IN RE: PETITION FOR SPECIAL HEARING SW/S of Durban Court, 20' SE centerline of Haspert Court 11th Election District 6th Councilmanic District (SW/S Durban Ct. & SE/S of Haspert Rd.) Durban Road Recreation Limited Partnership *Petitioners*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-399-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 owner of the subject property, the Durban Road Recreation Limited Partnership. The special hearing request involves property located on the southwest side of Durban Court, southeast side of Haspert Road, which is the upscale apartment complex known as "Silver Spring Station" located in the Perry Hall area of Baltimore County. The special hearing request is to amend the last approved Final Development Plan.

Appearing at the hearing on behalf of the special hearing request were David Carney, Jr., appearing on behalf of the owners of the property, Mitch Kellman, representing Daft, McCune & Walker, the engineering firm who prepared the site plan of the property, and David Karceski, attorney at law, representing the Petitioner. 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 the apartment complex known as "Silver Spring Station". At this time, the owners of the property propose constructing an upscale clubhouse facility for the residents of this apartment complex. The clubhouse facility proposes to contain an exercise room, meeting rooms, video facilities, as well as other amenities for the residents. In order to proceed with the construction of this clubhouse facility, the special hearing request is necessary.

5/29/03 L. Jameson

The proffered testimony presented by Mr. Karceski on behalf of his client clearly demonstrated that the construction of the clubhouse facility satisfies all of the requirements of Section 502.1. Accordingly, the special hearing request shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 29th day of May, 2003, that the Special Hearing request to amend the last approved Final Development Plan of "Silver Spring Station", be and is hereby APPROVED.

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

5/29/03
J. Jameson

Baltimore County
Zoning Commissioner

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

May 29, 2003

David Karceski, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 03-399-SPH
Property: SW/S Durban Court, SE/S of Haspert Road

Dear Mr. Karceski:

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

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

Printed with Soybean Ink
on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at SW/S Durban Court, SE/S of Haspert Road

which is presently zoned D.R.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

Special Hearing to amend the last approved final development plan.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Durban Road Recreation Limited Partnership
Name - Type or Print

Jack H. Pechter
Signature

Durban Road Recreational Co., Inc., General Partner
Name - Type or Print By: Jack Pechter, President

Signature

751 Park of Commerce Drive (561) 982-7770
Address Suite 128 — Telephone No.

Boca Raton, Florida 33487-3623
City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP
Company

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

Towson, Maryland 21204
City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

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

Towson, Maryland 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr

UNAVAILABLE FOR HEARING

Reviewed By Date 2-28-03

Case No. 03-399-SPH

ORDER RECEIVED for filing
Date 5/29/03
By Received

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

Zoning Description

For Special Hearing to Amend

The Final Development Plan of Silver Spring Station

A .939-acre parcel located on the southwest side of Durban Court and the southeast side of Haspert Road.

Beginning on the southwest side of Durban Court, 40 feet wide, at the distance of 20 feet southeast the centerline of Haspert Court, 40 feet wide. Known as Parcel " M " within the subdivision of Silver Spring Station, Section 10, as recorded within Plat Book E.H.K., 54, Folio 89, and containing 0.939 acres in the 11th Election District and 6th Councilmanic District.

#399

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. #03-399-SPH
S/west side of Durban Court, Southeast side of Haspert Road
S/west side Durban Court, 20 feet southeast centerline Haspert Court
11th Election District - 6th Councilmanic District
Legal Owner(s): Jack H. Pechter, President Durban Road Recreation Limited Partnership

Special Hearing: to amend the 8th final development plan and to approve the 9th to construct a clubhouse

Hearing: Wednesday, May 28, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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

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

JT 5/675 May 13 C603630

CERTIFICATE OF PUBLICATION

5/15/, 2003

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 5/13/, 2003.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 22324

DATE 2-28-03 ACCOUNT R-001-006-6150

AMOUNT $ 325.00

RECEIVED FROM: Venable Baetjer & Howard

FOR: Commercial Special Hearing filing fee
SWS Dunbar CT/SES Hospital Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

[illegible] RECEIPT
PAID RECEIPT
[illegible]
Total Tnd $325.00
[illegible]
Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 03-399-SPH

