| | |
|---|---|
| IN THE MATTER OF<br>THE APPLICATION OF<br>ELIZABETH PARHAM AND DUANE RITTER -<br>LEGAL OWNERS /PETITIONERS FOR A<br>ZONING RECLASSIFICATION ON PROPERTY<br>LOCATED ON THE N/S OF JOHNNYCAKE<br>ROAD, APPROXIMATELY 300' WEST OF<br>FAIRBROOK ROAD (7321 AND 7324<br>DOGWOOD ROA)<br>1st Election District<br>1st Councilmanic District | * BEFORE THE<br>* COUNTY BOARD OF APPEALS<br>* OF<br>* BALTIMORE COUNTY<br>* CASE NO. CR-02-454<br>Cycle III, 2002<br>* |

* * * * * * * * *

**ORDER OF DISMISSALOF PETITION**

This matter comes before this Board on a Petition for Reclassification filed by Elizabeth A. Parham and Duane L. Ritter, by their attorneys SAUL EWING, LLP, and Robert W. Cannon, Esquire, for a zoning reclassification from D.R. 3.5 and R.C. 6 to R.C. 3, D.R. 5.5, D.R. 16, and O.R. 2 for the property located at 7321 and 7324 Dogwood Road in the First Election District of Baltimore County; and

**WHEREAS,** the Board of Appeals is in receipt of a letter of withdrawal of Petition filed July 11, 2003 via Facsimile (a copy of which is attached hereto and made a part hereof) from Robert W. Cannon, Esquire, SAUL EWING, LLP, Counsel for Petitioners; and

**WHEREAS,** said Counsel, on behalf of Petitioners, requests that the Petition for Reclassification filed herein be withdrawn as of the above date,

**IT IS HEREBY ORDERED** this 16th day of July, 2003, by the County Board of Appeals of Baltimore County that said Petition be and the same is hereby **WITHDRAWN AND DISMISSED.**

**COUNTY BOARD OF APPEALS**
**OF BALTIMORE COUNTY**

Lawrence S. Wescott

Charles L. Marks

Margaret Worrall

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

July 16, 2003

Robert W. Cannon, Esquire
SAUL EWING, LLP
100 South Charles Street
Baltimore, MD 21201-2773

RE: *In the Matter of: Elizabeth A. Parham and Duane L. Ritter* / Case No. CR-02-454 / Order of Dismissal of Petition

Dear Mr. Cannon:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco
**Administrator**

Enclosure

c: James E. Goodrich, Esquire
Elizabeth A. Parham
Duane L. Ritter
James S. Patton, P.E. /Patton Consultants, Ltd.
Carol Saffran-Brinks /Board of Ed. /MS 1102-J
People's Counsel for Baltimore County
Jeffrey Long /Planning
Pat Keller, Planning Director
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM
Timothy M. Kotroco, Director /PDM

Printed with Soybean Ink
on Recycled Paper

**BALTIMORE COUNTY, MARYLAND**
Board of Appeals of Baltimore County
*Interoffice Correspondence*

DATE: September 25, 2003

TO: Timothy Kotroco, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

| BOARD OF APPEALS CASE NUMBER | *PDM FILE NUMBER* | NAME | LOCATION |
|---|---|---|---|
| CR-02-454 | *CYCLE III 2002 RECLASS* | PARHAM | 7321 AND 7324 DOGWOOD ROAD |

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED

# PATTON

Patton Consultants Ltd. Engineering & Site Planning

Thursday, February 28, 2002

Mr. Charles L. Marks
BOARD OF APPEALS OF BALTIMORE COUNTY
Old Courthouse
400 Washington Avenue
Towson, MD 21204

Re: Parham - Ritter Petition for Reclassification

Dear Mr. Marks:

On behalf of my clients, Elizabeth A. PARHAM and Duane L. RITTER, this Petition for Reclassification is being submitted for 39.45 acres of land. This tract lies between Johnnycake Road and Dogwood Road and is comprised of four (4) parcels of land. With the exception of Ms. Parham's residence and a tractor shed, the land is open with a considerable amount of it in crop land, as this was their parent's homestead.

The Reclassification Petition and accompanying undocumented site plan propose a change in zoning from DR-3.5 and RC-6 to OR-2, DR-16, DR5.5, and RC-3. These zones are based on the extension of adjacent zones to the intersection of the alignments of Security Boulevard as extended from its present terminus at the entrance to HCFA, in the east, to its merge into Johnnycake Road, to the west of the subject property, with the new Fairbrook Road alignment from Old Stone Road, from the south, which now goes through the Ritter-Parham property as it extends northward to cross Dogwood Road and connect with the completed portion of Fairbrook Road at Granite Run, in the north. The completion of Fairbrook Road will provide, as proposed in Master Plan 2010 (item 73, page 68), a north -south oriented thorofare to the west of Rolling Road. The dedication and construction of the Security Boulevard extension, through the Ritter-Parham property and merge into Johnnycake Road will provide direct access from the west to the Security Square area as proposed in Master Plan 2010 (item 72, page 68), thus eliminating through traffic which now congests the local neighborhoods. Based on the proposed development which the proposed reclassification will support, these roadways within the Ritter-Parham would be completed in substantial part as development costs in lieu of capital expenditure by the County.

When Baltimore County Council adopted the 2000 Comprehensive Zoning Maps, the alignments of these two (2) Master Plan Roads were not accounted for at that time even though they have been included in Master Plan 2010 and several previous County Master Plans. We submit that the Council erred in not addressing this; the petitioner intends to present evidence at the hearing to demonstrate mistake or error and change in community pursuant to the requirements of County Codes Section2-356(J).

Sincerely,

PATTON CONSULTANTS, LTD

James S. Patton, P.E.
President

cc. Hon. Sam Moxley
Elizabeth A. Parham
Duane L. Ritter
Pat Keller

R-02-454

305 West Chesapeake Avenue, Suite 206, Towson, Maryland 21204
410-296-2140 Fax 410-296-0419

| | | |
|---|---|---|
| RE: PETITION FOR ZONING RECLASSIFICATION | * | BEFORE THE |
| 7321 & 7324 Dogwood Road, N/S Johnnycake Rd, appx. 300' W of Fairbroko Rd | * | COUNTY BOARD OF APPEALS |
| 1st Election District, 1st Councilmanic | * | FOR |
| Legal Owner: Elizabeth A. Parham and Duane L. Ritter | * | BALTIMORE COUNTY |
| Petitioner(s) | | |
| | * | Case No. R-02-454 |

* * * * * * * * * * * * * *

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 9th day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to James S. Patton, 305 W. Chesapeake Ave., Suite 206, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

# FACSIMILE COVER SHEET

100 South Charles Street
Baltimore, MD 21201-2773

BALTIMORE COUNTY
BOARD OF APPEALS

**From:** ROBERT W. CANNON
**Pages (including cover):** 2
**Client/Matter #:** 947456.00001
**User #:** 3291

**Date:** July 11, 2003
**Direct Phone:** (410) 332-8816
**Direct Fax:** (410) 332-8817
**Sender's Floor:** 15

| To: Name | Fax Number | Phone Number |
|---|---|---|
| Chairman, County Board of Appeals of Baltimore County | 410-887-3182 | 410-887-3180 |
| Kathleen C. Bianco | 410-887-3182 | 410-887-3180 |

| CC: Name | Fax Number | Phone Number |
|---|---|---|

**Comments:**

- ☐ The Original will be sent by regular mail.
- ☐ The Original will be sent by overnight delivery.
- ☐ No Original will be sent.

IMPORTANT NOTICE

This transmission is intended only for the addressees named above and may contain information that is privileged, confidential, or otherwise protected from disclosure to anyone else. Any review, dissemination or use of this transmission or its contents by persons other than the addressees is strictly prohibited. If you have received this facsimile in error, please telephone us immediately at (410) 332-8640 and return the original to us by mail at the address stated above.

770838.1 7/11/03

ROBERT W. CANNON
Phone: (410) 332-8816
Fax: (410) 332-8817
rcannon@saul.com
www.saul.com
947456.0000

July 11, 2003

**VIA FACSIMILE**

Chairman, County Board of Appeals
Of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

***Re: Parham – Ritter Properties – Petition for Reclassification***
***Case No. R-02-454***

Ladies and Gentlemen:

We hereby request that the above matter be withdrawn from consideration by the Board. Our clients have decided to pursue their requested changes through the Comprehensive Zoning Map process.

Thank you for your consideration.

Sincerely yours,

Robert W. Cannon

Robert W. Cannon

cc: Peter Max Zimmerman, Esquire - Peoples Counsel
Mr. Charles Klein - Chairman of the Planning Board
Mr. Arnold F. "Pat" Keller – Planning Department
Mr. Jeffrey Long – Planning Department
Mr. James Patton
Ms. Kathy Bianco

---

4/18/03 – Letter from P. Zimmerman – requesting postponement of 6/10/03 hearing date due to previous commitment; indicates no objection to this request by R. Cannon, counsel for Petitioner.
-- T/C this date with R. Cannon; indicates no objection; will call back on Monday, 4/21/03 regarding possible reassignment dates. To be confirmed also with P. Zimmerman.

---

4/22/03 – Confirmed with Messrs Zimmerman and Cannon availability on 7/30/03 for reassignment date of this hearing. Second Notice of PP and Reassignment sent to parties; reassigned to Wednesday, July 30, 2003 at 10:00 a.m.

---

4/22/03 – Comments from DEPRM – does not support reclassification from RC 6 and DR 3.5 to DR 16, DR 5.5, RC 3, and OR-2.

---

7/11/03 – Letter via FAX from Robert W. Cannon, Esquire – Withdrawing Petition for Reclassification "from consideration by the Board." To pursue changes through CZMP. Order of Dismissal of Petition to be issued.

---

Case No. R-02-454

*In the Matter of: Elizabeth Parham and Duane Ritter*
Petitioners /Legal Owners
Cycle III, 2002

Reclassification from DR 3.5 /RC 6 to RC 3 /DR 5.5 /OR 2 /DR 16 /DOCUMENTED SITE PLAN

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4/22/02 – Notice of Zoning Reclassification Hearing sent to parties by PDM; hearing scheduled for Tuesday, November 19, 2002 at 10:00 a.m.

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11/08/02 – Green file hand-delivered from PDM.

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11/13/02 – FAX from Robert W. Cannon, Esquire – Entry of Appearance as Counsel for Petitioners; also letter advising that Petitioners intend to submit a documented site plan on the scheduled hearing date of 11/19/02; hearing to amend plan only; no evidence or testimony; hearing date on merits to be assigned.

---

11/19/02 – Board convened for hearing to accept amendment to Petition for Reclassification (Marks, Adams, Wescott); Amended Petition, Documented Site Plan, and accompanying documentation submitted by R. Cannon on behalf of Petitioners; to be transmitted to PDM and Notice of Assignment to be sent reflecting hearing on merits in April 2003.

---

11/21/02 – Memo to A. Jablon, Attn: C. Richards transmitting documentation submitted at public hearing (amended petition, doc site plan and accompanying documentation); also copy of Notice of Assignment sent out this date.

-- Notice of Assignment /hearing on merits sent out this date; assigned for Wednesday, April 2, 2003 at 10:00 a.m., sent to following:

Robert w. Cannon, Esquire
James E. Goodrich, Esquire
Elizabeth A. Parham
Duane L. Ritter
James S. Patton, P.E. /Patton Consultants, Ltd.
Robert J. Haines, Esquire /Board of Ed. /MS 1102-J
People's Counsel for Baltimore County
Jeffrey Long /Planning
Pat Keller, Planning Director
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM
Arnold Jablon, Director /PDM

---

3/06/03 – Letter requesting postponement filed via FAX by Robert W. Cannon, Esquire, counsel for Petitioners; awaiting final Planning Board vote which will not occur until May 1, 2003 Planning Board meeting; therefore requests postponement to date after that meeting (preferably after June 1, 2003).

---

3/07/03 – Notice of PP and Reassignment sent to parties; assigned for hearing on Tuesday, June 10, 2003 at 10:00 a.m.

---

March 12, 2003 -- NOTE TO FILE
Becky took green file back to PDM to copy (green file also included CBA "dummy" file which had already been incorporated into the green master file). To be returned after copying.
----------RETURNED BY BECKY----------

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

W/D by petitioner 7-11-03 Order of dismissal to be issued

**Hearing Room - Room 48**
**Old Courthouse, 400 Washington Avenue**

April 22, 2003

**SECOND NOTICE OF POSTPONEMENT & REASSIGNMENT**
**HEARING ON MERITS**

**CASE #:** CR-02-454
**(Cycle III, 2002)**

**IN THE MATTER OF:** ***ELIZABETH PARHAM AND DUANE RITTER***
*Legal Owners /Petitioners* 7321 and 7324 Dogwood Road
1st Election District; 1st Councilmanic District

**RE: Petition for Reclassification / Documented Site Plan**

which had been reassigned to be heard on 6/10/03 has been **POSTPONED** at the request of the Office of People's Counsel, without objection by Counsel for Petitioner; and, upon confirmation of availability by counsel, has been

**REASSIGNED FOR:** **WEDNESDAY, JULY 30, 2003 at 10:00 a.m. /Hearing on the merits**

**NOTICE:** **This is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

**Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.**
**IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).**

**If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.**

**Kathleen C. Bianco /Administrator**

c: Counsel for Petitioners : Robert W. Cannon, Esquire
James E. Goodrich, Esquire

Petitioners : Elizabeth A. Parham
Duane L. Ritter

James S. Patton, P.E. /Patton Consultants, Ltd.

Carol Saffran-Brinks /Board of Ed. /MS 1102-J
People's Counsel for Baltimore County
Jeffrey Long /Planning
Pat Keller, Planning Director
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM
Arnold Jablon, Director /PDM

Printed with Soybean Ink on Recycled Paper

**TO:** Baltimore County Board of Appeals

**FROM:** John Lewis
Planner II
Zoning Review

**SUBJECT:** Documented Reclassification
Filing Review CR-02-454 (Amended) 2ND
Noncompliance with Section 2-356 (d) (1) (l) B.C.C.

Please be advised that after several reviews, the documented site plans still lack a variety of information required by the Reclassification and Zoning Public Hearing Checklists. This is in part due to the general references to specific uses, which are not accurately shown and the lack of information concerning elevation and sign details, floor plans, parking, etc. The engineer is aware of these problems and has stated that it is the intent of the applicant to address these issues at the hearing.

# ENVIRONMENTAL IMPACT STATEMENT

## RITTER – PARHAM PROPERTY
### JOHNNYCAKE ROAD

**PROPOSED ACTION DESCRIPTION:**

The proposal is to develop the 39.45 +/- acre site as a mix of residential types (11 single family dwellings; 48 townhouse units; 70 garden apartments) in areas zoned RC-3, DR-3.5, DR-5.5, and DR-16; and approximately 4.50 gross acres of the site developed as local services/offices ( OR-2). A unique element of this site and acknowledged in the development proposal is the proposed intersection and alignments of two major Baltimore County Master Plan arterials. The extension of Security Boulevard westward from its present terminus at the entrance to the HCFA complex to extend through the intersection of future Fairbrook Road to create a re-aligned Johnnycake Road as an arterial coming from the western part of the County, Ellicott City and Howard County is one element of the Master Plan circulation system. The second element of the Master Plan circulation system is the proposed extension of Fairbrook Road from its present area of construction completion at Granite Run/ Diamond Ridge and Woodlands County Golf Courses connecting Dogwood Road with Johnnycake Road/ Security Boulevard and Old Stone Road. Old Stone Road has been dedicated in part and constructed in part as an arterial which would be the direct connection between Security Boulevard and the much discussed future interchange on I- 70.

The right–of-ways for these future arterials are 70 feet with the exception of the section of Security Boulevard within the project area which is 120 feet in width. These right-of-ways would be dedicated as a part of this project, with parts of the cart ways constructed. The crossing of delineated wetlands in the north end of the site for the construction of the Fairbrook Road extension to the north would be a future project and is only discussed herein because of the proposed dedication of the alignment and right-of-way.

The present land uses are cropland (26.08 acres +/-); forest (1.525 acres +/-); residence – tractor shed – storage area ( 2.13 acres +/-); open space in meadow (6.52 acres =/-); wetlands in forest (0.66 acres +/-); wetlands in meadow (2.535 acres +/-) for the total site area of 39.45 acres +/-. Buffering of the wetlands from the agricultural uses (crop land and fairly recently cattle grazing) has not been followed as a best management practice for the farm operation. There has been some recent clearing of brush and grading of the farm under agricultural approvals/permits to increase the acreage of cropland.

As elements of this proposal, forest buffer easements will be established ( 7.684 acres +/-); areas will be reforested to comply with forest conservation

requirements ( 3.60 acres +/-); areas will be established to meet passive and active open space (3.0 acres +/-); stormwater management areas for both quantity and quality will be provided ( 1.4 acres +/-); future right-of-ways for the aforementioned roads will be dedicated (4.88 acres +/-); development areas for parking, access, and structures (13.02 acres +/-); and wetlands to remain (3.035 acres +/-) will result in approximately six (6) acres +/- of land for purposes of potential planting areas for mitigation pertaining to this project or other projects. [The **actual stream crossing by Fairbrook Road** is not a part of this proposal as it **is off-site**, it is addressed herein for alignment purposes only.] The establishment of these land uses will enhance the environment as fifty five percent (55%) of the land area will be established as environmentally protected and/or open space to meet Department of Recreation and Parks open space requirements.

## PROBABLE IMPACT:

On balance impacts will be neutralized. At the present time, the site has minimal environmental restrictions placed on it as an agricultural operation. Good agricultural practices protecting the environmentally sensitive areas have not been closely followed. Through the proposed development, environmentally sensitive areas will be protected with establishment of extensive buffers, planting of forest stands will enhance the green space, construction of stormwater management facilities will enhance erosion control and improve water quality, the providing of employment and commercial convenience establishments immediately adjacent to clustered higher density residential land uses of several types reduces the need for vehicular transportation, and the completion of the circulation system in the area will relieve traffic congestion which presently contaminates the environment.

At the present time, the stream which flows through the property and the associated wetlands are not buffered. Nor is there a greenway through the site for enhancement of animal paths and bird flight through a connective forest. The development of this site as proposed will improve the ecological system. While the area of construction of dwellings and commercial facilities on the site will be environmentally impacted through the customary impacts of such uses, the improvements to the environmentally sensitive areas of the site will be enhanced by the proposed development actions. Thus the conclusion is advanced that on balance the positive impacts will offset the negative impacts.

## UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS:

The usual and customary environmental effects for mid to higher density residential and commercial local service and office development and use can not be avoided. Every effort will be made during construction and use to comply

with acceptable environmentally friendly construction and best management practices during use and maintenance. If a "build" alternative is selected for the stream crossing to complete the construction of Fairbrook Road as an arterial connector to the present point of completion to the north, impact on the stream and wetlands system can not be avoided.

Because of the geometric alignment for the proposed Fairbrook Road as a major arterial, a length of proposed forest buffer (250 feet +/-) may not be established to protect wetlands. Alternative means of protecting these wetlands will be investigated and an alternatives analysis will be prepared prior to final alignment. This analysis will involve both the Department of Public Works and the Department of Environmental Protection and Resource Management.

## ALTERNATIVES THAT MIGHT AVOID ADVERSE ENVIRONMENTAL EFFECTS:

While not part of this Environmental Impact Statement (EIS), evaluation of the environmental impacts, economics, and construction techniques to cross the stream using culvert(s) or a bridge will need to be studied. Mitigation can be provided through appropriate restoration after construction and an increase in the land area perpetually protected from future development in the area south of the proposed crossing which is part of the subject site area.

Another element of environmental effects is the "tightening up" of the proposed development plan. At the present time, building envelopes have been utilized to document the areas for construction of proposed structures. In final design, through the use of such design elements as minimal width streets, minimal length driveways, open swales with check dams, increase of height/stories of structures to reduce impervious footprint, and minimal yard areas for decks and patios and area of sidewalks, the impact of development on the environment can be reduced.

Use of certain stormwater management quality structures such as water quality inlets and filtration systems constructed on site while more expensive will be investigated to improve the removal of contaminants from the developed areas. These items will be evaluated as part of final design approval in accordance with the Baltimore County development approval process.

