IN RE: PETITION FOR SPECIAL HEARING N/S of Cloister Gate Drive, 800' N Abbey View Way & 1000 N. Bellona Ave. 9th Election District 4th Councilmanic District (Cloisters at Charles Street) The Sheppard and Enoch Pratt Foundation, Inc. *Petitioners*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-101-SPH

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of The Sheppard and Enoch Pratt Foundation, Inc., requesting an amendment to a Partial and Final Development Plan of "The Cloisters" and the provisory sections of Sections I and II of those plans.

Appearing at the hearing on behalf of the special hearing request were Lindsay Thompson, Joseph Fick, Jr., Betsy Merz, Mitch Kellman, and Rob Hoffman, attorney at law, representing the Petitioners. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, is located at the terminus of Cloister Gate Drive in Towson. The property comprises 1.60 acres, split-zoned D.R.3.5, D.R.5.5 and D.R.2. The owner of the property proposes to develop the property with three duplex dwellings as are shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence. In order to proceed with the development of the property with these three duplex dwellings, the special hearing request is necessary.

The owners of the property testified that they have been working with Mr. Joseph Fick and The Cloisters Condominium Association regarding the development of this property. Certain agreements have been reached with that association which shall be conditions of

ORDER RECEIVED FOR FILING
Date 10/7/02
By R. Jamesson

approval of this special hearing request. As to the request to amend the previous development plans, that request shall be granted.

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

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 4th day of October, 2002, that the Petitioners' Request for Special Hearing, for an amendment to a Partial and Final Development Plan of "The Cloisters" and the provisory sections of Sections I and II of those plans, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The property owner shall require that the residents of the three new duplex dwellings, to be constructed on the subject property, shall be members of the condominium association for "The Cloisters" subdivision;

2. The new homes to be constructed shall mimic the architectural features of the existing homes within The Cloisters subdivision;

3. The Petitioners shall be required to provide a new gravity sewer connection to the three new duplex dwellings to be constructed and also shall be required to connect the existing Cloisters subdivision into this new gravity sewer line; and

4. The developer of the homes to be constructed shall make all attempts to provide a construction entrance to the property to be developed from Charles Street and not through Cloister Gate Drive. This is subject to State Highway Administration (SHA) approval and is outside the jurisdiction of this office. However, the developer has agreed to attempt to obtain that access permit so as to alleviate construction traffic from using

ORDER RECEIVED FOR FILING
Date 10/4/02
By

Cloister Gate Drive. In the event the permit is not issued by the SHA, then the developer shall be required to cooperate with the Cloisters Condominium Association to lessen the impacts that this proposed construction will have on those existing residents; and

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

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 10/2/02
By

Baltimore County
Zoning Commissioner

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

October 4, 2002

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

Re: Petition for Special Hearing
Case No. 03-101-SPH
Property: The Cloisters at Charles

Dear Mr. Hoffman:

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

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

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Printed with Soybean Ink
on Recycled Paper

Copies to:

Mitch Kellman
Daft, McCune & Walker
200 E. Pennsylvania Avenue
Towson, MD 21286

Lindsay Thompson
6501 N. Charles Street
P. O. Box 6815
Towson, MD 21286

Joseph A. Fick, Jr.
6410 Cloister Gate Drive
Baltimore, MD 21212

Betsey Merz
6313 La Grange Lane
Baltimore, MD 21212

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Cloisters at Charles (North side of Cloister Gate Drive 800 ft. North of Abbey View Way)

which is presently zoned DR-2, DR-3.5, 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

An amendment to the Partial and Final Development Plans of the "Cloisters" and the provisory sections of Sections I and II of those plans.

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:

x
Name - Type or Print

x
Signature

x
Address Telephone No.

x
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

x PATRICK A. PINKERTON
Name - Type or Print

x [signature], Secretary
Signature

x THE SHEPPARD AND ENOCH PRATT FOUNDATION INC.
Name - Type or Print

x [signature]
Signature

x 6501 N. CHARLES STREET (410) 938-3000
Address Telephone No.
P.O. BOX 6815

x BALTIMORE, MD 21285-6815
City State Zip Code

Representative to be Contacted:

x LINDSAY THOMPSON / SHEPPARD PRATT HEALTH SYSTEM
Name

x 6501 N. CHARLES STREET (410) 938-3256
Address Telephone No.
P.O. BOX 6815

x BALTIMORE, MD 21285-6815
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF Date 9-3-02

10/15/02 JR Quinn

Case No. 03-101-SPH

REV 9/15/98

DMW

Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
http://www.dmw.com
410 296 3333
Fax 410 296 4705

A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

Description

To Accompany Petition for Special Hearing

1.595 Acre Parcel

The Cloisters at Charles

Southeast of Charles Street

Northeast of Bellona Avenue

Ninth Election District, Baltimore County, Maryland

Beginning for the same at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Bellona Avenue with the centerline of Cloister Gate Drive, (1) Northerly, along said centerline of Cloister Gate Drive, 1090 feet, more or less, and thence (2) Westerly, 142 feet, more or less, to the point of beginning, thence leaving said point of beginning and running the ten following courses and distances, viz: (1) North 07 degrees 47 minutes 54 seconds East 15.46 feet, thence (2) North 23 degrees 24 minutes 56 seconds West 113.00 feet, thence (3) North 37 degrees 06 minutes 28 seconds East 77.97 feet, thence (4) North 17 degrees 20 minutes 32 seconds East 13.87 feet, thence (5) North 63 degrees 44 minutes 39 seconds East 178.60 feet, thence (6) South 55 degrees 49 minutes 47 seconds East 94.31 feet, thence (7) South 24 degrees 03 minutes 18 seconds East 109.64 feet, thence (8) South 00 degrees 05 minutes 02 seconds East 141.62 feet, thence (9) North 49 degrees 56 minutes 30 seconds West 32.86 feet, and thence (10) North 89 degrees 58 minutes 26 seconds West 266.32 feet to the point of beginning; containing 1.595 acres of land, more or less.

