IN RE: PETITION FOR SPECIAL HEARING NE/S Greens Lane & S/S Liberty Road, 250' NW of the c/l Green Cone Drive **(8914-8922 Greens Lane)** 2nd Election District 2nd Council District Greens Lane, LLC Petitioners	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 04-001-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Greens Lane, LLC, through Brian Chan, President. The Petitioners request a special hearing, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a waiver of the requirements of Sections 26-172 and 26-266(3) of the Baltimore County Code (B.C.C.) to permit seven dwellings to be served by a single panhandle driveway in lieu of the maximum allowed five dwellings. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Brian Chan, President of Greens Lane, LLC, property owners, and Sean Schmidt, the Professional Engineer who prepared the site plan for this property. Appearing as interested citizens were Clifford J. Cullins, III, a nearby resident, and Larry Gredlein, a representative of the Maryland State Highway Administration (SHA). There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located between Greens Lane and Liberty Road (Maryland Route 26) in Randallstown. The property is an infill parcel containing a gross area of 2.84 acres, more or less, zoned D.R.3.5 and is presently improved with a single-family dwelling known as 8917 Liberty Road. As shown on the site plan, that dwelling fronts Liberty Road and access thereto is by way of a private driveway that leads from that road. Several years ago, the property was subdivided and the existing dwelling and a portion of the property were retained as Lot 1 and the balance of the site was subdivided to create seven single-family dwelling lots. The

ORDER RECEIVED FOR FILING
Date 10/13/03
By

development plan for same was submitted for review under Case No. II-586, and pursuant to the development review regulations contained in Title 26 of the Baltimore County Code, was approved in 2000. The approved development plan in that matter provided alternate means of access to the subdivision. Specifically, vehicular access to two of the lots, namely Lots 2 and 8, would be provided by way of a private driveway leading into the site from Liberty Road. The remaining five lots (Lots 3 through 7) were provided access by way of a panhandle driveway leading from Greens Lane. At this point in time, five of the seven single-family homes have been built and construction is ongoing to complete the houses on Lots 2 and 8.

Testimony from Messrs. Schmidt and Gredlein was that the State Highway Administration (SHA) has revised its policy regarding access to this property from Liberty Road. As has been the subject of recent public comment and concern, traffic on Liberty Road is very heavy and there has been an increase in the number of serious traffic accidents on that road. Apparently, the SHA has undertaken a study of the road seeking solutions to improve public safety and reduce traffic congestion. As part of SHA's analysis, it was determined that additional curb cuts and access to Liberty Road should be discouraged. In view of this change in policy, the SHA has recommended that the Petitioners seek relief as set forth in the instant Petition for Special Hearing. Specifically, the Petitioners seek an amendment to the previously approved development plan so that all seven houses in this subdivision will have vehicular access from Greens Lane. Thus, there will not be a panhandle driveway constructed from Liberty Road and no direct access thereto from the subject property. Mr. Gredlein indicated that such a proposal was warranted in that it would eliminate another curb cut on Liberty Road. Additionally, he indicated that traffic exiting this subdivision could turn right (north) and access Liberty Road at the signalized intersection of Greens Lane and Liberty Road. Obviously traffic can enter Liberty Road more safely at a controlled intersection than at an uncontrolled curb cut.

Mr. Cullins, who resides across from the subject property, testified and expressed a number of concerns. Some of his concerns regarded the development in general and were not specific to the site. However, he did express concerns regarding increased traffic on Greens Lane. He indicated that many motorists use Greens Lane as a short cut to Liberty Road.

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DATE 10/3/03
BY

I am appreciative of Mr. Cullins testimony. No doubt traffic congestion in the general area is a difficult issue at this time. However, upon review of all of the testimony and evidence presented, I am persuaded by Mr. Gredlein's concerns. I am appreciative of the nature of traffic on Liberty Road and concur that in the interest of public safety, an additional curb cut should not be constructed unless absolutely necessary. Admittedly, this will cause a slight increase in traffic on Greens Lane; however, it is to be noted that five houses were previously approved to have access on Greens Lane and the instant request will modestly increase that by two units. In sum, I am persuaded that the proposal represents a practical and appropriate response to an existing difficult condition. I believe the Petitioners have met the special hearing requirements for relief from Section 26-172 of the Code, particularly in view of the SHA's strong endorsement of the waiver.

Pursuant to the advertising, posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of October 2003 that the Petition for Special Hearing, filed pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), seeking approval of a waiver of the requirements of Sections 26-172 and 26-266(3) of the Baltimore County Code (B.C.C.), to allow seven dwellings to be served by a panhandle driveway in lieu of the maximum allowed five dwellings, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/13/03
By

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

October 3, 2003

Mr. Brian Chan
President, Greens Lane, LLC
P.O. Box 626
Timonium, Maryland 21093

RE: PETITION FOR SPECIAL HEARING
NE/S Greens Lane & S/S Liberty Road, 250' NW of the c/l Green Cone Drive
(8914 – 8922 Greens Lane)
2nd Election District – 2nd Council District
Greens Lane, LLC - Petitioners
Case No. 04-001-SPH

Dear Mr. Chan:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Sean Schmidt, Hicks Engineering Co., Inc.
200 East Joppa Road, Suite 402, Towson, Md. 21286
Mr. Clifford J. Cullins, III, 8917 Greens Lane, Randallstown, Md. 21133
Mr. Larry Gredlein, State Highway Admin., 707 N. Calvert Street, Baltimore, Md. 21203
People's Counsel; Case File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #8914-8922 GREENS LANE
which is presently zoned D.R. 3.5

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 FOR A WAIVER PURSUANT TO SECTION 500.6 B.C.Z.R.; 26-172 AND 26-266(3) OF THE B.C.C. TO PERMIT SEVEN DWELLINGS TO BE SERVED BY A SINGLE PANHANDLE DRIVEWAY IN LIEU OF THE REQUIRED FIVE DWELLINGS

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):

GREENS LANE, LLC
Name - Type or Print

Signature

BRIAN CHAN, PRESIDENT
Name - Type or Print

Signature

P.O. BOX 626 443-520-5973
Address Telephone No.

