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IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE

PETITION FOR VARIANCE - NE/S

Stocksdale Ave., W of Reisterstown Rd.; * ZONING COMMISSIONER

W/S Reisterstown Road,

39' N of the c/l Glyndon Drive

* OF BALTIMORE COUNTY

(Glyndon Trace)

4th Election District - 3rd Council District * Cases Nos. IV-550 & 00-520-A

Hampton-Reisterstown, LLC, Owner; Krocker Development, Inc., Developer

* * * * * * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for a single public hearing, pursuant to Section 26-206.1 of the Baltimore County Code, for approval of a development plan and variance relief for the above-captioned property. The owner of the property, Hampton-Reisterstown, LLC, and the Developer, Krocker Development, Inc., propose to develop the subject property as a residential planned unit development (PUD R-1). The project consists of a gated community containing 66 single family townhouse dwellings and 67 condominium units. In addition to development plan approval, the Owner/Developer request variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 400.1 to permit accessory buildings (detached garages, gazebos) to be located in the front and side yards, and, for any corner lots, to permit the accessory buildings to be located outside the third of the rear yard farthest removed from the street and to permit said accessory buildings to occupy more than 50% of such third; from Section 232.2.B to permit a setback of 3 feet in lieu of the required 10 feet for a side yard adjacent to a street side; from Section 409.6.A.2 to permit four (4) parking spaces in lieu of the required 16 spaces for the adaptive re-use of a historic structure known as the Gore House; and, from Section II.A.21 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building length of 187 feet in lieu of the maximum allowed 185 feet for proposed Building No. 12. The subject property and proposed development are more particularly described on the red-lined development plan which was submitted into evidence and marked as Petitioner's Exhibit 1B.

As noted above, this matter was combined for a single public hearing, as permitted in the development regulations codified in Title 26 of the Baltimore County Code (Section 26.206.1). As to the history of this project through the development review process, a concept plan of the proposed development was prepared and a conference held thereon on November 29, 1999. As required, a community input meeting was held on December 21, 1999 at the Franklin High School. A second community input meeting was conducted on February 17, 2000 at the Franklin Middle School. Subsequently, a development plan was submitted and a conference held thereon on July 5, 2000. Following the submission of that plan, development plan comments were submitted by the appropriate reviewing agencies of Baltimore County and a red-lined development plan incorporating these comments was submitted at the Hearing Officer's Hearing held on August 4, 2000. Through error, the Petition for Variance was not originally scheduled and public advertisement of same was not provided for the August 4, 2000 date. Rather, the Petition for Variance was scheduled for August 22, 2000. Although testimony was taken on all aspects of the proposed development on August 4, 2000, the record of the case remained open and the matter reconvened on August 22, 2000, at which time the record of the case was closed.

Appearing at the public hearing required for this project were Charles Krocker on behalf of Krocker Development, Inc., Developer of the subject property, and Robert S. Kratz. Also present were David S. Thaler, Alan E. Scoll, Stacy A. McArthur, and Ernest I. Sheppe, all representatives of D. S. Thaler and Associates, Inc., the engineering firm which prepared the development plan for this project, and Jeffrey H. Scherr, Esquire, attorney for the Owner/Developer. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including Chris Rorke, Project Manager, and Bruno Radaitis (Zoning Review), Phil Martin and Robert Bowling (Development Plans Review), and Eric Rockel (Land Acquisition), all divisions of the Department of Permits and Development Management (PDM); Patrick McDougall on behalf of the Department of Recreation and Parks (R&P); Lynn Lanham with the Office of Planning (OP); and, John Russo and Bruce Seeley, representatives of the Department of Environmental Protection and Resource Management

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(DEPRM). Several residents from the surrounding locale appeared, including D & S Breckenridge, Isabelle Drenning, and M. Linda Cavanaugh. Michael Paul Smith, Esquire, appeared on behalf of Ms. Cavanaugh and the Steuart, Ensor & Smith Company, both of whom own property adjacent to this site. Richard Isaac, Esquire, appeared on behalf of Mr. William R. Kahl, who also owns adjacent property.

The subject property is an irregular shaped parcel, containing approximately 34.951 acres, more or less, split zoned D.R.3.5, B.L., B.R. and R.O. Through a narrow strip, the site has access to and abuts Main Street (Maryland Route 140, Reisterstown Road) in Reisterstown. The plan shows a large area of open space, which will essentially bisect the property into two developable areas. The front portion of the site, which is closer to Main Street, will feature two townhouse buildings (Buildings Nos. 1 and 3), and a condominium building (Building No. 2). Additionally, that portion of the tract will contain a proposed clubhouse, a swimming pool and other similar amenities. The rear portion of the site will contain the balance of the development, specifically, Buildings Nos. 14 through 21. These buildings predominantly feature townhouse dwellings, with some condominium units.

Testimony was offered by Mr. Alan Scoll regarding the specifics of the proposed development. Mr. Scoll indicated that this project was designed for the active elderly population, noting that there were two types of residences available. He testified that the townhouse units were designed with one and one-half stories to provide predominantly first floor living space, and that the condominium units would be in three-story buildings which would be equipped with elevators. Mr. Scoll also indicated that due to the targeted demographic market (i.e., the active elderly) he expected that this project would produce less traffic volumes than a traditional residential project, in that many of the residents will be retired and not exiting/entering the site during peak traffic hours. He also indicated that this project will have less impact on the recreation and parks and school infrastructure in the area due to the demographic nature of the population. Mr. Scoll fully described the project, including the red-lined changes made to the development plan to bring the project into compliance with certain development plan comments.

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As noted above, this project is proposed as a Planned Unit Development, pursuant to Section 430 of the B.C.Z.R. The project qualifies as a PUD R-1 development, in that the size of the property is in excess of 5 acres. As noted in Sections 430.2 and 430.3 of the B.C.Z.R., the PUD R-1 classification allows for increased residential density in exchange for a diversified, well-planned and designed development. Moreover, the PUD R-1 concept is designed to encourage flexibility in the application of the County's land use regulations, and to encourage development of creatively designed neighborhoods which will provide a high degree of project design. The standards for planned unit developments are fully set out in Section 430.4 of the B.C.Z.R.

A review of the red-lined development plan identified as Petitioner's Exhibit 1B, and the schematic building elevation drawings, marked as Petitioner's Exhibit 1A, are persuasive to a finding that significant effort has been expended to create a high quality development for this site. It is obvious that there has been significant attention to detail and that amenities are being provided (e.g., clubhouse, putting green, gazebos, etc.) which will provide comfort to potential residents. Additionally, pursuant to the PUD regulations, the project was submitted to and reviewed by the Baltimore County Planning Board at its April 6, 2000 meeting. Following the presentation of the development plan at that time, the Board voted to approve the plan, subject to certain conditions which are fully set out in the case file and evidenced by the numerous submittals made by the Developer. In addition, the case file contains numerous County agency comments relative to the County's review of the project which are persuasive to a finding that the proposal meets the spirit and intent of the PUD regulations.

At the Hearing Officer's Hearing, Counsel for the Developer indicated that there were no outstanding issues relative to the development plan. He indicated that through negotiations and red-lined revisions, the plan had been modified so that same was in compliance with all County standards, regulations, and comments. Mr. Scherr's comments were largely corroborated by the County agency representatives present. Mr. Radaitis from the Zoning Review Division of PDM indicated that his agency had no outstanding issues, as did Mr. Seeley from DEPRM. Mr.

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Seeley did indicate that the storm water management plan as proposed was acceptable, subject to further refinement and review during Phase II of the review process. He also indicated that a proposed stream crossing was acceptable and that issues relative to its final design would be resolved before any grading permits were approved. Lynn Lanham from the Office of Planning referenced the Planning Board's comments as conditions of their approval, and also discussed the existence of the Gore House on the property. This is a historic building on the site for which the Developer's plans are not finalized; however, the concept for an adaptive re-use of same has been endorsed by the Landmarks Preservation Commission. Ultimately the Owner/Developer will file a Petition for Special Hearing to approve any alterations to the building when plans for the Gore House have been completed. In addition, reference is made to the recommendations made by Arnold F. "Pat" Keller, III, Director of the Office of Planning and Secretary of the Baltimore County Planning Board, in his comments dated April 10, 2000. His recommendations, a copy of which was submitted into evidence as Petitioner's Exhibit 4, reflects the Planning Board's approval of the project and the conditions subject thereto. Those comments are hereby incorporated in the approval of the plan. Comments offered by Mr. Rockel on behalf of Land Acquisition, and Mr. Bowling on behalf of the Development Plans Review Division of PDM, and Mr. McDougall on behalf of the Department of Recreation and Parks, indicated that the plan was in compliance with their respective agency's requirements. Each incorporated through their testimony the development plan comments contained within the case file.

Several concerns were raised by the community representatives who were present. Mr. Smith raised certain concerns on behalf of his clients, Ms. Cavanaugh and Steuart, Ensor & Smith, both of who own property adjacent to this site. Mr. Smith wanted to make sure that certain screening would be provided to the rear of the Cavanaugh house. In this regard, subsequent to the initial hearing, Mr. Smith submitted a letter to this Zoning Commissioner, dated August 16, 2000, which is contained in the case file and has been reviewed by the Developer and its representatives. The Developer indicated at the reconvened hearing on August 22, 2000 that the terms and conditions set forth in the letter were acceptable and thus they will be incorporated

as conditions to the approval of the plan. Those conditions generally relate to screening and landscaping to the rear of the Cavanaugh lot to ensure that the proposed development does not visually impact that property.

Mr. Smith also represents Steuart, Ensor & Smith, whose property is also located adjacent to the subject site. On behalf of that client, Mr. Smith expressed concerns regarding vehicular access to the site. Those concerns were also set out in a second letter from him to Mr. Scherr, dated August 16, 2000. Again, the Developer indicated that it would continue to work with Mr. Smith within the parameters of that letter to insure that the parties could reach a mutual agreement. Thus, those comments will also be incorporated as conditions to this approval.

Ms. Breckenridge also raised several issues. Ms. Breckenridge objects to the name of the proposed development as Glyndon Trace. I am appreciative of the fact that the residents of Reisterstown and Glyndon are fiercely protective and proud of their community's respective identities. Nonetheless, I do not believe it is the role of the Hearing Officer to delegate the name of a proposed development. Thus, I decline to require this Developer to call his project by a different name. There was also an issue raised regarding the widening of Stocksdale Avenue. It is to be noted that Stocksdale Avenue is a narrow interior road which abuts the rear portion of the subject site. There is presently no vehicular access from the site and none proposed under the plan to Stocksdale Avenue. Typically, the Development Plans Review Division of the Department of Permits and Development Management (PDM) (representing the Department of Public Works) requires improvements to those streets adjacent to any new development. This policy is wise to the extent that it allows a local road system to be improved at no cost to the County. The cost is rightfully borne by the Developer, who owns and will intensify the use of the adjacent property. However, in this case, the need for improvements is questionable. Stocksdale Avenue serves few properties and is not accessed from the subject parcel. Although I decline to require that the Development Plans Review Division deviate from its stated policy in this case, careful study should be given to determine if improvements are truly appropriate. Thus, I encourage the Developer and the community to continue to negotiate with the Department of Public Works (thru

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the Development Plans Review Division) regarding the future of Stocksdale Avenue. In my judgment, there is little wisdom for improving Stocksdale Avenue since the proposed development does not impact that roadway. Moreover, it appears that the residents thereof do not want road improvements and prefer that the road remain rural in character. There appears little probability that Stocksdale Avenue will ever be used as an arterial roadway. Nonetheless, there is no formal recommendation before me for a waiver of public works standards and I will therefore not order that no improvements be made. (See Section 172, Baltimore County Code)

There were other issues identified regarding the height of buildings and the intensity of the use. Although I understand the neighbors' concerns, I believe the development as proposed is of high quality and appropriate. As noted above, the PUD legislation requires a high degree of design quality and I believe that the proposed project meets those standards. Thus, it will be approved.

Turning to the variance requests, the first relates to accessory structures to be located in the front and/or side yards. Due to the high quality design standards mandated for this project, many of these accessory buildings (e.g. gazebos, garages, etc.) will be located in places other than the required rear yard. The quality mandate of the PUD legislation specifically requires that such developments be designed to provide alternatives to the adopted land use regulations and I believe that the proposed project is an example of the legislative intent of the PUD regulations. It is clear that the project will benefit by the construction of gazebos and garages in side and rear yards and I will grant same.

Variance relief is also requested from parking and side yard setback requirements for the existing historic Gore House and the proposed addition thereto. These variances are generated by the historic nature of the Gore House and its location in close proximity to the road. The fourth variance is related to proposed Building #12 for a building length of 187 feet in lieu of the maximum allowed 185 feet. Due to the uniqueness of this particular property and the proposed project, I find that all of these requests are appropriate and should be granted. I also find that

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sufficient testimony was offered by Mr. Scoll to satisfy the legal standard required for variance relief to be granted, pursuant to Section 307 of the B.C.Z.R. and the case law.

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 Petition for Variance granted, subject to the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this day of August, 2000 that the development plan for Glyndon Trace, identified herein as Petitioner's Exhibit 1B, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 400.1 to permit accessory buildings (detached garages, gazebos) to be located in the front and side yards, and, for any corner lots, to permit the accessory buildings to be located outside the third of the rear yard farthest removed from the street and to permit said accessory buildings to occupy more than 50% of such third; from Section 232.2.B to permit a setback of 3 feet in lieu of the required 10 feet for a side yard adjacent to a street side; from Section 409.6.A.2 to permit four (4) parking spaces in lieu of the required 16 spaces for the adaptive re-use of a historic structure known as the Gore House; and, from Section II.A.21 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building length of 187 feet in lieu of the maximum allowed 185 feet for proposed Building No. 12, in accordance with Petitioner's Exhibit 1B, be and is hereby GRANTED, subject to the following restrictions:

1) Compliance with the terms and conditions set forth in the letters dated August 16, 2000 from Michael Paul Smith to Jeffrey Scherr, regarding screening to be provided to the rear of the Cavanaugh house, and restricted parking to protect the Steuart, Ensor & Smith Company property at 360-362 Main Street. (Copies attached)

- 2) Compliance with the development plan comments submitted by Robert W. Bowling, Chief, Development Plans Review Division of the Department of Permits and Development Management (PDM), dated June 27, 2000.
- 3) When applying for any permits, the development plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order

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

Baltimore County Code.

LES:bjs

LAWRENCE E. SCHMIDT

Zoning Commissioner/Hearing Officer

for Baltimore County

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MICHAEL PAUL SMUR

August 16, 2000

VIA FAX 410-539-1269

Jeffrey Scherr Kramon & Graham, PA One South Street, Suite 2600 Baltimore, MD 21202-3201

RE: Glyndon Trace

Dear Mr. Scherr:

As you know, I represent Steuart, Ensor, & Smith Company. I am in receipt of your correspondence dated August 14, 2000. With respect thereto, I have spoken to my client regarding issues raised at the August 4, 2000 hearing. Our position is as follows: We will not oppose your parking variance provided that there is a curb cut and paving up to and adjoining our property at 360-362 Main Street and that your client executes an agreement providing an easement through the Gore house property and the road which will lead to Main Street, and that you construct a sign which will be prominently displayed indicating to potential customers/clients of the Gore house tenant/owner that there is no parking at 360-362 Main Street. The exact verbage of that sign is to be mutually acceptable. I think this position is consistent with what we discussed at the hearing other than a reversal on the parking variance issue provided the other conditions outlined herein are met.

Additionally, please forward a revertable slope agreement as per the exhibit forwarded to me on July 24, 2000 by Brian Childress, project engineer at D.S. Thaler & Associates. Thank you for your cooperation in this regard. I look forward to hearing from you soon with respect to same.

Very truly your

Michael Paul Smith

CC:

Steuart, Ensor & Smith Co. Lawrence Schmidt, Zoning Commissioner

ODE NAGLE, DOLINA, SMITH & HORBS, P.A.

REINTERNICIA N OFFICE: 1143 VAIN STREET REINTERNICIAN, MD 21156 [414,833 8227 510,833,0020 FAX 21 W SUSQUEHANNA AVE. TOWNIN, MO 21204-0254 -10 823 1220 410,290,0412 FAX MAREORD COUNTY CREACE 112 W. PENNSYLVANIA AVE SERTE 103 BEL AIR, MD 21013 416 816 8043 316 803 9701 LAX A PROPESSIONAL ASSOCIATION

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MICHAEL PAUL SMITH

August 16, 2000

Lawrence Schmidt
Office of Baltimore County Zoning Commissioner
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

RE: Glyndon Trace

Dear Mr. Schmidt:

In accordance with your request at the hearing for Glyndon Trace on August 4, 2000, it is requested that the following language would be inserted into your opinion as a special condition.

The existing trees, shrubs, and ground coverage shall remain in its current state in the area highlighted on the plan titled P.U.D.-RI Authorization Plan and Plat to accompany zoning petition a portion of which is photocopied and attached hereto as Exhibit A. In the event the area highlighted is not maintained in its current state, developer shall be responsible for installing (5 feet on center, 5 feet between the two rows) Leyland Cyprus trees, 6 to 8 feet in height, at 5-foot intervals staggered along the entire western property line of the Main Street properties in the area depicted and highlighted in Exhibit A. These plantings shall be guaranteed for a 2-year period and shall be replaced if necessary. The planting of these trees shall be immediately adjacent to the western property line of the Main Street properties and on the developer's property. Additionally, on the west side of said trees the developer shall construct an 8-foot high board-on-board fence the entire length of the highlighted area properties so that from east to west there will be the Main Street property lines, the Leyland Cyprus trees, and then the board on board fence. If applicable, the trees and the fence shall be installed prior to the construction of any of the units in buildings 1, 2, and 3.

If you have any questions or concerns, please feel free to contact me

Michael Paul Smith

truly you

Enclosure

cc: M. Linda Cavanaugh w/encl

Jeffrey Scherr w/encl

BODIE, NAGLE, DOLINA, SMITH & HOBBS, P.A.

A PROFESSIONAL ASSOCIATION

410.893 9701 FAX



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

Fax: 410-887-3468

August 25, 2000

Jeffrey H. Scherr, Esquire Kramon & Graham, P.A. One South Street, Suite 2600 Baltimore, Maryland 21202

RE: DEVELOPMENT PLAN HEARING and PETITION FOR VARIANCE (Glyndon Trace) NE/S Stocksdale Ave., W of Reisterstown Road, 39' W of the c/l Glyndon Drive 4th Election District – 3rd Councilmanic District Hampton-Reisterstown, LLC, Owner; Krocker Development, Inc., Developer Cases Nos. IV-550 and 00-520-A

Dear Mr. Scherr:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:bis

Mr. Angelo R. Giudice, Managing Member, Hampton-Reisterstown, LLC cc: 525 East Seminary Avenue, Towson, Md. 21286 Mr. Charles Krocker, Krocker Land Development, LLC 14159 Mariah Court, Chantilly, VA 20151-9998 Messrs. David Thaler, Alan Scoll, and Ernest Sheppe, and Ms. Stacey McArthur, D.S. Thaler & Assoc., Inc., 7115 Ambassador Road, Baltimore, Md. 21244-7428 Michael P. Smith, Esquire, 143 Main Street, Reisterstown, Md. 21136 Ms. M. Linda Cavanaugh, 350 Main Street, Reisterstown, Md. 21136 Mr. & Mrs. D. Breckenridge, 214 Stocksdale Avenue, Reisterstown, Md. 21136

Mr. Isabelle Drenning, 39 Stocksdale Avenue, Reisterstown, Md. 21136

Richard Isaac, P.O. Box 13, Upperco, Md. 21155

Chris Rorke & Bob Bowling, DPDM; DEPRM; OP; R&P; People's Counsel; Case Fil



Census 2000



For You, For Baltimore County



Census 2000





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at MD Route 140 at Stocksdale Road which is presently zoned BL, BR, RO, OR-35

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)

See Attached.

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: Legal Owner(s): Hampton-Reisterstown, LLC Name - Type or Print Name - Type or Print Signature Signature Giudice. Managing Telephone No. Name - Type or Print Address State Zip Code Signature City 525 East Seminary Avenue 703-449-8093 Attornev For Petitione<u>r:</u> Address Telephone No. Towson Maryland 21286 Jeffrey H. Zip Code Representative to be Contacted: √Graham, P.A. Jeffrey H. Scherr Name Company day & evening One South Street, Suite 2600 410-752-6030 One South Street, Suite 2600 410-752-6030 Telephone No. Address Telephone No. Address Baltimore 21202 Maryland Maryland Baltimore Zip Code State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING _ 00-520- A Case No. UNAVAILABLE FOR HEARING

Reviewed By

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REV 9/15/98



GLYNDON TRACE

Variance Petition

- In a DR-3.5 Zone, pursuant to §400.1 (BCZR), to permit accessory buildings (detached garages and a gazebo) to be located in the front and side yards and, for any corner lots, to permit the accessory buildings to be located outside the third of the rear yard farthest removed from the street and to permit the accessory buildings to occupy more than 50% of such third.
- 2. In a BL Zone, pursuant to §232.2.B (BCZR), to permit a 3-foot setback along the side yard adjacent to a street side in lieu of the required 10-foot setback.
- 3. In a BL Zone, pursuant to §409,6.A.2 (BCZR), to permit 4 parking spaces in lieu of the required 16 parking spaces for the adaptive re-use of a historic structure (Gore House).
- 4. In a DR-3.5 Zone, pursuant to §II.A.21 (CMDP), to permit a building length of 187 feet in lieu of 180 feet (Building #12).

