

IN RE: DEVELOPMENT PLAN HEARING	*	BEFORE THE
& PETITIONS FOR SPECIAL HEARING		
AND VARIANCE	*	HEARING OFFICER
W/S Philadelphia Road, E/S Cowenton Avenue		
11th Election District	*	OF BALTIMORE COUNTY
5th Councilmanic District		
(The Fields @ Perry Hall)	*	Case Nos. XI-874 & 02-249-SPHA
 Anna A. and William E. Martin;	*	
Robert M. Catron; and Robert H.		
and Glenda L. Catron, <i>Legal Owners</i>	*	
and		
Ron Schaftel/Southern Land Co., <i>Developer</i>	*	

* * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, as a requested approval of a Development Plan prepared by Morris & Ritchie Associates, Inc., proposing the Development of the subject property into 101 single-family residential lots which includes 3 existing residences. The property, which is the subject of this Development Plan approval request, is located on the west side of Philadelphia Road, north of Cowenton Avenue in the White Marsh area of Baltimore County. In addition to the requested approval of this Development Plan, the Developer is also requesting variances for some of the lots to be located within this community as follows:

1. From Section 259.9.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a minimum lot width of 70 ft. in lieu of the required 85 ft. for Lot Nos. 6, 7, 8, 9, 13, 14, 15, 16, 18, 19, 34, 35, 36, 37, 38, 54, 59, 61, 62, 63, 70, 71, 72, 73, 74, 75, 76, 77, 78, 81, 83, 84, 85, 86, 87, 91, 92, 93, 94 and 95;
2. Special variance pursuant to Section 259.8 of the B.C.Z.R. from the provisions of Section 259.7.S, to allow Lot Nos. 1, 75, 76, 77, 78, 79, 80, 81, 82, 98, 99, 100 and 101 to be connected to a sewer interceptor in the Bird River Subarea in lieu of the Honeygo Run Subarea;
3. From Section 404.10.B of the B.C.Z.R., to allow a minimum of 25 ft. between environmentally controlled structures (greenhouses) and a neighboring property line in lieu of the required 50 ft.; and
4. From Section 259.9.B.4.f of the B.C.Z.R., to allow side building fact to side building face setbacks of 20 ft. in lieu of the required 30 ft. for Lot Nos. 11, 12, 22 and 23.

259.9.B.3 of the B.C.Z.R. to allow a minimum lot width of 70 ft. in lieu of the required 85 ft. for Lot Nos. 6, 7, 8, 9, 13, 14, 15, 16, 18, 19, 34, 35, 36, 37, 38, 54, 59, 61, 62, 63, 70, 71, 72, 73, 74, 75, 76, 77, 78, 81, 83, 84, 85, 86, 87, 91, 92, 93, 94 and 95;

Date 3/18/02
R. Jameson

Appearing at the hearing on behalf of the Developer were David Altfeld and Ronald Schaftel, constituting the Developers of the property, Joe Caloggero, representing The Traffic Group, Bill Kopaotic, Mike Staiano, Lyndon Hart and Bob Bradley, representing Morris & Ritchie Associates, the engineering firm who prepared the Development Plan of the property, and W. Martin and Robert Catron, owners of the property. No citizens from the surrounding community attended the hearing. Rob Hoffman, attorney at law, represented the Developer. As is usual and customary, representatives of the various Baltimore County reviewing agencies also attended the hearing; namely, Lloyd Moxley and Donna Thompson (Zoning Review), Bob Bowling (Development Plans Review), Walt Smith (Project Manager) and William A. Miner (Bureau of Land Acquisition), all from the Office of Permits & Development Management; R. Bruce Seeley from the Department of Environmental Protection & Resource Management (DEPRM); Lynn Lanham from the Office of Planning; and Jan Cook from the Department of Recreation & Parks.

As to the history of the project, a Concept Plan Conference was held on July 30, 2001. A Community Input Meeting was held thereafter at the Perry Hall Community Hall on September 4, 2001. A Development Plan Conference followed on January 16, 2002 and a Hearing Officer's Hearing for this Development was held on February 8, 2002 in Room 106 of the County Office Building. A second hearing was held on February 21, 2002 in Room 106 of the County Office Building.

At the Hearing Officer's Hearing, I attempt to determine what, if any, issues or comments remain unresolved as of the time of the hearing before me. Several issues were raised at the hearing which were unable to be resolved by way of informal discussion. Therefore, it was necessary to take testimony and evidence regarding those matters.

ORDER PREPARED FOR FILING
DATE 3/18/02
BY J.R. JENNIFER

The first issue raised at the hearing before me involved the installation of a circular median proposed to be located within the center of several of the cul-de-sacs proposed to be located within the road network of this community. This Development proposal is known as "The Fields at Perry Hall" and is proposed to be located on the northwest corner of the intersection of Philadelphia Road and Cowenton Avenue. The Developer proposes to create 101 single-family residential lots on this property. The lots in question will have access to Philadelphia Road on the east end of the site and Cowenton Avenue on the southern end of the development. As an amenity to the residents who will live in certain areas of this Development and those motorists utilizing the cul-de-sacs, the Developer would like to install circular concrete medians in the center of the cul-de-sacs that are located within this Development. The exact location, design and detail of this circular median are more particularly shown on Developer's Exhibit No. 1A, the Development Plan which was submitted and accepted into evidence.

The Developer, along with the Office of Planning, supports the installation of this landscaping feature. The area within the circular median would be utilized by planting flowers and landscape material. Hopefully, this would result in an attractive amenity to those residents who live around the perimeter of these cul-de-sacs.

The concept of providing this median within the center of these cul-de-sacs was strongly opposed by Mr. Robert Bowling, a representative of the Department of Permits & Development Management, Plans Review. Mr. Bowling testified that the traffic engineering section of his department objects to the design of this landscape feature. Evidently, problems have arisen in communities where these features exist. Mr. Bowling testified that should any resident of this community park their vehicle on the cul-de-sac itself, then larger vehicles such as trash trucks, fire engines and school buses, to name a few, would not be able to negotiate around this obstacle in the center of the cul-de-sac. Therefore, Mr. Bowling argues that these features are not

functional and should not be permitted to be installed on this roadway.

After considering the testimony and evidence offered by the Developer, the Office of Planning and the Department of Permits & Development Management, I find that the Developer should not construct the concrete median in the center of the cul-de-sacs proposed to be located within this Development. Aesthetically, I believe this to be an attractive feature. However, based on the testimony offered, I find that this feature will interfere with the free flow of traffic around these cul-de-sac areas. Accordingly, they should be eliminated from the Development Plan.

The second issue raised at the hearing before me involved the location of the required open space for this Development. The Developer has proposed to locate the entirety of their open space requirement in the northwest area of this Development, adjacent to the boundary of this property with I-95. This open space is proposed to be located in the area between Lots 4 and 5 and is clearly depicted on the Development plan submitted into evidence. Mr. Jan Cook, representing the Department of Recreation & Parks and Ms. Lynn Lanham, appearing on behalf of the Office of Planning, strongly object to the location of this open space. Their testimony demonstrated that the open space should not be located adjacent to I-95 and should in fact be more centrally located within the geographic center of this property. These representatives would like to see the open space in question located in the area of the property where Lots 81-97 are proposed. Those lots that currently occupy that area of the plan should then be relocated along the boundary of I-95.

In support of this position, Mr. Cook and the Department of Recreation & Parks rely heavily on the language contained within the Baltimore County Local Open Space Manual. The applicable language of that manual reads as follows:

"Active Local Open Space (LOS) should be provided in a single, centrally located, accessible parcel of no less than 20,000 sq. ft., within the subdivision it

OFFICE OF PLANNING
DATE 3/18/02
BY J.R. [Signature]

serves. Each LOS parcel must have a minimum of one, 20 ft. wide, vehicular access. If more than one open space parcel is necessary, it should be located to sufficiently serve a significant portion of the residents within the development."

Mr. Cook believes that this language supports the position of the Department of Recreation & Parks and also the Office of Planning, that the open space in question should be located between Public Road "A" and Public Road "B" as aforesaid.

The Developer took issue with the positions of the Department of Recreation & Parks and the Office of Planning. Mr. Bradley, testifying on behalf of the Developer, indicated that in his opinion the open space, as shown on this Development Plan, is in fact centrally located within this subdivision. The testimony offered at the hearing demonstrated that the length of time it takes a future resident of this subdivision to walk to this area of open space is approximately the same for those residents living at the extreme edges of this subdivision. Therefore, given this slight difference in the time it takes to access this open space, the Developer believes that the area set aside is in fact centrally located and, therefore, should be approved. Furthermore, it was argued at the hearing that the language contained within the manual itself is discretionary by virtue of the use of the word "should". That is, Mr. Hoffman, arguing on behalf of the Developer, indicated that while other sections of the open space manual utilize words such as "must" and "shall", the drafters of this particular provision utilized the word "should" relative to open space being centrally located. Therefore, Mr. Hoffman argues that the drafters of this legislation provided some flexibility to developers as to the exact location of open space.

After considering the testimony and evidence offered by the Department of Recreation & Parks and the Office of Planning, as well as the Developer, and most importantly relying upon the language contained within the Open Space Manual, I find that the Developer has in fact satisfied the requirements of that manual and, therefore, the open space as depicted on Developer's Exhibit No. 1A (the Development Plan), is in fact appropriate. Accordingly, the

COPIES MADE FOR FILE
3/18/02
J.P. Gammart

Developer shall not be required to relocate this open space area and the same shall be permitted to remain as represented on the Development Plan.

The last remaining issue regarding this Development Plan involved a second means of access to the property situated to the south of this development, identified on the Development Plan as owned by "The Knight Group, LLC". The Developer has already provided one means of access from its property to the property owned by The Knight Group. That means of access is identified as Public Road "G", located between Lots 58, 59 & Lots 60 and 61. The Office of Planning has requested this Developer to provide a second road from their development into this adjacent property. The request from the Office of Planning would be to provide a second road turning off of Public Road "A" somewhere in the vicinity of Lots 73 through 75. This, they believe, would provide a better means of access and would promote the free flow of traffic between the property being developed at this time and the future development of the property owned by The Knight Group.

The Developer disagreed with the position taken by the Office of Planning. Mr. Bradley testifying on behalf of the Developer, indicated that his client is already providing one means of access to this adjacent property. Furthermore, Mr. Bradley indicated that this request normally comes from the Department of Permits & Development Management, Traffic Section. The Developer was surprised to see that this particular request was being made by the Office of Planning and not the department which normally oversees road design. Furthermore, the testimony revealed that The Knight Property has complete and unrestricted access to Cowenton Avenue which it borders. Therefore, the Developer believes that the property situated to their south, owned by The Knight Group, has complete and adequate access to the public road system and, therefore, an additional road connection from their community is not warranted.

ORDER RECORDED TO FILE
3/18/02
J.R. Gorman

After considering the testimony and evidence offered by the Office of Planning and the Developer, I find that the Developer should not be required to provide a second means of access from their community into the property owned by The Knight Group. The Developer is already providing a road connection to this property. Furthermore, there is ample road frontage along Cowenton Avenue to provide access to this property to the south. Therefore, an additional connection is not warranted at this time.

Two other issues were raised at the hearing which warranted that the record remain open regarding this project. The first issue involved traffic calming devices and was raised by Mr. Bowling on behalf of the Department of Permits & Development Management. The second issue involved the Department of Environmental Protection & Resource Management and related to the relocation of the proposed storm water management facility No. 3. Both of those issues were resolved by the Developer and those respective departments. Written confirmation of that resolution was transmitted to the file by a letter dated March 12, 2002 from Ms. Patricia M. Farr, Supervisor of Environmental Impact Review. The second written transmittal was transmitted to the file by letter dated March 7, 2002, authored by Bob Bradley on behalf of Morris & Ritchie Associates. Both of those letters shall be included in the file and shall serve to memorialize the resolution of those issues.