## ASSESSMENT OF CUMULATIVE, LONG-TERM EFFECTS:

There will be a long-term increase in the acreage of established forest by approximately eleven (11) acres +/- greater than the minimal required to comply with Forest Conservation Regulations. The improvement to the ecological system by re-establishing a forested connecting link through the site along the stream will be a positive effect. The removal of the erosive potential of marginal cropland

with a commensurate reduction in the use of fertilizer, insecticides, and pesticides will improve the quality of the stream. As previously indicated, the placement of approximately fifty five percent (55%) [ 21.7 acres +/-] of the site in perpetually protected open space with reforestation adjacent to an urbanized area is a positive effect, long-term. A further positive effect is the location of residential land uses adjacent to commercial/ offices/ local service development which reduces the need to use vehicles for commuting/driving purposes, thus improving the environment. The proposed development will also protect and enhance the environmental/natural features immediately downstream of the large office area of HCFA, Dogwood Elementary School and other commercial land uses upstream and before the stream enters the Patapasco State Park.

## IRREVERSIBLE OR IRRETRIEVABLE COMMITMENT OF RESOURCES:

The only irreversible or irretrievable commitment of resources will be in the usual and customary manufacturing of construction materials for residential, commercial, and site development construction, e.g. oil for plastic pipe, limestone for concrete, and bitumen for paving. The basic construction will curtail beneficial use of the environment from its natural state. As the property has already been removed from that state, the re-establishment of environmentally sound areas on a major part of the property will offset the curtailment of the placement of a portion of the property in a developed state for housing, circulation, and commercial uses.

PREPARED BY PATTON CONSULTANTS, LTD. November 14, 2002
With input by Human & Rhode

ROBERT W. CANNON
Phone: (410) 332-8816
Fax: (410) 332-8817
rcannon@saul.com
www.saul.com

April 28, 2003

**VIA FACSIMILE**

Hon. Charles Klein, Chairman
Baltimore County Planning Board
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

*Re: Parham-Ritter*
*Case No.: R-02-454*

Dear Chairman Klein:

This matter was scheduled for action by the Planning Board at the meeting on Thursday, May 1, 2003. This schedule was tied into the scheduled public hearing before the Board of Appeals on this matter which was scheduled for early June. Recently, Peoples Counsel of Baltimore County has requested a postponement and the matter is now scheduled for hearing before the Board of Appeals on July 30, 2003.

As a result, we respectfully request that the Planning Board defer action on this matter to a later meeting and not consider it at the meeting on May 1, 2003. I have consulted with the Planning Department and they have no objection to this request.

Respectfully yours,

Robert W. Cannon

Robert W. Cannon

cc: Mr. Pat Keller
Mr. Jeff Long
Ms. Kathleen Bianco

# FACSIMILE COVER SHEET

100 South Charles Street
Baltimore, MD 21201-2773

**From:** ROBERT W. CANNON
**Pages (including cover):** 2
**Client/Matter #:** 947456.00001
**User #:** 3291

**Date:** April 28, 2003
**Direct Phone:** (410) 332-8816
**Direct Fax:** (410) 332-8817
**Sender's Floor:** 15

| To: Name | Fax Number | Phone Number |
|---|---|---|
| Hon. Charles Klein, Chairman | 410-887-3182 | 410-887-3495 |
| Mr. Pat Keller | 410-887-5862 | 410-887-3211 |
| Mr. Jeff Long | 410-887-5862 | 410-887-3480 |
| Ms. Kathleen Bianco | 410-887-3182 | 410-887-3180 |

| CC: Name | Fax Number | Phone Number |
|---|---|---|

**Comments:**

IMPORTANT NOTICE

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TRANSMISSION VERIFICATION REPORT

TIME: 04/29/2003 16:52
NAME: BOARD OF APPEALS
FAX : 4108873182
TEL : 4108873180

| | |
|---|---|
| DATE,TIME | 04/29 16:51 |
| FAX NO./NAME | 5862 |
| DURATION | 00:00:51 |
| PAGE(S) | 02 |
| RESULT | OK |
| MODE | STANDARD<br>ECM |

Mrs. Klein's copy to
Planning via fax 4/29
and via interoffice
mail 5/01/03

# PATTON

Patton Consultants Ltd. Engineering & Site Planning

## PROPERTY DESCRIPTION
## FOR
## WHOLE TRACT AREA OF RE-CLASSIFICATION

Beginning at a point on the centerline of Johnnycake Road which is proposed to be 70 feet wide at the distance of 250 feet more or less west of the centerline of the nearest improved intersecting street, Fairbrook Road, which is 70 feet wide. Thence the following courses and distance.

| | | | | | | |
|---|---|---|---|---|---|---|
| 1. | North | 83° | 36' | 33" | West | 66.04' |
| 2. | North | 83° | 56' | 17" | West | 471.25' |
| 3. | North | 76° | 47' | 16" | West | 413.40' |
| 4. | North | 01° | 57' | 17" | West | 1,572.66' |
| 5. | North | 80° | 08' | 13" | East | 530.00' |
| 6. | North | 09° | 12' | 00" | West | 280.00' |
| 7. | North | 24° | 12' | 00" | West | 250.00' |
| 8. | North | 60° | 24' | 00" | East | 32.00' |
| 9. | North | 77° | 20' | 00" | East | 325.00' |
| 10. | South | 09° | 12' | 00" | East | 559.50' |
| 11. | South | 09° | 04' | 17" | East | 503.10' |
| 12. | South | 03° | 51' | 13" | East | 593.83' |
| 13. | South | 03° | 51' | 13" | East | 778.17' |

To the place of beginning. Containing **39.45** Acres more or less.

305 West Chesapeake Avenue, Suite 118, Towson, Maryland 21204
410-296-2140 Fax 410-296-0419

# PATTON

*Patton Consultants Ltd. Engineering & Site Planning*

## PROPERTY DESCRIPTION FOR AREA PROPOSED FOR RE-CLASSIFICATION TO OR-2

Beginning at a point at the centerline of the present Johnnycake Road which is proposed to be 70 feet wide at its intersection with the centerline of the nearest improved intersecting street, Old Stone Road, which is 85 feet wide. Thence the following courses and distance.

| | | | | | | |
|---|---|---|---|---|---|---|
| 1. | North | 83° | 56' | 17" | West | 346.00' +/- |
| 2. | North | 76° | 47' | 16" | West | 413.40' |
| 3. | North | 01° | 57' | 17" | West | 220.00' +/- |
| 4 | North | 88° | 02' | 43" | East | 740.00' +/- |

(the future centerline of "New Johnnycake Road/ Security Blvd." extended as to be established by final engineering and survey.)

5. In a Southerly direction along the future centerline of Old Stone Road, as extended between "New Johnnycake Road/Security Blvd." and its present terminus with "Old Johnnycake Road", subject to final engineering and survey, a distance of 380' +/-

To the place of beginning. Containing **5.25 acres more or less**.

STATE OF MARYLAND
JAMES STEPHEN PATTON
No. 9493
REGISTERED
PROFESSIONAL ENGINEER

305 West Chesapeake Avenue, Suite 118, Towson, Maryland 21204
410-296-2140 Fax 410-296-0419

# PATTON

Patton Consultants Ltd. Engineering & Site Planning

## PROPERTY DESCRIPTION FOR AREA PROPOSED FOR RE-CLASSIFICATION TO DR - 16

Beginning at a point on the centerline of Johnnycake Road which is proposed to be 70 feet wide at the distance of 250 feet more or less west of the centerline of the nearest improved intersecting street, Fairbrook Road (existing), which is 70 feet wide. Thence the following courses and distance.

1. North 83° 36' 33" West 66.04' +/-
2. North 83° 56' 17" West 134.00' +/-
3. In a Northerly direction along the future centerline of Old Stone Road, width of 85 feet, as extended between "New Johnnycake Road/Security Blvd." and its present terminus with "Old Johnnycake Road", subject to final engineering and survey, and continuing along the future centerline of "Future Fairbrook Road", width varies, subject to final engineering and survey, a total distance of 980' +/-.
4. In a Northeasterly direction along the centerline of a proposed "to be named Street", 40 feet wide, leading to future townhouses and garden apartments, subject to final engineering and survey, a distance of 230' +/-
5. In a Southeasterly direction along the reversely extended DR - 5.5 and DR-16 zoning line (along the common property line of George W. Helfrich and Carl T. Julio, et. al.), a distance of 185.00' +/-
6. South 03° 51' 13" East 216.83' +/-
7. South 03° 51' 13" East 778.17'

To the place of beginning. Containing **5.23** acres more or less.

STATE OF MARYLAND
JAMES STEPHEN PATTON
No. 9493
REGISTERED PROFESSIONAL ENGINEER

305 West Chesapeake Avenue, Suite 118, Towson, Maryland 21204
410-296-2140 Fax: 410-296-0419

# PATTON

Patton Consultants Ltd. Engineering & Site Planning

## PROPERTY DESCRIPTION FOR AREA PROPOSED FOR RE-CLASSIFICATION TO DR – 5.5

Beginning at a point on the centerline of "Future Fairbrook Road" which is proposed to be 70 feet wide at a point of intersection with the centerline of a proposed "to-be- named Street leading to future townhouses and garden apartments", subject to final engineering and survey, which is proposed to be 40 feet wide, at the distance of 980.00' +/- (along the centerline of the "Future Fairbrook Road" and "Future extension of Old Stone Road", subject to final engineering and survey) from the intersection of improved Johnnycake Road which is ultimately to be 70 feet wide and the improved intersecting street, Old Stone Road, which is 85 feet wide. Thence the following courses and distances.

1. Northerly along the future centerline of "Future Fairbrook Road", subject to final engineering and survey, a distance of 940.00' +/-

| | | | | | | |
|---|---|---|---|---|---|---|
| 2. | North | 80° | 08' | 13" | East | 440.00' +/- |
| 3. | North | 09 | 12' | 00" | West | 280.00' |
| 4. | North | 24° | 12' | 00" | West | 250.00' |
| 5. | North | 60° | 24' | 00" | East | 32.00' |
| 6. | North | 77° | 20' | 00" | East | 325.00' |
| 7. | South | 09° | 12' | 00" | East | 559.50' |
| 8. | South | 09° | 04' | 17" | East | 503.10' |
| 9. | South | 03° | 51' | 13" | East | 377.00' +/- |

10. In a Northwesterly direction along the reversely extended DR - 5.5 and DR- 16 zoning line (along the common property line of George W. Helfrich and Carl T. Julio, et. al.), a distance of 185.00' +/-

11. In a Southwesterly direction along the centerline of a proposed "to be named Street" leading to future townhouses and garden apartments, subject to final engineering and survey, a distance of 230' +/-

STATE OF MARYLAND JAMES STEPHEN PATTON 9493 REGISTERED PROFESSIONAL ENGINEER

To the place of beginning. Containing **18.63** acres more or less.

305 West Chesapeake Avenue, Suite 118, Towson, Maryland 21204
410-296-2140 Fax: 410-296-0419

# PATTON

Patton Consultants Ltd. Engineering & Site Planning

## PROPERTY DESCRIPTION FOR AREA PROPOSED FOR RE-CLASSIFICATION TO RC - 3

Beginning at a point on the centerline of "Future Fairbrook Road" which is proposed to be 70 feet wide at a point of intersection with the centerline of "New Johnnycake Road/Security Blvd.", subject to final engineering and survey, which is proposed to be 120 feet wide, at the distance of 380.00' +/- (along the centerline of the "Future extension of Old Stone Road", subject to final engineering and survey) from the intersection of improved Johnnycake Road which is ultimately to be 70 feet wide and the improved intersecting street, Old Stone Road, which is 85 feet wide. Thence the following courses and distances.

1. Westerly along the future centerline of "New Johnnycake Road/Security Blvd.", subject to final engineering and survey, a distance of 740.00' +/-
2. North 01° 57' 17" West 1,352.66' +/-
3. North 80° 08' 13" East 90.00' +/-
4. Southerly along the future centerline of "Future Fairbrook Road", subject to final engineering and survey, a distance of 1,540.00' +/-

To the place of beginning. Containing **10.34** acres more or less.

STATE OF MARYLAND
JAMES STEPHEN PATTON
NO. 9493
REGISTERED
PROFESSIONAL ENGINEER

305 West Chesapeake Avenue, Suite 118, Towson, Maryland 21204
410-296-2140 Fax: 410-296-0419

# PATTON

*Patton Consultants Ltd. Engineering & Site Planning*

## ZONING DESCRIPTION

**Beginning at a point on the centerline of Johnnycake Road which is proposed to be 70 feet wide at the distance of 250 feet more or less west of the centerline of the nearest improved intersecting street, Fairbrook Road, which is 70 feet wide. Thence the following courses and distance.**

| | | | | | | |
|---|---|---|---|---|---|---|
| 1. | North 83 | 36' | 33" | West | - | 66.04' |
| 2. | North 83 | 56' | 17" | West | - | 471.25' |
| 3. | North 76 | 47' | 16" | West | - | 413.40' |
| 4. | North 01 | 57' | 17" | West | - | 1,572.66' |
| 5. | North 80 | 08' | 13" | East | - | 619.54' |
| 6. | North 09 | 12' | 00" | West | - | 230.00' |
| 7. | North 24 | 12' | 00" | West | - | 250.00' |
| 8. | North 60 | 24' | 00" | East | - | 32.00' |
| 9. | North 77 | 20' | 00" | East | - | 325.00' |
| 10. | South 09 | 12' | 00" | East | - | 509.50' |
| 11. | South 09 | 04' | 17" | East | - | 503.10' |
| 12. | South 03 | 51' | 13" | East | - | 593.83' |
| 13. | South 03 | 51' | 13" | East | - | 778.17' |

To the place of beginning. Containing 39.45 Acres more or less.

STATE OF MARYLAND
JAMES STEPHEN PATTON
No. 9493

R-02-454

305 West Chesapeake Avenue, Suite 206, Towson, Maryland 21204
410-296-2140 Fax 410-296-0419

Case No. R-02-454
AMENDED

# Petition for Reclassification

## to the Board of Appeals of Baltimore County

for the property located at BETWEEN Johnnycake & Dogwood Roads
which is presently zoned/districted D.R.3.5 & R.C.6

**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: (1) that the zoning/district status of the herein described property be reclassified,
pursuant to the zoning law of Baltimore County from a D.R.3.5 & R.C.6 zone/district to a R.C.3; D.R.5.5 OR-2; D.R.16 zone/district, for the reasons given in the attached and (2) for a Special Exception under the zoning regulations of Baltimore County, to use the herein described property for

and (3) for the reasons given in the attached statement, a Variance from the following sections of the zoning regulations of Baltimore County:

The Petition for Reclassification is amended by the inclusion of a documented site plan, which is attached. The original Petition for Reclassification contained an undocumented site plan.

DOES NOT COMPLY WITH SECT. 2-356(d)(1)(l) BCC
Dennis 3/11/03

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), 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:***

N/A
Name - Type or Print

Signature

Address | Telephone No.

City | State | Zip Code

***Legal Owner(s):*** T.A. # 2200016260 2200016258 1600006242

Elizabeth A. Parham
Name - Type or Print

Elizabeth A. Parham
Signature

Duane L. Ritter T.A. # 2200016259
Name - Type or Print

Duane L. Ritter
Signature

7324 Dogwood Road (Ritter)
7321 Dogwood Road (Parham) 410-944-6054
Address | Telephone No.

Baltimore, Maryland 21244
City | State | Zip Code

***Attorney For Petitioner:***

Robert W. Cannon Baltimore
Name - Type or Print | City

Robert W. Cannon
Signature

Saul Ewing LLP
Company

100 South Charles Street (410) 332-8816
Address | Telephone No.

Baltimore, Maryland 21201
City | State | Zip Code

***Representative to be Contacted:***

James S. Patton, P.E. Patton Consultants, Ltd.
Name

305 W. Chesapeake Ave., #100 (410) 296-2140
Address | Telephone No.

Baltimore, Maryland 21204
City | State | Zip Code

REV 9/18/98

DOES NOT MEET SECTION 2-356(1)(d), BCC

# Petition for Reclassification

## to the Board of Appeals of Baltimore County

for the property located at N. SIDE OF JOHNNYCAKE RD. 250' WEST OF FAIRBROOK RD BETWEEN JOHNNY CAKE & DOGWOOD ROADS

which is presently zoned/districted DR 3.5 & RC-6

**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: (1) that the zoning/district status of the herein described property be reclassified, pursuant to the zoning law of Baltimore County from a DR 3.5 & RC-6 zone/district to a OR-2, DR-16, RC-3, DR-5.5 zone/district, for the reasons given in the attached and (2) for a Special Exception under the zoning regulations of Baltimore County, to use the herein described property for

and (3) for the reasons given in the attached statement, a Variance from the following sections of the zoning regulations of Baltimore County:

02 FEB 28 PM 1:15

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), 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:**

N.A.
Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

**Attorney For Petitioner:**

N.A.
Name - Type or Print

Signature

Company

Address — Telephone No.

**Legal Owner(s):**

ELIZABETH A. PARHAM T.A. #2200016260 " " 2200016258 1600006242
Name - Type or Print

Elizabeth A. Parham
Signature

DUANE L. RITTER T.A # 2200016259
Name - Type or Print

Duane L. Ritter
Signature

7324 DOGWOOD ROAD (RITTER)
7321 DOGWOOD ROAD (PARHAM) 410-944-6054
Address — Telephone No.

BALTIMORE MD 21244
City — State — Zip Code

**Representative to be Contacted:**

JAMES S. PATTON, P.E. PATTON CONSULTANTS, LTD
Name

305 W. CHESAPEAKE AVE #100 410-296-2140
Address — Telephone No.

BALTIMORE, MD 21204

R-02-454

**BALTIMORE COUNTY, MARYLAND**
**Board of Appeals of Baltimore County**
***Interoffice Correspondence***

MEMO TO
R FOR TYPING
3/11

***TO*** : Arnold Jablon, Director
Department of Permits
& Development Management
**Attn: Carl Richards**

***DATE:*** November 21, 2002

***FROM*** : Kathleen C. Bianco
County Board of Appeals

**SUBJECT:** Amendment to Petition for Reclassification and DOCUMENTED Site Plan /Case No. R-02-454 /Elizabeth Parham and Duane Ritter –Petitioners /Legal Owners (now Case No. **CR-02-454 /Documented)**

In accordance with the appropriate sections of the *Baltimore County Code*, the Amended Petition for Reclassification and accompanying Documented Site Plan in the subject matter were submitted to the County Board of Appeals on the record and at a public hearing on November 19, 2002. This amended petition, including the Amended (Documented) Site Plan and accompanying documentation, is herewith transmitted to your office for processing pursuant to § 2-356(m) of the Code.

This case will be heard before the Board on the merits of the request on **Wednesday, April 2, 2003 at 10:00 a.m. A copy of the Notice of Assignment is attached reflecting this hearing date**. Should you require any additional information regarding this matter, please contact this office.

Attachment

c: Robert W. Cannon, Esquire
People's Counsel for Baltimore County
Pat Keller, Planning Director
Jeffrey Long /Planning

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS

DATE: April 15, 2003

SUBJECT: Zoning Item CR-02-454 (Reclassification)
Address Ritter-Parham Property

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BALTIMORE COUNTY
BOARD OF APPEALS

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

__X__ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Additional Comments:

As part of its review of zoning reclassification issues for the 2000 CZMP, DEPRM commented that multiple headwater tributaries to Dogwood Run originate on these properties and that intensive Development of the site may adversely affect water quality, stream channel stability, and habitat.

The wetland limit has not been approved by DEPRM. In addition, the 100 year floodplain shown onsite is incomplete. Since the proposed zoning reclassification would allow intensive development to occur, DEPRM ***DOES NOT SUPPORT*** the request to change the zoning classification from RC-6 and DR-3.5 to DR-16, DR-5.5, RC-3 and OR-2. The existing RC-6 and DR-3.5 are the appropriate Zoning Classifications.

Reviewer: John Russo Date: April 15, 2003

# County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

pp'd to 7/30/03 by of People's Counsel

**Hearing Room - Room 48**
**Old Courthouse, 400 Washington Avenue**

March 7, 2003

**NOTICE OF POSTPONEMENT & REASSIGNMENT /Hearing on merits**

**CASE #:** CR-02-454
**(Cycle III, 2002)**

**IN THE MATTER OF:** ***ELIZABETH PARHAM AND DUANE RITTER***
*-Legal Owners /Petitioners* 7321 and 7324 Dogwood Road
1st Election District; 1st Councilmanic District

**RE: Petition for Reclassification / Documented Site Plan**

which had been assigned to be heard on 4/02/03 has been **POSTPONED** at the request of Robert W. Cannon, Esquire, counsel for Petitioner, to a "date after the May 1 Planning Board proposed final vote"; and has been

**REASSIGNED FOR:** **TUESDAY, JUNE 10, 2003 at 10:00 a.m. /Hearing on the merits**

**NOTICE: This is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

**Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.**
**IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).**

**If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.**

**Kathleen C. Bianco /Administrator**

---

c: Counsel for Petitioners : Robert w. Cannon, Esquire
James E. Goodrich, Esquire

Petitioners : Elizabeth A. Parham
Duane L. Ritter

James S. Patton, P.E. /Patton Consultants, Ltd.

