

IN RE: PETITION FOR VARIANCE
W/S Harvestview Road, 560' S of the c/l
Westminster Pike
(300 Harvestview Road)
4th Election District
3rd Councilmanic District

Homes for Reisterstown L.P.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-250-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Homes for Reisterstown L.P., by William M. Bynum, Vice President, through their attorney, Patricia A. Malone, Esquire. The Petitioners seek relief from Section 1B02.2.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building height of 55 feet in lieu of the maximum allowed 50 feet, and from Section 400.1 of the B.C.Z.R. to permit an accessory structure (gazebo) to be located in the front yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of this request were Jack Gordon, a representative of Homes for Reisterstown, L.P., property owners, Dean Hoover, Registered Land Surveyor who prepared the site plan for this property, and Patricia A. Malone, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

The subject property under consideration contains a gross area of 2.91 acres, more or less, zoned D.R.10.5, and is presently unimproved. The property is part of the Planned Unit Development (PUD), known as Reisterstown Village, Section 4, and is proposed for development with a Class A elderly housing facility. As shown on the site plan, the proposed building will be four stories in height. In addition, an area of parking is proposed, as well as an access road (Cantata Court) which will lead to the facility from Harvestview Road.

Variance relief is being requested for the height of the proposed building. It was indicated at the hearing that due to the aesthetic and architectural requirements for PUDs, the

ORDER RECEIVED FOR FILING
Date 2/11/00
By [Signature]

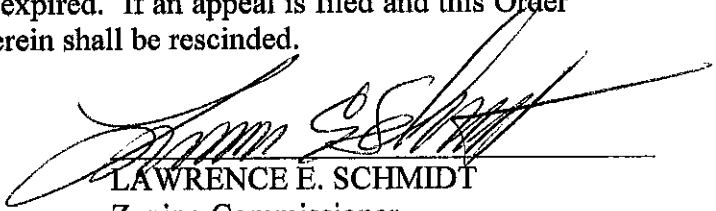
Petitioners propose a pitched roof for the building. This roof is designed to make the building more attractive and consistent with other uses in the area. However, construction of a pitched roof will result in a building height of 55 feet, slightly higher than the 50 feet allowed. The second variance is for a proposed gazebo. Photographs of a similar facility operated by this property owner in Virginia were presented at the hearing. Those photographs show that the gazebo is an attractive structure which provides an area for residents to congregate during good weather. As shown on the site plan, the gazebo is proposed to be located in the front yard of the property, as opposed to the rear yard required under the B.C.Z.R.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition. In my judgment, the relief requested is appropriate in this instance and will not result in any detriment to the health, safety or general welfare of the surrounding locale. Moreover, there were no adverse Zoning Advisory Committee comments. Thus, the variances should be granted.

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 should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of February, 2000 that the Petition for Variance seeking relief from Section 1B02.2.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building height of 55 feet in lieu of the maximum allowed 50 feet, and from Section 400.1 of the B.C.Z.R. to permit an accessory structure (gazebo) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

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

February 9, 2000

Patricia A. Malone, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Harvestview Road, 560' S of the c/l Westminster Pike
(300 Harvestview Road)
4th Election District – 3rd Councilmanic District
Homes for Reisterstown, L.P. - Petitioners
Case No. 00-250-A

Dear Ms. Malone:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Jack Gordon, Homes for Reisterstown, L.P.
21400 Ridgetop Circle, S-250, Sterling, Va. 20166
Mr. Dean Hoover, BL Companies
849 International Drive, Suite 215, Linthicum, Md. 21090
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

300 Harvestview Rd.

to the Zoning Commissioner of Baltimore County

for the property located at ^{WS Harvest View Rd, approximately 49} ~~atft. south of Westminster Pike~~

which is presently zoned ^{(Reisterstown Vill. PDP} ~~DR 10.5~~ ^{Sec. 4)}

DR 10.5

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) 1B02.2.A of the Baltimore County Zoning Regulations to permit a building height of 55 ft. in lieu of the 50 ft. permitted; and variance of Section 400.1 to permit an accessory structure to be located in the front yard in lieu of the rear yard permitted, if necessary.

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

Attorney For Petitioner:

Patricia A. Malone

Name - Type or Print

Signature

Venable, Baetjer & Howard, LLP

Company

210 Allegheny Avenue 410-494-6200

Address Telephone No.

