IN RE: PETITION FOR SPECIAL HEARING NE/Corner of Neel Avenue and 3rd Avenue 4th Election District 3rd Councilmanic District (213 Neel Avenue)	* * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-425-SPH
Julie and Christopher Jones *Petitioners*	*	

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Julie and Christopher Jones. The special hearing request involves property the Petitioners own located at 213 Neel Avenue in Glyndon. The special hearing request is to approve the subdivision of Lot 2 into two separate lots shown on the site plan filed to accompany this special hearing request as Lot 2A and Lot 2B.

Appearing at the hearing on behalf of the special hearing request were Julie Jones, owner of the property and Scott Lindgren, a representative of Gerhold, Cross & Etzel, Ltd., the firm who was hired to prepare the site plan. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 1.9 acres, more or less, and is split-zoned D.R.3.5 and R.C.5. The owners of the property have proceeded through the minor subdivision process in order to create two lots from the 1.9 acres. Mr. and Mrs. Jones currently reside in the existing dwelling located at 213 Neel Avenue. That house is located on property zoned D.R.3.5. However, the newly proposed septic reserve area for that house is situated on a portion of the property zoned R.C.5. Therefore, the special hearing request is necessary to approve an area of their property zoned R.C.5., which would be less than one acre. That area will only be utilized as a septic reserve area for the existing dwelling.

5/22/03
R. Jameson

As stated previously, the Jones's are proposing to create a second buildable lot shown on the site plan as Lot 2B. This lot is proposed to contain 1.3 acres. The building envelope for a house and septic reserve area are shown on the site plan submitted. This 1.3 acre lot is zoned entirely R.C.5. In order to proceed with the subdivision of their property, the special hearing request is necessary.

It should be noted that the requested subdivision has received DRC approval and there are no adverse comments from any Baltimore County reviewing agency. Furthermore, no residents from the surrounding community appeared in opposition to the Petitioners' request. Based on the testimony and evidence submitted, I find it is appropriate to grant the special hearing to allow a portion of Lot 2A, which contains a septic reserve area for the existing dwelling located at 213 Neel Avenue, to have less than 1 acre of R.C.5 zoned land.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 21st day of May, 2003, that the Petitioners' Request for Special Hearing, to approve the subdivision of two lots, with Lot 2A containing less than 1 acre of acre zoned R.C.5, which shall be utilized for septic reserve purposes, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Second Amended Development Plan/Final Development Plan of "Glyndon Meadows" shall be amended to reflect the subdivision of this lot.

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

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

5/22/03 L Johnson

Baltimore County
Zoning Commissioner

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

May 21, 2003

Mr. & Mrs. Christopher Jones
213 Neel Avenue
Reisterstown, Maryland 21136

Re: Petition for Special Hearing
Case No. 03-425-SPH
Property: 213 Neel Avenue

Dear Mr. & Mrs. Jones:

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: Scott A. Lindgren
Gerhold, Cross & Etzel, Ltd.
320 E. Towsontown Blvd., Suite 100
Towson, MD 21286

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on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 213 Neel Avenue

which is presently zoned D.R. 3.5 & R.C. 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 THE SUBDIVISION OF LOT 2 INTO 2 LOTS, THE LESS THAN 1 ACRE LOT AREA FOR THE PROPOSED RCS PORTION OF LOT 2A AND THE AMENDMENT TO the Second Amended Development Plan / Final Development Plan of Glyndon Meadows

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

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Christopher Jones
Name - Type or Print

Christopher C. Jones
Signature

Julie Jones
Name - Type or Print

Julie Jones
Signature

213 Neel Avenue 410-526-2534
Address Telephone No.

Reisterstown, Maryland 21136
City State Zip Code

Representative to be Contacted:

Scott A. Lindgren
Gerhold, Cross & Etzel, Ltd.
Name

Suite 100
320 E. Towsontown Blvd. 410-823-4470
Address Telephone No.

Towson, Maryland 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING —

Reviewed By JL Date 3/14/03

Case No. 03-424-SPH

5/22/03 Approved

REV 9/15/98

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

March 13, 2003

ZONING DESCRIPTION
213 Neel Avenue

Beginning for the same at the intersection of the north side of Neel Avenue, 50 feet wide, and the east side of 3rd Avenue, 50 feet wide, and being known as designated as Lot 2 as shown on "Final Plat One, Glyndon Meadows" and recorded among the Land Records of Baltimore County in Platbook S.M. No. 67 folio 85.

Containing 1.924 Acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and should not be used for conveyance purposes.

STATE OF MARYLAND
ALAN LINDGREN
No. 21081
PROFESSIONAL LAND SURVEYOR
3/13/03

A25

X:\JONES\zoningdes.doc

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: #03-425-SPH
213 Neel Avenue
N/east corner of Neel and 3rd Avenues
4th Election District
3rd Councilmanic District
Legal Owner(s): Christopher and Julie Jones

Special Hearing: to permit the subdivision of Lot 2 into 2 lots, the less than 1 acre lot area for the proposed R.C. 5 portion of Lot 2A and the Amendment to the Second Amended Development Plan/Final Development Plan of Glyndon Meadows.

Hearing: Monday, May 19, 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.

5/019 May 1 C601050

CERTIFICATE OF PUBLICATION

5/1/, 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 5/1/, 2003.

- [x] 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

JL A24 No. 21945

DATE 3/14/03 ACCOUNT 001 006 6150

AMOUNT $ 65.00

RECEIVED FROM: JONES

FOR: RES SPH FOR 213 NEEL AVE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
3/14/2003	3/14/2003	09:24:23	4

REG W506 WALKIN KMCM KXM
>>RECEIPT # 141041 3/14/2003 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 021945
Recpt Tot $65.00
65.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE #03-425-SPH
PETITIONER/DEVELOPER:
Christopher And Julie Jones
DATE OF HEARING:
May 19, 2003, 2003