#101

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

August 28, 2002

Project No. 88067.D5 (L88067.D5)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 17114

DATE 8-30-02 ACCOUNT 001-[illegible] 3150

AMOUNT $ 250.00

RECEIVED FROM: [illegible]

FOR: [illegible]

ITEM # 101
TAKEN BY: JRF

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: #03-101-SPH
Cloisters at Charles Street
N/S of Cloister Gate Drive, 800' N Abbey View Way + 1000' N Bellona Avenue
9th Election District
4th Councilmanic District
Legal Owner(s): The Sheppard & Enoch Pratt Foundation Inc.
Special Hearing: an amendment to the partial and final development plan of the "Cloisters".
Hearing: Wednesday, October 2, 2002 at 10:00 a.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.
JT/9/744 Sept 17 C563690

CERTIFICATE OF PUBLICATION

9/19/, 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 9/17/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

RE:	PETITION FOR SPECIAL HEARING Cloisters at Charles N/side of Cloister Gate Dr. 800' north Abbey View Way 9th Election District 4th Councilmanic District Legal Owner: The Sheppard & Enoch Pratt Foundation, Inc. Patricia Pinkerton, Secretary	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-101-SPH

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

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 Lindsay Thompson, Sheppard Pratt Health System, 6501 N. Charles Street, P.O. Box 6815, Baltimore, MD 21285-6815 Representative for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 17, 2002 Issue – Jeffersonian

Please forward billing to:
Mitch Kellman
DMW Inc
200 E Pennsylvania Avenue
Towson MD 21286

410 296-3333

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: 03-101-SPH
Cloisters at Charles Street
N/S of Cloister Gate Drive, 800' N Abbey View Way + 1000' N Bellona Avenue
9th Election District – 4th Councilmanic District
Legal Owner: The Sheppard & Enoch Pratt Foundation Inc

Special Hearing an amendment to the partial and final development plan of the "Cloisters".

HEARING: Wednesday, October 2, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley 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: 03-101-SPH
Cloisters at Charles Street
N/S of Cloister Gate Drive, 800' N Abbey View Way + 1000' N Bellona Avenue
9th Election District – 4th Councilmanic District
Legal Owner: The Sheppard & Enoch Pratt Foundation Inc

Special Hearing an amendment to the partial and final development plan of the "Cloisters".

HEARING: **Wednesday, October 2, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue**

Arnold Jablon GDZ
Director

C: The Sheppard & Enoch Pratt Foundation, Inc, Patricia Pinkerton, 6501 N Charles Street, Baltimore 21285-6815
Lindsay Thompson, Sheppard Pratt Health System, 6501 N Charles Street, Baltimore 21285-6815
Mitch Kellman, DMW Inc, 200 E Pennsylvania Avenue, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 17, 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.

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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: 03-101-SPH

Petitioner: The Sheppard and Enoch Pratt Foundation

Address or Location: North Side of Cloister Gate Drive, 800 ft North of Abbey View Way

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mitch Kellman

Address: DMW, Inc., 200 E Pennsylvania Ave
Towson MD 21286

Telephone Number: 410-296-3333

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 27, 2000

Patricia Pinkerton
The Sheppard & Enoch Pratt Foundation Inc
6501 N Charles Street
Baltimore MD 21285-6815

Dear Ms. Pinkerton:

RE: Case Number: 03-101-SPH, Cloisters at Charles Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 03, 2002.

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

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

Very truly yours,

W Carl Richards, Jr

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

WCR: gdz

Enclosures

c: Lindsay Thompson, Sheppard Pratt Health System, 6501 N Charles Street, Baltimore 21285-6815
People's Counsel

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on Recycled Paper

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

Sent 10/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 17, 2002

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-101**

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

Prepared by: Mark A Cunningham

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: 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. 101 JRF

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

#03-101-SPH
10/2/02

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Rob Hoffman	210 Allegheny Ave 21204
Mitch Kellman	DMW 200 E. Pennsylvania Ave 21286
LINDSAY THOMPSON	6501 N. CHARLES STREET P.O. Box 6815 ~~21204~~ BALT. 21285
JOSEPH A. FICK JR	6410 CLOISTER GATE DR 21212
Betsy Merz	6313 La Grange Ln 21212

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on Recycled Paper

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

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
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) 494-6285

dhkarceski@venable.com

Sim 10/2

September 17, 2002

SEP 17 2002

HAND-DELIVERED

Lawrence E. Schmidt, Zoning
Commissioner for Baltimore County
County Courts Building
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: Cloisters at Charles
N/S of Cloister Gate Drive, 800' North of Abbey View Way
Case No.: 03-101-SPH

Dear Mr. Schmidt:

Enclosed please find Robert A. Hoffman's entry of appearance for filing in the above-referenced case. Thank you for your attention to this matter.

Please contact me if you have any questions.

Sincerely,

David H. Karceski

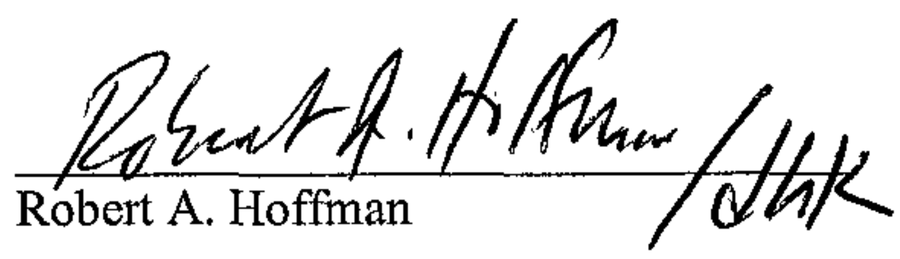
DHK/bl
Enclosure
TO1DOCS1/DHK01/#144886 v1

PETITION FOR SPECIAL HEARING Cloisters at Charles N/S of Cloister Gate Drive, 800' North of Abbey View Way 9th Election District 4th Councilmanic District	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
	*	Case No.: 03-101-SPH
The Sheppard and Enoch Pratt Foundation Inc.	*	
Petitioner	*	

* * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Robert A. Hoffman as counsel for the Petitioner in the above-captioned case.