Towson MD 21204

City State Zip Code

Case No. 00-250-A

REV 9/15/98

Legal Owner(s):

Homes for Reisterstown L.P.

Name - Type or Print

By: William M. Bynum

Signature

WILLIAM M. BYNUM, VICE PRESIDENT

Name - Type or Print

Signature

21400 Ridgeway Circle, S-250 (703) 406-347

Address Telephone No.

Sterling VA 20166

City State Zip Code

Representative to be Contacted:

Patricia A. Malone

Name day & evening

210 Allegheny Avenue 410-494-6200

Address Telephone No.

Towson MD 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 12/15/99

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION FOR 300 HARVESTVIEW ROAD

Beginning at a point on the west side of Harvestview Road, which is 60 feet wide at the approximate distance of 560 feet south of the centerline of the nearest improved intersecting street Westminster Pike which is 66 feet wide.

Thence running the following courses and distances:

1. North 55 degrees 58 minutes 52 seconds West, 73.77 feet,
2. North 07 degrees 42 minutes 13 seconds West, 84.35 feet,
3. South 75 degrees 33 minutes 45 seconds West, 77.08 feet,
4. South 61 degrees 57 minutes 02 seconds West, 67.80 feet,
5. South 72 degrees 53 minutes 13 seconds West, 240.57 feet,
6. South 71 degrees 25 minutes 09 seconds West, 31.57 feet,
7. North 87 degrees 14 minutes 14 seconds West, 100.66 feet,
8. North 55 degrees 48 minutes 48 seconds West, 20.00 feet,
9. South 34 degrees 11 minutes 12 seconds West, 37.00 feet,
10. South 73 degrees 52 minutes 41 seconds West, 28.93 feet,
11. North 73 degrees 53 minutes 44 seconds West, 123.04 feet,
12. North 09 degrees 17 minutes 25 seconds East, 107.05 feet,
13. North 09 degrees 17 minutes 25 seconds East, 84.17 feet,
14. North 20 degrees 30 minutes 24 seconds West, 61.23 feet,
15. North 34 degrees 11 minutes 12 seconds East, 94.68 feet,
16. South 55 degrees 48 minutes 48 seconds East, 27.86 feet,
17. North 34 degrees 11 minutes 12 seconds East, 27.40 feet,
18. South 55 degrees 48 minutes 48 seconds East, 226.18 feet,
19. South 30 degrees 48 minutes 48 seconds East, 26.86 feet,
20. South 55 degrees 48 minutes 48 seconds East, 87.00 feet,
21. North 89 degrees 11 minutes 12 seconds East, 172.03 feet,
22. North 81 degrees 18 minutes 58 seconds East, 149.20 feet,
23. South 07 degrees 42 minutes 13 seconds East, 109.97 feet,
24. South 55 degrees 58 minutes 52 seconds East, 64.81 feet,
25. South 34 degrees 01 minutes 08 seconds West, 20.00 feet to the point of beginning.

Being Lot #1 – Plat Five in the subdivision of Reisterstown Village as recorded on the Second Amended Resubdivision Plat in Baltimore County Plat Book #72 Folio #40, containing an area of 2.7203 acres of land, more or less. Also known as 300 Harvestview Road and located in the 4th Election District of Baltimore County, Maryland.

Note: This Zoning Description is to accompany a Petition for Variance. It may not be utilized for the transfer of land.



#250

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **076692**

DATE 12/15/99 ACCOUNT 10000 2/50
AMOUNT \$ 250.00

RECEIVED FROM: 10000 2/50

FOR: 10000 2/50

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
12/15/1999 12/15/1999 16:52:07
REG 4503 CASHIER PUES PEM DRAWER 3
DEPT 5 5.29 ZONING VERIFICATION
Receipt # 100060 OPEN
CR NO. 076692

Receipt Tot 250.00
250.00 OK .00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1-4, 2000

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 1-4, 2000.

S. Wilkinson
THE JEFFERSONIAN,
LEGAL ADVERTISING

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: #00-250-A
300 Harvestview Road
W/S Harvestview Road, 49'
S Westminster Pike
4th Election District
3rd Councilmanic District
Legal Owner(s): Homes for
Reisterstown L.P.

Variance: to permit a building height of 55 feet in lieu of the 50 feet permitted; and to permit an accessory structure to be located in the front yard in lieu of the rear yard, if necessary.