TIMONIUM, MD 21093
City State Zip Code

Representative to be Contacted:

SEAN SCHMIDT/HICKS ENGINEERING CO., INC.
Name

200 EAST JOPPA ROAD, SUITE 402 410-494-0001
Address Telephone No.

TOWSON MD 21286
City State Zip Code

Fax # 410-821-2890

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LTM Date 7/1/03

ORDER RECEIVED FOR FILING
Date 10/13/03
By

Case No. 04-001-SPH

REV 9/15/98

ZONING DESCRIPTION FOR #8914-8922 GREENS LANE AND #8913-8915 LIBERTY ROAD

Beginning at a point on the northeast side of Greens Lane, proposed 60 feet wide, at the distance of 250 feet, NORTHWEST more or less, from the intersection of Greens Lane and Green Cone Drive; thence binding on the proposed right of way line of Greens Lane

1.) North 27 degrees 52 minutes 48 seconds West, 251.33 feet: thence leaving said right of way line
2.) North 25 degrees 20 minutes 48 seconds East, 267.18 feet; thence
3.) South 53 degrees 53 minutes 35 seconds East, 71.06 feet; thence
4.) South 65 degrees 49 minutes 04 seconds East, 130.89 feet; thence
5.) North 30 degrees 30 minutes 51 seconds East, 181.01 feet to intersect the southeast right of way line of Liberty Road; thence binding on said right of way line
6.) by a curve to the left having a radius of 22,958.22 feet an arc length of 22.22 feet; thence
7.) South 65 degrees 57 minutes 34 seconds East, 12.00 feet; thence leaving said right of way line
8.) South 30 degrees 30 minutes 51 seconds West, 588.92 feet to the point of beginning.

Said outline containing the lots known as #8914-#8922 Greens Lane and #8913 - 8915 Liberty Road, as shown on a Plat recorded among the Land Records of Baltimore County in Plat Book 74 Folio 78.

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: 04-001-SPH

Petitioner: GREENS LANE, LLC

Address or Location: 8914-8922 GREENS LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRIAN CHAN

Address: 9 B WEST RIDGELY ROAD #160
TIMONIUM, MD 21093

Telephone Number: 443-570-2176

Revised 2/20/98 - SCJ

MORE COUNTY, MARYLAND
OF BUDGET & FINANCE
ELLANEOUS RECEIPT

No. 25059

7/1/03 ACCOUNT 7/1/03 001-006-6150

AMOUNT $ 325 —

M. GREEN
04 001
SPH

ON
SHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S V

PAID RECEIPT
BUSINESS ACTUAL
7/01/2003 7/01/2
WALKIN WA
RECEIPT # 04169
Dept 1 520 70NING
ORIG. 025059
Fund 101
$25.00 CK
Baltimore Coun

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: #04-001-SPH
8914-8922 Green Lane
N/east side of Greens Lane, 250' N/west of Greens Lane and Green Cone
2nd Election District - 4th Councilmanic District
Legal Owner(s): Greens Lane, LLC, Brian Chan, President

Special Hearing: for a waiver pursuant to Section 500.6.B.C.Z.R; 26-172 and 26-266 (3) of the B.C.C. to permit seven dwellings to be served by a single panhandle driveway in lieu of the required five dwellings.

Hearing: Tuesday, September 9, 2003 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.

8/200 Aug. 21 C621792

CERTIFICATE OF PUBLICATION

8/21, 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 8/21, 2003.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 8/25/03

