IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE – E/S Joppa Road, N/S Joppa Road, 75' W of Gerst Road (Honeygo Village Center) 11th Election District 5th Council District	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
	*	Case No. 03-026-SPHA
Rita Limited Partnership Petitioner	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Rita Limited Partnership, by Drew Development Corporation, General Partner, through their attorney, Robert A. Hoffman, Esquire. The Petitioner requests a special hearing to approve a modification of standards, pursuant to the Comprehensive Manual of Development Policies (C.M.D.P.); to amend the locations of business parking in a residential zone, previously approved in Case No. 00-202-SPH; and an amendment to the latest approved development plan for Honeygo Village Center, Lots 7 and 8 thereof. In addition, the Petitioner requests variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) in accordance with the Schedule (Exhibit 1) attached to the Petition for Variance, a copy of which is attached hereto and made a part hereof. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Jonathan C. Mayers on behalf of Rita Limited Partnership; Scott Rouk, on behalf of Chesapeake Realty and Development, Inc.; Robert F. Bradley and Jim Hermann, on behalf of Morris & Ritchie Associates, the consultants who prepared the site plan for this property; and, Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING
Date 10/10/03
By

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel adjacent to Honeygo Boulevard, just north of the intersection of Cowenton Avenue and Joppa Road in White Marsh. The property contains a gross area of 62.45 acres, more or less, split zoned D.R.1H (3.1 acres), D.R.3.5H (8.4 acres), D.R.10.5H (37.35 acres) and B.L.H (13.6 acres). In addition to the mix of residential and business zoning, the property is overlaid with the Honeygo District, a series of regulations which provide enhanced standards for development.

The subject property is proposed for development with an integrated plan providing a central commercial/retail core, and surrounding residential development. Originally, the proposal provided for 400 apartment units located throughout the property, within thirteen, four-story buildings. The commercial/retail core included a number of freestanding buildings to accommodate such use, as well as a large parking field. Deputy Zoning Commissioner Timothy M. Kotroco considered the development plan for that proposal and associated zoning relief under Case Nos. XI-843/00-202-SPH. By Order dated January 6, 2000, Deputy Commissioner Kotroco approved the development plan and special hearing relief to allow commercial parking within the residential zone. A series of nine conditions were attached to that approval.

Since that time, the proposal has undergone a significant redesign. Rather than apartments, the Petitioner now proposes to construct high-end townhouses as the residential component of the development. These townhouses will feature garages that will be located under elevated decks. There are 262 townhouse units proposed in lieu of the 400 apartment units originally proposed. The commercial component of the development is essentially the same. Additionally, there will be no clubhouse or swimming pool amenity; rather, a condominium association will be formed for the townhouse community.

The Petitioner has obtained approval of its revised development plan from the Development Review Committee (DRC). That approval was passed as a refinement to the original development plan. Additionally, it was indicated that the project enjoys the support of the Perry Hall Improvement Association, and County reviewing agencies. In this regard, the proposal for 262 high-end townhouse units is viewed more favorably than 400 apartments.

ORDER RECEIVED FOR FILING
Date 1/16/02
By

A series of variances are also requested to accommodate the new layout of the proposed development. These variances are more particularly viewed on the color-coded plat marked as Petitioner's Exhibit 2. Morris & Ritchie prepared this exhibit which clearly designates each of the variances requested and keys those requests to a setback, variance and special hearing table contained on the site plan.

It was also noted at the hearing that the fourth variance request (from Section 259.9.B.4.e of the B.C.Z.R.) may not be required in that the site has not been developed and there are no lots that have been sold within 300 feet of the subject property. Nonetheless, out of an abundance of caution, variance relief was requested to assure that the project can be built as proposed.

Based upon the testimony and evidence offered, all of which was undisputed, I am persuaded to grant the requested relief. Although the variances sought are numerous, they are justified by virtue of the overall scheme of the development. I concur that the proposed development of high-end townhouses with an integrated commercial core is more desirable than the 400 apartment units originally proposed. The unique shape and configuration of the tract and the Petitioner's desire to cluster the townhouses in this case drive the need for the variances. Moreover, access to the townhouses will be served primarily by a series of alleys that abut the individual lots. The Petitioner's desire to make this a pedestrian-type community and encourage a close-knit feel to the subdivision resulted in the clustering of the townhouse units, which mandates certain of the variance and special hearing requests. In sum, I am persuaded that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. for relief to be granted and that there will be no detrimental impact to the surrounding locale.

Finally, it is to be noted that a favorable comment endorsing the proposal was received from the Office of Planning. However, that agency requests that building elevation drawings for both the residential and commercial development proposed for this site be submitted for their review and approval prior to the issuance of any permits. The Petitioners agreed to this restriction.

ORDER RECEIVED FOR FILING
Date 10/14/02
By

Pursuant to the advertisement, posting of the property and public hearing on this Petition held and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of October, 2002 that the Petition for Special Hearing to approve a modification of standards, pursuant to the Comprehensive Manual of Development Policies (C.M.D.P.); to amend the locations of business parking in a residential zone, previously approved in Case No. 00-202-SPH; and, to amend the latest approved development plan for Honeygo Village, Lots 7 and 8 thereof, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) in accordance with the Schedule (Exhibit 1) attached to the Petition for Variance, a copy of which is attached hereto and made a part hereof, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Building elevation drawings for both the residential and commercial development proposed for this site shall be submitted to the Office of Planning for review and approval prior to the issuance of any permits.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner

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

October 10, 2002

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

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E & W/S Honeygo Boulevard, N/S Joppa Road, 75' W of Gerst Road
(Honeygo Village Center)
11th Election District – 5th Council District
Rita Limited Partnership - Petitioner
Case No. 03-026-SPHA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Jonathan C. Mayers, Rita Limited Partnership
4750 Owings Mills Boulevard, Owings Mills, Md. 21117
Mr. Scott Rouk, Chesapeake Realty & Dev., Inc.
4750 Owings Mills Boulevard, Owings Mills, Md. 21117
Messrs. Robert F. Bradley & Jim Hermann, Morris & Ritchie Assoc.
110 West Road, Towson, Md. 21204
Office of Planning; People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Revised 8-30-02

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at East side of Honeygo Boulevard, North side of Joppa Road

which is presently zoned D.R.1H, D.R.3.5H and D.R.10.5H

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

SEE ATTACHED

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

Rita Limited Partnership
By: Drew Development Corporation,
Name - Type or Print General Partner

Signature Josh E. Fidler, President

Name - Type or Print

Signature

4750 Owings Mills Boulevard (410) 356-9900
Address Telephone No.

Owings Mills, Maryland 21117
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP
Company

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

Towson, Maryland 21204
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

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

Towson, Maryland 21204
City State Zip Code

ORDER RECEIVED FOR FILING
Date 11/19/02
By

Case No. 03-026-SPHA

REV 9/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JDZ Date 08-16-07.

SNP JLL
WCR JSS

PETITION FOR SPECIAL HEARING

1. Special Hearing to approve a modification of standards for an increase in the number of townhouse units in a group from 6 to a maximum of 8 for Unit Nos. 21 through 28, 82 through 88, 95 through 101, 125 through 131, 150 through 156, and 178-185 pursuant to Division II, Section A, page 23 of the Comprehensive Manual of Development Policies ("CMDP").

2. Special Hearing to approve a modification of standards for reduced side building face to side building face setbacks from the required 25 feet to a minimum of 20 feet for Unit Nos. 5 and 6, 15 and 16, 20 and 21, 34 and 35, 60 and 61, 69 and 70, 77 and 78, 88 and 89, 101 and 102, 112 and 113, 118 and 119, 136 and 137, 145 and 146, 160 and 161, 168 and 169, 196 and 197, 201 and 202, 212 and 213, 223 and 224, 238 and 239, 244 and 245, 258 and 259, pursuant to Division II, Section A, page 23 of the CMDP.

3. Special Hearing to amend the locations of business parking in a residential zone approved in Case No. 00-202-SPH.

4. Special Hearing to amend the latest approved Final Development Plans for Lots 7 and 8.

TO1DOCS1/DHK01/#140298 v2

Revised 8-30-02 03-026-SPHA

Revised 8-30-02

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at East side of Honeygo Boulevard, North side of Joppa Road

which is presently zoned D.R.1H, D.R.3.5H and D.R.10.5H

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

SEE ATTACHED

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

To be determined at hearing.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Rita Limited Partnership
By: Drew Development Corporation,
Name - Type or Print General Partner

Signature Josh E. Fidler, President

Name - Type or Print

Signature

4750 Owings Mills Boulevard (410) 356-9900
Address — Telephone No.

Owings Mills, Maryland 21117
City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Robert A. Hoffman / DHL
Signature

Venable, Baetjer and Howard, LLP
Company

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

Towson, Maryland 21204
City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

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

Towson, Maryland 21204
City — State — Zip Code

ORDER RECEIVED FOR FILING
Date 10/15/02
By

Case No. 03-026-SPHA

REV 9/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By SDT Date 10.16.02

JNP JLL
WCR JSS

Schedule Ex. 1

PETITION FOR A VARIANCE

1. Variance from Section 259.9.B.4.b of the Baltimore County Zoning Regulations ("BCZR") to allow a minimum distance of 20 feet between residential dwellings and the right-of-way of a major collector road (Joppa Road) in lieu of the required 40 feet for Unit Nos. 1-20 and a minimum distance of 30 feet between residential dwellings and the right-of-way of a major arterial road (Honeygo Boulevard) in lieu of the required 40 feet for Unit Nos. 227-232.

2. Variance from BCZR Section 259.9.B.4.a to allow a minimum distance of 4 feet between residential dwellings and the right-of-way of an alley in lieu of the required 10 feet for Unit Nos. 39, 40, 46, 51, 56, 57, 65, 73, 132, 142, 150, 156, 165, 172, 185, 191, 193, 195, 198, 200, 202, 204, 207, 208, 217, 250, 254, 255, 257, 260, and 262.

3. Variance from BCZR Section 259.9.B.4.e to allow a minimum distance of 34 feet from rear building face to rear property line in lieu of the required 50 feet for Unit Nos. 65, 124, 150, 151, 154-156, and 191, if necessary.

4. Variance from BCZR Section 259.9.B.4.e to allow a minimum distance of 16 feet from rear building face to rear building face in lieu of the required 100 feet for Unit Nos. 1-65, 72-149, 156-206, 208-243, 250-255, and 262, if necessary.

5. Variance from BCZR Section 259.9.C.10 to allow a 20-foot width for end of group townhouses in lieu of the required 22 feet for Unit Nos. 21, 28, 29, 34, 35, 39, 40, 45, 70, 73, 74, 77, 78, 81, 82, 88, 89, 94, 95, 101, 102, 107, 150, 156, 157, 160, 161, 164, 165, 168, 169, 172, 173, 177, 178, 185, 186, 190, 218, 223, 224, 227, 228, 232, 233, 238, 239, 244, 245, 249, 250, 254, 255, 258, 259, and 262.

6. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the Comprehensive Manual of Development Policies ("CMDP") to allow a minimum distance of 21 feet from building face to tract boundary in lieu of the required 50 feet for Unit Nos. 1-4.

7. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 20 feet from side building face to front building face in lieu of the required 37.5 feet for Unit Nos. 45-52, 64-74, 131-135, 149-152, 154-157, 177, and 179-186.

8. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 16 feet from side building face to rear building face in lieu of the required 62.5 feet for Unit Nos. 1-3, 16-20, 28-36, 45, 46, 51, 52, 65, 73, 89-94, 99-108, 110-116, 132-134, 142, 157-159, 164-170, 172-175, 178, 184, 185, 192-196, 201-205, 208, 209, 216-228, 230-240, 250, 251, 253-256, 261, and 262.

9. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 20 feet from front building face to rear building face in lieu of the required 75 feet for Unit Nos. 1-5, 16-19, 28-30, 33-37, 43-47, 50-54, 62-67, 71-76, 89-93, 98-103, 106-109, 112-117, 129-135, 142, 149-152, 154-158, 164-171, 175-188, 191-195, 202-205, 208, 217-226, 233-241, 250, 251, 254-257, 261, and 262.

10. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 20 feet from front building face to front building face in lieu of the required 50 feet for Unit Nos. 40-55, 63-74, 130-136, 148-158, 173-177, 179-190, 250-254, and 256-262.

11. Variance from BCZR Section 301.1 to allow open projections (decks) for Unit Nos. 11-17, 19, 22, 24, 26, 28-32, 34, 35, 37, 39, 41, 43, 45, 47, 49, 51-53, 65-73, 75, 77, 78, 80, 82, 84, 86, 88, 89, 91, 93, 95, 97, 99, 101, 104, 106, 107, 109, 111, 114, 116, 118, 124, 125, 127, 129, 131-134, 137-141, 143, 145, 146, 148-152, 155, 156, 158, 160, 162, 164-166, 168, 169, 171, 172, 174, 176, 178, 180, 182, 184-209, 211, 214, 216-219, 221, 223-233, 235, 237, 239, 241, 243 246, 248, and 250-262 to extend into the rear yard a maximum of 100% of the required rear yard depth in lieu of the permitted 25%.

12. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of CMDP to allow a minimum distance of 23 feet from building face to tract boundary in lieu of the required 30 feet for Unit No. 141.

13. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 16 feet from side building face to side building face in lieu of the required 25 feet for Unit Nos. 227 and 228 and 232 and 233.

And to approve any additional variance relief deemed necessary by the Zoning Commissioner pursuant to the building (and unit) locations as shown and indicated on the site plan filed in this case.

TO1DOCS1/DHK01/#140298 v2

ORDER RECEIVED FOR FILING
Date 10/9/02
By

Revised 8-30-02 03-026-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 10461

DATE [illegible] ACCOUNT [illegible]

AMOUNT $ 100.00

RECEIVED FROM: [illegible]

FOR: [illegible]

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

03026 SPHQ

DATE RECEIPT
PAID RECEIPT

ACCOUNT	DATE	TIME
[illegible]	8/16/2002	8/16/2002 15:14:22

SEQ 0005 WHITE ROOM LOB DRAWER 5
RECEIPT # 288447 8/16/2002 UFLN
DEPT. 5 528 ZONING VERIFICATION
CR NO. 016461

Sheet Tot	$100.00
100.00 CK	.00 CH

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 14408
03-026-SPHA

DATE 7-15-02 ACCOUNT R-001-006-6150

AMOUNT $ 650.00

RECEIVED FROM: Venable Baetjer & Howard

FOR: Blueprint Special Hearing & Variances
filing fee. E.S. Honeygo Blvd, NSP Supported

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
7/16/2002 7/15/2002 14:53:29
REG 0002 PAID JEWA JFE ORDERED
RECEIPT # 211779 7/15/2002
Dept 5 528 ZONING VERIFICATION
CR NO. 014408
Recpt Tot $650.00
650.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CHECK NO. 0004594

VEN LE, BAETJER & HOWARD, LLP

OUR REF. NO.	YOUR INVOICE NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET CHECK AMOUNT
		08/29/02	$100.00			

17021:125837 - Macks & Macks, Inc. - Creswell Property

Baltimore County, MD

Filing fee

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14[illegible]

DATE 8/30/02 ACCOUNT [illegible]

AMOUNT $ 66.00

RECEIVED FROM: Gary L. Lucatello

FOR: Variance & Special Hearing
Carroll County

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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: #03-026-SPHA
E/SIDE OF Honeygo Blvd north side of Joppa
N/side Joppa Road, 70' west of centerline of Cowentown Avenue
11th Election District - 5th Councilmanic District
Legal Owner(s): Josh E. Fidler, President

Special Hearing: to approve a modification of standards of an increase in the number of townhouse units in a group from 6 to maximum of 8. To approve a modification of standards for reduced side building face to side building face setbacks from the required 25' to a minimum of 20' for Unit Nos. 5, 6, 15, 16, 20, 21, 34, 35, 60, 61, 69, 70, 77, 78, 88, 89, 101, 102, 112, 113, 118, 119, 136, 137, 145, 146, 160, 161, 168, 169, 196, 197, 201, 202, 212, 213, 223, 224, 227, 228, 232, 233, 238, 239, 244, 245, 258 and 259. To amend the locations of business parking in a residential zone approved in Case No. 00-202-SPH. To amend the location of business parking in a residential zone approved in Case No. 00-202-SPH. To amend the last approved Final Development Plan for Lots 7 and 8.

VARIANCE to allow a minimum distance of 20' between residential dwellings and the right-of-way of a major collector road (Joppa Road) and residential dwellings and the right-of-way of a major arterial road (Honeygo Boulevard) in lieu of the required 40 feet for Units Nos. 1-20 and 227-232.

To allow a minimum distance of 4 feet between residential dwellings and the right-of -way of an alley in lieu of the required 10' for Lot Nos. 39-40, 46, 51, 56-57, 65, 73, 132, 142, 150, 156, 165, 172, 185, 191, 193, 195, 298, 200, 202, 204, 207-208, 217, 250, 254, 255, 257, 260, and 262.

To allow a minimum distance of 34' from rear building face to rear property line in lieu of the required 50' for Unit Nos. 65, 124, 150. 151, 154-156, and 191, if necessary.

To allow a minimum distance of 20' from rear building face to rear building face in lieu of the required 100' for Units Nos. 1-65, 72-149, 156-206, 208-243, 250-255, and 262, if necessary.

To allow a 20' width for end of group townhouses in lieu of the required 22' for Units Nos. 21, 28-29, 34-35, 39-40, 45, 70, 73-74, 77-78, 81-82, 88-89, 94-95, 101-102, 107, 150, 156-157, 160-161, 164-165, 168-169, 172-173, 177-178, 185-186, 190, 218, 223-224, 227-228, 232-233, 238-239, 244-245, 249-250, 254-255, 258-259, and 262.

To allow a minimum distance of 21' from building face to tract boundary in lieu of the required 50' for Unit Nos. 1-4.

To allow a minimum distance of 20' from side building face to front building face in lieu of the required 37.5' for Units Nos. 45-52, 64-74, 131-135, 149-152, 154-157, 177, 179-186.

CERTIFICATE OF PUBLICATION

8/29/, 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 8/29/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

To allow a minimum distance of 20' from side building face to rear building face in lieu of the required 62.5' for Unit Nos. 1-3, 16-20, 28-36, 45, 46, 51, 52, 65, 73, 89-94, 99-108, 110-116, 132-134, 142, 157-159, 164-170, 172-175, 178, 184, 185, 192-196, 201-205, 208, 209, 216-228, 230-240, 250, 251, 253-256, 261 and 262.

To allow a minimum distance of 20' from front building face to rear building face in lieu of the required 75' for Units Nos. 1-5, 16-19, 28-30, 33-37, 43-47, 50-54, 62-67, 71-76, 89-93, 98-103, 106-109, 112-117, 129-135, 142, 149-152, 154-158, 164-171, 175-188, 191-195, 202-205, 208, 217-226, 233-241, 250, 251, 254-257, 261, and 262.

To allow a minimum distance of 20' from front building face to front building face in lieu of the required 50' for Units Nos. 40-55, 63-74, 130-136, 148-158, 173-177, 179-190, 250-254, and 256-262.

To allow open projections (decks) for Unit Nos. 11-17, 19, 22, 24, 26, 28-32, 34, 35, 37, 39, 41, 43, 45, 47, 49, 51-53, 65-73, 75, 77, 78, 80, 82, 84, 86, 88, 89, 91, 93, 95, 97, 99, 101-104, 106, 107, 109, 111, 114, 116, 118, 124, 125, 127, 129, 131-134, 137-141, 143, 145, 146, 148-152, 155, 156, 158, 160, 162, 164-166, 168, 169, 171, 172, 174, 176, 178, 180, 182, 184-209, 211, 214, 216-219, 221, 223-227, 229, 231, 233, 235, 237, 239, 241, 243, 248, and 250-262 to extend into the rear yard a maximum of 100% of the required rear yard depth in lieu of the permitted 25%.

To allow a minimum distance of 23' from building face to tract boundary in lieu of the required 30 feet for Unit No. 141, and to approve any additional variance relief deemed necessary by the zoning commissioner.

Hearing: Tuesday, September 17, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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

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

8/396 Aug. 29 0559647

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 #03-026-SPHA
E/SIDE OF Honeygo Blvd north side of Joppa
N/side Joppa Road, 70' west of centerline of Cowentown Avenue
11th Election District - 5th Councilmanic District
Legal Owner(s): Josh E. Fidler, President

Special Hearing: to approve a modification of standards of an increase in the number of townhouse units in a group from 6 to maximum of 8. To approve a modification of standards for reduced side building face to side building face setbacks from the required 25' to a minimum of 20' for Unit Nos. 5, 6, 15, 16, 20, 21, 34, 35, 60, 61, 69, 70, 77, 78, 88, 89, 101, 102, 112, 113, 118, 119, 136, 137, 145, 146, 160, 161, 168, 169, 196, 197, 201, 202, 212, 213, 223, 224, 238, 239, 244, 245, 258 and 259 To amend the locations of business parking in a residential zone approved in Case No 00-202-SPH To amend the location of business parking in a residential zone approved in Case No 00-202-SPH. To amend the last approved Final Development Plan for Lots 7 and 8.

VARIANCE to allow a minimum distance of 20' between residential dwellings and the right-of-way of a major collector road (Joppa Road) in lieu of the required 40 feet for unit Nos 1-20 and a minimum distance of 30 feet between residential dwellings and the right-of-way of a major arterial road (Honeygo Boulevard) in lieu of the required 40 feet for Units Nos. 227-232.

To allow a minimum distance of 4 feet between residential dwellings and the right-of -way of an alley in lieu of the required 10' for Lot Nos 39-40, 46, 51, 56-57, 65, 73, 132, 142 150, 156, 165, 172, 185, 191, 193, 195, 298, 200, 202, 204, 207-208 217 250, 254, 255, 257, 260, and 262

To allow a minimum distance of 34' from rear building face to rear property line in lieu of the required 50' for Unit Nos 65, 124, 150, 151, 154-156, and 191, if necessary

To allow a minimum distance of 16' from rear building face to rear building face in lieu of the required 100' for Units Nos 1-65, 72-149, 156-206 208-243, 250-255, and 262, if necessary

To allow a 20' width for end of group townhouses in lieu of the required 22' for Units Nos 21, 28-29, 34-35, 39-40, 45, 70, 73-74, 77-78, 81-82, 88-89, 94-95, 101-102, 107, 150, 156-157, 160-161, 164-165, 168-169, 172-173, 177-178, 185-186, 190, 218, 223-224, 227-228 232-233, 238-239 244-245, 249-250, 254-255, 258-259, and 262

To allow a minimum distance of 21' from building face to tract boundary in lieu of the required 50' for Unit Nos 1-4.

To allow a minimum distance of 20' from side building face to front building face in lieu of the required 37 5' for Units Nos 45-52, 64-74, 131-135, 149-152 154-157, 177 179-186.

CERTIFICATE OF PUBLICATION

9/5, 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 9/5, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

To allow a minimum distance of 16' from side building face to rear building face in lieu of the required 62.5' for Unit Nos. 1-3, 16-20, 28-36, 45, 46, 51, 52, 65, 73, 89-94, 99-108, 110-116, 132-134, 142, 157-159, 164-170, 172-175, 178, 184, 185, 192-196, 201-205, 208, 209, 216-228, 230-240, 250, 251, 253-256, 261, and 262.

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To allow open projections (decks) for Unit Nos. 11-17, 19, 22, 24, 26, 28-32, 34, 35, 37, 39, 41, 43, 45, 47, 49, 51-53, 65-73, 75, 77, 78, 80, 82, 84, 86, 88, 89, 91, 93, 95, 97, 99, 101-104, 106, 107, 109, 111, 114, 116, 118, 124, 125, 127, 129, 131-134, 137-141, 143, 145, 146, 148-152, 155, 156, 158, 160, 162, 164-166, 168, 169, 171, 172, 174, 176, 178, 180, 182, 184-209, 211, 214, 216-219, 221, to extend into the rear yard a maximum of 100% of the required rear yard depth in lieu of the permitted 25%.

To allow a minimum distance of 23' from building face to tract boundary in lieu of the required 30 feet for Unit No. 141.

To allow a minimum distance of 16' from side building face to side building face in lieu of the required 25' for Unit Nos. 227, 228, 232 and 233 and to approve any additional variance relief deemed necessary by the zoning commissioner.

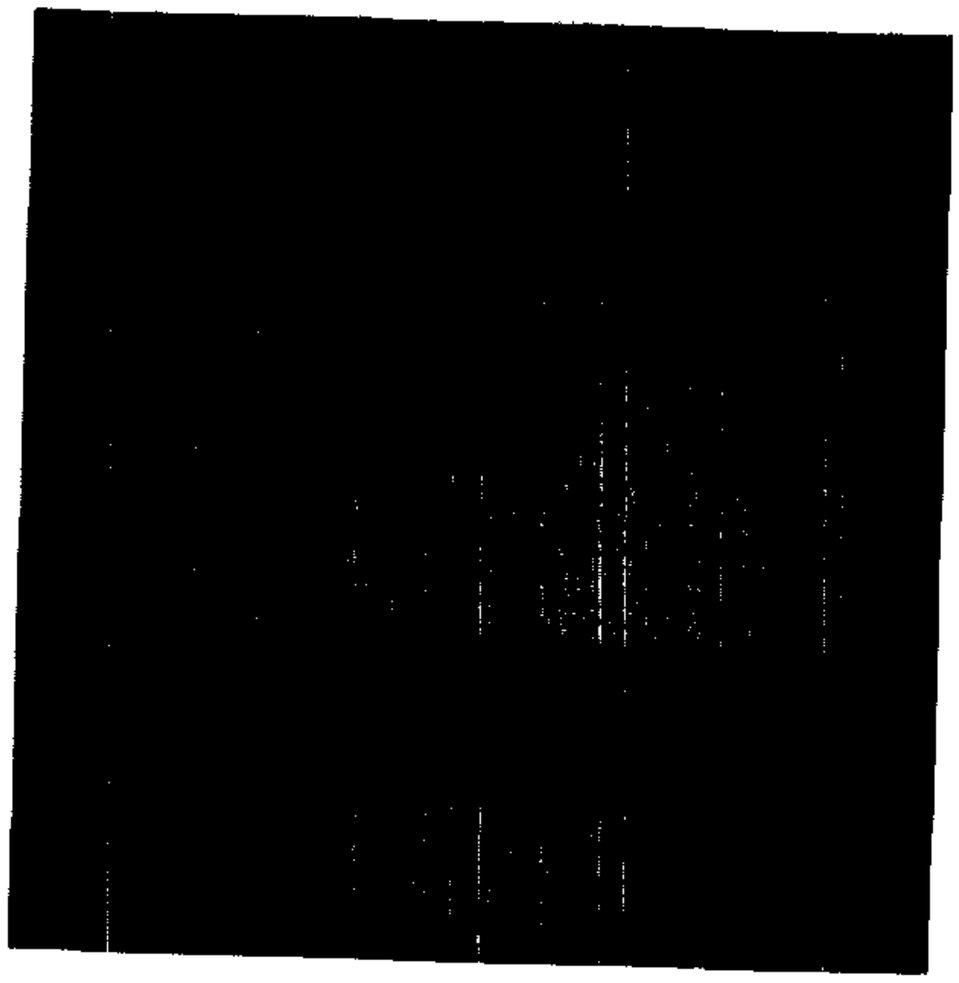
Hearing: Tuesday, September 17, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

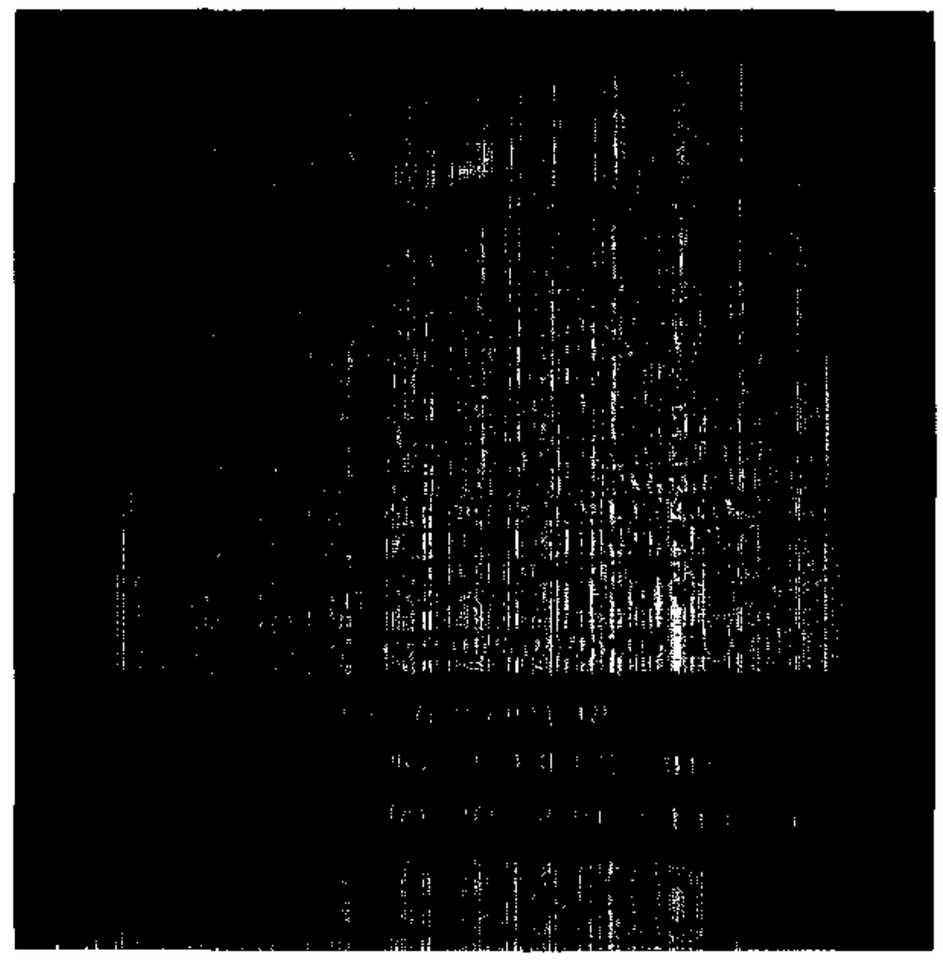
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

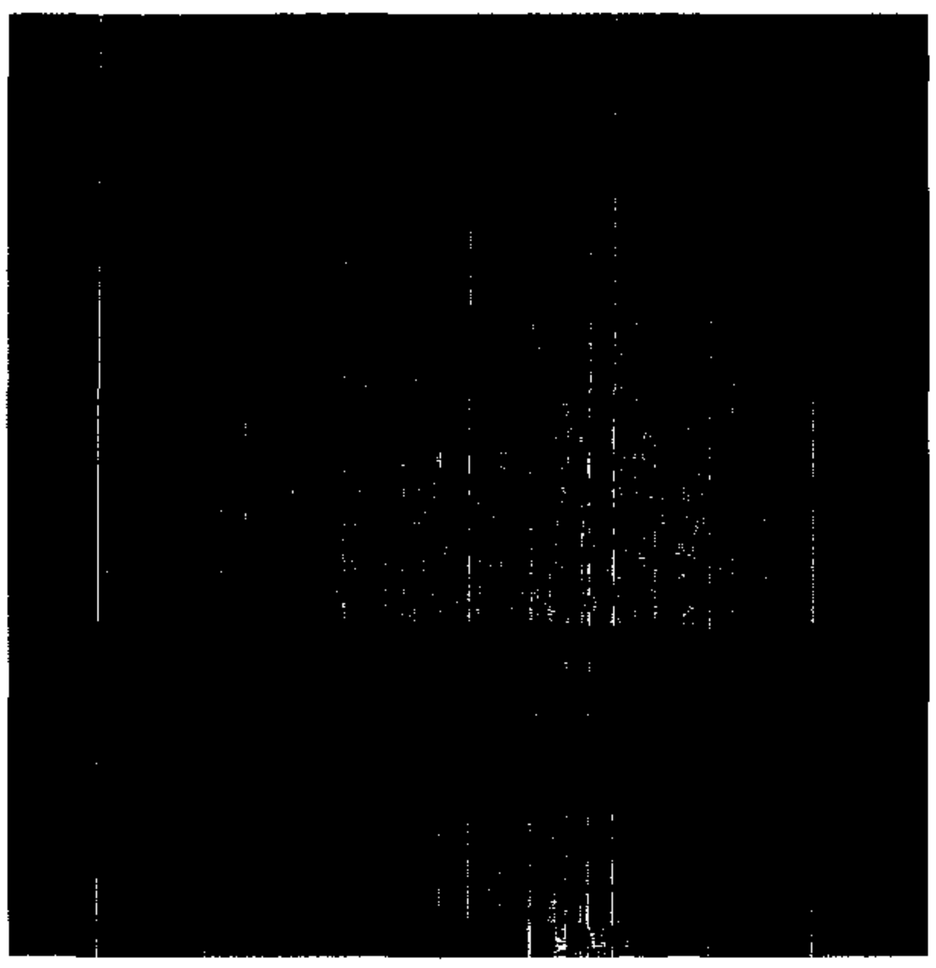
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

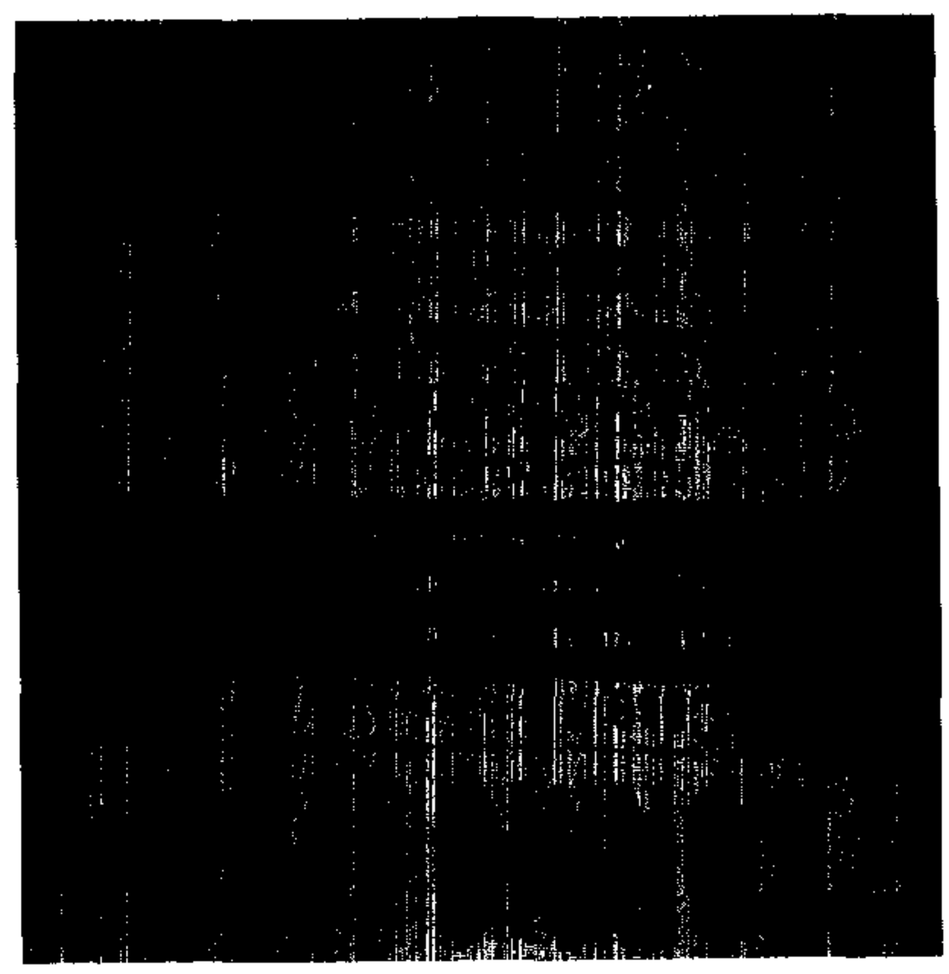
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

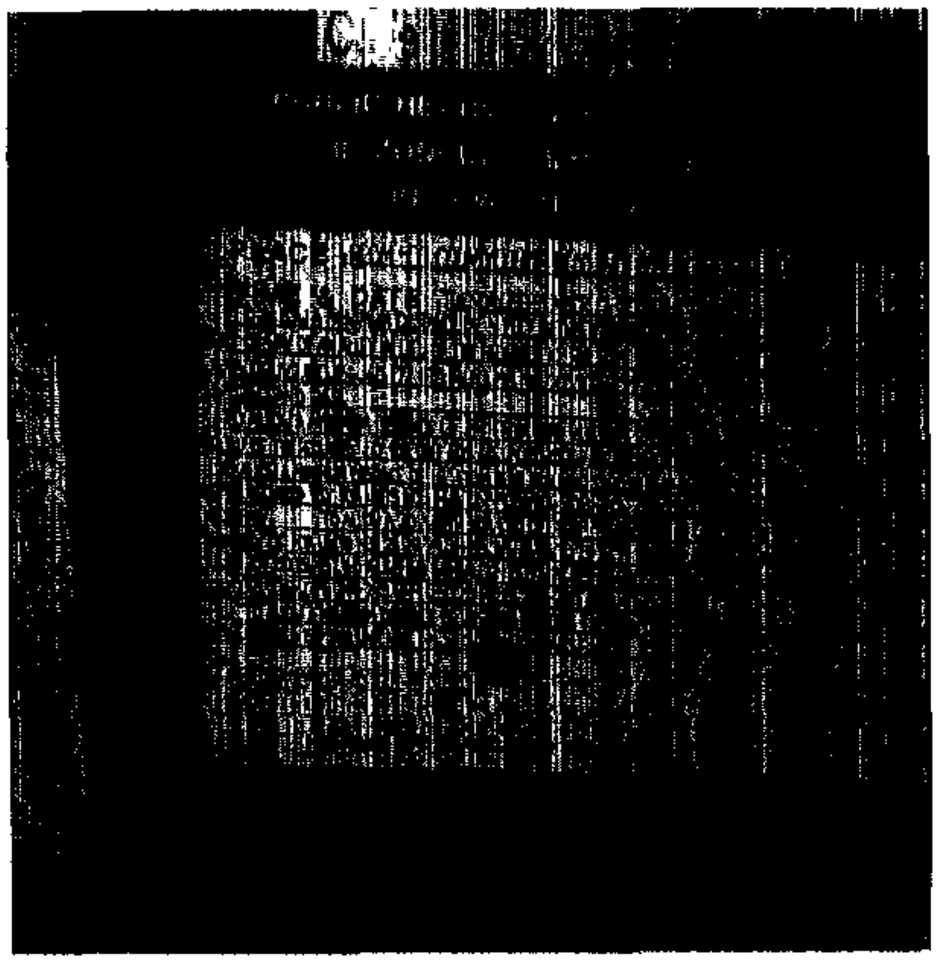
9/083 Sept. 5 C561344

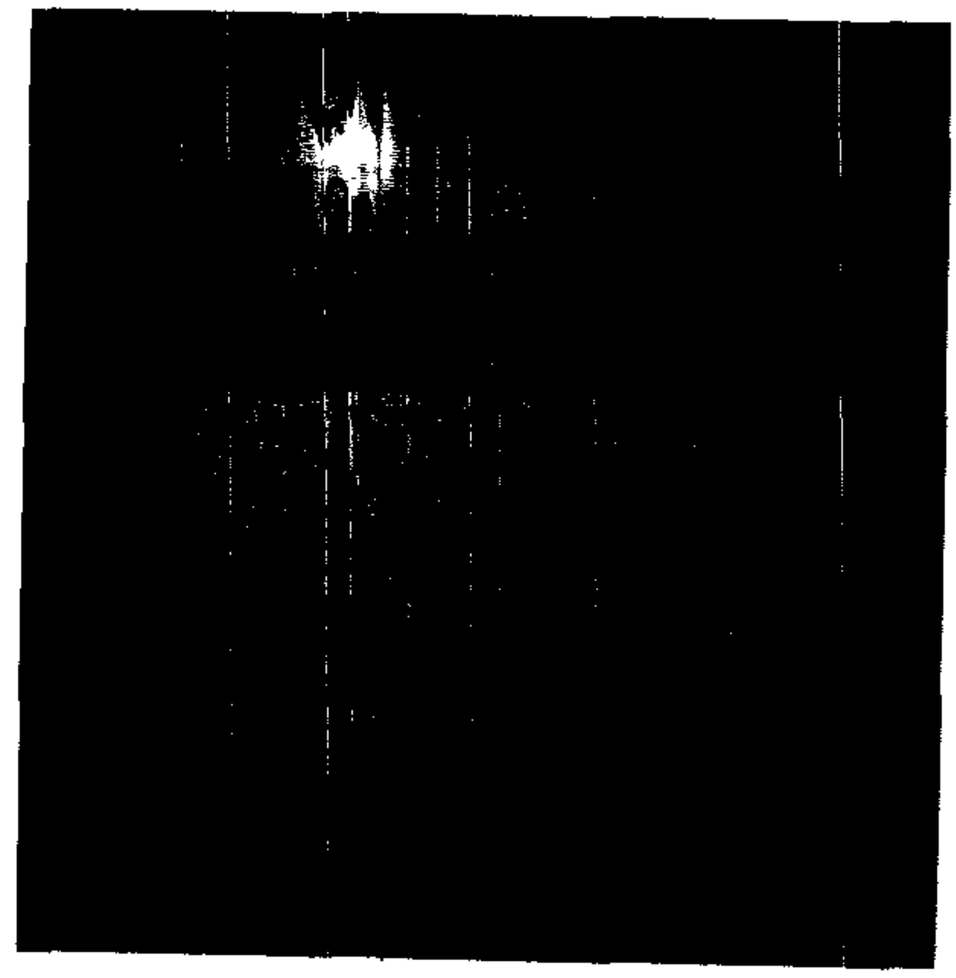


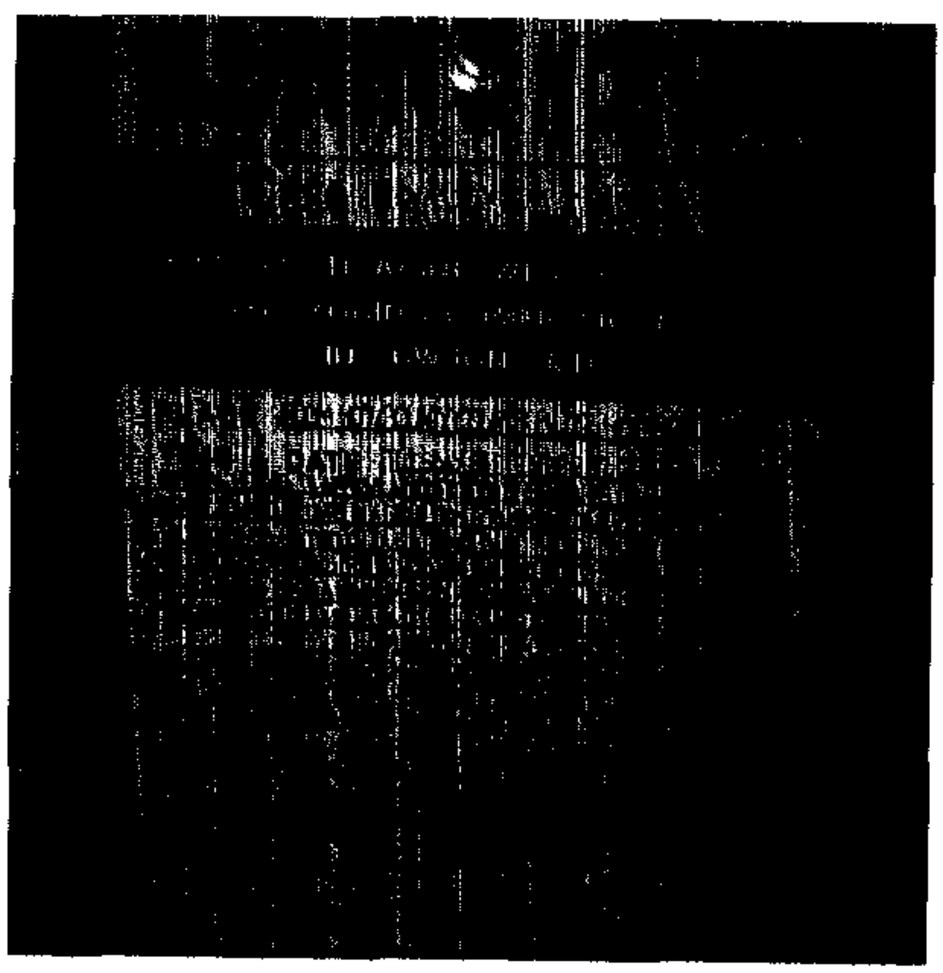


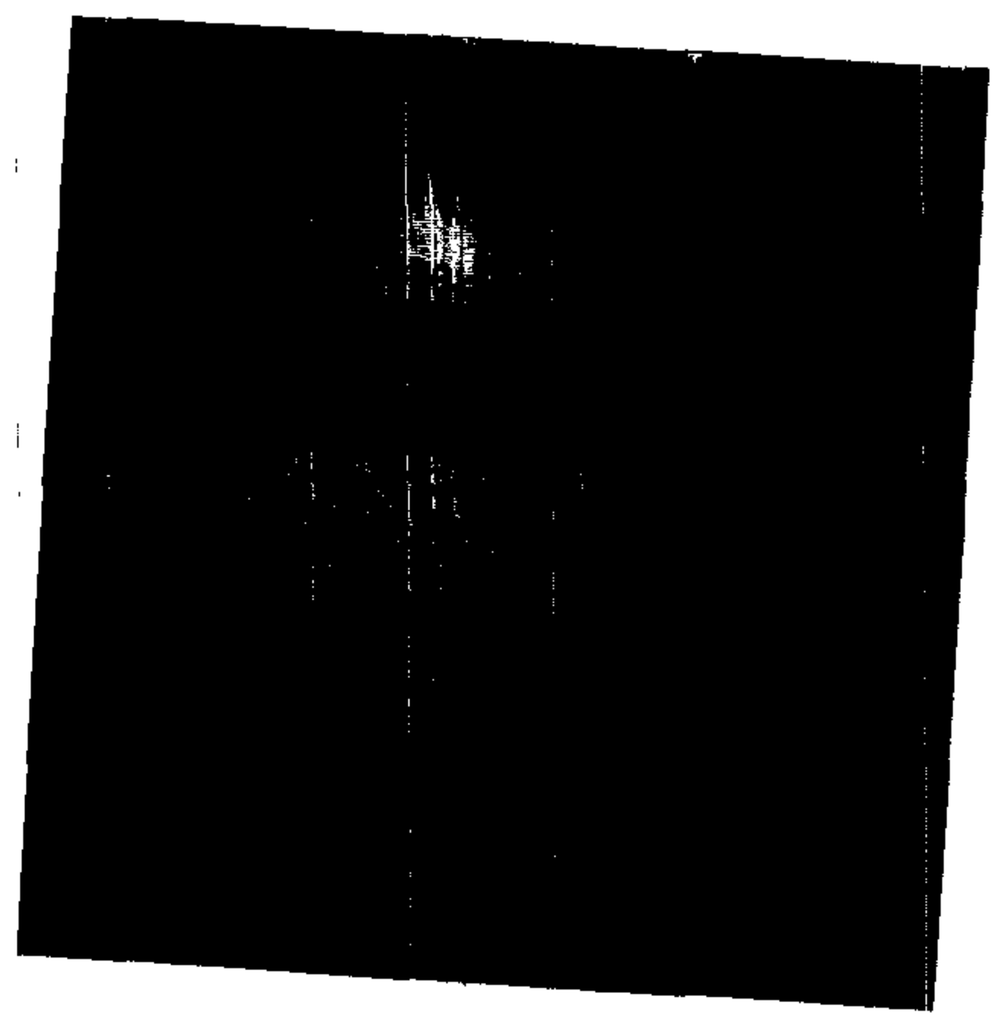












CERTIFICATE OF POSTING

RE: Case No.: 03-026-SPHA

Petitioner/Developer: JOSH E. FIDLER, PRESIDENT

Date of Hearing/Closing: 9/17/02

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at E/SIDE OF HONEYGO BLVD NORTH SIDE OF JOPPA, N/SIDE JOPPA RD 70' WEST OF CENTERLINE OF COWENTOWN AVENUE.

The sign(s) were posted on 9/1/02
(Month, Day, Year)

Sincerely,

9/1/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK
(Printed Name)

1508 Leslie Rd
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

PROPERTY WAS POSTED IN TWO LOCATIONS. IT TOOK FOUR SIGNS PER LOCATION FOR VERBAGE. A TOTAL OF EIGHT SIGNS.

cert.doc

RE:	PETITION FOR SPECIAL HEARING PETITION FOR VARIANCE	*	BEFORE THE
	E/side Honeygo Blvd., N/side Joppa Rd. 70' west of ctrl of Cowenton Avenue	*	ZONING COMMISSIONER
	11th Election District 5th Councilmanic District	*	FOR
	Legal Owner: Josh E. Fidler, President Rita Ltd Partnership by Drew Corp.	*	BALTIMORE COUNTY
	Petitioner: Honeygo Village Ctr.	*	03-026-SPHA

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

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of July, 2002, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, VENABLE, BAETJER & HOWARD, LLP. 210 Allegheny Avenue, Towson, Maryland 21204 Attorney for Petitioner(s)

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 29, 2002 Issue – Jeffersonian

Please forward billing to:
Robert A. Hoffman 410-494-6200
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

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: 02-026-SPHA
E/SIDE OF Honeygo Blvd. north side of Joppa
N/side Joppa Road, 70' west of centerline of Cowentown Avenue
Election District 11th Councilmanic District 5th
Legal Owner: Josh E. Fidler, President

SPECIAL HEARING to approve a modification of standards of an increase in the number of townhouse units in a group from 6 to maximum of 8. To approve a modification of standards for reduced side building face to side building face setbacks from the required 25' to a minimum of 20' for Unit Nos. 6, 15, and 16, 20, 21, 34, 35, 60, 61, 69, 70, 146, 160, 161, 169, 170, 196, and 197. To amend the location of business parking in a residential zone approved in Case No. 00-202-SPH. To amend the last approved Final Development Plan for Lots 7 and 8.

HEARING: Tuesday, September 17,2002 at 2:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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Thursday, August 29, 2002 Issue – Jeffersonian

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To allow a minimum distance of 4 feet between residential dwellings and the right-of-way of an alley in lieu of the required 10' for Lot Nos. 39-40, 46,51,56-57,65,73,132,142,150,156,165,172,185,191, 193, 195, 298, 200, 202, 204, 207-208, 217,250, 254, 255, 257, 260, and 262.

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Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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(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 25, 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:

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E/SIDE OF Honeygo Blvd. north side of Joppa
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Arnold Jablon
Director

C: Robert A. Hoffman, Venable, Baetjer and Howard, LLP, 210 Allegheny Avenue, Towson, Md. 21204
Josh E. Fidler, President, Rita Limited Partnership, Drew Development Corporation, General Partner, 4750 Owings Mills Boulevard, Owings Mills MD 21117

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 31, 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

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

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Printed with Soybean Ink
on Recycled Paper

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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: 03-026-SPHA

Petitioner: Rita LTD. Partnership By: DREW Development CORP.

Address or Location: ES, Honeygo Blvd., NS of Joppa Rd. (Honeygo Village CTR).

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. Amy Dunteel

Address: Venable, Baetjer & Howard, LLP.
210 Allegheny Ave. Towson, Md. 21204

Telephone Number: 410-494-6200 44

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

September 13, 2002

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

Dear Mr. Hoffman:

RE: Case Number: 03-026-SPHA, Honeygo Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 16, 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. G.D.Z.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Rita Limited Partnership by Drew Development Corp., Josh E Fidler, President,
4750 Owings Mill Boulevard, Owings Mills 21117
People's Counsel

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on Recycled Paper

Baltimore County
Fire Department

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

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

July 23,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 23, 2002

Item No.: 017, 024, 026

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File

Baltimore County
Fire Department

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

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

September 10, 2002

ATTENTION: George Zahner

Property Owner:

Location: Honeygo Village Center a.k.a. Creswell Property

Item No.: 03-026

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual, Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 19, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For July 29, 2002
Item No. 026

The Bureau of Development Plans Review has reviewed the subject zoning item.

Townhouses are not allowed on alleys only and shall be on minimum 24-foot private roads.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS | TGT

DATE: August 16, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of July 22, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

26

17,19,20,22-30

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS ITGT

DATE: August 27, 2002

SUBJECT: Zoning Item 026
Address Honeygo Village Center

Zoning Advisory Committee Meeting of July 22, 2002

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

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

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

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

The limit of disturbance for the development activities shall not encroach into Forest Buffer or Forest Conservation Easements, except where past variances have been granted by DEPRM.

Reviewer: Glen Shaffer Date: August 26, 2002

Km 123

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 4, 2004

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

SUBJECT: 9414 Scott More Way
Honeygo Village Center
Gas and C-Store
PDM # XI-843

The Office of Planning has reviewed the revised architectural elevations and materials dated 7/28/2004 and recommends approval consistent with the October 10, 2002 Zoning Commissioner's order in case 03-026SPHA. The order states that: "Building elevations drawings for both the residential and commercial development proposed for this site shall be submitted to the Office of Planning for review and approval prior to the issuance of any permits."

Division Chief:

AFK/LL
C: Stuart Kaplow

9/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 19, 2002

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

AUG 2 0

SUBJECT: Honeygo Village Center (AKA Creswell Property)

INFORMATION:

Item Number: 03-026

Petitioner: Rita Limited Partnership

Zoning: DR 1H, DR 3.5 H & DR 10.5H

Requested Action: Special Hearing/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to allow a minimum distance of 20 feet between the residential dwellings and the Joppa Road right-of-way, and a 30 foot setback in lieu of the required 40-foot setback from Honeygo Boulevard. This office also supports the petitioner's requests identified as items 2 through 10.

Prepared by: Mark A Cunningham

Section Chief: Lynn Lanham

AFK/LL:MAC:

fs 9/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 6, 2002

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

SUBJECT: Honeygo Village Center (AKA Creswell Property)
REVISED COMMENTS

INFORMATION:

Item Number: 03-026

Petitioner: Rita Limited Partnership

Zoning: DR 1H, DR 3.5 H & DR 10.5H

Requested Action: Special Hearing/Variance

SUMMARY OF RECOMMENDATIONS:
The Office of Planning supports the petitioner's request to allow a minimum distance of 20 feet between the residential dwellings and the Joppa Road right-of-way, and a 30-foot setback in lieu of the required 40-foot setback from Honeygo Boulevard. This office also supports the petitioner's requests identified as items 2 through 10.

MODIFICATION OF STANDARDS:
The Director of Planning and/or his designee conducted a review of the Modification of Standards associated with the subject development plan and recommends that the proposed 8-unit group (in lieu of the maximum permitted 6-units) be **APPROVED** contingent upon the following:

1. Submit a pattern book to include the following information:
   (a) Elevations of all building facades with material and colors indicated;
   (b) Plans of the proposed interior courtyards, identifying plant materials, and placement and proposed hardscape materials and finishes, at a true legible scale. Clearly indicate how the front yards are going to be treated;
   (c) Elevations and details of the ~~masonry and wrought iron~~ fencing that will be located along the fronts of buildings facing Honeygo Boulevard;

amended at hearing by [illegible]

W:\DEVREV\ZAC\03-026 -REVISED.doc

(d) Elevations and details of the proposed rear decks, indicating materials and finishes;

(e) Elevations and details of proposed screening treatments of HVAC and metering systems;

(f) Elevations, details and locations of proposed mail boxes;

(g) Elevations and details of proposed lighting;

(h) Elevations and details of all proposed signage; and

(i) Provide a copy of all covenants associated with the project.

The pattern book should bound, in color and 11"x14".

Prepared by: Mark A Cerny

Section Chief: Lynn Lanham

AFK/LL:MAC:

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7·19·02

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

RE: Baltimore County
Item No. 026 JMP

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,

L. J. Gredlein

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

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8·21·02

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

RE: Baltimore County
Item No. 03-026-SPHA
Honeygo Village Center

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

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.10.02

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

RE: Baltimore County
Item No. 03-026
REVISED

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
ROBERT F. BRADLEY	MORRIS & RITCHIE ASSOC. 110 WEST RD 21204
JIM HERLMAN	" " " " " "
Rob Hoffman	210 Allegheny Ave 21204
Jonathan C. Mayers Rita Ltd. Ptnr.	4750 Owings Mills Blvd 21117
Scott Rowe Chesapeake Realty & Dev., Inc.	" " Owings Mills 21117

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on Recycled Paper

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
January 16, 2003

David H. Karceski
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
P.O. Box 5517
Towson, MD 21285-5517

Dear Mr. Karceski:

RE: Spirit and Intent, Case # 03-026-SPHA, Honeygo Village Center aka Creswell Property, 11th Election District

Your recent letter to Arnold Jablon, Director, was forwarded to me for reply. Based on the information provided therein and my review of the available zoning records, the following has been determined:

1. After consultation with the Zoning Commissioner, this office considers the slightly decreased rear building face to rear building face setback (84 feet separation instead of 90 feet separation) between townhouse units 168 and 177 to be within the "spirit and intent" of the Baltimore County Zoning Regulations (BCZR), relative to the orders and plans contained in the above referenced zoning case.

2. This "spirit and intent" approval applies to the zoning regulations (BCZR) and policies only and does not apply to regulations enforced by other County and State agencies.

Please prepare a red-lined hearing plan that shows the changes from the original hearing plan including changes to other zoning standards relevant to the property. The red-lined plan must include a signature block that states:

APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND ORDER IN ZONING CASE # 03-026-SPHA.

SIGNED BY DATE

A copy of your letter, this response and the red-lined plan will be recorded and made a permanent part of the zoning case file.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jeffrey N. Perlow

Jeffrey N. Perlow
Planner II
Zoning Review

JNP

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on Recycled Paper

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

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Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
(410) 494-6244

aldontell@venable.com

August 30, 2002

HAND-DELIVERED

W. Carl Richards, Jr., Supervisor
Zoning Review Office
County Office Building - Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Variance and Special Hearing
Petitioner: Macks & Macks
Location: Crestwell Property

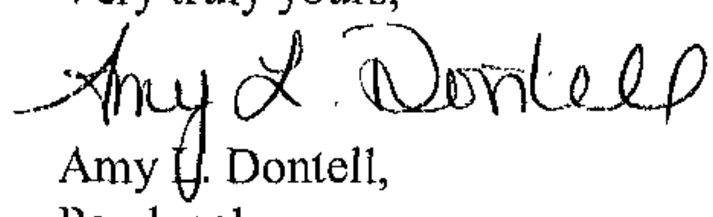
Dear Mr. Richards:

With this letter, I am enclosing for drop-filing revised Petitions for Variance and Special Hearing for the above-referenced property. I have also enclosed the following:

1. Site Plan (12)
2. Revision Fee Check for $100.00 (1)

If you have any questions regarding the enclosed materials, please feel free to give me a call.

Very truly yours,



Amy L. Dontell,
Paralegal

ALD
Enclosure

TO1DOCS1/BAW01/#143932 v1

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Post Office Box 5517
Towson, Maryland 21285-5517
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OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

JAN 15 '03

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

dhkarceski@venable.com

January 13, 2003

HAND-DELIVERED

Arnold Jablon, Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Honeygo Village Center
11th Election District, 5th Councilmanic District
Case No. 03-026-SPHA

Dear Mr. Jablon:

This firm represents Rita Limited Partnership ("Rita"), legal owner of the above-referenced property. I am writing to confirm that a slightly decreased rear building face to rear building face setback between two (2) townhouse units (Unit Nos. 168 and 177) to be constructed in the Honeygo Village Center (the "Village Center" or "Center") is within the spirit and intent of an Order issued by the Zoning Commissioner in Case No. 03-026-SPHA on October 10, 2002. I have enclosed a copy of the Order and site plan approved in the case for your convenience.

By way of brief history, the original development proposal for the Village Center (approved in Case No. XI-843/00-202-SPH) was an integrated plan that provided for a central commercial/ retail area and a number of apartment buildings throughout the property. In Case No. 03-026, Rita filed Petitions for Special Hearing and Variance accompanied by a site plan, entitled "HONEYGO VILLAGE CENTER A.K.A. CRESWELL PROPERTY," in an effort to redesign the Village Center to allow for townhouses rather than apartment buildings within the residential component of the Center. The Zoning Commissioner approved the Petitions, and his Order referenced a zoning setback table, provided on sheet 1 of the site plan. The table lists, in a horizontal

fashion, the types of setbacks from which variances were required and, in a vertical fashion, the exact setback distances requested to allow for the construction of each townhouse unit at the location shown on the site plan.

