. 2C-2 DRC#05171 DPW#93-0092

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

STATE OF MARYLAND, BOARD OF EXAMINERS OF LANDSCAPE ARCHITECTS, SCOTT DALE ROUK 2073

FIRST AMENDED
DEVELOPMENT PLAN - FINAL DEVELOPMENT PLAN DETAILS
WINDSOR COMMONS
ELECTION DISTRICT NO. 2
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS
7.3.97	Revise sheets 3-4 of this set

JOB NO:	93906
SCALE:	AS SHOWN
DATE:	5-7-97
DRAWN BY:	E.J.
DESIGN BY:	O.R.
REVIEW BY:	S.R.
SHEET:	4 of 4

1 of 1

155699-21

94-86-A

IN RE: DEVELOPMENT PLAN HEARING and PETITION FOR VARIANCE - SW/Corner Rolling Road and Clays Lane, 2nd Election District, 2nd Councilmanic District
Coscan/Adler Limited Part. Owner/Developer

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. II-505 & 94-86-A

* * * * * * * * * * *

OPINION AND ORDER

This matter comes before this Hearing Officer/Deputy Zoning Commissioner for consideration of a development plan prepared by Morris and Ritchie Associates, Inc., for the proposed development of the subject property by Coscan/Adler Limited Partnership, owners, with 272 residential condominium units in accordance with the development plan submitted into evidence as Developer's Exhibit 1. In addition to development plan approval, the Owner seeks relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as more particularly set forth within the Petition for Variance filed within Case No. 94-86-A, the decision on which has been combined within this Development Plan Opinion and Order.

Appearing at the public hearing required for this project were David B. Adler, President of the Adler Corporation, a General Partner of Coscan/Adler Limited Partnership, owners of the subject property; Timothy F. Madden, Robert F. Bradley, and Kristine Tebay on behalf of Morris and Ritchie Associates, Inc.; and Steven Koren with Koren Development. The Owner/Developer was represented by Robert A. Hoffman, Esquire. As always, numerous representatives of the various Baltimore County reviewing agencies attended the hearing; however, no citizens from the surrounding community appeared.

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Date 10/27/93
By [illegible]

Testimony revealed that the subject property consists of a net area of 18.7 acres, more or less, zoned D.R.16 and is presently unimproved cleared farmland. The Owner proposes to develop the site with condominiums and coach townhome units as more particularly described within Developer's Exhibit 1. Testimony presented by Timothy Madden revealed that while the property enjoys a permitted density of 316 units, the developer only proposes to utilize 272 density units. The Developer also seeks variance relief from the B.C.Z.R. and the C.M.D.P. as follows: From Section 21-II of the C.M.D.P. to permit two (2) of the proposed back to back buildings to have a maximum length of seven (7) units at 140 feet and for three buildings to have a maximum length of nine (9) units at 180 feet, in lieu of the maximum permitted six (6) units or 180 feet; from Section II-22 of the C.M.D.P. to permit Multi-family Buildings Nos. 7 and 13 to be located 33 feet and 32 feet, more or less, respectively, from the proposed edge of a private street, in lieu of the required minimum 35 feet; from Section 409.8(c)(1) of the B.C.Z.R. and Sections II-21 and II-23 of the C.M.D.P. to permit a maximum of 17 parking spaces between landscaped islands in lieu of that required; and from Section 413.1(E)(1) of the B.C.Z.R. to permit three (3) freestanding entrance signs of 200 sq.ft. each (600 sq.ft. total) in lieu of the maximum permitted 15 sq.ft. Testimony and evidence presented indicated that the relief requested is necessitated by the irregular shape of the parcel and the Developer's efforts to effectively develop the site with minimum impact on the surrounding landscape and amenity open space areas.

As to the history of this project, the concept plan conference for this development was conducted on March 1, 1993. As required, a community input meeting was held on June 3, 1993 and thereafter, an information-

2

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Date 10/27/93
By [illegible]

al meeting was held on July 28, 1993. Subsequently, the developer submitted a development plan and a conference thereon was held on September 29, 1993. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments and bearing a revision date of October 1, 1993, was submitted at the hearing held before me on October 13, 1993.