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

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

LOCATION:
213 Neel Avenue

DATE:
May 5, 2003

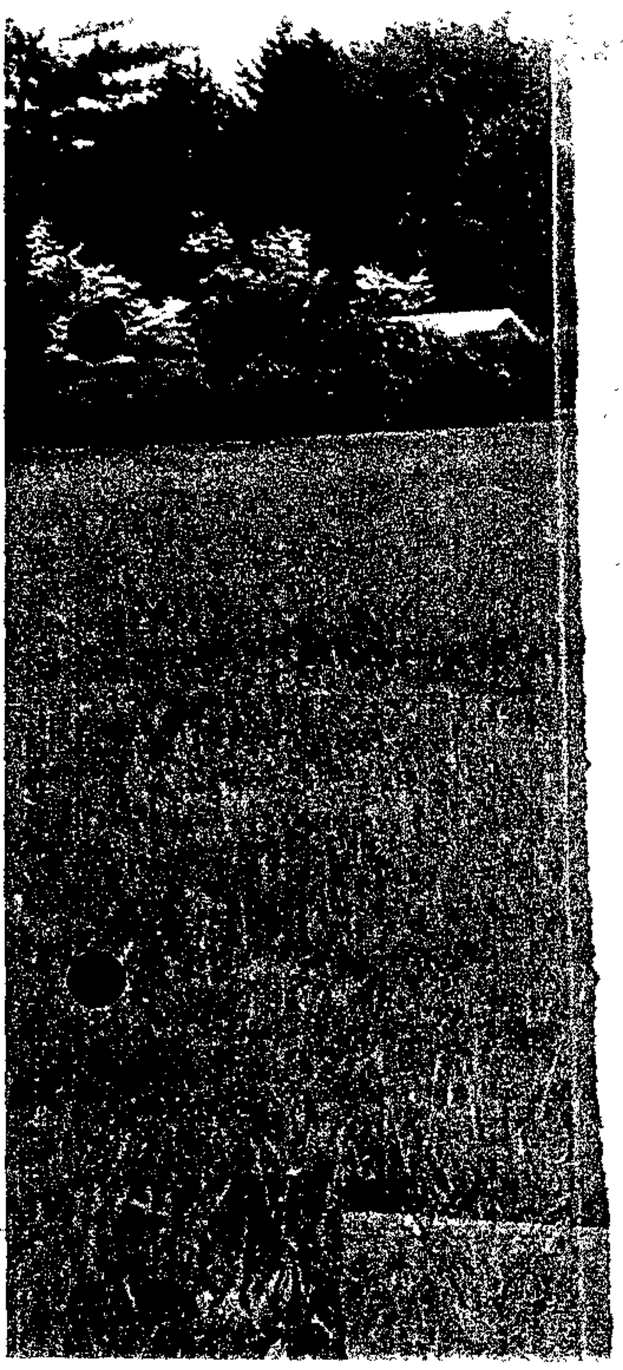
See attached photograph

POSTED ON: May 2, 2003

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



ZONING NOTICE

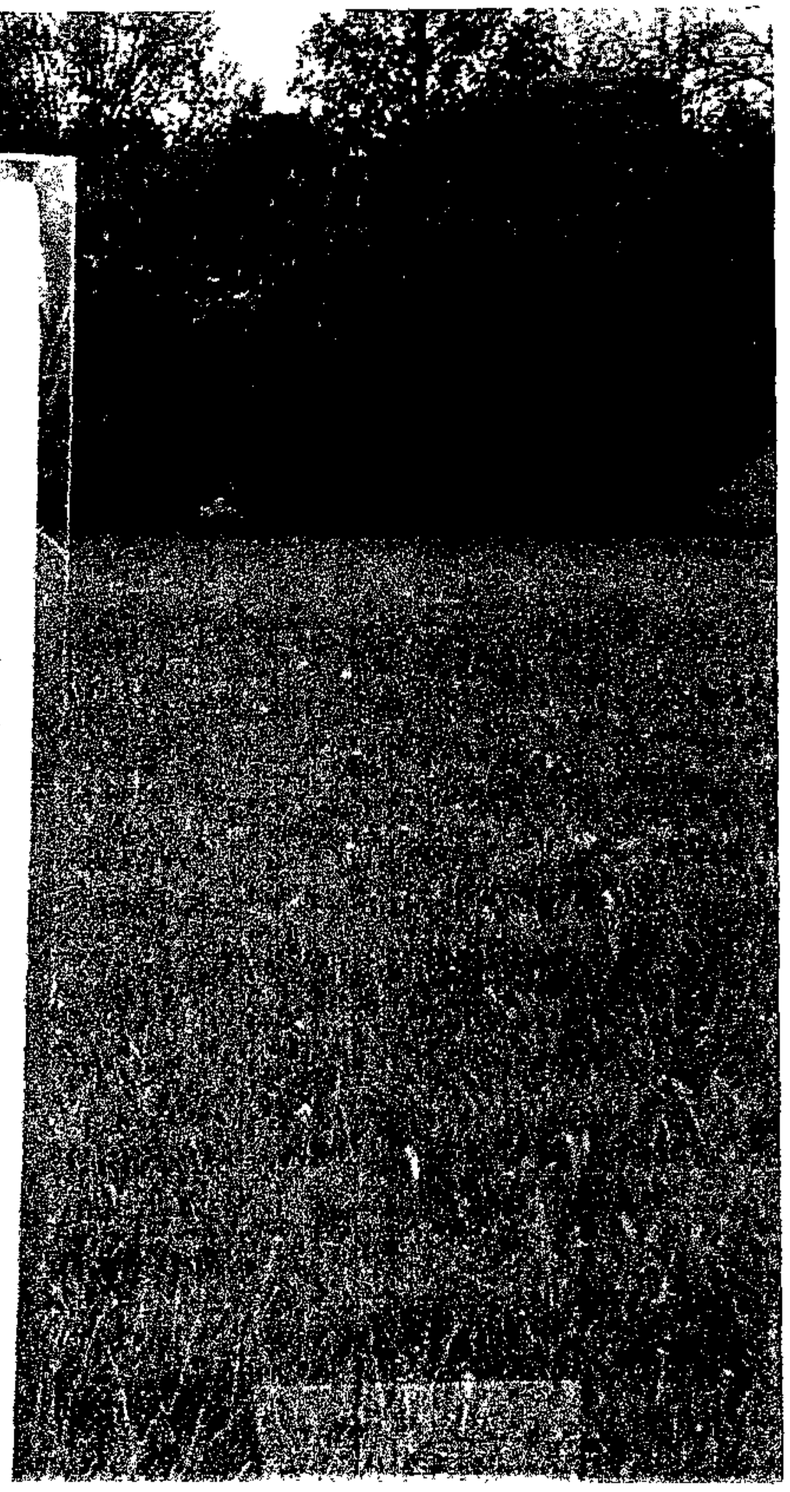
CASE # :03-425-SPH

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

PLACE: Room 407 County Courts Building
401 Bosley Avenue, Towson, MD

TIME & 2:00 pm Monday May 19, 2003

Special Hearing: to permit the subdivision of Lot 2 into 2 lots, the less than 1 acre lot area for the proposed R.C. 5 portion of Lot 2A and the Amendment to the Second Amended Development Plan/Final Development Plan of Glyndon Meadows.



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

March 27, 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: 03-425-SPH
213 Neel Avenue
N/east corner of Neel and 3rd Avenues
4th Election District – 3rd Councilmanic District
Legal Owners: Christopher and Julie Jones

Special Hearing to permit the subdivision of Lot 2 into 2 lots, the less than 1 acre lot area for the proposed R.C. 5 portion of Lot 2A and the Amendment to the Second Amended Development Plan/Final Development Plan of Glyndon Meadows.

Hearings: Monday, May 19, 2003 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bosley Avenue

Arnold Jablon
Director

AJ:klm

C: Christopher and Julie Jones, 213 Neel Avenue, Reisterstown 21136
Scott Lindgren, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 3, 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
Thursday, May 1, 2003 Issue - Jeffersonian

Please forward billing to:
Christopher and Julie Jones 410-526-2534
213 Neel Avenue
Reisterstown, MD 21136

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: 03-425-SPH
213 Neel Avenue
N/east corner of Neel and 3rd Avenues
4th Election District – 3rd Councilmanic District
Legal Owners: Christopher and Julie Jones

Special Hearing to permit the subdivision of Lot 2 into 2 lots, the less than 1 acre lot area for the proposed R.C. 5 portion of Lot 2A and the Amendment to the Second Amended Development Plan/Final Development Plan of Glyndon Meadows.

Hearings: Monday, May 19, 2003 at 2:00 p.m. in Room 407, County Courts Bldg., 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: 03-425-A

Petitioner: CHRISTOPHER & JULIE JONES

Address or Location: 213 NEEL AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHRISTOPHER & JULIE JONES

Address: 213 NEEL AVENUE

REISTERSTOWN, MD 21136

Telephone Number: 410-526-2534

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

May 16, 2003

Christopher Jones
Julie Jones
213 Neel Avenue
Reisterstown MD 21136

Dear Mr. and Mrs. Jones:

RE: Case Number: 03-425-SPH, 213 Neel Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 14, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Scott Lindgren, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Ste. 100, Towson 21286

Printed with Soybean Ink
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

March 26, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 24, 2003

Item No.: 407-418, 420-430 425

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*

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.25.03

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

RE: Baltimore County
Item No. 425 JL

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

Serj 5/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 31, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-390 and 03-425**

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 15, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2003
Item Nos. 407, 408, 410, 411, 412,
414, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, 426, 427, 428, 429, and
430

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

RWB:CEN:jrb

cc: File

ZAC-3-31-2003-NO COMMENT ITEMS-04152003

RE: PETITION FOR SPECIAL HEARING 213 Neel Avenue; NE corner of Neel & 3rd Avenues 4th Election & 3rd Councilmanic Districts Legal Owner(s): Christopher & Julie Jones Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-425-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 7th day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to Scott A Lindgreen, Gerhold, Cross & Etzel, Ltd., 320 Towsontowne Blvd, Suite 100, Towson, MD 21286, Attorney for Petitioner(s).

