

IN RE: PETITION FOR VARIANCE
Cor. NW/S Lambourne Road & SW/S
Yorkward Road & Fairmount Avenue
9th Election District
4th Councilmanic District
(21-31 Dunvale Road, swc of Dunvale
and Yorkward Road)

Consolidated Hampton, LLC
By and through Robert B. Becker
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-021-A

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*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the property, the Consolidated Hampton, LLC, by and through Robert B. Becker, one of its members. The variance request involves a project located on property between Dunvale Road and Lambourne Road in the Towson area of Baltimore County. The Petitioners are proposing to construct 264 apartment units within the complex proposed to be built on that property. In furtherance of the construction of the apartment building on the property, the Petitioners have requested several variances.

The variances were modified at the hearing before me to more accurately depict the relief requested. The first variance requested by the Petitioners is from Section 201.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a minimum distance of 38 ft. between the apartment building and the center line of Lambourne Road and 33 ft. between the apartment building and York Road and Fairmount Avenue, all of which is in lieu of the 60 ft. required for this R.A.E.2 zone. The second variance is from Section 201.3.C.1 of the B.C.Z.R., to allow a 10 ft. street line building envelope in lieu of the required 15 ft. for the R.A.E.2 zone. The third variance is from Section 201.3.C.1 of the B.C.Z.R., to allow a minimum distance of 15 ft. between the building and the property line (other than a street line) in lieu of the required 30

ORDER RECEIVED FOR FILING

Date

9/27/01

By

R. J. [Signature]

ft. The fourth variance is from Section 201.3.C.2 of the B.C.Z.R., to allow a minimum distance of 15 ft. between the building windows and the property line (other than a street line) in lieu of the required 25 ft. in the R.A.E.2. zone. The last two variance requests are for that side of the building that faces towards the property shown on the site plan submitted as being owned by Marsden Chevrolet. Apparently, that property is occupied by Griffith Honda at this time. The variance which garnered the most attention of the persons who appeared in opposition to the Petitioners' request involved the variance on the Lambourne Road side of the property.

Appearing at the hearing on behalf of the variance requests were Mitch Kellman, a representative of Daft, McCune & Walker, Patrick Casey, Robert Becker and Todd Tilson, appearing on behalf of the owner and developer of the property and Rob Hoffman, attorney at law, representing the Petitioners. Appearing in opposition to the Petitioners' request were a great number of residents of the surrounding community, all of whom signed in on the Protestants' Sign-In Sheet. Most of these Protestants were represented by J. Carroll Holzer, attorney at law.

By way of historical background, it should be noted that this project came before this Deputy Zoning Commissioner last year for approval of similar variance relief. A public hearing was held on that matter and an ultimate decision rendered the 20th day of October, 2000 approving the Petitioners' variance request. At that time, the property was improved with multiple apartment buildings which have since been torn down. The Petitioners are now in the process of constructing the new apartment building on the subject property. In the course of proceeding with the development of the property, the engineers realized that two projections of this building require additional variance relief over and above that which was granted previously by me, in my Order dated October 20, 2000.

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Date 9/27/01
By [Signature]

As can be seen by reviewing the site plan and also the side elevation drawings submitted into evidence as Protestants' Exhibit No. 2, the apartment building to be constructed on this property contains architectural features which causes the building façade to be stepped back in certain areas. That is, the sides of this building itself are not straight linear walls, but have offsets to break up the mass of the building itself. Two projections of the building are called into question by virtue of the variance relief sought herein.

Another unique architectural feature to the design of this building is that the parking garage for the residents who will ultimately occupy the apartments therein is located entirely within the interior of this apartment building. There are two entrances into this parking garage, one taking access from Dunvale Road, the other from Lambourne Road. The entrance into the parking garage from Dunvale Road involves a 30 ft. wide section of the building façade itself. The wider entrance to the parking garage is located on the Lambourne Road side of the building and involves a section of the building containing a width of 60 ft. These entrances into the parking garage protrude slightly more than the remainder of the façade of the building itself. At the time that the Petitioners and their engineers came before me in October of 2000, they were unaware that the offset above these garage entrances would require additional variance relief. Once the Petitioners began constructing the building and surveys were performed on the actual improvements being constructed on the property, it was discovered that the building in question required additional zoning relief. Therefore, the Petitioners are requesting the variance relief in this case to accommodate the improvements that are already under construction at this time.

It should be noted that nothing has changed regarding the design, configuration and layout of the buildings being constructed today than that which was presented back in October of 2000. However, more accurate measurements have been made, particularly to the centerline of

Lambourne Road, which has changed the distances that were previously represented to this Deputy Zoning Commissioner. It cannot be overstated that the additional relief requested herein only involves that section of this apartment complex building consisting of a 60 ft. width along Lambourne Road which is the entrance into the parking garage and the 30 ft. width of the building that involves the entrance into the parking garage from the Dunvale Road side of the complex. The rest and remainder of the entire building complex will not be affected in any way by the variance relief requested at this time.