As to the Development Plan submitted into evidence, based upon my findings contained within the body of this Order, the Development Plan shall be approved.

In addition to the requested approval of the Development Plan, the Developer is also requesting the following variances:

1. From Section 259.9.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a minimum lot width of 70 ft. in lieu of the required 85 ft. for Lot Nos. 6, 7, 8, 9, 13, 14, 15, 16, 18, 19, 34, 35, 36, 37, 38, 54, 59, 61, 62, 63, 70, 71, 72, 73, 74, 75, 76, 77, 78, 81, 83, 84, 85, 86, 87, 91, 92, 93, 94 and 95;

2. Special variance pursuant to Section 259.8 of the B.C.Z.R. from the provisions of Section 259.7.S, to allow Lot Nos. 1, 75, 76, 77, 78, 79, 80, 81, 82, 98, 99, 100 and 101 to be connected to a sewer interceptor in the Bird River Subarea in lieu of the Honeygo Run Subarea;
3. From Section 404.10.B of the B.C.Z.R., to allow a minimum of 25 ft. between environmentally controlled structures (greenhouses) and a neighboring property line in lieu of the required 50 ft.; and
4. From Section 259.9.B.4.f of the B.C.Z.R., to allow side building fact to side building face setbacks of 20 ft. in lieu of the required 30 ft. for Lot Nos. 11, 12, 22 and 23.

There was no testimony offered in opposition to the variance requests. The variances requested are interior to this Development and are not detrimental to any surrounding properties. After considering the testimony and evidence offered by the Developer regarding these variances and the lack of opposition thereto, I find that the variances should be granted.

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

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
3. Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel.

ORDERED: 3/19/82
J. P. Gammeter

In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the Baltimore County Zoning Regulations.

THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 18th day of March, 2002, that the Development Plan submitted into evidence as Developer's Exhibits 1A and 1B, known as "The Fields at Perry Hall", be and it is hereby APPROVED.

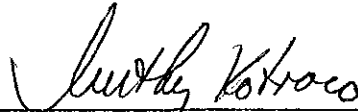
IT IS FURTHER ORDERED, that the variances requested, as previously stated within the body of this Order, be and are hereby GRANTED.

IT IS FURTHER ORDERED, that the Developer shall not be permitted to install the concrete circular median in the center of the cul-de-sac as shown on the Development Plan. Accordingly, they shall be eliminated therefrom.

IT IS FURTHER ORDERED, that the open space proposed to be located in the area of Lots 4 and 5, adjacent to I-95, be and is hereby APPROVED.

IT IS FURTHER ORDERED, that the Developer shall not be required to provide a second means of access from their property into the property owned by The Knight Group.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

DATE 3/18/02
By R. J. [Signature]



Baltimore County
Zoning Commissioner

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

March 18, 2002

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

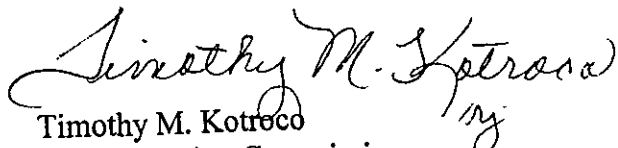
RE: Hearing Officer's Hearing No. X I-874 & Case No. 02-249-SPHA
Property: W/S Philadelphia Road, E/S Cowenton Avenue
11th Election District, 5th Councilmanic District
The Fields @ Perry Hall

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned cases. The Development Plan and Variance requests have been approved 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 & 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,


Timothy M. Kotreco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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

Copies to:

Mr. David Altfeld
Mr. Ronald Schaftel
111 S. Calvert Street, Suite 2820
Baltimore, MD 21202

Mr. Bob Bradley
Mr. Lyndon O. Hart
110 West Road, Suite 245
Towson, MD 21204

Mr. William Martin
4929 Ridge Road
Baltimore, MD 21237-3847

Mr. Robert H. Catron
10912A Philadelphia Road
White Marsh, MD 21162

Mr. Bill Kopaotic
1304 Knopp Road
Jarrettsville, MD 21084

Mr. Joe Caloggero
The Traffic Group
9900 Franklin Square Drive, Suite H
Baltimore, MD 21236

Mr. Mike Staiano
Staiano Engineering, Inc.
1923 Stanley Avenue
Rockville, MD 20851



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Northwest of the intersection of Philadelphia Rd. and Cowenton Ave.
which is presently zoned D.R. 2-H/D.R. 3.5-H

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:

The Fields @ Perry Hall, LLC

Name - Type or Print

By: [Signature]

Signature Ronald O. SchafteI, Member

111 N. Calvert St., S-2820 (410) 347-4800
Address Telephone No.

Baltimore, MD 21202
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

[Signature]

Signature

Venable, Baetier and Howard, LLP
Company

210 Allegheny Avenue (410) 494-6200
Address Telephone No.

Towson, MD 21204
City State Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

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 LCM Date 12/11/01

Case No. 02-249-SPHA

REV 9/15/98

Ret 24#2

PETITION FOR VARIANCE
Attachment #1

Variance from Section 259.9.B.3 of the Baltimore County Zoning Regulations to allow a minimum lot width of 70 feet in lieu of the required 85 feet for Lot Numbers 8, 9, 10, 11, 16, 17, 18, 19, 20, 30, 34, 35, 36, 37, 38, 54, 59, 61, 62, 63, 70, 71, 72, 73, 74, 75, 76, 77, 78, 81, 83, 84, 85, 86, 87, 91, 92, 93, 94 and 95.

249

PETITION FOR VARIANCE
Attachment #2

Variance from Section 259.7.S.1 of the Baltimore County Zoning Regulations to allow single-family detached residential dwellings, rather than commercial buildings, to connect to a completed sewer interceptor in another subarea.

#249

PETITION FOR VARIANCE
Attachment #3

Variance from Section 404.10.B of the Baltimore County Zoning Regulations to allow a minimum of 25 feet between environmentally controlled structures (greenhouses) and a neighboring property line in lieu of the required 50 feet.

#249

Signature Page

Legal Owners:

Parcel Nos. 50, 293, and 733

By: Anna A. Martin
Anna A. Martin
4929 Ridge Road
Baltimore, Maryland 21237-3847
(410) 686-3368

By: William E. Martin
William E. Martin
4929 Ridge Road
Baltimore, Maryland 21237-3847
(410) 686-3368

#249

Signature Page

Legal Owners:

Parcel No. 61 - Lot 1

By: 
Robert M. Catron
10912 Philadelphia Road
White Marsh, Maryland 21162-1720
(410) 335-1186

249

Signature Page

Legal Owners:

Parcel No. 61 – Lot 2

By: Robert H. Catron
Robert H. Catron
10912A Philadelphia Road
White Marsh, Maryland 21162-1720
(410) 335-5037

By: Glenda L. Catron
Glenda L. Catron
10912A Philadelphia Road
White Marsh, Maryland 21162-1720
(410) 335-5037

249



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County
Northwest of the intersection of
for the property located at Philadelphia Rd. and Cowenton Ave.
which is presently zoned D.R. 2-H/D.R. 3.5-H

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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:

The Fields @ Perry Hall, LLC
Name - Type or Print
By: [Signature]
Signature Ronald O. Schaftel, Member (410)
111 S. Calvert Street, S-2820 347-4800
Address Telephone No.
Baltimore, MD 21202
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print
[Signature]
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):

SEE ATTACHED

Name - Type or Print
Signature
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
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 _____

Case No. 02-249-SPHA

Reviewed By CTM Date 12/11/01

PETITION FOR SPECIAL HEARING

Special Hearing to approve a reduced acreage farm as shown on the accompanying site plan pursuant to Section 404.2.C of the Zoning Commissioner's Policy Manual.

Signature Page

Legal Owners:

Parcel Nos. 50, 293, and 733

By: Anna A. Martin
Anna A. Martin
4929 Ridge Road
Baltimore, Maryland 21237-3847
(410) 686-3368

By: William E. Martin
William E. Martin
4929 Ridge Road
Baltimore, Maryland 21237-3847
(410) 686-3368

Signature Page

Legal Owners:

Parcel No. 61 - Lot 1

By: 

Robert M. Catron
10912 Philadelphia Road
White Marsh, Maryland 21162-1720
(410) 335-1186

Signature Page

Legal Owners:

Parcel No. 61 – Lot 2

By: Robert H. Catron
Robert H. Catron
10912A Philadelphia Road
White Marsh, Maryland 21162-1720
(410) 335-5037

By: Glenda L. Catron
Glenda L. Catron
10912A Philadelphia Road
White Marsh, Maryland 21162-1720
(410) 335-5037

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Description

61.839 Acre Parcel of Land

**Lands of William E. & Anna A. Martin, Robert H. & Glenda L. Catron, and
Robert M. Catron**

**Located along Cowenton Avenue, Philadelphia Road and Interstate 95
Eleventh Election District – Baltimore County, Maryland**

Beginning for the same at a point located 1660 feet northwest of the intersection of the northeasterly right-of-way line of Cowenton Avenue (60' future right-of-way) with the northwesterly side of Philadelphia Road (Maryland Route 7), said point being also located at the intersection of the South 84 degrees 58 minutes 13 seconds West, 1372.79 foot line of Lot 2 as laid out and shown on a plat entitled "Final Plat Lands of Robert H. Catron" dated May 20, 1987 and recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 56, folio 129 with the aforementioned northeasterly right-of-way line of Cowenton Avenue

Thence binding on the highway widening line along Cowenton Avenue as shown on the aforementioned plat, as now surveyed, referring all courses of this description to the meridian of the Maryland Coordinate System (NAD '83/91)

1. North 48 degrees 12 minutes 50 seconds West, 301.84 feet to a point;

Thence binding on a portion of the outlines of Lot 2 aforesaid, the following two (2) courses and distances, viz:

2. North 75 degrees 40 minutes 29 seconds East, 192.69 feet to a 1" iron pipe found;
3. North 14 degrees 23 minutes 00 seconds West, 200.00 feet to a 2" iron pipe found in the third or South 83 degrees 45 minutes West, 1630.50 foot line of the fourthly described parcel of land described in a deed dated June 16, 1987 from Roy H. Calk et al to William Earl Martin and Anna A. Martin and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 7577, folio 169

Thence binding reversely on a portion of said third line

4. South 75 degrees 40 minutes 29 seconds West, 315.86 feet to intersect the aforementioned northeasterly right-of-way line of Cowenton Avenue

☐ 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
☒ 110 WEST ROAD, SUITE 245, TOWSON, MD 21204
☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

■ 410-515-9000 ■ FAX 410-515-9002
■ 410-821-1690 ■ FAX 410-821-1748
■ 410-792-9792 ■ FAX 410-792-7395

#249

5. North 48 degrees 15 minutes 50 seconds West, 70.25 feet to a point;
6. North 25 degrees 29 minutes 38 seconds West, 173.45 feet to intersect the southeasterly right-of-way line of the Northeastern Expressway (Interstate 95 – variable width)

Thence binding on said southeasterly right-of-way line of the Northeastern Expressway, the following four (4) courses and distances, viz:

7. North 33 degrees 17 minutes 08 seconds East, 69.14 feet to a point;
8. North 39 degrees 17 minutes 30 seconds East, 368.21 feet to a point;
9. North 39 degrees 17 minutes 30 seconds East, 127.24 feet to a point;
10. North 39 degrees 54 minutes 49 seconds East, 406.80 feet to intersect the first or North 82-1/2 degrees East, 59.85 perches line of the firstly described parcel of the aforementioned deed from Calk et al to Martin

