

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.

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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 Krockner on behalf of Krockner 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.

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

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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 Stocksdales Avenue. In my judgment, there is little wisdom for improving Stocksdales 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 Stocksdales 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 28th 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs

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Date 8/28/00
By [Signature]

Bodie Nagle

ATTORNEYS AT LAW

MICHAEL PAUL SMITH

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 yours,

Michael Paul Smith

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

A PROFESSIONAL ASSOCIATION

WEB SITE: <http://www.bodienagle.com>
E MAIL: mpsmith@bodienagle.com

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

REGISTERED TOWN OFFICE:
114 S. MAIN STREET
BALTIMORE, MD 21201
410.539.1227
410.539.0020 FAX

21 W. SUSQUEHANNA AVE.
TOWSON, MD 21204-5224
410.823.1250
410.295.0412 FAX

MARLBOROUGH COUNTY OFFICE:
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SUITE 103
BEL AIR, MD 21013
410.826.0943
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Date 8/25/00
By [Signature]

BodieNagle
ATTORNEYS AT LAW

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

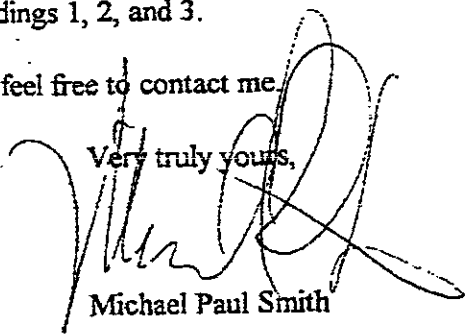
Dear Mr. Schmidt:

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.

Very truly yours,


Michael Paul Smith

Enclosure

cc: M. Linda Cavanaugh w/encl
Jeffrey Scherr w/encl

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

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Baltimore County
Zoning Commissioner

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 Stocksdales Ave., W of Reisterstown Road, 39' W of the c/I Glyndon Drive
4th Election District - 3rd Councilmanic District
Hampton-Reisterstown, LLC, Owner; Krock 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:bjs

cc: Mr. Angelo R. Giudice, Managing Member, Hampton-Reisterstown, LLC
525 East Seminary Avenue, Towson, Md. 21286
Mr. Charles Krock, Krock 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 Stocksdales Avenue, Reisterstown, Md. 21136
Mr. Isabelle Drenning, 39 Stocksdales 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 File

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at MD Route 140 at Stocksedale 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Jeffrey H. Scherr

Name - Type or Print

City

Signature

Kramon & Graham, P.A.

Company

One South Street, Suite 2600 410-752-6030

Address

Telephone No.

Baltimore

Maryland

21202

City

State

Zip Code

Legal Owner(s):

Hampton-Reisterstown, LLC

Name - Type or Print

Signature

Angelo R. Giudice, Managing Member

Name - Type or Print

Signature

525 East Seminary Avenue 703-449-8093

Address

Telephone No.

Towson

Maryland

21286

State

Zip Code

Representative to be Contacted:

Jeffrey H. Scherr

Name

One South Street, Suite 2600

day & evening

Address

410-752-6030

Baltimore

Maryland

21202

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

BR

Date 6/5/00

REV 9/15/98

Case No. 00-520-A

ORDER RECEIVED FOR FILING

Date 6/5/00

By

GLYNDON TRACE

Variance Petition

1. 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 Glyndon 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 Stocksdales Avenue. While the Gore House's location will be moved slightly to the north, the streetscape and site lines of the historic

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district will be maintained. To permit a road to be built to access the development, a 3-foot 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.

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Date 6/28/00
By [Signature]

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

00-520-A
#520

16. North 06°06'19" East 60.06 feet, more or less, to a point; thence
17. North 87°23'54" West 237.38 feet, more or less, to a point; thence
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
28. North 87°33'17" East 334.50 feet, more or less, to a point; thence
29. North 86°07'29" East 242.01 feet, more or less, to a point; thence
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.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083234

DATE 6/5/00 ACCOUNT 60016150

AMOUNT \$ 250.00

RECEIVED FROM: Charles Krocker

FOR: Inde Odo Living Variance

DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER
Item # 520

PAID RECEIPT

PAYMENT ACTUAL TIME
 6/06/2000 6/06/2000 15:10:05
 REG 0004 CASHIER SMW WALKER
 DEPT 5 500 ZURUNG OPERATIONS
 RECEIPT # 111637
 CR NO. 083234

AMOUNT 250.00
 DEPT 500
 BALANCE 00.520.A

00.520.A

CASHIER'S VALIDATION

D.S. THALER & ASSOCIATES, INC.
 BALTIMORE, MD 21244-7428

17453

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
3-11-04	31104	02130K	50.00	.00	50.00
TOTALS			50.00	.00	50.00

CHECK DATE 3-11-04 CHECK NUMBER 17453

PLEASE DETACH THIS PORTION AND RETAIN FOR YOUR RECORDS

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/3/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/3/, 2000.

