IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE

PETITION FOR VARIANCE

SW/S Pikeswood Drive & Liberty Road

(Carriage Hills Townhouses)

2nd Election District

4th Council District

Q-C Carriage Hills, LLC Owner/Developer

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case Nos. II-649 & 04-026-A

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for a combined public hearing, pursuant to Section 26-206.1 of the Baltimore County Code (B.C.C.). That Section permits an applicant to request development plan approval and zoning relief through a single public hearing. Pursuant to Title 26 thereof, the Owners/Developers, Q-C Carriage Hills, LLC request approval of a red-lined development plan for the proposed residential development of the subject property with 153 townhouse dwelling units. In addition, a series of variances are requested from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as set forth in the Petition for Variance filed in companion Case No. 04-026-A. Specifically, relief is requested from Section 1B01.2.C.1.c of the B.C.Z.R. and Part III, Section II, A. p.19 of the C.M.D.P. to permit: (a) minimum setbacks from front building face to a public street right-of-way or property line of 15 feet in lieu of the required 25 feet for proposed garage units on Lots 1-367 and 55-141; (b) minimum setbacks from side building face to a public street right-of-way of 15 feet in lieu of the required 25 feet for Lots 55, 66-67, 78-79, 90, 100, 107, 122, 135, 121 and 136; (c) minimum setbacks from rear building face to a public street right-of-way of 30 feet in lieu of the required 45 feet for Lots 1-12, 55-78, 100-106 and 136-141; (d) minimum setbacks from any building face to a tract boundary line of 15 feet in lieu of the required 30 feet for Lots 73-78, 101-106, 136-141 and 13-36; (e) from Section 301.1.A of the B.C.Z.R. to permit a minimum setback from the rear property line for decks or onestory open porches of 10 feet in lieu of the requirement that any such deck or porch extend into the rear yard not more than 25% of the minimum required depth of the rear yard for Lots 1 through 159; and (f), from Part II, Section II, A, P.19 of the C.M.D.P. to permit minimum setbacks from

rear building face to a public street right-of-way of 30 feet in lieu of the required 50 feet, with a landscape buffer of 0 feet for Lots 1-12, 55-78, 100-106, 136-141 and 89. The subject property consists of a gross area of 22.41 acres, more or less, split zoned O.R.2 and D.R.3.5, and is located on the south side of Liberty Road and the northwest side of Pikeswood Drive in Randallstown. The proposed subdivision is more particularly described on the red-lined development plan submitted into evidence and marked as Developer's Exhibits 7A & 7B, the Open Space Plan marked Developer's Exhibits 7C, and the Variance Plan marked Developer's Exhibits 8A & 8B.

This proposal has been reviewed in accordance with the development review regulations codified in Title 26 of the Baltimore County Code. The process described therein is initiated by the filing of a concept plan, which is a schematic representation of the proposed development. The concept plan is submitted for review at a conference held by and between representatives of the Developer and the County at a Concept Plan Conference (CPC), which in this case was conducted on April 21, 2003. Thereafter, as required, a Community Input Meeting (CIM) is conducted during evening hours at a public facility in the vicinity of the proposed development. The CIM provides an opportunity for residents of the locale to review and offer comment on the proposal. The CIM for this project was held on June 2, 2002 at the Randallstown Elementary School. Subsequently, a development plan is submitted for review and comment at a conference held again between the Developer and County agency representatives. Often the development plan has been revised to incorporate changes suggested at the CPC and/or CIM. The Development Plan Conference (DPC) in this case was held on September 10, 2003. Following the DPC, a public hearing on the proposal is conducted before the Zoning Commissioner/Deputy Zoning Commissioner. In this case, the Hearing Officer's Hearing was held before me on October 2, 2003 and continued to October 22, 2003. Additionally, the record of the case was held open to permit the Developer to submit a revised pattern book, which provides details of the proposed design guidelines for this subdivision. The revised pattern book was submitted on November 12, 2003 (Developer's Exhibit 9) and pursuant to Section 26-206, this opinion follows.

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The subject proposal relates to two non-contiguous parcels, which contain a combined gross area of approximately 22.41 acres, split zoned D.R.2 and D.R.3.5. The largest tract (approximately 18 acres in area) is located adjacent to the south side of Liberty Road (Maryland Route 26) between Pikeswood Drive and Oak Road. The smaller parcel, which contains 4.3358 acres in area, is located nearby, but is not contiguous with the other parcel. That tract is located on Chapman Road and is identified on the plan as Parcel 4. Development is proposed on the larger parcel, while the smaller parcel will be used exclusively as a forest conservation area. The Developer proposes 153 townhouse units as more particularly shown on the plan. There will be no direct access to the new lots from Liberty Road; rather, a new public road will be constructed along the western border of the property across from an existing County road reservation area. This new means of access was the subject of significant discussion between the County and the Developer to prevent additional curb cuts along Liberty Road, which is already highly congested. A new cross-shaped intersection through Liberty Road will abut the northwest side of the property, created by the new public road for this project and the County project across the street. On the east side, access to the site will be provided from existing Pikeswood Drive. Moreover, as more particularly shown on Developer's Exhibit 7A, internal public roads are proposed to provide additional access.

As noted above, the hearing was held over two days. On October 2, 2003, a number of individuals appeared. They included James P. Quillen, Jr., President of Q-C Enterprises, Inc., property owner/Developer; Steve Stannard, a Landscape Architect who prepared the development plan for this project; Robert Eitel, Professional Engineer; and G. Scott Barhight, Esquire and Jennifer Busse, Esquire, attorneys for the Developer. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including the following individuals from the Department of Permits and Development Management (DPDM): Walt Smith, Project Manager; Bob Bowling, Development Plans Review; Don Stires, Land Acquisition; and, John Alexander, Zoning Review. Also appearing on behalf of the County were Mark Cunningham, Office of Planning (OP); R. Bruce Seeley, Department of Environmental

Protection and Resource Management (DEPRM); and Jan Cook, Department of Recreation and Parks (R&P). Several citizens from the surrounding locale appeared. They included Reverend Andrew S. Mohl, who appeared on behalf of the Holy Family Catholic Church, which is located west of the site on Liberty Road, and their attorney Ryan Potter, Esquire. Also appearing were a number of representatives of the Colonial Baptist Church, which is located east of the subject site. They were represented by Jose' Anderson, Esquire. Other interested persons from the community were Roz Roddy and Linda Dorsey Walker.

Pursuant to Section 26-206 of the Baltimore County Code, which regulates the conduct at the Hearing Officer's Hearing, I am required to first identify any unresolved agency comments or issues. In this regard, a number of issues were identified on the first hearing day (October 2, 2003) which were unresolved. Baltimore County agency representatives identified some of these issues while others were identified by some of the neighbors. These included concerns over traffic, the proposed storm water management facility, fencing and access, etc. The matter then reconvened on October 22, 2003 and at that time, the parties reported that they had had an opportunity to meet and negotiate regarding their differences. As a result of these negotiations, the Developer and the Holy Family Catholic Church entered into a written agreement (Developer's Exhibit 6) which resolved the open issues between them. Another agreement was reached between the Colonial Baptist Church and the Developer. That agreement was memorialized in a letter dated October 1, 2003 from the Colonial Baptist Church to Mr. Quillen, a copy of which was entered into evidence as Community Exhibit 1. Based upon these documents/agreements, the two churches indicated they support the amended plan and do not believe the proposal will adversely impact the neighborhood. Also, it is to be noted that the time between the two hearing days was utilized to address some of the outstanding concerns which were identified by County representatives at the initial hearing.

The development plan has undergone a series of revisions as issues have been identified and resolved. The Developer now seeks approval of the redlined development plan marked as Developer's Exhibits 7A and 7B. Additionally, the Developer submitted an open space plan (marked As Developer's Exhibit 7C) depicting the proposed amount of open space as

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required by the Local Open Space Manual, which is administered by the Department of Recreation and Parks. Additionally, the Developer submitted a plan to accompany the Petition for Variance, which was received and marked into evidence as Developer's Exhibits 8A and 8B.

It is apparent that the development review process codified in Title 26 of the Baltimore County Code has worked as intended when enacted by the Baltimore County Council. It has resulted in an ongoing dialogue between all parties, including the applicant, the neighbors and the representatives of Baltimore County to develop plan which satisfied all of their concerns. It is to be noted that the subject proposal is under the maximum permitted density. That is, 205 residential units would be allowed based upon the zoning and acreage of the property, although only 153 are proposed. Additionally, elements of screening and architectural design as shown in the pattern book (Developer's Exhibit 9) have resulted in an aesthetically pleasing development. Additionally, changes were made to the storm water management layout and proposed road network to address certain concerns. Based upon all of the testimony and evidence presented, I shall approve the plan. I find that the plan is in compliance with all requirements contained in the development regulations in Title 26 and all applicable policies, rules and regulations adopted pursuant thereto. I will, however, insert certain conditions as more fully set forth below, pursuant to Section 26-206. These conditions are added based on comments made at the hearing and are agreeable by all parties and will mitigate impacts on the surrounding locale and adjacent properties.

Turning to the variance relief requested, testimony and evidence offered demonstrated that the subject property is unique, given its unusual shape and the environmental constraints associated therewith. Moreover, the property's location immediately adjacent to Liberty Road and the desire of all parties to limit access to this road was persuasive. Testimony was also received from Mr. Stannard who described the neo-traditional features of the proposed development, which also drives the need for variance relief. He indicated that the proposal called for smaller streets and a network of alleys to provide access to individual lots and as a result, houses will be located closer to the street. It is also to be noted that there is more than sufficient

passive open space than is required. However, as a result of changes to the plan the exact amount of open space has not been finalized. The Developer agreed to recalculate this figure; however, Mr. Cook from the Department of Recreation and Parks and the Developer's consultant all agreed that there is significantly more passive open space than required for this project. Additionally, the Developer has requested a waiver of active open space requirements. In this regard, the Developer is donating a sum of \$200,000 to Baltimore County for improvements to a nearby County park in lieu of providing the required active open space. The waiver request is highly supported by all of the neighbors who testified. Thus, the requested waiver shall be granted.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the development plan shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this _______ day of November, 2003 that the red-lined development plan for the Carriage Hill Townhouses, identified herein as Developer's Exhibits 7A & 7B, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Section 1B01.2.C.1.c of the B.C.Z.R. and Part III, Section II, A. p.19 of the C.M.D.P. to permit: (a) minimum setbacks from front building face to a public street right-of-way or property line of 15 feet in lieu of the required 25 feet for proposed garage units on Lots 1-367 and 55-141; (b) minimum setbacks from side building face to a public street right-of-way of 15 feet in lieu of the required 25 feet for Lots 55, 66-67, 78-79, 90, 100, 107, 122, 135, 121 and 136; (c) minimum setbacks from rear building face to a public street right-of-way of 30 feet in lieu of the required 45 feet for Lots 1-12, 55-78, 100-106 and 136-141; (d) minimum setbacks from any building face to a tract boundary line of 15 feet in lieu of the required 30 feet for Lots 73-78, 101-106, 136-141 and 13-36; (e) from Section 301.1.A of

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Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the development plan shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this _______day of November, 2003 that the red-lined development plan for the Carriage Hill Townhouses, identified herein as Developer's Exhibits 7A & 7B, be and is hereby APPROVED; and,

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the B.C.Z.R. to permit a minimum setback from the rear property line for decks or one-story open porches of 10 feet in lieu of the requirement that any such deck or porch extend into the rear yard not more than 25% of the minimum required depth of the rear yard for Lots 1 through 159; and (f), from Part II, Section II, A, P.19 of the C.M.D.P. to permit minimum setbacks from rear building face to a public street right-of-way of 30 feet in lieu of the required 50 feet, with a landscape buffer of 0 feet for Lots 1-12, 55-78, 100-106, 136-141 and 89, in accordance with Developer's Exhibits 8A and 8B, be and is hereby GRANTED, subject to the following restrictions:

- 1) The terms and conditions of the agreements reached with the Holy Family Catholic Church (Developer's Exhibit 6) and the Colonial Baptist Church (Community Exhibit 1) shall be adopted herein and made a part hereof.
- 2) The Developer shall submit to DEPRM satisfactory evidence that no floodplain exists on Parcel 4, which is the non-contiguous parcel that will be retained for use as a forest conservation area.
- 3) DEPRM shall be given an opportunity to review the storm water management proposal prior to final signature on the development plan by the Project Manager. It is to be noted that the Project Manager does not have any review authority; however, that agency will be given a window of opportunity to further review the plan prior to signature.
- 4) Any signage for the proposed Carriage Hills Townhouse community shall be in accordance with that depicted in the pattern book.
- 5) The Developer shall provide to the Department of Recreation and Parks the recomputed amount of passive open space prior to the record plat.