Robert A. Hoffman

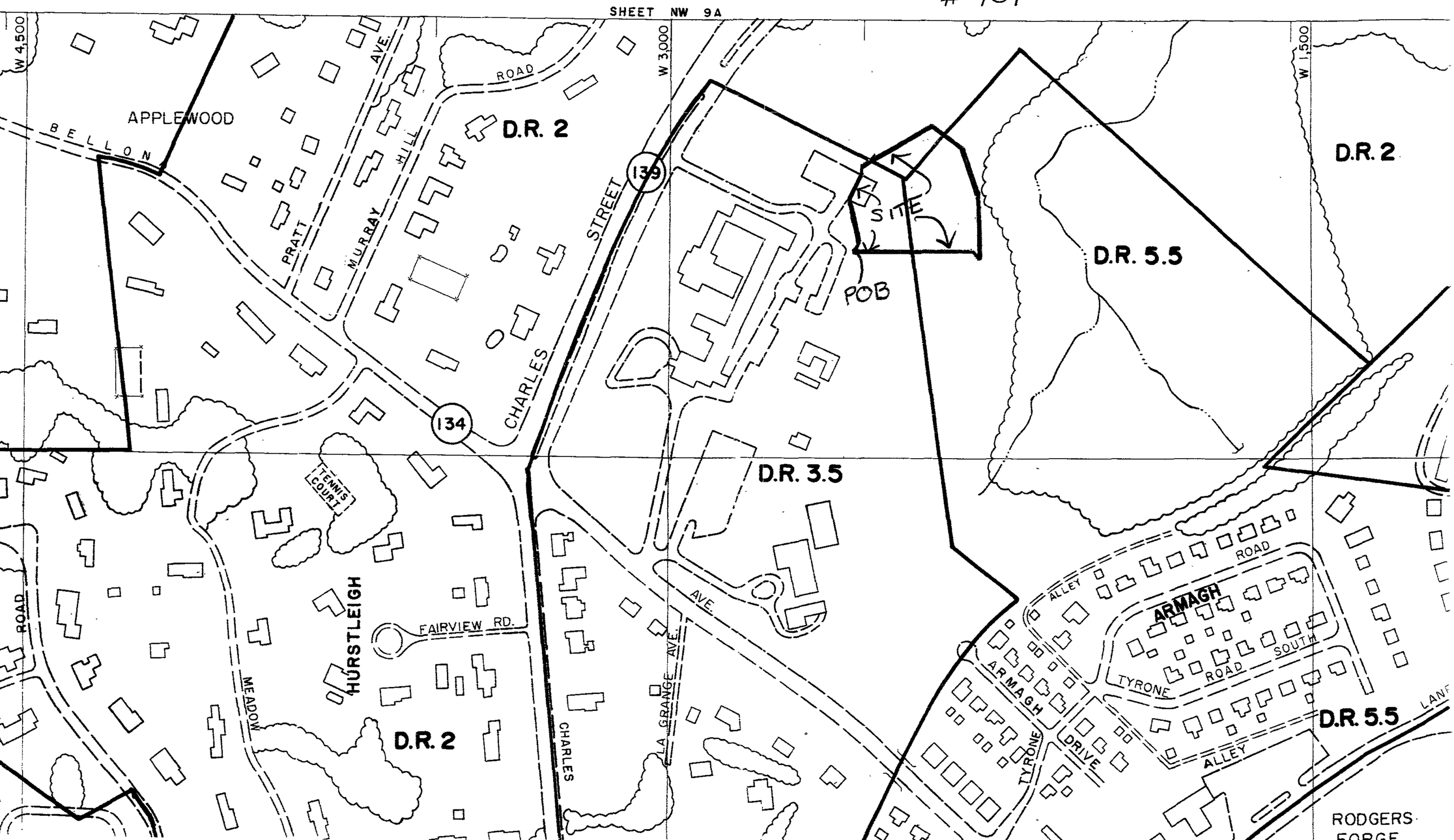
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21285-5517
(410) 494-6200