One type of variance requested was filed pursuant to Section 259.9.B.4.e of the Baltimore County Zoning Regulations ("BCZR" or "Zoning Regulations") to permit reduced rear building face to rear building face setbacks for a number of the townhouse units. BCZR Section 259.9.B.4.e requires a 100-foot rear to rear separation for residential dwellings. With regard to this 100-foot requirement, the zoning setback table indicates a 90-foot distance between Unit Nos. 168 and 177. Unfortunately, this 90-foot separation did not account sufficiently for the exterior building materials to be used on the rear building faces of those units, which shorten the distance between the units to 84 feet.

While the chart specifies exact setback distances, the Petition for Variance filed with the Zoning Review Office lists only the minimum distances for the townhouse units requiring each type of variance (copy enclosed). With regard to rear building face to rear building face setbacks, the Petition requested and the Zoning Commissioner's Order approved a minimum distance of 16 feet in lieu of the required 100 feet for all townhouse units that required a variance.

I recently met with the Zoning Commissioner, Lawrence E. Schmidt, regarding the reduced rear building face to rear building face setback for Unit Nos. 168 and 177. Mr. Schmidt indicated that the change should be considered a minor adjustment to the site plan approved in Case No. 03-026-SPHA. He based his decision, in part, on the understanding that the 84-foot setback is well within the minimum rear building face to rear building face distance (16 feet in lieu of the required 100 feet) requested by way of the Petition for Variance.

At this time, I am requesting that you provide written confirmation that a 6-foot reduction of the rear building face to rear building face setback for Unit Nos. 168 and 177 is only a minor adjustment to the approved site plan and, therefore, within the spirit and intent of the Zoning Commissioner's Order in Case No. 03-026-SPHA.

VENABLE
ATTORNEYS AT LAW

With this letter, I have enclosed a check in the amount of $50.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with your review. If you need any further information in order to complete your review, please feel free to give me a call.

Thank you for your assistance with the matter.

Very truly yours,

David H. Karceski

DHK
Enclosure
cc: Lawrence E. Schmidt, Zoning Commissioner
for Baltimore County
Mr. Jonathan C. Mayers
Mr. Scott D. Rouk

TO1DOCS1/DHK01/#151658 v1

Baltimore County
Zoning Commissioner

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

January 6, 2000

Robert Hoffman, Esquire
Venable, Baetjer and Howard, L.L.P.
210 Allegheny Avenue
Towson, Maryland 21204

Re: *Development Plan Hearing No. XI-843*
Petition for Special Hearing No. 00-202-SPH
N/S Joppa Road, 75' W of Gerst Road
Property: Honeygo Village Center

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The development plan and petition for special hearing have been granted, in accordance with the attached Order.

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

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Encl.

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on Recycled Paper

IN RE: DEVELOPMENT PLAN HEARING N/S Joppa Road,75' W of Intersection of Gerst Road 11th Election District 5th Councilmanic District (Honeygo Village Center) Rita Limited Partnership Petitioner/Developer	* * * * * *	BEFORE THE HEARING OFFICER OF BALTIMORE COUNTY Case Nos. XI-843 & #00-202-SPH

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

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for Baltimore County as a requested approval of a Development Plan prepared by Morris & Ritchie Associates, Inc., engineers, planners, surveyors and landscape architects, for the development of a 60 acre parcel of property a located on the north side of Joppa Road, west of Gerst Road, situated in the Honeygo area of Baltimore County. The subject property is proposed to be developed with commercial and retail space and high density residential apartment units. The subject site is the very center of the Honeygo area and has been set aside for this type of development. In addition to the requested approval of a development plan, the Petitioner is also requesting a special hearing to approve commercial parking within a residential zone in accordance with Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.). The special hearing request was filed in Case No. 00-202-SPH.

Appearing at the hearing on behalf of the development plan approval request were Bob Bradley and Scott Rouk, professional engineers with Morris & Ritchie Associates, the engineering firm who prepared the site plans of the property. Mr. Wes Guckert, an expert traffic consultant and Mr. Robert Sheesley, an expert environmental consultant also attended the hearing. Rob Hoffman, attorney at law, represented the Developer. Appearing as interested citizens in the matter were Patrick Durkin, Dave Meadows, Mike and Lisa Reynolds, Bob Keyser and Rob Raphel, all nearby property owners. Mr. David Marks, a representative of the Perry Hall Improvement Association also attended the hearing. As is usual and customary,

representatives from the various Baltimore County reviewing agencies appeared at the hearing; namely, Joe Merrey and Don Rascoe (Zoning), Eric Rockel (Land Acquisition), and Robert W. Bowling (Development Plans Review), all from the Office of Permits & Development Management; Glen Shaffer from the Department of Environmental Protection and Resource Management; Lynn Lanham from the Office of Planning; and Jan Cook from the Department of Recreation & Parks.

As to the history of the project, a Concept Plan Conference was held July 26, 1999, followed by a Community Input Meeting held at the Chapel Hill Elementary School on September 13, 1999. A Development Plan Conference followed on December 1, 1999 and a Hearing Officer's Hearing was held on December 22 and 23, 1999 in Room 407 of the County Courts Building.

As stated previously, the Developer is seeking approval of their development in two phases. They are requesting approval of a development plan with commercial and retail space situated in the center of the 60 acre tract of land, as well as 400 apartment units shown scattered about the property, located within 13 separate 4-story apartment buildings. In addition, the Developer, as an amenity to this development, is providing a pool house and swimming pool for the residents of the property, as well as recreational improvements to the local open space provided on site. All of these improvements are more particularly shown on Developer's Exhibits 1A and 1B, the Development Plan submitted at the hearing.

In addition, a special hearing request has been made to permit a series of parking spaces that surround the commercial center of this development to extend into the residential portion of the tract. In order to allow the parking spaces to exist within the residential zone, the special hearing request is necessary.

At the preliminary stage of the hearing officer's hearing, I attempted to determine what, if any, comments or issues remain unresolved at the time of the hearing before me. Several issues were raised by County representatives in attendance, as well as the citizens who attended the hearing. Some of these issues were resolved by way of preliminary discussions and will be

incorporated at the end of this Order by way of conditions and restrictions imposed upon the Developer. Other issues were unable to be resolved and, therefore, testimony and evidence was taken on those particular issues.

The first issue raised regarding the proposed development involved the installation of 2 traffic lights, one of which is situated within the interior of the development and the second of which is located off-site. Mr. Robert Bowling, a representative of Permits and Development Management indicated that his department expects the Developer to pay for and install a traffic light at the intersection of Honeygo Boulevard and Honeygo Village Avenue. The Developer agreed that it was their responsibility to pay the entire costs of the installation of that traffic light. Secondly, Mr. Bowling indicated that the Developer should pay for 50% of the traffic light to be installed at the intersection of Honeygo Boulevard and Joppa Road. The location of this particular traffic light is off-site from the Developer's property.

The Developer asserted that they should not be held responsible for the costs of the installation of that traffic light, given that its location is off-site from their property. In addition, the intersection of Honeygo Boulevard and Joppa Road is slated to be developed long before the subject property will be improved. It is the Developer's opinion that the need for a traffic light at Honeygo and Joppa Road will be necessary at the time the intersection is created regardless of any development occurring on their property. Therefore, the Developer argues that they should not be held responsible for the expense of a traffic light at Honeygo and Joppa Roads, when said traffic light is located off-site and not affected by their development.

Having considered the testimony and evidence of Mr. Bowling, as well as the expert opinion of Mr. Guckert, I find that the Developer should not be responsible for the cost of the installation of a traffic light at the intersection of Honeygo and Joppa Roads. The location of this intersection is off-site and, therefore, should not be paid for by this Developer.

The second issue raised by Mr. Bowling involved the future improvements and design of Joppa Road from its intersection with Honeygo Boulevard to the proposed roundabout situated at Cowenton Avenue. The Developer has submitted, at the request of Public Works, a horizontal

study of the redesign of Joppa Road along the aforementioned distance. In addition to this horizontal study, Mr. Bowling has requested that the Developer provide a vertical study of this stretch of Joppa Road. Inasmuch as I have ruled that the Developer need not pay for the installation of the traffic light at the intersection of Honeygo and Joppa Road, I shall require that the Developer submit to the Department of Public Works a vertical study of the improvements to be made to Joppa Road between its intersection with Honeygo Boulevard and Cowenton Avenue. The Developer agreed, at the hearing before me, to provide this vertical study once they were aware that they did not have to pay for the installation of the second traffic light.

The next issue raised concerning the development of the property was brought to the attention of this hearing officer by Mr. Jan Cook. Mr. Cook is a representative of the Department of Recreation & Parks. He has taken issue with the method used by the Developer to calculate open space shown on both the residential and commercial areas of this development. Mr. Cook testified that the open space set aside by this Developer does not meet the quality standards utilized by the Department of Recreation & Parks when reviewing such plans. The summation of Mr. Cook's testimony was that the Developer was deficient by 1.89 acres of open space. The Developer disagreed with Mr. Cook's interpretation of the type of property that satisfies this open space requirement. The Developer has set aside 6.7 acres of open space on the residential portion of the property and 2.1 acres of open space on the commercial portion of the property. They, therefore, believe that they have met the requirements of the Honeygo Plan as to the appropriate amount of open space provided.

After considering the testimony and evidence of the Developer, as well as Mr. Cook on behalf of the Department of Recreation & Parks, I find that the amount of open space shown on the development plan submitted does in fact, marginally satisfy the requirements imposed upon the Developer by way of the Honeygo Plan. Because the quality of the open space set aside was marginal, the Developer has offered to appropriate $60,000 for the purpose of making improvements within the open space area to further enhance its usability. Of particular interest to the citizens in attendance, specifically Mr. David Marks on behalf of the Perry Hall

Improvement Association, was the construction of a pavilion/amphitheater and a lawn seating area on the subject property along Honeygo Boulevard, just north of the Camp Chapel United Methodist Church property. Preliminary drawings of this pavilion were submitted into evidence as Developer's Exhibits 3A and 3B. The Developer shall continue with their efforts to construct and install this recreation and entertainment center on the subject site. In addition, the Developer shall install urban furniture throughout the property within the other areas of open space. As stated previously, the Developer must expend at least $60,000 for these improvements. The final design of the pavilion/amphitheater, as well as the urban furniture to be installed on the subject property shall be at the discretion of the Department of Recreation & Parks, working in conjunction with the representatives of the Perry Hall Improvement Association. Therefore, as a condition of approval of this plan, the Developer shall continue to submit drawing and plans for the pavilion/amphitheater and urban furniture to the Department of Recreation & Parks and the Perry Hall Improvement Association for their review, comment and approval.

The next issue raised by County representatives involved the method utilized by the Developer to calculate density on the property. Mr. Joe Merrey appeared at the hearing on behalf of Permits and Development Management. Mr. Merrey raised an issue that the Developer has transferred density units across residential zoning lines in contravention of the dictates of the Baltimore County Zoning Regulations. However, this issue was rendered moot by virtue of my ruling on the open space issue raised by Recreation & Parks. As stated previously, the Developer has set aside 2.1 acres of open space within the commercially zoned area of the property for open space. They are only required to set aside .95 acres of open space. Therefore, there exists 1.1 acres of open space in excess of what is required to be set aside. The commercial zoning of this property abuts land that is zoned D.R.10.5. Therefore, the Developer is permitted to utilize a portion of the excess B.L. zoned open space for the purpose of calculating density thereby permitting them to provide a total of 400 apartment units. Given this method of calculation, the density proposed is appropriate and the issue raised by Mr. Merrey has been rendered moot.

Mr. Glen Shaffer, appearing on behalf of the Department of Environmental Protection and Resource Management, raised some procedural issues regarding the proposed development. Mr. Shaffer requested that the Developer further amend their development plan to show grading around the forest conservation and forest buffer easements. In addition, he has requested that the revisions of the Forest Conservation Plan be submitted and that the variance request to fill in a pond within the forest buffer area be submitted. The Developer agreed to satisfy the requests of Mr. Shaffer. Accordingly, restrictions shall be imposed at the end of this Order mandating that these matters be addressed.

In addition to the issues raised by the County representatives, several citizens also had concerns which were raised. Mr. David Marks, appearing on behalf of the Perry Hall Improvement Association, brought to the attention of this Hearing Officer certain matters which he requested to be incorporated into my Order. Mr. Marks complimented the Developer in their cooperation with the community regarding the development of this property. The matters raised by Mr. Marks, by virtue of his testimony, were agreed to by the Developer and shall be incorporated at the end of this Order by way of conditions and restrictions.

Mr. Patrick Durkin appeared at the hearing and was concerned about possible adverse affects regarding the installation of a storm water management pond on the property, as well as the construction of a traffic roundabout at the intersection of Cowenton, Rexis and Joppa Roads. Mr. Durkin lives along Rexis Avenue and operates a commercial landscape business and horticultural nursery from his property. He has an existing pond on his property which he utilizes for irrigation of the plants and trees in his business. Mr. Durkin's property is downhill from the property to be developed and his pond relies on water drainage from the Developer's property to refill and replenish his pond. Mr. Durkin was seeking assurances that the development of the property would not cause his pond to go dry by virtue of the Developer altering or modifying the base flow of the water that currently drains into his pond.

Testimony from the Developer, specifically Mr. Robert Sheesley, the environmental expert hired by the Developer, demonstrated that the Developer will in no way eliminate or interfere with the base flow that currently drains into the Durkin pond. This testimony was corroborated by the representative from Environmental Protection. The installation of the storm water management ponds will be for the purpose of capturing overflows that occur during large storm events and not to eliminate the natural base flow. Therefore, as a condition of approval of the development plan, I shall require that the Developer shall not modify or alter the base level flow of water that currently drains to the Durkin pond.

Mr. Rob Raphel, also a nearby property owner, was concerned that his property receives too much water during rain events. He testified that his property is often saturated with water and wants assurances that the situation will not be made worse by virtue of the development of the subject property. As stated previously, the installation of the storm water management ponds will serve to collect water runoff during a storm event, which water will then be released by virtue of a suitable outfall shown further south along Cowenton Avenue. Mr. Raphel's property will no longer suffer from the overflow of water during heavy rain events that currently drain to his property. That water will be captured by the storm water management ponds. Therefore, the development of the subject property should provide relief to Mr. Raphel who experiences too much water runoff during storm events, while also not interfering with the base level flow of water that serves to recharge the pond used by Mr. Durkin. Neither of these issues were sufficient to warrant a denial of the development plan.

The final issue regarding runoff was raised by Mr. & Mrs. Reynolds who live along Rexis Avenue. The Reynolds testified that they currently experience erosion on their property where a small stream is located. The Reynolds are concerned over additional erosion taking place by virtue of the development of the subject site. Testimony indicated that funds have been allocated by Baltimore County for the purpose of restoring the stream that traverses the Reynold's property. The Developer is expected to contribute to that fund. Therefore, the development of the subject site should serve to benefit Mr. & Mrs. Reynolds by virtue of the stream restoration

project that is slated to take place in the near future. Furthermore, the storm water management ponds to be installed on site should also reduce stream erosion. Therefore, the issue raised by the Reynolds is not sufficient to warrant a denial of this Development Plan.

Some of the citizens in attendance at the hearing had a concern over the design of the traffic roundabout to be constructed at the intersection of Joppa Road, Rexis Avenue and Cowenton Avenue. The County has requested that the Developer provide a traffic roundabout, given the number of roads that intersect at that point. Mr. Marks, on behalf of the Perry Hall Improvement Association, asked that his association continue to be involved in the design and construction of that roundabout. Other citizens had general questions regarding the design of the roundabout itself. After considering the testimony and evidence offered by the Developer, and the apparent lack of opposition by the citizens, I find that the roundabout is appropriate to be installed at the intersection of the aforementioned roads and this issue is not sufficient to warrant a denial of the development plan. The questions raised by the citizens in attendance were more for requests for information rather than opposition to the roundabout itself. Therefore, I hereby find the roundabout to be appropriate.

Questions also arose concerning the storm water management facilities to be installed on the property. Again, the questions raised by the citizens in attendance were more informational requests than a position of opposition to the ponds themselves. After considering the testimony and evidence at the hearing before me, the issue over the design, ownership and operation of the storm water management facilities was not sufficient to warrant a denial of the development plan.

Having considered all of the issues raised concerning the development plan submitted, I find that the development plan should be approved subject to the conditions and restrictions of this Order. As stated previously, the Petitioner is also requesting a special hearing to allow commercial parking spaces to be situated partly in the D.R. zone portion of the property. These parking spaces are on the perimeter of the commercial core of this development. In order for the parking spaces to extend into the D.R. zone, a special hearing request is necessary. Given that

these parking spaces are located within the interior of the subject 60-acre site, no one opposed this particular request. Having considered the testimony and evidence presented at the hearing, I find that the special hearing should be permitted to allow portions of the parking areas around the perimeter of the commercial center to be situated within the D.R. zone.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising, posting of the property and public hearing held thereon, the Development Plan submitted into evidence as Developer's Exhibits 1A and 1B shall be approved and the Special Hearing Request to allow commercial parking within a residential zone shall be granted.

THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 6th day of January, 2000, that the Development Plan submitted into evidence as Developer's Exhibits 1A and 1B, be and it is hereby APPROVED and the Special Hearing Request to allow commercial parking within the residential zone shall also be APPROVED. The relief granted herein is contingent upon the following conditions and 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 Developer shall be responsible for the cost and installation of the traffic signal located at the intersection of Honeygo Boulevard and Honeygo Village Avenue. The Developer shall not be responsible to pay for the cost and installation of the traffic light at the intersection of Honeygo Boulevard and Joppa Road.

3) The Developer shall be required to submit to the Department of Public Works a vertical study of the design of Joppa Road between its intersection with Honeygo Boulevard and Cowenton Avenue. This vertical study must be submitted to the Department of Public Works within the time frame requested by that office.

4) The Developer shall be required to appropriate $60,000 for the purpose of constructing a pavilion/amphitheater within the open space located on the subject site. The final design of this pavilion/amphitheater shall be at the discretion of the Department of Recreation & Parks working in conjunction with the officers of the Perry Hall Improvement Association. In addition to the pavilion/amphitheater, the Developer shall also provide urban furniture elsewhere in the open space areas located within this development.

5) The Developer shall be permitted to utilize a portion of the commercially zoned property not necessary for open space calculations to allow enough density to meet the 400 apartment units proposed.

6) Prior to the recordation of a record plat for the subject development, the Developer shall be required to revise the grading around the forest conservation and forest buffer areas shown on the plan to the satisfaction of the Department of Environmental Protection and Resource Management. In addition, the Developer shall provide revisions to the Forest Conservation Plan in accordance with the requirements of DEPRM. Finally, the Developer shall follow through with their forest buffer variance request to allow a pond to be filled in on the subject property.

7) In accordance with the request of the Perry Hall Improvement Association (PHIA), the Developer shall perform the following:

   a. The Developer shall be required to submit all proposed signage for the property to the PHIA for their review and comment. The Developer shall be required to continue to work with the PHIA in the design and improvements to the open space areas within this development. In addition, the Developer shall continue to work with the PHIA regarding the design and construction of the roundabout at the intersection of Joppa Road, Cowenton Avenue and Rexis Avenue. In the event the parties are unable to agree on an appropriate design for these amenities, then either party may request a special hearing before this Deputy Zoning Commissioner/Hearing Officer for final resolution of their dispute.

   b. The Developer shall protect and preserve the natural vegetative buffer along Joppa Road to the extent possible, to provide natural screening to the proposed development. The Developer shall be required to provide and install the landscape burm and plantings around the Camp Chapel United Methodist Church as is shown on the landscape plan submitted at the hearing. Said landscaping shall be installed at the next appropriate planting season or at a time mutually agreed upon by the Developer and the Camp Chapel United Methodist Church.

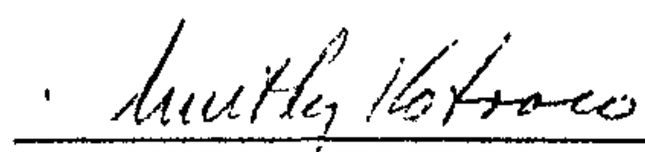
c. The Developer must strictly adhere to the Honeygo Design Guidelines regarding the design of the structures to be built on the subject property. Any modifications to these Honeygo Guidelines must first be approved by the Office of Planning, the Perry Hall Improvement Association and the Design Review Panel, if necessary.

d. The Developer proposes to construct 400 apartment units on the subject property. Assurances were made that these apartment units will be of high quality and design. This Hearing Officer looks upon, with disfavor, the construction of additional apartment units in Baltimore County. Older, poorly maintained and managed apartment complexes have contributed to the problems plaguing our older communities. However, in this instance, the zoning of this property does permit apartments to be constructed. To ensure that these apartment units will be of high quality and design, the Developer shall submit, prior to the issuance of any building permits, elevation drawings of the apartment buildings themselves, specific floor plans, square footage, number of bedrooms per unit, and the building materials to be used in the construction of the buildings themselves, to the Office of Planning for their review and approval. In addition, each apartment building must contain at least one elevator to serve the residents therein.

8) The Developer shall not impede the base level flow of water that currently enters into the pond on the property owned by Patrick Durkin. Mr. Durkin relies upon that pond to irrigate his stock in his landscaping business. Therefore, the base level flow of water entering the Durkin pond shall not be reduced by this Developer.

9) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

Copies to:

Rita Limited Partnership
c/o Joseph E. Fidler, President
4750 Owings Mills Boulevard
Owings Mills, Maryland 21117-4904

Mr. Bob Bradley
Mr. Scott Rouk
Morris & Ritchie Associates
110 West Road
Towson, Maryland 21204

Mr. Dennis Jankiewicz
Design Collective, Inc.
100 E. Pratt Street
Baltimore, Maryland 21202

Mr. Wes Guckert
Traffic Group
9900 Franklin Square Drive
Baltimore, Maryland 21236

Mr. Bob Sheesley
8354 Chestnut Farm Lane
Ellicott City, Maryland 21043

Mr. Patrick Durkin
9149 Rexis Avenue
Perry Hall, Maryland 21128

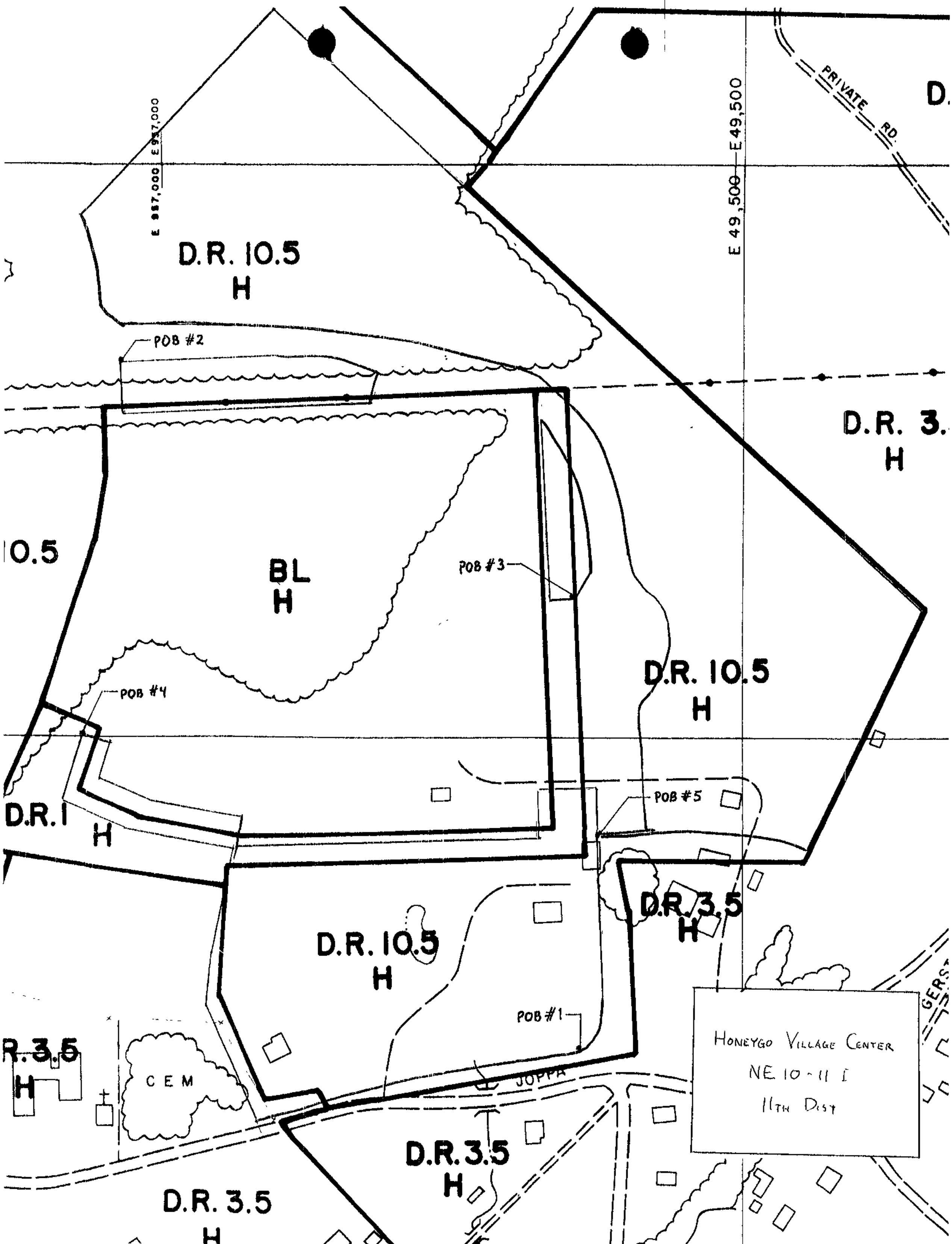
Mr. Dave Meadows
5225 E. Joppa Road
Perry Hall, Maryland 21128

Mr. & Mrs. Mike Reynolds
9129 Rexis Avenue
Perry Hall, Maryland 21128

Mr. Bob Keyser
9517 Holiday Manor Road
Perry Hall, Maryland 21128

Mr. David Marks
4627 E. Joppa Road
Perry Hall, Maryland 21128

Mr. Rob Raphel
1135 Beech Drive
Baltimore, Maryland 21220


E 49,500
E 49,500
PRIVATE RD.
D.R. 10.5
H
POB #2
D.R. 3.
H
10.5
BL
H
POB #3
D.R. 10.5
H
POB #4
POB #5
D.R.1
H
D.R.3.5
H
D.R. 10.5
H
POB #1
HONEYGO VILLAGE CENTER
NE 10-11 I
11TH DIST
R.3.5
H
CEM
JOPPA
D.R.3.5
H
D.R. 3.5
H

VARIANCE 13 - LETTER O

LOT #9 VARIANCE KEY

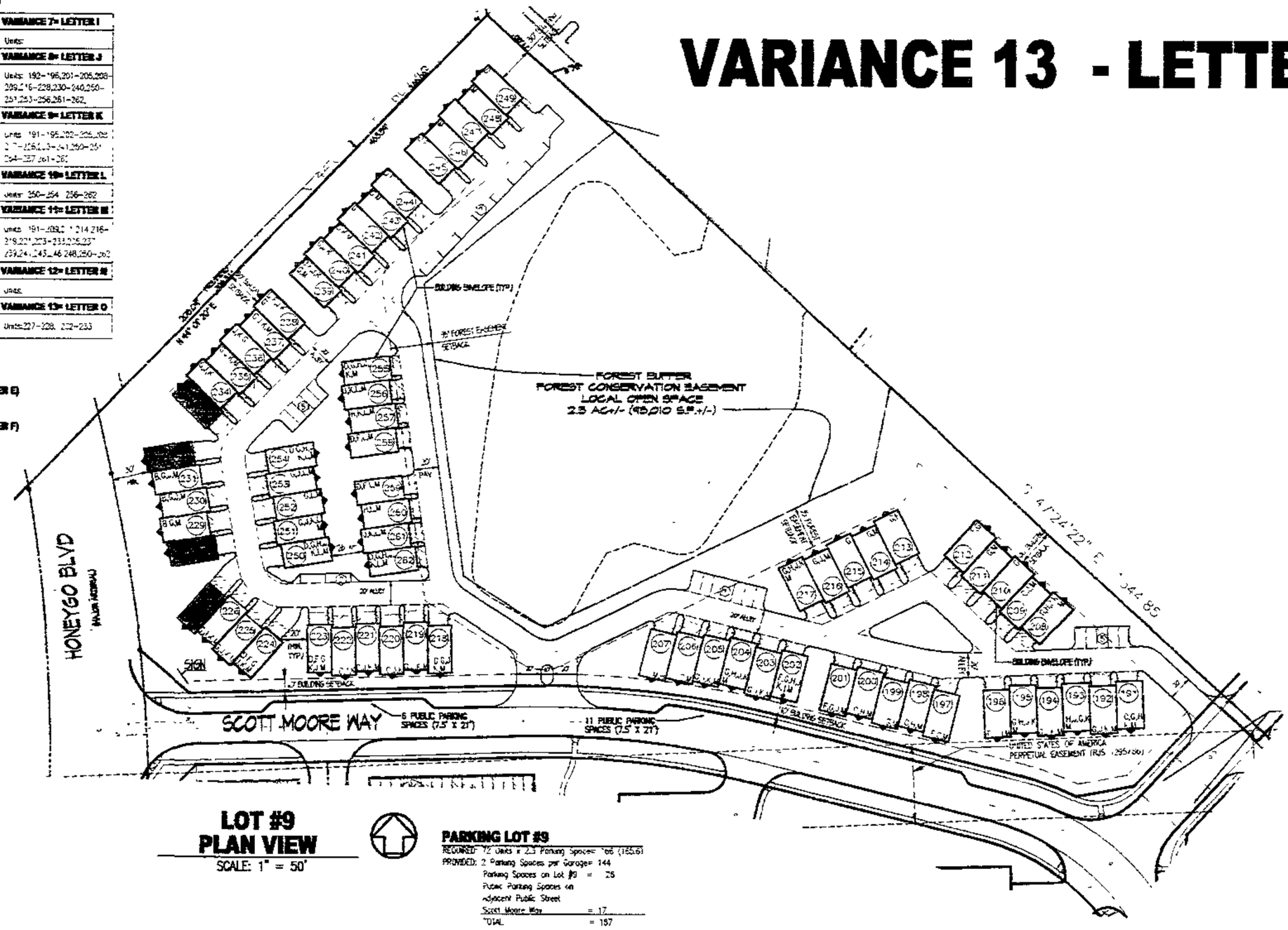
VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
Units 227-232	
VARIANCE 3= LETTER C	
Units 191	
VARIANCE 5= LETTER D	
Units 2,8,227-234,237-238 232-233,238-39,244-45 249-250,254-255,258-259 262	
VARIANCE 6= LETTER G	
Units 191-208,208-243,250-255,262	
VARIANCE 2= LETTER H	
Units 191-193-195 198,200 202,204,207,209,217 250,254-255,257,260 262	
VARIANCE 7= LETTER I	
Units:	
VARIANCE 8= LETTER J	
Units 192-196,201-206,208-209,216-228,230-240,250-251,253-258,261-262	
VARIANCE 9= LETTER K	
Units 191-195,202-206,208 [illegible] 254-257,261-262	
VARIANCE 10= LETTER L	
Units 250-254 256-262	
VARIANCE 11= LETTER M	
Units 191-208,2[illegible] 214 216-218,221,223-233,235,237 239,241-243,246 248,250-262	
VARIANCE 12= LETTER N	
Units:	
VARIANCE 13= LETTER O	
Units:227-228, 232-233	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196-197,[illegible] 202,212-213,223-224,236-238,244-245,258-259



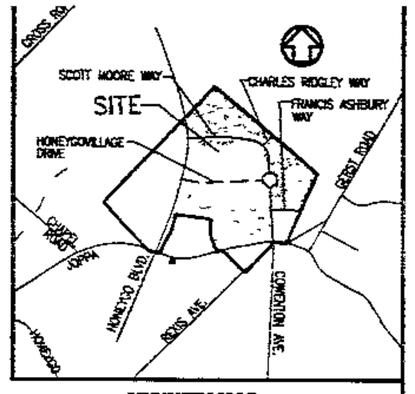
LOT #9 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces = 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 187

VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING BALTIMORE STATIONS
NBS NO. 12256-K, 5696472.7E, 480600.55
NBS NO. 12257-N, 5694524.6E, 482842.55

LOT #8 VARIANCE KEY

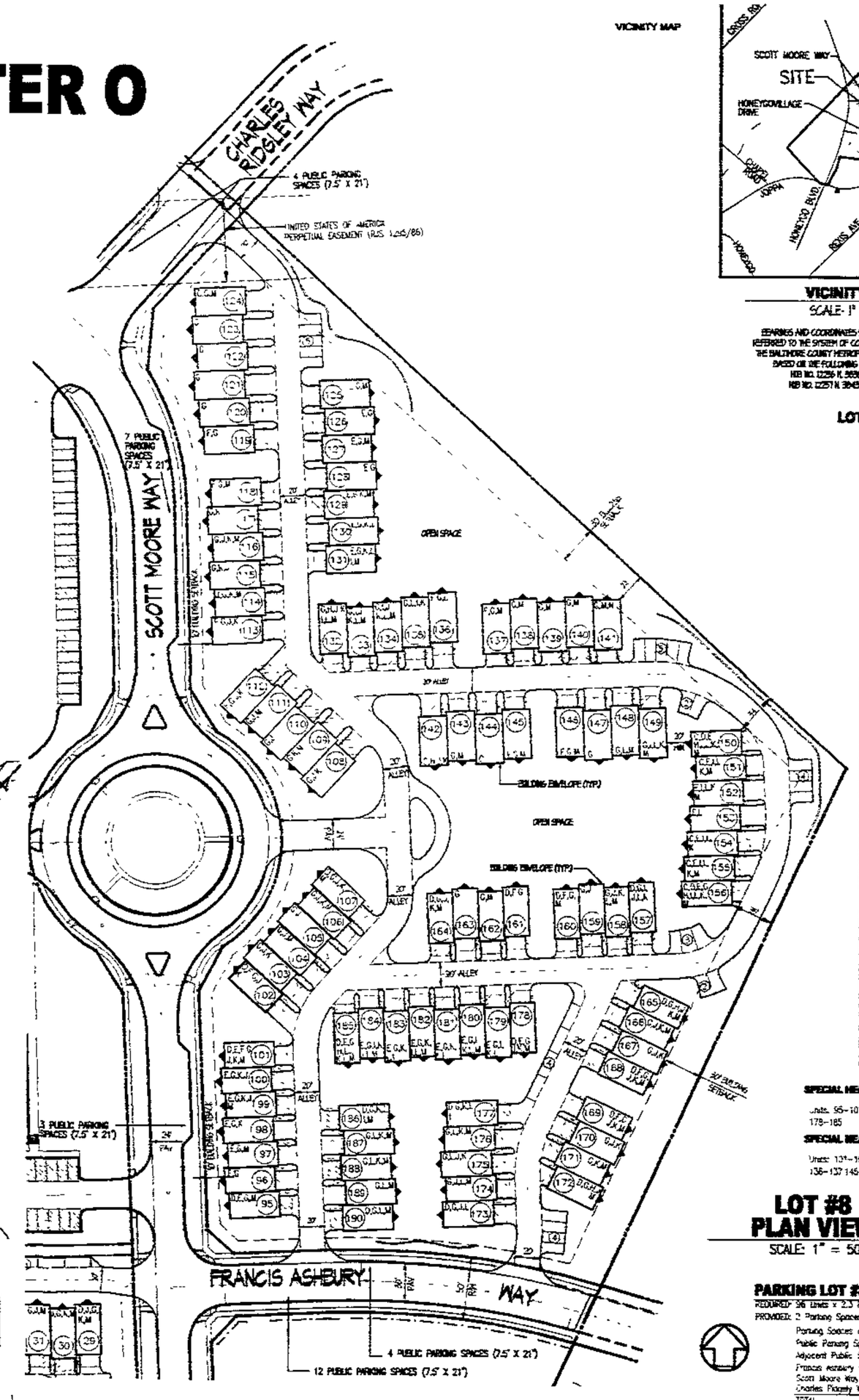
VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
VARIANCE 3= LETTER C	
Units: Units: 124 150-151 154-156	
VARIANCE 5= LETTER D	
Units: 95 101-102 107 150 155-157 160-161,164-165, 168-169,172-173,177-178, 185-186 190	
VARIANCE 6= LETTER G	
Units: 95-144 156-160	
VARIANCE 2= LETTER H	
Units 132,142 150,156,165	
VARIANCE 7= LETTER I	
172-185 Units:131-135,149-152,154-157,172-175 179-186	
VARIANCE 8= LETTER J	
Units: 99-108,110-116,132-134 142,157-159,164-170, 172-175 178,184-185	
VARIANCE 9= LETTER K	
Units:98-101 106-109 112-117,129-135,142,145-152, 154-159,164-171,175-186	
VARIANCE 10= LETTER L	
Units:130-136,148-158,173-177,179-190	
VARIANCE 11= LETTER M	
Units 95,97,99 101 104 106-107,109 111,114 116,118,124-126,127 129-131-134 137-141, 143,145-146,148-152,155-156 158,160,162,154-166,168-169,171-172 174,176,178,180 182,184-190	
VARIANCE 12= LETTER N	
Units: 141	

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95-101 125-131,150-156, 178-185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 131-132 112-113,118-119, 136-137 145-146,150-163,168-169



LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 96 Units x 2.3 Parking Spaces= 221 (220.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 10
Charles Ridgley Way = 4
TOTAL =251

LOT #7 VARIANCE KEY

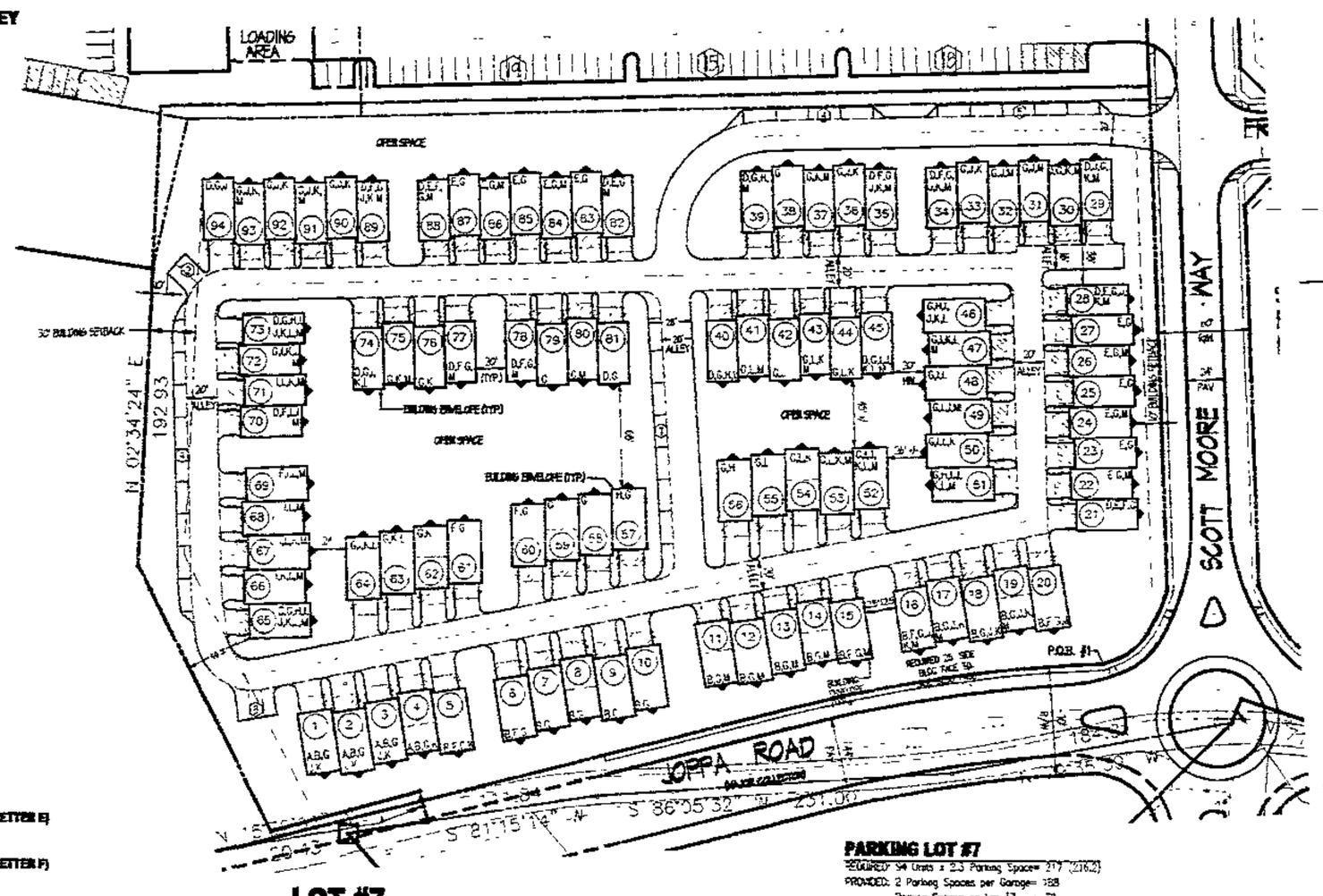
VARIANCE 0= LETTER A	
Units: 1-4,	
VARIANCE 1= LETTER B	
Units: 1-20	
VARIANCE 3= LETTER C	
Units: 69	
VARIANCE 5= LETTER D	
Units: 21,28-29,34-36,39-40,43,70,73-74 77-78,81-82, 88-89,94	
VARIANCE 6= LETTER G	
Units: 1-65,72-94	
VARIANCE 2= LETTER H	
Units: 39,40 46,51,56-57,66, 73	
VARIANCE 7= LETTER I	
Units: 45-52,94-74	
VARIANCE 8= LETTER J	
Units: 1-3,15-20,28-30,45-46,51-52,65,72,89-94	
VARIANCE 9= LETTER K	
Units: 1-9,15-19,28-30,33-37 43-47,50-54,62-67 71-76,88-93	
VARIANCE 10= LETTER L	
Units: 40-55,63-74	
VARIANCE 11= LETTER M	
Units: 11-17,19,22,24,26,28-32,34-36,37,39,41-43,45,47, 49,51-53,55-73,75,77-79, 80,82,84,86,88-89,91 93	
VARIANCE 12= LETTER N	
Units:	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21-28,82-88

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5-9,15-16,20-21,34-35 60-61,69-70,77-78,89-90

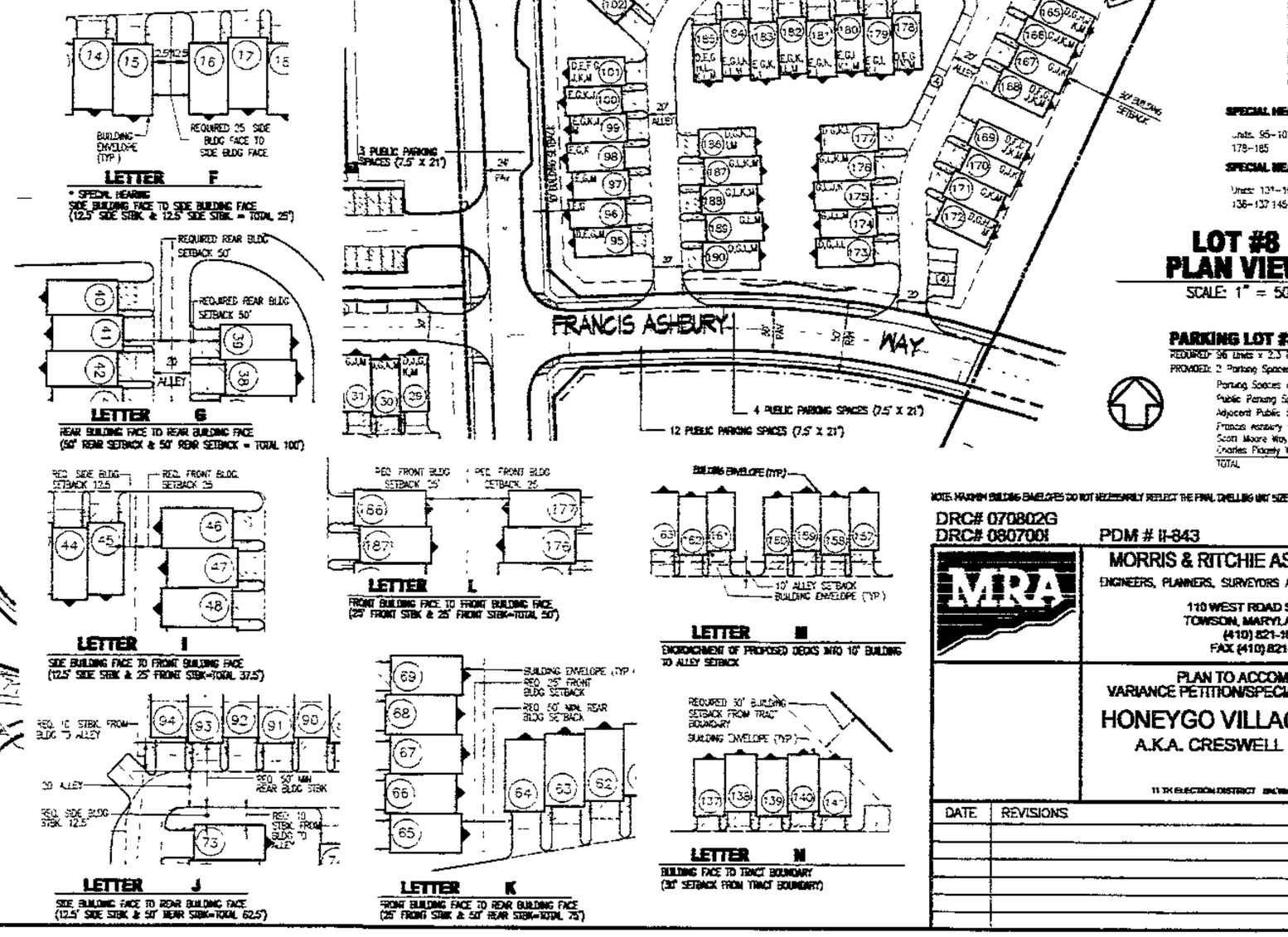


LOT #7 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED

DRC# 070802G
DRC# 0807001 PDM # II-843

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN

HONEYGO VILLAGE CENTER
A.K.A. CRESWELL PROPERTY

11 TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS	
		JOB NO.: 9440.01
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: SLG
		DESIGN BY: JVH
		REVIEW BY: JVH
		SHEET: 2 OF 2

VARIANCE 12 - LETTER N

LOT #9 VARIANCE KEY

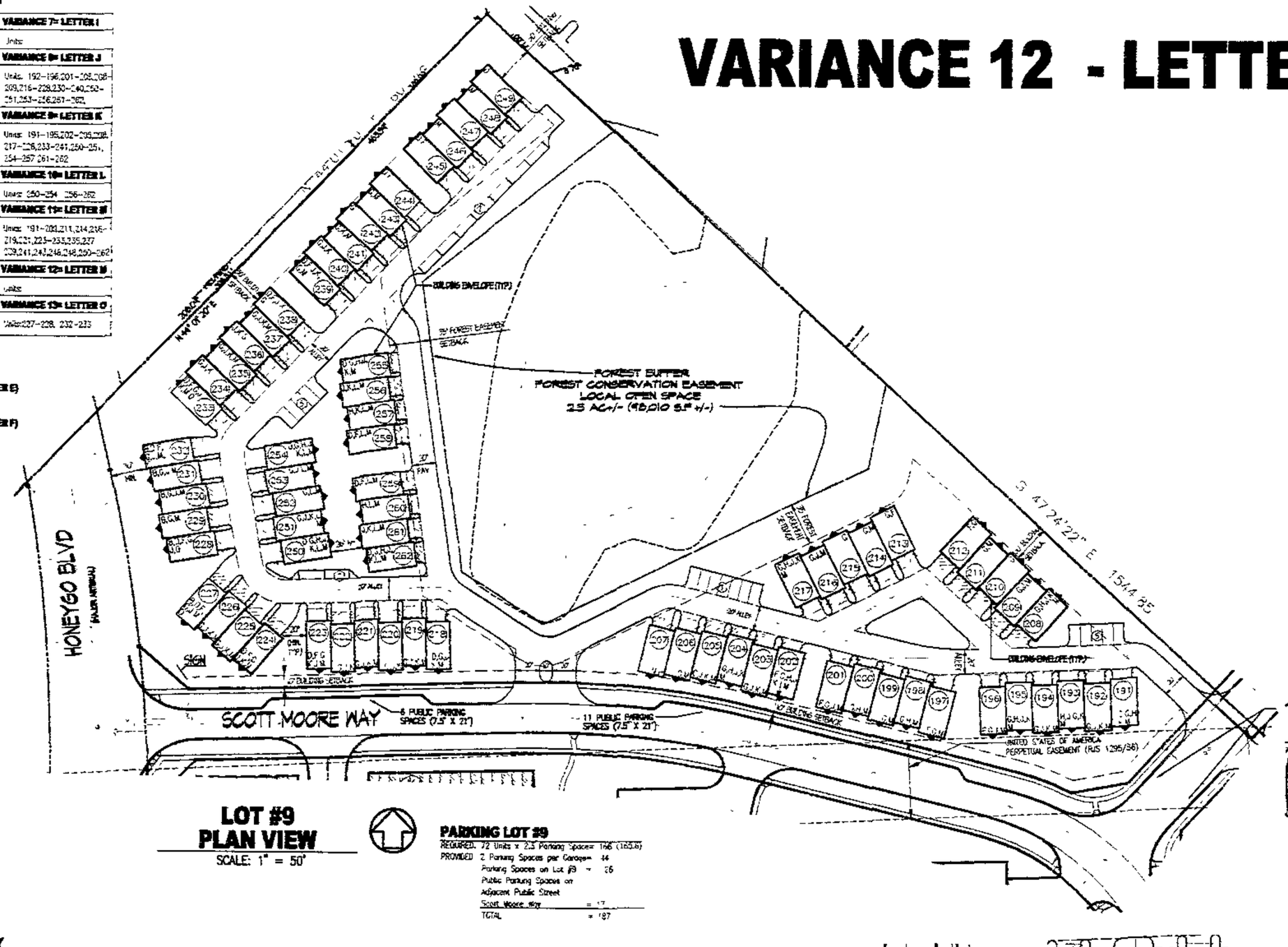
VARIANCE 0= LETTER A	VARIANCE 7= LETTER I
Units:	Units:
VARIANCE 1= LETTER B	VARIANCE 8= LETTER J
Units: 227-272	Units: 192-196,201-208,208-209,216-228,230-240,250-251,253-256,261-262,
VARIANCE 3= LETTER C	VARIANCE 9= LETTER K
Units: 191	Units: 191-195,202-205,208-217-226,233-241,250-251,254-257,261-262
VARIANCE 5= LETTER D	VARIANCE 10= LETTER L
Units: 218,223-224,227-228,232-233,238-239,244-245,249-250,254-255,258-259,262	Units: 250-254, 256-262
VARIANCE 6= LETTER G	VARIANCE 11= LETTER M
Units: 191-208,208-243,250-255,262	Units: 191-203,211,214,216-219,221,223-233,235,237,239,241,243,246,248,250-262
VARIANCE 2= LETTER H	VARIANCE 12= LETTER N
Units: 191,193,195,198,200,202,204,207,208,217,256,254-255,257,261,262	Units:
	VARIANCE 13= LETTER O
	Units: 227-228, 232-233

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196-197,201-202,212-213,223-224,238-239,244-245,258-259



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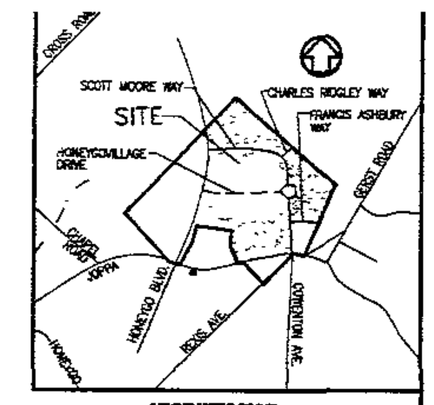
TOTAL = 187

VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
NBS NO. 1228 N. BASE LTE. HORIZ.
NBS NO. 1227 N. BASE LINE. HORIZ.