Thence binding on a portion of said first line and on a portion of the sixth line of the secondly described parcel of the aforementioned deed from Calk et al to Martin, in all

11. North 75 degrees 39 minutes 10 seconds East, 1161.99 feet to intersect the outlines of Lot 2 as shown on the aforementioned plat

Thence binding on the outlines of Lot 2 aforesaid, the following two (2) courses and distances, viz:

12. North 08 degrees 05 minutes 50 seconds West, 50.58 feet to a point;
13. South 25 degrees 06 minutes 46 seconds East, 186.05 feet to a point located on or near the centerline of a stream;

Thence binding on or near the centerline of said stream, the following twenty-two (22) courses and distances, viz:

14. South 48 degrees 11 minutes 29 seconds East, 164.66 feet to a point;
15. South 60 degrees 47 minutes 25 seconds East, 78.31 feet to a point;
16. South 80 degrees 09 minutes 44 seconds East, 48.20 feet to a point;
17. South 71 degrees 39 minutes 34 seconds East, 48.51 feet to a point;
18. South 81 degrees 35 minutes 55 seconds East, 60.07 feet to a point;

#1249

19. South 87 degrees 42 minutes 29 seconds East, 56.05 feet to a point;
20. South 83 degrees 01 minutes 27 seconds East, 122.55 feet to a point;
21. South 84 degrees 53 minutes 27 seconds East, 31.45 feet to a point;
22. South 56 degrees 55 minutes 49 seconds East, 25.55 feet to a point;
23. South 15 degrees 55 minutes 24 seconds East, 53.52 feet to a point;
24. South 16 degrees 44 minutes 37 seconds West, 20.80 feet to a point;
25. South 81 degrees 19 minutes 29 seconds West, 36.12 feet to a point;
26. South 34 degrees 33 minutes 50 seconds West, 18.78 feet to a point;
27. South 18 degrees 41 minutes 23 seconds East, 21.57 feet to a point;
28. South 35 degrees 48 minutes 39 seconds East, 35.88 feet to a point;
29. South 59 degrees 14 minutes 27 seconds East, 22.50 feet to a point;
30. South 45 degrees 56 minutes 08 seconds East, 23.08 feet to a point;
31. South 21 degrees 46 minutes 13 seconds East, 55.27 feet to a point;
32. South 03 degrees 31 minutes 11 seconds West, 30.59 feet to a point;
33. South 35 degrees 14 minutes 02 seconds East, 19.56 feet to a point;
34. South 35 degrees 14 minutes 02 seconds East, 24.81 feet to a point;
35. South 29 degrees 31 minutes 52 seconds East, 40.79 feet to intersect the outlines of Lot 2 aforesaid;

Thence binding on the outlines of Lot 2 aforesaid, the following two (2) courses and distances, viz:

36. South 30 degrees 58 minutes 45 seconds West, 463.58 feet to a 1" iron pipe found;
37. South 55 degrees 27 minutes 15 seconds East, 393.93 feet to intersect the widening line along Philadelphia Road (Maryland Route 7) as laid out and shown on said plat

H/249

Thence binding on said widening line

38. South 31 degrees 11 minutes 34 seconds West, 49.99 feet to intersect the outlines of Lot 2 aforesaid;

Thence binding on the outlines of Lot 2 aforesaid, the following three (3) courses and distances, viz:

39. North 55 degrees 27 minutes 15 seconds West, 183.58 feet to a point;
40. South 30 degrees 58 minutes 45 seconds West, 312.47 feet to a point;
41. South 59 degrees 01 minutes 15 seconds East, 183.00 feet to intersect the widening line along Philadelphia Road as laid out and shown on the aforementioned plat

Thence binding on said widening line

42. South 30 degrees 58 minutes 45 seconds West, 60.00 feet to intersect the outlines of Lot 2 aforesaid

Thence binding on the outlines of Lot 2 aforesaid, the following five (5) courses and distances, viz:

43. North 59 degrees 01 minutes 15 seconds West, 183.00 feet to a point;
44. South 30 degrees 58 minutes 45 seconds West, 373.20 feet to a point;
45. North 08 degrees 57 minutes 44 seconds West, 53.90 feet to a 1" pipe in concrete found;
46. North 18 degrees 30 minutes 19 seconds West, 551.99 feet to a point;
47. South 75 degrees 39 minutes 10 seconds West, 1337.07 feet to the point and place of beginning.

Containing an area of 61.839 acres of land, more or less.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **08191**

DATE 12/11/01 ACCOUNT Room 006 G150

AMOUNT \$ 650.00

RECEIVED
FROM:

ALTEL PROJECTILES

FOR:

V 02 245 SP4A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
12/12/2001	12/11/2001	15:29:11
REG 4803	CASHIER RROS LRB	DRAWER 3
>> RECEIPT # 231150		OFLR
Dept 5 528 ZONING VERIFICATION		
CR NO. 008191		

Recpt Tot 650.00
650.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #02-249-SPHA

Northwest of the Intersection of Philadelphia Road
N/W corner of intersection of Philadelphia Road &
Cowenton Avenue

11th Election District - 5th Councilmanic District

Legal Owner(s): Anna & William Martin; Robert & Glenda Catron

Contract Purchaser: The Fields @ Perry Hall, LLC

Variance: to allow a minimum lot width of 70 feet in lieu of the required 85 feet for lot numbers 8, 9, 10, 11, 16, 17, 18, 19, 20, 30, 34, 35, 36, 37, 38, 54, 59, 61, 62, 63, 70, 71, 72, 73, 74, 75, 76, 77, 78, 81, 83, 84, 85, 86, 87, 91, 92, 93, 94 and 95; to allow single-family dwellings, rather than commercial buildings to connect to a completed sewer interceptor in another subarea; to allow a minimum of 25 feet between environmentally controlled structures (greenhouses and a neighboring property line in lieu of the required 50 feet. **Special Hearing:** to approve a reduced acreage farm as shown on the accompanying site plan.

Hearing: Friday, February 8, 2002 at 9:00 a.m. in Room 106, Baltimore 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/1/856 Jan. 29

C517812

CERTIFICATE OF PUBLICATION

1/31, 2002

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 1/29, 2002

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

J. Wilkinson

LEGAL ADVERTISING

jmb
2/8

CERTIFICATE OF POSTING

COMBINED HKG.
H.O.H. - FIELDS & PERRY HALL

RE. Case No.: 02-249 SPAA

Petitioner/Developer: SOUTHERN LAND,
VENABLE

Date of Hearing/Closing: 2/8/02

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 TWO ONSITELOCATIONS - COWENTON AVE & PHILA RD.
CATRON, ETALThe sign(s) were posted on 1/8/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/20/02
(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)

Date	From	To	Co.	Phone #	Fax #
7671					

Notice of HEARING OFFICER HEARING to be held on FIELDS AT PERRY HALL

Date of Meeting: 2/8/02
Time of Meeting: 9:00 AM - 1:00 PM
Location of Meeting: 111 West Chesapeake Ave.
Developer: FIELDS AT PERRY HALL, INC.
Property Address: 02-249 SPAA
Description of Proposed Development: 101 SINGLE FAMILY DWELLINGS
HOURS FOR SALE

To see the Plan or for more information
come to County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204
Tel: 410-324-4100

ZONING NOTICE

ALL ZONING MATTERS WILL BE HEARD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLANS FOR THE PROPOSED DEVELOPMENT
WILL BE ON FILE AT THE ZONING COMMISSIONER'S
OFFICE FROM 9:00 AM TO 5:00 PM
ON MONDAY, FEBRUARY 11, 2002

IF YOU HAVE ANY COMMENTS OR QUESTIONS
PLEASE CONTACT THE ZONING COMMISSIONER
AT 410-324-4100

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: 02-249-SPHA
Petitioner: The Fields at Ferry Hall, LLC
Address or Location: Northwest corner of the Intersection of Philadelphia Road and Cowenton Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Donnell
Address: 210 Allegheny Avenue
Baltimore, Maryland
Telephone Number: (410) 494-6244

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 29, 2002 Issue -- Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
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: 02-249-SPHA

Northwest of the Intersection of Philadelphia Road

N/W corner of intersection of Philadelphia Road & Cowenton Avenue

11th Election District – 5th Councilmanic District

Legal Owners: Anna & William Martin; Robert & Glenda Catron

Contract Purchaser: The Fields @ Perry Hall, LLC

Variance to allow a minimum lot width of 70 feet in lieu of the required 85 feet for lot numbers 8, 9, 10, 11, 16, 17, 18, 19, 20, 30, 34, 35, 36, 37, 38, 54, 59, 61, 62, 63, 70, 71, 72, 73, 74, 75, 76, 77, 78, 81, 83, 84, 85, 86, 87, 91, 92, 93, 94 and 95; to allow single-family dwellings, rather than commercial buildings to connect to a completed sewer interceptor in another subarea; to allow a minimum of 25 feet between environmentally controlled structures (greenhouses and a neighboring property line in lieu of the required 50 feet. Special Hearing to approve a reduced acreage farm as shown on the accompanying site plan.

HEARING: Friday, February 8, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

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.



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

January 23, 2002

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: 02-249-SPHA

Northwest of the Intersection of Philadelphia Road

N/W corner of intersection of Philadelphia Road & Cowenton Avenue

11th Election District – 5th Councilmanic District

Legal Owners: Anna & William Martin; Robert & Glenda Catron

Contract Purchaser: The Fields @ Perry Hall, LLC

Variance to allow a minimum lot width of 70 feet in lieu of the required 85 feet for lot numbers 8, 9, 10, 11, 16, 17, 18, 19, 20, 30, 34, 35, 36, 37, 38, 54, 59, 61, 62, 63, 70, 71, 72, 73, 74, 75, 76, 77, 78, 81, 83, 84, 85, 86, 87, 91, 92, 93, 94 and 95; to allow single-family dwellings, rather than commercial buildings to connect to a completed sewer interceptor in another subarea; to allow a minimum of 25 feet between environmentally controlled structures (greenhouses and a neighboring property line in lieu of the required 50 feet. Special Hearing to approve a reduced acreage farm as shown on the accompanying site plan.

HEARING: Friday, February 8, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building,
111 W Chesapeake Avenue

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

Arnold Jablon G.D.Z.
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Anna & William Martin, 4929 Ridge Road, Baltimore 21237
Robert M Catron 10912 Philadelphia Road, White Marsh 21162
Robert H & Glenda Catron, 10912A Philadelphia Road, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 24, 2002.**
- (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
pdmlandacq@co.ba.md.us

February 1, 2002

Robert A Hoffman
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 02-249-SPHA, Philadelphia Road & Cowenton Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 11, 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: Anna & William Martin, 4929 Ridge Road, Baltimore 21237
Robert M Catron, 10912 Philadelphia Road, White Marsh 21162
Glenda & Robert H Catron, 10912A Philadelphia Road, White Marsh 21162
Ronald O Schaftel, The Fields @ Perry Hall, 111 N Calvert Street, Ste 2820
Baltimore MD 21202
People's Counsel

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



*semi
2/8*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** February 7, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For January 22, 2002
Item Nos. 241, 242, 243, 244, 245,
247, 248, (249) 250, 253, 254, 255,
256, 257, 258, 259, and 260

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

January 23, 2002

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: SEE BELOW

Location: DISTRIBUTION MEETING OF January 14 2002

Item No.: See Below

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

078, 241, 242, 243, 244, 245, 246, 247, 248, (249) 250, 252,
253, 254, 256, 257, 258, 259, 260, and 262

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

cc: File

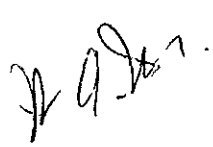
Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: February 8, 2002

TO: Arnold Jablon, Director
Department of Permits and
Development Management
ATTN: Walt Smith
FROM: William A. Miner, Review Appraiser
PDM, Bureau of Land Acquisition
SUBJECT: The Fields @ Perry Hall
PDM # 11-874
W/S Philadelphia Rd. E/S Cowenton Ave.
District: 11c5



I have reviewed the revised copy of the Site Development plans on the above captioned property and the requested corrections to the Development plan for the above referenced project have been addressed and complied with. I have attached a copy of the memo from the Development Plan Conference.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: January 15, 2002

TO: Arnold Jablon, Director
Department of Permits and
Development Management
ATTN: Walt Smith
FROM: William A. Miner, Review Appraiser
PDM, Bureau of Land Acquisition
SUBJECT: The Fields @ Perry Hall
PDM # 11-874
W/S Philadelphia Rd. E/S Cowenton Ave.
District: 11c5

A review of the Development plan for the above referenced project results in the following comments. These comments are advisory in nature and should be utilized in the preparation of a "package" for the acquisition of rights of way required for this project.