Petitioner/Developer: JACK H. PECHTER

Date of Hearing/Closing: 5/28/03

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

ATTN: Becky Hart {(410) 887-3394}

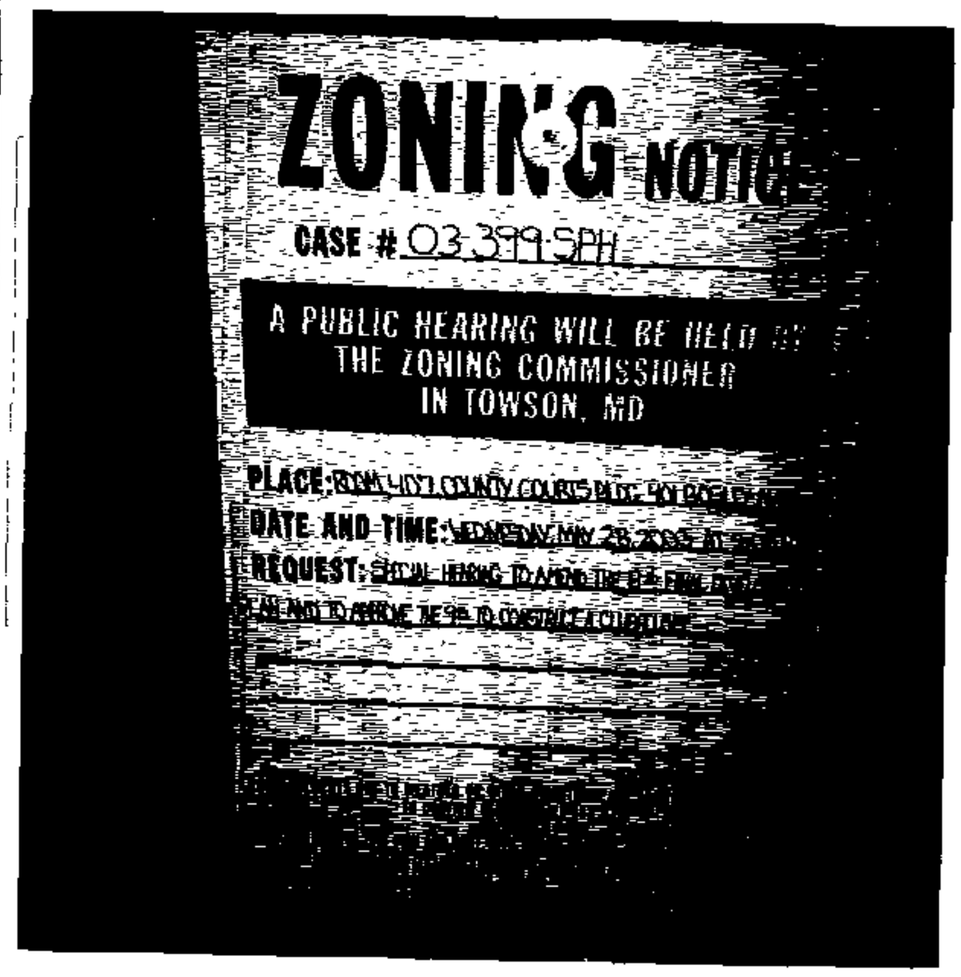
Ladies and Gentlemen:

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/W SIDE OF DURBAN CT, S/E SIDE OF HASPERT RD

The sign(s) were posted on 5/10/03
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster) 5/10/03 (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

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

(410) 282-7940
(Telephone Number)

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

April 8, 2003

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: 03-399-SPH
S/west side of Durban Court, Southeast side of Haspert Road
S/west side Durban Court, 20 feet southeast centerline Haspert Court
11th Election District – 6th Councilmanic District
Legal Owner: Jack H. Pechter, President Durban Road Recreation Limited Partnership

Special Hearing to amend the 8th final development plan and to approve the 9th to construct a clubhouse.

Hearings: Wednesday, May 28, 2003, at 2:00 p.m. in Rm. 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:klm

C: Robert A. Hoffman, Venable, Baetjer and Howard, LLP, 210 Allegheny Avenue, Towson MD 21204
Durban Road Recreation Ltd. Partnership, Jack Pechter, 751 Park of Commerce Dr., Ste. 128, Boca Raton, Florida 33487-3623

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 13, 2003.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 13, 2003 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

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: 03-399-SPH
S/west side of Durban Court, Southeast side of Haspert Road
S/west side Durban Court, 20 feet southeast centerline Haspert Court
11th Election District – 6th Councilmanic District
Legal Owner: Jack H. Pechter, President Durban Road Recreation Limited Partnership

Special Hearing to amend the 8th final development plan and to approve the 9th to construct a clubhouse.

Hearings: Wednesday, May 28, 2003, at 2:00 p.m. in Rm. 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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: 03-399-SPH

Petitioner: DURBAN ROAD RECREATION LIMITED PARTNERSHIP

Address or Location: SW/S DURBAN COURT, SE/S of HASPURT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMY DINTELL

Address: 210 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

Telephone Number: (410) 494-6244

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

May 23, 2003

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

Dear Mr. Pechter:

RE: Case Number: 03-399-A, S/west side of Durban Ct., and S/east side of Haspert Rd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 28, 2003.

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:klm

Enclosures

c: People's Counsel
Jack Pechter, Durban Road Recreation Limited Partnership, 751 Park of Commerce Dr., Ste.128, Boca Raton, Florida 33487-3623

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on Recycled Paper

Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 08, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 7, 2003

Item No.: 399

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code, (2000 edition of NFPA 1 & 101), prior to occupancy or beginning of operation.