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

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

March 25, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 03/31/03 re: case numbers 03-407-SPH, 03-408-SPH, 03-409-A, 03-410-A, 03-411-A, 03-412-A, 03-413-A, 03-414-SPH, 03-415-A, 03-416-SPH, 03-417-SPH, 03-418-SPH, 03-419-SPHX, 03-420-A, 03-421-A, 03-422-A, 03-423-A, 03-424-SPH, 03-425-SPH, 03-426-SPH, 03-427-A, 03-428-SPHAHSA, 03-429-A, 03-430-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/25/03. 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

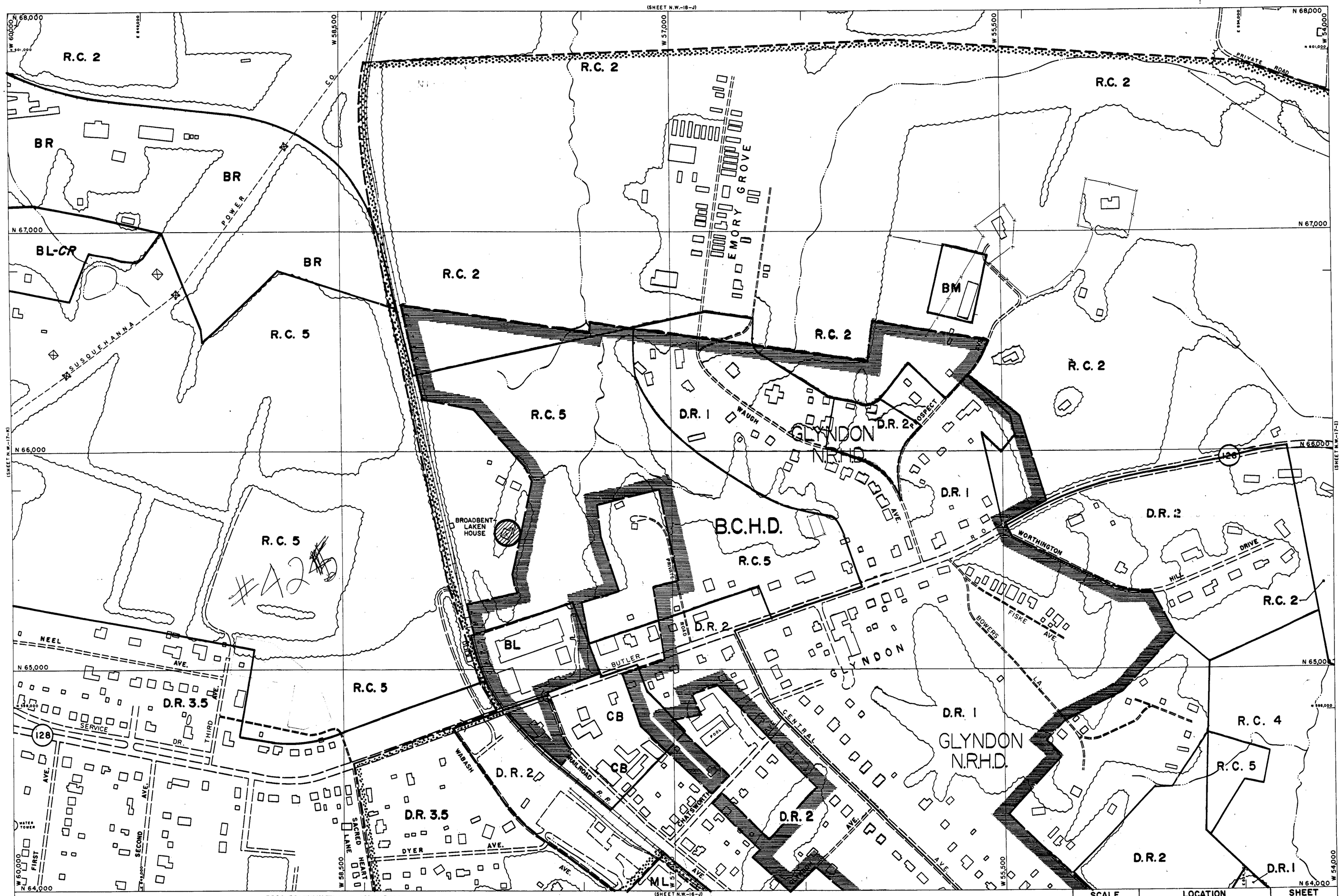
cc: Mike Nortrup

PLEASE PRINT CLEARLY

CASE NAME JONES PROPERTY/ GLYNDON MEADOWS
CASE NUMBER 03-425-SPH
DATE MAY 19, 2003

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
SCOTT LINDGREN GERHOLD, CROSS & ETZEL	SUITE 100 320 E. TOWSONTOWN BLVD	TOWSON, MD 21286	
Julie L. Jones Property Owner	213 Neel Ave.	Reisterstown, MD 21136	



X-SE W-SW

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 Bertaglia
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'±	GLYNDON REISTERSTOWN AREA	N.W. 17-J
DATE OF PHOTOGRAPHY JANUARY 1986		

NW 17 J

7/6/94 #9785
Glyndon Meadows
Development Plan Notes

1. OWNER/APPLICANT:

THE SOUTHERN LAND COMPANY, INC.
THE TEXAS CENTER, SUITE 2B
9832 YORK ROAD
COCKEYSVILLE, MARYLAND 21030
ATTN: MR. RONALD O. SCHAFTEL
(410) 666-1900

2. PLAN PREPARER:

MORRIS & RITCHIE ASSOCIATES, INC. (MRA)
110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
MRA CONTACT: TIM MADDEN, PRINCIPAL
(410) 821-1690

3. SITE DATA

A. EXISTING ACREAGE, ZONING, AND LAND USE:

1. GROSS ACREAGE (including 6.7± ac for adjacent R/W to be dedicated)	67.8± ACRES
2. NET ACREAGE	66.7± ACRES
3. EXISTING ZONING (GROSS ACREAGE)	RC-5 (61.3 ACRES) DR 3.5 (6.0 ACRES) BR (0.5 ACRES)
4. EXISTING USE	AGRICULTURE & RESIDENTIAL
5. TAX ACCOUNT NUMBER	04-08-001100
6. PROPERTY INFORMATION	
a. DEED REFERENCE	9656/466
b. COUNCILMANIC REFERENCE	3
c. CENSUS TRACT	4046
d. ELECTION DISTRICT	4
e. ADC MAP LOCATION: BALTIMORE & BALTIMORE COUNTY PAGE 16, GRID A-5	
f. COUNTY MAP REFERENCES: TOPO & ZONING MAPS	N.W. 173 & 17K
g. TAX MAP	#48, PARCEL 766

4. PROPOSED DEVELOPMENT

A. DEVELOPMENT OF 41 SINGLE FAMILY LOTS. ALL UNITS WILL BE "FOR SALE". THE 41 LOTS WILL BE COMPOSED OF:
- 2 EXISTING DWELLINGS TO BE RETAINED BY THE SELLER.
- 6 "D.R." LOTS FOR SALE.
- 33 LARGE LOTS (1 ACRE MINIMUM) SERVED BY PRIVATE WELL AND SEPTIC.

B. DENSITY CALCULATIONS: (SEE NOTE #32. FOR DR 3.5 ACREAGE USE).

DR 3.5 ACREAGE (AVAILABLE FOR DENSITY CALCS)	= 1.9 ACRES±
DR 3.5 LOTS PERMITTED: 1.9 AC. X 3.5	= 6 LOTS.*
DR 3.5 LOTS PROPOSED:	= 6 LOTS

THE 12 DR LOTS ARE COMPRISED OF 10 LOTS "FOR SALE" AND 2 LOTS "TO BE RETAINED BY SELLER". THESE LOTS INCLUDE A TOTAL OF 2.8 ACRES ± OF RC 5 ZONING THAT IS EXCLUDED FROM ALL DENSITY CALCULATIONS. THE REMAINING RC 5 ACREAGE OF 58.5 ACRES ± IS UTILIZED IN CALCULATING THE NUMBER OF LOTS PERMITTED THAT WILL BE SERVED BY WELL AND SEPTIC. (SEE NOTE 14 FOR FURTHER INFORMATION). THE 0.5 ACRE OF BR ZONING IS LOCATED AS PART OF THE RC 5 SINGLE FAMILY LOTS, A USE PERMITTED AS PER SECTION 230.1 AND 236.1 OF THE B.C.Z.R. THIS AREA IS ALSO EXCLUDED FROM DENSITY CALCULATIONS.