Hearing: Wednesday,
January 19, 2000 at 2:00
p.m. in Room 106 County
Office Building, 111 W.
Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

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

JTU/01/604 Jan. 4 C361492

CERTIFICATE OF POSTING

RE: CASE #00-250-A
PETITIONER/DEVELOPER
(Homes for Reisterstown)
DATE OF Hearing
(Jan 19, 2000)

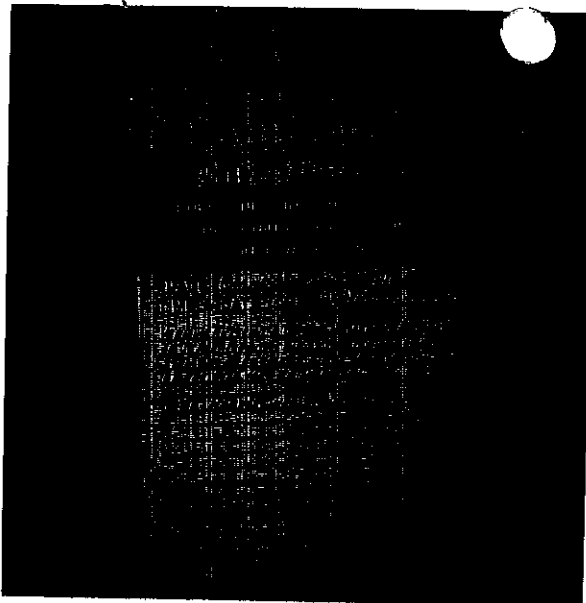
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
300 Harvestview Road Baltimore, Maryland 21136

The sign(s) were posted on 1-3-00
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr. 1/3/00
(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

____ (410)-687-8405 ____
(Telephone Number)

RE: PETITION FOR VARIANCE
300 Harvest View Road, W/S Harvest View Rd,
49' S of Westminster Pike
4th Election District, 3rd Councilmanic

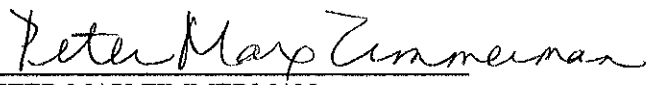
Legal Owner: Homes for Reisterstown L.P.
Petitioner(s)

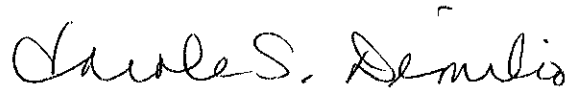
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-250-A

* * * * *

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
People's Counsel for Baltimore County


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 30th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Patricia A. Malone, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioners.


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

December 22, 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: 00-250-A
300 Harvestview Road
W/S Harvestview Road, 49' S Westminster Pike
4th Election District – 3rd Councilmanic District
Legal Owner: Homes for Reisterstown L.P.

Variance to permit a building height of 55 feet in lieu of the 50 feet permitted; and to permit an accessory structure to be located in the front yard in lieu of the rear yard, if necessary.

HEARING: Wednesday, January 19, 2000 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon
Director

c: Patricia Malone, Esquire, 210 Allegheny Avenue, Towson 21204
Homes for Reisterstown, LP, 21400 Ridgetop Circle, S-250, Sterling, VA 20166

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 4, 2000.**
(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.**



TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 4, 2000 Issue – Jeffersonian

Please forward billing to:

Barbara W. Ormord
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

410-494-6201

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: 00-250-A
300 Harvestview Road
W/S Harvestview Road, 49' S Westminster Pike
4th Election District – 3rd Councilmanic District
Legal Owner: Homes for Reisterstown L.P.

Variance to permit a building height of 55 feet in lieu of the 50 feet permitted; and to permit an accessory structure to be located in the front yard in lieu of the rear yard, if necessary.

HEARING: Wednesday, January 19, 2000 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake 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.

**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: 00-250-A

Petitioner: Homes for Reisterstown, L.P.

