IN RE: DEVELOPMENT PLAN HEARING and PETITIONS FOR SPECIAL HEARING AND VARIANCE – S/S Magledt Road, N/S East Joppa Road (Burton/Chatman Property, fka Somerford Place) 11th Election District - 6th Council District

Raymond G. Burton & Donald L. Chatman, Owners; G. H. Development Corporation, Developer

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. XI-808 & 03-095-SPHA

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for a single public hearing, pursuant to Section 26-206.1 of the Baltimore County Code (B.C.C.) for consideration of a redlined development plan and Petitions for zoning relief for the residential development of the subject property with 20 single family dwellings. Pursuant to the development review regulations codified in Title 26 thereof, the Owners/Developers seek approval of a development plan prepared by Little & Associates, Inc. on behalf of Raymond G. Burton and Donald L. Chatman, property owners, and G. H. Development Corporation, Developers. In addition, upon the non-appealable approval of the subject development plan, special hearing relief is requested to approve the removal of the special exception and special hearing relief granted in prior Case Nos. 00-523-SPHX and CBA-00-160 (on appeal). Lastly, variance relief is requested from Section 1B01.2C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow building side to tract boundary setbacks of 10 feet each in lieu of the required 15 feet for Lot 19. The proposed development and requested relief are more particularly described on the development plan/site plan submitted which was accepted and marked into evidence as Developer's/Petitioner's Exhibit 1.

As to the history of this project through the development review process codified in Title 26 of the Baltimore County Code, a concept plan of the proposed development was prepared and a conference held thereon on May 13, 2002. As required, a Community Input Meeting (CIM) was held on June 17, 2002 at the Seven Oaks Elementary School. Subsequently, a development plan was submitted and a conference held thereon on September 25, 2002. The matter then came before the

undersigned for a Hearing Officer's Hearing on October 17, 2002. However, due to the significant number of revisions that had been made to the plan since the development plan conference, the matter was continued and remanded for a second development plan conference, which occurred on November 20, 2002. Thereafter, testimony and evidence regarding the amended plan was received by the undersigned at the reconvened Hearing Officer's Hearing on December 10, 2002.

Appearing at one or both of the public hearings held for this project were Donald L. Chatman, co-property owner, and his wife, Barbara Chatman; Thomas Sperl, principal of G. H. Development Corporation, Developer; Dwight Little, Professional Engineer who prepared the development plan/site plan for this property; and, Howard L. Alderman, Jr., Esquire, attorney for the Owners/Developer. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including the following individuals from the Department of Permits and Development Management (DPDM): Chris Rorke, Project Manager; Bob Bowling, Development Plans Review; Ron Goodwin, Land Acquisition; and, Jun Fernando, Zoning Review. Also appearing on behalf of the County were Anne Roane, Office of Planning (OP); R. Bruce Seeley, Department of Environmental Protection and Resource Management (DEPRM); and Jan Cook, Department of Recreation and Parks (R&P). Also appearing at one or both hearings were Ruth Baisden, a community activist, and several neighbors, including Ray and Barbara Lewis, Norma Briggerman, Norman Stricker, Elizabeth O'Hara, L. D. Eyler, Lloyd G. Eyler, and Al and June Bell.

The subject property is an irregularly shaped parcel with frontage on both Magledt Road and East Joppa Road in Parkville. The property contains a gross area of 6.1 acres, more or less, zoned D.R.5.5 and is presently unimproved. The majority of the property is located with frontage adjacent to Magledt Road; however, there are two thin strips that extend from the rear of the site and abut Joppa Road. These strips are shown on the plan as proposed Lots 19 and 20; however, they are not contiguous to one another. As shown on the plan, Lot 19 and 20 are separated by property owned by Lloyd G. Eyler and Nellie L Eyler, which is improved with a single family dwelling known as 3410 Joppa Road.

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As noted above, this property was the subject of prior Cases Nos. 00-523-SPHX and CBA-00-160 (on appeal) in which a different developer obtained zoning relief for the construction of a 64-bed assisted living facility to be known as Somerford Place. The County Board of Appeals granted that approval by its opinion and order dated February 7, 2001. Although approval was obtained, an entirely different plan has been submitted under the current proposal. Rather than an assisted living facility, the current plan proposes the subdivision of the property into 20 single-family dwelling lots. When/if final non-appealable approval is obtained for the proposed residential subdivision, the Owner/Developer requests that the prior relief granted in Case No. 00-523-SPHX be voided.

As noted above, the bulk of the property has frontage on Magledt Road. As more particularly shown on the plan, the Developer proposes the construction of a public road that will lead into the interior of the site from Magledt Road, across from Bright Oak Court. Thirteen of the proposed dwellings will have frontage on that road. Additionally, there will be five other lots with frontage directly on Magledt Road. The remaining two lots (Lots 19 and 20) will face Joppa Road.

The subject proposal has undergone major revisions during its progress through the development review process. Indeed, it is the intention of the development review regulations to provide ongoing opportunity for issues to be resolved and an acceptable plan prepared. In this regard, Counsel for the Developer identified no open issues relating to the proposed development plan. He indicated that the plan was in compliance with all appropriate County standards and regulations. It was noted that public water and sewer will serve the property and that the Developer will provide an extension of those utilities so that a connection could be made to an adjacent property owned by Raymond E. and Barbara W. Lewis. Mr. & Mrs. Lewis attended the hearing and wanted confirmation that public utilities would be made available to their property. Indeed, the plan shows a redlined change to reflect the location of those utilities so that Mr. & Mrs. Lewis can make a connection.

