

IN RE: PETITION FOR VARIANCE
SW/S Scotts Level Road, 1700 +/-
SE of Old Court Road (aka Milford Park)
2nd Election District
2nd Councilmanic District
(7900 Brookford Circle)

St. Charles at Olde Court Partnership
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-076-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, The St. Charles at Olde Court Partnership. The variance request involves an apartment complex known as the "St. Charles at Old Court" which is located on the west side of Scotts Level Road, 1700 feet south of Old Court Road. Specifically, the variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow detached garages to be located in the front and side yards of the apartment buildings.

Appearing at the hearing on behalf of the request were Thomas Huff, professional engineer and Julius W. Lichter, attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 37.5 acres, zoned D.R.16. The subject property is improved with an apartment complex consisting of 612 apartment units. In addition, the Petitioner has provided 1142 parking spaces! The Petitioner now proposes to construct garages for the residents who live at this apartment complex. Petitioner's Exhibit No. 1, the site plan of the property, shows the many apartment buildings situated on the property, as well as the proposed parking garages. The Petitioner proposes to install 201 garage units for his tenants. Naturally, the Petitioner will be utilizing the existing road system and parking lots upon which to construct these garage units. As is

ORDER RECEIVED FOR FILING

Date

10/25/99

By

J.R. [Signature]

the case with many of the apartment complexes in this area, the parking areas and road systems are located in the fronts of the apartment units themselves. Therefore, the garages to be constructed will be situated in the front and side yards of the apartment buildings and not in the rear yard. The rear yard of this particular apartment complex comprises mostly local open space and areas of existing vegetation. Accordingly, the Petitioner wishes to utilize the paved portions of the complex for the purpose of installing these garages. In order to proceed this way, the variance request is necessary.

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

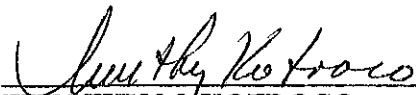
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of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

ORDER RECEIVED FOR FILING
10/25/99
By [Signature]

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

THEREFORE, IT IS ORDERED this 25th day of October, 1999, by this Deputy Zoning Commissioner, that the Petitioner's Request for Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow detached garages to be located in the front and side yards of the apartment buildings, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The proposed detached garages should be architecturally compatible with the existing buildings located within the complex.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
DATE 10/25/99
BY J. R. Johnson



Baltimore County
Zoning Commissioner

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

October 25, 1999

Julius W. Lichter, Esquire
Law Offices of Peter G. Angelos, P.C.
210 W. Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

Re: Petition for Variance
Case No. 00-076-A
Property: 7900 Brookford Circle

Dear Mr. Lichter:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

St. Charles At Olde Court Partnership
c/o Mr. Howard Brown
100 Painters Mill Road, Suite 900
Owings Mills, Maryland 21117

Mr. Thomas Huff
406 W. Pennsylvania Avenue
Towson, Maryland 21204



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at See attachment.

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 Attachment.

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

See attachment.

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.

State

Zip Code

Attorney For Petitioner:

Julius W. Lichter, Esquire

Name - Type or Print

City

Signature

Law Offices of Peter G. Angelos, P.C.

Company

210 W. Pennsylvania Ave.

Suite 300

410-825-7300

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

Legal Owner(s):

St. Charles At Olde Court Partnership

Name - Type or Print

Signature Howard Brown, Partner

Name - Type or Print

Signature

100 Painters Mill Road, Suite 900 410-363-8700

Address

Telephone No.

Uwings, Mills, Maryland 21117

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By

Date

Case No. 00-76A

Attachment to Accompany
Petition for Variance
St. Charles at Olde Court Apartments

The property is located on the west side of Scotts Level Road, 1700 feet south of Old Court Road.

The Petition is for a variance from section 400.1 of the Baltimore County Zoning Regulations, to allow accessory buildings (detached garages) to be located in the front and side yards.

The variance is requested to allow the provision of detached garage units to maintain security for protection of tenant's automobiles in order to sustain the marketability of the apartment units. The practical difficulty of adding said garage units necessitates the requested variance.

76

THOMAS J. HOFF, INC.
Landscape Architect and Land Development Consultant
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

August 19, 1999

Description of St. Charles at Olde Court (aka Milford Park), Scotts Level Road, to Accompany Petition for Variance.

BEGINNING FOR THE SAME at a point on the southwest side of Scotts Level Road, 1700 feet more or less southeast of the intersection of Scotts Level and Old Court Roads.

Thence binding on the southwest side of Scotts Level Road,

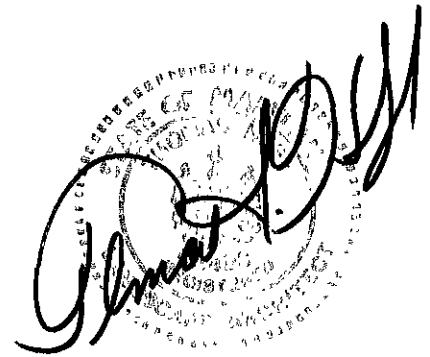
- (1) By a curve to the left having a radius of 730.00 feet and a length of 121.44 feet, subtended by a chord bearing South 44 degrees 09 minutes 12 seconds East 121.30 feet;
- (2) South 34 degrees 39 minutes 13 seconds East 89.39 feet;
- (3) North 36 degrees 00 minutes 55 seconds East 18.25 feet;
- (4) South 49 degrees 44 minutes 33 seconds East 70.24 feet;
- (5) By a curve to the right having a radius of 639.07 feet and a length of 490.25' feet, subtended by a chord bearing South 27 degrees 45 minutes 57 seconds East 478.32 feet;
- (6) South 05 degrees 47 minutes 20 seconds East 355.05 feet, thence leaving the southwest side of Scotts Level Road,
- (7) North 79 degrees 55 minutes 00 seconds West 356.30 feet;
- (8) North 64 degrees 25 minutes 00 seconds West 123.75 feet;
- (9) South 64 degrees 19 minutes 07 seconds West 636.00 feet;
- (10) North 66 degrees 25 minutes 15 seconds West 311.72 feet;
- (11) South 44 degrees 56 minutes 10 seconds West 254.93 feet;
- (12) South 51 degrees 30 minutes 40 seconds West 393.99 feet;
- (13) South 52 degrees 07 minutes 50 seconds West 179.12 feet;
- (14) North 46 degrees 41 minutes 50 seconds West 13.92 feet;
- (15) North 29 degrees 40 minutes 46 seconds West 226.42 feet;
- (16) North 57 degrees 53 minutes 10 seconds West 552.37 feet;
- (17) North 63 degrees 30 minutes 00 seconds East 2327.49 feet;

to the point of beginning containing 37.5 acres (1,632,310.7 square feet) of land more or less.