The Gyndon Trace property is unique in that it is a Residential Planned Unit Development in the heart of Reisterstown. By legislation, Planned Unit Developments encourage creatively designed, well-planned residential developments. Glyndon Trace fulfills the requirements for a Residential Planned Unit Development by creating an attractively designed neighborhood with both condominiums and townhouses to meet the market's demands. The property is also unique in that it includes significant forested areas and wetlands in addition to some steep slopes (greater than 25%) and floodplains. The Norris Run that traverses the property is a Baltimore County designated recreational greenway that must be retained.

To permit large areas of active and passive open space and to create an attractively designed community, the condominiums must have accessory garages that are not in the rear yard. As a community accessory structure, the gazebo is located in an active open space area. The gazebo is located in the rear yards of four buildings and across the street from the front yard of a fifth building.

The entrance road to the Glyndon Trace property has been realigned to retain the Gore House (MHT# BALTIMORE 1240), a contributing historic structure in the Reisterstown Historic District. This road is the only access to the development, the property will not be accessed over nearby Stocksdale Avnue. While the Gore House's location will be moved slightly to the north, the streetscape and site lines of the historic



district will be maintained. To permit a road to be built to access the development, a 3foot streetside setback is needed in lieu of the required 10-foot streetside setback.

While maintaining the Gore House in the streetscape of the historic district and building a road to permit access to the development, the developer will restore the Gore House and bring it back into productive use. The unique and narrow shape of the property and the need to preserve the historic structure while creating access for the development permits only four parking spaces instead of 10.

Finally, on recommendation of the Director of the Office of Planning and Zoning. the Zoning Commissioner may approve an increase in the number of townhouse units in a group not to exceed a maximum length of 220 feet. The Comprehensive Manual of Development Policies requires the maximum length of attached townhouses to be 180 feet. To meet architectural and design requirements of the Office of Planning and to provide sufficient affordable housing in the Residential Planned Unit Development, Building #12 must be 187 feet in lieu of the required 180 feet, but less than the permitted 220 feet_



June 2, 2000

GLYNDON TRACE (Description for Zoning Purposes only)

Beginning at a point along the Western right-of-way line, 66 foot wide, of Main Street (Maryland State Road 140) located approximately 39 feet, more or less, North of the center line intersection of Glyndon Drive and Main Street thence running the following 31 courses and distances:

- 1. South 14°12'39" East 66.27 feet, more or less, to a point; thence
- 2. South 77°10'36" West 533.22 feet, more or less, to a point; thence
- 3. South 06°06'19" West 105.12 feet, more or less, to a point; thence
- 4. North 76°56'39" East 194.84 feet, more or less, to a point; thence
- 5. South 12°51'28" East 200.86 feet, more or less, to a point; thence
- 6. North 80°49'29" East 380.96 feet, more or less, to a point; thence
- 7. South 14°12'27" East 38.00 feet, more or less, to a point; thence
- 8. South 81°22'39" West 129.00 feet, more or less, to a point; thence
- 9. South 10°27'27" East 92.61 feet, more or less, to a point; thence
- 10. South 81°22'39" West 206.93 feet, more or less, to a point; thence
- 11. South 79°56'29" West 339.95 feet, more or less, to a point; thence
- 12. South 16°02'24" East 141.06 feet, more or less, to a point; thence
- 13. North 79°10'33" West 166.78 feet, more or less, to a point; thence
- 14. North 09°08'21" East 182.74 feet, more or less, to a point; thence
- 15. South 87°23'55" East 98.56 feet, more or less, to a point: thence

16. North 06°06'19" East 60.06 feet, more or less, to a point; thence North 87°23'54" West 237.38 feet, more or less, to a point; thence 17. 18. South 09°12'54" West 380.91 feet, more or less, to a point; thence 19. North 56°10'55" West 842.14 feet, more or less, to a point; thence 20. North 81°57'21" West 76.64 feet, more or less, to a point; thence 21. South 87°04'13" West 140.02 feet, more or less, to a point; thence 22. North 14°56'32" West 410.00 feet, more or less, to a point; thence 23. North 28°22'38" West 20.00 feet, more or less, to a point; thence 24. North 20°02'36" West 280.73 feet, more or less, to a point; thence 25. North 43°50'31" West 69.98 feet, more or less, to a point; thence 26. North 84°22'02" East 182.87 feet, more or less, to a point; thence 27. North 84°48'51" East 796.15 feet, more or less, to a point; thence North 87°33'17" East 334.50 feet, more or less, to a point; thence 28. North 86°07'29" East 242.01 feet, more or less, to a point; thence 29. 30. South 14°12'27" East 552.03 feet, more or less, to a point; thence 31. North 78°47'53" East 329.61 feet, more or less, to a point of beginning. Containing approximately 35.17 acres of land, more or less.

NS/Admin/Corres/Projects/Glyndon Trace/Zoning Description for zoning purposes.doc SAM jk 5 31 00



ا جىيا ياقىلىدى سىلىمىدىلىقىلىدىد ئىدارىد ئالىكىد ئىلىدىكى ئالىلىدىدىكى يىلىدى دۇلۇملىدىلىدىلىرىدىلىرىدىلىرىكىيىكىلىدىس 7 CAUTTR SAM SAM WANTE 5/04/2010 6/05/2000 15:10:05 RECEIPT 5 SON JAHAN GERTEFERATUR RECEIPT 8 JAHAN CREATUR CREATUR AND SON JAHAN Chand Ox having 1.025.00 MITH 101 CABHIER'S VALIDATION ACTINE. PHIMA HUM. وكاستالواكاليوندي كياليدة الأكالالقارس الماسي بالمساقحة كمامية كمامية المالية بالماسية حدثانة Crothar! No. 083234 (Janiahice - ACCOUNT 15 001 615 0 AMOUNT \$ 250.00 YELLOW - CUSTOMER Shurper Kroken BALTIMORE COUNTY, MARYLAN OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT 070 00/ PINK - ABENCY DISTRIBUTION WHITE - CASHIER RECEIVED FROM: FOR DATE

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17453 50.00 BALANCE D.S. THALER & ASSOCIATES, INC. BALT!" "HE, MD 21244-7428 00. DEDUCTION 50.00 INVOICE AMOUNT 50.00 TOTALS DESCRIPTION 17453 02130K CHECK INVOICE NO. 31104 3 - 11 - 04DATE CHECK DATE

50.00

PLEASE DETACH THIS PORTION AND RETAIN FOR YOUR RECORDS

i commissioner of Bailtinose Coulty, by author-foring Act and Regulations of Bailtimore County bublic hearing in Towson, Maryland on the prop-

Legal Owner(s) Hampton-Haisterstown LLO.

Legal Owner(s) Hampton-Haisterstown LLO.

Variance to permit accessory buildings (detached garages yariance) to permit accessory buildings to be for any comes lots, to permit the accessory buildings to be form to cated outside offine thirt of the fear yard fatthest refrowed form the streat and to be man the accessory buildings to be foun the streat and to be must the accessory buildings to be foun the streat and to be must the accessory buildings to be too make along the side yard fatthest refrowed form the streat and to permit the accessory buildings to be backed and the streat and to be streated side in lieu of the required 16 parking spacies; and to definite a building 14 building 14

LAWRENCE E. SCHMIDT Zoning County Zoning Commissioner for Baltimore County NOTES (1) Hearings are Handicapped Accessible, for special according Commissions Please Contact the Zoning Commission olars according Commission

CERTIFICATE OF PUBLICATION

2000 \mathcal{M} TOWSON, MD, .

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in successive 3 8 Towson, Baltímore County, Md., once in each of weeks, the first publication appearing on

(THE EFFERSONIAN,

LEGAL ADVERTISING

on.

NOTICE OF ZOMNA HEARING

The Zonling Commissioner of Baltimore, County, by author-by of the Zonling Act and Regulations of Baltimore County will not a public hearing in Towson, Manyand on the prop-

enty Identified heetin as follows:

Case #400-820.

Case #400-820.

Case #400-820.

W/S Main Streat (MD Route 140), 39 N of centerline W/S Main Streat (MD Route 140), 39 N of centerline Glyndor Drave (Glyndor Trace)

4th Election District -3rd Councilmante District Legal-Owner(e); Hampton-Reisterstown, LLC Varience; to senrifit accessory buildings (Getagles garges and a gazebo) to ge located in the infortend side yards and, for any comer tols, to permit the accessory buildings to be located outside of the third of the rear yard farthest removed from the streat and to permit the accessory buildings to occayny more than 50% of such third; to permit a 3-ton set back along the side yard adjacent to a streat side in lieu of the required 10-ton-setback to permit 4, papting spaces in the required 10-ton-setback to permit 4, papting sends in the required 16 set for Building 12.

Hearing: Friday, August 4, 2000 at 500 a.m. in Room 106, Gourty Office Building 13.

LAWRENCE E. SCHMIDT

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

Sloner's Office at (410) 887-920.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in successive න Towson, Baltimore County, Md., once in each of _ weeks, the first publication appearing on _ TOWSON, MD,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 00-520-A
PETITIONER/DEVELOPER
(Glyndon Trace)
DATE OF Hearing
(8-22-00)

2 2 2

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

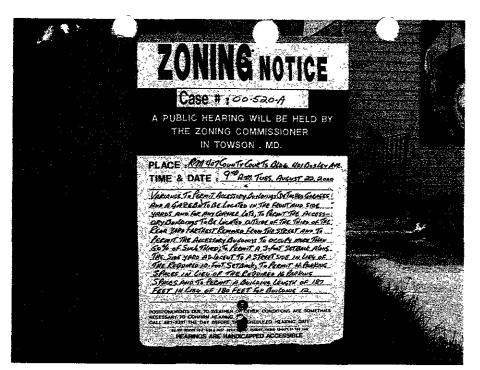
ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

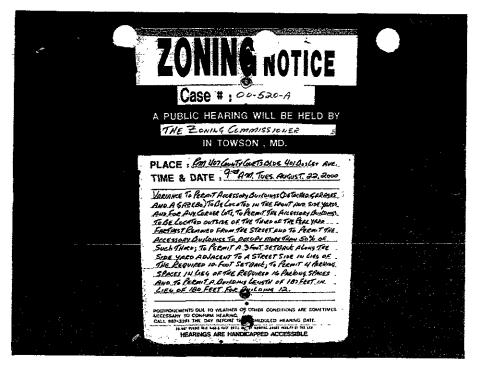
THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

Posted on Reisterstown Road & Stocksdale Ave. Glyndon, Maryland 21136		
THE SIGN(S) WERE POSTED ON	8-7-00 (Reposted)	
	(MONTH, DAY,YEAR)	
	SINCERELY,	
	(SIGNATURE OF SIGN POSTER & DATE)	
	THOMAS P. OGLE SR	
	325 NICHOLSON ROAD	
	BALTIMORE, MARYLAND 21221	
	410-687-8405	

(TELEPHONE NUMBER)



400 Reisterstown Road



Posted on Stocksdale Ave.

CERTIFICATE OF POSTING

RE: CASE # 00-520-A
PETITIONER/DEVELOPER
(Glyndon Trace)
DATE OF Hearing
(8-4-00)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

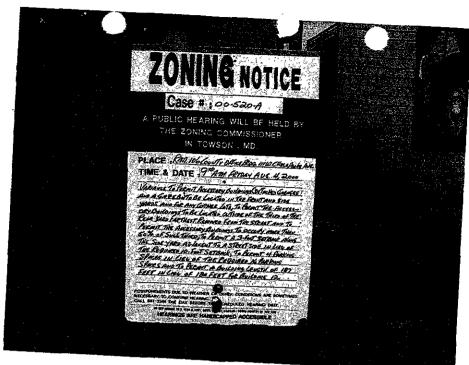
ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

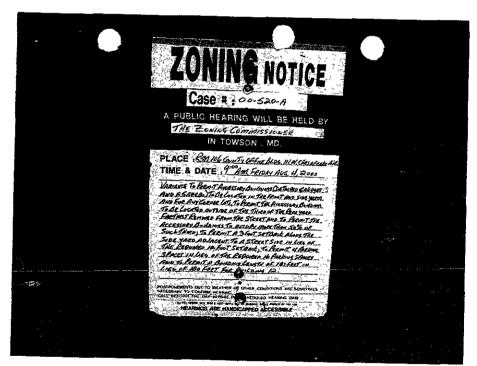
THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

— THE SIGN(S) WERE POSTED ON	7-26-00(MONTH, DAY, YEAR)
	SINCERELY,
should have	Deltaly los
een posted	(SIGNATURE OF SIGN POSTER & DATE)
een posted y 7/20 for	THOMAS P. OGLE SR
	325 NICHOLSON ROAD
8/4 hearing	BALTIMORE, MARYLAND 21221
U	410-687-8405
	(TELEPHONE NUMBER)

Posted on Reisterstown Road & Stocksdale Ave. Glyndon, Maryland 21136_



Posted on Reisterstown Road



Posted on Stocksdale Ave

RE: PETITION FOR VARIANCE Md Route 140 at Stocksdale Road, W/S Main St (Route 140), 39' N of c/I Glyndon Dr 4th Election District, 3rd Councilmanic

Legal Owner: Hampton-Reisterstown LLC Petitioner(s)

- * BEFORE THE
- * ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * Case No. 00-520-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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Peter May Commercian

auleS. Demilio

Peter Max Tinnermen

ا 2 الن

CAROLE S. DEMILIO Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

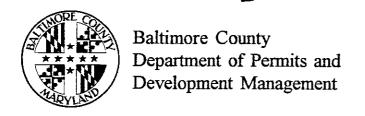
Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Scherr, Esq., Kramon & Graham, 1 South Street, Suite 2600, Baltimore, MD 21202, attorney for Petitioner(s).

PETER MAX ZIMMERMAN



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

Fax: 410-887-5708

July 21, 2000

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: 00-520-A

W/S Main Street (MD Route 140), 39' N of centerline Glyndon Drive (Glyndon Trace)

4th Election District – 3rd Councilmanic District Legal Owner: Hampton-Reisterstown, LLC

<u>Variance</u> to permit accessory buildings (detached garages and a gazebo) to be located in the front and side yards and, for any corner lots, to permit the accessory buildings to be located outside of the third of the rear yard farthest removed from the street and to permit the accessory buildings to occupy more than 50% of such third; to permit a 3-foot setback along the side yard adjacent to a street side in lieu of the required 10-foot setback; to permit 4 parking spaces in lieu of the required 16 parking spaces; and to permit a building length of 187 feet in lieu of 180 feet for Building 12.

HEARING: Tuesday, August 22, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

Director

C: Jeffrey Scherr, Esquire, Kramon & Graham, 1 South Street, Suite 2600, Baltimore, MD 21202

Hampton-Reisterstown, LLC, c/o Angelo R. Guidice, Managing Member, 525 East Seminary Avenue, Towson, MD 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 6, 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

Thursday, August 3, 2000 Issue - Jeffersonian

Please forward billing to:

Jeffrey H. Scherr, Esquire Kramon & Graham, P.A. One South Street Suite 2600 Baltimore, MD 21202 410-752-6030 ,

NOTICE OF ZONING HEARING

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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 <u>Baltimore County Zoning Regulations</u> (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: 00-520-A
Petitioner: PROCEE LAND TEVELOPMENT, LLC.
Address or Location: MAN STREET (gasito of Glyndan trive)
PLEASE FORWARD ADVERTISING BILL TO:
Name: HOCKER LAND TEVELOPHENT, LLC.
Address: 14159 Mariah Court
Chantilly VA 20151-9998
Telephone Number:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits & Development Mgmt.

DATE: July 17, 2000

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 3, 2000

Item Nos. 516, 517, 518, 519, 520, 521, 522, 523, 524, 526, 527, 528, 529, 530, 531, 532, 534, 535, 536, 537, 538, 540, 541, and 543

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

RWB:HJO:jrb

cc: File



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

June 29, 2000

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: HAMPTON-REISTERSTOWN, LLC - 520
HELEN G. WARENER - 521
RAYMOND G. BURTON, DONALD L. CHATMAN, BARBARA A. CHATMAN,
LLOYD G. EYLER AND NELLIE L. EYLER, - 523
TIMOTHY R. QUIGG - 532
GOODWILL INDUSTRIES OF THE CHESAPEAKE, INC. - 534*
ROBERT J. HOLDEN AND JEANNE M. HOLDEN - 542

Location: DISTRIBUTION MEETING OF June 26, 2000

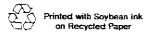
Item No.: 521, 523, 532, 534*, 542

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.

- 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.
- *** ADDITIONAL COMMENT FOR ITEM 534 ONLY ***
- 9. ACCESS FOR FIRE DEPARTMENT EMERGENCY APPARATUS IS NEEDED AT THE FOLLOWING PORTION(S) OF THE BUILDING AT BOTH ENTRANCE GATES . THE ACCESS ROAD SHALL BE A MINIMUM OF 18 FEET IN WIDTH.

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



V

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley 195

DATE:

August 14, 2000

SUBJECT:

Zoning Petitions

Zoning Advisory Committee Meeting of July 24, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
007	114 Dundalk Avenue
009.	6919 German Hill Road
011	9736 Silver Farm Road
013	814 Hatherleigh Road
018	2004 Stringtown Road
520	Glyndon Trace

AUG 2 9



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

R. Bruce Seeley FROM: DATE: July 10, 2000 SUBJECT: Zoning Item Glyndon Trace NOW Zoning Advisory Committee Meeting of June 26, 2000 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: X 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). X An alternatives analysis is required for the proposed access road/stream crossing through the forest buffer and the proposed foot path through the forest buffer.

Reviewer: John Russo Date: June 30, 2000

REGISTO

JUL 1 1 2000

ELL DE PORTANTS AND DE PORTANTS AND DE PORTANT SANDARANT

fes 8/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: July 24, 2000

Department of Permits and` Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 520 Revised, 556, 001, 010, 012, 014, 015,

and 018

The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

JUL 24

Section Chief:

AFK/JL:MAC



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

Date: June 26, 2000

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

RE: Baltimore County Item No. 520 (BR)

MD 140 @ Stocksdale Road

Mile Post 2.34

Dear Ms. Jackson:

This office has reviewed the referenced Item and has no objection to approval of the Variance.

However we will require the owner to obtain an access permit through our office and as a minimum the following roadway improvements will be required:

- A traffic impact analysis.
- A hydraulic analysis.
- Highway widening dedication to an ultimate 80' Right-of Way.

Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

P. J. Goedle

CC: Robert W. Bowling, P.E.

My telephone number is ______



7115 AMBASSADOR ROAD • P.O. BOX 47428 • BALTIMORE, MARYLAND 21244-7428 (410) 944-ENGR • (410) 944-3647 • FAX (410) 944-3684

March 10, 2004

Mr. Timothy Kotroco, Director Baltimore County Department of Permits and development Management 111 West Chesapeake Avenue Towson, MD 21204

RE: Glyndon Trace

Spirit & Intent Request

PDM#: IV-550

Zoning Case Number: 00-520-A DRC#120103A (refinement)

Dear Mr. Kotroco:

This letter is a request for your concurrence that the enclosed "red-lined" plans meet the "Spirit and Intent" of the Plat to Accompany Zoning Petition previously approved in Zoning Case Number 00-520-A.

Glyndon Trace is located in Reisterstown, between Reisterstown Road (main Street), I-795 and Stockdale Avenue. The property is primarily zoned DR-3.5, with some BL, BR and RO.

In the referenced Zoning Case (see attached order), relief was granted from the Baltimore County Zoning Regulations as follows: to allow accessory structures in the front and side yards (for free-standing garages, gazebos, etc.) and to allow a three foot side building setback to the street in lieu of ten feet and four parking spaces in lieu of sixteen (for the adaptive re-use of the historic Gore House). Relief was granted from the Comprehensive Manual of Development Policies (CMDP) to allow a building length of 187 feet in lie of 180 feet for an attached housing group. A combined Hearing Officers' Hearing and Zoning Hearing was held on August 4, 2000 and approved on August 28, 2000. The Development Plan was signed on November 9, 2000.

Page 2 of 2 Glyndon Trace

The revised plan incorporates the addition of an adjacent property, consisting of 1.05 acres into the project. The gross site area will increase to 37.7 acres, allowing for an increase of 4 density units. The allowed density for the project will increase from 126 units to 130 units. The plan also proposes additional parking to service the existing building and its business use. No additional zoning relief is requested or required.

The Development Review Committee (DRC) met on December 1, 2003 and approved the proposed "red-lined" changes as a refinement to the Development Plan. A copy of the DRC approval letter is also enclosed.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

D.S. THALER & ASSOCIATES, INC.

Brian L. Childress

Enclosures

Copy: Charles S. Krocker

Stacey A. McArthur, R.L.A.

Alan E. Scoll, R.L.A.

David S. Thaler, P.E., L.S.