As stated previously, a great number of residents of the surrounding community appeared in opposition to the Petitioners' request. The majority of these residents reside in a newly constructed, very attractive apartment complex known as "The Valleys of Towson". The Valleys of Towson are located along Lambourne Road. Therefore, these residents who appeared in opposition are most concerned with the variance request that involves the 60 ft. section of the façade of the building along Lambourne Road, given its proximity to their homes. Accordingly, the Protestants did not take real issue with variance request nos. 3 and 4, which involved the side of the building that faces towards the Griffith Honda Automobile Dealership.

Regarding variance request nos. 3 and 4, involving the side of the building adjacent to Griffith Honda, Mr. Kellman testified that it was his opinion that the developer, based on the current survey of the property will, in fact, maintain the setback that was granted to them in my original Order dated October 20, 2000. In that case, they were permitted a setback of 17 ft. and Mr. Kellman's testimony was that they should, in fact, maintain that distance. It was, therefore, discussed, particularly by Mr. Griffin, one of the protestants who attended the hearing, that those variances be dismissed, since they are not necessary at this time. As stated previously, no one had any real opposition to that particular variance request. Mr. Kellman originally agreed that

ORDERED, THE ZONING
Date 9/27/01
By [Signature]

they could be dismissed, given that the building should meet that setback distance. However, out of an abundance of caution and in case there may be a potential survey error, the Petitioners requested that they have the flexibility to come to as close as 15 ft. from the property line adjacent to the Griffith Automobile Dealership in the event an offset on the façade of the building currently under construction should protrude further from the building façade than what was anticipated.

It was explained at the hearing that there are times during the construction of a particular building that the contractors constructing same will make an error and cause an offset or protrusion to extend further than what the design originally called for. So as to prevent the developer from having to come back to an additional public hearing, in the event a mistake is made during construction, the variance requests, nos. 3 and 4, shall remain as presented and the developer shall be permitted a variance of 15 ft. between the façade of the apartment building and the property line which abuts the Griffith Honda Automobile Dealership. It is likely that the building itself will be situated 17 ft. from that property line and the variance not necessary. However, flexibility shall be given to this developer in light of the fact that no one actually opposed that particular variance request. As stated previously, that side of this building abuts commercial businesses and does not affect the many residents who reside in The Valleys of Towson.

Variance Request No. 2 seeks a minimum distance of 10 ft. for the street line building envelope in lieu of the required 15 ft. This involves a 10 ft. building envelope that circumvents the entire building as shown on this property. This 10 ft. building line is simply an imaginary line which requires the footprint of the building itself to be located therein. In reviewing the site plan submitted into evidence, it appears that the entire building constructed on this property is set

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Date 9/27/01
By [Signature]

back a comfortable distance from this 10 ft. street line building envelope. This was requested by this Petitioner in an effort to again provide flexibility in the event a problem arises with a particular offset to this building. The only area where the building touches this 10 ft. line is on the Dunvale Road side of the property, where the 30 ft. wide entrance to the parking garage is located. Everywhere else on the property, the building is set back a safe distance from the 10 ft. imaginary line. Therefore, I believe it is appropriate to approve this variance request, given that it only involves a small 30 ft. wide section of this entire building.

Variance Request No. 1 is the variance that generated the most concern of the residents who attended the hearing. This particular variance request only involves the overhang which is contained on this apartment building over and above the entrances to the parking garage. This variance request does not affect any other portion of the building itself. The greatest amount of concern of those in attendance involved the distance of the apartment building to the centerline of Lambourne Road. The distance, as shown on the site plan submitted at the hearing before me, is 38 ft. from the center of Lambourne Road to the 10 ft. street line building envelope which was the subject of the Petitioners' second variance request. The closest part of the actual building itself to the center of Lambourne Road is 40 ft. That 38 ft. distance, as requested, is to the imaginary building envelope line and not to the structure itself. There is an additional 2 ft. between the imaginary building envelope line and the actual façade of this apartment building.

Therefore, the request by the Petitioners involves a 60 ft. wide section of the side of the building facing Lambourne Road, which provides an entrance into the interior parking garage. This 60 ft. wide section is out of the total length of the building which measures approximately 480 ft. Therefore, this variance applies only to a small portion of the overall length of the entire side of the building. The remainder and great majority of the façade of the apartment building

APPROVED BY THE BOARD OF ZONING
DATE 9/22/01
BY R. R. [Signature]

along Lambourne Road will maintain a distance to the centerline of Lambourne Road of approximately 60 ft.

The same holds true for the variance request for the entrance to the garage along Dunvale Road. That particular variance involves a protrusion on the side of the building containing a width of 30 ft. The remainder of the side of the building along Dunvale Road will have a much larger setback to the center of that street. Accordingly, there should be ample room within which this developer can provide the necessary landscaping and screening to provide for an attractive building design.

THEREFORE, after considering the testimony and evidence offered at the hearing, both for and against the variance requests, it is ORDERED, this 27th day of September, 2001, that the variance request, to allow a setback distance of 38 ft. from the 10 ft. street line building envelope to the center of Lambourne Road, be and is hereby GRANTED. This variance relief shall only apply to the 60 ft. wide area of the building where the garage entrance is located. It shall apply to no other portion of the building located on the Lambourne Road side of the apartment complex. The remainder of the Lambourne Road façade of the building shall be setback as represented on the site plan submitted into evidence. In addition, all landscaping as shown on the landscape plan submitted after the hearing as Protestants' Exhibit No. 1, shall be appropriately installed.