Note:

This Description has been prepared for zoning purposes only.

76



00-076-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 06984,

DATE 8-19-99 ACCOUNT PAID-6150
AMOUNT \$ 250.⁰⁰

RECEIVED FROM: ST. CHARLES @ OLD CT. DTR.

FOR: UAR (020)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCm

PAID RECEIPT

PROCESS ACTUAL TIME
8/19/1999 8/19/1999 14:25:40
REG 14305 CASHIER NOTE MES DRAWER 5
Dept 5 528 ZONING VERIFICATION
Receipt # 118259
CR NO. 069847

Receipt Tot 250.00
250.00 CK .00 EA
Baltimore County, Maryland

00-076-A

CASHIER'S VALIDATION

A-250.00

CERTIFICATE OF POSTING

RE Case No

00-076 A

Petitioner Development

ST. CHARLES

7/10/99 LAFIANDRA

Date of Hearing Closing

10/19/99

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

UNSITE

The sign(s) were posted on

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/14/99

(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)

ZONING NOTICE

CASE # 00-076-A

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

ROOM 407 COUNTY COURTS

PLACE: BUILDING 401 BOSLEY AVE

DATE AND TIME: TUES. OCTOBER 19, 1999 AT 3:00 PM.

REQUEST: VARIANCE TO ALLOW ACCESSORY
PARKING BUILDINGS (DETACHED GARAGES) TO BE
LOCATED IN THE FRONT AND SIDE YARDS
(#794 BROOKFORD CIRCLE)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

O'KEEFE
666-5366

HANDICAPPED ACCESSIBLE

Char
Olde C

ZONING NOTICE

CASE #

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

ROOM 407 COUNTY COURTS

PLACE: BUILDING 401 BOSLEY AVE

DATE AND TIME

REQUEST:

**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: #00-076-A
7900 Brookford Circle
SW/S Scotts Level Road,
1700' +/- SE of Old Court
Road (aka Milford Park)
2nd Election District
2nd Councilmanic District
Legal Owner(s): St. Charles at
Olde Court Partnership

Variance: to allow accessory
buildings (detached garages)
to be located in the front and
side yards.

Hearing: Tuesday, October
19, 1999 at 3:00 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 concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

9/30 Sept. 30 C342724

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/30, 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 9/30, 1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 00-076-A
Petitioner Developer ST. CHARLES
OLD COURT, ETAL
% RINO LAFIANDRA
Date of Hearing/Closing 10/19/99

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 #7900 BROOKFORD CIR.
ONSITE

The sign(s) were posted on 10/11/99
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/12/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

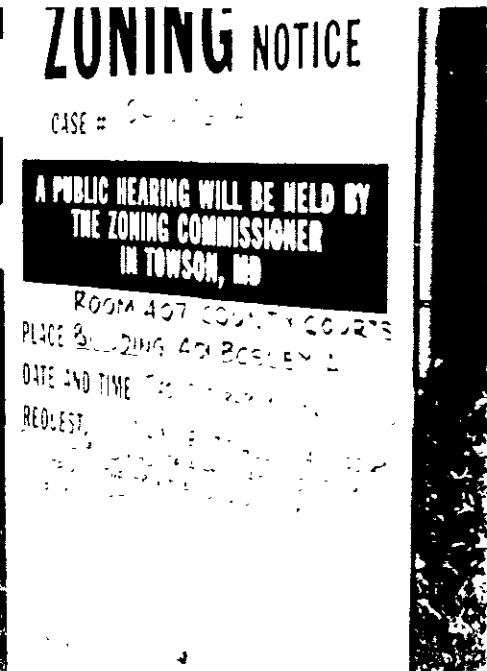
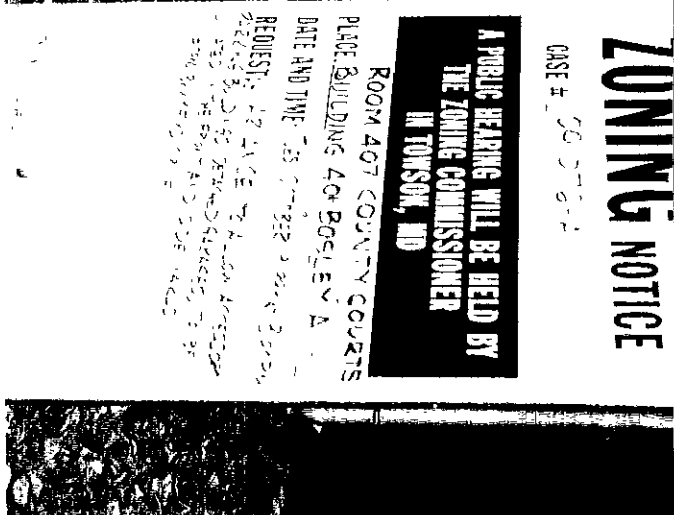
523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-965-8571
(Telephone Number)



RE: PETITION FOR VARIANCE
7900 Brookford Circle, SW/S Scotts Level Rd,
1700' +/- SE of Old Court Rd (aka Milford Park)
2nd Election District, 2nd Councilmanic

Legal Owner: St. Charles at Olde Court Partnership
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-76-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of September, 1999 a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esq., Law Offices Peter G. Angelos, 210 W. Pennsylvania Avenue, Suite 515, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 21, 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: 00-076-A

7900 Brookford Circle

SW/S Scotts Level Road, 1700' +/- SE of Old Court Road (aka Milford Park)

2nd Election District – 2nd Councilmanic District

Legal Owner: St. Charles at Olde Court Partnership

Variance to allow accessory buildings (detached garages) to be located in the front and side yards.

HEARING: Tuesday, October 19, 1999 at 3:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

c: Julius W. Lichter, Esquire, 210 W. Pennsylvania Avenue, Suite 300, Towson 21204
St. Charles at Olde Court Part., 100 Painters Mill Rd., Ste. 900, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 4, 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.