S. THE JEFFERSONIAN

LEGAL ADVERTISING

AUG 16

NOTICE OF ZONING HEARING IF NOT HELD ON AUGUST 4, 2000

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case # 00-00001
W/31 Main Street (MD Route 140) / 38' North of 4th
of centerline Glyndon Drive (Glyndon Trace)
4th Election District - 3rd Councilmanic District
Legal Owner(s): Hampton-Relatstown, LLC
Variance: 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 setback; to permit 4 parking spaces in the required 10-foot setback; to permit a street side in lieu of 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

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please contact the Zoning Commissioner's Office at (410) 887-4388.
(2) For information concerning the File and/or Hearing, contact the Zoning Review Office at (410) 887-3381.
8/050 August 3 C408803

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #00-820

W/S Main Street (MD Route 140), 98' N of centerline
Glyndon Drive (Glyndon Trace)

4th Election District - 3rd Councilmanic District

Legal Owner(s): Hampton-Reisterstown, LLC

Variance: 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 160 feet for Building 12.
Hearing: Friday, August 4, 2000 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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

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

JT/8/11 August 1, 3 C408847

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/10, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/1, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

~~Public~~

CERTIFICATE OF POSTING

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

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

44 22

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)

ZONING NOTICE

Case # : 00-520-A

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

PLACE : *RM 407 County Court To Bldg. 401 Oakley Ave.*
TIME & DATE : *9⁰⁰ AM, Tues. August 22, 2000*

*VARIANCE TO PERMIT ACCESSORY BUILDINGS OR DETACHED GARAGES
AND A GARAGE TO BE LOCATED IN THE FRONT AND SIDE
YARDS AND FOR ANY CORNER LOTS, TO PERMIT THE ACCESS-
ORY 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 41 PARKING
SPACES IN LIEU OF THE REQUIRED 46 PARKING
SPACES AND TO PERMIT A BUILDING LENGTH OF 187
FEET IN LIEU OF 180 FEET FOR BUILDING 12.*

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONSUME HEARING.
CALL 867-2871 THE DAY BEFORE THE SCHEDULED HEARING DATE.
IF YOU WOULD LIKE TO REQUEST A POSTPONEMENT, PLEASE CALL THE DAY
BEFORE THE HEARING DATE.
HEARINGS ARE HANDICAPPED ACCESSIBLE

400 Reisterstown Road

ZONING NOTICE

Case # : 00-520-A

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

PLACE : *RM 407 County Court To Bldg. 401 Oakley Ave.*
TIME & DATE : *9⁰⁰ AM, Tues. August 22, 2000*

*VARIANCE TO PERMIT ACCESSORY BUILDINGS OR DETACHED GARAGES
AND A GARAGE TO BE LOCATED IN THE FRONT AND SIDE YARD
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 41 PARKING
SPACES IN LIEU OF THE REQUIRED 46 PARKING SPACES
AND TO PERMIT A BUILDING LENGTH OF 187 FEET IN
LIEU OF 180 FEET FOR BUILDING 12.*

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONSUME HEARING.
CALL 867-2871 THE DAY BEFORE THE SCHEDULED HEARING DATE.
IF YOU WOULD LIKE TO REQUEST A POSTPONEMENT, PLEASE CALL THE DAY
BEFORE THE HEARING DATE.
HEARINGS ARE HANDICAPPED ACCESSIBLE

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**

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

— THE SIGN(S) WERE POSTED ON _____ 7-26-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

Should have
been posted
by 7/20 for
a 8/4 hearing

ZONING NOTICE

Case # : 00-520-A

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

PLACE, Rm. 106 County Office Bldg. 1110 Chas. A. Smith Ave.
TIME & DATE 9⁰⁰ AM 10/1/68

TIME & DATE: 9⁰⁰ AM, FRIDAY AUG. 4, 2000

[illegible]

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETHING NECESSARY TO CONTINUE HEARING. PLEASE CALL 877-2346 THE DAY BEFORE YOUR SCHEDULED HEARING DATE.