At the public hearing before me, I am required to determine what, if any, agency comments remain unresolved. At the preliminary stage of the hearing, I asked the Owner/Developer if they were aware of any unresolved issues that needed to be addressed. On behalf of the Developer, Tim Madden identified several minor notes which needed to be added to the plan, but agreed to add any additional notes as may be required by any Baltimore County agency. Several of the representatives who appeared at the hearing on behalf of the Baltimore County reviewing agencies submitted additional notes and comments to Mr. Madden who agreed to add those notes to the plan on behalf of the Developer. Mr. Madden indicated that he would add the additional notes presented to him by the Baltimore County agencies to the plan, would then submit the revised plan to those respective agencies for review and approval, and submit the reviewed plan to this Hearing Officer for final approval. Inasmuch as the Developer was agreeable to incorporating the additional comments from the various Baltimore County agencies represented at the hearing, there was no need to take any testimony on those issues. The Developer has agreed to satisfy all County requests and therefore, the various agencies offered their support of this development.

3

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Date 10/27/93
By [illegible]

An issue was raised by Kurt Kugelberg, the Project Manager for Baltimore County, on behalf of an adjoining property owner. This issue involved landscaping around the storm water management pond situated on the southwest corner of the subject site. Based on the information provided to me at the hearing, a restriction will be placed at the end of this Order to address the landscaping around the storm water management pond in question.

It should be noted that all County agencies supported the variance relief sought by the Owner/Developer and there being no evidence that would indicate the relief requested would result in any detriment to the health, safety, or general welfare of the surrounding locale, the variances requested shall be granted.

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

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial 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).

4

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It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter. Furthermore, the relief requested in the Petition for Variance shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 27th day of October, 1993 that the development plan for Windsor Commons, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance requesting relief from the B.C.Z.R. and the C.M.D.P. as follows: From Section 21-II

5

ORDER RECEIVED FOR FILING
Date 10/27/93
By [illegible]

of the C.M.D.P. to permit two (2) of the proposed back to back buildings to have a maximum length of seven (7) units at 140 feet and for three buildings to have a maximum length of nine (9) units at 180 feet, in lieu of the maximum permitted six (6) units or 180 feet; from Section II-22 of the C.M.D.P. to permit Multi-family Buildings Nos. 7 and 13 to be located 33 feet and 32 feet, more or less, respectively, from the proposed edge of a private street, in lieu of the required minimum 35 feet; from Section 409.8(c)(1) of the B.C.Z.R. and Sections II-21 and II-23 of the C.M.D.P. to permit a maximum of 17 parking spaces between landscaped islands in lieu of that required; and from Section 413.1(E)(1) of the B.C.Z.R. to permit three (3) freestanding entrance signs of 200 sq.ft. each (600 sq.ft. total) in lieu of the maximum permitted 15 sq.ft., in accordance with Developer's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Class A landscape buffer shown along the southeast property line shall be continued in a southeasterly direction parallel to the embankment of the storm water management facility to the southeasternmost edge of the embankment (in areas exclusive of any existing or proposed drainage and utility easements), only if the adjacent property owner provides sufficient area on its property to install the Class A landscape buffer. The adjacent property owner shall provide such sufficient area through a recorded easement that includes legally sufficient indemnifications or releases as may be necessary for the installation of the plant material. Additionally, ornamental grasses are to be installed along the southeast border of the embankment of the storm water management pond on the subject site, only if approved by all appropriate governmental agencies.

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

[signature]
TIMOTHY M. KOTROCO
Hearing Officer/Deputy Zoning Commissioner for Baltimore County

TMK:bjs

6

ORDER RECEIVED FOR FILING
Date 10/27/93
By [illegible]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 27, 1993

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING & PETITION FOR VARIANCE
SW/Corner Rolling Road and Clay Lane
(Windsor Commons)
2nd Election District - 2nd Councilmanic District
Coscan/Adler Limited Partnership - Owner/Developer
Case No. II-505 and 94-86-A

Dear Mr. Hoffman:

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

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

Very truly yours,

[signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner for Baltimore County

TMK:bjs

cc: Mr. David B. Adler, President
The Adler Corporation
10480 Little Patuxent Pkwy, Suite 400, Columbia, Md. 21044-3502

[illegible]
Morris & Ritchie Associates, [illegible] West Road, Towson, Md. 21204

People's Counsel
File

Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at The south west corner of Rolling Road and Clays Lane

94-86-A

which is presently zoned DR-16

(See Attached Sheets)

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

Coscan/Adler Limited Partnership
[signature] David B. Adler, General Partner
David B. Adler