Address or Location: 300 Harvestview Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara W. Ormrod

Address: Venable, Bentger + Howard

210 Allegheny Ave., Towson, Md 21204

Telephone Number: 410-494-6201



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

January 13, 2000

Ms. Patricia A. Malone
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson MD 21204

Dear Ms. Malone:

RE: Case Number 00-250-A , Harvest View Road, S Westminster Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 15, 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, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

c:



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 6, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for January 3, 2000
Item Nos. 245, 246, 247, 248, 249,
250, 251, 252, 253, 254, 255, 256,
257, 259, and 261

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

RWB:HJO:jrb

cc: File

hs
1/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: January 3, 2000

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

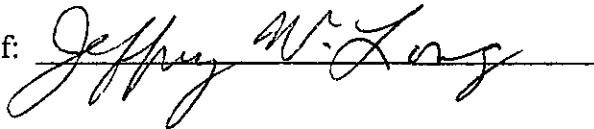
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 249, 250, and 256

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

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

Date: 1.5.00

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

RE: Baltimore County
Item No. 250

BZ

RECEIVED JAN 06 2000

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., 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

Patricia Malore

210 Allegheny Avenue

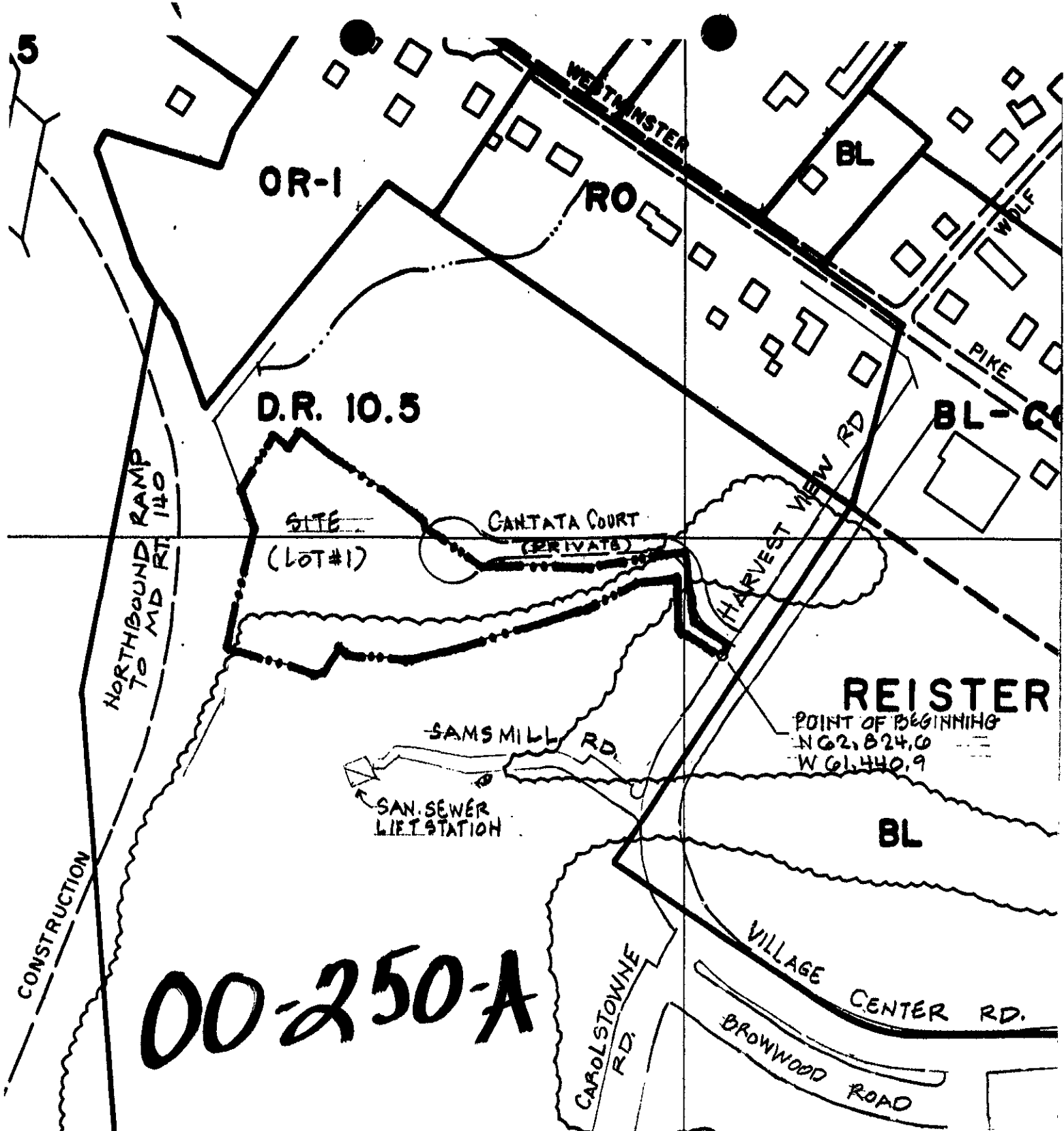
Dean Hoover

BL Company 859 International Dr Crofton
miss

JACK GORROW

Home for Rest. LP - 2140 RIXETON CIRCLE #260
STERLING, VA.