DR 3.5 ACREAGE 9.6 AC × 3.5	= 19.0 LOTS PERMITTED
RC 5 ACREAGE	= 58.5 ACRES ±
RC 5 LOTS PERMITTED: 58.5 AC × .067	= 3.9 LOTS PERMITTED
RC 5 LOTS PROPOSED:	= 2 LOTS
TOTAL LOTS PERMITTED:	= 58 SINGLE FAMILY LOTS
TOTAL LOTS PROPOSED:	= SINGLE FAMILY LOTS

5. PARKING

A. REQUIRED OFF STREET PARKING
UNITS X 2 SPACES = 9 SPACES IN DRIVEWAYS PROVIDED
B. PROPOSED PARKING:

6. AVERAGE DAILY TRIPS GENERATED

LOTS (ACCESS FROM NEW INTERSECTION) X 12.4 = ADT'S

7. SIDEWALKS, ROADS, AND EASEMENTS

A NEW ACCESS IS PROPOSED AT ONE LOCATION ALONG BUTLER ROAD, STATE ROUTE 128, OPPOSITE SACRED HEART LANE. ALL INTERIOR ROADS ARE TO BE PUBLIC ROADS, TRANSITIONING FROM 21' TO 18' WIDE PAVING ON 40' RIGHT OF WAY. AN ACCESS PERMIT FROM MSHA IS REQUIRED. SIDEWALK WILL BE PROVIDED ALONG BUTLER ROAD ONLY. ALL ROADWAYS ARE TO BE PAVED WITH BITUMINOUS CONCRETE AND PERMANENTLY STRIPED.

8. WATER AND SEWER SERVICE
1. THE 6 PROPOSED LOTS IN THE DR 3.5 ZONE WILL BE SERVED BY PUBLIC WATER AND SEWER. THE 2 EXISTING DWELLINGS ON LOTS #1 & 2 ARE CURRENTLY SERVED BY PUBLIC WATER AND PRIVATE ON-SITE SEPTIC SYSTEMS.
2. LOTS WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
THE SITE IS WITHIN UPPER GWYNNS FALLS SUBSEWERSHED (W7)

9. STORM WATER MANAGEMENT

THE SITE IS WITHIN THE GLEN FALLS, SLADE RUN, AND GWYNNS FALLS WATERSHEDS.

TWO AND TEN YEAR QUANTITY MANAGEMENT IS REQUIRED FOR ALL THREE WATERSHEDS. 100 YEAR MANAGEMENT IS REQUIRED FOR THE GWYNN FALLS WATERSHED.

WATER QUALITY MANAGEMENT OF THE FIRST HALF INCH OF RUNOFF FROM ALL PROPOSED IMPERVIOUS AREA IS ALSO REQUIRED. (SEE HYDROLOGY SUMMARY ON THIS SHEET).

10. FOREST CONSERVATION

1. THIS PROJECT GENERATES A REQUIREMENT TO AFFOREST 5.7 ACRES. THIS WILL BE ACCOMPLISHED ON SITE, THROUGH THE RETENTION OF EX. HEDGEROWS AND AFFORESTATION OF FOREST BUFFER AREAS. SEE SHEET 3 OF 4 ENTITLED "PRELIMINARY FOREST CONSERVATION PLAN."
2. A FOREST STAND DELINEATION REPORT WAS APPROVED BY DEPRM FOR THIS SITE. (THE PRELIMINARY FOREST CONSERVATION PLAN WILL BE SUBMITTED TO DEPRM CONCURRENT WITH THIS PROPOSAL).

11. LANDSCAPE CALCULATIONS: A CHEMATIC LANDSCAPE PLAN IS NOT REQUIRED FOR THIS RESIDENTIAL DEVELOPMENT PLAN SUBMITTAL.

4060 L.F. INTERIOR ROAD	20	=	203.0 P.U.
2310 L.F. ADJACENT ROAD	40	=	57.7 P.U.
450 L.F. REAR/SIDE YEAR SCREENING	15	=	30.0 P.U.
TOTAL PLANTING UNITS REQUIRED		=	290.7 P.U.
TOTAL PLANTING UNITS PROPOSED		=	291.0 P.U.

12. LOCAL OPEN SPACE

REQUIRED: 6 UNITS X 650 SF/UNIT = 3,900 S.F.

PROPOSED: -0- (DEVELOPER WILL REQUEST THAT RECREATION AND PARKS ACCEPT A FEE IN LIEU OF OPEN SPACE, SINCE THE REQUIRED OPEN SPACE FALLS BELOW THE MINIMUM 1/2 ACRE AREA.

13. THE FOLLOWING VARIANCES AND SPECIAL HEARINGS ARE BEING REQUESTED CONCURRENTLY WITH THE DEVELOPMENT PLAN SUBMITTAL (SEE VARIANCE PLAN FOR DETAIL AND LOCATIONS OF THESE VARIANCES). (CASE No. 95-156-SPHA)

A. A VARIANCE PACKAGE HAS BEEN APPROVED BY DEPRM TO SEEK RELIEF FROM THE FULL EFFECT OF THE FOREST BUFFER REGULATIONS TO PERMIT ONE ROAD CROSSING, TWO S.W.M. FACILITIES AND A MINOR PORTION OF ONE SEPTIC RESERVE AREA WITHIN THE FOREST BUFFER. (SEE DEPRM LETTER DATED NOVEMBER 2, 1994.)

B. A SPECIAL HEARING WILL BE HELD CONCURRENTLY WITH THE DEVELOPMENT HEARING TO REQUEST THE CREATION OF 8 NON-BUILDABLE RC-5 PARCELS, TOTALING 7.2 ACRES ±. THESE PARCELS ARE BEYOND THE MINIMUM RC-5 LOT SIZE OF 1.0 ACRE OR ARE INCLUDED IN DR LOTS AND THE RC5 PARCELS WILL NOT BE USED FOR DENSITY PURPOSES OR INCLUDED IN THE PROJECT'S DENSITY CALCULATIONS. (SEE VARIANCE PLAN FOR LOCATION AND ACREAGES OF NON-BUILDABLE RC-5 PARCELS.)

C. A VARIANCE FROM THE B.C.Z.R. REQUIREMENT FOR 50' PRINCIPAL BUILDING SETBACK FROM ANY LOT LINE OTHER THAN A STREET LINE (ARTICLE 1A, SECTION 1A04.3 -B.3) WILL BE REQUESTED CONCURRENTLY WITH THE DEVELOPMENT PLAN HEARING.

THE VARIANCES WERE GRANTED BY THE ZONING COMMISSIONER, BUT WERE OVERTURNED BY THE BOARD OF APPEALS.

14. SOILS

A. SEE PLAN FOR SOILS CHART AND DELINEATION.

B. A PRELIMINARY GEOTECHNCAL INVESTIGATION HAS BEEN PERFORMED TO DETERMINE MORE EXACT LIMITATIONS WHICH MAY BE ENCOUNTERED. SITE LAYOUT AND PROPOSED GRADING HAS BEEN PERFORMED WITH THE USE OF THIS PRELIMINARY INFORMATION. PRIOR TO FINAL ENGINEERING AND CONSTRUCTION MORE DETAILED GEOTECHNCAL INVESTIGATION SERVICES WILL NE PERFORMED. APPROPRIATE ACTION WILL BE TAKEN, UNDER CONSULTATION WITH A LICENSED PROFESSIONAL SOILS ENGINEER, TO RESPOND TO CONDITIONS SUCH AS; DEPTH OF BEDROCK, HIGH WATER TABLE, POOR DRAINAGE, UNSTABLE SOILS, ETC.

15. THERE ARE NO 100 YEAR FLOODPLAINS ON SITE.

16. THERE ARE NO HISTORIC OR ARCHEOLOGICAL SITES ON THIS PROPERTY.

17. THERE ARE NO UNDERGROUND FUEL STORAGE TANKS ON SITE.

18. THERE ARE NO TRANSIT SERVICES PLANNED ASSOCIATED WITH THIS DEVELOPMENT.

19. KNOWN EXISTING WELLS AND SEPTIC RESERVE AREAS ARE SHOWN IN APPROXIMATE LOCATIONS ON THE PLAN.

20. THERE ARE NO RESIDENTIAL TRANSITION AREAS GENERATED FOR THIS PROJECT.

21. OLD HANOVER ROAD IS A DESIGNATED SCENIC ROUTE. SCENIC ROUTE DESIGN GUIDELINES ARE OUTLINED IN SECTION VI OF THE C.M.D.P. THE PROPOSED DEVELOPMENT MEETS THE GOALS OF THESE GUIDELINES THROUGH THE FOLLOWING DESIGN CONSIDERATIONS:

PROPOSED DEVELOPMENT ALONG OLD HANOVER ROAD CONSISTS OF 2 LARGE RESIDENTIAL LOTS AND AN ON SITE STORM WATER MANAGEMENT FACILITY. EXISTING VEGETATION, INCLUDING FOREST IS TO REMAIN UNDISTURBED ALONG THIS EDGE. THIS WILL BE SUPPLEMENTED WITH PROPOSED AFFORESTATION WITHIN THE FOREST BUFFER. THE ONLY GRADING PROPOSED IN THIS AREA WILL BE FOR THE INTERIOR ROADS, UTILITY EASEMENTS, HOME SITES, AND S.W.M. NO ACCESS ROADS ARE PROPOSED OFF OF OLD HANOVER ROAD.