Department of Permits as Development Management

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



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

March 16, 2004

Brian Childress D.S. Thaler & Associates, Inc. 7115 Ambassador Road P.O. Box 47428 Annapolis, MD 21244-7428

Dear Mr. Childress:

Re: Spirit & Intent request for Glyndon Trace; case # 00-520-A; PDM # IV-550; DRC #120103A; 4^{th} Election District

Your recent letter to Timothy Kotroco, Director – PDM, was forwarded to me for reply. Based upon the information you provided, it has been determined that your request **does not meet** the Spirit and Intent of the subject case reference above. The Zoning Commissioner through a Special Hearing must approve amendments to the Final Development Plan (FDP) because you are changing the boundary of the PUD and the FDP, and you are increasing the total number of density units (not shown on your redlined plan).

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, I can be reached at 410-887-3391.

Sincerely,

Bruno Rudaitis

Drino Rudato

Planner II

Zoning Review

BR

9-06-02 Colled Stacey... News 2 more cog Red 2 red Plan. Ice for this



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

September 6, 2002

Stacey A. McArthur, R.L.A. D. S. Thaler & Associates, Inc. 7115 Ambassador Road P.O. Box 47428 Baltimore, MD 21244-7428

Dear Ms. McArthur:

Re:

Glyndon Trace

PDM File # IV-550 Case No. 00-520-A 4th Election District

Your letter and revised site plan to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Per the submitted "red-lined" plan, the tract boundary has been revised in accordance with the finalized transaction between your client, Krocker Development and the Maryland State Highway Administration. The changes were mandated by the SHA during the process of declaring "surplus land. The gross site area on the approved Development Plan was 35.22 acres; the revised gross area is 36.62 acres, resulting in a net gain of 1.4 acres, more or less. The additional area translates into an increase of allowed density from 124 to 129 units. As indicated on the "red-lined" plan, two (2) additional villas have been added. The stormwater management area has been shifted and the former 5-unit group has been split into a 4-unit group and a 3-unit group. Two (2) additional units have been created in the condominium area near Stocksdale Avenue, where one building has been rotated and the parking configuration adjusted accordingly. The apartment originally proposed above the clubhouse has been deleted, thus resulting in an over-all net increase of 3 units. No additional zoning relief is requested or required.

The Development Review Committee (DRC) met on May 20, 2002 and approved the proposed "red-lined" changes as a refinement to the Development Plan (# 052002 F).

Stacey A. McArthur, R. L. September 6, 2002
Page Two

This matter has been reviewed by staff and it has been determined that the proposed revisions as highlighted on the "red-lined" plan and detailed in your letter would be approval as being within the Spirit and Intent of the Hearing Officer/Zoning Commissioner's Order and plan, PDM File No. IV-550 and Case No. 00-520-A.

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.

Sincerely,

John J. Sullivan, Jr.

Men Br.

Planner II Zoning Review

JJS:rlh

Enclosure

c: PDM File No. IV-550 Case File No. 00-520-A Letter File

Baltimore County Government Department of Permits and Development Management



111 West Chesapeake Avenue Towson, MD 21204

410-887-3335

December 15, 2003

D. S. Thaler & Associates, Inc.7115 Ambassador RoadBaltimore, MD 21244

RE: Glyndon Trace
PDM Number IV-550
DRC Number 120103A, Dist. 4C3

Dear Sir or Madam:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 26-171 and Section 26-211 of the <u>Baltimore County Code</u> and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in fact, met in an open meeting on December 1, 2003, and made the following recommendations:

The DRC has determined that your project meets the requirements of refinement to the development plan, under Section 26-211. Please amend the FDP and Record Plat. It is also necessary to submit a plan to the Department of Environmental Protection and Resource Management, Recreation and Parks, and the Office of Planning for further review. Please forward the plans, along with three copies of this DRC letter, to Room 123, County Office Building; 111 West Chesapeake Avenue; Towson, MD 21204.

D. S. Thaler & Associates, Inc. Glyndon Trace
December 15, 2003
Page 2

After resolution of any outstanding issues, please submit a copy of this letter, and ten copies of the plan to this office, Room 123, for signature.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 15th day of December 2003, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Timothy Kotroco

Director

TK:DTR:dak

c: Kristin Weis File

D.S. THALER & ASSOCIATES, INC.

10-BOR 3/12/04

7115 AMBASSADOR ROAD , BALTIMORE MARYLAND 21244 (410) 944-ENGR (410) 944-3647 FAX (410) 944-3684

TO:	and De	nore County Department of Permits evelopment Management est Chesapeake Ave., Rm 123	DATE: RE:	March 11, 2004 GLYNDON TRACE P.D.M. # IV-550
		e of Zoning		
ATTN:	Timot	hy Kotroco	DST&A PN:	02130K
	We are	submitting for distribution forwarding returning juest		Herewith Regular U.S. Mail Hand Delivered Federal Express/Courier Service
NC) .		DESCRIP	ΠΟΝ
1 1 1 1		Spirit & Intent Request including: Redlined 2nd. Amended Develo DRC Approval Letter (#12010 Copy of the Hearing Officer's \$50 filing check)3A)	
Remarks	ı:			
			-	
	·			
	For you For pro Plans re Plans re	ordance with your request our review occessing eviewed and accepted eviewed and accepted as noted vision by you		For your use Please call when ready Please return to this office Approval requested Conference requested at your convenience
Enclosur	,	nation, please contact our office at (410) 94	14-3647.	Sincerely yours DEEL OF PERMITS AND PRIVET OPMENT MANAGEMENT
cc: file cc: Clien	-	C. Krocker		BRIAN CHILDRESS PROJECT ENGINEER

D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD, P.O. BOX 47428, BALTIMORE, MARYLAND 21244-7428 (410) 944-ENGR (410) 944-3647 FAX (410) 944-3684 EMAIL dsta@erols.com

TO:	ZONII	NG OFFIC	CE		DATE:	July 14, 2000
	BALT	IMORE C	OUTY MARYLAND		RE:	GLYNDON TRACE
	111 W	CHESA	PEAKE AVE.		•	ZONING PLAT
	TOWS	ON, MAI	RYLAND 21204		DST&A PN:	2130
ATTN:		RUNO RI			PDM # :	TV-550
					-	
	We are	e submittin e forwardin e returning quest	ng		Herewith Regular U.S. Mail Hand Delivered Federal Express/Con	urier Service
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Remarks	o.	резлеет	TO DEMOVE THE 2 ST	rodv /	ADDITION TO THE	GORE HOUSE PER YOUR REQUEST
Remark	s	KEVISEL	TO REMOVE THE 2 ST	OKIA	EDDITION TO THE	GORE HOUSE LEW LOCK REQUEST
	For your Plans	our review ocessing reviewed a	ith your request nd accepted nd accepted as noted ou		For your use Please call wh Please return Approval requ Conference re	to this office
For furt	her infor	mation, pl	ease contact the writer at t	his offic	ce	
Enclosu cc: file cc: Clier		য়ত্ত	CHUCK KROCKER JEFFERY SCHERR, ESQ.		Sincerely your	rs, A. NAXL MCARTHUR

00-520-A

Lotition was filed on 6-5-00. When getting ready to schedule it. I thought acu ti as cruinen sistaid indicated on the petition that There was mothing to indicate scheduled with a HOH. WCR looked at the ile, determined they needed they'd pring in the approprie paperwork and the fee to the his time they indicated it shoul scheduled with a HOH, were and to Don Rascae, who said that the HOH would stay scheduled for 8/4 schedule the zoning for whenever, and they'to continue the HOH to put it we zoning. On 7-13-00 Bruno talked to the attorney and ne indicated they would not purpul the but would review the plant to addition to the histoic structure. Bruno was told the plans would m n-14-na. On 1-17-00, the remised plans were brought On 1-21-00 in accordance with the correspondent with Don Rascow the nearing was scheduled Alked to the attorney after was received. They said the county was <u>beniedane</u>

hearing and explain why they ld be heard with the HOH thom not use users enging the date. -28-00 Tom icato. Stacey WEC noanino match enoug want their anyway 6-4 hearing 10 Dian arre ad 11121 is going 8-3. While Tom posted on 1-26 The' in the membraper on 8-3.

was here he called DS Tha

was again explained that

was on 8-22, not 8-4. Vous and hearing 10 7-28-00 -- - - - --- -- - - - - - - - - -

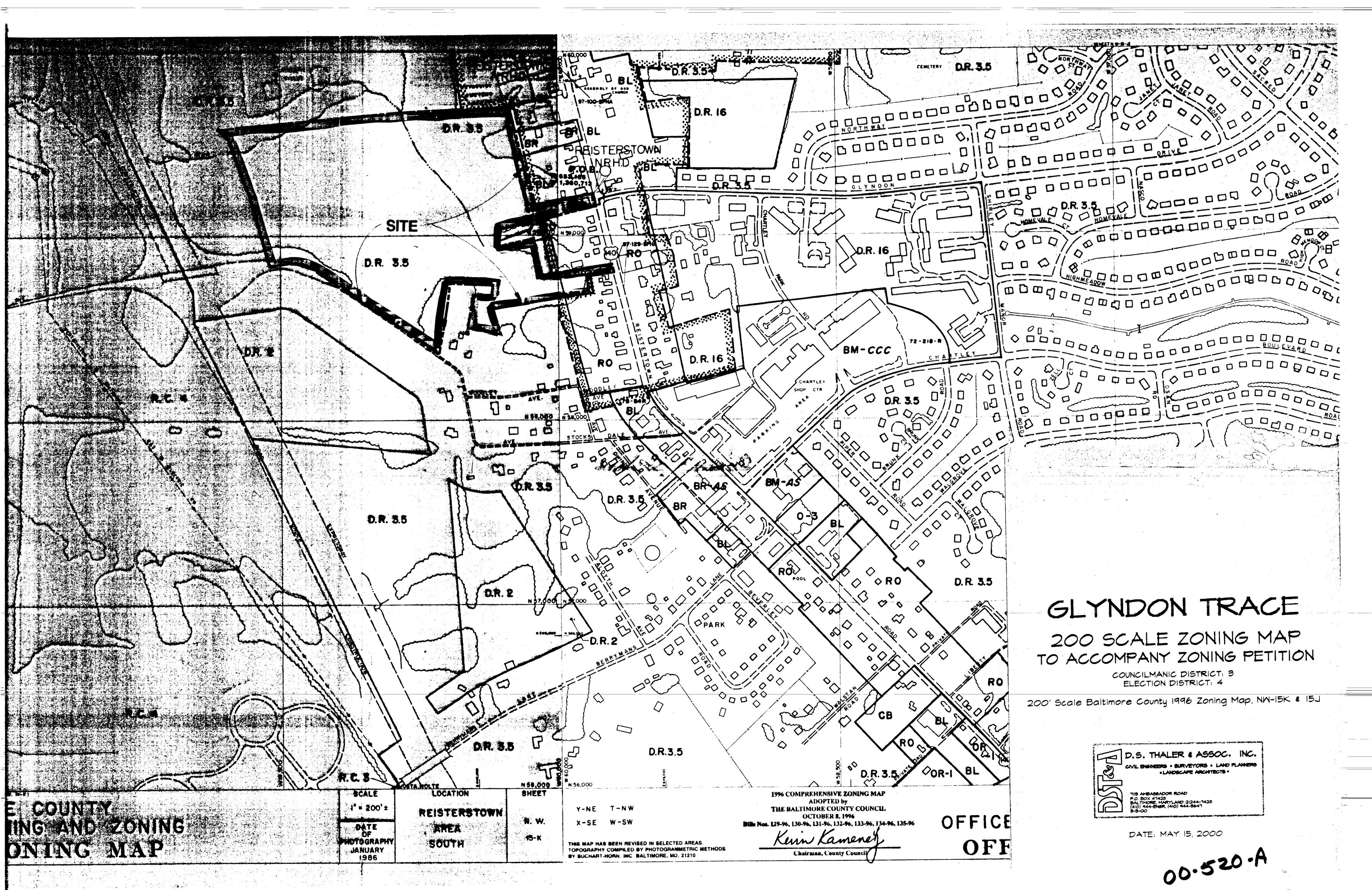
WCR called a told attorney they needed a special hearing for a historic waiver Said they would bring in appropriate paperwork and \$250 Jee. *Don Rascoe, project manager, told were and mupely that the HOH would stay scheduled for 8/4, schedule the zoning for whenever, and they'll have to continue the HOH to put it with the zoning. Sophio 7/13/00 Talked to Trapp & he indicated that they will not Persee the administrative Special Hearing of the plans will be corrected to what me addition: Plans to arrive on 1/14

00-520-A

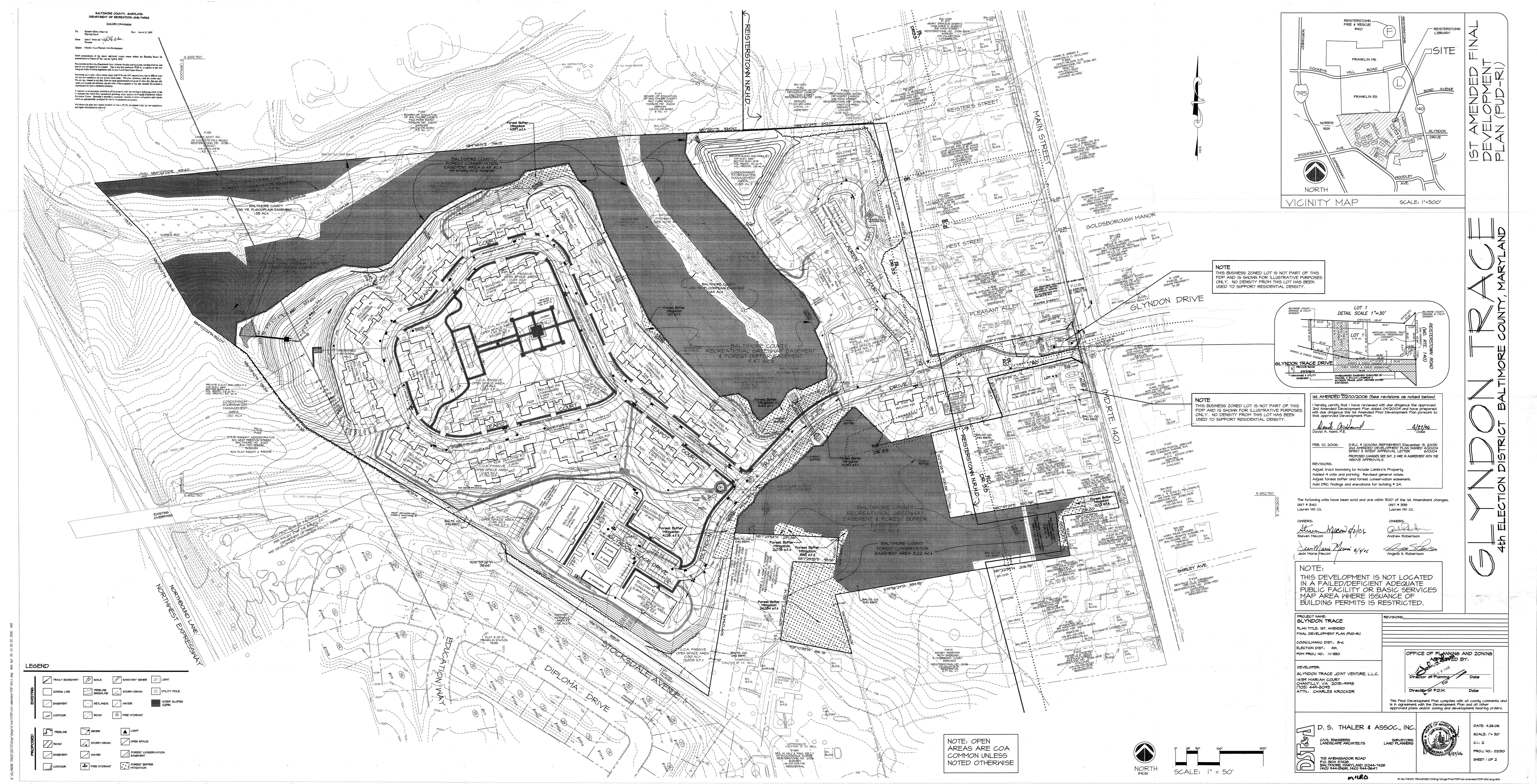
ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-520-A

Date Completed/Initials	
7/21/00 50	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp or front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
!	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)



1st Amended Final Development Plan Approved



As specified in the Baltimore County Landscape Manual, adopted October 1, 1990. The plan indicated is in compliance with the Baltimore County Landscape Manual. and subject to a Final Landscape Plan.

I Planting Unit (P.U.)	= 1 major deciduous tree o 2 evergreen trees or 5 500 S.F. of ground cover o	shrubs or	
		REQUIRED	PROPOSED
ADJACENT ROAD:	I P.U./40 L.F. Min. 75% major deciduous	655 LF±/40 L.F. = 16.4 P.U.	41 P.U.
INTERIOR ROAD:	1 P.U./20 L.F. Min. 75% major deciduous	4,187 LF± /20 L.F. = 209.3 P.U.	233 P.U.
SCREEN OF SIDE & REAR:	Class 'A' screen I P.U./15 L.F. Min. 5' Ht. at maturity Min. 30" Ht. at installation	400 LF±/I5 L.F. = 26.6 P.U.	IIO P.U.
PARKING:	I P.U./12 spaces Min. 75% major deciduous 7% of parking area reserved for landscaping	4 SPACES/12 = 0.3 P.U.	6 P.U.
SCREEN OF DUMPSTERS:	Class 'A' screen I P.U./15 L.F. Min. 5 Ft. Ht. at maturity Min. 30 inches Ht. at installation	70 LF±/15 L.F. = 4.6 P.U.	8 P.U.
STORMWATER MANAGEMENT:	If side slopes are > 4:1, class ?A? screen 1 P.U./15 L.F. Min. 5 Ft. Ht. at maturity Min. 30 inches Ht. at installation	887LF±/I5 L.F. = 59.I P.U.	65 P.U.
ADDITIONAL	Buffer along Stocksdale Ave.	700 LF±/I5 L.F. =	

Buffer adj. to Historical District | 552 LF±/15 L.F. =

399.76 P.U.

Public water and sewer will be provided.

(per Planning Comments) | P.U./15 L.F.

The proposed use is residential, office and retail. There are no known critical areas, archaeological sites endangered species, or hazardous materials* on the site. *As known to the applicant; location and description of

hazardous materials as defined by Section 7-101 of the vironmental Article of the annotated Code of Maryland,

Preliminary hydrology computations have been provided to

DEPRM prior to the filing of the Development Plan. The Hydrology Report verifies that the outfall is suitable.

All proposed roads are private. Access Easements for Baltimore County will be provide over all interior roads and as shown. Access for adjoining properties # 360, 362, 356 and 406 Main Street will be provided as indicated. Average daily trips as calculated from the Baltimore County Comprehensive Manual of Development Policy

condominium units x 6.5 ADT/unit = 311 ADT3 J68 SF± retail/office space @ 25 ADT/1,000 SF = 77 ADT I3. STORMWATER Stormwater management will conform to Baltimore MANAGEMENT: County Standards. Stormwater management facility will be privately owned and

Stormwater management facility shall be screened from adjacent residential properties.

14. GRADING: Grading shown is schematic only.

15. VEGETATION: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods, meadow, and lawn.

16. SIGHT LINES: Proposed sight lines are shown on the plan and will be cleared and graded and kept permanently clear to ensure unobstructed sight at all times. There are no known underground storage tanks on site.

18. LIGHTING: Proposed lighting is shown as ▲ Lighting is schematic and subject to change. Lighting within RTA Buffer: Maximum fixture height os 16'. The fixture shall be designed and placed so as to prevent the spillage of light into any adjoining dwelling or lot. The intensity of the fixture shall not exceed 0.2 candle at the tract boundary.

19. This property as shown on the plan has been held intact since 1955 (according to deed). No known part of the gross area of this property as shown on the plan has been utilized, recorded or represented as density or area to support any offsite

20. All small lots of record (less than 2 acres) that are vacant and/or have adjacent property which is Zoned DR-1, 2, 3.5, 5.5 or RC supporting a single family detached, semidetached or duplex within 150 feet of tract boundary create a Residential Transition Area (RTA) onsite within the 100' wide area adjacent to the tract boundary as delineated on

21. Part of this site will lie within a 100 year floodplain easement.

22. Soil and Slope Mitigation Measures: The developer shall do the following in those areas where severe or moderate soil limitations are indicated and/or steep slopes occur: a. Insure that grading plans consider protection of these areas from

increase in run-off. This may include draining roof down spouts and drives into storm drains. Stabilization of disturbed areas in accordance with approved sediment control practices. Consider geotechnical assistance with on-site inspectors as appropriate. 23. Future signs shall conform with BCZR Section 450 and all zoning policies (see detail).

24. Sidewalks shall be provided as indicated on the plan. Pathways shall be constructed of macadam outside of the Forest Buffer Easement and woodchips and/or stonedust within the Forest Buffer Easement or as permitted by DEPRM. 25. Building foot prints shown are for illustrative purposes only and may not represent the

26. All parking aisles and maneuvering areas will be paved with macadam and permanently

actual foundation plan. Elevations are schematic representations by the Architect.

27. "Any Forest Conservation Easement and Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas." 28. "There shall be no clearing, grading, construction or disturbances of vegetation in th Forest Conservation Easement and Forest Buffer Easement except as permitted by

Baltimore County Department of Environmental Protection and Resource Management."

29. Maximum building height allowed is 50 feet for townhouses and condominiums. Proposed townhouses are 1 1/2 to 2 story. Proposed condominiums are 3 1/2 story.