**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: 76
Petitioner: St. Charles At Olde Court Partnership
Address or Location: 7900 Brookford Circle, Pikesville, MD 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: St. Charles at Olde Court Partnership
Address: 100 Painters Mill Rd, Suite 900
Dwings Mills, MD 21117
Telephone Number: 410-363-8700

Revised 2/20/98 - SCJ

00-076-A



Baltimore County
Department of Permits and
Development Management

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

October 15, 1999

Mr. Julius Lichter, Esq.
Law Offices of Peter G. Angelos, P.C.
210 West Pennsylvania Avenue, Ste 300
Towson, MD 21204

Dear Mr. Lichter:

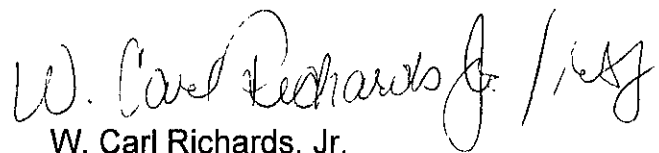
RE: 00-076-A , St. Charles At Olde Court

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

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, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures





**Baltimore County
Fire Department**

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

September 27, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: St. Charles at Olde Court Partnership

Location: DISTRIBUTION MEETING OF September 13, 1999

Item No.: 076

Dear Ms. Stephens:

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.

A minimum of 18' fire lanes must be maintained for Fire Department access.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Sign
10/19

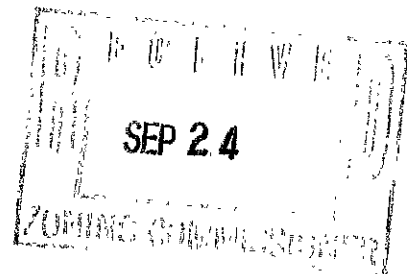
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 23, 1999

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



SUBJECT: St Charles at Old Court

INFORMATION:

Item Number: ~~072~~ 076
Petitioner: St Charles at Olde Court Partnership
Property Size: 37.5 Acres
Zoning: DR 16
Requested Action: Variance to construct garages in the front and side yards
Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The proposed detached garages should be architecturally compatible with the existing buildings located within the complex.

Section Chief:

AFK:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 9.13.99

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

RE: Baltimore County
Item No. 076

JCM

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 Kenneth A. McDonald Jr.
Acting 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

THOMAS J. HOFF
JULIUS W. LICHTER

406 W. PENNSYLVANIA AVE.
210 W. PENNSYLVANIA AVE.



DATE: 11/18/99

887-3335

TO: // DPR

// PDM

// SCD

// PO

// DEPRM

~~John Lewis~~ → To Don Rascoe

~~FILE~~

FR: KW (Please initial.)

DRC# 11238A

Re: Project Name: St. Charles @ Old Court // Project Not Managed

Project Manager:

PDM No. 11-164

Type of Plan: Revised JSRC Plan // Preliminary // Final // Signature

Team Leader:

Engineer: Thomas Hoff, Inc.

Phone # 410-296-3668

PHASE II ROUTING SLIP: (Manager required)

Scheduled submission date: (see Project Chart)

Scheduled completion date: (see Project Chart)

PUT THE ZONING COMMISSIONERS ORDER AND RESTRICTIONS ON THE PLAN. THE ENTIRE FINDING AND CONCLUSIONS NEED NOT BE ADDED. ADD THE BUILDING ELEVATION SHEET FROM SHEET 2 OF 2 TO THE PLAN SHEET. AS

// Approved the ZONING EXHIBIT #1 (SHEET 2 OF 2)

✓ Approved with comments

// Returned for revision

// Disapproved

ACTION TAKEN

BY REVIEWER

CASE # 00-76-A

Zoning-Rvw
Agency

J. Blum
Reviewer's Name

11/22/99
Date

RETURN TO: PDM - Room 123 COUNTY OFFICE BUILDING
PDMTRANS.DOC/JNW Rev. 10/30/96

002

6-20

CO
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[D.R. 55]

DR-6

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200 SCALE ZONING
SHEETS 6 & 7 G-NW