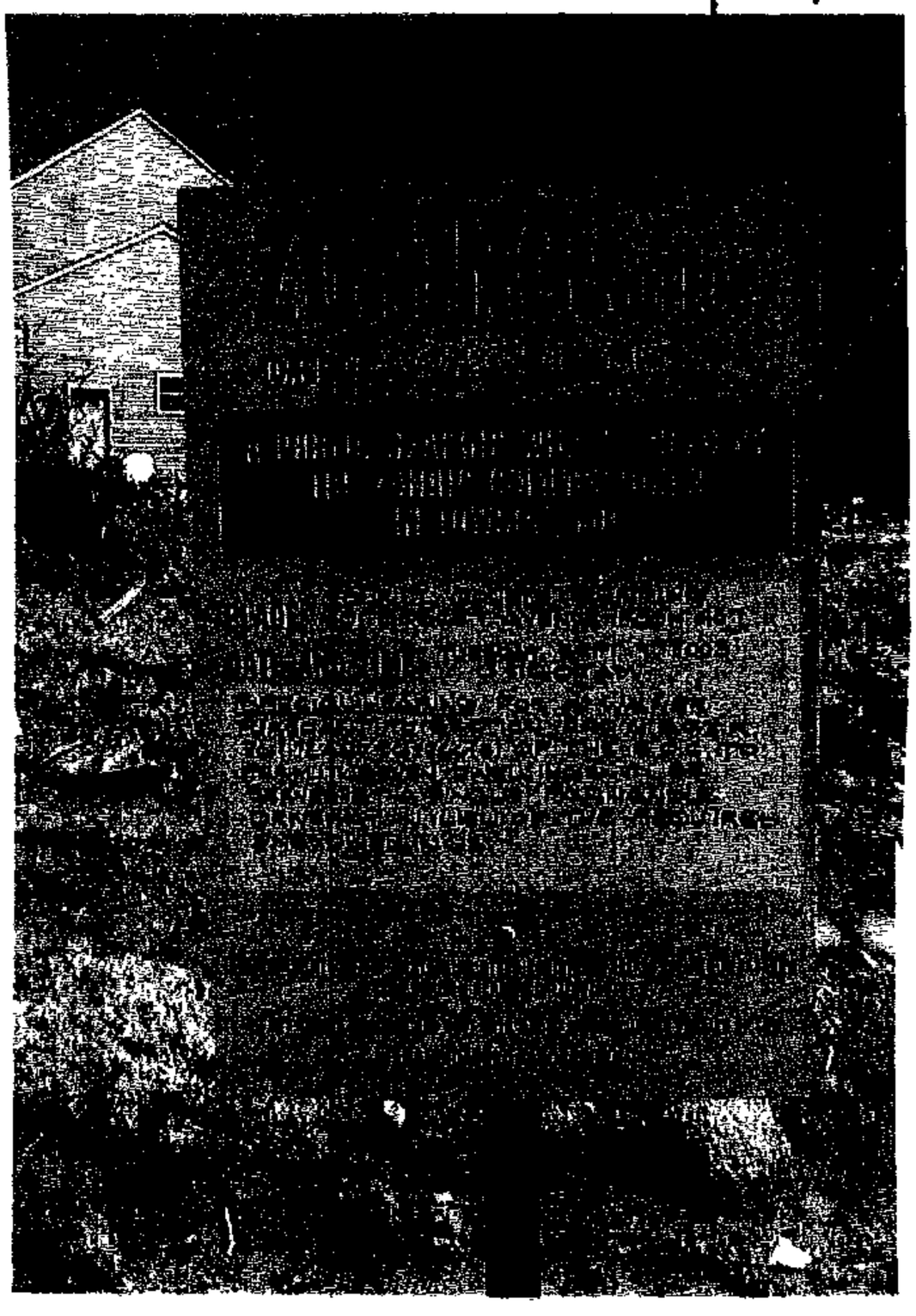
RE: Case Number: 04-001-SPH

Petitioner/Developer: GREENS LA. LLC

Date of Hearing/Closing: SEPT 9, 2003

This is to certify under the penalties of perjury that the necessary sing(s) required by law were posted conspicuously on the property located at NE SIDE GREENS LA., 250' NW of GREEN CONE DR.

The sign(s) were posted on 8/25/03
(Month, Day, Year)



(Signature of Sign Poster)

Charles E. Merritt
9831 Maqledt Road
Baltimore, MD 21234
410-665-5562

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

July 15, 2003

CORRECTED 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: 04-001-SPH
8914-8922 Green Lane
N/east side of Greens Lane, 250' N/west of Greens Lane and Green Cone
2nd Election District – 4th Councilmanic District
Legal Owner: Greens Lane, LLC, Brian Chan, President

Special Hearing for a waiver pursuant to Section 500.6.B.C.Z.R; 26-172 and 26-266 (3) of the B.C.C. to permit seven dwellings to be served by a single panhandle driveway in lieu of the required five dwellings.

Hearings: Tuesday, September 9, 2003 at 10:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco
Director

TK:klm

C: Greens Lane, LLC, Brian Chan, President, P.O. Box 626, Timonium 21093
Sean Schmidt/Hicks Engineering Co., Inc., 200 E. Joppa Rd., Ste. 402, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 25, 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, August 21, 2003 Issue - Jeffersonian

Please forward billing to:
Brian Chan
9 B West Ridgely Road, #160
Timonium, MD 21093

443-570-2176

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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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

July 15, 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: 04-001-SPH
8914-8922 Green Lane
E/side of Cedar Lane, 1,200 feet northeast of centerline of Shipley
2nd Election District – 4th Councilmanic District
Legal Owner: Greens Lane, LLC, Brian Chan, President

Special Hearing for a waiver pursuant to Section 500.6.B.C.Z.R; 26-172 and 26-266 (3) of the B.C.C. to permit seven dwellings to be served by a single panhandle driveway in lieu of the required five dwellings.

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Timothy Kotroco
Director

TK:klm

C: Greens Lane, LLC, Brian Chan, President, P.O. Box 626, Timonium 21093
Sean Schmidt/Hicks Engineering Co., Inc., 200 E. Joppa Rd., Ste. 402, Towson 21286

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TO: PATUXENT PUBLISHING COMPANY
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Brian Chan
9 B West Ridgely Road, #160
Timonium, MD 21093

443-570-2176

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Legal Owner: Greens Lane, LLC, Brian Chan, President

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Hearings: Tuesday, September 9, 2003 at 10:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 5, 2003

Brian Chan, President
Greens Lane, LLC
P.O. Box 626
Timonium, MD 21093

Dear Mr. Chan:

RE: Case Number: 04-001-SPH, 8914-8922 Greens Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 1, 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
Sean Schmidt, Hicks Engineering Co., Inc., 200 E. Joppa Rd., Ste. 402, Towson 21286

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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7.16.03

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

RE: Baltimore County
Item No. 001 LTM

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

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

July 16, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: July 14, 2003

Item No.: 001

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.

The roadway shall be ≥16 ft. in width.

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

cc: File

Printed with Soybean Ink
on Recycled Paper

Becky Hart

M.S. 1105

RA 14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 22, 2003

RECEIVED

JUL 2 6 2003

ZONING COMMISSIONER

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

SUBJECT: 8914 Green Lane

INFORMATION:

Item Number: 04-001

Petitioner: Greens Lane, LLC

Zoning: DR 3.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided no future subdivision of lot 1 is permitted. The Maryland State Highway Administration has requested that panhandle access to Liberty Road be denied.