31. There are no known Areas of Critical State Concern on-site.

32. The first CIM was held on December 21, 1999. The second CIM was held on February 17, 2000. The minutes which identify all comments can be found in PDM File No. IV-550, on file in Room 123 of the Baltimore County Office Building, III West Chesapeake Avenue,

There are no known limitations established by the Courts, County Board of Appeals, Zoning Commissioner or restrictive covenants recorded with individual or The Planning Board has approved the PUD-RI Concept Plan subject to Planning Staff recommendations as provided in a report dated March 16, 2000.

35. A house on the property is listed on the Maryland Historical Trust Inventory of Historic Properties (BA 1240 - The Gore House) . Part of the site is within the Reisterstown National Register Historic District. There are no other buildings, properties or sites within the proposed development included on the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey, or Baltimore County Historic District or Authority Historic Theorem and Archaeological Survey, or Baltimore County Historic District covering the proposed devělopment. The próposed development is contiguous to other properties listed on the Maryland Historical Trust Inventory of Historic Properties. The Concept Plan for this project has been reviewed and approved by the Baltimore Count Landmarks Preservation Commission with regard to possible impacts to the Gore House and

. A Hydrogeological Report and an Environmental Effects Report has been filed concurrently with this Development Plan.

37. A Preliminary Forest Conservation Plan has been filed independently of this plan in accordance with Section 14-408. 38. Permission to pump wastewater has been requested from the Director of Public Works. 39. This site does not lie within the limits of the Chesapeake Bay Critical Area. No additional Information is requested by the Department of Environmental Protection

and Resource Management to determine compliance with the Critical Area Local Protection Program pursuant to Section 26-442(a).). The garage portion of the townhouse units shall not be converted to non-garage or storage use (CMDP, Section II, A., p.21). A deed restriction certifying this non-conversion shall be recorded in each deed of sale or lease.

The hours of operation for the retail/office use will be from 7:00 am to 10:00pm The "Contrast Plan" as submitted for Illustrative purposes was not reviewed as part

43. The Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area (per Jeff Rice, 7.26.00). Norris Run is a Master Plan designated Recreational Greenway. The Greenway shall be "DEPRM conceptually approves the location of the stream crossing for the access road,

but has not approved the proposed culvert and disturbance limits for the proposed crossing hese issues must be resolved prior to grading plan approval." (a) Prior to constructing the foot paths shown in the forest buffer, they must be flagged in the field and verified by DEPRM. The location of the foot paths must utilize the existing trail system as much as possible and avoid impacts to the wetlands and the 25 foot wetland buffers. Installation of the foot paths shall minimized removal of woody vegetation. .) Within the forest buffer, the foot paths shall be pervious and must not exceed 6 feet

(d) The foot paths are for passive recreational use only. 47. No utilities, whether public or private, including but not limited to, telephone, cable television, gas and electric, water, sewer and storm drains shall be placed or constructed on or within the areas labeled as open space withou rior written consent from Baltimore County Department of Recreation and

48. The design, construction and installation of all amenities as shown on the development plan shall be the responsibility of the developer.

4q. The swimming pool will be sized to, at a minimum, accommodate the 60 dwellings proposed hereon, in accordance with Baltimore County Health Department 60. The sediment control/grading plan will not be approved until there is 80%

ground coverage of grassy/herbaceous vegetation, at least two inches tall, in The Forest Buffer Easement shall be posted at 75' intervals with "Fores Buffer Do Not Disturb Signs" prior to issuance of any building permits for the

52. A permanent fence shall be installed as shown along the limit of the Forest Buffer Easement prior to the issuance of any building permits for the adjacent 53. There are no rights of way recorded along the applicable sections of Joppa Road and Cowenton Avenue, per the Baltimore County Bureau of Land

54. This development plan is approved by the director of p.d.m. based upon 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 purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for purpose of occupancy. 55. Accessory structure note: a. Envelopes shown hereon are for the location of all principal buildings

only. Accessory structures, fences, and projections into yards may be constructed outside the envelope, but must comply with sections 400 and 301 of the baltimore county zoning regulations (subject to covenants and applicable building permits). b. Accessory structures, fences, and projections into yard cannot be located in flood plain areas or hydric soils.

56. Unless otherwise stated to the contrary, the exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact building models become available but prior to installation of street curbs.

57. If drainage, utility, and walkway easements are fenced, then at least 5 feet must remain open for pedestrian access. 58. A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit.

SUITABLE OUTFALL STATEMENT

D.S. Thaler \$ Associates, Inc. has made an examination of the streams and outfalls serving this project. This examination has included field observations of the existing streams and an evaluation of the 72-inch RCP culvert under the Northwest Expressway (1-795) located approximately 400 feet downstream of the property. Our observations of the receiving streams finds that the channels appear to be stable, with no significant evidence of ongoing erosion. Our very conservative preliminary floodplain evaluations revealed that the 72-inch RCP culvert under 1-795 has adequate capacity to safely pass the 100-year event, assuming fully developed conditions within the watershed in accordance with current zoning. In addition, our examinations found no known flood hazards below 1-795. Based on the examinations discussed above, with the provision of 2, 10 and 100-year management and the installation of outfalls as more specifically prescribed in our Preliminary Stormwater Management Hydrology and Suitable Outfall Evaluation, we have determined that there will be no significant adverse change in the rate, velocity or degree of concentration of the runoff as it exits the site after development. Therefore, we conclude that the outfalls are "suitable" based on criteria

provided by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.

ATTORNEYS AT LAW

Dear Mr. Schmidt:

MICHAEL PAUL SMITH

August 16, 2000 Lawrence Schmidt
Office of Baltimore County Zoning Commissioner 11 W. Chesapeake Avenue, Room 111

Towson, Maryland 21204 RE: Glyndon Trace

requested that the following language would be inserted into your opinion as a special condition The existing trees, shrubs, and ground coverage shall remain in its current state in the area highlighted on the plan titled P.U.D.-RI Authorization Plan and Plat to accompany zoning petition a portion of which is photocopied and attached hereto as Exhibit A. In the event the area highlighted is not maintained in its current state, developer shall be responsible for installing (5 feet on center, 5 feet between the two rows) Leyland Cyprus trees, 6 to 8 feet in height, at 5-foot intervals staggered along the entire western property line of the Main Street properties in he area depicted and highlighted in Exhibit A. These plantings shall be guaranteed for a 2-year period and shall be replaced if necessary. The planting of these trees . shall be immediately adjacent to the western property line of the Main Street properties and on the developer's property. Additionally, on the west side of said trees the developer shall construct an 8-foot high board-on-board fence the entire length of the highlighted area properties so that from east to west there will be the

In accordance with your request at the hearing for Glyndon Trace on August 4, 2000, it is

viain Street property lines, the Leyland Cyprus trees, and then the board on board fence. If applicable, the trees and the fence shall be installed prior to the construction of any of the units in buildings 1, 2, and 3. If you have any questions or concerns, please feel free to contact me / cc: M. Linda Cavanaugh w/encl Jeffrey Schem Wencl

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF RECREATION AND PARKS Inter-Office Memorandum

Kenneth Oliver, Chairman Date: March 15, 2000

From: John F. Weber III Ton Town Live

Subject Clyndon Trace Planned Unit Development Initial presentations of the above captioned project comes before the Planning Board for

Representatives from the Department have reviewed this plan and have been working with the land planner and developer in its creation. This is the first residential PUD to be subject to the new salequate Public Facilities legislation and the new Local Open Space Manual leviewing such a plan, which comes under both PLTE and APF requirements, can be difficult si and new regulations do not always mesh easily. This plan, however, made the review easy c are very cleased to say that, from an open space/recreational point of view, this plan not o meets and exceeds the technical requirements of both regulations, but also exceeds the qualitative expectations for such a residential property. seasonem the Nortis Run recreamonal greenway which adjoins the Frankin Elementary Schol recreation Center. Internally it provides a connected network of active and passive upon space

We believe this plan sets a good standard for time PLD's developed under the new regulations

itch are appropriately developed for use by the projected community.

BodieNagle ATTORNEYS AT LAW

MICHAPI PALI SMITH

and highly recommend its approval

Kramon & Graham, PA One South Street, Suite 2600

Baltimore, MD 21202-3201 RE: Glyndon Trace

As you know, I represent Steuart, Ensor, & Smith Company. I am in receipt of your correspondence dated August 14, 2000. With respect thereto, I have spoken to my client regarding issues raised at the August 4, 2000 hearing. Our position is as follows: We will not oppose your parking variance provided that there is a curb cut and paving up to and adjoining our property at 360-362 Main Street and that your client executes an agreement providing an easement through the Gore house property and the road which will lead to Main Street, and that you construct a sign which will be prominently displayed indicating to potential customers/clien of the Gore house tenant/owner that there is no parking at 360-362 Main Street. The exact verbage of that sign is to be mutually acceptable. I think this position is consistent with what we discussed at the hearing other than a reversal on the parking variance issue provided the other conditions outlined herein are met.

Additionally, please forward a revertable slope agreement as per the exhibit forwarded to me on July 24, 2000 by Brian Childress, project engineer at D.S. Thaler & Associates. Thank you for your cooperation in this regard. I look forward to hearing from you soon with respect to same.

cc: Steuart, Ensor & Smith Co. Lawrence Schmidt, Zoning Commissioner

pappi, magic pappa, papri de dibus, nac а пери проземал доорг (АСТО)

The revised concept plan shall be used as the basis for the preparation of the development plan. Provide elevations of all facades of the proposed units, including (see sheet the community building with the development plan. 3. Provide elevations of the proposed "Gore House," MHT # BA 1240, (Special Hearing

Main Street that Illustrate the architecturally compatible new addition on the rear facade for review by the Landmarks reservation Commission in conjuction with the special hearing +. Provide details of proposed outdoor furniture and lighting and a detailed site and grading plans for the required open space (see sheet 2 of 2) with the development plan. Submit a traffic study to the Office of Planning and to the Department of Public Works Division of Traffic Engineering. Provide additional landscaping to supplement the retained buffer (see landscape along Stockdale and adjacent to the historic district. The extent of this landscaping shall be determined at the final landscape This development is subject to the requirements of Bill 110-99, Adequate Public Facilities. The School Impact Analysis performed bu the Office of Planning Indicates the impacted high school district (note #6) iditions under Section 21-493, Section F of the Baltimore County The Director of the Department of Recreation and Parks has determined that the overall conceptual design of the open spaces (see sht. I of is acceptable. However, the Development Plan and notes the units and the greenway, and include the required information as on sht. 2 of 2) stated in the Local Open Space Manual Section V. B. (meeting was held on 3.15.00 The developer shall schedule a meeting with Recreation & Parks to discuss the open see memo below). space prior to the Development Plan Conference ... The open space shall meet the requirements of the Adequate (see sheet 2 note #7.5 Public Facilities (APF) Bill No. 110-99 and the updated . The amount of Local Open Space required will be based on the PUD regulations as stated in the BCZR, Section 430.7. At least

pen space. The area may include preserve'd natural areas, (see sheet 2 c vegetative buffers, parks, or recreational areas. At least 50% of the open space shall be usable as determined by the Director of the Department Of Recreation & Parks. In this case, 20% of the gross area is greater than 1,000 SqFt per dwelling unit; 6.99 acres as opposed to 2.82 acres. Norris Run is a Master Plan designated Recreational Greenway.

20% of the gross grea of a PUD-R tract or 1,000 Sq Ft per

iwelling unit, whichever is greater, shall be preserved as local

The developer shall dedicated by reservation or easement limits the Greenway and adhere to the standards of the Local Open Space Manual, Section IV.

I. TO WAIVE THE REQUIRED ROAD IMPROVEMENTS TO STOCKSDALE AVENUE.

I. SUBJECT TO A DEPRM ALTERNATIVES ANALYSĮS FOR A ROAD CROSSING.

PUBLIC WORKS WAIVER REQUEST (

DRC APPROVAL LETTER DRC # 052002;Dist. 4C3

Baltimore County Government Department of Permits and Development Management 111 West Chesapeake Avenue Towson, MD 21204 410-887-3335 June 7, 2002 D. S. Thaler & Associates, Inc. 7115 Ambassador Road Baltimore, MD 21244 DRC Number 052002F; Dist. 4C3 Dear Sir or Madam: Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the equest for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of pennission you filed with this department. Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure

compliance with Section 26-171 and Section 26-21; of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development The DRC has, in fact, mot in an open meeting on May 20, 2002, and made the following recommendations: The DRC has determined that your project meets the requirements of refinement to the development plan, under Section 26-211. Please be advised that your project will require a Spirit and Intent letter from the Zoning Review Section. They may be reached t 410-887-3391. It is also necessary to submit two plans to the Department of Environmental Protection and Resource Management, and one plan to Recreation an Parks for further review. Please forward the plans, along with two copies of this DRC letter, to Room 123, County Office Building; 111 West Chesapeake Avenue; Towson, After resolution of any outstanding issues, please submit a copy of this letter, and

ten copies of the plan to this office, Room 123, for signature. I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 7th day of June 2002, ordered and decided that the recommendations of the DRC are hereby adopted. Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Additionally, this project is located on a state road; therefore, the State Highway

Administration requires the plan to be reviewed prior to the permit approval. For further

Arnold Jablon AJ:DTR:dak

information, contact Larry Gredloin at 410-545-5600

c: Kristin Weis

Larry Gredlein

S & I APPROVAL LETTER

Department of Fermits and Development Management

). S Thaler & Associates, Inc. Baltimore, MD 21244-7428 Re. Glyndon Trææ PDM Fife # IV-550

4th Election District

Your letter and revised site plan to Arnold Jablon, Director of Pennits and Developme Management, has been reterred to me for reply. For the submitted "red-lined" plan, the tracboundary has been revised in accordance with the finalized transaction between your client, Knocker Development and the Maryland State Highway Administration. The changes were nandated by the SHA during the process of declaring "surplus land. The gross site area on the approved Development Plan was 35.22 acres; the revised gross area is 36.62 acres, resulting is net garn of 1.4 acres, more or less. The additional area trenslates into an increase of allower density from 124 to 129 units. As indicated on the 'red-lined" plan, two (2) additional vilus have been added. The stormwater menagement area has been shifted and the former 5-unit group has been sold into a 4-unit group and a 3-unit group. Two (2) additional units have been created in the condominium area near Stockedale Avenue, where one building has been related d the parking configuration adjusted accordingly. The apartment originally proposed above he clubicuse has been deleted, thus resulting in an over-all net increase of 3 units. No additional zoning relief is requested or required. revisions as highlighted on the "red-lined" plan and detailed in your letter would be approval as being within the Spirit and Intern of the Hearing Officer/Zoning Commissioner's Order and plan,

September 6, 2007

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.

Development Processing County Office Building

111 West Chesspeake Aver

Towson, Maryland 21204

pdmlandacquzco.ta.md.u.

ORDER CASE #IV-550 \$ 00-520A THEREFORE, IT IS ORDERED by this Zoning Commissioner/Flearing Officer for Baltimore County this Off May of August, 2000 that the development plan for Glyndon Trac identified herein as Petitioner's Exhibit 1B, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 400.1 to permit accessory buildings (detached garages, gazebos) to be located in the front and side yards, and, for any corner lots, to permit the accessory buildings to be located outside the third of the rear yard farthest removed from the street and to permit said accessory buildings to occupy more than 50% of such third; from Section 232.2.B to permit a setback of 3 feet in lieu of the required 10 feet for a side yard adjacent to a street side; from Section 409.6.A.2 to permit four (4) parking spaces in lieu of the required 16 spaces for the adaptive re-use of a historic structure known as the Gore House; and, from Section II.A.21 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building length of 187 feet in lieu of the maximum allowed 185 feet for proposed Building No. 12, in accordance with Petitioner's Exhibit 1B, be and is hereby GRANTED, subject to the following restrictions:

1) Compliance with the terms and conditions set forth in the letters dated August 16, 2000 from Michael Paul Smith to Jeffrey Scherr, regarding screening to be provided to the rear of the Cavanaugh house, and restricted parking to protect the Steuart, Ensor & Smith Company property at 360-362 Main Street. (Copies attached)

2) Compliance with the development plan comments submitted by Robert W. Bowling, Chief, Development Plans Review Division of the Department of Permits and Development Management (PDM), dated June 27, 2000. 3) When applying for any permits, the development plan and/or landscaping plan filed must reference this case and set forth and address the

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

ZONING VARIANCE REQUESTS (Approved)

restrictions of this Order

VI. PER SECTION 400.I (BCZR): TO ALLOW ACCESSORY BUILDINGS DETACHED GARAGES & GAZEBOS) TO BE LOCATED

I THE FRONT AND SIDE YARDS AND FOR ANY CORNER LOTS, TO PERMIT

CCESSORY BUILDING TO BE LOCATED OUTSIDE THE THIRD OF THE REAR YARD FARTHEST REMOVED FROM THE STREET AND TO PERMIT THE ACCESSORY BUILDING TO OCCUPY MORE THAN 50% OF SUCH THIRD. V2. PER SECTION 232.2.B. (BCZR):

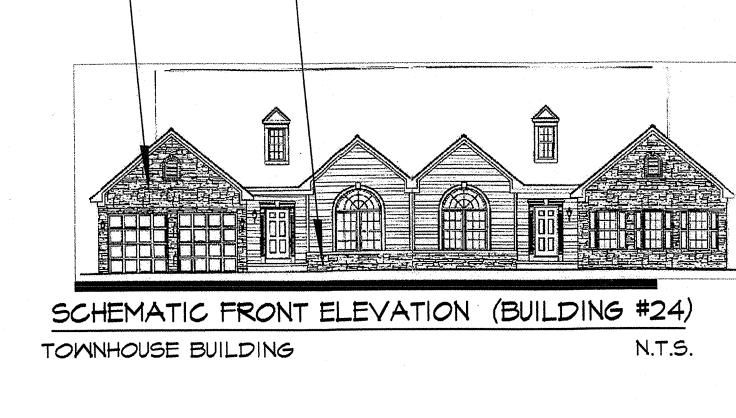
V4. PER SECTION II.A.21.(CMDP):

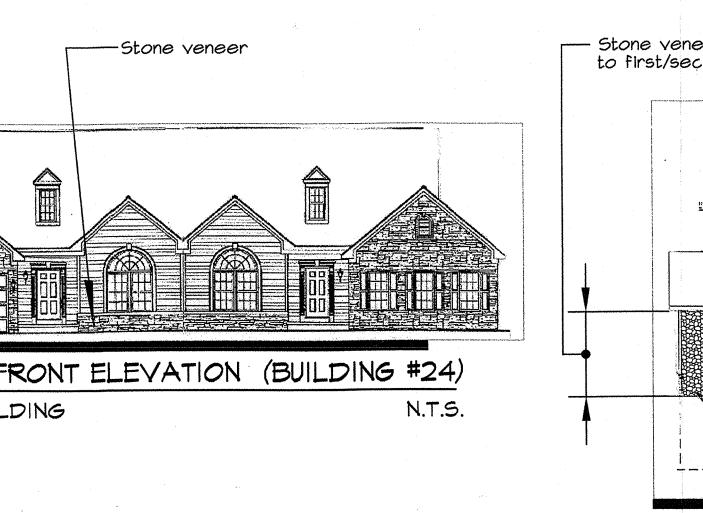
TO ALLOW A 3' SETBACK ALONG THE SIDE YARD ADJACENT TO A STREET SIDE IN LIEU OF THE REQUIRED 10'. V3. PER SECTION 409.6.A.2. (BCZR): TO ALLOW 4 PARKING SPACES IN LIEU OF THE REQUIRED 16 PARKING SPACES. FOR THE ADAPTIVE RE-USE OF A HISTORIC STRUCTURE (THE GORE HOUSE).