22. ACCESSORY STRUCTURE NOTE

A. ENVELOPES SHOWN HERON 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 SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMIT).

B. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

23. DIRECTOR OF Z.A.D.M. NOTE

THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF Z.A.D.M. BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH THE 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 THERE ON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSED OTHER THAN THAT INDICATED PRESENTLY INDICATED ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

25. AN INDEPENDENT STUDY IS BEING CONDUCTED BY THE S.H.A. TO DETERMINE SITE LINES FOR THE NEW INTERSECTION AT BUTLER ROAD. THE AREA ALONG THE SITE DISTANCE LINES, BETWEEN ENTRANCES AND CURBS, MUST BE CLEARED, GRADED, AND KEPT FREE OF OBSTRUCTIONS.

26. REFUSE COLLECTION WILL BE PROVIDED BY BALTIMORE COUNTY.

27. SCHOOL INFORMATION

PROJECTED STUDENT ENROLLMENT:

FRANKLIN ELEMENTARY	10 STUDENTS
FRANKLIN MIDDLE SCHOOL	7 STUDENTS
FRANKLIN HIGH SCHOOL	9 STUDENTS

28. LIGHTING WILL BE INSTALLED ALONG THE PROPOSED ROADS, AS SHOWN. ALL EXTERIOR LIGHTING ON SITE SHALL BE ARRANGED AND DIRECTED SO AS REFLECT ONTO THE PREMISES AND AWAY FROM ALL ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC ROADS.

29. NO EXISTING DWELLINGS OR STRUCTURES ON THIS PROPERTY WILL BE RAZED.

30. COMPATIBILITY TREATMENTS:

A. THE STREETSCAPE ALONG BUTLER ROAD SHALL INCLUDE SIDEWALKS, ANTIQUE-STYLE LIGHTING, AND STREET TREES SO LONG AS ALL ARE APPROVED BY THE DIRECTOR OF PLANNING AND ZONING. THE ENTRANCE TO THE DEVELOPMENT SHALL BE SIMILARLY TREATED.

B. THE NINE LOTS FRONTING ON/VISIBLE FROM BUTLER ROAD SHALL BE IMPROVED WITH SINGLE-FAMILY DWELLINGS THAT INCORPORATE DORMERS, GABLES, AND PORCHES. THESE 9 HOUSES SHALL BE AT LEAST TWO STORIES IN HEIGHT AND SHALL INCLUDE BUILDING ENTRIES THAT ARE ARTICULATED WITH PORTICOS, PORCHES, OR OTHER SIMILAR ARCHITECTURAL FEATURES. BUILDING FACADES THAT FACE BUTLER ROAD SHALL BE WELL ARTICULATED AND MAY INCLUDE A WING PROJECTION WITH A GABLE PERPENDICULAR TO THE MAIN BUILDING MASS AS WELL AS A MAIN GABLE ROOF. GARAGES, WHETHER ATTACHED OR DETACHED, SHALL BE LOCATED TO THE REAR OF THE LOTS AND SHALL BE ARCHITECTURALLY CONSISTENT WITH THE HOUSE. ON THE ELEVATIONS FACING BUTLER ROAD OF THESE SIX HOUSES, NATURAL BUILDING MATERIALS SHALL BE USED SUCH AS WOOD SIDING BRICK, STONE, GLASS OR CONCRETE BI-PRODUCTS. THE NINE HOUSES DEVELOPED ON THESE LOTS NO'S 9,8,7,26,27,33,39,40 SHALL BE CONSIDERED CONSISTENT WITH THIS NOTE IF THEY ARE IN GENERAL CONFORMANCE WITH THE ELEVATION DRAWING SUBMITTED TO THE DIRECTOR OF PLANNING AND ZONING PRIOR TO APPLICATION FOR BUILDING PERMITS. (RESPONSE TO: "PLANNING BOARD RECOMMENDATIONS")

C. THE HEDGEROWS SHOWN IN THE DEVELOPMENT SHALL BE RETAINED AS PART OF THE DEVELOPMENT PLAN AND SHALL BE PLACED IN A FOREST CONSERVATION EASEMENT TO BE MAINTAINED BY RESPECTIVE LANDOWNERS.

31. HAZARDOUS MATERIALS INSPECTION:
A PHASE I ENVIRONMENTAL AUDIT IS CURRENTLY BEING PERFORMED ON THE PROJECT.

32. DR 3.5 ACREAGE USE AND DISTRIBUTION
3.9 AC TOTAL DR 3.5 WHICH CONTAIN AND SUPPORTS LOTS 1,42, 43, 44 & 45
LOT #42 = .16 AC DR 3.5
LOT #43 = .16 AC DR 3.5
LOT #44 = .23 AC DR 3.5
LOT #45 = .23 AC DR 3.5
3.1 AC OF DR 3.5 OF LOT #1 ARE REMAINING AND TO BE RETAINED BY THE OWNER.

.02 GROSS ACRES OF DR 3.5 ZONED LAND IS CONTAINED IN AND SUPPORTS LOT TWO ONLY.

1.9 GROSS ACERS OF DR 3.5 ZONED LAND EXITS ALONG THE BUTLER ROAD FRONTAGE AND SUPPORTS THE SIX (6) PROPOSED LOTS ONLY. (SEE NOTE 4.B FOR THE DENSITY CALCULATIONS.)

33. NO ACCESS WILL BE PERMITTED TO THE PROPOSED LOTS FROM OLD HANOVER ROAD

34. LOTS #26, 27 & 28 ABOVE WILL BE ACCESSED FROM A COMMON DRIVEWAY, SHARED WITH LOTS 9, 8 & 5. A CROSS EASEMENT WILL BE RECORDED FOR THIS SHARED DRIVEWAY.

35. ALL LOTS SHALL BE SOLD, EXCEPT FOR LOTS #1 AND #2 WHICH ARE CURRENTLY OCCUPIED

36. D.R. 3.5 SETBACKS:

From Front Building Face To:	
Public Street Right-of-Way, or property line:	25'
arterial or collector	--
From Side Building Face To:	
Side building face	16' < 20' high
Public street right-of-way	25'> 20' high
Paving of a private road	15'
Tract boundary	25'
From Rear Building Face To:	
Rear property line	15'
Public street right-of-way,	30'
Additional Setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.	
Maximum Building Height:	50'
Maximum Building Height DR 16 Zone:	60'

R.C.-5 SETBACKS:

BUILDING TO STREET ℄	75'
BUILDING TO LOT LINE OTHER THAN STREET LINE:	50'
MINIMUM LOT AREA	1 ACRE±

37. SIGNAGE: TEMPORARY PROJECT I.D. SIGNAGE WILL BE POSTED, AS PERMITTED UNDER THE BCZR, UNTIL 75% OF THE LOTS HAVE BEEN SOLD. THE DEVELOPER HAS AGREED NOT TO INSTALL ANY PERMANENT ENTRANCE SIGNAGE

(SIGNAGE PERMITTED UNDER BCZR SEC. 413.1.E = 18 S.F. SIGN FACE)

38. CONCEPT PLAN CONFERENCE: MAY 23, 1994
S.I.M. #1: JUNE 13, 1994
S.I.M. #2: JUNE 28, 1994
DEVELOPMENT PLAN CONFERENCE: NOV. 16, 1994
HEARING OFFICER'S HEARING: DEC. 8, 1994

IN RE: DEV. PLAN HEARING & PETITIONS FOR SPECIAL HEARING & VARIANCE
NEC Butler Rd. & Old Hanover Rd.
Glyndon Meadows
4th Election District
3rd Councilmanic District
Legal Owner: Margaret C. Pumphrey and Robert L. Stoll
Contract Purchaser: The Southern Land Company

BEFORE THE HEARING OFFICER/ ZONING COMMISSIONER OF BALTIMORE COUNTY
Case Nos.IV-461 & 95-156SPHA

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14TH day of December, 1994, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval for the creation of 8 R.C.5 parcels totalling 2.88 acres (+/-), under Section 1A04.E of the BCZR, be and is hereby GRANTED; and,