55
55
55
55

SALT LAKE

00-076-A



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Printed with Soybean Ink

PHOTOGRAPHS
00-076-A

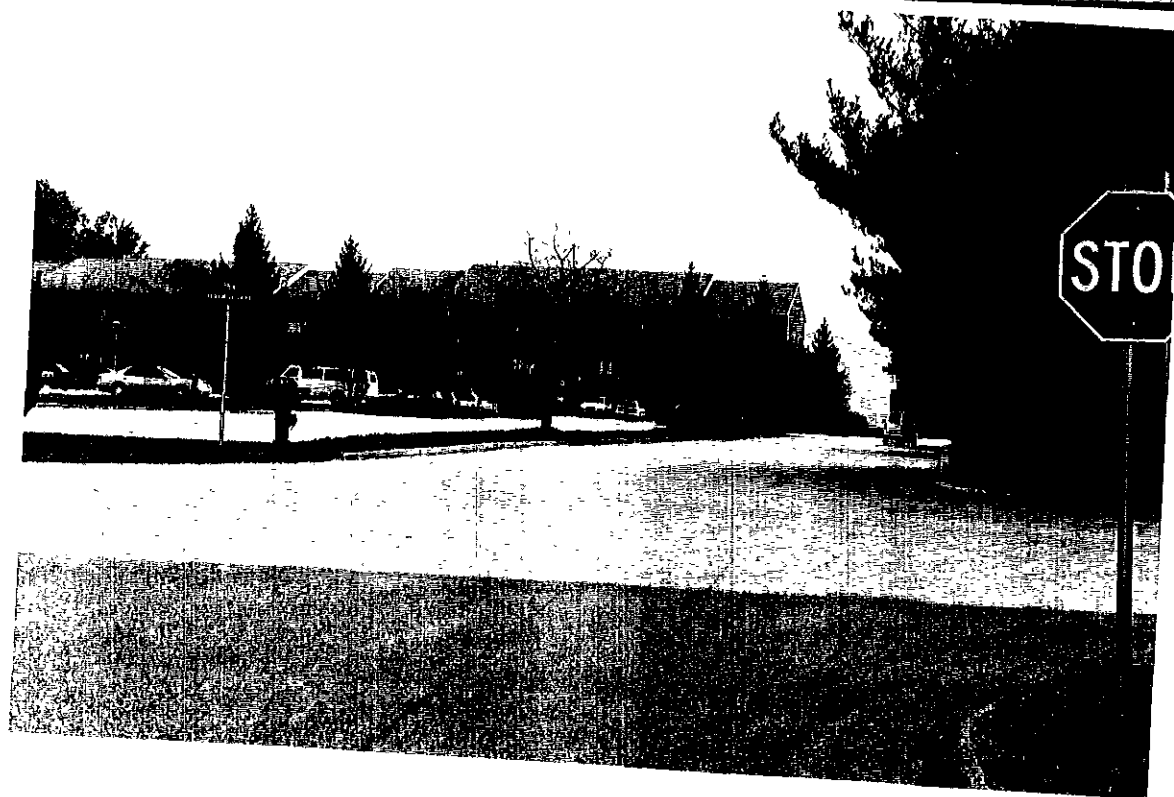