LOT #8 VARIANCE KEY

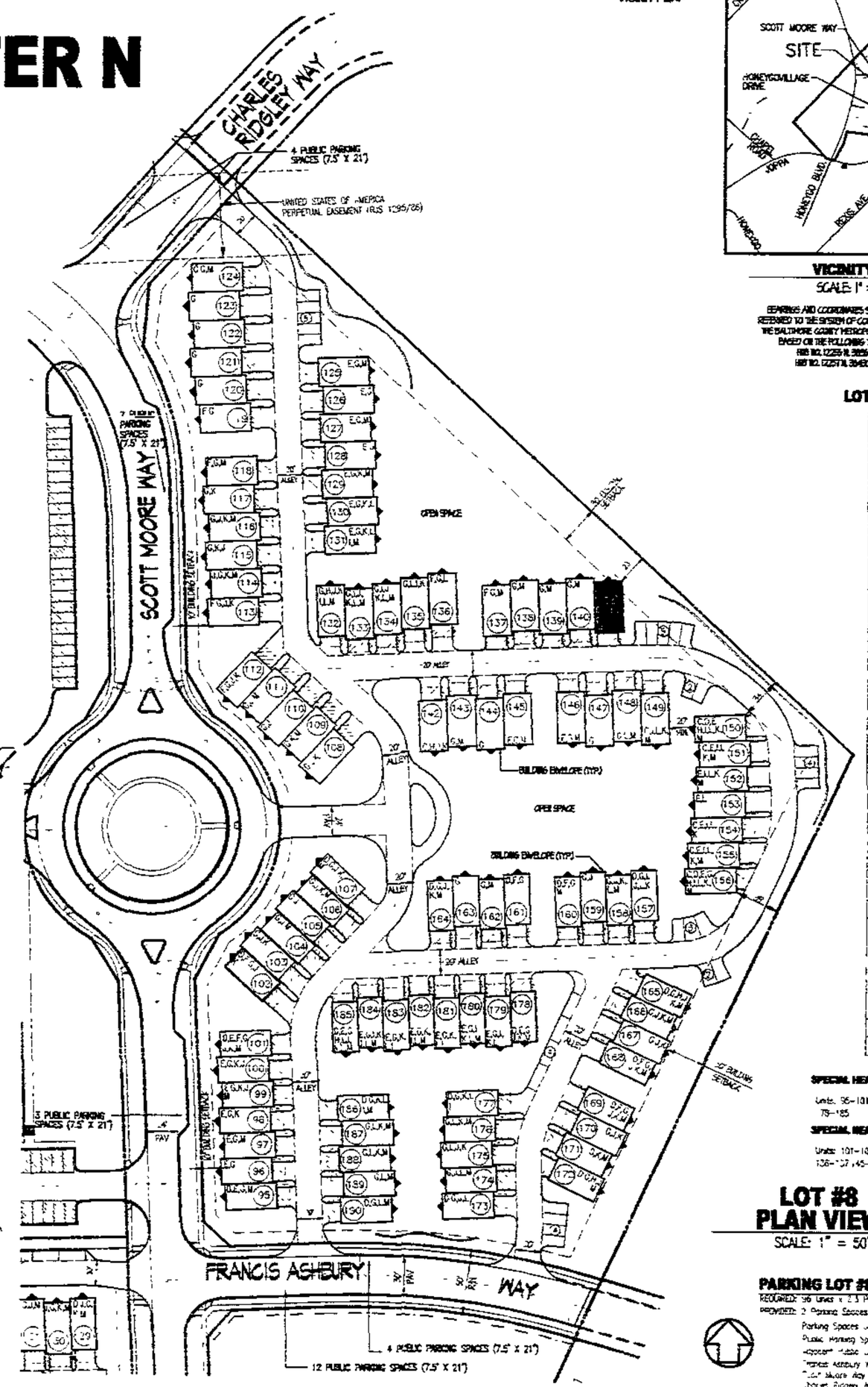
VARIANCE 0= LETTER A
Units:
VARIANCE 1= LETTER B
VARIANCE 3= LETTER C
UNITS: Units: 124-150-151-154-156
VARIANCE 5= LETTER D
Units: 95,101-102,107,150,156-157,160-161,164-165,168-169,172-173,177-178,185-186,190
VARIANCE 6= LETTER G
Units: 95-149 156-190
VARIANCE 2= LETTER H
Units: 132,142,150,156,165,
VARIANCE 7= LETTER I
UNITS: Units:131-135,149-152,154-157,177 179-186
VARIANCE 8= LETTER J
Units: 99-108,110-116,132-134,142,157-159,164-170,172-175,178,184-190
VARIANCE 9= LETTER K
Units:98-103,106-109,112-117,129-135 142,149-152,154-158,164-171,,75-88,
VARIANCE 10= LETTER L
Units:130-136,148-150,173-177,179-190
VARIANCE 11= LETTER M
Units: 95,97,99,101,104 106-107,109 111 114 116,118,124-126,127 129,131-134,137-141,143,145-146,148-152,155-156,158,160,162,164-166,168-169,171-172,174,176,178,180,182,184-190
VARIANCE 12= LETTER N
Units: 141

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95-101,125-131 150-156, 79-185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101-102,112-113,118-119, 126-127,145-146,160-161 168-169



LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 96 Units x 2.1 Parking Spaces= 201 (200.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 39
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 10
Charles Ridgley Way = 4
TOTAL = 257

NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

LOT #7 VARIANCE KEY

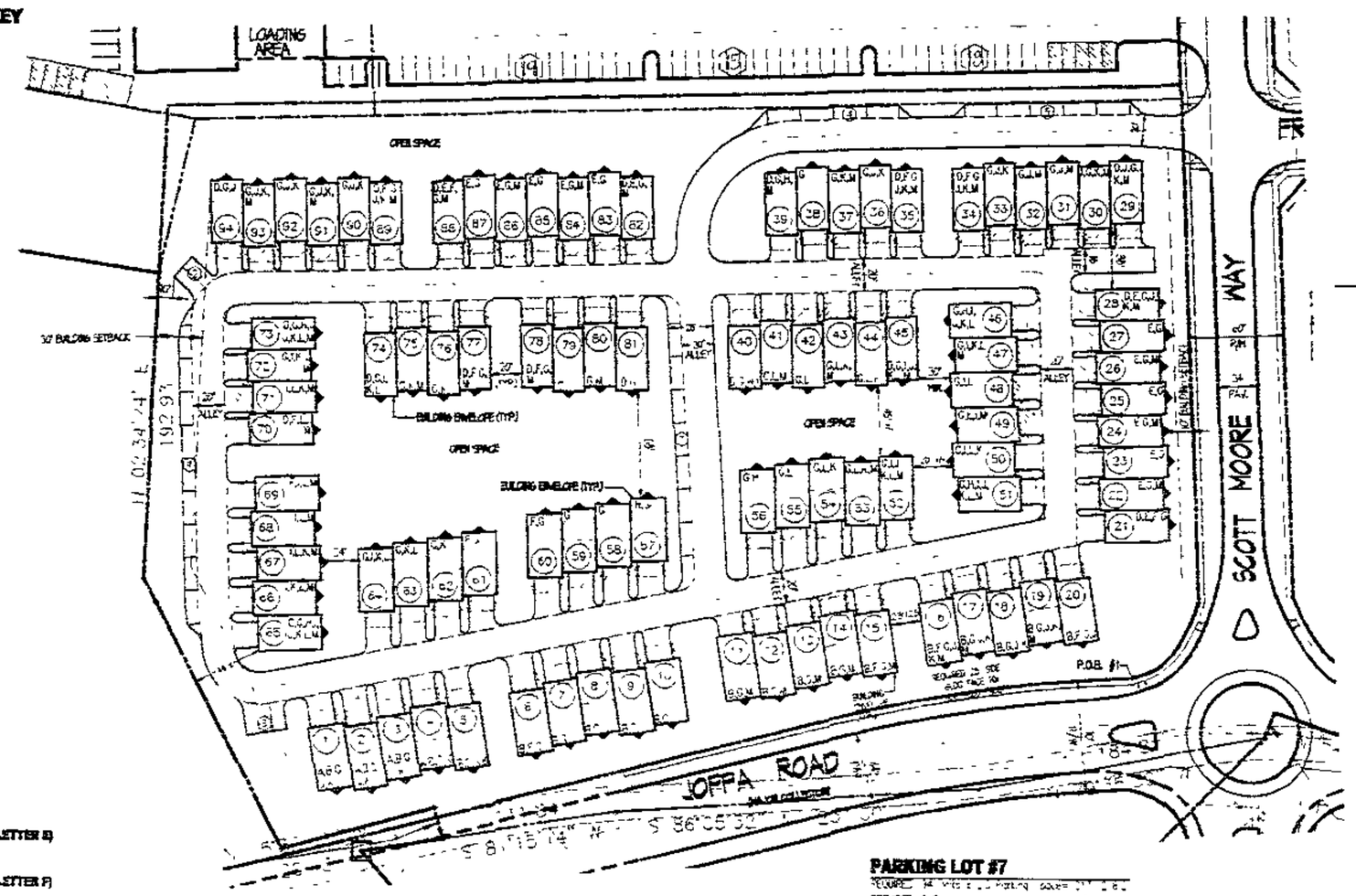
VARIANCE 0= LETTER A
Units: 1-4,
VARIANCE 1= LETTER B
Units: 1-38
VARIANCE 3= LETTER C
Units: 65
VARIANCE 5= LETTER D
Units: 21,28-29,34-35,39-40,45,70,73-74 77-78,81-82,88-89,94
VARIANCE 6= LETTER G
Units: 1-65,72-94
VARIANCE 2= LETTER H
Units: 38,40,46,51,56-57,65,73
VARIANCE 7= LETTER I
Units: 45-52 64-74
VARIANCE 8= LETTER J
Units: 1-2,15-20,29-30,38-46,51-52 65,73,88-94
VARIANCE 9= LETTER K
Units: 1-5,16- 9,25-30,38-47 49-57,60-64,82-87 1-78,89-93
VARIANCE 10= LETTER L
Units: 40-55,63-74
VARIANCE 11= LETTER M
Units: 1-7 19,22,24,26,28-32,34-35,37-39 41 43,45 47 49 51-53,55-72,75,77-78 80,82,84,86,88-89 91 93
VARIANCE 12= LETTER N
Units:

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21-29,32-92

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5-6, 8- 8,20-1 34-5 30-61 23-72 77-78,88-89

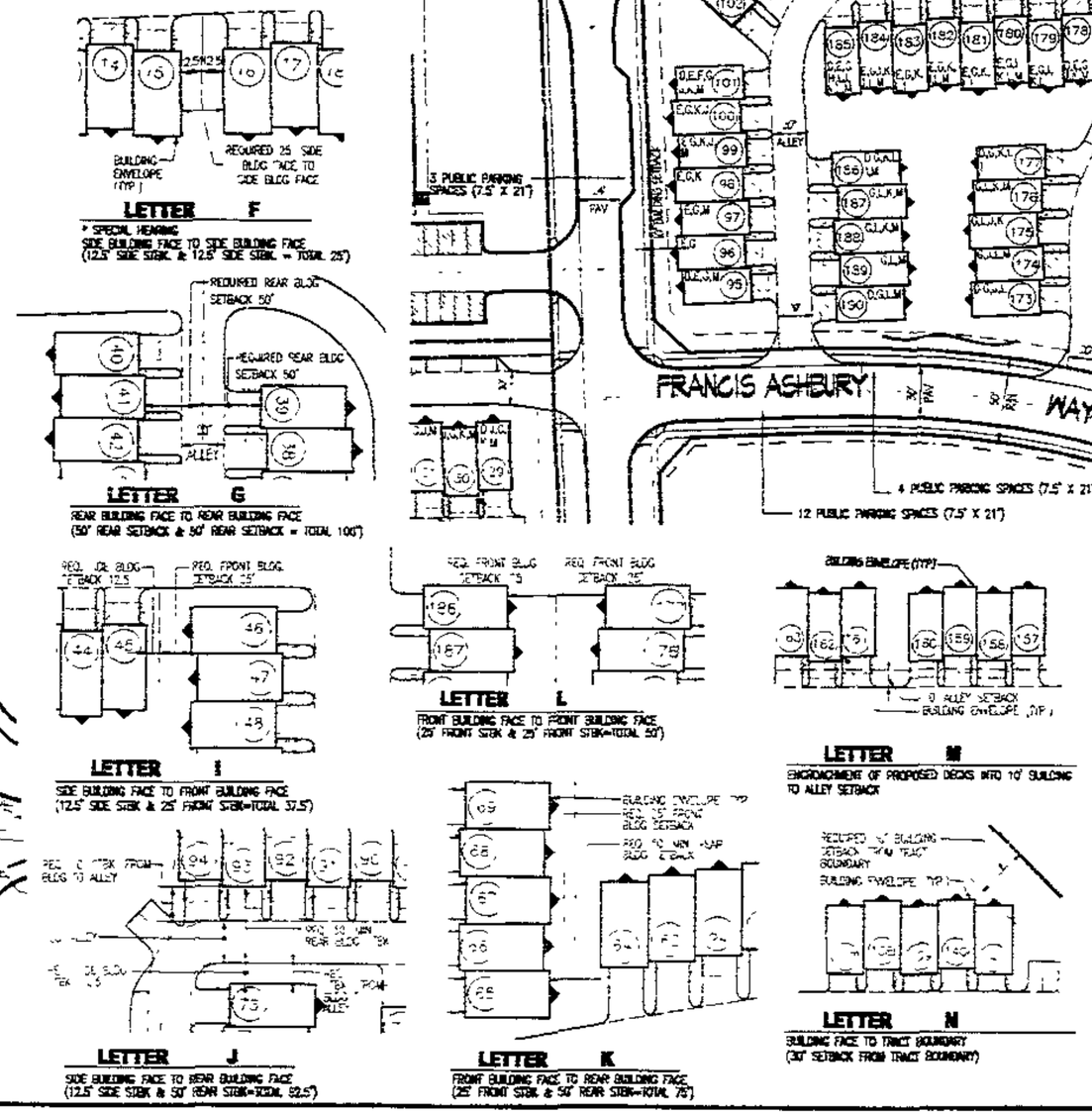


LOT #7 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



DRC# 070802G
DRC# 080700I

PDM # II-843

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
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FAX (410) 821-1748

PLAN TO ACCOMPANY
VARIANCE PETITIONS/SPECIAL HEARING PLAN
HONEYGO VILLAGE CENTER
A.K.A. CRESWELL PROPERTY

11 TH ELECTION DISTRICT BALTIMORE COUNTY MD

DATE	REVISIONS	
		JOB NO. 9440.01
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLC
		DESIGN BY: JAH
		REVIEW BY: JAH
		SHEET: 2 OF 2

VARIANCE 11 - LETTER M

LOT #9 VARIANCE KEY

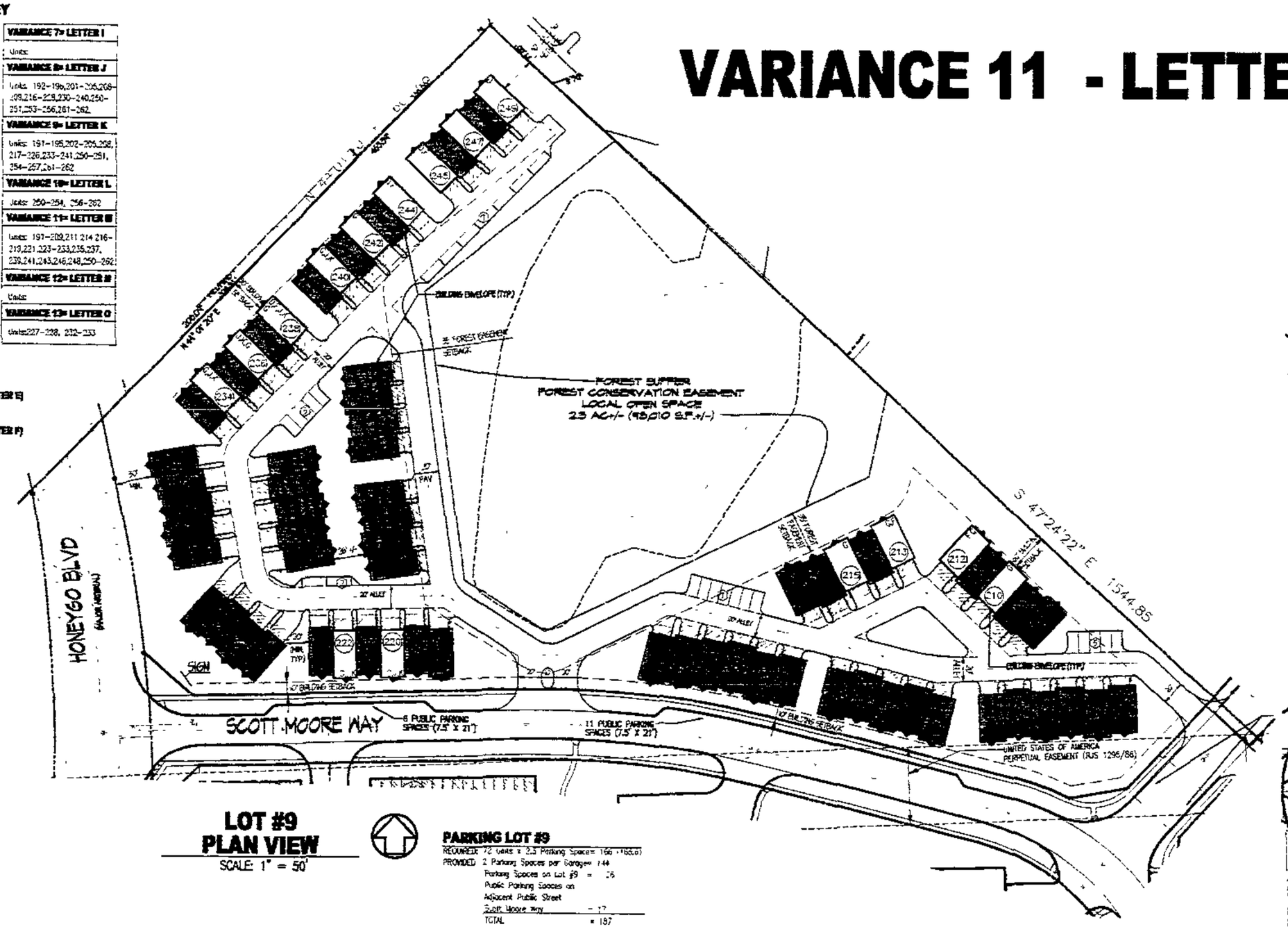
VARIANCE 0= LETTER A	VARIANCE 7= LETTER I
Units:	Units:
VARIANCE 1= LETTER B	VARIANCE 8= LETTER J
Units: 227-232	Units: 192-196,201-205,208-209,216-228,230-240,250-251,253-256,261-262
VARIANCE 3= LETTER C	VARIANCE 9= LETTER K
Units: 191	Units: 191-195,202-205,208,217-226,233-241,250-251,254-257,261-262
VARIANCE 5= LETTER D	VARIANCE 10= LETTER L
Units: 218,223-224,227-228,232-233,238-239,244-245,249-250,254-255,258-259,262	Units: 250-254, 256-262
VARIANCE 4= LETTER G	VARIANCE 11= LETTER M
Units: 191-206,208-243,250-255,262	Units: 191-209,211,214,216-219,221,223-233,235,237,239,241,243,246,248,250-262
VARIANCE 2= LETTER H	VARIANCE 12= LETTER N
Units: 191,193,195,198,200,202,204,207,208,217,250,254-255,257,260,262	Units:
	VARIANCE 13= LETTER O
	Units: 227-228, 232-233

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196-197,201-202,212-213,223-224,238-239,244-260,258-259

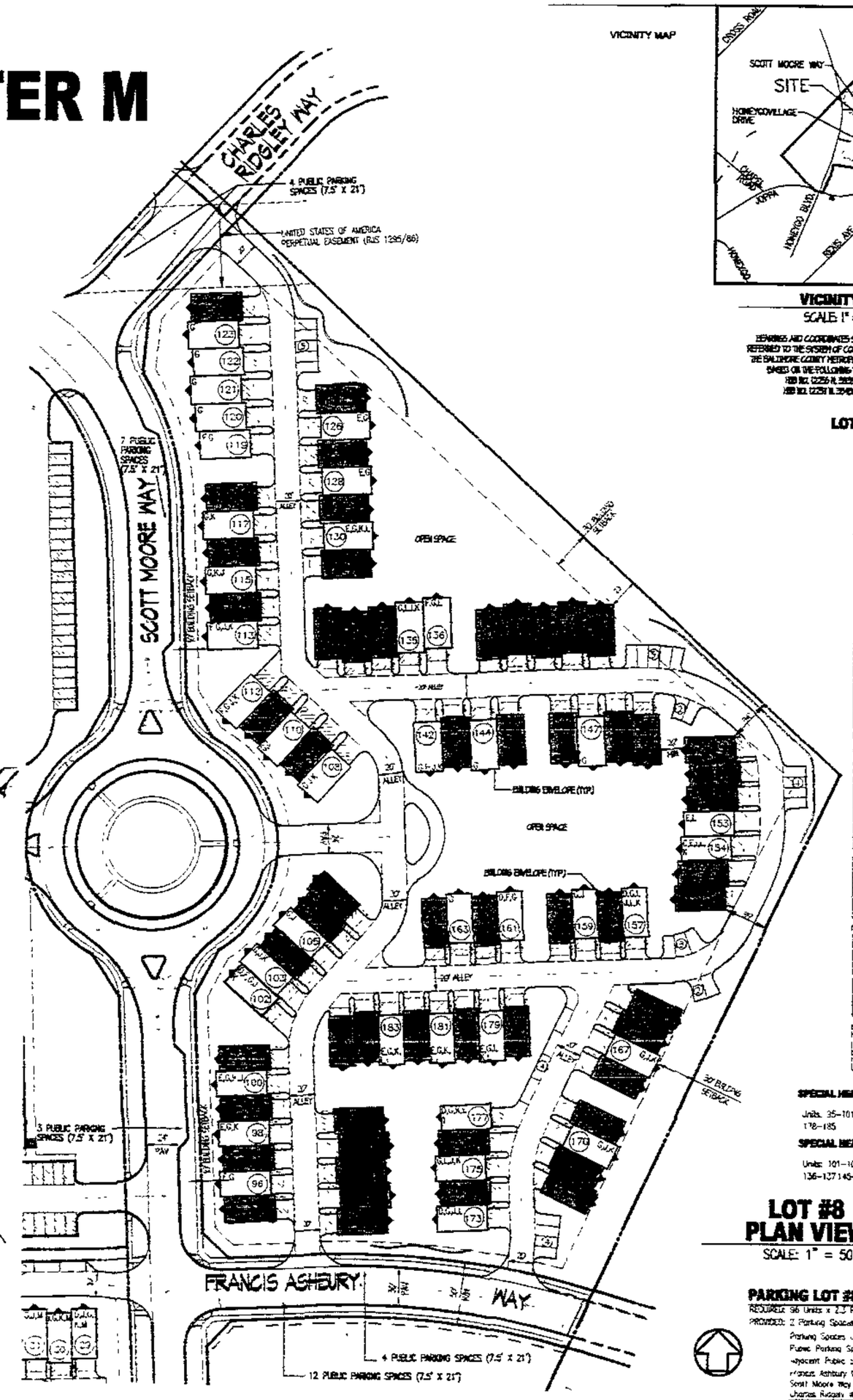


LOT #9 PLAN VIEW

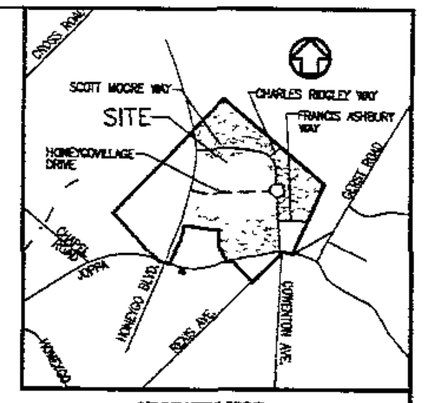
SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 187



VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING VAINGRID STATIONS:
NB 10 (225) N. 563947.72 - 460223
NB 10 (225) N. 564000.NE - 4926425

LOT #8 VARIANCE KEY

VARIANCE 0= LETTER A	VARIANCE 3= LETTER C
Units:	Units:
VARIANCE 1= LETTER B	VARIANCE 5= LETTER D
	Units: 124,150-151,154-156
	Units: 95,101-102,107,150,156-157,160-161,164-165,168-169,172-173,177-178,185-186,190
VARIANCE 4= LETTER G	VARIANCE 2= LETTER H
Units: 95-149,156-190	Units: 132,142,150,156,165,
VARIANCE 7= LETTER I	VARIANCE 8= LETTER J
172,176	Units: 131-135,149-152,154-157,177,179-186
VARIANCE 9= LETTER K	VARIANCE 10= LETTER L
Units: 59-108,110-116,132-134,142,157-158,164-170,172-173,176,184-185	Units: 98-103,108-109,112-117,129-135,142,149-152,154-156,164-171,175-188,
VARIANCE 11= LETTER M	VARIANCE 12= LETTER N
Units: 130-136,148-158,173-177,179-190	Units: 141
VARIANCE 13= LETTER O	
Units: 95,97,99,101,104,106-107,109,111,114,116,118,124-125,127-129,131-134,137-141,143,145-146,148-152,155-156,158,160,162,164-166,168-169,171-172,174,176,178,180,182,184-190	

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 35-101,125-131,150-156,176-185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101-102,112-113,116-119,136-137,145-146,160-161,68-69

LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 96 Units x 2.3 Parking Spaces= 221 (220.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 0
Charles Ridgely Way = 4
TOTAL = 251

LOT #7 VARIANCE KEY

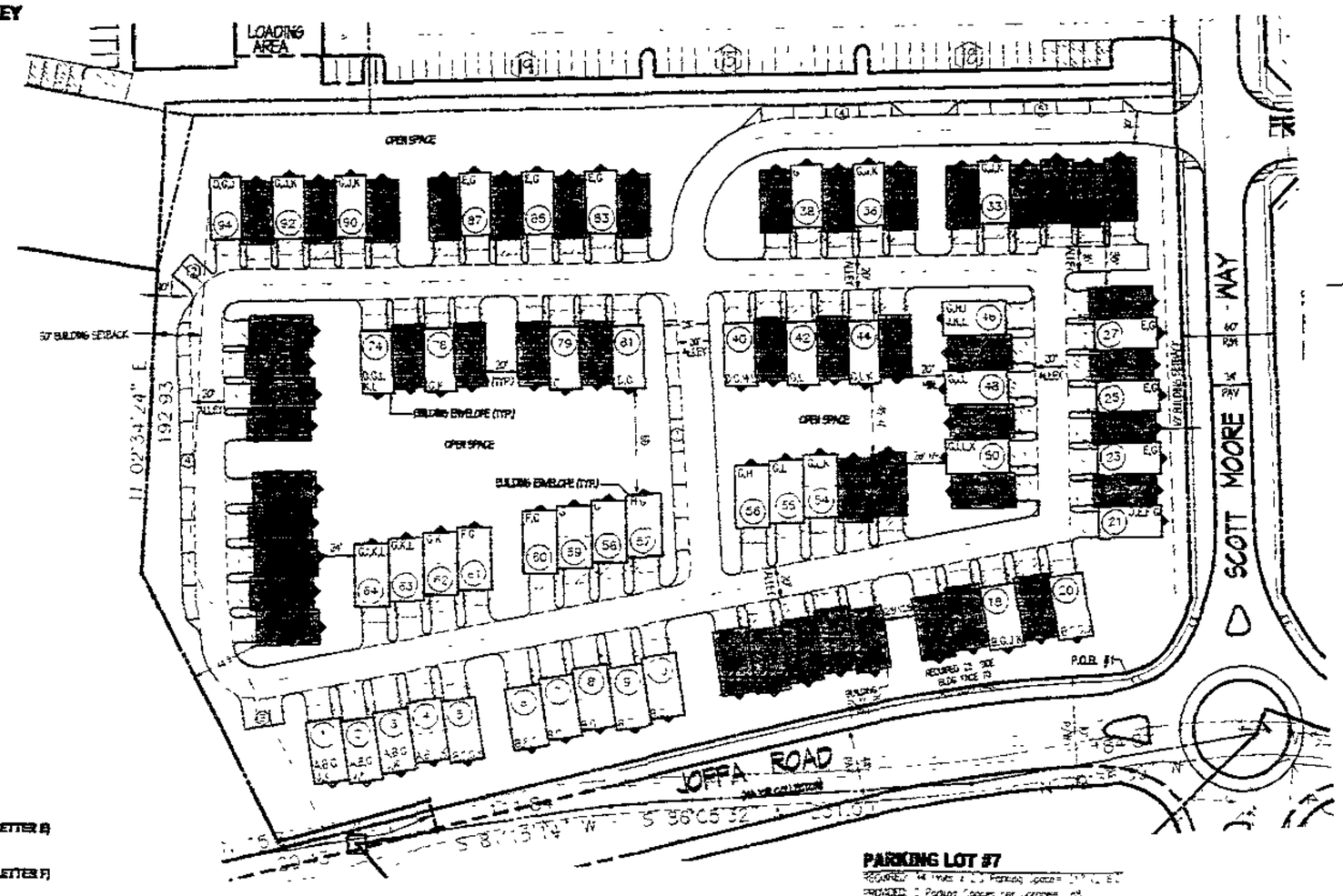
VARIANCE 0= LETTER A	VARIANCE 7= LETTER I
Units: 1-4,	Units: 45-52,64-74
VARIANCE 1= LETTER B	VARIANCE 8= LETTER J
Units: 1-20	Units: 1-3,16-23,29-36,45-46,51-52,65,72,89-94
VARIANCE 3= LETTER C	VARIANCE 9= LETTER K
Units: 63	Units: 5,16-19,25-30,33-37,43-47,50-54,62-67,76-79,89-93
VARIANCE 5= LETTER D	VARIANCE 10= LETTER L
Units: 21,28-29,34-35,39-40,45,70,73-74,77-78,81-82,85-89,94	Units: 40-58,67-74
VARIANCE 4= LETTER G	VARIANCE 11= LETTER M
Units: 1-55,72-94	Units: 1-3,9,20,24,28,29-32,34-38,43-47,49-67,69,51-53,65-73,75,77-78,80,82,84,86,88-92,93,93
VARIANCE 2= LETTER H	VARIANCE 12= LETTER N
Units: 39,40,46,51,56-57,65,73	Units:
VARIANCE 7= LETTER I	VARIANCE 13= LETTER O
Units: 45-52,64-74	Units:
VARIANCE 8= LETTER J	
Units: 1-3,16-23,29-36,45-46,51-52,65,72,89-94	
VARIANCE 9= LETTER K	
Units: 5,16-19,25-30,33-37,43-47,50-54,62-67,76-79,89-93	
VARIANCE 10= LETTER L	
Units: 40-58,67-74	
VARIANCE 11= LETTER M	
Units: 1-3,9,20,24,28,29-32,34-38,43-47,49-67,69,51-53,65-73,75,77-78,80,82,84,86,88-92,93,93	
VARIANCE 12= LETTER N	
Units:	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21-28,62-88

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5-8,15-21,62-71,24-25,40-41,69-70,77-78,86-88

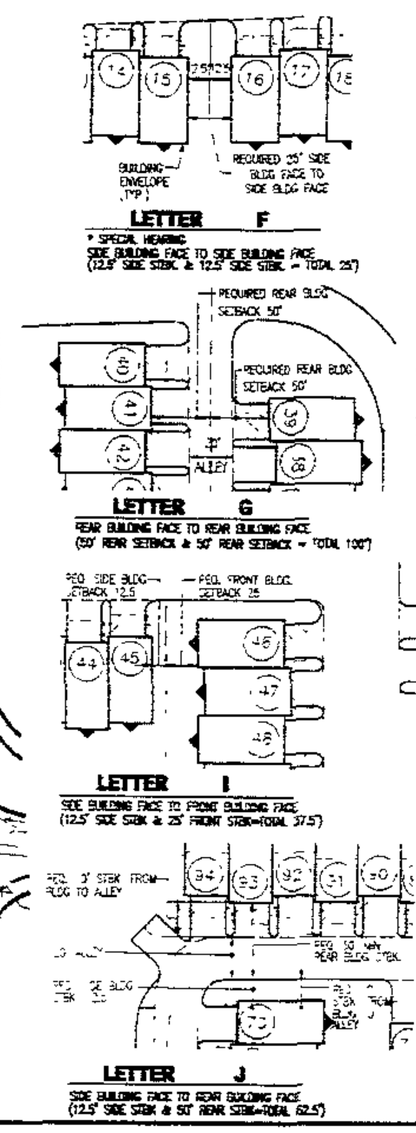


LOT #7 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 68
Parking Spaces on Lot #7 = 30
TOTAL = 218



NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

DRC# 070802G
DRC# 080700I

PDM # II-843

MRA

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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
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(410) 821-1690
FAX (410) 821-1746

PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN
HONEYGO VILLAGE CENTER
A.K.A. CRESWELL PROPERTY

11TH ELECTION DISTRICT BALTIMORE COUNTY MD

DATE	REVISIONS	
		JOB NO.: 94-40.01
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLG
		DESIGN BY: JAH
		REVIEW BY: JAH
		SHEET: 2 OF 2

VARIANCE 10 - LETTER L

LOT #9 VARIANCE KEY

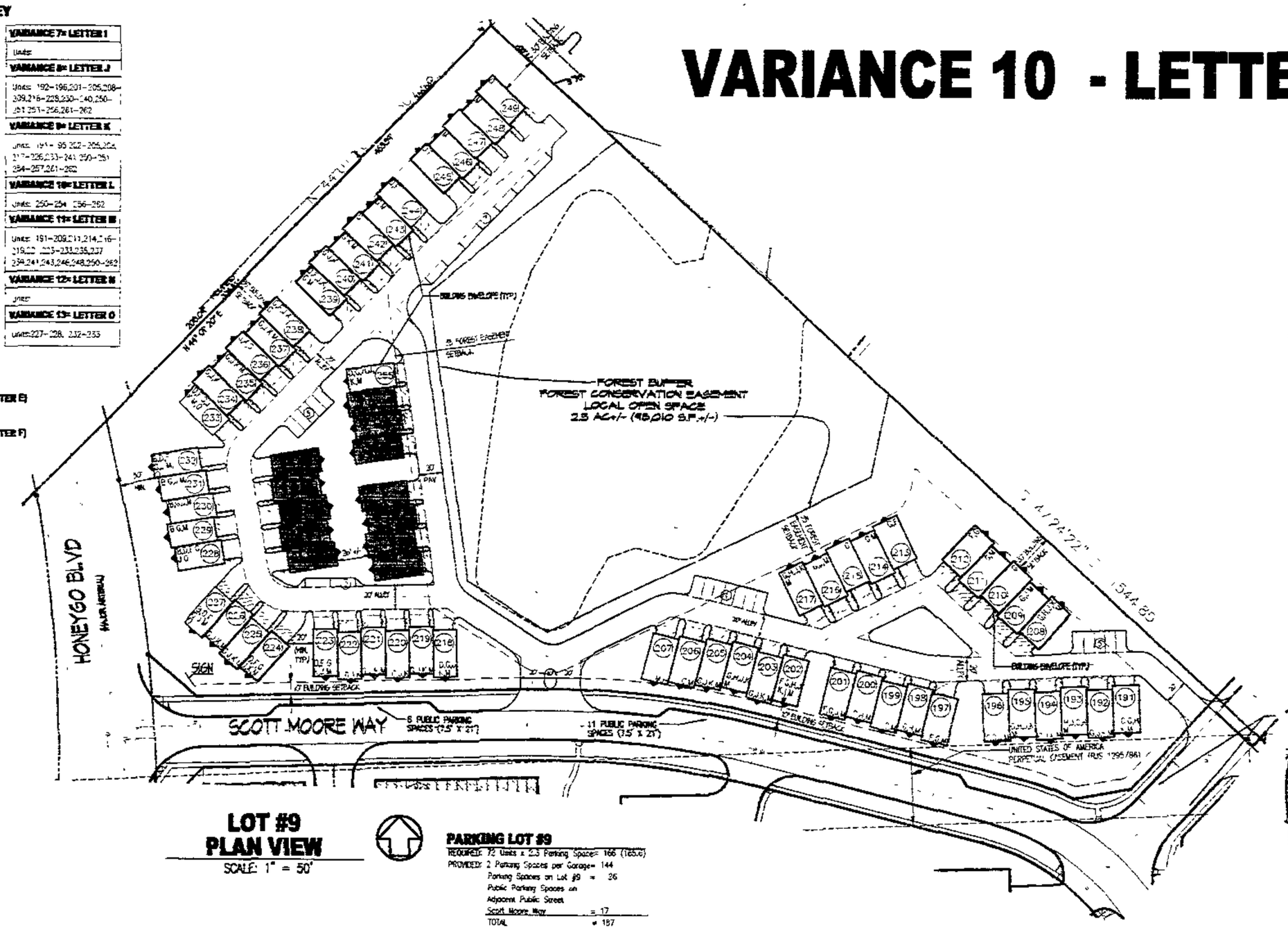
VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
units: 227-232	
VARIANCE 3= LETTER C	
units: 91	
VARIANCE 5= LETTER D	
Units: 218,223-224,227-228, 232-233,238-239,244-245, 249-250,254-255,258-259, 262	
VARIANCE 6= LETTER G	
units: 191-206,236-243,259-260,262	
VARIANCE 2= LETTER H	
Units: 191,193,195,198,200, 202,204,207,208,211-250,254-255,257,260,262	
VARIANCE 7= LETTER I	
Units:	
VARIANCE 8= LETTER J	
Units: 192-196,201-205,208-209,218-228,230-240,250-251,253-256,261-262	
VARIANCE 9= LETTER K	
units: 191-95,202-206,256, 217-226,233-241,250-251, 254-257,261-262	
VARIANCE 10= LETTER L	
units: 250-254, 256-262	
VARIANCE 11= LETTER M	
Units: 191-209,211,214,216-219,222-233,235,237, 239,241,243,246,248,250-262	
VARIANCE 12= LETTER N	
units:	
VARIANCE 13= LETTER O	
units:227-228, 232-233	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

units: 196-197,201-202,212-213,223-224,238-239,244-245,258-259



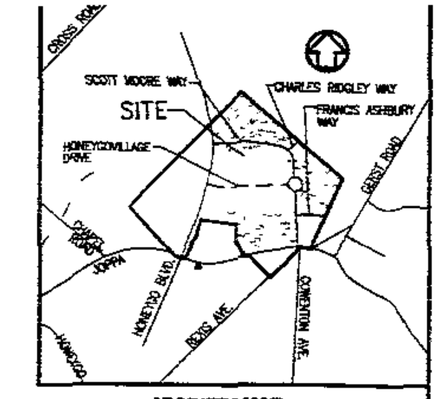
LOT #9 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 187

VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING MARKERS STATIONS:
HBD NO. 0226 N. 563844.7E. 468655
HBD NO. 0231 N. 564600.6E. 470645

LOT #8 VARIANCE KEY

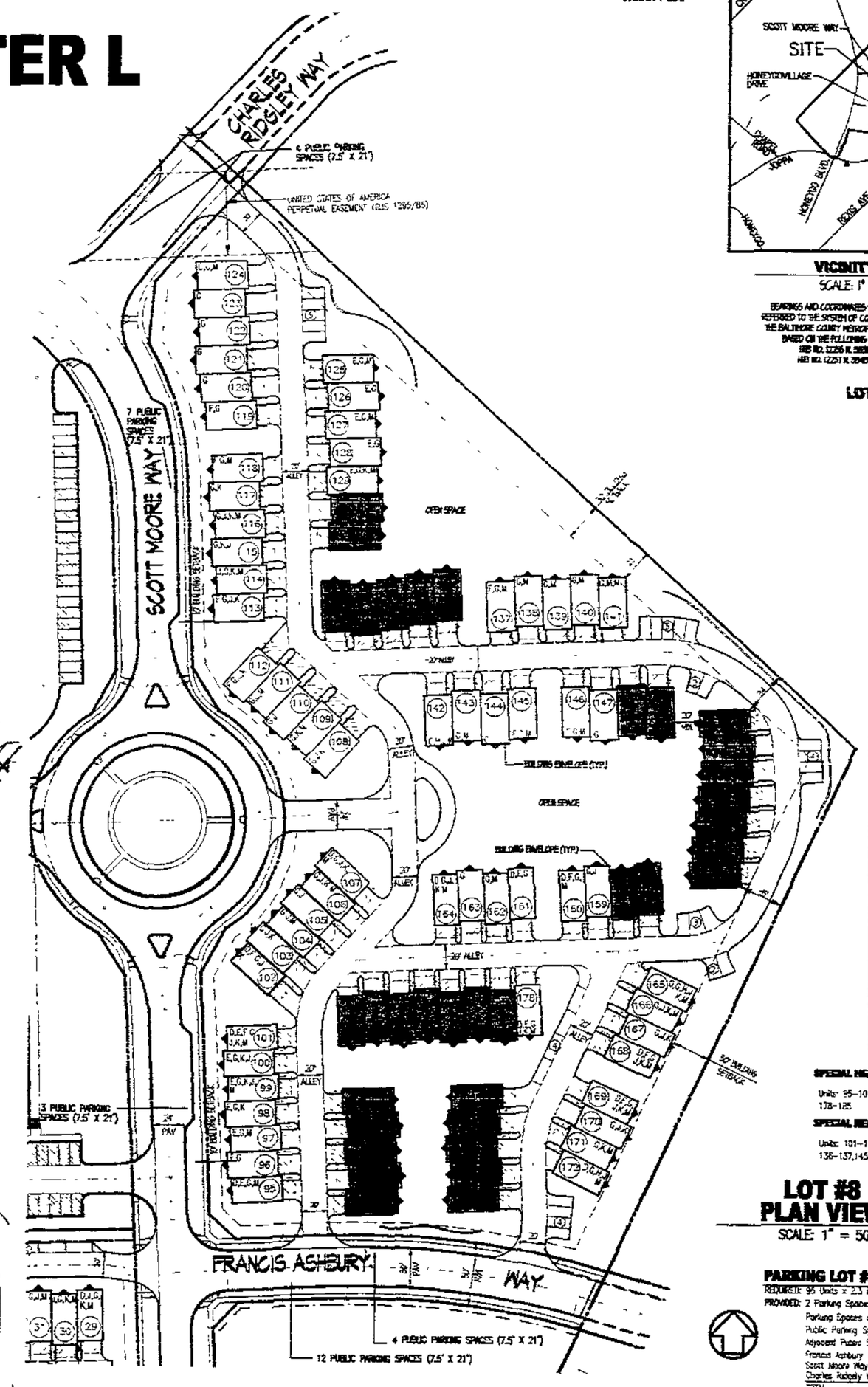
VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
VARIANCE 3= LETTER C	
Units: Units: 124 150-151,154-156	
VARIANCE 5= LETTER D	
units: 95,101-102,107 150, 156-157,160-161 164-165 168-169,172-173,177-178, 185-186,190	
VARIANCE 6= LETTER G	
Units: 95-149,156-190	
VARIANCE 2= LETTER H	
Units: 132,142,150,156,185,	
VARIANCE 7= LETTER I	
172,185 Units:131-135,149-152,154-157 172 179-188	
VARIANCE 8= LETTER J	
Units: 99-108,110-115,132-134,142,157-159 164-170 172-175 178,184-185	
VARIANCE 9= LETTER K	
units:98-103,106-109 112-117,129-135 142 149-152, 154-158,164-171 175-188	
VARIANCE 10= LETTER L	
Units:136-138,146-158,173-177,179-190	
VARIANCE 11= LETTER M	
Units: 95,97,99,101,104,106-107,109,111,114,116,118,124-125,127,129,131-134 137-141, 143,145-146,148-152 155-156,158,160 162,164-166,168-169,171-172 174,176,178,180, 182,184-190	
VARIANCE 12= LETTER N	
Units: 141	

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95-101,125-137,150-156, 178-185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 121-122,112-113,118-119, 136-137,145-148,160-161,168-169



LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRE: 95 Units x 2.3 Parking Spaces= 221 (220.5)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 10
Charles Ridgley Way = 4
TOTAL = 251

LOT #7 VARIANCE KEY

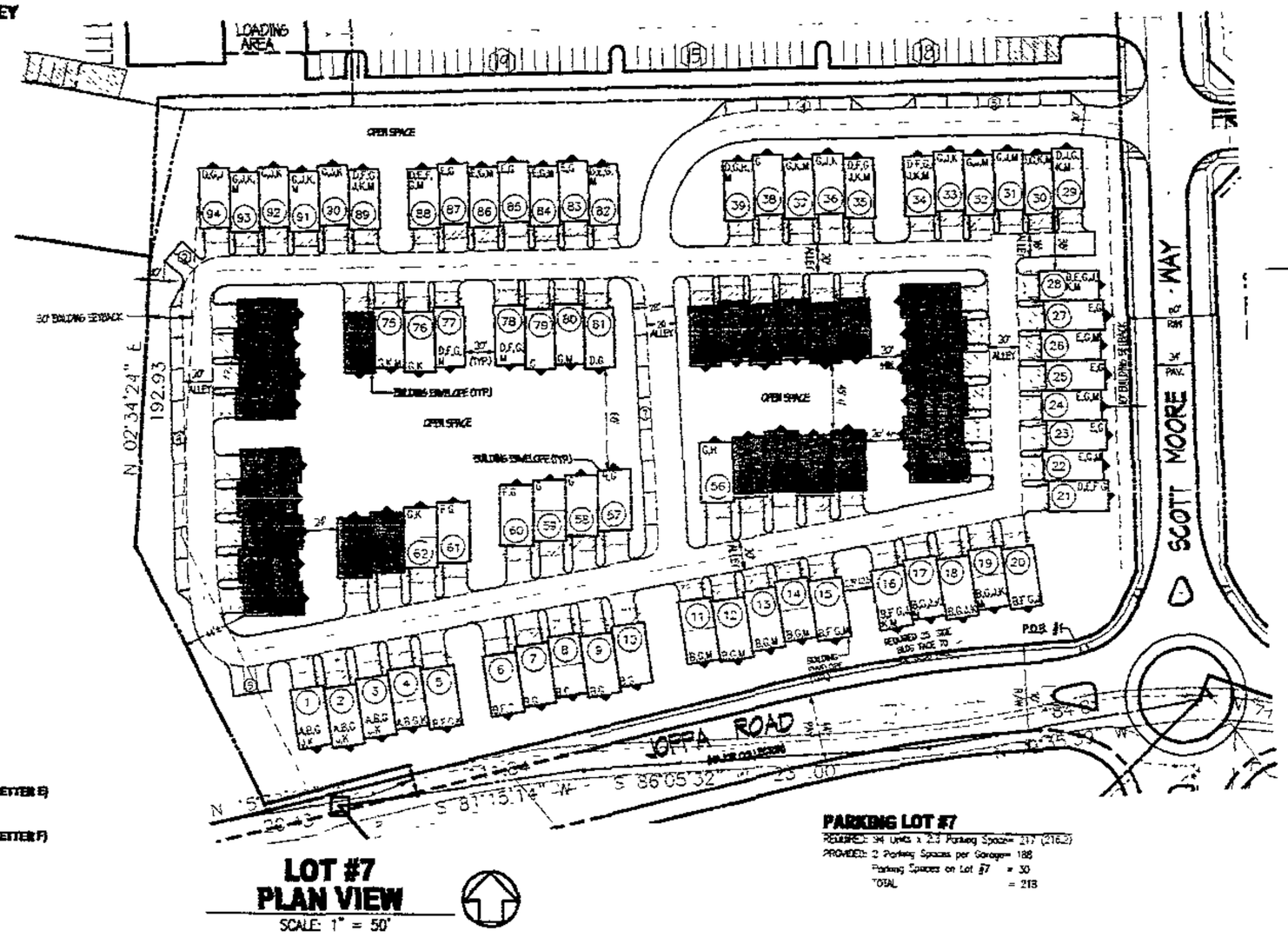
VARIANCE 0= LETTER A	
Units: 1-4	
VARIANCE 1= LETTER B	
Units: 1-20	
VARIANCE 3= LETTER C	
Units: 65	
VARIANCE 5= LETTER D	
units: 21,28-29,34-35,39-40,45,70,73-74 77-78,81-82, 88-89,94	
VARIANCE 6= LETTER G	
Units: 1-65,72-94	
VARIANCE 2= LETTER H	
Units: 39,40,46,51,56-57,66, 73	
VARIANCE 7= LETTER I	
Units: 45-52,64-74	
VARIANCE 8= LETTER J	
Units: 1-3,16-20,28-35,45-46,51-52,65,72,85-94	
VARIANCE 9= LETTER K	
Units: 1-6,15-16,28-33,36-37 43-47,50-54,62-67 71-76,89-93	
VARIANCE 10= LETTER L	
Units: 40-59 63-74	
VARIANCE 11= LETTER M	
Units: 11-17,19,22,24,26,28-33,34-35,37,39,41,43,45,47, 49,51-53,55-70,75,77-78, 80,82,84,86,88-89,91 93	
VARIANCE 12= LETTER N	
Units:	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21-28,62-68

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5-8,15-16,20-21,24-25, 60-61 69-70,77-78,88-89

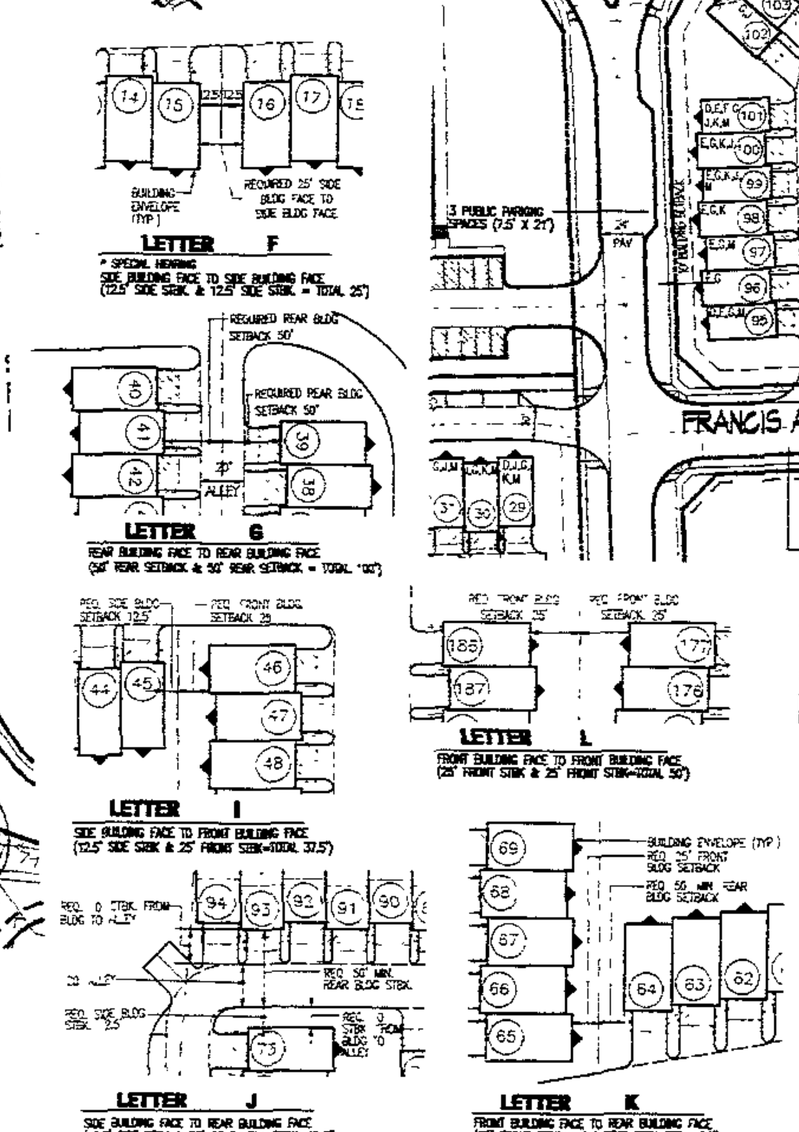


LOT #7 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



LETTER F

* SPECIAL HEARING
SIDE BUILDING FACE TO SIDE BUILDING FACE
(12.5' SIDE SETK. & 12.5' SIDE SETK. = TOTAL 25')

LETTER G

REAR BUILDING FACE TO REAR BUILDING FACE
(50' REAR SETBACK & 50' REAR SETBACK = TOTAL "100")

LETTER I

SIDE BUILDING FACE TO FRONT BUILDING FACE
(12.5' SIDE SETK & 25' FRONT SETK=TOTAL 37.5')

LETTER J

SIDE BUILDING FACE TO REAR BUILDING FACE
(12.5' SIDE SETK & 50' REAR SETK=TOTAL 62.5')

LETTER L

FRONT BUILDING FACE TO FRONT BUILDING FACE
(25' FRONT SETK & 25' FRONT SETK=TOTAL 50')

LETTER K

FRONT BUILDING FACE TO REAR BUILDING FACE
(25' FRONT SETK & 50' REAR SETK=TOTAL 75')

LETTER M

ENCROACHMENT OF PROPOSED DECKS INTO 10' BUILDING TO ALLEY SETBACK

LETTER N

BUILDING FACE TO TRACT BOUNDARY
(50' SETBACK FROM TRACT BOUNDARY)

NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

DRC# 070802G
DRC# 080700I

PDM # II-843

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410)821-1748

PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN

HONEYGO VILLAGE CENTER

A.K.A. CRESWELL PROPERTY

11TH ELECTION DISTRICT 3RD BALTIMORE COUNTY, MD

DATE	REVISIONS	
		JOB NO.: 8440.01
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLG
		DESIGN BY: JWH
		REVIEW BY: JWH
		SHEET: 2 OF 2

VARIANCE 9 - LETTER K

LOT #9 VARIANCE KEY

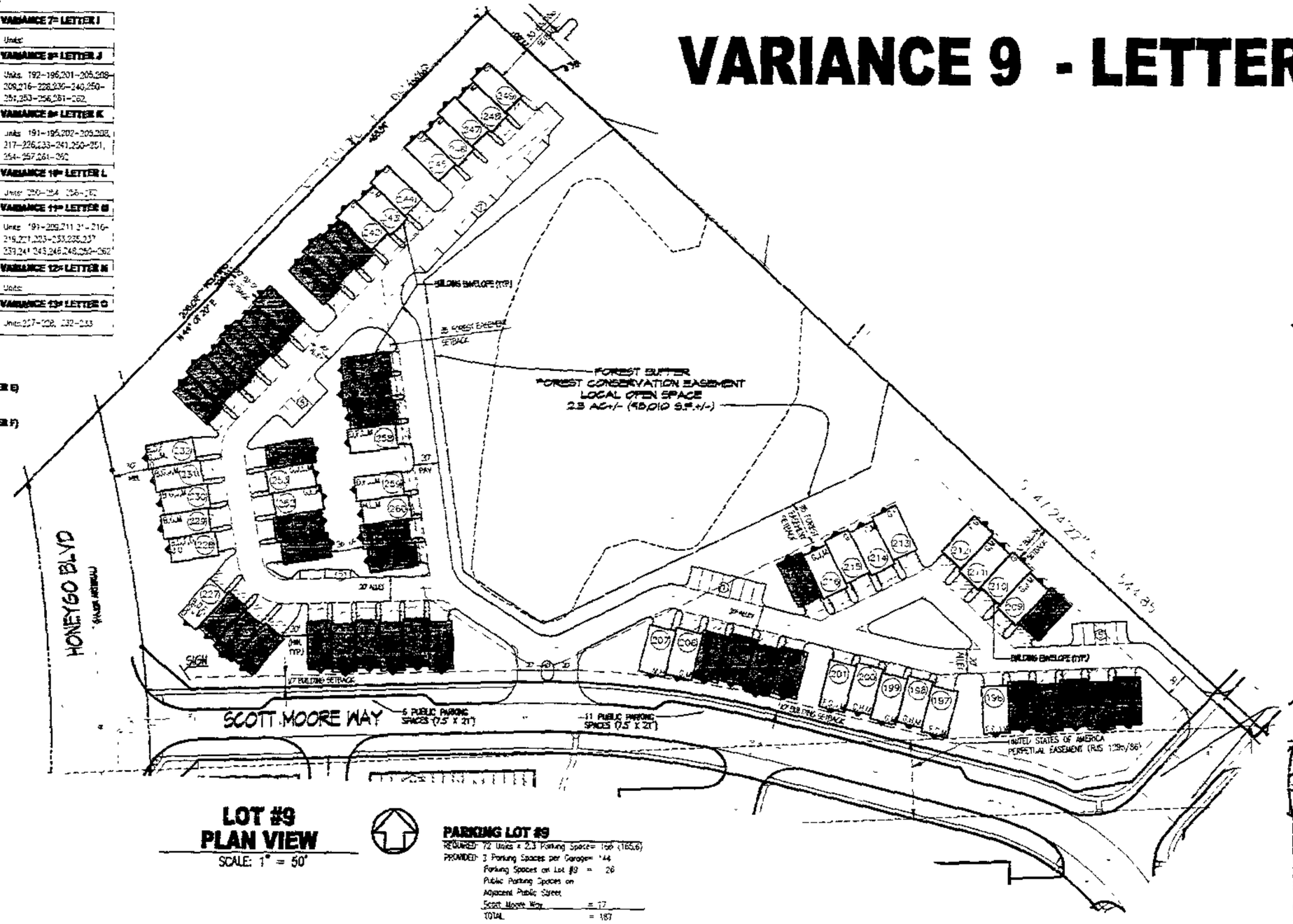
VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
Units: 227–232	
VARIANCE 3= LETTER C	
Units: 191	
VARIANCE 5= LETTER D	
Units: 218,223–224,227–228, 232–233,238–239,244–245, 249–250,254–255,258–259, 262	
VARIANCE 6= LETTER G	
Units 191–206,208–243,250–259,262	
VARIANCE 7= LETTER H	
Units: 191,193,195,198,200, 202,204,207,209,217,250,254–255,257,260,262	
	VARIANCE 7= LETTER I
	Units:
	VARIANCE 8= LETTER J
	Units: 193–195,201–209,208–209,216–228,230–240,250–251,253–256,261–262
	VARIANCE 9= LETTER K
	Units: 191–195,202–209,212, 217–226,233–241,250–251, 254–257,261–262
	VARIANCE 10= LETTER L
	Units: 250–254, 256–262
	VARIANCE 11= LETTER M
	Units: '191–202,211 214–216, 218,219,221–223,225,227, 231,241,243,246,248,250–262'
	VARIANCE 12= LETTER N
	Units:
	VARIANCE 13= LETTER O
	Units: 227–228, 232–233

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196–197,201–202,213–213,223–224,226–229,244–245,248,258–259

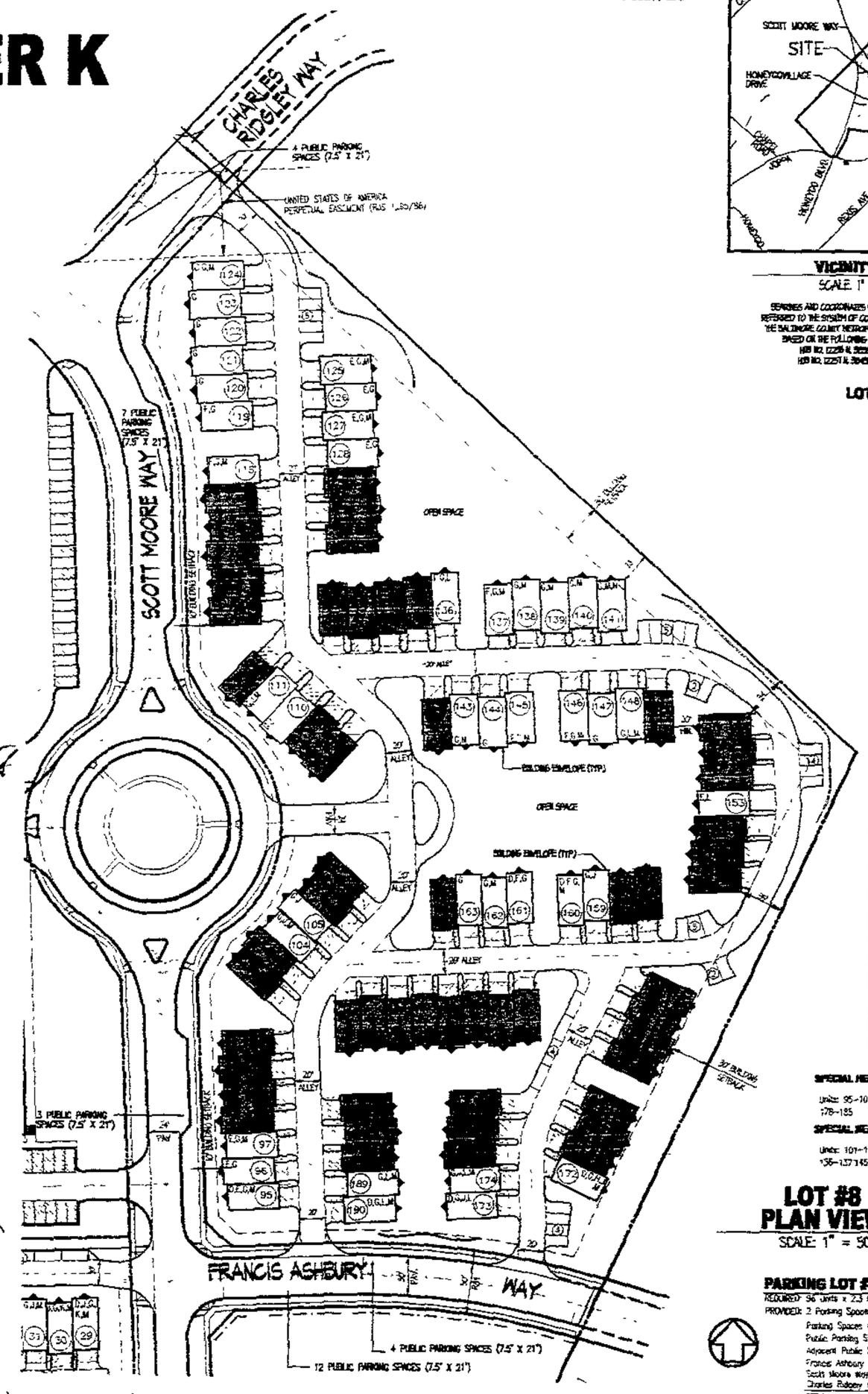


LOT #9 PLAN VIEW

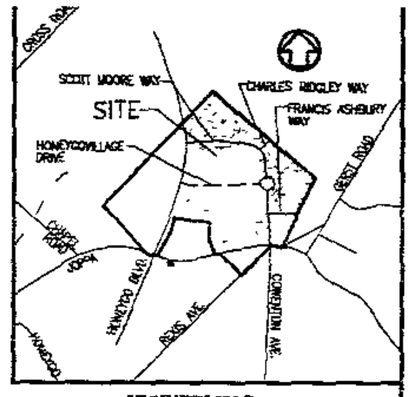
SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces= 166 (165.6)
PROVIDED: 3 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 187



VICINITY MAP



VICINITY MAP
SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
NAD 83/91 (2256 N, 3839ACTE, 4958535)
NAD 83/91 (2257 N, 3840ACTE, 4958425)

LOT #8 VARIANCE KEY

VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
VARIANCE 3= LETTER C	
Units: 124 150–151,154– 56	
VARIANCE 5= LETTER D	
Units: 95,101–102,107,150, 156–157,159–161,164–165, 168–169 172–173,177–178, 185–186,190	
VARIANCE 6= LETTER G	
Units: 95–149,156–190	
VARIANCE 7= LETTER H	
Units: 132,142,150,156,165,	
VARIANCE 7= LETTER I	
172,185, 186,131– 125,149– 152,154– 157,172,179–186	
VARIANCE 8= LETTER J	
Units: 99–108,110–116,132–134,142,157–159,164– 72, 172–175,178,184–185	
VARIANCE 9= LETTER K	
Units:98–103,106–109 112–117,129–135,142,149–152, 154–158,164–171,175–188	
VARIANCE 10= LETTER L	
Units:130–136,148–158 173–177,179–190	
VARIANCE 11= LETTER M	
Units: 95,97,98,101,104,106–107,109,111 114–116,118,124–125,127–128,131–134,137–141, 143,145–146,148–152,155–156,158,160,162,164–166,168–169,171–172,174,176,178,180, 182,184–190	
VARIANCE 12= LETTER N	
Units: 141	

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95–101,125–131,150–156, 178–185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101–102,112–113,118–119, 136–137,145–146,160–161,165–169

LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 94 Units x 2.3 Parking Spaces= 221 (220.8)
PROVIDED: 3 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 15
Charles Ridgley Way = 4
TOTAL =251

LOT #7 VARIANCE KEY

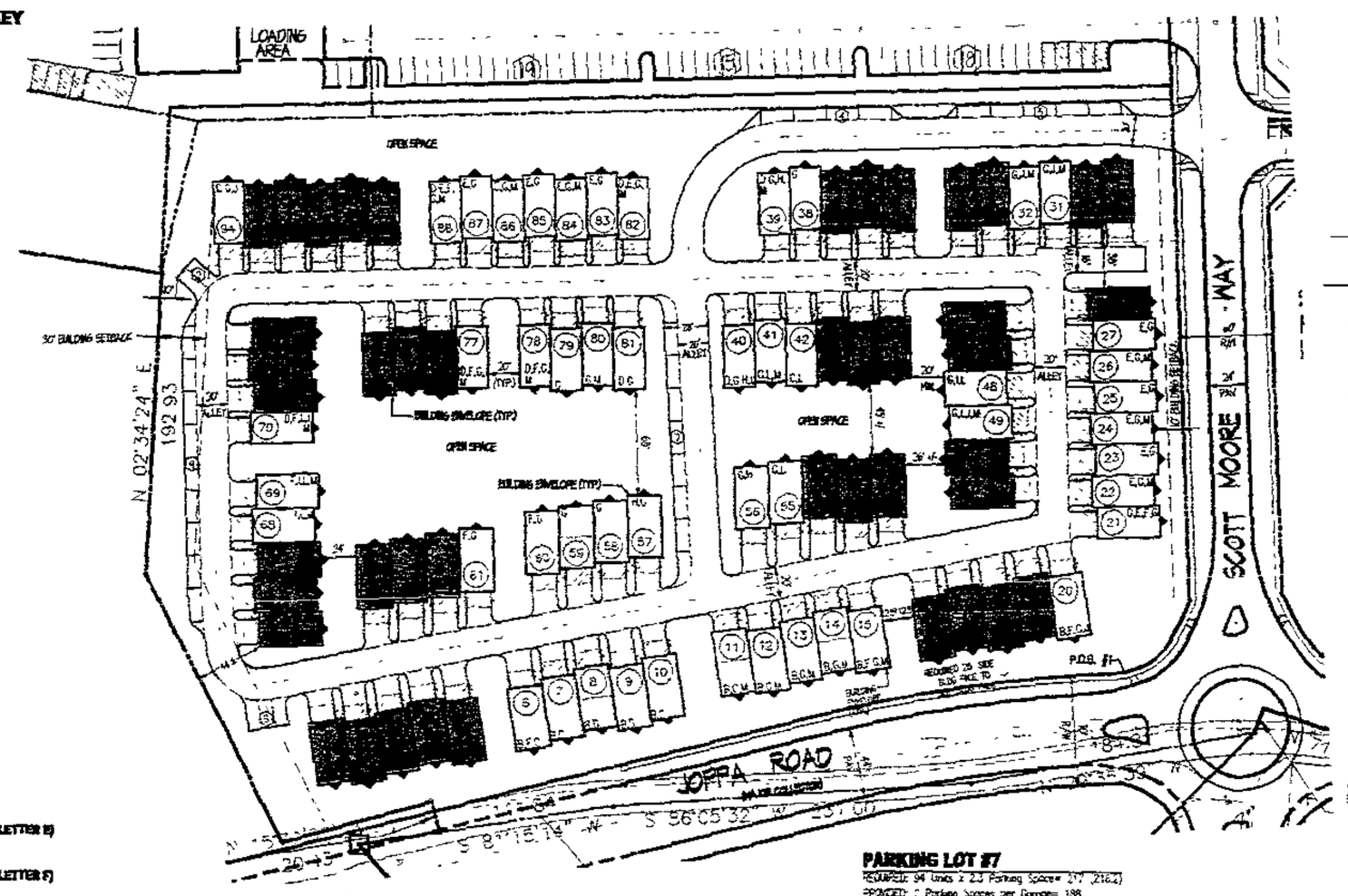
VARIANCE 0= LETTER A	
Units: 1–4,	
VARIANCE 1= LETTER B	
Units: 1–20	
VARIANCE 3= LETTER C	
Units: 65	
VARIANCE 5= LETTER D	
Units: 21,28–29,34–35,39–42,45,70,73–74,77–78,81–82, 88–89,94	
VARIANCE 6= LETTER G	
Units: 1–65,72–94	
VARIANCE 7= LETTER H	
Units: 39,40,46,51–56,58–67,69, 73	
VARIANCE 7= LETTER I	
Units: 45–52,66–74	
VARIANCE 8= LETTER J	
Units: 1–3,16–20,28–36,45–46,51–52,68,70,89–94	
VARIANCE 9= LETTER K	
Units: 1–5,16–19,28–30,33–37,43–47,50–54,62–67,71–75,89–93	
VARIANCE 10= LETTER L	
Units: 40–55,63–74	
VARIANCE 11= LETTER M	
Units: 11–17 19,22,24,26,28–32,34–35,37,39,41 43,45 47 49,51–53,65–73,75,77–78, 80,82,84,86,88–89,91,93	
VARIANCE 12= LETTER N	
Units:	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21–25,82–88