The County agency representatives who were present confirmed that the plan is in compliance with all standards, requirements and regulations. Mr. Bowling on behalf of the Department of Public Works identified no outstanding issues and indicated that his agency had

reviewed and approved the potential connection to the Lewis property. Mr. Goodwin identified no open issues from the Bureau of Land Acquisition, as did Mr. Cook from the Department of Recreation and Parks. There were also no open issues identified by the Office of Planning or the Department of Environmental Protection and Resource Management.

Ms. Baisden on behalf of the Greater Parkville Community Council offered testimony. The property is unimproved and she indicated that her association would prefer that the open space remain. However, she acknowledged that the proposed development is permitted under the Baltimore County Code and B.C.Z.R. She also indicated that there had been a waiver of open space requirements granted by the Department of Recreation and Parks. In this regard, the Developer will be required to comply with the provisions of the County's Local Open Space Manual regarding waivers. Apparently, the amount of local open space that would be required under this plan is minimal and does not justify County maintenance and upkeep for such a small parcel. Rather, the Developer will pay a fee in lieu thereof.

The only significant issue raised concerned a sidewalk on the east side of the site. As shown on the plan, that sidewalk provides a means of access from the terminus of the public road to be constructed to Joppa Road. The sidewalk runs along the east side of the property, near the storm water management reservation area, and next to properties owned by Donald and Barbara Chatman and Michael Esbrandt. There was significant testimony at the hearing regarding this sidewalk. Additionally, at the request of the parties, I visited the site after the hearing and inspected the property and vicinity. The Office of Planning desires that the sidewalk connection be constructed so as to provide a pedestrian pathway for residents of the community to Joppa Road. Indeed, a homeowners' association need be established if the sidewalk is constructed for the sole purpose of maintaining same. The neighbors at the hearing indicated that the value of the sidewalk was limited at best. They indicated that there is little business or commercial activity along Joppa Road that would attract pedestrians from this area. There were also concerns expressed about the grade of the potential sidewalk and the possibility of children on bicycles or skateboards entering Joppa Road.

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I have considered all of the testimony presented and the observations made during my site visit. It appeared that most residents of the community would use Magledt Road to access Joppa Road. Although the subject site is located between Joppa Road to the south and Magledt Road to the north, the orientation of Magledt Road is such that same intersects Joppa Road a short distance west of the subject site. Additionally, Carney Elementary School appears to be the closest school and it is located to the west. The character of the uses on Joppa Road is also of note. They are predominantly residential with a mix of office/commercial uses.

Upon due consideration of all of the testimony and evidence offered, I am persuaded to conclude, particularly from the neighbors' testimony, that the sidewalk would provide no real purpose. Although I am concerned over the possibility of residents (particularly children) accessing Joppa Road through the abutting properties, this does not appear to be a likely scenario, given the particulars of this location. In sum, I do not believe the benefits conferred by constructing a sidewalk outweigh the potential drawbacks in terms of creating a danger to children. Therefore, I will not require a sidewalk to be constructed as shown on the plan and the redlined plan shall be amended accordingly to remove that public access easement area. I believe that pedestrians will use Magledt Road to access Joppa Road.

Turning to the zoning relief requested, a Petition for Variance was filed seeking relief for the proposed dwelling on Lot 19. As noted above, that dwelling will maintain 10-foot side yard setbacks on both sides in lieu of the required 15 feet. This variance is justified, given the uniqueness of the property. Specifically, the lot is narrow and such configuration limits the area of side yards that can be provided. It is also to be noted that many of the other lots in the immediate vicinity have similar constraints. It appears that there are existing nonconforming houses in the neighborhood.

In sum I am persuaded that the Developer has met the requirements of Section 307 of the B.C.Z.R. and that variance relief can be granted. As to the Petition for Special Hearing, same shall also be granted. It appears that the subject proposal is more preferable to the community than the assisted living facility previously approved. When a non-appealable approval is entered for this case, the prior plan shall be considered null and void.

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 of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the Petitions for Special Hearing and Variance granted, subject to the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 23rd day of December, 2002 that the red-lined development plan for the Burton/Chatman Property, identified herein as Developer's/Petitioner's Exhibit 1, be and is hereby APPROVED; and

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking approval of the removal of the special exception and special hearing relief granted in prior Case Nos. 00-523-SPHX and CBA-00-160 (on appeal), in accordance with Developer's/Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow building side to tract boundary setbacks of 10 feet each in lieu of the required 15 feet for Lot 19, in accordance with Developer's/Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The redlined plan shall be amended to remove the proposed sidewalk construction from the public access easement area.

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

LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs

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LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs

Baltimore County
Zoning Commissioner

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

December 20, 2002

Howard L. Alderman, Jr., Esquire
Levin & Gann
502 Washington Avenue, 8th Floor
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and
PETITIONS FOR SPECIAL HEARING & VARIANCE
S/S Magledt Road, N/S East Joppa Rd.
(Burton/Chatman Property, fka Somerford Place)
11th Election District – 6th Council District
Raymond G. Burton & Donald L. Chatman, Owners;
G. H. Development Corporation, Developer
Cases Nos. XI-808 and 03-095-SPHA