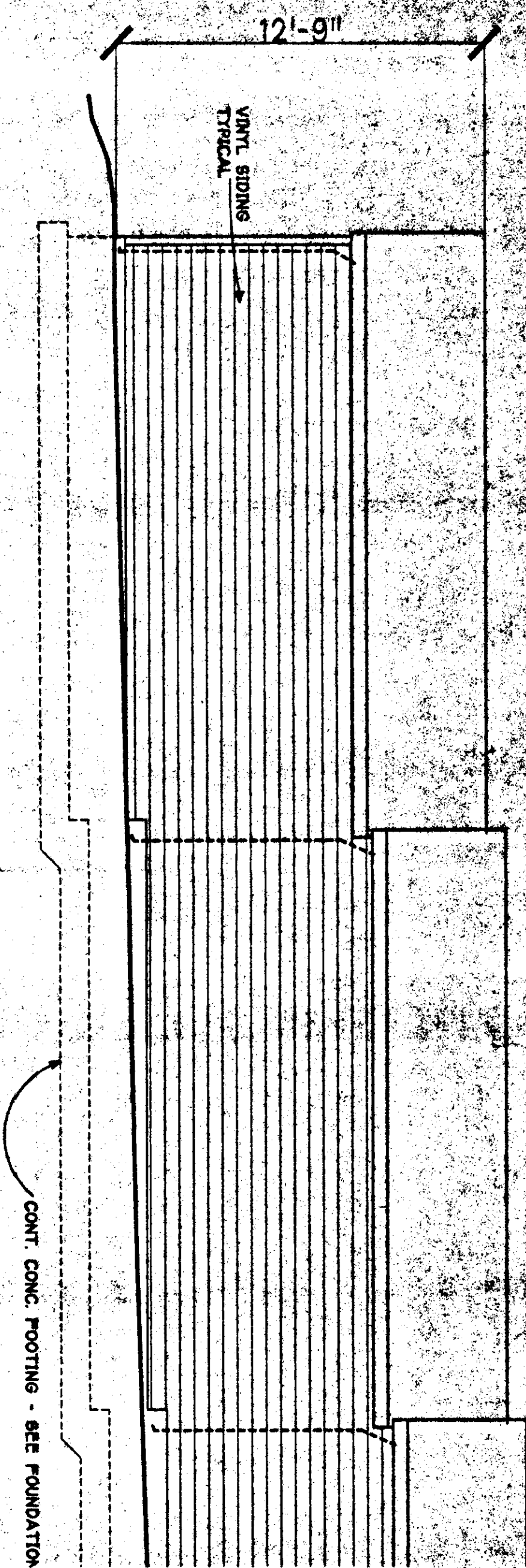




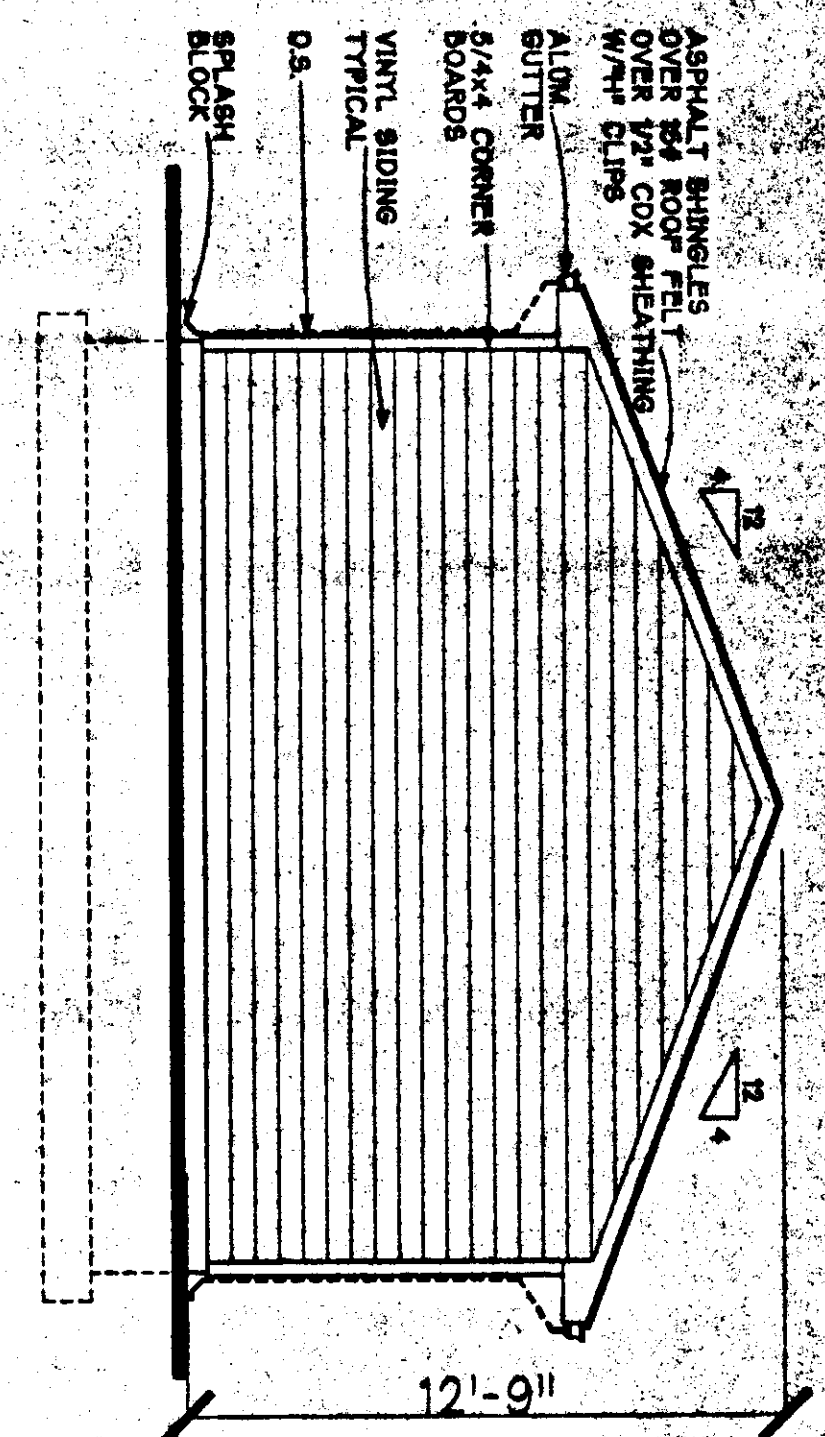




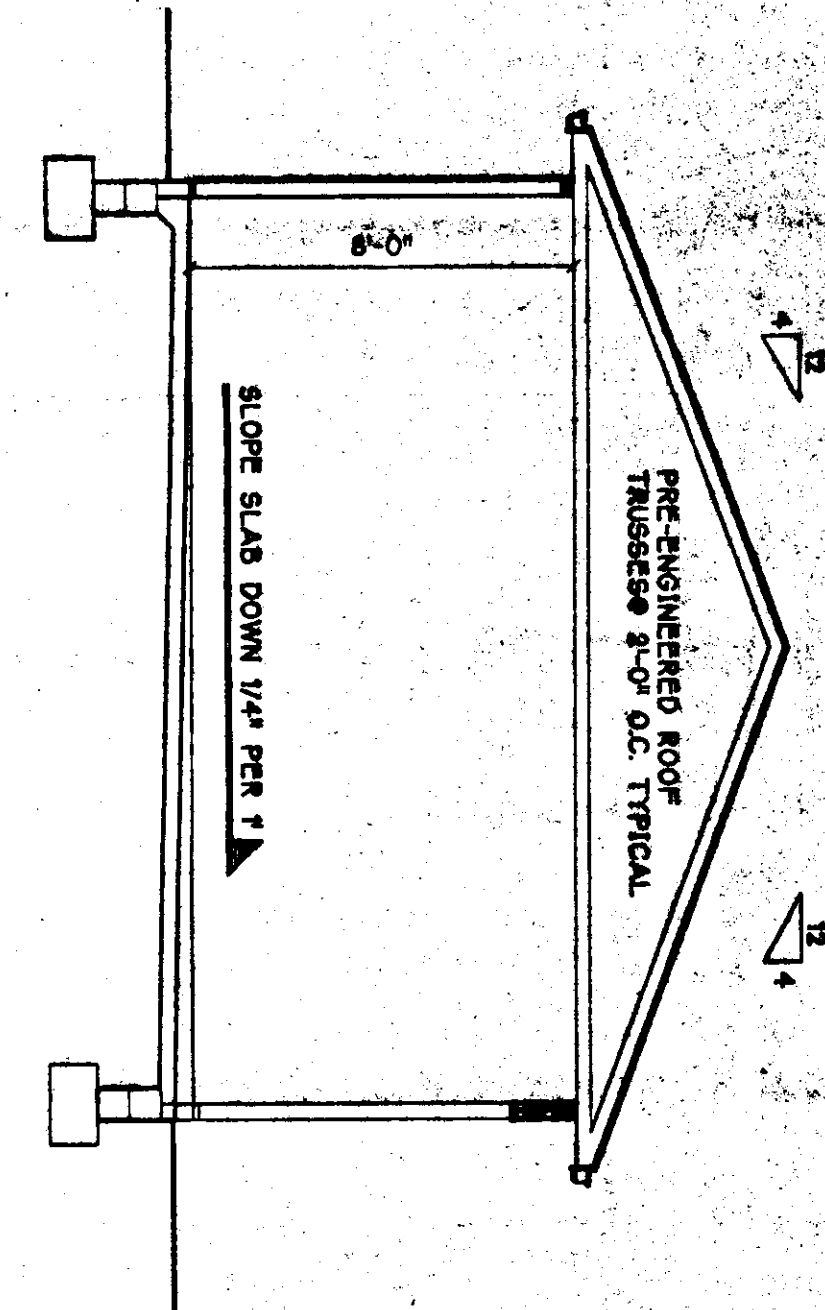




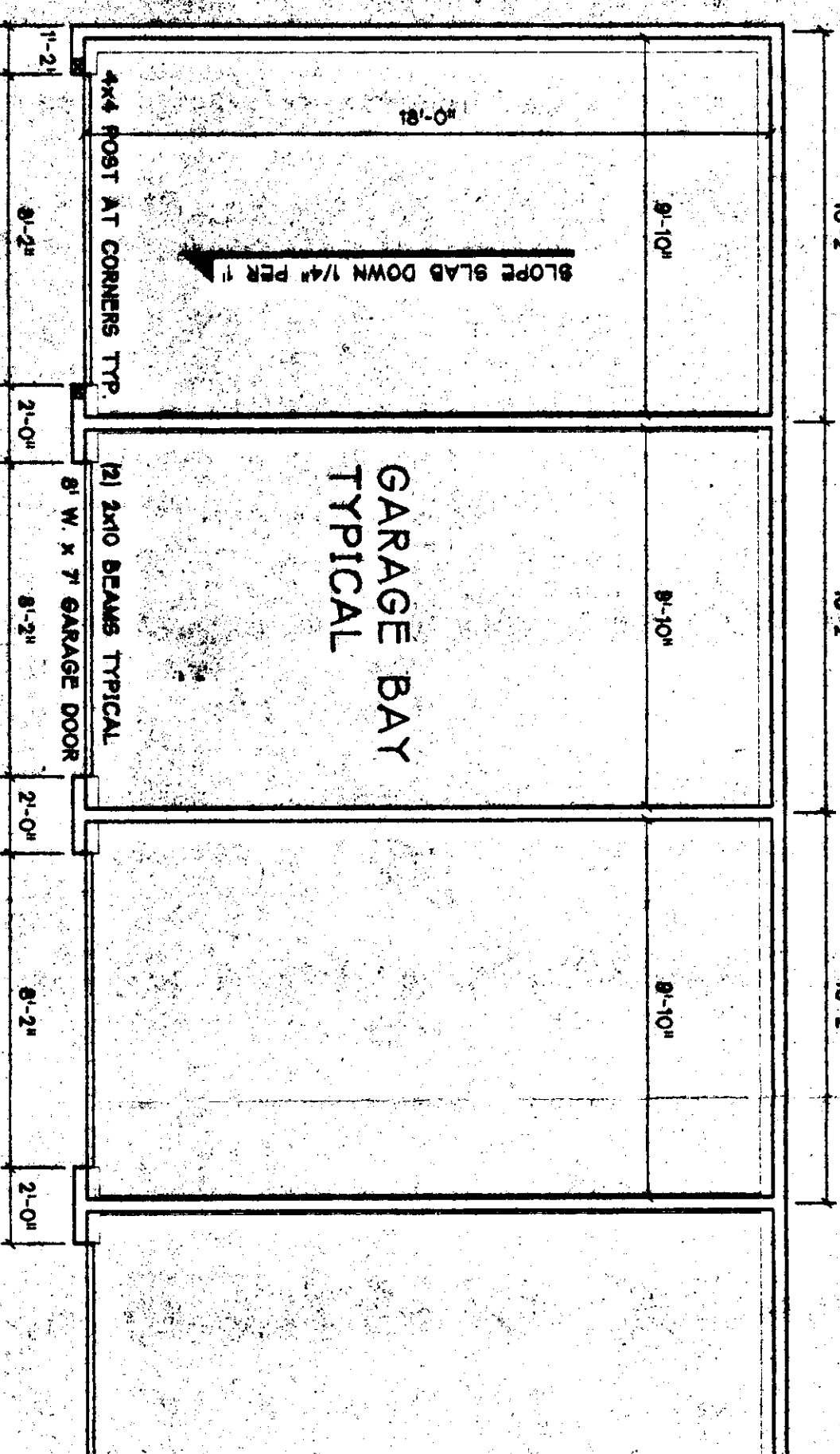
