IN RE: PETITION FOR VARIANCE N/S Upper Glencoe Road, 800' +/- from York Road (to access easement) 8th Election District 3rd Councilmanic District (808 Upper Glencoe Road) Gerard L. & Maria Elias *Petitioners*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 02-554-SPH

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Gerard and Maria Elias. The Petitioners are requesting a special hearing for property they own located at 808 Upper Glencoe Road. The special hearing request is to approve a second dwelling on the subject property for the purpose of providing living quarters for an elderly parent.

Appearing at the hearing on behalf of the special hearing request were Gerard and Maria Elias, owners of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 8.1985 acres, more or less, zoned R.C.7. The subject property is improved with a 2-½-story frame dwelling wherein Mr. and Mrs. Elias reside. They are interested in constructing a small one-story cottage to the rear of their home in order to provide living quarters for Mr. Elias's mother. The Petitioners intend to have the Petitioner's mother move from New England to this property in order for them to care for her needs and to provide a safe living environment for her. They propose to construct this small cottage on their 8-acre parcel of property in the area shown on Petitioners' Exhibit No. 1, the site plan submitted. In

ORDER RECEIVED FOR FILING
Date 8/9/02
By

order to proceed with the construction of this second dwelling unit for this elderly parent, the special hearing request is necessary.

After due consideration of the testimony and evidence presented at the hearing and the lack of opposition to this special hearing request, I find that the request should be granted. It is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.).

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the special hearing relief shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 9th day of August, 2002, that the Petitioners' Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations, to approve a second dwelling on the subject property for the purpose of providing living quarters for an elderly parent, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The second dwelling unit to be constructed on the property shall be occupied only by Mrs. Isabelle B. Elias, the mother of the Petitioner herein, Gerard L. Elias. In the event that the Petitioner's mother ceases to reside within the subject structure, then the Petitioners shall cause the structure to no longer be a second dwelling unit on the

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Date 8/9/02
By

subject property. The Petitioners shall be permitted to provide living quarters to another family member, in the event it is necessary to do so, due to the health or age of the relative.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 8/9/02
By R. Jamison

IN THE MATTER OF THE APPLICATION OF GERARD L. AND MARIA ELIAS -LEGAL OWNERS FOR VARIANCE ON PROPERTY LOCATED ON THE N/S UPPER GLENCOE ROAD, 800' +/- FROM YORK ROAD (808 UPPER GLENCOE ROAD) 8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT	* * * * * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY Case No. 02-554-SPH

* * * * * * * * *

ORDER OF DISMISSAL OF PETITION

This case comes to the Board on appeal filed by Peter Max Zimmerman, People's Counsel for Baltimore County, and Carole S. Demilio, Deputy People's Counsel, from the decision of the Deputy Zoning Commissioner dated August 9, 2002 in which Petitioner's requested relief was granted with restrictions.

WHEREAS, the Board is in receipt of a letter of withdrawal of petition filed on November 25, 2002 by Gerard L. Elias and Maria P. Elias, Petitioners, (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Petitioners request that the Petition filed in the above-referenced matter be withdrawn as of November 25, 2002,

IT IS THEREFORE. this 11th day of December 2002, by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Special Hearing filed in Case No. 02-554-SPH is **WITHDRAWN AND DISMISSED,** rendering moot the appeal filed in this matter by the Office of People's Counsel and, further, that the Deputy Zoning Commissioner's Order of August 9, 2002, including any and all relief granted to Petitioners therein, is rendered **NULL AND VOID.**

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles L. Marks, Chairman

C. Lynn Barranger

Melissa Moyer Adams

County Board of Appeals of Baltimore County

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

WCR for file

December 11, 2002

Peter M. Zimmerman, People's Counsel
for Baltimore County
Carole S. Demilio, Deputy People's Counsel
Room 47, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: *In the Matter of: Gerard L. and Maria Elias – Legal Owners*
Case No. 02-554-SPH /Withdrawal of Petition

Dear Counsel:

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

Very truly yours,

Kathleen C. Bianco /trs
Kathleen C. Bianco
Administrator

Enclosure

c: Mr. and Mrs. Gerard L. Elias
Lawrence E. Schmidt, Zoning Commissioner
Pat Keller, Planning Director
Arnold Jablon, Director /PDM

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Zoning Commissioner

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

August 9, 2002

Mr. & Mrs. Gerard L. Elias
808 Upper Glencoe Road
Sparks, Maryland 21152

Re: Petition for Special Hearing
Case No. 02-554-SPH
Property: 808 Upper Glencoe Road

Dear Mr. & Mrs. Elias:

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

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

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 808 Upper Glencoe Road - Sparks
which is presently zoned RC 7

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve / Confirm that a

~~The construction of a one story, wood frame cottage. See attached~~ description.

second dwelling is permitted for an elderly in/law.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

Gerard L. Elias
Name - Type or Print

Signature

Maria Elias
Name - Type or Print

Maria P. Elias
Signature

808 Upper Glencoe Road 410 472-3433
Address Telephone No.

Sparks, MD 21152
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Same
Name

Address Telephone No.

City State Zip Code

ORDER RECEIVED FOR FILING
Date 8/9/02
By

Case No. 02-554-SPH

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JCM Date 6.6.02

REV 9/15/98

Petition for Special Hearing
808 Upper Glencoe Road
Sparks, Maryland

This property, located at 808 Upper Glencoe Road, Sparks, Maryland, is a +/- 8.25 acre parcel of land, currently improved by a three story, wood frame Victorian home constructed in or about 1895, together with a two and one half story, stone and timber frame bank barn of similar vintage. The property is entirely fenced with oak board fencing and is also improved with a run in shed and an equipment shed.

The request put forth is to allow for the construction of a one story wood frame dwelling to accommodate the needs of the elderly (90) mother/mother-in-law of the property owners. It will otherwise be impossible to provide for her care absent having her move into a nursing home. The petitioners believe that this option, in addition to be preferred by the family, will place less of a burden upon the resources of the State and County as most, if not all, of her immediate needs will be provided by her family. In addition, the contemplated dwelling will be consistent with the immediate surroundings and similar to many of the cottages which dot the surrounding landscape.

554

Zoning Description
808 Upper Glencoe Road
Sparks, Maryland

Zoning description for 808 Upper Glencoe Road, Sparks, Maryland is as follows:

Beginning at a point 800+ or- ft. northwest of Upper Glencoe Road on an ingress egress easement which is 1260 + or- feet west of York Road thence running S80^0 23' 58" W 6.08ft, thence N81^0 08'-34"W 355.60ft, thence N34^0 03' 14"E 326.29 ft., thence N8^0 36' 16" W 269.50 ft., thence N81^0 23' 44"E 565.39 ft., thence S8^0 36' 16" E 304.19ft.,ft., thence S2^0 30' 19"E 266.18 ft., thence S80^0 23' 58" W 420.02 ft., thence S18^0 36'51" E 40 50 ft.

554

BALTIMORE COUNTY, MARYLAND 554

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 10175

DATE 6-6-02 ACCOUNT 001-006-6150

AMOUNT $ 50.00

RECEIVED FROM: C. Fonseca — for Upper Chesapeake

FOR: SPH.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

PAID RECEIPT
BUSINESS ACTUAL TIME
6/06/2002 6/06/2002 10:24:29
REG WS04 WALKIN DDOL DMD DRAWER 2
>>RECEIPT # 184458 6/06/2002 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 010175
Recpt Tot $50.00
50.00 CT
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #02-554-SPH
808 Upper Glencoe Road
N/side of Upper Glencoe Road 800 feet +/- from York Road (to access easement).
8th Election District
3rd Councilmanic District
Legal Owner(s): Gerard L. Ellas and Maria Ellas
Special Hearing: to approve/confirm that a second dwelling is permitted for an elderly in-law.
Hearing: Wednesday, July 24, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
Jt/7/693 July 9 C549280

CERTIFICATE OF PUBLICATION

7/11/, 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 7/9/, 2002.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-554-SPH

Petitioner/Developer: ELIAS, ETAL

Date of Hearing/Closing: 7/24/02

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

Attention:

Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #808- UPPER GLENCO RD.

The sign(s) were posted on 7/3/02
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 7/12/02
(Signature of Sign Poster and Date)

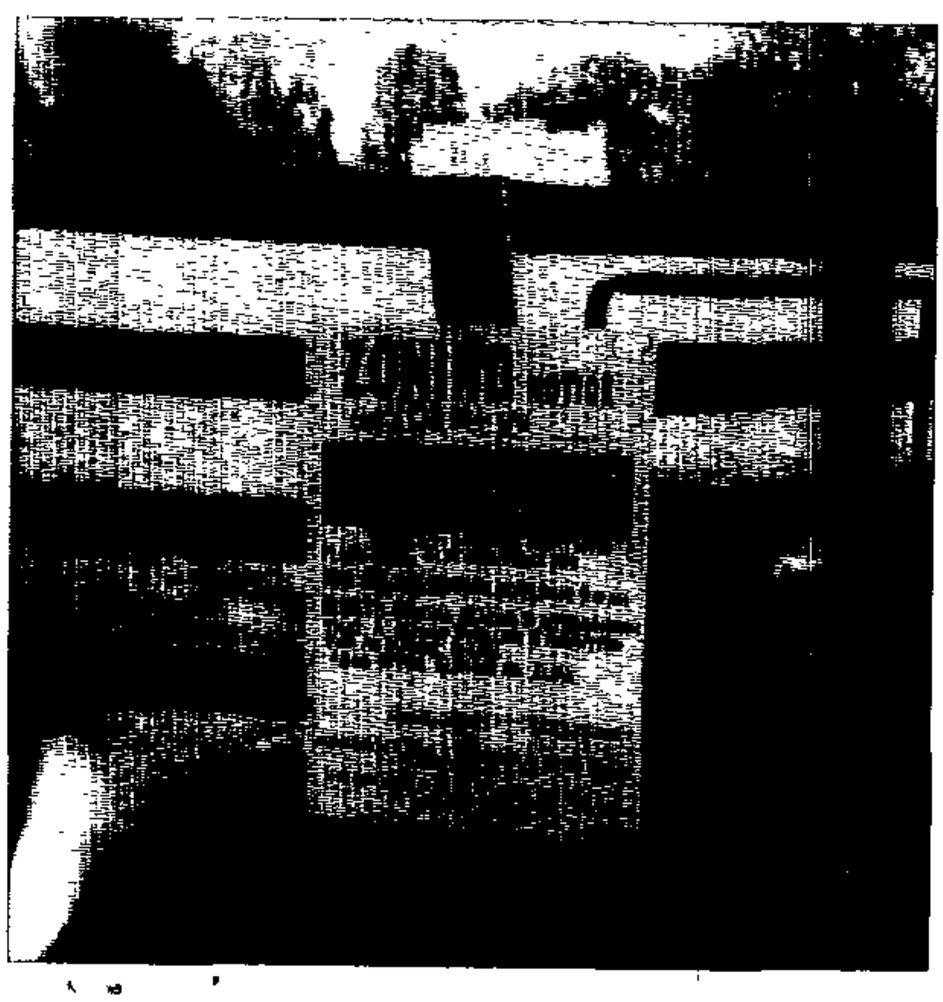
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)

Post-it® Fax Note 7671 | Date | # of pages ▲
To | From
Co./Dept. | Co.
Phone # | Phone #
Fax # 3468 | Fax #



02-554-SPH
#808- UPPER GLENCO RD
ELIAS 7/24

APPEAL SIGN POSTING REQUEST

CASE NO.: 02-554-SPH

GERARD L. AND MARIA ELIAS - LEGAL OWNERS

808 UPPER GLENCOSE ROAD, SPARKS, MD 21152

8TH ELECTION DISTRICT

APPEALED: 8/21/2002

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

APPEAL SIGN POSTING REQUEST

CASE NO.: 02-554-SPH

GERARD L. AND MARIA ELIAS - LEGAL OWNERS

808 UPPER GLENCOSE ROAD, SPARKS, MD 21152

8TH ELECTION DISTRICT APPEALED: 8/21/2002

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

**********COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

RE: Case No.: 02-554-SPH

Petitioner/Developer:

GERALD & MARIA ELIAS

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

_____

The sign was posted on 9/4, 2002

By: Gary Freund
(Signature of Sign Poster)

GARY FREUND
(Printed Name)

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: 554

Petitioner: G. RANSOWE

Address or Location: 808 Upper GLEN Coe Rd. Sparks, Md 21152

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address:

Telephone Number: 410-472-3433

Revised 2/20/98 - SCJ

Baltimore County
Department of Permits and
Development Management

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

June 20, 2002

NOTICE OF ZONING HEARING

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

CASE NUMBER: 02-554-SPH
808 Upper Glencoe Road
N/side of Upper Glencoe Road 800 feet +/- from York Road (to access easement).
8th Election District – 3rd Councilmanic District
Legal Owner: Gerard L. Elias and Maria Elias

Special Hearing to approve/confirm that a second dwelling is permitted for an elderly in-law.

HEARING: Wednesday, July 24, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

C: Gerard L. Elias and Maria Elias, 808 Upper Glencoe Road, Sparks 21152

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 9, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 9, 2002 Issue – Jeffersonian

Please forward billing to:
G. Ransone
808 Upper Glencoe Road
Sparks, MD 21152

410-472-3433

NOTICE OF ZONING HEARING

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

CASE NUMBER: 02-554-SPH
808 Upper Glencoe Road
N/side of Upper Glencoe Road 800 feet +/- from York Road (to access easement).
8th *Election District – 3rd Councilmanic District*
Legal Owner: Gerard L. Elias and Maria Elias

Special Hearing to approve/confirm that a second dwelling is permitted for an elderly in-law.

HEARING: Wednesday, July 24, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Baltimore County
Department of Permits and
Development Management

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

July 19, 2002

Mr. & Mrs. Gerard L Elias
808 Upper Glencoe Road
Sparks MD 21152

Dear Mr. Alderman:

RE: Case Number: 02-554-SPH, 808 Upper Glencoe Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 06, 2002.

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

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

Very truly yours,

W Carl Richards, Jr.

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

WCR: gdz

Enclosures

c People's Counsel

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on Recycled Paper

Jw 7/24

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS/TLT

AUG - 1 2002

DATE: July 24, 2002

SUBJECT: Zoning Item 554
Address 808 Upper Glencoe Road

Zoning Advisory Committee Meeting of June 17, 2002

GROUND WATER MANAGEMENT

Soil evaluations must be conducted to determine septic reserve areas.

Reviewer: Sue Farinetti Date: July 25, 2002

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6·14·02

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

RE: Baltimore County
Item No. 554 JCM

Dear. Mr. Zahner:

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

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

Very truly yours,

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

My telephone number is _____

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

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

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

June 19,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 17, 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:

550-554, 556&557, 559-562

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

cc: File

JUN 21 2002

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on Recycled Paper

MDP
Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

June 20, 2002

Mr. George Zahner
Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
County Office Building (Mail Stop #1105)
Towson MD 21204

Re: **Zoning Advisory Committee meeting – June 24, 2002**
Case #'s 02-550-A, 02-551-XA, 02-552-X, 02-553-A, 02-554-SPH, 02-555-SPHXA, 02-556-A, 02-557-A, 02-558-SPHXA, 02-559-A, 02-560-A, 02-561-, and 02-562-SPHA

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 6/19/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

RECEIVED
JUN 2 / /
02-1978
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

301 West Preston Street • Suite 1101 • Baltimore, Maryland 21201-2365
Telephone: 410.767.4500 • Fax: 410.767.4480 • Toll Free: 1.877.767.6272 • TTY Users: Maryland Relay
Internet: www.MDP.state.md.us

Sent 7/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 24, 2002

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-550, 02-554, 02-559, & 02-561**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: _____

Section Chief: _____

AFK/LL:MAC

024

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 9, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 24, 2002
Item Nos. 550, 552, 553, 554, 556, 557,
559, 560, 561, and 562

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

RWB:HJO:jrb

cc: File

ZAC-6-24-2002-NO COMMENT ITEMS-792002

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

August 21, 2002

Arnold Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: PETITION FOR VARIANCE
N/S Upper Glencoe Road
800' +/- from York Road
(808 Upper Glencoe Road)
8th Election District 3rd Councilmanic
Legal Owners: Gerard & Maria Elias
Case Nos. 02-554-SPH

Dear Mr. Jablon:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated August 9, 2002 of the Baltimore County Deputy Zoning Commissioner in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/pah

c: Mr.& Mrs. Gerard L. Elias, 808 Upper Glencoe Road, Sparks, MD 21152
Petitioner(s)

Baltimore County
Department of Permits and
Development Management

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

August 27, 2002

Mr. and Mrs. Gerard L. Elias
808 Upper Glencoe Road
Sparks, MD 21152

Dear Mr. and Mrs. Elias:

RE: Case No. 02-554-SPH, 808 Upper Glencoe Road

Please be advised that an appeal of the above-referenced case was filed in this office on August 21, 2002 by Peter M. Zimmerman, People's Counsel for Baltimore County. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Arnold Jablon
Director

AJ:rlh

c: People's Counsel

02 AUG 27 PM 3:53

Printed with Soybean Ink
on Recycled Paper

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

August 21, 2002

Arnold Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: PETITION FOR VARIANCE
N/S Upper Glencoe Road
800' +/- from York Road
(808 Upper Glencoe Road)
8th Election District 3rd Councilmanic
Legal Owners: Gerard & Maria Elias
Case Nos. 02-554-SPH

Dear Mr. Jablon:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated August 9, 2002 of the Baltimore County Deputy Zoning Commissioner in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/pah

c: Mr.& Mrs. Gerard L. Elias, 808 Upper Glencoe Road, Sparks, MD 21152
Petitioner(s)

APPEAL

Petition For Special Hearing
808 Upper Glencoe Road
N/side of Upper Glencoe Road 800 feet +/- from York Road
8th Election District – 3rd Councilmanic District
Gerard L. and Maria Elias - Legal Owner
Case No.: 02-554-SPH

✓ Petition for Special Hearing (Dated June 6, 2002)

✓ Zoning Description of Property

✓ Notice of Zoning Hearing (Dated June 20, 2002)

✓ Certification of Publication (The Jeffersonian issue, Dated July 9, 2002)

✓ Certificate of Posting (Dated July 3, 2002 posted by Patrick M. O'Keefe)

✓ Entry of Appearance by People's Counsel (Dated July 11, 2002)

✓ Petitioner(s) Sign-In Sheet (None)

✓ Protestant(s) Sign-In Sheet (None)

✓ Citizen(s) Sign-In Sheet (None)

✓ Zoning Advisory Committee Comments

✓ Petitioners' Exhibits:
  ✓ 1. Plans for Petition for Special Hearing, Dated June 8, 1997

✓ Protestants' Exhibits:
  None

✓ Miscellaneous (Not Marked as Exhibits):
  None

✓ Deputy Zoning Commissioner's Order (Dated August 9, 2002 – GRANTED with restrictions)

✓ Notice of Appeal received on August 21, 2002 from Peter M. Zimmerman, People's Counsel for Baltimore County

c: Gerard L. and Maria Elias
✱ People's Counsel of Baltimore County, MS #2010
Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM

date sent August 27, 2002 rlh

Mr. and Mrs. Gerard L. Elias
808 Upper Glencoe Road
Sparks, MD 21152

VE

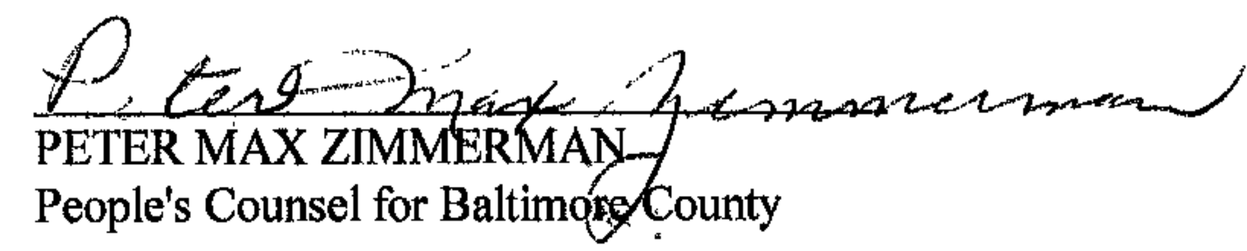
11/25/02 – Letter of withdrawal of Petition for Variance filed by Petitioners /Legal Owners; Order of Dismissal of Petition to be issued; appeal filed by PC rendered moot; any relief by DZC null and void.

RE: PETITION FOR SPECJIAL HEARING N/side Upper Glencoe Rd. 800 ft +/- York Rd 8th Election District 3rd Councilmanic District Legal Owner: Gerard & Maria Elias Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY Case No.02-554-SPH

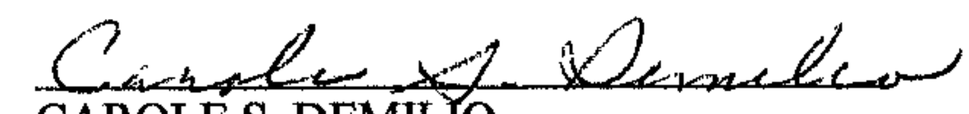
* * * * * * * * * * * * * * *

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 of other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of July, 2002 a copy of the foregoing Entry of Appearance was mailed to Gerard L. & Maria Elias,808 Upper Glencoe Road,Sparks, MD 21152 Petitioner(s).