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

cc: File

Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 20, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 17, 2003

Item No.: 396 - 406 399

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

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

cc: File

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.8.03

Ms. Rebecca Hart
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 393 JJS

Dear. Ms. Hart:

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

Sign 5/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 11, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-399**

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: Lyn Lanham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 28, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For April 14, 2003
Item Nos. 399, 446, 448, 450, 452,
453, 454, and 455

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

RWB:CEN:jrb

cc: File

ZAC-4-14-2003-NO COMMENT ITEMS-04222003

RE:	PETITION FOR SPECIAL HEARING	*	BEFORE THE
	SW/side Durban Court; SE/side Haspert Rd;		
	SW/S Durban Ct, 20' SE c/line Haspert Ct	*	ZONING COMMISSIONER
	11th Election & 6th Councilmanic Districts		
	Legal Owner(s): Jack H Pachter, President,	*	FOR
	Durban Road Recreation Limited Partnership		
	Petitioner(s)	*	BALTIMORE COUNTY
		*	03-399-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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of April, 2003, a copy of the foregoing Entry of Appearance was mailed to Robert A Hoffman, Esquire, Venable, Baetjer & Howard, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

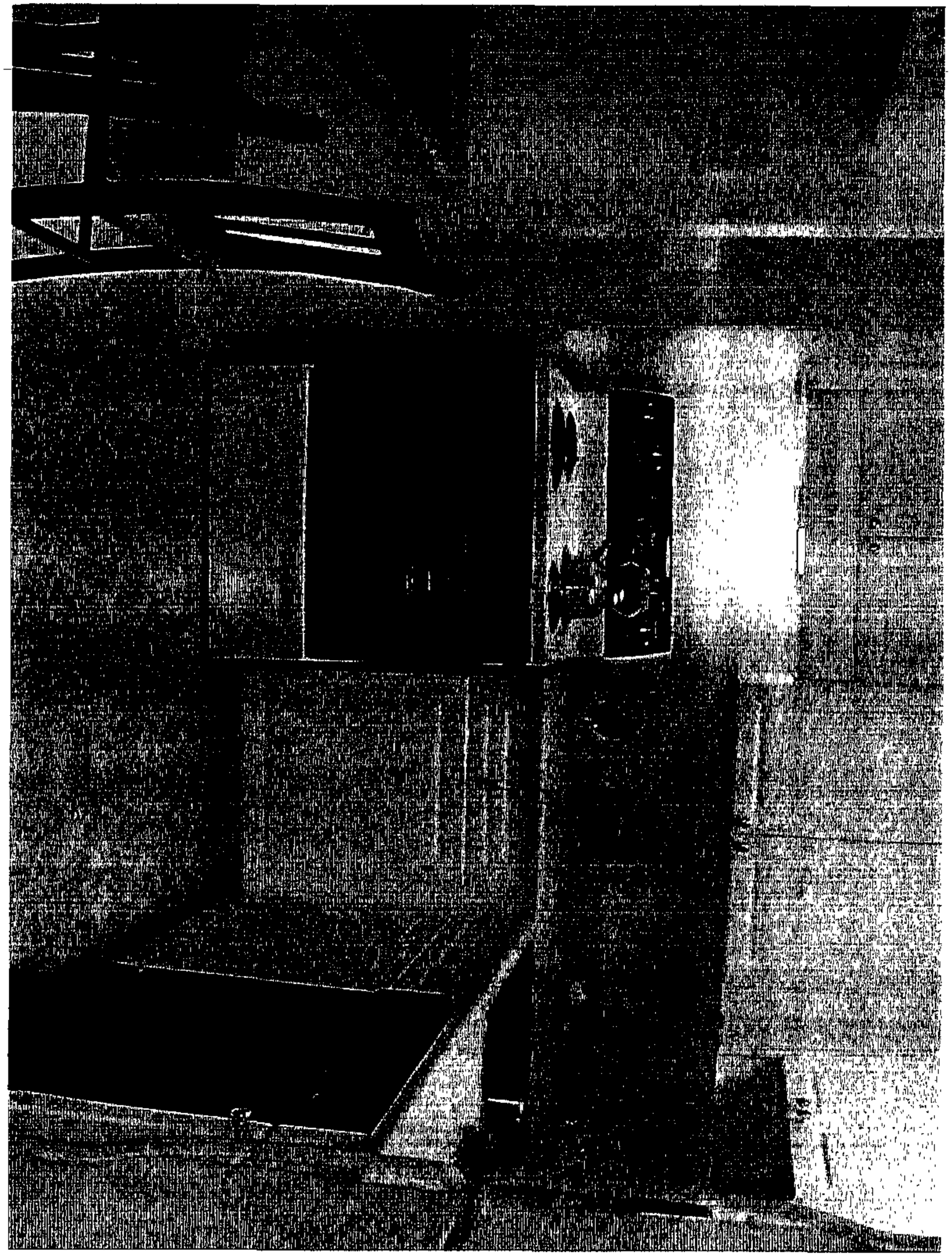
CASE NAME DORBAN ROAD (Peachtree)
CASE NUMBER 03-399-SPH
DATE 5/28/03

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
DAVID KARCESKI	210 ALLEGHENY AVE	TOWSON, MD 21204	dhkarceski@verizon
Mitch Kellman	200 E. Pennsylvania Ave	Towson, MD 21286	mkellman@DMW.com
DAVID A. CARNEY, JR	P.O. BOX 1266 CARY, NC 27560		DAC@TRISTARMGT.COM

email Order
to:
David Carney, Jr.
DAC@TRISTARMGT.COM
03-399-SPH
OK 5/30/03 MS

NO PARKING
STATION
LEASING
CENTER



1. Center garden apartment building was relocated approximately thirty feet (30') to the southeast and connected to the southeast apartment building of parcel "A".
2. The northern garden apartment building of parcel "B" was relocated approximately fifteen feet (15') southeast and connected to the Harpert Road apartment building with an archway.
3. Revised swimming pool/bathhouse layout and location to align with the southwest property line, and included an open play area on parcel "A".
4. Station point 5+66 of Durban Court was relocated approximately eight feet (8') towards the southwest pivoting from Station 2+35 which remains as per the second amended Final Development Plan.
5. The grading of parcels "B", "D", "E", and Durban Court was revised as required for the above items one through four.
6. Lots have been sold within 300 feet of the amended area. See consent signature blocks hereon.