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved and the Petitions for Special Hearing and Variance 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: Messrs. Raymond Burton & Donald Chatman, 3404 E. Joppa Road, Baltimore, Md. 21234
Mr. Thomas Sperl, 4208 Ebenezer Road, Baltimore, Md. 21236
Mr. Dwight Little, 1045 Taylor Avenue, Suite 111, Towson, Md. 21286
Ms. Ruth Baisden, 7706 Oak Avenue, Baltimore, Md. 21234
Mr. & Mrs. Ray Lewis, 9660 Magledt Road, Baltimore, Md. 21234
Ms. Norma Briggerman, 9701 Magledt Road, Baltimore, Md. 21234
Mr. Norman Stricker, 3406 E. Joppa Road, Baltimore, Md. 21234
Ms. Elizabeth O'Hara, 9718 Britinay Lane, Baltimore, Md. 21234
Chris Rorke, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at south side of Magledt Rd. at Bright Oak Court

which is presently zoned DR 5.5

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:

G.H Development Corp. - Tom Sperl, President
Name - Type or Print

Signature

4208 Ebenezer Road — 410-256-1000
Address — Telephone No.

Baltimore — MD — 21236
City — State — Zip Code

Attorney For Petitioner:

Howard L. Alderman
Name - Type or Print

Signature

Levin & Gann, P.A.
Company

502 Washington Ave., 8th Floor — 410-321-0600
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Legal Owner(s):

Raymond G. Burton
Name - Type or Print

Signature

Donald L. Chatman
Name - Type or Print

Signature

3404 E. Joppa Road
Address — Telephone No.

Baltimore — MD — 21234
City — State — Zip Code

Representative to be Contacted:

Chuck Merritt
Little & Associates, Inc.
Name

1045 Taylor Ave., Suite 111 — 410-296-1636
Address — Telephone No.

Towson — MD — 21286
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date 8-23-02

Case No. 03-095 SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 12/23/02
By

Attachment

As to the property whole is the subject of this petition, upon final non-appealable approval of the development plan accompanying this petition removal of the special exception and special hearing relief granted in case nos. CBA-00-160 and 00-523-SPHX.

C 95

12/23/12

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at south side of Magledt Rd. at Bright Oak Ct.
which is presently zoned DR 5.5

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) 1B01.2.C.1.b, BCZR

TO ALLOW FOR A BUILDING SIDE ~~YARD~~ TO TRACT BOUNDARY OF 10' IN LIEU OF THE REQUIRED 15, FOR BOTH SIDES OF LOT 19.

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 DISCUSSED 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:

G.H. Development Corp. - Tom Sperl, President
Name - Type or Print

Signature

4208 Ebenezer Road — 410-256-1000
Address — Telephone No.

Baltimore — MD — 21236
City — State — Zip Code

Legal Owner(s):

Raymond G. Burton
Name - Type or Print

Raymond G Burton
Signature

Donald L. Chatman
Name - Type or Print

Donald L Chatman
Signature

3404 E. Joppa Road
Address — Telephone No.

Baltimore — MD — 21234
City — State — Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.
Name - Type or Print

Signature

Levin & Gann, P.A.
Company

502 Washington Ave., 8th Floor — 410-~~821~~ 321-0600
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

Chuck Merritt
Little & Associates, Inc.
Name

1045 Taylor Ave., Suite 111 — 410-296-1636
Address — Telephone No.

Towson — MD — 21286
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 03-095 SPHA

Reviewed By _____ Date 8-23-02

REV 9/15/98

12/23/02

August 19, 2002

ZONING DESCRIPTION FOR THE
BURTON / CHATMAN PROPERTY

Beginning for the first in the center of Magledt Road, which is ultimately 60 feet wide, at the distance of 105 feet southwest of the centerline of the nearest improved intersecting street, Bright Oak Court, which is 50 feet wide. Thence **(1)** North 62 degrees 00 minutes 12 seconds East 69.46 feet; thence **(2)** North 56 degrees 17 minutes 29 seconds East 511.20 feet; thence **(3)** South 34 degrees 33 minutes 55 seconds East 183.43 feet; thence **(4)** South 01 degrees 31 minutes 55 seconds East 211.98 feet; thence **(5)** South 85 degrees 54 minutes 29 seconds West 302.38 feet; thence **(6)** South 04 degrees 05 minutes 31 seconds East 190.65 feet; thence **(7)** South 86 degrees 43 minutes 46 seconds West 60.26 feet; thence **(8)** South 86 degrees 39 minutes 29 seconds West 94.15 feet; thence **(9)** South 00 degrees 54 minutes 29 seconds West 1.74 feet; thence **(10)** South 85 degrees 52 minutes 56 seconds West 48.95 feet; thence **(11)** North 21 degrees 07 minutes 37 seconds West 292.21 feet to the place of beginning. As recorded among the Land Records of Baltimore County in deed Liber 10990 folio 570 containing 4.22 acres of land, more or less and located in the 11th Election District, 6th Councilmanic District.

Beginning for the second on the north side of Joppa Road, which is 70 feet wide, at the distance of 605 feet west of the centerline of the nearest improved intersecting street, Whitecliff Lane. Thence **(1)** North 04 degrees 05 minutes 31 seconds West 354.93 feet; thence **(2)** North 85 degrees 54 minutes 29 seconds East 302.38 feet; thence **(3)** South 01 degrees 31 minutes 55 seconds East 205.48 feet; thence **(4)** North 87 degrees 09 minutes 04 seconds West 74.80 feet; thence **(5)** South 02 degrees 35 minutes 13 seconds West 159.77 feet; thence **(6)** South 85 degrees 54 minutes 29 seconds West 74.10 feet; thence **(7)** North 04 degrees 05 minutes 31 seconds West 162.20 feet; thence **(8)** South 86 degrees 43 minutes 45 seonds West 60.01 feet; thence **(9)** South 04 degrees 05 minutes 31 seconds East 163.06 feet; thence **(10)** South 85 degrees 54 minutes 29 seconds West 66.26 feet to the place of beginning. As recorded among the Land Records of Baltimore County in deed Liber 12004 folio 01 containing 1.89 acres of land, more or less and located in the 11th Election District, 6th Councilmanic District.