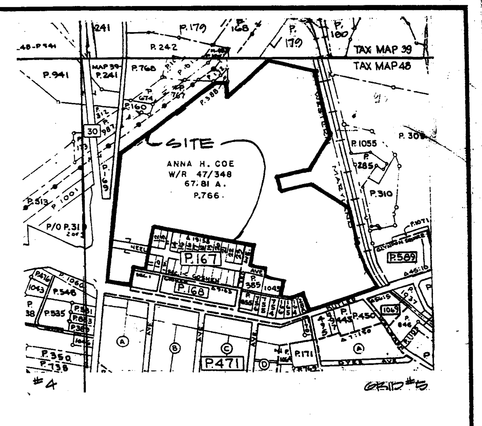
IT IS FURTHER ORDERED that variances from Section 1A04.3.B.3 of the BCZR to approve setbacks less than 50 ft. for dwellings for a number of individual lots within the proposed subdivision, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Zoning Administration and Development Management (ZADM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

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

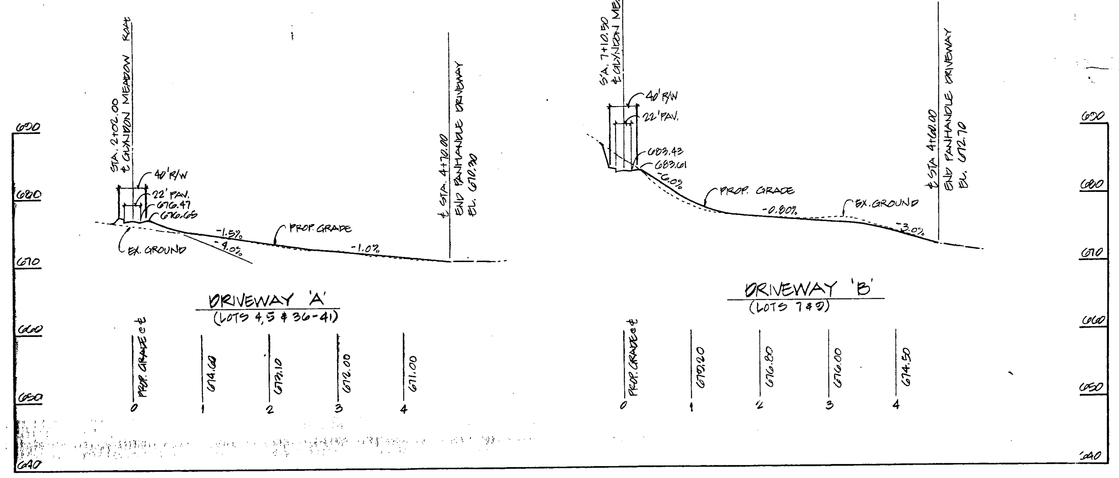
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

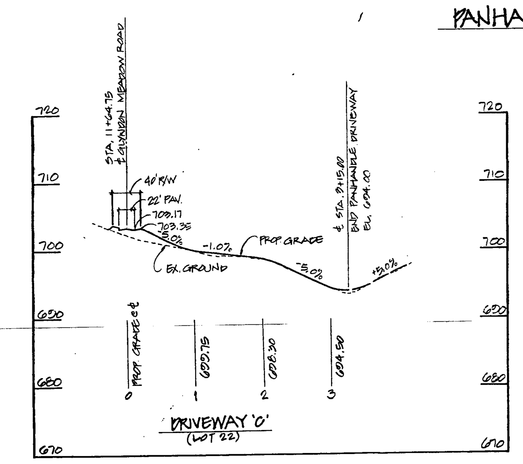


TAX RESEARCH INFORMATION CHART

PARCEL/LOT	OWNER NAME	OWNER ADDRESS	TAX ACCOUNT NUMBER	DEED REF.	ACREAGE
164	BRADFORD STAMPFORD	381 BUTLER ROAD REISTERSTOWN, MD 21136	0419937328	5432/266	
165	DOUGLAS & DOROTHY JOHNSTON	391 BUTLER ROAD REISTERSTOWN, MD 21136	0416001040	5847/397	
166	ELLEN & PAUL ADLER	391 BUTLER ROAD REISTERSTOWN, MD 21136	0408153140	NO DEED REFERENCE	
140	BALTIMORE GAS & ELECTRIC TAX ACCOUNTING UNIT	P.O. BOX 1475 BALTIMORE, MD 21203	0405001786	4916/514	.95266
170	RALPH & JOYCE BEAUCHAMP	398 BUTLER ROAD REISTERSTOWN, MD 21136	0413955303	4932/842	
185	WILLIAM & NANCY MAYER	4900 BUTLER ROAD GLYNDON, MD 21071	2000060934	7233/391	.5331 ac
188	CHARLES & SHARON SCHAFFER	387 BUTLER ROAD REISTERSTOWN, MD 21136	0408001170	5087/484	.239 ac
189	BALTIMORE GAS & ELECTRIC TAX ACCOUNTING UNIT	P.O. BOX 1475 BALTIMORE, MD 21203	0405049983	5256/815	.28 ac
209	FRED GREECHT MANAGEMENT	9475 DEERECO ROAD, #400 TIMONIUM, MD 21093	0403023648	4854/882	18.989 ac
210	MARK & SANDRA LAKER	4906 BUTLER ROAD GLYNDON, MD 21071	0408005641 0408005643	7549/391	2.0867 ac 2.1583 ac
212	REISTERSTOWN VETERINARY CTR	12010 HANOVER ROAD REISTERSTOWN, MD 21136	0401060400	4818/930	.997 ac
283	LOYAL & MARY MARRANT	211 THIRD AVENUE REISTERSTOWN, MD 21136	0408002590	3083/214	
163	ARTHUR & CAROL MIESEL	412 BUTLER ROAD GLYNDON, MD 21071	0403048240	4511/746	
450	KAREEN & GARY GODWIN	420 BUTLER ROAD REISTERSTOWN, MD 21071	0407048300	4512/480	
471 LOT A	SEE NEXT CHART				
471 LOT B	BALTIMORE COUNTY MD	21-08-37-024 COURT HOUSE TOWSON, MD 21204	0402000402	4838/418	LOT 24-37 PT LOT 16
471 LOT C	SEE NEXT CHART				
471 LOT D	BONNIE HERRIGEN	396 BUTLER ROAD REISTERSTOWN, MD 21136	1700002559	5050/439	
495	BRIAN & PATRICIA BUTLER	420 BUTLER ROAD REISTERSTOWN, MD 21136	2100002565	7780/5	.6549 AC
497	JEANNE MARGART	404 BUTLER ROAD REISTERSTOWN, MD 21136	0420001890	6855/288	.343 AC
589	FRED GREECHT MANAGEMENT	9475 DEERECO ROAD TIMONIUM, MD 21093	1600013372 1600013374	4908/280 4864/280	3.93 AC .589 AC
674	BGE TAX ACCOUNTING UNIT	P.O. BOX 1475 BALTIMORE, MD 21203	0400001820	4988/280	.4 AC
183	SEE NEXT CHART				
184	SEE NEXT CHART				
754	CURRENT RESIDENT	387 BUTLER ROAD REISTERSTOWN, MD 21136			
755	CHARLES & MARIE KELLEY	395 BUTLER ROAD REISTERSTOWN, MD 21136	0411081800 0411081801	1770/19	
756	GEORGE BANGIERE	391 BUTLER ROAD REISTERSTOWN, MD 21136	0402080650	983/130	
767	BGE R/W POWER LINE				
768	CALVIN & MARYE MUELLENHTAM	13815 OLD HANOVER ROAD REISTERSTOWN, MD 21136	0412080360	3894/112	.945 AC
855	GEORGE BANGIERE	391 BUTLER ROAD REISTERSTOWN, MD 21136	0402080650	983/130	
867 GRID A					
1049	CSX TRANSPORTATION TAX DEPT.	500 WATER STREET JACKSONVILLE, FL 32202	2000013288	7568/277	
123 MIR C					
125	BGE R/W				
178	REMINGTON LUMBER COMPANY	P.O. BOX 337 REISTERSTOWN, MD 21136		6183-510	
200				6183-510	
1015 MAP 65	EASTERNER GAS & ELECTRIC TAX ACCOUNTING UNIT	P.O. BOX 1475 BALTIMORE, MD 21203	1400002277	5172/217	
867	SAME AS ABOVE	SAME AS ABOVE	1400001931	8124/258	
1060	RUDOLF & PATRICIA TROBE	119 HANOVER ROAD BALTIMORE, MD 21136	2000001737	8881/232	
1065	MARY JO & LOYAL MARRANT	211 THIRD AVENUE BALTIMORE, MD 21136	1400016284	5432/432	
1055	MARK & SANDRA LAKER	4906 BUTLER ROAD GLYNDON, MD 21071	2000080933	7549/391	
1057	RICHARD & MILDRED LEE	P.O. BOX 42 BALTIMORE, MD 21136	0423918701	7713/467	
167-10	ANNA H. COE	7 BUTLER ROD BALTIMORE, MD 21136	0408001107	47/268	
167-11	SAME AS ABOVE	SAME AS ABOVE	0408001108	47/268	
167-12	SAME AS ABOVE	SAME AS ABOVE	0408001109	47/268	
167-13	SAME AS ABOVE	SAME AS ABOVE	0408001110	47/268	
167-14	SAME AS ABOVE	BOX 7 BALTIMORE, MD 21136	0408024625	82/301	
167-15	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	82/301	
167-16	JOHN & DONNIE LLOYD	112 NEEL AVE BALTIMORE, MD 21136	0412007524	4382/490	
167-17	ETHEL LAMARE	110 NEEL AVE BALTIMORE, MD 21136	1400006998	8841/221	
167-18	BRYAN & MARY GRIFFIN	105 NEEL AVE BALTIMORE, MD 21136	0407026850	7256/389	
167-19	ANN COE		0408001107	47/268	
167-20	JOHN & DONIE LLOYD	112 NEEL AVENUE	0408001108	47/268	
167-21			0408001109	47/268	
167-22	JOHN ILAMARE & ETHEL LAMARE	110 NEEL AVENUE	0408001110	47/268	
6	CURRENT RESIDENT	386 BUTLER ROAD REISTERSTOWN, MD 21136			
170	CURRENT RESIDENT	398 BUTLER ROAD REISTERSTOWN, MD 21136			
	GLYNDON UNITED METHODIST CHURCH	4103 BUTLER ROAD REISTERSTOWN, MD 21136			
	REISTERSTOWN LUMBER CO.	13816 OLD HANOVER ROAD REISTERSTOWN, MD 21136			