Carol Saffran-Brinks /Board of Ed. /MS 1102-J
People's Counsel for Baltimore County
Jeffrey Long /Planning
Pat Keller, Planning Director
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM
Arnold Jablon, Director /PDM

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# *Baltimore County, Maryland*

OFFICE OF PEOPLE'S COUNSEL
Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel


April 18, 2003

Lawrence M. Stahl, Esquire
Chairman, County Board of Appeals
of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, MD 21204

Re: Parham – Ritter Properties – Petition for Reclassification
Case No.: R-02-454

Dear Mr. Stahl:

Due to a previous committment, we hereby request a postponement of the hearing set for June 10, 2003. We have spoken with Robert W. Cannon, Esq., counsel for Petitioners, who has stated that he has no objection to our request. Further, he has agreed to rescheduling the hearing to a mutually agreeable date in the future.

Accordingly, it would be appreciated if the Board could reset the hearing for that date and time. Thank you.

Sincerely,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel

Carole S. Demilio/RMW

Carole S. Demilio
Deputy People's Counsel

PMZ\rmw

cc: Robert W Cannon, Esquire

SAUL EWING LLP
ATTORNEYS AT LAW

ROBERT W. CANNON
Phone: (410) 332-8816
Fax: (410) 332-8817
rcannon@saul.com
www.saul.com

March 6, 2003

**VIA FACSIMILE AND REGULAR MAIL**

Lawrence M. Stahl, Esquire
Chairman, County Board of Appeals
of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

***Re: Parham - Ritter Properties - Petition for Reclassification***
***Case No. R-02-454***

Dear Chairman Stahl:

On behalf of the petitioner, we respectfully request that the hearing scheduled for Wednesday, April 2, 2003 at 10:00 a.m. be postponed. Requests were made by various Baltimore County agencies for further details relating to the amended site plan and accompanying documentation.

Mr. Jeff Long of the Department of Planning has advised me that as a result of these additional details, the Baltimore County Planning Board will not be able review this matter until its meetings of April 3, where the initial presentation will be made, and, on May 1, for its vote in connection with this petition. There is only one Planning Board meeting scheduled in April because of religious holidays. As a result, we respectfully request that this matter be rescheduled for a hearing before the Board of Appeals at a date after the May 1 Planning Board proposed final vote. To be on the safe side, it would appear that the postponement date should be some time after June 1.

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MAR 0 7 2003
BALTIMORE COUNTY
BOARD OF APPEALS

I respectfully urge your favorable consideration to this postponement request.

Respectfully yours,

Robert W. Cannon

cc: Ms. Kathleen Bianco
Board of Appeals

Peoples Counsel for Baltimore County
Mr. Pat Keller
Mr. Jeffrey Long
Mr. James S. Patton
Ms. Elizabeth A. Parham
Mr. Duane L. Ritter

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

PP'd by reg. of Counsel for Petitioner 6/10/03

**Hearing Room - Room 48**
**Old Courthouse, 400 Washington Avenue**

November 21, 2002

**NOTICE OF ASSIGNMENT /Hearing on merits**

**CASE #:** CR-02-454
**(Cycle III, 2002)**

**IN THE MATTER OF:** ***ELIZABETH PARHAM AND DUANE RITTER***
*-Legal Owners /Petitioners* 7321 and 7324 Dogwood Road
1st Election District; 1st Councilmanic District

**RE: Petition for Reclassification / Documented Site Plan**

Amended Petition for Reclassification /Documented Site Plan and accompanying documentation having been accepted by the Board in public hearing on *11/19/02, the following* date and time has been scheduled for public hearing on the merits:

**ASSIGNED FOR:** **WEDNESDAY, APRIL 2, 2003 at 10:00 a.m. /Hearing on the merits**

**NOTICE:** **This is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

**Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.**
**IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).**

**If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.**

**Kathleen C. Bianco /Administrator**

---

c: Counsel for Petitioners : Robert w. Cannon, Esquire
James E. Goodrich, Esquire
Petitioners : Elizabeth A. Parham
Duane L. Ritter

James S. Patton, P.E. /Patton Consultants, Ltd.

Robert J. Haines, Esquire /Board of Ed. /MS 1102-J
People's Counsel for Baltimore County
Jeffrey Long /Planning
Pat Keller, Planning Director
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM
Arnold Jablon, Director /PDM

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# FACSIMILE COVER SHEET

100 South Charles Street
Baltimore, MD 21201-2773

**From:** ROBERT W. CANNON
**Pages (including cover):** 3
**Client/Matter #:** 947456.00001
**User #:** 3291

**Date:** March 6, 2003
**Direct Phone:** (410) 332-8816
**Direct Fax:** (410) 332-8817
**Sender's Floor:** 15

| To: Name | Fax Number | Phone Number |
|---|---|---|
| Lawrence M. Stahl, Esquire<br>Chairman, County Board of Appeals of Baltimore County | 410-887-3182 | |

| CC: Name | Fax Number | Phone Number |
|---|---|---|
| | | |

**Comments:**

☑ The Original will be sent by regular mail.
☐ The Original will be sent by overnight delivery.
☐ No Original will be sent.

IMPORTANT NOTICE

This transmission is intended only for the addressees named above and may contain information that is privileged, confidential, or otherwise protected from disclosure to anyone else. Any review, dissemination or use of this transmission or its contents by persons other than the addressees is strictly prohibited. If you have received this facsimile in error, please telephone us immediately at (410) 332-8640 and return the original to us by mail at the address stated above.

SAUL EWING LLP
ATTORNEYS AT LAW

ROBERT W. CANNON
Phone: (410) 332-8816
Fax: (410) 332-8817
rcannon@saul.com
www.saul.com
Our File: 947456.00001

November 12, 2002

***VIA FACSIMILE (410) 887-3182***
***AND REGULAR MAIL***
Lawrence S. Wescott, Esquire
Chairman, County Board of Appeals
of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

***Re: Parham - Ritter Properties - Petition for Reclassification***
***Case No. R-02-454***

Dear Mr. Wescott:

As counsel for Petitioners Elizabeth A. Parham and Duane L. Ritter ("Petitioners"), I am writing to let you know that, at the November 19, 2002 hearing on this case, Petitioners intend to amend their Petition for Reclassification by submitting a documented site plan. The original Petition for Reclassification contained an undocumented site plan.

Please contact me if you have any questions. Thank you.

Very truly yours,

Robert W. Cannon

Robert W. Cannon

RWC/djh
cc: Peter Max Zimmerman
Carole S. DeMilio
James S. Patton

RECEIVED
DEC 0 2 2002
BALTIMORE COUNTY
BOARD OF APPEALS

**BALTIMORE COUNTY, MARYLAND**
**Board of Appeals of Baltimore County**
***Interoffice Correspondence***

***TO*** : Arnold Jablon, Director
Department of Permits
& Development Management
**Attn: Carl Richards**

***DATE:*** November 21, 2002

***FROM*** : Kathleen C. Bianco
County Board of Appeals

**SUBJECT:** Amendment to Petition for Reclassification and DOCUMENTED Site Plan /Case No. R-02-454 /Elizabeth Parham and Duane Ritter –Petitioners /Legal Owners (now Case No. **CR-02-454 /Documented**)

In accordance with the appropriate sections of the *Baltimore County Code*, the Amended Petition for Reclassification and accompanying Documented Site Plan in the subject matter were submitted to the County Board of Appeals on the record and at a public hearing on November 19, 2002. This amended petition, including the Amended (Documented) Site Plan and accompanying documentation, is herewith transmitted to your office for processing pursuant to § 2-356(m) of the Code.

This case will be heard before the Board on the merits of the request on **Wednesday, April 2, 2003 at 10:00 a.m. A copy of the Notice of Assignment is attached reflecting this hearing date.** Should you require any additional information regarding this matter, please contact this office.

Attachment

c: Robert W. Cannon, Esquire
People's Counsel for Baltimore County
Pat Keller, Planning Director
Jeffrey Long /Planning

FILE

Case No. R-02-454
AMENDED

# Petition for Reclassification

## to the Board of Appeals of Baltimore County

for the property located at BETWEEN Johnnycake & Dogwood Roads
which is presently zoned/districted D.R.3.5 & R.C.6

**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: (1) that the zoning/district status of the herein described property be reclassified, pursuant to the zoning law of Baltimore County from a D.R.3.5 & R.C.6 zone/district to a R.C.3; D.R.5.5 OR-2; D.R.16 zone/district, for the reasons given in the attached and (2) for a Special Exception under the zoning regulations of Baltimore County, to use the herein described property for

and (3) for the reasons given in the attached statement, a Variance from the following sections of the zoning regulations of Baltimore County:

The Petition for Reclassification is amended by the inclusion of a documented site plan, which is attached. The original Petition for Reclassification contained an undocumented site plan.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), 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:***

N/A
Name - Type or Print

Signature

Address | Telephone No.

City | State | Zip Code

***Legal Owner(s):***

T.A. # 2200016260
2200016258
1600006242

Elizabeth A. Parham
Name - Type or Print

Elizabeth A. Parham
Signature

Duane L. Ritter T.A. # 2200016259
Name - Type or Print

Duane L. Ritter
Signature

7324 Dogwood Road (Ritter)
7321 Dogwood Road (Parham) 410-944-6054
Address | Telephone No.

Baltimore, Maryland 21244
City | State | Zip Code

***Attorney For Petitioner:***

Robert W. Cannon
Name - Type or Print

Robert W. Cannon
Signature

Saul Ewing LLP
Company

100 South Charles Street (410) 332-8816
Address | Telephone No.

Baltimore, Maryland 21201
City | State | Zip Code

***Representative to be Contacted:***

James S. Patton, P.E. Patton Consultants, Ltd.
Name

305 W. Chesapeake Ave., #100 (410) 296-2140
Address | Telephone No.

Baltimore, Maryland 21204
City | State | Zip Code

REV 9/18/98

CR-02-454 Revised (Amendment submitted 11-19-02)

Partners
CP-02-454
11-19-02

Ltr R

#1. Amended Petition & associated documents

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

April 22, 2002

# NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602.(e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: R-02-454
N/S Johnny Cake Road, approximately 300' W of Fairbrook Road (7321 & 7324 Dogwood Road
1st Election District – 1st Councilmanic District
Legal Owner: Elizabeth A Parham & Duane L Ritter

Reclassification of the property from D.R.3.5/R.C.6 to R.C.3/D.R.5.5/D.R.16/O.R 2

HEARING: Tuesday, November 19, 2002 at 10:00 a.m. in Room 48, Old Courthouse Building, 400 Washington Avenue

Lawrence S. Wescott

Lawrence S. Wescott
Chairman GDZ

c: Elizabeth A. Parham, 7321 Dogwood Road, Baltimore 21244
Duane L. Ritter, 7324 Dogwood Road, Baltimore 21244
James S Patton PE, Patton Consultants LTD, 305 W Chesapeake Avenue, #100, Towson 21204

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3180.

SAUL EWING LLP
ATTORNEYS AT LAW

ROBERT W. CANNON
Phone: (410) 332-8816
Fax: (410) 332-8817
rcannon@saul.com
www.saul.com
Our File: 947456.00001

November 12, 2002

VIA FACSIMILE AND
REGULAR MAIL
County Board of Appeals
of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

*Re: Parham - Ritter Properties - Petition for Reclassification*
*Case No. R-02-454*

Dear Sir/Madam:

Enclosed are an original for filing and two copies of an Entry of Appearance of Petitioners' Counsel for this case. If possible, please have one of the copies date-stamped and returned to me in the enclosed envelope. Thank you for your cooperation.

Very truly yours,

Robert W. Cannon

RWC/djh
Enclosures
cc: Peter Max Zimmerman
Carole S. DeMilio
James S. Patton

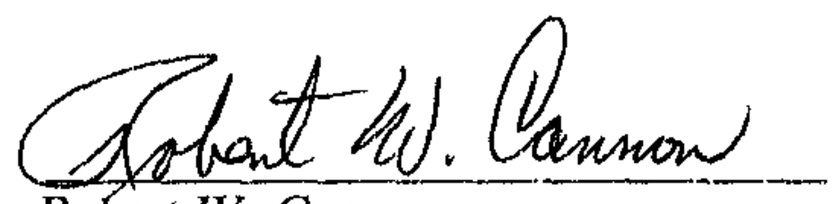
RECEIVED
NOV 13 2002
BALTIMORE COUNTY
BOARD OF APPEALS

| | | |
|---|---|---|
| RE: PETITION FOR ZONING RECLASSIFICATION | * | BEFORE THE |
| | * | COUNTY BOARD OF APPEALS |
| PETITIONERS: ELIZABETH A. PARHAM DUANE L. RITTER | * | FOR BALTIMORE COUNTY |
| | * | Case No. R-02-454 |

* * * * * * * * * * * * *

## ENTRY OF APPEARANCE OF PETITIONERS' COUNSEL

Please enter the appearance of Robert W. Cannon and James E. Goodrich as counsel for Petitioners in the above-captioned matter. Additionally, please send any notices of hearing dates or other proceedings and of the passage of any preliminary or final Order in this matter to Petitioners' counsel.



Robert W. Cannon
James E. Goodrich
Saul Ewing LLP
100 South Charles Street
Baltimore, Maryland 21201
(410) 332-8816

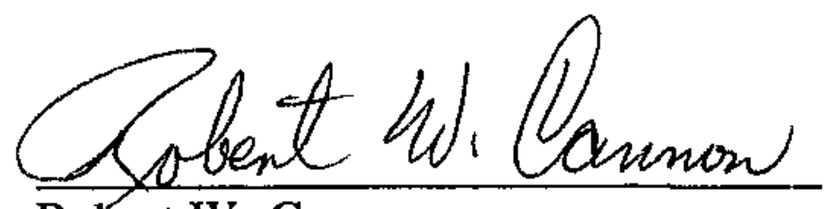
Counsel for Petitioners

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on this 12th day of November, 2002, a copy of the foregoing Entry of Appearance was sent by first class mail, postage pre-paid, to:

Peter Max Zimmerman, People's Counsel for Baltimore County
Carole S. DeMilio, Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, Maryland 21204

James S. Patton
305 W. Chesapeake Avenue
Suite 206
Towson, Maryland 21204



Robert W. Cannon

# FACSIMILE COVER SHEET

100 South Charles Street
Baltimore, MD 21201-2773

**From:** ROBERT W. CANNON
**Pages (including cover):** 2
**Client/Matter #:** 947456.00001
**User #:** 3291

**Date:** November 13, 2002
**Direct Phone:** (410) 332-8816
**Direct Fax:** (410) 332-8817
**Sender's Floor:** 15

| To: Name | Fax Number | Phone Number |
|---|---|---|
| Charles L. Marks, Esquire<br>Chairman, County Board of Appeals of Baltimore County | 410-887-3182 | |

| CC: Name | Fax Number | Phone Number |
|---|---|---|
| | | |

**Comments:**

☑ The Original will be sent by regular mail.
☐ The Original will be sent by overnight delivery.
☐ No Original will be sent.

IMPORTANT NOTICE

This transmission is intended only for the addressees named above and *may contain* information that is privileged, confidential, or *otherwise* protected from disclosure to anyone else. Any review, dissemination or use of this transmission or its contents by persons other than the addressees is strictly prohibited. If you have received this facsimile in error, please telephone us immediately at (410) 332-8640 and *return the original* to us by mail at the address stated above.

ROBERT W. CANNON
Phone. (410) 332-8816
Fax. (410) 332-8817
rcannon@saul.com
www.saul.com
Our File: 947456.00001

November 13, 2002

***VIA FACSIMILE (410) 887-3182***

Charles L. Marks, Esquire
Chairman, County Board of Appeals
of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

***Re: Parham - Ritter Properties - Petition for Reclassification***
***Case No. R-02-454***

Dear Mr. Marks:

This letter corrects the error in my letter dated yesterday relating to the identity of the Chairman of the Board of Appeals. Please forgive my error.

As counsel for Petitioners Elizabeth A. Parham and Duane L. Ritter ("Petitioners"), I am writing to let you know that, at the November 19, 2002 hearing on this case, Petitioners intend to amend their Petition for Reclassification by submitting a documented site plan. The original Petition for Reclassification contained an undocumented site plan.

Please contact me if you have any questions. Thank you.

Very truly yours,

Robert W. Cannon

Robert W. Cannon

cc: Peter Max Zimmerman
Carole S. DeMilio
James S. Patton

bcc: Elizabeth A. Parham
Duane L. Ritter

# FACSIMILE COVER SHEET

100 South Charles Street
Baltimore, MD 21201-2773

**From:** ROBERT W. CANNON
**Pages (including cover):** 2
**Client/Matter #:** 947456.00001
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**Date:** November 12, 2002
**Direct Phone:** (410) 332-8816
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| To: Name | Fax Number | Phone Number |
|---|---|---|
| Lawrence S. Wescott, Esquire<br>Chairman, County Board of Appeals of Baltimore County | 410-887-3182 | |

| CC: Name | Fax Number | Phone Number |
|---|---|---|
| | | |

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ROBERT W CANNON
Phone: (410) 332-8816
Fax: (410) 332-8817
rcannon@saul.com
www.saul.com
Our File: 947456 00001

November 12, 2002

***VIA FACSIMILE (410) 887-3182***
***AND REGULAR MAIL***
Lawrence S. Wescott, Esquire
Chairman, County Board of Appeals
of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

***Re: Parham - Ritter Properties - Petition for Reclassification***
***Case No. R-02-454***

Dear Mr. Wescott:

As counsel for Petitioners Elizabeth A. Parham and Duane L. Ritter ("Petitioners"), I am writing to let you know that, at the November 19, 2002 hearing on this case, Petitioners intend to amend their Petition for Reclassification by submitting a documented site plan. The original Petition for Reclassification contained an undocumented site plan.

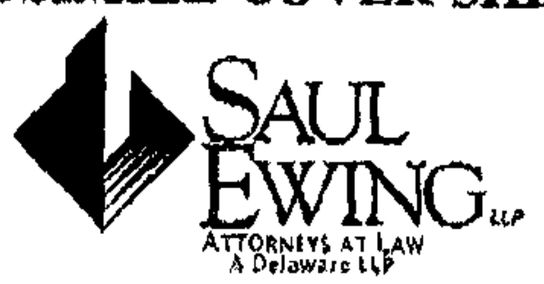
Please contact me if you have any questions. Thank you.

Very truly yours,

Robert W. Cannon

RWC/djh
cc: Peter Max Zimmerman
Carole S. DeMilio
James S. Patton

# FACSIMILE COVER SHEET




100 South Charles Street
Baltimore, MD 21201-2773

**From:** ROBERT W. CANNON
**Pages (including cover):** 4
**Client/Matter #:** 947456.00001
**User #:** 3291

**Date:** November 12, 2002
**Direct Phone:** (410) 332-8816
**Direct Fax:** (410) 332-8817
**Sender's Floor:** 15

| To: Name | Fax Number | Phone Number |
|---|---|---|
| County Board of Appeals of Baltimore County | 410-887-3182 | |

| CC: Name | Fax Number | Phone Number |
|---|---|---|
| | | |

**Comments:**

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☐ No Original will be sent.

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Our File: 947456 00001

November 12, 2002

VIA FACSIMILE AND
REGULAR MAIL
County Board of Appeals
of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

*Re: Parham - Ritter Properties - Petition for Reclassification*
*Case No. R-02-454*

Dear Sir/Madam:

Enclosed are an original for filing and two copies of an Entry of Appearance of Petitioners' Counsel for this case. If possible, please have one of the copies date-stamped and returned to me in the enclosed envelope. Thank you for your cooperation.