095

STATE OF MARYLAND
LEONARD THOMAS BOYER
No. 10850
REGISTERED
PROFESSIONAL LAND SURVEYOR

095

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 10004

DATE 8 23 02 ACCOUNT 001-006-6150

AMOUNT $ 300.00

RECEIVED FROM: C.H. Development Corp. — Bright Park Ct.

FOR: SPH. ISE.
U. SE.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

DATE RECEIPT
CHIV RECEIPT
BUSINESS ACTUAL TIME
8/26/2002 8/26/2002 14:38:09
REG W006 WALKIN R006 LRB DRAWER 5
RECEIPT # 39251 8/26/2002 OFLH
Dept 5 520 ZONING VERIFICATION
CR NO. 016854
Recpt Tot $300.00
300.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #03-095-SPHA
Magladt Road
S/S of Magladt Road, 105' SW of Bright Oak Court
11th Election District - 6th Councilmanic District
Legal Owner(s): Raymond G. Burton & Donald Chatman
Contract Purchaser: G.H. Development Corp., Tom Sperl, President

Variance: to allow for a building side to tract boundary of 10 feet in lieu of the required 15 feet, for both sides of lot 19. **Special Hearing:** upon final approval to abandon and remove the relief granted in Cases Nos. CBA 00-160 and 00-623-SPHX,

Hearing: Thursday, October 17, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

10/008 Oct. 3 C566071

CERTIFICATE OF PUBLICATION

10/3/, 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 10/3/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

Notice of
HEARING OFFICER'S
HEARING
For
BURTON/CHATMAN PROPERTY

ZONING NOTICE
CASE # 03-095-SPHA
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ZONING NOTICE

CASE # 03-095-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 106, BALTIMORE COUNTY OFFICE BLDG. 111 W. CHESAPEAKE AVE. TOWSON, MD. 21204

DATE AND TIME: THURSDAY, OCTOBER 17, 2002 AT 9:00 A.M.

REQUEST: VARIANCE - TO ALLOW FOR A BUILDING SIDE TO TRACT BOUNDARY OF 10 FEET IN LIEU OF THE REQUIRED 15 FEET FOR BOTH SIDES OF LOT 19

SPECIAL HEARING - UPON FINAL APPROVAL TO ABANDON AND REMOVE THE RELIEF GRANTED IN CASES Nos. CBA 00-160 AND 00-523-SPHX

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887 3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 03-095-SPHA

Petitioner/Developer: G. H. DEVELOPMENT CORP.

Date of Hearing/Closing: 10-17-02

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 S/S MAGLEDT ROAD, 105' SW OF BRIGHT OAK CT. BURTON/CHATMAN PROPERTY.

The sign(s) were posted on OCT. 1, 2002
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

RE:	PETITION FOR SPECIAL HEARING & VARIANCE	*	BEFORE THE
	S/side of Magledt Rd. at Bright Oak Court 105' SW of Bright Oak Court	*	ZONING COMMISSIONER
	11th Election District 6th Councilmanic District	*	FOR
	Legal Owner: Raymond G. Burton & Donald L. Chatman	*	BALTIMORE COUNTY
	Contract Pur.: GH Development Petitioner(s)	*	03-095-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 11th day of September, 2002, a copy of the foregoing Entry of Appearance was mailed to Chuck Merritt, Little & Associates, Inc. 1045 Taylor Ave., Suite 111, Towson, MD 21286 (Representative) and Howard L. Alderman, LEVIN & GANN, PA, 502 Washington Avenue, Towson, MD 21204 Attorney for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 3, 2002 Issue – Jeffersonian

Please forward billing to:
G. H. Development Corporation 410 256-1000
Tom Sperl, President
4208 Ebenezer Road
Baltimore MD 21236

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: 03-095-SPHA
Magledt Road
S/S of Magledt Road, 105' SW of Bright Oak Court
11th Election District – 6th Councilmanic District
Legal Owner: Raymond G Burton & Donald Chatman
Contract Purchaser: G.H. Development Corp, Tom Sperl, President

Variance to allow for a building side to tract boundary of 10 feet in lieu of the required 15 feet, for both sides of lot 19. Special Hearing upon final approval to abandon and remove the relief granted in Cases Nos. CBA 00-160 and 00-523-SPHX.

HEARING: Thursday, October 17, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Baltimore County
Department of Permits and
Development Management

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

September 6, 2002

NOTICE OF ZONING HEARING

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

CASE NUMBER: 03-095-SPHA
Magledt Road
S/S of Magledt Road, 105' SW of Bright Oak Court
11th Election District – 6th Councilmanic District
Legal Owner: Raymond G Burton & Donald Chatman
Contract Purchaser: G.H. Development Corp, Tom Sperl, President

Variance to allow for a building side to tract boundary of 10 feet in lieu of the required 15 feet, for both sides of lot 19. Special Hearing upon final approval to abandon and remove the relief granted in Cases Nos. CBA 00-160 and 00-523-SPHX.