IT IS FURTHER ORDERED that a waiver of active open space requirements shall be granted, pursuant to the amended development plan comments submitted by the Department of Recreation and Parks dated September 9, 2003 and September 22, 2003.

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

LAWRENCE E. SCHMIDT

Zoning Commissioner/Hearing Officer

for Baltimore County

LES:bjs

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

November 12, 2003

G. Scott Barhight, Esquire Jennifer Busse, Esquire Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and PETITION FOR VARIANCE S/S Liberty Road and SW/S Pikeswood Drive (Carriage Hills Townhouses)

2nd Election District — 4th Council District Q-C Carriage Hills, LLC — Owner/Developer Case Nos. II-649 & 04-026-A

Dear Mr. Barhight & Ms. Busse:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved and the Petition for Variance granted, in accordance with the attached Order.

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

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:bjs

cc:

Mr. James P. Quillen, Jr., Q-C Enterprises, Inc.,

110 Old Padonia Road, Suite LL, Hunt Valley, Md. 21030

Mr. Steve Stannard, Bowman Consulting Group, 101 S. Street, SW, Leesburg, Va. 22085

Messrs. Robert Eitel & Dan Bartolo, Bowman Consulting Group

2530 Rivard, #200, Annapolis, Md. 21404

Ryan Potter, Esquire, 218 N. Charles Street, #400, Baltimore, Md. 21201

Jose' Anderson, Esquire, 9922 Tuscarora Road, 1, Randallstown, Md. 21133

Rev. Andrew S. Mohl, 9533 Liberty Road, Randallstown, Md. 21133

Mr. Larry Jackson, 8808 Meadow Heights Road, Randallstown, Md. 21133

Mr. Roz Roddy, 3036 Hernwood Road, Granite, Md. 21163

Ms. Linda Dorsey Walker, 3010 Fairview Road, Woodlawn, Md. 21207

Mr. & Mrs. Raymond Clapp, 3710 Bowers Avenue, Baltimore, Md. 21207

Mr. & Mrs. Clarence Smith, 7210 Upper Mills Circle, Catonsville, Md. 2/228

Ms. Jane Mann, 2916 Offutt Road, Randallstown, Md. 21133

Walt Smith, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case Hile

Visit the County's Website at www.baltimorecountyonline.info





Petition for Variance

to the Zoning Commissioner of Baltimore County S/W side of for the property located atPikeswood Dr and Liberty Road which is presently zoned OR-2 DK 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 Variance from Section(s)

Please see attached

Reasons to be provide at hearing of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Reasons to be provided at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County edopted 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:

Legal Owner(s):

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Attorney For Petitioner	,. <u>.</u>			110 Old Pa	donia	Road		
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Attachment to Zoning Petition for Variances

For Property: Carriage Hills Zoning Item #

(A) Front Setbacks

BCZR § 1B01.2.C.1.c and CMDP Part III, Section II, A, p. 19 – Variances to allow 15' minimum setbacks from front building face to a public street right-of-way or property line for garage units, in lieu of the required 25', for lots 1-36 and 55-141.

(B) Side Setbacks

BCZR § 1B01.2.C.1.c and CMDP Part III, Section II, A, p. 19 – Variances to allow 15' minimum setbacks from side building face to a public street right-of-way in lieu of the required 25', for lots 55, 66-67, 78-79, 90, 100, 107, 122, 135, 121 and 136.

(C) Rear Setbacks

BCZR § 1B01.2.C.1.c and CMDP Part III, Section II, A, p. 19 – Variances to allow 30' minimum setbacks from rear building face to a public street right-of-way in lieu of the required 45, for lots 1-12, 55-78, 100-106, and 136-141.

(D) Tract Boundary Setbacks

BCZR § 1B01.2.C.1.c and CMDP Part III, Section II, A, p. 19 – Variances to allow 15' minimum setbacks from any building face to a tract boundary in lieu of the required 30', for lots 73-78, 101-106, 136-141, and 13-36.

(E) Decks or One-Story Open Porches

BCZR § 301.1.A – Variances to allow a 10' minimum setback from the rear property line for decks or one-story open porches in lieu of the requirement that any such deck or porch extend into the rear yard not more than 25% of the minimum required depth of the rear yard for lots 1 – 159.

(F) CMDP Only - Rear Setbacks

CMDP Part III, Section II, A, p. 19 - Variances to allow 30' minimum setbacks from rear building face to a public street right-of-way in lieu of the required 50', with 0' of this setback for a landscape buffer, for lots 1-12, 55-78, 100-106, 136-141 and 89.

281969

04-076.A

44/ 12 00 17.21 10.010 02/04



OPOZIO/A

Description of a portion of the property of Carriage Hill Land Investments, LLC 2nd Election District Baltimore County, Maryland

Being a description of a portion of the property acquired by Carriage Hill Land Investment, LLC by deed dated October 31, 2000 and recorded in Liber 14784 at Folio 258 among the Land Records of the Baltimore County, Maryland and being more particularly described as follows:

Parcel 1

Beginning for the same at a point on the southerly right-of-way line of Liberty Road, Md. Route #26, as shown on right-of-way plat #54829 said point being a corner common to Roman Catholic Archbishop of Baltimore, Liber RRG 4242 at Folio 567, thence running with said Liberty Road right-of-way the following five (5) courses and distances.

- 1) South 61° 57' 07" East, 42.18 feet to a point, thence
- 2) South 63° 11' 07" East, 62.17 feet to a point, thence
- 3) South 64° 31' 32" East, 57.73 feet to a point, thence
- 4) North 31° 55' 22" East, 1.50 feet to a point, thence
- 5) South 59° 33' 46" East, 6.01 on the westerly right of way line of Metropolitan Boulevard (unimproved) as shown on Baltimore County Right of way plat # RW 78-448-1, thence leaving said Liberty Road and running with said Metropolitan Boulevard the following four (4) courses and distances.
- 6) South 30° 06' 50" West, 8.20 feet to a point, thence
- 7) South 10° 33' 23" East, 26.08 feet to a point, thence
- 8) 205.87 feet along the arc of a corner deflecting to the left, having a radius 5,774.58 feet and a long chord bearing and distance of South 28° 20' 50" West, 205.86 feet to a point of tangency, thence
- 9) South 27° 20' 30" West, 65.26 feet to a point at a corner common to the aforesaid Roman Catholic Archbishop of Baltimore, Liber RRG 4242 at Folio 567, thence leaving said Metropolitan Boulevard and running with Roman Catholic Archbishop to the following two (2) courses and distances.
- 10) North 59° 45' 30" West, 189.94 feet to an iron pipe found, thence
- 11) North 29° 14' 30" East, 287.31 feet to the point of beginning, containing 54,159 square feet or 1.2433 acres of land, more or less.



04.076.D

Parcel 2

Beginning for the same at a point on the southerly right-of-way lane of Liberty Road, MD. Route #26, as shown on right-of-way plat # 54829, said point also being the northwest corner of a parcel shown on a plat entitled "Amended Plat of Carriage Hills" as recorded in Plat Book FIIK Jr. 49 at Folio 83, thence running with Liberty Road, the following four (4) courses and distances.

- 1) South 59° 53° 10" East, 101.43 feet to a point, thence
- 2) South 57° 38' 43" East, 230.18 feet to a point, thence
- 3) South 59° 53' 10" East, 195.02 feet to a point, thence
- 4) South 60° 07' 06" East, 28.69 feet to a point on the westerly line of Carriage Hill Village, Section one, Plat Book OTG 34 at page 136, said line also being the westerly line of Pikeswood Drive, (private street) thence leaving Liberty Road and running with Carriage Hill Village the following seven (7) courses and distances.
- 5) 4.13 feet along the arc of a curve deflecting to the right having a radius of 29.00 feet and a long chord bearing and distance of South 26° 02' 02" West, 4.13 feet to a point of tangency, thence
- 6) South 30" 06' 50" West, 194.19 feet to a point of curvature, thence
- 7) 184.43 feet along the arc of a curve deflecting to the left, having a radius of 253.00 feet and a long chord bearing and distance of South 9°13'50" West, 180.37 feet to a point of tangency, thence
- 8) South 11° 39' 10" East, 79.85 fcot to a point of curvature, thence
- 9) 155.03 feet along the arc of a curve deflecting to the right, having a radius of 209.00 feet and a long chord bearing and distance of South 9°35'50" West, 151.50 feet to a point of tangency, thence
- 10) South 30° 50° 50" West, 344.22 feet to a point, thence continuing with Carriage Hill Village, Section 1, and with Carriage Hill Village, Section 2, Plat Book E.H.K. Jr. 49 at Page 84
- 11) North 55° 57' 52" West, 526.43 feet to a point, thence continuing with Carriage Hill Village, Section 2, the following see (6) courses and distances
- 12) North 77° 05' 20" East, 41.22 feet to a point, thence
- 13) North 19° 40' 50" West, 46.27 feet to a point, thence
- 14) South 67° 41' 50" West, 69.09 feet to a point, thence
- 15) North 55° 57' 52" West 100.73 feet to a point, thence
- 16) South 36° 08' 22" West, 570.42 feet to a point, thence
- 17) South 12° 28' 22" West, 196.63 feet to a point, thence at a corner common to Carriage Hill Village, Plat Book 44 at Page 13, thence leaving Carriage Hill Village, Section 2 and running with Carriage Hill Village, Plat Book 44 at page 13.
- 18) North 62° 39' 30" West, 106.61 feet to a point on the easterly right-of-way line of the aforesaid Metropolitan Boulevard, unimproved, thence leaving said Carriage Hill Village and running with the aforesaid Metropolitan Boulevard the following six (6) courses and distances
- 19) North 27° 20' 30" East, 1,261.02 feet to a point, thence
- 20) North 34° 03' 05" East, 85.58 fect to a point, thence

076-076 G

21) North 27° 20' 30" East, 75.00 feet to a point, of curvature thence

22) 201.07 fect along the arc of a curve deflecting to the right, having a radius of of 5,684.58 feet and a long chord hearing and distance of North 28° 21' 18" East, 201.06 feet to a point, thence

23) North 70° 09' 55" East, 26.42 feet to a point, thence

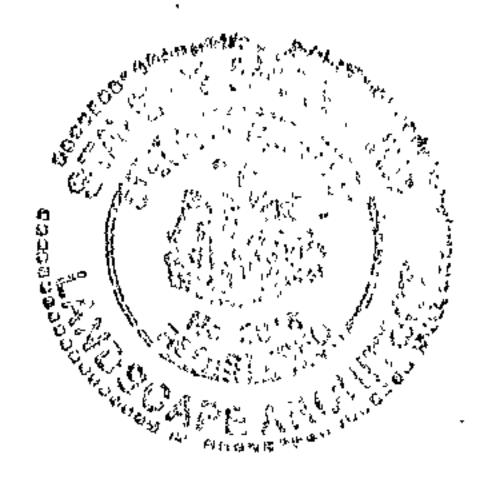
24) North 30° 06' 51" East, 7.50 feet to a point, thence on the aloresaid southerly right-of-way line of Liberty Road, thence leaving Metropolitan Boulevard and running with Liberty Road