Posted on Reisterstown Road

ZONING NOTICE

Case # 00-520-A

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

PLACE: Rm 106 County Office Bldg. 111 W. Chesapeake Ave

TIME & DATE: 9⁰⁰ AM, FRIDAY AUG. 4, 2000

[illegible]

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY TO CONFIRM HEARING. CALL 800-354-1234 THE DAY BEFORE THE SCHEDULED HEARING DATE TO FIND OUT IF YOU WILL BE NEEDED. WE WILL CALL YOU AT 724-440-1234 IF WE NEED YOU TO ATTEND. HEARINGS ARE HANDICAPPED ACCESSIBLE.

Posted on Stocksdale Ave

RE: PETITION FOR VARIANCE
Md Route 140 at Stocksdale Road, W/S Main St
(Route 140), 39' N of c/l 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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

JUL 21

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 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
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

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

Variance 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

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a small "20" written below it.

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

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

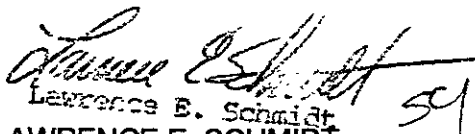
W/S Main Street (MD Route 140), 39' N of centerline Glyndon Drive (Glyndon Trace)

4th Election District – 3rd Councilmanic District

Legal Owner: Hampton-Reisterstown, LLC

Variance 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



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number: 00-520-A
Petitioner: KROCKER LAND DEVELOPMENT, LLC.
Address or Location: MAIN STREET (opposite of Glyndon Drive)

PLEASE FORWARD ADVERTISING BILL TO:

Name: KROCKER LAND DEVELOPMENT, LLC.
Address: 14159 Mariah Court
Chantilly, VA 20151-9998
Telephone Number: 703-449-8093

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



Baltimore County
Fire Department

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.: ~~520~~, 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



FILE

b

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MS*

DATE: August 14, 2000

AUG 29

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

SENT TO ZONING COMMISSION

8-17-00

hs
8/4

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: July 10, 2000

SUBJECT: Zoning Item #520
Glyndon Trace *NON*

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

RECEIVED

JUL 11 2000

DEPT. OF PERSONNEL
DEVELOPMENT MANAGEMENT

les
8/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2000

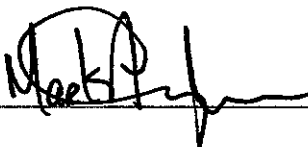
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 520 Revised, 556, 001, 010, 012, 014, 015,
and 018

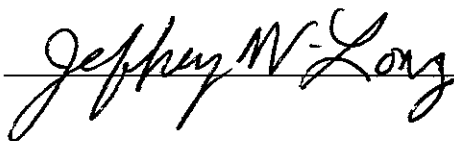
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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: _____



Section Chief: _____



AFK/JL:MAC

JUL 24



**Maryland Department of Transportation
State Highway Administration**

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 @ Stocksedale Road
Mile Post 2.34

Dear Ms. Jackson:

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

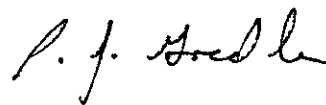
However we will require the owner to obtain an access permit through our office and as a minimum the following roadway improvements will be required:

- 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,


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

CC: Robert W. Bowling, P.E.

My telephone number is _____

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

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

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

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 lieu 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.

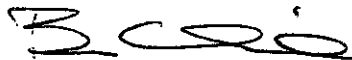
The revised plan incorporates the addition of an adjacent property, consisting of 1.05 acres into the project. The gross site area will increase to 37.7 acres, allowing for an increase of 4 density units. The allowed density for the project will increase from 126 units to 130 units. The plan also proposes 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 and
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; 4th 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,

A handwritten signature in cursive script that reads "Bruno Rudaitis".

Bruno Rudaitis
Planner II
Zoning Review

BR



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, Krock 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).

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



Printed with Soybean Ink
on Recycled Paper

Stacey A. McArthur, R. L.

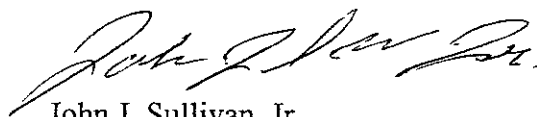
September 6, 2002

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.

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 Road
Baltimore, 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 Baltimore County Code 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.

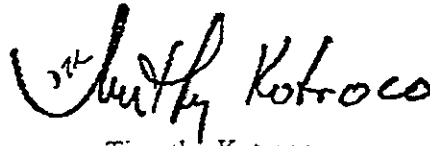
D. S. Thaler & Associates, Inc.
Glyndon Trace
December 15, 2003
Page 2

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,

A handwritten signature in black ink, appearing to read "Timothy Kotroco". The signature is stylized with a large, sweeping initial "T" and a cursive "Kotroco".