1. Offsite rights of way must be acquired prior to record plat approval.
2. Access easements, approved by DEPRM, should be shown for any storm water management facilities, forest buffers, etc.
3. If offsite sight line easements are necessary per Development Plan Review's comments, the developer will be required to obtain these easements prior to record plat approval.
4. On the development plan, please identify and label all existing and proposed drainage and utility easements, highway widenings and slope easements, greenways and open space areas. Please clearly indicate whether or not the above are to be dedicated to Baltimore County. Please delineate and label required dedications for highway purposes as "Highway Widening Area," and not as "Future" regardless of whether or not highway improvements will actually be required as part of the development.
5. Additional site specific comments:
 - a. Please clearly delineate the existing right of way of Philadelphia Road and label it with deed references; plat numbers and/or RW numbers as applicable. Please show with arrows to the limits of any required widening's thereof and label as "Highway Widening Area".
6. Comments generated by meeting:

The Fields @ Perry Hall, 11-874.cm
WAM:wam

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
Philadelphia Road, NW cor Philadelphia Rd &
Cowenton Avenue
11th Election District, 5th Councilmanic

Legal Owner: Wm. & Anna Martin, Robert M. Catron,
Robert H. & Glenda Catron
Contract Purchaser: The Fields at Perry Hall LLC
Petitioner(s)

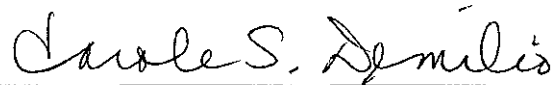
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case No. 02-249-SPHA

* * * * *

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 23rd day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

Jim
2/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 29, 2002

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

SUBJECT: THE FIELDS OF PERRY HALL (PDM # XI-874)

INFORMATION:

Item Number: 02-249

Petitioner: William Martin
Anna Martin
Robert Catron
Glenda Catron

Zoning: DR2-H/DR 3.5-H

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit the reduction of minimum lot widths from the required 85 feet wide to 70 feet wide for ± 40 lots providing the above recommendations are met:

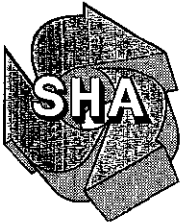
1. The area labeled for "future development" should tie Cowenton Avenue with Road C/D.
2. An additional road connection should be made from proposed Road A to Parcel 119 in the vicinity of lots 75 and 76.
3. Redesign the plan to provide a more centrally located open space in the vicinity of lots 83 through 95.
4. Provide an elevation of unit type with the front loaded garage.
5. Garages attached to a principle residential structure should not be accessed from the front unless no other option is available. Garages should not be the dominant element of the building's façade. The ± 58 lots that are 85 feet wide should be shown with side entry garages. The typical building envelopes should illustrate this example for the interior lots. (Most garages are shown as front access even on the 85' wide lots.)
6. Treat building ends with porches, windows, doors, and other details to avoid blank, unarticulated walls. The end elevation should be revised to illustrate additional articulation.

7. Provide elevations and details of the proposed signage. Add the following to note 17: "The Office of Planning shall review the community entrance signs prior to the issuance of building permits".
8. Provide sidewalks along Cowenton Avenue.

Prepared by: Mael A Cunniff

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: January 23, 2002

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 249 (LTM)
The Fields @ Perry Hall
MD 7
Mile Post 7.65

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval of the Variance. However, we will require the owner to obtain an access permit and as a minimum the following will be required:

- A traffic impact analysis to determine the final required roadway improvements. As a minimum acceleration and deceleration lanes will be required and based on the length of the property frontage it appears that off-site right-of-way will be necessary for any roadway improvement.
- A hydraulic analysis.
- Highway widening dedication to an ultimate 80' right-of way.

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).

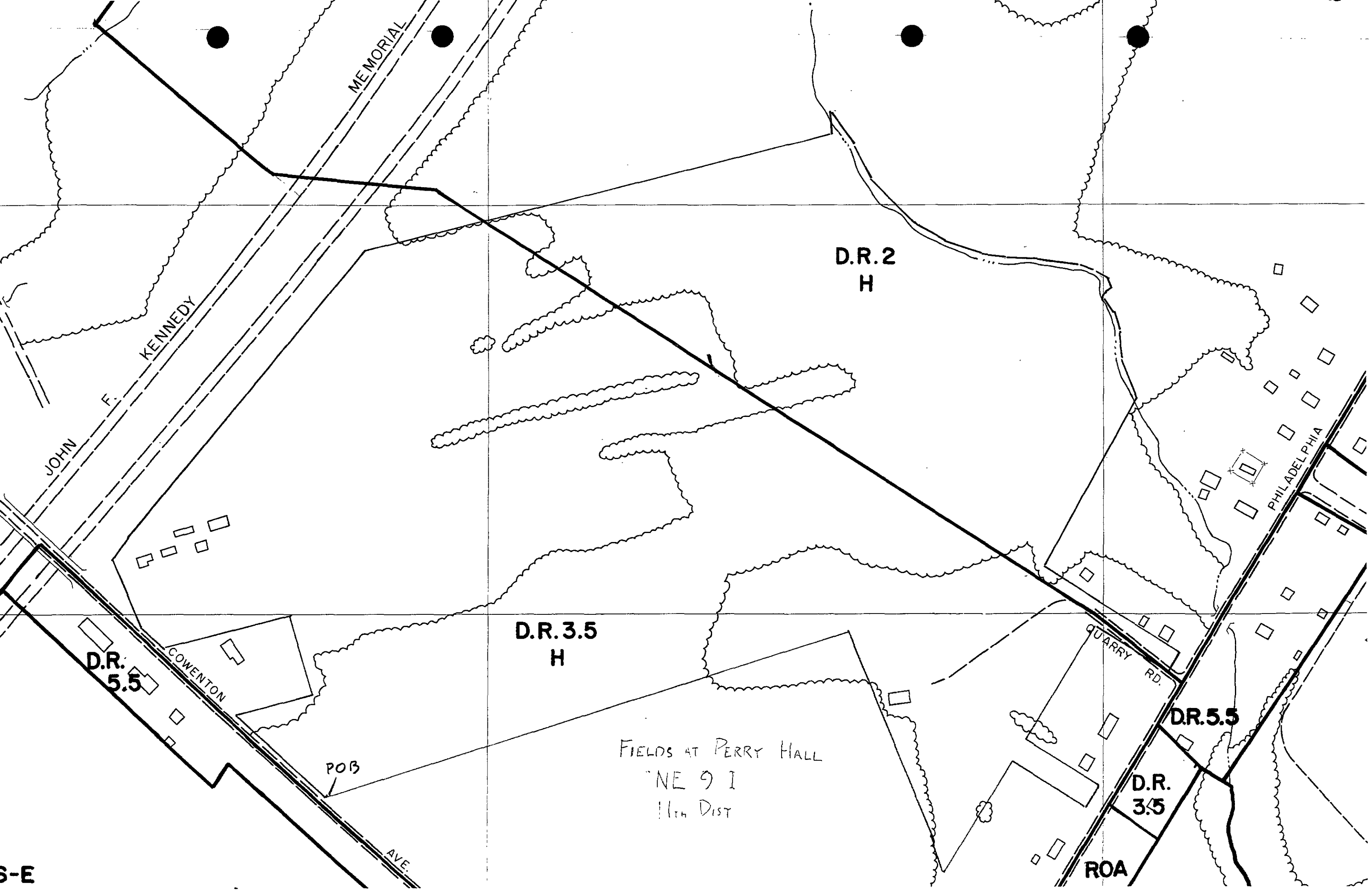
Very truly yours,

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



MEMORIAL

D.R.2
H

D.R.3.5
H

D.R.5.5

D.R.5.5

D.R.3.5

POB

COWENTON

QUARRY RD.

PHILADELPHIA

ROA

AVE.

FIELDS AT PERRY HALL
NE 9 I
11th DIST

S-E

NOTES:

1. OWNERS:
 - A. PARCEL 293:
 - ANNA A. & WILLIAM E. MARTIN
 - 4929 RIDGE ROAD
 - BALTIMORE, MD 21237-3847
 - ACCT. #11-111200876
 - B. PARCEL 733:
 - ANNA A. & WILLIAM E. MARTIN
 - 4929 RIDGE ROAD
 - BALTIMORE, MD 21237-3847
 - ACCT. #11-111200875
 - C. PARCEL 50:
 - ANNA A. & WILLIAM E. MARTIN
 - 4929 RIDGE ROAD
 - BALTIMORE, MD 21237-3847
 - ACCT. #11-1112001151
 - D. PARCEL 61:
 - LOT 1:
 - ROBERT M. CATRON
 - 10912 PHILADELPHIA ROAD
 - WHITE MARSH, MD 21162-1720
 - ACCT. #11-2000014308
 - LOT 2:
 - ROBERT H. & GLENDA L. CATRON
 - 10912A PHILADELPHIA ROAD
 - WHITE MARSH, MD 21162-1720
 - ACCT. #11-2000014309
 2. CONTRACT PURCHASER:
 - THE FIELDS OF PERRY HALL, LLC.
 - ATTN: RON SCHAFFEL
 - 111 S. CALVERT ST., SUITE 2820
 - BALTIMORE, MD 21202
 - PHONE: 410-347-4800
 3. PLAN PREPARED BY:
 - MORRIS & RITCHIE ASSOCIATES, INC.
 - 110 WEST ROAD, SUITE 245
 - TOWSON, MD 21204
 - ATTENTION: LYNDON HART, PROJECT MANAGER, RLH
 - PHONE (410) 821-1690
 4. EXISTING PROPERTY INFORMATION:
 - GROSS ACREAGE: 61.89 AC. ± 0.19 AC.
 - PROPERTY LINE TO CENTERLINE OF PHILADELPHIA ROAD: 0.08 AC. ±
 - NET ACREAGE: 61.81 AC. ± 0.19 AC.
 - EXISTING ZONING: DR 2-H (±16.75 AC.)
 - DR 3.5-H (±42.05 AC.)
 - ADDRESS: 10912 PHILADELPHIA ROAD, WHITE MARSH, MD 21162
 5. GENERAL INFORMATION:
 - ELECTION DISTRICT: 11
 - CENSUS TRACT: 4112.02
 - COUNCILMANIC DISTRICT: 05
 - TAX MAP REFERENCES: MAP 72, GRIDS: 18 & 24
 - ADP MAP REFERENCES: 29, J-8
 - WATERSHED: GUNPOWDER
 - SUBWERSHED: BIRD RIVER
 - ZONING MAP: E. 9-1 & 8-1
 - TOPOGRAPHY: FROM BALTIMORE COUNTY GIS GRID 72 C-3 AND FIELD RUN SURVEY.
 6. EXISTING LAND USE: RESIDENTIAL AND AGRICULTURAL
 7. PROPOSED LAND USE/ DENSITY CALCULATIONS FOR DR 2-H:
 - 18.76 AC. (DR-2) x 2 = 37 DENSITY UNITS PERMITTED
 - 43.05 AC. (DR-3.5) x 3.5 = 150.68 DENSITY UNITS PERMITTED
 - TOTAL DENSITY UNITS PERMITTED = 188 SINGLE FAMILY DWELLING UNITS
 - TOTAL DENSITY UNITS PROPOSED = 101 SINGLE FAMILY DWELLING UNITS (INCLUDING 3 EX. RESIDENTIAL DWELLINGS)
 - TOTAL DENSITY UNITS PROPOSED:
 - DR 2-H, 2 LOTS = 37 DENSITY UNITS DR 2-H
 - DR 3.5-H, 9 LOTS = 64 DENSITY UNITS DR 3.5-H
 - SPLIT ZONING, 5 LOTS = 0 DENSITY UNITS DR 3.5-H
 - 101 LOTS = 103 100 DENSITY UNITS ± 404 DWELLING UNITS (7-0 DR-2-H, 99-0 DR-3.5-H)
 8. PARKING REQUIRED: 2 SPACES PER UNIT OR 202 SPACES
 9. ALL PUBLIC UTILITIES WILL BE LOCATED AS REQUIRED PER BALTIMORE COUNTY REGULATIONS.
 10. STORM WATER MANAGEMENT SHALL BE PROVIDED AS REQUIRED FOR 2 & 10 YEAR STORM EVENTS FOR THE PROPOSED PROJECT.
 11. A FINAL LANDSCAPE PLAN SHALL BE PREPARED/PROCESSED PRIOR TO BUILDING PERMIT APPLICATION.
 12. AVERAGE DAILY TRIPS PROPOSED: 10 x 101 = 1,010 ADTS
 13. ONE ENTRANCE LOCATED OFF CONVENTION AVE. AND ONE ENTRANCE LOCATED OFF PHILADELPHIA ROAD WILL SERVE THE SINGLE FAMILY DEVELOPMENT.
 14. FOREST CONSERVATION: THIS PROPERTY IS SUBJECT TO BALTIMORE COUNTY FOREST CONSERVATION REGULATIONS. A SEPARATE FOREST STAND DELINEATION PLAN WAS SUBMITTED BY GEO TECHNOLOGY ASSOCIATES INC. (GTA) AND APPROVED BY DEPRA, JULY 31, 2001.
- BALTIMORE COUNTY DEPRA STANDARD FOREST BUFFER/FOREST CONSERVATION NOTES:
- STANDARD NON-DISTURBANCE NOTE:
- PROTECTIVE COVENANTS NOTE:
- PERMITTED USES NOTE:
15. ZONING SETBACKS REQUIRED:
16. LOCAL OPEN SPACE REQUIRED FOR 101 UNITS:
17. SIGNAGE:
18. THE FOLLOWING WIVERS, ZONING VARIANCES, REQUESTS FOR RELIEF OF STANDARDS, AND RELATED APPROVALS, WILL BE REQUESTED FROM BALTIMORE COUNTY:
19. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
20. ALL FENCING SHALL BE IN CONFORMANCE WITH THE HONEYGO OVERLAY DISTRICT DESIGN GUIDELINES, AND ANY FENCE MORE THAN THREE FEET HIGH SHALL ALSO BE SETBACK AT LEAST FIVE FEET FROM ANY PUBLIC RIGHT-OF-WAY OTHER THAN AN ALLEY. LANDSCAPING SHALL BE PROVIDED ON THE STREET SIDE OF THE FENCE.
21. BOUNDARY INFORMATION HAS BEEN GENERATED FROM A FIELD SURVEY COMPLETED 05/29/01 BY MORRIS & RITCHIE ASSOCIATES, INC.
22. TOPOGRAPHY IS PROVIDED FROM BALTIMORE COUNTY GIS DATA (TILES 07222 & 07223), AND FROM A FIELD SURVEY COMPLETED 5/28/01 BY MORRIS & RITCHIE ASSOCIATES, INC.
23. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 259.9.3.01, AND 400 OF BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS). ACCESSORY STRUCTURES ARE LIMITED BY SECTION 259.9.3.01, BCCR, OPEN PROJECTIONS BY SECTION 259.9.3.02, BCCR, WHILE PORCHES OR STEPS IN FRONT YARDS HAVE NO SETBACKS REQUIRED PER SECTION 259.9.3.02, BCCR. THE HONEYGO REGULATIONS CONTROL WHERE THIS IS A CONFLICT WITH THE OTHER BALTIMORE COUNTY ZONING REGULATIONS.
24. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CAN NOT BE LOCATED IN FLOODPLAIN AREAS OR HYDROIC SOILS.
25. ALL EXISTING STRUCTURES PROPOSED TO BE REMOVED SHALL BE RAZED BY THE DEVELOPER.
26. THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

NOTES CONTINUED:

27. THIS SITE IS NOT WITHIN THE DESIGNATED AREAS OF CRITICAL STATE CONCERN IDENTIFIED AS SUCH UNDER THE PROCEDURES OF SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
 28. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 29. THERE ARE NO HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND. (TO THE BEST OF OUR KNOWLEDGE)
 30. ALL PREVIOUSLY EXISTING SEPTIC AND WELLS SHALL BE ABANDONED PER BALTIMORE COUNTY PROCEDURE AT THE APPROPRIATE TIME. THIS SITE IS PROPOSED FOR PUBLIC WATER AND SEWER.
 31. NO ARCHEOLOGICAL OR SIGNIFICANT HISTORIC SITE OR DISTRICT IS KNOWN TO EXIST FOR THIS SITE, TO THE BEST OF OUR KNOWLEDGE.
 32. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN RARE, THREATENED, OR ENDANGERED SPECIES OR COMMUNITIES KNOWN TO EXIST ON THIS SITE.
 33. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND TANKS LOCATED ON SITE.
 34. NONTIDAL WETLANDS AND 100 YEAR FLOODPLAIN AS SHOWN ARE APPROXIMATE. FINAL APPROVAL OF THE 100 YEAR FLOODPLAIN IS PENDING.
 35. NO UTILITIES, WHETHER PUBLIC OR PRIVATE, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, CABLE TELEVISION, GAS AND ELECTRIC, WATER, SEWER, AND STORM DRAINAGE, SHALL BE PLACED OR CONSTRUCTED ON OR WITHIN THE AREAS LABELED AS OPEN SPACE WITHOUT PRIOR WRITTEN CONSENT FROM BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS.
 36. THE DESIGN, CONSTRUCTION AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
 37. PARCEL A IS TO BE CONVEYED TO THE OWNER OF OFF-SITE PARCEL 389.
- PARCEL C IS TO BE RESERVED FOR FUTURE RIGHT-OF-WAY ACCESS TO OFF-SITE PARCEL 204.

EXCERPTS FROM THE HONEYGO DEVELOPMENT STANDARD:

- 259.9 Development standards for H and H1 Overlay Districts. [B.M. 476-1994]
- These standards are intended to be additions to, modifications of and supplements from the standards required by the underlying zoning ordinance on the lot in the area. All conflicts are to be resolved in accordance with Subsection G of this section.
- A. Uses [B.M. 73-1999]
1. Back-to-back group homes are not permitted.
 2. Retail establishments exceeding 65,000 square feet are not permitted.
 3. Accessory structures, including but not limited to solar panels, antennas, satellite dishes, trash cans and storage sheds are not permitted in the front yard of any principal use.
- B. Bulk and area standards [B.M. 40-1997; 73-1999]
1. Except for nonresidential principal buildings or uses, and their accessory parking, the requirements of Section 1801.1.1 (residential transition area) of these regulations do not apply.
 2. Institutional uses are subject to the bulk and area requirements of the underlying zone.
 3. Except for properties with approved development plans or CRG plans, the minimum width for any single-family detached lot is 65 feet as measured along both the front and rear and side of the dwelling unit.
 4. Except as provided in this section, the provisions of Section 1801.2.2 apply to development in the overlay districts. In the districts, the minimum residential setbacks are:
 - a. Ten feet from the right-of-way of a collector street, neighborhood street, alley or court as defined in the Honeygo Overlay District design guidelines;
 - b. Forty feet from the right-of-way of a major or minor arterial or collector, road, as defined in these regulations;
 - c. Not applied to porches or stoops in front yards; and
 - d. Six feet from a side yard lot line that is not adjacent or the same as a public right-of-way if the dwelling unit is designed to have a side or rear entry garage. However, the sum of all side yard setbacks may not be less than 20 feet.
 5. Except for properties with approved development plans or CRG plans, 50 feet from the rear property line except for:
 1. Unroofed additions, including porches and decks; and
 2. Roofed additions which do not exceed in width 50% of the dwelling unit, and which do not exceed more than 10 feet into the rear yard setback area.
 6. In a DR-2-H zone, the sum of all side yard setbacks may not be less than 30 feet between dwellings.
- C. Commercial developments shall have:
- a. The front side, visible from the street upon which the building fronts, at least 25 feet high;
 - b. A setback of no more than 15 feet from any building to the right-of-way upon which that building fronts; and
 - c. A fifteen-foot-wide landscaped buffer between any parking facilities and any public right-of-way, except that, along Honeygo Boulevard, a setback of 40 feet from any parking facility to the right-of-way is required.
- D. Building and site design standards:
1. Porchways are not permitted unless:
 - a. The underlying zoning of the lot is D.R.1;
 - b. No more than two lots share a driveway; and
 - c. Lots exceed 30,000 square feet in area.
 2. Reverse frontage lots are not permitted.
- [B.M. 73-1999]
3. Except for properties with approved development plans or CRG plans, which shall be subject to the provisions of Section 1801.2.2, the following standards shall apply:
 - a. The exterior surface of a side-entry garage, not including the garage doors, which faces the front of the dwelling shall be constructed of the same approved materials as the front of the building.
 - b. The exterior surface of the front facade of all residential dwellings, not including the garage doors, shall consist of at least 70% of approved materials. [B.M. 40-1997; 73-1999]
 4. Building setbacks shall be of finished quality and similar architectural treatment, as defined in the Honeygo Overlay District Design Guidelines, to grade or, where that is not feasible, shall be finished to within 12 inches of grade on all sides of the building.
 5. All fencing shall be in conformance with the Honeygo Overlay District Design Guidelines, and any fence more than three feet high shall also be setback at least five feet from any public right-of-way other than an alley.
 6. Roofs shall be pitched in accordance with the Honeygo Overlay District Design Guidelines.
 7. Storm water management pond slopes, where management is not provided through a regional facility, shall not exceed a ratio of 3:1.
 8. Roofing equipment shall be screened so it is not visible from the ground level of adjacent buildings.
 9. All built-up garages shall be at least 20 feet wide and all of group townhouses shall be at least 22 feet wide. [B.M. 40-1997]
- D. Signage standards. Signs are permitted, subject to Section 450 and the following additional restrictions: [B.M. 89-1997]
1. Freestanding enterprise and freestanding joint identification signs are not permitted on individual lots unless the signage is on an existing permitted use. [B.M. 73-1999]
 2. Commercial special event signs are not permitted.
 3. Outdoor advertising signs are not permitted.
 4. Only one freestanding joint identification sign of no more than 12 feet in height and no more than 100 square feet in area for each shopping center of multi-tenant building is permitted.
 5. Only one wall-mounted joint identification sign, which for each shopping center or multi-tenant building identifies the building and building which does not exceed the greater of 100 square feet or 12% of the wall upon which it is mounted, is permitted.
 6. Only one wall-mounted enterprise sign, for each commercial establishment with an exterior entrance where the sign does not exceed, in square feet, two times the length of the wall upon which it is mounted, is permitted.
- E. Open space standards:
1. The local open space requirements listed in the Local Open Space Manual, as adopted pursuant to Section 25-283 of the Baltimore County Code, 1988 Edition, as revised, shall be applied in the D.R.1 and D.R.2 underlying zones.
 2. Stream buffers, wetlands and steep slopes contiguous to streams and regulated by the Department of Environmental Protection and Resource Management (DEPRM) for environmental purposes shall be dedicated to Baltimore County, recorded by the county government among the land records of Baltimore County, and not used to meet the local open space requirements of the underlying zones.
 3. For land developed for commercial uses, at least 7% of the lot shall be dedicated to open space for passive or active recreational uses. Paved portions of off-street parking lots or driveways shall be included in the calculation of the gross area, but shall not be designated to meet the open space requirement.
 4. At least 25% of the perimeter of any open space must abut public right-of-way or fronts of buildings, and such open space shall be landscaped.
 5. The county may accept a fee in lieu of providing required open space when such fee is in conformance with these regulations. The fee shall be established annually by the Baltimore County Planning Board in accordance with the procedures set forth in Section 15-3 of Baltimore County Code, 1988 Edition, as revised. [B.M. 40-1997]
 6. Usable areas of storm water management ponds that have slopes of at least a ratio of 4:1 may be used to fulfill open space requirements.
 7. Forest conservation areas and wetlands not contiguous with streams shall not be used to meet the local open space requirements of the underlying zones.
- F. Parking standards:
1. The provisions of Section 409.8 of these regulations apply except as provided in this subsection. [B.M. 73-1999]
 2. The provisions of Section 102.4 of these regulations do not apply and any lot may have sole access to an alley with a right-of-way of at least 16 feet.
 3. Off-street parking bays are not permitted.
 4. A cut-back or cut-off shall not exceed 400 feet in length unless, as determined by the Director of Environmental Protection and Resource Management, a longer length is needed to prevent encroachment on protected areas.
 5. All streets shall have sidewalks and shall be planted with trees according to the standards for the street classification, as defined by the Honeygo Overlay District Design Guidelines.
- G. Application:
1. The provisions of this section shall govern in any situation where there is a conflict between this section and other regulations.
 2. Where the provisions of this section are silent, the provisions of these regulations governing the underlying zone shall apply.
 3. In addition to the requirements of this section, residential and commercial development in the area shall be subject to the Honeygo Overlay District Design Guidelines. [B.M. 40-1997]
 4. Notwithstanding the provisions of Section 25-216 of the Baltimore County Code, 1988 Edition, as revised, the provisions of this section do not apply to any property with an unrecorded CRG plan that was approved prior to May 18, 1992.