Very truly yours,

Robert W. Cannon

RWC/djh
Enclosures
cc: Peter Max Zimmerman
Carole S. DeMilio
James S. Patton

# PATTON

**PATTON CONSULTANTS, LTD.**
305 West Chesapeake Avenue, Suite 206
Towson, Maryland 21204
(410) 296-2140
Fax (410) 296-0419

# TRANSMITTAL

| Date: 3/5/03 | Proj. No.: |
|---|---|
| RE: PARHAM - RITTER | |

TO: ZONING

ATTN: JOHN LEWIS

TRANSMITTED VIA
- ☐ Fax No. ( ) _____
- ☒ Messenger
- ☐ _____

WE ARE PLEASED TO SEND YOU:
☒ Attached ☐ Under separate cover

THE FOLLOWING ITEMS:
☐ Sketch Drawings ☐ Plans ☐ Reports ☐ _____
☐ Prints ☐ Specifications ☐ Copy of Letter ☐ _____

| COPIES | DATE | DESCRIPTION | DWG. NO. |
|---|---|---|---|
| 4 | | DOCUMENTED PLAN AS CHANGED | |
| 1 | | RED-LINE SHOWING CHANGES | |
| 1 PAGE | | AS ENUMERATED ON CHECK LIST. | |
| | | | |
| | | | |
| | | | |

THIS TRANSMITTAL IS
- ☐ For your approval
- ☐ For your use
- ☐ At your request
- ☐ For review and comment
- ☒ FOR DISTRIBUTION
- ☐ Your documents returned after loan to us
- ☐ Approved as submitted
- ☐ Approved with exceptions noted
- ☐ Returned for corrections
- ☐ _____

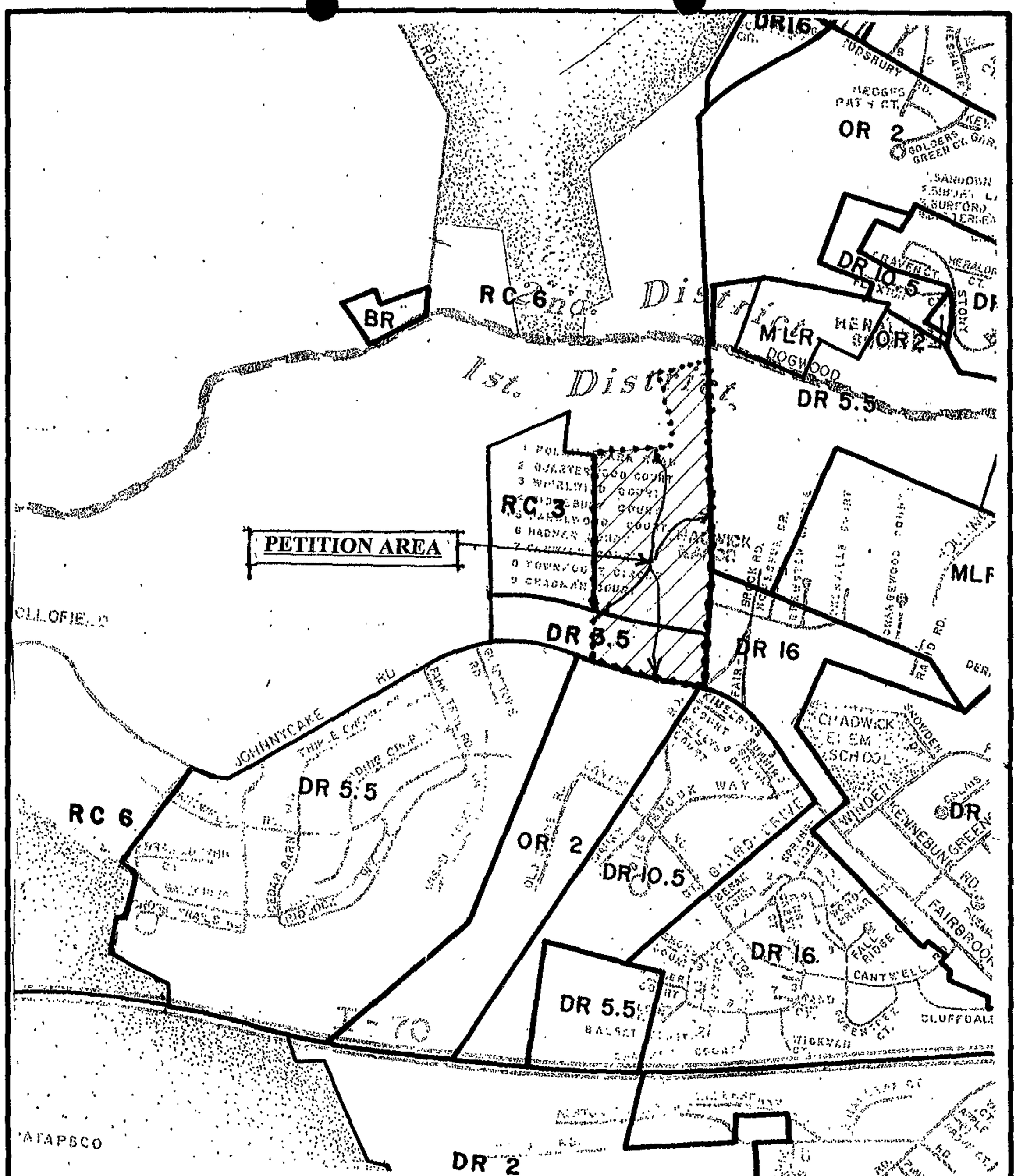
FURTHER ACTION REQUIRED
☐ Resubmit ____ copies for approval ☐ Submit ____ copies for distribution ☐ Return ____ corrected prints
☐ _____

REMARKS: JOHN: PLEASE REFER TO CHECK LIST FOR ITEMS WHICH WERE PREVIOUSLY SUBMITTED TO BOARD OF APPEALS WITH THE UNDOCUMENTED PLAN & PREVIOUSLY SUBMITTED PETITION TO AMEND TO DOCUMENTED PLAN

COPY TO BOB CONNON
LIZ PARHAM
JONNIE RITTER

SIGNED:

*If enclosures are not as noted, please notify us at once.*




# PATTON

Patton Consultants Ltd., Engineering & Site Planning
305 West Chesapeake Avenue, Suite 206
Towson, Maryland 21204
410-296-2140 Fax: 410-296-0419

NORTH

**1,000' ZONING MAP - 2B**

BALTIMORE COUNTY

R-02-454

DATE: 2/27/02

| DRAWN: — | CHECKED: — | JOB# | SCALE: 1"=1000' | SHT. 1/1 |
|---|---|---|---|---|

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS/DCT

DATE: June 28, 2002

SUBJECT: Zoning Item 454 (Reclassification)
Address Ritter-Parham Property

_X_ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_X_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_X_ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Additional Comments:

As part of its review of zoning reclassification issues for the 2000 CZMP, DEPRM has commented that multiple headwater tributaries to Dogwood Run originate on these Properties and that intensive Development of the site may adversely affect water quality, stream channel stability, and habitat. DEPRM is currently reviewing plans that show existing streams, non-tidal wetlands and 100 year floodplains onsite. Since the proposed zoning reclassification would allow such intensive development to occur, DEPRM will not support the request to change the designation from RC-6 and DR 3.5 to DR 16 or DR 5.5 or DR 3. The existing RC 6 and DR 3.5 are the appropriate Zoning Classifications.

Reviewer: John Russo Date: June 14, 2002

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** May 17, 2002

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

**SUBJECT:** Zoning Advisory Committee Meeting
For Reclassification Cycle 3
Item No. 454, 455, 456 & 457

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

RWB:CEN:cab

cc: File

**Maryland Department of Transportation**
*State Highway Administration*

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: April 24, 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. 1
Case No. R-02-454

Dear. Mr. Zahner:

This office has reviewed the referenced Zoning Reclassification Petition and we have no objection to approval.

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

Very truly yours,

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

Baltimore County
Fire Department

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

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 22,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: Zoning Reclass Cycle 3 OF April 2002 - October 2002

Item No.: See Below

Dear Mr. Zahner:

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.

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

R-02-454
R-02-455
R-02-457

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

cc: File
{PRIVATE}

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 05, 2002 Issue - Jeffersonian

Please forward billing to:
Baltimore County Zoning
W. Carl Richards, Jr. 410 887-3391
111 W Chesapeake Avenue, Room 111
Towson MD 21204

---

## NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602.(e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: R-02-454
N/S Johnny Cake Road, approximately 300' W of Fairbrook Road (7321 & 7324 Dogwood Road
1st Election District – 1st Councilmanic District
Legal Owner: Elizabeth A Parham & Duane L Ritter

Reclassification of the property from D.R.3.5/R.C.6 to R.C.3/D.R.5.5/D.R.16/O.R.2

HEARING: Tuesday, November 19, 2002 at 10:00 a.m. in Room 48, Old Courthouse Building, 400 Washington Avenue

Lawrence S. Wescott

Lawrence S. Wescott
Chairman GDZ

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3180.

**BALTIMORE COUNTY, MARYLAND**
**OFFICE OF BUDGET & FINANCE**
**MISCELLANEOUS RECEIPT**

No. 5759

DATE 2/28/02 ACCOUNT 001-6181

AMOUNT $ 1,285.00
(1,285.00) TOTAL.

RECEIVED FROM: ELIZABETH A PARHAM

FOR: # 074 - RECLASS
# 080 - SIGN

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

R-02-454

#4

PAID RECEIPT

CASHIER'S VALIDATION

Baltimore County
Planning Board

401 Bosley Avenue - Ste 406
Towson, Maryland 21204
410-887-3495
Fax: 410-887-5862
E-mail: planning@co.ba.md.us

July 29, 2002

Mr. Charles L. Marks, Chairman
County Board of Appeals
400 Washington Avenue, Room 49
Towson, MD 21204

Dear Mr. Marks:

Enclosed herewith is the report containing the County Planning Board's recommendations regarding the zoning reclassification petitions in Cycle III, 2002.

After discussion in the Board's meeting on July 18, 2002, the May 31, 2002 report by the Office of Planning was adopted, without change, by the Planning Board. The Board's action recognizes that Case No. R-02-457 (1722 East Joppa Road) is being processed under the out-of-cycle schedule.

The report is hereby published and submitted to the Board of Appeals in accordance with County Code Section 2-356(f).

Sincerely,

Pat Keller

Arnold F. 'Pat' Keller, III
Secretary

AFK:TD:td

Enclosure

c: Peter Max Zimmerman, People's Counsel

02 JUL 29 AM 10:15

R-02-454

W:\PLANBRD\TIM\Cycle III to CBA -072302.doc

Printed with Soybean Ink
on Recycled Paper

**Report by the**
**Baltimore County**
**Planning Board**
**to the**
**Baltimore County**
**Board of Appeals**

# ZONING RECLASSIFICATION PETITIONS

**Cycle III, 2002**

**July 31,2002**

TABLE OF CONTENTS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Source Material..... 5

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Case No. R-02-455..... 15

Case No. CR-02-456 SPH..... 21

Case No. R-02 457..... 27

Baltimore County
Office of Planning

401 Bosley Avenue - Ste 406
Towson, Maryland 21204
410-887-3211
Fax: 410-887-5862
E-mail: planning@co.ba.md.us

**TO:** Members
Baltimore County Planning Board

**DATE:** May 31, 2002

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

In the current cycle, the Baltimore County Board of Appeals accepted four reclassification petitions. In compliance with the Baltimore County Code, recommendations on the petitions are submitted in the attached report.

The Planning Board is scheduled to review the petitions on June 20, 2002 and to make final recommendations on July 18, 2002. The Planning Board's report must be submitted to the Baltimore County Board of Appeals no later than July 31, 2002.

The Board of Appeals has tentatively scheduled hearing dates on these petitions and will advertise these hearing as required. Hearings are set to take place during the period from September 1, 2002 through December 31, 2002.

Pat Keller

Arnold F. 'Pat' Keller, III

AFK:LL:kma
Attachment



'Printed with Soybean Ink on Recycled Paper

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

## Introduction

Under the provisions of Section 2-356(e) of the Baltimore County Code, the Director of Planning is required to submit to the Planning Board, during Period 1 of each zoning cycle, a report on the petitions accepted by the County Board of Appeals for filing during the previous zoning cycle. The report is to contain the following information:

1. Maps showing properties under petition and the reclassifications sought therefore; such maps may also identify groups of such properties located close to each other and show indications of the inter-relation of petitions with respect to planning considerations.

2. Recommendations on the petitions.

3. Supporting data for the recommendations, including any pertinent data and recommendations submitted by other County agencies.

4. Recommendations for scheduling of all hearings (to be held during the next Period IV, prepared in consultation with the County Board of Appeals).

The four petitions in the current cycle have been reviewed by the planning staff, and the following pages report the Office of Planning's analysis and recommendations. The process of formulating these recommendations included staff inspections of each site; a review of the policies and statements in the current Baltimore County Master Plan, and a review of the 2000 Comprehensive Zoning Map Process. Comments also were requested from other County agencies including the Board of Education, the Department of Environmental Protection and Resource Management, the Fire Department, the Police Department, the Department of Public Works, the Department of Recreation and Parks, and the Bureau of Traffic Engineering and Transportation Planning.

In reaching its decision on each petition, the Board of Appeals is required to use the standards in Section 2-356(j) of the Baltimore County Code. During the first cycle following the Comprehensive Zoning Map Process, Section 2-356(k) further limits the Board's authority to granting reclassifications only where the Board finds that the change is warranted upon consideration of the specified factors and also if "the last classification of the property [i.e., by the County Council's vote on October 10, 2000] was established in error."

# PETITIONS FOR RECLASSIFICATION
# CYCLE III, 2002

**Assigned Hearing Dates**
**County Board of Appeals**

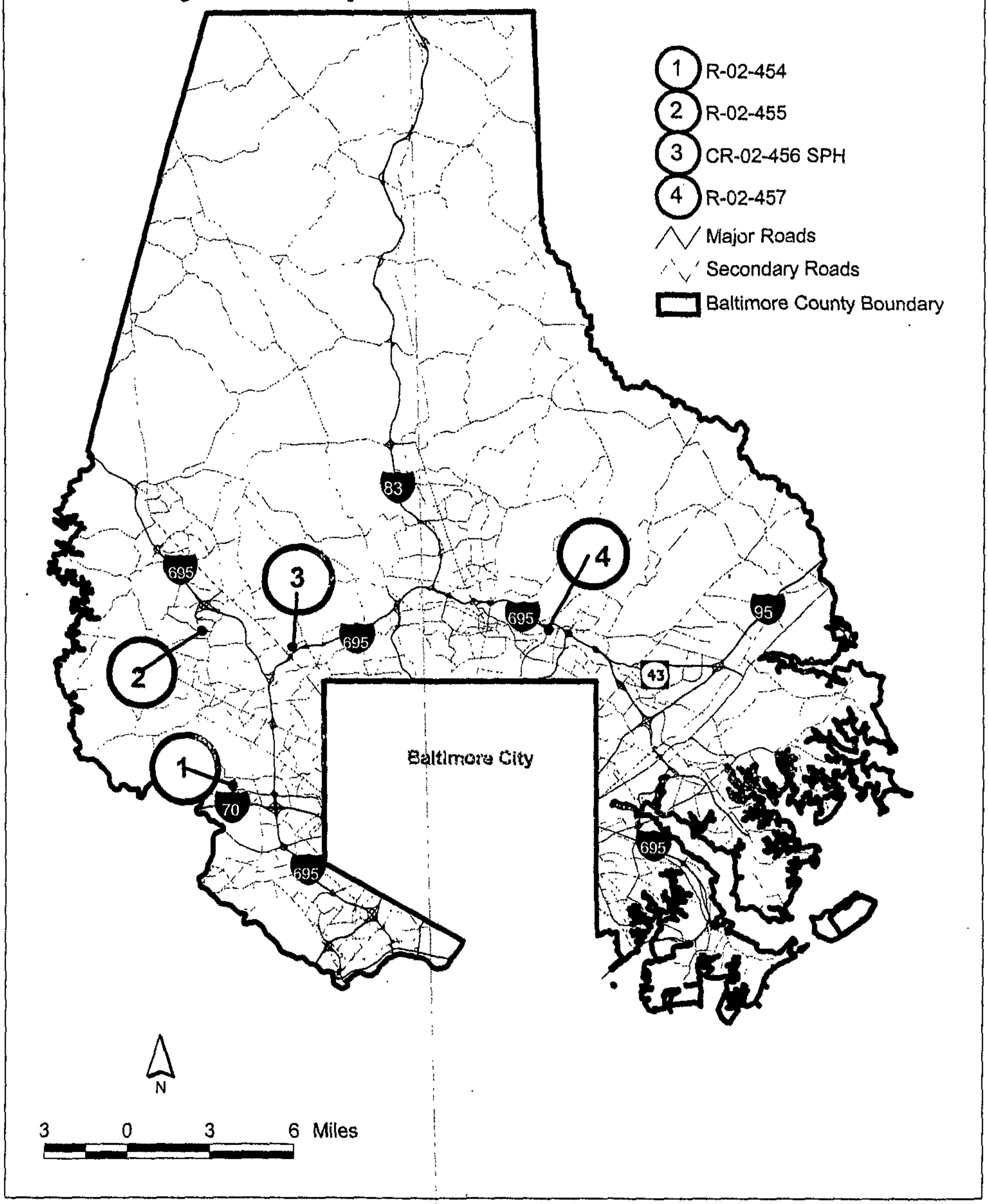
**Case No. R-02-454**
Elizabeth Ann Parham and Duane L. Ritter
N/S of Johnnycake Road, approximately 300 feet W of Fairbrook Road
**Tuesday, November 19, 2002 at 10:00 a.m.**

**Case No. R-02-455**
Lyons Mill Associates, L.P. w/ Withdrawn 8/23/02
S/S Lakeside Boulevard, approximately 600 feet E of Owings Mills Boulevard
**Tuesday, October 8, 2002 at 10:00 a.m.**

**Case No. CR-02-456 SPH**
Kenneth E. Schwartz
NW/S Hooks Lane, 350 feet SW of River Oaks Circle (112 Hooks Lane)
**Tuesday, December 10, 2002 at 10:00 a.m.**

**Case No. R-02-457**
Sarandos and Eva Macris out of cycle - County Council Approved exemption for o/c status 7-01-02
NW/corner Joppa Road and Lackawanna Avenue (1722 E. Joppa Road)
**Tuesday, October 29, 2002 at 10:00 a.m.**

# Location of Properties Under Petition
# Cycle 3 - April 2002 ----- October 2002




w8/wrkgrps/opz/jen/av-projects2002/lynn/properties.apr

## SOURCE MATERIAL

Recommendations for the four petitions filed are based on the following:

1. Information compiled during the processing of the Comprehensive Zoning Map adopted by the County Council on October 10, 2000;
2. Capital Budget and 5-Year Capital Program;
3. Zoning Plans Advisory Committee comments;
4. Discussions with other governmental agencies;
5. Field inspections of subject sites; and
6. Baltimore County Master Plan.

**CASE NO:**
R-02-454

**PETITIONER:**
Elizabeth A. Parham and Duane L. Ritter

**REQUESTED ACTION:**
Reclassification to OR 2 (Office Building - Residential), DR 16 (Density Residential, 16.0 density units per acre), DR 5.5 (Density Residential, 5.5 dwelling units per acre), and RC 3 (Resource Conservation – Deferral of Planning and Development)

**EXISTING ZONING:**
DR 3.5 (Density Residential, 3.5 dwelling units per acre) and RC 6 (Resource Conservation and Residential)

**LOCATION:**
North side of Johnnycake Road, west of Fairbrook Road and south of Dogwood Road

**AREA OF SITE:**
39.45 acres

**ZONING OF ADJACENT PROPERTY/USE:**

| | | |
|---|---|---|
| North: | RC 6 | Vacant Land and SFD Dwelling |
| South: | OR 2 | Garden Condominiums and Townhouses |
| East: | DR 16 and DR 5.5 | Garden Apartments and Vacant Land |
| West: | RC 3 and DR 3.5 | Golf Driving Range and Agriculture |

**SITE DESCRIPTION:**
The site is comprised of four separate parcels of land totaling 39.5 acres. The boundaries of the four parcels are shown on the petitioner's undocumented plan.

The site is presently zoned DR 3.5 (8.05 acres) and RC 6 (31.4 acres). The DR 3.5 zoned portion of the site is located along Johnnycake Road, which borders the site on the south. The RC 6 zoning encompasses the back northern part of the site.

The majority of the site is cropland. There is one dwelling located on the site. The dwelling has indirect access to Dogwood Road and is located on a 3.8-acre parcel known as 7321 Dogwood Road.

The site does not have any frontage on Dogwood Road. The site has approximately 950 feet of frontage on Johnnycake Road.

The site has gentle and moderate slopes. Three streams impact the rear part of the site.

An east-west natural gas pipeline, in a 40-foot right-of-way, traverses the site. The location of this pipeline is not shown on the petitioner's undocumented plan, but it is shown on the 200' scale zoning map submitted with the petition.

**PROPERTIES IN THE VICINITY:**

The site is surrounded by land with various zoning classifications and land uses. Adjacent properties to the north are largely undeveloped and are zoned RC 6.

The adjacent property to the west is used for a golf driving range and a Christmas tree farm. It is mostly zoned RC 3 and partly zoned DR 3.5.

To the south, across Johnnycake Road, the zoning is OR 2 but the land is occupied by townhouses and garden condominiums located in the development known as Stonegate at Patapsco.