Timothy Kotroco
Director

TK:DTR:dak

c: Kristin Weis
File

D.S. THALER & ASSOCIATES, INC.

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

To: BPR
3/12/04
w

TO: Baltimore County Department of Permits
and Development Management
111 West Chesapeake Ave., Rm 123
Office of Zoning

DATE: March 11, 2004

RE: GLYNDON TRACE
P.D.M. # IV-550

ATTN: Timothy Kotroco

DST&A PN: 02130K

- ☐ We are submitting for distribution
- ☒ We are forwarding
- ☐ We are returning
- ☐ We request

- ☒ Herewith
- ☐ Regular U.S. Mail
- ☒ Hand Delivered
- ☐ Federal Express/Courier Service

NO.	DESCRIPTION
1	Spirit & Intent Request including:
1	Redlined 2nd. Amended Development Plan / PUD-R1 Aurthorization Plan
1	DRC Approval Letter (#120103A)
1	Copy of the Hearing Officer's Opinion and Order
1	\$50 filing check

Remarks:

- ☐ In accordance with your request
- ☒ For your review
- ☒ For processing
- ☐ Plans reviewed and accepted
- ☐ Plans reviewed and accepted as noted
- ☐ For revision by you

- ☐ For your use
- ☒ Please call when ready
- ☐ Please return to this office
- ☒ Approval requested
- ☐ Conference requested at your convenience

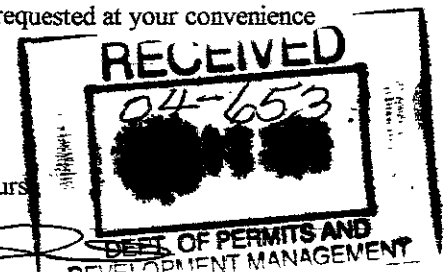
For further information, please contact our office at (410) 944-3647.

Enclosure ☐
cc: file ☒
cc: Client ☒

C. Krockner

Sincerely yours


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: ZONING OFFICE
BALTIMORE COUTY MARYLAND
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204
ATTN: MR. BRUNO RUDAITIS

DATE: July 14, 2000
RE: GLYNDON TRACE
ZONING PLAT
DST&A PN: 2130
PDM #: IV-550

- ☒ We are submitting
- ☐ We are forwarding
- ☐ We are returning
- ☐ We request

- ☒ Herewith
- ☐ Regular U.S. Mail
- ☒ Hand Delivered
- ☐ Federal Express/Courier Service

NO.	DESCRIPTION
12	REVISED PLATS
<i>No Revision Fee per WCR 7/17/00</i> 00-520-A	

Remarks: REVISED TO REMOVE THE 2 STORY ADDITION TO THE GORE HOUSE PER YOUR REQUEST

- ☒ In accordance with your request
- ☐ For your review
- ☒ For processing
- ☐ Plans reviewed and accepted
- ☐ Plans reviewed and accepted as noted
- ☐ For revision by you

- ☒ For your use
- ☐ Please call when ready
- ☐ Please return to this office
- ☐ Approval requested
- ☐ Conference requested at your convenience

For further information, please contact the writer at this office

Enclosure ☒ CHUCK KROCKER
cc: file ☒ JEFFERY SCHERR, ESQ.
cc: Client ☒

Sincerely yours,

Stacey A. McArthur
STACEY A. MCARTHUR

00-520-A

Petition was filed on 6-5-00. When getting ready to schedule it, I thought they needed a historic waiver as it was indicated on the petition that it was historic. There was nothing in the file at that time to indicate that it should be scheduled with a HOH. WCR looked at the file, determined they needed a historic waiver and called the attorney. They said they'd bring in the appropriate paperwork and the fee for the SPH. At this time, they indicated it should be scheduled with a HOH. WCR and I talked to Don Rascoe, who said that the HOH would stay scheduled for 8/4, schedule the zoning for whenever, and they'd have to continue the HOH to put it with the zoning.

On 7-13-00 Bruno talked to the attorney and he indicated they would not pursue the SPH, but would revise the plans to take off the addition to the historic structure. Bruno was told the plans would be submitted on 7-14-00.

On 7-17-00, the revised plans were brought in. On 7-21-00, in accordance with the conversation with Don Rascoe, the hearing was scheduled ~~on~~ for 8-22-00.