PETER MAX ZIMMERMAN

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

DATE: February 5, 2003

TO: Arnold Jablon, 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
01-326-SPH	***01-326-SPH***	Alberta Mantz Glen Arm Homes LLC	1630 Turkey Point Road
02-202-A	***02-202-A***	Pamela Matthews	23 Glenwood Avenue
01-262-SPHXA	***01-262-SPHXA***	Hazel V. Gies Cloverland Farms CP	15 Hanover Road/ 10 Westminister Pike
02-554-SPH	***02-554-SPH***	Gerard L. and Maria Elias	808 Upper Glencoe Road

Attachment: SUBJECT FILE(S) ATTACHED

RECEIVED
NOV 2 5 2002
BALTIMORE COUNTY
BOARD OF APPEALS

November 18, 2002

Ms. Kathleen Bianco
County Board of Appeals
Old Court House Room 49
Towson ,Maryland 21204

Re: Case No. 02554SPH

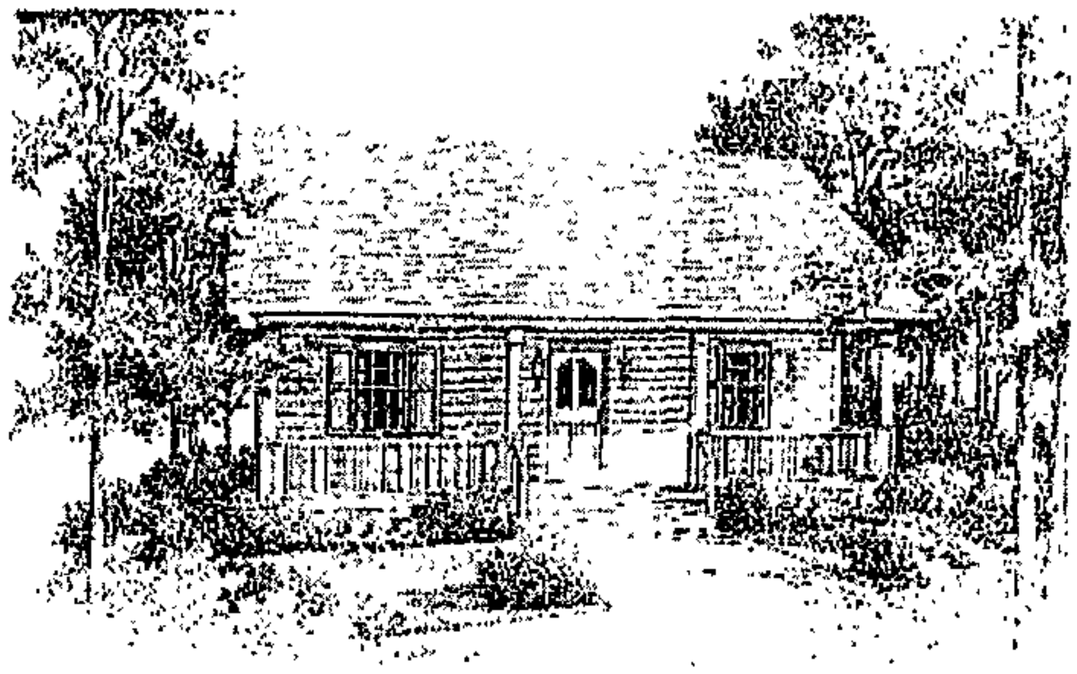
Dear Ms. Bianco,

Please accept this letter as our withdrawal of the variance previously requested as noted in Case no. 02554SPH.

Sincerely,

Gerard L. Elias
Maria P. Elias

Home Plan Finder™
HomePlanFinder.com



Cozy Cabin

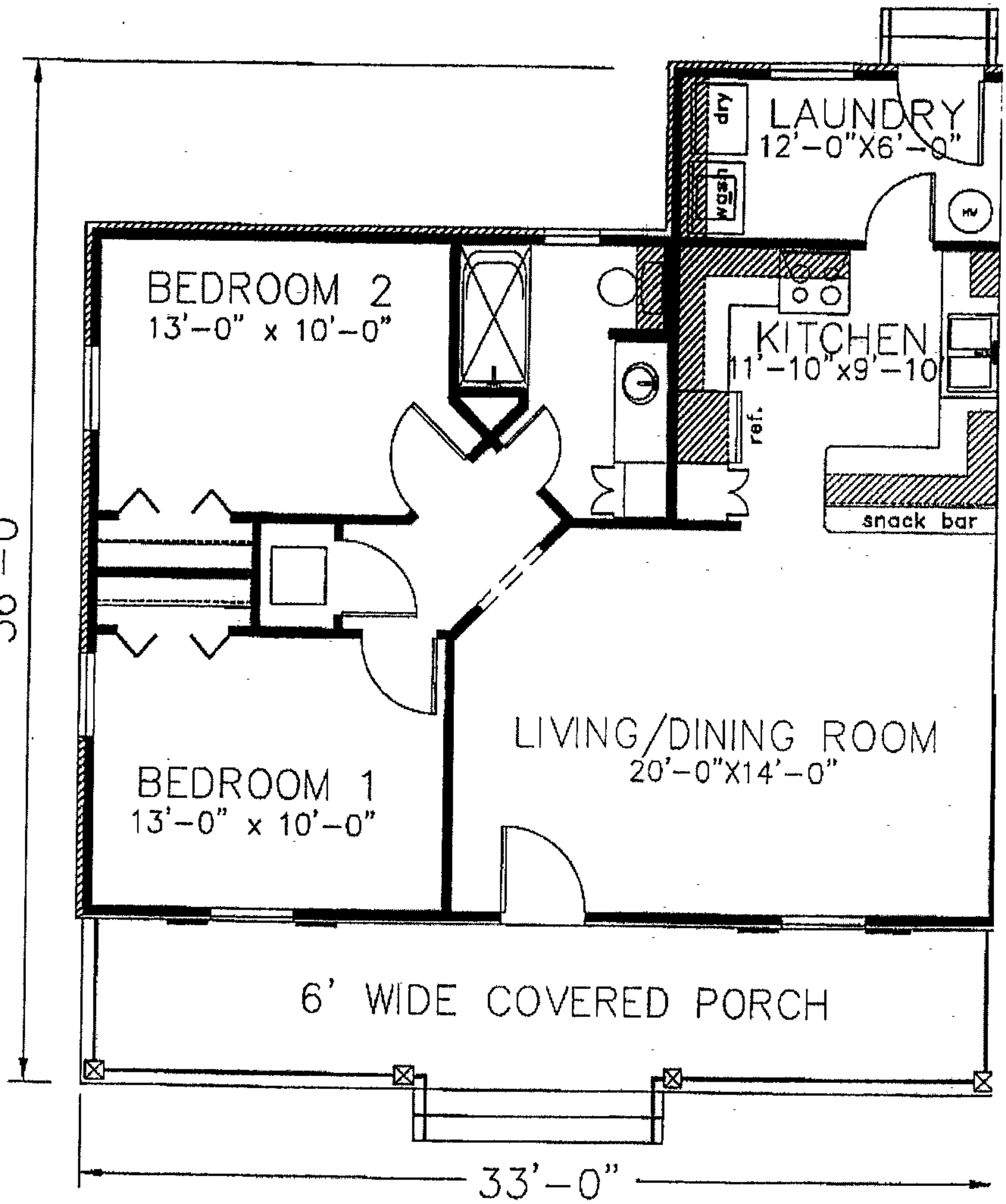
- Rustic cottage with nice sized porch is perfect for a mountain get away for a small family or a retired couple
- Great room has a large living/dining area that shares a snack bar with the kitchen
- Kitchen and laundry room have lots of storage with cabinets and pantry

Living area(sq ft)		Rooms	Foundations	Ordering info
Main:	864	Bedrooms: 2	crawlspace	Plan can be **customized**
Total:	864	Full baths: 1	slab	**Prices**
		Half baths: 0	Width:33'0"	Order Code:GHG79
		Car stalls: 0	Depth:36'0"	**Order**

View Floor Plans

To order plan #54913 order code: GHG79, call 800-345-4663 or 303-671-6844

Home Plan Finder™
HomePlanFinder.com



To order plan #54913 order code: GHG79, call 800-345-4663 or 303-671-6844

PROPERTY ADDRESS: 808 UPPER GLENCOE ROAD · SPARKS MD 21152

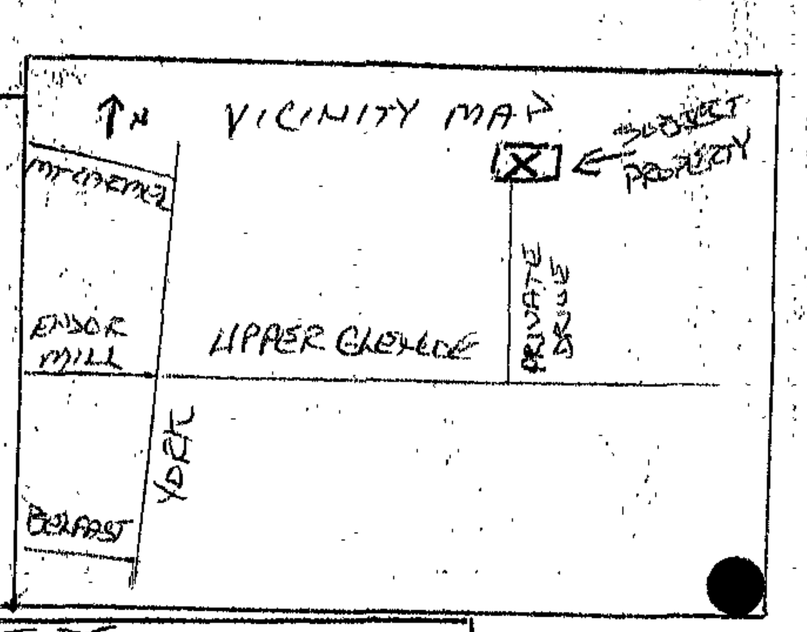
OWNERS: GERARD L. AND MARIA P. ELIAS

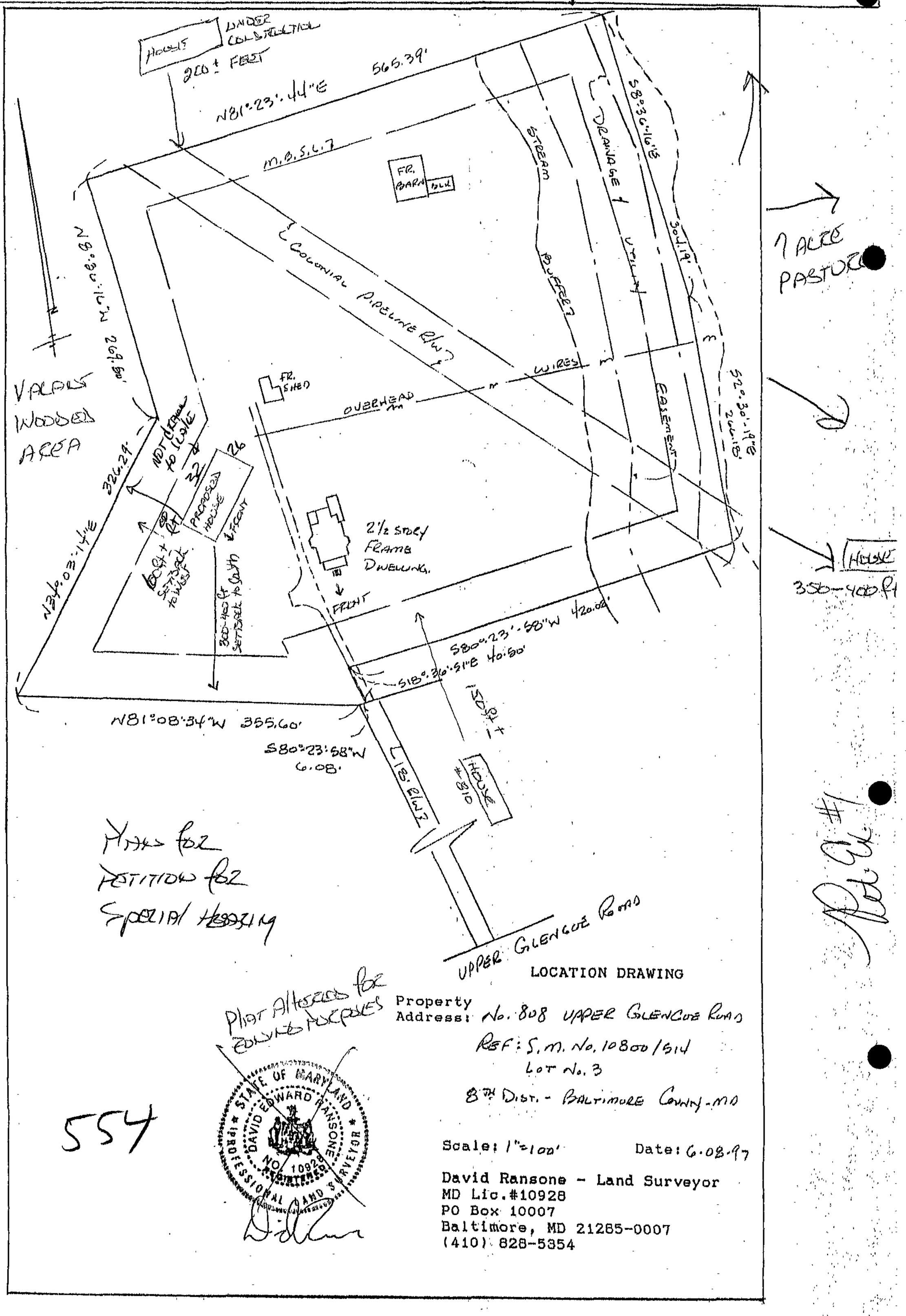
LOCATION INFORMATION

ELECTION DISTRICT – 8th
COUNCILMANIC DISTRICT – 3RD
1" = 200' SCALE MAP # NW 24+25 D
ZONING – RC 7
LOT SIZE ± 8.1985 ACRES
SEWER – PRIVATE
WATER – PRIVATE
CHESAPEAKE BAY CRITICAL AREA – NO

100 YEAR FLOOD PLAIN – NO
HISTORIC PROPERTY – NO
PRIOR ZONING HEARINGS – NONE

VICINITY MAP





Plat for Petition for Special Hearing

LOCATION DRAWING

Plat Attached for Zoning Purposes

Property Address: No. 808 UPPER GLENCOE ROAD

REF: S.M. No. 10800/514
LOT No. 3
8TH DIST. – BALTIMORE COUNTY – MD

Scale: 1" = 100' Date: 6-08-97

David Ransone – Land Surveyor
MD Lic. #10928
PO Box 10007
Baltimore, MD 21285-0007
(410) 828-5354

STATE OF MARYLAND · DAVID EDWARD RANSONE · NO. 10928 · REGISTERED PROFESSIONAL LAND SURVEYOR

554

Pet. Ex. #1

MAP # NW, 25-B
SPRING CT.
INDIAN
RD.
RD.
SITE
R.C. 7
R.C. 7
R.C. 7
R.C. 5
PVT.
RD.
PRIVATE
RDS.
GLENCOE
UPPER
R.C. 7
W 9,000
RD.
W 10,500
R.C. 5
R.C. 2
R.C. 2
W 12,000
UPPER
GLENCOE
Trail
BR-CA
N 99,000
RD.
R.C. 7
ENSOR MILL
HOT BEDS
NURSERY
MAP # NW, 24-B
N 95,000
554
YORK
PVT.
RD.
R.C. 5
N 94,000

Co Exhibit 1

HONEYGO GROWTH AREA PARKLANDS AND ACQUISITIONS

MAP LEGEND

- Honeygo Growth Area
- Existing County Park/ School Rec. Center (SRC)
- Undeveloped County Park/SRC Site
- State Park
- Other Non-County Sites w) Proposed Rec. Facilities
- Recently Acquired Park Site
- Sites Under Consideration

N
W E
S

1″ = 600′

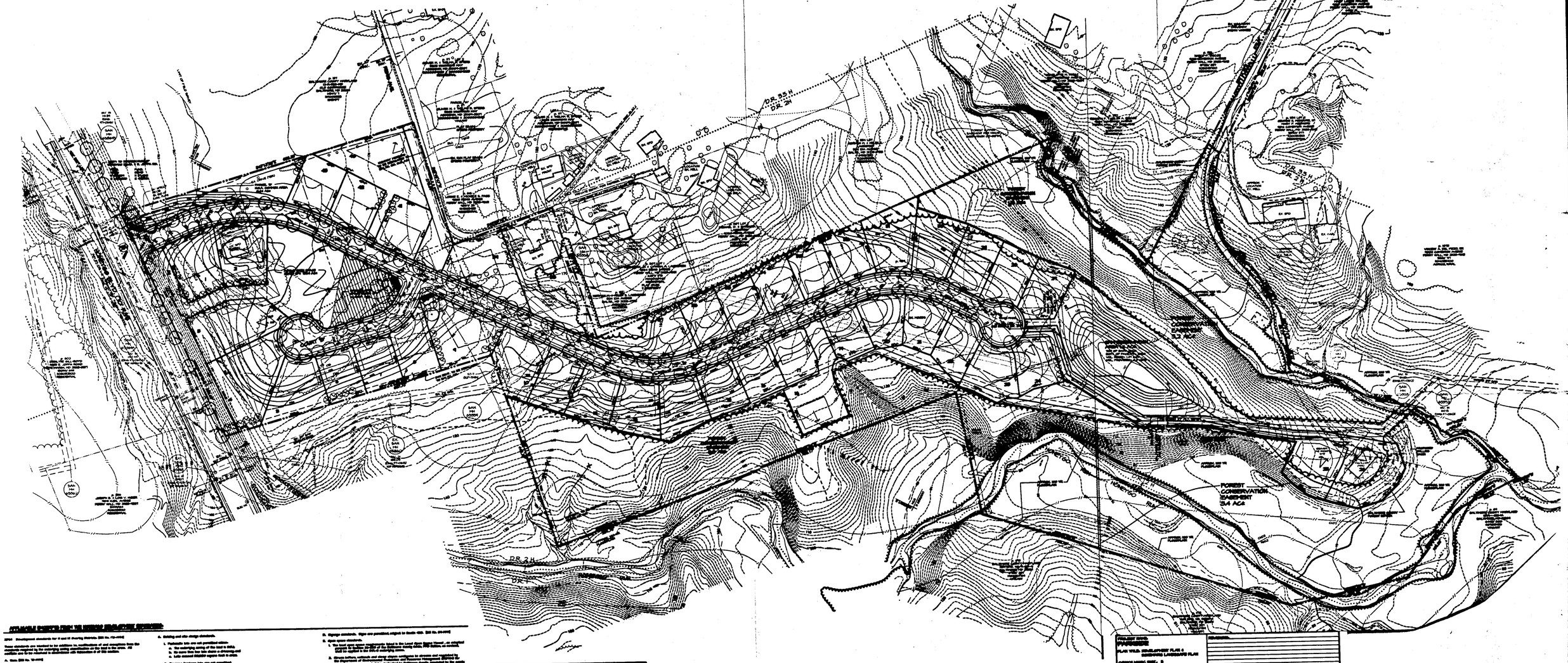
BALTIMORE COUNTY MARYLAND

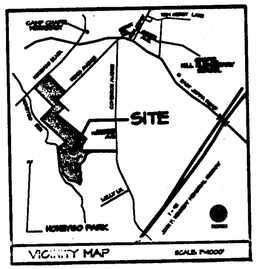
Coordinate System:
Maryland State Plane: NAD83/91 Horizontal Datum
Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 1995
Scale of Data Capture : 1″ = 100′

The cadastral information on this plot was compiled from existing deed information. This information is not to be considered authorative. This survey information was not field checked and certified by a licensed land surveyor.