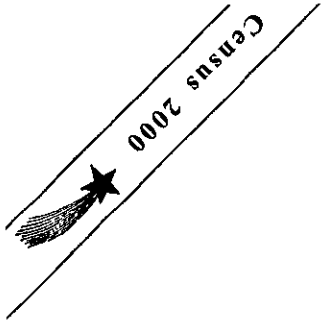
00-250-A

SCALE	LOCATION	SHEET
1" = 200' ±	REISTERSTOWN	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		16-K

#250



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

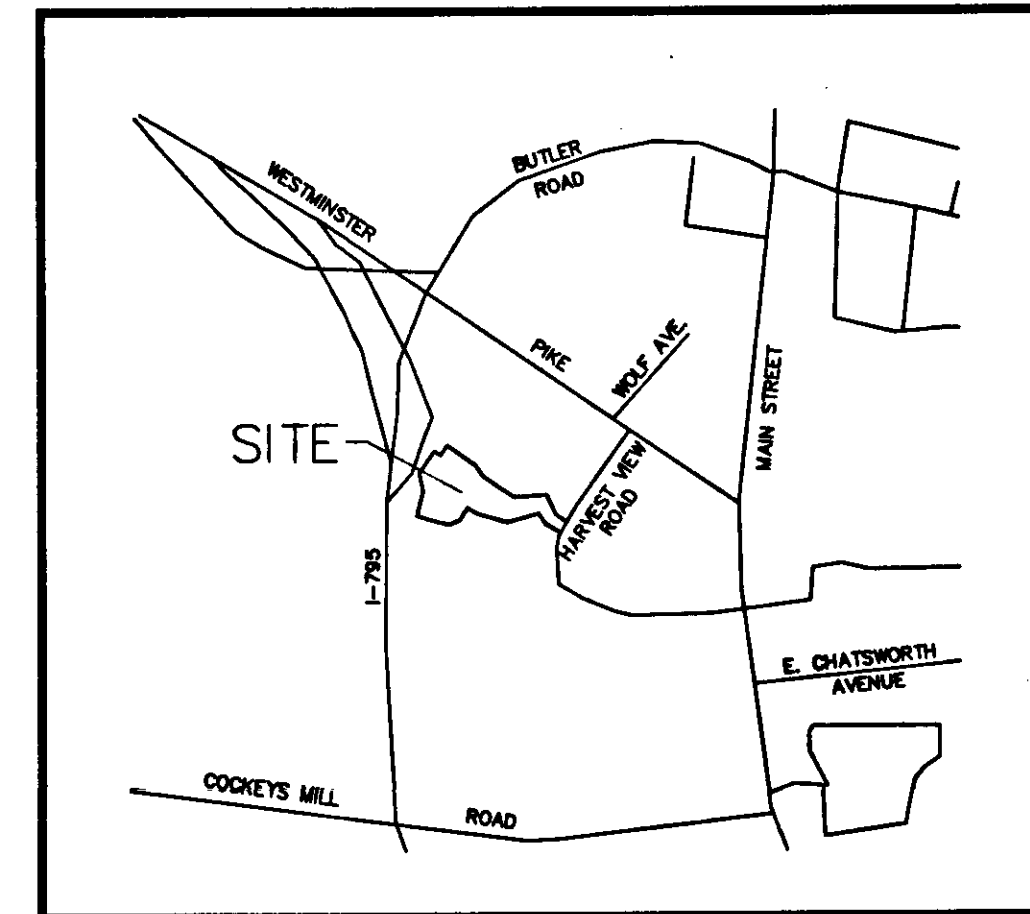






WESTMINSTER PIKE - MARYLAND ROUTE 140

CENTERLINE



LOCATION MAP

SCALE: 1" = 1000 FT.