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5–6,15–17,20–21 34–35, 42–43,69–70 77–78,85–89

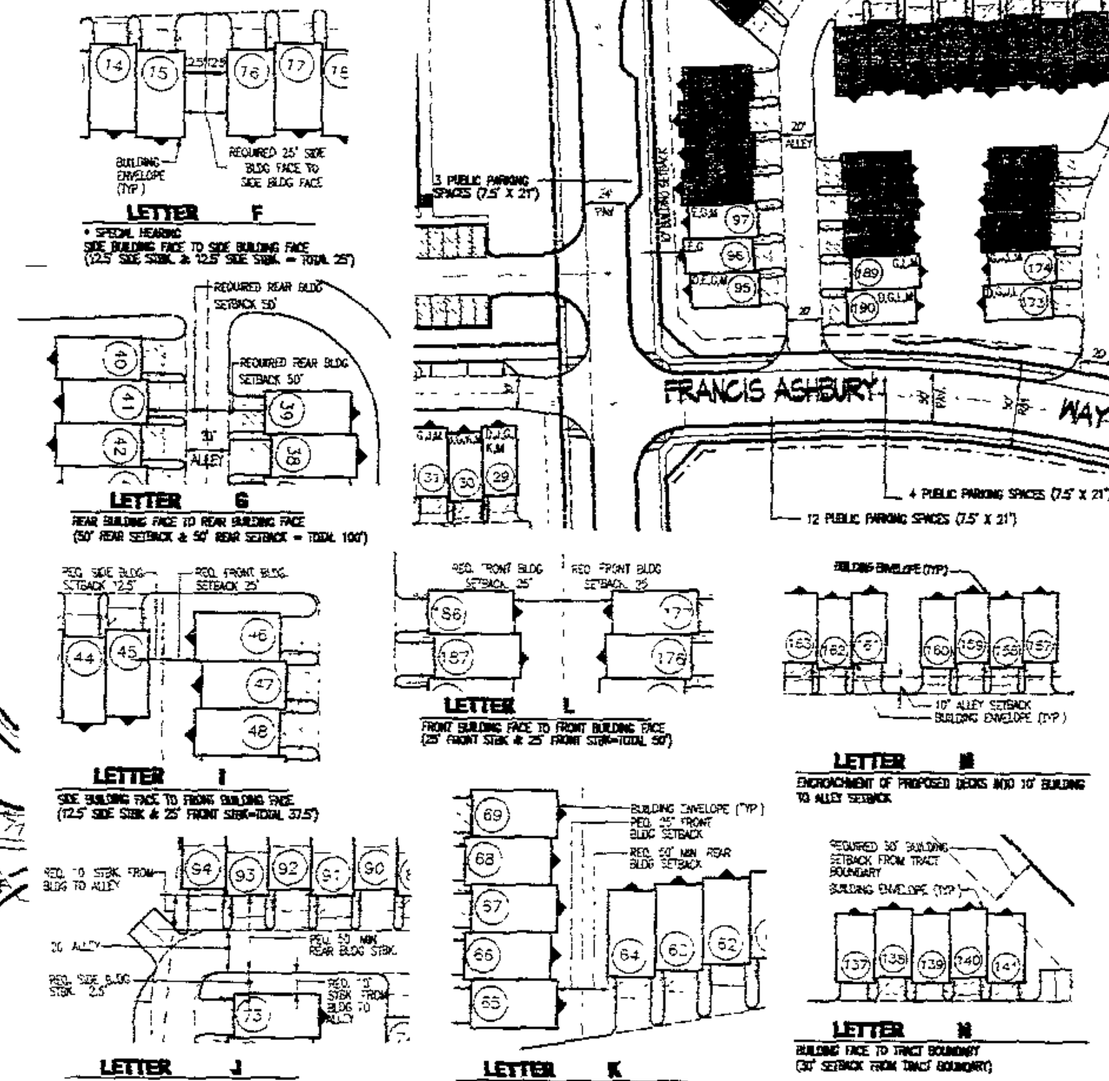


LOT #7 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



LETTER F
* SPECIAL HEARING
SIDE BUILDING FACE TO SIDE BUILDING FACE (12.5' SIDE STBK. & 12.5' SIDE STBK. = TOTAL 25')

LETTER G
REAR BUILDING FACE TO REAR BUILDING FACE (50' REAR SETBACK & 50' REAR SETBACK = TOTAL 100')

LETTER I
SIDE BUILDING FACE TO FRONT BUILDING FACE (12.5' SIDE STBK & 25' FRONT STBK=TOTAL 37.5')

LETTER J
SIDE BUILDING FACE TO REAR BUILDING FACE (12.5' SIDE STBK & 50' REAR STBK=TOTAL 62.5')

LETTER K
FRONT BUILDING FACE TO REAR BUILDING FACE (25' FRONT STBK & 50' REAR STBK=TOTAL 75')

LETTER L
FRONT BUILDING FACE TO FRONT BUILDING FACE (25' FRONT STBK & 25' FRONT STBK=TOTAL 50')

LETTER M
ENCROACHMENT OF PROPOSED DECKS AND 10' BUILDING TO ALLEY SETBACK

LETTER N
BUILDING FACE TO TRACT BOUNDARY (50' SETBACK FROM TRACT BOUNDARY)

NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

DRC# 070802G
DRC# 0807001 PDM # II-843

MRA
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PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN
HONEYGO VILLAGE CENTER
A.K.A. CRESWELL PROPERTY

11TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS	
		JOB NO.: 94140.01
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLG
		DESIGN BY: JAH
		REVIEW BY: JAH
		SHEET: 2 OF 2

VARIANCE 8 - LETTER J

LOT #9 VARIANCE KEY

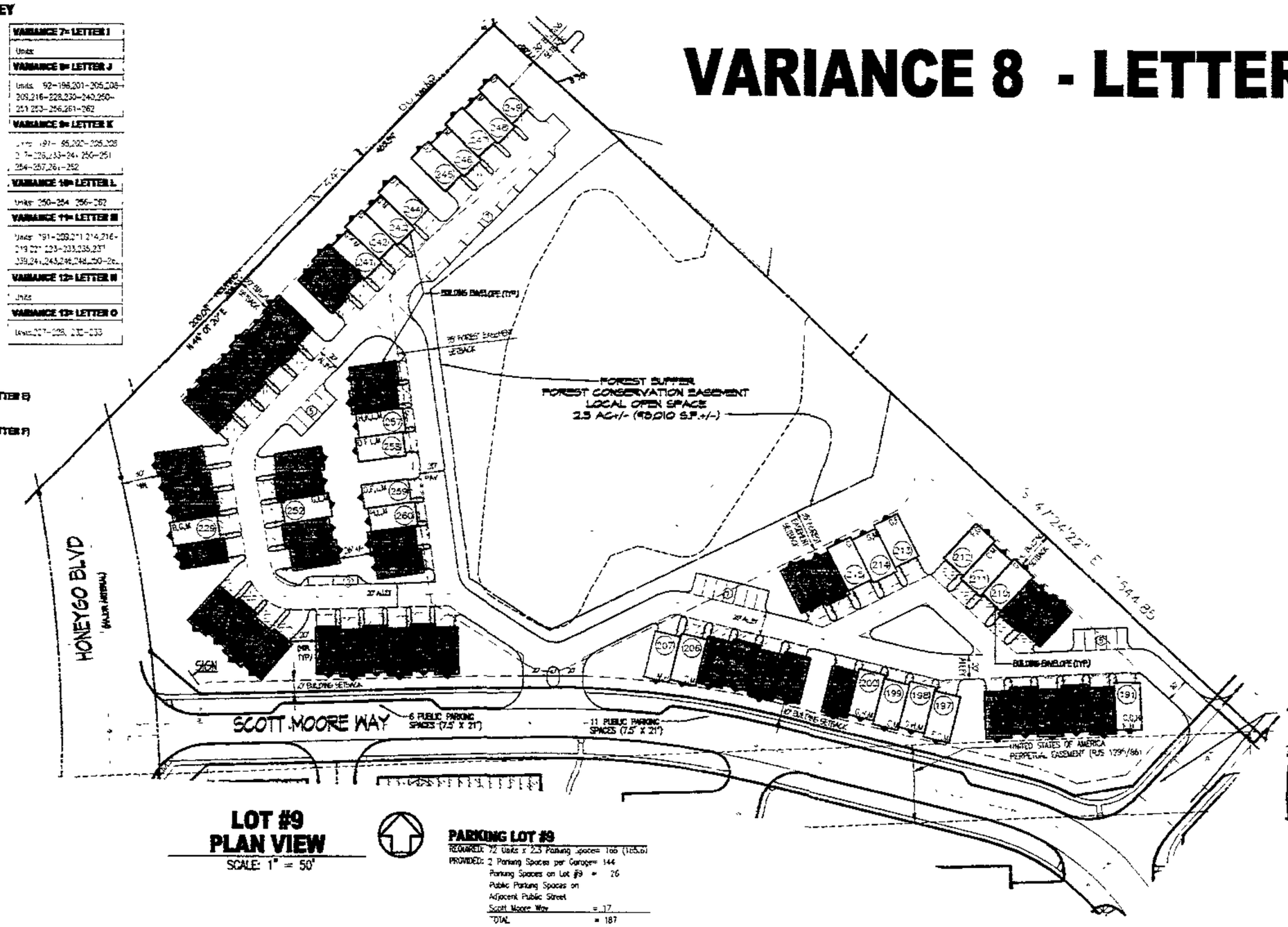
VARIANCE 0= LETTER A	VARIANCE 7= LETTER I
Units:	Units:
VARIANCE 1= LETTER B	VARIANCE 8= LETTER J
Units: 227-232	Units: 92-196,201-205,208-209,216-228,230-240,250-253,262-266,261-262
VARIANCE 2= LETTER C	VARIANCE 9= LETTER K
Units: 191	Units: 191-195,202-205,208-209,2[illegible]-253,263-264,260-261,264-267,261-262
VARIANCE 3= LETTER D	VARIANCE 10= LETTER L
Units: 218,220-224,227-228,230-233,238-239,244-245,249-250,254-255,258-259,262	Units: 250-254, 256-262
VARIANCE 4= LETTER G	VARIANCE 11= LETTER M
Units: 6,9-106,208-242,251-255,[illegible]	Units: 191-202,211,214,216-219,221-223-233,236,237-239,241,243,246,248,250-26[illegible]
VARIANCE 5= LETTER H	VARIANCE 12= LETTER N
Units: 191-192,195,198,200-202,204-207,208-217,254-255,257,260,262	Units:
	VARIANCE 13= LETTER O
	Units: 227-228, 230-233

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196-197,201-202,212-213,223-224,229-239,244-245,258-259



LOT #9 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
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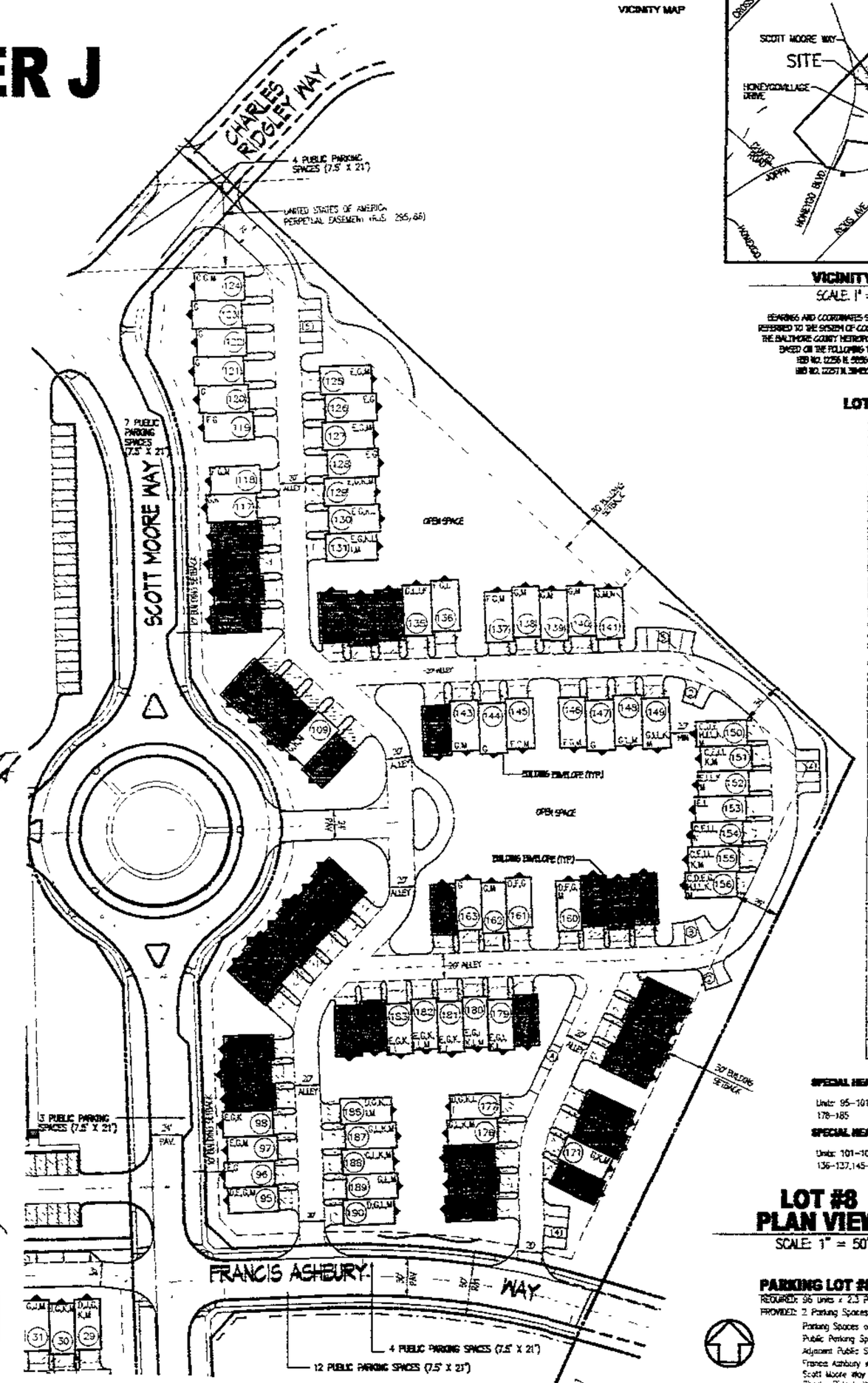
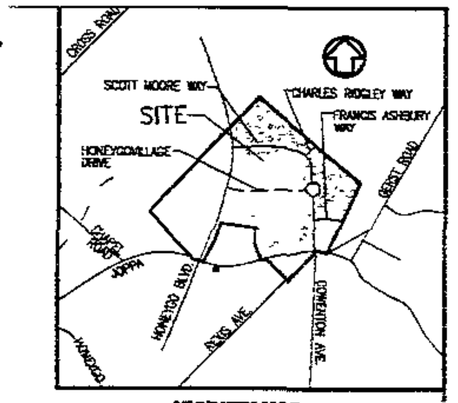
Scott Moore Way = 17
TOTAL = 187



VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
BCO NO. 12256 N. 590476.7716 E. 1[illegible]
BCO NO. 12257 N. 589[illegible] E. 1[illegible]

LOT #8 VARIANCE KEY

VARIANCE 0= LETTER A
Units:
VARIANCE 1= LETTER B
VARIANCE 2= LETTER C
Units: 124-150-151,154-156
VARIANCE 3= LETTER D
Units: 95,101-102,107,150,156-157,160-157,164-165,168-169,172-173,177-178,185-186,190
VARIANCE 4= LETTER G
Units: 95-149,156-190
VARIANCE 5= LETTER H
Units: 122,142,150,156,165,
VARIANCE 7= LETTER I
172,180 Units: 131-135,149-152,154-157,177,179-186
VARIANCE 8= LETTER J
Units: 99-108,110-116,132-134,142,157-158,164-170,172-175,178,184-185
VARIANCE 9= LETTER K
Units: 96-103,106-109,112-117,129-135,142,149-152,154-158,164-171,175-182,
VARIANCE 10= LETTER L
Units: 130-136,148-158,173-177,179-190
VARIANCE 11= LETTER M
Units: 95,97,99,101,104,106-107,109,111,114,116,118,124-125,127-128,131-134,137-141,143,145-146,148-152,155-156,158,160,162,164-166,168-169,171-172,174,176,178,180-182,184-190
VARIANCE 12= LETTER N
Units: 141

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95-101,125-131,159-156, 178-185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101-102,112-113,118-119, 136-137,145-146,150-151,165-169

LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 96 Units x 2.3 Parking Spaces= 221 (220.8)
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Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 6
Scott Moore Way = 12
Charles Ridgely Way = 4
TOTAL = 251

LOT #7 VARIANCE KEY

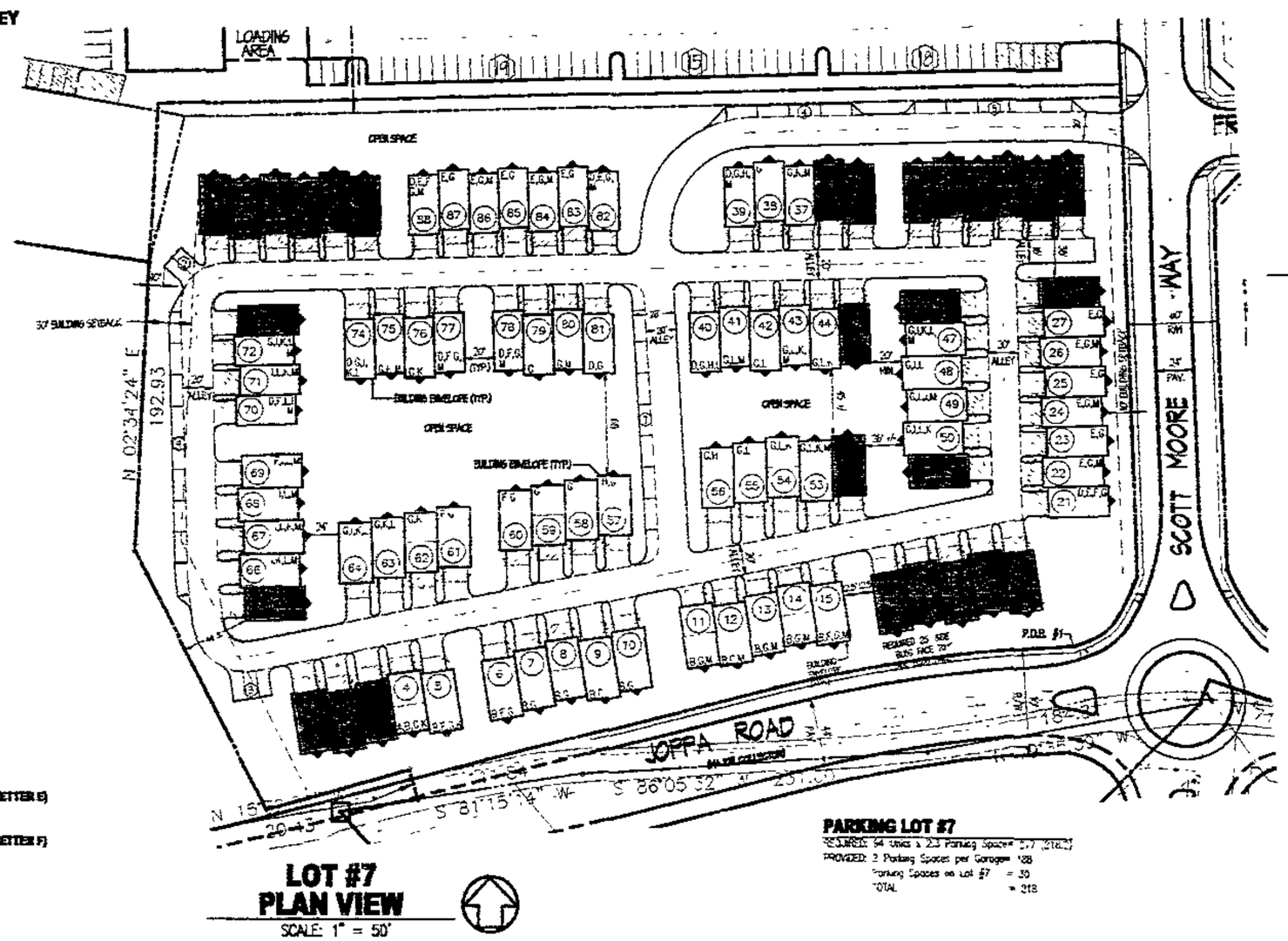
VARIANCE 0= LETTER A
Units: 1-4
VARIANCE 1= LETTER B
Units: 1-20
VARIANCE 2= LETTER C
Units: 65
VARIANCE 3= LETTER D
Units: 21,28-29,34-35,39-40,45,70,73-74,77-78,81-82,88-89,94
VARIANCE 4= LETTER G
Units: 1-65,72-94
VARIANCE 5= LETTER H
Units: 39,40,46,51,56-57,65,73
VARIANCE 7= LETTER I
Units: 45-52,64-74
VARIANCE 8= LETTER J
Units: 1-3,16-20,28-38,45-46,51-52,65,73,89-94
VARIANCE 9= LETTER K
Units: 1-5,10-9,23-30,33-37,43-47,50-54,62-67,71-76,89-93
VARIANCE 10= LETTER L
Units: 40-52,63-74
VARIANCE 11= LETTER M
Units: 11-17,19,22,24,26,29-32,34-35,37,39,41,43,45,47,49,51-53,55-73,75,77-79,80,82,84,86,88-89,91-93
VARIANCE 12= LETTER N
Units:

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 2-4,22,82-88

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5-6,8-16,20-21,34-35,80-81,89-90,92,93-94,88-89

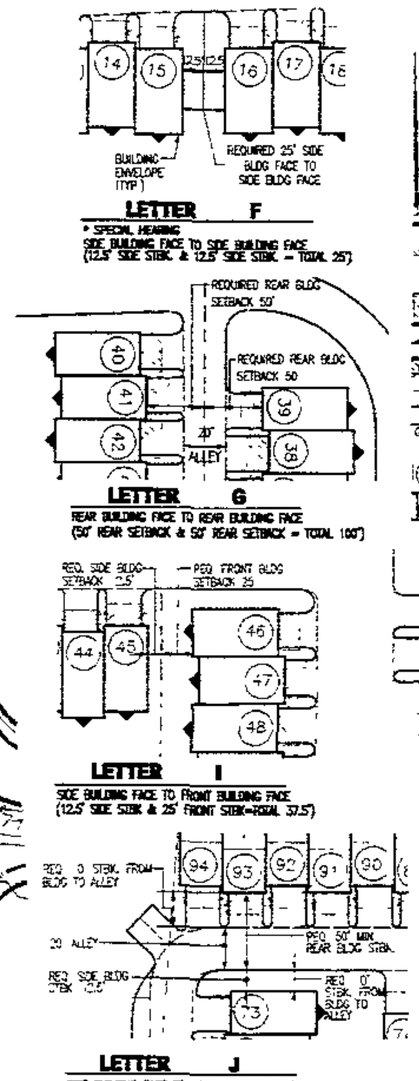


LOT #7 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



LETTER F

* SPECIAL HEARING
SIDE BUILDING FACE TO SIDE BUILDING FACE (12.5' SIDE STBK. & 12.5' SIDE STBK. = TOTAL 25')

LETTER G

REAR BUILDING FACE TO REAR BUILDING FACE (50' REAR SETBACK & 50' REAR SETBACK = TOTAL 100')

LETTER I

SIDE BUILDING FACE TO FRONT BUILDING FACE (12.5' SIDE STBK & 25' FRONT STBK=TOTAL 37.5')

LETTER J

SIDE BUILDING FACE TO REAR BUILDING FACE (12.5' SIDE STBK & 50' REAR STBK=TOTAL 62.5')

LETTER L

FRONT BUILDING FACE TO FRONT BUILDING FACE (25' FRONT STBK & 25' FRONT STBK=TOTAL 50')

LETTER K

FRONT BUILDING FACE TO REAR BUILDING FACE (25' FRONT STBK & 50' REAR STBK=TOTAL 75')

LETTER M

DIAGONALLY OF PROPOSED DECKS INTO 10' BUILDING TO ALLEY SETBACK

LETTER N

BUILDING FACE TO TRACT BOUNDARY (30' SETBACK FROM TRACT BOUNDARY)

NOTE: PROPOSED BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

DRC# 070802G
DRC# 080700I

PDM # II-843

MRA

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PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN
HONEYGO VILLAGE CENTER
A.K.A. CRESWELL PROPERTY

11TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS	
		JOB NO.: 9440.01
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLG
		DESIGN BY: JWI
		REVIEW BY: JWI
		SHEET: 2 OF 2

VARIANCE 7 - LETTER I

LOT #9 VARIANCE KEY

VARIANCE 0= LETTER A
Units:
VARIANCE 1= LETTER B
Units: 227–232
VARIANCE 3= LETTER C
Units: 191
VARIANCE 5= LETTER D
Units: 218,223–224,227–228, 232–33,238–239,244–45, 248–52,254–255,258–59, 262
VARIANCE 6= LETTER G
Units: 191–206,208–243,250–255,262
VARIANCE 2= LETTER H
Units: 19–192,195–198,202, 202,204,207,209,212,220,254–255,257,260,262

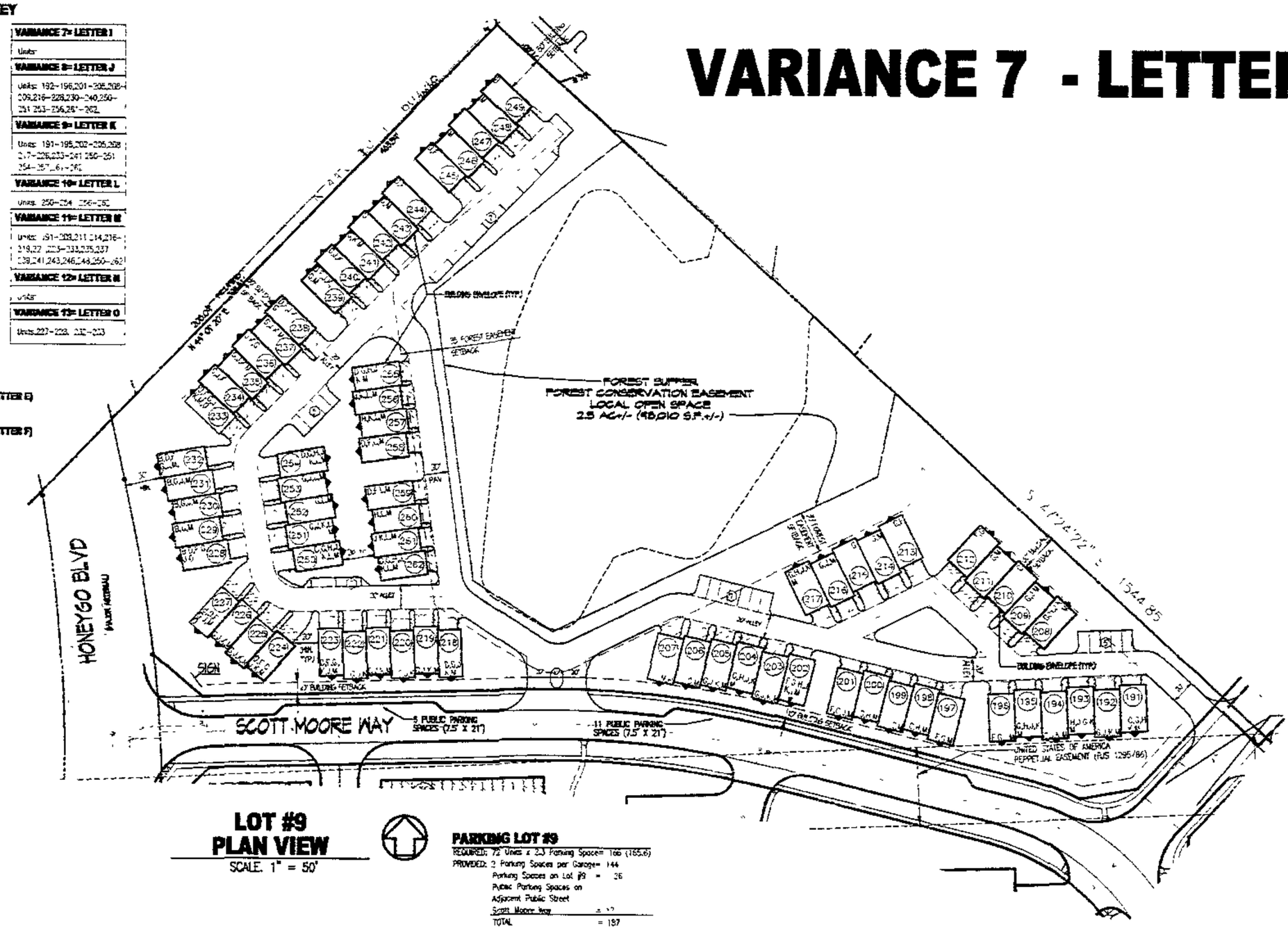
VARIANCE 7= LETTER I
Units:
VARIANCE 8= LETTER J
Units: 192–196,201–208,208–209,216–220,239–240,250–251,253–256,258–262
VARIANCE 9= LETTER K
Units: 191–195,202–206,208–217–220,223–241,250–251,254–257,261–262
VARIANCE 10= LETTER L
Units: 250–254,256–262
VARIANCE 11= LETTER M
Units: 191–202,211,214,216–218,222,224–228,235,237,239,241,243,246,248,250–262
VARIANCE 12= LETTER N
Units:
VARIANCE 13= LETTER O
Units: 227–228, 232–233

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196–197,201–202,212–213,223–224,228–230,244–245,258–259



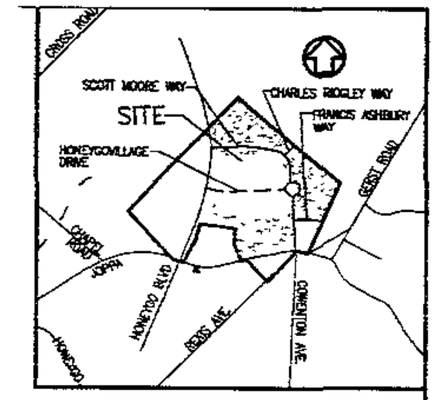
LOT #9 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 187

VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING WAYPOINTS:
HBD NO. 12230 N 560947.7E 490605.5
HBD NO. 12251 N 564950.6E 492845.5

LOT #8 VARIANCE KEY

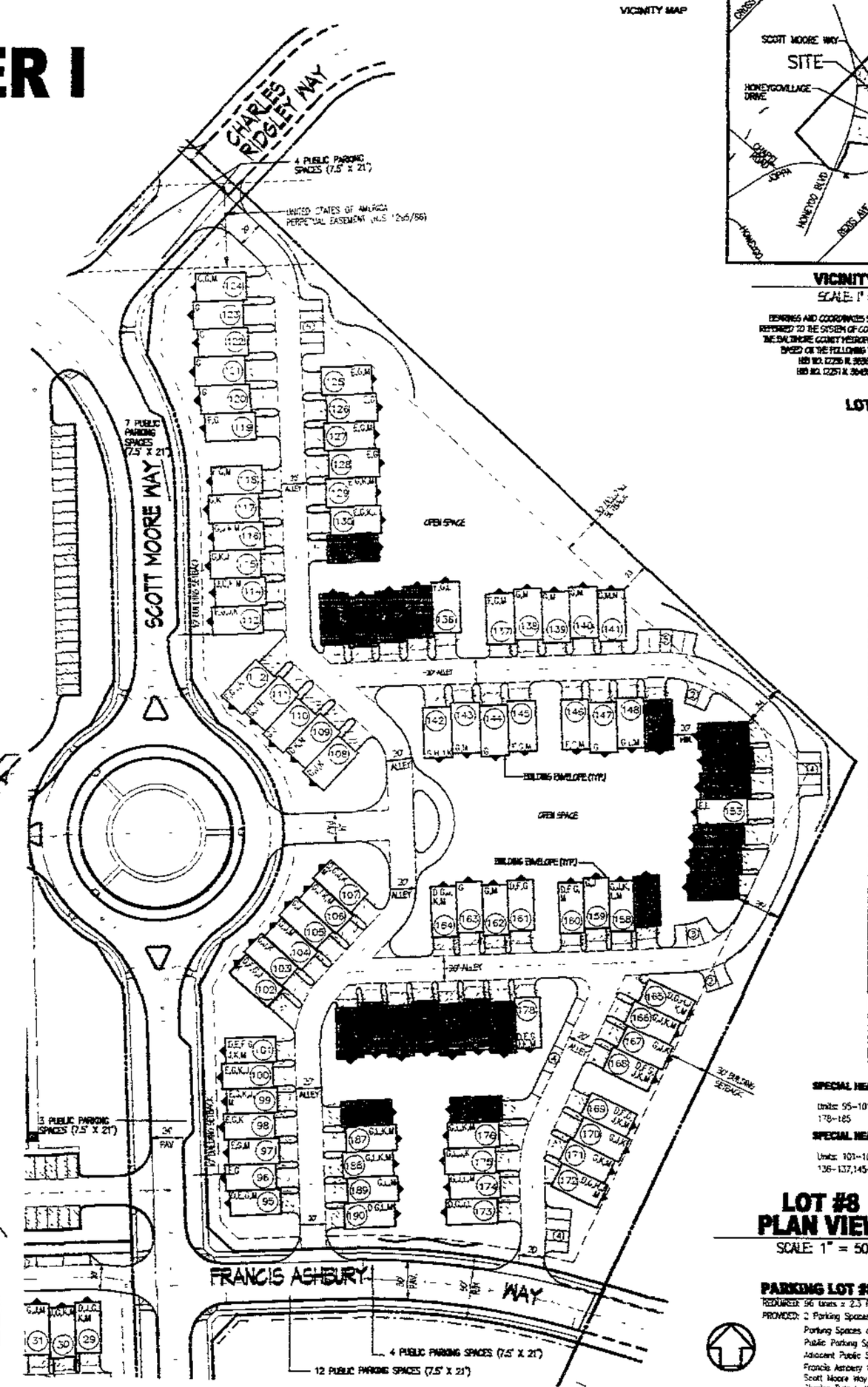
VARIANCE 0= LETTER A
Units:
VARIANCE 1= LETTER B
VARIANCE 2= LETTER C
Units: Units: 124 150–151, 154–156
VARIANCE 5= LETTER D
Units: 95–101,122,107,150, 156–157,180–181,164–165, 168–169 172–172,177–178, 185–186,190
VARIANCE 6= LETTER G
Units: 55–144 156–150
VARIANCE 2= LETTER H
Units: 132,142,150 156,165
VARIANCE 7= LETTER I
172,185 Units:131–135,149–152,154–157,177,179–186
VARIANCE 8= LETTER J
Units: 99–108,110–113,132–134,142,157–159,164–170, 172–175,178,184–185
VARIANCE 9= LETTER K
Units:98–102,106–109,112–117,129–135,142,149–152, 154–158,164–177,175–188,
VARIANCE 10= LETTER L
Units:130–136,148–153,173–177,179–190
VARIANCE 11= LETTER M
Units: 95,97,99,101,104,106–107,109,111,114,116,118,124–125,127,129,131–134,137–141, 143,145–146,148–152,155–156,158,160,162,164–166,168–169,171–172,174,176,178,180, 182,184–190
VARIANCE 12= LETTER N
Units: 141

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95–101,125–131,150–156, 178–185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101–102,112–113,115–119, 136–137,145–146,150–161,168–169



LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 96 Units x 2.3 Parking Spaces= 221 (220.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 10
Charles Ridgely Way = 4
TOTAL =251

NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

LOT #7 VARIANCE KEY

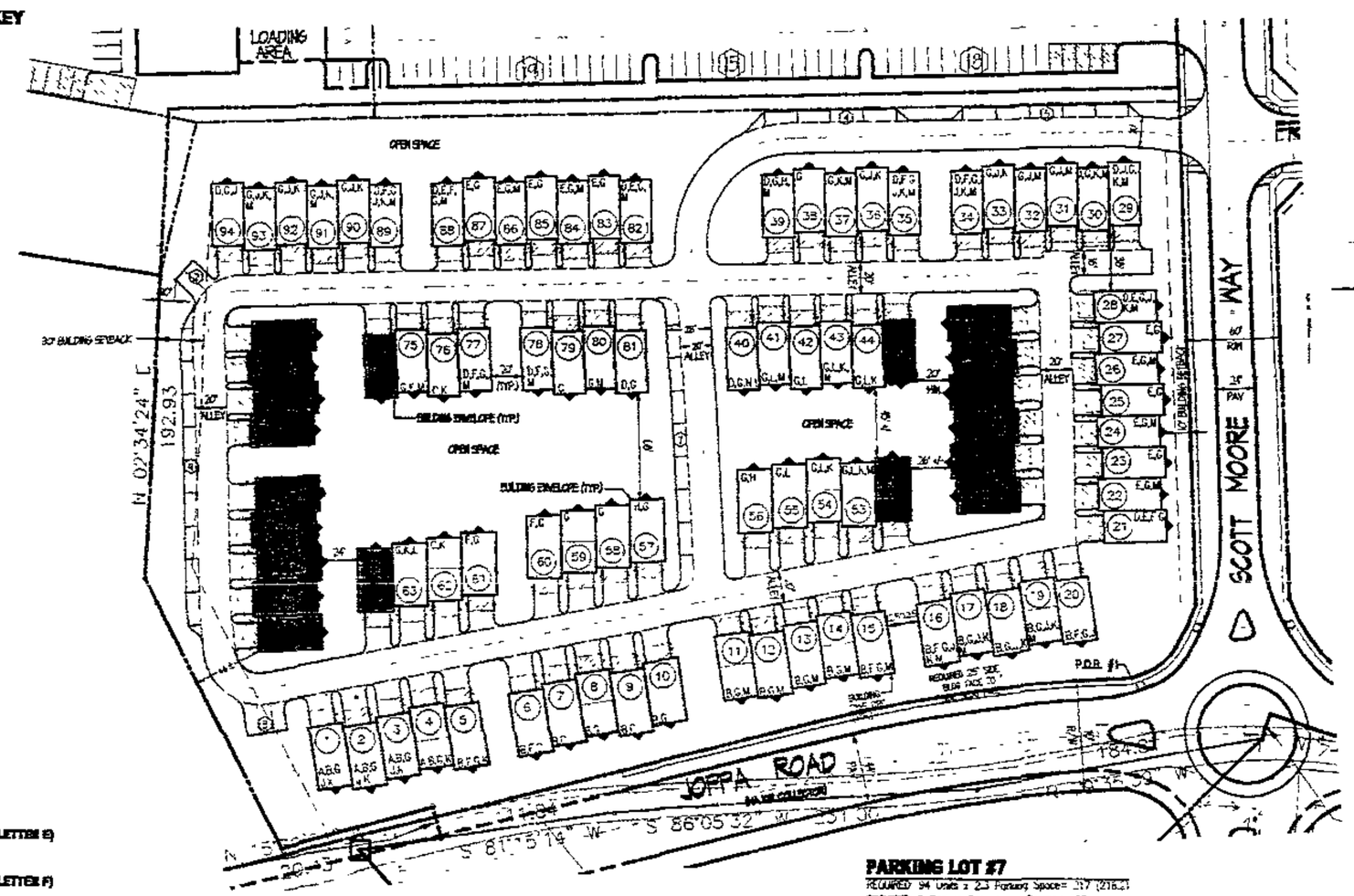
VARIANCE 0= LETTER A
Units: 1–4,
VARIANCE 1= LETTER B
Units: 1–20
VARIANCE 3= LETTER C
Units: 65
VARIANCE 5= LETTER D
Units: 21,28–29,34–35,39–40,45,70,73–74,77–78,81–82, 85–89,94
VARIANCE 6= LETTER G
Units: 1–65,72–94
VARIANCE 2= LETTER H
Units: 39,40,46,51,56–57,65, 73
VARIANCE 7= LETTER I
Units: 45–52,64–74
VARIANCE 8= LETTER J
Units: 1–3,16–20,28–35,45–46,51–52,65,73,89–94
VARIANCE 9= LETTER K
Units: 1–5,16–19,28–30,33–37,43–47,50–54,62–67,71–76,88–93
VARIANCE 10= LETTER L
Units: 40–55,63–74
VARIANCE 11= LETTER M
Units: 11–17,19,22,24,58,58–72,34–35,37,39,41,43,45,47, 49,51–53,65–73,75,77–78, 80,82,84,86,88–89,91,93
VARIANCE 12= LETTER N
Units:

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21–28,32–38

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5–8,15–18,29–31,44–45, 53–61,69–70,77–78,88–89

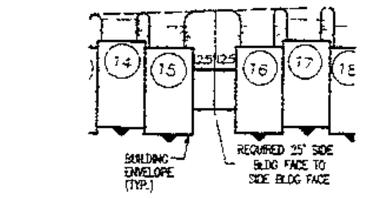


LOT #7 PLAN VIEW

SCALE: 1" = 50'

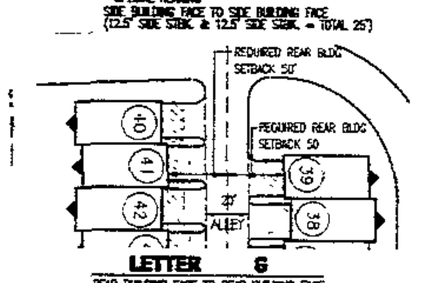
PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



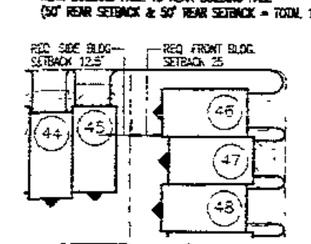
LETTER F

* SPECIAL HEARING
SIDE BUILDING FACE TO SIDE BUILDING FACE (12.5' SIDE SETB. & 12.5' SIDE SETB. = TOTAL 25')



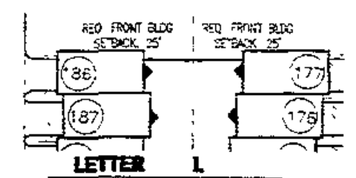
LETTER G

REAR BUILDING FACE TO REAR BUILDING FACE (30' REAR SETBACK & 50' REAR SETBACK = TOTAL 100')



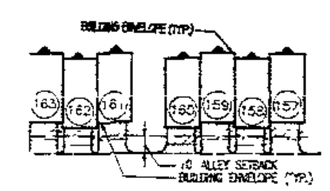
LETTER I

SIDE BUILDING FACE TO FRONT BUILDING FACE (12.5' SIDE SETB. & 25' FRONT SETB.=TOTAL 37.5')



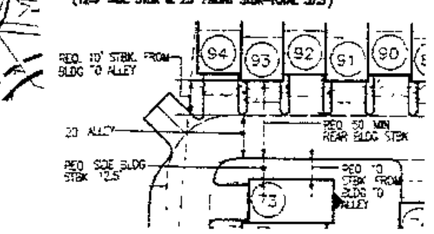
LETTER L

FRONT BUILDING FACE TO FRONT BUILDING FACE (25' FRONT SETB. & 25' FRONT SETB.=TOTAL 50')



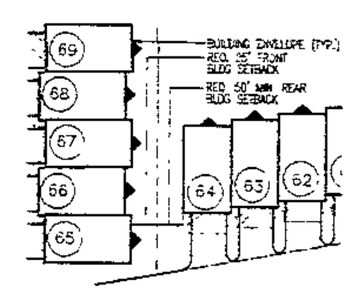
LETTER M

ENCROACHMENT OF PROPOSED DECKS INTO 10' BUILDING TO ALLEY SETBACK



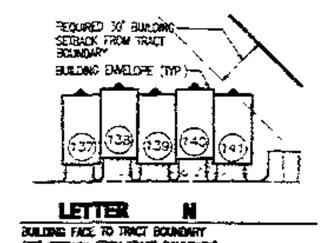
LETTER J

SIDE BUILDING FACE TO REAR BUILDING FACE (12.5' SIDE SETB. & 50' REAR SETB.=TOTAL 62.5')



LETTER K

FRONT BUILDING FACE TO REAR BUILDING FACE (25' FRONT SETB. & 50' REAR SETB.=TOTAL 75')



LETTER N

BUILDING FACE TO TRACT BOUNDARY (30' SETBACK FROM TRACT BOUNDARY)

DRC# 070802G
DRC# 080700I

PDM # II-843

MRA

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FAX (410) 821-1748

PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN

HONEYGO VILLAGE CENTER

A.K.A. CRESWELL PROPERTY

11TH ELECTION DISTRICT BALTIMORE COUNTY MD

DATE	REVISIONS	
		JOB NO.: 9440.01
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLC
		DESIGN BY: JMH
		REVIEW BY: JMH
		SHEET: 1 OF 2

VARIANCE 6 - LETTER A

LOT #9 VARIANCE KEY

VARIANCE 0= LETTER A
Units:
VARIANCE 1= LETTER B
Units: 227-232
VARIANCE 3= LETTER C
Units: 191
VARIANCE 5= LETTER D
Units: 218,223-224,227-228, 232-233,238-239,244-245, 249-250,254-255,258-259, 262
VARIANCE 6= LETTER G
Units: 191-206,208-243,250-255,262
VARIANCE 2= LETTER H
Units: 191,193,195-198,200, 202,204,207,208,217,250,254-255,257,260,262

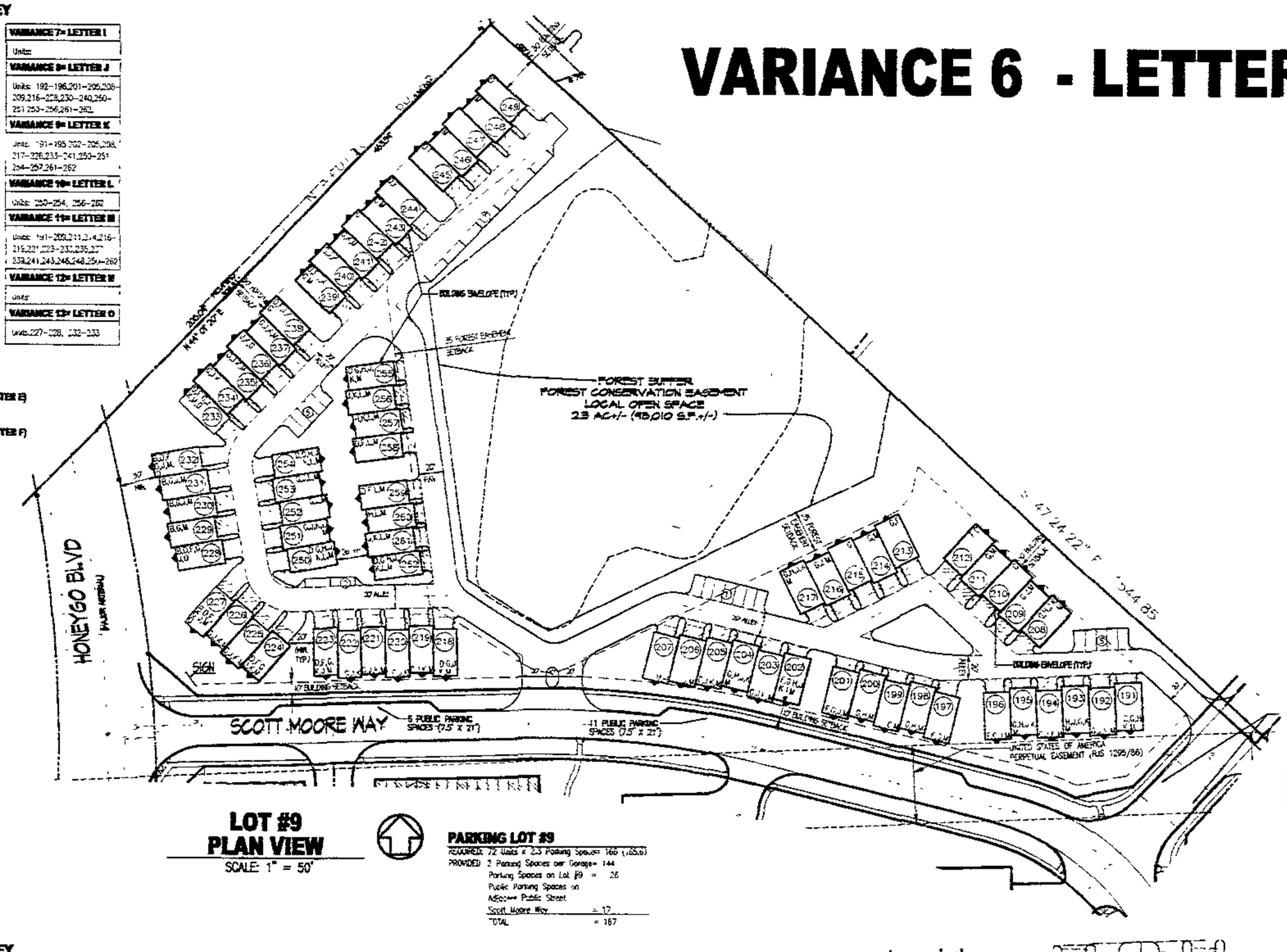
VARIANCE 7= LETTER I
Units:
VARIANCE 8= LETTER J
Units: 192-196,201-206,208-209,216-228,230-240,250-251,253-256,261-262
VARIANCE 9= LETTER K
Units: 191-195,202-206,208, 217-226,233-241,253-251, 254-257,261-262
VARIANCE 10= LETTER L
Units: 250-254, 256-262
VARIANCE 11= LETTER M
Units: 191-209,211,214,216-219,221,223-232,235,237-238,241,243,246,248,254-262
VARIANCE 12= LETTER N
Units:
VARIANCE 13= LETTER O
Units: 227-228, 232-233

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196-197,201-202,212-213,223-224,238-239,244-245,258-259



LOT #9 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 187

LOT #7 VARIANCE KEY

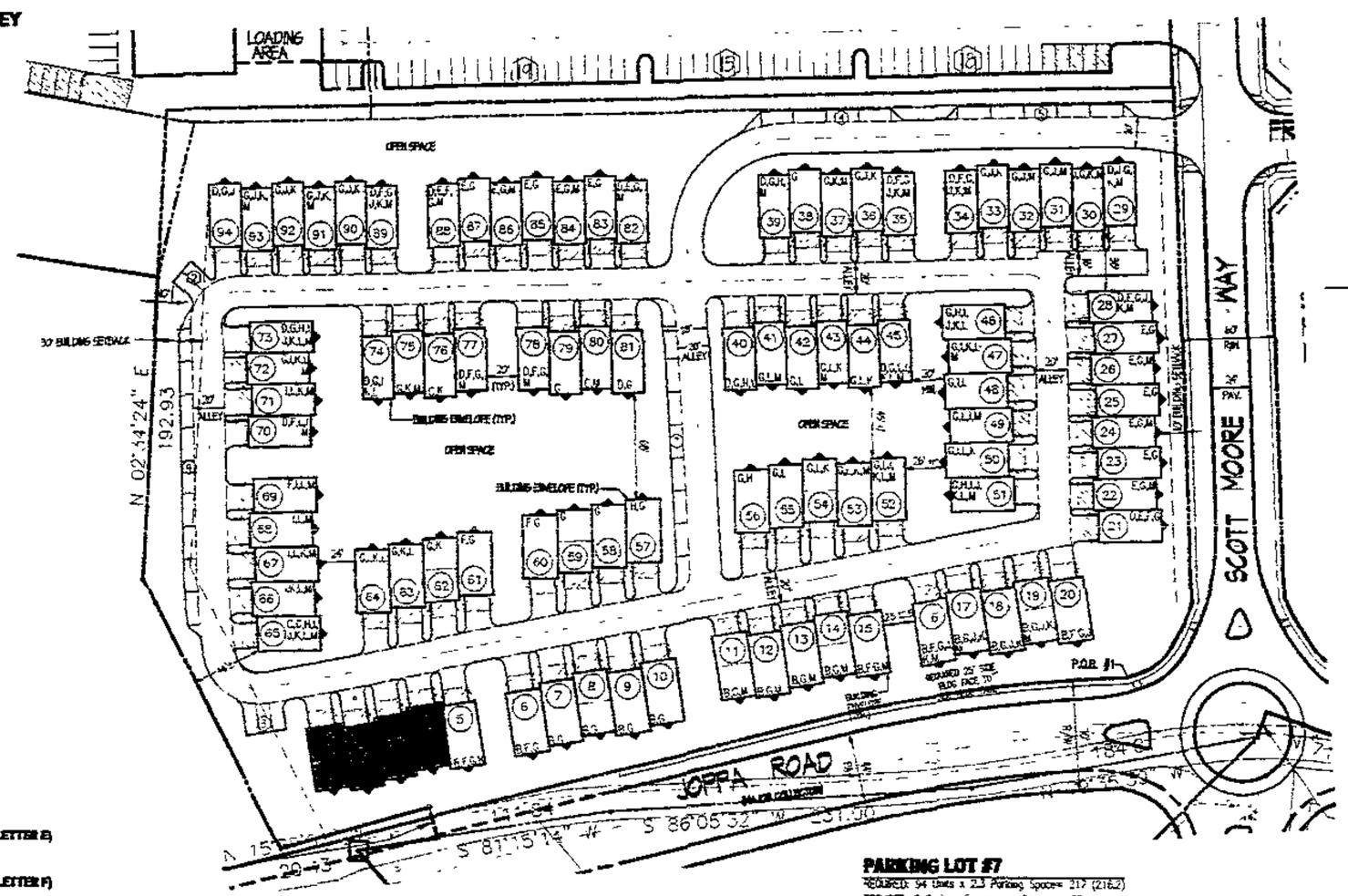
VARIANCE 0= LETTER A
Units: 1-4,
VARIANCE 1= LETTER B
Units: 1-20
VARIANCE 3= LETTER C
Units: 65
VARIANCE 5= LETTER D
Units: 21,26-29,34-35,39-40,45,70,73-74,77-78,81-82, 88-89,94
VARIANCE 4= LETTER G
Units: 1-65,72-94
VARIANCE 2= LETTER H
Units: 39,40,46,51,56-57,65, 73
VARIANCE 7= LETTER I
Units: 45-52,64-74
VARIANCE 8= LETTER J
Units: 1-3,16-20,29-36,45-46,51-52,65,73,89-94
VARIANCE 9= LETTER K
Units: 1-3,16-19,22-27,32-37,43-47,50-54,62-67,71-76,89-93
VARIANCE 10= LETTER L
Units: 40-55,63-74
VARIANCE 11= LETTER M
Units: 1-17,19,22,24,26,28-30,34-35,37,39,41,43,45,47, 49,51-53,65-73,75,77-78, 80,82,84,86-88-89,91,93
VARIANCE 12= LETTER N
Units:

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21-28,82-93

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5-6,15-16,29-31,34-35, 69-61,69-70,77-78,88-89