HEARING: Thursday, October 17, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

Arnold Jablon GDZ
Director

C: Howard L Alderman Jr Esquire, Levin & Gann, 502 Washington Ave, 8th Floor, Towson 21204
Raymond G Burton & Donald L Chatman, 3404 E Joppa Road, Baltimore 21234
GH Development Corp, Tom Sperl, President, 4208 Ebenezer Road, Baltimore 21236
Chuck Merritt, Little & Associates Inc, 1045 Taylor Ave, Suite 111, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, OCTOBER 2, 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

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: 095

Petitioner: G.H. Development Corp.

Address or Location: South side of Magledt Road at Bright Oak Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: *G.H. Development Corp.*

Address: 4208 Ebenezer Road

Baltimore, MD 21236

Telephone Number: 410-256-1000

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

October 10, 2002

Howard L. Alderman, Jr.
Levin & Gann, P.A.
502 Washington Avenue, 8th Floor
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 03-95-SPHA, south side of Magledt Rd. at Bright Oak Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 23, 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.
Supervisor, Zoning Review

WCR:rlh
Enclosures

c: Rayburn G. Burton, Donald L. Chatman 3404 E. Joppa Road Baltimore MD 21234
GH Development Corp, Tom Sperl, President 4208 Ebenezer Road Baltimore MD 21236
Chuck Merritt, Little & Associates Inc. 1045 Taylor Avenue Suite 111 Towson MD 21286
People's Counsel

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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

December 6, 2002

Howard L. Alderman, Jr.
Levin & Gann
502 Washington Ave., 8th Floor
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 03-095-SPHA, Magledt Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 23, 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.
Supervisor, Zoning Review

WCR:

Enclosures

c: People's Counsel
G.H. Development Corp, Tom Sperl, President, 4208 Ebenezer Road, Baltimore 21236
Raymond G. Burton, Donald L. Chatman, 3404 E. Joppa Road, Baltimore 21234
Churck Merritt, Little & Associates, Inc., 1045 Taylor Ave., Suite 111, Towson 21286

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 18, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For September 9, 2002
Item Nos. 094, 095, 099, 100, 101,
and 102

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

RWB:CEN:jrb

cc: File

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9·6·02

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

RE: Baltimore County
Item No. 095 JCM

Dear. Mr. Zahner:

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

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

Very truly yours,

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

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Christine Rorke
Department of Permits & Development Mgmt.

DATE: October 18, 2002

FROM: Lawrence E. Schmidt
Zoning Commissioner

SUBJECT: Burton/Chatman Property (fka Somerford Place)
Petitions for Special Hearing & Variance
S/S Magledt Road, N/S E. Joppa Road
11th Election District – 6th Council District
Case Nos. XI-808 & 03-095-SPHA

Please be advised that the above-captioned matter was scheduled for a Hearing Officer's Hearing (HOH) on Thursday, October 17, 2002. As a preliminary matter, Howard Alderman, Counsel for the Developer/Petitioner, indicated that the plan had been significantly revised after the Development Plan Conference (DPC) and several of the County agencies had not had the opportunity to review those changes. Additionally, certain information necessitated by those changes (e.g., storm water management calculations) had not been submitted to DEPRM.

Under the circumstances, the hearing was continued and a sign-in sheet was circulated to obtain the names and addresses of those who appeared from the community. Mr. Alderman will coordinate with you the scheduling of this matter for another DPC. He anticipates resubmitting the plan in approximately two weeks. When you receive the revised plan, it should be distributed among the appropriate County agencies and scheduled for the DPC and subsequent HOH. In order to provide notice, Mr. Alderman will mail a new copy of the plan along with the dates for the DPC and HOH to those individuals who appeared at the hearing. They include Ruth Baisden, who is the spokesperson for the involved community association.

I am returning the HOH file to you for the appropriate follow-up. In the meantime, should you have any further questions on the subject, please do not hesitate to call me.

LES:bjs

cc: Howard L. Alderman, Jr., Esquire
Levin & Gann, 502 Washington Ave., 8th Floor, Towson, Md. 21204
File

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

MDP
Maryland Department of Planning

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

September 9, 2002

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

Re: **Zoning Advisory Committee Agenda re: case numbers 03-094-A, 03-095-SPHA, 03-096-A, 03-097-A, 03-098-SPG, 03-099-A, 03-100-A, 03-101-SPH, 03-102-A**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 9/09/02. The information has been submitted to Mr. Mike Nortrup.

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

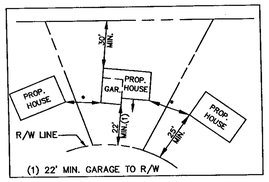
Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

08/23/02
To: File
From: Joe Merrey, Planner

Applicant was advised that the wording of the requested relief on the Special Hearing Petition was unclear as written. The applicant chose to leave the wording as-is.



TYPICAL BUILDING SETBACKS DETAIL
NOT TO SCALE

Single Family Detached, Two-Family Alternative Site Design Dwellings

	D.R.1 & 2 ZONES (FEET)	D.R. 3.5, 5.5, 10.5, & 16 ZONES (FEET)	ALTERNATIVE SITE DESIGN DWELLINGS: ZERO & ZIPPER LOTS ALL D.R. ZONES (FEET)	ALTERNATIVE SITE DESIGN DWELLINGS: NEO-TRADITIONAL ALL D.R. ZONES (FEET)
FROM FRONT BUILDING FACE TO:				
PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE	25	25	25	15
ARTERIAL OR COLLECTOR	–	–	–	25
FROM SIDE BUILDING FACE TO:				
* SIDE BUILDING FACE	30	16<20 HIGH 20>20 HIGH	16	16<20 HIGH 20>20 HIGH
PUBLIC STREET RIGHT-OF-WAY	25	15	15	15
PAVING OF A PRIVATE ROAD	30	25	25	25
TRACT BOUNDARY	25	15	15	15
FROM REAR BUILDING FACE TO:				
REAR PROPERTY LINE	30	30	20	50
PUBLIC STREET RIGHT-OF-WAY	30	30	20	50
ADDITIONAL SETBACKS:				
SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET				

THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USE. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS CONSULT THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMDP)

ENVELOPES OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.