10480 Little Patuxent Pkwy
Suite 400 740-8780

Columbia, MD 21044-3502

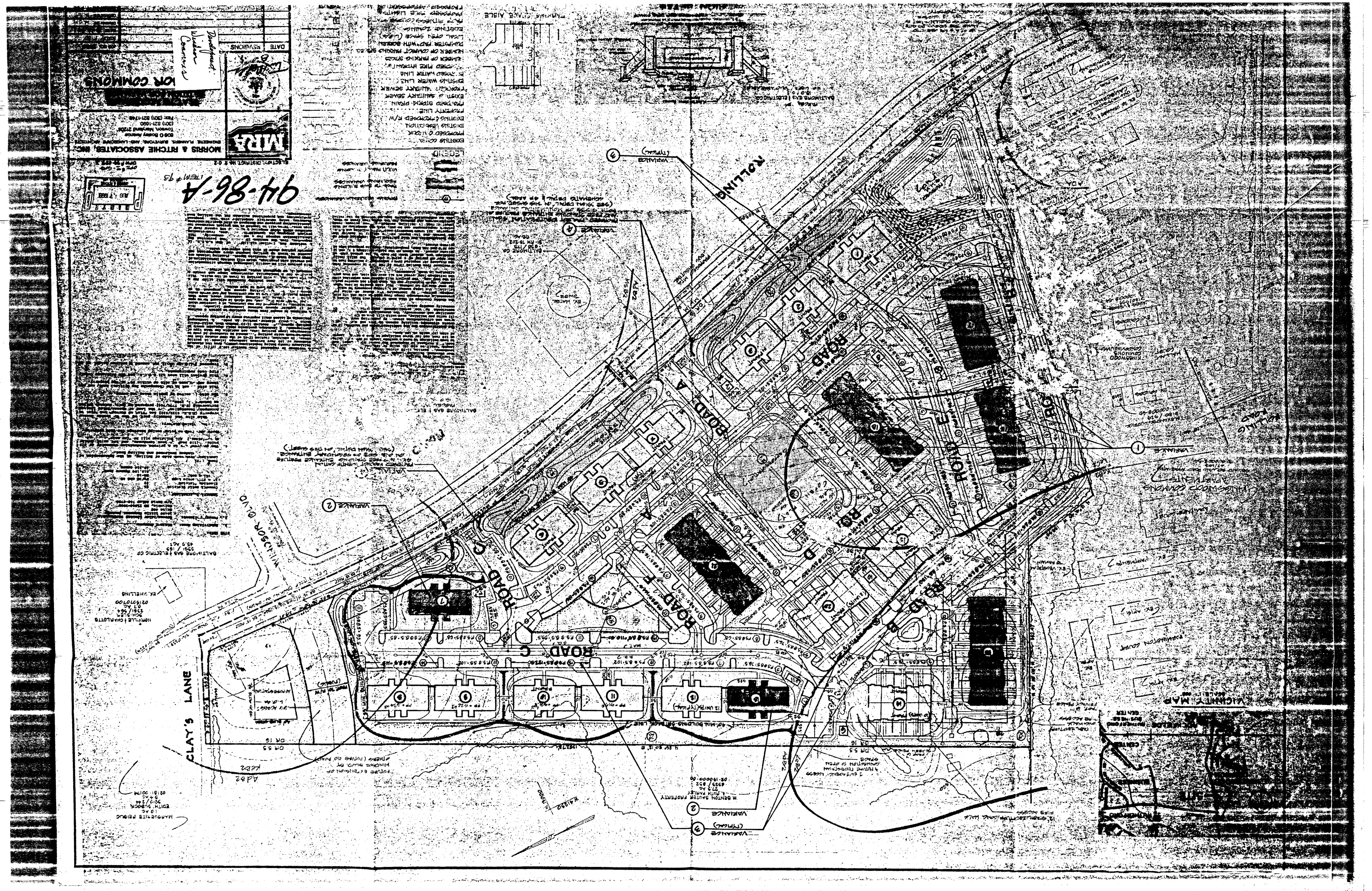
Mr. David Adler
(same as above) 740-8780

Mr. Robert Hoffman
[signature]
210 Allegheny Ave. 823-4111
Towson, MD 21204

ORDER RECEIVED FOR FILING
Date 10/27/93
By [illegible]

REVIEWED BY: RTI DATE: 8-27-93
ITEM # 93

Pet No 5


CLAY'S LANE
ROAD C
ROAD A
ROAD B
ROAD D
ROAD E
ROAD F
ROLLING
VICINITY MAP
MORRIS & RITCHIE ASSOCIATES, INC.
FOR COMMENTS
Development Review Comments
DATE
REVISIONS
Item #13
91-86-A