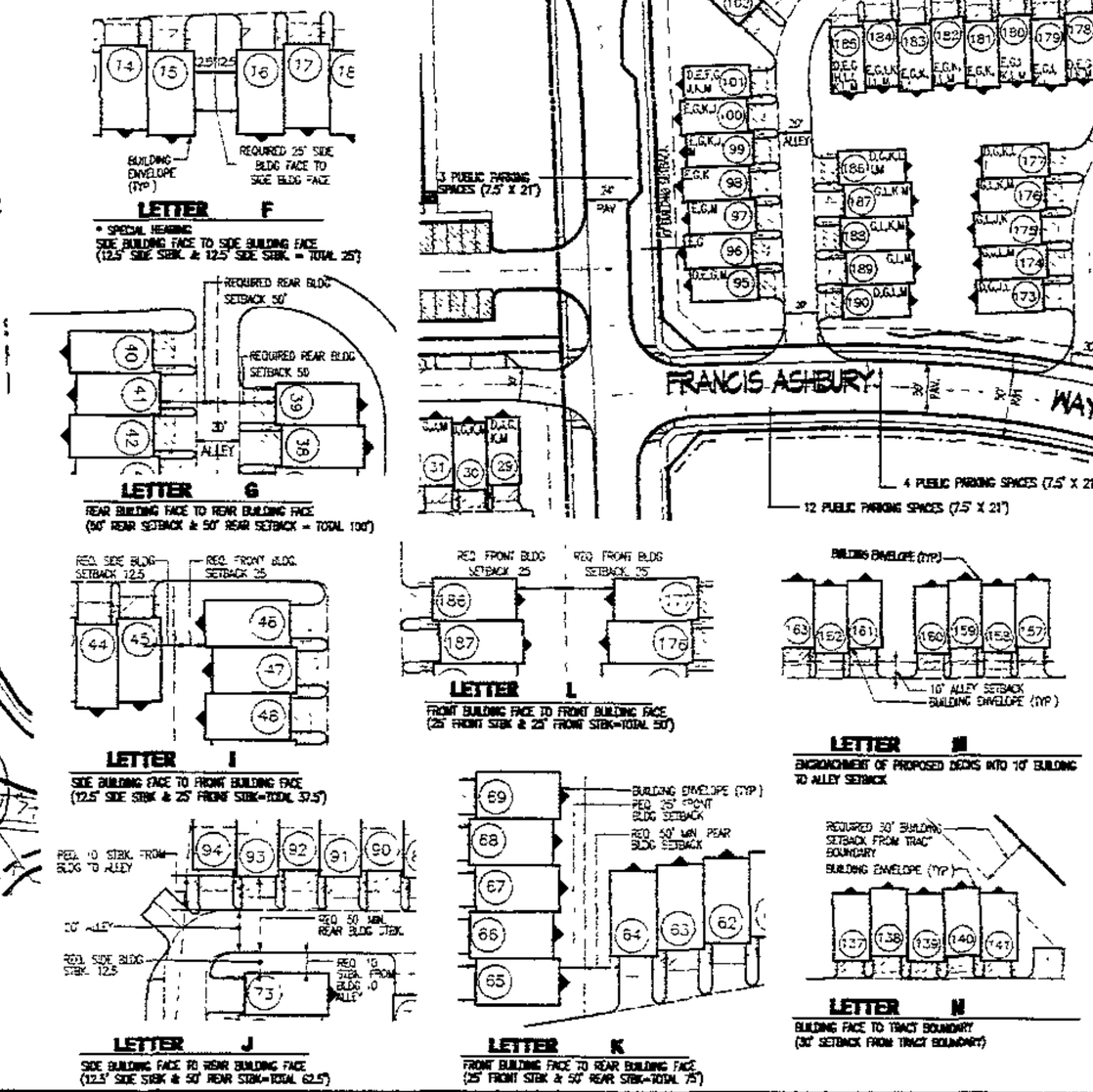


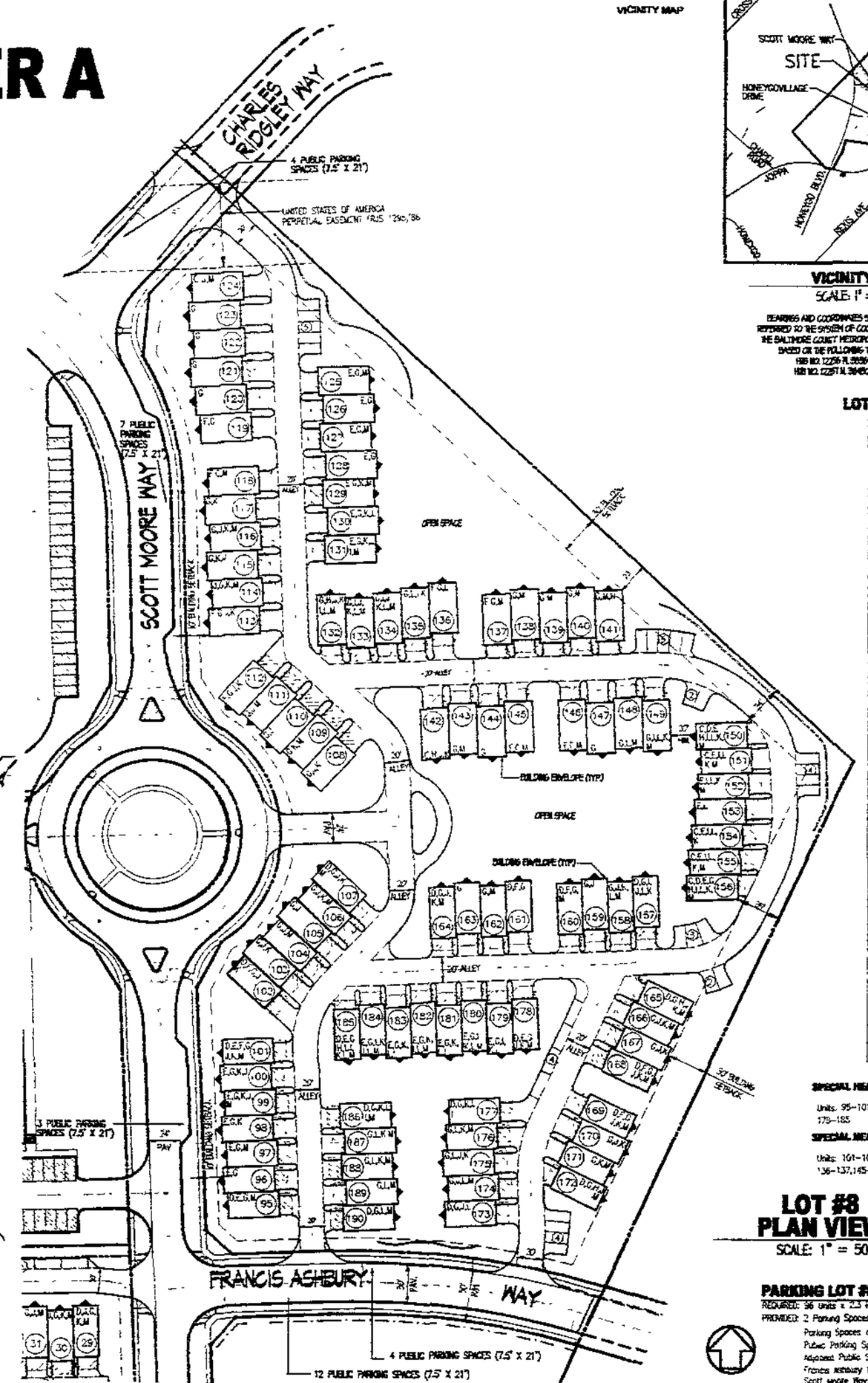
LOT #7 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218





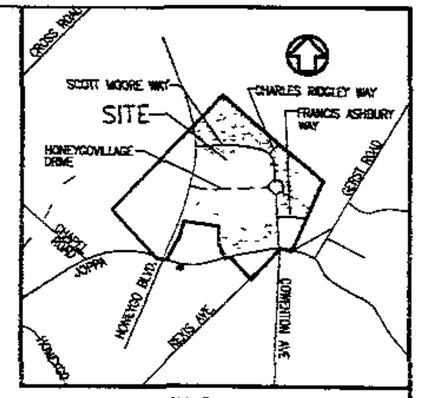
LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 96 Units x 2.3 Parking Spaces= 221 (220.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 10
Charles Ridgely Way = 4
TOTAL =251

VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING "BALTIMORE COORDINATES"
NB 10 122SR N 20996.17E 4608.05
NB 10 122ST N 39452.96E 4028.05

LOT #8 VARIANCE KEY

VARIANCE 0= LETTER A
Units:
VARIANCE 1= LETTER B
VARIANCE 3= LETTER C
Units: Units: 124,150-151,154-156
VARIANCE 5= LETTER D
Units: 95,101-102,107-150, 156-157 150-161,164-165, 168-169,172-173,175-178, 185-186,150
VARIANCE 4= LETTER G
Units: 95-149,156-190
VARIANCE 2= LETTER H
Units: 132,142,150,,56,165,
VARIANCE 7= LETTER I
Units: Units:131-135,149-152,154-157,177,179-186
VARIANCE 8= LETTER J
Units: 99-100,110-115,132-134,142,157-159,164-165, 172-173,178,164-165
VARIANCE 9= LETTER K
Units:95-103,106-109,112-117,129-135,142,149-152, 154-158,164-171,175-188
VARIANCE 10= LETTER L
Units:130-136,148-158,173-172,179-190
VARIANCE 11= LETTER M
Units: 95,97,99,101,104,106-107,109,111-114,116,118,124-125,127,129,131-134,137-143, 143,145-146,148-152,155-156,158,160,162,164-166,168-169,171-172,174,176,178,180 182,184-190
VARIANCE 12= LETTER N
Units: 141

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95-101,125-131,150-156, 179-185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101-102,112-113,118-119, 136-137,145-146,160-161,168-169

NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

DRC# 070802G
DRC# 080700I

PDM # II-843

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PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN

HONEYGO VILLAGE CENTER

A.K.A. CRESWELL PROPERTY

11TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS

JOB NO.:	9440.01
SCALE:	AS SHOWN
DATE:	08/30/22
DRAWN BY:	BLG
DESIGN BY:	JAH
REVIEW BY:	JAH
SHEET:	2 OF 2

VARIANCE 5 - LETTER D

LOT #9 VARIANCE KEY

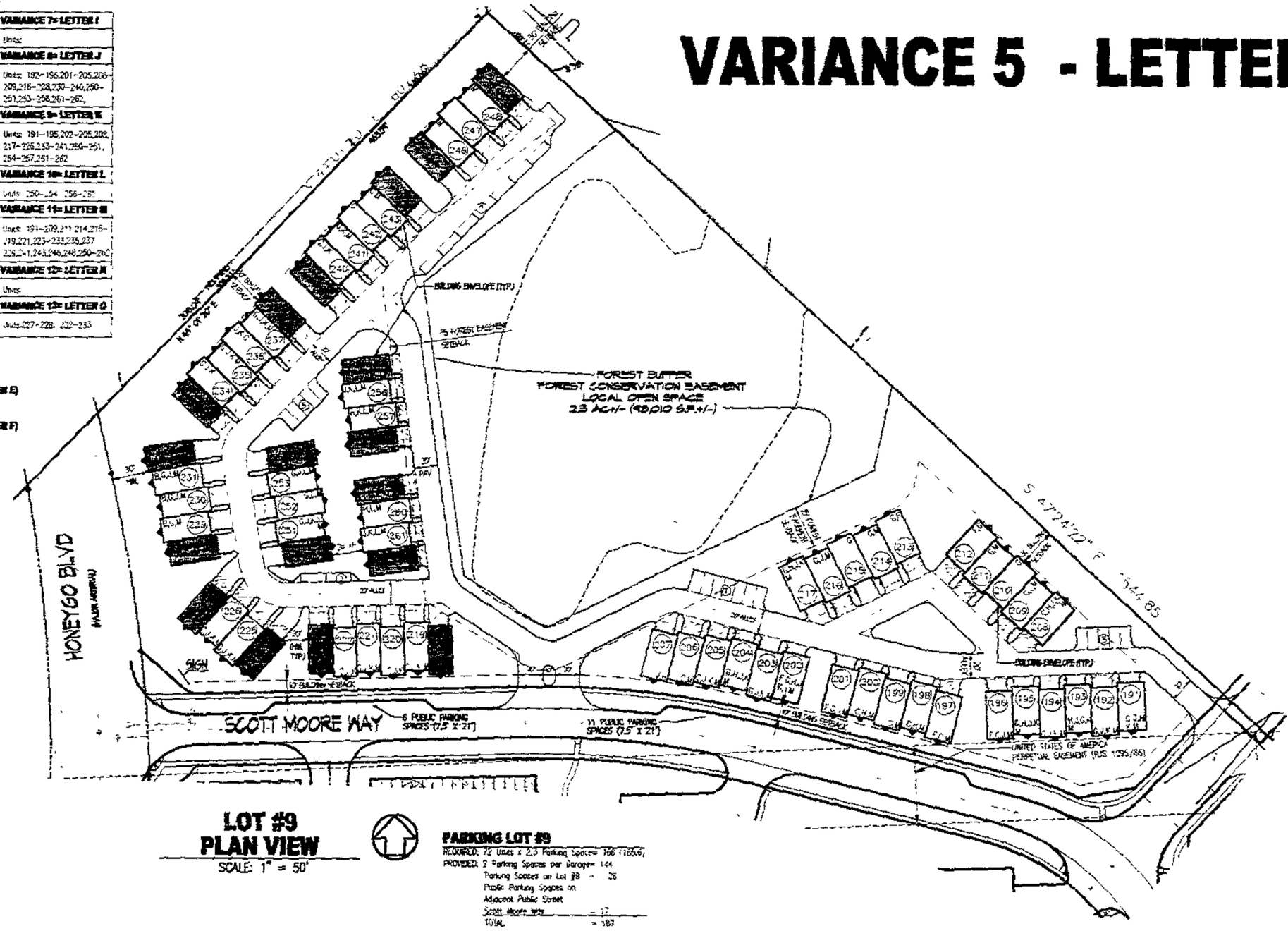
VARIANCE 0= LETTER A	VARIANCE 7= LETTER I
Units:	Units:
VARIANCE 1= LETTER B	VARIANCE 8= LETTER J
Units: 227–232	Units: 180–186,201–205,206–209,216–228,235–240,250–251,253–258,261–262,
VARIANCE 2= LETTER C	VARIANCE 9= LETTER K
Units: 191	Units: 191–195,202–205,208,217–226,233–241,259–251,254–257,261–262
VARIANCE 3= LETTER D	VARIANCE 10= LETTER L
Units: 218,223–224,227–228,232–233,238–239,244–245,249–250,254–255,258–259,262	Units: 250–,54 256–262
VARIANCE 4= LETTER G	VARIANCE 11= LETTER M
Units: 191–208,258–24,250–,262	Units: 191–209,211 214,216–219,221,223–233,235,237 239,241,243,246,248,250–262
VARIANCE 2= LETTER H	VARIANCE 12= LETTER N
Units: 191 193 195 199,200 202,204,207,208,2,7 250,254–255,257,260,262	Units:
	VARIANCE 13= LETTER O
	Units:227–228, 232–233

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196–197,201–202,212–213,223–224 238–239,244–245,258–259

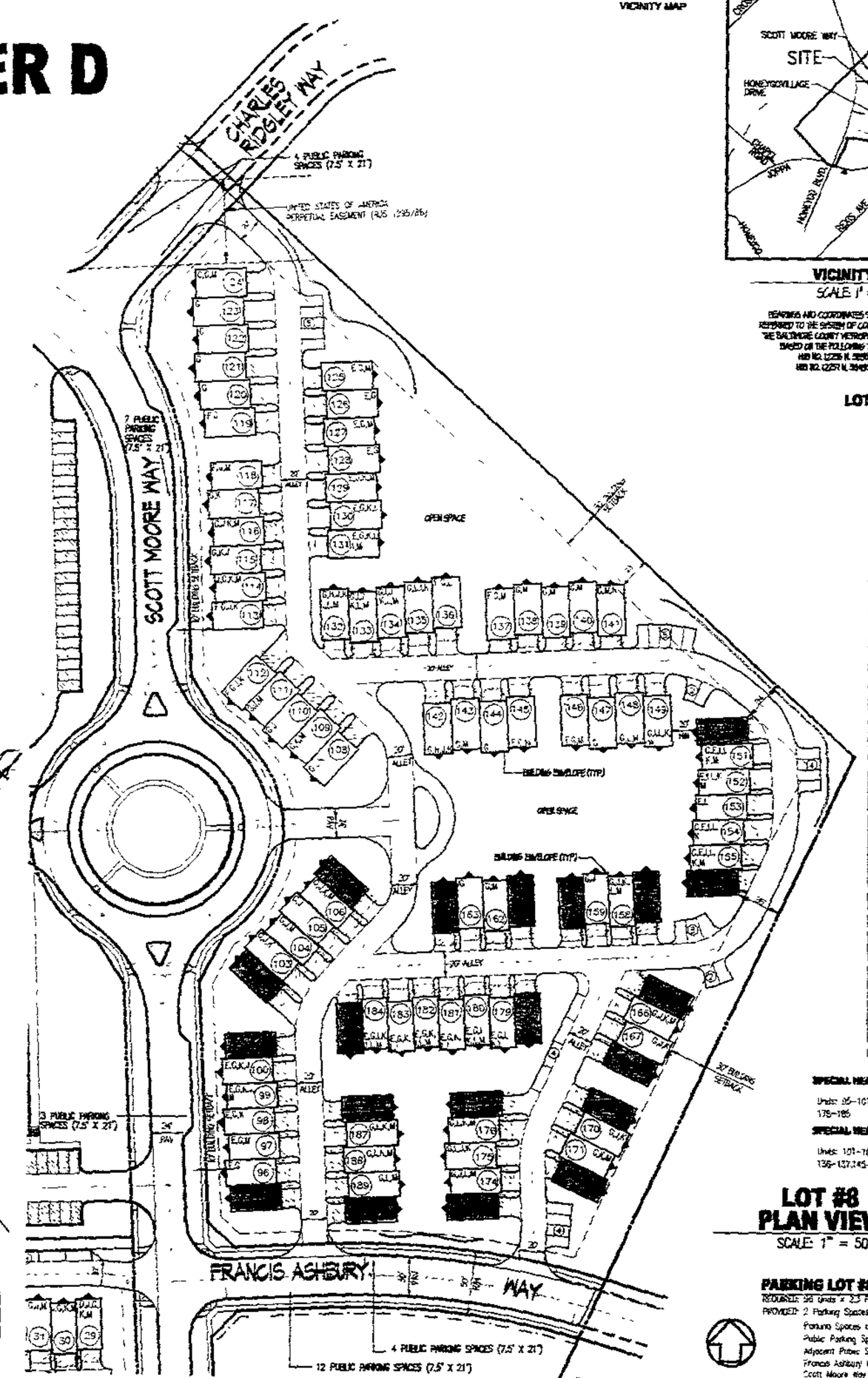


LOT #9 PLAN VIEW

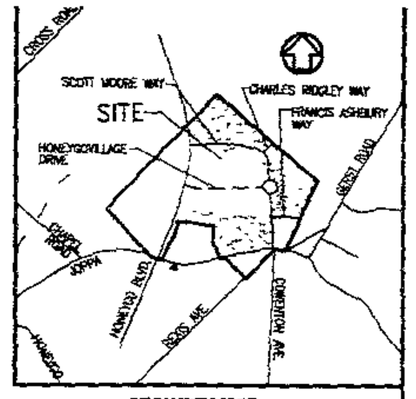
SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 187



VICINITY MAP



VICINITY MAP
SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS
MB NO. 1228 N. 39848.0E. 40848.25
MB NO. 1227 N. 39480.06E. 40284.25

LOT #8 VARIANCE KEY

VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
VARIANCE 2= LETTER C	
NONE UNITS: 124 150–151 154–156	
VARIANCE 3= LETTER D	
Units: 65 101–102,107,150, 156–157 160–161,164–169 169–169,172–173 177–178 185–189 190	
VARIANCE 4= LETTER G	
Units: 95–142 156–190	
VARIANCE 2= LETTER H	
Units: 122,142,150,156 166,	
VARIANCE 7= LETTER I	
172,185 Units:131–135,149–152,154–157 177 179–188	
VARIANCE 8= LETTER J	
Units: 99–100 110–117 121–125 134,142,157–158 164–170, 172–175,178,184–185	
VARIANCE 9= LETTER K	
Units:56–103,108–109,112–117,129–135,142 149–152, 154–158 164–171 175–188,	
VARIANCE 10= LETTER L	
Units:139–136,148–158,173–177,179–190	
VARIANCE 11= LETTER M	
Units: 95,97,99,101 104 108–107,109 111,114 116,118,124–125,127 129 131–134,137–141 143,145–146,148–152,155–156,158,160,162,164–166, 68–169 171–172,174,176,178,180, 182,184–190	
VARIANCE 12= LETTER N	
Units: 141	

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 85–101 125–131,150–156, 175–185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101–102,112–113,118–119, 136–137,145–146,169–161,182–183

LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 96 Units x 2.3 Parking Spaces= 221 (220.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 26
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 17
Charles Ridgley Way = 4
TOTAL =251

LOT #7 VARIANCE KEY

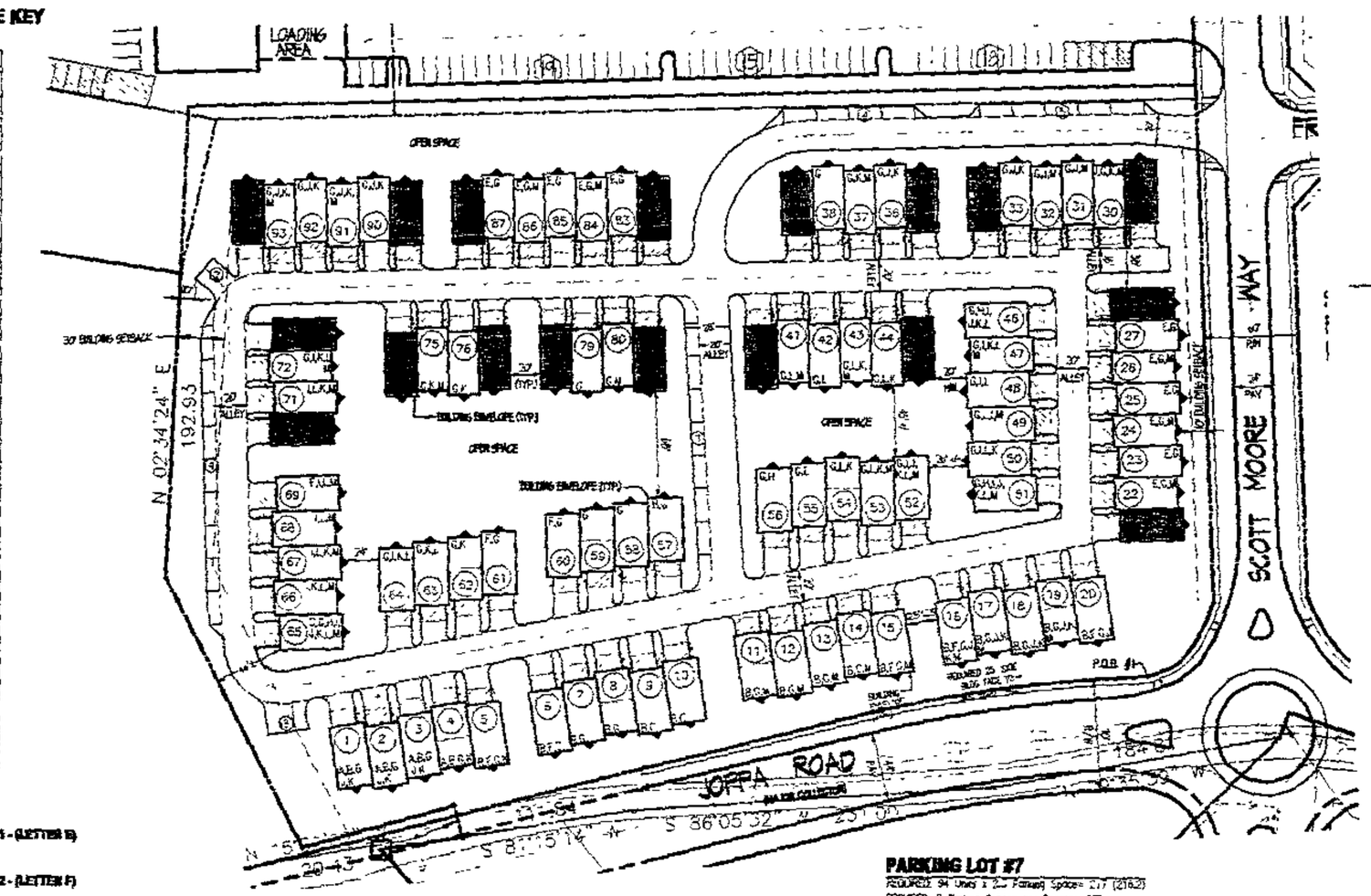
VARIANCE 0= LETTER A
Units: 1–4,
VARIANCE 1= LETTER B
Units: 1–28
VARIANCE 2= LETTER C
Units: 65
VARIANCE 3= LETTER D
Units: 21,28–29,34–35,39–40,45 70,73–74,77–78,81–82, 88–89,94
VARIANCE 4= LETTER G
Units: 1–85,72–94
VARIANCE 2= LETTER H
Units: 39,40,46,51,56–57,65, 73
VARIANCE 7= LETTER I
Units: 45–52,69–74
VARIANCE 8= LETTER J
Units: 1–2,16–20,28–36,45–46,51–52,65,73,89–94
VARIANCE 9= LETTER K
Units: 1–5,16–19,28–30,33–37,43–47,50–54,62–67 71–76,85–93
VARIANCE 10= LETTER L
Units: 40–55,63–74
VARIANCE 11= LETTER M
Units: 11–17,19,23,24,26,28–32,34–35,37,39 41,43 45,47, 49,51–53,55–73,75,77–78, 80,82,84,86,88–89,91,93
VARIANCE 12= LETTER N
Units:

SPECIAL HEARING ITEM #1 - (LETTER B)

Units: 21–28,82–88

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5–6,15–16,22–23,34–35, 60–61 69–70,77–78,88–89

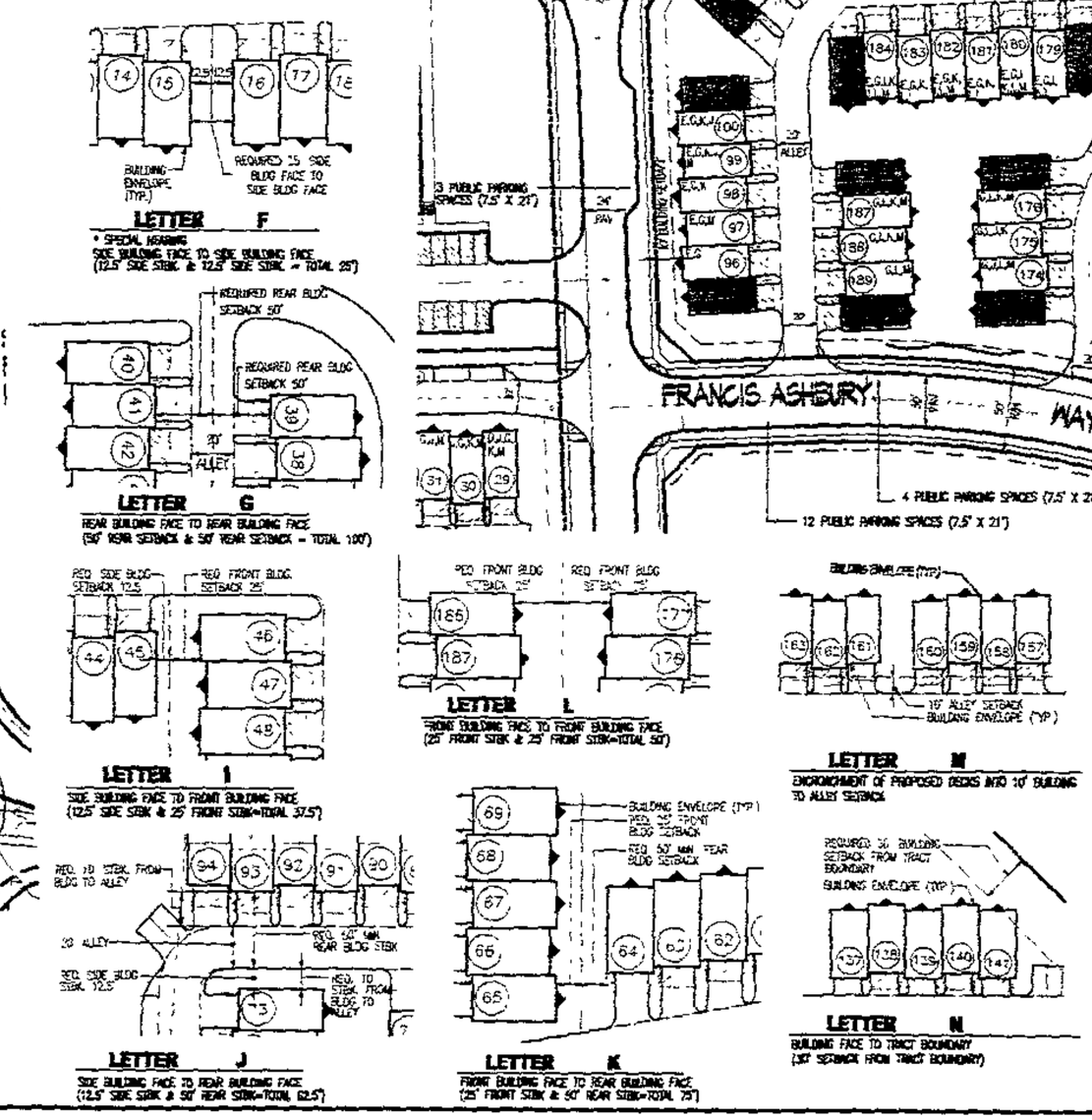


LOT #7 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

DRC# 070802G
DRC# 0807001

PDM # II-843

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN

HONEYGO VILLAGE CENTER

A.K.A. CRESWELL PROPERTY

11TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS	
		JOB NO.: 9446.01
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLC
		DESIGN BY: JAH
		REVIEW BY: JAH
		SHEET: 2 OF 2

VARIANCE 3 - LETTER C

LOT #9 VARIANCE KEY

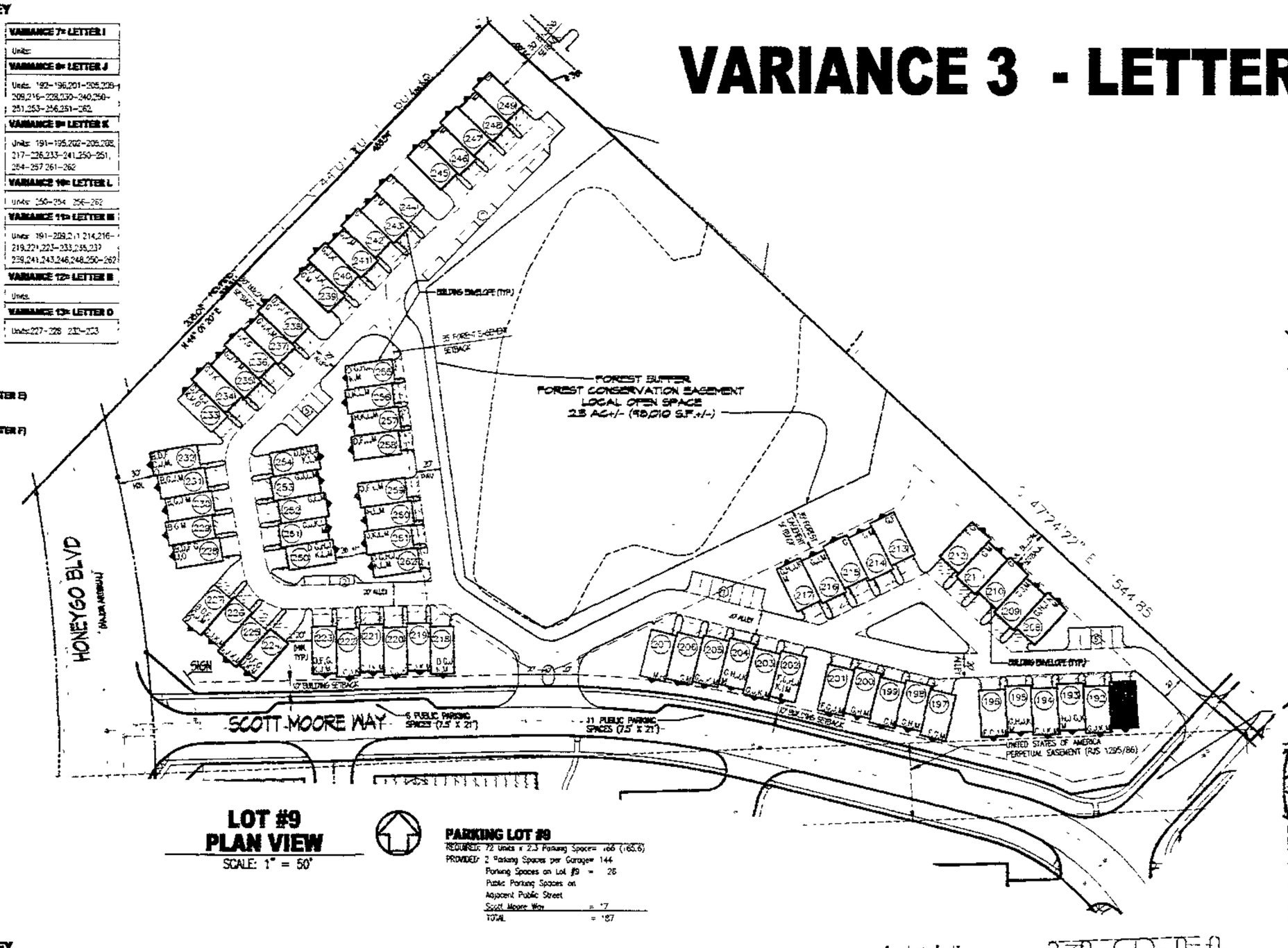
VARIANCE 0= LETTER A	VARIANCE 7= LETTER I
Units:	Units:
VARIANCE 1= LETTER B	VARIANCE 8= LETTER J
Units: 227–232	Units: 192–196,201–205,208–209,216–228,230–240,250–251,253–256,261–262
VARIANCE 2= LETTER C	VARIANCE 9= LETTER K
Units: 191	Units: 191–195,202–206,208,217–226,233–241,250–251,254–257,261–262
VARIANCE 3= LETTER D	VARIANCE 10= LETTER L
Units: 218,223–224,227–228,232–233,238–239,244–245,249–250,254–255,258–259,262	Units: 256–254, 256–262
VARIANCE 4= LETTER G	VARIANCE 11= LETTER M
Units: 191–206,208–243,250–256,262	Units: 191–208,210,214,216–219,221,223–233,235,237–238,241,243,246,248,250–262
VARIANCE 5= LETTER H	VARIANCE 12= LETTER N
Units: 191,193,195,198,200,202,204,207,209,217,250,254–256,258,260,262	Units:
	VARIANCE 13= LETTER O
	Units: 227–228, 232–233

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196–197,201–202,212–213,223–224,238–239,244–245,258–259

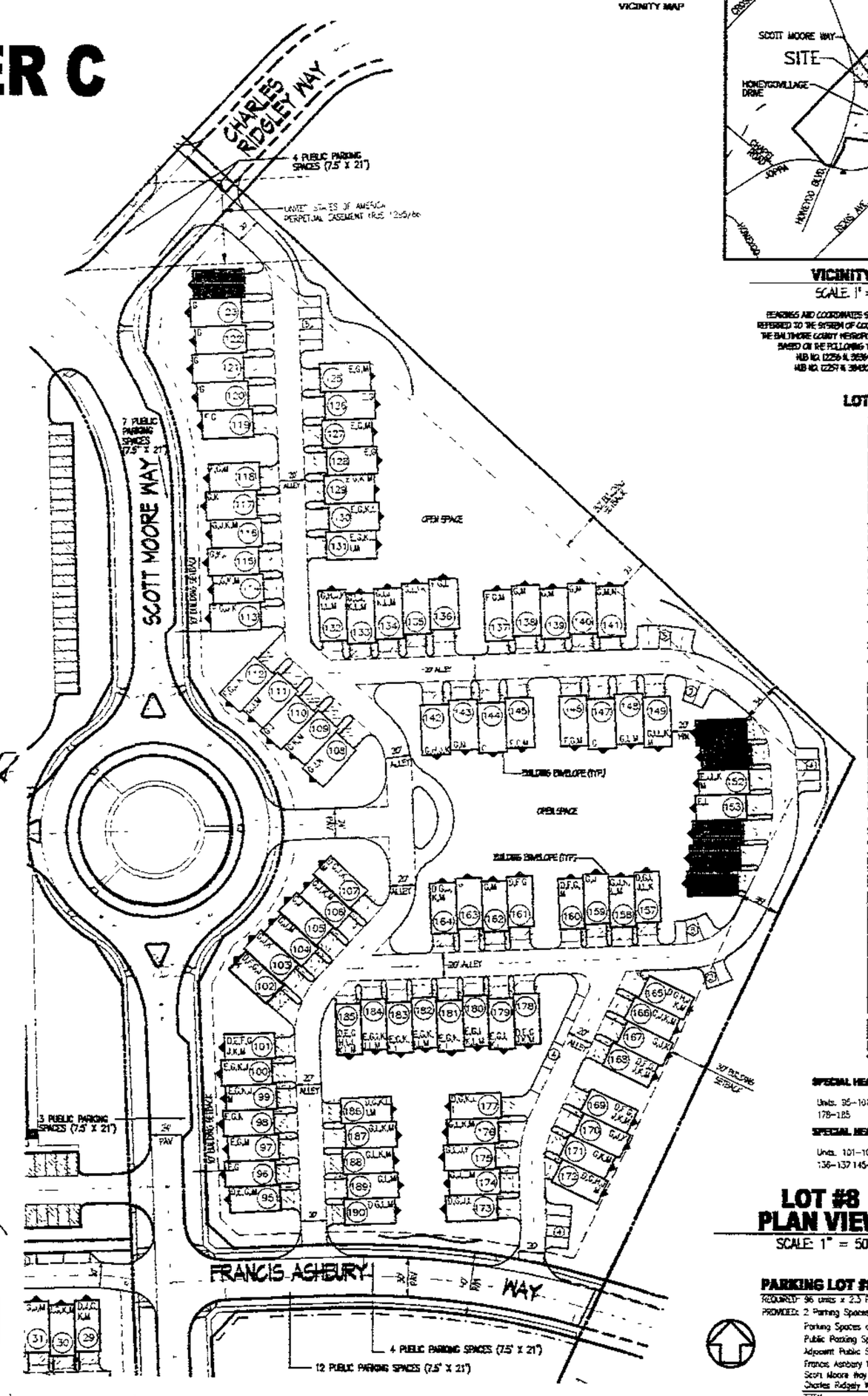


LOT #9 PLAN VIEW

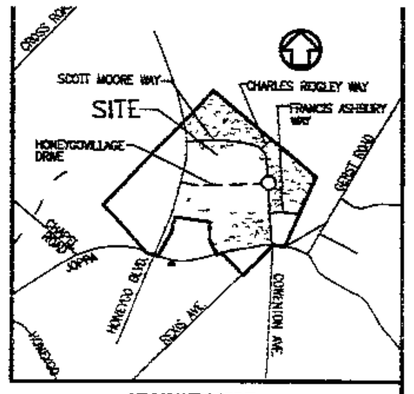
SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 7
TOTAL = 187



VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING MONUMENT STATIONS:
MB NO. 0226 & DESIGNATE 4NE8A25
MB NO. 0257 & 3NE10A4NE. 4NE8A25

LOT #8 VARIANCE KEY

VARIANCE 0= LETTER A	VARIANCE 7= LETTER I
Units:	170,176 Units:131–135,149–152,154–157 177 179–186
VARIANCE 1= LETTER B	VARIANCE 8= LETTER J
	Units: 99–106,108–115,125–134 142,152–159 164–172, 172– 75,178,184–188
VARIANCE 2= LETTER C	VARIANCE 9= LETTER K
Units: 1–4 ,50–151, 54–156,	Units:98–103,106–109 112–117 129–135,142 149–152, 154–158,164–171 175–188
VARIANCE 3= LETTER D	VARIANCE 10= LETTER L
Units: 95 –01–102,107,150, 156–157 160–161 164–165, 168–169,172–173 177–178, 185–186 190	Units:130–136, 46–158,173–177 179–190
VARIANCE 4= LETTER G	VARIANCE 11= LETTER M
Units: 150–149 156–190	Units: 95,97,99 101 104,106–107,109 111,114,116,118,124–125,127 129 131–134 137–141, 143,145–146,148–152,155–156,158,160,162,164–166,168–169,171–172,174 176,178,180, 182,184–190
VARIANCE 5= LETTER H	VARIANCE 12= LETTER N
Units: 132,142 156 156,165,	Units: 141

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95–101,125–131,150–156, 178–185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101–102,112–113,118–119, 136–137 145–146,160–161,168–169

LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 94 Units x 2.3 Parking Spaces= 224 (220.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 10
Charles Ridgely Way = 4
TOTAL =251

LOT #7 VARIANCE KEY

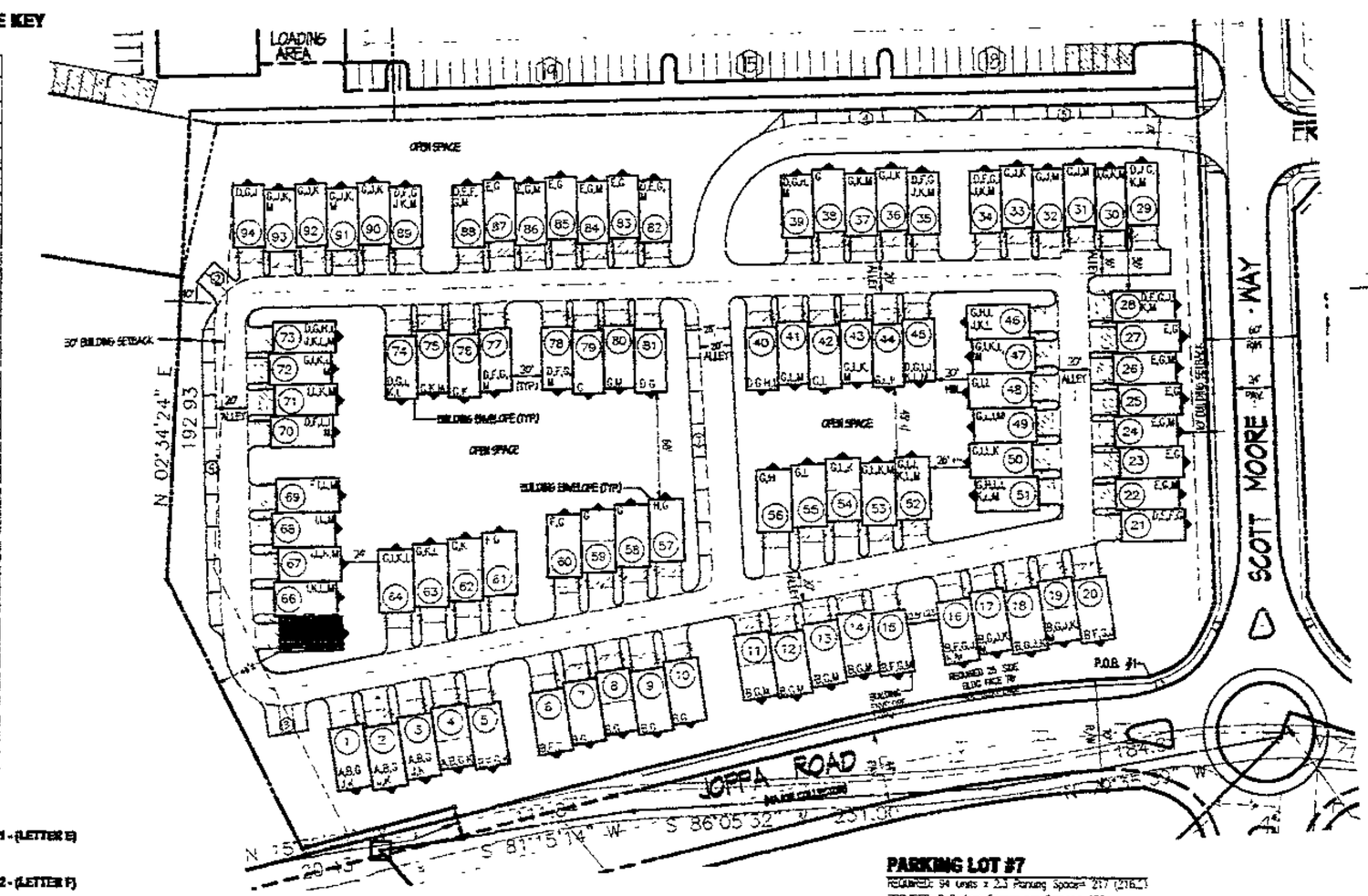
VARIANCE 0= LETTER A	VARIANCE 7= LETTER I
Units: 1–4,	Units: 45–52,64–74
VARIANCE 1= LETTER B	VARIANCE 8= LETTER J
Units: 1–20	Units: 1–3,16–20,28–35,45–46,51–52,65,73,89–94
VARIANCE 2= LETTER C	VARIANCE 9= LETTER K
Units: 65	Units: 1–5 16–19,29–30,33–37 43–47,50–54,62–67 71–76,89–93
VARIANCE 3= LETTER D	VARIANCE 10= LETTER L
Units: 21,28–29,34–35,39–40,45,70,73–74,77–78,81–82,88–89,94	Units: 40–56 63–74
VARIANCE 4= LETTER G	VARIANCE 11= LETTER M
Units: 1–65 72–94	Units: 11–17,19,22,24,26,28–32,34–35,37,39,41,43,45,47 49,51–53,55–73,75,77–78, 80,82,84,86,88–89,91 93
VARIANCE 5= LETTER H	VARIANCE 12= LETTER N
Units: 35,40,46,51,56–57,65,73	Units:
VARIANCE 7= LETTER I	
Units: 45–52,64–74	
VARIANCE 8= LETTER J	
Units: 1–3,16–20,28–35,45–46,51–52,65,73,89–94	
VARIANCE 9= LETTER K	
Units: 1–5 16–19,29–30,33–37 43–47,50–54,62–67 71–76,89–93	
VARIANCE 10= LETTER L	
Units: 40–56 63–74	
VARIANCE 11= LETTER M	
Units: 11–17,19,22,24,26,28–32,34–35,37,39,41,43,45,47 49,51–53,55–73,75,77–78, 80,82,84,86,88–89,91 93	
VARIANCE 12= LETTER N	
Units:	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21–23,82–88

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5–8,15–16,20–21,34–35, 60–61 69–70,77–78,86–88

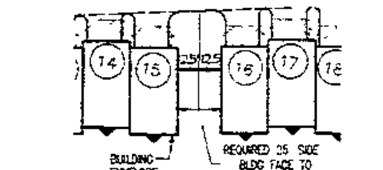


LOT #7 PLAN VIEW

SCALE: 1" = 50'

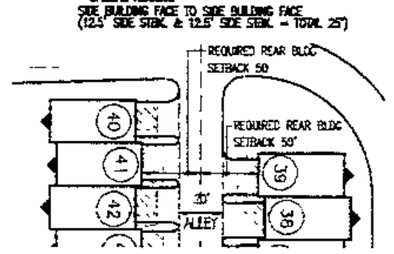
PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



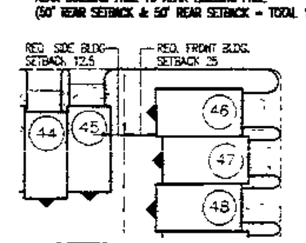
LETTER F

* SPECIAL HEARING
SIDE BUILDING FACE TO SIDE BUILDING FACE (12.5' SIDE SETBACK & 12.5' SIDE SETBACK = TOTAL 25')



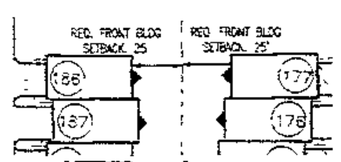
LETTER G

REAR BUILDING FACE TO REAR BUILDING FACE (50' REAR SETBACK & 50' REAR SETBACK = TOTAL 100')



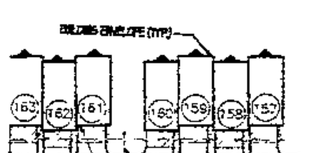
LETTER I

SIDE BUILDING FACE TO FRONT BUILDING FACE (12.5' SIDE SETBK & 25' FRONT SETBK=TOTAL 37.5')



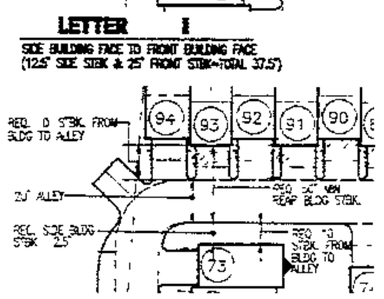
LETTER L

FRONT BUILDING FACE TO FRONT BUILDING FACE (25' FRONT SETBK & 25' FRONT SETBK=TOTAL 50')



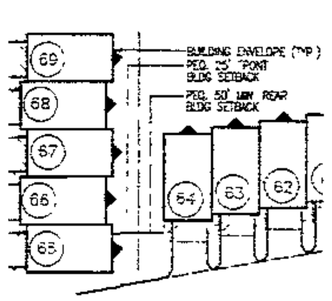
LETTER M

ENCROACHMENT OF PROPOSED DECKS INTO 10' BUILDING TO ALLEY SETBACK



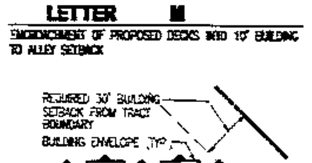
LETTER J

SIDE BUILDING FACE TO REAR BUILDING FACE (12.5' SIDE STBK & 50' REAR STBK=TOTAL 62.5')



LETTER K

FRONT BUILDING FACE TO REAR BUILDING FACE (25' FRONT STBK & 50' REAR STBK=TOTAL 75')



LETTER N

BUILDING FACE TO TRACT BOUNDARY (30' SETBACK FROM TRACT BOUNDARY)

NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

DRC# 070802G
DRC# 0807001

PDM # II-843

MRA

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PLAN TO ACCOMPANY
VARIANCE PETITIONS/SPECIAL HEARING PLAN

HONEYGO VILLAGE CENTER

A.K.A. CRESWELL PROPERTY

11TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS	
		JOB NO.: 94401.01
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLS
		DESIGN BY: JMR
		REVIEW BY: JMR
		SHEET: 2 OF 2

VARIANCE 2 - LETTER H

LOT #9 VARIANCE KEY

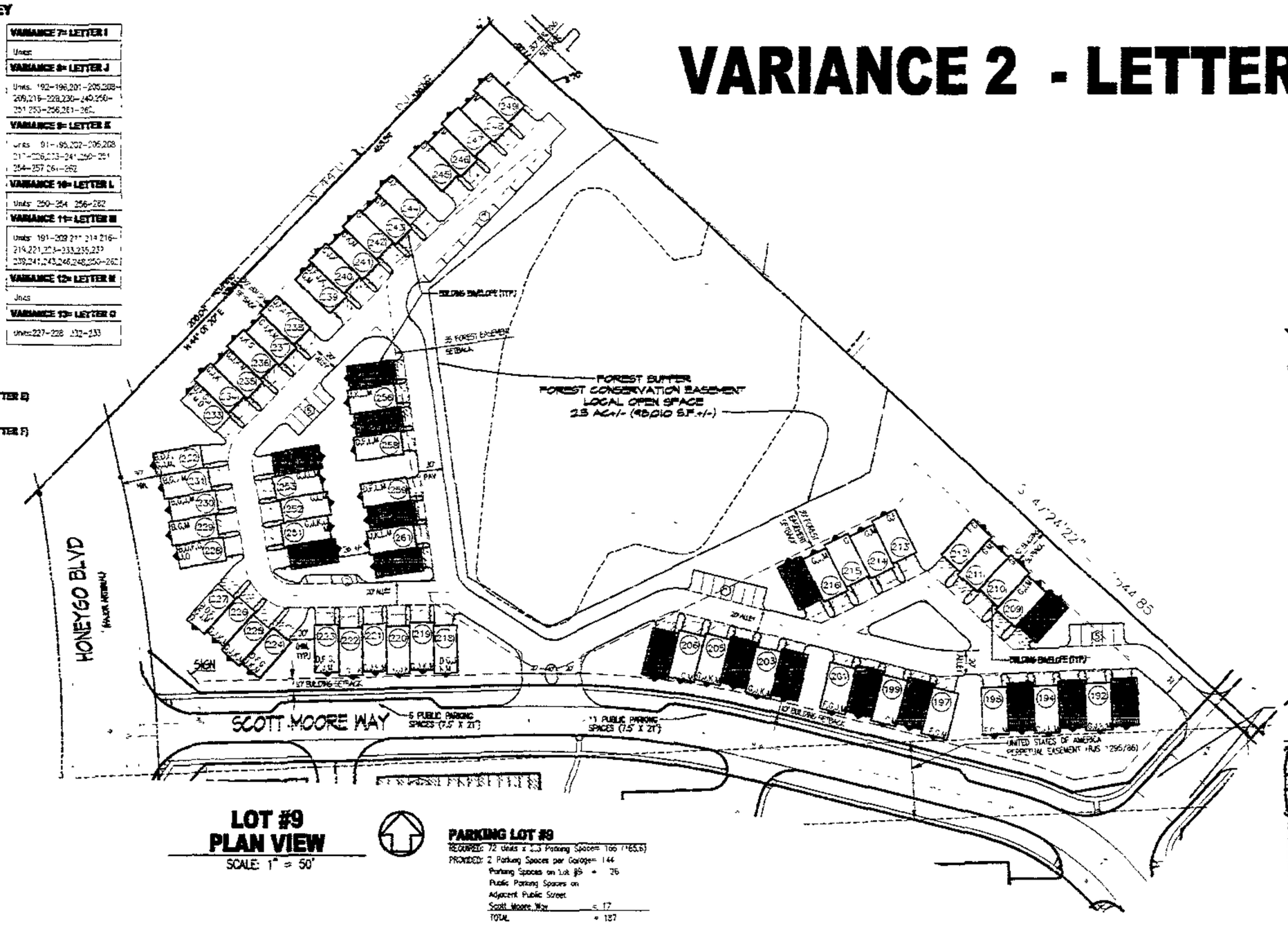
VARIANCE 0= LETTER A Units:	VARIANCE 7= LETTER I Units:
VARIANCE 1= LETTER B Units: 227–232	VARIANCE 8= LETTER J Units: 192–198,201–206,208–209,219–228,230–240,250–251,253–256,261–262.
VARIANCE 2= LETTER C Units: 19'	VARIANCE 9= LETTER K Units: 91–95,202–206,208,217–226,233–241,250–251,254–257,261–262
VARIANCE 3= LETTER D Units: 1–8,223–224,227–228,232–235,238–239,244–245,249–250,254–255,258–259,262.	VARIANCE 10= LETTER L Units: 250–254, 256–262
VARIANCE 4= LETTER G Units:191–206,208–243,250–255,262	VARIANCE 11= LETTER M Units: 191–209,211,214,216–219,221,223–233,235,237–239,241,243,246,248,250–262
VARIANCE 5= LETTER H Units: 91,192–95,198,200,202,204,207,08,,17,250,254–255,257,260,262	VARIANCE 12= LETTER N Units
	VARIANCE 13= LETTER O Units:227–228, 232–233

SPECIAL HEARING ITEM #1 - (LETTER E)

Units

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196–197,201–202,212–213,223–224,238–239,244–245,256–259

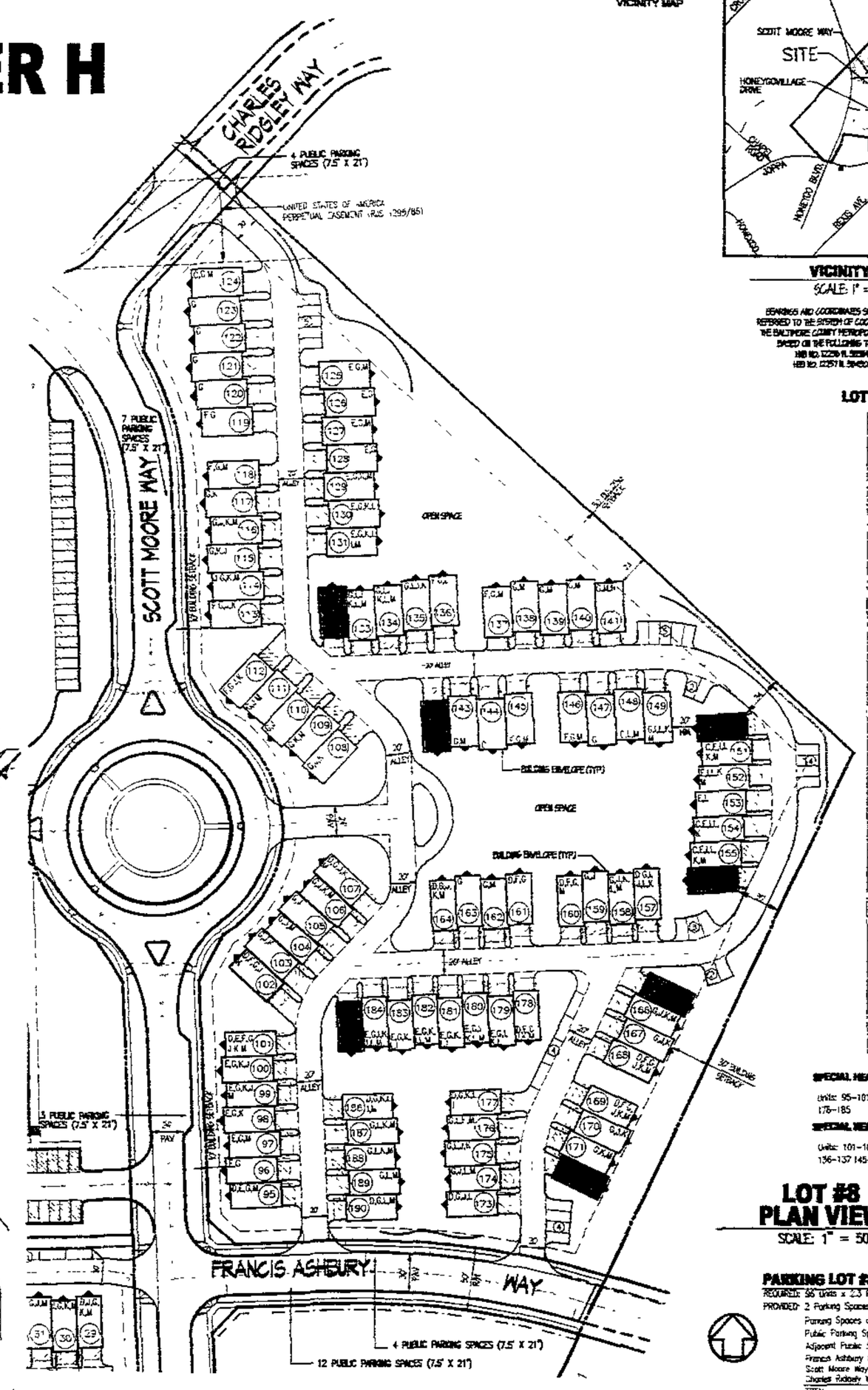


LOT #9 PLAN VIEW

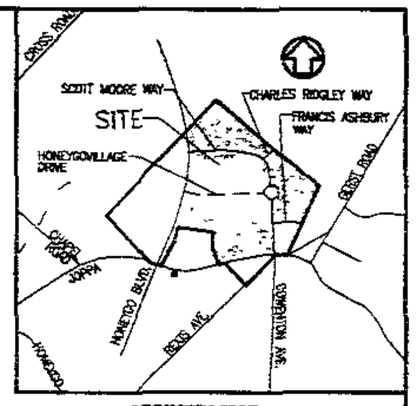
SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 187



VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY REFERENCE DATUM AND ARE BASED ON THE FOLLOWING TRANSMISSION STATIONS:
NBS NO. 12209 N. SERPENTINE #0802G
NBS NO. 12257 N. SERPENTINE #0804G

LOT #8 VARIANCE KEY

VARIANCE 0= LETTER A Units:	VARIANCE 7= LETTER I 172,180 Units:131–135,149–150,154–157,177 179–186
VARIANCE 1= LETTER B Units:	VARIANCE 8= LETTER J Units: 99–108,130–116,132–134,142,152–153,154–170,172–175,178,184–185
VARIANCE 2= LETTER C Units: 134,150–151 154–156	VARIANCE 9= LETTER K Units:98–103,105–109,112–117,129–135,142,149–152,154–158,164–171,173–188
VARIANCE 3= LETTER D Units: 95 101–102,107 150,156–157 160–161,164–165,168–169,172–173,177–178,185–186,190	VARIANCE 10= LETTER L Units:130–136,148–150,173–177,179–190
VARIANCE 4= LETTER G Units: 95–149 156–190	VARIANCE 11= LETTER M Units: 95,97 99,103 104 106–107,109,111 114,116,118,124–125,127,129 131–134 137–141,143,145–146,148–152,155–156,158,160,162,164–166,168–169,171–172,174 176,178,180,182,184–190
VARIANCE 5= LETTER H Units: 132,142,150,156,165,	VARIANCE 12= LETTER N Units: 141

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95–101,125–131 150–156, 178–185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101–102,112–113,118–119, 136–137 145–148,160–161,168–169

LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 96 Units x 2.3 Parking Spaces= 221 (220.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 10
Charles Ridgely Way = 4
TOTAL =251