IT IS FURTHER ORDERED, that the variance to allow a building setback to the centerline of Yorkward Road of 33 ft. in lieu of the required 60 ft., shall also be GRANTED. That 33 ft. distance shall apply only to the side of the apartment complex building that faces Yorkward Road only and shall not apply to any other section of this building.

ORDER RECORDED FOR FILING

Date

9/27/01

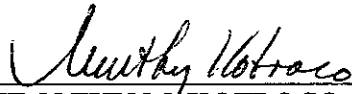
by

[Signature]

IT IS FURTHER ORDERED, that the variance to allow a 10 ft. street line building envelope in lieu of the required 15 ft., be and is hereby also GRANTED. The only portion of the façade of the building which utilizes this 10 ft. setback is the 30 ft. entrance from Dunvale Road into the parking garage. The remainder of the façade of this apartment complex is setback within this building envelope and shall be constructed as represented on the site plan.

IT IS FURTHER ORDERED, that the variance request to allow a minimum distance of 15 ft. between the building and 15 ft. between the building windows to the property line adjacent to the Griffith Honda Automobile Dealership, shall also be GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 9/22/01
By RC Jensen



Baltimore County
Zoning Commissioner

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

September 27, 2001

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

Re: Petition for Variance
Case No. 02-021-A
Property: 21-31 Dunvale Road,
swc of Dunvale and Yorkward Road

Dear Mr. Hoffman:

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

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

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

Mitch Kellman
Daft, McCune & Walker
200 E. Pennsylvania Avenue
Towson, MD 21286

Patrick Casey
8603 Westwood Center Drive
Vienna, VA 22152

Robert Becker
Todd Tilson
c/o Consolidated Hampton, LLC
P. O. Box 1189
Brooklandville, MD 21022

J. Carroll Holzer, Esquire
508 Fairmount Avenue
Towson, MD 21286

Joseph & Nina Santiago
31 Lambourne Road
Towson, MD 21204

William K. Wells
31 Lambourne Road, #501
Towson, MD 21204

Joseph H. Griffin
31 Lambourne Road, #106
Towson, MD 21204

Frank Kaufman
1021 Winsford Road
Towson, MD 21204



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 21-21 Dunvale Road, southwest corner
of Dunvale Road and Yorkward Road

which is presently zoned R.A.E.2/B.R.-A.S.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

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

To be determined at Hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Patricia A. Malone

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue

410-494-6200

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

Legal Owner(s):

Consolidated Hampton, LLC

Name - Type or Print

Signature

Robert B. Becker, Member

Name - Type or Print

Signature

P. O. Box 1189

410-823-8100

Address

Telephone No.

Brooklandville,

MD

21022

City

State

Zip Code

Representative to be Contacted:

Patricia A. Malone

Name

210 Allegheny Avenue

410-494-6200

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By BR Date 7/12/01

Case No. 02-021-A

9/27/98

ORDER RECORDED FOR FILING

Date 9/27/98
By [Signature]

ATTACHMENT TO PETITION FOR VARIANCES

Consolidated Hampton, LLC
21 – 31 Dunvale Road

1. Variance from Baltimore County Zoning Regulations ("BCZR") Section 201.3.C.1 to allow a minimum distance of ~~30~~ ³⁸ feet between the building and the center line of a street in lieu of the required 60 feet in the R.A.E.2 zone.
2. Variance from BCZR Section 201.3.C.1 to allow a minimum distance of 10 feet between the building and the street line in lieu of the required 15 feet in the R.A.E.2 zone.
3. Variance from BCZR Section 201.3.C.1 to allow a minimum distance of 15 feet between the building and the property line (other than a street line) in lieu of the required 30 feet (for buildings over 40 feet in height) in the R.A.E.2 zone.
4. Variance from BCZR Section 201.3.C.2 to allow a minimum distance of 15 feet between the building windows and the property line (other than a street line) in lieu of the required 25 feet in the R.A.E.2 zone.

*38' to Lanbourne
33' to Yorkward + Fairmont*

*- withdrawn
- withdrawn
would like to keep
it necessary*

Description

To Accompany Petition for Zoning Variance

3.430 Acre Parcel

Northwest Side of Lambourne Road

Southwest Side of Yorkward Road

Ninth Election District, Baltimore County, Maryland



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the point formed by the intersection of the northwest side of Lambourne Road, 60 feet wide, with the southwest side of Yorkward Road, 60 feet wide, and being at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Lambourne Road with the centerline of Yorkward Road (1) South 58 degrees 29 minutes 11 seconds West 30 feet, and thence (2) North 31 degrees 25 minutes 01 second West 30 feet to the point of beginning, thence leaving said beginning point and binding on the said side of Lambourne Road (1) South 58 degrees 29 minutes 11 seconds West 521.86 feet, thence leaving the said road and running the three following courses and distances, viz: (2) North 31 degrees 41 minutes 26 seconds West 195.00 feet, thence (3) South 58 degrees 29 minutes 11 seconds West 20.00 feet, and thence (4) North 31 degrees 41 minutes 26 seconds West 100.52 feet to intersect the southeast side of Dunvale Road, 60 feet wide, thence binding thereon the two following courses and distances, viz: (5) North 57 degrees 45 minutes 59 seconds East 340.45 feet to a point of curvature, and thence (6) Southeasterly by a line curving to the right with a radius of 200.00 feet for a distance of 317.01 feet (the arc of said curve being subtended by a chord bearing