Baltimore County Department of Recreation and Parks in conjunction with Baltimore County OIT-GIS Service and Baltimore County Office of Planning.
December, 2000





LEGEND

NORTH (MAG)

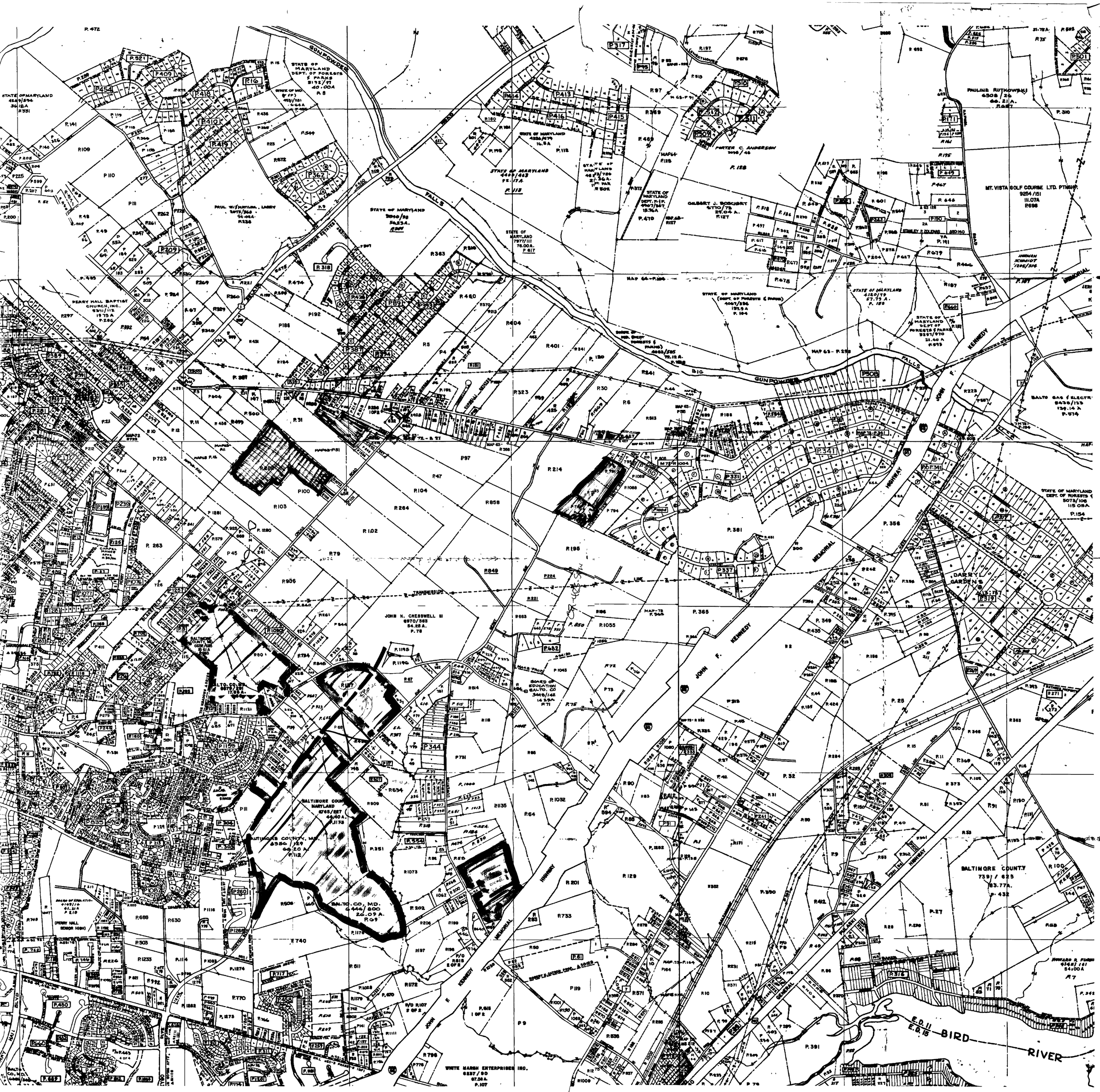
SCALE: 1"=50'

PROJECT NAME:
PROPRIETOR:
PLAN TITLE: DEVELOPMENT PLAN & ENGINEERING LANDSCAPE PLAN
CONSULTING ENG.: D
SURVEYOR ENG.: S
PROJECT MANAGER: JOHNSON HOMES
FILE #: 89-019
APPROVAL:
DEVELOPER:
DAMASCUS, LLC
100 HOBBS ROAD
P.O. BOX 47169
BALTIMORE, MARYLAND 21244-7169
PHONE 410-358-8, FAX 410-358-8

REVISIONS:

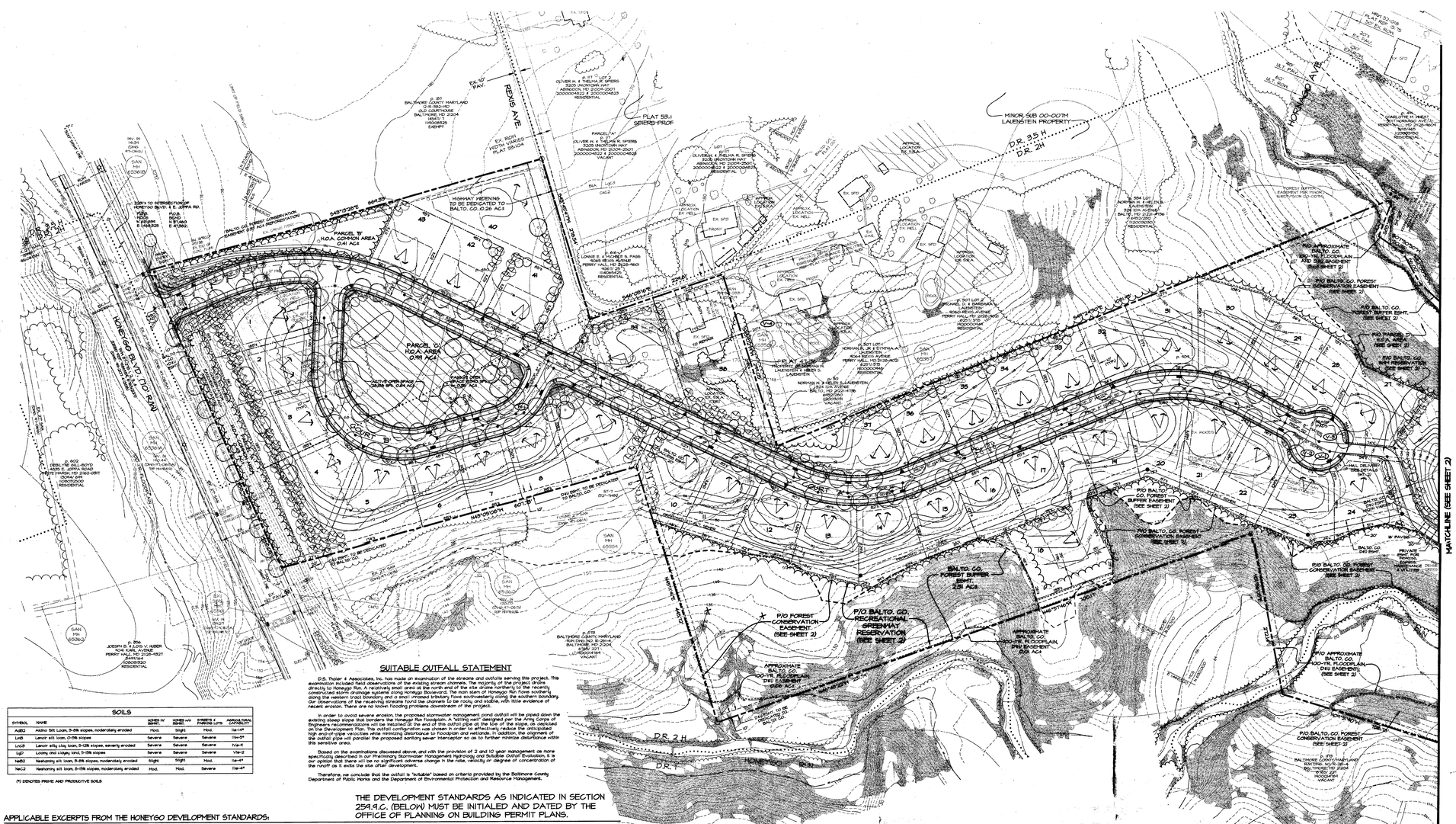
D.S. THALER & ASSOC., INC.
DALE S. THALER
JAMES R. JONES
CIVIL ENGINEERS SURVEYORS
DATE: JUL. 2000
SCALE: 1"=50'
DR.: S
CHK.: S
SHEET 1 OF 3
FILE NO.: 00-001

02-483-SPH



SCALE 600 FT. : 1 IN

Balt
Dep
in co
Nov



SUITABLE OUTFALL STATEMENT

D.S. Thaler & Associates, Inc. has made an examination of the streams and outfalls serving this project. This examination included field observations of the existing stream channels. The majority of the project drains directly to Honeygo Run. A relatively small area at the north end of the site drains northerly to the recently constructed storm drainage systems along Honeygo Boulevard. The main stem of Honeygo Run flows southerly along the western tract boundary and a small unnamed tributary flows southeasterly along the southern boundary. Our observations of the receiving streams found the channels to be rocky and stable, with little evidence of recent erosion. There are no known flooding problems downstream of the project.

In order to avoid severe erosion, the proposed stormwater management pond outfall will be piped down the existing steep slope and erosion proofs the Honeygo Run floodplain. A "splitter wall" designed per the Army Corps of Engineers recommendations will be installed at the end of the outfall pipe at the toe of the slope, as indicated on the Development Plan. This outfall configuration was chosen in order to effectively reduce the anticipated high end-of-pipe velocities while minimizing disturbance to floodplain and wetlands. In addition, the alignment of the outfall pipe will parallel the proposed sanitary sewer interceptor so as to further minimize disturbance within this sensitive area.

Based on the examinations discussed above, and with the provision of 2 and 10 year management as more specifically described in our Preliminary Stormwater Management Hydrology and Outfalls Outfall Evaluation, it is our opinion that there will be no significant adverse change in the rate, velocity or degree of concentration of the runoff as it exits the site after development.

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

SOILS

SYMBOL	NAME	ADHERE TO SEWER	ADHERE WITH WATER	ACCESSIBLE TO PARKING LOTS	AGRICULTURAL CAPABILITY
AaB2	Aldino Silt Loam, 3-8% slopes, moderately eroded	Mod.	Slight	Mod.	IIe-4*
LnB	Lencir silt loam, 0-5% slopes	Severe	Severe	Severe	IIIw-5*
LnC2	Lencir silty clay loam, 5-12% slopes, severly eroded	Severe	Severe	Severe	IVe-5
LgD	Linvilla and Calgary land, 5-15% slopes	Severe	Severe	Severe	VIIs-2
NeB2	Neshaminy silt loam, 3-8% slopes, moderately eroded	Slight	Slight	Mod.	IIe-4*
NeC2	Neshaminy silt loam, 8-15% slopes, moderately eroded	Mod.	Mod.	Severe	IIIe-4*

(*) DENOTES PRIME AND PRODUCTIVE SOILS

THE DEVELOPMENT STANDARDS AS INDICATED IN SECTION 254.9.C. (BELOW) MUST BE INITIALED AND DATED BY THE OFFICE OF PLANNING ON BUILDING PERMIT PLANS.

APPLICABLE EXCERPTS FROM THE HONEYGO DEVELOPMENT STANDARDS:

254.9. Development standards for H and H1 Overlay Districts. [Bill No. 176-1994]

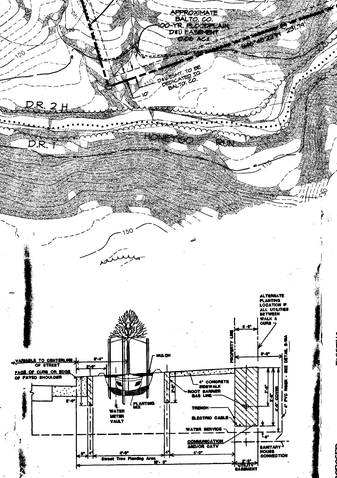
These standards are intended to be additions to, modifications of and exceptions from the standards required by the underlying zoning classification on the land in the area. All conflicts are to be resolved in accordance with Subsection d of this section.

A. Uses. [Bill No. 75-1994]

1. Back-to-back group homes are not permitted.
2. Retail establishments exceeding 65,000 square feet are not permitted.
3. Accessory structures, including but not limited to solar panels, antennas, satellite dishes, trash pads and storage sheds are not permitted in the front yard of any principal use.

B. Bulk and area standards. [Bill Nos. 40-1993; 75-1994]

1. Except for nonresidential principal buildings or uses, and their accessory parking, the requirements of Section 1B01.1.B. (residential transition area) of these regulations do not apply.
2. Except for properties with approved development plans or CRG plans, the minimum width for any single-family detached lot is 60 feet as measured along both the front wall and rear wall of the dwelling unit.
3. Except as provided in this section, the provisions of Section 1B01.2.C. apply to development in the overlay districts. In the districts, the minimum residential dwelling setbacks are:
   a. Ten feet from the right-of-way of a collector street, neighborhood street, alley or court as defined in the Honeygo Overlay District design guidelines.
   b. Forty feet from the right-of-way of a primary or arterial or collector road as defined in these regulations. (In this case, Honeygo Boulevard).
   c. Not applied to porches or stoops in front yards; and
   d. Six feet from a side yard lot line that is not adjacent or the same as public right-of-way if the dwelling unit is designed to have a side or rear entry garage. However, the sum of all side yard widths may not be less than 20 feet.
4. Except for properties with approved development plans or CRG plans, 50 feet from the rear property line except for:
   (1) Unroofed additions, including patios and decks; and
   (2) Roofed additions which do not exceed in width 50% of the dwelling unit, and which do not extend more than 10 feet into the rear yard setback area.
5. In a D.R.-2H Zone, the sum of all sideyard setbacks may not be less than 30 feet between dwellings.
6. Building and site design standards.
   a. Parkside lots are not permitted unless:
      a. The underlying zoning of the land is D.R.3;
      b. No more than two lots share a driveway; and
      c. Lots exceed 30,000 square feet in area.
7. Reverse frontage lots are not permitted.
8. [Bill No. 75-1994]
   a. Except for properties with approved development plans or CRG plans, which shall be allowed front entry garages in accordance with the regulations in effect prior to Bill No. 176-1994, front entry garages may extend no more than eight feet beyond the front facade of the dwelling if two-car garage facing the street shall have two individual doors separated by a divider. The front facade of all garages, including the divider and not including the garage doors, shall be constructed of the same approved materials as the front facade of the building. (Approved materials are brick and stone.)
   b. The exterior surface of a side-entry garage, not including the garage doors, which faces the front of the dwelling shall be constructed of the same approved materials as the front facade of the building. (Approved materials are brick and stone.)
9. The exterior surface on the front facade of all residential dwellings, not including the garage doors, shall consist of at least 70% of approved materials. [Bill No. 40-1993; 75-1994]. (Approved materials are brick and stone.)
10. Building exteriors shall be of finished quality and similar architectural treatment, as defined in the Honeygo Overlay District design guidelines, to grade or, where that is not feasible, shall be finished to within 12 inches of grade on all sides of the building.
11. All fencing shall be in conformance with the Honeygo Overlay District Design Guidelines, and any fence more than three feet high shall also be setback at least five feet from any public right-of-way other than an alley.
12. Roofs shall be pitched in accordance with the Honeygo Overlay District Design Guidelines. (That is a minimum slope of 6-12 per pitch. "Building Design.")
13. Stormwater management pond slopes, where management is not provided through a regional facility, shall not exceed a ratio of 3:1.
14. Roofing materials shall be screened so it is not visible from the ground level of adjacent buildings.
15. All inside group townhouses shall be at least 20 feet wide and all end of group townhouses shall be at least 22 feet wide. [Bill No. 40-1993]
16. Signage standards. Signs are permitted, subject to Section 450. [Bill No. 84-1993]
17. Open space standards.
   1. The local open space requirements listed in the Local Open Space Manual, as adopted by Section 10.101 of the Baltimore County Code, 1988 Edition, as revised, shall be applied in the D.R.-2 underlying zone.
   2. Stream buffers, wetlands and steep slopes contiguous to streams and regulated by the Department of Environmental Protection and Resource Management (DEPRM) or environmental protection and resource regulations in Baltimore County, recognized by the county government along the land records of Baltimore County and not used to meet the local open space requirements of the underlying zones.
   3. At least 25% of the perimeter of any open space must abut public rights-of-way or fronts of buildings, and each open space shall be landscaped.
   4. The county may accept a fee in lieu of providing required open space when such fee is in conformance with these regulations. The fee shall be established annually by the Baltimore County Planning Board in accordance with the procedure set forth in Section 504 of the Baltimore County Code, 1988 Edition, as revised. [Bill No. 40-1993]
   5. Forest conservation areas and wetlands not contiguous with streams shall not be used to meet the local open space requirements of the underlying zones.
   F. Parking standards
   1. The provisions of Section 409.8 of these regulations apply except as provided in this subsection. [Bill No. 75-1994]
   2. The provisions of Section 1D2.4 of these regulations do not apply and any lot may have sole access to an alley with a right-of-way of at least 16 feet.
   3. Off-street parking bays are not permitted.
   4. A cul-de-sac or court shall not exceed 400 feet in length unless, as determined by the Director of Environmental Protection and Resource Management, a longer length is needed to prevent environmental or archeological areas.
   5. All streets shall have sidewalks and shall be planted with trees according to the standards for the street classification, as defined by the Honeygo Overlay District Design Guidelines.
   G. Application.
   1. The provisions of this section shall govern in any situation where there is a conflict between this section and other regulations.
   2. Where the provisions of this section are silent, the provisions of these regulations governing the underlying zone shall apply.
   3. In addition to the requirements of this section, residential and commercial development in the area shall be subject to the Honeygo Overlay District Design Guidelines. [Bill No. 40-1993]



TYPICAL SIDEWALK/STREET TREE DETAIL (BALTO. CO. PLATE G-5A)

N.T.S.

LEGEND

EXISTING: TRACT BOUNDARY; ZONING LINE; EASEMENT; INDEX CONTOUR; INTER. CONTOUR; SOILS; TREES; FIRE HYDRANT; ROAD; SANITARY SEWER; STORM DRAIN; WATER; LIGHT POLES; STORM DRAIN; WATER; LIGHT POLES; SPECIMEN TREE; FLOODPLAIN; STEEP SLOPES; WETLANDS

PROPOSED: FOREST BUFFER EASEMENT; INDEX CONTOUR; INTER. CONTOUR; AVERAGE DAILY TRIPS; LIGHT; FIRE HYDRANT; SANITARY SEWER; STORM DRAIN; WATER; BALTO. CO. RECREATIONAL GREENWAY RESERVATION; FOREST CONSERVATION EASEMENT; TREELINE; VALUE DECIDUOUS TREE; VALUE DECIDUOUS SHRUB; EVERGREEN TREE; SHRUBS; GROUND COVER; GRASS/ALT. GRASSES

PUBLIC WORKS WAIVER REQUEST

PW1 To allow a 100' horizontal curve radius for the centerline of a minor street where the angle of deflection is greater than 40° and less than 60° in lieu of the required 300' radius.

REQUESTS FOR VARIANCES:

V-1 Variance from BCZR sections 254.9.G.3 and 504.2, and from CHDPL Part III, Division VI, Section E, p. 26, to permit a cul-de-sac in lieu of a through street or a street connection to another neighborhood.

V-2 Variance from BCZR sections 254.9.F.4 to permit a cul-de-sac or court of 2100' ± length in lieu of the maximum permitted length of 400'.

V-3 Variance from BCZR sections 254.9.G.3 and 504.2, and from CHDPL Part III, Division VI, Section E, p. 31 to permit a cul-de-sac without a landscaped median in lieu of providing the required landscaped median.

V-4 Variance from BCZR sections 254.9.B.4 and 1B01.2.C.6. to permit a side building face to tract boundary set back on Lot 56 of 20 feet, in lieu of the minimum side building face to tract boundary set back of 30 feet.

V-5 Variance from BCZR sections 254.9.C.2, 254.9.G.3 and 504.2, and from CHDPL Part III, Division VI, Section E, p. 31 to permit a 1.5' setback in lieu of the minimum setback of 5' only for those lots identified as a "reverse frontage lot" by the Zoning Commissioner pursuant to the Petition for Special Hearing.

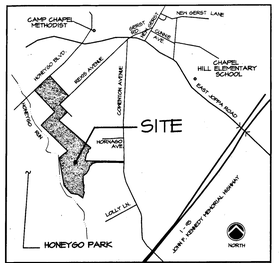
REQUESTS FOR SPECIAL HEARING:

A special hearing to determination that none of the proposed lots shown on the combined zoning and development plan are "reverse frontage lots" within the meaning of the Baltimore County Zoning Regulations. To upon the Petition for Special Hearing the Zoning Commissioner finds that one or more of the proposed lots are "reverse frontage lots" then the Petitioner respectfully requests that the "reverse frontage lots" be individually identified by proposed lot number.