The Security Park Apartments and the site of the defunct Woodlawn Country Club border the site on the east. The apartment complex is zoned DR 16. The former country club site is zoned DR 5.5. A concept plan has been submitted for the southern half of the former country club site. The concept plan proposes 87 single family attached dwelling units on 29 acres of wooded land.

**WATER AND SEWERAGE:**

The Baltimore County Water Supply and Sewerage Plan designates the site as W-3, S-3 (Capital Facilities Area) and W-7, S-7 (No Planned Service).

**TRAFFIC AND ROADS:**

The site has direct access to Johnnycake Road and indirect access to Dogwood Road. Both roads have 2 travel lanes. Both roads are classified as collector roadways on the 1992 Federal Highway Functional Classification Map for the Baltimore Urbanized Area.

Fairbrook Road is located just east of the site. South of Johnnycake Road, Fairbrook Road is classified as a collector. North of Johnnycake Road, Fairbrook Road is a dead end, local road serving the Security Park Apartments and the Fairbrook Park Apartments.

**PUBLIC SCHOOLS:**

The site would be served by the following Baltimore County Public Schools: Dogwood Elementary School, Southwest Academy, and Woodlawn High School.

All of these schools are presently operating over capacity. The September 2001 actual enrollments as a percentage of state rated capacity are as follows: Dogwood ES (116.4%), Southwest Academy (115.4%), and Woodlawn HS (116.1%).

**ZONING HISTORY:**

The site was rezoned in the 2000 Comprehensive Zoning Map Process as part of Issue 1-058. The site was rezoned from RC 3 and DR 5.5 to RC 6 and DR 3.5.

**MASTER PLAN/COMMUNITY PLAN:**

The Proposed Land Use map (Map 39) in the Baltimore County *Master Plan 2010* (adopted February 2000) shows the entire site as being designated for Agriculture/Open Space. Land to the north and west is also shown as Agriculture/Open space. Land to the south, on the opposite side of Johnnycake Road, is shown as Single Family Attached. Land to the east is shown as Multifamily (Security Park Apartments and Fairbrook Park Apartments) and Institutions (old Woodlawn Country Club site).

*Master Plan 2010* proposes two road improvement projects in the vicinity of the site. The following are identified as "projects not in capital programs":

- Construct Security Boulevard from HCFA to Fairbrook Road
- Extend Fairbrook Road to Windsor Boulevard

The majority of the site is located outside the Urban Rural Demarcation Line (URDL) and outside the County designated and State approved Priority Funding Areas. The URDL separates the urban and rural portions of the County. The Priority Funding Areas were established as limits to growth and development.

The Patapsco/Granite Area Community Plan (adopted December 1998) designates the entire site for a new Rural Conservation Zone, which was enacted as RC 6.

**PROPOSED vs. EXISTING ZONING:**

Regulations for the DR and RC 6 zones may be found in Sections 1B01.1 and 1A07.1, respectively, of the Baltimore County Zoning Regulations (BCZR). Regulations for the OR 2 and RC 3 zones may by found in Sections 206.1 and 1A02.1, respectively, of the BCZR.

The DR 5.5 zone permits residential development with a density of 5.5 dwelling units per acre. The DR 16 permits residential development with a density of 16 dwelling units per acre.
The RC 6 zone is applied only to land within the Patapsco/Granite Community Plan Area and is primarily a resource protection zone with limited residential development permitted at a density of 0.20 lots per acre of the density calculation area.

The RC 3 zone is a Deferral of Planning and Development Zone and may be applied only to land that lies beyond the urban-rural demarcation line, as established in the 1975 Master Sewer and Water Plan, as amended from time to time.

The OR 2 zone provides selectively for development of a limited number of well-landscaped office building developments. Moderate density residential development or mixed office/residential uses is also permitted.

**UNDOCUMENTED PLAN:**

The petitioner did not submit a documented site plan.

The undocumented plan submitted with the petition shows the boundaries of the four proposed zoning classifications. The acreage of each proposed zoning classification is as follows: OR 2 (4.5 acres), DR 16 (4.8 acres), DR 5.5 (16.15 acres), and RC 3 (14 acres).

The undocumented plan shows proposed alignments for two future public roads through the site. Future Fairbrook Road is shown as a north-south roadway that bisects the site for a distance of approximately 2000 feet. This roadway would ultimately provide a connection between the Johnnycake Road/Oldstone Road intersection (to the south) and the present terminus of Fairbrook Road located north of Dogwood Road (north of the site).

Future Security Boulevard and a relocation of Johnnycake Road are shown as an east-west roadway crossing the southern part of the site for a distance of approximately 900 feet. This roadway would ultimately connect with a westward extension of Security Boulevard (east of the site) and cross future Fairbrook Road to connect with Johnnycake Road (west of the site).

**OFFICE OF PLANNING RECOMMENDATION:**

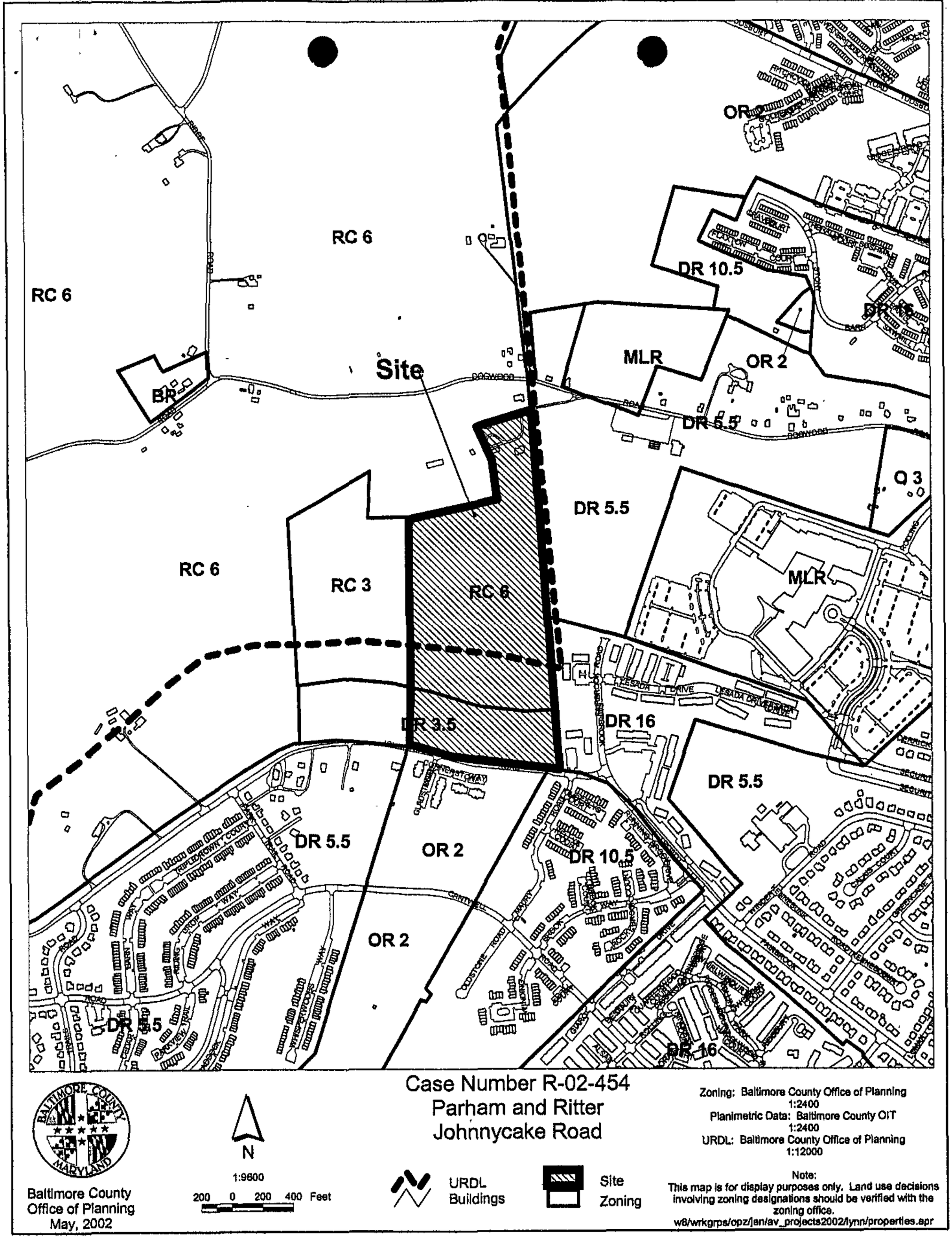
Based upon the information provided and analysis conducted, the Office of Planning recommends the DR 3.5 and RC 6 zoning be retained.
Rezoning of this site is not justified at the present time for the following reasons:

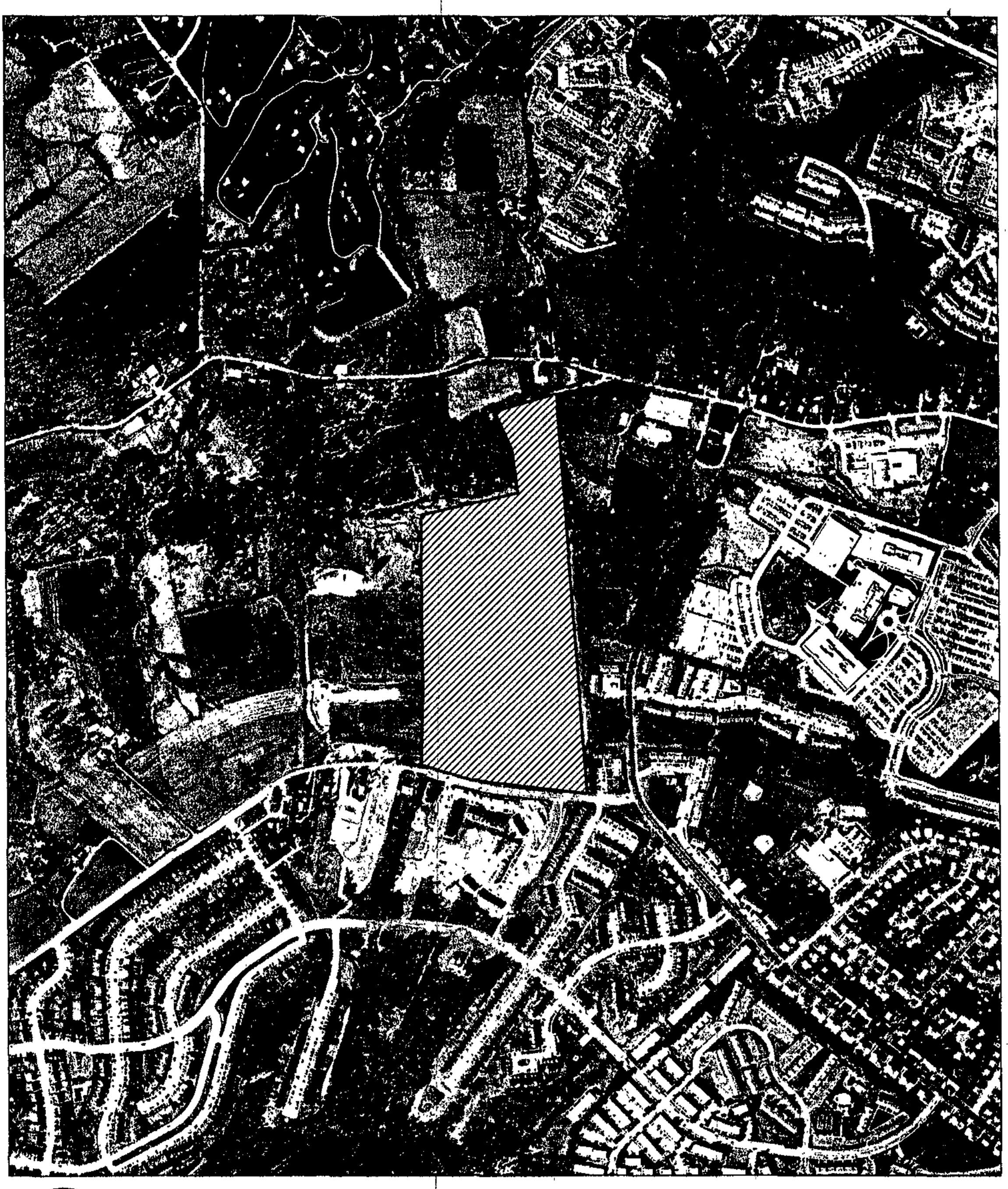
1. The proposed rezoning is not consistent with the recently adopted Baltimore County *Master Plan 2010* and the recently adopted Patapsco/Granite Area Community Plan.

2. The site was just rezoned to its present designations as part of the 2000 Comprehensive Zoning Map Process.

3. The three public schools that would serve residential development on this site are presently operating over capacity. All three schools have enrollments greater than 115% of capacity.

However, major road improvements are planned for this area. Also, the petitioner maintains that it is possible to serve the majority of the site with both public water and public sewer. The Office of Planning will conduct a comprehensive study of the Fairbrook/Johnnycake Area in the near future. Until such a study is completed, rezoning would not be advisable.


RC 6
RC 6
RC 6
RC 3
RC 6
Site
BR
OR
DR 10.5
DR 16
MLR
OR 2
DR 5.5
O 3
DR 5.5
MLR
DR 3.5
DR 16
DR 5.5
DR 5.5
OR 2
DR 10.5
OR 2
DR 5.5
DR 16
Case Number R-02-454
Parham and Ritter
Johnnycake Road
Zoning: Baltimore County Office of Planning
1:2400
Planimetric Data: Baltimore County OIT
1:2400
URDL: Baltimore County Office of Planning
1:12000
N
1:9600
200 0 200 400 Feet
URDL
Buildings
Site
Zoning
Note:
This map is for display purposes only. Land use decisions involving zoning designations should be verified with the zoning office.
w8/wrkgrps/opz/jen/av_projects2002/lynn/properties.apr
Baltimore County
Office of Planning
May, 2002



Baltimore County
Office of Planning
May, 2002

N

1:9600

200 0 200 400 Feet

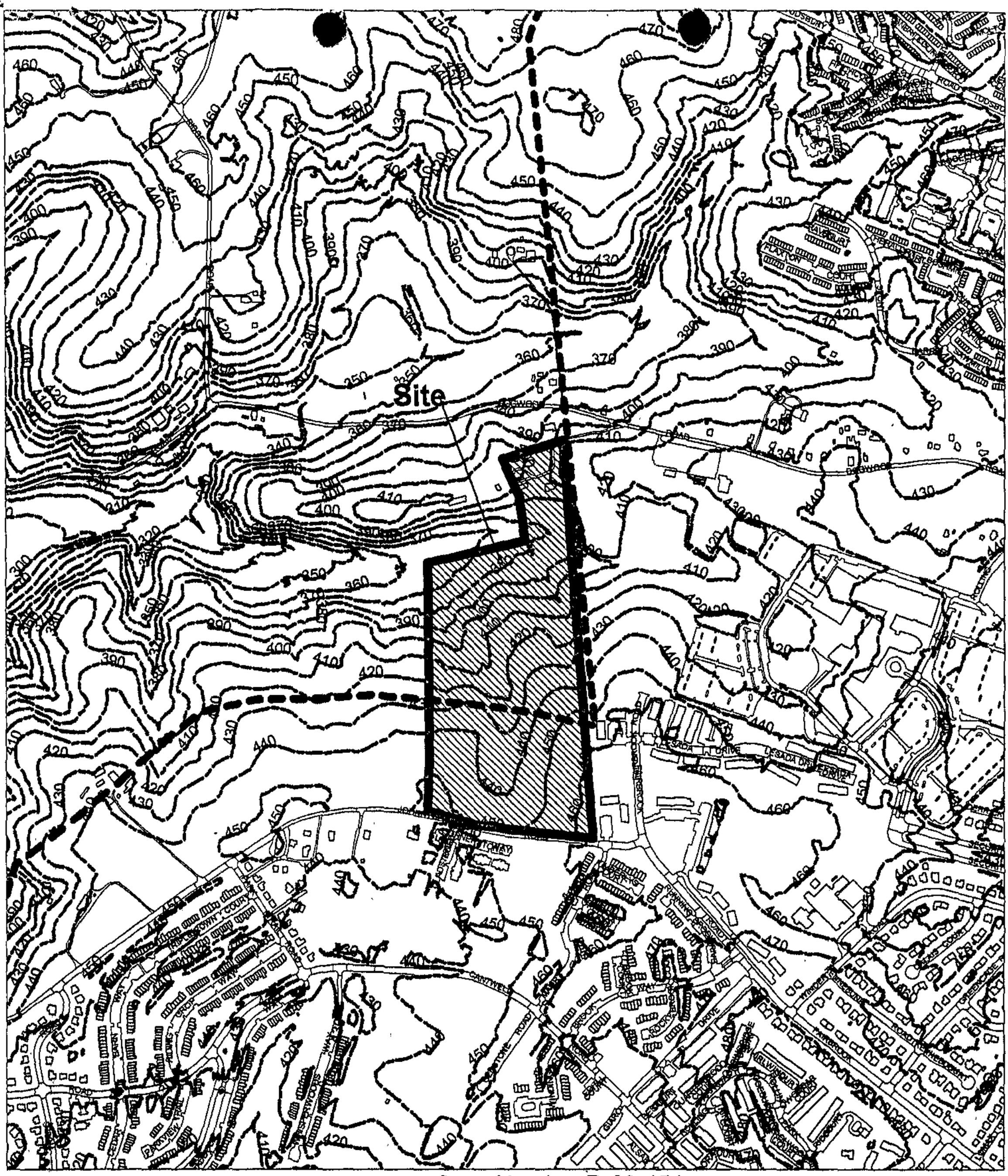
Case Number R-02-454
Parham and Ritter
Johneycake Road

Site

Digital Orthophotography
Eyemap R1 Baltimore County, MD
Color Type: Natural Color
Map Scale: 1:2,400 (1"= 200')
Ground Resolution: 1.00 US Survey Ft (0.30 meters)
Projection: MD State Plane
Datum: NAD 1983
Source Photography: Spring 1998 (partial County), 2000

Copyright 2001. VARGIS, LLC. All Rights Reserved
Herndon, Virginia

w6/wrkgrps/opz/jen/av_projects2002/lynn/properties.apr




Case Number R-02-454
Parham and Ritter
Johnnycake Road

Parcel Boundaries: Baltimore County OIT
1:2400
Planimetric Data: Baltimore County OIT
1:2400

Baltimore County
Office of Planning
May, 2002

N

1:9600

200 0 200 400 Feet

Contour Line
Buildings
Site
Parcel Boundaries
URDL

w8/wrkgrps/opz/jen/av_projects2002/lynn/properties.apr

# 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: R-02-454

Petitioner: ELIZABETH A. PARHAM & DUANE L. RITTER

Address or Location: BETWEEN JOHNNYCAKE & DOGWOOD ROADS
N. SIDE OF JOHNNYCAKE RD 250' WEST OF FAIRBROOK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ELIZABETH A. PARHAM

Address: 7321 DOGWOOD ROAD
BALTIMORE, MD.
21244

Telephone Number: 410-944-6054

**NOTICE OF ZONING RECLASSIFICATION HEARING**

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602.(e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

*Case: #R-02-454*
N/S Johnny Cake Road, approximately 300' W of Fairbrook Road (7321 & 7324 Dogwood Road)
*1st Election District*
1st Councilmanic District
Legal Owner(s): Elizabeth A. Parham & Duane L. Ritter
**Reclassification:** of the property from D.R.3.5/R.C.6 to R.C.3/D.R.5.5/D.R.16/O.R.2
**Hearing: Tuesday, November 19, 2002 at 10:00 a.m. in Room 48 of the Old Courthouse, 400 Washington Avenue.**

*LAWRENCE S. WESCOTT*
Chairman
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please call 410-887-3180.
(2) For Information concerning the File and/or Hearing, Contact this Office at (410) 887-3180.
JT/11/630 Nov. 5 C572971

# CERTIFICATE OF PUBLICATION

11/7/, 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 11/5/, 2002.

- [x] 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. 5759

DATE 2/28/02 ACCOUNT 001-6181

AMOUNT $ 1,285.00
(1,285.00) TOTAL.