4 REAR ELEVATION SCALE: 1/8" = 1'-0"



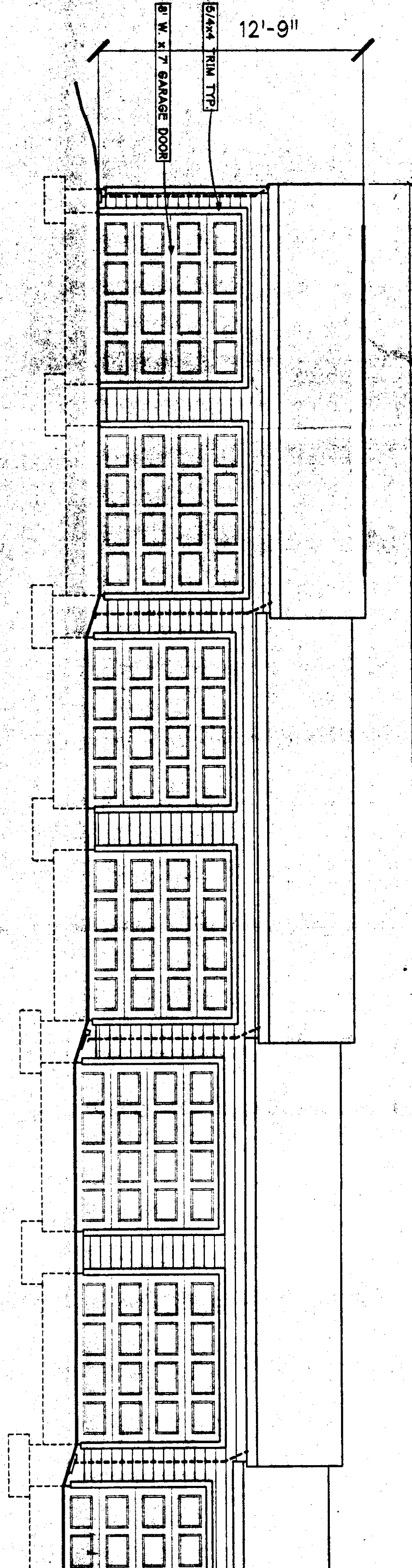
5 SIDE ELEVATION SCALE: 1/4" = 1'-0"



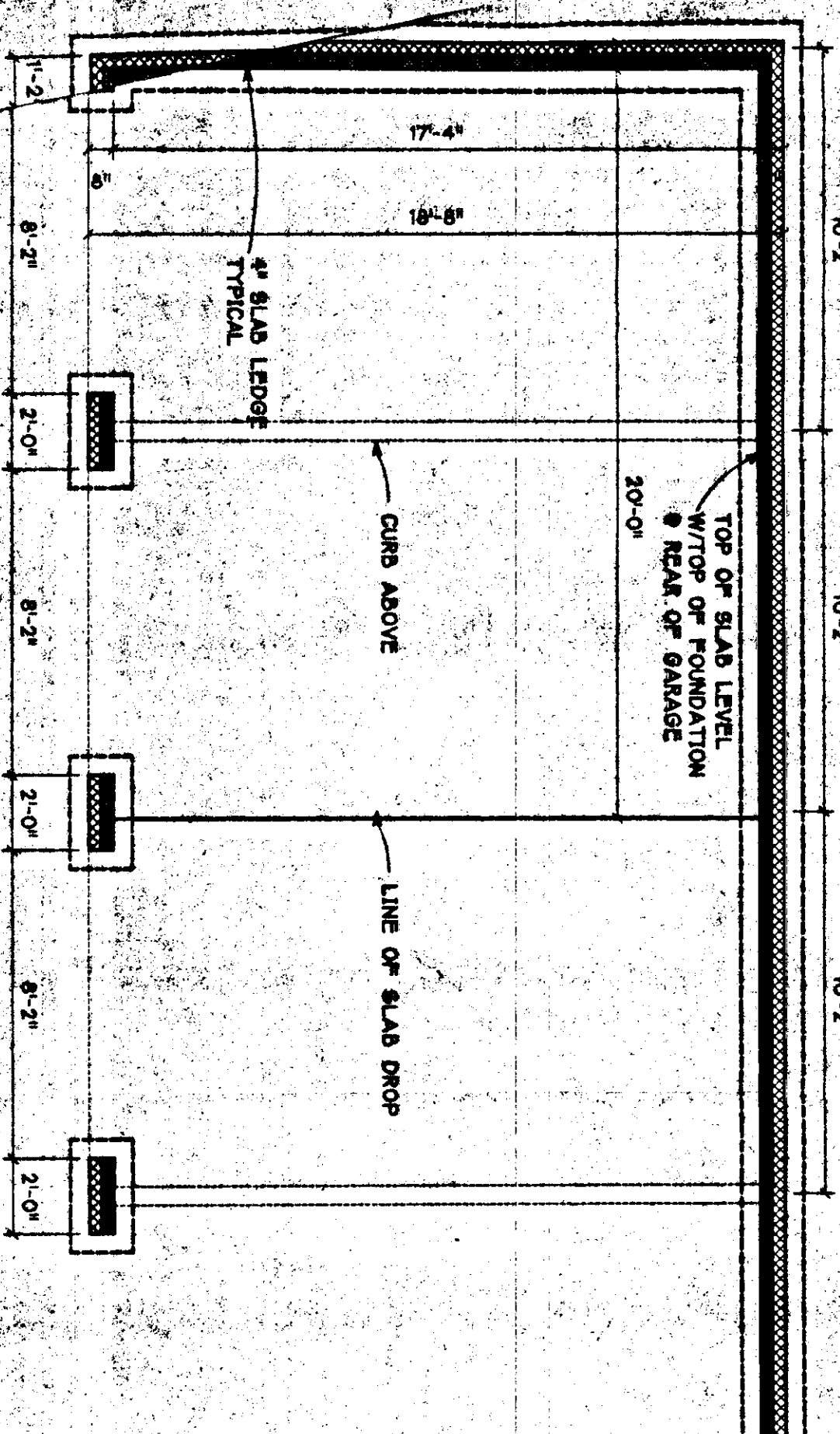
6 CROSS SECTION SCALE: 1/4" = 1'-0"