PLAN NOTES

- NET SITE AREA = 2.7203 AC +/-
GROSS SITE AREA = 2.91 AC +/-
- SITE ZONING - DR 10.5 (DENSITY RESIDENTIAL 10.5) AS INDICATED ON MAP NW 16-K.
- LOT #1 AS DEPICTED ON SECOND AMENDED RESUBDIVISION PLAT OF PLAT FIVE REISTERSTOWN VILLAGE - RECORDED AT S.M. 72-40.
- EXISTING USE: VACANT
PROPOSED USE: CLASS A - HOUSING FOR THE ELDERLY
40 TWO BEDROOM APTS
40 ONE BEDROOM APTS
80 TOTAL APTS.
- DENSITY UNIT TABULATION
40 TWO BEDROOM x 1.0 = 40 DU
40 ONE BEDROOM x 0.75 = 30 DU
TOTAL = 70 DU
(THE DENSITY ON THIS PLAN WAS TAKEN FROM THE APPROVED DEVELOPMENT PLAN.)
- A RESIDENTIAL TRANSITION AREA IS NOT GENERATED.
- PROPOSED HEIGHT - FOUR STORY BUILDING - MAX. 55' FT. SEE VARIANCE REQUEST #1.
- FIRE HYDRANTS ARE INDICATED ON THE PLAN.
- REQUIRED PARKING -
80 DWELLING UNITS @ 1 SPACE/1.5 UNITS = 54 SPACES (INCLUDING 1 HANDICAP)
- PARKING PROVIDED - 62 SPACES (INCLUDING 3 HANDICAP)
- REQUIRED SETBACKS
BUILDING FACE TO BUILDING FACE - 60'.
BUILDING FACE TO PUBLIC STREET R/W - 25'.
(45FT. ADJACENT ARTERIAL ROADWAY)
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 - 40'
SIDE BUILDING FACE - 30'
- THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- SIGNAGE SHALL CONFORM TO B.C.Z.R. REQUIREMENTS.
- ADDRESS: #300 HARVESTVIEW ROAD
- SCREENING AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL.
- PARKING AND ACCESS AISLES SHALL BE PAVED PER SECTION 409.8 (B.C.Z.R.).
- LIGHTING FIXTURES SHALL BE ARRANGED & SELECTED TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC STREETS.
- GAZEBO AND COVERED PARKING ARE CONSIDERED ACCESSORY STRUCTURES. MAXIMUM HEIGHT OF ACCESSORY STRUCTURES IN DR ZONES IS 15 FT. (SEE SECTION 400 - B.C.Z.R.)

APPROVALS

DEVELOPMENT PLAN - 7TH REFINEMENT - DRC NO. 09209C
PDM NO. III-305 DATED OCTOBER 15, 1999.

CASE NO. 93-118-A - PETITION FOR VARIANCE FROM BCZR SECTION 1802.2.A TO PERMIT A REAR YARD SETBACK OF 25 FT. IN LIEU OF THE REQ. 30 FT. FOR EACH OF THE 312 LOTS WHICH COMPRISE THE REISTERSTOWN VILLAGE P.U.D. WAS GRANTED ON NOVEMBER 20, 1992 (ONLY APPLIES TO TOWNHOUSE LOTS.)

VARIANCE REQUEST

- Variance of Section 1802.2.A of the Baltimore County Zoning Regulations to permit a building height of 55 feet in lieu of the 50 ft. permitted.
- Variance of Section 400.1 to permit an accessory structure (gazebo) to be located in the front yard in lieu of the rear yard permitted.

OWNER

HOMES FOR REISTERSTOWN
LIMITED PARTNERSHIP
21400 RIDGETOP CIRCLE, SUITE 250
STERLING, VA 20166

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

00-250-A



ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SCIENCES
ANALYTICAL SERVICES

848 International Drive, Suite 215
Linthicum, MD 21090
(410) 859-9100
(410) 859-9558 Fax



PLAN TO ACCOMPANY PETITION FOR VARIANCE

#300 HARVESTVIEW ROAD
LOT 1 - SECOND AMENDED RESUBDIVISION PLAT OF PLAT FIVE REISTERSTOWN VILLAGE
4TH ELECTION DISTRICT - 3RD COUNCIL DISTRICT
REISTERSTOWN, BALTIMORE COUNTY, MARYLAND

REVISIONS
No. Date
Designed T.G.K.
Drawn J.T.
Checked T.G.K.
Approved D.H.
Scale 1"=50'
Project No. 99B106C
Date 12/13/99
CAD File PLAT.DWG
Sheet No. 1
Of One

#250