LOT #7 VARIANCE KEY

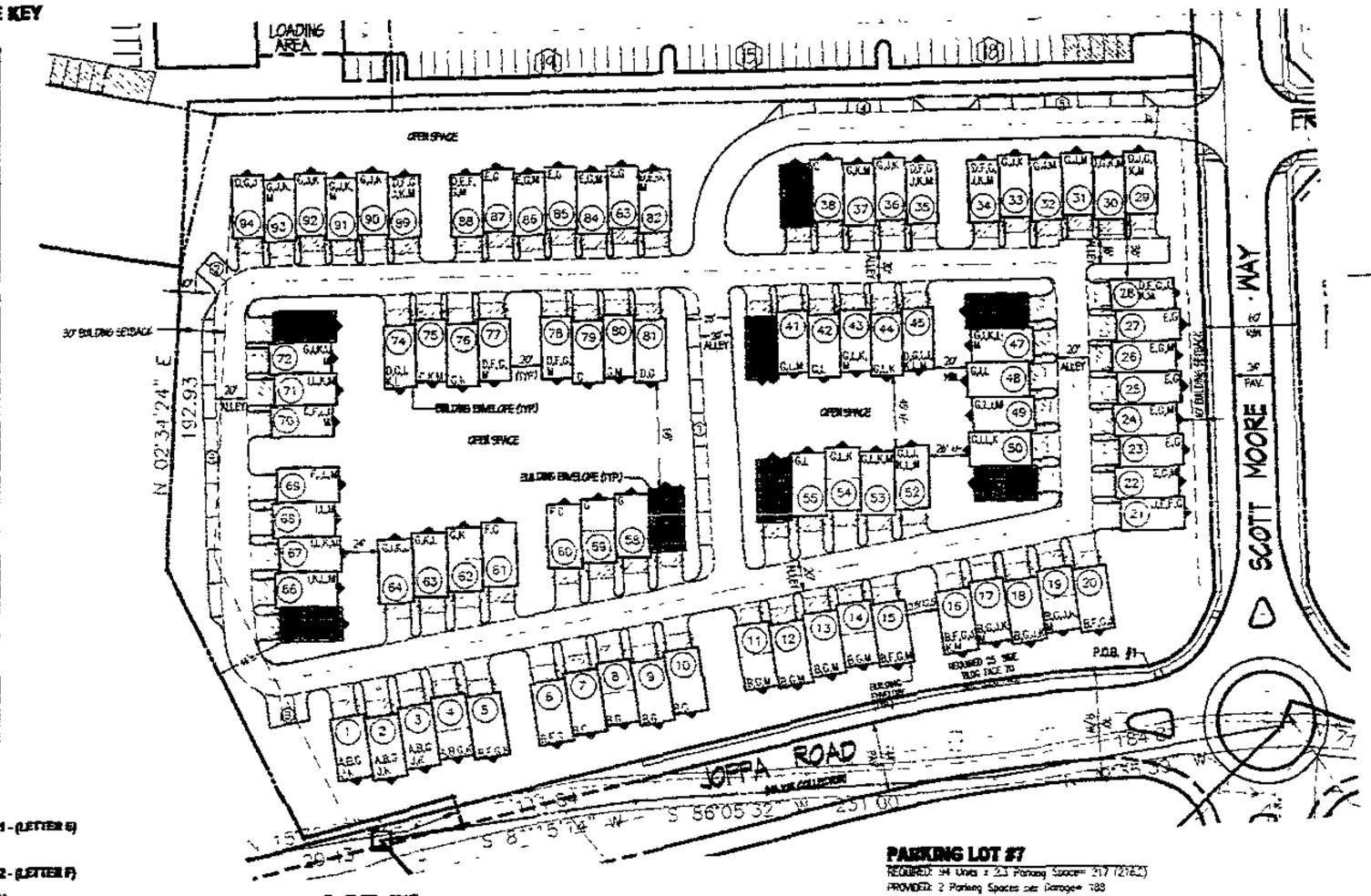
VARIANCE 0= LETTER A Units: 1–4,
VARIANCE 1= LETTER B Units: 1–20
VARIANCE 2= LETTER C Units: 65
VARIANCE 3= LETTER D Units: 21,28–29,34–35,39–40,45,70,73–74,77–78,81–82,89–90,94
VARIANCE 4= LETTER G Units: 1–65,72–94
VARIANCE 5= LETTER H Units: 39,46,46,51,56–57,65,73
VARIANCE 7= LETTER I Units: 45–52,64–74
VARIANCE 8= LETTER J Units: 1–3,16–20,28–30,45–46,51–52,65,73,89–94
VARIANCE 9= LETTER K Units: 1–5,16–19,28–30,33–37,43–47,50–54,62–67,71–78,89–93
VARIANCE 10= LETTER L Units: 40–55,63–74
VARIANCE 11= LETTER M Units: 11–17,19,22,24,26,29–32,34–35,37,39,41,43,45,47,49,51–53,55–73,75,77–78,80,82,84,86,89–89,91,93
VARIANCE 12= LETTER N Units:

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21–28,92–98

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5–6,15–16,20–21,34–35, 50–51,69–70,77–78,88–89

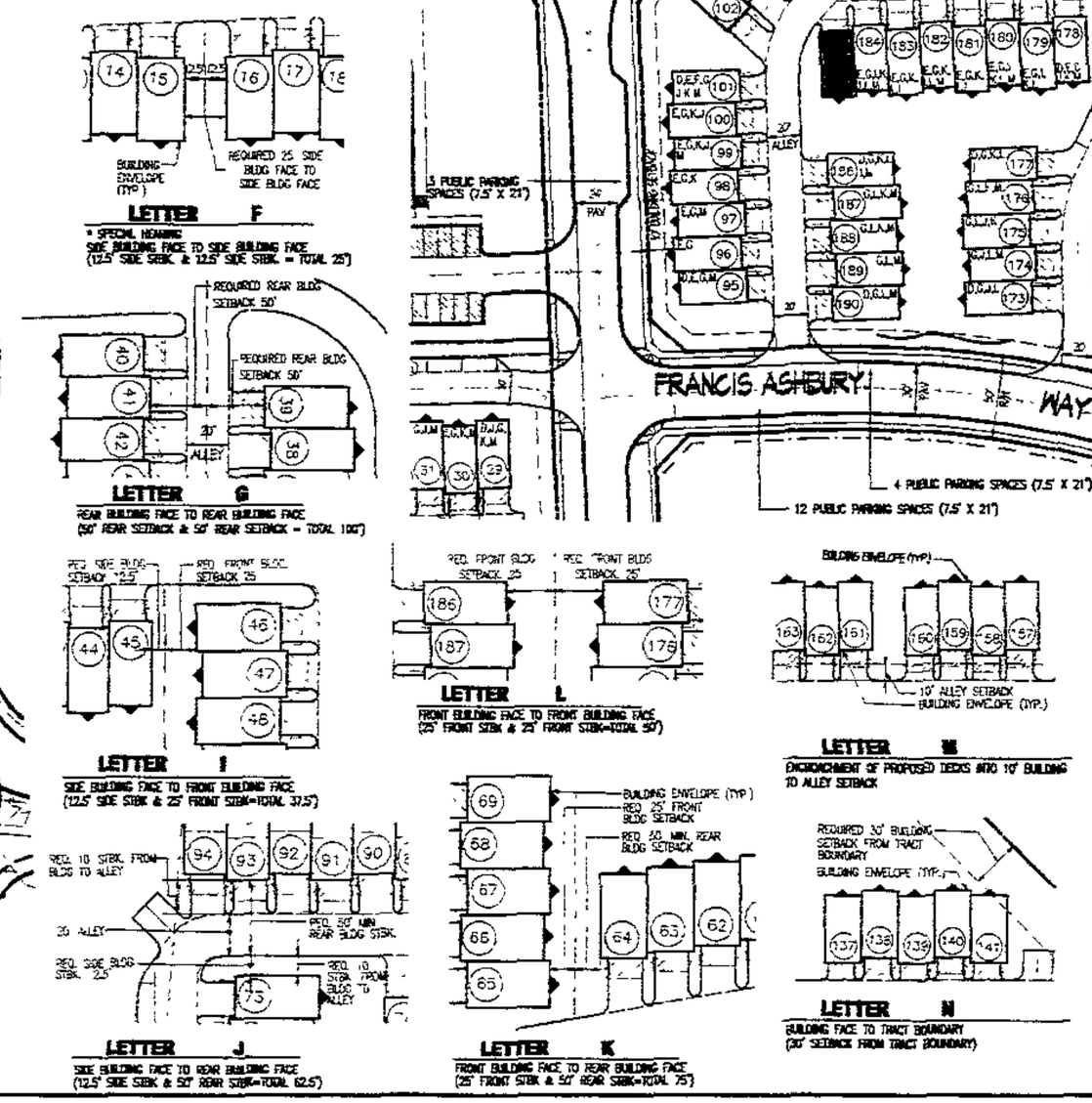


LOT #7 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING SIZE TO BE CONSTRUCTED

DRC# 070802G
DRC# 0807001

PDM # II-843

MORRIS & RITCHIE ASSOCIATES, INC.
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FAX (410) 821-1748

PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN

HONEYGO VILLAGE CENTER
A.K.A. CRESWELL PROPERTY

11 TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS	
		JOB NO.: 9440.01
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLG
		DESIGN BY: JAH
		REVIEW BY: JAK
		SHEET: 2 OF 2

VARIANCE 4 - LETTER G

LOT #9 VARIANCE KEY

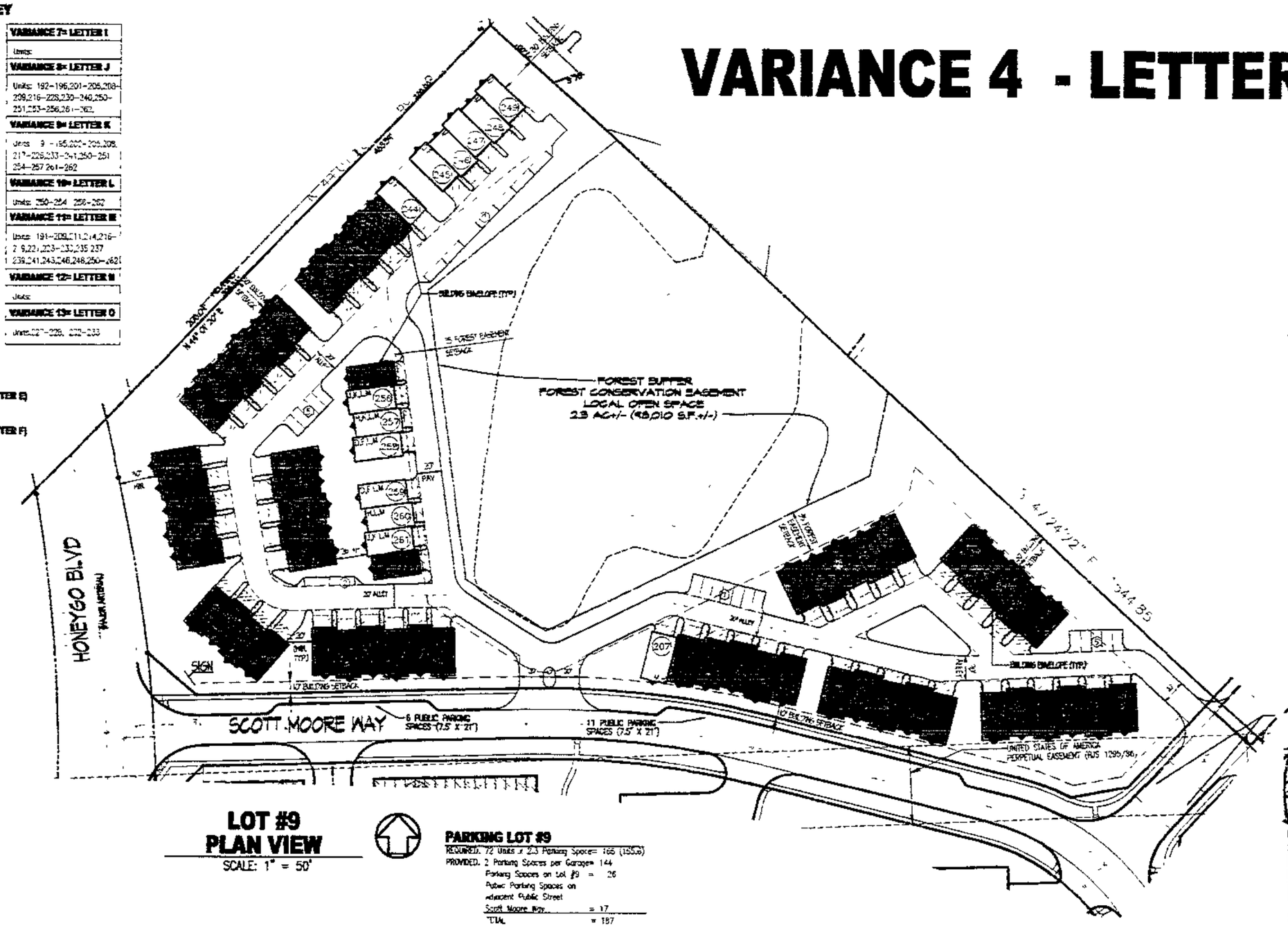
VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
Units: 227–232	
VARIANCE 3= LETTER C	
Units: 191	
VARIANCE 5= LETTER D	
Units: 218,223–224,227–229, 232–233,238–239,244–245, 249–250,254–255,258–259, 262	
VARIANCE 4= LETTER G	
Units 194–206,208–214,250–255,262	
VARIANCE 2= LETTER H	
Units: 191,193,195, 98,200, 202–204,207,208,217,252,254–255,257,260,262	
VARIANCE 7= LETTER I	
Units:	
VARIANCE 8= LETTER J	
Units: 192–196,201–206,208–209,216–228,230–240,250–251,253–256,261–262	
VARIANCE 9= LETTER K	
Units: 9 –15,202–205,209, 217–228,233–241,250–251, 254–257,261–262	
VARIANCE 10= LETTER L	
Units: 250–254, 256–262	
VARIANCE 11= LETTER M	
Units: 191–208,211,214,216–217,223–233,235,237, 239,241,243,246,248,250–262	
VARIANCE 12= LETTER N	
Units:	
VARIANCE 13= LETTER O	
Units:227–229, 232–233	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196–197,201–202,212–213,223–224,228–238,244–245,258–259

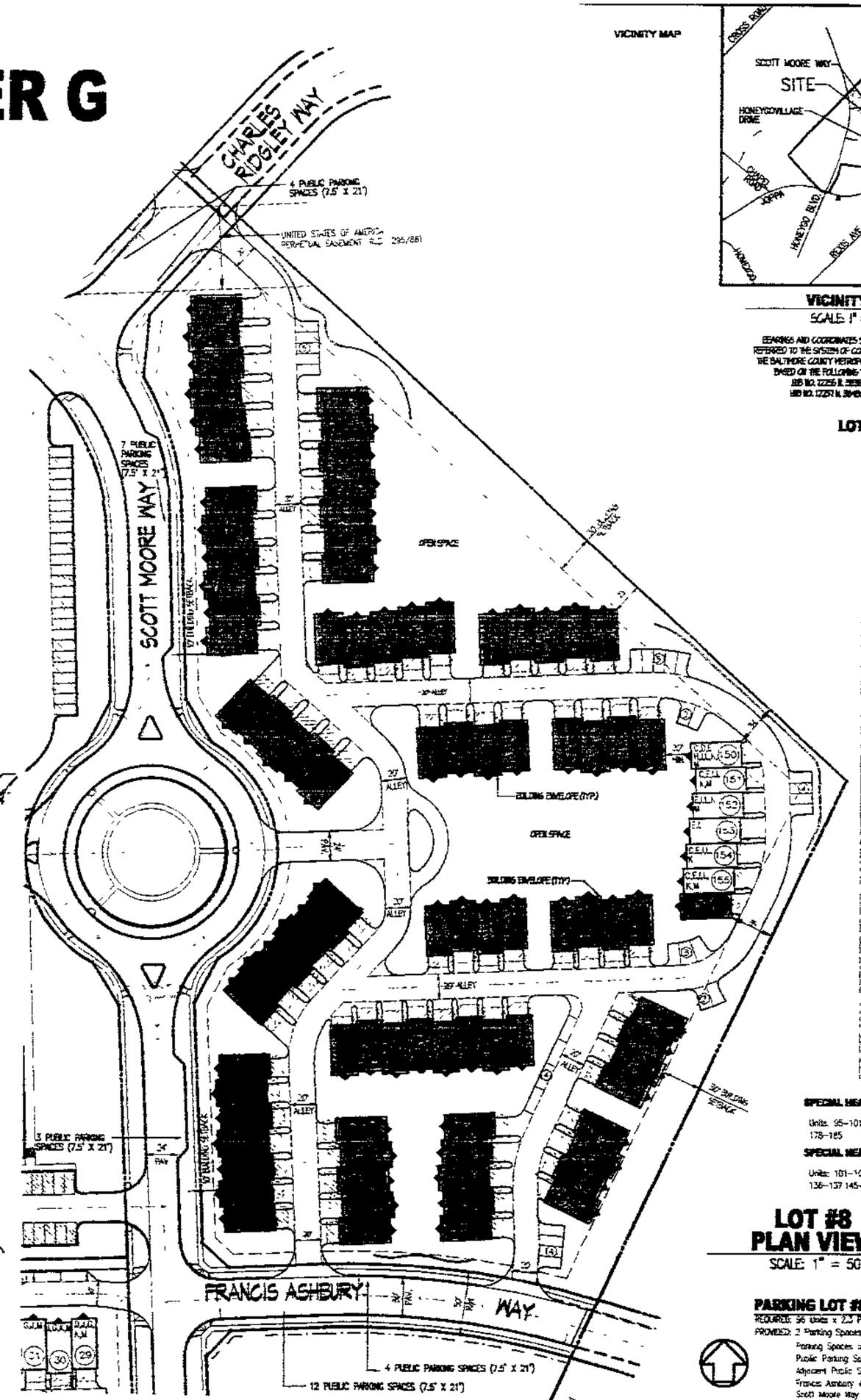


LOT #9 PLAN VIEW

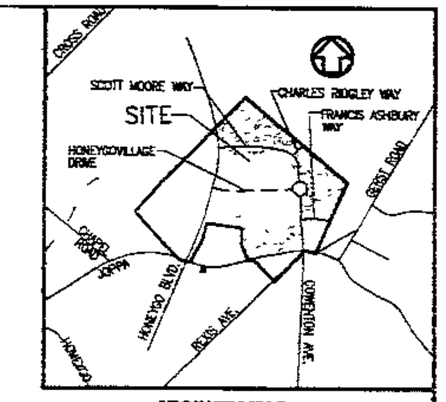
SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on adjacent Public Street
Scott Moore Way = 17
TOTAL = 187



VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
BB NO. 0255 N. 39,904.74E. 49,955.95
BB NO. 0257 N. 39,903.96E. 49,844.05

LOT #8 VARIANCE KEY

VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
VARIANCE 3= LETTER C	
Units: Units: 124 150–151,154–156	
VARIANCE 5= LETTER D	
Units: 95,101–102 107 150 155–157,180–181 64–165 168–169,172–173 177–178 183–184,190	
VARIANCE 4= LETTER G	
Units: 95–149,156–190	
VARIANCE 2= LETTER H	
Units: 132,142,150,154–155	
VARIANCE 7= LETTER I	
Units: 131–135 149–152,154–157,177,179–186	
VARIANCE 8= LETTER J	
Units: 99– 08,110–116 132–134 142,157–159 164–170, 172–175 178 184–185	
VARIANCE 9= LETTER K	
Units:98–103,106–109,112–117,129–135 142 148–152 154–158,164–173 175–188	
VARIANCE 10= LETTER L	
Units:130–136,146–158,173–177,179–190	
VARIANCE 11= LETTER M	
Units: 95,97,99 101 104,106–107,109,111 114 116,118,124–125,127,129 131–134 137–141 143,145– 46 148–152,155–156,158 160 162 164–166,168–169 171– 72,174 176 178,181–182, 84–190	
VARIANCE 12= LETTER N	
Units: 141	

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95–101,105–131,150–156, 178–185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101–102,112–113,118–119, 136–137 145–146 160–161,168–169

LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 96 Units x 2.3 Parking Spaces= 221 (220.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 8
Scott Moore Way = 13
Charles Ridgley Way = 4
TOTAL =251

NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

LOT #7 VARIANCE KEY

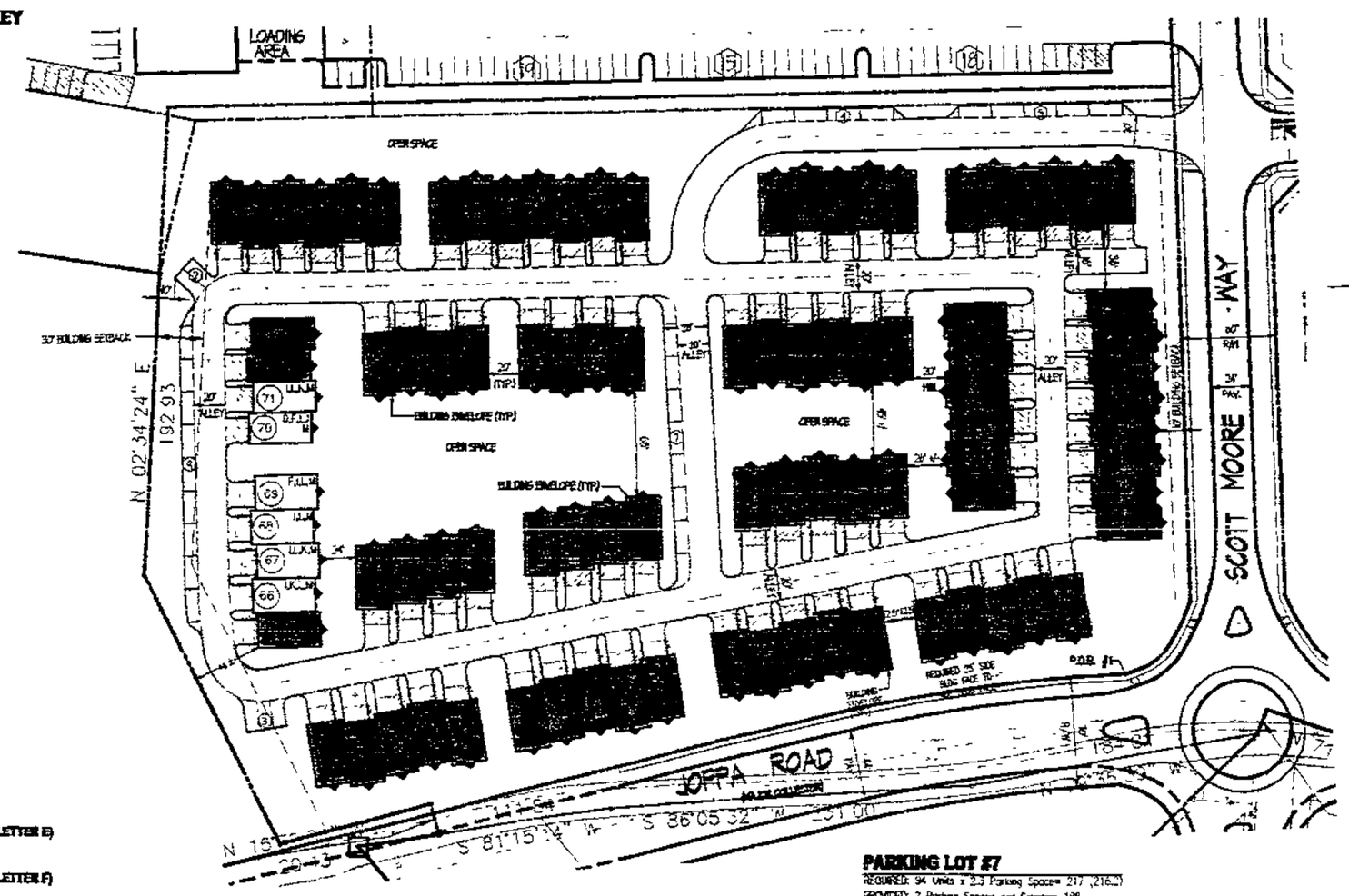
VARIANCE 0= LETTER A	
Units: 1–4,	
VARIANCE 1= LETTER B	
Units: 1–20	
VARIANCE 3= LETTER C	
Units: 65	
VARIANCE 5= LETTER D	
Units: 21,29–29,34–36,39–40,45,70,73–74,77–78,81–82, 88–89,94	
VARIANCE 4= LETTER G	
Units: 1–66,72–94	
VARIANCE 2= LETTER H	
Units: 39,40,46,51,56–57,65, 73	
VARIANCE 7= LETTER I	
Units: 45–52,64–74	
VARIANCE 8= LETTER J	
Units: 1–3,16–20,28–35,45–46,51–52,65,70,89–94	
VARIANCE 9= LETTER K	
Units: 1–5,12–15,28–33,37 43–47,50–54,62–67,71–76,89–93	
VARIANCE 10= LETTER L	
Units: 40–56,63–74	
VARIANCE 11= LETTER M	
Units: 11–17,19,22,24,26,28–32,34–35,37,39,41,43,45,47, 49,51–53,55–70,73,77–78, 80,82,84,88,89–89,91,93	
VARIANCE 12= LETTER N	
Units:	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21–28,82–88

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5–6,15–16,20–21,24–35, 60–61 69–70,77–78,88–89

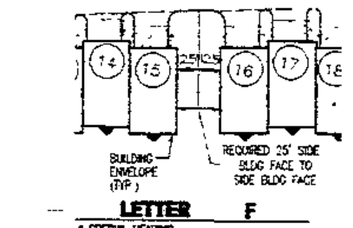


LOT #7 PLAN VIEW

SCALE: 1" = 50'

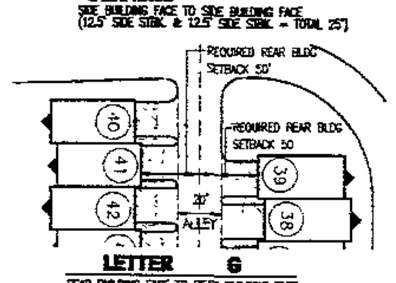
PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



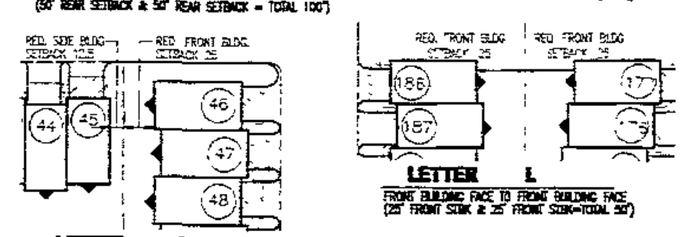
LETTER F

* SPECIAL HEARING
SIDE BUILDING FACE TO SIDE BUILDING FACE
(12.5' SIDE SETBACK & 12.5' SIDE SETBACK = TOTAL 25')



LETTER G

REAR BUILDING FACE TO REAR BUILDING FACE
(50' REAR SETBACK & 50' REAR SETBACK = TOTAL 100')

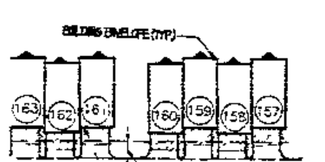


LETTER I

SIDE BUILDING FACE TO FRONT BUILDING FACE
(12.5' SIDE SETB & 25' FRONT SETB=TOTAL 37.5')

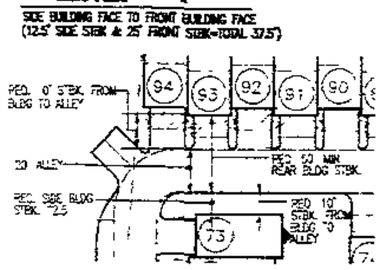
LETTER L

FRONT BUILDING FACE TO FRONT BUILDING FACE
(25' FRONT SETB & 25' FRONT SETB=TOTAL 50')



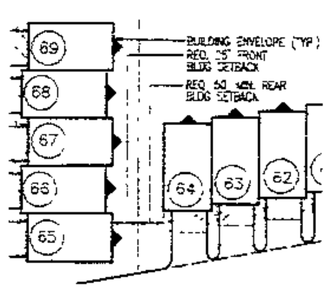
LETTER M

ENCROACHMENT OF PROPOSED DECKS INTO 10' BUILDING TO ALLEY SETBACK



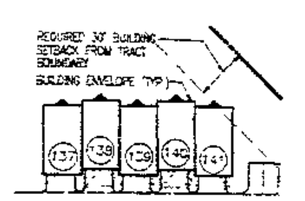
LETTER J

SIDE BUILDING FACE TO REAR BUILDING FACE
(12.5' SIDE SETB & 50' REAR SETB=TOTAL 62.5')



LETTER K

FRONT BUILDING FACE TO REAR BUILDING FACE
(25' FRONT STBK & 50' REAR STBK=TOTAL 75')



LETTER N

BUILDING FACE TO TRACT BOUNDARY
(30' SETBACK FROM TRACT BOUNDARY)

DRC# 070802G
DRC# 080700I

PDM # II-843

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
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FAX (410) 821-1748

PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN
HONEYGO VILLAGE CENTER
A.K.A. CRESWELL PROPERTY

11TH ELECTION DISTRICT 6th BALTIMORE COUNTY, MD

DATE	REVISIONS	
		JOB NO.: 9440.01
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLC
		DESIGN BY: JAH
		REVIEW BY: JAH
		SHEET: 2 OF 2

VARIANCE 1 - LETTER B

LOT #9 VARIANCE KEY

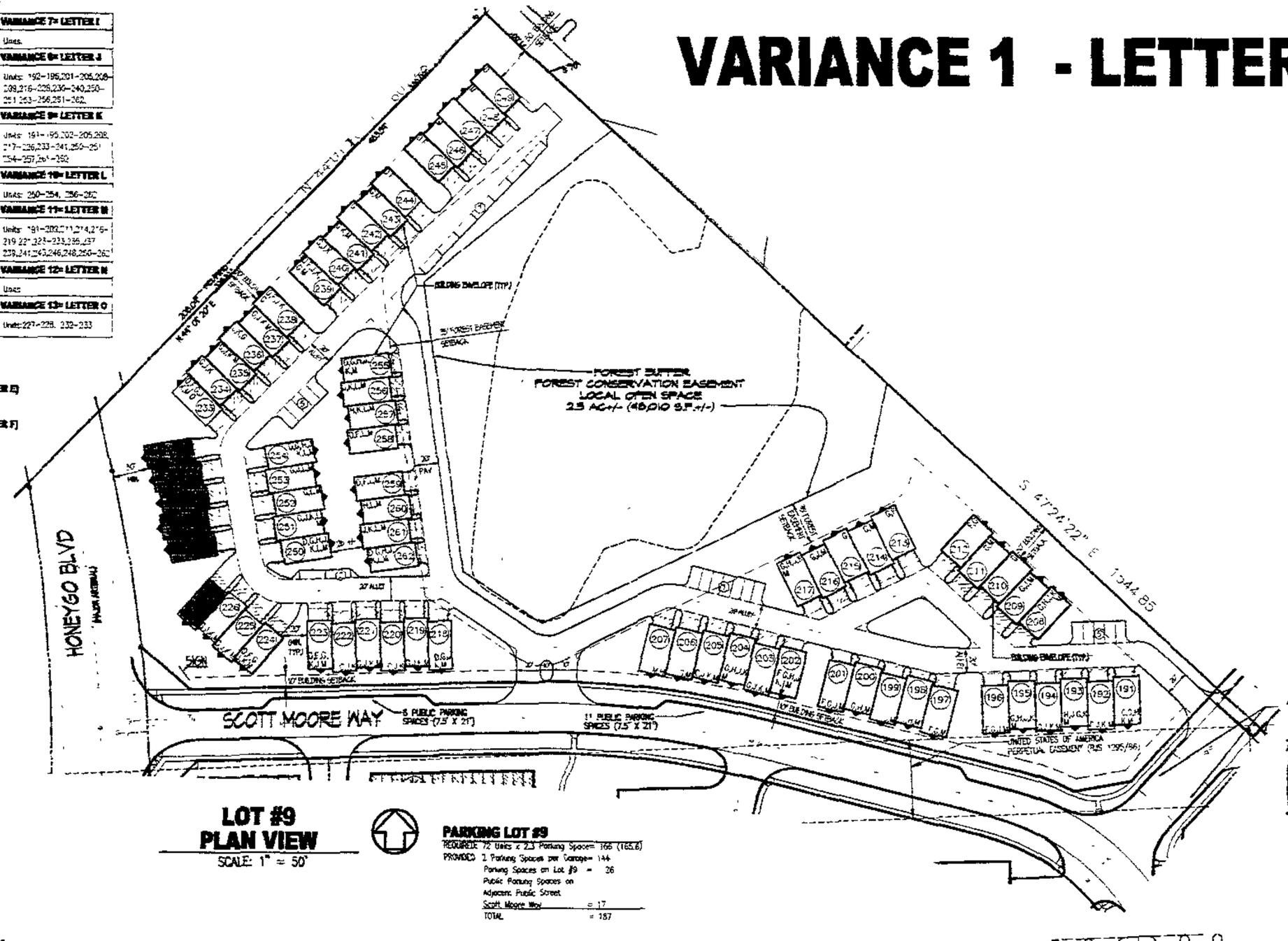
VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
Units: 227-232	
VARIANCE 3= LETTER C	
Units: 191	
VARIANCE 5= LETTER D	
Units: 2 8,223-224 227-228 232-233,238-239,244-245, 249-250,254-255,258-259, 262	
VARIANCE 4= LETTER G	
Units: 191-206,208-242,250-255,262	
VARIANCE 2= LETTER H	
Units: 191 193 195, 198,200 202,204,207,208,217,220,224-255,257,260 262	
VARIANCE 7= LETTER I	
Units:	
VARIANCE 6= LETTER J	
Units: 192-196,201-205,208-209,216-225,230-240,250-251 253-256,261-262.	
VARIANCE 8= LETTER K	
Units: 191-195,202-205,208-217-226,233-241,250-251 254-257,261-262	
VARIANCE 10= LETTER L	
Units: 250-254, 256-262	
VARIANCE 11= LETTER M	
Units: 191-202,211,214,216-219 221-223-233,236,237 239,241,243,246,248,250-262	
VARIANCE 12= LETTER N	
Units:	
VARIANCE 13= LETTER O	
Units: 227-228, 232-233	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196-197,201-202,212-213,223-224 228-238,244-245,258-259

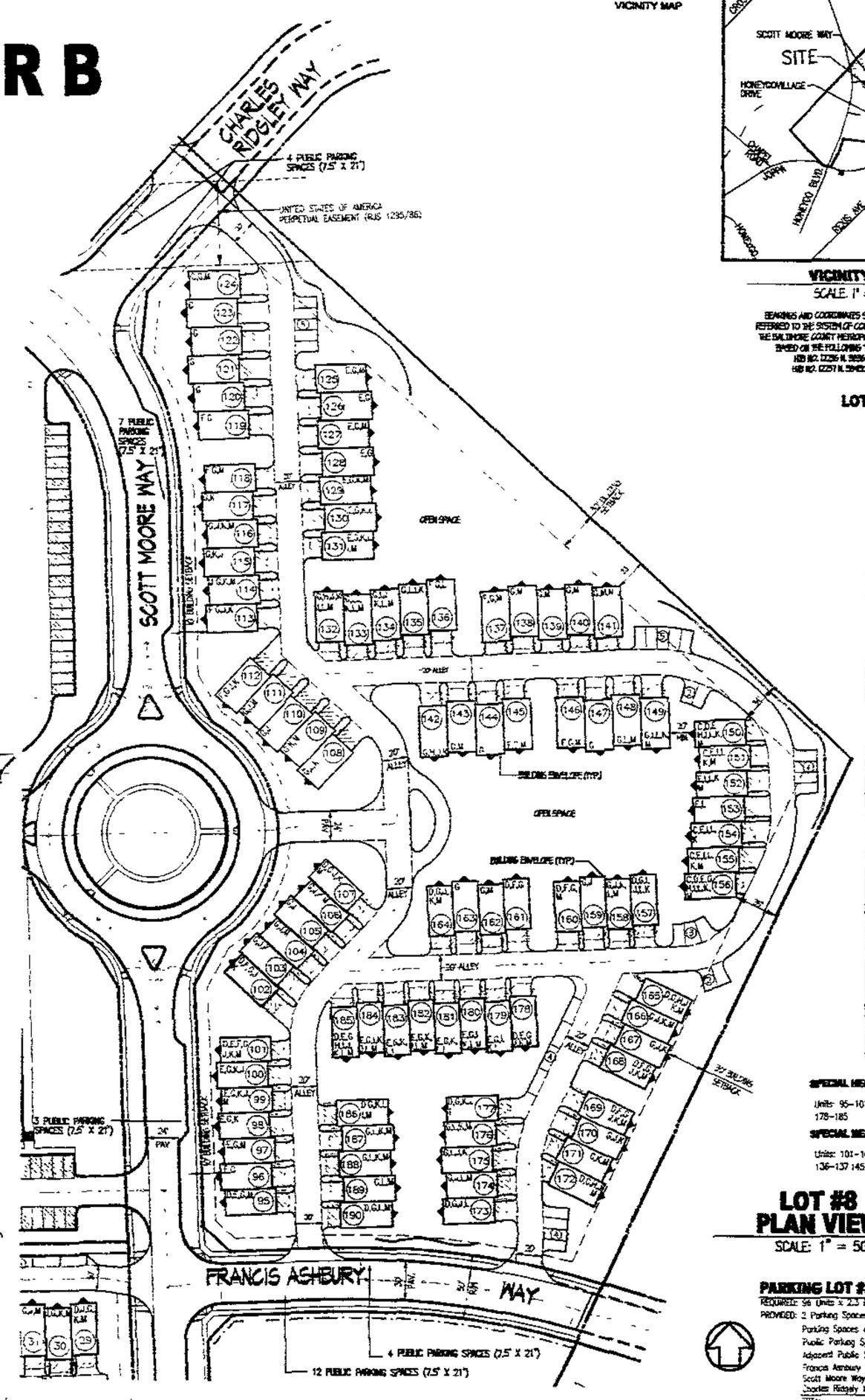


LOT #9 PLAN VIEW

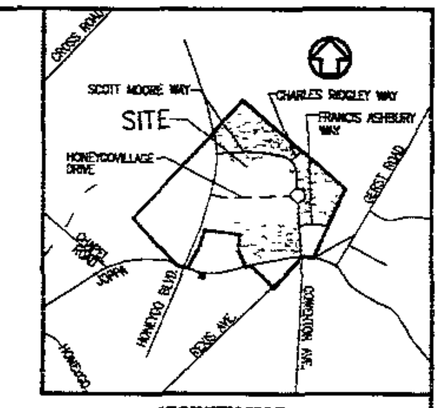
SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 187



VICINITY MAP



VICINITY MAP
SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS
HB 82 2236 N. 559947.E. 465225
HB 10 0237 N. 559320.E. 462425

LOT #8 VARIANCE KEY

VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
VARIANCE 3= LETTER C	
Units: Units: 124 150-151 154-156	
VARIANCE 5= LETTER D	
Units: 95,101-102,107,150, 155-157 160-161,164-169, 168-169 172-173,177-178, 185-188,190	
VARIANCE 4= LETTER G	
Units: 95-149,156-190	
VARIANCE 2= LETTER H	
Units: 132,142,150,156,165,	
VARIANCE 7= LETTER I	
172,185 Units:131-135,149-152,154-157,177 179-186	
VARIANCE 6= LETTER J	
Units: 99-128,130-142 132-134,142,157-159 164-170 172-175,178 184-185	
VARIANCE 8= LETTER K	
Units:98-103,106-109,112-117,129-135,142 149-152, 154-158,164-171,175-186.	
VARIANCE 10= LETTER L	
Units:130-136,146-158,173-177,179-190	
VARIANCE 11= LETTER M	
Units: 95 97 99,101,104,106-107,109 111,114 116,118,124-125,127 129,131-134,137-141, 143,145-146,148-152,155-156,158,160,162,164-166,168-169,171-172,174,176,178,180, 182,184-190	
VARIANCE 12= LETTER N	
Units: 141	

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95-101 125-131,150-156, 178-185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101-102,112-113,118-119, 136-137 145-146,160-161 168-169

LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 56 Units x 2.3 Parking Spaces= 129 (128.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 10
Charles Ridgely Way = 6
TOTAL =251

NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REPRESENT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

LOT #7 VARIANCE KEY

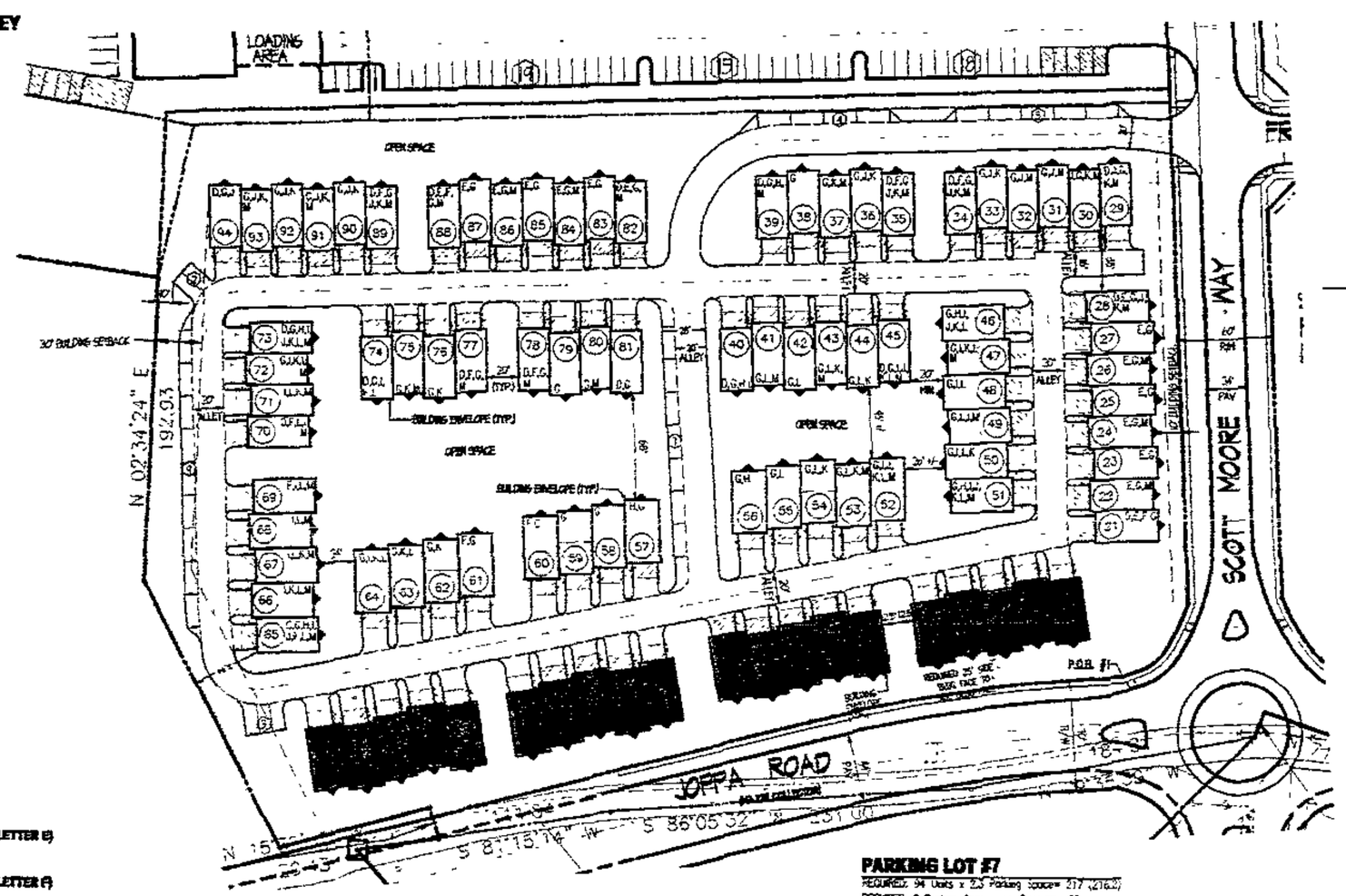
VARIANCE 0= LETTER A	
Units: 1-4,	
VARIANCE 1= LETTER B	
Units: 1-20	
VARIANCE 3= LETTER C	
Units: 65	
VARIANCE 5= LETTER D	
Units: 21,28-29,34-35,39-40,45,70,73-74,77-78,81-82, 86-89,94	
VARIANCE 4= LETTER G	
Units: 1-65,72-94	
VARIANCE 2= LETTER H	
Units: 39,40,45,51,56-57,65, 73	
VARIANCE 7= LETTER I	
Units: 45-53,64-74	
VARIANCE 6= LETTER J	
Units: 1-3,16-20,28-36,45-46,51-52,65,73,89-94	
VARIANCE 8= LETTER K	
Units: 1-5,9-19,28-30,33-37,43-47,50-54 62-67,71-76,89-93	
VARIANCE 10= LETTER L	
Units: 40-55,63-74	
VARIANCE 11= LETTER M	
Units: 11-17,19,21,24,26,28-32,34-38,37,39 41,43 45,47 49,51-53,65-73,75,77-78, 80,82,84,86,88-89,91 93	
VARIANCE 12= LETTER N	
Units:	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21-28,82-93

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5-8,15-16,22-31,34-35, 50-61,69-70,77-78,88-89

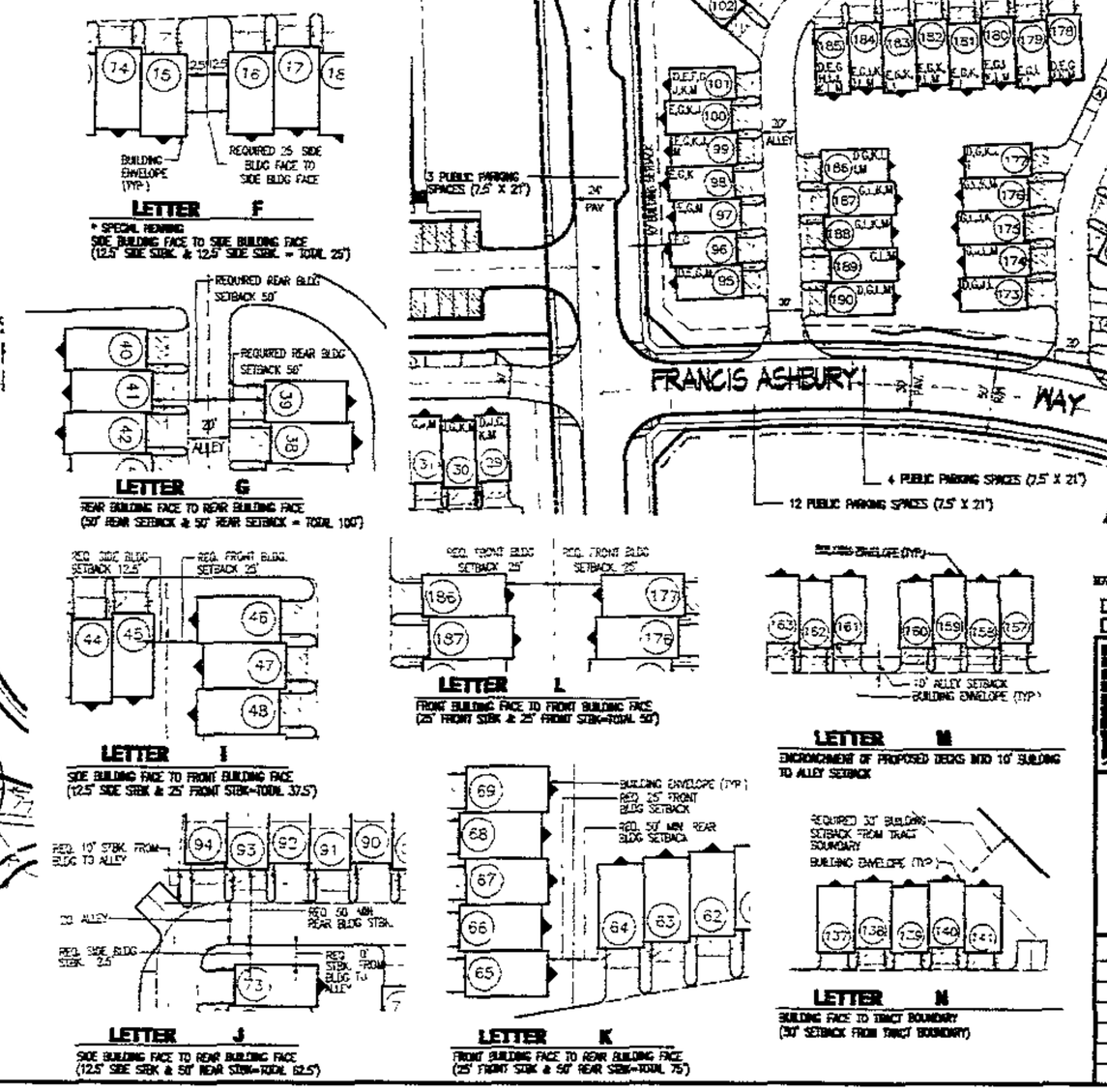


LOT #7 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



DRC# 070802G
DRC# 080700I

PDM # II-843

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
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FAX (410) 821-1748

PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN
HONEYGO VILLAGE CENTER
A.K.A. CRESWELL PROPERTY

11 TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS	
		JOB NO.: 94401
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLD
		DESIGN BY: JAH
		REVIEW BY: JAH
		SHEET: 2 OF 2

SPECIAL HEARING ITEM #1- LETTER E

LOT #9 VARIANCE KEY

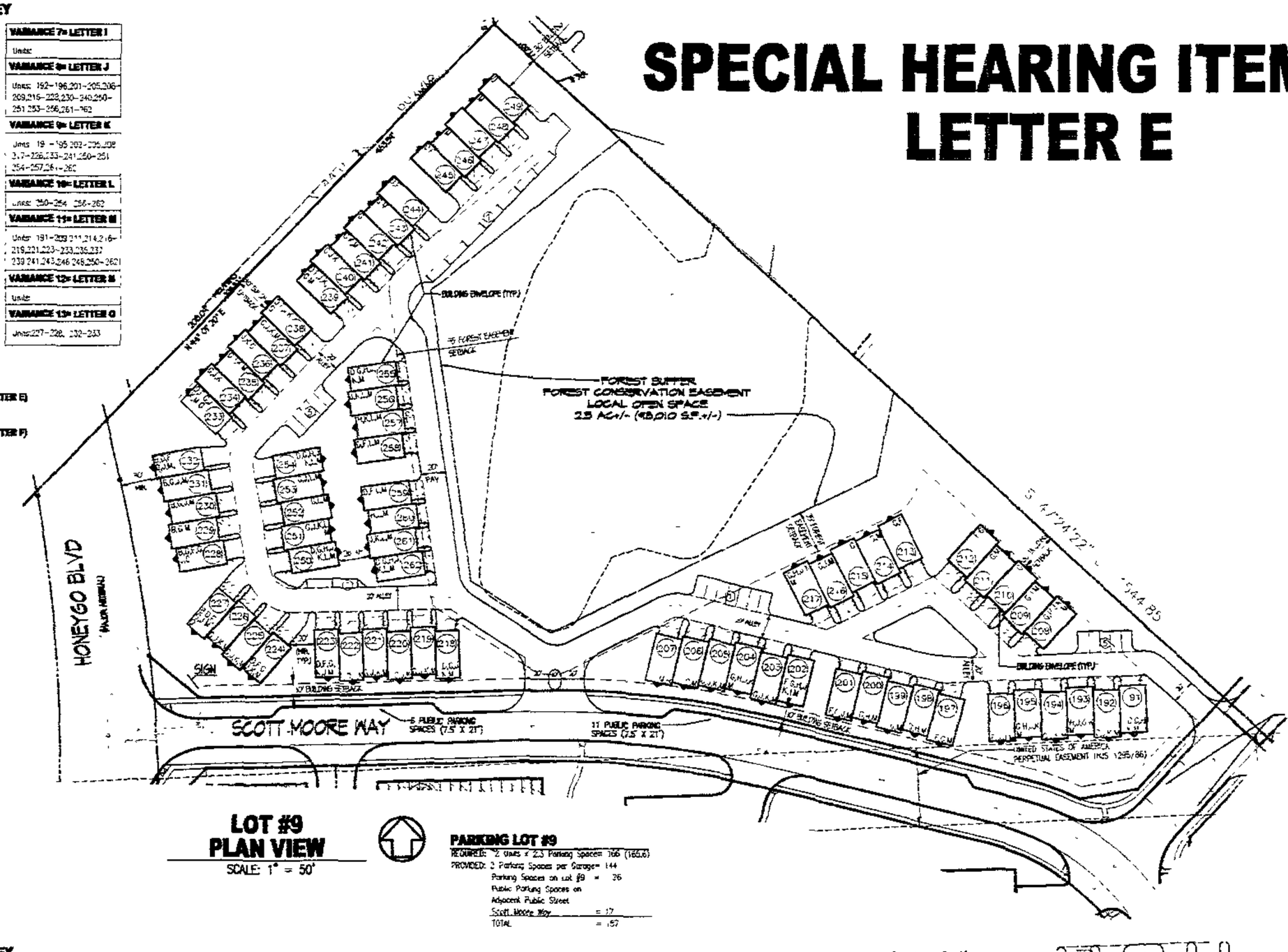
VARIANCE 0= LETTER A
Units:
VARIANCE 1= LETTER B
Units: 227-232
VARIANCE 3= LETTER C
Units: 191
VARIANCE 5= LETTER D
Units: 216,223-224,227-228, 232-233,238-239,244-245, 249-250,254-255,258-259, 262
VARIANCE 4= LETTER G
Units: 191-206,208-212,250-255,260
VARIANCE 2= LETTER H
Units: 191,193,195,198,200, 202,204,207,209,217,250,254-255,257,260,262
VARIANCE 7= LETTER I
Units:
VARIANCE 8= LETTER J
Units: 192-196,201-205,206-209,215-222,230-240,250-251,253-256,261-262
VARIANCE 9= LETTER K
Units: 19 - 195,203-225,228 3,7-226,233-241,250-251 254-257,261-262
VARIANCE 10= LETTER L
Units: 250-254, 256-262
VARIANCE 11= LETTER M
Units: 191-209,211,214,216-219,221,223-233,235,237 239,241,243,246,248,250-262
VARIANCE 12= LETTER N
Units:
VARIANCE 13= LETTER O
Units: 227-228, 232-233

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196-197,201-202,212-213,223-224,238-239,244-245,258-259



LOT #9 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 2 Units x 2.3 Parking Spaces= 368 (160.0)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 187

LOT #7 VARIANCE KEY

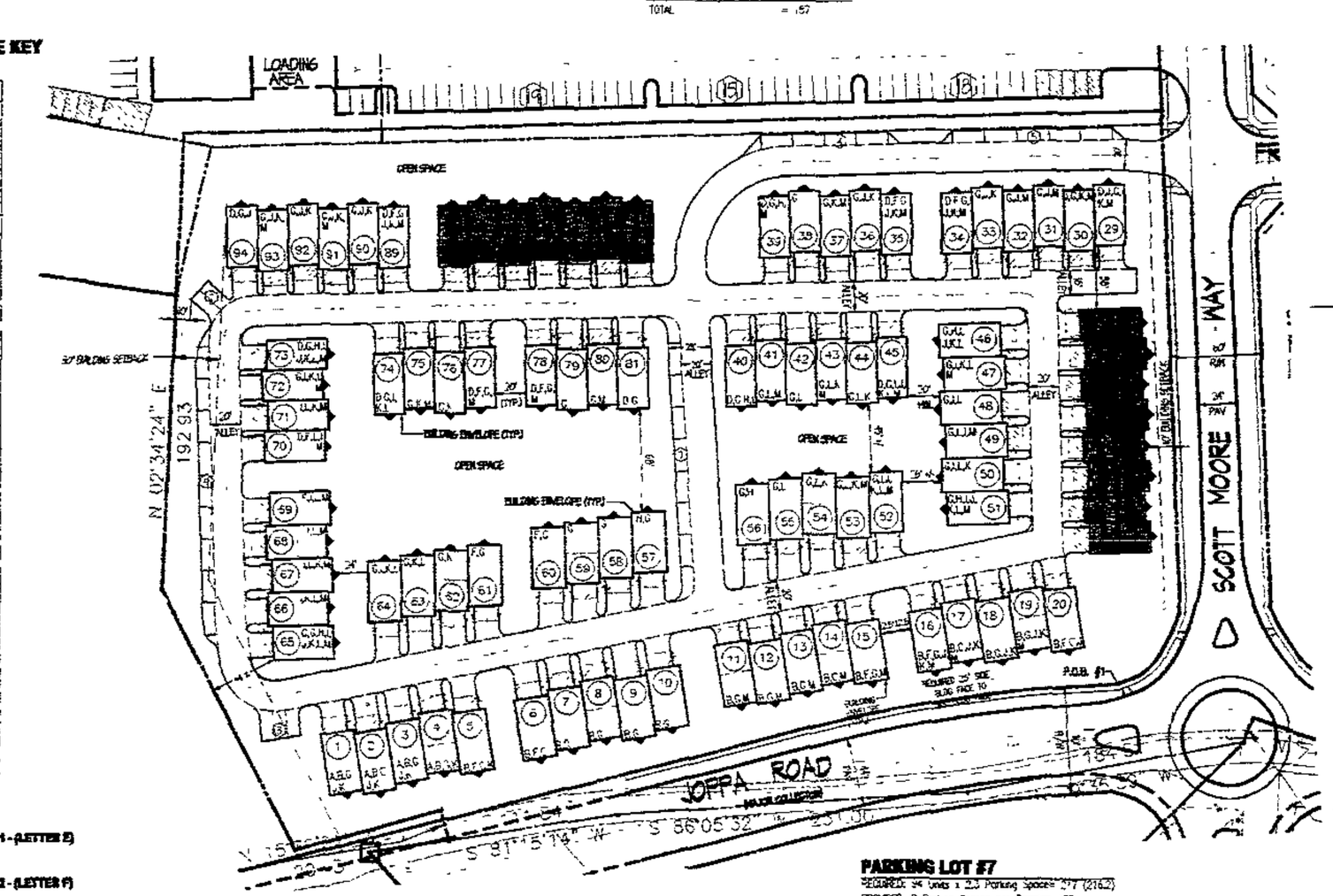
VARIANCE 0= LETTER A
Units: 1-4,
VARIANCE 1= LETTER B
Units: 1-30
VARIANCE 3= LETTER C
Units: 65
VARIANCE 5= LETTER D
Units: 21,28-29,34-35,39-40,45,70,73-74,77-78,81-82, 85-89,94
VARIANCE 4= LETTER G
Units: 1-65,72-94
VARIANCE 2= LETTER H
Units: 39,40,46,51,56-57,65, 73
VARIANCE 7= LETTER I
Units: 45-52,64-74
VARIANCE 8= LETTER J
Units: 1-3,16-20,28-36,45-46,51-62,65,73,89-94
VARIANCE 9= LETTER K
Units: 1-5,16-19,28-30,33-37,43-47,50-54,62-67,71-76,89-93
VARIANCE 10= LETTER L
Units: 40-56,63-74
VARIANCE 11= LETTER M
Units: 11-17,19,22,24,26,28-32,34-35,37,39,41-43,45,47, 49-51-53,55-73,75,77-78, 80,82,84,86,88-89-91-93
VARIANCE 12= LETTER N
Units:

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21-28,32-88

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5-8,15-16,20-21,34-35 60-61,69-70,77-78,88-89

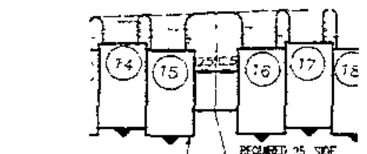


LOT #7 PLAN VIEW

SCALE: 1" = 50'

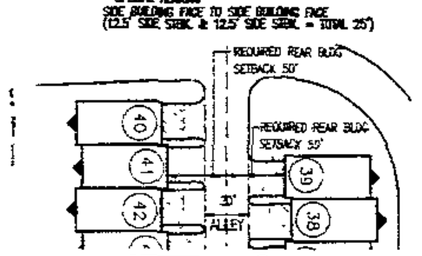
PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



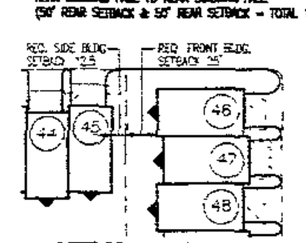
LETTER F

* SPECIAL HEARING
SIDE BUILDING FACE TO SIDE BUILDING FACE (12.5' SIDE SETBK & 12.5' SIDE SETBK = TOTAL 25')



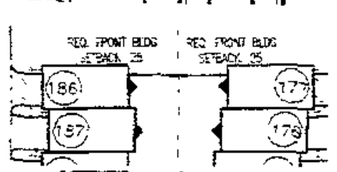
LETTER G

REAR BUILDING FACE TO REAR BUILDING FACE (50' REAR SETBACK & 50' REAR SETBACK = TOTAL 100')



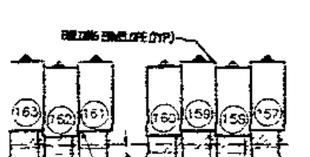
LETTER I

SIDE BUILDING FACE TO FRONT BUILDING FACE (12.5' SIDE SETBK & 25' FRONT SETBK=TOTAL 37.5')



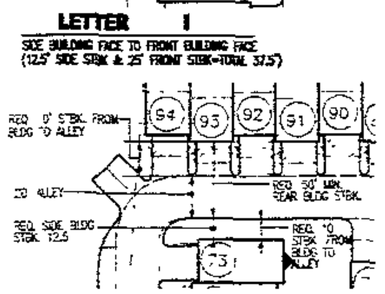
LETTER L

FRONT BUILDING FACE TO FRONT BUILDING FACE (25' FRONT SETBK & 25' FRONT SETBK=TOTAL 50')