Prepared by: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL:MAC:

RE:	PETITION FOR SPECIAL HEARING	*	BEFORE THE
	8914-8922 Green Lane; E/side Cedar Lane,		
	1,200' NE c/line Shipley	*	ZONING COMMISSIONER
	2nd Election & 4th Councilmanic Districts		
	Legal Owner(s): Brian Chan, President	*	FOR
	of Greens Lane, LLC		
	Petitioner(s)	*	BALTIMORE COUNTY
		*	04-001-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 22nd day of July, 2003, a copy of the foregoing Entry of Appearance was mailed to Sean Schmidt/Hicks Engineering Co., 200 E Joppa Road, Suite 402, Towson, MD, 21286, Representative for Petitioner(s).

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

RECEIVED
JUL 22 2003
Per.....

7 lot subdivision -

approved 2000 -

PRC -

under approved plan - access to MP Liberty 26

Under - 8 + 2 would go to Liberty Road

Under Revised plan - 7 lots only

Jones have access to Liberty road

Collins -

concerns with problem

Greens lane

residential area

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

July 15, 2003

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

Re: **Zoning Advisory Committee Agenda,07/21/03 re: case numbers 04-1-SPH, 04-2-A, 04-3-SPHA, 4-4-SPH, 4-5-SPH, 4-6-SPHA, 4-7-SPHA, 4-8-A, 4-9-A, 4-10-SPHX, 4-11-SPHX, 4-12-SPH, 4-13-A, 4-14-SPHA**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 07/14/03. 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
Planning Services

cc: Mike Nortrup

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

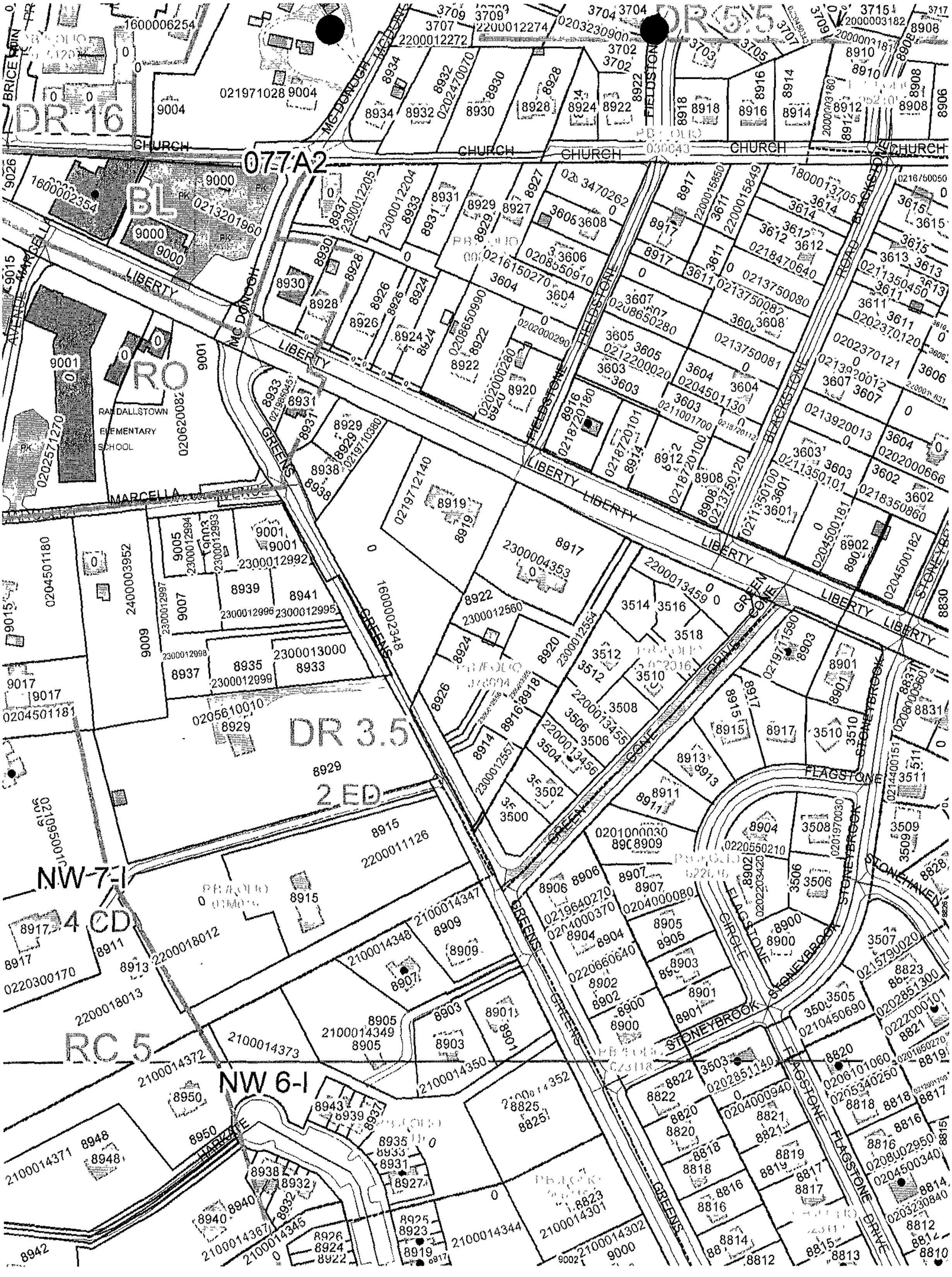
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Brian Chen	PO Box 626	Timonium Md 21093	
Larry Gredlein	707 N. Calvert St	Balto., Md 21203	
Sean Schmidt	200 E. Joppa Road Suite 402	Towson, MD 21286	