25) South 59° 36' 11" East, 29.06 feet to a point at a corner common to the aforesaid Columbia Gas Transmission Corporation, Liber. O.T.G. 5225 at Page 238, thence bearing Liberty Road and running with Columbia Bas the following three (3) courses and distances

26) South 21° 21' 50" West, 215.96 fect to a point, thence

27) South 59° 53' 10" East, 74.99 feet to a point, thence

28) North 21° 21' 50" East, 202.45 feet to the point of beginning containing 732,873 square feet on 16.8244 acres of land, more or less.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

C4-26-01. No. 27000

DATE CTOSCE ACCOUNT FOR COLOR
AMOUNT \$
RECEIVED C. C. ATIZIAGE HILLS LC
FOR: CALACC.
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PALL RELEIPT

PUSINESS ACTIVAL TIPE INV

7/17/2005 7/16/2005 15:05:02

ATT MENS MALKIN KNEW KNE

PETERPT W 170932 7/16/2005 0FLU

DAYL 5 520 ZONING VERIFICATION

FRECHT fot \$600.00

AND ON OK .00 GA

Enitimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #04-026-A

S/west side of Pikeswood Drive and Liberty Road S/west side of Pikeswood Drive and Liberty Road 2nd Election District - 4th Councilmanic District Legal Owner(s): 0-C Carriage Hills 11.0 by 0.0

Legal Owner(s): Q-C Carriage Hills, LLC, by Q-C Enter-

variance: to allow 15 feet minimum setbacks from front building face to a public street right-of-way or property line for garage units, in lieu of the required 25 feet, for lots 1-36 and 55-141. To allow 15 feet minimum setbacks from side building face to a public street right-of-way in lieu of the required 25 feet, for lots 55, 66-67, 78-79, 90, 100, 107, 122, 122, 135, 121, and 136. To allow 30 feet minimum setbacks from rear building face to a public street right-of-way in lieu of the required 45, for lots 1-12, 55-78, 100-106, and 136-141. Variance: to allow 15 feet minimum setbacks from any building face to a tract boundary in lieu of the required 30 feet, for lots 73-78, 101-106, 136-141, and 13-36. To allow a 10 foot minimum setback from the rear property line for decks or one-story open porches in lieu of the requirement that any such deck or porch extend into the rear yard not more than 25% of the minimum required depth of the rear yard for lot 1-159. To allow 30 foot minimum setbacks from rear building face to a public street right-of-way in lieu of the required 50 feet, with 0 feet of this setback for a land-scape buffer for lots 1-12, 55-78, 100-106, 136-141 and 89.

Hearing(s): Thursday, October 2, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

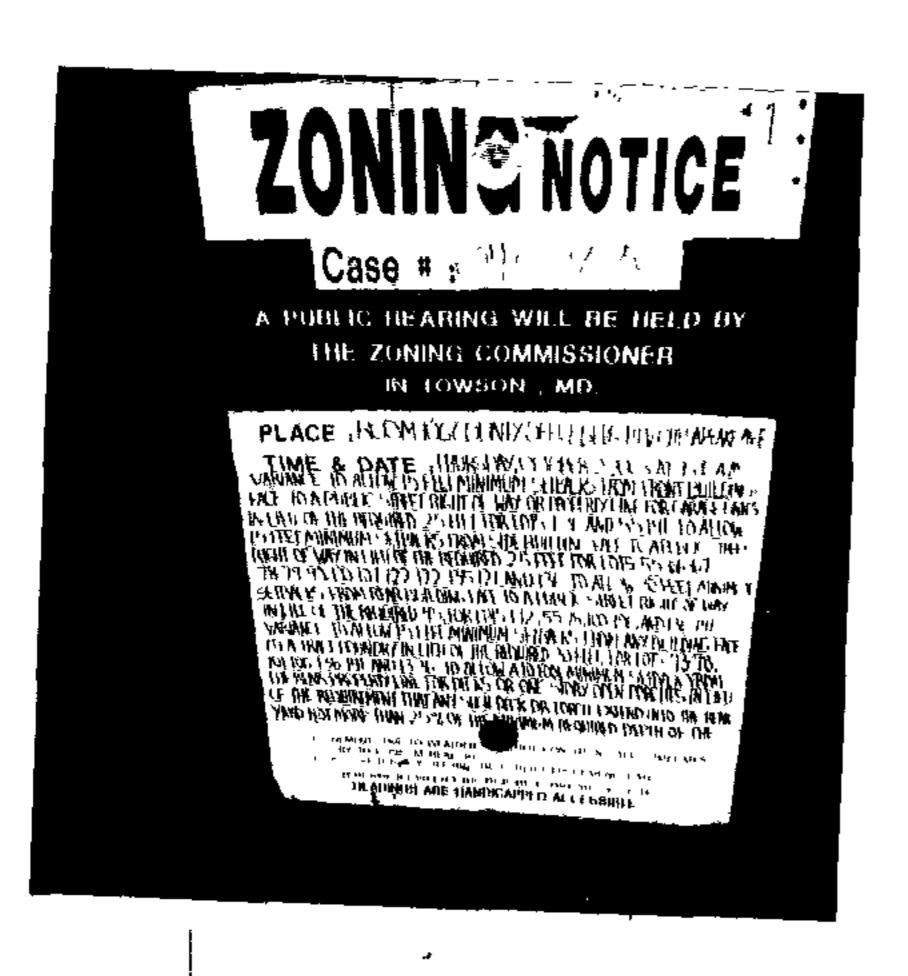
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

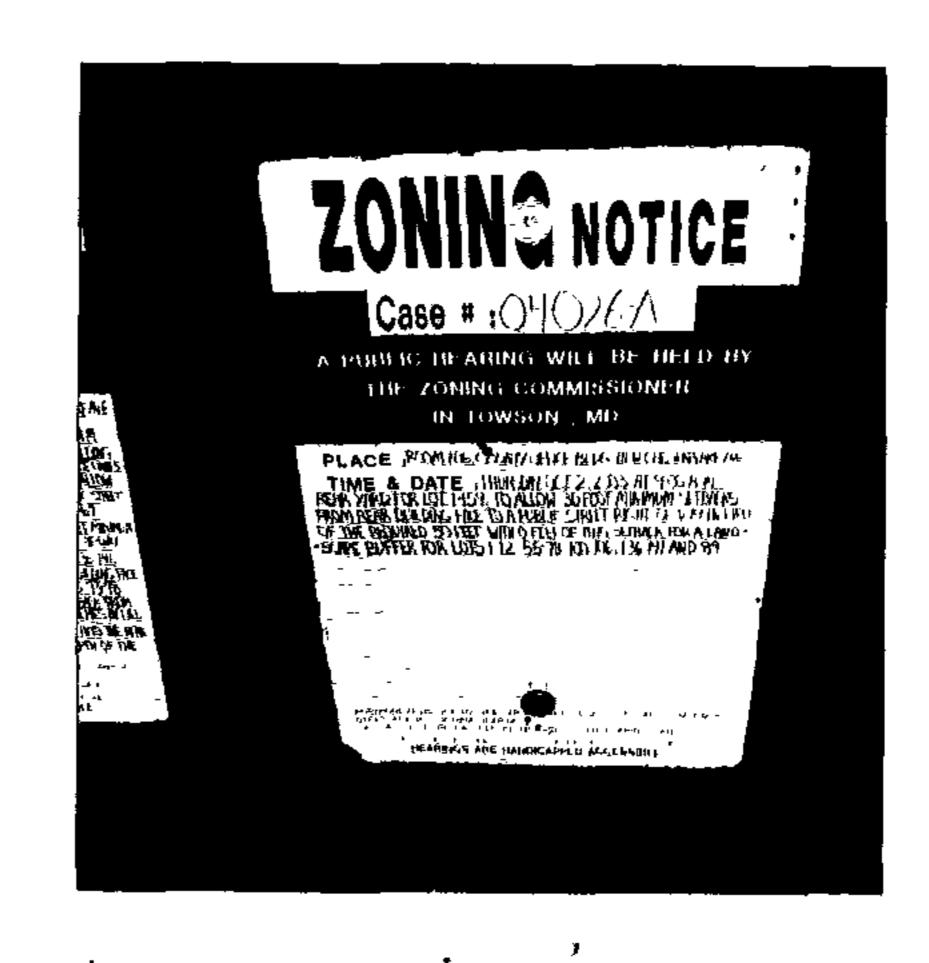
(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/876 Get 2 Sep 30 (410) 867-3391.

CERTIFICATE OF PUBLICATION

10/2/,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 9 30 ,2003. RECEIVED
The Jeffersonian
Arbutus Times 0CT - 3 2003
☐ Catonsville Times
Towson Times
Towson Times ZONNG COMMSSIONER Owings Mills Times Times COMMSSIONER
□ NE Booster/Reporter
☐ North County News
S. WUKINST.
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CERTIFICATE OF POSTING

	RE: Case No.: 04-026-A
	Petitioner/Developer: Q. C. EN-
	CARRIAGE HILLS
	Date of Hearing/Closing: 10/2/0
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Becky Hart {(410) 887-3394}	
Ladies and Gentlemen:	·
This letter is to certify under the penalties posted conspicuously on the property local	of perjury that the necessary sign(s) required by law were ted at:
S/W SIDE Of	PIKESWOOD DRIVE AND
4	2 S16US)
The sign(s) were posted on	9/13/03
	(Month, Day, Year)
	Sincerely,
	(Signature of Sign Poster) (Date)
, #	SSG Robert Black
	(Print Name)
•	1508 Leslie Road
	(Address)
	Dundalk, Maryland 21222
•	(City, State, Zip Code)
· ·	(410) 282-7940
	(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

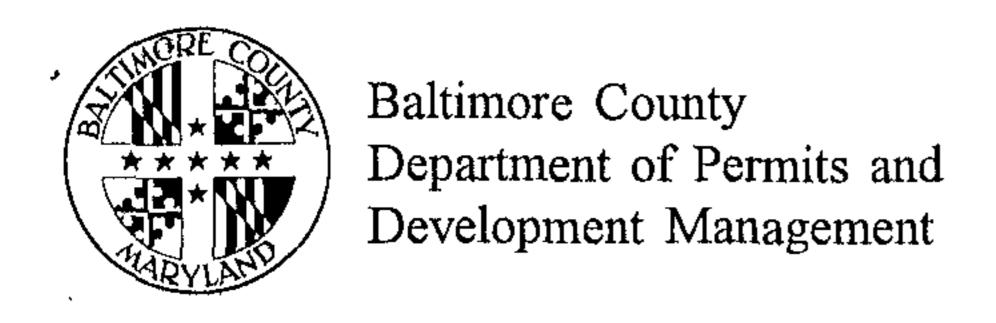
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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: 04-026-A Petitioner: QC (arriale Hills, UC)
Address or Location: 5 W SiCle of Pikeswood Dr. + Liberty Rd.
PLEASE FORWARD ADVERTISING BILL TO:
1 1 1 Taulor Oliver
PLEASE FORWARD ADVERTISING BILL TO: Name:
Address: 210 W. Pennsylvania Ave. Swike 400
Tauson, MD ZIZOY
Telephone Number: 410 832 2077

04.07G.7.