WCR talked to the attorney after the notice was received. They said the county was supposed to schedule it with the HOH. WCR explained why it was scheduled later and told them that they could go

to the HOH hearing and explain why they felt it should be heard with the HOH on 8-4. WCR told them that we were not changing the date.

(On 7-28-00 Tom Ogle brought in a posting certificate. Stacey McArthur, DS Thaler had faxed him a copy of the hearing notice but told him to change the hearing date and time to match the HOH. Tom said he told them it wasn't enough time to post, but they wanted it done anyway. *For a 8-4 hearing, the sign should have been posted by 7-20th - it was posted on 7-26. The ad ~~was~~ is going in the newspaper on 8-3. While Tom was here he called DS Thaler and WCR again explained that the hearing was on 8-22, not 8-4.

Sophia 7-28-00

WCR called & told attorney they needed a special hearing for a historic waiver. Said they would bring in appropriate paperwork and \$250 fee. *Don Rascoe, project manager, told WCR and myself 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.

Sophia

7/13/00

Talked to Tripp & he indicated that they will not pursue the administrative special hearing & the plans will be corrected to reflect no additional plans to arrive on 7/14
BK

00-520-A

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-520-A

Date Completed/Initials

7/21/00 SCJ

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 on 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)

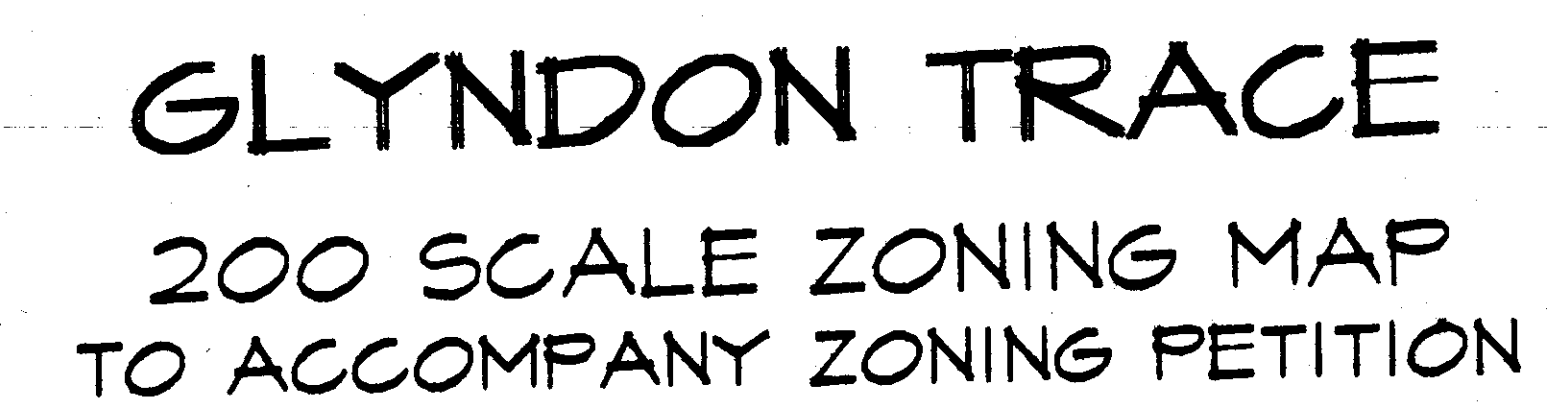
RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

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)

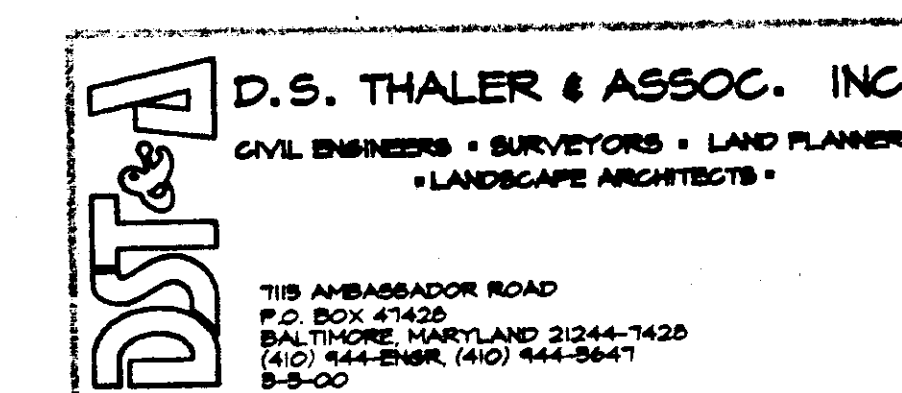
COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