NORTH (MGS)

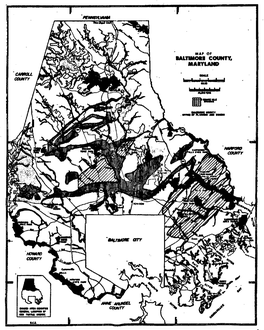
0' 25' 50' 100'

SCALE: 1"=50'



VICINITY MAP

SCALE: 1"=1000'



LEGEND
TROUT STREAMS
WETLANDS
TIDE WATERS
WATERSHED PROTECTION AREAS
BALTIMORE CITY OWNED RESERVOIR PROPERTY
LIMESTONE VALLEYS
STATE PARKS (NY-FORD PROPERTIES) TWO LAKES
LAKE ROLAND
LAKE CLIFTON PARK
GROUND WATER PROTECTION AREAS

RECOMMENDED AREAS OF CRITICAL STATE CONCERN
BALTIMORE COUNTY, MARYLAND

CERTIFICATION OF DELINQUENT ACCOUNTS

I, _____ HEREBY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FROM ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN & PLAT TO ACCOMPANY ZONING PETITION

PARKSIDE

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

HEARING OFFICER'S HEARING AND ZONING HEARING TO BE COMBINED

PROJECT NAME:
PARKSIDE
PLAN TITLE: DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN & PLAT TO ACCOMPANY ZONING PETITION
COUNCILMANIC DIST.: 5
ELECTION DIST.: 11
PROJECT MANAGER: CHRISTINE RORKE
PDM #: XI-675
APPROVAL:

REVISIONS:

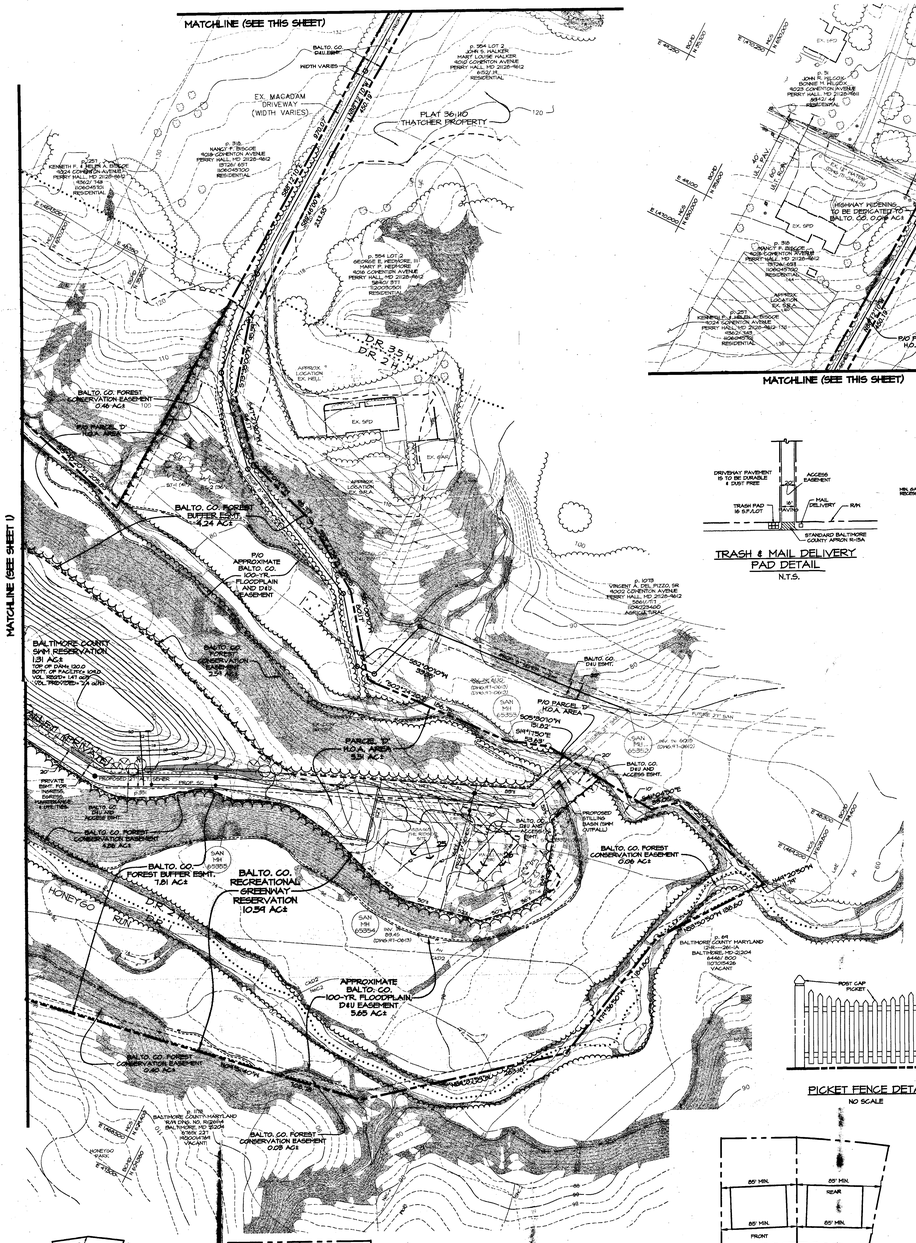
DEVELOPER:
PARKSIDE, LLC
3635 VANTAGE POINT ROAD
COLUMBIA, MARYLAND 20244
PHONE: (410) 884-9872

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
735 AMBASSADOR ROAD
P.O. BOX 47420
BALTIMORE, MARYLAND 21244-7420
(410) 944-8490, (410) 944-9847

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 8341

DATE: 6-21-02
SCALE: 1"= 50'
C.I.: 2'
SHEET 1 OF 2

PROJ. NO.: 02447


MATCHLINE (SEE THIS SHEET)
MATCHLINE (SEE SHEET 1)
EX. MACADAM DRIVEWAY (WIDTH VARIES)
PLAT 36/110 THATCHER PROPERTY
BALTO. CO. FOREST CONSERVATION EASEMENT 0.46 AC±
BALTO. CO. FOREST BUFFER EASEMENT 3.24 AC±
P/O APPROXIMATE BALTO. CO. 100-YR. FLOODPLAIN AND D/U EASEMENT
BALTIMORE COUNTY SWM RESERVATION 1.81 AC± (OF OF PARK, DOLD BOTT. OF PACIFICO SCRP. VOL. 8802/I-141 #29 VOL. PROVIDED - 5.4 AC±)
BALTO. CO. FOREST CONSERVATION EASEMENT 3.31 AC±
PARCEL "D" H.O.A. AREA 5.51 AC±
BALTO. CO. D/U EASMT.
BALTO. CO. FOREST CONSERVATION EASEMENT 0.06 AC±
BALTO. CO. FOREST BUFFER EASMT. 1.81 AC±
BALTO. CO. RECREATIONAL GREENWAY RESERVATION 10.94 AC±
HONEYGO RUN
APPROXIMATE BALTO. CO. 100-YR. FLOODPLAIN D/U EASEMENT 5.65 AC±
BALTO. CO. FOREST CONSERVATION EASEMENT 0.26 AC±
BALTO. CO. FOREST CONSERVATION EASEMENT 0.05 AC±
BALTIMORE COUNTY MARYLAND RUN DNO. NO. 15.0004 BALTIMORE, MD 21204 X:1670.23 Y:0000.00 VACANT
HIGHWAY WIDENING TO BE DEDICATED TO BALTO. CO. (0.09 AC±)
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EX. SFD
EX. GARAGE
EX. SHED
EX. WELL
EX. SEPTIC
EX. CONTOUR
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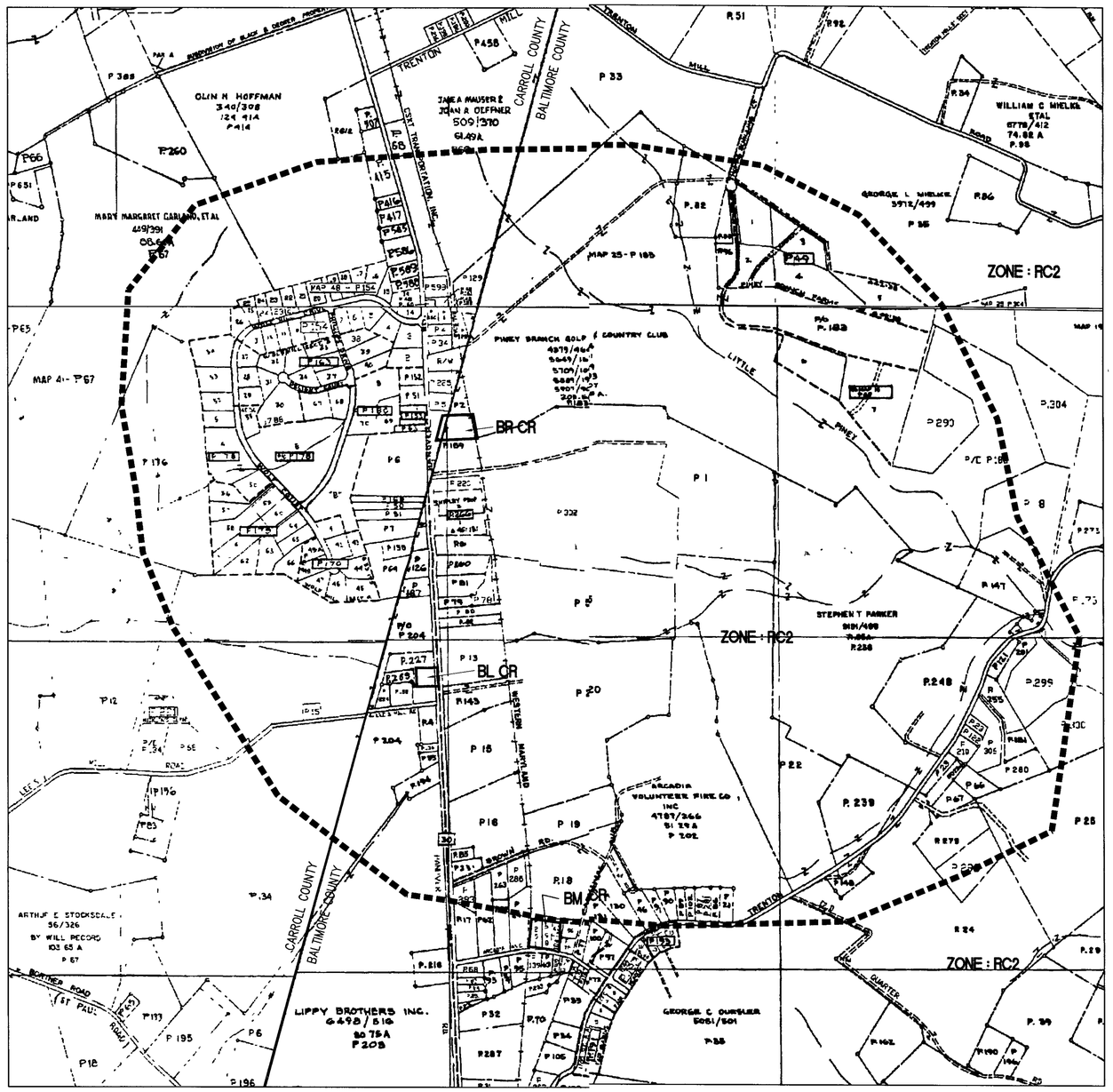
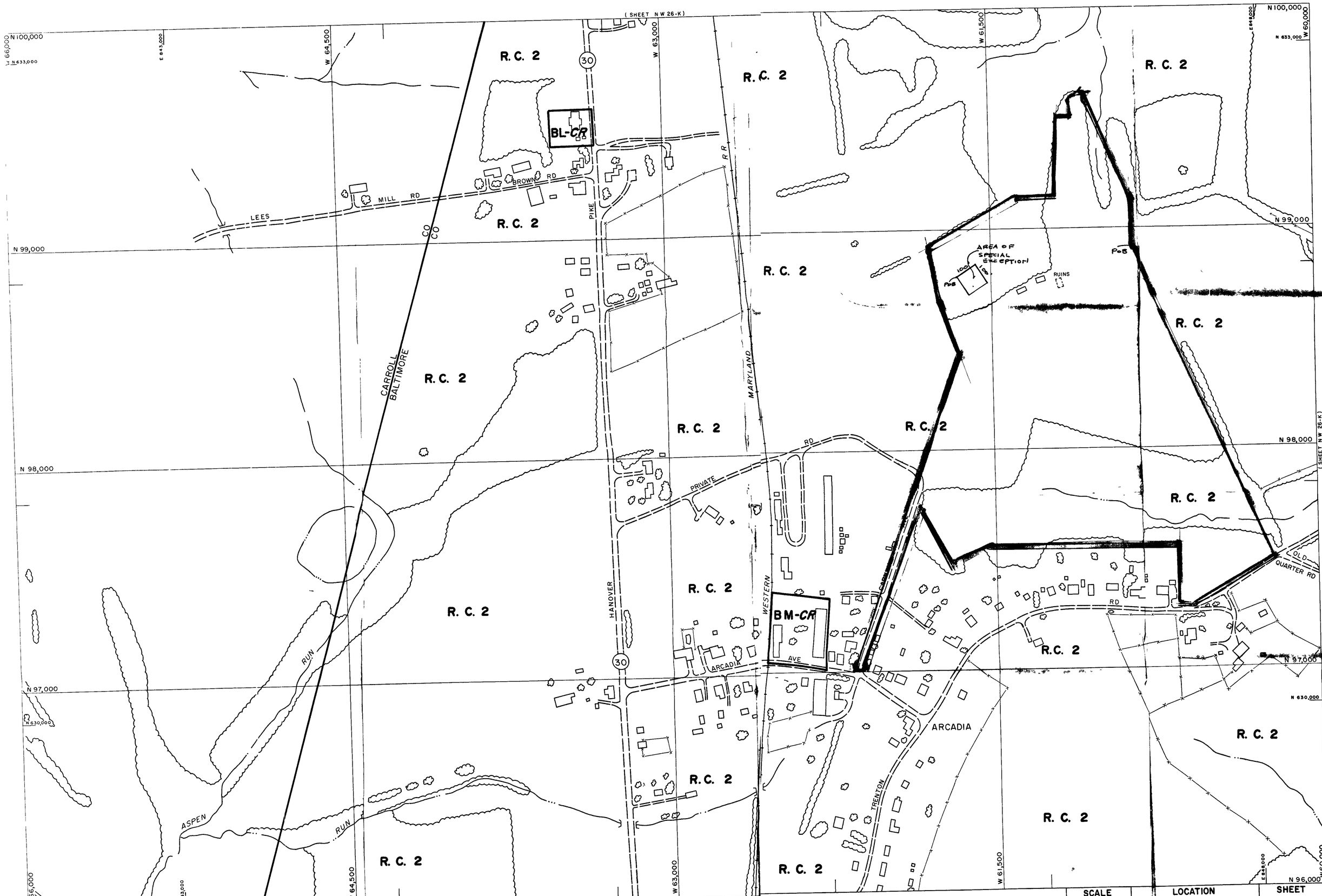

ZONE : RC2
ZONE : RC2
ZONE : RC2
BR-CR
BL-CR
BM-CR
CARROLL COUNTY
BALTIMORE COUNTY
CARROLL COUNTY
BALTIMORE COUNTY
TRENTON MILL ROAD
OLIN H HOFFMAN
340/308
129 414
P414
JAKE A MAUSER &
JOAN A OEFFNER
509/310
61.49A
MARY MARGARET GARLAND, ET AL
409/391
WILLIAM C WHELKE
ETAL
6778/412
74.88 A
P.95
GEORGE L WHELKE
3972/499
PINEY BRANCH GOLF & COUNTRY CLUB
STEPHEN T PARKER
ARCADIA
VOLUNTEER FIRE CO.
INC
4787/266
51.29 A
P 202
ARTHUR E STOCKSDALE
56/326
BY WILL RECORD
103.65 A
P 67
LIPPY BROTHERS INC.
6498/519
80.75A
P203
GEORGE C OURSLER
5051/501
P.55
MAP 25 - P 195
MAP 4 - P67
MAP 48 - P 154
LITTLE PINEY
TRENTON MILL ROAD
NORTHER ROAD
ST PAUL ROAD
LEE'S LANE
WESTERN MARYLAND
SCALE : 1" = 600'

Pet Ex #5



BB NE
FF-SE

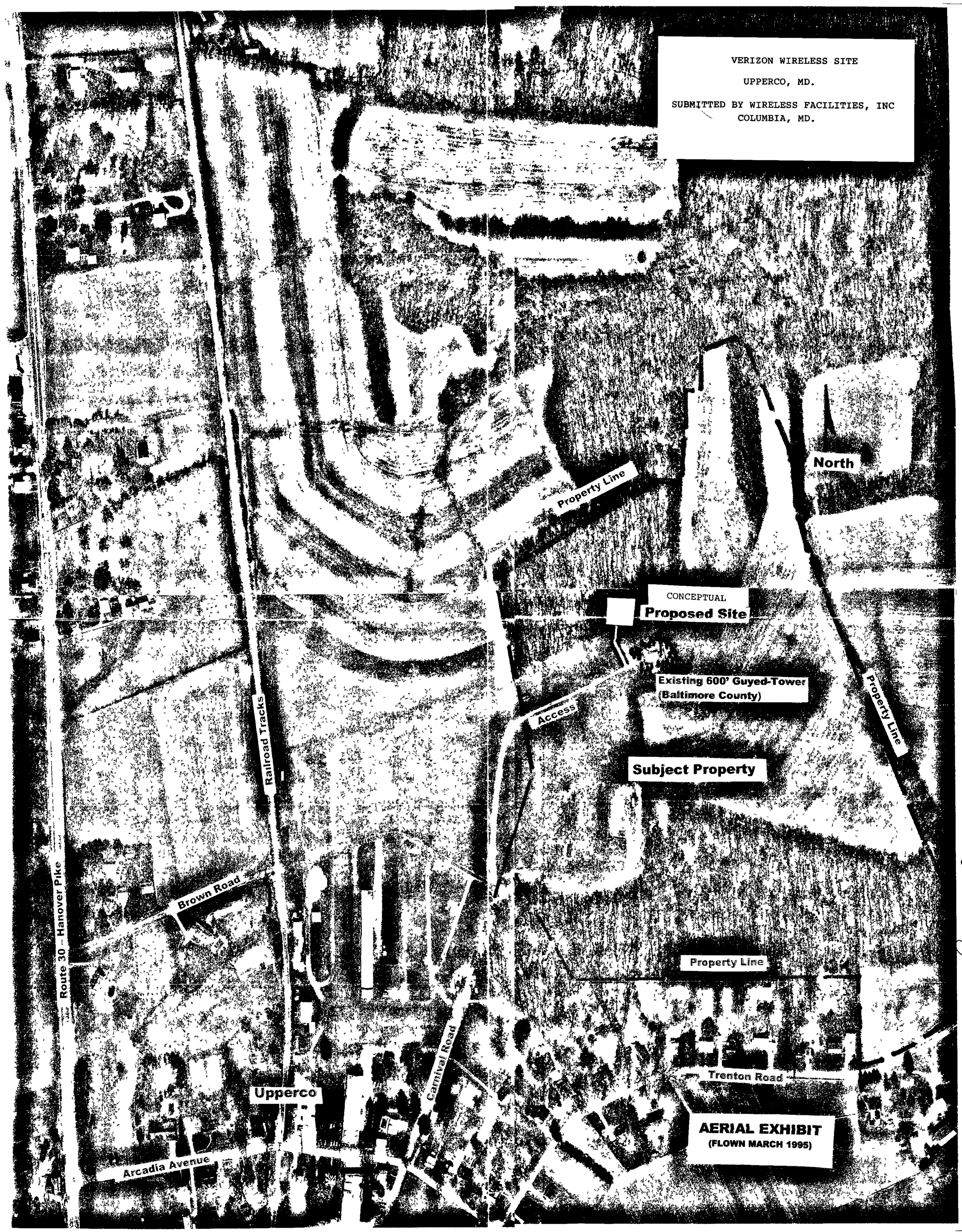
2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00 88-00 89-00 90-00 91-00, 92-00, 93-00,