RECEIVED FROM: ELIZABETH A PARHAM

FOR: #074 - RECLASS
#080 - SIGN

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

R-02-454 #4

PAID RECEIPT
PAYMENT ACTION TIME
2/28/2002 2/28/2002 11:42:33
CSH 0302 CASHIER JOYA JEE DRAWER 2
RECEIPT # 101750 OTLP
ITEM 5 552 COMPREHENSIVE ZONING FEE
CHARGE 1285.00
Recpt Tot 1,285.00
1,285.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

ELIZABETH PARHAM AND DUANE RITTER
- Legal Owners /Petitioners

#R-02-454

Cycle III
2002

N/s of Johnnycake Road, approx. 300' W
of Fairbrook Road
(7321 and 7324 Dogwood Road)

1st Election District
1st Councilmanic District

From: D.R. 3.5 and R.C. 6 to R.C. 3, D.R. 5.5,
D.R. 16, and O.R. 2 (39.45 acres)
(Open Plan)

---

| | |
|---|---|
| February 28, 2002 | Petition for Reclassification filed by Elizabeth A. Parham and Duane L. Ritter, Legal Owners /Petitioner (James S. Patton, P.E., Representative) |

---

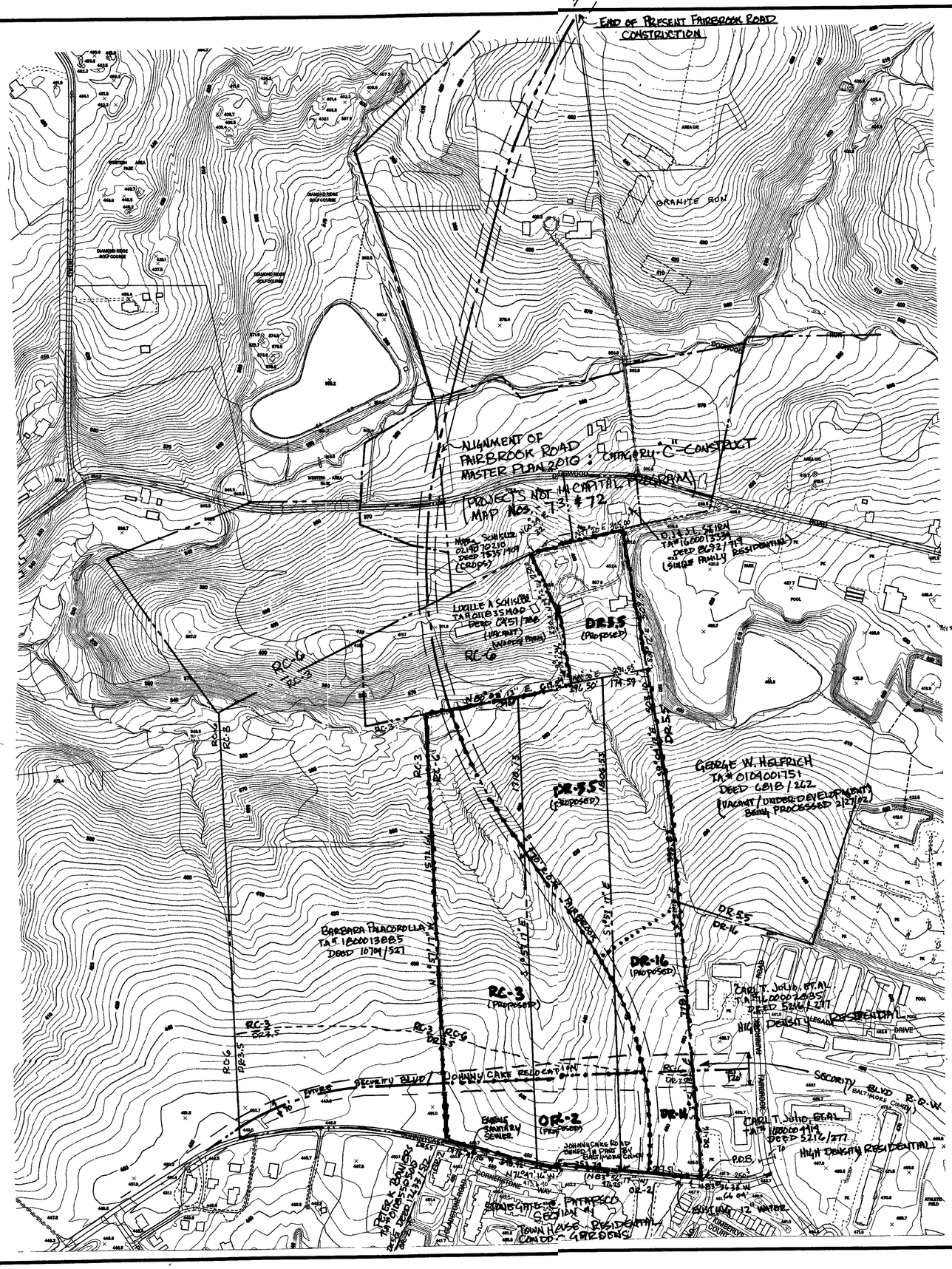
| | |
|---|---|
| * Elizabeth A. Parham<br>7321 Dogwood Road<br>Baltimore, MD 21244 | Legal Owner /Petitioner |
| * Duane L. Ritter<br>7324 Dogwood Road<br>Baltimore, MD 21244 | Legal Owner /Petitioner |
| James S. Patton, P.E.<br>Patton Consultants, Ltd.<br>305 W. Chesapeake Avenue<br>Suite 100<br>Towson, MD 21204 | Representative to be contacted |

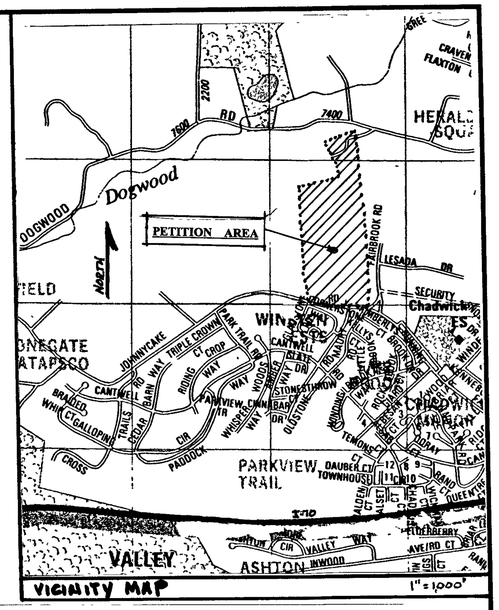
Robert J. Haines, Assistant County Attorney
Baltimore County Board of Education
Mail Stop #1102-J

People's Counsel for Baltimore County

Pat Keller, Director /Planning
Jeffrey Long /Planning
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM
Arnold Jablon, Director /PDM

| | |
|---|---|
| * Robert W. Cannon, Esquire<br>James E. Goodrich, Esquire<br>SAUL EWING, LLP<br>100 South Charles Street<br>Baltimore, MD 21201-2773 | Counsel for Petitioners |




## ZONING DESCRIPTION

Beginning at a point on the centerline of Johnnycake Road which is proposed to be 70 feet wide at the distance of 250 feet more or less west of the centerline of the nearest improved intersecting street, Fairbrook Road, which is 70 feet wide. Thence the following courses and distance.

| | | | | |
|---|---|---|---|---|
| 1. | North 83 | 36' 33" West | - | 66.04' |
| 2. | North 83 | 56' 17" West | - | 471.25' |
| 3. | North 76 | 47' 16" West | - | 413.40' |
| 4. | North 01 | 57' 17" West | - | 1,572.66' |
| 5. | North 80 | 08' 13" East | - | 619.54' |
| 6. | North 09 | 12' 00" West | - | 230.00' |
| 7. | North 24 | 12' 00" West | - | 250.00' |
| 8. | North 60 | 24' 00" East | - | 32.00' |
| 9. | North 77 | 20' 00" East | - | 325.00' |
| 10. | South 09 | 12' 00" East | - | 509.50' |
| 11. | South 09 | 04' 17" East | - | 503.10' |
| 12. | South 03 | 51' 13" East | - | 593.83' |
| 13. | South 03 | 51' 13" East | - | 778.17' |

To the place of beginning. Containing 39.45 Acres more or less.

**NOTES :**

1 OWNERS

Elizabeth A PARHAM(Sister)
7321 Dogwood Road
Baltimore, MD 21244

Duane L RITTER (Brother)
7324 Dogwood Road
Baltimore, MD 21244

a. Tax Map 94 Parcel 453
Tax Account #2200016260
Deed 10026 / 569
Acreage 12 69 Ac +/-

a. Tax Map 94 Parcel 452
Tax Account #2200016259
Deed 10027 / 554
Acreage 12 68 Ac +/-

b Tax Map 94 Parcel 394
Tax Account # 2200016258
Deed 10027 / 558
Acreage 10 283 Ac +/-

c Tax Map 87 Parcel 571
Tax Account # 1600006242
Deed 9796 / 393
Acreage 3 8 Ac +/-

2 ACREAGE **Total = 39.45 Acres +/-**

3 ELECTION DISTRICT 1st COUNCILMANIC DISTRICT 1st

4 THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).

5 THE SITE HAS A 100 YEAR FLOOD PLAIN IN THE NORTHERN PORTION OF THE SITE

6 THE SITE IS NOT WITHIN A MORATORIUM AREA OR IN AN AREA WHERE FAILURE OF BASIC SERVICES MAPS CURRENTLY EXISTS

7 EXISTING ZONING

| | |
|---|---|
| DR - 3.5 | 8.05 Acres +/- |
| RC - 6 | 31.40 Acres +/- |
| | 39.45 Acres +/- |

8 PROPOSED ZONING

| | |
|---|---|
| OR - 2 | 4.50 Acres +/- |
| DR - 16 | 4.80 Acres +/- |
| DR - 5.5 | 16.15 Acres +/- |
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| | 39.45 Acres +/- |

9 Fair brook Road Alignment has been reviewed by Department of Public Works and is concurred with by them subject to confirmation by Department of Environmental Resources as to impact at the stream and wetlands crossings.

10 Fair brook Road and Security Boulevard are Master Plan streets and are proposed for "construct" in MASTER PLAN 2010

NOTE THIS UNDOCUMENTED PLAN MAY BE AMENDED WITH A DOCUMENTED PLAN(S) FOR THE PETITION AREA AS A WHOLE OR FOR EACH, OR ANY COMBINATION THEREOF, OF THE NORTHEAST, SOUTHEAST, SOUTHWEST, AND NORTHWEST QUADRANTS OF THE PROPOSED FAIR BROOK ROAD AND SECURITY BOULEVARD INTERSECTION PRIOR TO THE HEARING RELATED TO THIS PETITION, SUBJECT TO APPROVAL OF THE BOARD OF APPEALS OF BALTIMORE COUNTY

See Amended Doc. Plan

PRINTED
FEB 28 2002
PATTON CONSULTANTS, LTD.

LEGEND
Petition Boundary


PATTON
Patton Civil Engineers Ltd
Land surveying & Site Planning
305 West Chesapeake Avenue, Suite 100, Towson, Maryland 21204 410-296-2140 Fax 410-296-0419


SEAL

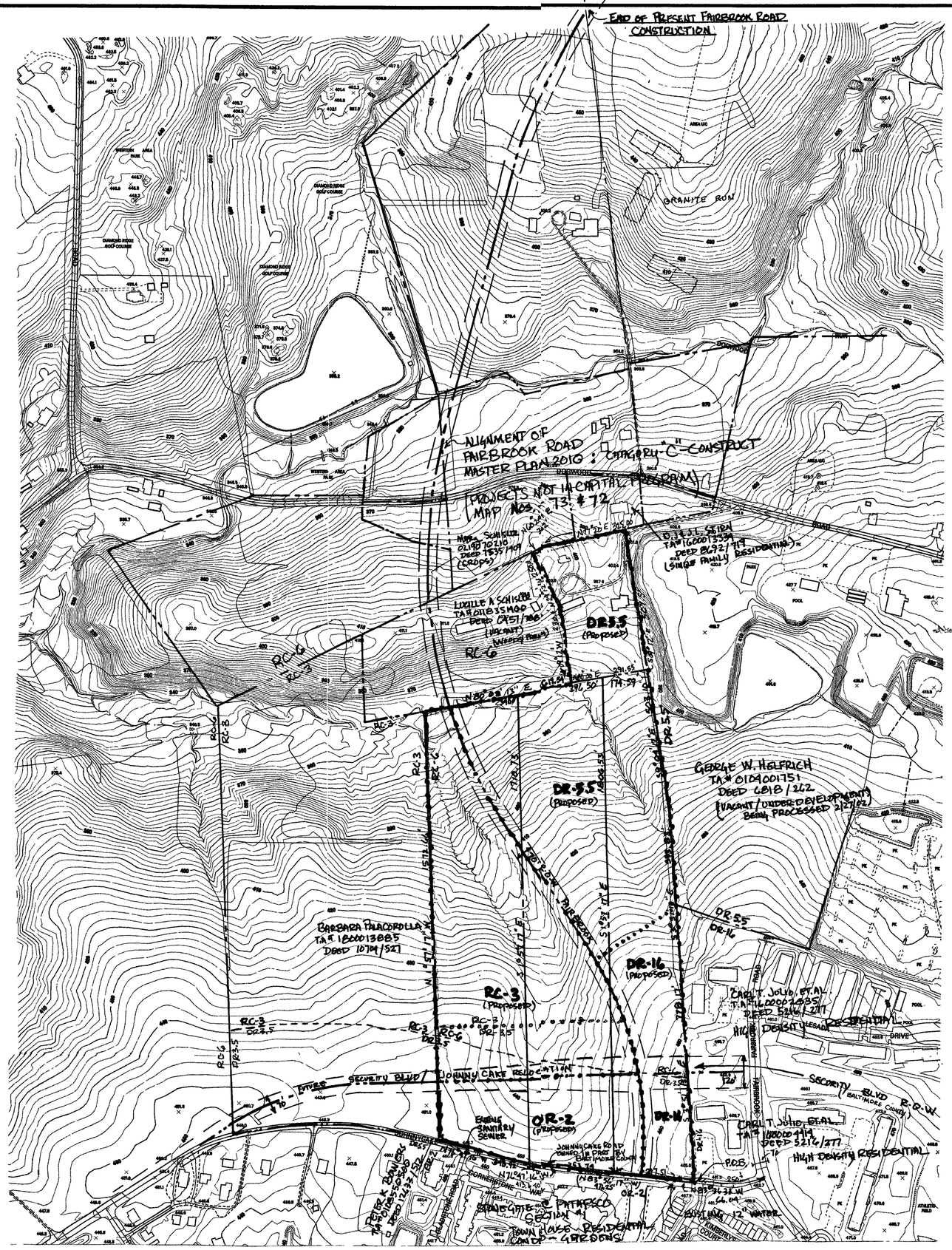
PROJECT/DEVELOPMENT
RITTER - PARHAM PROPERTY
JOHNNYCAKE ROAD

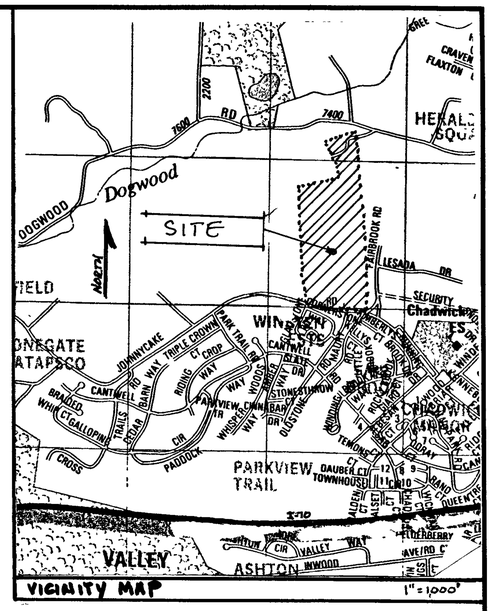
DRAWING TITLE
UNDOCUMENTED PLAN TO ACCOMPANY RECLASSIFICATION PETITION

DATE 2/26/02
SHEET 1 OF 1

COUNTY BALTIMORE | ELECTION DIST 1-C1 | PROJECT # | SCALE 1" = 200'

| DRAWN BY | DATE | REVISIONS | BY |
|---|---|---|---|
| DESIGN BY | | | |
| CHECKED BY | | | |

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**THIS DOCUMENTED PLAN AMENDS THE UNDOCUMENTED PLAN FOR THE PETITION AREA AS A WHOLE SUBJECT TO APPROVAL OF THE BOARD OF APPEALS OF BALTIMORE COUNTY**

PRINTED
NOV 18 2002

LEGEND
PETITION BOUNDARY

PATTON
PATTON CONSULTANTS, LTD.
Patton Consultants Ltd Eng surveying & Land Planning
305 West Chesapeake Avenue, Suite 108, Towson, Maryland 21204 410-296-2140 Fax 410-296-0419

SEAL
STATE OF MARYLAND JAMES STEPHEN PATTON No. 9433

PROJECT/DEVELOPMENT
RITTER - PARHAM PROPERTY
JOHNNYCAKE ROAD

DRAWING TITLE
DOCUMENTED PLAN TO ACCOMPANY RECLASSIFICATION PETITION

DATE Rev 11/14/02 2/26/02
SHEET 1 OF 2

COUNTY BALTIMORE | ELECTION DIST 1-C1 | PROJECT # | SCALE 1"=200'

| DRAWN BY | DATE | REVISIONS | BY |
|---|---|---|---|
| DESIGN BY | | | |
| CHECKED BY | | | |

**NOTES**

1 THE SITE IS PRESENTLY VACANT AND IS IN AGRICULTURE EXCEPT FOR A TRACTOR SHED AND A SINGLE FAMILY DWELLING LOCATED IN THE FAR NORTH END OF THE PROPERTY ALL PROPOSED STRUCTURES WILL BE LOCATED WITHIN THE BUILDING ENVELOPS AS SHOWN ON THIS DOCUMENTED SITE PLAN THE TYPE AND USE, INCLUDING NUMBER OF DWELLING UNITS, ARE INDICATED ON EACH STRUCTURE ENVELOP ALL FLOOR AREAS WILL BE EQUAL TO OR LESS THAN THE FOOTPRINT (ENVELOPE) SHOWN TOWNHOUSES WILL BE THREE STORIES AND NOT GREATER THAN 35 FEET IN HEIGHT GARDEN APARTMENT STRUCTURES WILL BE THREE FLOORS OF DWELLING UNITS WITH BASEMENT SINGLE FAMILY DWELLINGS WILL BE A MAXIMUM OF THREE STORIES BUT NOT GREATER THAN 35 FEET IN HEIGHT THE OFFICE / LOCAL SERVICES STRUCTURE WILL NOT EXCEED 56,000 SQUARE FEET OF GROSS AREA ON TWO STORIES WITH A HEIGHT NOT EXCEEDING 35 FEET THE CHARACTER OF THE VARIOUS BUILDINGS WILL BE COMPATIBLE WITH THE EQUIVALENT BUILDING TYPE IN THE ADJOINING NEIGHBORHOODS THE OFFICE/ LOCAL SERVICES STRUCTURE WILL BE GLASS AND BRICK WITH BUILT-UP ROOFING WITH FINAL DESIGN APPROVAL BY BALTIMORE COUNTY

2 ALL PROPOSED STRUCTURES WILL COMPLY WITH APPLICABLE SETBACKS

3 HOURS OF OPERATION WILL BE TYPICAL FOR EACH PROPOSED USE. MAXIMUM NUMBER OF EMPLOYEES FOR THE OFFICE WILL BE TYPICAL OF A BUILDING OF THE PROPOSED SIZE. EMANATIONS WILL BE TYPICAL OF THE PROPOSED USES

4 PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE OR CAN BE EXTENDED TO SERVE THE PROPOSED USES TYPICAL STORM DRAIN SYSTEM, WATER LINES, SANITARY SEWERAGE AND STREETS AND DRIVES ARE SHOWN HEREON DETAILED ENGINEERING MAY CAUSE CHANGES TO THE LOCATION SHOWN HEREON, BUT THE LOCATION OF STRUCTURE FOOTPRINTS WILL NOT BE CHANGED

5 NO CHANGES ARE PROPOSED TO EXISTING STREAMS, WATERCOURSES, 100 YEAR FLOODPLAINS, OR MAJOR VEGETATION NO PONDS EXIST ON SITE EXISTING NATURAL DRAINAGE COURSES WILL BE CHANGED ONLY WHERE NEEDED TO ACCOMMODATE STORM WATER MANAGEMENT FACILITIES

6 PARKING AND LOADING FOR ALL STRUCTURES WILL BE IN ACCORDANCE WITH SECTION 409 OF THE BCZR.

7 ALL LANDSCAPING AND SCREENING OF THE VARIOUS SECTIONS WILL BE IN ACCORDANCE WITH AND AS REQUIRED BY THE BALTIMORE COUNTY LANDSCAPE MANUAL AND THE BCZR AND AS APPROVAL BY THE OFFICE OF PLANNING AND THE COUNTY LANDCAPE ARCHITECT

8 ALL SIGNAGE WILL COMPLY WITH THE BCZR.

9 ALL BUILDINGS WILL MEET BUILDING CODE , FIRE CODE, AND ANY OTHER APPLICABLE CODE OF BALTIMORE COUNTY

10 FIRE HYDRANTS WILL BE LOCATED AS DIRECTED BY BALTIMORE COUNTY AND SHOWN ON FINAL DESIGN DRAWINGS FOR THE INFRASTRUCTURE.