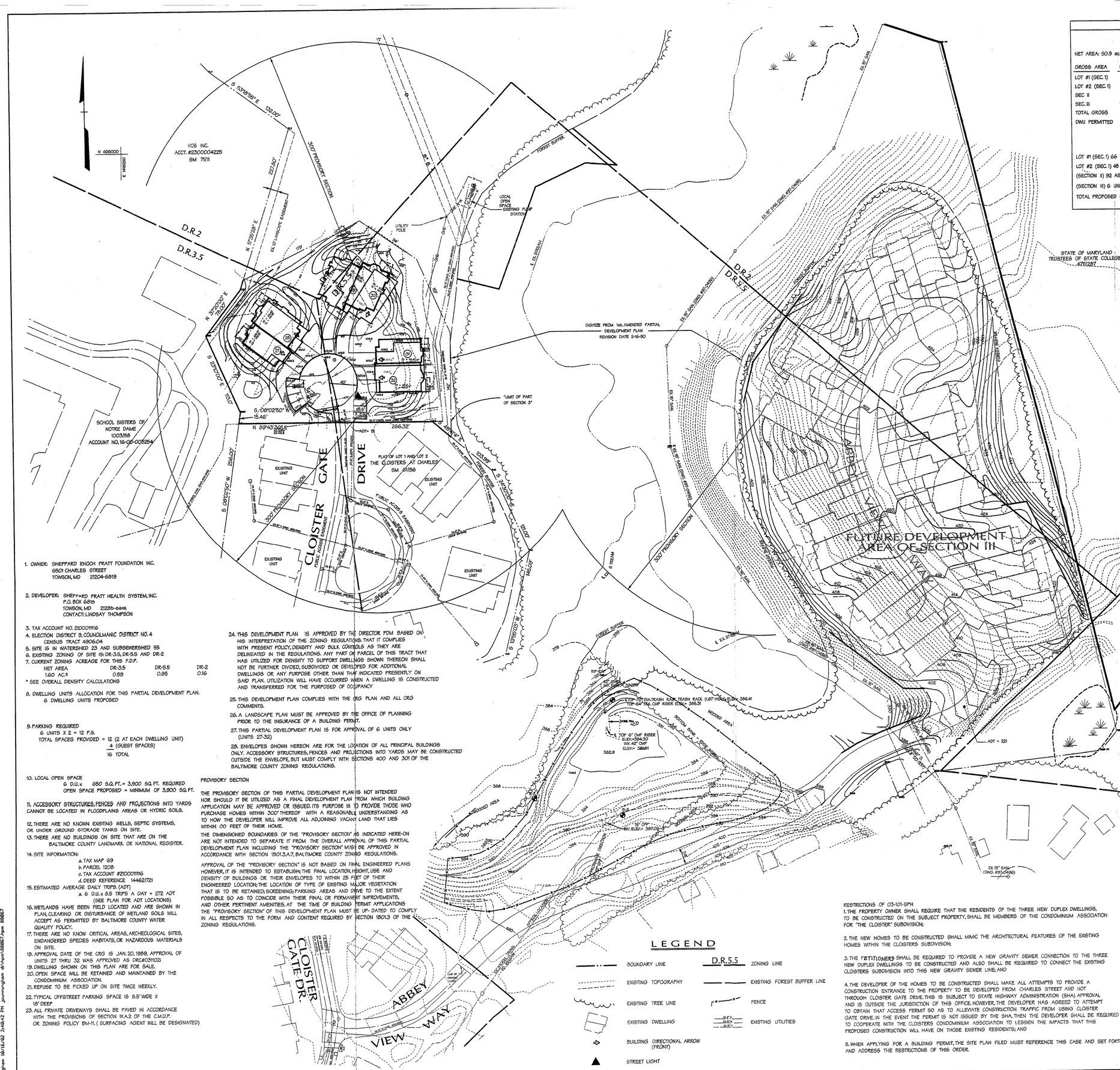
Attorney for Petitioner

TO1DOCS1/DHK01/#144888 v1

NW 8A

#101


SHEET NW 9A
W 4,500
W 3,000
W 1,500
APPLEWOOD
BELLON
PRATT
MURRAY
HILL
AVE.
ROAD
D.R. 2
139
STREET
CHARLES
134
SITE
POB
D.R. 5.5
D.R. 2
D.R. 3.5
TENNIS COURT
HURSTLEIGH
FAIRVIEW RD.
MEADOW
ROAD
D.R. 2
CHARLES
LA GRANGE AVE.
AVE.
ALLEY
ROAD
ARMAGH
ARMAGH
TYRONE
ROAD
SOUTH
TYRONE
DRIVE
ALLEY
D.R. 5.5
RODGERS
FORGE



1. OWNER: SHEPPARD ENOCH PRATT FOUNDATION INC.
6501 CHARLES STREET
TOWSON, MD 21204-6819

2. DEVELOPER: SHEPPARD PRATT HEALTH SYSTEM, INC.
P.O. BOX 6815
TOWSON, MD 21285-6815
CONTACT: LINDSAY THOMPSON

3. TAX ACCOUNT NO. 2100011116
4. ELECTION DISTRICT 9, COUNCILMANIC DISTRICT NO. 4
CENSUS TRACT 4906.04
5. SITE IS IN WATERSHED 23 AND SUBSEWERSHED 55
6. EXISTING ZONING OF SITE IS: DR-3.5, DR-5.5 AND DR-2
7. CURRENT ZONING ACREAGE FOR THIS F.D.P.

NET AREA	DR-3.5	DR-5.5	DR-2
1.60 AC.*	0.59	0.25	0.16

* SEE OVERALL DENSITY CALCULATIONS

8. DWELLING UNITS ALLOCATION FOR THIS PARTIAL DEVELOPMENT PLAN.
6 DWELLING UNITS PROPOSED

9. PARKING REQUIRED
6 UNITS X 2 = 12 P.S.
TOTAL SPACES PROVIDED = 12 (2 AT EACH DWELLING UNIT)
4 (GUEST SPACES)
16 TOTAL

10. LOCAL OPEN SPACE
6 D.U.x 650 S.Q. FT. = 3,900 SQ. FT. REQUIRED
OPEN SPACE PROPOSED = MINIMUM OF 3,900 SQ. FT.

11. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOODPLAINS AREAS OR HYDRIC SOILS.

12. THERE ARE NO KNOWN EXISTING WELLS, SEPTIC SYSTEMS, OR UNDER GROUND STORAGE TANKS ON SITE.
13. THERE ARE NO BUILDINGS ON SITE THAT ARE ON THE BALTIMORE COUNTY LANDMARK OR NATIONAL REGISTER.

14. SITE INFORMATION:
a. TAX MAP 69
b. PARCEL 120B
c. TAX ACCOUNT #2100011116
d. DEED REFERENCE 14462/721

15. ESTIMATED AVERAGE DAILY TRIPS. (ADT)
a. 6 D.U. x 8.5 TRIPS A DAY = 272 ADT
(SEE PLAN FOR ADT LOCATIONS)
16. WETLANDS HAVE BEEN FIELD LOCATED AND ARE SHOWN IN PLAN, CLEARING OR DISTURBANCE OF WETLAND SOILS WILL ACCEPT AS PERMITTED BY BALTIMORE COUNTY WATER QUALITY POLICY.
17. THERE ARE NO KNOW CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
18. APPROVAL DATE OF THE CRG IS JAN. 20, 1989. APPROVAL OF UNITS 27 THRU 32 WAS APPROVED AS DRC#031102
19. DWELLING SHOWN ON THIS PLAN ARE FOR SALE.
20. OPEN SPACE WILL BE RETAINED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
21. REFUSE TO BE PICKED UP ON SITE TWICE WEEKLY.

22. TYPICAL OFFSTREET PARKING SPACE IS 8.5' WIDE X 18' DEEP
23. ALL PRIVATE DRIVEWAYS SHALL BE PAVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION IX.A.2 OF THE C.M.D.P. OR ZONING POLICY BM-11. (SURFACING AGENT WILL BE DESIGNATED)

24. THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR 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 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 PURPOSES OF OCCUPANCY

25. THIS DEVELOPMENT PLAN COMPLIES WITH THE CRG PLAN AND ALL CRG COMMENTS.
26. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE INSURANCE OF A BUILDING PERMIT.
27. THIS PARTIAL DEVELOPMENT PLAN IS FOR APPROVAL OF 6 UNITS ONLY (UNITS 27-32)
28. 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.