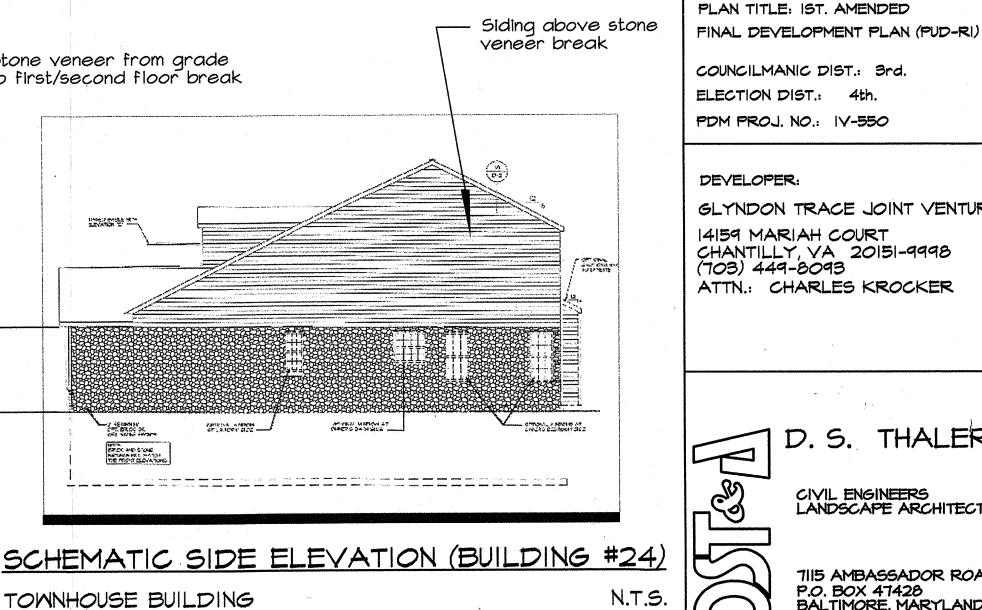
TO ALLOW A BUILDING LENGTH OF 187'± IN LIEU OF 180' (BLDG. #12). (NO LONGER APPLICABLE DUE TO LAYOUT REVISION -8/30/02)

TYP. STD. PARKING SPACE PARKING DETAIL

TOWNHOUSE BUILDING

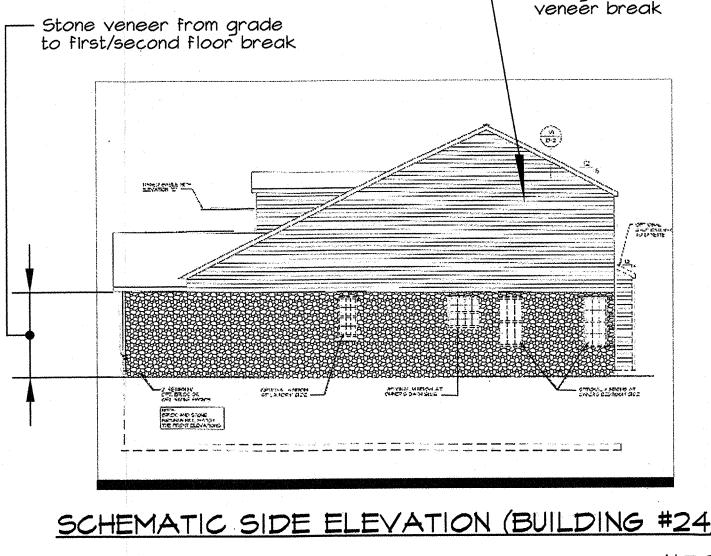


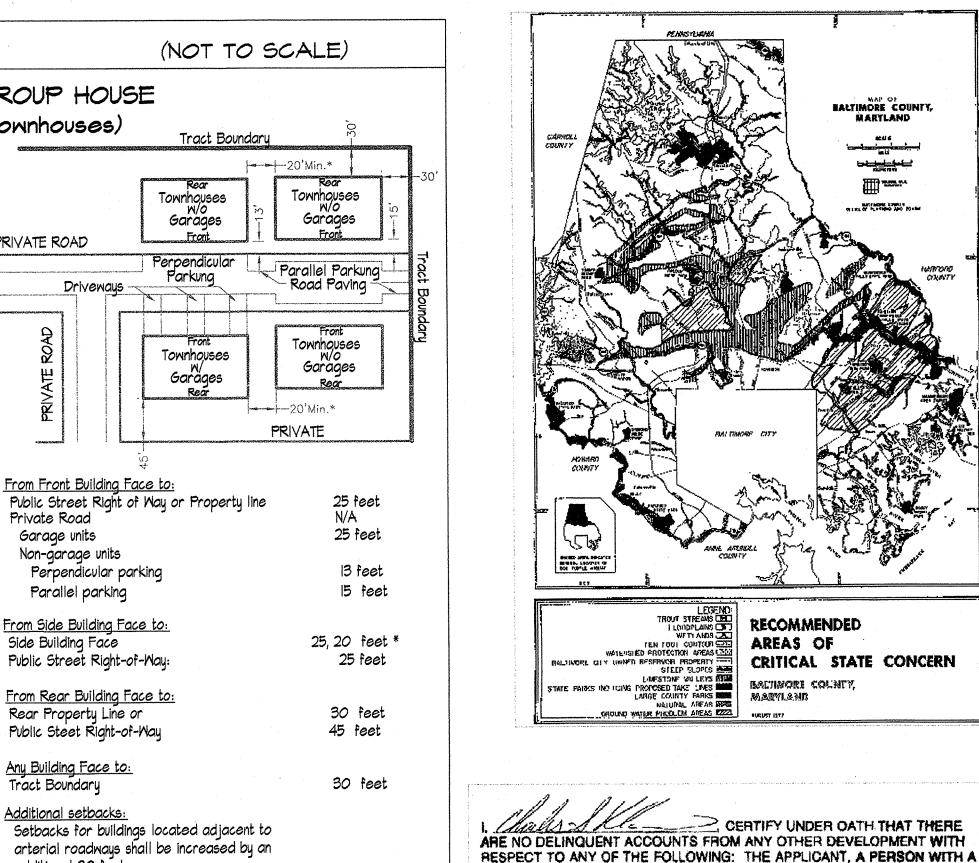


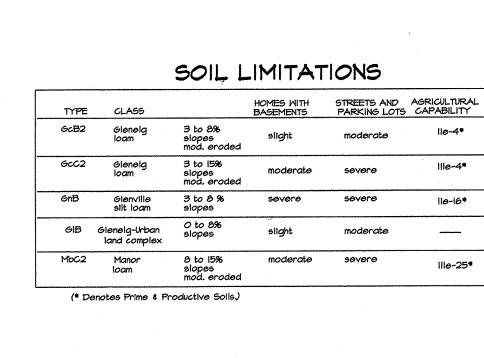


SCHEMATIC SIDE ELEVATION

N.T.S.

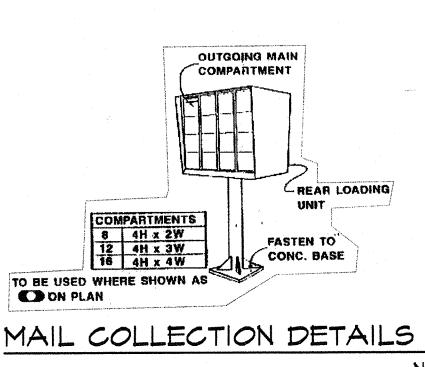






FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO

WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED



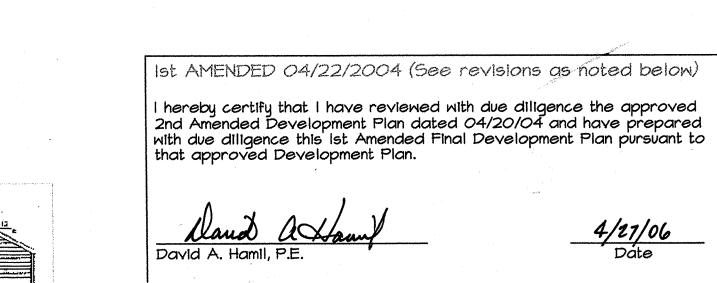


PROJECT NAME:

GLYNDON TRACE



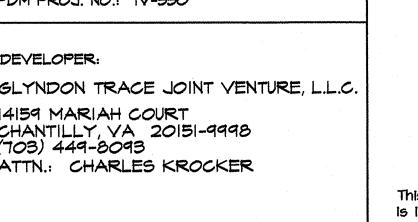


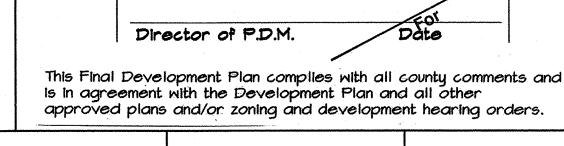


D.R.C. # 120103A (REFINEMENT) (December 15, 2003) 2nd AMENDED DEVELOPMENT PLAN SIGNED 4/20/04 SPIRIT & INTENT APPROVAL LETTER PROPOSED CHANGES SEE SHT. 2 ARE IN AGREEMENT WITH THE ABOVE APPROVALS

Adjust tract boundary to include Lambro's Property. Added 4 units and parking. Revised general notes. Adjust forest buffer and forest conservation easement. Add DRC findings and elevations for building # 24.

COUNCILMANIC DIST.: 3rd ELECTION DIST.: 4th. PDM PROJ. NO .: IV-550 DEVELOPER: GLYNDON TRACE JOINT VENTURE, L. 14159 MARIAH COURT HANTILLY, VA 20151-9998 (703) 449-8093 ATTN .: CHARLES KROCKER







DATE: 4.26.06 SCALE: I"= 50 PROJ. NO.: 02130 SHEET 2 OF 3

OFFICE OF PLANNING AND ZONING

R:\GLYNDON_TRACE\SECT2\Engr\Dwgs\Final\FDP\lst-amended-FDP-Shtl.dwg-Sht2.dwg

DRC APPROVAL LETTER

DRC # 120103:Dist. 403

December 15, 2003

December 15, 2003

DRC Number 120103A, Dist. 4C3

giver, or other form of permission you filed with this department.

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and

Your request has been submitted for careful review and consideration to the

those departments involved in land use decisions. These representatives are as of the directors of these departments. The purpose of the DRC is to ensure more with Section 26-171 and Section 26-211 of the Baltimore County Code and

The DRC has, in fact, met in an open meeting on December 1, 2003, and made the

After resolution of any outstanding issues, please submit a copy of this latter, and

I have a viewed the renominendations carefully, and I have determined to adopt the recommendations set forth above. It is this 15th day of December 2003, ordered and

June 10, 2004

Re: Glyndon Trace - PDM # IV-550; DRC #120103A(refinement); 4th Election District

The DRC has determined that your proposed revisions to the previously approved Glyuden

original plan. Therefore, this office has reconsidered its opinion stated in our March 16, 2004

expanded boundary lines and additional density units must be reflected on the amended FDP.

the request. If you need further information or have any questions, I can be reached at 410-887-

letter addressed to you, and we will not require a Special Hearing to amend the FDP. The

Your recent letter to Tanathy Kotroco, Director PDM, was forwarded to me for reply

PLID are not material, and they approved the amendment proposal as a "relinement" to the

I trust that the information set forth in this letter is sufficiently detailed and responsive to

KITCHEN

TYPICAL FLOOR PLAN

SCHEMATIC FRONT ELEVATION

TOWNHOUSE BUILDING

WATER SERVICE

BALCON

Sincerely.

Should you submit an application for any permits that may be required for this

t non-county permits that may be required in accordance with

The DRC has determined that your project meets the requirements of refine to the development plan, under Section 26-211. Please amend the FDP and Record

review. Please forward the plans, along with three copies of this DRC letter, to 123, County Office Building, 111 West Chesapeake Avenau, Towson, MD 21204.

It is also necessary to submit a plan to the Department of Environmental Pro-Resource Management, Recreasion and Parks, and the Office of Planning

ten copies of the plan to this aff as, Room 123, for signature.

exided that the recommendations of the DRC are hereby adopted.

commendations to the Director, Department of Permits and Development

modification of a license, permit, approval, exemption

Paltimore County Code, this letter constitutes an administrative order and decision on the

evaluament Review Committee (DRC), which is composed of representatives from

provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of

rialiniors County Government

Dear Sir or Medain:

S & I APPROVAL LETTER

June 10, 2004

Department of Permits and

Development Management

Development Processing County Office Building 111 W. Chempeake Avenue Towson, Maryland 21204

D.S. Thaler & Associates, In-

Annapolis, MD 21244-7428

7115 Ambassador Road

Dear Mr. Childress:

Towson, MD 21204

Bullinge, MD 2124

REQUIRED BUILDING SETBACKS

Condominium

Building face to building face

Building face to private road:

Building face to tract boundary

Front or rear building face

line of tallest building

Side building face

additional 20 feet.

CONDOMINIUM BUILDING

Proposed building materials are brick and siding

Building face to public street right-of-way:

Side building face to side building face:

Setbacks for buildings located adjacent to

arterial roadways shall be increased by an

I foot of setback per I foot of height to soffit

(front or rear)

Condominium

Condominium

Condominium

25 feet

Not less

than 30 feet

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SCHEMATIC SIDE ELEVATION

SCHEMATIC BENCH

SCHEMATIC

(outside of courtyard)

SCHEMATIC SIGN ELEVATION

SCHEMATIC FRONT & SIDE ELEVATION

SCHEMATIC FRONT ELEVATION

SCHEMATIC FRONT ELEVATION

Stone veneer-

THE GORE HOUSE

METAL POSTS & DECORATIVE

GROUP HOUS!

From Front Building Face to:

Perpendicular parkind

From Side Building Face to:

Public Street Right-of-Wal

Public Steet Right-of-Way

Any Building Face to:

Tract Boundary

<u>Additional setbacks:</u>

additional 20 feet.

SCHEMATIC FREE STANDING GARAGE ELEVATIONS

* See CMDP Section II, Single-Family Attached

Parallel parking

Side Building Face

Garage units

Non-garage units

Garäges

2nd Amended/Refined Plan Approved



PARKING:	Parking Required	And the second s	Parking Pr	oposed
	West of Stream	East of Stream	West of Stream	East of Stream
72 Townhouses 32 one car garage	29 units • 2 sp/unit × 30% = 76 spaces	3 units e 2 sp/unit × 3 <i>0</i> % = 8 spaces	93 garage 65 surface	19 garage 11 surface
40 two car garage	32 units @ 2 sp/unit x 15% = 74 spaces	8 units e 2 sp/unit × 15% = 19 spaces		
Sub-total	150 spaces	27 spaces	158 spaces	30 эрасез
58 Condominiums (2 BDRM)	44 units @ 1.5 sp/unit x 15% =	14 units @ 1.5 sp/unit x 15% =	16 garage 60 surface	28 surface
Sub-total	76 эрасөэ	25 spaces	76 эрасөз	28 эрасөз
Total	223 spaces	43 spaces	234 spaces	58 spaces
Pool	Parking Required 72 townhouse units		Parking Pr	oposed
1-001		17 эрасөэ		
1-001	3 Bdrm x 4 people x 25%/7 = 56 Condominium units • 2 Bdrm x 3 people x 25%/7 =	>17 spaces	17 spa	aces

Michael & Sylvia Lambros

9900 North York Road

Cockeysville, MD 21030

OPEN SPACE:	per Bill 110-49 and Required L.O.S. Manual (2.22.00	Proposed Los. Manual (2.22.00)	Required Regulations	Provided Regulation
Active Open Space	130 units @ 650 SF/unit = 1.94 Act or 84,500 Sft	2.47 Act or 107,593 Sft	20% of Gross Tract = 7.53 Act	17.37 Ac± (passive, active, common area t t greenway)
Passive Open Space	130 units @ 350 SF/unit = 1.04 Act or 45,500Sft	1.78 Ac± or 77,587 Sf±	50% Useable = 3.77 Ac± 65% active or	4.25 Ac± (passive & active)
Total	2.98 Act or 130,000 Sft	4.25 Act or 186,130 Sft	2.45 Ac± 35% passive or 1.32 Ac±	

'All local open space shall be in compliance with the Local Open Space Manual, latest edition'. 'Temporary open space boundary markers, tree protection devices and four foot high snow fencing or approved equivalent shall be installed prior to any clearing or grading'. Within the area shown as local open space, disturbance beyond that which is shown on the development plan shall not be allowed without prior approval from the Department of

'Within the area shown as 'Baitimore County Recreational Greenway Easement', permited uses may include: public access for hiking, bicycling, fishing, nature/environmental studies and Baitimore County supervised trail improvements and maintenance, subject to approval by DEPRM. The design, construction and installation of all amenities as shown on the plan shall be the responsibility of the developer. F. LANDSCAPE REQUIREMENTS:

As specified in the Baltimore County Landscape Manual, adopted October 1, 1990. The plan indicated is in compliance with the Baltimore County Landscape Manual. and subject to a Final Landscape Plan. Planting Unit (P.U.) = I major deciduous tree or 2 minor deciduous trees or

	A Company of the Comp	REQUIRED	PROPOSED
ADJACENT ROAD:	i P.V./40 L.F. Min. 75% major deciduous	655 LF±/40 L.F. = 16.4 P.U.	41 P.U.
INTERIOR ROAD:	1 P.U/20 L.F. Min. 75% major deciduous	4,187 LF± /20 L.F. = 209.3 P.U.	233 P.U.
SCREEN OF SIDE & REAR:	Class 'A' screen I P.U/15 L.F. Min. 5' Ht. at maturity Min. 30" Ht. at installation	400 LF±/I5 L.F. = 26.6 P.U.	IIO P.U.
PARKING:	I P.U./12 spaces Min. 75% major deciduous 7% of parking area reserved for landscaping	4 SPACES/I2 = 0.3 P.U.	6 P.U.
SCREEN OF DUMPSTERS:	Class 'A' screen I PU/15 L.F. Min. 5 Ft. Ht. at maturity Min. 30 inches Ht. at installation	70 LF±/15 L.F. = 46 P.U.	₽P.U.
STORMWATER MANAGEMENT:	If side slopes are > 4.1, class ?A? screen I P.U/15 L.F. Min. 5 Ft. Ht. at maturity Min. 30 inches Ht. at installation	887LF±/15 L.F. = 59.11 P.U.	65 P.V.
ADDITIONAL SCREENING (per Planning Comments)	Buffer along Stocksdale Ave. Buffer adj. to Historical District I P.U./15 L.F.	700 LF±/l5 L.F. = 552 LF±/l5 L.F. = 63.46 P.U.	IIO P.U.
TOTAL:		399.76 P.U.	573 P.J.

Public water and sewer will be provided. There are no known wells or septic areas on site. The existing use is vacant. The proposed use is residential, office and retail. There are no known critical areas, archaeological sites endangered species, or hazardous materials* on the site

*As known to the applicant; location and description of hazardous materials as defined by Section 7-101 of the Environmental Article of the annotated Code of Maryland as from time to time amended. II. ROADS: All proposed roads are private. Access Easements for Baltimore County will be provided over all interior roads and as shown. Access for adjoining properties # 360, 362, 356 and 406 Main Street will be provided as indicated.

Average dally trips as calculated from the Baltimore County Comprehensive Manual of Development Policy Average Daily Trips = 68 townhouse units x 8.5 ADT/unit = 578 ADTS 58 condominium units x 6.5 ADT/unit = 377 ADTS 3,068 SF± retail/office space © 25 ADT/1,000 SF = 77 ADT

13. STORMNATER Stormnater management will conform to Baltimore commater management facility will be privately owned and Stormwater management facility shall be screened from adjacent residential properties. Preliminary hydrology computations have been provided to DEPRM prior to the filing of the Development Plan. The Hydrology Report verifies that the outfall is suitable.

14. GRADING: Grading shown is schematic only

15. VEGETATION: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods,

meadow, and lawn. 16. SIGHT LINES: Proposed sight lines are shown on the plan and will be cleared and graded and kept permanently clear to ensure unobstructed

sight at all times. There are no known underground storage tanks on site.

Proposed lighting is shown as Lighting is schematic and subject to change. Lighting within RTA Buffer: Maximum fixture height os 16'. The fixture shall be designed and placed so as to prevent the spillage of light into any adjoining dwelling or lot. The intensity of the fixture shall not exceed 0.2 candle at the tract boundary.

4. This property as shown on the plan has been held intact since 1955 (according to deed). No known part of the gross area of this property as shown on the plan

has been utilized, recorded or represented as density or area to support any offsite

20. All small lots of record (less than 2 acres) that are vacant and/or have adjacent property which is Zoned DR-1, 2, 3.5, 5.5 or RC supporting a single family detached, semidetached or duplex within 150 feet of tract boundary create a Residential Transition Area (RTA) onsite within the 100' wide area adjacent to the tract boundary as delineated on

21. Part of this site will lie within a 100 year floodplain easement.

22. Soil and Slope Mitigation Measures: The developer shall do the following in those areas where severe or moderate

soil limitations are indicated and/or steep slopes occur: Insure that grading plans consider protection of these areas from increase in run-off. This may include draining roof down spouts and drives into storm drains. Stabilization of disturbed areas in accordance with approved sediment

Consider geotechnical assistance with on-site inspectors as appropriate.

23. Future signs shall conform with BCZR Section 450 and all zoning policies (see detail).

Sidewalks shall be provided as indicated on the plan. Pathways shall be constructed of macadam outside of the Forest Buffer Easement and woodchips and/or stonedust within the Forest Buffer Easement or as permitted by DEPRM.

5. Building foot prints shown are for illustrative purposes only and may not represent the actual foundation plan. Elevations are schematic representations by the Architect. All parking aisles and maneuvering areas will be paved with macadam and permanently

27. "Any Forest Conservation Easement and Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."

Forest Conservation Easement and Forest Buffer Easement except as permitted by

Baltimore County Department of Environmental Protection and Resource Management. Maximum building height allowed is 50 feet for townhouses and condominiums. Proposed townhouses are 1 1/2 to 2 story.

28. "There shall be no clearing, grading, construction or disturbances of vegetation in the

According to Glenn Hoge, Office of Planning, MTA, this site is served by the M-9 line, which stops at the intersection of Reisterstown Road & Glyndon Drive.

31. There are no known Areas of Critical State Concern on-site. . The first CIM was held on December 21, 1999. The second CIM was held on February 17, 2000. The minutes which identify all comments can be found in PDM File No. IV-550, on file

In Room 123 of the Baltimore County Office Building, III West Chesapeake Avenue, There are no known limitations established by the Courts, County Board of Appeals, Zoning Commissioner or restrictive covenants recorded with individual or groups which would limit the proposed development on site. The Planning Board has approved the PUD-RI Concept Plan subject to Planning Staff recommendations as provided in a report dated March 16, 2000.