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

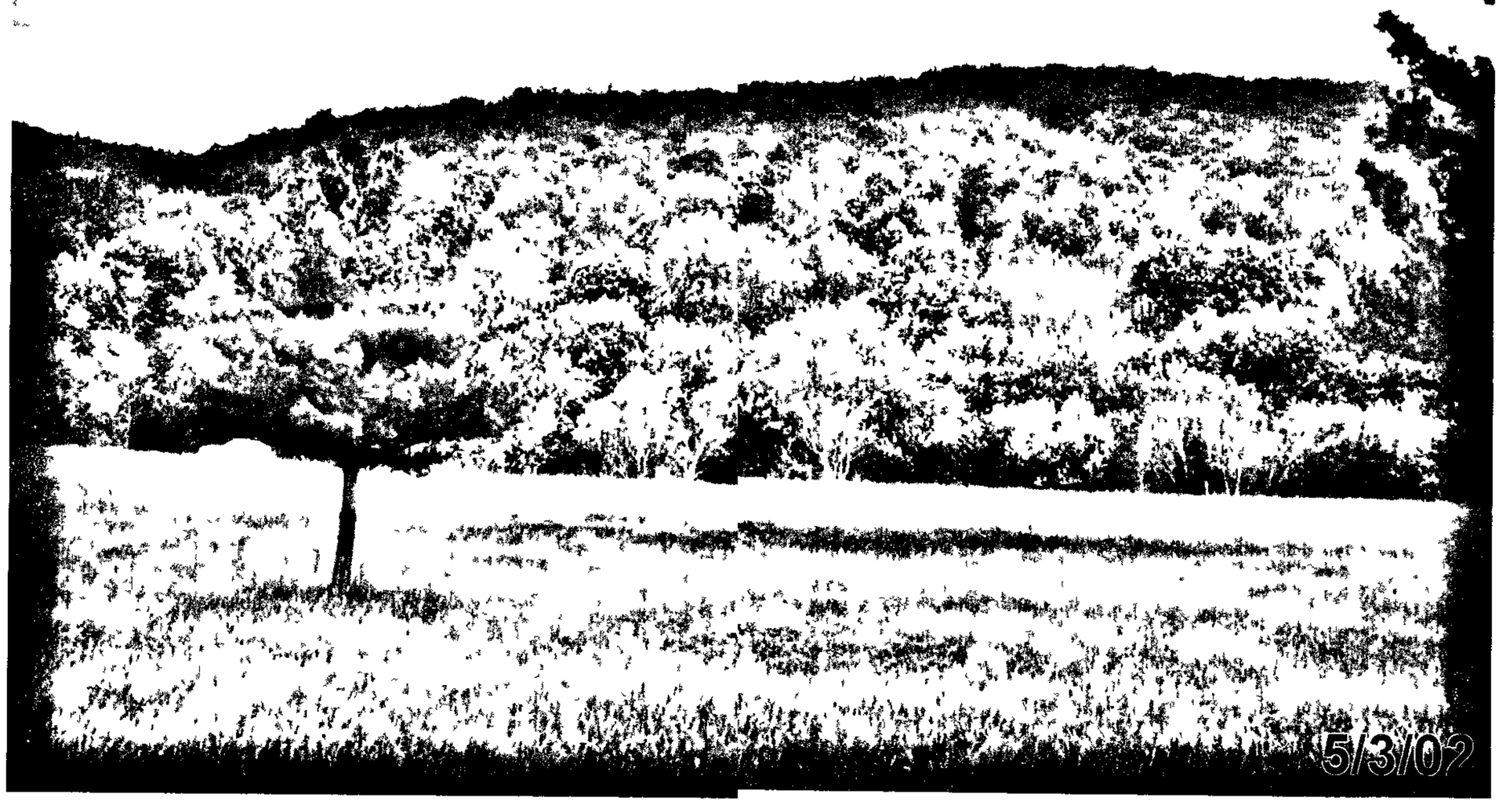
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	ARCADIA	N.W. 25-K
DATE OF PHOTOGRAPHY JANUARY 1986		

#993


VERIZON WIRELESS SITE
UPPERCO, MD.
SUBMITTED BY WIRELESS FACILITIES, INC
COLUMBIA, MD.
North
Property Line
CONCEPTUAL
Proposed Site
Existing 600' Guyed-Tower
(Baltimore County)
Access
Property Line
Railroad Tracks
Subject Property
Brown Road
Route 30 - Hanover Pike
Property Line
Carnival Road
Trenton Road
Upperco
Arcadia Avenue
AERIAL EXHIBIT
(FLOWN MARCH 1995)

Pet Ex 8



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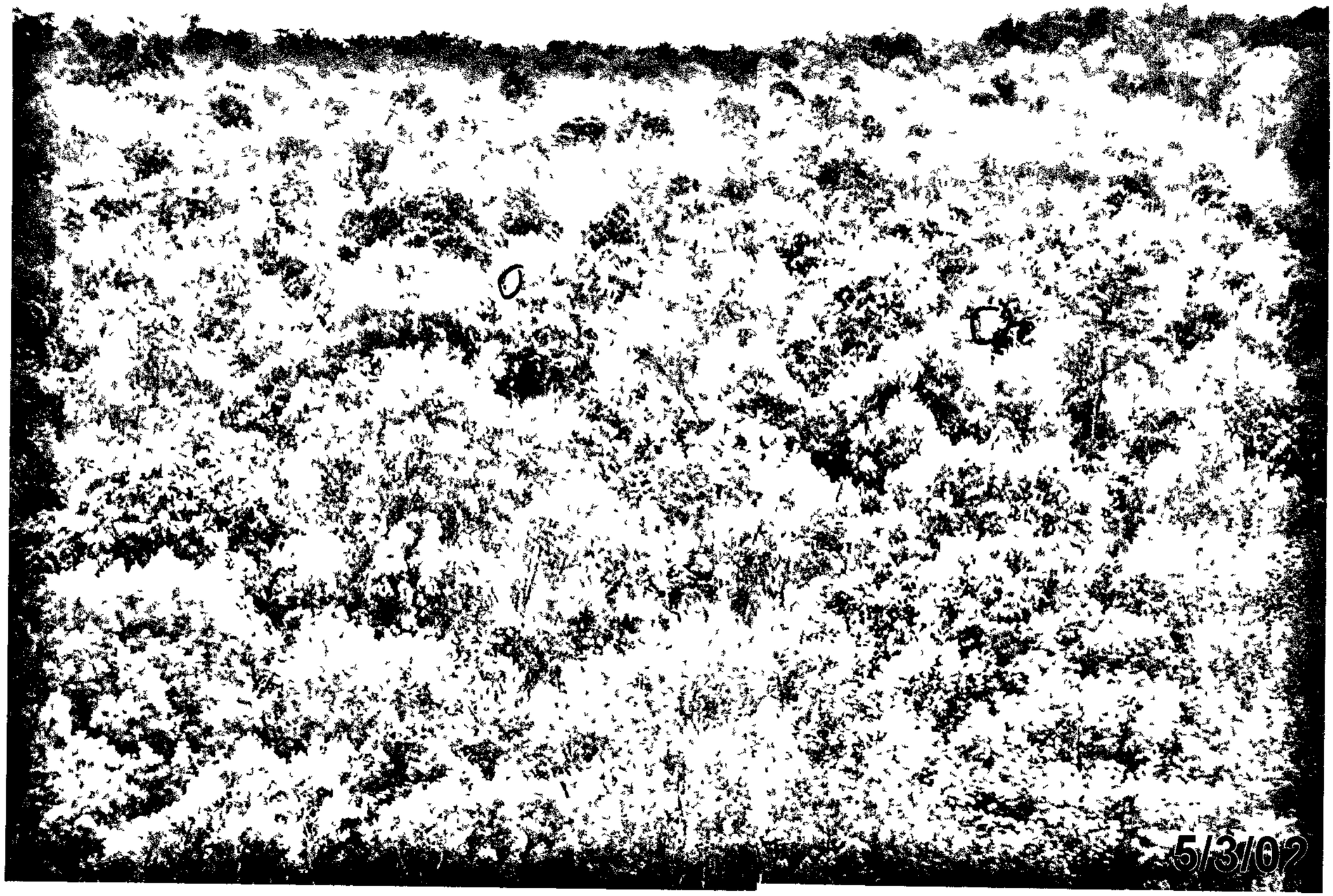

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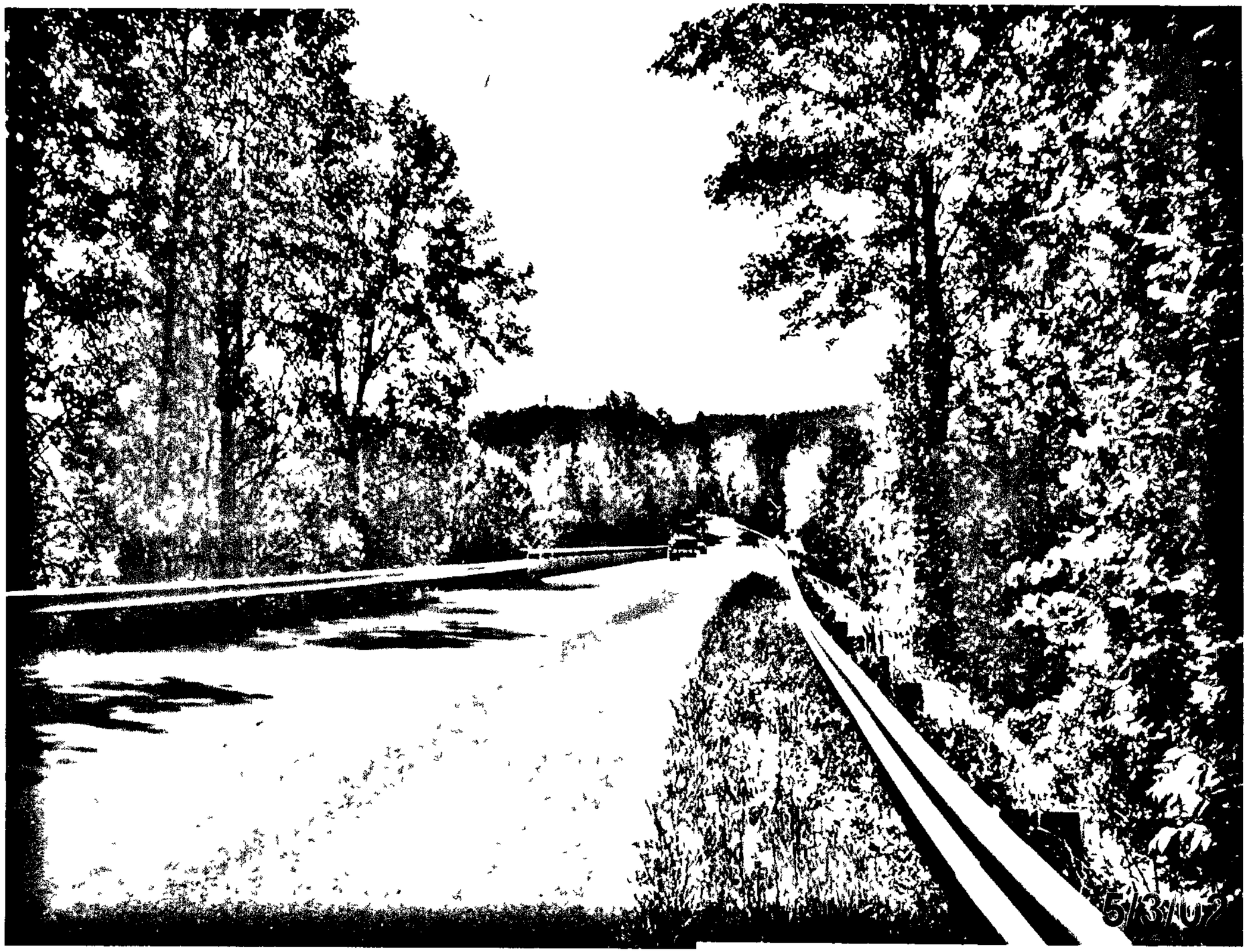
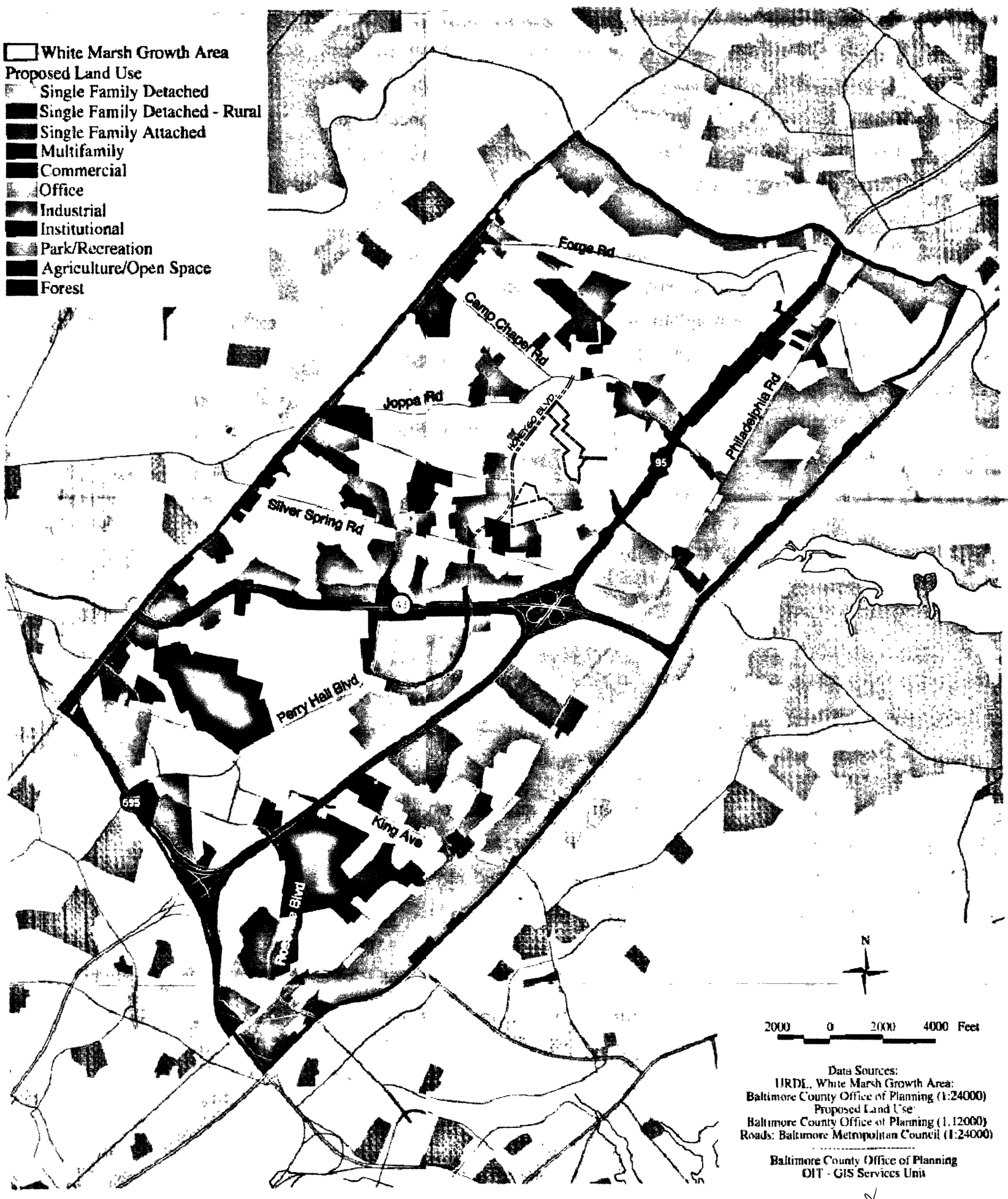


Prot Ex #3

Prot Ex #4

Protex #5



MAP 29
PERRY HALL-WHITE MARSH GROWTH AREA PROPOSED LAND USE

R:\Parkside P U D\Planning\Dwgs\Studies\Growthrea dwg Wed Jun 19 13 13:41 2002 DRB

verizon

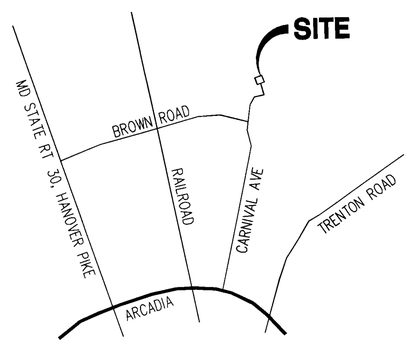
ARCADIA
M96ARC
16050 CARNIVAL AVE.
UPPERCO, MD 21155

PLAN TO ACCOMPANY SPECIAL EXCEPTION AND VARIANCE HEARING FOR PROPOSED TELECOMMUNICATION SITE

SITE DIRECTIONAL MAP

SCALE N.T.S

NORTH



DIRECTIONS TO SITE

START OUT GOING SOUTHWEST ON OLD COLUMBIA RD BY TURNING LEFT, TAKE US-29 N, TAKE THE I-70 E EXIT TOWARDS BALTIMORE, MERGE ONTO I-70 E, TAKE THE I-695 S/I-695 N EXIT, EXIT NUMBER 91A/91B, TOWARDS I-95 S/BALTIMORE/GLEN BURNIE/I-95 N/NEW YORK, KEEP LEFT AT THE FORK IN THE RAMP, MERGE ONTO I-695 N, TAKE THE I-795/N W EXPWY EXIT, EXIT NUMBER 19, TOWARDS OWNGS MILLS/REISTERSTOWN, MERGE ONTO I-795 N, TAKE THE MD-30 N EXIT, EXIT NUMBER 9A, ON THE LEFT TOWARDS MD-140/HANOVER, STAY STRAIGHT TO GO ONTO 9A, KEEP LEFT AT THE FORK IN THE RAMP, MERGE ONTO BUTLER RD, TURN LEFT ONTO HANOVER PIKE, TURN RIGHT ONTO ARCADIA AVE, TURN LEFT ONTO CARNIVAL AVE

SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MAX	MAXIMUM	BTS	BASE TRANSMISSION STATION
APPROX	APPROXIMATE	MECH	MECHANICAL	ESMR	ENHANCED SERVICE MOBILE RADIO
CAB	CABINET	MFR	MANUFACTURER		
CLG	CEILING	MGB	MAIN GROUND BAR		
CONC	CONCRETE	MIN	MINIMUM	A-1	ANTENNA MARK NO
CONT	CONTINUOUS	METAL	METAL		EXISTING ANTENNA
CJ	CONSTRUCTION JOINT	N.I.C	NOT IN CONTRACT		NEW ANTENNA
DIA	DIAMETER	N.T.S	NOT TO SCALE		
DWG	DRAWING	O.C	ON CENTER		SPOT ELEVATION
EGB	EQUIPMENT GROUND BAR	OPP	OPPOSITE		CENTERLINE
EA	EACH	SF	SQUARE FOOT		PLATE
ELEC	ELECTRICAL	SHT	SHEET		DETAIL NUMBER / SHEET NUMBER
EL	ELEVATION	SIM	SIMILAR		
EQ	EQUAL	SS	STAINLESS STEEL		
EQUIP	EQUIPMENT	STL	STEEL		
(E)	EXISTING	TOC	TOP OF CONCRETE		
(N)	NEW	TOM	TOP OF MASONRY		
EXT	EXTERIOR	TYP	TYPICAL		
FF	FINISHED FLOOR	VIF	VERIFY IN FIELD		
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE		
GALV	GALVANIZED	WWF	WELDED WIRE FABRIC		
GC	GENERAL CONTRACTOR	W/	WITH		
GRND	GROUND	&	AND		
LG	LONG	@	AT		
LLH	LONG LEG HORIZONTAL				

SHEET INDEX

T0-1 TITLE SHEET
C1-1 PROPERTY INFORMATION MAP
C1-2 ACCESS EASEMENT AND LEASE AREA DESCRIPTION
C1-3 SEDIMENT & EROSION CONTROL PLAN, NOTES AND DETAILS
C1-4 COMPOUND LAYOUT PLAN AND ELEVATION
A2-1 SHELTER PLAN AND ELEVATIONS

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF NEW CELLULAR TELECOMMUNICATION SITE THE CONSTRUCTION WILL CONSIST OF THE INSTALLATION OF A NEW SHELTER, A 199' MONOPOLE AND (12) NEW PANEL ANTENNAS AND THEIR CONNECTING CABLES

6 NEW 1900 MHz ANTENNAS WILL BE CCS MICROSTRIP PATCH MP17-65 SIZE. 51"x6 7"x1 7"
6 NEW 850 MHz ANTENNAS WILL BE CCS SA13-78 SIZE 48"x14"x9"
NEW SHELTER SIZE 12'(W)x30'(L)x10'-4"(H)

CODE ANALYSIS

DESCRIPTION	EXISTING BUILDING	PROPOSED ALTERATIONS/RENOVATIONS
USE GROUP/MIXED USE (BOCA)	N/A	'B'
TYPE OF CONSTRUCTION (BOCA)	N/A	'2A'
HEIGHT/NO OF STORIES	N/A	195 0'
HIGH RISE? (Y/N)	N/A	N/A
COVERED MALL? (Y/N)	N/A	N/A
FULLY SUPPRESSED (SPRINKLERED)? (Y/N)	N/A	N/A
FLOOR AREA OF TENANT SPACE OF RENOVATION	N/A	N/A

SITE INFORMATION

SPECIAL HEARING CASE NO 88-182 SPH TO DETERMINE IF THE ERECTION OF A 600' TRANSMITTING AND RECEIVING TOWER BY BALTIMORE COUNTY IS EXEMPT FROM THE SPECIAL EXCEPTION PROCESS

1) ORDER TOWER IS FOUND EXEMPT BY DEPUTY ZONING COMMISSIONER- JAN-21,1988

2) ORDER TOWER IS FOUND EXEMPT BY COUNTY BOARD OF APPEALS - MAY-20,1988

COUNTY DISTRICT 3RD
ELECTION DISTRICT 5TH

SITE INFORMATION

APPLICANT	VERIZON WIRELESS
APPLICANT ADDRESS	9000 JUNCTION DR ANNAPOLIS JUNCTION, MD 20701
OWNER	ARCADIA VOLUNTEER FIRE
OWNER ADDRESS	P O BOX 7 UPPERCO, MD 21155-0007
ZONING JURISDICTION	BALTIMORE COUNTY
CURRENT ZONING	RC2
TAX/PARCEL	25 PARCEL 202
NEW BUILDINGS/STRUCTURES	12'x30' EQUIPMENT SHELTER 199' MONOPOLE

VERIZON REVIEW

VERIZON CONSTRUCTION	DATE
VERIZON RF	DATE
VERIZON EQUIPMENT ENGINEER	DATE
WFI A&E MANAGER	DATE
WFI LEASING	DATE
WFI CONSTRUCTION	DATE
WFI ZONING	DATE
LANDLORD OR PROPERTY OWNER	DATE

SUBMITTALS

DATE	DESCRIPTION	REV
07-06-01	ZONING REVIEW	A
07-19-01	ZONING REVIEW	B
08-08-01	ZONING REVIEW	C
08-09-01	CONSTRUCTION REVIEW	D
08-24-01	ZONING REVIEW	E
08-29-01	ZONING REVIEW	F
10-15-01	ZONING	G
10-29-01	FOR CONSTRUCTION	0
02-19-02	FOR CONSTRUCTION	1
03-15-02	ZONING REVIEW	H
03-28-02	ZONING	I

verizon

URS Telecommunications
2020 K STREET, N.W. SUITE 310
WASHINGTON, D.C. 20006
PHONE. (202) 785-3147
FAX: (202) 785-3171

SEAL.