Reasons for Amendment: To submit plan with revised plan as approved and recorded at S.D.R.C. on 4/9/85 and to revise as built conditions in accordance with building permits issued on 1/87. Buildings in Parcel "D" moved to provide 20 foot building to building setback side and rear building to property line setback. The density is as shown on approved records in the revised and as built. Per Section 1-B of the zoning regulations, the apartment units and the density shall remain as shown on the second amended Final Development Plan.

Only those portions of the Seventh Amended Final Development Plan affected by the Eighth Amended Final Development Plan.

REASONS FOR SECOND AMENDMENT 10-8-85

1) REVISED SECTIONS 2,4,6,10 BY DELETING THE LOTS 130-133 AND THE LOTS 116-122 AS SHOWN ON THE FIRST AMENDED FINAL DEVELOPMENT PLAN APPROVED 4/1/85 TO ACCOMODATE STRUCTURE (DRYWELLS), SHOWING NEW POOL FOR RESIDENTS OF SILVER GATE SPRING.
2) REVISED GRADES IN STORM WATER MANAGEMENT POND FACILITY LOT TWO AS SHOWN ON FIRST AMENDED FINAL DEVELOPMENT PLAN APPROVED 4/1/85 TO NEW LAYOUT AS SHOWN ON THIS AMENDMENT.
3) NO LOTS HAVE BEEN SOLD WITHIN 300 FEET OF THESE CHANGES.

REASONS FOR FOURTH AMENDMENT - SEPT. 23, 1987

REVISED PRIVATE SECTION OF SECTION 2 (LOTS 134-146) TO CONFORM TO AS BUILT CONDITIONS. REVISED LOT 147 TO INCLUDE THE PRIVATE SECTION OF SECTION 2 (LOTS 134-146) INCLUDED WITHIN SDC 87-0207-X, A PUBLIC HEARING IS BEING REQUESTED.

REASONS FOR FIFTH AMENDMENT

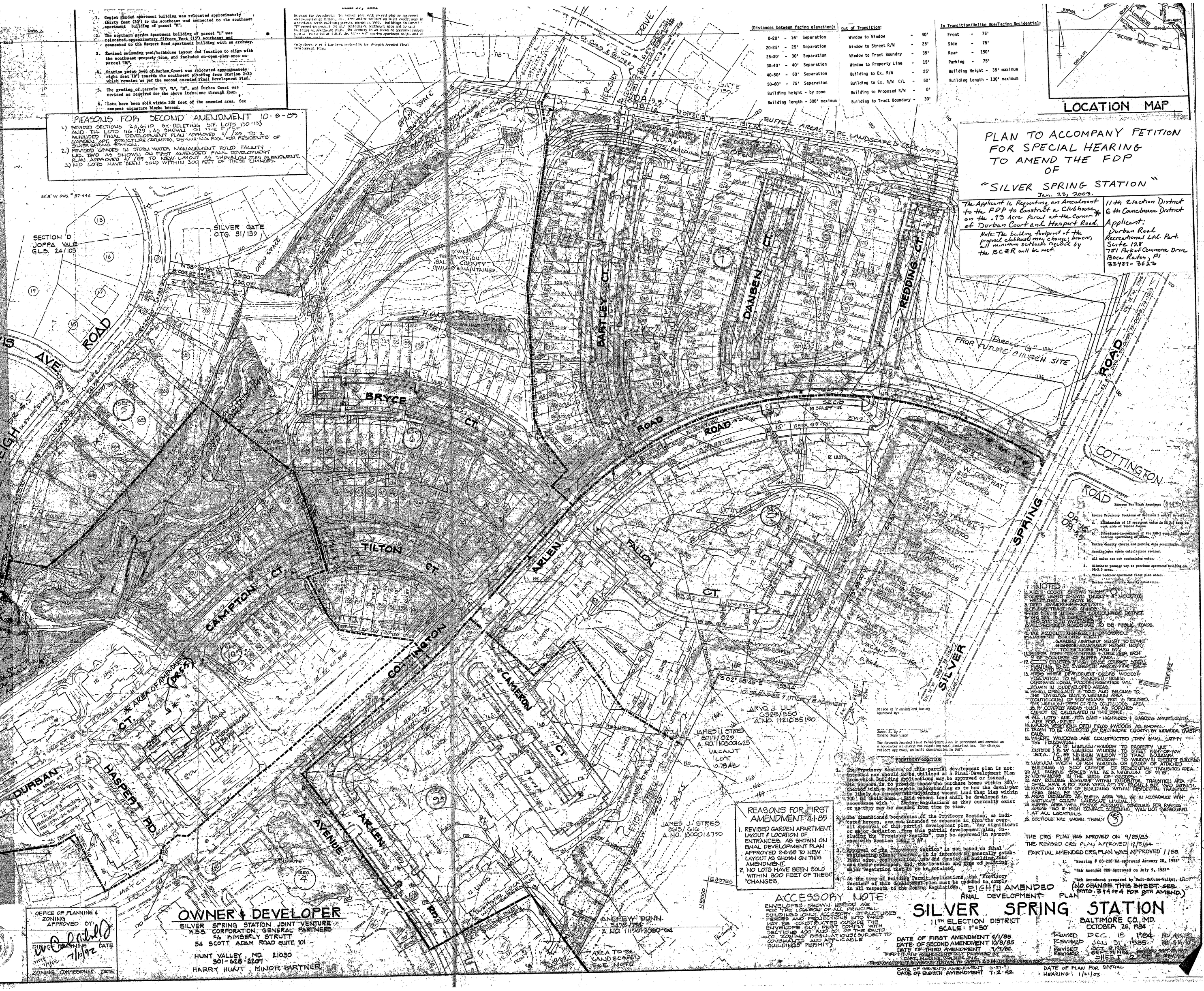
1. REVISED UNIT QUANTITIES TO REFLECT CURRENT PERMIT PLANS.