PATTON
Patton Consultants Land Engineering & Site Planning
305 West Chesapeake Avenue, Suite 118, Towson, Maryland 21204 410-296-2140 Fax 410-296-0419


SEAL

STATE OF MARYLAND JAMES STEPHEN PATTON No. 10 PROFESSIONAL ENGINEER

PROJECT/DEVELOPMENT

**RITTER – PARHAM PROPERTY**
**JOHNNYCAKE ROAD**

DRAWING TITLE

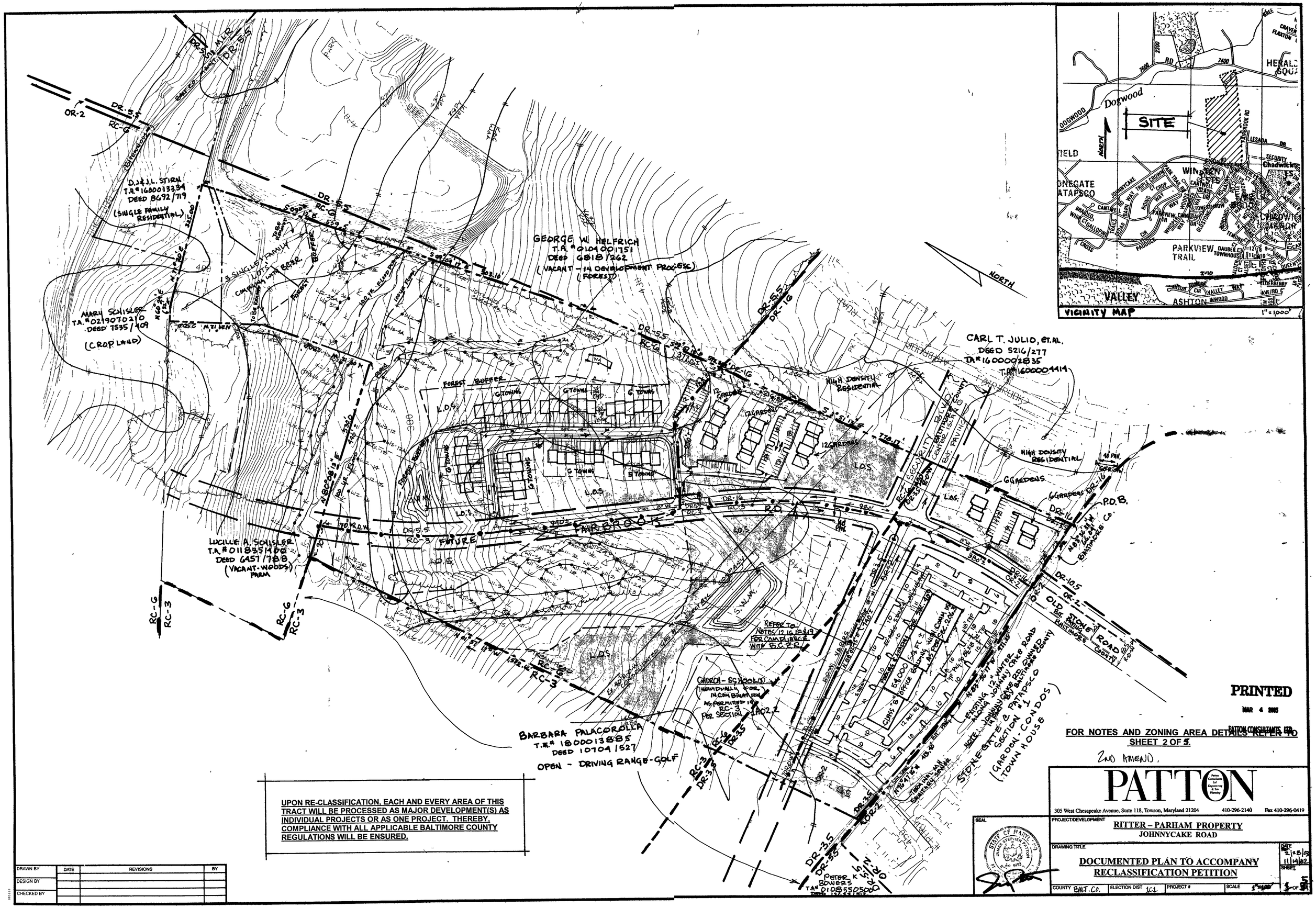
**DOCUMENTED PLAN TO ACCOMPANY RECLASSIFICATION PETITION**

DATE 11/19/02

SHEET 2 OF 2

COUNTY: BALT. CO. | ELECTION DIST 1C1 | PROJECT # | SCALE 1"=100'

| DRAWN BY | DATE | REVISIONS | BY |
|---|---|---|---|
| DESIGN BY | | | |
| CHECKED BY | | | |




UPON RE-CLASSIFICATION, EACH AND EVERY AREA OF THIS TRACT WILL BE PROCESSED AS MAJOR DEVELOPMENT(S) AS INDIVIDUAL PROJECTS OR AS ONE PROJECT. THEREBY, COMPLIANCE WITH ALL APPLICABLE BALTIMORE COUNTY REGULATIONS WILL BE ENSURED.

PRINTED

MAR 4 2003

PATTON CONSULTANTS, ETD.

FOR NOTES AND ZONING AREA DETAILS ~~REFER TO~~ SHEET 2 OF 5.

2ND AMEND.

| DRAWN BY | DATE | REVISIONS | BY |
|---|---|---|---|
| DESIGN BY | | | |
| CHECKED BY | | | |

# PATTON

Patton Consultants Ltd. Engineering & Site Planning

305 West Chesapeake Avenue, Suite 118, Towson, Maryland 21204 410-296-2140 Fax 410-296-0419

SEAL

STATE OF MARYLAND JAMES STEPHEN PATTON

PROJECT/DEVELOPMENT

RITTER – PARHAM PROPERTY
JOHNNYCAKE ROAD

DRAWING TITLE.

DOCUMENTED PLAN TO ACCOMPANY RECLASSIFICATION PETITION

DATE 2/25/02 11/14/02

SHEET 5 OF 5

COUNTY BALT. CO. | ELECTION DIST 1C1 | PROJECT # | SCALE 1" = 100'

## PROPERTY DESCRIPTION FOR WHOLE TRACT AREA OF RE-CLASSIFICATION

Beginning at a point on the centerline of Johnnycake Road which is proposed to be 70 feet wide at the distance of 250 feet more or less west of the centerline of the nearest improved intersecting street, Fairbrook Road, which is 70 feet wide Thence the following courses and distance

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | North | 83° | 36' | 33" | West | 66 04' |
| 2 | North | 83° | 56' | 17" | West | 471 25' |
| 3 | North | 76° | 47' | 16" | West | 413 40' |
| 4 | North | 01° | 57' | 17" | West | 1,572 66' |
| 5 | North | 80° | 08' | 13" | East | 530 00' |
| 6 | North | 09 | 12' | 00" | West | 280 00' |
| 7 | North | 24° | 12' | 00" | West | 250 00' |
| 8 | North | 60° | 24' | 00" | East | 32 00' |
| 9 | North | 77 | 20' | 00" | East | 325 00' |
| 10 | South | 09° | 12' | 00" | East | 559 50' |
| 11 | South | 09° | 04' | 17" | East | 503 10' |
| 12 | South | 03° | 51' | 13" | East | 593 83' |
| 13 | South | 03° | 51' | 13" | East | 778 17' |

To the place of beginning. Containing 39.45 Acres more or less

## PROPERTY DESCRIPTION FOR AREA PROPOSED FOR RE-CLASSIFICATION TO DR - 5 5

Beginning at a point on the centerline of "Future Fairbrook Road" which is proposed to be 70 feet wide at a point of intersection with the centerline of a proposed "to-be- named Street leading to future townhouses and garden apartments", subject to final engineering and survey, which is proposed to be 40 feet wide, at the distance of 980 00' +/- (along the centerline of the "Future Fairbrook Road" and "Future extension of Old Stone Road", subject to final engineering and survey) from the intersection of improved Johnnycake Road which is ultimately to be 70 feet wide and the improved intersecting street, Old Stone Road, which is 85 feet wide Thence the following courses and distances

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | Northerly along the future centerline of "Future Fairbrook Road", subject to final engineering and survey, a distance of 940 00' +/- | | | | | |
| 2 | North | 80° | 08' | 13" | East | 440.00' +/- |
| 3 | North | 09 | 12' | 00" | West | 280 00' |
| 4 | North | 24° | 12' | 00" | West | 250 00' |
| 5 | North | 60° | 24' | 00" | East | 32 00' |
| 6 | North | 77° | 20' | 00" | East | 325 00' |
| 7 | South | 09° | 12' | 00" | East | 559 50' |
| 8 | South | 09° | 04' | 17" | East | 503 10' |
| 9. | South | 03 | 51' | 13" | East | 377 00' +/- |

10 In a Northwesterly direction along the reversely extended DR - 5 5 and DR- 16 zoning line (along the common property line of George W. Helfrich and Carl T Julio, et al ), a distance of 185 00' +/-

11 In a Southwesterly direction along the centerline of a proposed "to be named Street" leading to future townhouses and garden apartments, subject to final engineering and survey, a distance of 230' +/-

To the place of beginning Containing 18.63 acres more or less

## PROPERTY DESCRIPTION FOR AREA PROPOSED FOR RE-CLASSIFICATION TO RC - 3

Beginning at a point on the centerline of "Future Fairbrook Road" which is proposed to be 70 feet wide at a point of intersection with the centerline of "New Johnnycake Road/Security Blvd ", subject to final engineering and survey, which is proposed to be 120 feet wide, at the distance of 380 00' +/- (along the centerline of the "Future extension of Old Stone Road", subject to final engineering and survey) from the intersection of improved Johnnycake Road which is ultimately to be 70 feet wide and the improved intersecting street, Old Stone Road, which is 85 feet wide Thence the following courses and distances

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | Westerly along the future centerline of "New Johnnycake Road/Security Blvd ", subject to final engineering and survey, a distance of 740 00' +/- | | | | | |
| 2 | North | 01° | 57' | 17" | West | 1,352 66' +/- |
| 3 | North | 80 | 08' | 13" | East | 90 00' +/- |
| 4 | Southerly along the future centerline of "Future Fairbrook Road", subject to final engineering and survey, a distance of 1,540 00' +/- | | | | | |

To the place of beginning Containing 10 34 acres more or less

## PROPERTY DESCRIPTION FOR AREA PROPOSED FOR RE-CLASSIFICATION TO DR - 16

Beginning at a point on the centerline of Johnnycake Road which is proposed to be 70 feet wide at the distance of 250 feet more or less west of the centerline of the nearest improved intersecting street, Fairbrook Road (existing), which is 70 feet wide Thence the following courses and distance

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | North | 83° | 36' | 33" | West | 66 04' +/- |
| 2 | North | 83° | 56' | 17" | West | 134 00' +/- |
| 3 | In a Northerly direction along the future centerline of Old Stone Road, width of 85 feet, as extended between "New Johnnycake Road/Security Blvd " and its present terminus with "Old Johnnycake Road", subject to final engineering and survey, and continuing along the future centerline of "Future Fairbrook Road", width varies, subject to final engineering and survey, a total distance of 980' +/- | | | | | |
| 4. | In a Northeasterly direction along the centerline of a proposed "to be named Street", 40 feet wide, leading to future townhouses and garden apartments, subject to final engineering and survey, a distance of 230' +/- | | | | | |
| 5 | In a Southeasterly direction along the reversely extended DR - 5 5 and DR-18 zoning line (along the common property line of George W Helfrich and Carl T Julio, et al ), a distance of 185 00' +/- | | | | | |
| 6 | South | 03° | 51' | 13" | East | 216 83' +/- |
| 7 | South | 03° | 51' | 13" | East | 778 17' |

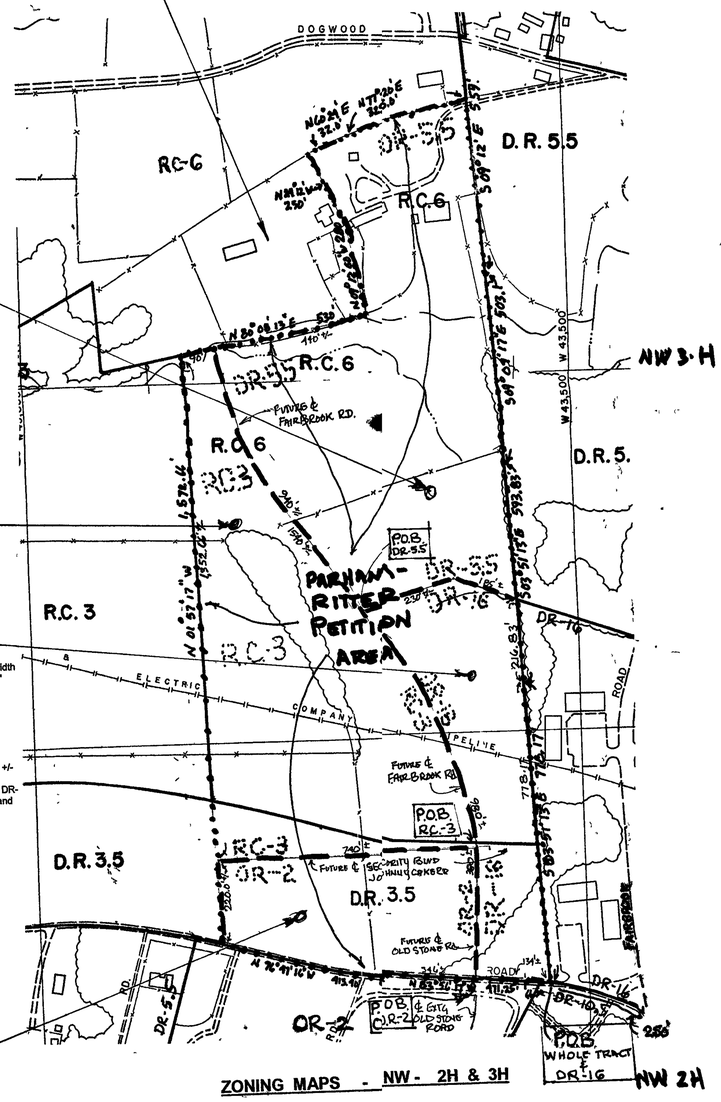
To the place of beginning Containing 5.23 acres more or less

## PROPERTY DESCRIPTION FOR AREA PROPOSED FOR RE-CLASSIFICATION TO OR-2

Beginning at a point at the centerline of the present Johnnycake Road which is proposed to be 70 feet wide at its intersection with the centerline of the nearest improved intersecting street, Old Stone Road, which is 85 feet wide Thence the following courses and distance

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | North | 83° | 56' | 17" | West | 346 00' +/- |
| 2 | North | 76° | 47' | 16" | West | 413 40' |
| 3 | North | 01° | 57' | 17" | West | 220 00' +/- |
| 4 | North | 88° | 02' | 43" | East | 740 00' +/- (the future centerline of "New Johnnycake Road/ Security Blvd " extended as to be established by final engineering and survey ) |
| 5 | In a Southerly direction along the future centerline of Old Stone Road, as extended between "New Johnnycake Road/Security Blvd " and its present terminus with "Old Johnnycake Road", subject to final engineering and survey, a distance of 380' +/- | | | | | |

To the place of beginning Containing 5.25 acres more or less




ZONING MAPS - NW- 2H & 3H

SCALE: 1" = 200'

**LEGEND**

EXISTING ZONING LINE -

EXISTING ZONING CLASSIFICATION - DR.5. (typical)

PROPOSED ZONING LINE -

PROPOSED ZONING CLASSIFICATION - OR-2 (typical)

TRACT BOUNDARY -

## NOTES

1 OWNERS

Elizabeth A. PARHAM (Sister)
7324 Dogwood Road
Baltimore, MD 21244

a Tax Map 94 Parcel 453
Tax Account #2200016260
Deed 10026 / 569
Acreage 12 69 Ac +/-

b Tax Map 94 Parcel 394
Tax Account # 2200016258
Deed 10027 / 559
Acreage 10 283 Ac +/-

c Tax Map 87 Parcel 571
Tax Account # 1600006242
Deed 9796 / 393
Acreage 3 8 Ac +/-

Duane L. RITTER (Brother)
7321 Dogwood Road
Baltimore, MD 21244

a Tax Map 94 Parcel 452
Tax Account #2200016259
Deed 10027 / 554
Acreage 12 69 Ac. +/-

2 ACREAGE Total - 39.45 Acres +1-

3 ELECTION DISTRICT 1st COUNCILMANIC DISTRICT 1st

4 THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA (CBCA)

5 THE SITE HAS A 100 YEAR FLOOD PLAIN IN THE NORTHERN PORTION OF THE SITE
THE FLOOD PLAIN SHOWN IS BASED ON "NATIONAL MAPS" FINAL DELINEATION WILL BE COMPUTED USING HEC-2 ANALYSIS.

6 THE SITE IS NOT WITHIN A MORATORIUM AREA OR IN AN AREA WHERE FAILURE OF BASIC SERVICES MAPS CURRENTLY EXISTS

7 EXISTING ZONING

| | |
|---|---|
| DR-3 5 | 8 05 Acres +/- |
| RC-6 | 31.40 Acres +/- |
| | 39 45 Acres +/- |

8 PROPOSED ZONING

| | |
|---|---|
| OR- 2 | 5 25 Acres +/- |
| DR-16 | 5 23 Acres +/- |
| DR-5 5 | 18 63 Acres +/- |
| RC-3 | 10.34 Acres +/- |
| | 39 45 Acres +/- |

9 FAIRBROOK AND SECURITY BOULEVARD ALIGNMENTS HAVE BEEN REVIEWED BY THE DEPARTMENT OF PUBLIC WORKS AND IS CONCURRED WITH BY THEM SUBJECT TO CONFIRMATION BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES AS TO IMPACT AT THE STREAM AND WETLANDS CROSSING.

10 FAIRBROOK ROAD AND SECURITY BOULEVARD ARE MASTER PLAN STREETS AND ARE PROPOSED FOR "CONSTRUCT" IN MASTER PLAN 2010 AS MAP ITEMS 72 AND 73 ON PAGE 88 OF MASTER PLAN 2010.

11 THE SITE IS PRESENTLY VACANT AND IS IN AGRICULTURE EXCEPT FOR A TRACTOR SHED AND A SINGLE FAMILY DWELLING LOCATED IN THE FAR NORTH END OF THE PROPERTY ALL PROPOSED STRUCTURES WILL BE LOCATED WITHIN THE BUILDING ENVELOPS AS SHOWN ON THIS DOCUMENTED SITE PLAN THE TYPE AND USE, INCLUDING NUMBER OF DWELLING UNITS, ARE INDICATED ON EACH STRUCTURE ENVELOP ALL FLOOR AREAS WILL BE EQUAL TO OR LESS THAN THE FOOTPRINT (ENVELOPE) SHOWN TOWNHOUSES WILL BE THREE STORIES AND NOT GREATER THAN 35 FEET IN HEIGHT GARDEN APARTMENT STRUCTURES WILL BE THREE FLOORS OF DWELLING UNITS WITH BASEMENT SINGLE FAMILY DWELLINGS WILL BE A MAXIMUM OF THREE STORIES BUT NOT GREATER THAN 35 FEET IN HEIGHT THE OFFICE / COMMERCIAL USES STRUCTURE WILL NOT EXCEED 51,000 SQUARE FEET OF GROSS AREA ON TWO STORIES WITH A HEIGHT NOT EXCEEDING 50 FEET THE CHARACTER OF THE VARIOUS BUILDINGS WILL BE COMPATIBLE WITH THE EQUIVALENT BUILDING TYPE IN THE ADJOINING NEIGHBORHOODS THE OFFICE/COMMERCIAL USES STRUCTURE WILL BE GLASS AND BRICK WITH BUILT-UP ROOFING WITH FINAL DESIGN APPROVAL BY BALTIMORE COUNTY.

12 ALL PROPOSED STRUCTURES WILL COMPLY WITH B C.Z.R SETBACKS, HEIGHT, & AREA REQUIREMENTS, BULK, AND PARKING REQUIREMENTS.