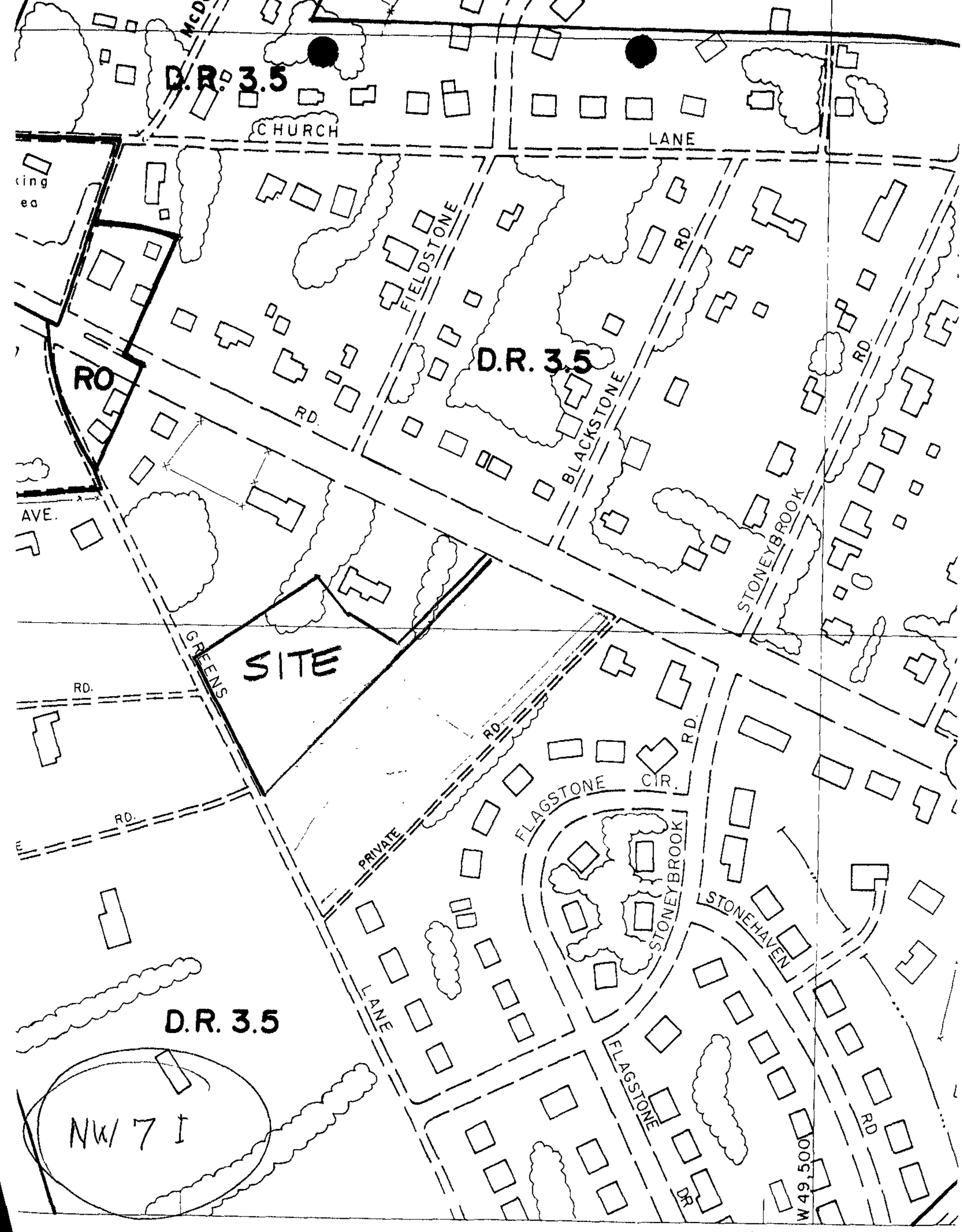
PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Clifford J. Collins, III	8917 Greens Lane	Randallstown, MD 21133	cjacob123@aol.com


DR 16
DR 5.5
077A2
BL
RO
DR 3.5
2 ED
NW-7-I
4 CD
RC 5
NW 6-I
CHURCH
LIBERTY
MARCELLA
MC DONOGH
GREENS
FIELDSTONE
BLACKSTONE
GREEN CONE DRIVE
STONEYBROOK
FLAGSTONE
FLAGSTONE CIRCLE
FLAGSTONE DRIVE
STONEHAVEN
HARVATE
BRICE MAIN
RANDALLSTOWN ELEMENTARY SCHOOL


D.R. 3.5
CHURCH
LANE
FIELDSTONE
RD.
D.R. 3.5
RO
RD.
BLACKSTONE
STONEYBROOK
AVE.
SITE
GREENS
RD.
RD.
RD.
RD.
PRIVATE
FLAGSTONE
CIR.
STONEYBROOK
STONEHAVEN
LANE
D.R. 3.5
FLAGSTONE
DR
W 49,500
RD
NW 7 I
001

COUNTY

GENERAL NOTES

1. DEVELOPMENT NAME: Greens Lane Property
2. APPLICANT: Greens Lane, LLC, P.O.Box 626, Timonium, MD 21093, (410) 371-6312
3. PLAN PREPARED BY: D.S. Thaler & Associates, Inc., 7115 Ambassador Road, P.O. BOX 47428, Baltimore, Maryland 21244-7428, (410) 944-3647
   ATTN: Alan E. Scoli, R.L.A.
4. PROPERTY REFERENCES:

Parcel	Tax Account No.	Deed	Tax Map	Grid	ADC-Map	Held Since
1426	2300004354	13369/226	77	8	24 E-12	1987
1427	2300004355	13369/226	77	8	24 E-12	1987

Boundary: D.S. Thaler & Associates, Inc. (April 1998)

Topography: Baltimore County 200 Scale Photogrammetric Map (NW 7-I) & DST&A (March,1998)

Utilities: Baltimore County Key Map (P SW) and as referenced

Zoning: Baltimore County 200 Scale Zoning Map (1996) (NW 7-I)

Soils: U.S.D.A.-Baltimore County Soil Survey Manual (Map #32 Right and #33 Left)