PROVISORY SECTION

THE PROVISORY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATION MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 300' THEREOF WITH A REASONABLE UNDERSTANDING AS TO HOW THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 00 FEET OF THEIR HOME.

THE DIMENSIONED BOUNDARIES OF THE "PROVISORY SECTION" AS INDICATED HERE-ON ARE NOT INTENDED TO SEPARATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN INCLUDING THE "PROVISORY SECTION" MUST BE APPROVED IN ACCORDANCE WITH SECTION 1B01.3.A.7, BALTIMORE COUNTY ZONING REGULATIONS.

APPROVAL OF THE "PROVISORY SECTION" IS NOT BASED ON FINAL ENGINEERED PLANS HOWEVER, IT IS INTENDED TO ESTABLISH; THE FINAL LOCATION, HEIGHT, USE AND DENSITY OF BUILDINGS OR THEIR ENVELOPES TO WITHIN 25 FEET OF THEIR ENGINEERED LOCATION; THE LOCATION OF TYPE OF EXISTING MAJOR VEGETATION THAT IS TO BE RETAINED; SCREENING; PARKING AREAS AND DRIVE TO THE EXTENT POSSIBLE SO AS TO COINCIDE WITH THEIR FINAL OR PERMANENT IMPROVEMENTS, AND OTHER PERTINENT AMENITIES. AT THE TIME OF BUILDING PERMIT APPLICATIONS THE "PROVISORY SECTION" OF THIS DEVELOPMENT PLAN MUST BE UP- DATED TO COMPLY IN ALL RESPECTS TO THE FORM AND CONTENT REQUIRED BY SECTION 1B01.3 OF THE ZONING REGULATIONS.

LEGEND

- BOUNDARY LINE
- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING DWELLING
- BUILDING DIRECTIONAL ARROW (FRONT)
- STREET LIGHT
- D.R.5.5 ZONING LINE
- EXISTING FOREST BUFFER LINE
- FENCE
- EXISTING UTILITIES

RESTRICTIONS OF 03-101-SPH

1. THE PROPERTY OWNER SHALL REQUIRE THAT THE RESIDENTS OF THE THREE NEW DUPLEX DWELLINGS, TO BE CONSTRUCTED ON THE SUBJECT PROPERTY, SHALL BE MEMBERS OF THE CONDOMINIUM ASSOCIATION FOR "THE CLOISTER" SUBDIVISION;

2. THE NEW HOMES TO BE CONSTRUCTED SHALL MIMIC THE ARCHITECTURAL FEATURES OF THE EXISTING HOMES WITHIN THE CLOISTERS SUBDIVISION;

3. THE PETITIONERS SHALL BE REQUIRED TO PROVIDE A NEW GRAVITY SEWER CONNECTION TO THE THREE NEW DUPLEX DWELLINGS TO BE CONSTRUCTED AND ALSO SHALL BE REQUIRED TO CONNECT THE EXISTING CLOISTERS SUBDIVISION INTO THIS NEW GRAVITY SEWER LINE; AND

4. THE DEVELOPER OF THE HOMES TO BE CONSTRUCTED SHALL MAKE ALL ATTEMPTS TO PROVIDE A CONSTRUCTION ENTRANCE TO THE PROPERTY TO BE DEVELOPED FROM CHARLES STREET AND NOT THROUGH CLOISTER GATE DRIVE. THIS IS SUBJECT TO STATE HIGHWAY ADMINISTRATION (SHA) APPROVAL AND IS OUTSIDE THE JURISDICTION OF THIS OFFICE. HOWEVER, THE DEVELOPER HAS AGREED TO ATTEMPT TO OBTAIN THAT ACCESS PERMIT SO AS TO ALLEVIATE CONSTRUCTION TRAFFIC FROM USING CLOISTER GATE DRIVE. IN THE EVENT THE PERMIT IS NOT ISSUED BY THE SHA, THEN THE DEVELOPER SHALL BE REQUIRED TO COOPERATE WITH THE CLOISTERS CONDOMINIUM ASSOCIATION TO LESSEN THE IMPACTS THAT THIS PROPOSED CONSTRUCTION WILL HAVE ON THOSE EXISTING RESIDENTS; AND

5. WHEN APPLYING FOR A BUILDING PERMIT, THE SITE PLAN FILED MUST REFERENCE THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS OF THIS ORDER.

BASED UPON APPROVED C.R.G. PLAN

OVERALL DENSITY CALCULATIONS

PERMITTED DENSITY

NET AREA: 50.9 ac.

GROSS AREA	DR-2	DR 3.5	DR5.5	DR 10.5	TOTAL
LOT #1 (SEC. 1)	-	12.13 ac.	-	-	12.13 ac.
LOT #2 (SEC. 1)	-	8.8 ac.	1.6 ac.	-	10.4 ac.
SEC II	1.8 ac.	1.1 ac.	-	-	2.9 ac.
SEC. III	10.6 ac.	1.3 ac.	15.9 ac.	0.8 ac.	28.6 ac.
TOTAL GROSS	12.4 ac.	23.3 ac.	17.5 ac.	0.8 ac.	54.0 ac.
DWU PERMITTED	24 DU	81 DU	96 DU	8 DU	209 TOTAL

PROPOSED DENSITY

LOT #1 (SEC. 1) 66 DWELLING UNITS
LOT #2 (SEC. 1) 45 TOWNHOMES, 3 SINGLE FAMILY = 48 DWELLING UNITS
(SECTION II) 92 ASSISTED LIVING UNITS = 23 DWELLING UNITS
(SECTION III) 6 UNITS PROPOSED
TOTAL PROPOSED = 143 DWELLING UNITS/66 REMAIN

REQUIRED AREA REGULATIONS

OUT OF TRANSITION:

WINDOW TO WINDOW	40'
WINDOW TO STREET R/W	25'
WINDOW TO TRACT BOUNDARY	35'
WINDOW TO PROPERTY LINE	15'
BUILDING TO EX. R/W	25'
BUILDING TO EX. R/W C/L	50'
BUILDING TO PROPOSED R/W	0'
BUILDING TO TRACT BOUNDARY	30'