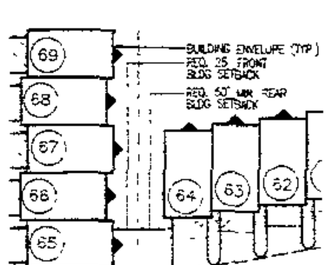
LETTER M

ENCROACHMENT OF PROPOSED DECKS INTO 10' BUILDING TO ALLEY SETBACK



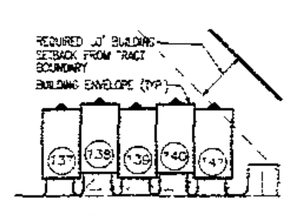
LETTER J

SIDE BUILDING FACE TO REAR BUILDING FACE (12.5' SIDE SETBK & 50' REAR SETBK=TOTAL 62.5')



LETTER K

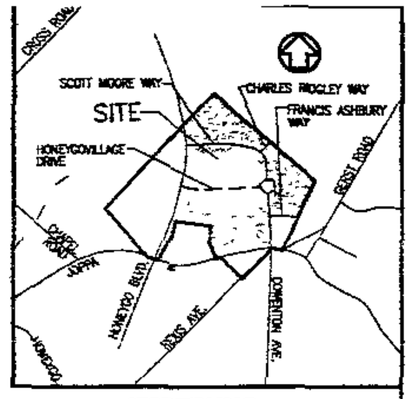
FRONT BUILDING FACE TO REAR BUILDING FACE (25' FRONT SETBK & 50' REAR SETBK=TOTAL 75')



LETTER N

BUILDING FACE TO TRACT BOUNDARY (30' SETBACK FROM TRACT BOUNDARY)

VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING VARGEO SOURCES:
MB NO. 0226 N 39,900 TIE: +495.05
MB NO. 0227 N 39,400 TIE: +439.05

LOT #8 VARIANCE KEY

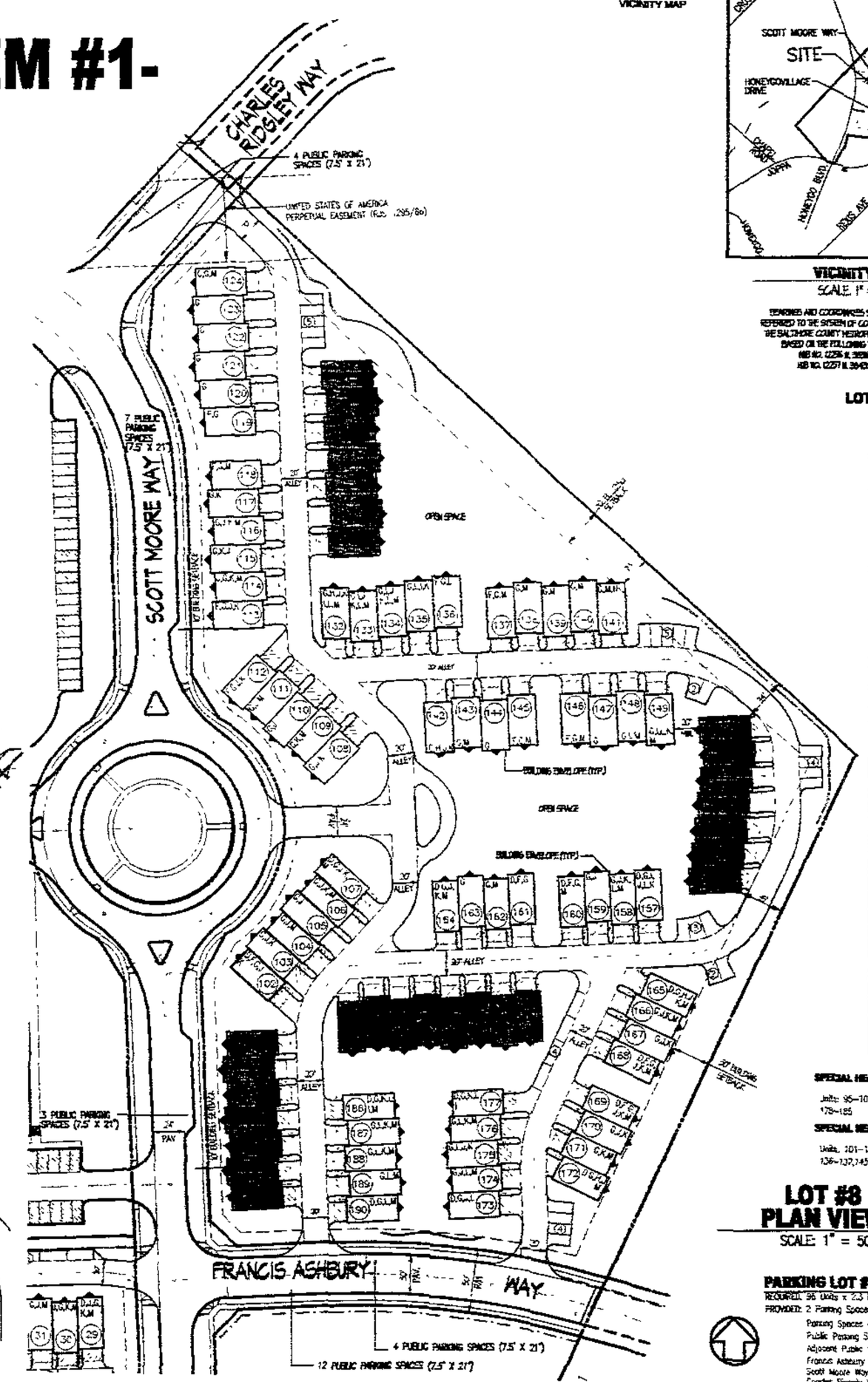
VARIANCE 0= LETTER A
Units:
VARIANCE 1= LETTER B
VARIANCE 2= LETTER C
Units: Units: 124-150-151,154-156
VARIANCE 5= LETTER D
Units: 95,101-102,107,150, 156-157,160-161,164-165, 168-169,172-173,177-178, 185-186,190
VARIANCE 4= LETTER G
Units: 95-148,156-190
VARIANCE 2= LETTER H
Units: 120,140,150,156,165,
VARIANCE 7= LETTER I
172,185 Units: 131-135,149-152 154-157 177 179-186
VARIANCE 8= LETTER J
Units: 99-108,110-116,132-134 142,151-158,164-170, 172-173,178,184-185
VARIANCE 9= LETTER K
Units:98-100,106-109,112-117,129-135 142,149-152, 154-158,164-171 175-188,
VARIANCE 10= LETTER L
Units:130-136,148-158 173-177,179-190
VARIANCE 11= LETTER M
Units: 95,97,99,101 104 106-107,109 111 114 116,118,124-125 127,129 131-134,137-141, 143,145-146,148-152,155-156,158 160,162,164-166,168-169,171-172,174,176,178,180, 182,184-190
VARIANCE 12= LETTER N
Units: 141

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95-107,125-131 150-156, 178-185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101-103,112-113,118-119, 136-137,145-146,160-161 168-169



LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 96 Units x 2.3 Parking Spaces= 221 (220.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 10
Charles Ridgely Way = 4
TOTAL =251

NOTE: MAGNIFIC BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

DRC# 070602G
DRC# 080700I

PDM # II-843

MRA

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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
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(410) 821-1690
FAX (410) 821-1748

PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN
HONEYGO VILLAGE CENTER
A.K.A. CRESWELL PROPERTY

11 TH ELECTION DISTRICT BALTIMORE COUNTY MD

DATE	REVISIONS	
		JOB NO.: 9440.01
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLG
		DESIGN BY: JAH
		REVIEW BY: JAH
		SHEET: 2 OF 2

SPECIAL HEARING ITEM #2- LETTER F

LOT #9 VARIANCE KEY

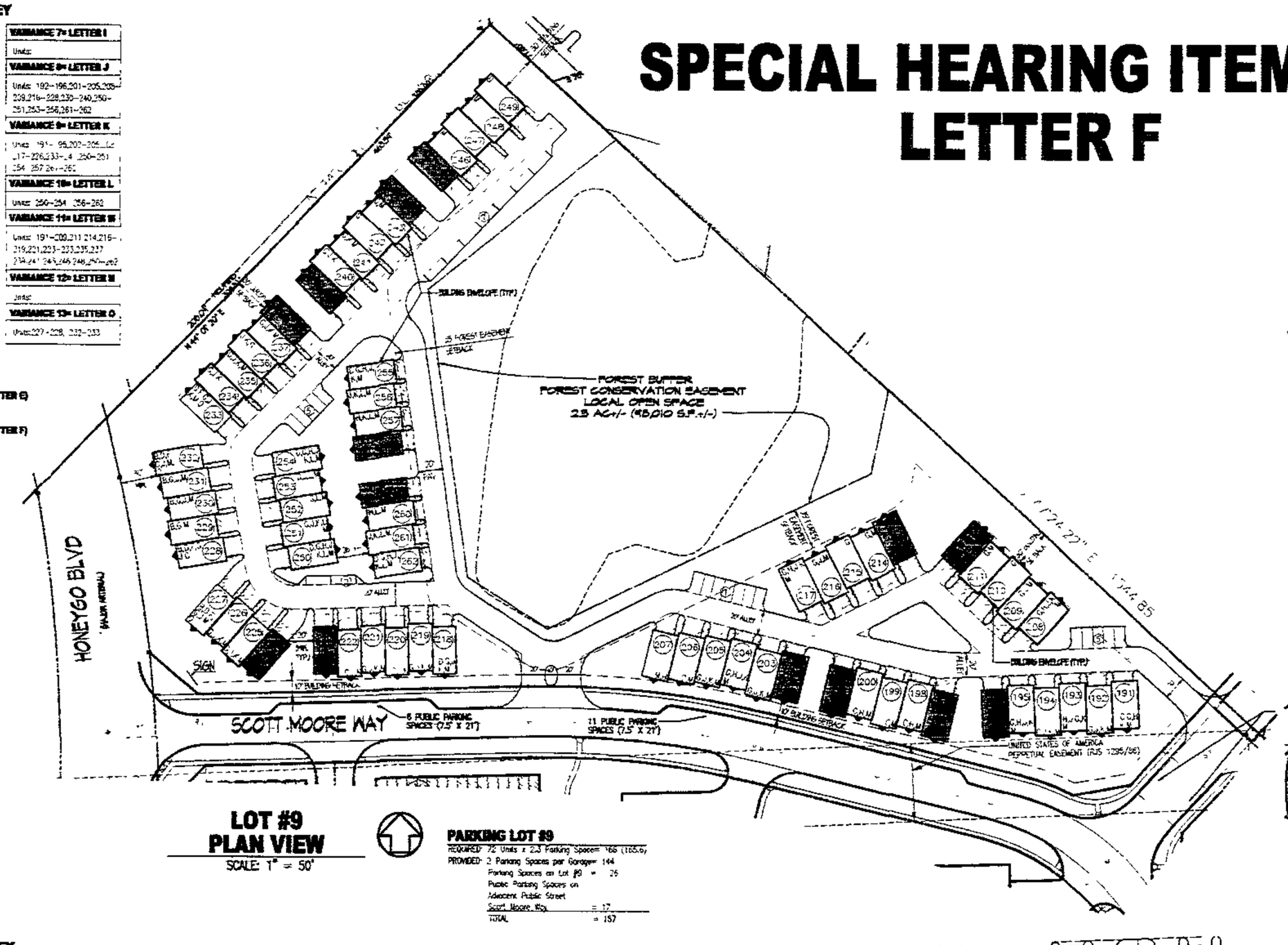
VARIANCE 0= LETTER A	VARIANCE 7= LETTER I
Units:	Units:
VARIANCE 1= LETTER B	VARIANCE 8= LETTER J
Units: 227-232	Units: 192-196,201-205,209-228,216-228,230-240,250-251,253-258,261-262
VARIANCE 3= LETTER C	VARIANCE 9= LETTER K
Units: 191	Units: 191- 96,202-206,[illegible] 17-226,233-[illegible] 250-251 254 257 261-262
VARIANCE 5= LETTER D	VARIANCE 10= LETTER L
Units: 212,223-224,227-228, 232-233,236-239,244-245 249-250,254-255,258-259, 262	Units: 250-254 256-262
VARIANCE 6= LETTER G	VARIANCE 11= LETTER M
Units 191-206 208-243,250-255,262	Units: 191-202,211 214,219-219,221,223-232,235,237 239,241 243,246 248,250-262
VARIANCE 2= LETTER H	VARIANCE 12= LETTER N
Units: 191 193 195 196 198,200 202,204,207,208,217 250 254-255,257,260,262	Units:
	VARIANCE 13= LETTER O
	Units:227-228, 232-233

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196-197 201-202,212-213,223-224,228-229,244-245,258-259



LOT #9 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 157

LOT #7 VARIANCE KEY

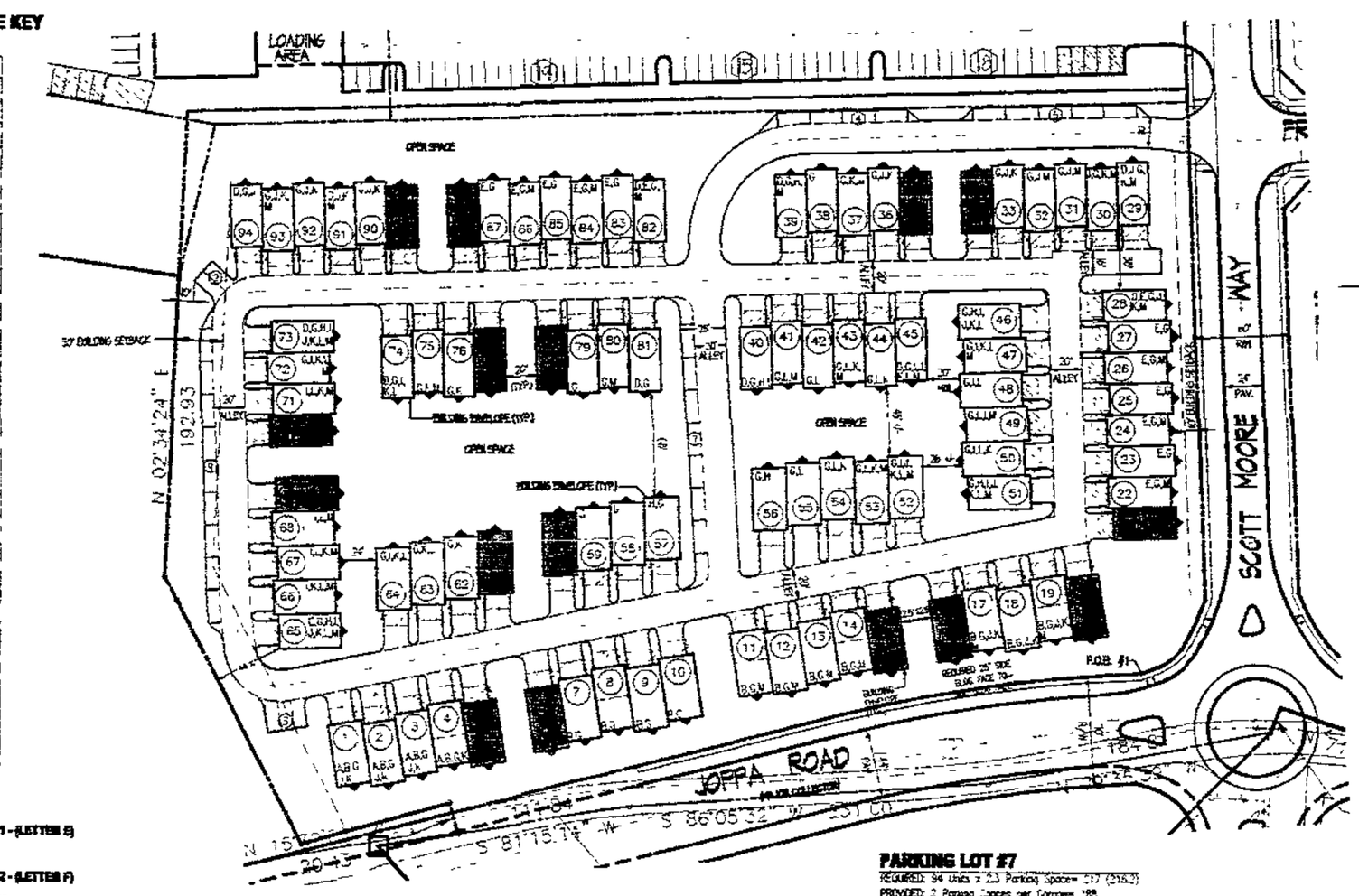
VARIANCE 0= LETTER A	
Units: 1-4,	
VARIANCE 1= LETTER B	
Units: 1-20	
VARIANCE 3= LETTER C	
Units: 65	
VARIANCE 5= LETTER D	
Units: 21,28-29,34-35,39-40,45,70,73-74 77-78,81-82, 88-89,94	
VARIANCE 6= LETTER G	
Units: 1-65,72-94	
VARIANCE 2= LETTER H	
Units: 39,40,46,51,56-57,65, 73	
VARIANCE 7= LETTER I	
Units: 45-52,64-74	
VARIANCE 8= LETTER J	
Units: 1-3,16-20,28-36 45-46,51-52,65,73,89-94	
VARIANCE 9= LETTER K	
Units: 1-5,16-19,28-30,33-37 42-47,50-54,62-67 71-76,89-93	
VARIANCE 10= LETTER L	
Units: 40-55,63-74	
VARIANCE 11= LETTER M	
Units: 11-17,19,22,24,26,28-32,34-35,37,39 41,43 45,47, 49,51-53 55-73,75,77-78, 80,82,84,88 90-89,91,93	
VARIANCE 12= LETTER N	
Units:	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21-26,82-88

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5-8,15-16,20-31,34-35, 60-61 69-70,77-78,88-89

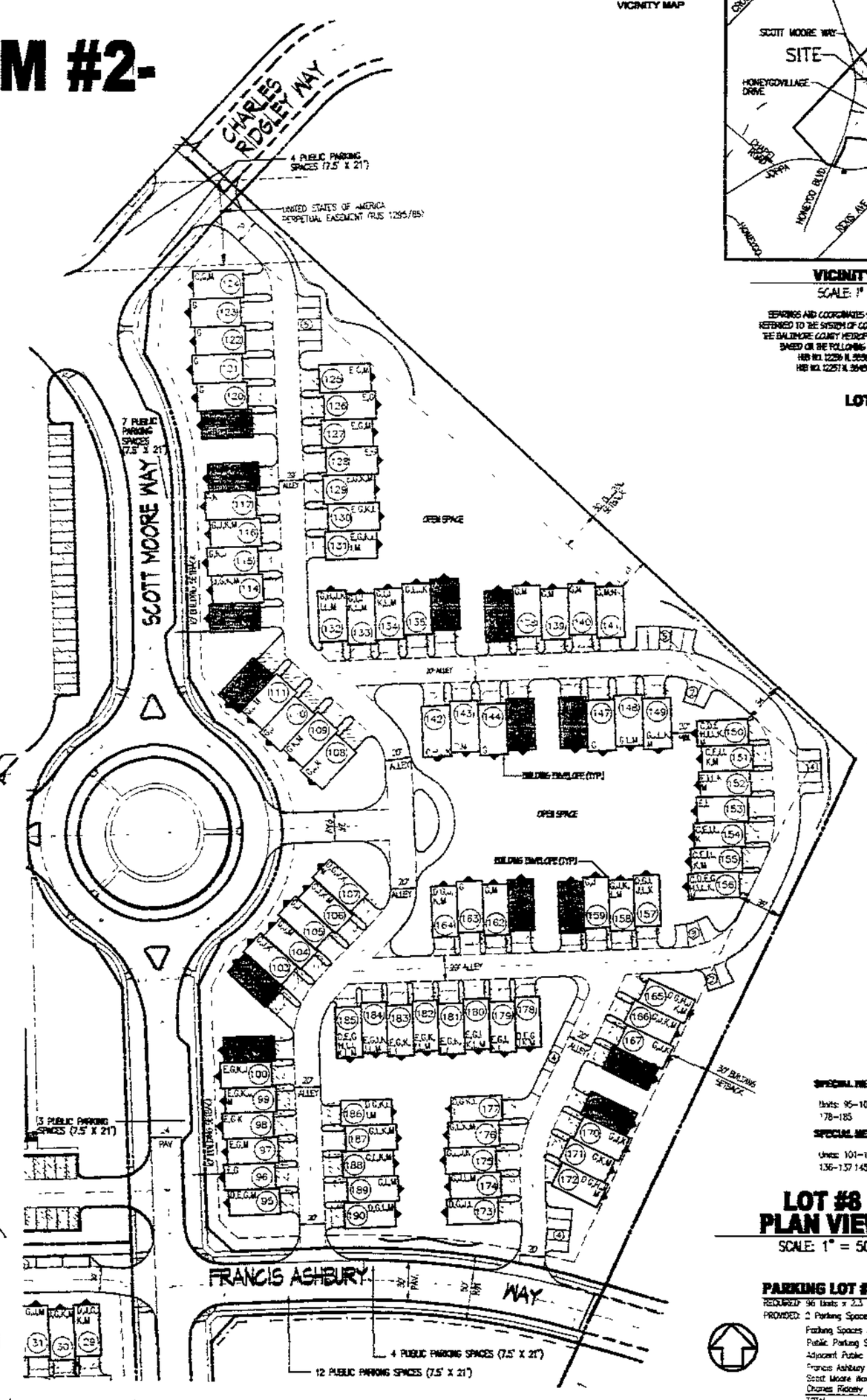


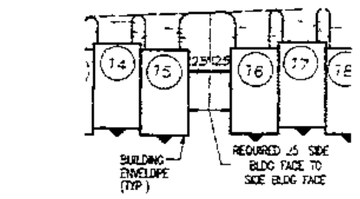
LOT #7 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #7

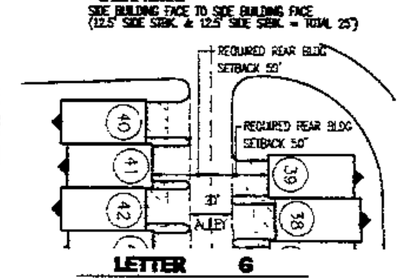
REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218





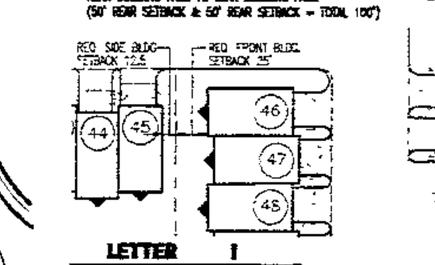
LETTER F

* SPECIAL HEARING
SIDE BUILDING FACE TO SIDE BUILDING FACE
(12.5' SIDE SETBK & 12.5' SIDE SETBK = TOTAL 25')



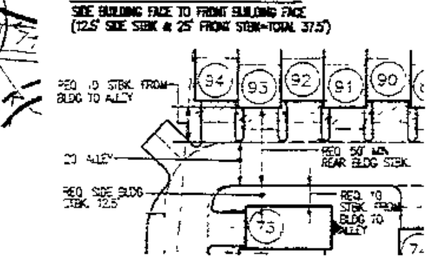
LETTER G

REAR BUILDING FACE TO REAR BUILDING FACE
(50' REAR SETBACK & 50' REAR SETBACK = TOTAL 100')



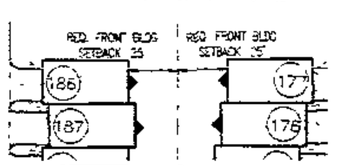
LETTER I

SIDE BUILDING FACE TO FRONT BUILDING FACE
(12.5' SIDE SETBK & 25' FRONT SETBK=TOTAL 37.5')



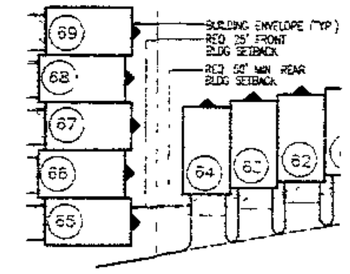
LETTER J

SIDE BUILDING FACE TO REAR BUILDING FACE
(12.5' SIDE SETBK & 50' REAR SETBK=TOTAL 62.5')



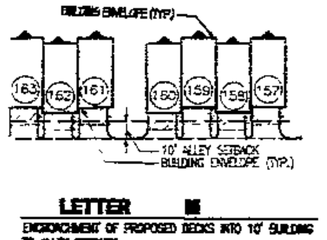
LETTER L

FRONT BUILDING FACE TO FRONT BUILDING FACE
(25' FRONT SETBK & 25' FRONT SETBK=TOTAL 50')



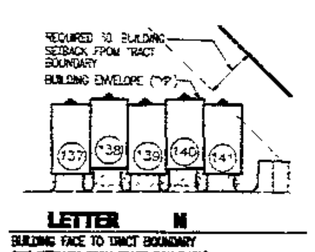
LETTER K

FRONT BUILDING FACE TO REAR BUILDING FACE
(25' FRONT SETBK & 50' REAR SETBK=TOTAL 75')



LETTER M

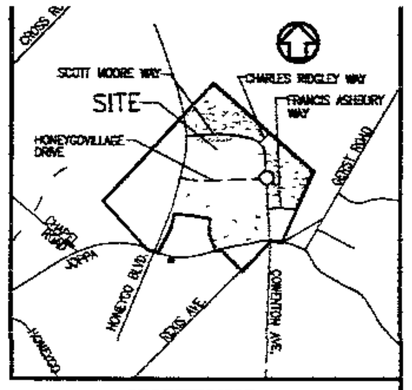
ENCROACHMENT OF PROPOSED DECKS INTO 10' BUILDING TO ALLEY SETBACK



LETTER N

BUILDING FACE TO TRACT BOUNDARY
(30' SETBACK FROM TRACT BOUNDARY)

VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING VARCHOE STATIONS:
HB NO. 0229 N, 559042.78E, 1456555
HB NO. 0227 N, 554504.9E, 1458425

LOT #8 VARIANCE KEY

VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
VARIANCE 3= LETTER C	
Units: 124 150-151 154-156	
VARIANCE 5= LETTER D	
Units: 95,101-102,107 150, 156-157 159-161,164-165, 168-169,172-173,177-178 185-186,190	
VARIANCE 6= LETTER G	
Units: 95-149 156-190	
VARIANCE 2= LETTER H	
Units: 130,143,150,156,165.	
VARIANCE 7= LETTER I	
172,185 Units:131-135 149-152,154-157,172 179-186	
VARIANCE 8= LETTER J	
Units: 99-106,110-116 122-124 142 157-159,164-170 172-175 178 184-190	
VARIANCE 9= LETTER K	
Units:98-103,106-109 112-117,129-135,142,149-152 154-158,164-171,175-188.	
VARIANCE 10= LETTER L	
Units:150-156,148-158,173-177,179-190	
VARIANCE 11= LETTER M	
Units: 95,97,99,101,194,106-107,109,111,114,116,118,124-125,127 129 131-134 137-143 143,145-146,148-152,155-156 158,160,162,164-166,168-169,171-172,174,176,178,180 182,184-190	
VARIANCE 12= LETTER N	
Units: 141	

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95-101,125-131,150-156, 178-185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101-102,112-113,118-119, 136-137 145-146,160-161 168-169

LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 96 Units x 2.3 Parking Spaces= 221 (220.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 10
Charles Ridgely Way = 4
TOTAL =251

NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

DRC# 070802G
DRC# 080700I

PDM # II-843

MRA

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110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
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FAX (410) 821-1748

PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN
HONEYGO VILLAGE CENTER
A.K.A. CRESWELL PROPERTY

11TH ELECTION DISTRICT 6TH COUNCIL DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS	
		JOB NO.: 8440.D1
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLG
		DESIGN BY: JWK
		REVIEW BY: JWK
		SHEET: 2 OF 2

VARIANCE 1 - LOTT B

LOT #9 VARIANCE KEY

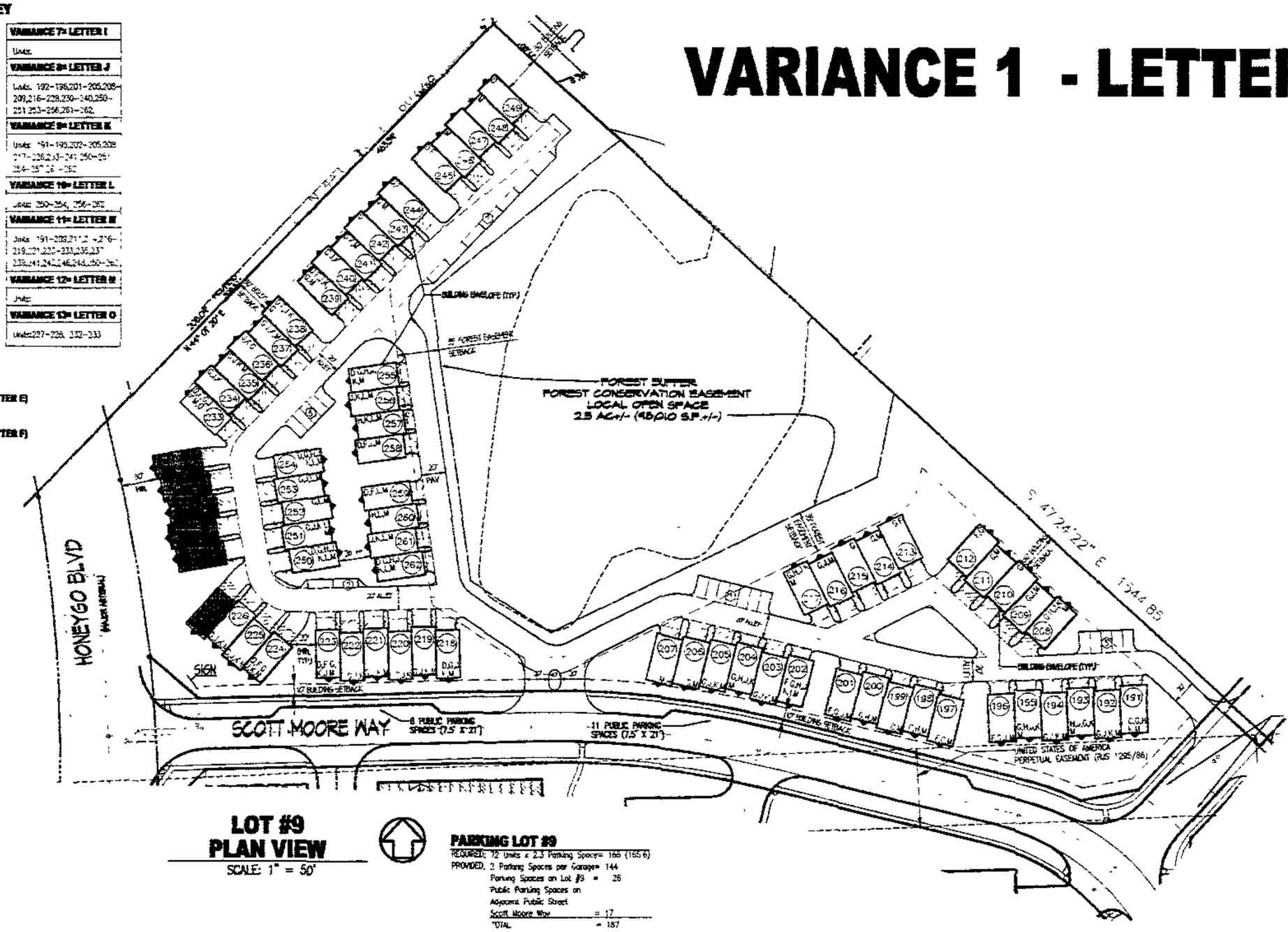
VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
Units: 227–232	
VARIANCE 3= LETTER C	
Units: 191	
VARIANCE 5= LETTER D	
Units: 216,223–224,227–228, 232–234,236–237,244–245 245–250,254–255,258–259, 262	
VARIANCE 6= LETTER G	
Units 191–206,208–243,250–255 262	
VARIANCE 2= LETTER H	
Units 91,183,185 188,202, 202,204,207,208,217,250,254–255,257,260,262	
VARIANCE 7= LETTER I	
Units:	
VARIANCE 8= LETTER J	
Units: 192–198,201–205,208–209,216–228,230–240,250–251,253–256,261–262	
VARIANCE 9= LETTER K	
Units: 191–195,202–205,208 217–232,233–241,250–251 254–257,261–262	
VARIANCE 10= LETTER L	
Units: 250–254, 256–262	
VARIANCE 11= LETTER M	
Units: 191–203,211,212 216,217,232–233,236,237 239,241,242,246,248,250–262	
VARIANCE 12= LETTER N	
Units:	
VARIANCE 13= LETTER O	
Units:227–228, 232–233	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196–197,201–202,212 216,223–224,228–235,244–245,258–259



LOT #9 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Spaces= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 187

LOT #7 VARIANCE KEY

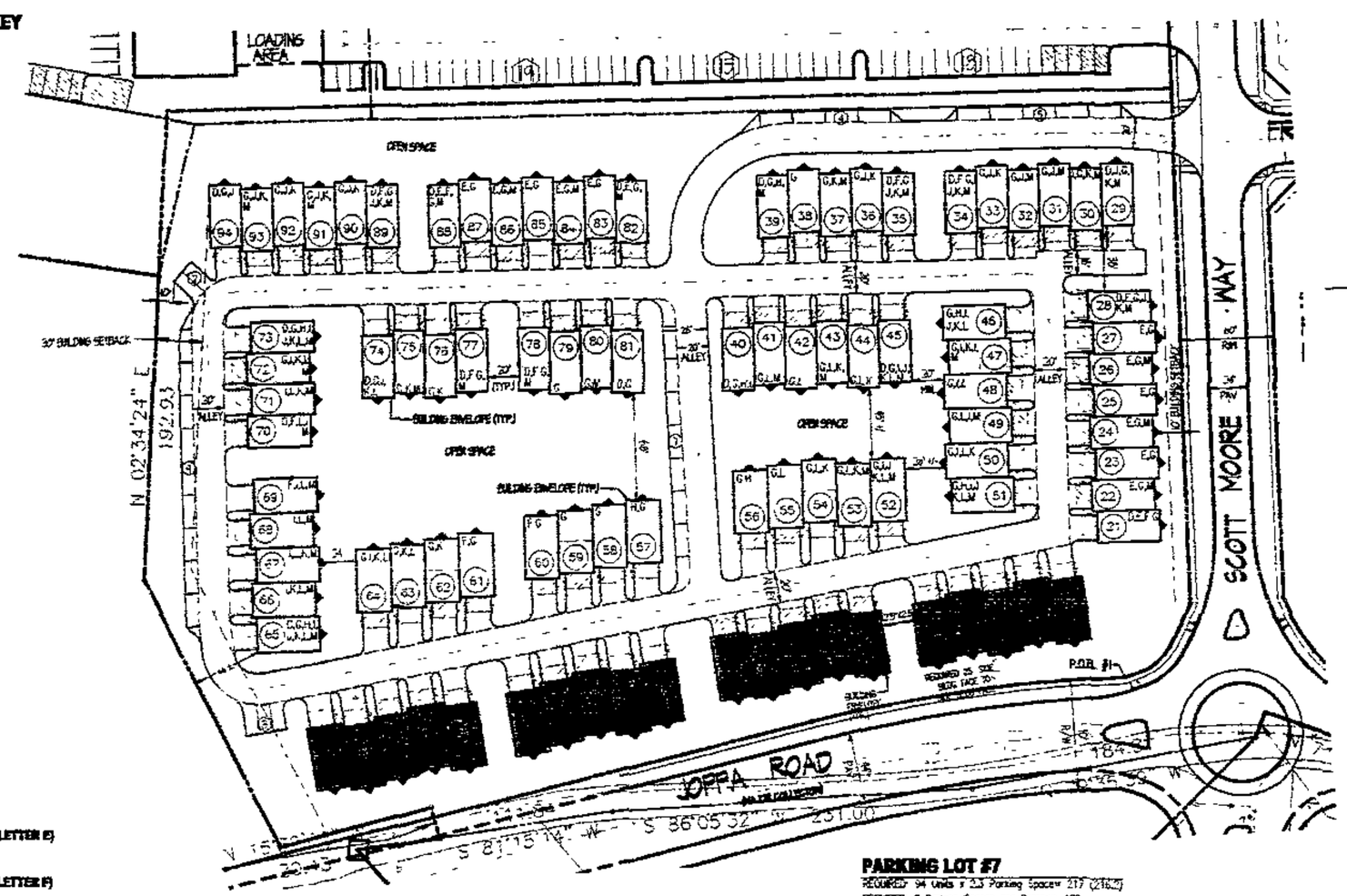
VARIANCE 0= LETTER A	
Units: 1–4	
VARIANCE 1= LETTER B	
Units: 1–20	
VARIANCE 3= LETTER C	
Units: 65	
VARIANCE 5= LETTER D	
Units: 21,28–29,34–35,39–40,43,70,73–74,77–78,81–82, 88–89,94	
VARIANCE 6= LETTER G	
Units: 1–65,72–94	
VARIANCE 3= LETTER H	
Units: 39,40,46,51,56–57,65, 73	
VARIANCE 7= LETTER I	
Units: 45–52,66–74	
VARIANCE 8= LETTER J	
Units: 1–3,16–20,28–36,45–46,51–52,65,73,89–94	
VARIANCE 9= LETTER K	
Units: 1–8,16–19,28–30,33–37,43–47,50–54,62–67,71–72,89–93	
VARIANCE 10= LETTER L	
Units: 46–65,63–74	
VARIANCE 11= LETTER M	
Units: 11–17,19,22,24,26,28–32,34–35,37,39–41,43–45,47, 49,51–52,65–73,75,77–78, 80,82,84,86,88–93,51,92	
VARIANCE 12= LETTER N	
Units:	

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21–28,82–83

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5–8,15–16,28–21,34–35, 50–61,69–70,77–78,88–89

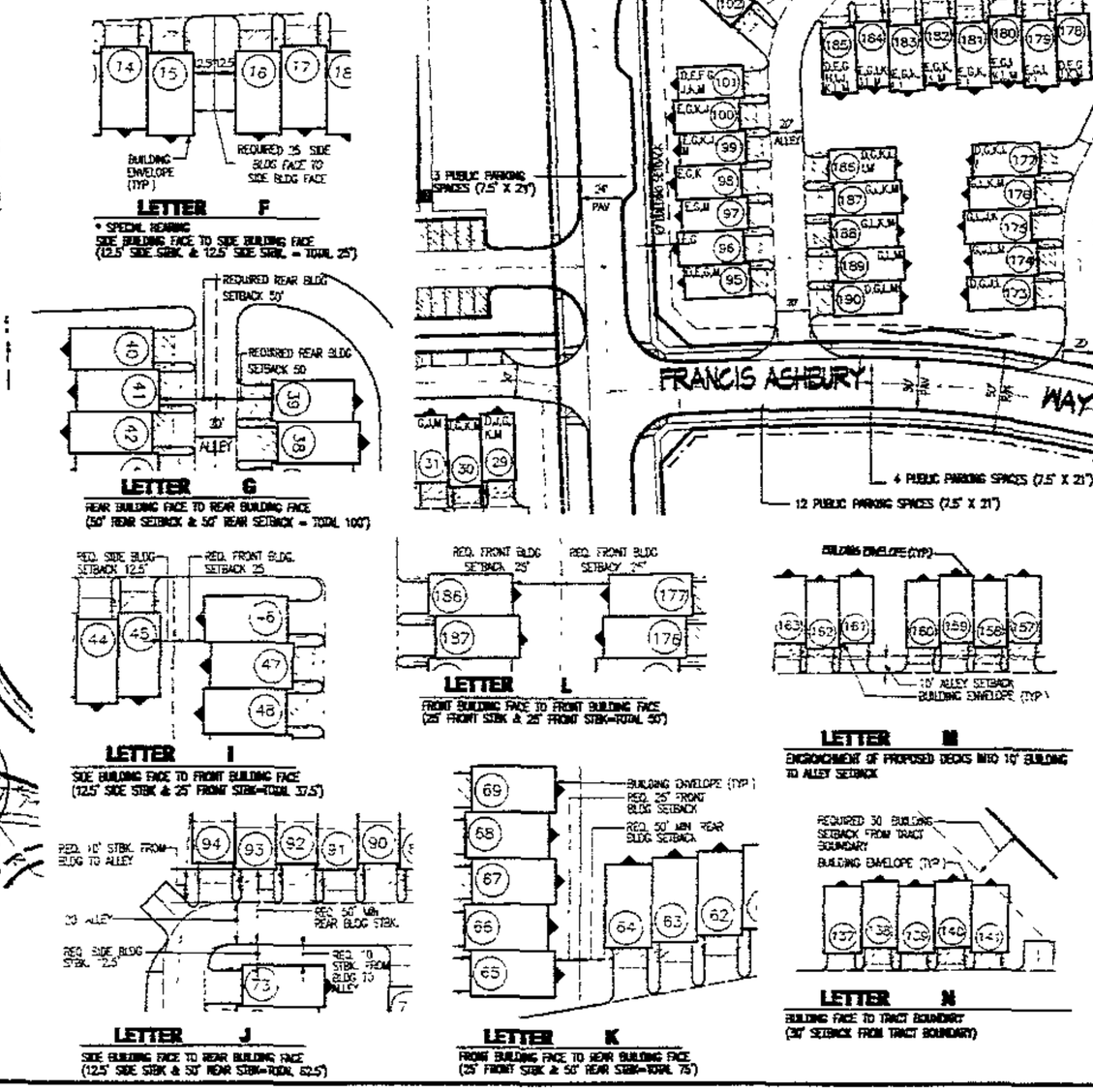


LOT #7 PLAN VIEW

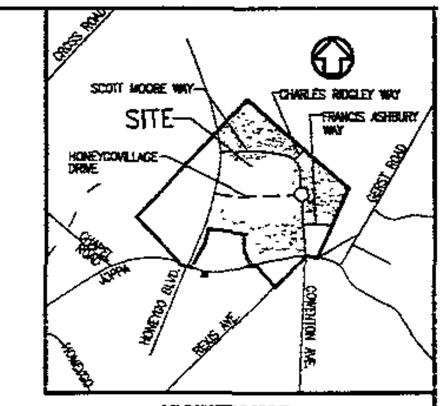
SCALE: 1" = 50'

PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
NAD 83 22236 N. 393936 E. 4938535
NAD 83 22237 N. 394922.66E. 4938420

LOT #8 VARIANCE KEY

VARIANCE 0= LETTER A	
Units:	
VARIANCE 1= LETTER B	
VARIANCE 3= LETTER C	
LINE: Units: 124 150–151 154–156	
VARIANCE 5= LETTER D	
Units: 95,101–102,107 150 156–157 160–161,164–165, 168–169 172–173 177–178, 185–188,190	
VARIANCE 6= LETTER G	
Units: 95–149 156–190	
VARIANCE 2= LETTER H	
Units: 132,142,150 156,165,	
VARIANCE 7= LETTER I	
172,176 Units:131–135,149–152,154–157 177 179–186	
VARIANCE 8= LETTER J	
Units: 99–106,110–115 132–134 142,157–159 164–170, 172–175,178,184–185	
VARIANCE 9= LETTER K	
Units:98–103,106–109 112–117,129–135,142,149–152, 154–158,164–171,175–186,	
VARIANCE 10= LETTER L	
Units:130–136,148–150,173–177,179–190	
VARIANCE 11= LETTER M	
Units: 95,97,99 101 104 106–107,109,111,114 116,118,124–125,127 129,131–134,137–141, 143,145–146,148–152,155–156,158,160,162,164–166,168–169,171–172,174,175,178,180 182,184–190	
VARIANCE 12= LETTER N	
Units: 141	

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95–101,125–131,150–156, 178–185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101–102,112–113,118–119, 136–137,145–148,160–161,168–169

LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 94 Units x 2.3 Parking Spaces= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 10
Charles Ridgely Way = 4
TOTAL =251

NOTE: SHOWN BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

DRC# 070802G
DRC# 0807001 PDM # II-843

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN

HONEYGO VILLAGE CENTER

A.K.A. CRESWELL PROPERTY

11 TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS	
		JOB NO.: 94401
		SCALE: AS SHOWN
		DATE: 06/30/02
		DRAWN BY: BLG
		DESIGN BY: JAH
		REVIEW BY: JAH
		SHEET: 2 OF 2

BDR62

IN RE: DEVELOPMENT PLAN HEARING
N/S Joppa Road,75' W of
Intersection of Gerst Road
11th Election District
5th Councilmanic District
(Honeygo Village Center)

Rita Limited Partnership
Petitioner/Developer

- BEFORE THE
- HEARING OFFICER
- OF BALTIMORE COUNTY
- Case Nos. XI-843 & 890-202-SPH

* * * * * * * * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 6th day of January, 2000, that the Development Plan submitted into evidence as Developer's Exhibits 1A and 1B, be and it is hereby APPROVED and the Special Hearing Request to allow commercial parking within the residential zone shall also be APPROVED. The relief granted herein is contingent upon the following conditions and 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 the original condition.

2) The Developer shall be responsible for the cost and installation of the traffic signal located at the intersection of Honeygo Boulevard and Honeygo Village Avenue. The Developer shall not be responsible to pay for the cost and installation of the traffic light at the intersection of Honeygo Boulevard and Joppa Road.

3) The Developer shall be required to submit to the Department of Public Works a vertical study of the design of Joppa Road between its intersection with Honeygo Boulevard and Covenant Avenue. This vertical study must be submitted to the Department of Public Works within the time frame required by that office.

4) The Developer shall be required to appropriate $60,000 for the purpose of constructing a pavilion/amphitheater within the open space located on the subject site. The final design of this pavilion/amphitheater shall be at the direction of the Department of Recreation & Parks working in conjunction with the officers of the Perry Hall Improvement Association. In addition to the pavilion/amphitheater, the Developer shall also provide urban furniture elsewhere in the open space areas located within this development.

5) The Developer shall be permitted to utilize a portion of the commercially zoned property not necessary for open space calculations to allow enough density to meet the 400 apartment units proposed.

6) Prior to the consideration of a record plat for the subject development, the Developer shall be required to revise the grading around the Forest conservation and forest buffer area shown on the plan to the satisfaction of the Department of Environmental Protection and Resource Management. In addition, the Developer shall provide evidence to the Forest Conservation Plan in accordance with the requirements of DEPRM. Finally, the Developer shall follow through with their forest buffer variance request to allow a pond to be filled in on the subject property.

7) In accordance with the request of the Perry Hall Improvement Association (PHIA), the Developer shall perform the following:

a. The Developer shall be required to submit all proposed signage for the property to the PHIA for their review and comment. The Developer shall be required to continue to work with the PHIA in the design and improvements to the open space areas within this development. In addition, the Developer shall continue to work with the PHIA regarding the design and construction of the roundabout at the intersection of Joppa Road, Covenant Avenue and Emily Avenue. In the event the parties are unable to agree on an appropriate design for these amenities, then either party may request a special hearing before this Deputy Zoning Commissioner/Hearing Officer for final resolution of their dispute.

b. The Developer shall protect and preserve the natural vegetative buffer along Joppa Road to the extent possible, to provide natural screening to the proposed development. The Developer shall be required to provide and install the landscape berm and plantings around the Camp Chapel United Methodist Church as is shown on the landscape plan submitted at the hearing. Said landscaping shall be installed at the next appropriate planting season or at a time mutually agreed upon by the Developer and the Camp Chapel United Methodist Church.

c. The Developer must strictly adhere to the Honeygo Design Guidelines regarding the design of the structures to be built on the subject property. Any modifications to these Honeygo Guidelines must first be approved by the Office of Planning, the Perry Hall Improvement Association and the Design Review Panel, if necessary.

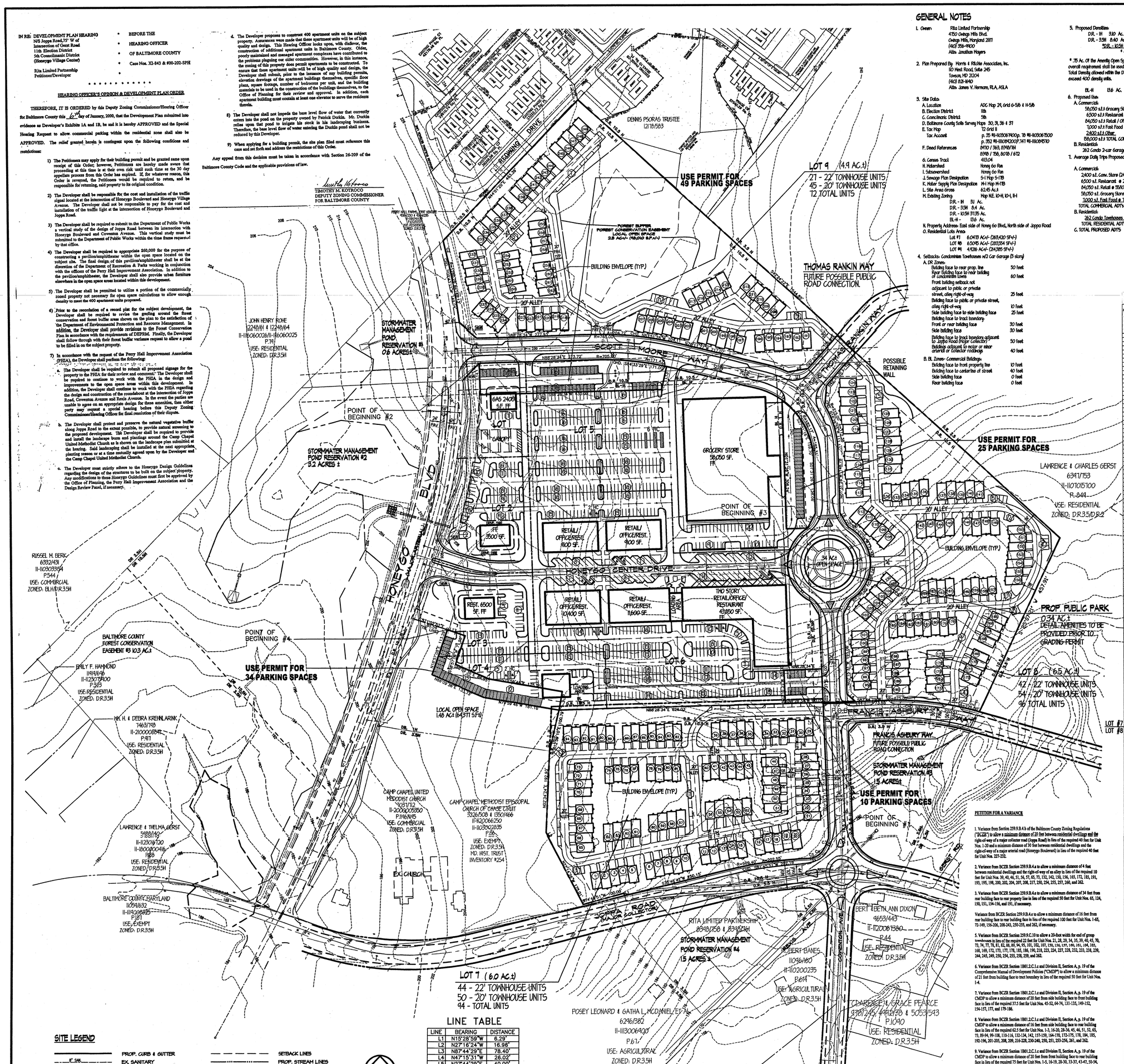
4. The Developer proposes to construct 400 apartment units on the subject property. Assurances were made that these apartment units will be of high quality and design. This Hearing Officer looks upon, with disfavor, the construction of additional apartment units in Baltimore County. Older, poorly maintained and unkempt apartment complexes have contributed to the problems plagging our older communities. However, in this instance, the zoning of this property does permit apartments to be constructed. To ensure that these apartment units will be of high quality and design, the Developer shall submit, prior to the issuance of any building permits, elevation drawings of the apartment buildings to include, specific floor plans, square footage, number of bedrooms in each unit, and the building materials to be used in the construction of the buildings themselves, to the Office of Planning for their review and approval. In addition, each apartment building must contain at least one elevator to serve the residents thereto.

5) The Developer shall not impede the base level flow of water that currently enters into the pond on the property owned by Patrick Dodds. Mr. Dodds relies upon that pond to irrigate his stock in his landscaping business. Therefore, the base level flow of water entering the Dodds pond shall not be reduced by this Developer.

6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY



GENERAL NOTES

1. Owner: Rita Limited Partnership, 4750 Owings Mills Blvd., Owings Mills, Maryland 21117 (410) 356-4900, Attn: Jonathan Mayers

2. Plan Prepared By: Morris & Ritchie Associates, Inc., 110 West Road, Suite 245, Towson, MD 21204, (410) 821-1690, Attn: James V. Hermann, R.A., ASLA

3. Site Data
A. Location: ADC Map 29, Grid 6-5 & 11-5 & 11-5 & 12-5
B. Election District: 11th
C. Councilmanic District: 5th
D. Baltimore County Soils Survey Maps: 30, 31, 36 & 37
E. Tax Map: 72 Grid 9
Tax Account: p. 25 #6-1100067900; p. 30 #6-1100067500; p. 35 #6-1100062000; P. 141 #6-1100067510
F. Deed References: 8470 / 365, 8798/184, 8398 / 258, 8078 / 672
G. Census Tract: 4103.04
H. Watershed: Honeygo Run
I. Subwatershed: Honeygo Run
J. Sewage Plan Designation: S-1 Map S-17B
K. Water Supply Plan Designation: W-1 Map W-17B
L. Site Area Gross: 62.45 Ac.±
M. Existing Zoning: Map NE 10-H, 10-I, 11-I
DR - H: 31 Ac.±
DR - 3.5H: 8.4 Ac.
DR - 10.5H: 17.35 Ac.
BL-H: 0.6 Ac.
N. Property Address: East side of Honeygo Ear Blvd, North side of Joppa Road
O. Residential Lots Areas
Lot #1: 6,047 ft ACs± (265,430 SF±)
Lot #8: 6,505 ft ACs± (283,254 SF±)
Lot #9: 4,928 ft ACs± (214,365 SF±)

4. Setbacks- Condominium Townhouses w/2 Car Garage (5 story)
A. DR Zones
Building face to rear prop. line: 50 feet
Rear building face to rear building of condominiums lower: 60 feet
Front building setback not adjacent to public or private street, alley right-of-way: 25 feet
Building face to public or private street, alley right-of-way: 10 feet
Side building face to side building face: 25 feet
Building face to tract boundary: 30 feet
Front or rear building face: 30 feet
Side building face: 30 feet
Building face to tract boundary adjacent to Joppa Road (major collector): 50 feet
Building adjacent to major or minor arterial or collector roadways: 40 feet
B. BL Zones- Commercial Buildings
Building face to front property line: 10 feet
Building face to centerline of street: 40 feet
Side building face: 0 feet
Rear building face: 0 feet

5. Proposed Densities
DR - H: 31.0 Ac. 31.0 units allowed
DR - 3.5H: 8.40 Ac. 29.40 units allowed
*DR - 10.5H: 17.35 Ac. 182.17 units allowed x 1.83= 400
* 42.48.1 TOTAL DENSITY ALLOWED

* .75 Ac. Of the Amenity Open Space within the BL-H Zone, of which is in excess above the overall requirement shall be used for density within the DR 10.5 Zone (.75 x 43.5 = 1.31 DU). Total Density allowed within the DR 10.5 Zone per agreement with Baltimore County shall not exceed 400 density units.

BL-H: 0.6 Ac. 3.0 FAR allowed 25 FAR proposed

6. Proposed Uses
A. Commercial:
58,050 s.f. Grocery Store
6,500 s.f. Restaurant
84,050 s.f. Retail / Office / Restaurant
1,000 s.f. Fast Food
2,600 s.f. Other
151,600 s.f. TOTAL COMMERCIAL
B. Residential:
262 Condo 2-car Garage Condominium Townhouse

7. Average Daily Trips Proposed:
A. Commercial:
2,400 s.f. Conv. Store (24 HR @ 720/1000) = 1,728 ADT's
6,500 s.f. Restaurant @ 2,06/1000 = 13,390 ADT's
84,050 s.f. Retail @ 70/1000 = 5,882.8 ADT's
58,050 s.f. Grocery Store @ 7.8/1000 = 452.5 ADT's
1,000 s.f. Fast Food @ 396/1000 = 550.0 ADT's
TOTAL COMMERCIAL ADT's PROPOSED = 21,993.3 ADT's
B. Residential:
262 Condo Townhomes x 8.5 = 2,227 ADT's
TOTAL RESIDENTIAL ADT's PROPOSED = 2,227 ADT's
C. TOTAL PROPOSED ADT's = 24,220.3 ADT's

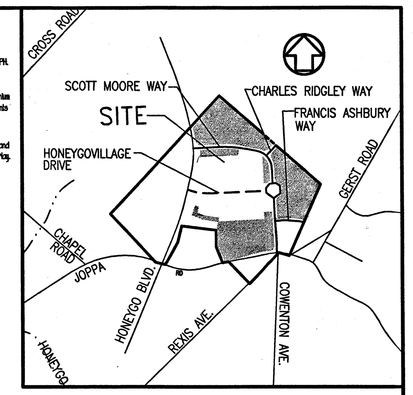
8. Local Open Space Requirements:
Residential:
Required (850 s.f. x 262 units) = 3.9 Ac.
Commercial:
Required (7% x 15.6 acres) = 0.95 Ac.
TOTAL OPEN SPACE REQUIRED = 4.86 Ac.
Proposed Open Space:
Within residential areas = 4.28 Ac.
Within Commercial areas = 2.3 Ac.
TOTAL OPEN SPACE PROVIDED = 6.34 Ac.

9. Parking Requirements:
Residential:
Total Required (2.0 units x 2.3 spaces) = 602.6 p.s.
Total Proposed:
Proposed parking space (2 per garage) = 524
Proposed guest parking space = 85
Proposed parking space on Adjacent Public Street = 41
Total Proposed = 650
Commercial Shopping Center Greater Than 100,000 SF.
58,050 s.f. Grocery Store
10,050 s.f. Miscellaneous Retail/ Office/Restaurant
1,000 s.f. Fast Food
2,600 s.f. Other
(Required handicapped: 2% total = 15.8 p.s.)
Total Parking Spaces Proposed including handicap spaces = 665.0 p.s.
Proposed handicap spaces = 20.0 p.s.)
TOTAL PARKING HONEYGO VILLAGE CENTER = 1545 p.s.
Note: A special Hearing was requested and approved pursuant to section 409.8.b of the BCZR for permit commercial parking within a residential zoned district. (No.00-202-SPH)

8. Plan was approved at the Development Plan Hearing No. XI-843and Petition for Special Hearing No 00-202-SPH. See Order this sheet 1 of 2.

12. Reason for Second Amended DRC #070802G:
Revised Residential Product. Proposed 262 Condominium Townhomes with 2 car garages in lieu of 375 apartments and 25 Elderly Housing Units.