OUTSTANDING ISSUES:

38. The following issues identified during the Concept Plan phase of this project remain unresolved at the time of the Development Plan filing:
 - Bureau of Land Acquisition
 1. Road drawing references for Convent Avenue and Philadelphia Road.
 2. A permanent turn-around shall be constructed at the end of Road "Y" on the property.
 3. A permanent turn-around shall be constructed at the end of Road "Y" on the property.
 4. Add a new Attention Barrier along Lane 2 through 5.
 5. The developer shall provide traffic calming devices along Road "X".
 - Maryland State Highway Administration
 1. Highway widening dedication to an ultimate 60'-right-of-way.
 - Office of Planning
 1. Future development should be Convent Avenue with Road D and at the same time should not fragment the proposed open space.
 2. Another connection should be made from proposed Road A to Parcel 119 in the vicinity of Lots 175 and 76.
 3. Section 259.9.3.3 requires "The minimum width for any single family detached lot is 65 feet as measured along both the front and rear and side of the dwelling unit." Lot widths should be dimensioned.
 4. The proposed development is within the first floor set-back and thus subject to the standards and regulations of Section 259.9.3.3, which prohibits the issuance of authorization until the commencement of the first floor set-back. The property is also subject to the area wide provisions concerning adequate clearances.
 5. Redesign the plan to provide a more carefully located open space, perhaps in the vicinity of Lots 40-45 and 85-90. This location would provide connections from the passive and active open space to the environmentally constrained areas.
 6. Incorporate small open space areas, setbacks, and traffic calming of vehicles and pedestrian entries into the proposed and along the proposed streets.
 7. Provide a fence elevation on the development plan.
 8. Provide uniform fencing and landscaping along the perimeter of the proposed lots that border the existing homes.
 9. The Honeygo Overlay District Design Guidelines require that "storm water management ponds be integrated into the overall site plan" and additionally that "fencing be maintained or eliminated" around storm water management ponds, where possible, by using slopes 4:1 or flatter. The BCCR requires that storm water management ponds shall not exceed a ratio of 3:1. The storm water management ponds adjacent to Convent Avenue and to the rear of lots 24 and 25 should be designed as an amenity feature for the development.
 10. Provide elevations and details of any proposed signage.
 11. Dimension all lines of design with horizontal distances.

Environmental Impact Review

1. EIR is concerned about the potential significant impacts associated with the sewer alignment outfall. An alternatives analysis assessing both this and the storm water management pond is required for the Development Plan approval. SMM outfall must be approved by DEPRA prior to Development Plan approval.

Storm Water Management Review

- No Unrecorded Issues

Grading, Erosion, and Sediment Control

- No Unrecorded Issues

PDM - Zoning Review

- No Unrecorded Issues

Department of Recreation and Parks

1. Paragraph 4 of the Open Space is not acceptable as shown. The open space shall be designed as an integral part of the development. The open space where children play, must not be located within the 5007 water management pond. The Open Space shall be relocated to a more central location in the vicinity of the 81-97. The Open Space parcel shall be delineated separately and not be combined with H&A Common Areas. Noise attenuation barriers and retaining walls cannot be placed on the development plan for any pathways and/or amenity located on the open space. These details shall include type of materials and sections. The required noise and information in Section 3 shall be placed on the Development Plan.

House Numbers and Road Names Section

1. Profile name road names to this office for approval and reservation with the U.S. Postal Service.
2. House numbers will be assigned when development plan is submitted.

THE DEVELOPMENT STANDARDS AS INDICATED IN SECTION 259.9.C. (ABOVE) MUST BE INITIALED AND DATED BY THE OFFICE OF PLANNING ON BUILDING PERMIT PLANS.

DENSITY DATA			
ZONE	GROSS ACRES	DENSITY UNITS ALLOWED	DENSITY UNITS PROPOSED
DR-2H	18.76	37	37
DR-3.5H	43.05	150	99
TOTAL	61.81	187	136

THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 1971. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

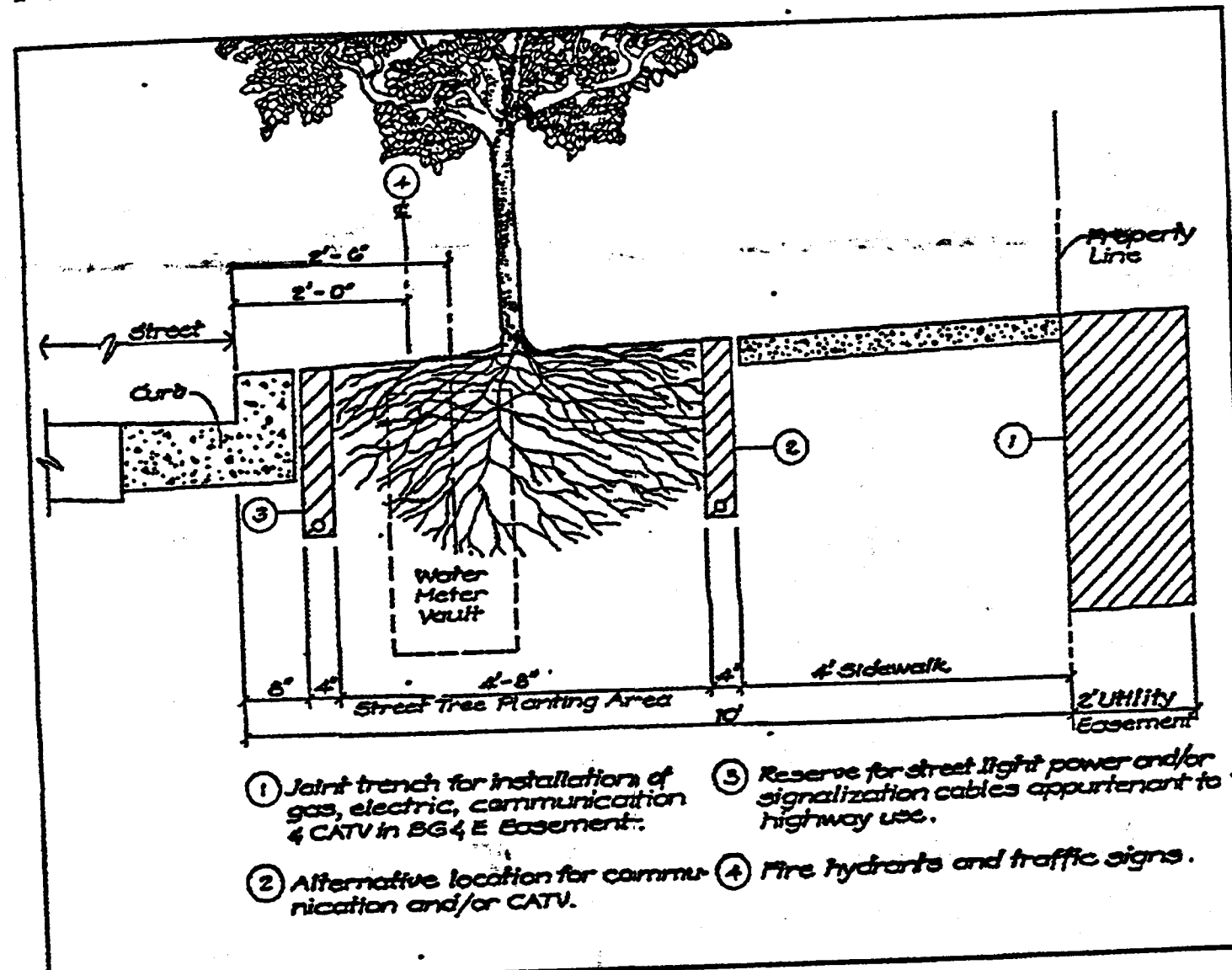
11 LOTS 11, 12, 40-49 AND 55 HAVE AREA WITHIN BOTH DR-2H AND DR-3.5H ZONES.