TYPICAL PAVING SECTION
NO SCALE

TOWNHOUSE & GARDEN CONDOMINIUMS
TYPICAL PARKING SPACE DETAIL
NO SCALE

NOTE
CONSTRUCTION OF THE CONNECTION OF YVONNE AVE WILL BE DEFERRED UNTIL AFTER HONEYGO BLVD IS CONSTRUCTED AND IS OPERATIONAL. AVAILABILITY & UNSAFE FOOT PARKING FOR PEDESTRIAN ACCESS WILL BE CONSTRUCTED AT THIS TIME. (SEE DETAILS SHOT 3 OF 4)
AT THE TIME CONSTRUCTION OF YVONNE AVE THE VERTICAL CURVE IS REQUIRED BY THE BALTIMORE COUNTY (DPW & DEPRM & TRAFFIC ENGINEERS) AFTER THE COMPLETION OF HONEYGO AVE

DETAIL BALTO. CO. & HOA OWNERSHIP & MAINTENANCE
NO SCALE



(Distances between facing elevation):		Out of Transition:		In Transition/Unlike Use/Facing Residential:	
0-20'	16' Separation	Window to Window	40'	Front	75'
20-25'	25' Separation	Window to Street R/W	25'	Side	75'
25-30'	30' Separation	Window to Tract Boundry	35'	Rear	150'
30-40'	40' Separation	Window to Property Line	15'	Parking	75'
40-50'	60' Separation	Building to Ex. R/W	25'	Building Height	35' maximum
50-60'	75' Separation	Building to Ex. R/W C/L	50'	Building Length	130' maximum
Building height - by zone		Building to Proposed R/W	0'		
Building length - 300' maximum		Building to Tract Boundary	30'		

LOCATION MAP

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING TO AMEND THE FDP OF "SILVER SPRING STATION"

Jan. 23, 2003.

The Applicant is Requesting an Amendment to the FDP to Construct a Clubhouse on the .93 Acre Parcel at the Corner of Durban Court and Harpert Road.

Note: The building footprint of the proposed clubhouse may change; however, all minimum setbacks required by the BCZR will be met.

11th Election District
6th Councilmanic District

Applicant:
Durban Road Recreational Ltd. Part.
Suite 125
751 Packet Commerce Drive
Boca Raton, Fl
33487-3623

REASONS FOR FIRST AMENDMENT 4-1-85

1. REVISED GARDEN APARTMENT LAYOUT & LOCATION OF ENTRANCES. AS SHOWN ON FINAL DEVELOPMENT PLAN APPROVED 2-8-83 TO NEW LAYOUT AS SHOWN ON THIS AMENDMENT.
2. NO LOTS HAVE BEEN SOLD WITHIN 300 FEET OF THESE CHANGES.

ACCESSORY NOTE:

ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS. ONLY ACCESSORY STRUCTURES PER BCZR AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTO. CO. ZONING REGULATIONS SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.

OWNER & DEVELOPER

SILVER SPRING STATION JOINT VENTURE
K.B.S. CORPORATION, GENERAL PARTNERS
c/o PIMBERLY STRUTT
54 SCOTT ADAM ROAD SUITE 101
HUNT VALLEY, MD. 21030
301-628-2201
HARRY HUNT, MINOR PARTNER

OFFICE OF PLANNING & ZONING
APPROVED BY: [signature] DATE 7/10/92
ZONING COMMISSIONER DATE

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

DMW JOB NUMBER: 02133

Amend the Sixth Amendment (9-11-)

1. Revise Provisory Sections of Sections 3 and 4 to reflect:
2. Administration of 12 apartment units on SE 3.13 acre on west side of Tenna Avenue
3. Administrative-approval of the RDP-2 and 3 for clubhouse buildings specifically as shown.
4. Revise density charts and parking data accordingly.
5. Amenity/open space calculations revised.
6. All units are now condominium units.
7. Eliminate one passage way to previous apartment building on SE-3.13 area.
8. Three bedroom apartment floor plan added.
9. Revise overall site density calculation.