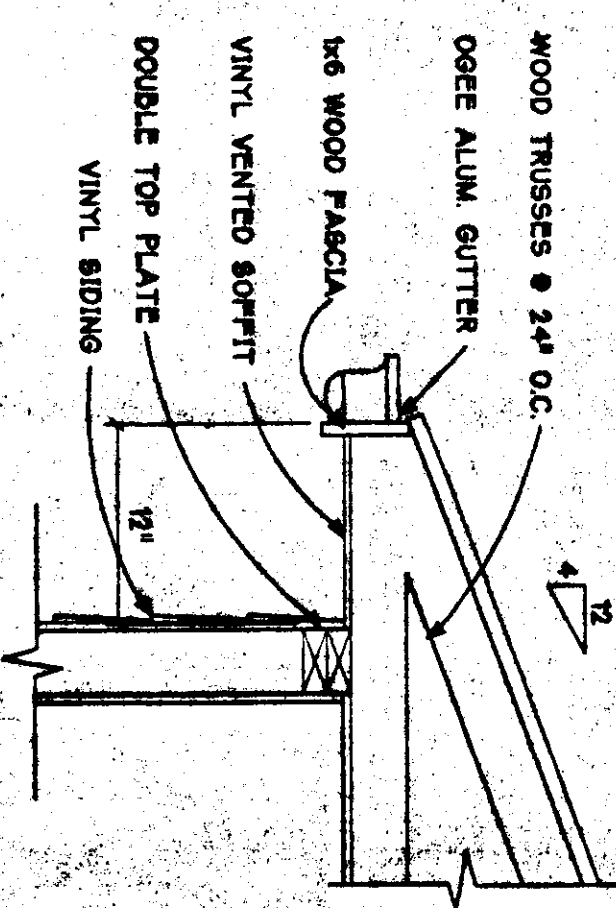
1 PLAN SCALE: 1/4" = 1'-0"



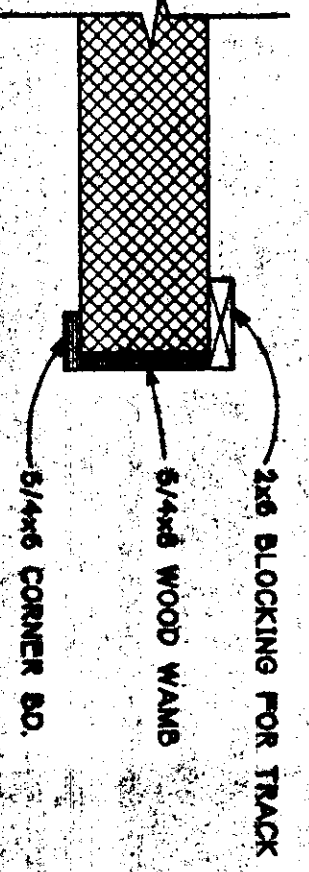
3 FRONT ELEVATION SCALE: 1/8" = 1'-0"