HEIGHT TO HEIGHT REQUIREMENTS (DISTANCES BETWEEN FACING ELEVATION): (ZONING POLICY D-5, ATTACHED)

0-20' - 16' SEPARATION
20-25' - 25' SEPARATION
25-30' - 30' SEPARATION
30-40' - 40' SEPARATION
40-50' - 60' SEPARATION
50-60' - 75' SEPARATION
BUILDING HEIGHT - BY ZONE
BUILDING HEIGHT - 300' MAXIMUM

IN TRANSITION/UNLIKE USE/FACING RESIDENTIAL:

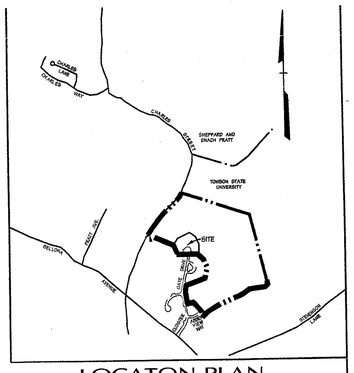
FRONT - 75'
SIDE - 75'
REAR - 150'
PARKING - 75'
BUILDING HEIGHT - 35' MAXIMUM
BUILDING LENGTH - 130' MAXIMUM

BENCHMARK

G1545 ELEV. = 426.62

DESCRIPTION
N 621,364.49
E 1,422,690.94

STATION MARK IS SET IN THE TOP OF A 10 IN. DIAMETER CONCRETE MONUMENT SET FLUSH WITH THE GROUND. IT IS 162.10 FT. (49.41 M) SOUTH OF THE CENTERLINE OF A CONCRETE CURB ISLAND AT THE MAIN ENTRANCE TO ANNESLIE SHOPPING CENTER, 103 FT. (31.4 M) NORTH OF THE CENTERLINE OF THE SOUTH ENTRANCE TO THE SHOPPING COURT, 2.05 FT. (0.62 M) EAST OF THE EAST EDGE OF A CONCRETE WALK, 94.97 NORTHWEST OF A LIGHT POLE, AND 72.97 FT. (22.24 M) SOUTHWEST OF A LIGHT POLE.



LOCATON PLAN
SCALE: 1"=500'

THE FOLLOWING UNITS AND PROPERTIES ARE LOCATED WITHIN 300 FEET OF THE PROPOSED IMPROVEMENTS

SCHOOL SISTERS OF NOTRE DAME
6401 N. CHARLES ST.
TAX ACCT. # 09-2200000032
OWNER SIGNATURE _____

V.C.S. INC.
c/o MARRIOTT INTERNATIONAL INC.
1 MARRIOTT DR. DEPT. 52/936.01
WASHINGTON D.C. 20058-0001
6451 CHARLES STREET
TAX ACCT.# 09-2300004225
OWNER SIGNATURE _____

6428 CLOISTER GATE DRIVE — JANE M. MCINNES
OWNER SIGNATURE _____

6430 CLOISTER GATE DRIVE — MARIE BECCANTONI
OWNER SIGNATURE _____

6431 CLOISTER GATE DRIVE — ROBERT C. MAND, JULIA G. MAND
OWNER SIGNATURE _____

6432 CLOISTER GATE DRIVE — VANDER E. HARRIS, JANIE G. HARRIS
OWNER SIGNATURE _____

6433 CLOISTER GATE DRIVE — LOUIS B. THALHEIMER, JULIET A. THALHEIMER
OWNER SIGNATURE _____

6434 CLOISTER GATE DRIVE — ROBERT J. SMITH, GAIL S. SMITH
OWNER SIGNATURE _____

6435 CLOISTER GATE DRIVE — JAMES J. MURPHY, ANNA B. MURPHY
OWNER SIGNATURE _____

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OWNER SIGNATURE _____

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OWNER SIGNATURE _____

6447 CLOISTER GATE DRIVE — ALLAN H. ACTON, BETH L. LAUBE ACTON
OWNER SIGNATURE _____

6449 CLOISTER GATE DRIVE — RICHARD C. SHERIDAN, BEVERLY A. SHERIDAN
OWNER SIGNATURE _____

D.R.10.5
D.R.5.5

REASON FOR AMENDMENTS TO SECTIONS I AND II (5/30/02)

1. TO REVISE LAYOUT OF SIX TOWNHOUSE CONDOMINIUMS WHICH ARE PART OF SECTION III

2. LOTS HAVE BEEN SOLD WITH 300 FEET OF CHANGE. SEE HOMES AND SIGNATURES ABOVE.

3. ZONING CASE 03-101-SPH APPROVED THE AMENDMENTS TO THE PROVISORY SECTIONS OF SECTIONS I + II OF THE CLOISTERS" ON OCT. 4, 2002.

4. CRG REFINEMENT APPROVED (2nd. REFINEMENT) 7/23/02 DRC #031102 1

OFFICE OF PLANNING AND ZONING
APPROVED BY:
DIRECTOR OF PLANNING — DATE 10/2/02
DIRECTOR PDM — DATE

APPROVED FOR SPIRIT AND INTENT
03-101-SPH
SEE LTR. NOV. 2003
Lawrence Schmidt

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

PARTIAL DEVELOPMENT PLAN
FOR A PORTION OF SECTION III

CLOISTERS AT CHARLES

ALSO

AMENDMENT TO SECTIONS I & II

BALTIMORE COUNTY, MD — ELECTION DISTRICT 9C4

STATE OF MARYLAND — JOHN W. WALKER — PROFESSIONAL ENGINEER

RECEIVED OCT 17 2002 DEPT. OF PERMITS & DEVELOPMENT MANAGEMENT

DATE	BY	REVISIONS
10-16-02	DMW	HEARING INFORMATION

ISSUE DATES
REVIEW: _____
BID: _____
PERMIT: _____
CONSTRUCTION: _____
BASE: 5-28-02
DRAWN: JDC
DESIGNED: _____
CHECKED BY: T.J.R. III
DATE CHECKED: 5-28-02
SCALE: 1"=50'
PROJECT NO.: 88067
DRAWING: 1 of 1