South 76 degrees 49 minutes 32 seconds East 284.85 feet) to intersect the southwest side of Yorkward Road, thence binding thereon (7) South 31 degrees 25 minutes 01 second East 99.47 feet to the point of beginning; containing 3.430 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARE FOR ZONING PURPOSES
ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

August 24, 2000

Project No. 89117.B (L87117.B)

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: #02-021-A

21331 Dunvale Road

Cty: NW/S Lambourne Road & SW/S Yorkward Road &

Fairmount Avenue

9th Election District - 4th Councilmanic District

Legal Owner(s): Consolidated Hampton LLC, Robert B. Becker

Variance: to allow a minimum distance of 33 feet between

the building and the center line of a street in lieu of the re-

quired 60 feet; to allow a minimum distance of 10 feet

between the building and the street line in lieu of the re-

quired 15 feet; to allow a minimum distance of 15 feet

between the building and the property line (other than a

street line) in lieu of the required 30 feet (for buildings

over 40 feet in height); to allow a minimum distance of 15

feet between the building windows and the property line

(other than a street line) in lieu of the required 25 feet.

Hearing: Tuesday, September 11, 2007 at 10:00 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 Com-

missioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing,

Contact the Zoning Review Office at (410) 887-3391.

11/8/771-AUG. 28 C490291

CERTIFICATE OF PUBLICATION

8/30/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/28/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

1798

DATE 7/12/01 ACCOUNT Recd - 006 - 4150

AMOUNT \$ 250.00

RECEIVED FROM: Consolidated Hampton LLC

FOR: Verance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

021

PAID RECEIPT

PAYMENT	ACTUAL	TIME
7/13/2001	7/12/2001	14:23:25
MSOL CASHIER KNOWN FROM DRIVER		4
CEIPT # 032556		OFLN
5 509 ZONING VERIFICATION		
LR NO. 001748		

Recpt Tot 250.00
250.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No 02-021-A

Petitioner/Developer HAMPTON, ETAL

F-821-0147 - 40 VENABLE / AMY DONTTELL

Date of Hearing/Closing 9/11/01

it™ brand fax transmittal memo 7671		# of pages ▶ 1
To	From	
Co.	Co.	
Dept.	Phone #	
Fax #		

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

Attention: Ms Gwendolyn Stephens GEORGE ZAHNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #21 to 31 DUNVALE RD., LAMBOURNE RD. - S/S TOWSONTOWNE BLVD
3-SIGNS ONSITE

The sign(s) were posted on 8/22/01 — 8/24/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/25/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

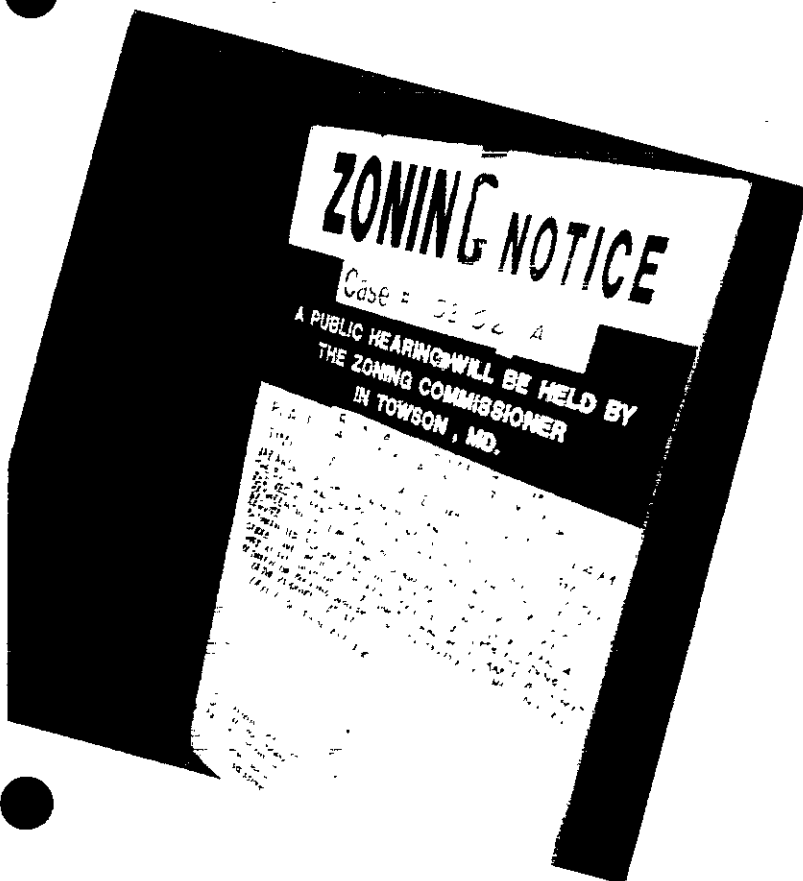
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