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

Fax: 410-887-5708 July 24, 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: 04-026-A

S/west side of Pikeswood Drive and Liberty Road S/west side of Pikeswood Drive and Liberty Road 2nd Election District – 4th Councilmanic District

Legal Owner: Q-C Carriage Hills, LLC, by Q-C Enterprises, Inc., James Quillen Jr., President

Variance to allow 15 feet minimum setbacks from front building face to a public street right-of-way or property line for garage units, in lieu of the required 25 feet, for lots 1-36 and 55-141. To allow 15 feet minimum setbacks from side building face to a public street right-of-way in lieu of the required 25 feet, for lots 55, 66-67, 78-79, 90, 100, 107, 122, 122, 135, 121, and 136. To allow 30 feet minimum setbacks from rear building face to a public street right-of-way in lieu of the required 45, for lots 1-12, 55-78, 100-106, and 136-141. Variance to allow 15 feet minimum setbacks from any building face to a tract boundary in lieu of the required 30 feet, for lots 73-78, 101-106, 136-141, and 13-36. To allow a 10 foot minimum setback from the rear property line for decks or one-story open porches in lieu of the requirement that any such deck or porch extend into the rear yard not more than 25% of the minimum required depth of the rear yard for lot 1-159. To allow 30 foot minimum setbacks from rear building face to a public street right-of-way in lieu of the required 50 feet, with 0 feet of this setback for a landscape buffer for lots 1-12, 55-78, 100-106, 136-141 and 89.

Hearings:

Wednesday, September 17, 2003 at 9:00 a.m., in Rom 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: G. Scott Barhight, Jennifer R. Busse, Whiteford, Taylor & Preston, 210 W. Pennsylvania Ave., Towson 21204 James Quillen, Jr., Q-C Enterprises, 110 Old Padonia Rd., Hunt Valley 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 2, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 2, 2003 Issue - Jeffersonian

Please forward billing to:
Jennifer R. Busse, Esq.
Whiteford, Taylor, Preston
210 W. Pennsylvania Avenue, Ste. 400
Towson MD 21204

410-832-2077

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: 04-026-A

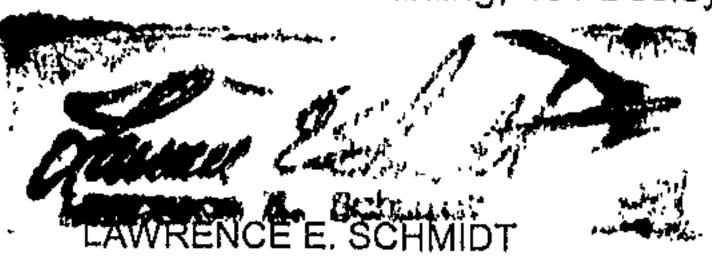
S/west side of Pikeswood Drive and Liberty Road S/west side of Pikeswood Drive and Liberty Road 2nd Election District – 4th Councilmanic District

Legal Owner: Q-C Carriage Hills, LLC, by Q-C Enterprises, Inc., James Quillen Jr., President

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Hearings:

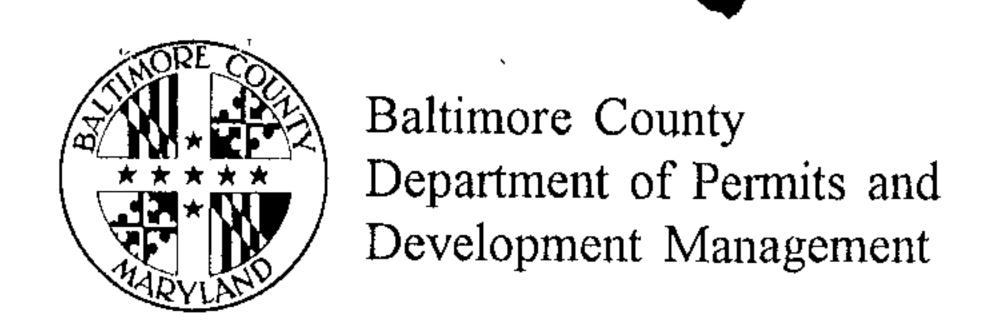
Wednesday, September 17, 2003 at 9:00 a.m., in Rom 407, County Courts Building, 401 Bosley Avenue



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.



Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708
August 6, 2003

٥.

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: 04-026-A

S/west side of Pikeswood Drive and Liberty Road S/west side of Pikeswood Drive and Liberty Road 2nd Election District – 4th Councilmanic District

Legal Owner: Q-C Carriage Hills, LLC, by Q-C Enterprises, Inc., James Quillen Jr., President

<u>Variance</u> to allow 15 feet minimum setbacks from front building face to a public street right-of-way or property line for garage units, in lieu of the required 25 feet, for lots 1-36 and 55-141. To allow 15 feet minimum setbacks from side building face to a public street right-of-way in lieu of the required 25 feet, for lots 55, 66-67, 78-79, 90, 100, 107, 122, 122, 135, 121, and 136. To allow 30 feet minimum setbacks from rear building face to a public street right-of-way in lieu of the required 45, for lots 1-12, 55-78, 100-106, and 136-141. <u>Variance</u> to allow 15 feet minimum setbacks from any building face to a tract boundary in lieu of the required 30 feet, for lots 73-78, 101-106, 136-141, and 13-36. To allow a 10 foot minimum setback from the rear property line for decks or one-story open porches in lieu of the requirement that any such deck or porch extend into the rear yard not more than 25% of the minimum required depth of the rear yard for lot 1-159. To allow 30 foot minimum setbacks from rear building face to a public street right-of-way in lieu of the required 50 feet, with 0 feet of this setback for a landscape buffer for lots 1-12, 55-78, 100-106, 136-141 and 89.

Hearings:

Thursday, October 2, 2003, at 9:00 a.m. in Room 106, County Office Building,

111 W. Chesapeake Avenue

Timothy Kotroco

buth Kotroco

Director

TK:klm

C: G. Scott Barhight, Jennifer R. Busse, Whiteford, Taylor & Preston, 210 W. Pennsylvania Ave., Towson 21204 James Quillen, Jr., Q-C Enterprises, 110 Old Padonia Rd., Hunt Valley 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 16, 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.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, September 16, 2003 Issue - Jeffersonian

Please forward billing to:

Jennifer R. Busse, Esq. Whiteford, Taylor, Preston 210 W. Pennsylvania Avenue, Ste. 400 Towson MD 21204 410-832-2077

Coxectoral

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: 04-026-A

S/west side of Pikeswood Drive and Liberty Road S/west side of Pikeswood Drive and Liberty Road 2nd Election District – 4th Councilmanic District

Legal Owner: Q-C Carriage Hills, LLC, by Q-C Enterprises, Inc., James Quillen Jr., President

<u>Variance</u> to allow 15 feet minimum setbacks from front building face to a public street right-of-way or property line for garage units, in lieu of the required 25 feet, for lots 1-36 and 55-141. To allow 15 feet minimum setbacks from side building face to a public street right-of-way in lieu of the required 25 feet, for lots 55, 66-67, 78-79, 90, 100, 107, 122, 122, 135, 121, and 136. To allow 30 feet minimum setbacks from rear building face to a public street right-of-way in lieu of the required 45, for lots 1-12, 55-78, 100-106, and 136-141. <u>Variance</u> to allow 15 feet minimum setbacks from any building face to a tract boundary in lieu of the required 30 feet, for lots 73-78, 101-106, 136-141, and 13-36. To allow a 10 foot minimum setback from the rear property line for decks or one-story open porches in lieu of the requirement that any such deck or porch extend into the rear yard not more than 25% of the minimum required depth of the rear yard for lot 1-159. To allow 30 foot minimum setbacks from rear building face to a public street right-of-way in lieu of the required 50 feet, with 0 feet of this setback for a landscape buffer for lots 1-12, 55-78, 100-106, 136-141 and 89.

Hearings: Thursday, October 2, 2003, at 9:00 a.m. in Room 106, County Office Building,

111 W. Chesapeake Avenue

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.

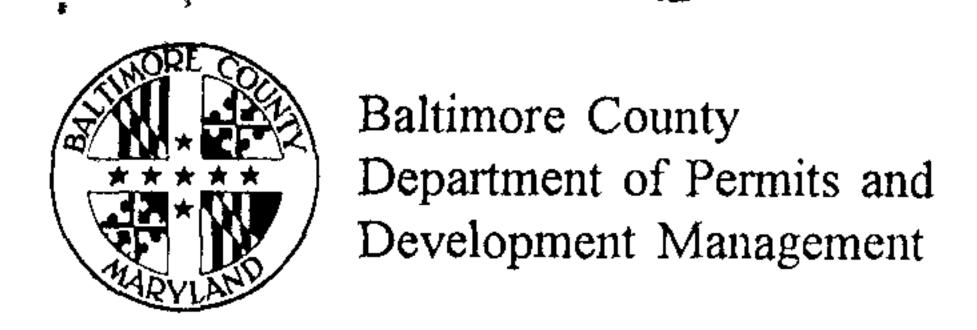
NOTE TO ZONING COMMISSIONER

CASE NO.: 04-026-A

FROM: KRISTEN MATTHEWS, ZONING REVIEW

DATE: SEPTEMBER 26, 2003

After talking with two representatives from the Jeffersonian, they have no record of the publishing notice. It will be published finally on Tuesday, September 30, 2003. There are copies in our file that were sent to their office on two separate occasions. If there are any questions I will be happy to be of assistance.



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

September 26, 2003

G. Scott Barhight Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, MD 21204

Dear Mr. Barhight:

RE: Case Number: 04-026-A, S/w side of Pikeswood Dr. and Liberty Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 15, 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 Q-C Carriage Hills, James Quillen, 110 Old Padonia Road, Hunt Valléy 21030



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

July 23, 2003

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

RE: Baltimore County Item No. 026 (JRA)

MD 26

Carriage Hills Townhouses

Mile Post 4.26

Towson, Maryland 21204

Dear Ms. Hart:

We have reviewed the referenced plan and have no objection to approval of the Variance.

However we will require the owner to obtain an access permit through our office and as a minimum the following roadway improvements will be required:

- A traffic impact analysis. The final design for any required roadway improvements will be determined following the review and approval of the traffic impact analysis.
- Hydraulic analysis will be required.
- Highway widening dedication for the roadway improvements.

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

Very truly yours,

Kenneth A. McDonald Jr., Chief

Engineering Access Permits Division



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 21, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: July 21, 2003

Item No.: 015-020, 022-026

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

RECEIVED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

0CT - 32003

"INING COMMISSIONER

DATE: September 12, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 28, 2003

Item Nos. 015, 017, 018, 020, 022, 023, 024, 025, and 026

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE SW/side of Pikeswood Drive & Liberty Road 2nd Election & 4th Councilmanic Districts * ZONING COMMISSIONER Legal Owner(s): O-C Carriage Hills, LLC by O-C Enterprises, Inc, Managing Member * FOR James P. Quillen, Jr. President.