Wetlands: N/A

Floodplain: N/A

Steep Slopes & Erodible Soils Analysis: N/A

Simplified Forest Stand Delineation: D.S. Thaler & Associates, Inc. (approved 7-13-98)

Forest Conservation Worksheet: D.S. Thaler & Associates, Inc. (approved 10-20-98)

Forest Conservation Plan: D.S. Thaler & Associates, Inc. (approved 10-20-98)

5. GENERAL DATA:

Election District:	2	Watershed:	31
Census Tract:	4025.03	Subwatershed:	64
Councilmanic District:	2	Master Water Designation:	W-1
Regional Planning District:	312	Master Sewer Designation:	S-1

School Information:
School District: Randallstown
School Capacity: 453
1999-2000 Enrollment: 447

Estimated Pupil Yield:
Elementary: 2
Middle: 1
High School: 1

6. SITE INFORMATION:

A. Acreage:

From Previous Minor Subdivision Plan #98068M:
Gross = 2.84 Ac (251.24 linear feet along Liberty Road x 30 feet wide = 0.17 Ac)
Net = 2.50 Ac

B. Existing Zoning: D.R. 3.5

C. Density Calculations:

Allowed: 9 units (2.84 Ac x 3.5 units/Ac = 9.94 units)
Proposed: 7 units ~~(at 1 le density and not subject to the Development Plan)~~

~~NOTE: Lot 1 was previously divided and as part of Minor Subdivision #98068M. This lot was a density lot and was part of the subdivision process. However the Minor Subdivision specifically retained density of one dwelling unit with a density units with lot 2.~~ EXISTING: 1 UNIT (LOT 1, MINOR SUBDIVISION #98068M) TOTAL DENSITY UTILIZED: 8 UNITS

D. Parking:

Required = 2 spaces per unit
Proposed = 2 spaces per unit x 7 units = 14 spaces

E. Open Space:

Required = 650 S.F./ Dwelling Unit x 5 Units= 3250 S.F.
Required = Waiver for fee-in-lieu applied for

•7 units total - 2 units previously paid fee-in-lieu = 5 units ~~will~~ require fee-in-lieu (paid)
(Minor Sub #98068M)

F. Landscape Requirements:

Note: Sidewalk location along Greens Lane must conform to Baltimore County Department of Public Works Standard Specification G-5A.

Landscape requirements as specified in the Baltimore County Landscape Manual, adopted October 1, 1990.

1 Planting Unit (P.U.) =
1 major deciduous tree or
1 minor deciduous trees
2 evergreen trees or
5 shrubs or
500 S.F. of ground cover or
20 ornamental grasses

		REQUIRED	PROPOSED
ADJACENT ROAD:	1 P.U./40 L.F. x 289' = Min. 75% major deciduous	7.2 P.U.	7.2 P.U.
INTERIOR ROAD:	1 P.U./20 L.F. x 519' = Min. 75% major deciduous	26 P.U.	26 P.U.
TOTAL	TOTAL	33.2 P.U.	33.4 P.U.

7. UTILITIES: Public water and sewer will be provided.
8. USE: The existing use is Residential. The proposed use is Residential.
9. EXISTING: There are no known critical areas, archaeological sites, endangered species, wells, septic areas or hazardous materials* on the site. ~~No Zoning Case History has been found.~~
   *As known to the applicant; location and description of hazardous materials as defined by section 7-101 of the environmental article of the annotated code of Maryland, as from time to time amended.
10. ROADS: Proposed drives are private. Private use-in-common easements will be established over proposed panhandle driveways.
11. AVERAGE DAILY TRIPS (ADTS): Average daily trips as calculated from the Baltimore County Comprehensive Manual of Development Policy (CMDP).
    Average Daily Trips = 7 units x 10 trips/unit = 70 ADTS
12. STORMWATER MANAGEMENT: ~~Waiver of stormwater management has been requested. The waiver has been determined to be suitable.~~ WAIVER OF QUANTITY STORMWATER MANAGEMENT HAS BEEN GRANTED-JAN. 07, 2000. WATER QUALITY WILL BE PROVIDED VIA USE OF VEGETATIVE PRACTICES. THE OUTFALLS HAVE BEEN VERIFIED TO BE SUITABLE.
13. GRADING: Grading shown is schematic only.
14. VEGETATION: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods, lawn and scattered trees.
15. FOREST CONSERVATION/ SPECIMEN TREES: "There shall be no clearing, grading, construction, soil compaction or excavation, introduction of toxic chemicals or other disturbances detrimental to the live specimen trees or critical root zones for these trees except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."
16. SIGHT LINES: Proposed sight lines are shown on the plan and will be cleared and graded and kept permanently clear to ensure unobstructed sight at all times.
17. STORAGE TANKS: There are no known underground storage tanks on site.
18. PANHANDLE NOTES: "Fences may not be located less than 10 feet from the edge of paving or the adjoining property line, adjacent to the paving, whichever is less."
    "Trash pads, fences and mail boxes must be uniformly designed."
    "Landscape treatment must be provided along panhandle drives."
    "Refuse collection, snow removal and road maintenance are provided to the junction of the panhandle and the public street and not onto the panhandle lot driveway" (see detail).
    "The panhandle shall be paved within one (1) year of the issuance of the first occupancy permit and prior to the issuance of the occupancy permit of the last lot to be served, whichever comes first."
19. This property as shown on the plan has been held intact since 1967 (according to deed). No known part of the gross area of this property as shown on the plan has been utilized, recorded or represented as density or area to support any offsite dwellings except as noted in 6.C., above.
20. Sidewalks shall be provided on all public roads.
21. Building foot prints shown are for illustrative purposes only and may not represent the actual foundation plan.
22. Refuse collection and mail delivery will be by Baltimore County at the panhandle entrance (see detail).
23. "Envelopes or typical house locations on single family lots dictate a specific orientation which allows compliance with the BCZR and should the orientation change, the setbacks required by Section 1B02.2C.1B must be met."
24. "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 Section 400 and 301 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)"
25. According to John Magersupp, Superintendent of Operations Planning, Office of Planning, MTA, the nearest MTA service to this site is at the northeast corner of the property. (See plan.)