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: 02-021-A
Petitioner: CONSOLIDATED HAMPTON, LLC
Address or Location: 21-31 DUNVALE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMY DONTILL
Address: 210 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
Telephone Number: (410) 494-6244

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 28, 2001 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21204

410 494-6244

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: 02-021-A

21 – 31 Dunvale Road

Cor. NW/S Lambourne Road & SW/S Yorkward Road & Fairmount Avenue

9th Election District – 4th Councilmanic District

Legal Owner: Consolidated Hampton LLC, Robert B Becker

Variance to allow a minimum distance of 33 feet between the building and the center line of a street in lieu of the required 60 feet; to allow a minimum distance of 10 feet between the building and the street line in lieu of the required 15 feet; to allow a minimum distance of 15 feet between the building and the property line (other than a street line) in lieu of the required 30 feet (for buildings over 40 feet in height); to allow a minimum distance of 15 feet between the building windows and the property line (other than a street line) in lieu of the required 25 feet.

HEARING: Tuesday, September 11, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 672
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

August 9, 2001

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: 02-021-A

21 – 31 Dunvale Road

Cor. NW/S Lambourne Road & SW/S Yorkward Road & Fairmount Avenue

9th Election District – 4th Councilmanic District

Legal Owner: Consolidated Hampton LLC, Robert B Becker

Variance to allow a minimum distance of 33 feet between the building and the center line of a street in lieu of the required 60 feet; to allow a minimum distance of 10 feet between the building and the street line in lieu of the required 15 feet; to allow a minimum distance of 15 feet between the building and the property line (other than a street line) in lieu of the required 30 feet (for buildings over 40 feet in height); to allow a minimum distance of 15 feet between the building windows and the property line (other than a street line) in lieu of the required 25 feet.

HEARING: Tuesday, September 11, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDL
Director

C: Consolidated Hampton LLC, Robert B Becker, P O Box 1189, Brooklandville 21022
Patricia A Malone, Venable Baetjer & Howard LLP, 210 Allegheny Ave, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 27, 2001.**
- (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.



Baltimore County
Department of Permits and
Development Management

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

September 7, 2001

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

Dear Ms. Malone:

RE: Case Number: 02-021-A, 21 – 31 Dunvale Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 12, 2001.

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

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Robert B Becker, Consolidated Hampton LLC, P O Box 1189, Brooklandville 21022
People's Counsel



Jim
9/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: September 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 13, 2001
Item Nos. 018, 019, ~~021~~, 022, 023, 025,
026, 028, 029, 030, 031, 032, 033,
035, and 057

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

RWB:HJO:jrb

cc: File

SEP 13



**Baltimore County
Fire Department**

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

August 14, 2001

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: 017-150 W Painters Mill Rd, LLLP
021 - Consolidated Hampton LLC Robert B. Becker

Location: DISTRIBUTION MEETING OF August 6, 2001

Item No.: 017 and 021

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
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.
9. THE ACCESS ROAD SHALL BE A MINIMUM OF 18 FEET IN WIDTH.

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

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



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Sept
9/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 5, 2001

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

SUBJECT: 21-23 Dunvale Road

INFORMATION:

Item Number: 02-021

Petitioner: Consolidated Hampton, LLC.

Zoning: RAE -2 & BR-AS

SEP - 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that due to the large size of the proposed structure, adequate landscaping and streetscape will be required which cannot be met within a 10 foot street line and building distance. As such, the variance relief should be limited to the areas projecting to accommodate the garage.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.10.01

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

RE: Baltimore County
Item No. 021 BR

Dear Ms. Jackson:

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

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

Very truly yours,

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

My telephone number is _____

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

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

RE: PETITION FOR VARIANCE
21-31 Dunvale Road, Cor. NW/S Lambourne Rd
and SW/S Yorkward Rd & Fairmount Ave
9th Election District, 4th Councilmanic

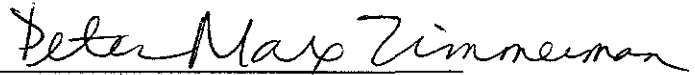
Legal Owner: Consolidated Hampton LLC
Petitioner(s)

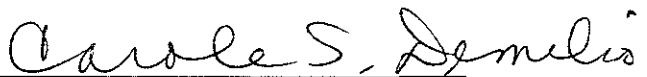
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-21-A

* * * * *

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


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 17th day of August, 2001 a copy of the foregoing Entry of Appearance was mailed to Patricia A. Malone, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Writer's Direct Number:
(410) 494-6285

dhkarcieski@venable.com

October 24, 2001

HAND-DELIVERED

Timothy M. Kotroco, Deputy Zoning
Commissioner for Baltimore County
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Motion for Reconsideration
Case No. 02-021-A
Petitioner: Consolidated Hampton, LLC

Dear Mr. Kotroco:

I have received your Findings of Fact and Conclusions of Law in the above-referenced case, dated September 27, 2001. In the Order, you modified the relief granted in the prior zoning case (Case No. 01-090-A) on the property to accommodate the architectural features of the proposed apartment building. I would respectfully request that certain technical changes be made to the relief section of the Order as shown on the site plan introduced at the hearing regarding building to street line and building to street center line setbacks. The suggested changes do not in any way substantively alter the relief granted in your Order.