NOTES:

1. PLAT COURT SHOWN THEREON.
2. ZONE: LOT(S) 2,4,6,10 ZONED "RA" - 47 DWELLINGS PER BUILDING ZONE.
3. FIELD CHECK: MARCH 1/1977.
4. CENSUS TRACT: NO. 4040.00
5. THIS SITE IS WITHIN AN OVERLAY DISTRICT.
6. NO SITE IS IN ACCORDANCE WITH
7. NO SITE IS IN ACCORDANCE WITH
8. ALL PROPOSED ROADS ARE TO BE PUBLIC ROADS.
9. TAX ACCOUNT NUMBER: 11-08-020800
10. MAXIMUM BUILDING HEIGHT: GARDEN APARTMENT HEIGHT TO BE 40' HIGHRISE APARTMENT HEIGHT TO BE 60' TO BE CLOSE THAN 25' FROM ANY PROPERTY LINE, EXCEPT FOR SITE
11. SUPER BLOCKS: SUPER A, B, C, D
12. LOT DIMENSIONS: SUPER A, B, C, D
13. ALL UTILITIES TO BE UNDERGROUND (EXCEPT NOTED) PERMITTED TO BE OVERHEAD: ARBOR-WIRE-OR-
14. APPROVED DEVELOPMENT COMMENTS: WOODED VEGETATION TO BE REMOVED UNLESS OTHERWISE NOTED. WOODED VEGETATION WILL BE MAINTAINED IN UNDEVELOPED AREAS.
15. WHERE OPEN SPACE IS SOLD AND REQUIRED TO BE OWNED BY A MINIMUM AREA (CONTIGUOUS) OF 100 SQUARE FEET IS REQUIRED. THE MINIMUM WIDTH OF THE CONTIGUOUS AREA IS 10 COVERED AREAS SUCH AS PORCHES CANNOT BE CALCULATED IN THIS SPACE.
16. ALL LOTS ARE FOR SALE - HIGHRISES & GARDEN APARTMENTS ARE FOR RENT.
17. MINOR VEGETATION OPEN FROM WOODS AS SHOWN.
18. TRASH TO BE COLLECTED BY BALTIMORE COUNTY BY INDIVIDUAL TRANSFER CALLS.
19. WHERE WINDOWS ARE CONSTRUCTED THEY SHALL COMPLY THE FOLLOWING:
   INSIDE: A. 15' MINIMUM WINDOW TO PROPERTY LINE
   OUTSIDE: B. 25' MINIMUM WINDOW TO STREET RIGHT-OF-WAY
   BETA: C. 25' MINIMUM WINDOW TO TRACT BOUNDARY
   D. 30' MINIMUM WINDOW TO WINDOW IN DIFFERENT BUILDING
20. MINIMUM WIDTH OF ANY BUILDING OR GROUP OF ATTACHED BUILDINGS IS 300' OUTSIDE OF RESIDENTIAL TRANSITION AREA.
21. ALL PARKING SPACES WILL BE A MINIMUM OF 9' X 18'.
22. NO WINDOWS IN THE ENDS OF GROUPS.
23. ANY BUILDING BORDERING ON RESIDENTIAL TRANSITION AREA SHALL HAVE A 40' REAR YARD, AND TO INCLUDE ANY UNDESIGNATED AREA SHALL BE 50'.
24. AREAS DESIGNATED AS BUFFER AREA WILL BE IN ACCORDANCE WITH BALTIMORE COUNTY LANDSCAPE MANUAL.
25. BUFFER AREAS ADJACENT TO ROADWAYS FOR PARCELS A, B, C, D AREAS 50' 8' HIGH COMPACT SCREENING, WILL NOT BE REQUIRED AT ALL LOCATIONS.
26. SECTIONS ARE SHOWN TRULY

THE CRG PLAN WAS APPROVED ON 9/29/83
THE REVISED CRG PLAN APPROVED 12/5/84
PARTIAL AMENDED CRG PLAN WAS APPROVED 1/88

1. "Hearing # 88-226-XA approved January 20, 1988"
2. "4th Amended CRG-Approved on July 9, 1992"
3. "4th Amendment prepared by Daft-McCune-Walker, Inc."

(NO CHANGE THIS SHEET. SEE SHTS. 3 & 4 OF 4 FOR 8TH AMEND.)