STATE OF MARYLAND HIGHAM ALSAID 25955 PROFESSIONAL ENGINEER

JOB NO	1600090586 05
DRAWN	TCR
CHECKED	MK

SHEET TITLE

PLAN TO ACCOMPANY PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

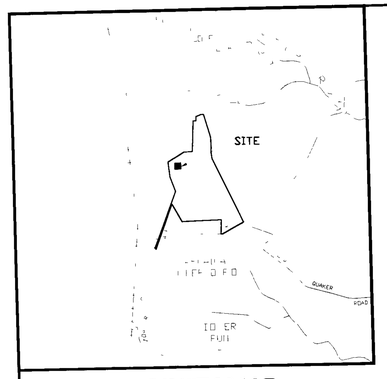
Pet Ex #1

PROJECT

M96ARC
ARCADIA
16050 CARNIVAL AVE.
UPPERCO, MD 21155

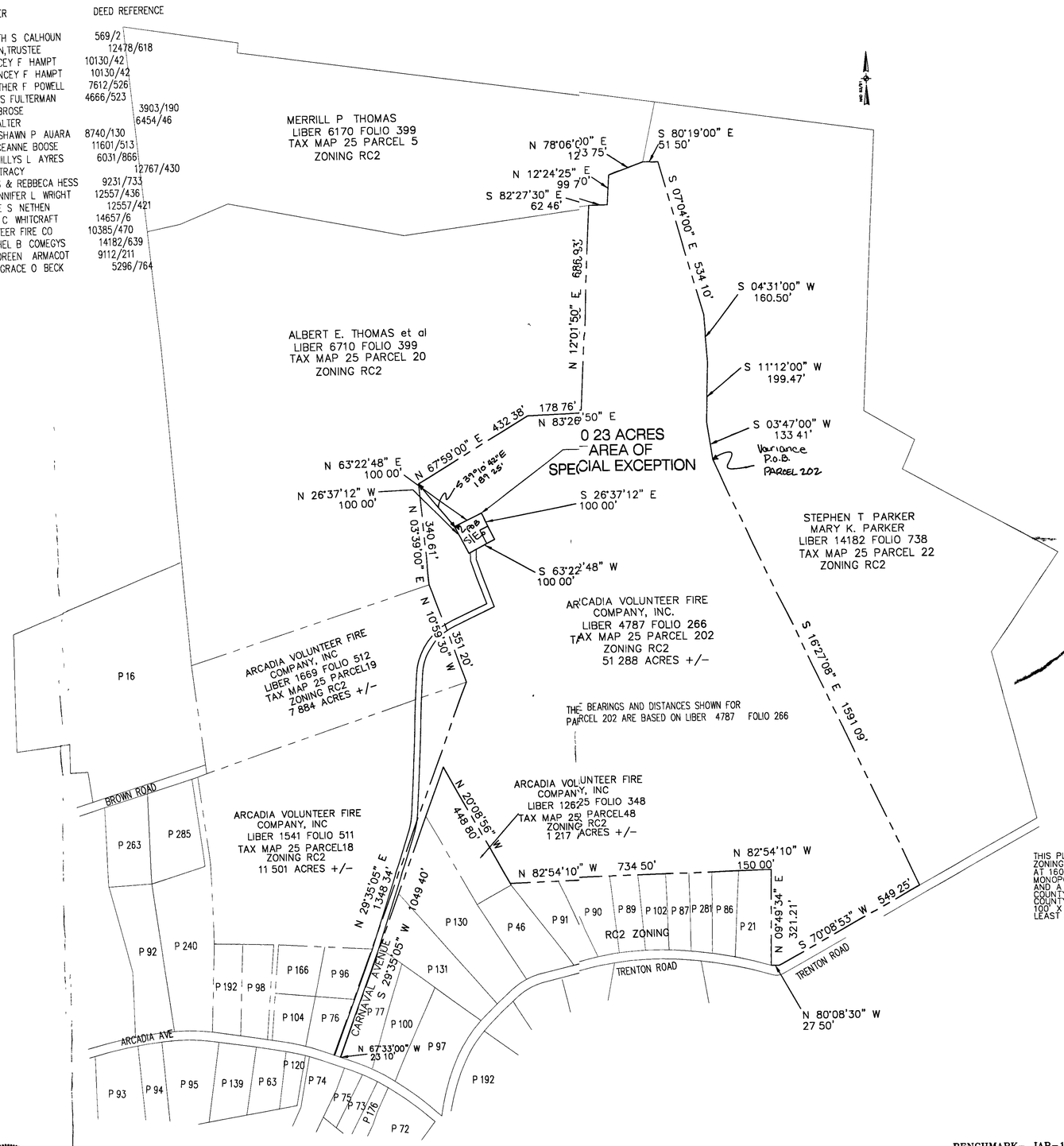
SHEET NUMBER

T0-1



VICINITY MAP
1"=1000'

PARCEL	OWNER	DEED REFERENCE
21	ROBERT E & EDITH S CALHOUN	569/2
86	BARBRA L OBRIEN, TRUSTEE	12478/618
281	WILLIAM A & NANCEY F HAMPT	10130/42
87	WILLIAM A & NANCEY F HAMPT	10130/42
102	STEPHEN P & KATHER F POWELL	7612/526
89	WALTER &GLADYS FULTERMAN	4666/523
90	EVEYLYN M AMBROSE	3903/190
91	LINDA LARUE WALTER	6454/46
46	LAWERENCE J &SHAWN P AUARA	8740/130
130	IRVINE E & JOYCEANNE BOOSE	11601/513
131	LESTER B & PHILLYS L AYRES	6031/866
77	LAWERENCE R TRACY	12767/430
76	MICHEAL ADAMS & REBBECA HESS	9231/733
96	JAMES C & JENNIFER L WRIGHT	12557/436
116	GARY K & DIANE S NETHEN	12557/421
98	GRAIG & MARY C WHITCRAFT	14657/6
291	ARCADIA VOLUNTEER FIRE CO	10385/470
240	MARK S & ETHEL B COMEGYS	14182/639
285	JEFFERY & DOREEN ARMACOT	9112/211
16	CHARLES F & GRACE O BECK	5296/764



2 PROPERTY INFORMATION MAP
1 SCALE 1" = 200'

GENERAL NOTES:

1 FIELD SURVEY DATE JUNE 9,2001

2 VERTICAL DATUM NORTH AMERICAN VERTICAL DATUM OF 1988

3 HORIZONTAL DATUM NORTH AMERICAN DATUM OF 1983 (NAD83)

4 CENTER OF PROPOSED MONOPOLE
LATITUDE N39°34'06 11"
LONGITUDE W76°50'03 05"
GROUND EL 819' ±

5 OWNER ARCADIA VOLUNTEER FIRE FIRE COMPANY INC
P O BOX 7
UPPERCO, MD 21155

6 SITE NAME ARCADIA

7 SITE NUMBER M96ARC

8 SITE ADDRESS 16050 CARNIVAL AVENUE
UPPERCO, MD 21155

9 APPLICANT VERIZON

10 JURISDICTION BALTIMORE COUNTY MARYLAND

11 USGS QUAD HAMPSTEAD

12 ZONING DISTRICT R C 2

13 ZONING MAP NUMBER NW25K

14 TAX ID TAX MAP 25 PARCEL 202

15 DEED REFERENCE L 4787 F 266 (51 284 AC)

16 PROPOSED USE TELECOMMUNICATIONS MONOPOLE

17 ELEVATIONS AND COORDINATES FROM GPS SURVEY

18 PROPERTY LINE INFORMATION IS COMPILED FROM DEEDS AND PLANS OF RECORD AND IS NOT THE RESULT OF A FULL BOUNDARY SURVEY PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REPORT

19 THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND IS SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE

20 BEARING SYSTEM OF THIS PLAN IS BASED ON GRID NORTH CONVERSION TO TRUE NORTH IS +00°06'14 7"

21 THE PROPOSED LOCATION OF THE MONOPOLE ALONG WITH THE MECHANICAL COMPONENTS ARE LOCATED WITHIN THE COMPOUND LEASE AREA AND ARE LOCATED WITHIN ZONE "C" AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F I R M) COMMUNITY PANEL 240010 0100 B, DATED MARCH 2,1981

22 FLOOD ZONE DETERMINATION IS BASED ON THE F I R M MAPS AND DOES NOT IMPLY THAT THE PROPOSED IMPROVEMENTS WILL NOT BE FREE OF FLOODING AND OR DAMAGE

23 NO STREAMS, STORM WATERMANAGMENT SYSTEMS OR DRAINGE AND PIPE SYSTEM OR PARCEL 202

24 THESE ZONING DRAWING ARE IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 426 6 OF THE BALTIMORE COUNTY REGULATIONS

THIS PLAN IS TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY FOR THE PROPERTY LOCATED AT 16050 CARNIVAL AVENUE TO PERMIT THE DEVELOPMENT OF A 199-FOOT MONOPOLE, ANTENNAS AND RELATED EQUIPMENT ON PROPERTY ZONED RC-2 AND A PETITION FOR VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY FROM SECTION 426 9 C 2 OF THE ZONING REGULATIONS OF BALTIMORE COUNTY TO PERMIT A TELECOMMUNICATION FACILITY TO BE LOCATED ON A 100' X 100' SECTION OF A 51 288 ACRE PARCEL IN LIEU OF A LOT OF AT LEAST 5 ACRES

FAA 1A Certification

I certify that the latitude of 39 34' 06 11"and the longitude of 76 50' 03 05" are accurate to within +/- 20 feet horizontally, and that the site elevation of 819' AMSL is accurate to within +/- 3 feet vertically The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD 83) and are expressed in degrees, minutes and seconds, to the nearest hundredth of a second The vertical datum (heights) are in terms of the North American Vertical Datum of 1988 and are determined to the nearest foot

Robert A Kundrick, Professional Land Surveyor
Maryland Registration No 11046

3/28/02
Date

STATE OF MARYLAND
ROBERT ALEXANDER KUNDRICK
No. 11046
PROFESSIONAL LAND SURVEYOR

BENCHMARK- JAR-1 REBAR&CAP
N 692614 5039
E 1359322.5131
ELEVATION - 809.75'

BENCHMARK- JAR-2 REBAR&CAP
N 692470 9025
E 1359082.5627
ELEVATION- 808.47'

PROPERTY LINE
FENCE LINE
LEASE BOX
CONTOUR
TRAVERSE/BENCHMARK
POWER POLE
TREE LINE

SUBMITTALS

DATE	DESCRIPTION	REV
07-06-01	ZONING REVIEW	A
07-19-01	ZONING REVIEW	B
08-08-01	ZONING REVIEW	C
08-09-01	CONSTRUCTION REVIEW	D
08-24-01	ZONING REVIEW	E
08-29-01	ZONING REVIEW	F
10-15-01	ZONING	G
10-29-01	FOR CONSTRUCTION	0
02-19-02	FOR CONSTRUCTION	1
03-15-02	ZONING REVIEW	H
03-28-02	ZONING	I

verizon

URS Telecommunications
2020 K STREET, N.W. SUITE 310
WASHINGTON, D.C. 20006
PHONE: (202) 785-3147
FAX: (202) 785-3171

SEAL

J.A.RICE,INC.
801 TOLLHOUSE AVENUE, SUITE G-1
FREDERICK, MD 21701
301-631-5296
FAX 301-631-5298
LAND SURVEYORS CERTIFIED MBE CONSTRUCTION STAKEOUT

JOB NO	1600090586.05
DRAWN	RAK
CHECKED	RAK

SHEET TITLE

PLAN TO ACCOMPANY PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

PROJECT

M96ARC
ARCADIA
16050 CARNIVAL AVE.
UPPERCO, MD 21155

SHEET NUMBER

C1-1

LEGAL DESCRIPTION FOR CENTERLINE OF
20' ACCESS AND UTILITY EASEMENT

BEGINNING FOR THE CENTERLINE OF THE PROPOSED 20'ACCESS AND UTILITY EASEMENT AT A POINT IN THE CENTER OF ARCADIA AVENUE,SAID POINT BEING 2 00' RIGHT FROM THE CENTER OF THE N 67 33 W 23 10 FEET '31'W 622 60'DEED LINE AS DESCRIBED BY DEED DATED JULY 28, 1976,CONVEYED BY L MAURICE GARRETT AND GRACE V GARRETT TO THE ARCADIA VOLUNTEER FIRE COMPANY,INC ,SAID DEED BEING RECOEDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY,MARYLAND IN LIBER 4787 FOLIO 266, THENCE DEPARTING THE CENTER OF ARCADIA AVENUE AND RUNNING WITH THE CENTERLINE OF THE CENTERLINE OF THE PROPOSED 20' ACCESS AND UTILITY EASEMENT

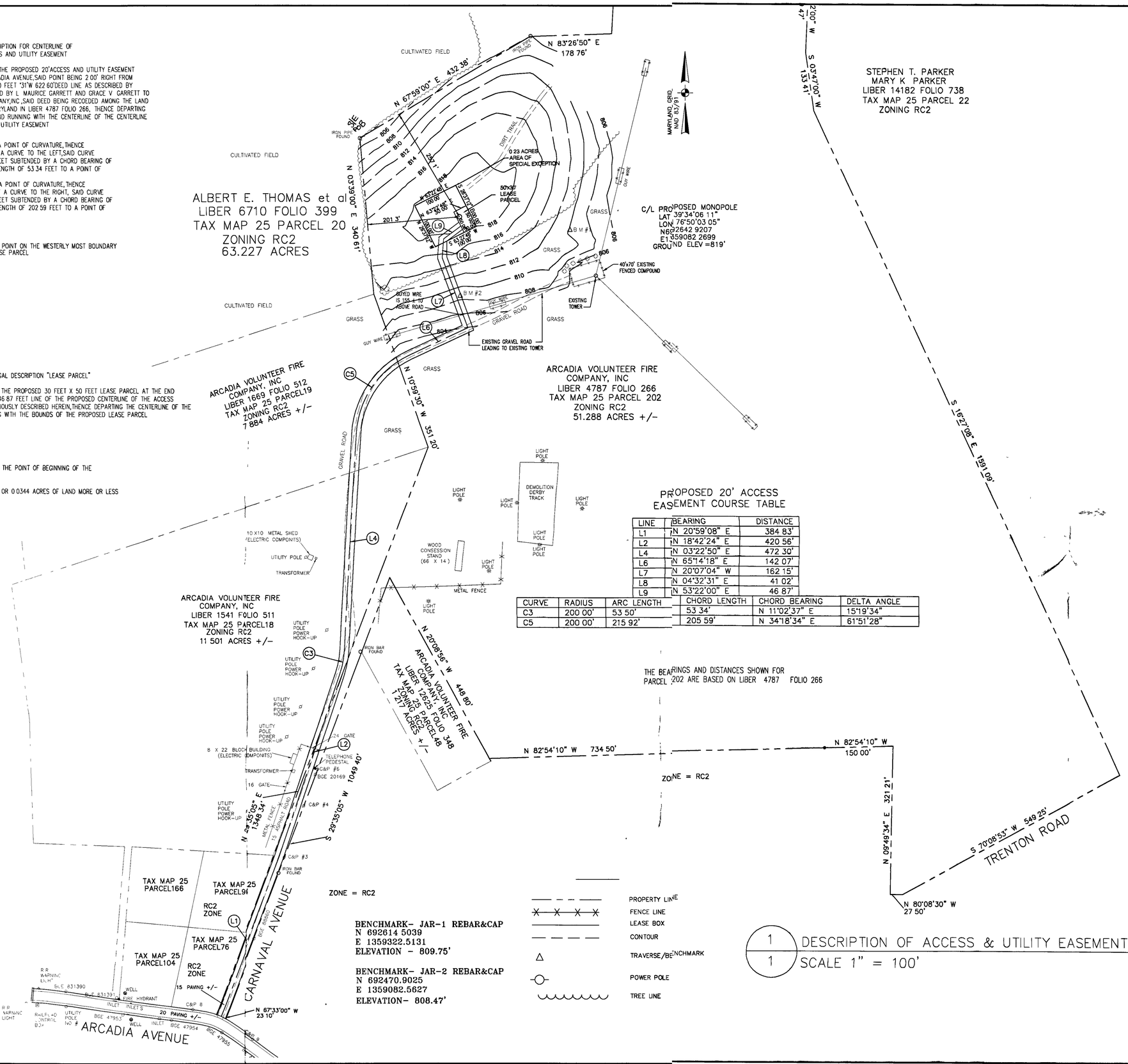
1 N 20 59'08" E 384 83 FEET,
2 N 18 42 24" E 420 56 FEET TO A POINT OF CURVATURE, THENCE
3 53 50 FEET ALONG THE ARC OF A CURVE TO THE LEFT,SAID CURVE HAVING A RIADIUS OF 200 00 FEET SUBTENDED BY A CHORD BEARING OF N 11 02 37 E, AND A CHORD LENGTH OF 53 34 FEET TO A POINT OF TANGENCY,
4 N 03 22'50" E 472 30 FEET TO A POINT OF CURVATURE, THENCE
5 215 92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RIADIUS OF 200 00 FEET SUBTENDED BY A CHORD BEARING OF N 34 18'34" E, AND A CHORD LENGTH OF 202 59 FEET TO A POINT OF TANGENCY,
6 N 65 14'18" E 142 07 FEET,
7 N 20 07'04" W 162 15 FEET,
8 N 04 32'31" E 41 02 FEET,
9 N 53 22'00" E 46 87 FEET,TO A POINT ON THE WESTERLY MOST BOUNDARY OF THE PROPOSED 30' X 50' LEASE PARCEL

LEGAL DESCRIPTION "LEASE PARCEL"

BEGINNING FOR THE OUTLINE OF THE PROPOSED 30 FEET X 50 FEET LEASE PARCEL AT THE END OF THE 9TH OR N 53 22'00" E 46 87 FEET LINE OF THE PROPOSED CENTERLINE OF THE ACCESS AND UTILITY EASEMENT AS PREVIOUSLY DESCRIBED HEREIN,THENCE DEPARTING THE CENTERLINE OF THE ACCESS EASEMENT AND RUNNING WITH THE BOUNDS OF THE PROPOSED LEASE PARCEL

1 N 26 37'12" W 31 85 FEET,
2 N 63 22'48" E 30 00 FEET,
3 S 26 37'12" E 50 00 FEET,
4 S 63 22'48" W 30 00 FEET,
5 N 26 37'12" W 18 15 FEET TO THE POINT OF BEGINNING OF THE PROPOSED LEASE PARCEL

CONTAINING 1,500 SQUARE FEET OR 0 0344 ACRES OF LAND MORE OR LESS



PROPOSED 20' ACCESS EASEMENT COURSE TABLE

LINE	BEARING	DISTANCE
L1	N 20°59'08" E	384 83'
L2	N 18°42'24" E	420 56'
L4	N 03°22'50" E	472 30'
L6	N 65°14'18" E	142 07'
L7	N 20°07'04" W	162 15'
L8	N 04°32'31" E	41 02'
L9	N 53°22'00" E	46 87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	200 00'	53 50'	53 34'	N 11°02'37" E	15°19'34"
C5	200 00'	215 92'	205 59'	N 34°18'34" E	61°51'28"