Petitioner(s) * BALTIMORE COUNTY * 04-026-A

* * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CARÔLE 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 25 day of July, 2003, a copy of the foregoing Entry of Appearance was mailed to, G. Scott Barhight, Esquire & Jennifer R. Busse, Esquire, Venable, Baetjer & Howard, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

JUL 2 5 2003

Per....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Item Number: 026 Case Number: 4-26-A

Primary Use: Residential

Reviewer: JRA

Variance Type:

Legal Owner: O-C Carriage Hills, LLC by O-C Enterprises, In. Managing Member James P. Quillen, Jr. President

Contract Purchaser:

Critical Area: No

Flood Plain: No

Historic: No

Election Dist: 2nd

Councilmanic Dist: 4th

Property Address: S/west side of Pikeswood Drive and Liberty Road

Location: S/west side of Pikeswood Drive and Liberty Road

Existing Zoning: OR-2 - D. R. 3.5

Area: 22.41 acres

Proposed Zoning: VARIANCE to allow 15 feet minimum setbacks from front building face to a public street right-of-way or property line for garage units, in lieu of the required 25 feet, for lots 1-36 and 55-141. To allow 15 feet minimum setbacks from side building face to a public street right-of-way in lieu of the required 25 feet, for lots 55, 66-67, 78-79, 90,100, 107, 122, 135, 121 and 136. To allow 30 feet minimum setbacks from rear building face to a public street right-of-way in lieu of the required 45, for lots 1-12, 55-78, 100-106, and 136-141. Variance to allow 15 feet minimum setbacks from any building face to a tract boundary in lieu of the required 30 feet, for lots 73-78, 101-106, 136-141, and 13-36. To allow a 10 foot minimum setback from the rear property line for decks or one-story open porches in lieu of the requirement that any such deck or porch extend into the rear yard not more than 25% of the minimum required depth of the rear yard for lot 1-159. To allow 30 foot minimum setbacks from rear building face to a public street right-of-way in lieu of the required 50 feet, with 0 feet of this setback for a landscape buffer, for lots 1-12, 55-78, 100-106, 136-141 and 89.

Attorney: G. Scott Barhight/Jennifer R. Busse

Miscellaneous: HOH associated with this Plan.

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 2, 2003

G. Scott Barhight, Esquire Jennifer Busse, Esquire Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING & PETITION FOR VARIANCE SW/S Pikeswood Drive & Liberty Road

(Carriage Hills Townhouses)

2nd Election District – 4th Council District

2" Election District – 4" Council District
Q-C Carriage Hills, LLC – Owners/Developers

Case Nos. II-649 & 04-026-A

Dear Mr. Barhight & Ms. Busse:

This letter is to confirm that the hearing in the above-captioned matter was continued this date at the request of the Department of Recreation and Parks to allow them additional time to review the open space issue. By agreement of all parties, the matter has been rescheduled for Wednesday, October 22, 2003 at 9:00 AM in Room 106 of the County Office Building.

In the meantime, should anyone have any questions on the subject, please do not hesitate to call the Project Manager, Walt Smith, at 410-887-3335, or me.

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. James P. Quillen, Jr., President, Q-C Enterprises, Inc.

110 Old Padonia Road, Suite LL, Hunt Valley, Md. 21030

Mr. Robert Eitel, 2530 Rivard, Suite 200, Annapolis, Md. 21401

Mr. Michael Chapman, 10225 Liberty Road, Randallstown, Md. 21133

Rev. Andrew S. Mohl, 9533 Liberty Road, Randallstown, Md. 21133 Mr. Ryan Potter, 218 N. Charles Street, Suite 400, Baltimore, Md. 21201

Mr. Larry Jackson, 8808 Meadow Heights Road, Randallstown, Md. 21133

Ms. Roz Roddy, 3036 Hernwood Road, Granite, Md. 21133

Mr. Jose' Anderson, 9922 Tuscarora Road, Randallstown, Md. 21133

Ms. Linda Dorsey Walker, 3010 Fairview Road, Woodlawn, Md. 21207

Mr. & Mrs. Raymond Clapp, 3710 Bowers Avenue, Baltimore, Md. 21207

Mr. & Mrs. Clarence Smith, 7210 Upper Mills Circle, Catonsville, Md 21228

Ms. Jane Mann, 2916 Offutt Road, Randallstown, Md. 21133

Mr. Walt Smith, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case File

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

November 20, 2003

G. Scott Barhight, Esquire Jennifer Busse, Esquire Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and PETITION FOR VARIANCE S/S Liberty Road and SW/S Pikeswood Drive

(Carriage Hills Townhouses)

2nd Election District – 4th Council District Q-C Carriage Hills, LLC – Owner/Developer Case Nos. II-649 & 04-026-A

Dear Mr. Barhight & Ms. Busse:

It has been brought to my attention that a typographical error appears on Page 3 of the Order issued in the above-captioned matter. Specifically, on Line 2 of the first paragraph, the split zoning of the property was erroneously noted as being **D.R.2** and **D.R.3.5**. However, Page 2 of the Order correctly notes that the property is split zoned **O.R.2** and **D.R.3.5**. Please change Page 3 of your copy of the Order accordingly. Thank you for your consideration in this matter.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. James P. Quillen, Jr., Q-C Enterprises, Inc., 110 Old Padonia Road, Suite LL, Hunt Valley, Md. 21030

Mr. Steve Stannard, Bowman Consulting Group, 101 S. Street, SW, Leesburg, Va. 22085

Messrs. Robert Eitel & Dan Bartolo, Bowman Consulting Group

2530 Rivard, #200, Annapolis, Md. 21404

Ryan Potter, Esquire, 218 N. Charles Street, #400, Baltimore, Md. 21201

Jose' Anderson, Esquire, 9922 Tuscarora Road, 1, Randallstown, Md. 21133

Rev. Andrew S. Mohl, 9533 Liberty Road, Randallstown, Md. 21133

Mr. Larry Jackson, 8808 Meadow Heights Road, Randallstown, Md. 21133

Mr. Roz Roddy, 3036 Hernwood Road, Granite, Md. 21163

Ms. Linda Dorsey Walker, 3010 Fairview Road, Woodlawn, Md. 21207

Mr. & Mrs. Raymond Clapp, 3710 Bowers Avenue, Baltimore, Md. 21207

Mr. & Mrs. Clarence Smith, 7210 Upper Mills Circle, Catonsville, Md. 21228

Ms. Jane Mann, 2916 Offutt Road, Randallstown, Md. 21133

Walt Smith, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case/File



Visit the County's Website at www.baltimorecountyonline.info

Liberty Road Business Association

Henry M. Weisenberg, Executive Director 9337 Liberty Road. Randalistown, Maryland 21133 410-655-7766 (voice). 410-655-8065 (fax)

"Your Business Is Our Business"



RECEIVED

OCT - 2 2003

FAX

ZONING COMMISSIONER

TO: LAWRENCE SCHMIDT ZONING COMMISSIONER

FROM: TOHN F. MCPHAUL PRESIDENT, LABA

SUBJECT: CASE # 4-26-A

COMMENTS:	ļ
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LABA'S	POSITION ON THIS MATTER
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Number of pages faxed: 2.

Date: 10/1/03



LIBERTY ROAD BUSINESS ASSOCIATION

9337 Liberty Fload • Randalistown, Maryland 21133 Tel: 410.655.7766 • Fax: 410.655.8065

RECEIVED

September 30, 2003

OCT - 2 2003

Mr. Lawrence Schmidt
Zoning Commissioner
Baltimore County
410 Bosley Avenue
County Courts Building, Suite 405
Towson, MD 21204

ZONING COMMISSIONER

Re: Case No. 4-26-A

Carriage Hills Townhouses
S/Pikeswood Dr. & Liberty Rd.

Dear Commissioner Schmidt:

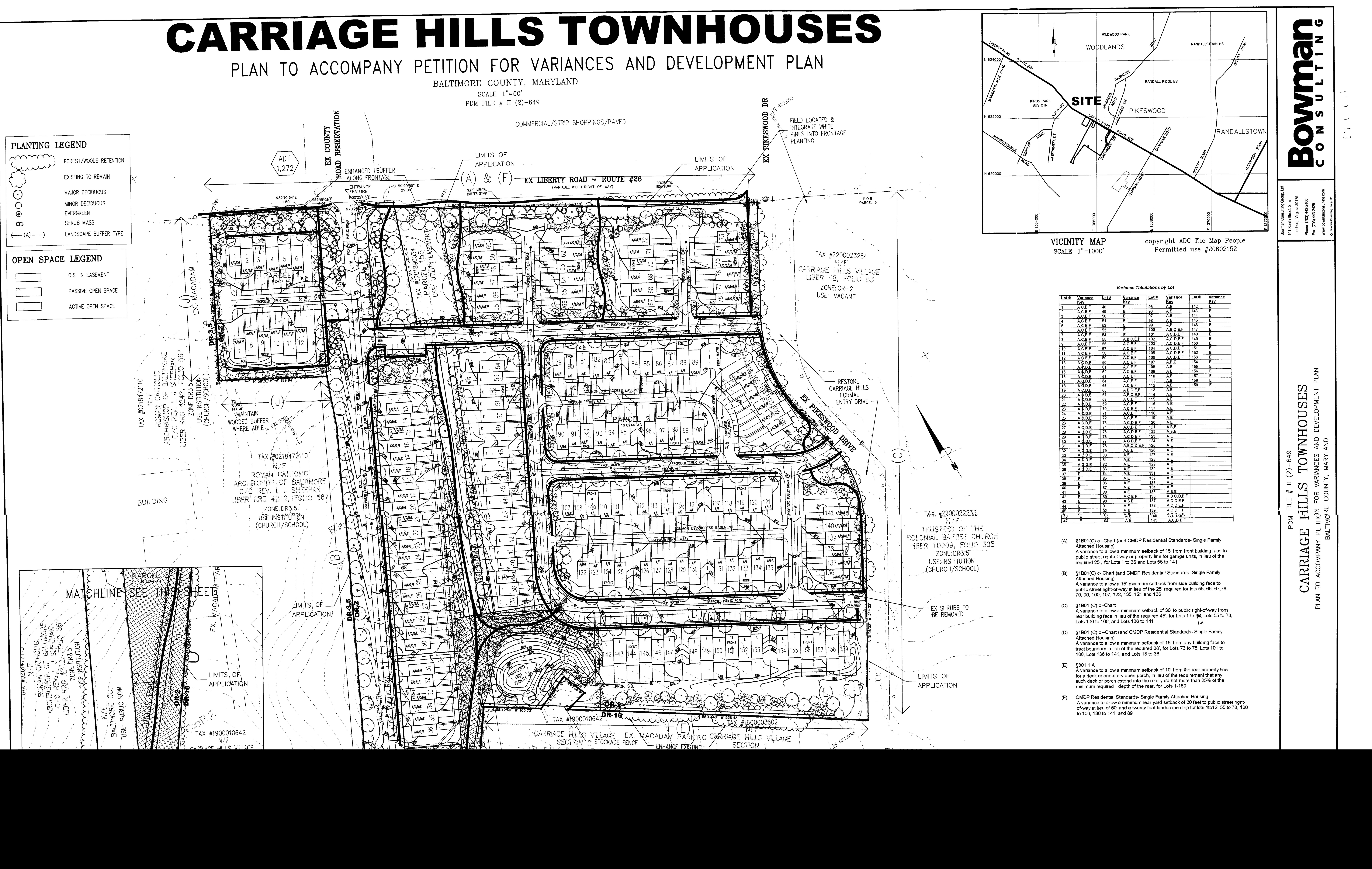
The purpose of this communication is to inform you that the Board of Directors of the Liberty Road Business Association supports the request for variances in the above-referenced matter. Further, we do ask that all units be offered for fee-simple sale as single-family townhouses, and that these units are not intended for use as rental property.

Thank you for your cooperation in this matter.