. A house on the property is listed on the Maryland Historical Trust Inventory of Historic Properties (BA 1240 - The Gore House) . Part of the site is within the Reisterstown National Register Historic District. There are no other buildings, properties or sites within the proposed development included on the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey, or Baltimore County Historic District covering the proposed development. The proposed development is contiguous to other

properties listed on the Maryland Historical Trust Inventory of Historic Properties. The Concept Plan for this project has been reviewed and approved by the Baitimore County Landmarks Preservation Commission with regard to possible impacts to the Gore House and 36. A Hydrogeological Report and an Environmental Effects Report has been filed concurrently with this Development Plan. 37. A Preliminary Forest Conservation Plan has been filed independently of this plan in accordance with Section 14 408.

38. Permission to pump wastewater has been requested from the Director of Public Works 39. This site does not lie within the limits of the Chesapeake Bay Critical Area. No additional information is requested by the Department of Environmental Protection and Resource Management to determine compliance with the Critical Area Local Protection Program pursuant to Section 26-442(a).

40. The garage portion of the townhouse units shall not be converted to non-garage or storage use (CMDP, Section II, A., p.21). 41. The hours of operation for the retail/office use will be from 7:00 am to 10:00pm

(subject to change). 42. The "Contrast Plan" as submitted for illustrative purposes was not reviewed as part of the Development Plan. 43. The Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area (per Jeff Rice, 7.26.00).

44. Norris Run is a Master Plan designated Recreational Greenway. The Greenway shall be dedicated to Baltimore County as an Easement. 45. "DEPRM conceptually approves the location of the stream crossing for the access road, but has not approved the proposed culvert and disturbance limits for the proposed crossing. These issues must be resolved prior to grading plan approval." 46. (a) Prior to constructing the foot paths shown in the forest buffer, they must be flagged in the field and verified by DEPRM. The location of the foot paths must utilize the existing trail system as much as possible and avoid impacts to the wetlands and the 25 foot wetland buffers.

o) Installation of the foot paths shall minimized removal of woody vegetation.

(d) The foot paths are for passive recreational use only.

(c) Within the forest buffer, the foot paths shall be pervious and must not exceed 6 feet

SUITABLE OUTFALL STATEMENT D.S. Thaler & Associates, Inc. has made an examination of the streams and outfalls serving this project. This examination has included field observations of the existing streams and an evaluation of the 72-inch RCP culvert under the Northwest Expressway (1-795) located approximately 400 feet downstream of the property. Our observations of the receiving streams finds that the channels appear to be stable, with no significant evidence of ongoing erosion. Our very conservative preliminary floodplain evaluations revealed that the 72-inch RCP culvert under 1-795 has adequate capacity to safely pass the 100-year event, assuming fully developed conditions within the watershed in accordance with current zaning. In addition, our examinations found no known flood hazards below 1-795. Based on the examinations discussed above, with the provision of 2, 10 and 100-year management and the installation of outfalls as more specifically prescribed in our Preliminary Stormwater Management Hydrology and Suitable Outfall Evaluation, we have determined that there will be no significant adverse change in the rate, velocity or degree of concentration of the runoff as it exits the site after development. Therefore, we conclude that the outfalls are "suitable" based on criteria provided by the Baltimore County Department of Public Morks and the Department of Environmental Protection and Resource Management.

ZONING VARIANCE REQUESTS (Approved)

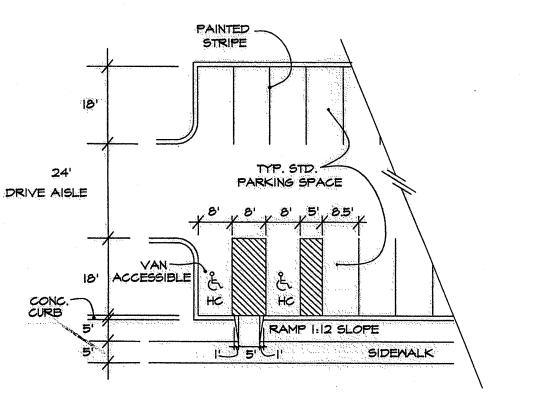
VI. PER SECTION 400.1 (BCZR): TO ALLOW ACCESSORY BUILDINGS (DETACHED GARAGES & GAZEBOS) TO BE LOCATED IN THE FRONT AND SIDE YARDS AND FOR ANY CORNER LOTS, TO PERMIT ACCESSORY BUILDING TO BE LOCATED OUTSIDE THE THIRD OF THE REAR YARD FARTHEST REMOVED FROM THE STREET AND TO PERMIT THE ACCESSORY BUILDING TO OCCUPY MORE THAN 50% OF SUCH THIRD. V2. PER SECTION 232.2.B. (BCZR): TO ALLOW A 3' SETBACK ALONG THE SIDE YARD ADJACENT TO A STREET

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PUBLIC WORKS WAIVER REQUEST (Approved)

I. TO WAIVE THE REQUIRED ROAD IMPROVEMENTS TO STOCKSDALE AVENUE.

SPECIAL NOTES I. SUBJECT TO A DEPRM ALTERNATIVES ANALYSIS FOR A ROAD CROSSING.



N.T.S.

S & I APPROVAL LETTER

September 6, 2002

Baltimore County

Stacey A. McArthur, R.L.A. D. S. Thaler & Associates, Inc.

7115 Ambassador Road P.O. Box 47428

Dear Ms. McArthur:

Baltimore, MD 21244-7428

Casc No. 00-520-A 4th Election District

D. S. Thalu: & Associates, Inc. 7115 Ambassador Rund Baltimore, MD 21244

Dear Sir or Medain:

Pursuant to Article 25A, Septem 5 (U) of the Annotated Code of Maryland, and as provided in Section 692 (d) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a liverse, permit, approval, exemption,

Your request has been submitted for eareful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in fundance decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure complished with Section 26-171 and Section 26-211 of the Baltimore Country Code and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in thou met in an open meeting on December 1, 2003, and made the following recommendations:

to the development plan, under describe 2-21.

It is also necessary to submit a plan to the Department of Environmental Protection and Resource Managament, Repression and Porks, and the Office of Planning for further review. Please forward the plans, along with three copies of hits DRC letter, to Room 123, County Office Building, 111 West Chesapeake Avenau, Towson, MD 21204.

After resolution of any outstanding issues, please submit a copy of this letter, and ten copies of the plan to this office. Room 123, for signature.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 15th day of December 2003, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this

project, your application will be processed subject to the conditions set forth above and only plant, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

niver, or other form of permission you filed with this department.

Department of Permits and

Development Management

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

(outside of courtyard)

THE GORE HOUSE

September 6, 2002

Your letter and revised site plan to Arnold Jablon, Director of Permits and Developme Management, has been referred to me for reply. Per the submitted "red-lined" plan, the tract boundary has been revised in accordance with the finalized transaction between your client,

Krocker Development and the Maryland State Highway Administration. The changes were mandated by the SHA during the process of declaring "surplus land. The gross site area on the approved Development Plan way 35.22 acres; the revised gross area is 36.62 acres, resulting in a net gain of 1.4 acres, more or less. The additional area translates into an increase of allowed density from 124 to 129 units. As indicated on the "red-lined" plan, two (2) additional villas have been added. The stormwater management area has been shifted and the former 5-unit group has been split into a 4-unit group and a 3-unit group. Two (2) additional units have been created in the condomining area pear Stockadale Avenue, where one building has been resided.

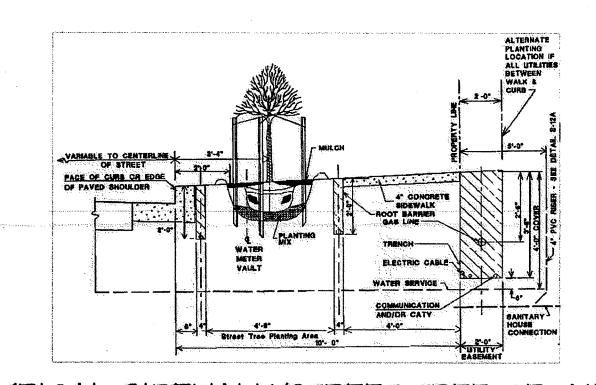
created in the condominium area near Stocksdale Avenue, where one building has been rotated and the parking configuration adjusted accordingly. The spartment originally proposed above the clubbouse has been deleted, thus resulting in an over-all net increase of 3 units. No

This matter has been reviewed by staff and it has been determined that the proposed revisions as highlighted on the "red-lined" plan and detailed in your letter would be approval as being within the Spirit and Intent of the Hearing Officer/Zoning Commissioner's Order and plan.

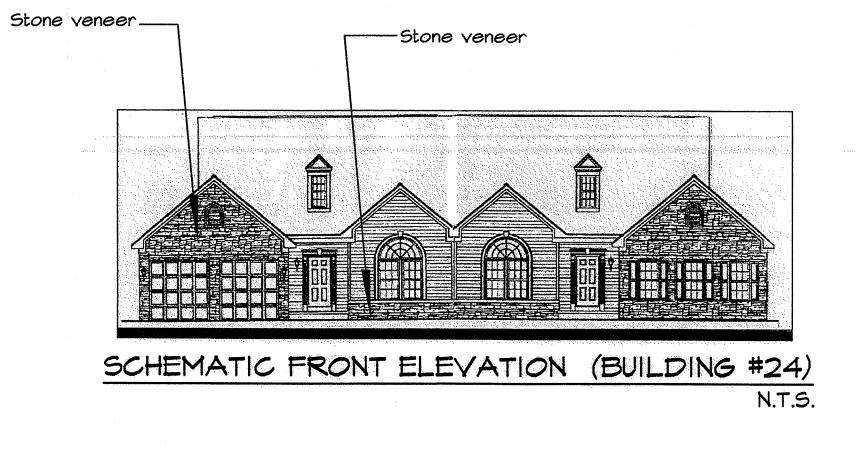
the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

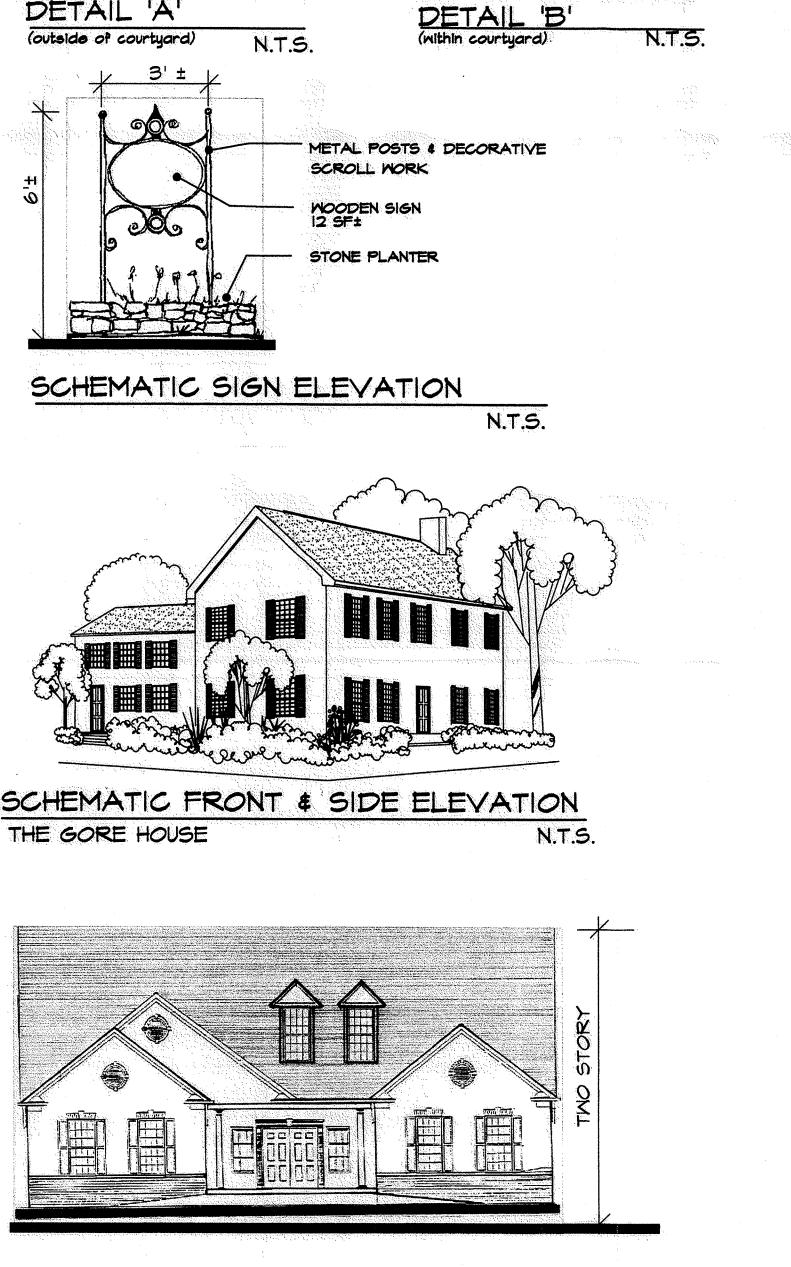
I trust that the information set forth in this letter is sufficiently detailed and responsive to

PARKING DETAIL TOWNHOUSE BUILDING

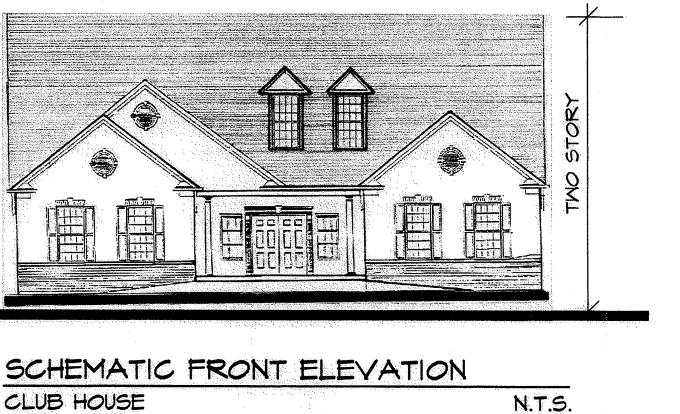


TYPICAL SIDEWALK/STREET TREE DETAIL (BALTIMORE COUNTY PLATE G-5A) N.T.S.



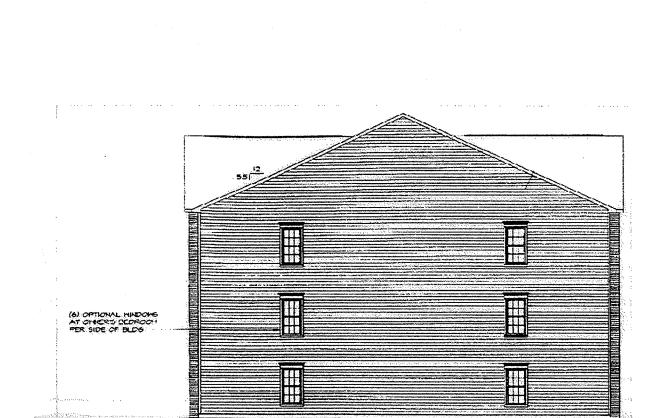


SCHEMATIC BENCH



SCHEMATIC FRONT ELEVATION

CONDOMINIUM BUILDING



Proposed building materials are brick and siding

REVISIONS: 09.07.00

<u>PLANNING:</u> Revise Gore House note.

ADJUST TRACT BOUNDARY

REVISE NOTES# 3, 5, 7A-D \$ 12

UP-DATE 100 YR FLOODPLAIN

ADD DRC FINDINGS.

REVISE SUITABLE OUTFALL STATEMENT

ADD PARCEL 'A'
ADD FOREST BUFFER MITIGATION AREA.

REVISIONS: 12.15.03 (2ND AMENDED)

PER HOH: Add Michael Paul Smith letters.

REVISIONS: 5.08.03 (IST AMENDED)

Revise open space delineations per grading. Revise note 7.D.

ADJUST LAYOUT BY ADDING 2 CONDOMINIUMS AND 2 VILLAS REMOVE THE APARTMENT UNIT ABOVE THE CLUBHOUSE

ADJUST TRACT BOUNDARY TO INCLUDE LAMBRO'S PROPERTY

ADJUST FOREST BUFFER AND FOREST CONSERVATION EASEMENT.

ADDED 4 UNITS AND PARKING. REVISED GENERAL NOTES.

ADJUST THE SAM, OPEN SPACE AND FOREST CONSERVATION ESMT. AREAS

ADD DRC #052002F(6.7.02) & SPIRIT AND INTENT (9/06/02) LETTERS

DPR: Add 20' D&V easement to off-site property.

SCHEMATIC SIDE ELEVATION



Siding above stone veneer break

SOIL LIMITATIONS

TYPICAL FLOOR PLAN

CONDOMINIUM UNIT

(* Denotes Prime & Productive Solls.)

moderate

SCHEMATIC FREE STANDING GARAGE ELEVATIONS

ARE NO DELINQUENT ACCOUNTS FROM ANY OTHER DEVELOPMENT WITH A RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A

FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED

SCHEMATIC

Bullding face to building face

Building face to tract boundary:

Front or rear building face

Building face to public street right-of-may

I foot of setback per I foot of height to soffit

Setbacks for buildings located adjacent to

arterial roadways shall be increased by an

Side building face to side building face:

(front or rear)

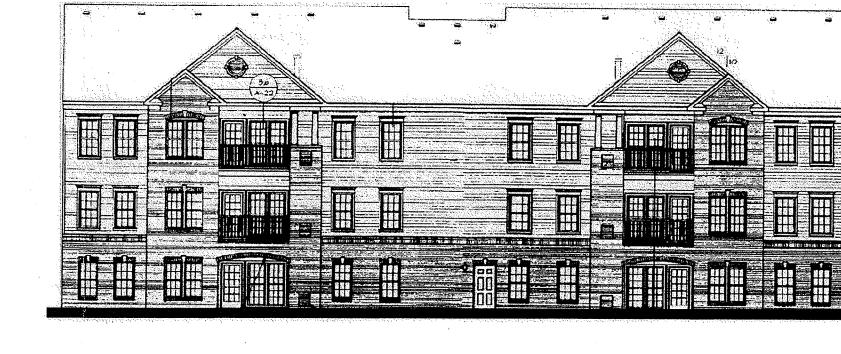
line of tallest building

Side building face

<u>Additional setbacks:</u>

additional 20 feet.

MULTIFAMILY BUILDINGS



than 30 feet

SCHEMATIC REAR ELEVATION CONDOMINIUM BUILDING



— Stone veneer from grade

to first/second floor break

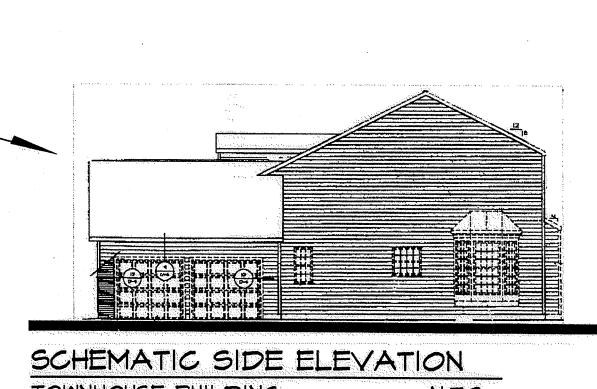
TOWNHOUSE BUILDING

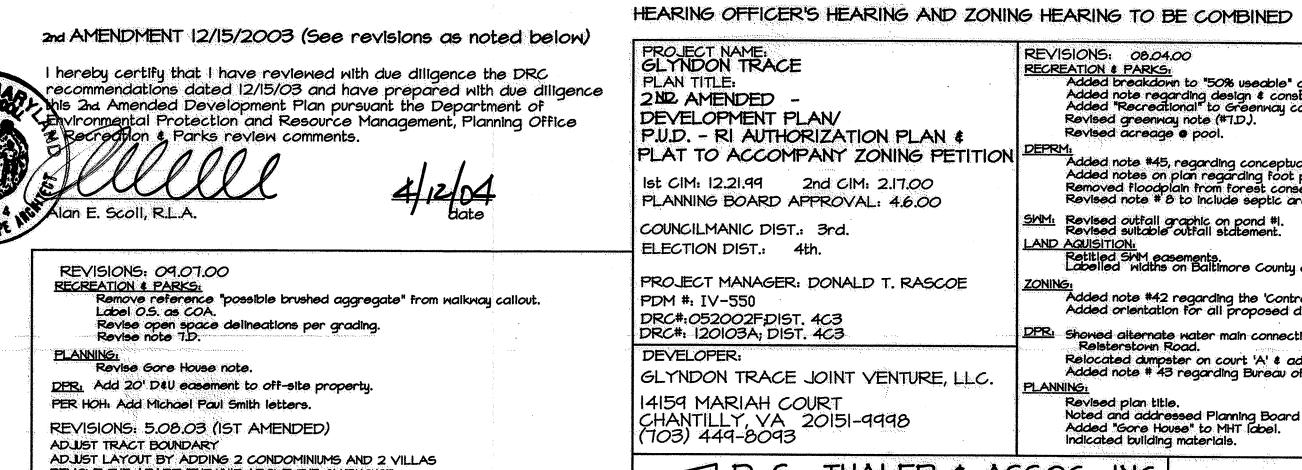
CPTONL MADON

SCHEMATIC SIDE ELEVATION (BUILDING #24









Added note #45, regarding conceptual approval;
Added notes on plan regarding foot paths.
Removed floodplain from forest conservation easement area.
Revised note #8 to include septic areas. PLANNING BOARD APPROVAL: 4.6.00 **Revised outfall graphic on pond #1. Revised suitable outfall statement. PROJECT MANAGER: DONALD T. RASCOE GLYNDON TRACE JOINT VENTURE, LLC

Retitled SMM easements. Labelled widths on Baltimore County access easements. Added note #42 regarding the 'Contrast Plan'.
Added orientation for all proposed dwellings. PB: Showed alternate water main connection to existing 16" in Relaterstown Road. Relocated dumpster on court 'A' & added 'possible retaining wall'. Added note # 43 regarding Bureau of Traffic Engineering. Noted and addressed Planning Board conditions on plan. Added "Gore House" to MHT label. Indicated building materials.