THE BEARINGS AND DISTANCES SHOWN FOR PARCEL 202 ARE BASED ON LIBER 4787 FOLIO 266

BENCHMARK- JAR-1 REBAR&CAP
N 692614 5039
E 1359322.5131
ELEVATION - 809.75'

BENCHMARK- JAR-2 REBAR&CAP
N 692470.9025
E 1359082.5627
ELEVATION- 808.47'

PROPERTY LINE
FENCE LINE
LEASE BOX
CONTOUR
TRAVERSE/BENCHMARK
POWER POLE
TREE LINE

1/1 DESCRIPTION OF ACCESS & UTILITY EASEMENT
SCALE 1" = 100'

STATE OF MARYLAND ROBERT ALEXANDER RAMSDELL No 11506 REGISTERED PROFESSIONAL LAND SURVEYOR
3/29/02

J.A.RICE,INC.
801 TOLLHOUSE AVENUE, SUITE G-1
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301-631-5296
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LAND SURVEYORS CERTIFIED MBE CONSTRUCTION STAKEOUT

SUBMITTALS

DATE	DESCRIPTION	REV
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08-09-01	CONSTRUCTION REVIEW	D
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08-29-01	ZONING REVIEW	F
10-15-01	ZONING	G
10-29-01	FOR CONSTRUCTION	0
02-19-02	FOR CONSTRUCTION	1
03-15-02	ZONING REVIEW	H
03-28-02	ZONING	I

verizon

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WASHINGTON, D.C. 20006
PHONE: (202) 785-3147
FAX: (202) 785-3171

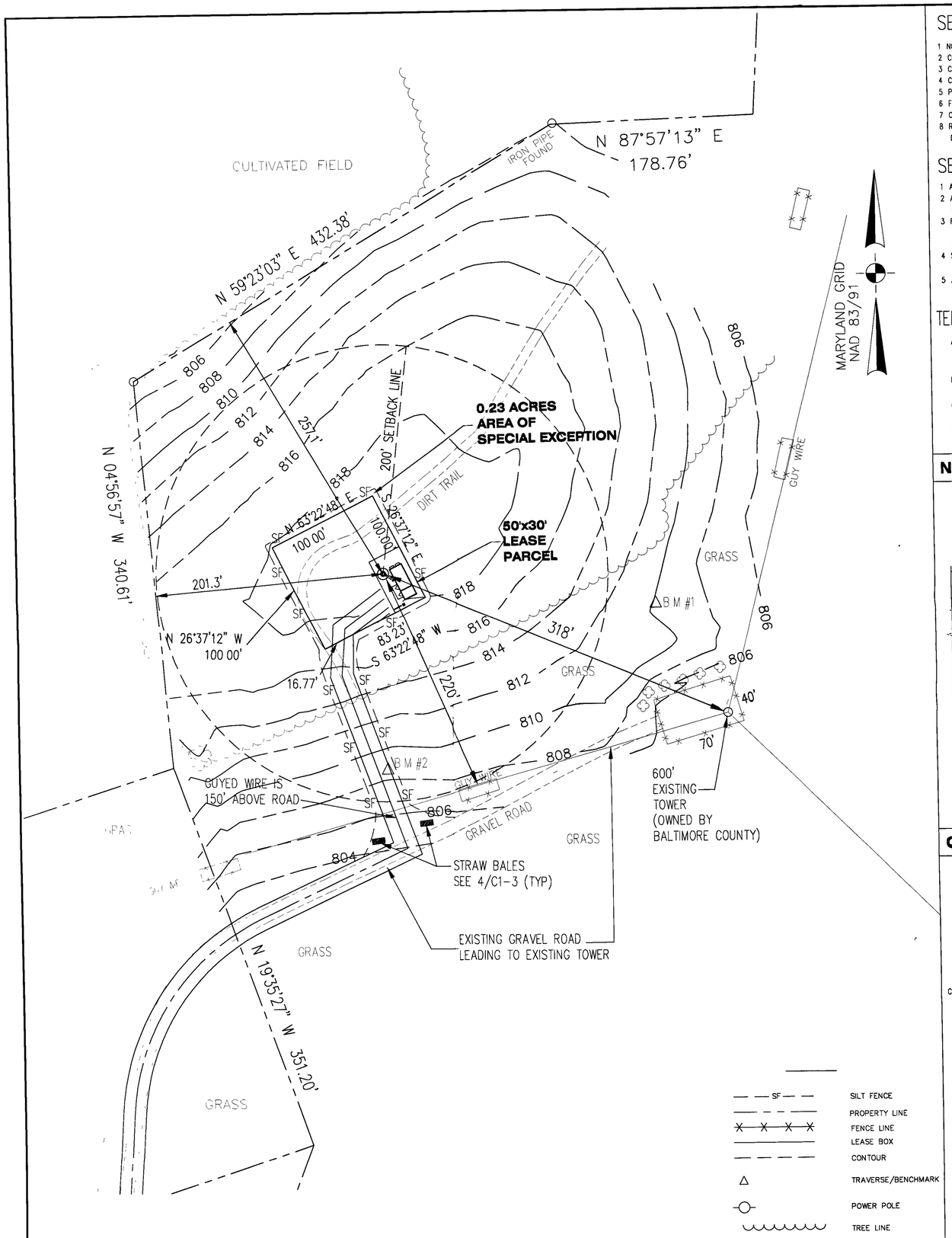
SEAL:

JOB NO 1600090586 05
DRAWN RAK
CHECKED RAK

SHEET TITLE
PLAN TO ACCOMPANY PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

PROJECT
M96ARC
ARCADIA
16050 CARNIVAL AVE.
UPPERCO, MD 21155

SHEET NUMBER
C1-2



COMPOUND LAYOUT PLAN

SCALE 1"=50'-0" | 1

SEDIMENT CONTROL CONSTRUCTION SEQUENCE:

1 NOTIFY CONSERVATION DISTRICT OFFICE 72 HOURS PRIOR TO COMMENONG WITH CONSTRUCTION
2 CONSTRUCT SEDIMENT CONTROL SILT FENCE
3 CLEAR AND GRUB CONSTRUCTION AREA
4 CONSTRUCT UNDERGROUND UTILITIES, TOWER FOUNDATION, AND BUILDING FOUNDATION
5 PLACE GRAVEL AROUND FOUNDATIONS WITHIN COMPOUND AREA
6 FINE GRADE, SEED AND MULCH ALL DISTURBED AREAS
7 CONSTRUCT TOWER, SHELTER, AND FENCE
8 REMOVE EROSION AND SEDIMENT CONTROL FACILITIES AFTER STABILIZATION OF DISTURBED AREAS AND APPROVAL OF CONSERVATION DISTRICT

SEDIMENT CONTROL MAINTENANCE PROGRAM:

1 ALL SEDIMENT CONTROL FACILITIES MUST BE INSPECTED, AS A MINIMUM, ON A WEEKLY BASIS
2 ALL SEDIMENT CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED WITHIN 24 HOURS OF ALL STORM EVENTS
3 REQUIRED MAINTENANCE SHALL INCLUDE CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, ETC FOR EACH OF THE CONTROL MEASURES OR FACILITIES INCLUDED IN THE PLAN, AS REQUIRED BY THE CONSERVATION DISTRICT INSPECTOR
4 SEDIMENT MUST BE REMOVED FROM SILT FENCE WHERE ACCUMULATIONS REACH THE ABOVE GROUND HEIGHT MINIMUM OF 18" OF THE FENCE
5 ANY SILT FENCE THAT HAS BEEN UNDERMINED OR OVER-TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET

TEMPORARY SEEDING AND MULCHING SPECIFICATIONS

A.) LIME — PULVERIZED AGRICULTURAL LIMESTONE
APPLICATION RATE 1 TON PER ACRE
(DETERMINE ACTUAL NEED FOR LIME WITH SOIL TEST)

B.) FERTILIZER — 5-5-5 ANALYSIS COMMERCIAL FERTILIZER
APPLICATION RATE 100 LBS PER ACRE

C.) SEED — ANNUAL RYE GRASS
APPLICATION RATE 125 LBS PER ACRE

D.) MULCH — STRAW OR UNROTTED SALT HAY TO BE APPLIED AFTER SEEDING
APPLICATION RATE 3 TON PER ACRE

PERMANENT SEEDING AND MULCHING SPECIFICATIONS:

A) LIME — PULVERIZED AGRICULTURAL LIMESTONE
APPLICATION RATE 4 TONS PER ACRE
(DETERMINE ACTUAL NEED FOR LIME WITH SOIL TEST)

B) FERTILIZER — 10-20-20 ANALYSIS COMMERCIAL FERTILIZER
APPLICATION RATE 100 LBS PER ACRE

C) SEED — 80 % TALL FESCUE
30 % CREEPING RED FESCUE
10 % FINE LEAF RYE
APPLICATION RATE 350 LBS PER ACRE

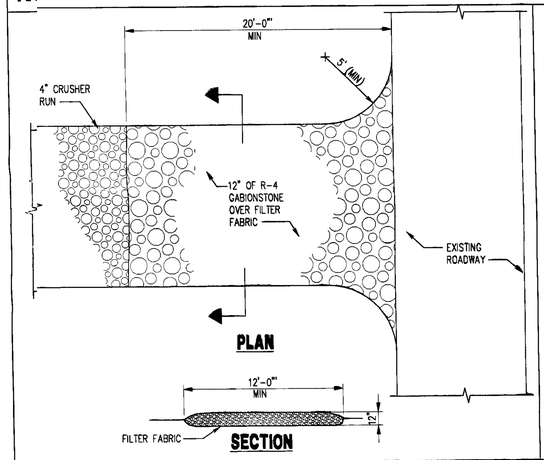
D) MULCH — STRAW OR UNROTTED SALT HAY TO BE APPLIED AFTER SEEDING
APPLICATION RATE 3 TON PER ACRE

EROSION CONTROL NOTES:

1 LIMITS OF DISTURBANCE SHALL BE ESTABLISHED A MAXIMUM OF 5 FEET OUTSIDE DELINEATED COMPOUND AREA(S)
2 CONTRACTOR SHALL USE SILT FENCE TO CONTAIN SEDIMENT TO DISTURBED AREAS
3 ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 20 DAYS WITH MULCH, OR TEMPORARY OR PERMANENT SEEDING IN ACCORDANCE WITH SEEDING SPECIFICATIONS
4 AREAS THAT FAIL TO GERMINATE MUST BE RESEEDED
5 SEEDED AREAS THAT WASH OUT MUST BE FILLED, GRADED AND RESEEDED NETTING SHOULD THEN BE USED TO HOLD SEED AND MULCH IN PLACE
6 ALL EROSION & SEDIMENT POLLUTION (E&SP) CONTROLS MUST BE PROPERLY MAINTAINED AND CLEANED OF SEDIMENT OR REPLACED WHEN NECESSARY, UNTIL THE SITE IS STABILIZED
7 IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE (ADDITIONAL) CONTROLD, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS
8 NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE/PROPERTY WITHOUT FIRST BEING PROPERLY FILTERED
9 ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY

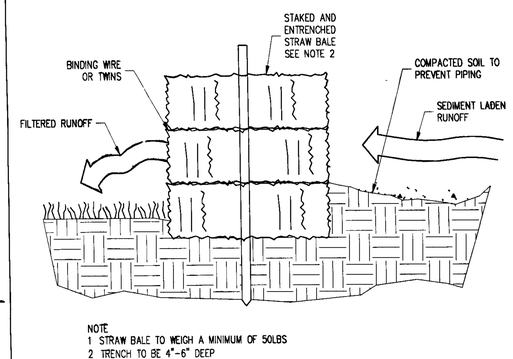
NOTES

2



CONSTR. ENTRANCE DETAIL

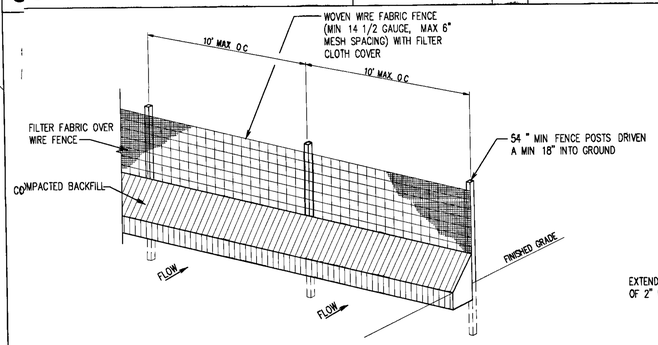
SCALE 3/16"=1'-0" | 3



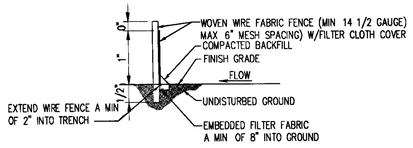
NOTE
1 STRAW BALE TO WEIGH A MINIMUM OF 50LBS
2 TRENCH TO BE 4"-6" DEEP

STRAW BALE DETAIL

SCALE 3/4"=1'-0" | 4



ELEVATION



SECTION

NOTES.
1 WOVEN WIRE FABRIC TO BE FASTENED SECURELY TO FENCE POST W/WIRE TIES OR STAPLES
2 FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE W/TIES SPACED EVERY 24" @ TOP AND MID SECTION
3 WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED
4 MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE

POST STEEL EITHER T OR U TYPE OR 2"x2" HARDWOOD
FENCE WOVEN WIRE, 14-1/2 GA 6" MAX MESH OPENING
FILTER FABRIC SEE SPECIFICATIONS
PREFABRICATED UNIT SEE SPECIFICATIONS

SILT FENCE DETAIL

SCALE N TS | 5

SUBMITTALS

DATE	DESCRIPTION	REV
07-06-01	ZONING REVIEW	A
07-19-01	ZONING REVIEW	B
08-08-01	ZONING REVIEW	C
08-09-01	CONSTRUCTION REVIEW	D
08-24-01	ZONING REVIEW	E
08-29-01	ZONING REVIEW	F
10-15-01	ZONING	G
10-29-01	FOR CONSTRUCTION	0
02-19-02	FOR CONSTRUCTION	1
03-15-02	ZONING REVIEW	H
03-28-02	ZONING	I

verizon

URS Telecommunications
2020 K STREET, N.W. SUITE 310
WASHINGTON, D.C. 20006
PHONE: (202) 785-3147
FAX: (202) 785-3171

SEAL:

STATE OF MARYLAND — NISHAM ALBACO — #5065 — PROFESSIONAL ENGINEER

JOB NO	1600090586 05
DRAWN	MJC
CHECKED	MK

SHEET TITLE

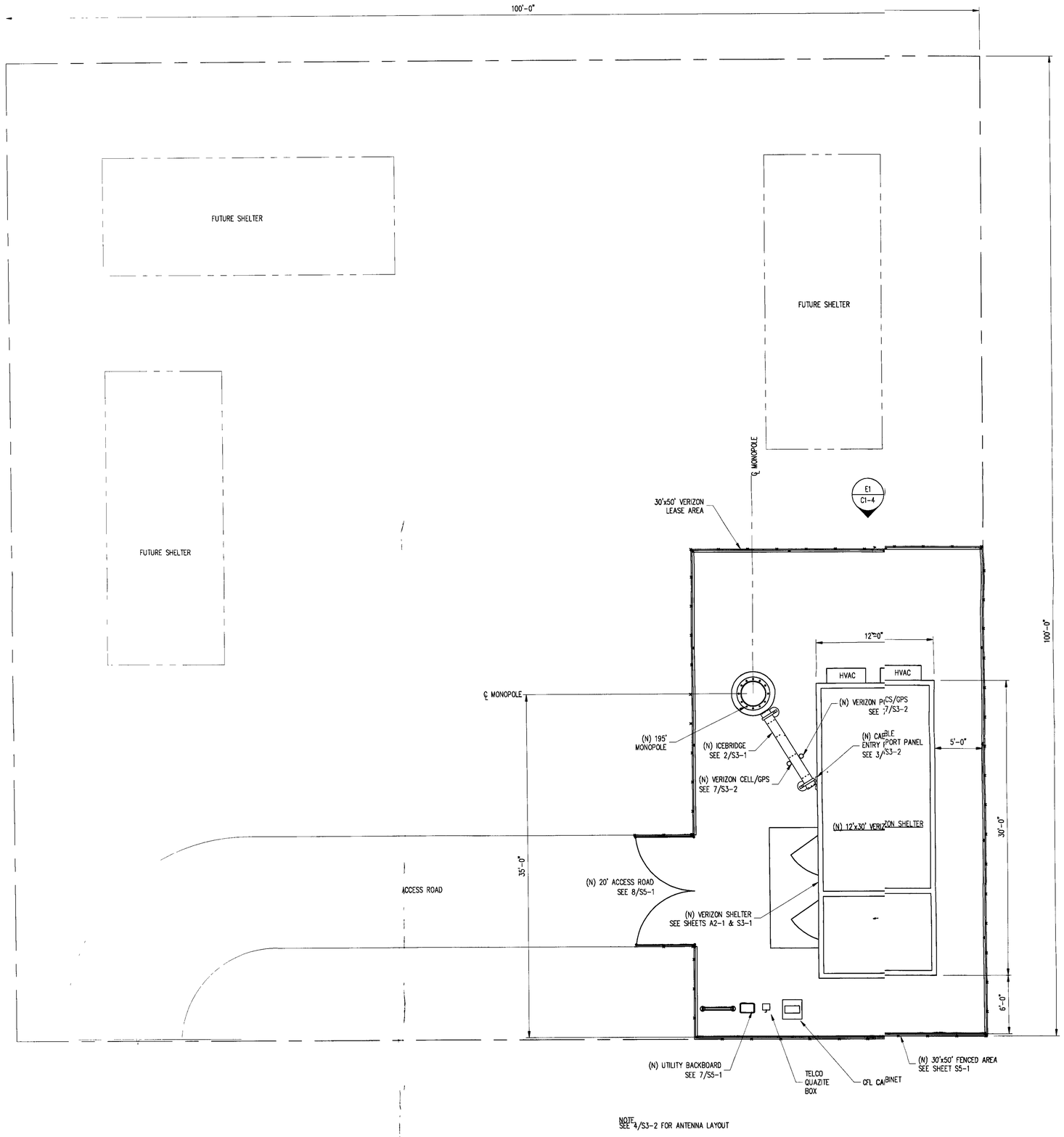
PLAN TO ACCOMPANY PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

PROJECT

M96ARC
ARCADIA
16050 CARNIVAL AVE.
UPPERCO, MD 21155

SHEET NUMBER

C1-3

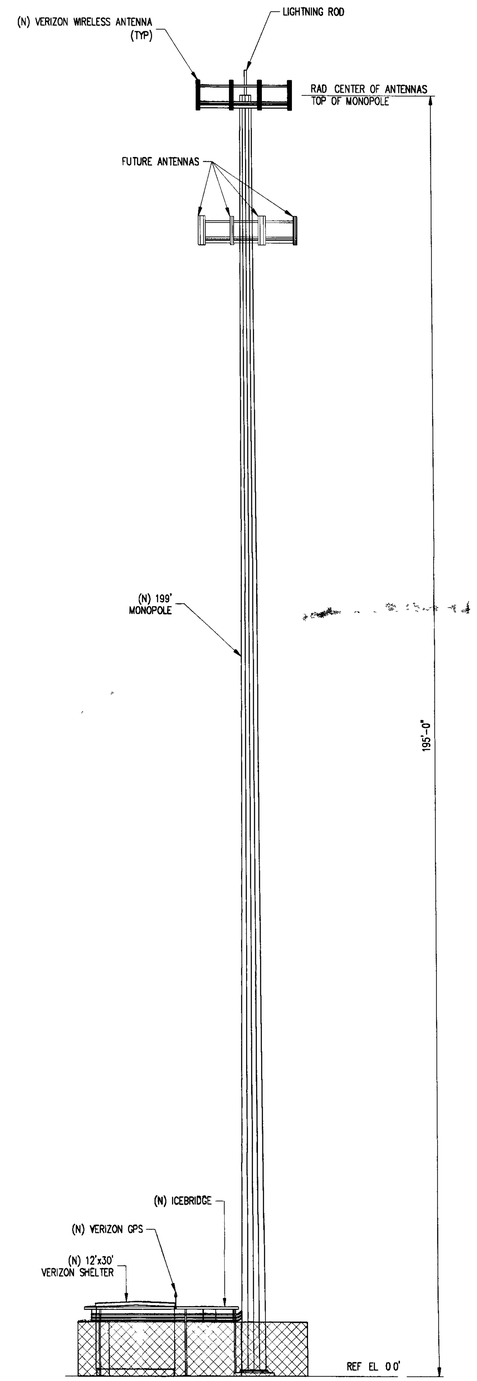


NOTE
SEE 4/S3-2 FOR ANTENNA LAYOUT

0.23 ACRES AREA OF SPECIAL EXCEPTION

SCALE 3/16"=1'-0" 1

NOTE
FENCE NOT SHOWN FOR CLARITY



NORTHEAST ELEVATION

SCALE 3/32"=1'-0" E1

SUBMITTALS

DATE	DESCRIPTION	REV
07-06-01	ZONING REVIEW	A
07-19-01	ZONING REVIEW	B
08-08-01	ZONING REVIEW	C
08-09-01	CONSTRUCTION REVIEW	D
08-24-01	ZONING REVIEW	E
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10-15-01	ZONING	G
10-29-01	FOR CONSTRUCTION	0
02-19-02	FOR CONSTRUCTION	1
03-15-02	ZONING REVIEW	H
03-28-02	ZONING	I

verizon

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2020 K STREET, N.W. SUITE 310
WASHINGTON, D.C. 20006
PHONE: (202) 785-3147
FAX: (202) 785-3171