John F. McPhaul

Sincerely

President



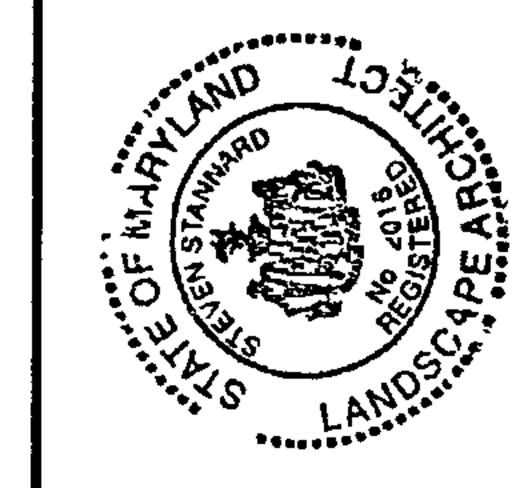
BONDUM SNOD

www bowmanconsulting com Fax (703) 443-2425 Phone (703) 443-2400 Leesburg, Virginia 20175 101 South Street, S E Bowman Consulting Group, Ltd

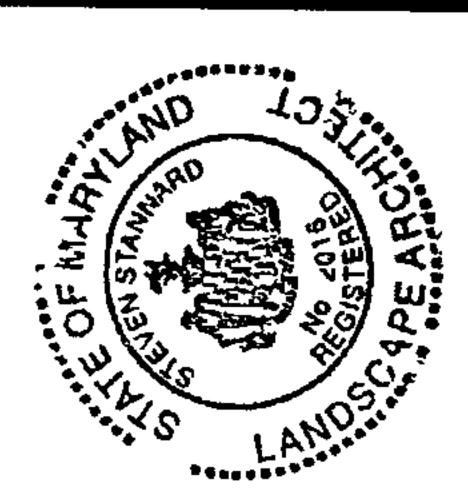
BAL-TIMORE COUNTY, MARYLAND NAJ9 TNJM90JJVJQ DNA SJONAIRAV ROR VARIANCES AND DEVELOPMENT PLAN

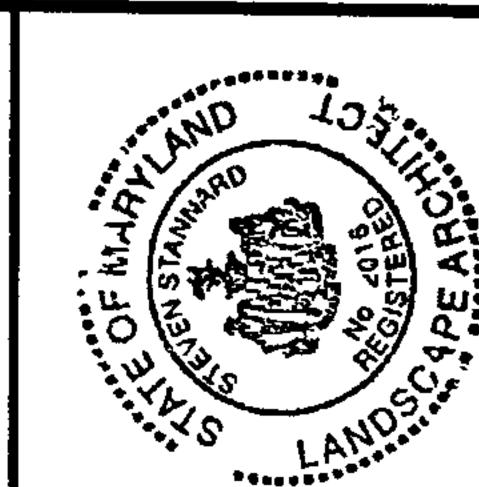
CARRIACE HILLS TOWNOUSES

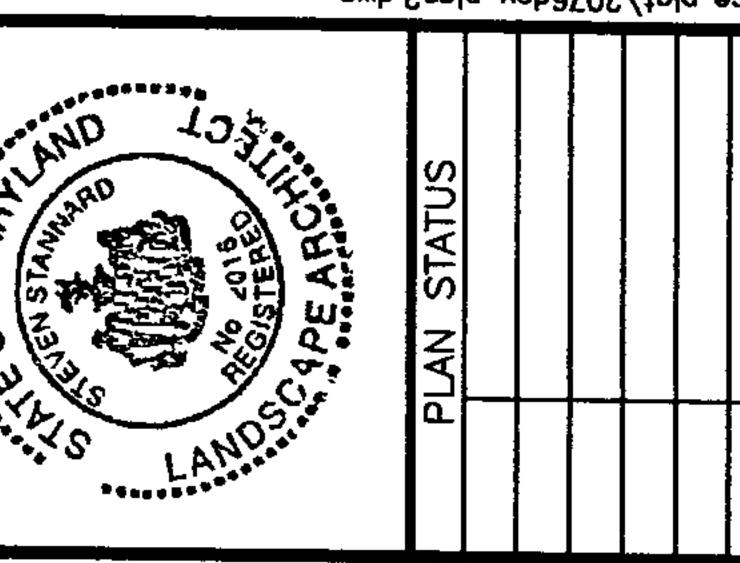
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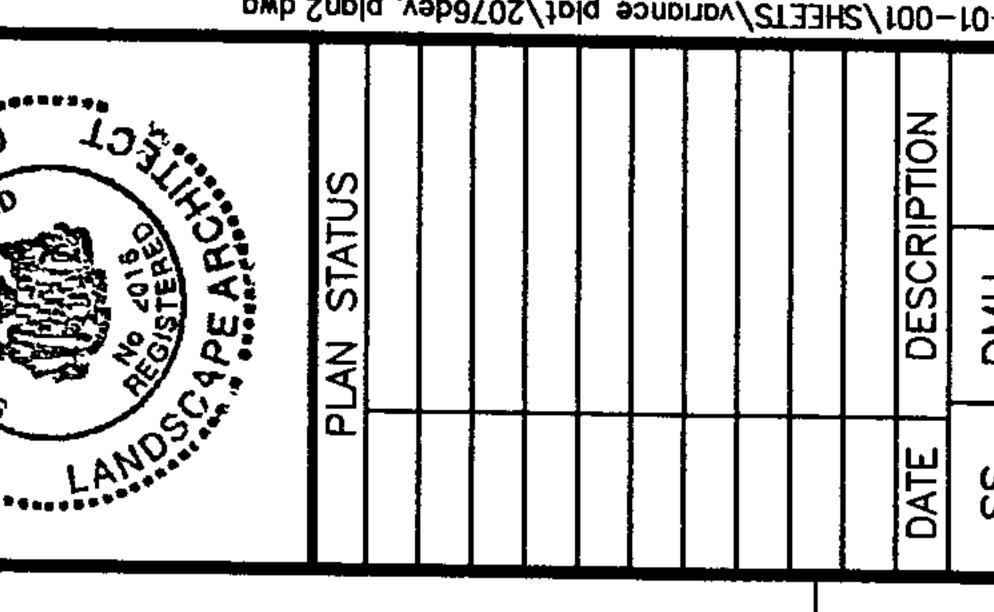


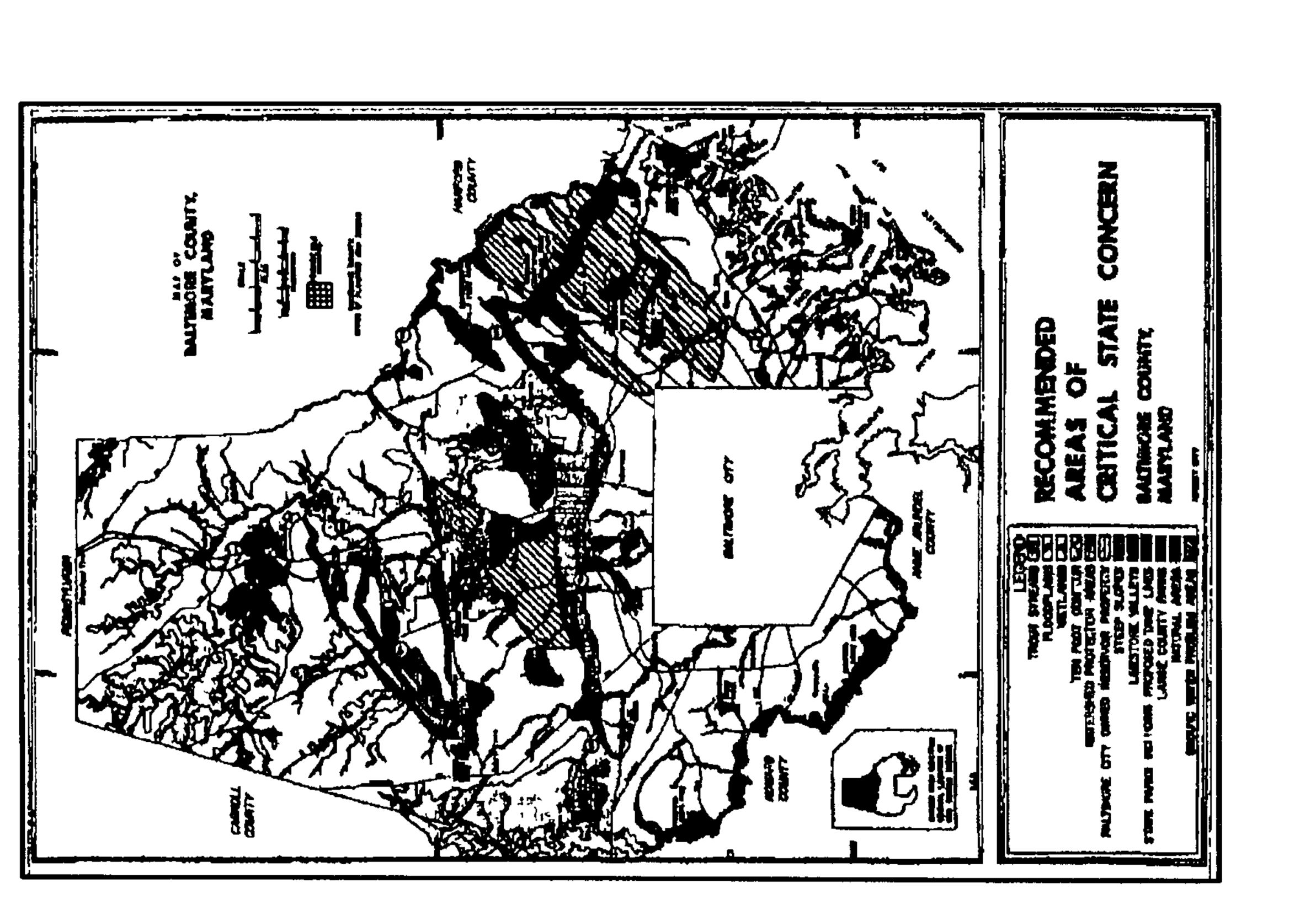
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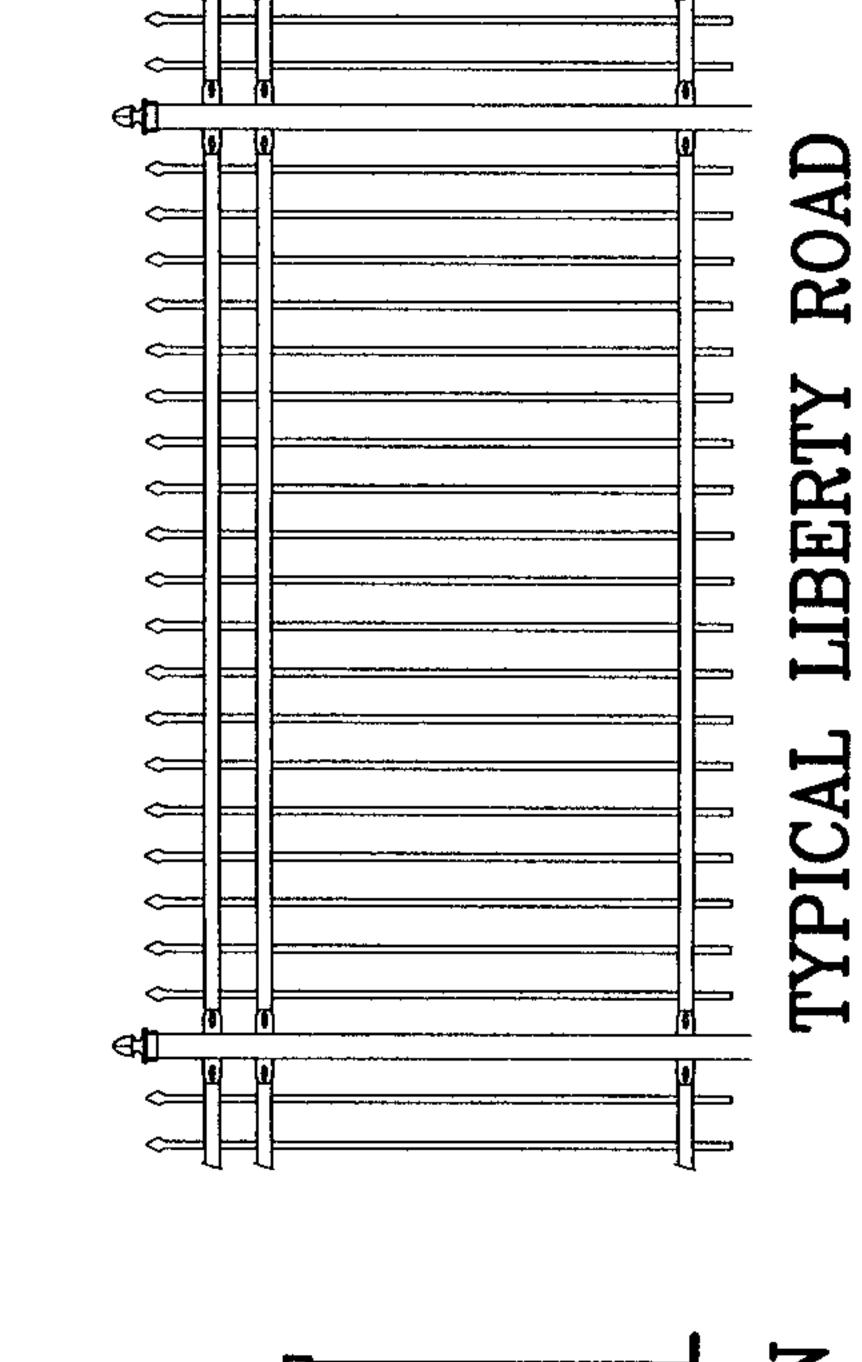