GENERAL NOTES (CONTINUES)

26. There are no known Areas of Critical State Concern on-site.
27. The CIM was held on November 3, 1999. The minutes which identify all comments can be found in PDM File No. II(2)-586, on file in Room 123 of the Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204.
28. There is no building, property or site within or contiguous to the proposed development included on the Maryland Historical Trust Inventory of Historic Properties, the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey, or identification of any Baltimore County Historic District, or National Register District covering the proposed development.
29. All subsequent plans must be based on the Maryland State Plane Coordinate System and the North American Vertical Datum.
30. No signs are proposed for this community
31. There are no applicable Residential Transition Areas.
32. There are no known limitations established by the Courts, County Board of Appeals, Planning Board or Zoning Commissioner or restrictive covenants recorded with individual or group which would limit proposed development on site.
33. No additional information is requested by the Department of Environmental Protection and Resource Management to determine compliance with the Critical Area Local Protection Program pursuant to S26-442(c).
34. A Hydrogeological Report and an Environmental Effects Report has been filed concurrently with this Development Plan.
35. There are no zoning hearings requested.

LEGEND

EXISTING: TRACT BOUNDARY; OTHER PROPERTY LINE; ZONING BOUNDARY; EASEMENT; CONTOUR; TREE LINE; ROAD/DRIVE; CURB; OVERHEAD LINE; SANITARY SEWER; STORM DRAIN; WATER LINE & HYDRANT; LIGHT POLE; UTILITY POLE; INDIVIDUAL TREES (WITH DBH IN INCHES); SPECIMEN TREE (WITH DBH IN INCHES); ORIENTATION ARROW

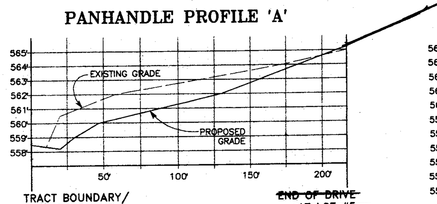
PROPOSED: LOT LINE; EASEMENT; CONTOUR; SANITARY SEWER; SHRUBS; EVERGREEN TREE; MAJOR DECIDUOUS TREE; BUILDING RESTRICTION LINE; AVERAGE DAILY TRIPS

OWNER'S CERTIFICATION

I, BRIAN CHAN, 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.

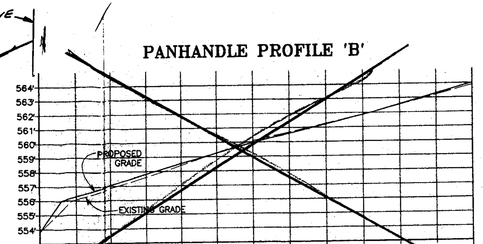
Brian Chan 12-13-99
(SIGNATURE)

PANHANDLE PROFILE 'A'



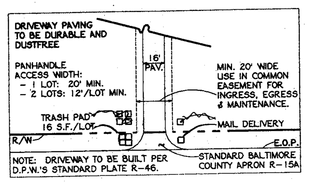
SCALE: VERTICLE: 1" = 5' HORIZONTAL: 1" = 50'

PANHANDLE PROFILE 'B'

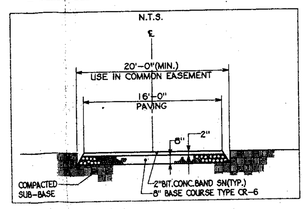


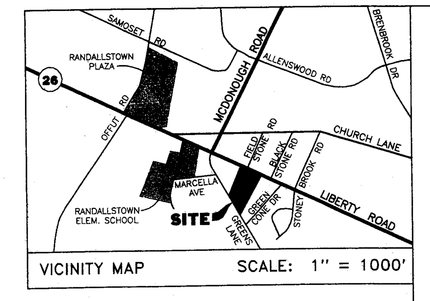
SCALE: VERTICLE: 1" = 5' HORIZONTAL: 1" = 50'

PANHANDLE DRIVEWAY FOR MULTIPLE LOTS N.T.S.



PAHHANDLE PAVING DETAIL





VICINITY MAP SCALE: 1" = 1000'