Ref CX #114

DATE OF SEVENTH AMENDMENT 9-27-91
DATE OF EIGHTH AMENDMENT 7-2-92

DATE OF PLAN FOR SPECIAL HEARING: 1/21/03

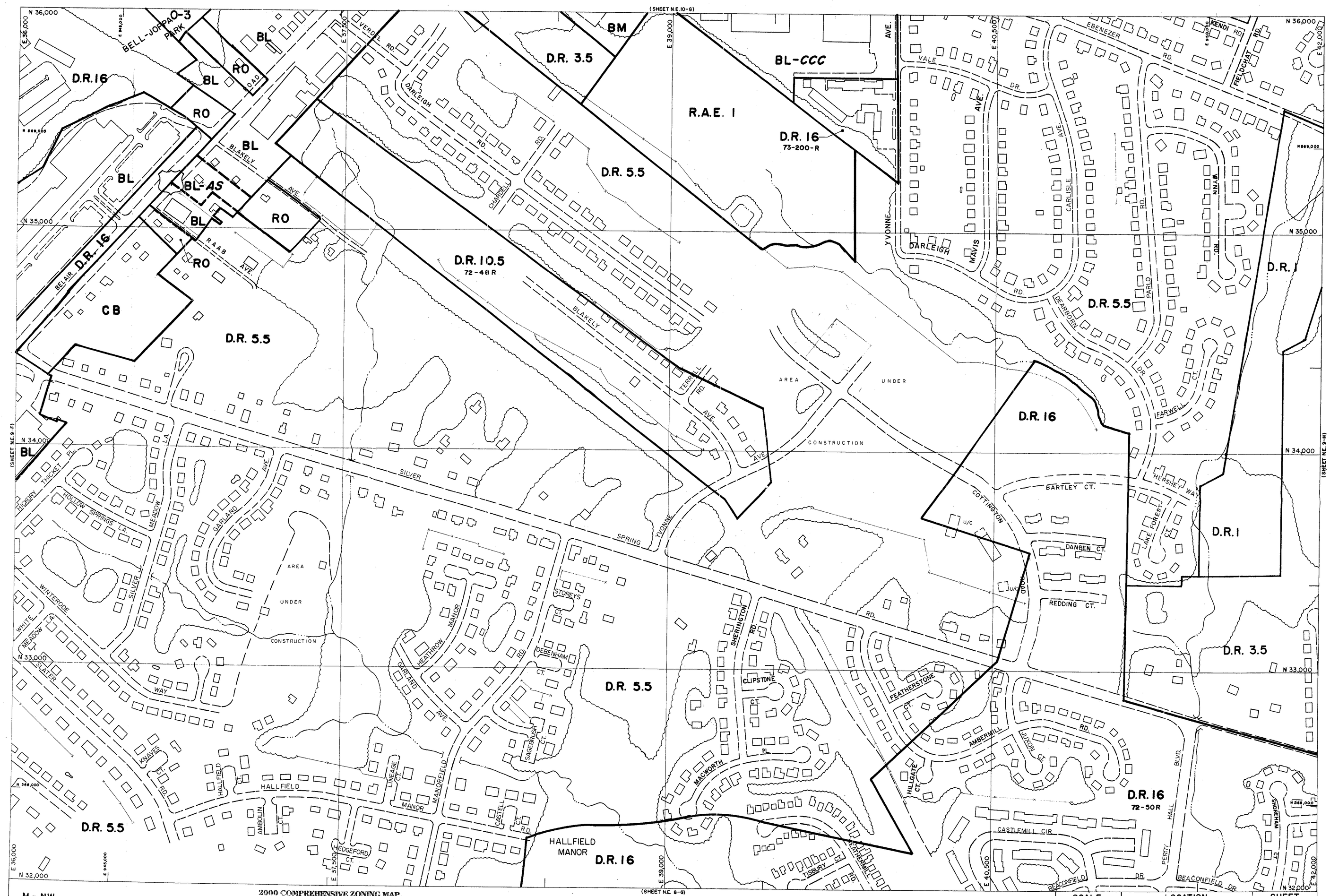
EIGHTH AMENDED FINAL DEVELOPMENT PLAN

SILVER SPRING STATION

11TH ELECTION DISTRICT
SCALE: 1"=50'
BALTIMORE CO., MD.
OCTOBER 26, 1983

DATE OF FIRST AMENDMENT 4/1/85
DATE OF SECOND AMENDMENT 10/8/85
DATE OF THIRD AMENDMENT 1/3/86
THIRD FINAL DEVELOPMENT PLAN REVISED BY: [illegible]
FOURTH AMENDMENT REVISED PER ZONING COMMISSIONER'S ORDER DATED 9/23/87 (SDC 87-0207-X)
FIFTH AMENDMENT REVISED PER ZONING COMMISSIONER'S ORDER DATED 10/8/87 (SDC 87-0207-X)

REVISED DEC. 18 1984 Rel Ab/Wd
REVISED JAN 31 1985 Rel 4/1/85
REVISED OCT. 8 1985 Rel 10/8/85
REVISED OCT 29 1986 Rev 1/3/86
SHEET 2 OF 4 REV. 7/92