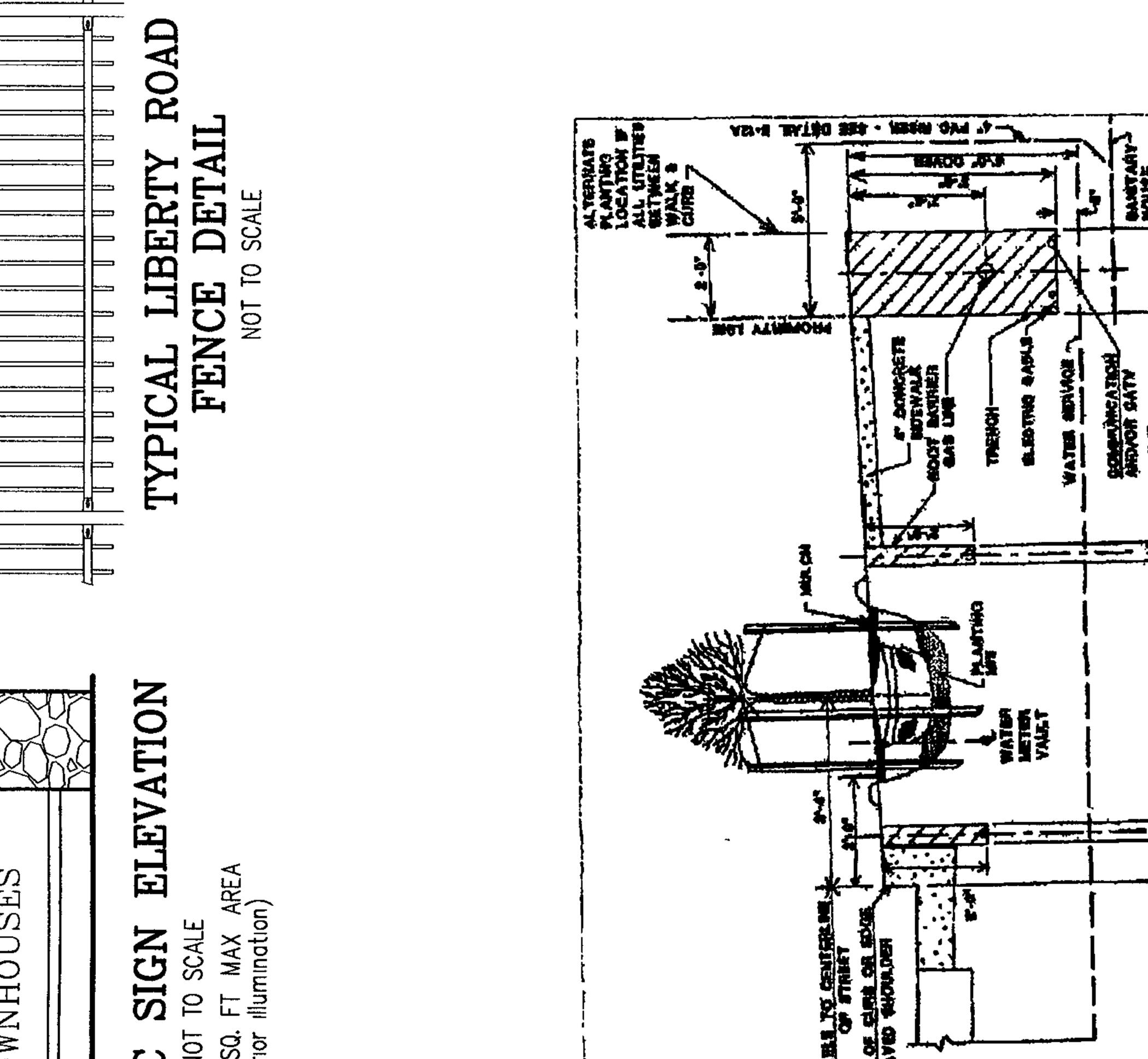


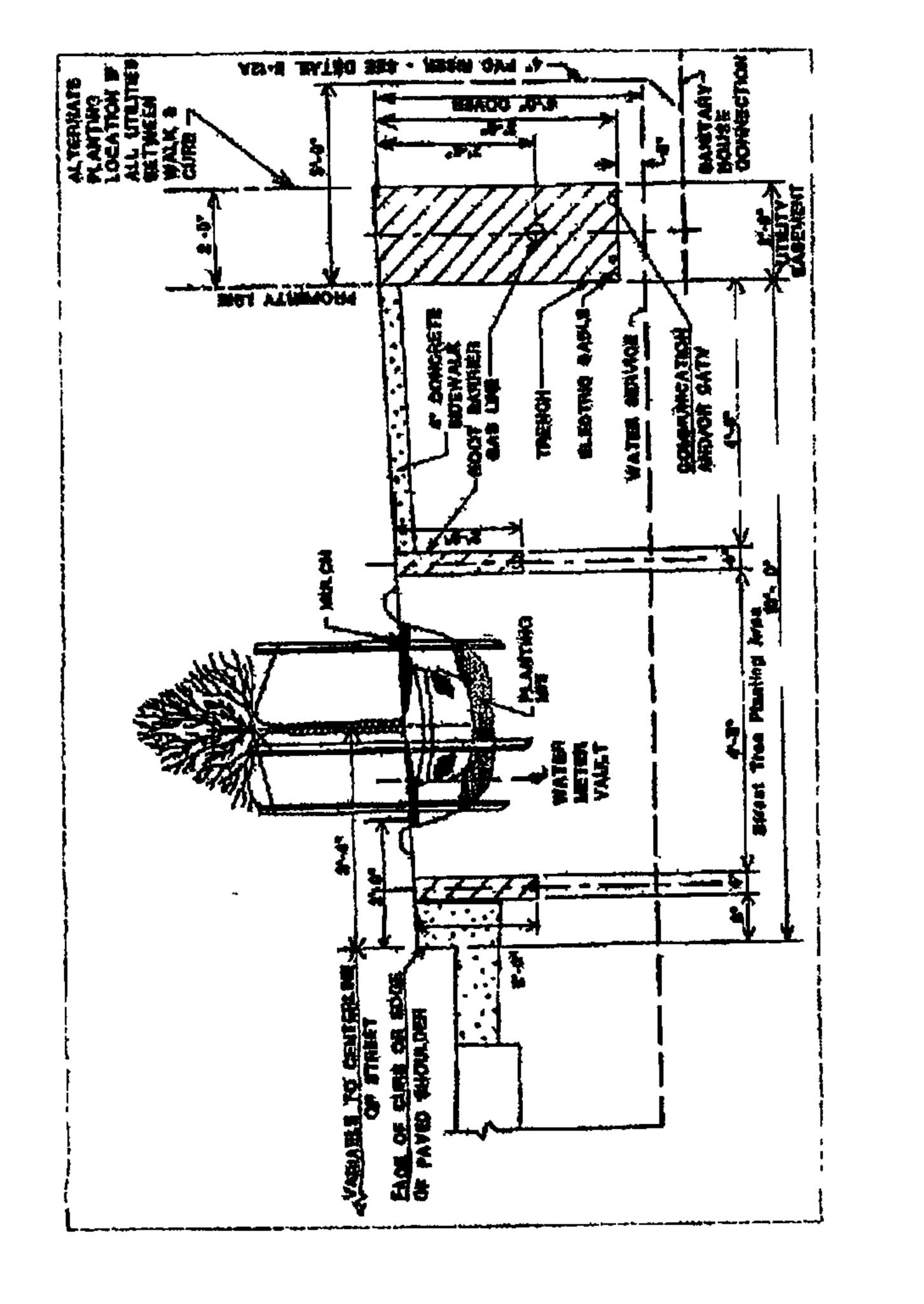


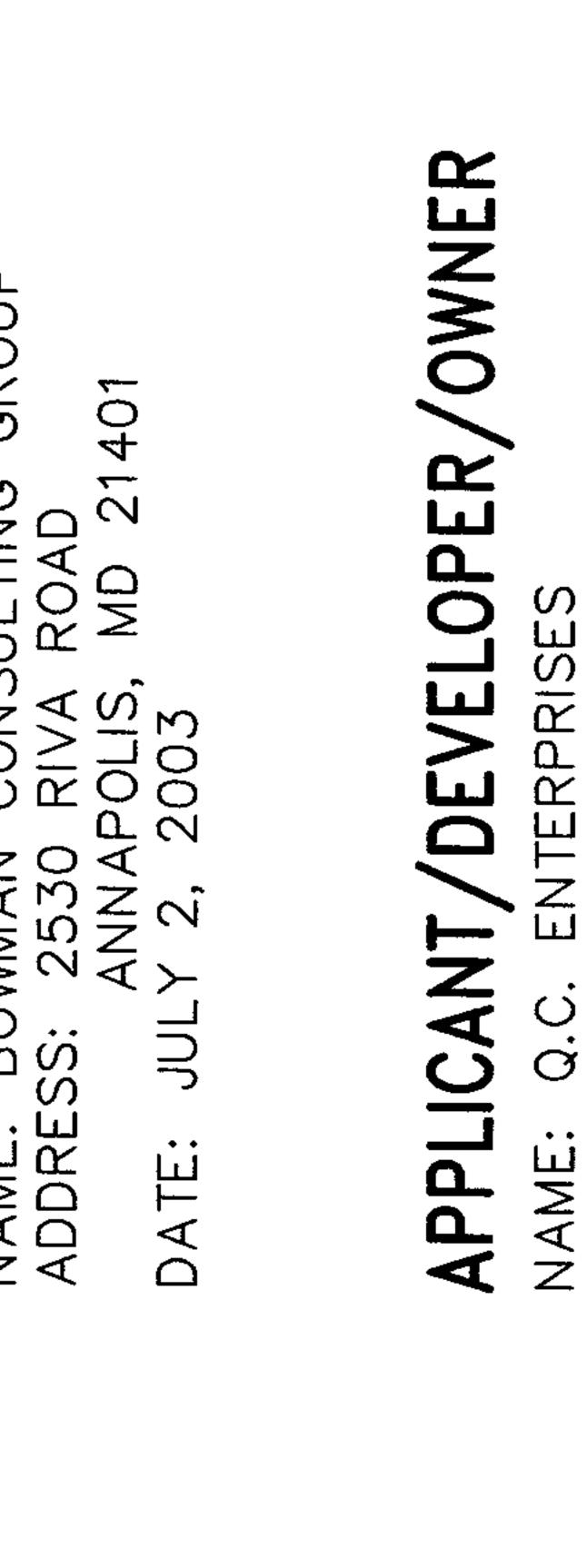




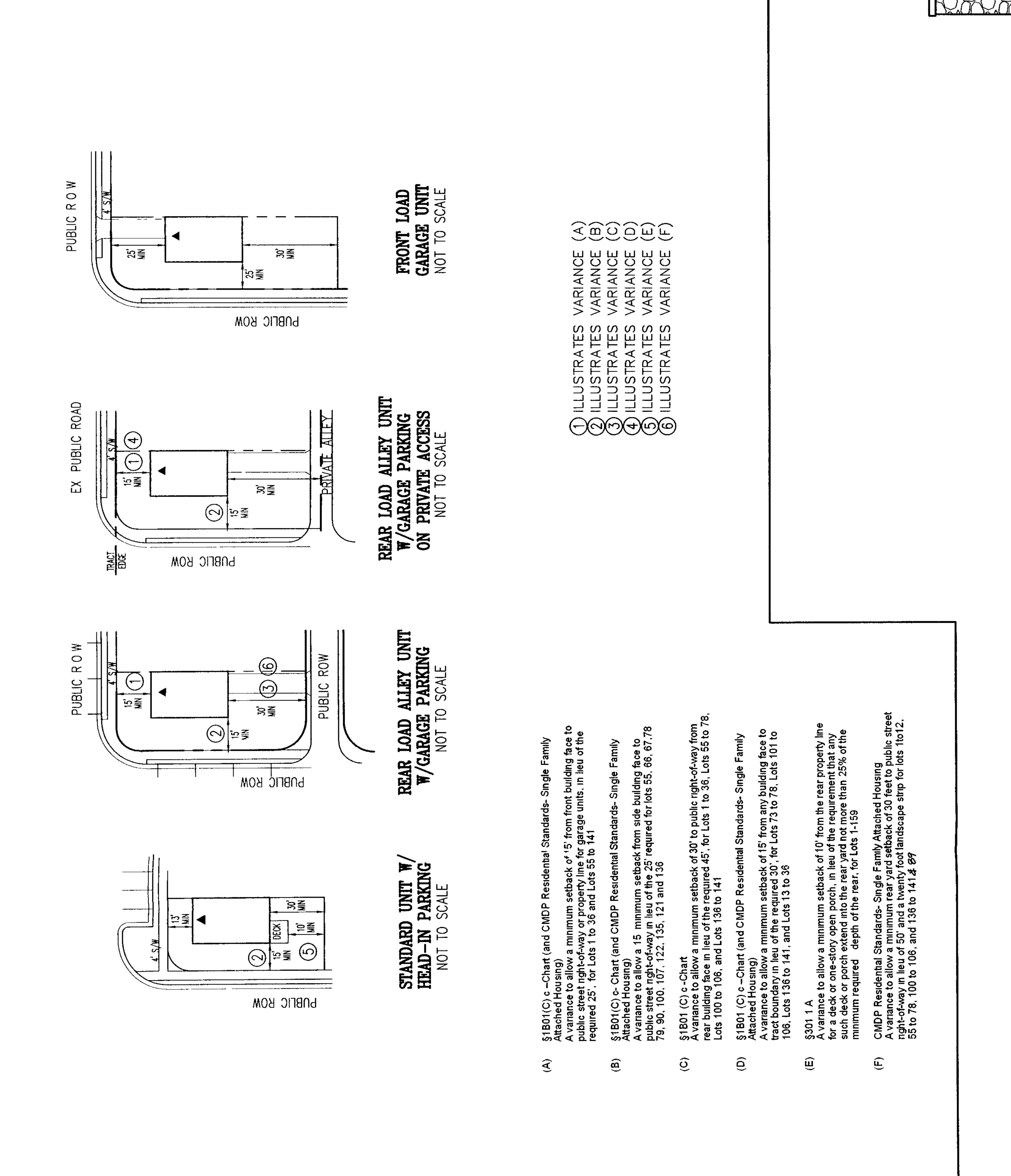












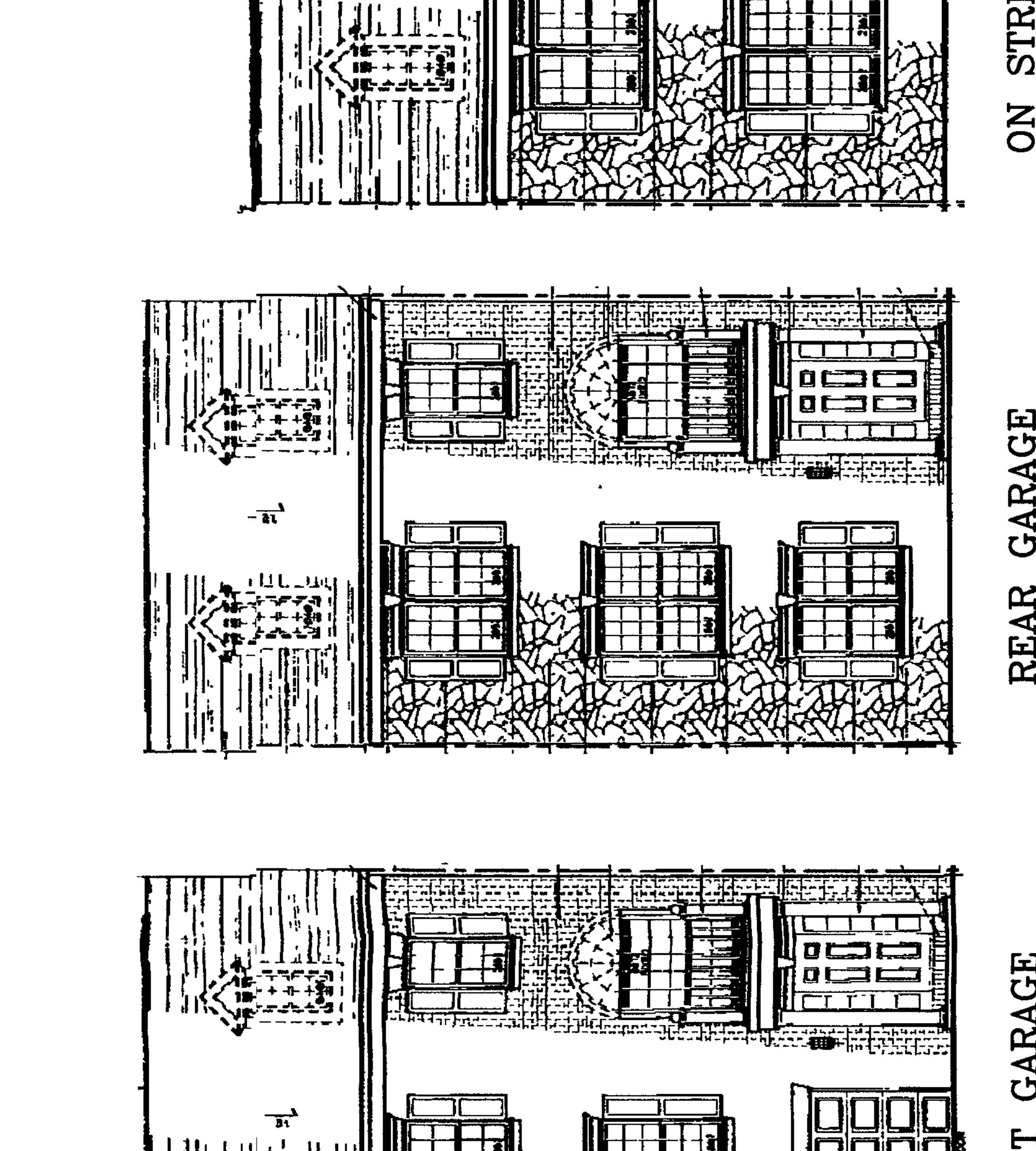