* As side yard setbacks are determined by a building to building relationship, no minimum dimension exists. Extraordinarily small setbacks on one lot may therefore result in unusually large side setbacks being required on adjoining lots. In any case the required separation between buildings must be met.
The maximum building height in all DR zones is 50 feet.
2 story dwellings are anticipated.

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Units Proposed
DR 5.5	6.1	33.5	20
Total	6.1	33	20

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Proposed	Phase	Development Schedule
SINGLE FAMILY	20	40	40		3/03
Total	20	40	40		

OPEN SPACE PROPOSAL

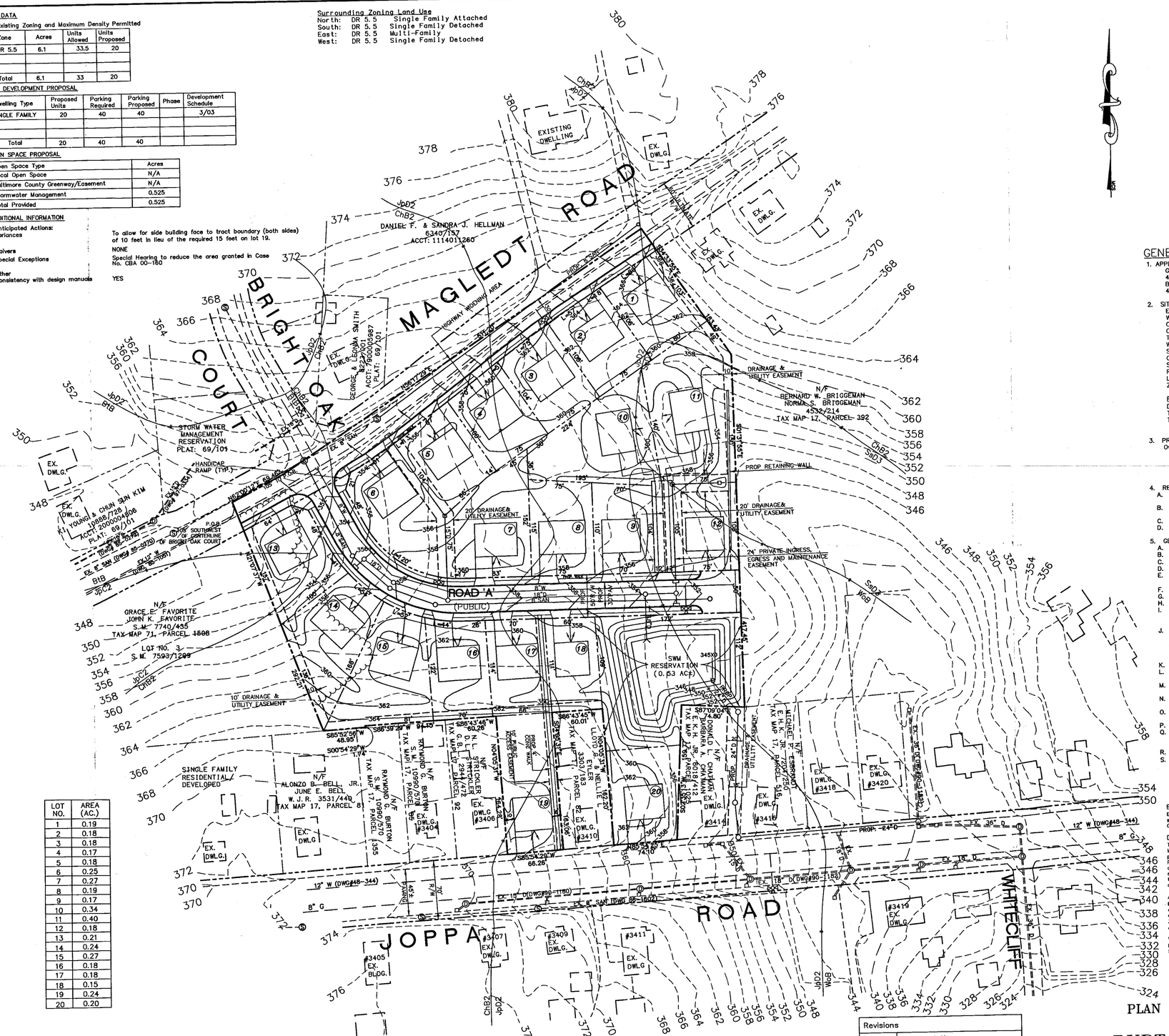
Open Space Type	Acres
Local Open Space	N/A
Baltimore County Greenway/Easement	N/A
Stormwater Management	0.525
Total Provided	0.525

ADDITIONAL INFORMATION

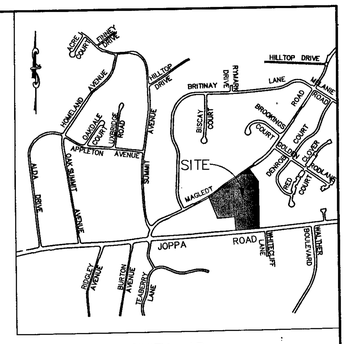
Anticipated Actions: Variances	To allow for side building face to tract boundary (both sides) of 10 feet in lieu of the required 15 feet on lot 19.
Waivers	NONE
Special Exceptions	Special Hearing to reduce the area granted in Case No. CBA 00-160
Other Consistency with design manuals	YES