REVISIONS: 00.04.00

RECREATION & PARKS:

Added breakdown to "50% useable" green space (note #7.D.).

Added note regarding design & construction of amenities.

Added "Recreational" to Greenway callout.

CRITICAL STATE CONCERN

25, 20 feet *

30 feet

45 feet

30 feet

GROUP HOUSE

Non-garage units

Parallel parking

From Side Building Face to: Side Building Face

Public Street Right-of-Wau

From Rear Building Face to: Rear Property Line or

Public Steet Right-of-Way

Any Building Face to:

Additional setbacks:

additional 20 feet.

Perpendicular parking

Public Street Right of Way or Property line

Setbacks for buildings located adjacent to

arterial roadways shall be increased by an

* See CMDP Section II, Single-Family Attached

ANDSCAPE ARCHITECTS



REVISIONS: 08.04.00

Revised greenway note (#1.D.).

Revised acreage o pool.

7115 AMBASSADOR ROAD P.O. BOX 47428 BALTIMORE, MARYLAND 21244-7428 (410) 944-ENGR, (410) 944-3647

Final Development Plan Approved



School District: Franklin State Rated Enrollment Projected # pupils Capacity Projected # pupils SITE INFORMATION:

A. ACREAGE: Gross = 36.62 Act (137.77 Linear Feet t Along Main Street, 30 Feet Wide) = 0.09 Act

Zoning	Total Net Area	Total Gross Area	Zoning Use Line	Area Remaining		Dwelling Units Proposed	FAR Allowed	FAR Proposed
ÐL	0.51 Ac±	0.62 Ac±	0.14 Ac±	0.48 Ac±	1.64			0.50 or 3,066 SF±
BR	0.08 Ac±	0.08 Ac±	N/A	0.08 Ac±	0.28	68 Townhouses		1,966 SF± (existing) 1,100 SF± (propose
RO	0.81 Ac±	0.87 Ac±	N/A	0.87 Ac±	4.78	32 one car garage 36 two car garage		
DR-3.5	35.13 Ac±	35.13 Ac±	N/A	35.13 Ac±	122.67	58 Condominiums		
Total	36.53 Ac±	36.62 Ac±	0.14 Ac±	36.48 Ac±	129.37	126 units		

West of Stream East of Street

Pool*	60 townhouse units © 3 Bdrm × 4 people × 25%/7 = 50 Condominium units ©	: 10 spaces	17 sp	aces
	Parking Required		Parking Pr	oposed
1014	220 300000	to spaces	204 spaces	40 spaces
Total	226 spaces	43 spaces	234 spaces	
Sub-total	76 ѕрасез	25 spaces	76 spaces	28 spaces
58 Condominiums (2 BDRM)	44 units @ 1.5 sp/unit x 15% =	14 units @ 1.5 sp/unit x 15% =	16 garage 60 surface	28 surface
Sub-total	150 spaces	18 spaces	158 зрасез	20 spaces
36 two car garage	32 units @ 2 sp/unit x 15% = 74 spaces	4 units ⊕ 2 sp/unit × 15% = 10 spaces		
32 one car garage	29 units @ 2 sp/unit x 30% = 76 spaces	3 units ⊕ 2 sp/unit × 30% = 8 spaces	93 garage 65 surface	II garage 9 surface

OPEN SPACE:	Required L.O.S. Manual (2.22.00)	Proposed	per Bill 110-99 and L.O.S. Manual (2.22.00)	Required Regulations	Provided Regulatio
Active Open Space	126 units @ 650 SF/unit = 1.88 Ac± or 81,900 Sf±	2.49 Ac±	or 108,464 Sf±	20% of Gross Tract = 7.32 Ac±	17.27 Ac± (passive, active, common area ¢ ¢ greenway)
Passive Open Space	126 units @ 350 SF/unit = 1.01 Act or 44,000 Sft	1.72 Ac±	or 74,923 Sf±	50% Useable = 3.66 Ac± 65% active or	4.2! Ac± (passive \$ active)
Total	2.89 Act or 125,900 Sft	4.21 Act	or 183,388 Sf±	2.38 Ac± 35% passive or 1.28 Ac±	

* The pool and club house are for the use of the residents of Glyndon Trace and their guests only

Temporary open space boundary markers, tree protection devices and four foot high snow fencing or approved equivalent shall be installed prior to any clearing or grading! Within the area shown as local open space, disturbance beyond that which is shown on the development plan shall not be allowed without prior approval from the Department of 'Within the area shown as 'Baltimore County Recreational Greenway Easement', permited uses may include: public access

All local open space shall be in compliance with the Local Open Space

The design, construction and installation of all amenities as shown on the plan shall be the responsibility of the developer. F. LANDSCAPE REQUIREMENTS: As specified in the Baltimore County Landscape Manual, adopted October 1, 1990. The plan indicated is in compliance with the Baltimore County Landscape Manual.

i major deciduous tree or 2 minor deciduous trees or I Planting Unit (P.U.) = evergreen trees or 5 shrubs or 500 S.F. of ground cover or 20 ornamental grasses

		REQUIRED	PROPOSED
ADJACENT ROAD:	I P.U/40 L.F. Min. 75% major deciduous	655 LF±/40 L.F. = 16.4 P.U.	41 P.U.
INTERIOR ROAD:	i P.U/20 L.F. Min. 75% major deciduous	4,187 LF± /20 L.F. = 209.3 P.U.	233 P.U.
SCREEN OF SIDE & REAR:	Class 'A' screen I P.U/15 L.F. Min. 5' Ht. at maturity Min. 30" Ht. at installation	400 LF±/15 L.F. = 26.6 P.U.	IIO P.J.
PARKING:	I P.U./12 spaces Min. 75% major deciduous 7% of parking area reserved for landscaping	4 SPACES/I2 = 0.3 P.U.	6 P.U.
SCREEN OF DUMPSTERS:	Class 'A' screen I P.V./15 L.F. Min. 5 Ft. Ht. at maturity Min. 30 inches Ht. at installation	70 LF±/15 L.F. = 4.6 P.U.	8 P.U.
STORMWATER MANAGEMENT:	If side slopes are > 4:1, class ?A? screen I P.U/I5 L.F. Min. 5 Ft. Ht. at maturity Min. 30 inches Ht. at installation	887LF±/15 L.F. = 59.1 P.U.	65 P.U.
ADDITIONAL SCREENING (per Planning Commente)	Buffer along Stocksdale Ave. Buffer adj. to Historical District I P.U/15 L.F.	700 LF±/15 L.F. = 552 LF±/15 L.F. = 63.46 P.U.	IIO P.U.
TOTAL:		399.76 P.U.	573 P.U.

Public water and sewer will be provided. There are no known wells or septic areas on site. The existing use is vacant. The proposed use is residential, office and retail. There are no known critical areas, archaeological sites endangered species, or hazardous materials* on the site IO. EXISTING: *As known to the applicant; location and description of

hazardous materials as defined by Section 7-101 of the Environmental Article of the annotated Code of Maryland as from time to time amended. All proposed roads are private. Access Easements for Baltimore County will be provided over all interior roads and as shown. Access for adjoining properties # 360, 362, 356 and 406 Main Street will be provided as indicated.

Average daily trips as calculated from the Baltimore ounty Comprehensive Manual of Development Policy werage Daily Trips = 08 townhouse units x 8.5 ADT/unit = 578 ADTS 58 condominium units x 6.5 ADT/unit = 377 ADTS 3,068 SF± retail/office space @ 25 ADT/1,000 SF = 77 ADT Stormwater management will conform to Baltimore

Stormwater management facility will be privately owned and Stormwater management facility shall be screened from adjacent residential properties Preliminary hydrology computations have been provided to DEPRM prior to the filing of the Development Plan. The Hydrology Report verifies that the outfall is suitable.

14. GRADING: Grading shown is schematic only.

15. VEGETATION: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods, meadow, and lawn.

16. SIGHT LINES: Proposed sight lines are shown on the plan and will be cleared and graded and kept permanently clear to ensure unobstructed sight at all times. There are no known underground storage tanks on site.

> Proposed lighting is shown as . Lighting is schematic and subject to change.
>
> Lighting within RTA Buffer: Maximum fixture height os 16'. The fixture shall be designed and placed so as to prevent the spillage of light into any adjoining dwelling or lot. The intensity of the fixture shall not exceed 0.2 candle at the tract boundary.

19. This property as shown on the plan has been held intact since 1955 (according to deed). No known part of the gross area of this property as shown on the plan has been utilized, recorded or represented as density or area to support any offsite

20. All small lots of record (less than 2 acres) that are vacant and/or have adjacent property which is Zoned DR-1, 2, 3.5, 5.5 or RC supporting a single family detached, semidetached or duplex within 150 feet of tract boundary create a Residential Transition Area (RTA) onsite within the 100' wide area adjacent to the tract boundary as delineated on 21. Part of this site will lie within a 100 year floodplain easement.

22. Soil and Slope Mitigation Measures: The developer shall do the following in those areas where severe or moderate soil limitations are indicated and/or steep slopes occur: a. Insure that grading plans consider protection of these areas from increase in run-off. This may include draining roof down spouts and

drives into storm drains. b. Stabilization of disturbed areas in accordance with approved sediment control practices. Consider geotechnical assistance with on-site inspectors as appropriate 23. Future signs shall conform with BCZR Section 450 and all zoning policies (see detail).

24. Sidewalks shall be provided as indicated on the plan. Pathways shall be constructed of macadam outside of the Forest Buffer Easement and woodchips and/or stonedust within the Forest Buffer Easement or as permitted by DEPRM. 25. Building foot prints shown are for illustrative purposes only and may not represent the

actual foundation plan. Elevations are schematic representations by the Architect.

26. All parking aisles and maneuvering areas will be paved with macadam and permanently 27. "Any Forest Conservation Easement and Forest Buffer Easement shown hereon is subject o protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."

28. "There shall be no clearing, grading, construction or disturbances of vegetation in the Forest Conservation Easement and Forest Buffer Easement except as permitted by Baltimore County Department of Environmental Protection and Resource Management." 29. Maximum building height allowed is 50 feet for townhouses and condominiums.

30. According to Glenn Hoge, Office of Planning, MTA, this site is served by the M-9 line, which stops at the intersection of Reisterstown Road & Glyndon Drive. 31. There are no known Areas of Critical State Concern on-site.

32. The first CIM was held on December 21, 1999. The second CIM was held on February 17, 2000. The minutes which identify all comments can be found in PDM File No. IV-550, on file in Room 123 of the Baltimore County Office Building, III West Chesapeake Avenue, 33. There are no known limitations established by the Courts, County Board of Appeals, Zoning Commissioner or restrictive covenants recorded with individual or

34. The Planning Board has approved the PUD-RI Concept Plan subject to Planning Staff recommendations as provided in a report dated March 16, 2000. 35. A house on the property is listed on the Maryland Historical Trust Inventory of Historic Properties (BA 1240 - The Gore House). Part of the site is within the Reisterstown National Register Historic District.

groups which would limit the proposed development on site.

There are no other buildings, properties or sites within the proposed development included on the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey, or Baltimore County Historic District covering the proposed development. The proposed development is contiguous to other properties listed on the Maryland Historical Trust Inventory of Historic Properties. The Concept Plan for this project has been reviewed and approved by the Baltimore Count andmarks Preservation Commission with regard to possible impacts to the Gore House and 36. A Hydrogeological Report and an Environmental Effects Report has been filed concurrently with this Development Plan.

37. A Preliminary Forest Conservation Plan has been filed independently of this plan in 38. Permission to pump wastewater has been requested from the Director of Public Works. 39. This site does not lie within the limits of the Chesapeake Bay Critical Area. No additional information is requested by the Department of Environmental Protection and Resource Management to determine compliance with the Critical Area Local

Protection Program pursuant to Section 26-442(a). 40. The garage portion of the townhouse units shall not be converted to non-garage or storage use (CMDP, Section II, A., p.21). A deed restriction certifying this non-conversion shall be recorded in each deed of sale or lease. 41. The hours of operation for the retail/office use will be from 7:00 am to 10:00pm

(subject to change). 42. The "Contrast Plan" as submitted for illustrative purposes was not reviewed as part of the Development Plan. 43. The Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area (per Jeff Rice, 7.26.00).

44. Norris Run is a Master Plan designated Recreational Greenway. The Greenway shall be dedicated to Baltimore County as an Easement. 45. "DEPRM conceptually approves the location of the stream crossing for the access road, but has not approved the proposed culvert and disturbance limits for the proposed crossing. These issues must be resolved prior to grading plan approval."

46. (a) Prior to constructing the foot paths shown in the forest buffer, they must be flagged in the

field and verified by DEPRM. The location of the foot paths must utilize the existing trail system as much as possible and avoid impacts to the wetlands and the 25 foot wetland buffers. b) installation of the foot paths shall minimized removal of woody vegetation. Within the forest buffer, the foot paths shall be pervious and must not exceed 6 feet (d) The foot paths are for passive recreational use only. 47. No utilities, whether public or private, including but not limited to, telephone, cable television, gas and electric, water, sewer and storm drains shall be

placed or constructed on or within the areas labeled as open space withou prior written consent from Baltimore County Department of Recreation and 48. The design, construction and installation of all amenities as shown on the development plan shall be the responsibility of the developer.

49. The swimming pool will be sized to, at a minimum, accommodate the 60 dwellings

proposed hereon, in accordance with Baltimore County Health Department 50. The sediment control/grading plan will not be approved until there is 80% ground coverage of grassy/herbaceous vegetation, at least two inches tall, in the mitigation area. 51. The Forest Buffer Easement shall be posted at 75' Intervals with "Forest

Buffer Do Not Disturb Signs" prior to issuance of any building permits for the 52. A permanent fence shall be installed as shown along the limit of the Forest Buffer Easement prior to the issuance of any building permits for the adjacent 53. There are no rights of way recorded along the applicable sections of Joppa

Road and Cowenton Avenue, per the Baltimore County Bureau of Land 54. This development plan is approved by the director of p.d.m. based upon 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 purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for purpose of occupancy. 55. Accessory structure note:

a. Envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences, and projections into yards may be constructed outside the envelope, but must comply with sections 400 and 301 of the baltimore county zoning regulations (subject to covenants and applicable building permits). b. Accessory structures, fences, and projections into yard cannot be located in flood plain areas or hydric soils.

56. Unless otherwise stated to the contrary, the exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact building models become available but prior to installation of street curbs. 57. If drainage, utility, and walkway easements are fenced, then at least 5 feet must remain open for pedestrian access. 58. A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit.

SUITABLE OUTFALL STATEMENT D.S. Thaler \$ Associates, Inc. has made an examination of the streams D.S. Thaler & Associates, inc. has made an examination of the streams and outfalls serving this project. This examination has included field observations of the existing streams and an evaluation of the 72-inch RCP culvert under the Northwest Expressway (1-795) located approximately 400 feet downstream of the property. Our observations of the receiving streams finds that the channels appear to be stable, with no significant evidence of ongoing erosion. Our very conservative preliminary floodplain evaluations revealed that the 72-inch RCP culvert under 1-795 has adequate capacity to safely pass the 100-year event, assuming fully developed conditions within the watershed in accordance with current zoning. In addition, our examinations found no known flood hazards below 1-795.

Based on the examinations discussed above, with the provision of 2.10

Based on the examinations discussed above, with the provision of 2, 10 and 100-year management and the installation of outfalls as more specifically prescribed in our Preliminary Stormwater Management Hydrology and Suitable Outfall Evaluation, we have determined that there will be no significant adverse change in the rate, velocity or degree of concentration of the runoff as it exits the site after development.

Therefore, we conclude that the outfalls are "suitable" based on criteria provided by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.

BodieNagle ATTORNEYS AT LAW

MICHAEL PAUL SMITH Office of Baltimore County Zoning Commissioner 111 W. Chesapeake Avenue, Room 111 Towson, Maryland 21204

> RE: Glyndon Trace Dear Mr. Schmidt: In accordance with your request at the hearing for Glyndon Trace on August 4, 2000, it is requested that the following language would be inserted into your opinion as a special condition

The existing trees, shrubs, and ground coverage shall remain in its current state in the area highlighted on the plan titled P.U.D.-RI Authorization Plan and Plat to accompany zoning petition a portion of which is photocopied and attached hereto as Exhibit A. In the event the area highlighted is not maintained in its current state, developer shall be responsible for installing (5 feet on center, 5 feet between the two rows) Leyland Cyprus trees, 6 to 8 feet in height, at 5-foot intervals staggered along the entire western property line of the Main Street properties in ne area depicted and highlighted in Exhibit A. These plantings shall be guaranteed for a 2-year period and shall be replaced if necessary. The planting of these trees nall be immediately adjacent to the western property line of the Main Street properties and on the developer's property. Additionally, on the west side of said rees the developer shall construct an 8-foot high board-on-board fence the entir length of the highlighted area properties so that from east to west there will be the ain Street property lines, the Leyland Cyprus trees, and then the board on board fence. If applicable, the trees and the fence shall be installed prior to the construction of any of the units in buildings 1, 2, and 3. If you have any questions or concerns, please feel free to contact me!

cc: M. Linda Cavanaugh w/encl Jeffrey Scherr w/encl odie, nacie, dolina, smith & Hosse, Ra. WFR.50.4: heipidwandediraustr.com E-166.6: sepsmid@bodiraustr.com

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF RECREATION AND PARKS Inter-Office Memorandum

Kenneth Oliver, Chairman Date: March 15, 2000 From John F. Weber III John J. W Me-

Subject: Glyndon Trace Planned Unit Development

expectations for such a residential property.

Initial presentations of the above captioned project comes before the Planning Board for consideration on March 16th for vote on April 6, 2000. larmer and developer in its creation. This is the first residential PUD to be subject to the new Adequate Public Facilities legislation and the new Local Open Space Manual Reviewing such a plan, which comes under both PUD and APF requirements, can be difficult since old and new regulations do not always mesh easily. This plan, however, made the review easy. We are very pleased to say that, from an open space/recreational point of view, this plan not or icets and exceeds the technical requirements of both regulations, but also exceeds the qualitati

It respects the environmental constraints of the property, with the developer dedicating either by fee or easement the Norris Run recreational greenway which adjoins the Franklin Elementary School Recreation Center. Internally it provides a connected network of active and passive open spaces hich are appropriately developed for use by the projected community. We believe this plan sets a good standard for future PUD's developed under the new regulations

BodieNagle ATTORNEYS AT LAW MICHAEL PAUL SMETH

> August 16, 2000 YIA FAX 410-539-126 Jeffrey Scherr Kramon & Graham, PA One South Street, Suite 2600 Baltimore, MD 21202-3201

RE: Glyndon Trace Dear Mr. Scherr: As you know, I represent Steuart, Ensor. & Smith Company. I am in receipt of your correspondence dated August 14, 2000. With respect thereto, I have spoken to my client egarding issues raised at the August 4, 2000 hearing. Our position is as follows: We will not oppose your parking variance provided that there is a curb cut and paving up to and adjoining our property at 360-362 Main Street and that your client executes an agreement providing an easement through the Gore house property and the road which will lead to Main Street, and that ou construct a sign which will be prominently displayed indicating to potential customers/client of the Gore house tenant/owner that there is no parking at 360-362 Main Street. The exact verbage of that sign is to be mutually acceptable. I think this position is consistent with what we discussed at the hearing other than a reversal on the parking variance issue provided the other conditions outlined herein are met.