PANHANDLE DRIVEWAY PROFILES
SCALE: HORZ. 1"=100' VERT. 1"=10'



REASON FOR SECOND AMENDMENT
TO RESUBD / DE LOT 2 INTO TWO LOTS

THE RESUBD / BDN WAS APPROVED BY THE DRC VIA LETTER DATED JUNE 20, 2002 DRC #08-002D (Dist. 4C3)

SECOND AMENDMENT BY:
Date: March 12, 2003
GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
410-823-4470

GLYNDON MEADOWS
STORMWATER MANAGEMENT HYDROLOGY SUMMARY

SWM POND #1 - GLENS FALLS WATERSHED

	EXISTING RUNOFF	BYPASS	ALLOWABLE RELEASE RATE	PROPOSED POND INFLOW	REQUIRED VOLUME	WATER QUALITY VOLUME
2 YR	7 CFS	2 CFS	5 CFS	14 CFS	AC - FT	1.58 AC X .041667 = .066 AC - FT
10 YR	36 CFS	10 CFS	26 CFS	50 CFS	AC - FT	
*100 YR	77 CFS	23 CFS	54 CFS	95 CFS		
ULT 100 YR				115 CFS		

*100 YEAR NOT REQUIRED FOR THIS WATERSHED

SWM POND #2 - SLADE RUN WATERSHED

	EXISTING RUNOFF	BYPASS**	ALLOWABLE RELEASE RATE	PROPOSED POND INFLOW	REQUIRED VOLUME	WATER QUALITY VOLUME
2 YR	13 CFS	12 CFS	1 CFS	14 CFS	AC - FT	3.97 AC X .041667 = .165 AC - FT
10 YR	53 CFS	46 CFS	7 CFS	46 CFS	AC - FT	
*100 YR	109 CFS	90 CFS	19 CFS	86 CFS		
ULT 100 YR				93 CFS		

*100 YEAR NOT REQUIRED FOR THIS WATERSHED

AREA #3 - GWYNNS FALLS WATERSHED
**NOTE: A SEPERATE VARIANCE IS BEING REQUESTED.

	EXISTING RUNOFF	PROPOSED RUNOFF / BYPASS
2 YR	1 CFS	2 CFS
10 YR	3 CFS	6 CFS
100 YR	6 CFS	11 CFS

BYPASS INCLUDES AREAS 2 & 3.

NOTE:
THIS DEVELOPMENT PLAN CONSISTS OF 4 (FOUR) SHEETS. ALL 4 SHEETS TOGETHER AS A SET, MAKE UP THE DEVELOPMENT PLAN.

BALTIMORE COUNTY APPROVAL:
DIRECTOR OF PLANNING
DIRECTOR OF Z.A.D.M. DATE

CASE No. IV-461 & 95-156-SPHA
ELECTION DISTRICT 4
BADM FILE #IV-461

"AS TO ACCOMPANY HEARING OFFICER'S ORDER"
PROJECT MANAGER

RECEIVED MAR 18 1997 BALTIMORE COUNTY ZADM/DEV

REASON FOR AMENDMENT:
TO RETURN 4 PRE EXISTING LOTS INTO LOT NO. 1.

I, [signature], certify under oath that 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.

This Plan is Sealed and Certified in being in accordance with the approved Development Plan.

STATE OF MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21286 3/12/03

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
110 West Road Suite 105
Towson, Maryland 21204
(410) 821-1690
Fax (410) 821-1748

SECOND AMENDED DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
SHEET 1 OF 4

DEVELOPMENT PLAN NOTES
GLYNDON MEADOWS
46 SINGLE FAMILY LOTS

DATE	REVISIONS
8-8-94	LOOP ROAD REVISIONS
9-21-94	LOT LAYOUT REVISIONS (0 CHANGES THIS SHEET)
12-7-94	REVISED PER DEV. CONF. COMMENTS & REQUESTS
12-22-94	ADD H.O.H. ORDER + ADDRESS COMMENTS