13. Reason for First Amended DRC #080700G:
Revised for New Commercial and Residential Layout and Road revisions Honey Go Blvd. and E. Scott Moore Way. PDM #II-843



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
HB NO. 12256 N. 583647.78, 4956655
HB NO. 12257 N. 584504.66E, 49284.05

ZONING SETBACK VARIANCE AND SPECIAL HEARING TABLE

LETTER / NUMBER	A Unit Number	B Building Face to Front Boundary (50')	C Building Face to Amenity Open Space Pvt. & Honeygo Bd. (40')	D Building Face to Rear Boundary (50')	E Group (50')	F Max. Units in a Row (8)	G Bldg. Face to Side Bldg. Face (25')	H Bldg. Face to Rear Bldg. Face (130')	I Bldg. Face to Side Bldg. Face (25')	J Bldg. Face to Rear Bldg. Face (130')	K Bldg. Face to Front Bldg. Face (82.5')	L Bldg. Face to Side Bldg. Face (25')	M Bldg. Face to Rear Bldg. Face (75')	N Bldg. Face to Side Bldg. Face (25')	O Encroachment Decks into 10' Bldg. to Alley Setback (5')	P Bldg. Face to Front Boundary (50')	Q Bldg. Face to Side Bldg. Face (25')
1	21'	29'		50'			25'										
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262				50'			25'										

* SPECIAL HEARING

DETAIL VARIANCE REFER TO SHEET 2 OF 2

SITE LEGEND

6" SAN.	PROP. CURB & GUTTER		SETBACK LINES
PROP. 6" SAN.	EX. SANITARY		PROP. STREAM LINES
15" SA.	PROP. SANITARY		LOTLINES
PROP. 15" SLDR.	EX. STORM DRAIN		EX. PROPERTY LINE
12" W.	PROP. STORM DRAIN		EX. R/W
PROP. 12" W.	EX. WATER	112	EX. 2' CONTOUR
	PROP. WATER	110	EX. 10' CONTOUR
	EX. WOODS LINE / VESSETATION	112	PROP. 2' CONTOUR
	PROP. WOODS LINE	110	PROP. 10' CONTOUR
	100 YR. FLOOD PLAIN		EX. CURB & GUTTER
	LIMIT OF FOREST BUFFER		PROP. ROADS CENTERLINE
	WETLANDS		PROP. BUILDING
	WETLANDS BUFFER	ML-1M / BM-1M	PROP. PARKING SPACES
	UTILITY EASEMENT		ZONING LINE

Use Permit Requested:

From BCZR Section 409.8.B to approve a use permit to allow business parking in a residential zone. The following areas are affected by the variance request:

1. Forty-nine (49) parking spaces located in DR 10.5-H zone, south of proposed Scott Moore Way.
2. Thirty-four (34) parking spaces located in DR 10.5-H zone, east of Honeygo Boulevard, and adjacent to Lots 3 & 4.
3. Twenty-five (25) parking spaces located in DR 1-H zone, west of proposed Scott Moore Way, and east of proposed grocery store.
4. Ten (10) parking spaces located in DR 1-H zone, west of proposed Scott Moore Way and south east of proposed retail office building adjacent to the Francis Ashbury Way intersection.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N15°28'59"W	6.29'
L2	N27°16'24"W	16.98'
L3	N87°44'29"E	78.40'
L4	N47°13'31"W	28.02'
L5	N27°44'29"E	40.00'
L6	N31°31'26"W	40.00'
L7	N05°33'37"E	48.18'
L8	N47°24'22"W	60.00'
L9	S79°37'39"W	48.18'
L10	N48°55'40"W	54.15'
L11	S02°15'31"E	1.00'
L12	S87°44'29"W	80.00'
L13	S12°24'28"W	55.91'
L14	N01°31'26"W	75.00'
L15	S88°28'34"W	50.00'
L16	S28°28'34"W	40.00'
L17	S71°02'52"E	45.00'
L18	S10°00'14"W	45.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	DIST.
C1	215.00'	48.23'	N69°45'53"W	48.12'
C2	1308.24'	51.11'	N12°39'38"W	51.11'
C3	130.00'	30.35'	S24°38'05"W	30.28'
C4	40.00'	24.76'	S49°03'14"W	24.36'
C5	100.00'	10.81'	S69°52'56"W	10.80'

PETITION FOR SPECIAL HEARING

1. Special Hearing to approve a modification of standards for an increase in the number of townhouse units in a group from 8 to a maximum of 8 for Unit Nos. 21 through 28, 82 through 88, 93 through 101, 125 through 131, 150 through 156, and 178-185 pursuant to Division II, Section A, page 23 of the Comprehensive Manual of Development Policies ("CMDP").

2. Special Hearing to approve a modification of standards for reduced side building face to side building face setbacks from the required 25 feet to a minimum of 20 feet for Unit Nos. 7 and 6, 21 and 22, 28 and 21, 34 and 35, 60 and 61, 69 and 70, 77 and 78, 88 and 89, 101 and 102, 112 and 113, 118 and 119, 136 and 137, 145 and 146, 160 and 161,

LOT #9 VARIANCE KEY

VARIANCE 6= LETTER A
Units:
VARIANCE 1= LETTER B
Units: 227–232
VARIANCE 3= LETTER C
Units: 191
VARIANCE 5= LETTER D
Units: 218,223–224,227–228, 232–233,238–239,244–245, 249–250,254–255,258–259, 262
VARIANCE 4= LETTER G
Units:191–206,208–243,250–255,262
VARIANCE 2= LETTER H
Units: 191,193,195,198,200, 202,204,207,208,217,250,254–255,257,260,262

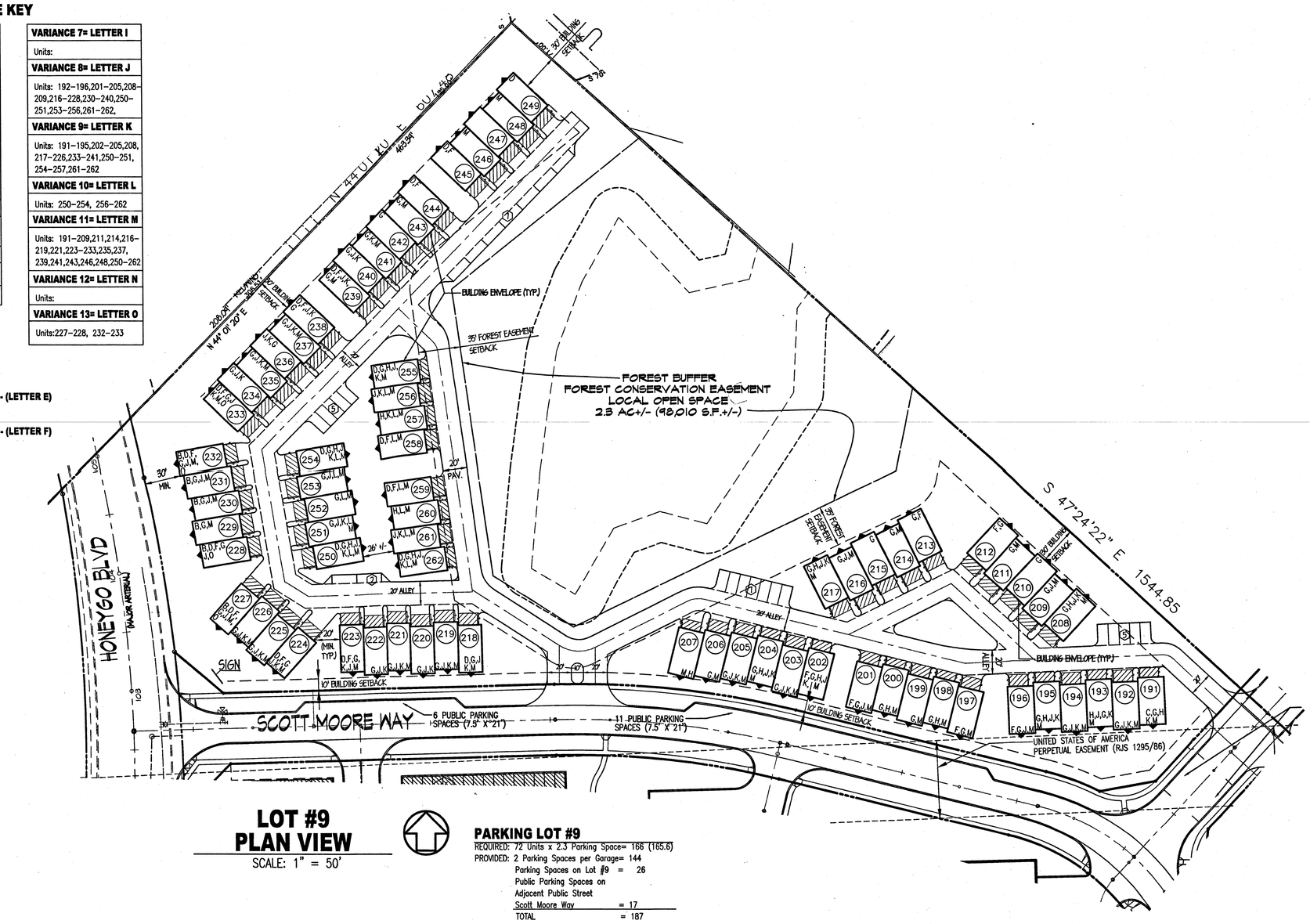
VARIANCE 7= LETTER I
Units:
VARIANCE 8= LETTER J
Units: 192–196,201–205,208–209,216–228,230–240,250–251,253–256,261–262,
VARIANCE 9= LETTER K
Units: 191–195,202–205,208, 217–228,233–241,250–251, 254–257,261–262
VARIANCE 10= LETTER L
Units: 250–254, 256–262
VARIANCE 11= LETTER M
Units: 191–209,211,214,216–219,221,223–233,235,237, 239,241,243,246,248,250–262
VARIANCE 12= LETTER N
Units:
VARIANCE 13= LETTER O
Units:227–228, 232–233

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196–197,201–202,212–213,223–224,238–239,244–245,258–259

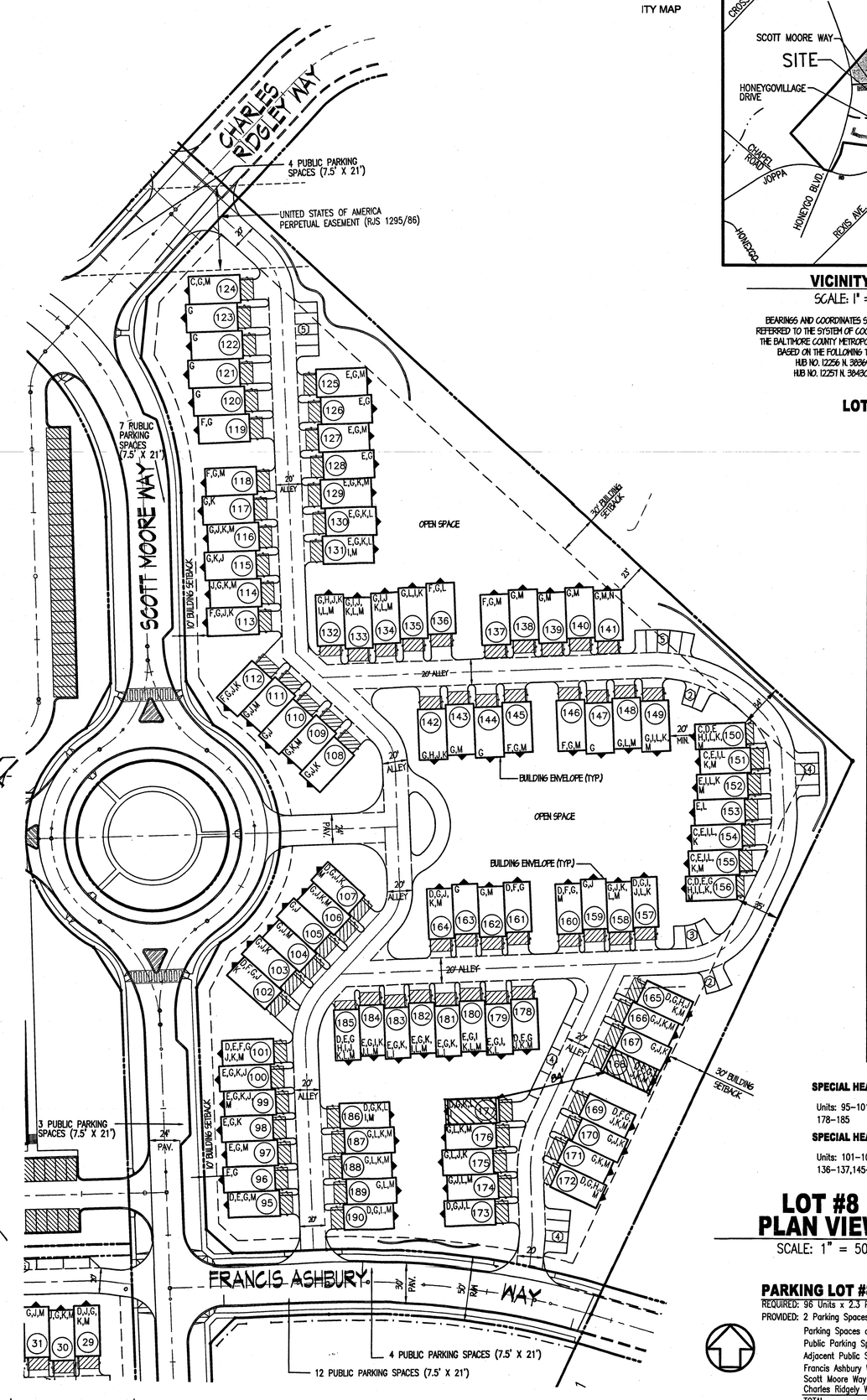


LOT #9 PLAN VIEW

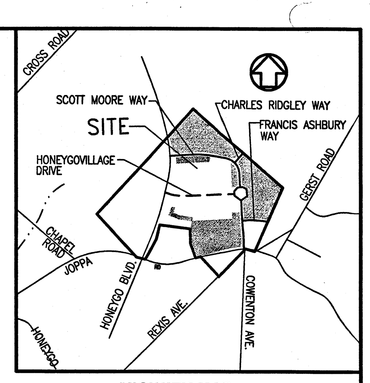
SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Space= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 187



ITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
HJB NO. 12259 N. 39594.11E. 4456.55
HJB NO. 12251 N. 39430.66E. 4126.05

LOT #8 VARIANCE KEY

VARIANCE 6= LETTER A
Units:
VARIANCE 1= LETTER B
VARIANCE 3= LETTER C
Units: Units: 124,150–151,154–156
VARIANCE 5= LETTER D
Units: 95,101–102,107,150, 156–157,160–161,164–165, 168–169,172–173,177–178, 185–186,190
VARIANCE 4= LETTER G
Units: 95–149,156–190
VARIANCE 2= LETTER H
Units: 132,142,150,156,165,
VARIANCE 7= LETTER I
172,185 Units:131–135,149–152,154–157,177,179–186
VARIANCE 8= LETTER J
Units: 99–108,110–116,132–134,142,157–159,164–170, 172–175,178,184–185
VARIANCE 9= LETTER K
Units:98–103,106–109,112–117,129–135,142,149–152, 154–158,164–171,175–188,
VARIANCE 10= LETTER L
Units:130–136,148–158,173–177,179–190
VARIANCE 11= LETTER M
Units: 95,97,99,101,104,106–107,109,111,114,116,118,124–125,127,129,131–134,137–141, 143,145–146,148–152,155–156,158,160,162,164–166,168–169,171–172,174,176,178,180, 182,184–190
VARIANCE 12= LETTER N
Units: 141

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95–101,125–131,150–156, 178–185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101–102,112–113,118–119, 136–137,145–146,160–161,168–169

LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 96 Units x 2.3 Parking Space= 221 (220.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 10
Charles Ridgely Way = 4
TOTAL =251

LOT #7 VARIANCE KEY

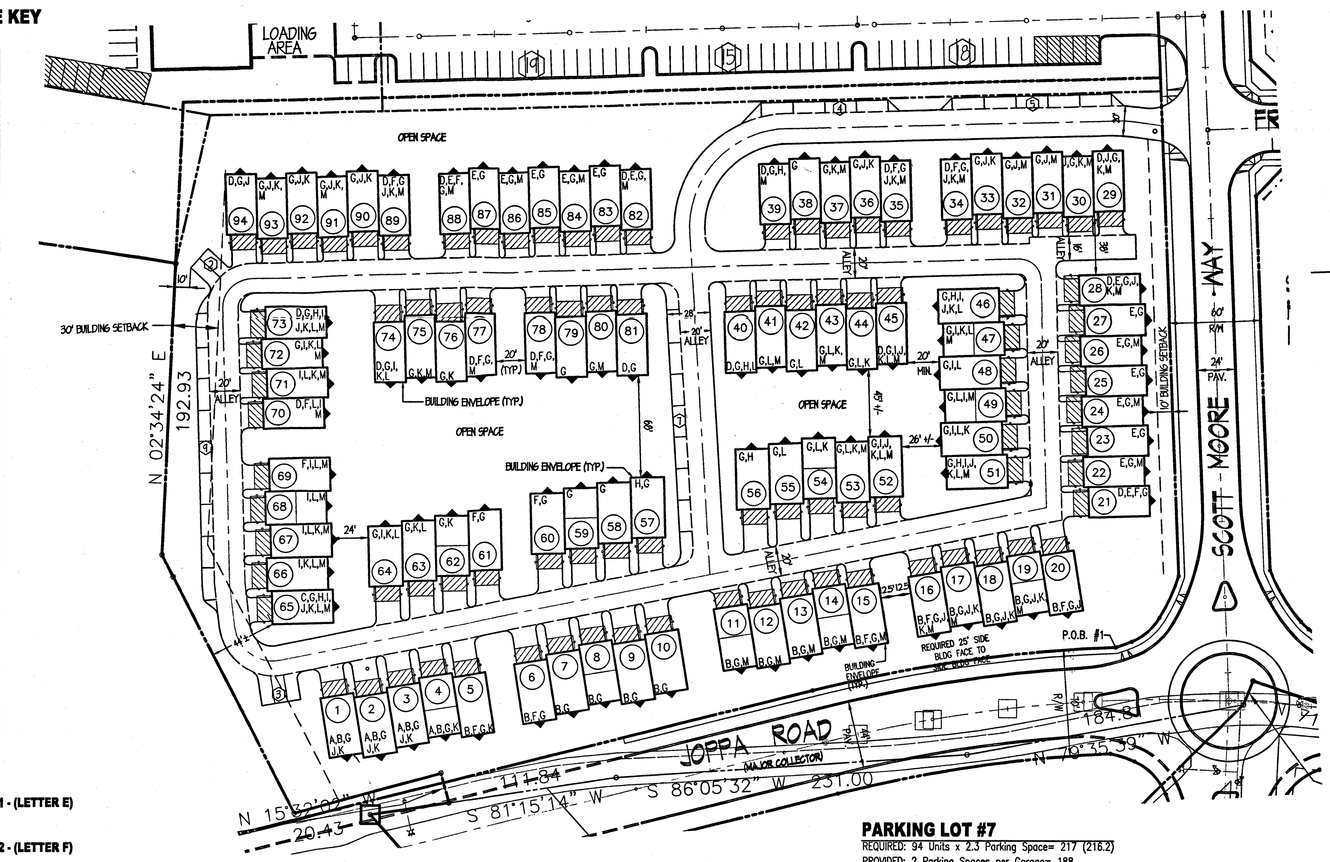
VARIANCE 6= LETTER A
Units: 1–4,
VARIANCE 1= LETTER B
Units: 1–20
VARIANCE 3= LETTER C
Units: 65
VARIANCE 5= LETTER D
Units: 21,28–29,34–35,39–40,45,70,73–74,77–78,81–82, 88–89,94
VARIANCE 4= LETTER G
Units: 1–65,72–94
VARIANCE 2= LETTER H
Units: 39,40,46,51,56–57,65, 73
VARIANCE 7= LETTER I
Units: 45–52,64–74
VARIANCE 8= LETTER J
Units: 1–3,16–20,28–36,45–46,51–52,65,73,89–94
VARIANCE 9= LETTER K
Units: 1–5,16–19,28–30,33–37,43–47,50–54,62–67,71–76,89–93
VARIANCE 10= LETTER L
Units: 40–55,63–74
VARIANCE 11= LETTER M
Units: 11–17,19,22,24,26,28–32,34–35,37,39,41,43,45,47, 49,51–53,65–73,75,77–78, 80,82,84,86,88–89,91,93
VARIANCE 12= LETTER N
Units:

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21–28,82–88

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5–6,15–16,20–21,34–35, 60–61,69–70,77–78,88–89

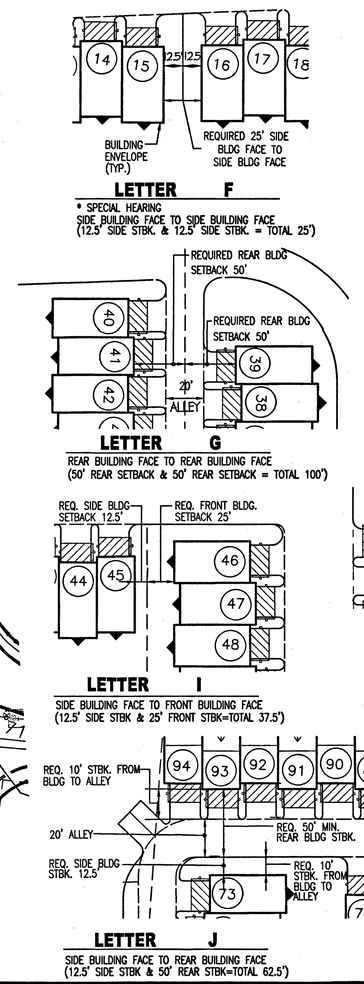


LOT #7 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Space= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218



NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

DRC# 070802G
DRC# 080700I
PDM # II-843

APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PAN AND CRDPUD ZONING. CASE #03-026-SPHA. Jeffrey Perlman 8/6/03 ZONING EX. SPEC.

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

STATE OF MARYLAND JAMES VINCENT HOFFMAN REGISTERED LANDSCAPE ARCHITECT NO. 1944 8-30-03

PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN

HONEYGO VILLAGE CENTER

A.K.A. CRESWELL PROPERTY

11 TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS

JOB NO.:	9440.01
SCALE:	AS SHOWN
DATE:	08/30/02
DRAWN BY:	BLG
DESIGN BY:	JVH
REVIEW BY:	JVH
SHEET:	2 OF 2

IN RE: DEVELOPMENT PLAN HEARING
NE Joppa Road/S. W of
Intersection of Gerst Road
11th Election District
5th Councilmanic District
(Honeygo Village Center)

Rita Limited Partnership
Petitioner/Developer

* BEFORE THE
* HEARING OFFICER
* OF BALTIMORE COUNTY
* Case Nos. XI-843 & #00-202-SPH
*

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

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 6th day of January, 2000, that the Development Plan submitted into evidence as Developer's Exhibits 1A and 1B, be and it is hereby APPROVED and the Special Hearing Request to allow commercial parking within the residential zone shall also be APPROVED. The relief granted herein is contingent upon the following conditions and 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 Developer shall be responsible for the cost and installation of the traffic signal located at the intersection of Honeygo Boulevard and Honeygo Village Avenue. The Developer shall not be responsible to pay for the cost and installation of the traffic light at the intersection of Honeygo Boulevard and Joppa Road.

3) The Developer shall be required to submit to the Department of Public Works a vertical study of the design of Joppa Road between its intersection with Honeygo Boulevard and Covenant Avenue. This vertical study must be submitted to the Department of Public Works within the time frame required by that office.

4) The Developer shall be required to appropriate $60,000 for the purpose of constructing a pavilion/amphitheater within the open space located on the subject site. The final design of this pavilion/amphitheater shall be at the discretion of the Department of Recreation & Parks working in conjunction with the officers of the Perry Hall Improvement Association. In addition to the pavilion/amphitheater, the Developer shall also provide seven furniture elsewhere in the open space areas located within this development.

5) The Developer shall be permitted to utilize a portion of the commercially zoned property not necessary for open space calculations to allow enough density to meet the 400 apartment units proposed.

6) Prior to the consideration of a record plat for the subject development, the Developer shall be required to review the grading around the forest conservation and forest buffer areas shown on the plan to the satisfaction of the Department of Environmental Protection and Resource Management. In addition, the Developer shall provide revisions to the Forest Conservation Plan in accordance with the requirements of DEPRM. Finally, the Developer shall follow through with their forest buffer variance request to allow a pond to be filled in on the subject property.

7) In accordance with the request of the Perry Hall Improvement Association (PHIA), the Developer shall perform the following:

a. The Developer shall be required to submit all proposed signage for the property to the PHIA for their review and comment. The Developer shall be required to continue to work with the PHIA in the design and improvements to the open space areas within this development. In addition, the Developer shall continue to work with the PHIA regarding the design and construction of the roundabout at the intersection of Joppa Road, Covenant Avenue and Earth Avenue. In the event the parties are unable to agree on an appropriate design for these amenities, then either party may request a special hearing before this Deputy Zoning Commissioner/Hearing Officer for final resolution of their dispute.

b. The Developer shall protect and preserve the natural vegetative buffer along Joppa Road to the extent possible, to provide natural screening to the proposed development. The Developer shall be required to provide and install the landscape berm and plantings around the Camp Chapel United Methodist Church as it shown on the landscape plan submitted at the hearing. Said landscaping shall be installed at the next appropriate planting season or at a time mutually agreed upon by the Developer and the Camp Chapel United Methodist Church.

c. The Developer must strictly adhere to the Honeygo Design Guidelines regarding the design of the structures to be built on the subject property. Any modifications to these Honeygo Guidelines must first be approved by the Office of Planning, the Perry Hall Improvement Association and the Design Review Panel, if necessary.

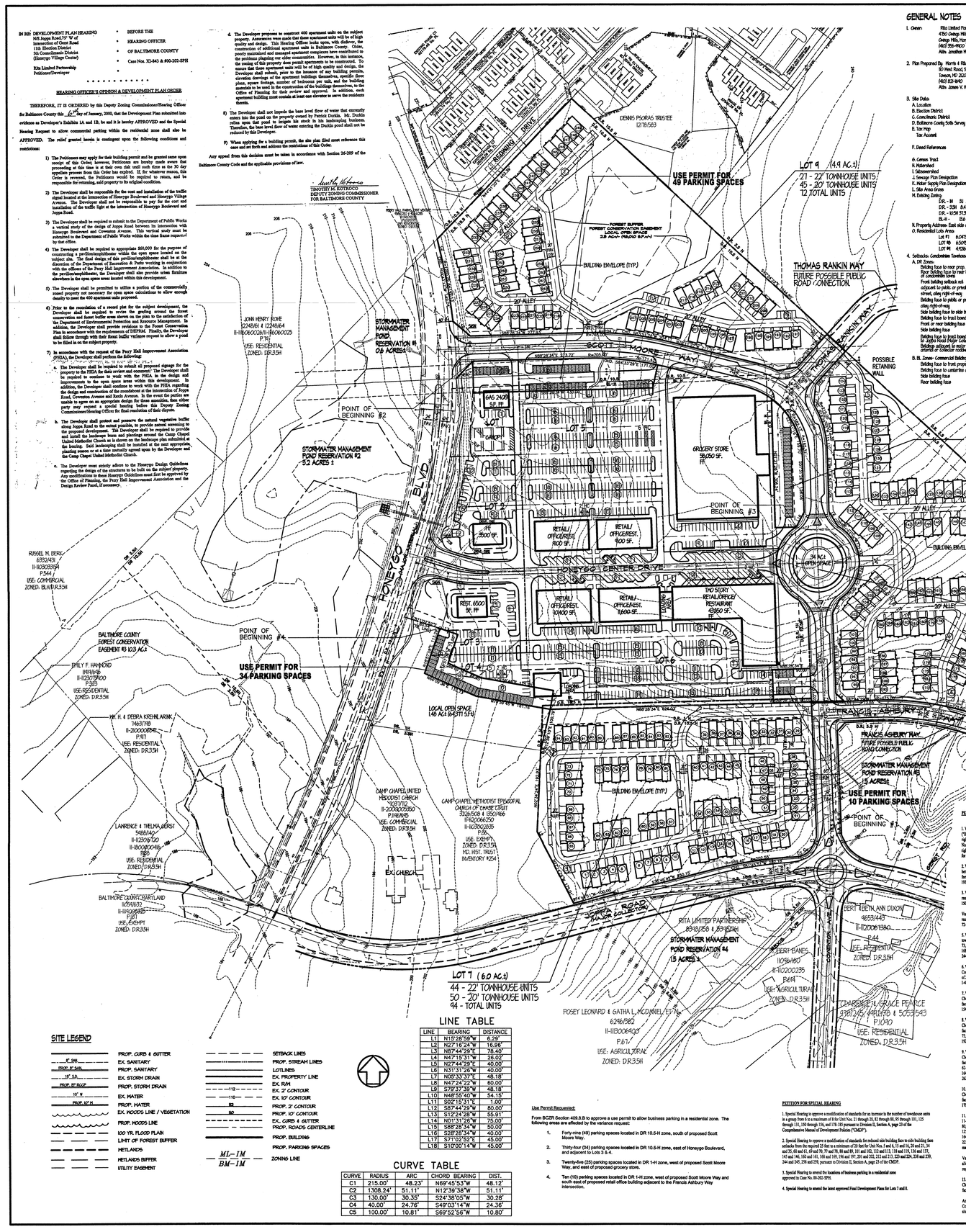
4. The Developer proposes to construct 400 apartment units on the subject property. Assurances were made that these apartment units will be of high quality and design. This Hearing Officer looks upon, with disfavor, the construction of additional apartment units in Baltimore County. Older, poorly maintained and managed apartment complexes have contributed to the problems plaguing our older communities. However, in this instance, the zoning of this property does permit apartments to be constructed. To insure that these apartment units will be of high quality and design, the Developer shall submit, prior to the issuance of any building permits, elevation drawings of the apartment buildings themselves, specific floor plans, square footage, number of bedrooms per unit, and the building materials to be used in the construction of the buildings themselves, to the Office of Planning for their review and approval. In addition, each apartment building must contain at least one elevator to serve the residents therein.

8) The Developer shall not impede the base level flow of water that currently enters into the pond on the property owned by Patrick Dunkin. Mr. Dunkin relies upon that pond to irrigate his stock in his landscaping business. Therefore, the base level flow of water entering the Dunkin pond shall not be reduced by this Developer.

9) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

Timothy M. Kotroco
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY



GENERAL NOTES

1. Owner: Rita Limited Partnership
   4750 Owings Mills Blvd.
   Owings Mills, Maryland 21117
   (410) 356-4900
   Attn: Jonathan Hagers

2. Plan Prepared By: Morris & Ritchie Associates, Inc.
   110 West Road, Suite 245
   Towson, MD 21204
   (410) 821-1040
   Attn: James W. Hermann, PLA, ASLA

3. Site Data
   A. Location: ACC Map 24, Grid 6-5&6 & 11-5&6
   B. Election District: 11th
   C. Councilmanic District: 5th
   D. Baltimore County Soils Survey Maps: 30, 31, 36 & 37
   E. Tax Map: 72 Grid 11
   Tax Account: p. 35 #6-8200670000; 38 #6-8200671500
   p. 352 #6-8100420002; 341 #6-8100671510
   F. Deed References: 8470 / 360, 8398/161
   8398 / 156, 8078 / 672
   G. Census Tract: 405.04
   H. Watershed: Honeygo Run
   I. Subwatershed: Honeygo Run
   J. Sewage Plan Designation: S-1 Map S-17B
   K. Water Supply Plan Designation: W-1 Map W-17B
   L. Site Area Gross: 62.45 Ac.±
   M. Existing Zoning: Map NE: 10-H, 10-J, 11-H
   DR. - 3.5: 11 Ac.
   DR. - 3.5H: 8.4 Ac.
   DR. - 10.5H: 37.5 Ac.
   BL-IR: 3.6 Ac.
   N. Property Address: East side of Honey Go Blvd, North side of Joppa Road
   O. Residential Lots Areas
   Lot #1: 6,047S AC±/ (263,420 SF±)
   Lot #8: 6,507S AC±/ (283,234 SF±)
   Lot #9: 4.92S AC±/ (214,365 SF±)

4. Setbacks- Condominium Townhouses w/2 Car Garage (B-3 zoning)
   A. DR Zones:
   Building face to rear property line: 50 feet
   Rear building face to rear building of concentric lines: 60 feet
   Front building setback not adjacent to public or private street, alley right-of-way: 25 feet
   Building face to public or private street, alley right-of-way: 10 feet
   Side building face to side building face: 25 feet
   Building face to tract boundary: 30 feet
   Front or rear building face: 30 feet
   Side building face: 30 feet
   Building face to tract boundary adjacent to Joppa Road (Major Collector): 50 feet
   Buildings adjacent to minor or minor arterial or Collector roadways: 40 feet
   B. BL Zones- Commercial Buildings:
   Building face to front property line: 10 feet
   Building face to centerline of street: 40 feet
   Side building face: 0 feet
   Rear building face: 0 feet

5. Proposed Densities:
   DR. - IR: 3.10 Ac. 310 units allowed
   DR. - 3.5H: 8.40 Ac. 29.40 units allowed
   TOTAL - 10.5H 21.35 Ac. 312.11 units allowed x 1.83= 400
   * 424.61 TOTAL DENSITY ALLOWED

* .75 Ac. Of the Amenity Open Space within the BL-IR Zone, of which is in excess above the overall requirement shall be used for density within the DR 10.5 Zone (.75 x 10.5 = 7.87 DU). Total Density allowed within the DR 10.5 Zone per agreement with Baltimore County shall not exceed 400 density units.

BL-IR 13.6 Ac. 3.0 FAR allowed 2.5 FAR proposed

6. Proposed Uses:
   A. Commercial:
   36,050 s.f. Grocery Store
   6,500 s.f. Restaurant
   84,050 s.f. Retail / Office / Restaurant
   1,000 s.f. Fast Food
   2,400 s.f. Other
   130,000 s.f. TOTAL COMMERCIAL
   B. Residential:
   312 Condo 2-car Garage Condominium Townhouse
   7. Average Daily Trips Proposed:
   A. Commercial:
   2,400 s.f. Conv. Store (24 HR @ 736/1000) = 1,772.2 ADT's
   6,500 s.f. Restaurant @ 2.06/1000 = 13,390.0 ADT's
   84,050 s.f. Retail @ 55/1000 = 4,622.8 ADT's
   36,050 s.f. Grocery Store @ 38/1000 = 4,025 ADT's
   1,000 s.f. Fast Food @ 396/1000 = 396.0 ADT's
   TOTAL COMMERCIAL ADT'S PROPOSED = 23,806.5 ADT's
   B. Residential:
   312 Condo Townhomes x 6.5 = 2,028
   TOTAL RESIDENTIAL ADT'S PROPOSED = 2,028 ADT's
   C. TOTAL PROPOSED ADT'S = 25,834.5 ADT's

8. Open Space Requirements:
   Residential:
   Required 850 s.f. x 312 units = 5.41 Ac.
   Commercial:
   Required 7% x 13.6 acres) = 0.95 Ac.
   TOTAL OPEN SPACE REQUIRED = 4.86 Ac.
   Proposed Open Space:
   Within residential areas = 4.28 Ac.
   Within Commercial areas = 2.8 Ac.
   TOTAL OPEN SPACE PROVIDED = 6.94 Ac.

9. Parking Requirements:
   Residential:
   Total Required (2.2 Units x 2.3 spaces) = 1621.6 p.s.
   Total Proposed:
   Proposed parking space (2 per garage) = 624
   Proposed guest parking space = 85
   Proposed parking space on Adjacent Public Street = 41
   Total Proposed = 666

Commercial Shopping Center Greater Than 100,000 SF.

36,050 s.f. Grocery Store
6,050 s.f. Miscellaneous Retail/ Office/Restaurant
1,000 s.f. Fast Food
2,400 s.f. Other
(Required handicapped: 2% total = 15.8 p.s.)

Total Parking Spaces Proposed including handicap spaces = 1841.0 p.s.
Proposed handicap spaces = 20.0 p.s.

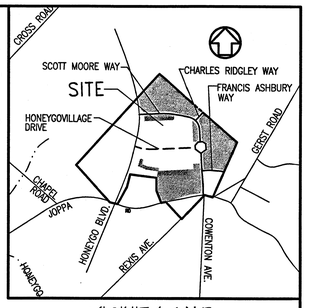
TOTAL PARKING HONEYGO VILLAGE CENTER = 1546 p.s.

Note: A special Hearing was requested and approved pursuant to section 409.8.b of the BCZR to permit commercial parking within a residential zoned district. (#00-202-SPH)

11. Plan was approved at the Development Plan Hearing No. 10-843and Petition for Special Hearing No 00-202-SPH. See Order this sheet 1 of 2.

12. Reason for Second Amended ERC #070802G:
    Revised Residential Product. Proposed 262 Condominium Townhomes with 2 car garages in lieu of 375 apartments and 25 Elderly Housing Units.

13. Reason for First Amended ERC #080700I:
    Revised for New Commercial and Residential layout and Road revisions Honey Go Blvd. and E. Scott Moore Way. PDM II-843



VICINITY MAP
SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
HB NO. 10256 N. 39394.11E. 49590.55
HB NO. 10257 N. 38430.84E. 49284.05

ZONING SETBACK VARIANCE AND SPECIAL HEARING TABLE

LETTER / NUMBER	A Building Face to Tract Boundary (150')	B Bldg. Setback Adj. to Arterial Roadway Unless Rd. & Honeygo Rd.) (40')	C Building Setback from Road Bldg. Face to Front Property Line (50')	D 20' End of Group	E 35' If More than 6 in a Row	F Rear Bldg. Face to Rear Bldg. Face (120')	G Side Bldg. Face to Side Bldg. Face (25')	H 10' Face Bldg to Alley R/W	I Side Bldg. Face to Front Bldg. Face (37.5')	J Side Bldg. Face to Rear Bldg. Face (62.5')	K Front Bldg. Face to Rear Bldg. Face (75')	L Front Bldg. Face to Side Bldg. Face (50')	M Garage/end of Prop. Dwelling Unit 10' Bldg to Alley Setback	N Bldg. Face to Tract Boundary (150')	O Side Bldg. Face to Side Bldg. Face (25')
1	24'	24'				60'					50'				
2	24'	24'				60'					50'				
3	24'	24'				60'					50'				
4		24'			20'	60'					72'				
5		24'			20'	60'									
6		24'				60'									
7		24'				60'									
8		24'				60'									
9		24'				60'									
10		24'				60'									
11		24'				60'							9'		
12		24'				60'							9'		
13		24'				60'							9'		
14		24'				60'							9'		
15		24'			20'	60'							9'		
16		24'			20'	60'			53'	53'			9'		
17		24'				60'			48'	50'			9'		
18		24'				60'			48'	50'					
19		24'				60'			44'	58'			9'		
20					20'	60'									
21			X	X	20'	60'									
22			X			60'							9'		
23			X			60'									
24			X			60'							9'		
25			X			60'									
26			X	X		60'									
27			X			60'							9'		
28			X	X		60'			38'	41'			9'		
29						60'			41'	47'			9'		
30						60'			38'	47'			9'		
31						60'			42'	47'			9'		
32						60'			48'	53'			9'		
33						60'			48'	53'			9'		
34			X		20'	60'			48'	47'			9'		
35			X		20'	60'			47'	47'			9'		
36						60'			53'	53'			9'		
37						60'			53'	53'					
38						60'									
39			X			60'	6'								
40			X			60'					49'		9'		
41						60'					49'				
42						60'					49'				
43						60'			60'	49'			9'		
44			X			60'			58'	49'			9'		
45						60'	7'	58'	58'	49'			9'		
46						60'	7'	53'	49'	53'			9'		
47						60'				53'			9'		
48						60'				53'					
49						60'			58'	53'			9'		
50						60'			53'	53'			9'		
51						60'			53'	49'			9'		
52						60'			53'	49'					
53						60'			53'	49'					
54						60'			53'	49'					
55						60'			53'	49'					
56						60'									
57						60'									
58						60'									
59						60'									
60						60'							9'		
61			X			60'									
62			X	X		60'							9'		
63				X		60'									
64				X		60'							9'		
65				X		60'									
66				X		60'									
67				X		60'									
68			X	X	20'	60'									
69			X	X	20'	60'					68'		9'		
70				X		60'				61'	60'		9'		
71				X		60'				58'	60'				
72				X		60'				58'	60'				
73				X		60'				58'	60'				
74				X		60'			58'	58'			9'		
75				X		60'			58'	58'			9'		
76				X		60'			58'	58'			9'		
77				X		60'			58'	58'			9'		
78				X		60'			58'	58'			9'		
79				X		60'			58'	58'			9'		
80						60'							9'		
81			X			60'									
82			X	X		60'							9'		
83				X		60'									
84				X		60'							9'		
85				X		60'									
86				X		60'									
87				X		60'									
88				X		60'			58'	58'			9'		
89				X		60'				61'	60'		9'		
90				X		60'				58'	58'				
91				X		60'				58'	58'				
92				X		60'				58'	58'				
93				X		60'			58'	58'			9'		
94				X		60'			58'	58'			9'		
95				X		60'			58'	58'			9'		
96				X		60'			58'	58'			9'		
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99				X		60'				58'					
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102				X		60'				58'					
103				X		60'				58'					
104				X		60'				58'					
105				X		60'				58'					
106				X		60'				58'					
107				X		60'				58'					
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129				X		60'				58'					
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137				X		60'				58'					
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164				X		60'				58'					
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169				X		60'				58'					
170				X		60'				58'					
171				X		60'				58'					
172				X		60'				58'					
173				X		60'				58'					
174				X		60'				58'					
175				X		60'				58'					
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178				X		60'				58'					
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180				X		60'				58'					
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211				X		60'				58'					
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213				X		60'				58'					
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219				X		60'				58'					
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224				X		60'				58'					
225				X		60'				58'					
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227				X		60'				58'					
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229				X		60'				58'					
230				X		60'				58'					
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232				X		60'				58'					
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234				X		60'				58'					
235				X		60'				58'					
236				X		60'				58'					
237				X		60'				58'					
238				X		60'				58'					
239				X		60'				58'					
240				X		60'				58'					
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243				X		60'				58'					
244				X		60'				58'					
245				X		60'				58'					
246				X		60'				58'					
247				X		60'				58'					
248				X		60'				58'					
249				X		60'				58'					
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251				X		60'				58'					
252				X		60'				58'					
253				X		60'				58'					
254				X		60'				58'					
255				X		60'				58'					
256				X		60'				58'					
257				X		60'				58'					
258				X		60'				58'					
259				X		60'				58'					
260				X		60'				58'					
261				X		60'				58'					
262				X		60'				58'					

* SPECIAL HEARING

DETAIL VARIANCE REFER TO SHEET 2 of 2

NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

SITE LEGEND

6" SAN	PROP. CURB & GUTTER
PROP. 6" SAN.	EX. SANITARY
15" SD	PROP. SANITARY
PROP. 15" SD	EX. STORM DRAIN
10" W	PROP. STORM DRAIN
PROP. 10" W	EX. WATER
	PROP. WATER
	EX. HOODS LINE / VEGETATION
	PROP. HOODS LINE
	100 YR. FLOOD PLAIN
	LIMIT OF FOREST BUFFER
	WETLANDS
	WETLANDS BUFFER
	UTILITY EASEMENT
	SETBACK LINES
	PROP. STREAM LINES
	LOTLINES
	EX. PROPERTY LINE
	EX. RUN
112	EX. 2' CONTOUR
110	EX. 10' CONTOUR
112	PROP. 2' CONTOUR
110	PROP. 10' CONTOUR
	EX. CURB & GUTTER
	PROP. ROADS CENTERLINE
	PROP. BUILDING
	PROP. PARKING SPACES
ML-1M / BM-1M	ZONING LINE

Use Permit Requested:

From BCZR Section 409.8.B to approve a use permit to allow business parking in a residential zone. The following areas are affected by the variance request:

1. Forty-nine (49) parking spaces located in DR 10.5-H zone, south of proposed Scott Moore Way.
2. Thirty-four (34) parking spaces located in DR 10.5-H zone, east of Honeygo Boulevard, and adjacent to Lots 3 & 4.
3. Twenty-five (25) parking spaces located in DR 1-H zone, west of proposed Scott Moore Way, and east of proposed grocery store.
4. Ten (10) parking spaces located in DR 1-H zone, west of proposed Scott Moore Way and south east of proposed retail office building adjacent to the Francis Ashbury Way intersection.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N15°28'59"W	6.29'
L2	N27°16'24"W	16.96'
L3	N87°44'29"E	78.40'
L4	N47°15'31"W	26.02'
L5	N27°44'29"E	40.00'
L6	N31°31'26"W	40.00'
L7	N05°33'37"E	48.18'
L8	N47°24'22"W	60.00'
L9	S79°37'39"W	48.18'
L10	N48°55'40"W	54.15'
L11	S02°15'31"E	1.00'
L12	S87°44'29"W	80.00'
L13	S12°24'28"W	55.91'
L14	N01°31'26"W	75.00'
L15	S88°28'34"W	50.00'
L16	S28°28'34"W	40.00'
L17	S71°02'52"E	45.00'
L18	S10°00'14"W	45.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	DIST.
C1	215.00'	48.23'	N69°45'53"

LOT #9 VARIANCE KEY

VARIANCE 6= LETTER A
Units:
VARIANCE 1= LETTER B
Units: 227–232
VARIANCE 3= LETTER C
Units: 191
VARIANCE 5= LETTER D
Units: 218,223–224,227–228, 232–233,238–239,244–245, 249–250,254–255,258–259, 262
VARIANCE 4= LETTER G
Units:191–206,208–243,250–255,262
VARIANCE 2= LETTER H
Units: 191,193,195,198,200, 202,204,207,208,217,250,254–255,257,260,262

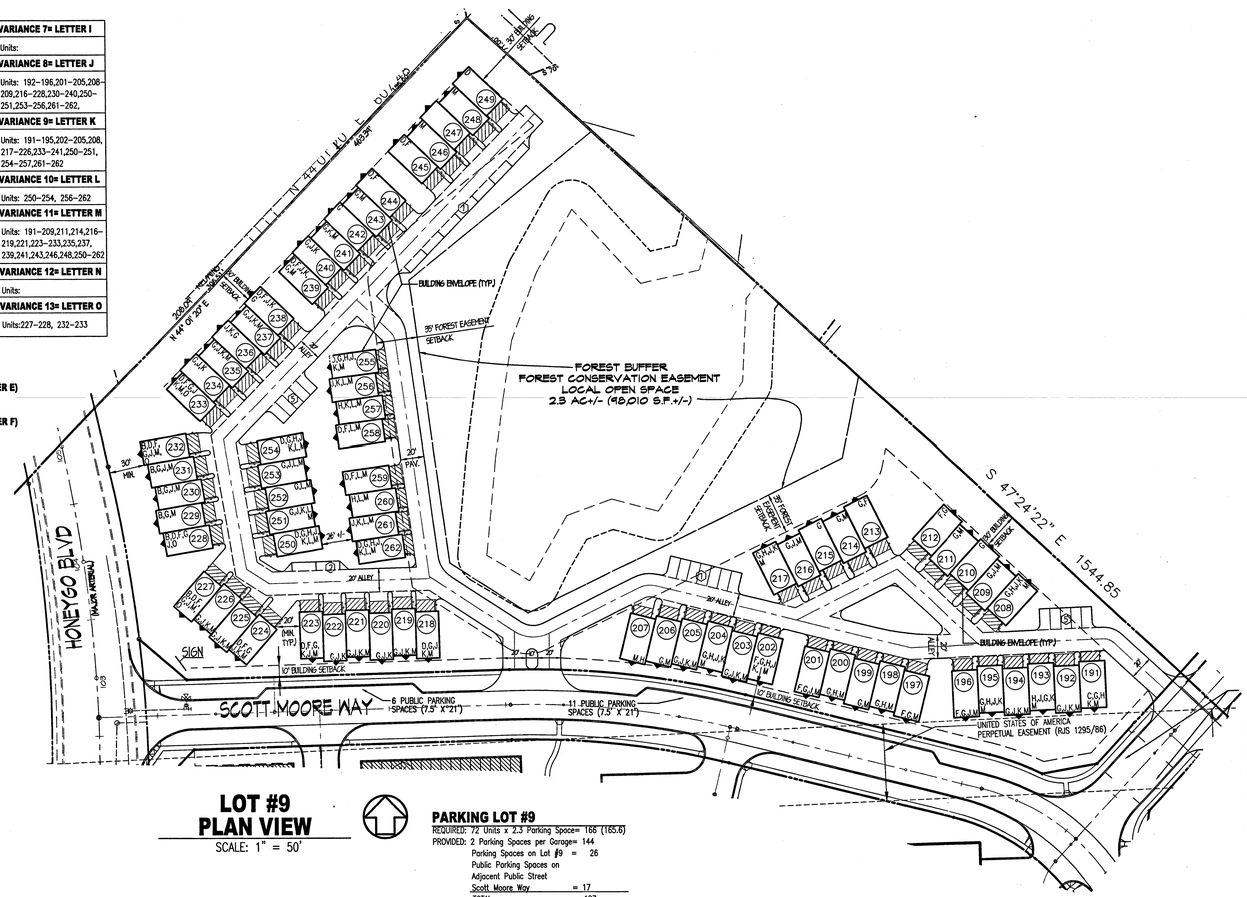
VARIANCE 7= LETTER I
Units:
VARIANCE 8= LETTER J
Units: 192–196,201–205,208–209,216–228,230–240,250–251,253–256,261–262,
VARIANCE 9= LETTER K
Units: 191–195,202–205,208, 217–226,233–241,250–251, 254–257,261–262
VARIANCE 10= LETTER L
Units: 250–254, 256–262
VARIANCE 11= LETTER M
Units: 191–209,211,214,216–219,221,223–233,235,237, 239,241,243,246,248,250–262
VARIANCE 12= LETTER N
Units:
VARIANCE 13= LETTER O
Units:227–228, 232–233

SPECIAL HEARING ITEM #1 - (LETTER E)

Units:

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 196–197,201–202,212–213,223–224,238–239,244–245,258–259

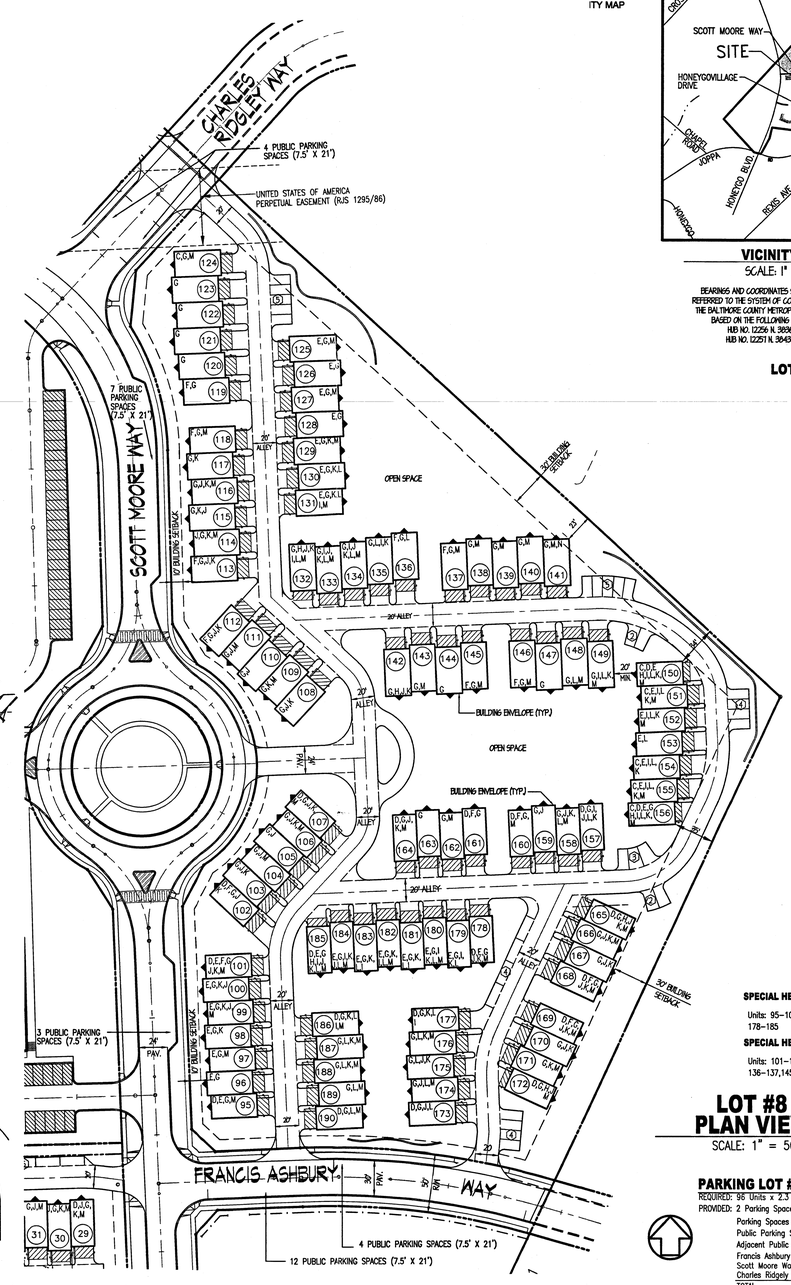


LOT #9 PLAN VIEW

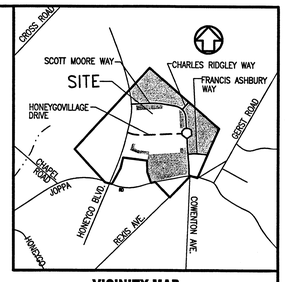
SCALE: 1" = 50'

PARKING LOT #9

REQUIRED: 72 Units x 2.3 Parking Space= 166 (165.6)
PROVIDED: 2 Parking Spaces per Garage= 144
Parking Spaces on Lot #9 = 26
Public Parking Spaces on Adjacent Public Street
Scott Moore Way = 17
TOTAL = 187



ITY MAP



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS
HUB NO. 12256 N. 38364.1TE. 4486.635
HUB NO. 12251 N. 36430.66E. 4428.4.05

LOT #8 VARIANCE KEY

VARIANCE 6= LETTER A
Units:
VARIANCE 1= LETTER B
VARIANCE 3= LETTER C
Units: Units: 124,150–151,154–156
VARIANCE 5= LETTER D
Units: 95,101–102,107,150, 156–157,160–161,164–165, 168–169,172–173,177–178, 185–186,190
VARIANCE 4= LETTER G
Units: 95–149,156–190
VARIANCE 2= LETTER H
Units: 132,142,150,156,165,
VARIANCE 7= LETTER I
172,185 Units:131–135,149–152,154–157,177,179–186
VARIANCE 8= LETTER J
Units: 99–108,110–116,132–134,142,157–159,164–170, 172–175,178,184–185
VARIANCE 9= LETTER K
Units:98–103,106–109,112–117,129–135,142,149–152, 154–158,164–171,175–188,
VARIANCE 10= LETTER L
Units:130–136,148–158,173–177,179–190
VARIANCE 11= LETTER M
Units: 95,97,99,101,104,106–107,109,111,114,116,118,124–125,127,129,131–134,137–141, 143,145–146,148–152,155–156,158,160,162,164–166,168–169,171–172,174,176,178,180, 182,184–190
VARIANCE 12= LETTER N
Units: 141

SPECIAL HEARING ITEM #1- (LETTER E)

Units: 95–101,125–131,150–156, 178–185

SPECIAL HEARING ITEM #2- (LETTER F)

Units: 101–102,112–113,118–119, 136–137,145–146,160–161,168–169

LOT #8 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #8

REQUIRED: 96 Units x 2.3 Parking Space= 221 (220.8)
PROVIDED: 2 Parking Spaces per Garage= 192
Parking Spaces on Lot #8 = 29
Public Parking Spaces on Adjacent Public Street
Francis Ashbury Way = 16
Scott Moore Way = 10
Charles Ridgely Way = 4
TOTAL =251

NOTE: MAXIMUM BUILDING ENVELOPES DO NOT NECESSARILY REFLECT THE FINAL DWELLING UNIT SIZE TO BE CONSTRUCTED.

LOT #7 VARIANCE KEY

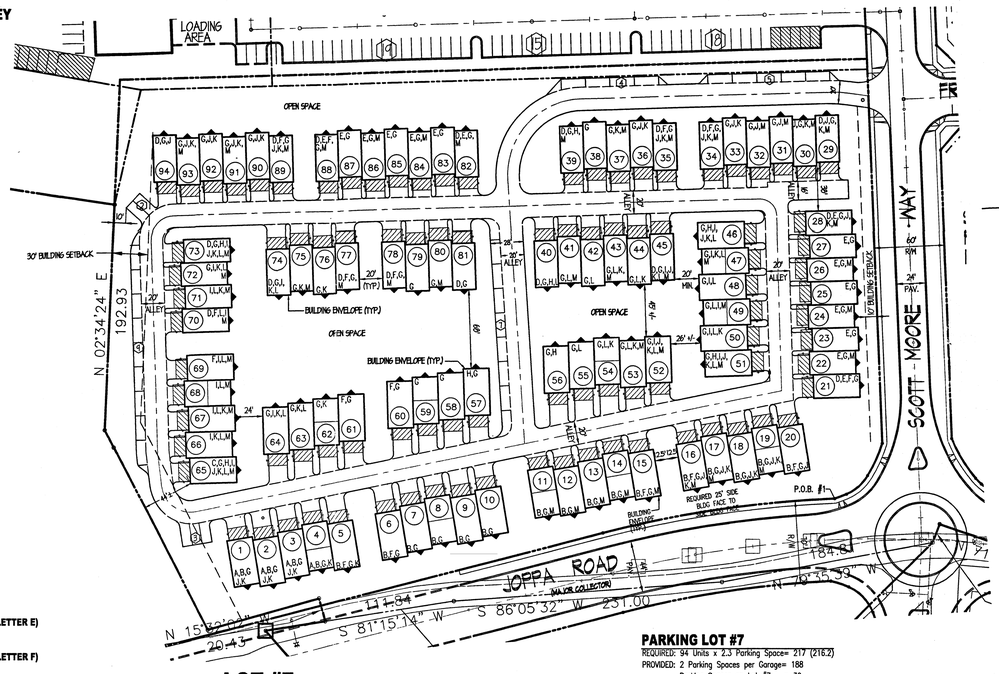
VARIANCE 6= LETTER A
Units: 1–4,
VARIANCE 1= LETTER B
Units: 1–20
VARIANCE 3= LETTER C
Units: 65
VARIANCE 5= LETTER D
Units: 21,28–29,34–35,39–40,45,70,73–74,77–78,81–82, 88–89,94
VARIANCE 4= LETTER G
Units: 1–65,72–94
VARIANCE 2= LETTER H
Units: 39,40,46,51,56–57,65, 73
VARIANCE 7= LETTER I
Units: 45–52,64–74
VARIANCE 8= LETTER J
Units: 1–3,16–20,28–36,45–46,51–52,65,73,89–94
VARIANCE 9= LETTER K
Units: 1–5,16–19,28–30,33–37,43–47,50–54,62–67,71–76,89–93
VARIANCE 10= LETTER L
Units: 40–55,63–74
VARIANCE 11= LETTER M
Units: 11–17,19,22,24,26,28–32,34–35,37,39,41,43,45,47, 49,51–53,65–73,75,77–78, 80,82,84,86,88–89,91,93
VARIANCE 12= LETTER N
Units:

SPECIAL HEARING ITEM #1 - (LETTER E)

Units: 21–28,82–88

SPECIAL HEARING ITEM #2 - (LETTER F)

Units: 5–6,15–16,20–21,34–35, 60–61,69–70,77–78,88–89

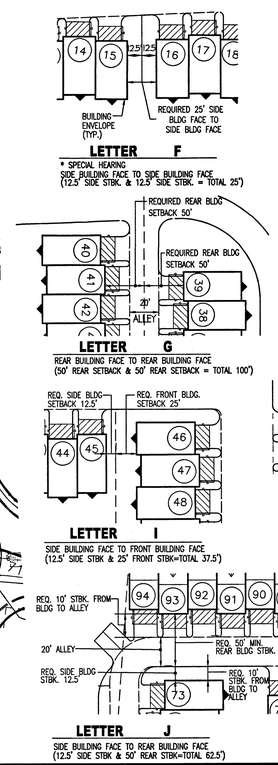


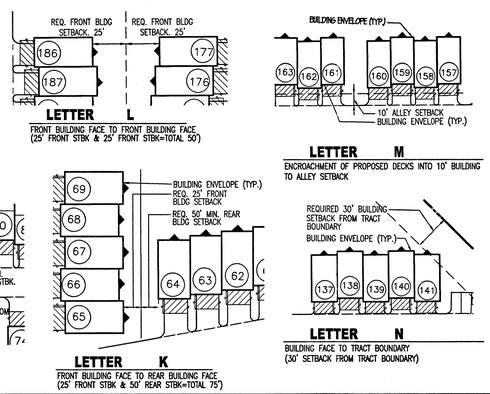
LOT #7 PLAN VIEW

SCALE: 1" = 50'

PARKING LOT #7

REQUIRED: 94 Units x 2.3 Parking Space= 217 (216.2)
PROVIDED: 2 Parking Spaces per Garage= 188
Parking Spaces on Lot #7 = 30
TOTAL = 218





DRC# 070802G
DRC# 080700I
PDM # II-843

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

PLAN TO ACCOMPANY
VARIANCE PETITION/SPECIAL HEARING PLAN

HONEYGO VILLAGE CENTER

A.K.A. CRESWELL PROPERTY

11 TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS	
		JOB NO.: 9440.01
		SCALE: AS SHOWN
		DATE: 08/30/02
		DRAWN BY: BLG
		DESIGN BY: JVH
		REVIEW BY: JVH
		SHEET: 2 OF 2