Surrounding Zoning Land Use

North:	DR 5.5	Single Family Attached
South:	DR 5.5	Single Family Detached
East:	DR 5.5	Multi-Family
West:	DR 5.5	Single Family Detached



LOT NO.	AREA (AC.)
1	0.19
2	0.18
3	0.18
4	0.17
5	0.18
6	0.25
7	0.27
8	0.19
9	0.17
10	0.34
11	0.40
12	0.18
13	0.21
14	0.24
15	0.27
16	0.18
17	0.18
18	0.15
19	0.24
20	0.20



VICINITY MAP
SCALE : 1" = 1000'

GENERAL NOTES

1. APPLICANT:
   C.H. Development Corp.
   4208 Ebenezer Road
   Baltimore MD, 21236
   410-256-1000

2. SITE LOCATION:

Election District No.	11
Watershed No.	04
Census Tract	4114
Census Block Group	04
Transportation Zone	574
Water Map Designation	W-1&3
Sewer Map Designation	S-3
Councilmanic District No.	6
Subsewershed No.	26
Regional Planning District	317A
Land Management Area	Community Conservation Area
Zip Code	21234

Parcel 1505
Deed Ref: 10990/570
Tax Account No.: 1121000000478
Tax Map 71 Grid 17 Parcel 1505

Parcel 1507
Deed Ref: 12004/1
Tax Account No.:1121000000480
Tax Map 71 Grid 17 Parcel 1507

3. PROPERTY INFORMATION:
   Ownership :Donald L. & Barbara Ann Chatman — 3414 East Joppa Road, Baltimore MD, 21234-331
   Raymond G. Burton — 3404 East Joppa Road, Baltimore MD, 21234-331

4. REFERENCES FOR EXISTING FEATURES SHOWN ON PLAN:
   A. Topography shown hereon is based on Baltimore County 200 Scale GIS Tiles 71B2 & 71C2.
   B. Property outline is taken from deed information and plats of surrounding properties.
   C. Existing zoning is DR 5.5, 200 scale map NE-9E
   D. Soil lines and types shown are taken from Baltimore County USDA Soils Map No.36

5. GENERAL INFORMATION:
   A. Existing use on site: Vacant
   B. Stormwater Management is proposed to be provided on site.
   C. Existing land use within 200' of site is single family residential.
   D. No wetlands exist onsite.
   E. There are no known endangered species habitats, archeological or historical sites, or contaminated areas on the subject property.
   F. Total average daily trips (A.D.T.'s) for this site is 200.
   G. Sidewalk to be provided adjacent to all public roads.
   H. Site is located in the Bird River drainage area.
   I. School Districts: Carney Elementary School, Pine Grove Middle School, Parkville High School
   J. This property as shown on the plan has been held intact since prior to 1971.The Developer's Engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwelling.
   K. As the proposed units are single family dwellings, RTA does not apply.
   L. Areas between the sight line and the curb line must be cleared, graded, and kept free of any obstructions.
   M. This was subject of Zoning Case No. 00-523-SPHX & Case No. CBA-00-160.
   N. All roads within the development are to be public, and are to be dedicated to Baltimore County, Maryland at no cost to the County.
   O. The Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area.
   P. Site signage, if any, will meet the requirement of Section 450, BCZR.
   Q. Open space required-13,000 sf Active and 7,000 sf Passive or a combination thereof as specified in Section III.D3; Open space provided-0 sf: waiver requested and fee in lieu to be paid.
   R. There are no known wells or septic areas on site.
   S. "No Parking" signs will be posted at the temporary tee turnaround of the subdivision road.

BUILDING ENVELOPE NOTE
Envelopes or typical house locations on single family lots may dictate a specific building orientation. The setbacks required by the Baltimore County Zoning Regulations must be met.

DIRECTOR OF PDM NOTE
The Development Plan is approved by the Director of PDM based on his interpretation of the Zoning Regulations, that it complies with present policy, density and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

ACCESSORY STRUCTURE NOTE
Building envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to convenience and applicable building permits.)

WALKWAY AND ACCESS EASEMENTS (where applicable)
If drainage, utility and walkway access easements are fenced, then at least 5 feet must remain open for pedestrian access.

095

LITTLE & ASSOCIATES, INC.
ENGINEERS~~LAND PLANNERS~~SURVEYORS
1045 TAYLOR AVENUE
SUITE 111
TOWSON, MARYLAND 21286
PHONE: (410)296-1636
FAX: (410)296-1639

STATE OF MARYLAND — G. DWIGHT LITTLE JR. — No. 6019 — REGISTERED PROFESSIONAL ENGINEER

This Plan is Sealed and Certified to be in accordance with the Hearing Officer's Order and all agency comments.