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)



COUNCILMANIC DISTRICT: 3
ELECTION DISTRICT: 4

200' Scale Baltimore County 1996 Zoning Map, NW-15K & 15J



DATE: MAY 15, 2000

E COUNTY ING AND ZONING ONING MAP

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPH
JANUARY
1986

LOCATION
REISTERSTOWN
AREA
SOUTH

N. W.
15-K

Y-NE T-NW
X-SE W-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

**1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996**

Kevin Kameneck
Chairman, County Council

OFFICE
OFF

00-520-A

#520

**1st Amended
Final Development Plan Approved**

[illegible][illegible][illegible]

RECOMMENDED AREAS OF CRITICAL STATE CONCERN

BAaltimore COUNTY, MARYLAND

APPROVED FOR THE BOARD OF PLANNING AND ZONING

DATE: 4/26/06

BY: [Signature]

FOR THE DIRECTOR OF P.D.M.

1ST AMENDED FINAL DEVELOPMENT PLAN (PUD-R1)

CERTIFY UNDER OATH THAT THERE IS NO OTHER DEVELOPMENT WITHIN THE PROPOSED DEVELOPMENT, OR A PERSON WHO SERVES ON BEHALF OF THE PROPOSED DEVELOPMENT.

SOIL LIMITATIONS

NUMBER DATA	STREETS AND	APPROXIMATE
	PARCELS	CONCENTRATION
1.00	light	low
2.00	moderate	low
3.00	severe	low
4.00	severe	low
5.00	light	low
6.00	moderate	low
7.00	severe	low
8.00	light	low
9.00	moderate	low
10.00	severe	low

OUTSTANDING MAIN COMMITMENT

(NEAR LOADING)

FASTEN TO CONC. BASE

SECTION DETAILS

N.T.S.

N.T.S.

Revisions as noted below:

1. All revisions are noted below.

2. All revisions are noted below.

3. All revisions are noted below.

4. All revisions are noted below.

5. All revisions are noted below.

6. All revisions are noted below.

7. All revisions are noted below.

8. All revisions are noted below.

9. All revisions are noted below.

10. All revisions are noted below.

4/26/06

Date

APPROVAL LETTER

APPROVED FOR THE BOARD OF PLANNING AND ZONING

DATE: 4/26/06

BY: [Signature]

FOR THE DIRECTOR OF P.D.M.

OFFICE OF PLANNING AND ZONING

APPROVED BY:

Director of Planning: [Signature]

DATE: 4/26/06

FOR THE DIRECTOR OF P.D.M.

This Final Development Plan complies with all official comments and is in agreement with the Development Plan and all other approved plans and/or zoning and development hearing orders.

SOC., INC.

SURVEYORS

LAND PLANNERS

DATE: 4-26-06

SCALE: 1" = 50'