13 HOURS OF OPERATION WILL BE TYPICAL FOR EACH PROPOSED USE MAXIMUM NUMBER OF EMPLOYEES FOR THE OFFICE WILL BE TYPICAL OF A BUILDING OF THE PROPOSED SIZE EMANATIONS WILL BE TYPICAL OF THE PROPOSED USES

14 PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE OR CAN BE EXTENDED TO SERVE THE PROPOSED USES TYPICAL STORM DRAIN SYSTEM, WATER LINES, SANITARY SEWERAGE AND STREETS AND DRIVES ARE SHOWN HEREON DETAILED ENGINEERING MAY CAUSE CHANGES TO THE LOCATION SHOWN HEREON, BUT THE LOCATION OF STRUCTURE FOOTPRINTS WILL NOT BE CHANGED

15 NO CHANGES ARE PROPOSED TO EXISTING STREAMS, WATERCOURSES, 100 YEAR FLOODPLAINS OR MAJOR VEGETATION NO PONDS EXIST ON SITE EXISTING NATURAL DRAINAGE COURSES WILL BE CHANGED ONLY WHERE NEEDED TO ACCOMMODATE STORM WATER MANAGEMENT FACILITIES

16 PARKING AND LOADING FOR ALL STRUCTURES WILL BE IN ACCORDANCE WITH SECTION 409 OF THE BCZR

17. ALL LANDSCAPING AND SCREENING OF THE VARIOUS SECTIONS WILL BE IN ACCORDANCE WITH AND AS REQUIRED BY THE BALTIMORE COUNTY LANDSCAPE MANUAL AND THE B C Z R AND AS APPROVED BY THE OFFICE OF PLANNING AND THE COUNTY LANDCAPE ARCHITECT
— FOR THE VARIOUS USES SHOWN

18 ALL SIGNAGE WILL COMPLY WITH THE B C Z R SECTION 450

19 ALL BUILDINGS WILL MEET BUILDING CODE , FIRE CODE, AND ANY OTHER APPLICABLE CODE OF BALTIMORE COUNTY, WITH REGARD TO TYPE OF CONSTRUCTION, WINDOWS, ETC.

20 FIRE HYDRANTS WILL BE LOCATED AS DIRECTED BY BALTIMORE COUNTY AND SHOWN ON FINAL DESIGN DRAWINGS FOR THE INFRASTRUCTURE

21 ZONING HISTORY BY THE LAST COMPREHENSIVE ZONING PROCESS (2000 MAPS) THIS TRACT WAS REZONED TO RC-6, IN PART AND TO DR- 3 5, IN PART

22. DENSITY CALCULATIONS, WHERE APPLICABLE, FOR PROPOSED ZONING.

| ZONE | ACREAGE | PERMITTED DENSITY | PROPOSED DENSITY |
|---|---|---|---|
| OR-2 [DR-10.5] | 5.25 Acres +/- | 55 dwelling/density units | Office/COMMERCIAL 51,000 s.f. (USES BY RIGHT - SECTION 206.3 B.C.Z.R.) |
| DR-16 | 5 23 Acres +/- | 83 dwelling/density units | 48 Garden Apartments |
| DR-5 5 | 18.63 Acres +/- | 102 dwelling units | 40 Townhouses* WELL REGARDED COMPATIBILITY FINDINGS BY OFFICE PLANN<br>3 Single Family Lots |
| RC-3 | 10.34 Acres +/- | 3 dwelling units | Church, School, OR IN COMBINATION As permitted by right, B C.Z.R (USES BY RIGHT - SECTION 1A02.2 B.C.Z.R.) |
| | 39 45 Acres +/- | 243 dwelling units of which 138 could be density units | 91 dwelling units<br>Offices/COMMERCIAL (USES BY RIGHT - SECTION 206.3 B.C.Z.R.) (54,000 s f)<br>Church, school, OR IN COMBINATION (USES BY RIGHT - SEC. 1A02.2 B.C.Z.R.) |

23 EXISTING TOPOGRAPHY IS AS SHOWN. THE ONLY MAJOR CHANGES IN GRADE ARE AS SHOWN FOR STORM WATER MANAGEMENT FACILITIES.


PATTON
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305 West Chesapeake Avenue, Suite 118, Towson, Maryland 21204 410-296-2140 Fax 410-296-0419


SEAL: STATE OF MARYLAND — JAMES STEPHEN PATTON — No. 9490 — REGISTERED PROFESSIONAL ENGINEER

PROJECT/DEVELOPMENT: RITTER – PARHAM PROPERTY
JOHNNYCAKE ROAD

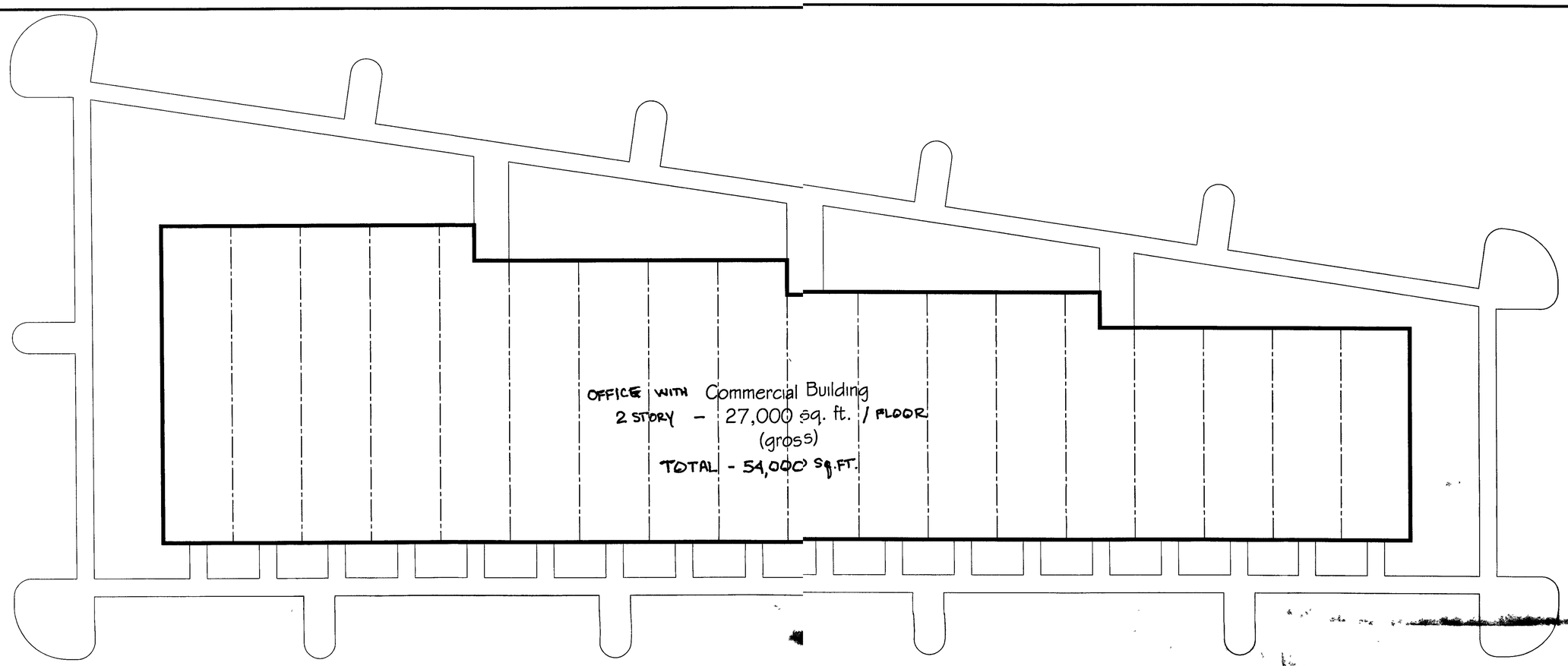
DRAWING TITLE: DOCUMENTED PLAN TO ACCOMPANY RECLASSIFICATION PETITION

DATE: 2/20/03 01/19/03

SHEET 2 OF 5

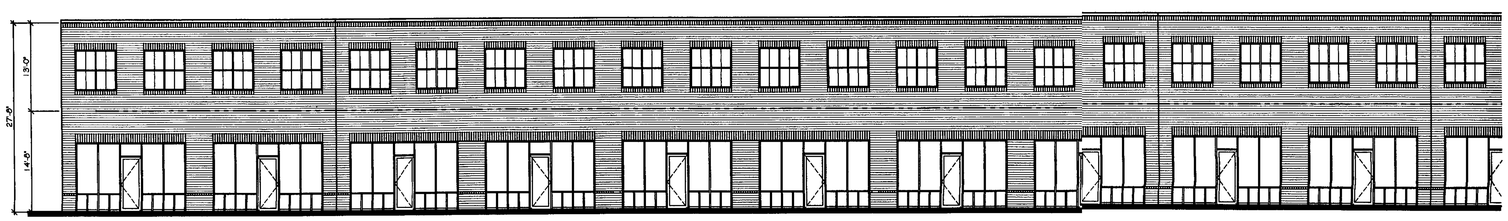
COUNTY BALT. | ELECTION DIST 1C1 | PROJECT # 20201 | SCALE AS SHOWN

| DRAWN BY | DATE | REVISIONS | BY |
|---|---|---|---|
| DESIGN BY | | | |
| CHECKED BY | | | |




OFFICE WITH COMMERCIAL BUILDING CONCEPT
SCALE: 1/16" = 1'-0"

OFFICE WITH COMMERCIAL BUILDING FRONT ELEVATION CONCEPT
SCALE: 1/16" = 1'-0"

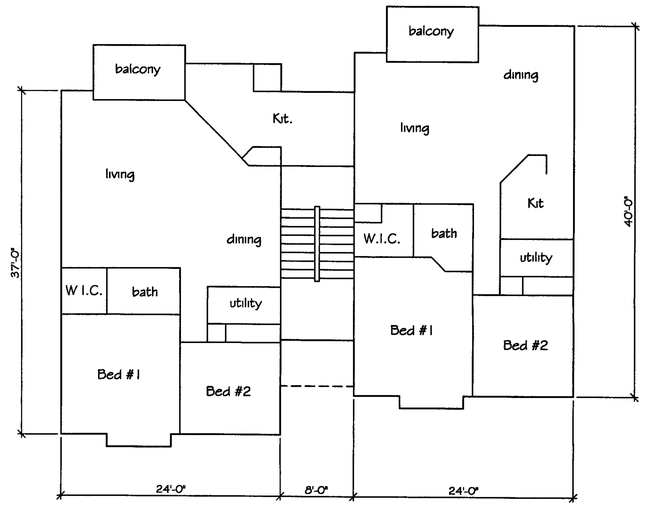


OFFICE WITH COMMERCIAL BUILDING FRONT ELEVATION CONCEPT - DETAIL
SCALE: 1/8" = 1'-0"

# Ritter - Parham Property

Johnnycake Road Baltimore County, Maryland

Patton Consultants Ltd. - engineer
Robert T. Hofmann & Assoc., Inc. - architect
03-12 / January 30, 2003




## APARTMENT CONCEPT PLAN

SCALE: 1/8" = 1'-0"

## APARTMENT FRONT ELEV. CONCEPT

SCALE: 1/8" = 1'-0"

## APARTMENT REAR ELEV. CONCEPT

SCALE: 1/8" = 1'-0"

# Ritter - Parham Property

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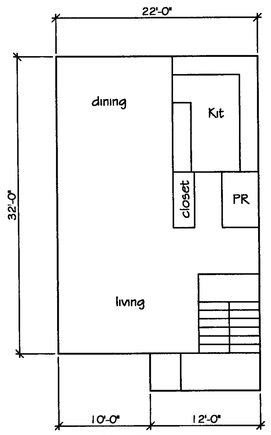
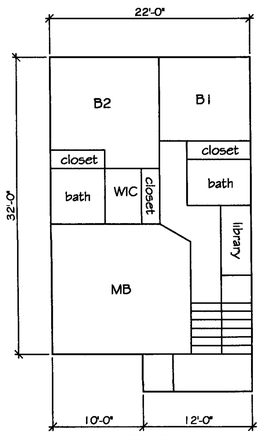
03-12 / January 30, 2003




Style "B" - 1st floor




Style "B" - 2nd floor

## TOWNHOUSE FLOOR PLAN CONCEPTS

SCALE: 1/8" = 1'-0"

## TOWNHOUSE FRONT ELEVATION CONCEPT

SCALE: 1/8" = 1'-0"

# Ritter - Parham Property

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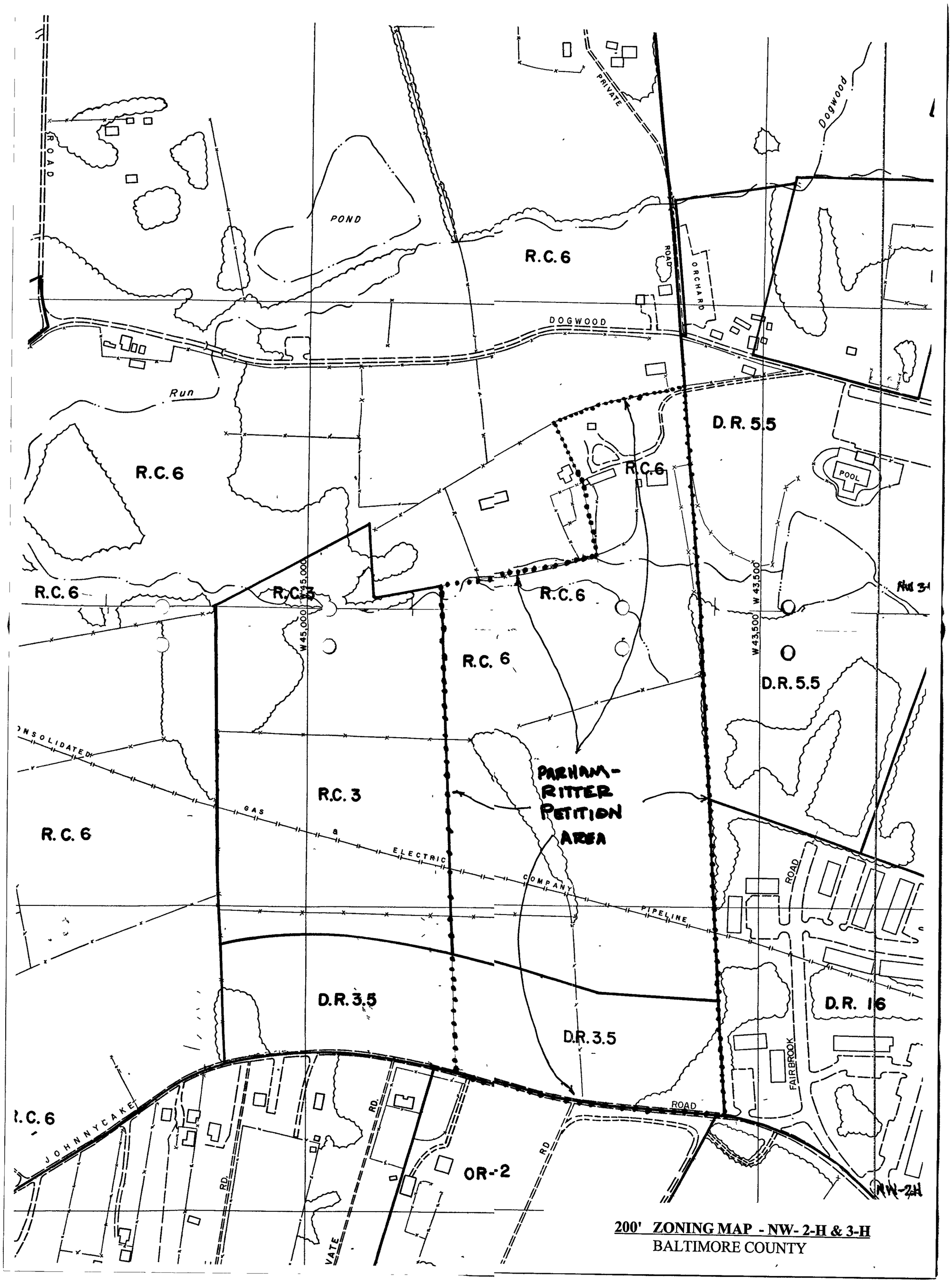
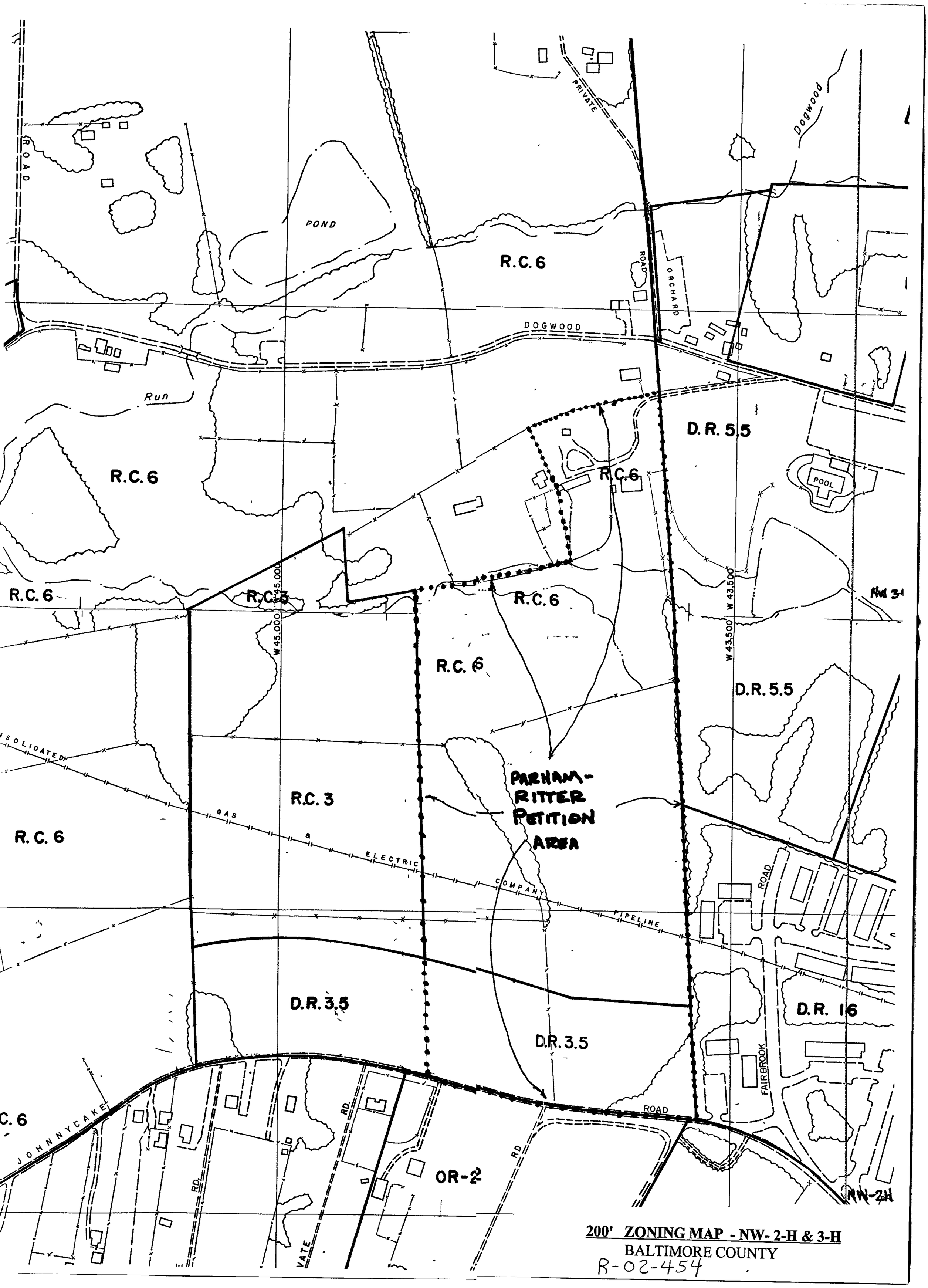

ROAD
POND
PRIVATE
Dogwood
R.C. 6
ROAD
ORCHARD
DOGWOOD
Run
D.R. 5.5
R.C. 6
R.C. 6
POOL
R.C. 6
R.C. 3
W 45,000
R.C. 6
W 43,500
W 43,500
R.C. 6
D.R. 5.5
CONSOLIDATED
R.C. 3
PARHAM-RITTER PETITION AREA
R.C. 6
GAS & ELECTRIC COMPANY PIPELINE
ROAD
D.R. 3.5
D.R. 16
D.R. 3.5
FAIR BROOK
ROAD
R.C. 6
JOHNNYCAKE
RD.
RD.
OR-2
RD.
VATE
NW-2H
200' ZONING MAP - NW- 2-H & 3-H
BALTIMORE COUNTY




**200' ZONING MAP - NW- 2-H & 3-H**

BALTIMORE COUNTY

R-02-454