SEAL

JOB NO	16000905860 5
DRAWN	TCR
CHECKED	GLN

SHEET TITLE

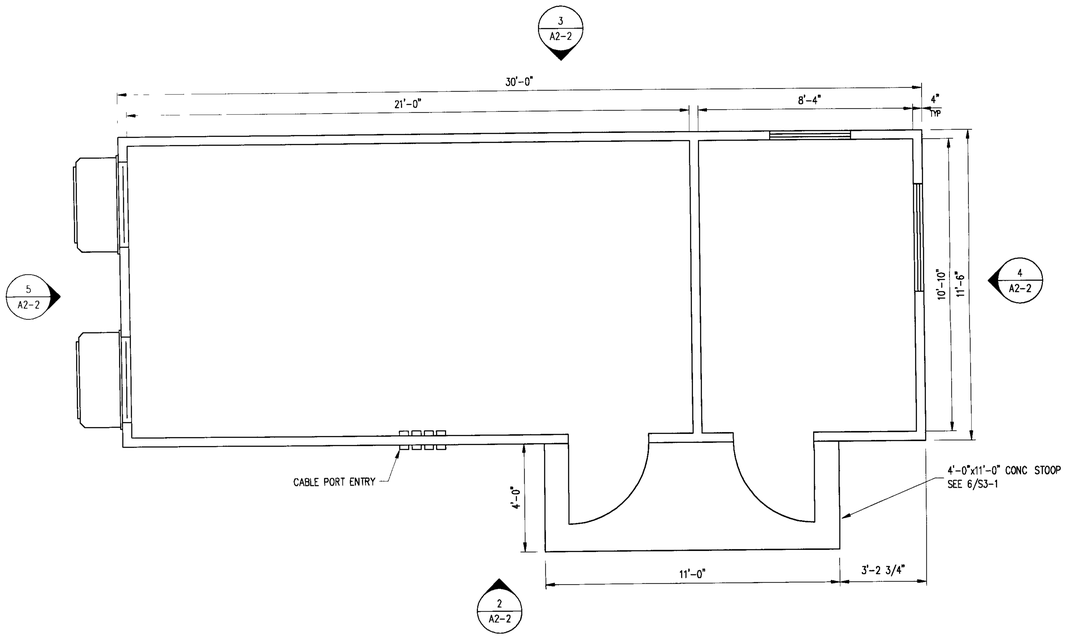
PLAN TO ACCOMPANY PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

PROJECT

M96ARC
ARCADIA
16050 CARNIVAL AVE.
UPPERCO, MD 21155

SHEET NUMBER

C1-4

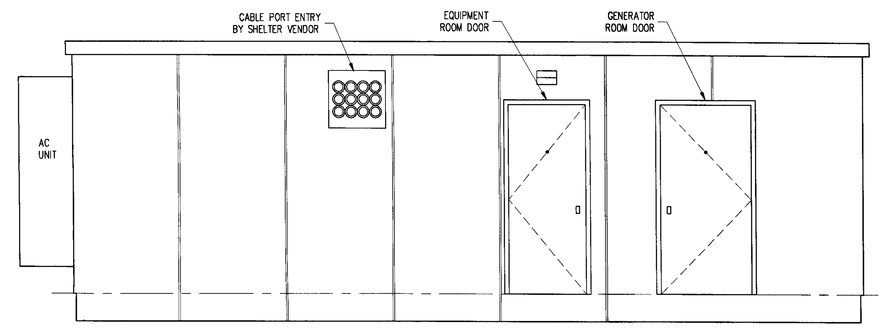


EQUIPMENT SHELTER PLAN

SCALE 3/8"=1'-0" | 1

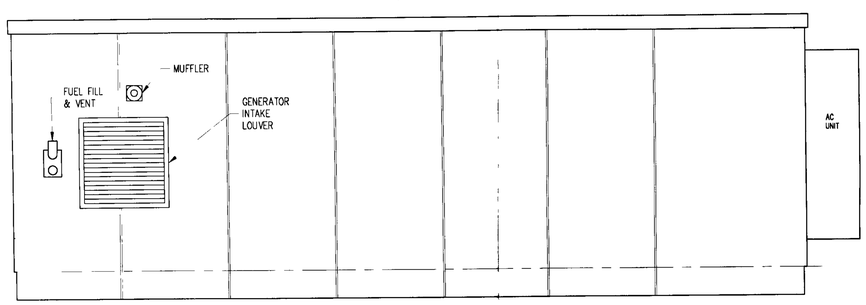
NOTE

SHELTER SHOWN FOR GENERAL LAYOUT ONLY. SHELTER CONSTRUCTION DRAWINGS SHALL BE PROVIDED BY OTHERS



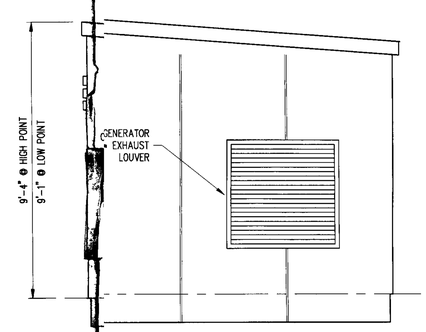
WEST ELEVATION

SCALE 3/8"=1'-0" | 2



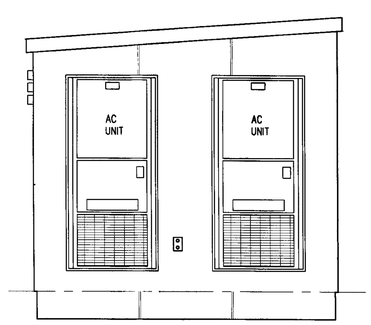
EAST ELEVATION

SCALE 3/8"=1'-0" | 3



SOUTH ELEVATION

SCALE 3/8"=1'-0" | 4



NORTH ELEVATION

SCALE 3/8"=1'-0" | 5

SUBMITTALS

DATE	DESCRIPTION	REV
07-06-01	ZONING REVIEW	A
07-19-01	ZONING REVIEW	B
08-08-01	ZONING REVIEW	C
08-09-01	CONSTRUCTION REVIEW	D
08-24-01	ZONING REVIEW	E
08-29-01	ZONING REVIEW	F
10-15-01	ZONING	G
10-29-01	FOR CONSTRUCTION	0
02-19-02	FOR CONSTRUCTION	1
03-15-02	ZONING REVIEW	H
03-28-02	ZONING	I

verizon

URS Telecommunications
2020 K STREET, N.W. SUITE 310
WASHINGTON, D.C. 20006
PHONE: (202) 785-3147
FAX: (202) 785-3171

SEAL

STATE OF MARYLAND
RICHARD G. KOCH
25853
PROFESSIONAL ENGINEER

JOB NO	16000905860 5
DRAWN	RR
CHECKED	RGK

SHEET TITLE

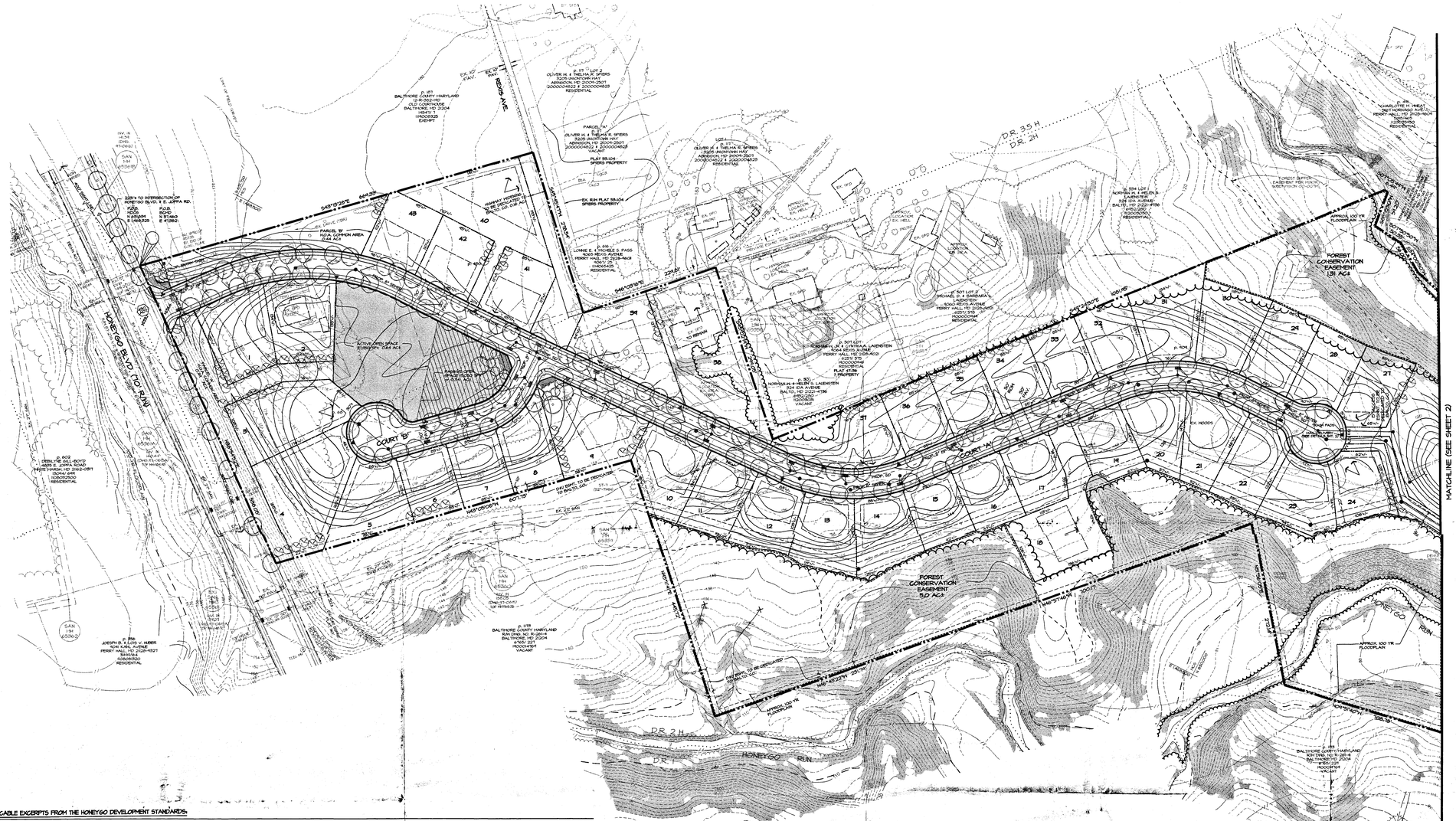
PLAN TO ACCOMPANY PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

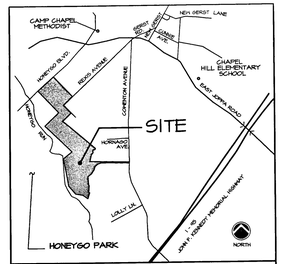
PROJECT

M96ARC
ARCADIA
16050 CARNIVAL AVE.
UPPERCO, MD 21155

SHEET NUMBER

A2-1





VICINITY MAP SCALE: 1"=1000'

PARKSIDE

CONCEPT PLAN: SITE PROPOSAL MAP

I, [illegible] CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FROM ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE TAX ACCOUNTS. THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT OR THE PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

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

HEARING OFFICER'S HEARING AND ZONING HEARING TO BE COMBINED

APPLICABLE EXCERPTS FROM THE HONEYGO DEVELOPMENT STANDARDS:

204.4 Development standards for H and H1 Overlay Districts. [Bill No. 178-1994]

These standards are intended to be additions to, modifications of and exceptions from the standards required by the underlying zoning classification on the land in the area. All conflicts are to be resolved in accordance with Subsection B of this section.

A. Uses. [Bill No. 178-1994]

1. Back-to-back group homes are not permitted.

2. Retail establishments exceeding 65,000 square feet are not permitted.

3. Accessory structures, including but not limited to solar panels, antennae, satellite dishes, trash pads and storage sheds are not permitted in the front yard of any principal use.

B. Bulk and area standards. [Bill Nos. 40-1993, 178-1994]

1. Except for nonresidential principal buildings or uses, and their accessory parking, the requirements of Section 1B01.1B. (Residential transition area) of these regulations do not apply.

2. Except for properties with approved development plans or CRG plans, the minimum width for any single-family detached lot is 60 feet as measured along both the front wall and rear wall of the dwelling unit.

4. Except as provided in this section, the provisions of Section 1B01.2.C. apply to development in the overlay districts. In the districts, the minimum residential dwelling setbacks are:

a. Ten feet from the right-of-way of a collector street, neighborhood street, alley or court as defined in the Honeygo Overlay District design guidelines.

b. Forty feet from the right-of-way of a major or minor arterial or collector road, as defined in these regulations. (In the case, Honeygo Boulevard).

c. Not applied to porches or stoops in front yards; and

d. Six feet from a side yard lot line that is not adjacent or the same as public right-of-way if the dwelling unit is designed to have a side or rear entry garage. However, the sum of all side yard widths may not be less than 30 feet.

e. Except for properties with approved development plans or CRG plans, 50 feet from the rear property line except for:

(1) Uncovered additions, including patios and decks; and

(2) Roofed additions which do not exceed in width 50% of the dwelling unit, and which do not extend more than 10 feet into the rear yard setback area.

7. In a D.R.-2H Zone, the sum of all sideyard setbacks may not be less than 50 feet between dwellings.

C. Building and site design standards.

1. Panhandle lots are not permitted unless:

a. The underlying zoning of the land is D.R.1;

b. No more than two lots share a driveway; and

c. Lots exceed 20,000 square feet in area.

2. Reverse frontage lots are not permitted.

3. [Bill No. 178-1994]

a. Except for properties with approved development plans or CRG plans, which have the option of providing rear entry garages in accordance with the regulations in effect prior to January 14, 1993, a front entry garage shall be recessed at least eight feet behind the front facade of the dwelling. A two-car garage facing the street shall have two individual doors separated by a divider. The front facade of all garages, including the divider and not including the garage doors, shall be constructed of the same approved materials as the front facade of the building. (Approved materials are brick and stone.)

b. The exterior surface of a side-entry garage, not including the garage doors, which faces the front of the dwelling shall be constructed of the same approved materials as the front facade of the building. (Approved materials are brick and stone.)

4. The exterior surface on the front facade of all residential dwellings, not including the garage doors, shall consist of at least 70% of approved materials. [Bill Nos. 40-1993, 178-1994]. (Approved materials are brick and stone.)

5. Building exteriors shall be of finished quality and similar architectural treatment, as defined in the Honeygo District Design Guidelines, to grade or, where that is not feasible, shall be finished to within 12 inches of grade on all sides of the building.

6. All fencing shall be in conformance with the Honeygo Overlay District Design Guidelines. (Fences in the front yard of any lot shall also be setback at least five feet from any public right-of-way other than an alley.

7. Roofs shall be pitched in accordance with the Honeygo Overlay District Design Guidelines. (This is a minimum slope of 6:12 per p.8, "Building Design")

8. Stormwater management pond slopes, where management is not provided through a regional facility, shall not exceed a ratio of 3:1.

9. Rooftop equipment shall be screened so it is not visible from the ground level of adjacent buildings.

10. All inside group townhouses shall be at least 20 feet wide and all end of group townhouses shall be at least 22 feet wide. [Bill No. 40-1993]

D. Signage standards. Signs are permitted, subject to Section 450. [Bill No. 84-1993]

E. Open space standards.

1. The local open space requirements listed in the Local Open Space Manual, as adopted pursuant to Section 26-287 of the Baltimore County Code, 1988 Edition, as revised, shall be applied in the D.R.-2 underlying zones.

2. Stream buffers, wetlands and steep slopes contiguous to streams and registered by the Department of Environmental Protection and Resource Management (DEPRM) for environmental purposes shall be dedicated to Baltimore County, recorded by the county government among the land records of Baltimore County, and not used to meet the local open space requirements of the underlying zones.

3. At least 25% of the perimeter of any open space must abut public rights-of-way or fronts of buildings, and such open space shall be landscaped.

4. The county may accept a fee in lieu of providing required open space when such fee is in conformance with these regulations. The fee shall be established annually by the Baltimore County Planning Board in accordance with the procedure set forth in Section 15-4 of the Baltimore County Code, 1988 Edition, as revised. [Bill No. 40-1993]

5. Forest conservation areas and wetlands not contiguous with streams shall not be used to meet the local open space requirements of the underlying zones.

F. Parking standards

1. The provisions of Section 410.6 of these regulations apply except as provided in this subsection. [Bill No. 178-1994]

2. The provisions of Section 102.4 of these regulations do not apply and any lot may have sole access to an alley with a right-of-way of at least 16 feet.

3. Off-street parking bays are not permitted.

4. A cul-de-sac or court shall not exceed 600 feet in length unless, as determined by the Director of Environmental Protection and Resource Management, a longer length is needed to prevent environmental or protected areas.

5. All streets shall have sidewalks and shall be planted with trees according to the standards for the street classification, as defined by the Honeygo Overlay District Design Guidelines.

G. Application.

1. The provisions of this section shall govern in any situation where there is a conflict between this section and other regulations.

2. Where the provisions of this section are silent, the provisions of these regulations governing the underlying zone shall apply.

3. In addition to the requirements of this section, residential and commercial development in the area shall be subject to the Honeygo Overlay District Design Guidelines. [Bill No. 40-1993]

LEGEND

EXISTING: TRACT BOUNDARY, ZONING LINE, EASEMENT, INDEX CONTOUR, INTER. CONTOUR, SOILS, TREES, FIRE HYDRANT, ROAD, SANITARY SEWER, STORM DRAIN, WATER, LIGHT POLES, SPECIMEN TREE, FLOOD PLAIN, WETLANDS, MAJOR DECIDUOUS TREE, MINOR DECIDUOUS TREE, EVERGREEN TREE, SHRUBS, TREELINE

PROPOSED: FOREST BUFFER EASEMENT, INDEX CONTOUR, INTER. CONTOUR, ADT, FIRE HYDRANT, SANITARY SEWER, STORM DRAIN, WATER, LIGHT, FOREST RETENTION, OPEN SPACE

NORTH (MCS)

0 25' 50' 100'

SCALE: 1"=50'

PROJECT NAME: PARKSIDE

PLAN TITLE: CONCEPT PLAN, SITE PROPOSAL MAP

COUNCILMANIC DIST.: 5

ELECTION DIST.: 11

PROJECT MANAGER: CHRISTINE RORKE

FDH #. XI-875

APPROVAL:

DEVELOPER:

PARKSIDE, LLC
1115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
(410) 944-ENGR, (410) 944-3647

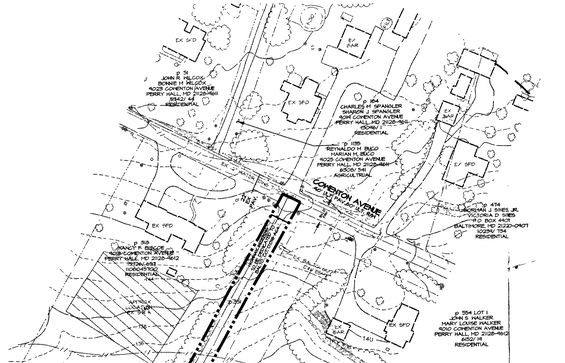
REVISIONS:

County Ex. No 6

DST&A D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS LAND PLANNERS
1115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
(410) 944-ENGR, (410) 944-3647

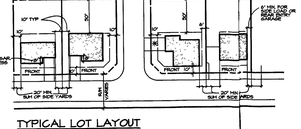
DATE: MARCH 1, 2002
SCALE: 1"= 50'
C.I.: 2'
SHEET 1 OF 2

PROJ. NO.: 02441



TRASH & MAIL DELIVERY PAD DETAIL

N.T.S.


FRONT LOAD GARAGE (TYPICAL)
SIDE OR REAR LOAD GARAGE (TYPICAL)
10' TYP.
VEL.AUTO HELIGRAM
FRONT
BUILDING LINE
SETBACK
BUILDING LINE
SETBACK