C.S.: 2

PROJ. NO.: 02180

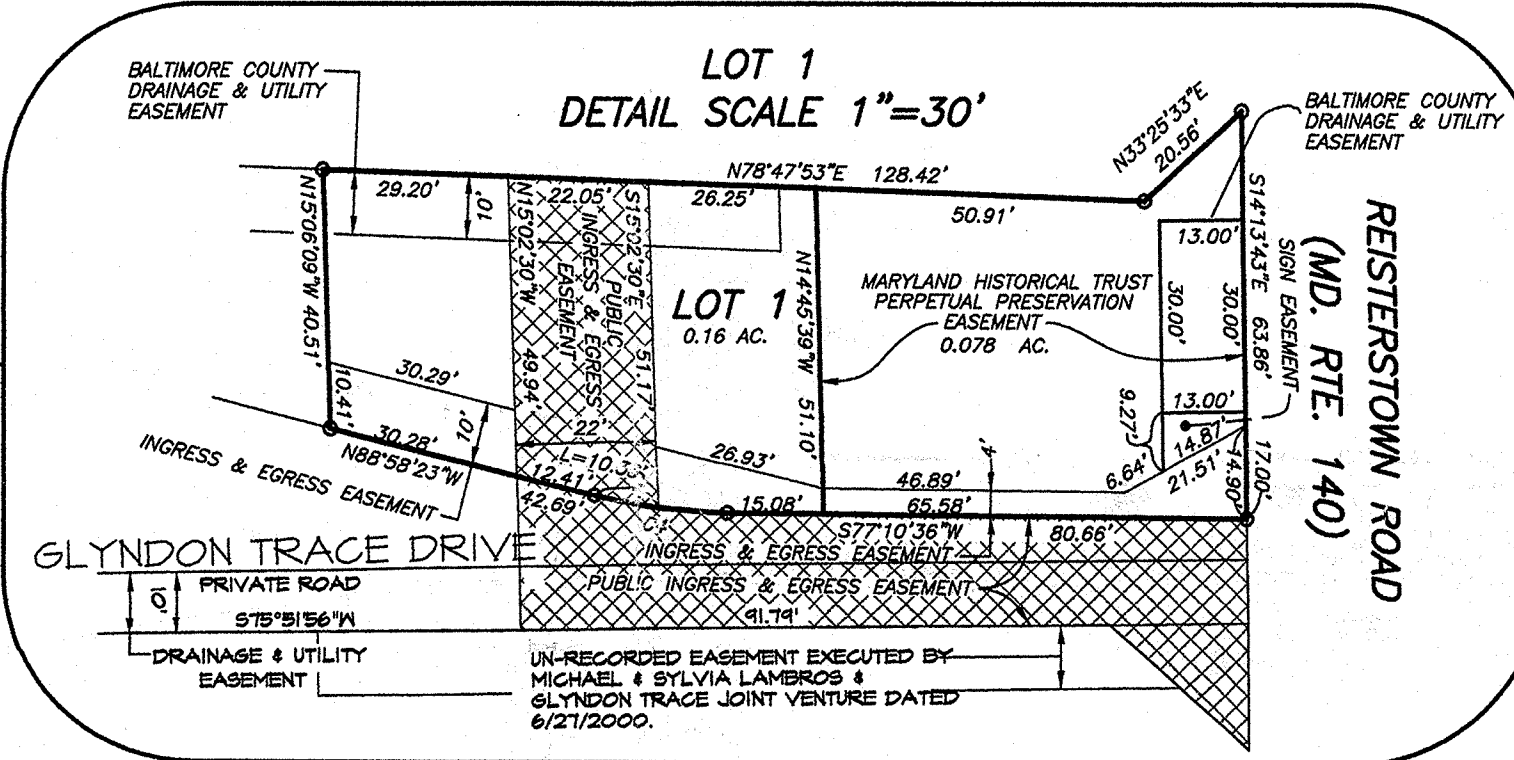
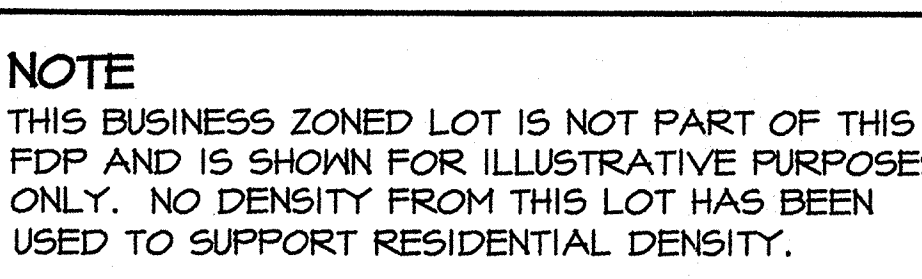
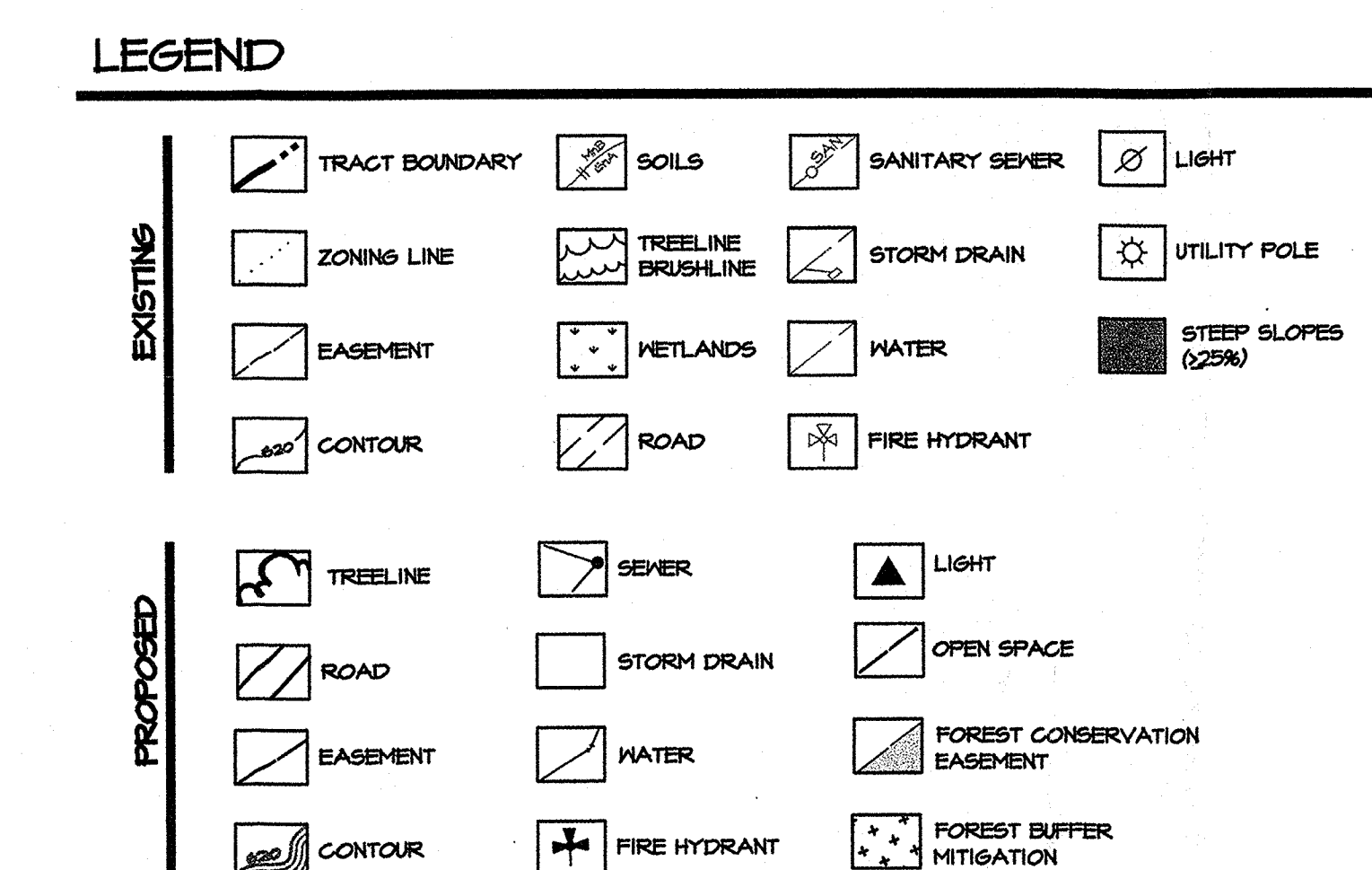
SHEET 2 OF 2