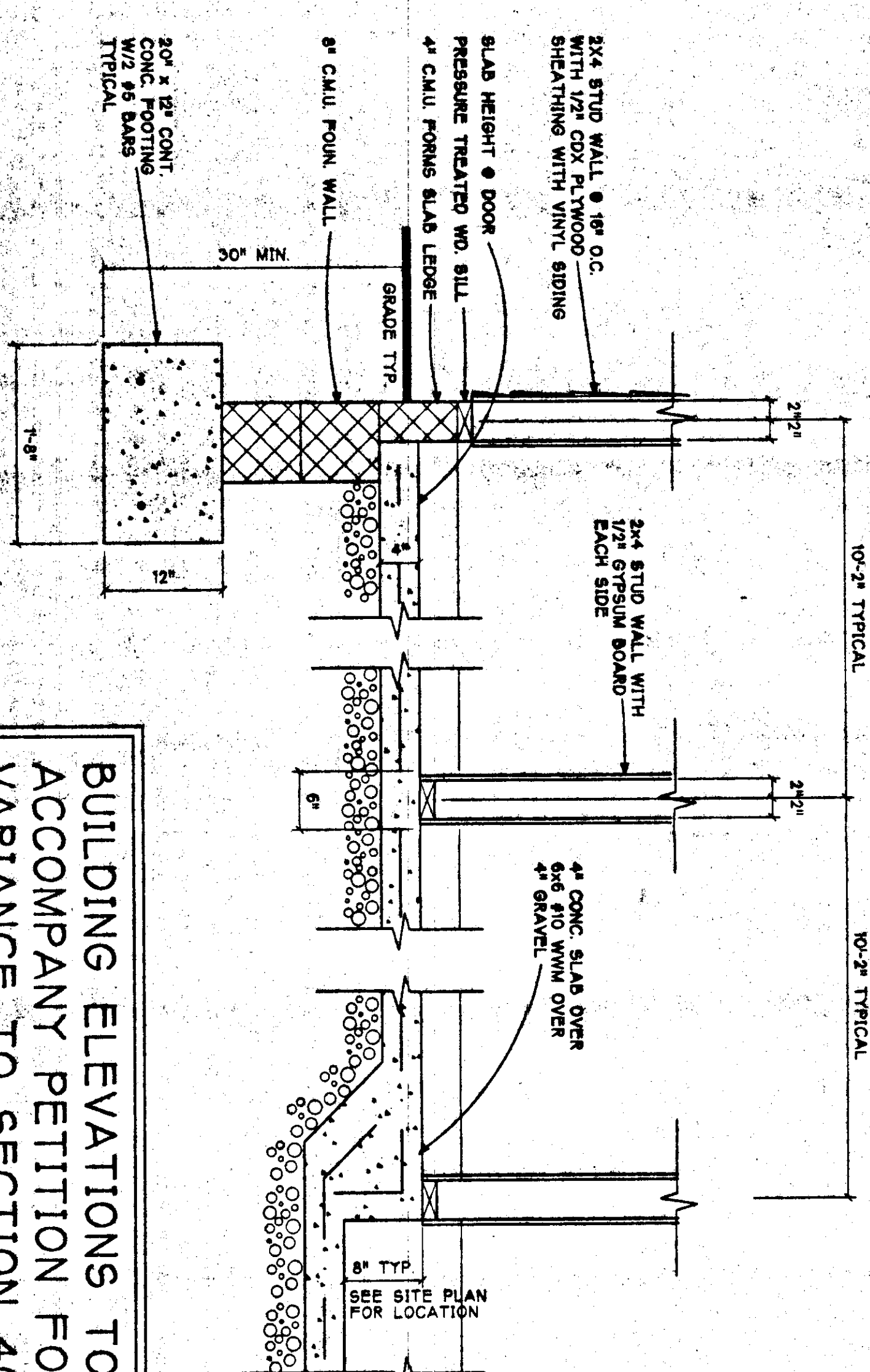
2 FOUNDATION PLAN SCALE: 1/4" = 1'-0"



9 SOFFIT DETAIL SCALE: 1" = 1'-0"



8 JAMB DETAIL SCALE: 1" = 1'-0"



7 SECTION DETAILS SCALE: 1" = 1'-0"

BUILDING ELEVATIONS TO ACCOMPANY PETITION FOR VARIANCE TO SECTION 400.1

GARAGES FOR:

ST. CHARLES @ OLD COURT
SCOTTS LEVEL ROAD BALTIMORE CO., MD

JAIME T. FISHMAN, A.I.A.
ARCHITECTS
406 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204 410-789-8117

REVISIONS:	DATE	BY
1	10-14-88	JAS
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 10-14-88
SCALE: AS NOTED
DRAWN BY: JAS

A-1
SHEET 2 OF 2

NOTE: LIGHTING SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS. UTILITIES, SITE IS SERVED BY PUBLIC WATER & SEWER LOCATION IN SCOTT'S

三

LEVEL ROAD. ALL ON SITE UTILITIES ARE PRIVATE.
ON-SITE BUILDINGS, ROADS, UTILITIES AND OTHER FEATURES SHOWN
HEREON ARE TAKEN FROM SPEILMAN, LARSON & ASSOCIATES, INC.
AS BUILT LOCATION SURVEY DATED NOV. 2, 1995.



SITE AREA - GROSS	375 ACRES
EXISTING ZONING	DR 16

EXISTING ZONING	DR 15

DRC #02266M - REUBDIVISION FOR FINANCING PURPOSES
DRC #02239E - ADD CLUBHOUSE
DRC #0228A - ADD GARAGE

PRC #11230A - ADD GARAGES.

BUILDING PERMIT HISTORY

CLUBHOUSE: B-334461

ZONING HISTORY

CASE #5741: RECLASSIFICATION OF 95.35 AC. (6R055) FROM R-6 TO R-1A. GRANTED 2/4/64.
CASE #67135: RECLASSIFICATION OF 3.26 AC. (6R035) FROM R-6 TO R-1A. GRANTED 1/11/67.

PARKING CALCULATIONS

	REQUIRED	PROVIDED	PLAT REFERENCE
SECTION ONE	156	206	30/40
SECTION TWO	156	324	30/40
SECTION THREE & FOUR	300	612	42/6
TOTAL	612	1142	

PDM #11-164

**PLAN TO ACCOMPANY
PETITION FOR VARIANCE
TO SECTION 400.1**

ST. CHARLES AT
OLDE COURT

(aka MILFORD PARK) 76
SCOTTS LEVEL ROAD

ELECTION DISTRICT 2
BALTIMORE COUNTY, MD

REVISIONS

REVISIONS



THOMAS I

**HOWARD
HOFF INC.**

INC., INC.

1 and Development

Consultants
and Landscape

Architects

406 W. PENNSYLVANIA AVE
TOWSON MD 21204

410-296-3668
FAX: 296-5326

...

0-0-0

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

DRAWING NUMBER:
ZON-1

SHEET | OF **2**

B. VANDERKAM & SONS, INC.
100 WEST 17TH STREET
NEW YORK, N.Y.

DO-076-A

00-076-A

00-076-A

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 30, 1999 Issue – Jeffersonian

Please forward billing to:

St. Charles at Olde Court Partnership
100 Painters Mill Road
Suite 900
Owings Mills, MD 21117

410-363-8700

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: 00-076-A

7900 Brookford Circle

SW/S Scotts Level Road, 1700' +/- SE of Old Court Road (aka Milford Park)

2nd Election District – 2nd Councilmanic District

Legal Owner: St. Charles at Olde Court Partnership

Variance to allow accessory buildings (detached garages) to be located in the front and side yards.

HEARING: Tuesday, October 19, 1999 at 3:00 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.

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: September 20, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for September 20, 1999
 Item Nos. 070, 073, 074, 075, 076,
 077, 079, 080, 081, 082, 083, 084,
 085, 086, 087, 088, 090, 091, 092,
 093, 094, 097, 098, 099, and 100

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


RWB:HJO:jrb

cc: File