The changes are as follows:

ORDERED, this 27th day of ~~September~~ October, 2001, that the variance request, to allow a setback distance of 38 ft. in lieu of the required 60 ft. from the ~~10 ft. street line~~ building envelope to the center line of Lambourne Road, be and is hereby GRANTED. This variance relief shall only apply to the 60 ft. wide area of the building where the garage entrance is located. It shall apply to no other portion of the building located on the Lambourne Road side of the apartment complex. The remainder of the Lambourne Road façade of the building shall be setback as represented on the site plan submitted into evidence. In

Timothy M. Kotroco, Deputy Zoning
October 24, 2001
Page 2

addition, all landscaping as shown on the landscape plan submitted after the hearing as Protestants' Exhibit No. 1, shall be appropriately installed.

IT IS FURTHER ORDERED, that the variance to allow a building setback ~~distance to the center line of Yorkward Road~~ of 33 ft. in lieu of the required 60 ft. ~~from the building envelope to the center line of Yorkward Road~~, shall also be GRANTED. That 33 ft. distance shall apply only to the side of the apartment complex building that faces Yorkward Road only and shall not apply to any other section of this building.

IT IS FURTHER ORDERED, that the variance to allow a 10-ft. ~~street line~~ setback distance of 40 ft. in lieu of the required 60 ft. ~~from the building envelope to the center line of Dunvale Road in lieu of the required 15 ft.~~, be and is hereby also GRANTED. The only portion of the façade of the building which utilizes this 10-40 ft. setback is the 30 ft. entrance from Dunvale Road into the parking garage. The remainder of the façade of this apartment complex is setback within this building envelope and shall be constructed as represented on the site plan.

IT IS FURTHER ORDERED, that the variance to allow a setback distance of 10 ft. in lieu of the required 15 ft. from the building envelope to the street line of Lambourne Road, Yorkward Road, and Dunvale Road shall also be granted. That 10 ft. distance shall apply to the entire side of the building that faces Yorkward Road and be limited to the 60 ft. wide garage entrance area on Lambourne Road and the 30 ft. wide garage entrance area on Dunvale Road.

IT IS FURTHER ORDERED, that the variance request to allow a minimum distance of 15 ft. between the building and 15 ft. between the building windows to the property line adjacent to the Griffith Honda Automobile Dealership, shall also be GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.



Timothy M. Kotroco, Deputy Zoning
October 24, 2001
Page 3

Thank you for your consideration of this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "David H. Karceski".

David H. Karceski

DHK

cc: J. Carroll Holzer, Esquire
Mr. Robert Becker
Mr. Mitchell J. Kellman

TO1DOCS1/DHK01/#124988 v1

TRANSACTION REPORT

Transmission

Transaction(s) completed

NO.	TX	DATE/TIME	DESTINATION	DURATION	PGS.	RESULT	MODE
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VENABLE, BAETJER AND HOWARD LLP
Including professional corporations

210 Allegheny Avenue
Towson, Maryland 21204
(410) 494-6200, Fax (410) 821-0147
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VENABLE®
ATTORNEYS AT LAW

TO:
Mitch Kellman

FAX NUMBER:
410-296-4705

PHONE NUMBER:

SENDER:
David H. Karceski

SENDER'S FAX NUMBER:
(410) 821-0147

SENDER'S PHONE NUMBER:
(410) 494-6285

SENDER'S ASSISTANT:
Mary Ann Regulski

ASSISTANT'S PHONE NUMBER:
(410) 494-6263

DATE:
10/19/2001

CLIENT/MATTER NUMBER:
35860.157581

PAGES, EXCLUDING COVER:
3

MESSAGE:

Once you have had an opportunity to review the attached letter to the Deputy Zoning Commissioner, please give me a call to discuss.

Additionally, please confirm whether the 10 foot street line setback applies to the entire apartment building.

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Towson, Maryland 21204
(410) 494-6200, Fax (410) 821-0147

MARYLAND • WASHINGTON, D.C. • VIRGINIA



TO:
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10/19/2001

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PAGES, EXCLUDING COVER:
3

MESSAGE:

Once you have had an opportunity to review the attached letter to the Deputy Zoning Commissioner, please give me a call to discuss.

Additionally, please confirm whether the 10 foot street line setback applies to the entire apartment building.

If you require assistance with this transmission, please contact the sender

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the U.S. postal service. Thank you.