Additionally, please forward a revertable slope agreement as per the exhibit forwarded to me on July 24, 2000 by Brian Childress, project engineer at D.S. Thaler & Associates. Thank you for your cooperation in this regard. I look forward to hearing from you soon with respect to same.

cc: Steuart, Ensor & Smith Co. Lawrence Schmidt, Zoning Commissioner

Body, made, poeta, mill 4 hobbs, pa. A PHORESSION OF ASSOCIATION WEN deet. heepilimma holfenigle zom E MALL mprosidShalenigle som

The revised concept plan shall be used as the basis for the preparation of the development plan. Provide elevations of all facades of the proposed units, including (see sheet the community building with the development plan. 3. Provide elevations of the proposed "Gore House," MHT # BA 1240, (Special Hearing) Main Street that Illustrate the architecturally compatible new addition on the rear facade for review by the Landmarks Preservation Commission in conjuction with the special hearing . Provide details of proposed outdoor furniture and lighting and a (see sheet detailed site and grading plans for the required open space . Submit a traffic study to the Office of Planning and to the Department of Public Works Division of Traffic Engineering. Provide additional landscaping to supplement the retained buffer along Stockdale and adjacent to the historic district. The extent of this landscaping shall be determined at the final landscape . This development is subject to the requirements of Bill 110-99, Adequate Public Facilities. The School Impact Analysis performed bu the Office of Planning indicates the impacted high school district (note #6' is currently overcrowded. Glyndon Trace may be given development aproval because the overcrowded high school district meets the conditions under Section 21-493, Section F of the Baltimore County . The Director of the Department of Recreation and Parks has determined that the overall conceptual design of the open spaces (see sht. I of 2 show details of the amenities, a trail connection between the units and the greenway, and include the required information as on sht. 2 of 2) stated in the Local Open Space Manual Section V. B. (meeting was see memo below). space prior to the Development Plan Conference. The open space shall meet the requirements of the Adequate Public Facilities (APF) Bill No. 110-99 and the updated Local Open Space Manual. 10. The amount of Local Open Space required will be based on the PUD regulations as stated in the BCZR, Section 430.7. At least 20% of the gross area of a PUD-R tract or 1,000 Sq. Ft per dwelling unit, whichever is greater, shall be preserved as local open space. The area may include preserved natural areas, vegetative buffers, parks, or recreational areas. At least 50% of the open space shall be usable as determined by the Director of the Department Of Recreation & Parks. in this case, 20% of the gross area is greater than 1,000 SqFt per dwelling unit; 6.99 acres as opposed to 2.82 acres. Norris Run is a Master Plan designated Recreational Greenway. The developer shall dedicated by reservation or easement limits

the Greenway and adhere to the standards of the Local Open Space Manual, Section IV. PUBLIC WORKS WAIVER REQUEST (Approved,

I. TO WAIVE THE REQUIRED ROAD IMPROVEMENTS TO STOCKSDALE AVENUE.

I. SUBJECT TO A DEPRM ALTERNATIVES ANALYSIS FOR A ROAD CROSSING.

DRC APPROVAL LETTER DRC # 052002;Dist. 4C3 June 7, 2002

Baltimore County Governme Department of Permits and Development Manageme 111 West Chesapeake Avenue Towson, MD 21204 410-887-3335 D. S. Thaler & Associates, Inc. 7115 Ambassador Road Baltimore, MD 21244 DRC Number 052002F; Dist. 4C3 Dear Sir or Madam: Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department. Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensur compliance with Section 26-171 and Section 26-211 of the <u>Baltimore County Code</u> and to make recommendations to the Director, Department of Permits and Development The DRC has, in fact, met in an open meeting on May 20, 2002, and made the The DRC has determined that your project meets the requirements of refinement to the development plan, under Section 26-211. Please be advised that your project w require a Spirit and Intent letter from the Zoning Review Section. They may be reache at 410-887-3391. It is also necessary to submit two plans to the Department of Environmental Protection and Resource Management, and one plan to Recreation an Parks for further review. Please forward the plans, along with two copies of this DR letter, to Room 123, County Office Building; 111 West Chesapcake Avenue; Towson, After resolution of any outstanding issues, please submit a copy of this letter, and ten copies of the plan to this office, Room 123, for signature. I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 7th day of June 2002, ordered and decided that the recommendations of the DRC are hereby adopted. Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations. Additionally, this project is located on a state road; therefore, the State Highway Administration requires the plan to be reviewed prior to the permit approval. Fo information, contact Larry Gredlein at 410-545-5600. Arnold Jablon Director

S & | APPROVAL LETTER September 6, 2002

> Baltimore County Department of Permits and 11 West Chesapeake Avent pdmlandacq@co.ba.md.us Stacey A. McArthur, R.L.A D. S. Thaler & Associates, Inc 7115 Ambassador Road P.O. Box 47428 Baltimore, MD 21244-7428 Dear Ms. McArthur: Re: Glyndon Trace PDM File # IV-550 Case No. 00-520-A 4th Election District Your letter and revised site plan to Arnold Jablon, Director of Permits and Developmen Management, has been referred to me for reply. Per the submitted "red-lined" plan, the tract boundary has been revised in accordance with the finalized transaction between your client, Krocker Development and the Maryland State Highway Administration. The changes were mandated by the SHA during the process of declaring "surplus land. The gross site area on the approved Development Plan was 35.22 acres; the revised gross area is 36.62 acres, resulting in a net gain of 1.4 acres, more or less. The additional area translates into an increase of allowed density from 124 to 129 units. As indicated on the "red-lined" plan, two (2) additional villas have been added. The stormwater management area has been shifted and the former 5-unit group has been split into a 4-unit group and a 3-unit group. Two (2) additional units have been created in the condominium area near Stocksdale Avenue, where one building has been rotated and the parking configuration adjusted accordingly. The apartment originally proposed above the clubhouse has been deleted, thus resulting in an over-all net increase of 3 units. No This matter has been reviewed by staff and it has been determined that the proposed revisions as highlighted on the "red-lined" plan and detailed in your letter would be approval as ing within the Spirit and Intent of the Hearing Officer/Zoning Commissioner's Order and plan, DM File No. IV-550 and Case No. 00-520-A.

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.

TYPICAL FLOOR PLAN ORDER CASE #IV-550 & 00-520A THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for CONDOMINIUM UNIT

OWNER'S BEDROOM

Baltimore County this day of August, 2000 that the development plan for Glyndon Trace identified herein as Petitioner's Exhibit 1B, be and is hereby APPROVED; and, IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 400.1 to permit accessory buildings (detached garages, gazebos) to be located in the front and side yards, and, for any corner lots, to permit the accessory buildings to be located outside the third of the rear yard farthest removed from the street and to permit said accessory buildings to occupy more than 50% of such third; from Section 232.2.B to permit a setback of 3 feet in lieu of the required 10 feet for a side yard adjacent to a street side; from Section 409.6.A.2 to permit four (4) parking spaces in lieu of the required 16 spaces for the adaptive re-use of a historic structure known as the Gore House; and, from Section II.A.21 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building length of 187 feet in lieu of the maximum allowed 185 feet for proposed Building No. 12, in accordance with Petitioner's Exhibit 1B, be and is hereby

GRANTED, subject to the following restrictions:) Compliance with the terms and conditions set forth in the letters dated August 16, 2000 from Michael Paul Smith to Jeffrey Scherr, regarding screening to be provided to the rear of the Cavanaugh house, and restricted parking to protect the Steuart, Ensor & Smith Company property at 360-362 Main Street. (Copies attached) 2) Compliance with the development plan comments submitted by Robert W. Bowling, Chief, Development Plans Review Division of the Department of Permits and Development Management (PDM), dated June 27, 2000 3) When applying for any permits, the development plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code

ZONING VARIANCE REQUESTS (Approved) VI. PER SECTION 400.1 (BCZR): TO ALLOW ACCESSORY BUILDINGS

(DETACHED GARAGES & GAZEBOS) TO BE LOCATED
IN THE FRONT AND SIDE YARDS AND FOR ANY CORNER LOTS, TO PERMIT
ACCESSORY BUILDING TO BE LOCATED OUTSIDE THE THIRD OF THE REAR 'ARD FARTHEST REMOVED FROM THE STREET AND TO PERMIT THE ACCESSORY BUILDING TO OCCUPY MORE THAN 50% OF SUCH THIRD. V2. PER SECTION 232.2.B. (BCZR): TO ALLOW A 3' SETBACK ALONG THE SIDE YARD ADJACENT TO A STREET SIDE IN LIEU OF THE REQUIRED IO'. V3. PER SECTION 409.6.A.2. (BCZR): TO ALLOW 4 PARKING SPACES IN LIEU OF THE REQUIRED 16 PARKING SPACES. FOR THE ADAPTIVE RE-USE OF A HISTORIC STRUCTURE (THE GORE HOUSE).

TO ALLOW A BUILDING LENGTH OF 187'± IN LIEU OF 180' (BLDG, #12). (NO LONGER APPLICABLE DUE TO LAYOUT REVISION -8/30/02)

V4. PER SECTION II.A.21.(CMDP):

(BALTIMORE COUNTY PLATE G-5A)

ELECTRIC CABLE

COMMUNICATION AND/OR CATY

SCHEMATIC BENCH

SCHEMATIC SIGN ELEVATION

SCHEMATIC FRONT & SIDE ELEVATION

SCHEMATIC FRONT ELEVATION

(outside of courtyard)



REQUIRED BUILDING SETBACKS

Condominium

Condominium

40 feet

MULTIFAMILY BUILDINGS

Condominium

Building face to building face

Building face to private road:

Building face to tract boundary:

Front or rear building face

an terration to the second sec

line of tallest building

Side building face

<u>Additional setbacks:</u>

additional 20 feet.

Building face to public street right-of-way:

I foot of setback per I foot of height to soffit

Setbacks for buildings located adjacent to

arterial roadways shall be increased by an

Side building face to side building face:

(front or rear)

(Condominiums)

(NOT TO SCALE)

|--|-20'Min.*

20'Min.*

PRIVATE

13 feet

15 feet

25 feet

25, 20 feet *

45 feet

SCHEMATIC FREE STANDING GARAGE ELEVATIONS

GROUP HOUSE

Public Street Right of Way or Property line

Setbacks for buildings located adjacent to

arterial roadways shall be increased by an

* See CMDP Section II, Single-Family Attached

(Townhouses)

Private Road

Garage units

Non-garage units

Perpendicular parkin

Parallel parking

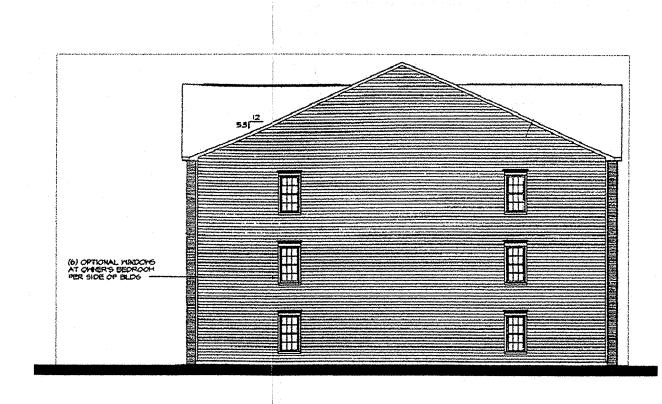
From Side Building Face to

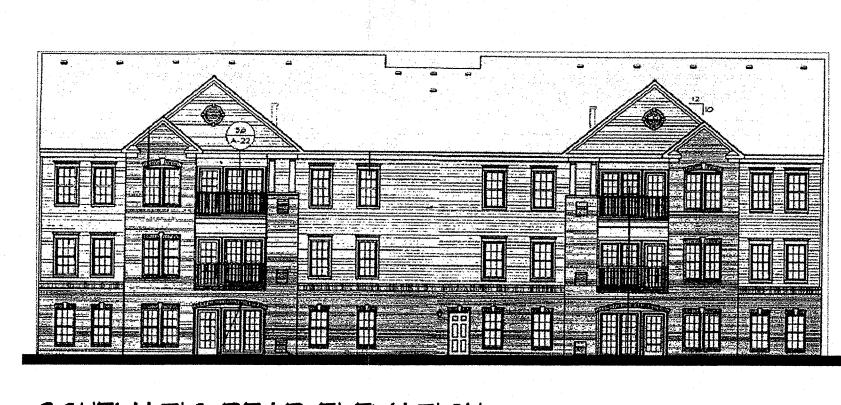
Public Street Right-of-Way:

From Rear Building Face to

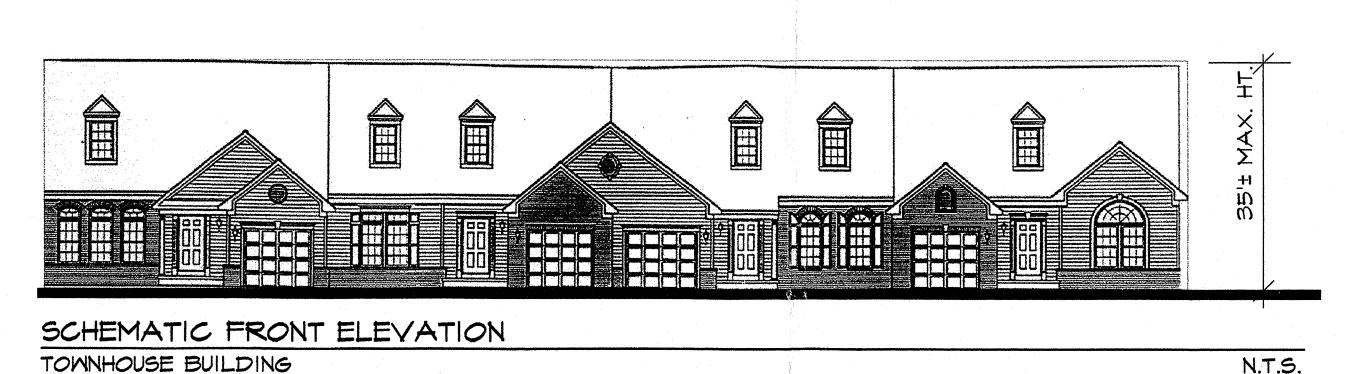
Public Steet Right-of-Way

<u>Additional setbacks:</u>





SCHEMATIC REAR ELEVATION CONDOMINIUM BUILDING



DRIVE AISLE

PAINTED -STRIPE

PARKING DETAIL

TYP. STD.

RAMP 1:12 SLOPE

SIDEWALK

N.T.S.

PARKING SPACE

SCHEMATIC FRONT ELEVATION

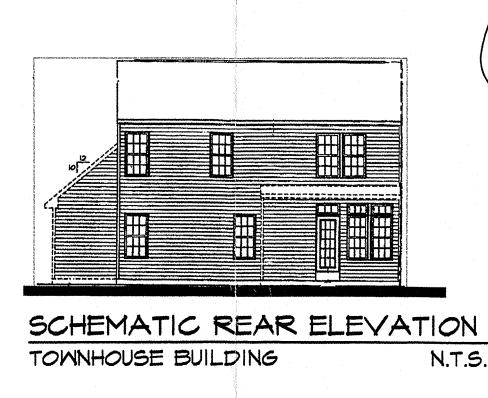
CONDOMINIUM BUILDING

SCHEMATIC BENCH

SCHEMATIC

METAL POSTS & DECORATIVE

SCROLL WORK

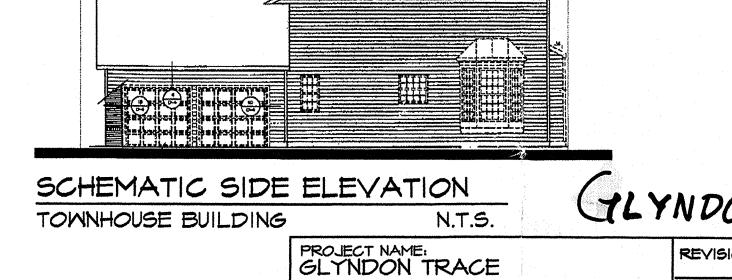


SCHEMATIC SIDE ELEVATION

Proposed building materials are brick and siding _

CONDOMINIUM BUILDING





PLAN TITLE:

DEVELOPER:

COUNCILMANIC DIST.: 3rd.

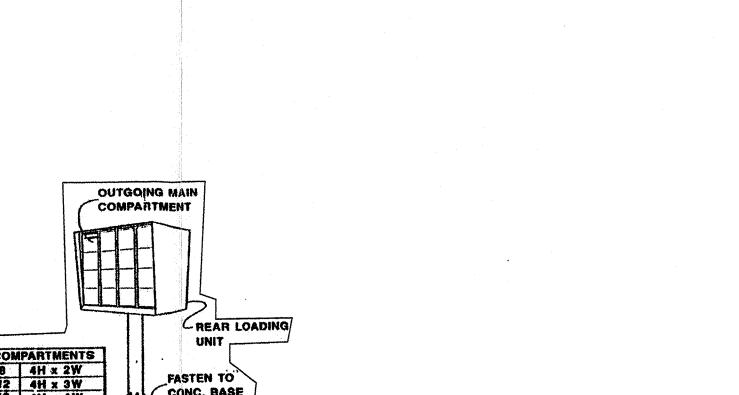
ELECTION DIST.: 4th.

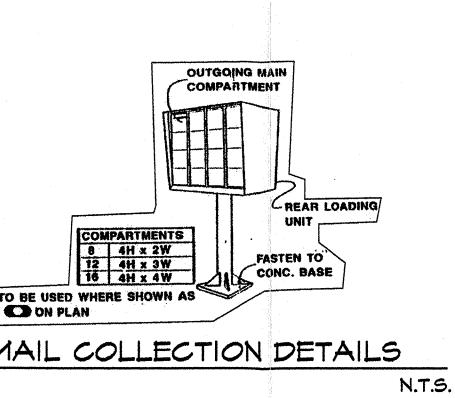
PDM PROJ. NO.: 1Y-550

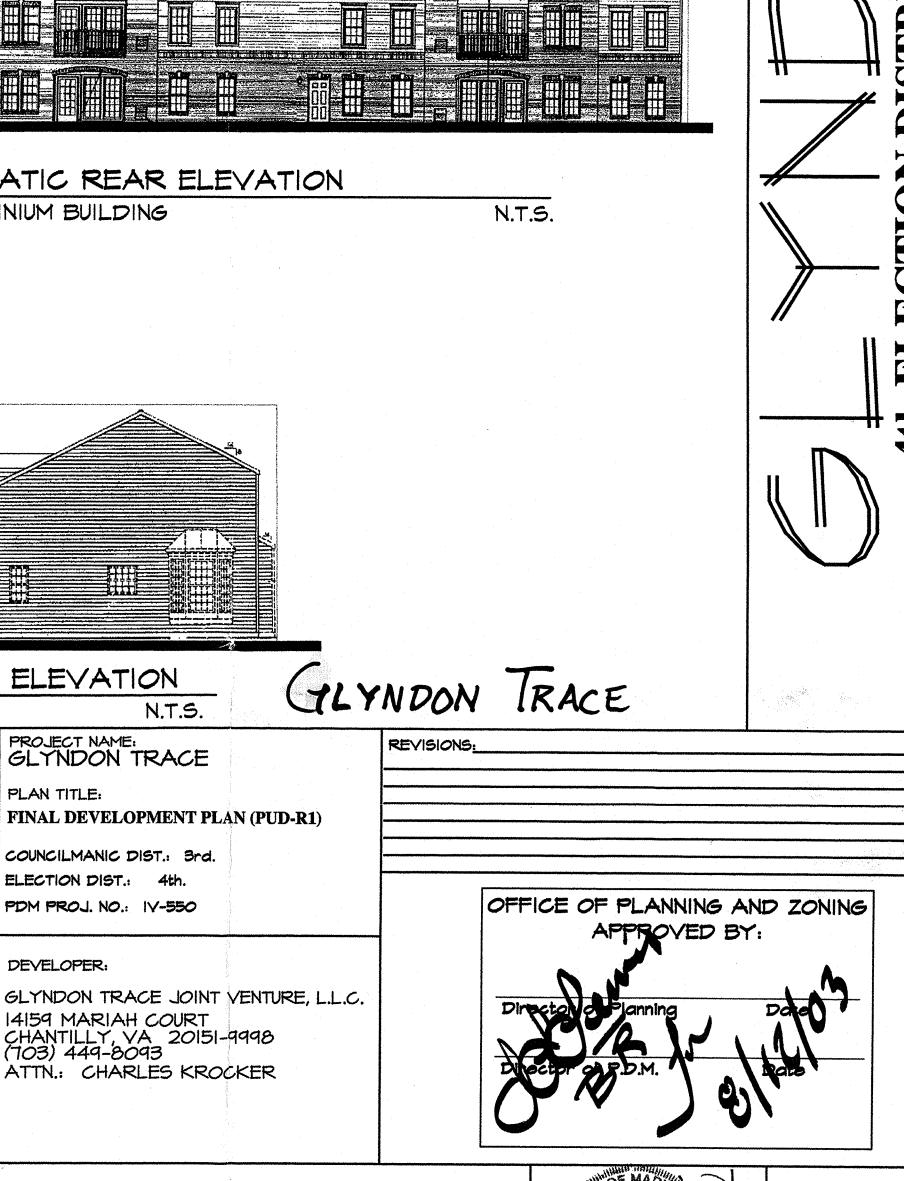
14159 MARIAH COURT

7115 AMBASSADOR ROAD

(703) 449-8093







AREAS OF

CERTIFY UNDER OATH THAT THERE

moderate Ile-4*

moderate

moderate severe

ARE NO DELINQUENT ACCOUNTS FROM ANY OTHER DEVELOPMENT WIT

RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A

WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED

FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO

STATE PARKS INC LIDING PROPOSED

GIB Glenelg-Urban O to 8% slopes land complex

(* Denotes Prime & Productive Soils.)

CRITICAL STATE CONCERN

for hiking, bicycling, fishing, nature/environmental studies and Baltimore County supervised trail improvements and maintenance, subject to approval by DEPRM

IB. STORMWATER MANAGEMENT:

REVIEWED WITH DUE DILIGENCE THE APPROVED IST. AMENDED DEVELOPMENT PLAN DATED 5/28/2003, AND HAVE PREPARED WITH DUE DILIGENCE THIS FINAL DEVELOPMENT PLAN PURSUANT

DATE: 6.9.03

SCALE: 1"= 50

Projects 2 on 'Deli server'(R:)\GLYNDON TRACE\SECT2\Engr\Dwgs\Final\FDP-Sht2