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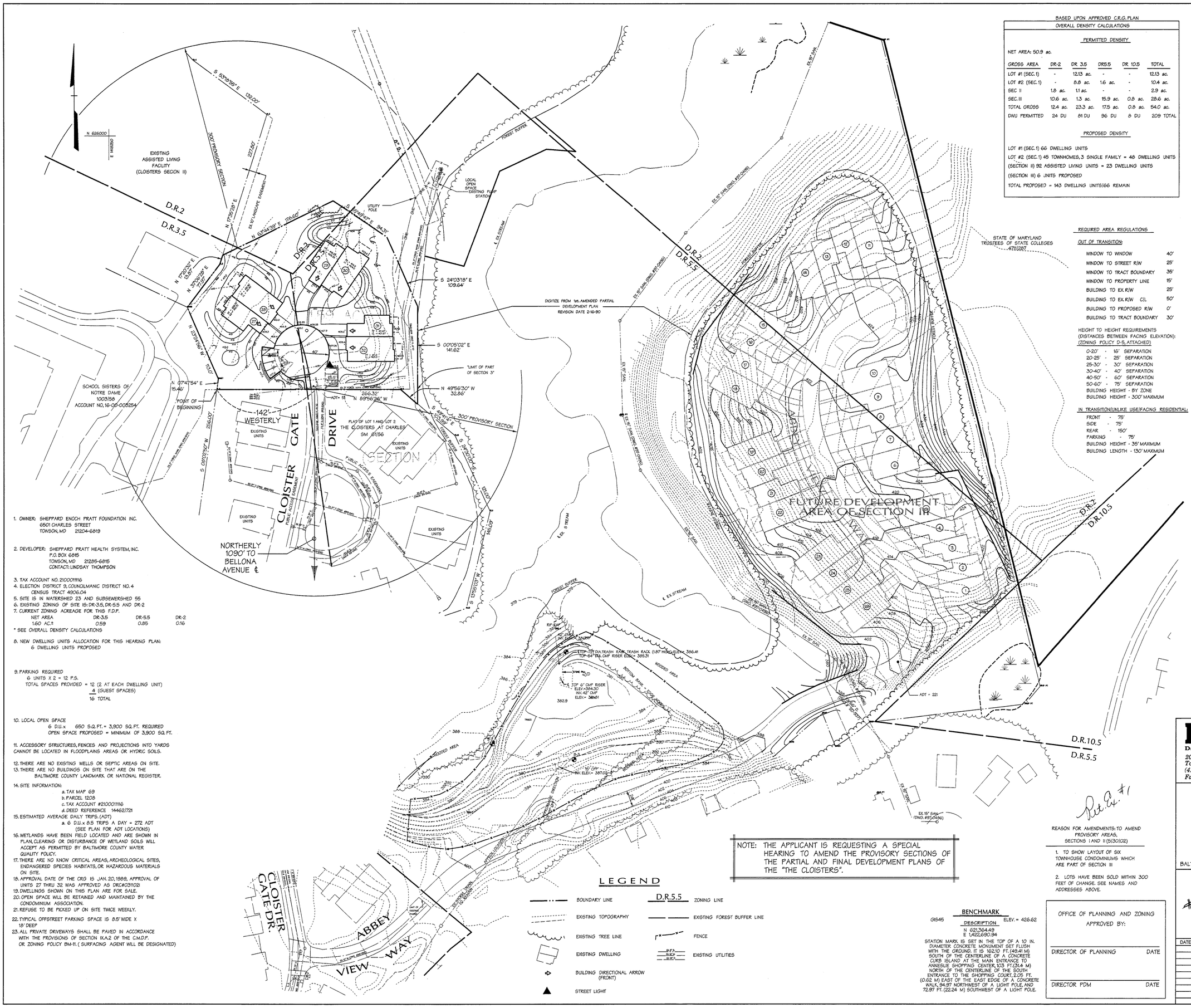
Wed Oct 16 14:40:58 2002

unvunghan 10/16/02 2:14:12 PM jpunvunghan d:\hpv\88067.hpm 88067



1. OWNER: SHEPPARD ENOCH PRATT FOUNDATION INC.
   6501 CHARLES STREET
   TOWSON, MD 21204-6819

2. DEVELOPER: SHEPPARD PRATT HEALTH SYSTEM, INC.
   P.O. BOX 6815
   TOWSON, MD 21285-6815
   CONTACT: LINDSAY THOMPSON

3. TAX ACCOUNT NO. 2100011116
4. ELECTION DISTRICT 9, COUNCILMANIC DISTRICT NO. 4
   CENSUS TRACT 4906.04
5. SITE IS IN WATERSHED 23 AND SUBSEWERSHED 55
6. EXISTING ZONING OF SITE IS: DR-3.5, DR-5.5 AND DR-2
7. CURRENT ZONING ACREAGE FOR THIS F.D.P.

NET AREA	DR-3.5	DR-5.5	DR-2
1.60 AC.±	0.59	0.85	0.16

* SEE OVERALL DENSITY CALCULATIONS

8. NEW DWELLING UNITS ALLOCATION FOR THIS HEARING PLAN:
   6 DWELLING UNITS PROPOSED

9. PARKING REQUIRED
   6 UNITS X 2 = 12 P.S.
   TOTAL SPACES PROVIDED = 12 (2 AT EACH DWELLING UNIT)
   4 (GUEST SPACES)
   16 TOTAL

10. LOCAL OPEN SPACE
    6 D.U.x 650 S.Q.FT. = 3,900 SQ.FT. REQUIRED
    OPEN SPACE PROPOSED = MINIMUM OF 3,900 SQ.FT.

11. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOODPLAINS AREAS OR HYDRIC SOILS.

12. THERE ARE NO EXISTING WELLS OR SEPTIC AREAS ON SITE.
13. THERE ARE NO BUILDINGS ON SITE THAT ARE ON THE BALTIMORE COUNTY LANDMARK OR NATIONAL REGISTER.