[illegible]

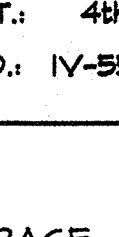
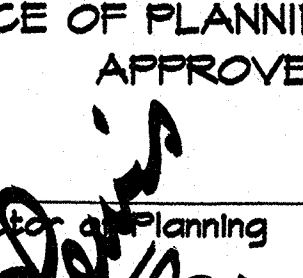
2nd

Amended/Refined Plan Approved

Final Development Plan Approved



NOTE:
THIS DEVELOPMENT IS NOT LOCATED
IN A FAILED/DEFICIENT ADEQUATE
PUBLIC FACILITY OR BASIC SERVICES
MAP AREA WHERE ISSUANCE OF
BUILDING PERMITS IS RESTRICTED.

PROJECT NAME: SYLINDRON TRACE PLAN TITLE: FINAL DEVELOPMENT PLAN (PUD-R1) COMMUNICATING DIST.: 3rd DISTRICT DIST.: 4th CDM PROJ. NO.: IV-550 DEVELOPER: SYLINDRON TRACE JOINT VENTURE, L.L.C. 4150 MARLAH COURT CHANTILLI, VA 20151-4949 (703) 444-2043 ATTN: CHARLES KROCKER	REVISIONS: 	OFFICE OF PLANNING AND ZONING APPROVED BY:  Director of Planning Date: 9/18/03 9/18/03
 D. S. THALER & ASSOC., INC. CIVIL ENGINEERS LANDSCAPE ARCHITECTS 715 AMBASSADOR ROAD SUITE 200 #7409 BAITHELM, MARYLAND 21044-7420 TEL: 410-326-1800	SURVEYORS LAND PLANNERS  96403	DATE: 6.04.00 SCALE: 1" = 50' C.S.: 2 PROJ. NO: 02130 SHEET 1 OF 2