SEE NOTE #7

SITE DEVELOPMENT PROPOSAL

DWELLING TYPE	PROPOSED UNITS	PARKING REQUIRED	PARKING PROVIDED	LOCAL OPEN SPACE REQUIRED AC/FE	LOCAL OPEN SPACE PROVIDED AC/FE	AVERAGE DAILY TRIPS	PHASE	DEVELOPMENT SCHEDULE
SINGLE FAMILY DETACHED LOTS	101	202	202	232 AC. 102,000 SF	235 AC. 102,540 SF	1,010	-	2002
TOTAL	101	202	202	232 AC. 102,000 SF	235 AC. 102,540 SF	1,010	-	-

Public Road Utility and Street Tree Locations



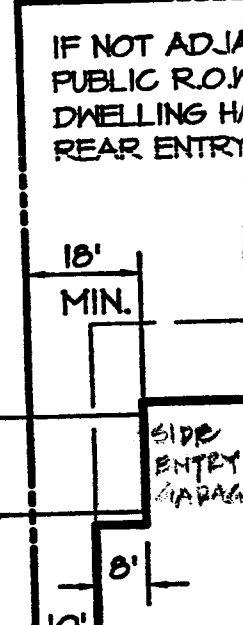
BALTIMORE COUNTY LANDSCAPE MANUAL (ADOPTED AUGUST 7, 2000) APPENDIX D, PAGE 89

HYDROLOGY SUMMARY						
S#	DESIGN STORM	EXIST. RUNOFF RATE AT DP	PROPOSED INFLOW TO FACILITY	PROPOSED BYPASS	ALLOWABLE RELEASE RATE FROM FACILITY	REQUIRED VOLUME
		CFS	CFS	CFS	CFS	AC-FT
WATER QUALITY						
1	2 YEAR	153	28.1	4.1	1.8	1,407*
	10 YEAR	60.8	6.1	35.8	12.5	2,247*
	100 YEAR	125.4	46.0	64.8	NA	NA
WATER QUALITY						
2	2 YEAR	12	10.8	1.0	0.2	0.504*
	10 YEAR	6.4	25.4	1.8	5.2	0.684*
	100 YEAR	63.0	31.1	2.8	1.4	1.094*
WATER QUALITY						
3	2 YEAR	153	28.1	4.1	1.8	0.162*
	10 YEAR	60.8	44.3	35.8	12.5	1,421*
	100 YEAR	125.4	82.1	64.8	NA	NA

FACILITIES 1 & 3 SHARE THE SAME DESIGN POINT
MANAGEMENT REQUIRED/PROVIDED: 2 & 10 YEAR STORMS FOR FACILITIES 1 & 3; 2, 10, & 100 YEAR STORMS FOR FACILITY 2; WATER QUALITY FOR FACILITIES 1, 2 & 3

TOTAL DRAINAGE AREA TO FACILITIES: 51.26 AC.
LOCATION: GUNPOWDER FALLS WATERSHED
WATER QUALITY FACILITY 1: 3.93 AC. (BEN. IMPROVEMENT AREA) x 0.0461 = 0.241 AC.-FT.
WATER QUALITY FACILITY 2: 1.66 AC. (BEN. IMPROVEMENT AREA) x 0.0461 = 0.077 AC.-FT.
WATER QUALITY FACILITY 3: 3.71 AC. (BEN. IMPROVEMENT AREA) x 0.0461 = 0.171 AC.-FT.
* INCLUDES WATER QUALITY VOLUME

TYPICAL SIDE N.T.S. (MUST COMPLY WITH DIVIDER REQUIRED)



IF NOT ADJ. PUBLIC ROAD DWELLING H. REAR ENTRY

PER SECTION 404

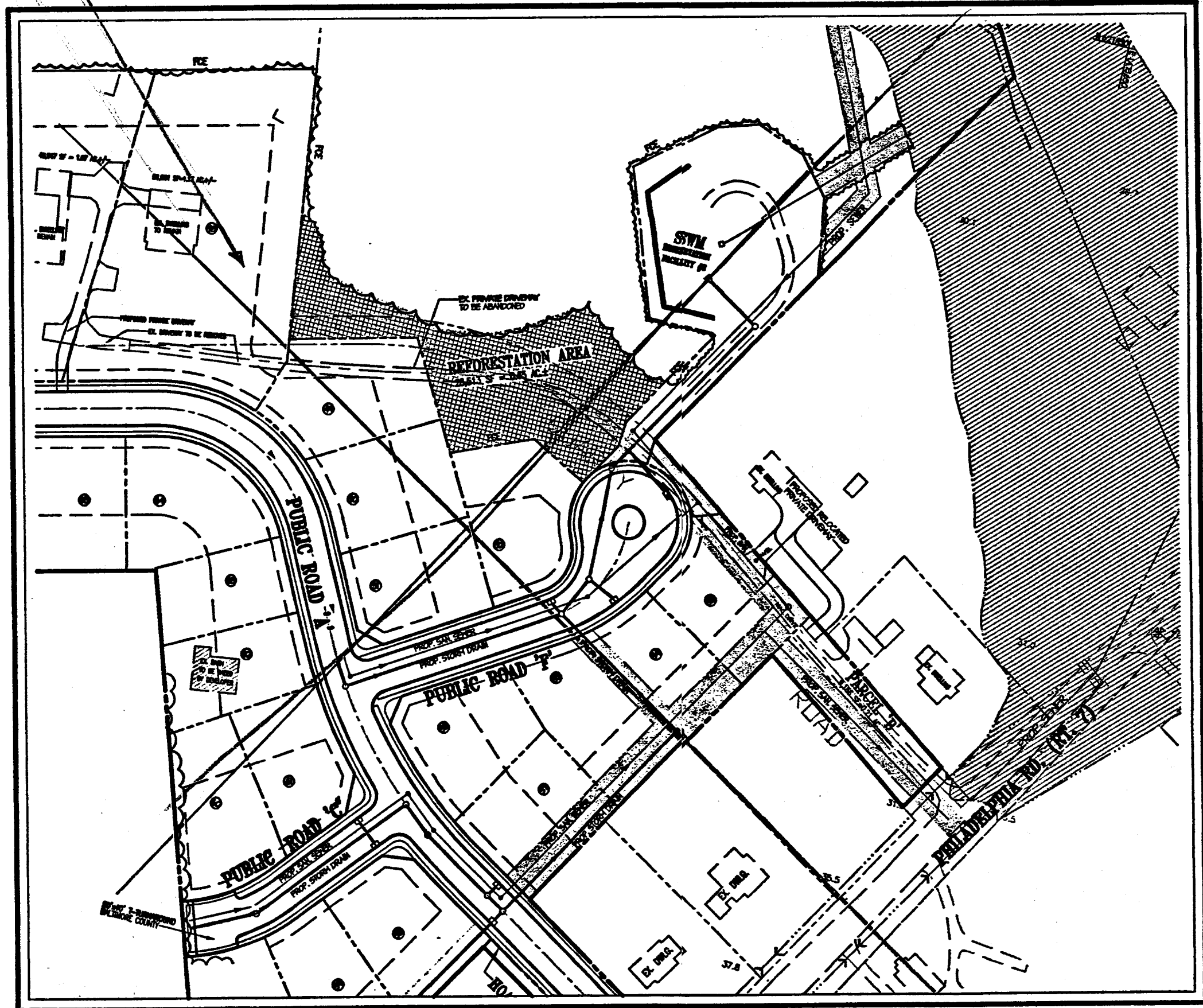
[illegible]

SITE LEGEND

- EX. PROPERTY LINE
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- EX. CURB & GUTTER
- PROP. CURB & GUTTER
- EX. SANITARY
- PROP. SANITARY
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. WATER
- PROP. WATER
- EX. WOODS LINE / VEGETATION
- PROP. WOODS LINE
- 100 YR. FLOOD PLAIN
- LIMIT OF FOREST BUFFER
- WETLANDS
- ML-IM ZONING LINE
- BM-IM
- UTILITY EASEMENT
- SEWERAGE LINES
- PROP. LOT LINES
- PROPOSED LOT NUMBER
- REFORESTATION AREA
- PROPOSED LOCAL OPEN SPACE
- PROPOSED DRAINAGE & UTILITY EASEMENT