JOB NO:	9785
SCALE:	N.T.S.
DATE:	7/20/94
DRAWN BY:	K.A.T.
DESIGN BY:	K.A.T.
REVIEW BY:	S.H.V.
SHEET:	1 OF 4

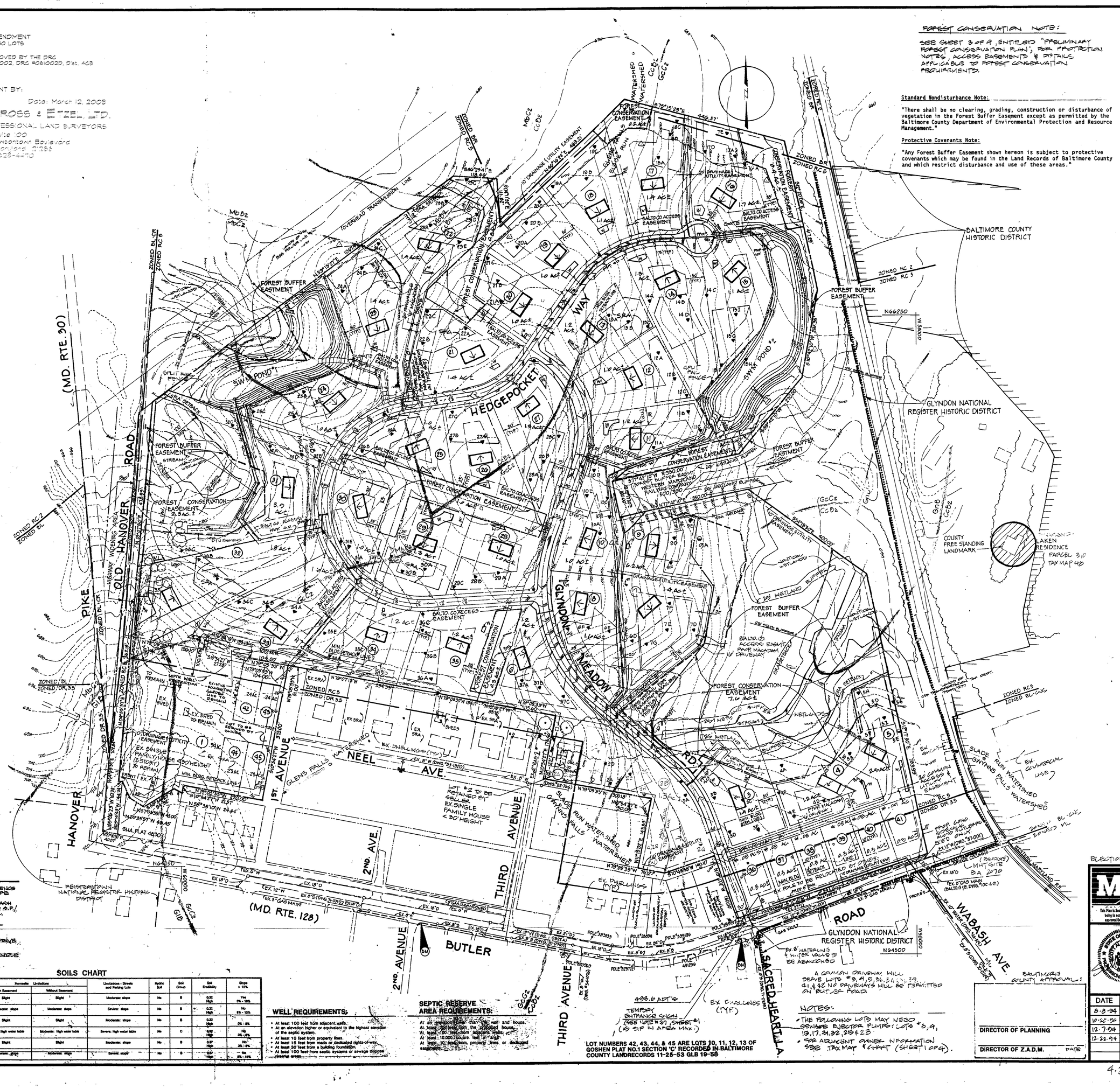
REASON FOR SECOND AMENDMENT
TO RESUBDIVIDE LOT 2 INTO TWO LOTS

THIS RESUBDIVISION WAS APPROVED BY THE DRC
IN A LETTER DATED JUNE 20, 2002, DRC #06100020, Dist. 4C3

SECOND AMENDMENT BY:

Date: March 12, 2003

GERHOLD CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
410-823-4470



FOREST CONSERVATION NOTE:

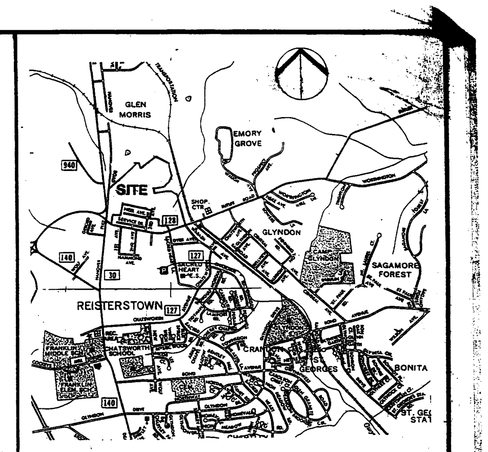
SEE SHEET 3 OF 4, ENTITLED "PRELIMINARY FOREST CONSERVATION PLAN", FOR PROTECTION NOTES, ACCESS EASEMENTS & DETAILS APPLICABLE TO FOREST CONSERVATION REQUIREMENTS.

Standard Nondisturbance Note:

"There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."

Protective Covenants Note:

"Any Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."



VICINITY MAP
SCALE: 1"=2000'

BENCH MARKS

50 CUT S CURB BUTLER ROAD
35'±W OF ℄ SACRED HEART LANE -1.50 E.OF COR.INLET BOX
HUB NO X-9711 A ELEV. 975.614

50 CUT IN S CURB BUTLER ROAD
1.0'E. OF PT. CURB RETURN OUT OF SECOND AVE.
HUB NO X 9710 A ELEV. 999.575

ACCESSORY STRUCTURE NOTE

1. 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 covenants and applicable building permits.)
2. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.

ZONING COMMISSIONER'S NOTE

This development plan is approved by the Zoning Commissioner based on his interpretation of the Zoning Regulations, that is 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.

NOTE:
THE EXACT LOCATION OF DRIVEWAYS AND/OR PARKING AND ENTRANCES IS TO BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.

DEFINITION OF CERTIFICATION

Certify means to state or declare a professional opinion of conditions which the design professional believes to the best of his/her information, knowledge and belief to be true. A design professional's certification in no way relieves any party from meeting requirements or assuming responsibility imposed by contract, law, governmental regulations or other means, including commonly accepted industry standards.

LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING VEGETATION
EXISTING & PROPOSED R/W
PROPERTY LINE
SLOPES ≥ 25%
SOILS
PROPOSED SEPTIC RESERVE (10,000 SF MIN.)
PROPOSED WELL
PROPOSED HOUSE
PERC TEST - PASSED
PERC TEST - UNTESTED
PERC TEST - FAILED
FOREST CONSERVATION EASEMENT
FOREST BUFFER
100' S.R.A. SETBACK
PROPOSED STREET LIGHT
ZONING — ZONED RC5 / ZONED DR 3.5
WATERSHED — SLADE RUN WATERSHED / GWYNNS FALLS WATERSHED
SEPTIC RESERVE AREA — SRA
SRA SETBACK
RC 5 ZONING AREA IN DR 3.5 LOTS — * 1.0 ACS
BALTIMORE COUNTY HISTORIC DISTRICT
GLYNDON NATIONAL REGISTER HISTORIC DISTRICT
PROP. LIGHTS — PROP 50'AM DRAIN

ELECTION DISTRICT 4 CASE NO 96-156-SPHA ZADM FILE # IV-461

SOILS CHART

Soil Series	Septic System Limitations	Homesite Limitations: With Basement	Homesite Limitations: Without Basement	Limitations - Streets and Parking Lots	Hydric Soil	Soil Group	Soil Erodibility	Slope > 12%
Chester CcB2	Slight	Slight	Slight	Moderate: slope	No	B	0.32 High	Yes 2% - 12%
Glenelg GlC2	Moderate: slope	Moderate: slope	Moderate: slope	Severe: slope	No	B	0.32 High	No 6% - 12%
Glenelg GlB2	Slight	Slight	Slight	Moderate: slope	No	B	0.32 High	0% - 6%
Glenville GcB	Severe: high water table	Severe: high water table	Moderate: high water table	Severe: high water table	No	C	0.32 High	No 2% - 6%
Mixed MdB2	Slight	Slight	Slight	Moderate: slope	No	B	0.37 High	No 2% - 6%
Mixed MdC2	Moderate: slope	Moderate: slope	Moderate: slope	Severe: slope	No	B	0.37 High	Yes 6% - 12%

WELL REQUIREMENTS:

- At least 100 feet from adjacent wells.
- At an elevation higher or equivalent to the highest elevation of the septic system.
- At least 10 feet from property lines.
- At least 15 feet from roads or dedicated rights-of-way.
- At least 30 feet from a building foundation.
- At least 100 feet from septic systems or sewage disposal drainage areas.

SEPTIC RESERVE AREA REQUIREMENTS:

- At an elevation lower than the well and house.
- At least 50 feet from the proposed house.
- At least 100 feet from adjacent wells.
- At least 10,000 square feet in area.
- At least 10 feet from property lines or dedicated easements.

MRA
This Plan is Sealed and Certified as being in accordance with the approved Development Plan.
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
110 West Road Suite 105
Towson, Maryland 21204
(410) 821-1690
Fax (410) 821-1748

STATE OF MARYLAND — JOHN W. KEYSER III — No. 23301 — PROFESSIONAL LAND SURVEYOR — 3/12/03

SECOND AMENDED DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
SHEET 2 OF 4

DEVELOPMENT SITE PLAN
GLYNDON MEADOWS

46 SINGLE FAMILY LOTS

BALTIMORE COUNTY APPROVAL:

DIRECTOR OF PLANNING

DIRECTOR OF Z.A.D.M. DATE

DATE	REVISIONS
8-8-94	LOOP ROAD REVISIONS
10-12-94	LOT LAYOUT (#'s 32 33,34, FOREST BUFFER REV.
12-7-94	REVISED PER REV. CONF COMMENTS & REQ'MENTS
12-22-94	ADD H.O.A. ORDER & ADDRESS COMMENTS

JOB NO: 9785
SCALE: 1"=100'
DATE: 7/20/94
DRAWN BY: J.
DESIGN BY: L.
REVIEW BY: T.F.
SHEET: 2 of 4

4.65 Ac Parcel Cty. - As per Approved O. Plan