M - NW

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

Joseph Bartenfelder
Chairman, County Council

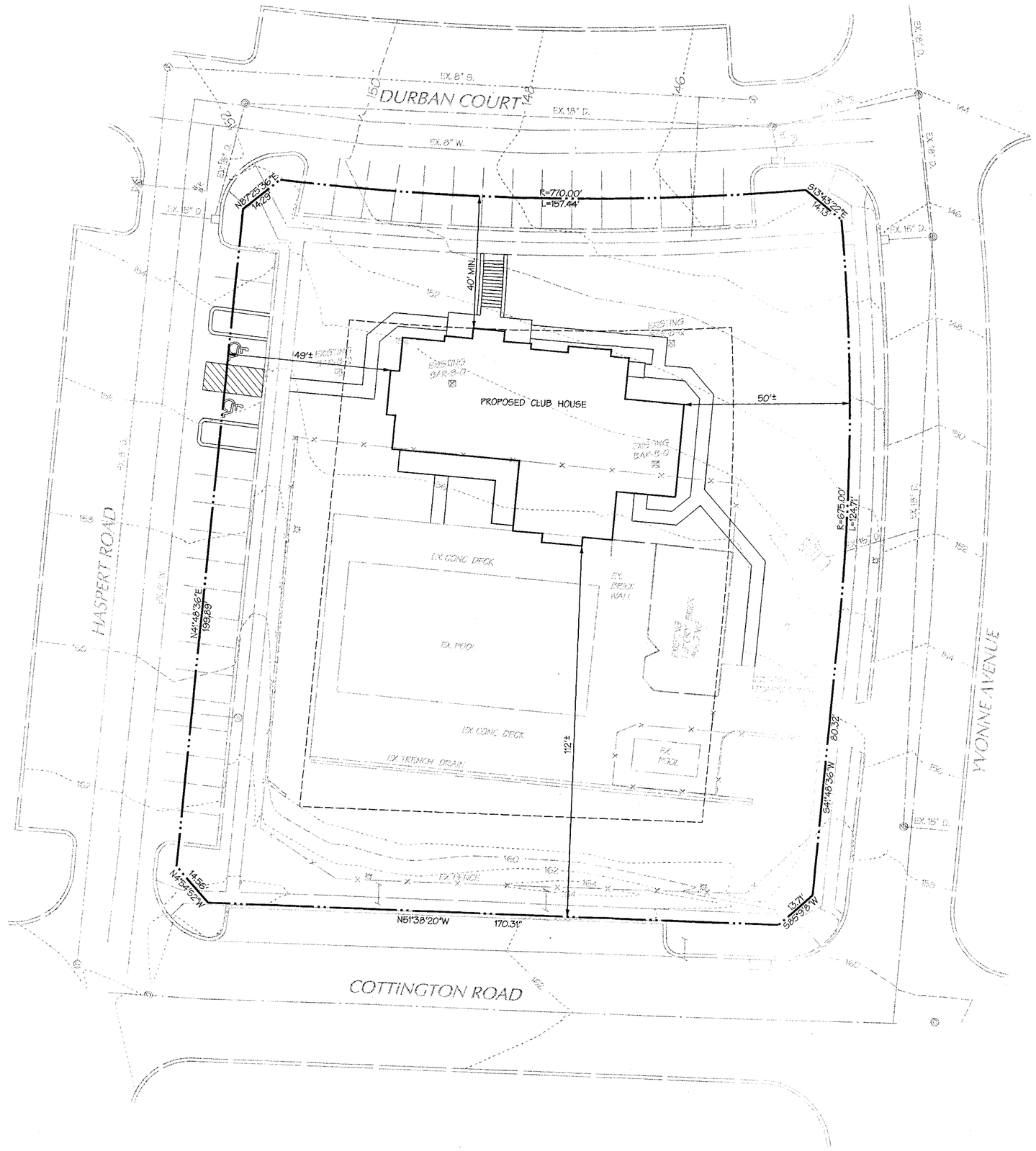
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

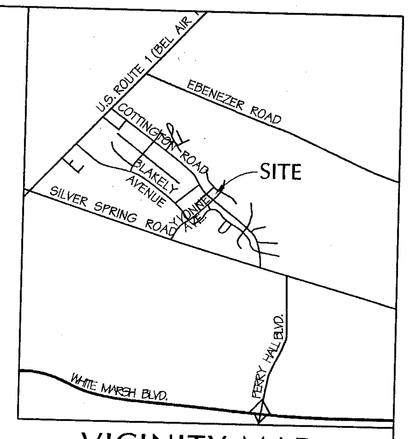
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	PERRY HALL	N.E. 9-G
DATE OF PHOTOGRAPHY JANUARY 1986		

NE 9 G

319





VICINITY MAP

SCALE: 1"=2000'

DATA SOURCES:
1. Topography: Field run survey provided by D.S. Thaler & Associates, Inc. dated January 29, 2003.
2. Boundary: Field run survey provided by D.S. Thaler & Associates, Inc. dated January 29, 2003.
3. Design Drawings

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

ATTACHMENT FOR SPECIAL HEARING

SILVER SPRING STATION

11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BCMD

DATE	BY	REVISIONS

ISSUE DATES			
REVIEW:		BASE:	RTS
BID:		DRAWN:	RTS
PERMIT:		DESIGNED:	RTS
CONSTRUCTION:		CHECKED BY:	TS
SCALE:	1"=20'	DATE CHECKED:	3-26-03
PROJECT NO.:	02133.A	DRAWING:	2 of 2

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MAR 27 2003
DAFT-MCCUNE-WALKER, INC.

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