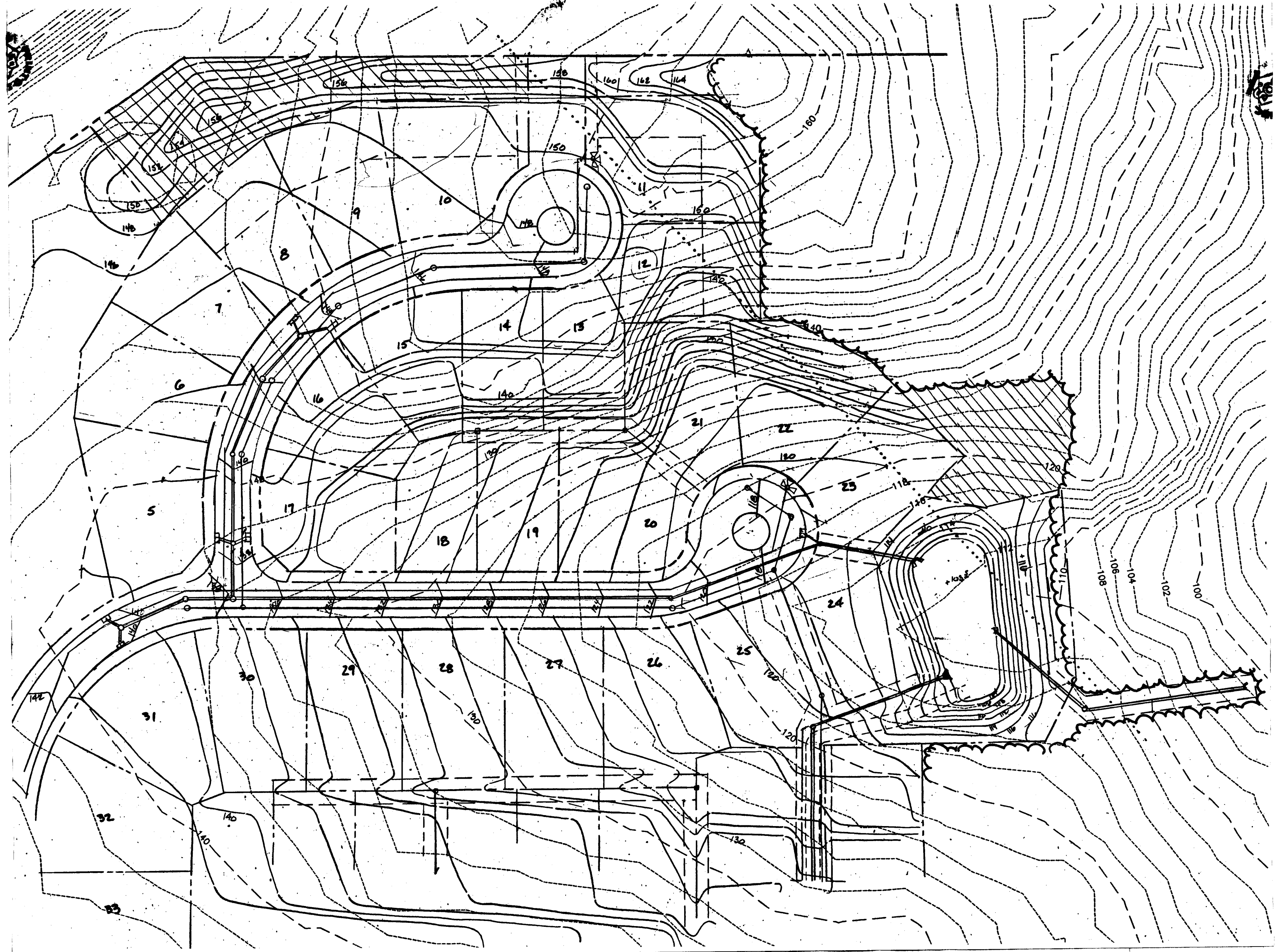
SOILS CHART

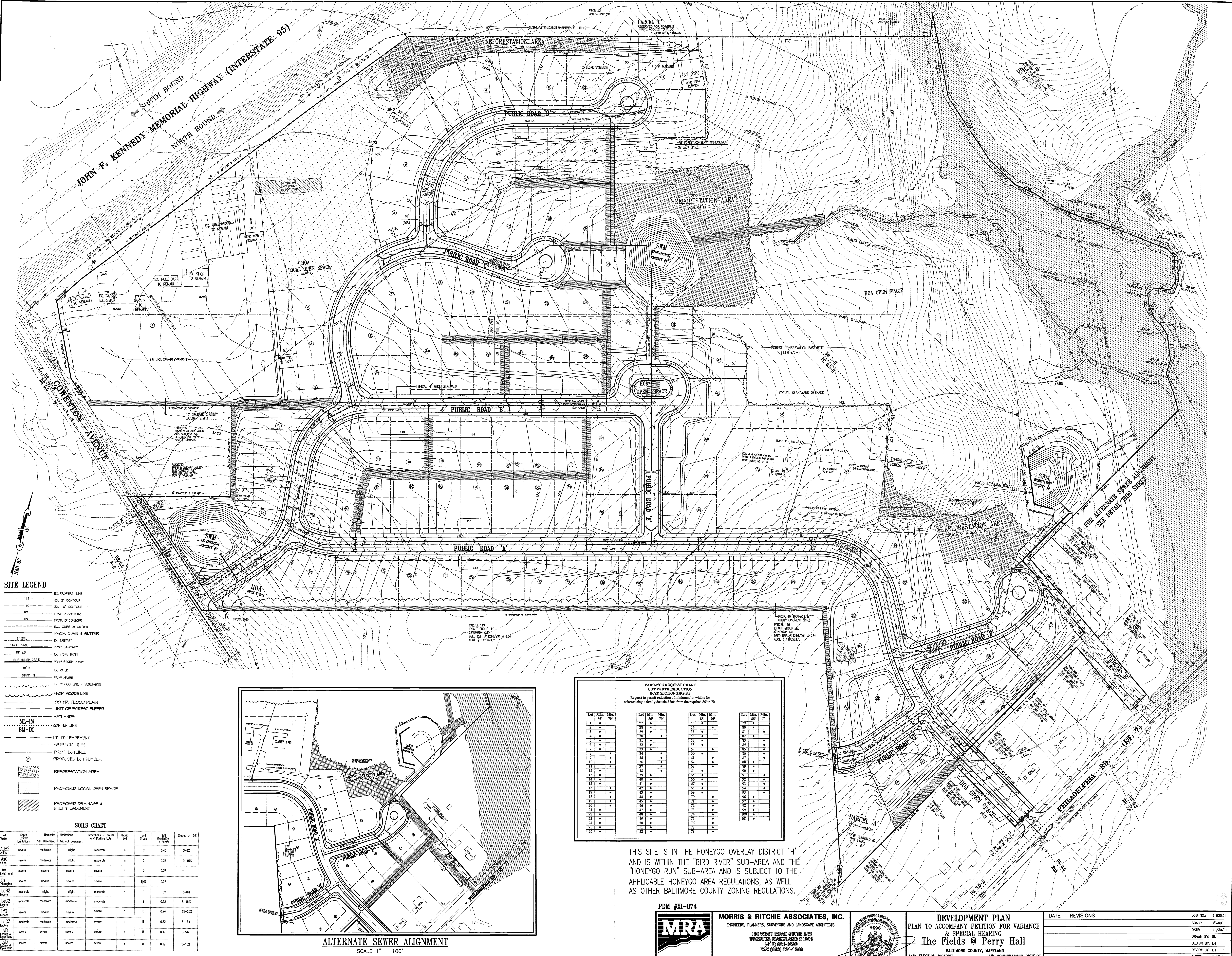
Soil Series	Soil System Limitations	Home Use With Basement	Limitations Without Basement	Limitations - Streets and Parking Lots	Hydric Soil	Soil Group	Soil Erodibility K Factor	Slopes > 15%
AdB2	severe	moderate	slight	moderate	n	C	0.43	3-5%
AsC	severe	moderate	slight	moderate	n	C	0.37	0-15%
Av	severe	severe	severe	severe	n	D	0.37	-
Fe	severe	severe	severe	severe	n	B/D	0.32	-
LeB2	moderate	slight	slight	moderate	n	B	0.32	3-5%
LeC2	moderate	moderate	moderate	moderate	n	B	0.32	5-15%
LfD	severe	severe	severe	severe	n	B	0.24	15-25%
LoC3	moderate	moderate	moderate	severe	n	B	0.32	5-15%
LYB	severe	severe	severe	severe	n	B	0.17	0-5%
LYD	severe	severe	severe	severe	n	B	0.17	5-15%



ALTERNATE SEWER ALIGNMENT

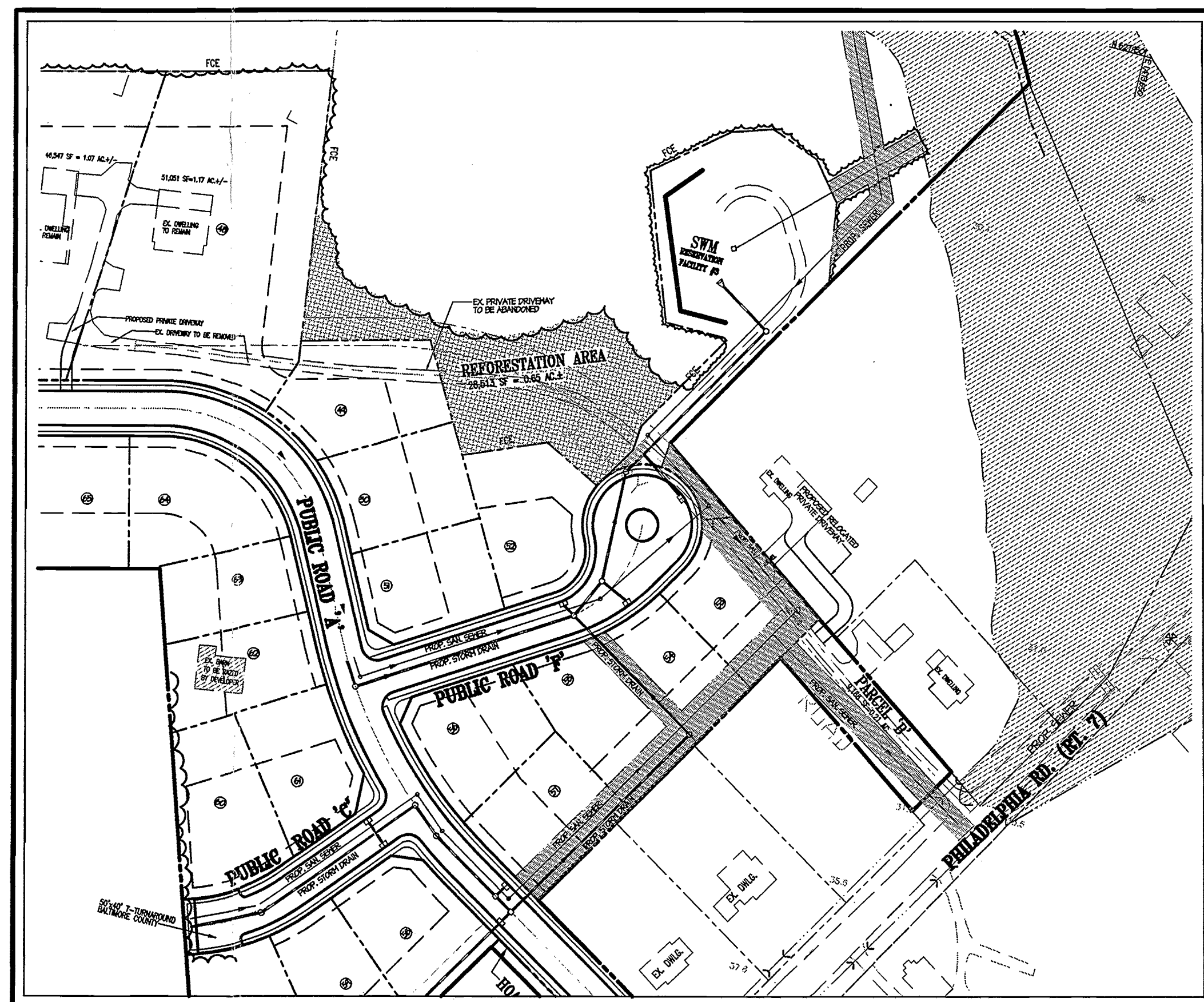
SCALE 1" = 100'





- SITE LEGEND**
- EX. PROPERTY LINE
 - EX. 2' CONTOUR
 - EX. 10' CONTOUR
 - EX. 10' CONTOUR
 - EX. 10' CONTOUR
 - EX. CURB & GUTTER
 - EX. SANITARY
 - EX. SANITARY
 - EX. STORM DRAIN
 - EX. WATER
 - EX. WOODS LINE / VEGETATION
 - EX. 100 YR. FLOOD PLAIN
 - EX. LIMIT OF FOREST BUFFER
 - EX. WETLANDS
 - EX. ZONING LINE
 - EX. UTILITY EASEMENT
 - EX. SETBACK LINES
 - EX. PROP. LOT LINES
 - EX. PROPOSED LOT NUMBER
 - EX. REFORESTATION AREA
 - EX. PROPOSED LOCAL OPEN SPACE
 - EX. PROPOSED DRAINAGE & UTILITY EASEMENT

SOILS CHART									
Soil Series	Soil Limitations	Home Use	Limitations	Limitations	Limitations	Limitations	Limitations	Limitations	Limitations
AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2
AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2
AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2
AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2
AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2
AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2
AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2
AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2
AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2	AsC2



VARIANCE REQUEST CHART											
LOT WIDTH REDUCTION											
BCEZ SECTION 259.9.3											
Request to permit reduction of minimum lot widths for selected single family detached lots from the required 57 to 70.											
Lot	Min. 57'	Min. 70'	Lot	Min. 57'	Min. 70'	Lot	Min. 57'	Min. 70'	Lot	Min. 57'	Min. 70'
1	*	27	*	27	*	53	*	79	*	79	*
2	*	28	*	28	*	54	*	80	*	80	*
3	*	29	*	29	*	55	*	81	*	81	*
4	*	30	*	30	*	56	*	82	*	82	*
5	*	31	*	31	*	57	*	83	*	83	*
6	*	32	*	32	*	58	*	84	*	84	*
7	*	33	*	33	*	59	*	85	*	85	*
8	*	34	*	34	*	60	*	86	*	86	*
9	*	35	*	35	*	61	*	87	*	87	*
10	*	36	*	36	*	62	*	88	*	88	*
11	*	37	*	37	*	63	*	89	*	89	*
12	*	38	*	38	*	64	*	90	*	90	*
13	*	39	*	39	*	65	*	91	*	91	*
14	*	40	*	40	*	66	*	92	*	92	*
15	*	41	*	41	*	67	*	93	*	93	*
16	*	42	*	42	*	68	*	94	*	94	*
17	*	43	*	43	*	69	*	95	*	95	*
18	*	44	*	44	*	70	*	96	*	96	*
19	*	45	*	45	*	71	*	97	*	97	*
20	*	46	*	46	*	72	*	98	*	98	*
21	*	47	*	47	*	73	*	99	*	99	*
22	*	48	*	48	*	74	*	100	*	100	*
23	*	49	*	49	*	75	*	75	*	75	*
24	*	50	*	50	*	76	*	76	*	76	*
25	*	51	*	51	*	77	*	77	*	77	*
26	*	52	*	52	*	78	*	78	*	78	*

THIS SITE IS IN THE HONEYGO OVERLAY DISTRICT 'H' AND IS WITHIN THE "BIRD RIVER" SUB-AREA AND THE "HONEYGO RUN" SUB-AREA AND IS SUBJECT TO THE APPLICABLE HONEYGO AREA REGULATIONS, AS WELL AS OTHER BALTIMORE COUNTY ZONING REGULATIONS.

PDM #XI-874

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 281-0800
FAX (410) 281-1748

DEVELOPMENT PLAN

PLAN TO ACCOMPANY PETITION FOR VARIANCE & SPECIAL HEARING

The Fields @ Perry Hall

BALTIMORE COUNTY, MARYLAND
11th ELECTION DISTRICT 5th COUNCILMANIC DISTRICT

DATE	REVISIONS

JOB NO.: 11923.01

SCALE: 1"=60'

DATE: 11/30/01

DRAWN BY: SL

DESIGN BY: LH

REVIEW BY: LH

SHEET: 2 OF 2