Case Number #02-021-A

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

[illegible]

Case Number #02-021-A

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
J. Carroll Hober	508 Fairmount Ave	Towson	21286
Rosalie R. Rosetto	31 Lambourne Rd	Towson	21204
Vivian Goos	31 Lambourne Rd.	Towson	21204
* Jose M. Santiago	31 Lambourne Rd #401	Towson	21204
* Nina Santiago	31 Lambourne Rd	Towson	21204
LaVerne Sumner	31 Lambourne Rd	Towson, MD	21204
Marshall S. Turner	31 Lambourne Rd.	" "	"
Lieschotte Weiss	31 Lambourne Rd	Towson MD	21204
Charles M. Weiss	31 Lambourne Rd.	Towson MD	21204
Kathryn H. Wilkerson	31 Lambourne Rd	Towson Md	21204
Edna K. Hughes	31 Lambourne Rd	Towson Md	21204
Bill Rockford	" " 507	" "	" "
Bruce BOLAND	31 " " 508	" "	" "
Alice Wells	31 " " 501	" "	" "
Michael Kaleyis	31 " " 301	" "	" "
J.C. Hughes	31 " " 303	" "	" "
* Wm. K. WELLS	31 " " 501	" "	" "
* John H. GRIFFIN	31 " " 106	" "	" "
Albert R. Williams	31 " " 208	" "	" "

Case Number #02-021-A

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

Zoning Variance Hearing
Case 02-0210

Sheet 1 of 2

Tuesday September 11, 10^{AM}
Baltimore County Court Bldg, Room 407

The undersigned individuals are Condominium owners, in the Valleys of Towson Condominium Building located at 31 Sambourne Road. They object to the granting of the Zoning Variance requested by the developers of the Pulanney Crescent Apartment Building now under construction at Sambourne Rd., Towson.

Signature	Unit Number
Richard E. Major	#506
William Wells	#501
John Stafford	505
John M. Stafford Jr.	502
Reg Skidmore	403
Maria Rattini	404
Dolores Alt - M.A.	404
Lois Turner	407
Marshall S. Turner	407
LaVerne Summe	308
George Koch	307
Charles Wages	306
Peggy Wages	306
Efrosene Kalezis	301
Michael D. Kalezis	301
John Hughes	303
Edna Hughes	303
Lieselotte Weiss	305
Charles M. Weiss	305

Signature	Unit Number
Alan Rothage	302
Carol Rothage	302
David Rothage	302
Alice M. Wells	501
Genevieve Zark	503
Virginia Kasper	503
Yolanda Lopez	304
Cherry Kooch	304
W. G. M. M.	508
Barbara Boland	508
Rosalie R. R. R.	101
Nina A. Santiago	401
Joseph M. Santiago	401
Priscilla Churchman	406
Samuel L. DeJoie	505
Yolanda P. DeJoie	505
Rev. Ernest Arambiges	207
Maria Arambiges	207
Helen Rockford	507
William F. Rockford	507
Deborah L. L. L.	308

We the undersigned are condominium owners of the Valleys of Towson Condominium located at 31 Lambourne Rd. We object to the granting of the zoning variance requested by the developer of the Crecent Apartment Building now under construction on Lambourne Road

Signature

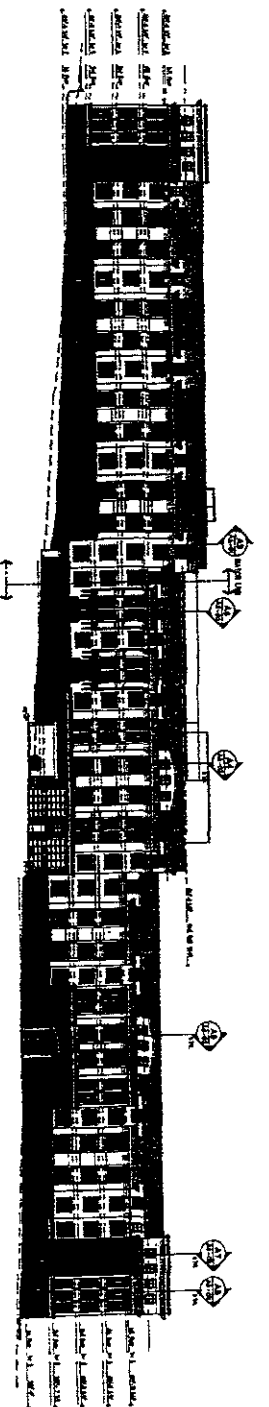
Printed Name

Unit No.