NOTE: I, G. Dwight Little, Jr. certify under oath that to the best of my knowledge, there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

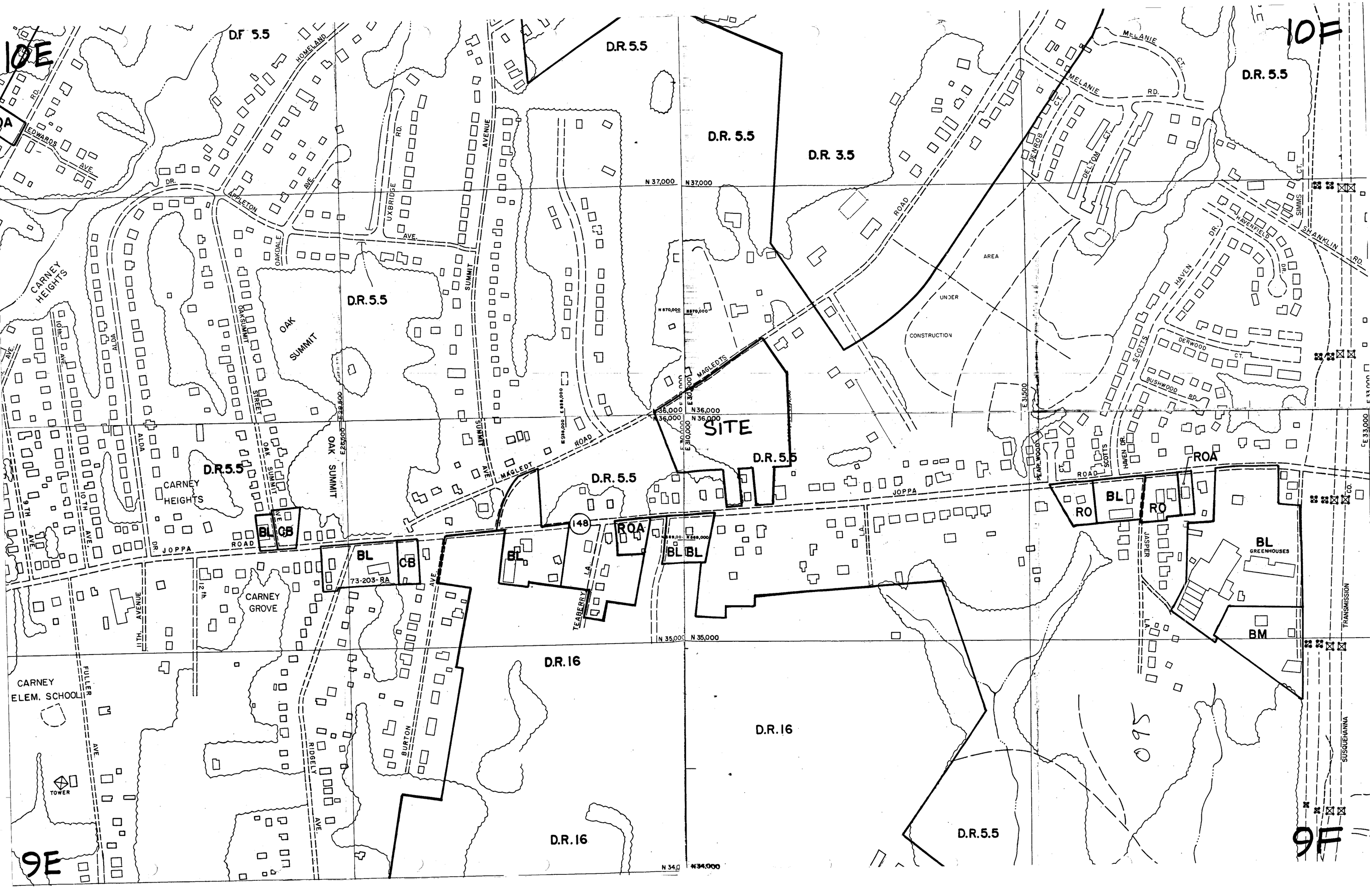
Revisions	
Date	Description

PLAN TO ACCOMPANY SPECIAL HEARING AND VARIANCE REQUEST
BURTON/CHATMAN PROPERTY
(FORMERLY SOMERFORD PLACE)

DISTRICT 11C6 — BALTIMORE COUNTY, MD
SCALE: 1"=60' — AUGUST 15, 2002
PDM FILE NO. XI-808

02612A

C:\LAND PROJECTS RZ\BURTON CHAPMAN 02612A\DWG\PLAN TO ACCOMPANY SPECIAL HEARING.dwg, 8/21/2002 1:39:18 PM, HP DESIGNJET 500 42_HPGL2 C4500.PC3, 1:60


10E
10F
9E
9F
D.R. 5.5
D.R. 3.5
D.R. 16
SITE
CARNEY HEIGHTS
OAK SUMMIT
CARNEY GROVE
CARNEY ELEM. SCHOOL
UNDER CONSTRUCTION AREA
GREENHOUSES
BL
CB
RO
ROA
BM
73-203-RA
148
JOPPA ROAD
MAGLEDT ROAD
APPLETON DR.
UXBRIDGE RD.
HOMELAND AVE.
EDWARDS AVE.
SUMMIT AVENUE
OAKDALE AVE.
OAKSUMMIT STREET
ALDA
9TH AVE.
10TH AVE.
11TH AVENUE
12th
FULLER AVE.
RIDGELY AVE.
BURTON AVE.
TEABERRY LA.
MELANIE RD.
MELANIE CT.
DENROB CT.
DELTON CT.
HAVENFIELD DR.
HAVEN DR.
SCOTTS
DERWOOD CT.
BUSHWOOD RD.
PEARWOOD CT.
JASPER LA.
SIMMS CT.
SHANKLIN RD.
TRANSMISSION
SUSQUEHANNA CO.
TOWER
N 37,000
N 36,000
N 35,000
N 34,000
E 28,500
E 29,500
E 30,000
E 31,500
E 33,000