RESIDENTIAL BUILDING SETBACKS

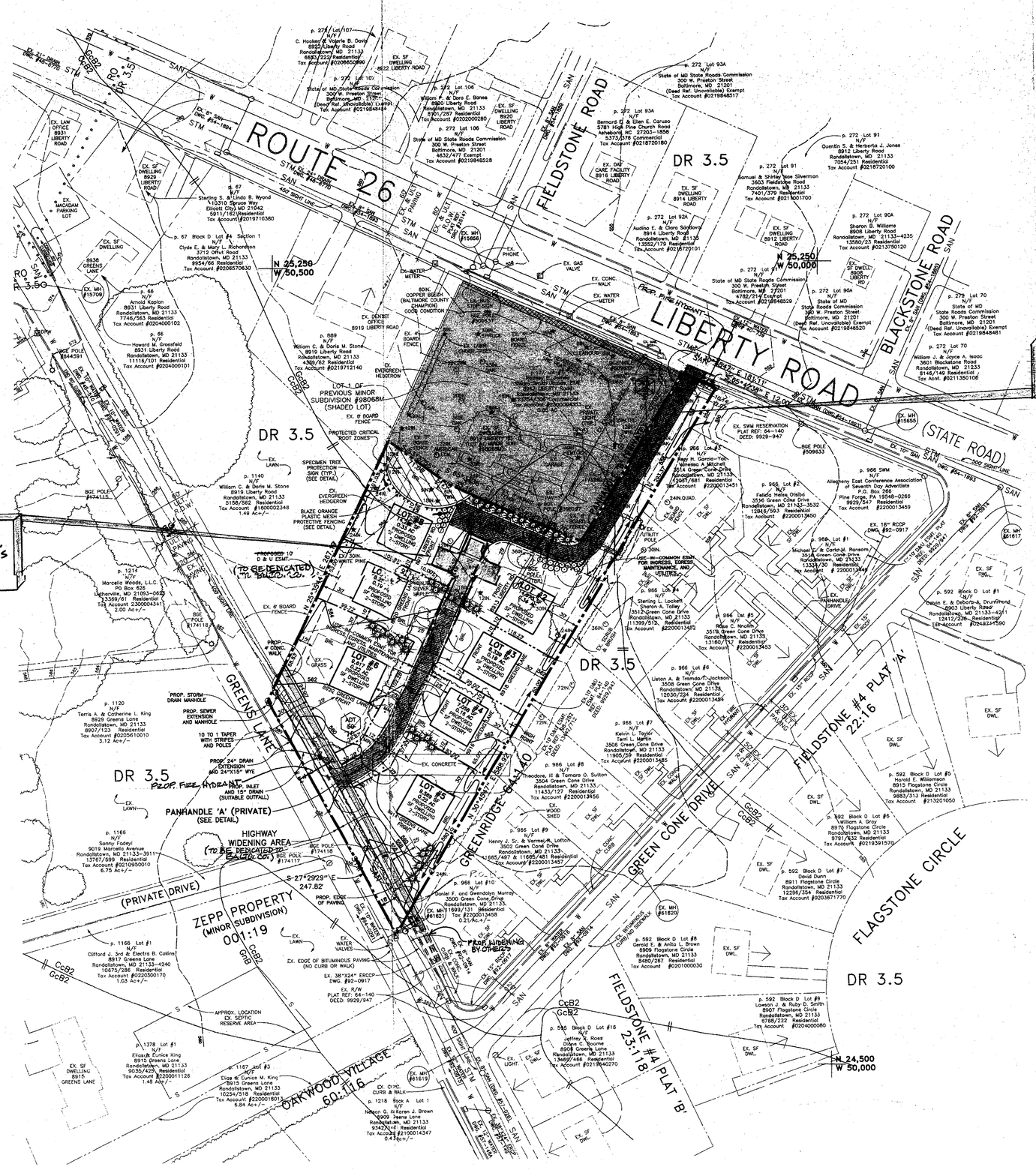
SINGLE FAMILY DETACHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS			ALTERNATIVE SITE DESIGN DWELLINGS	
	D.R. 1 & 2 ZONES (FEET)		ZERO & ZIPPER LOTS 10,000 SQ.FT. (FEET)	NEO-TRADITIONAL ALL D.R. ZONES (FEET)
FROM FRONT BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY	25		25	15
ARTERIAL OR COLLECTOR	--		--	25
FROM SIDE OF BUILDING FACE TO: SIDE BUILDING FACE	30		16	16-20 (sep)
PUBLIC STREET RIGHT-OF-WAY	25		15	15
PARKING BY PRIVATE ROAD	30		25	25
TRACT BOUNDARY	25		15	15
FROM REAR BUILDING FACE TO: REAR PROPERTY LINE	30		30	50
PUBLIC STREET RIGHT-OF-WAY.	30		30	50
ADDITIONAL SETBACKS: SETBACKS FOR BUILDINGS LOCATED ADJACENT TO PARKING AREAS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET.				

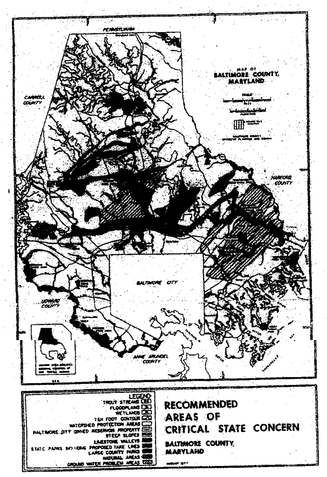
THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USE. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS, CONSULT THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMDP).

SOIL LIMITATIONS

TYPE	CLASS	K FACTOR	HOMES WITH BASEMENTS	STREETS AND PARKING LOTS
Chester* CcB2	B	0.32	Slight	Moderate: Slope
Glenelg* GcB2	B	0.32	Slight	Moderate: Slope

* Denotes Prime & Productive Soils.





NORTH

SCALE: 1" = 50' - 0"

DEVELOPMENT PLAN & SCHEMATIC LANDSCAPE PLAN

RED LINE PLAN 2-17-00 GREENS LANE PROPERTY

RED LINE PLAN 2-17-00

PROJECT NAME: GREENS LANE PROPERTY
PLAN TITLE: DEVELOPMENT PLAN & SCHEMATIC LANDSCAPE PLAN
PDM PROJ. NO.: II(2)-586
PDM PROJ. MANAGER: WALTER SMITH
C.I.M. DATE: 11-3-99
COUNCILMANIC DIST.: 2
ELECTION DIST.: 2
APPROVAL:

REVISIONS:

APPLICANT/OWNER:
GREENS LANE, LLC.
P.O. BOX 626
TIMONIUM, MD 21093
PHONE: (410) 371-6312

PLAT TO ACCOMPANY ~~DOA & VARIANCE~~ PETITION FOR SPECIAL HEARING 6-20-03

HICKS ENGINEERING CO., INC.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244
(410) 944-ENGR, (410) 944-3647

DATE: 12-13-99
SCALE: 1' = 50'
C.I.: 2'
PROJ. NO.: 2219
SHEET 1 OF 1

BATCH PLOT: /data/data3/morcets/s177/miscab/DEVscan/DEVscan.bat DATE: 12-21-99