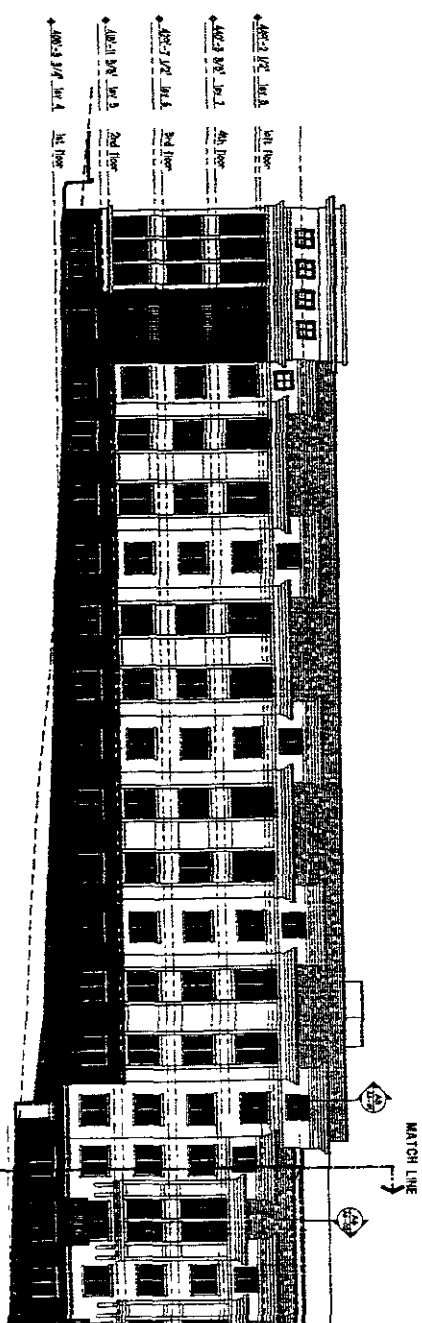
Carroll K. Arconti	Carroll K. Arconti	104
Rosemary Mahon	Rosemary Mahon	103
Vivian Goos	VIVIAN GOOS	102
John H. Griffin	JOHN H. GRIFFIN	106
Mary E. Griffin	MARY E. GRIFFIN	106
Wayne A. Sperry	WAYNE A. SPERRY	105
Albert R. Wilkerson	Albert R. Wilkerson	208
Kathryn H. Wilkerson	Kathryn H. Wilkerson	208
SAL Vasquez	SAL Vasquez	205
Tina Vasquez	Tina Vasquez	205
Zelma Gilliam	Zelma Gilliam	206
Dolly Davis	Dolly DAVIS	204
Robert H. Davis	ROBERT H. DAVIS	204
Michael Kujawa	MICHAEL KUJAWA	203
Gail Kujawa	GAIL KUJAWA	203
PATRICK K	PATRICK KUJAWA	203
Charles Glock	CHARLES GLOCK	201
Lillian Glock	LILLIAN GLOCK	201
Charles V. Glock	Charles V. Glock	201
Virginia C. Vandenberg	VIRGINIA C. VANDERBURG	108
Freda Metaxas	FREDA METAXAS	405
Christine Kram	CHRISTINE KRAM	202
Patrick Sokas	PATRICK SOKAS	408
Dolores Abt	Dolores Abt	404
Marie E. Rattini	MARIE E. RATTINI	404
Bill Boland	Bill Boland	508
Barbara Boland	Barbara Boland	508
JEAN STAFFORD	Jean Stafford	502
Patrick Stafford Sr	PATRICK STAFFORD SR	502

Signature	Printed name	Unit No
Virgil A. Simms (Simms)	Virgil A. Simms (LS)	308
Curtis E. Vandenberg Jr.		108
		2

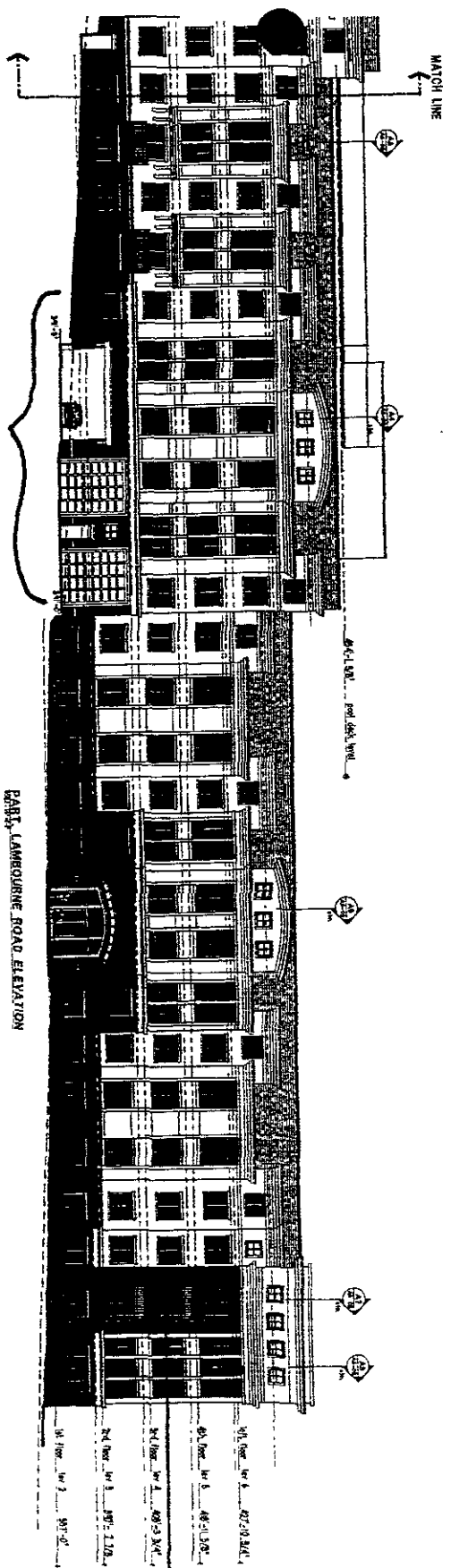
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+ 2
Total 64



LAMBOURNE ROAD ELEVATION



LAMBOURNE ROAD ELEVATION



LAMBOURNE ROAD ELEVATION

Plot E2 #2

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ISSUED NOV 5, 2000

A5-02

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200 BROADWAY
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TEL: 212 691 1234
FAX: 212 691 1235
WWW.LESSARD-ARCH.COM

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TO PREPARE

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