14. SITE INFORMATION:
    a. TAX MAP 69
    b. PARCEL 1208
    c. TAX ACCOUNT #2100011116
    d. DEED REFERENCE 14462/721
15. ESTIMATED AVERAGE DAILY TRIPS. (ADT)
    a. 6 D.U. x 8.5 TRIPS A DAY = 272 ADT
       (SEE PLAN FOR ADT LOCATIONS)
16. WETLANDS HAVE BEEN FIELD LOCATED AND ARE SHOWN IN PLAN, CLEARING OR DISTURBANCE OF WETLAND SOILS WILL ACCEPT AS PERMITTED BY BALTIMORE COUNTY WATER QUALITY POLICY.
17. THERE ARE NO KNOW CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
18. APPROVAL DATE OF THE CRG IS JAN. 20, 1989. APPROVAL OF UNITS 27 THRU 32 WAS APPROVED AS DRC#031102
19. DWELLINGS SHOWN ON THIS PLAN ARE FOR SALE.
20. OPEN SPACE WILL BE RETAINED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
21. REFUSE TO BE PICKED UP ON SITE TWICE WEEKLY.
22. TYPICAL OFFSTREET PARKING SPACE IS 8.5' WIDE X 18' DEEP
23. ALL PRIVATE DRIVEWAYS SHALL BE PAVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION IX.A.2 OF THE C.M.D.P. OR ZONING POLICY BM-11. (SURFACING AGENT WILL BE DESIGNATED)

BASED UPON APPROVED C.R.G. PLAN

OVERALL DENSITY CALCULATIONS

PERMITTED DENSITY

NET AREA: 50.9 ac.

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BUILDING TO PROPOSED R/W	0'
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HEIGHT TO HEIGHT REQUIREMENTS
(DISTANCES BETWEEN FACING ELEVATION):
(ZONING POLICY D-5, ATTACHED)

0-20' - 16' SEPARATION
20-25' - 25' SEPARATION
25-30' - 30' SEPARATION
30-40' - 40' SEPARATION
40-50' - 60' SEPARATION
50-60' - 75' SEPARATION
BUILDING HEIGHT - BY ZONE
BUILDING HEIGHT - 300' MAXIMUM

IN TRANSITION/UNLIKE USE/FACING RESIDENTIAL:

FRONT - 75'
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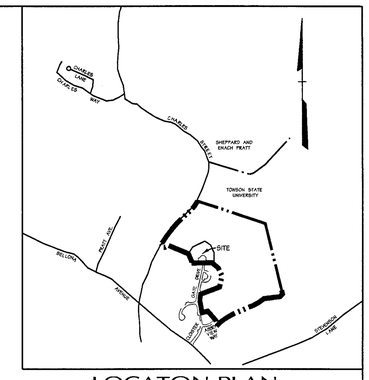
REAR - 150'
PARKING - 75'
BUILDING HEIGHT - 35' MAXIMUM
BUILDING LENGTH - 130' MAXIMUM



LOCATON PLAN
SCALE: 1"=500'

THE FOLLOWING UNITS AND PROPERTIES ARE LOCATED WITHIN 300 FEET OF THE PROPOSED IMPROVEMENTS

SCHOOL SISTERS OF NOTRE DAME
6401 N. CHARLES ST.
TAX ACCT. # 09-2200000032
OWNER SIGNATURE _____

V.C.S. INC.
c/o MARRIOTT INTERNATIONAL INC.
1 MARRIOTT DR. DEPT. 52/938.01
WASHINGTON D.C. 20058-0001
6451 CHARLES STREET
TAX ACCT.# 09-2300004225
OWNER SIGNATURE _____

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OWNER SIGNATURE _____

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OWNER SIGNATURE _____

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OWNER SIGNATURE _____

NOTE: THE APPLICANT IS REQUESTING A SPECIAL HEARING TO AMEND THE PROVISORY SECTIONS OF THE PARTIAL AND FINAL DEVELOPMENT PLANS OF THE "THE CLOISTERS".

LEGEND

BOUNDARY LINE	D.R.5.5 — ZONING LINE
EXISTING TOPOGRAPHY	EXISTING FOREST BUFFER LINE
EXISTING TREE LINE	FENCE
EXISTING DWELLING	EXISTING UTILITIES
BUILDING DIRECTIONAL ARROW (FRONT)	
STREET LIGHT	

BENCHMARK

G1545 — ELEV. = 426.62

DESCRIPTION
N 621,364.49
E 1,422,690.94

STATION MARK IS SET IN THE TOP OF A 10 IN. DIAMETER CONCRETE MONUMENT SET FLUSH WITH THE GROUND. IT IS 162.10 FT. (49.41 M) SOUTH OF THE CENTERLINE OF A CONCRETE CURB ISLAND AT THE MAIN ENTRANCE TO ANNESLIE SHOPPING CENTER, 103 FT. (31.4 M) NORTH OF THE CENTERLINE OF THE SOUTH ENTRANCE TO THE SHOPPING COURT, 2.05 FT. (0.62 M) EAST OF THE EAST EDGE OF A CONCRETE WALK, 94.97 NORTHWEST OF A LIGHT POLE, AND 72.97 FT. (22.24 M) SOUTHWEST OF A LIGHT POLE.

OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING — DATE

DIRECTOR PDM — DATE

Pet. Ex. #1

REASON FOR AMENDMENTS: TO AMEND PROVISORY AREAS, SECTIONS I AND II (5/30/02)

1. TO SHOW LAYOUT OF SIX TOWNHOUSE CONDOMINIUMS WHICH ARE PART OF SECTION III
2. LOTS HAVE BEEN SOLD WITHIN 300 FEET OF CHANGE. SEE NAMES AND ADDRESSES ABOVE.

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

CLOISTERS AT CHARLES

BALTIMORE COUNTY, MD — ELECTION DISTRICT 9C4

#101

STATE OF MARYLAND — JOHN W. RANGOLD — No. 10001 — PROFESSIONAL ENGINEER

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:	
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	5-28-02
DRAWN:	JDC
DESIGNED:	JJK
CHECKED BY:	T.J.R. III
DATE CHECKED:	5-28-02
SCALE:	1"=50'
PROJECT NO.:	88067
DRAWING:	1 of 1

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Tue Aug 29 10:02:25 2002