et 2-3 story homes are generally proposed Planning, MTA, the nearest MTA service to this E Route 26) and Chapman Road (bus line #MB) ate Concern* map included on this

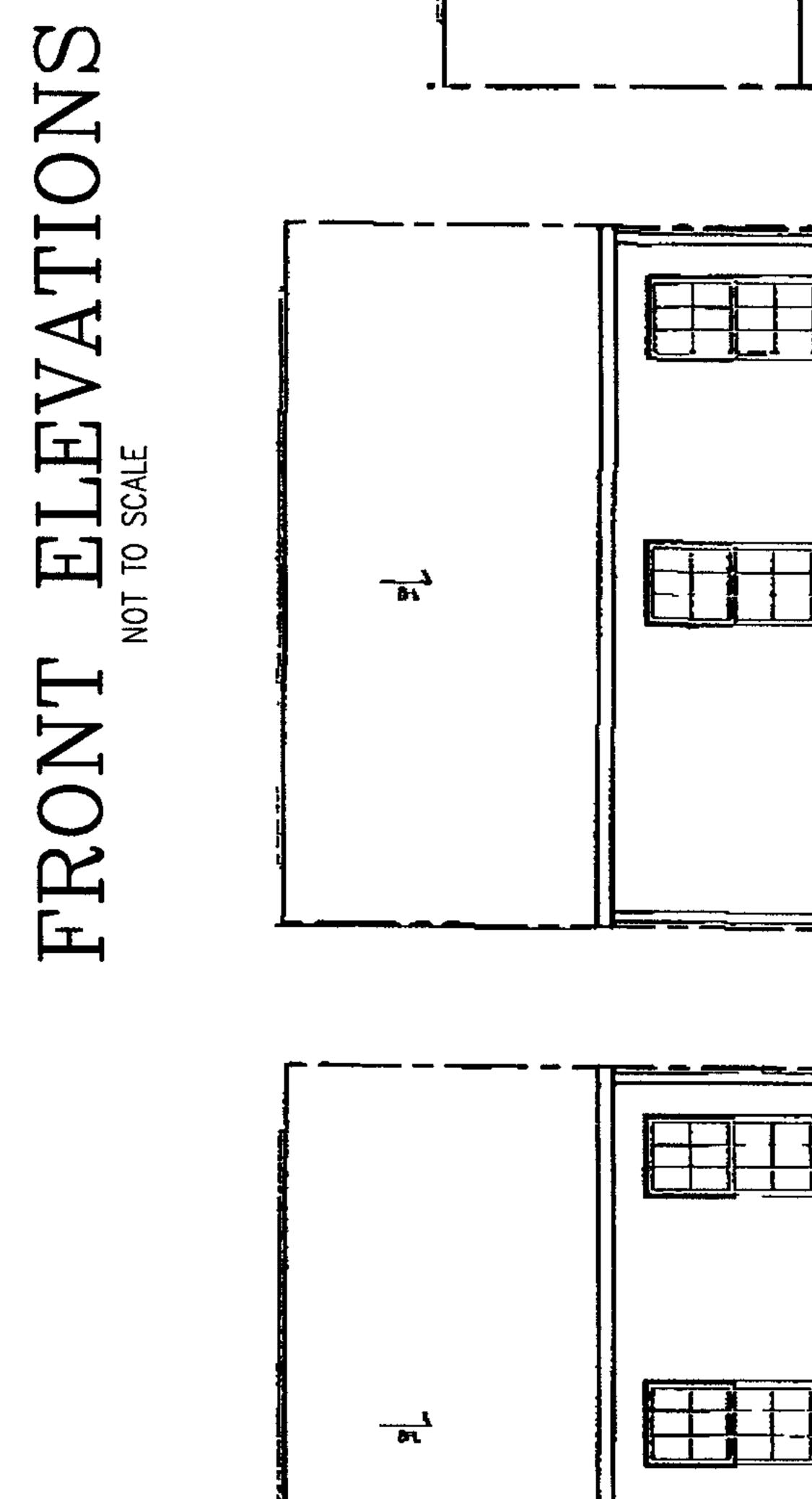
the chesapeake Bay Critical Area Local Compliance with the Critical Area Local 26-442(a).

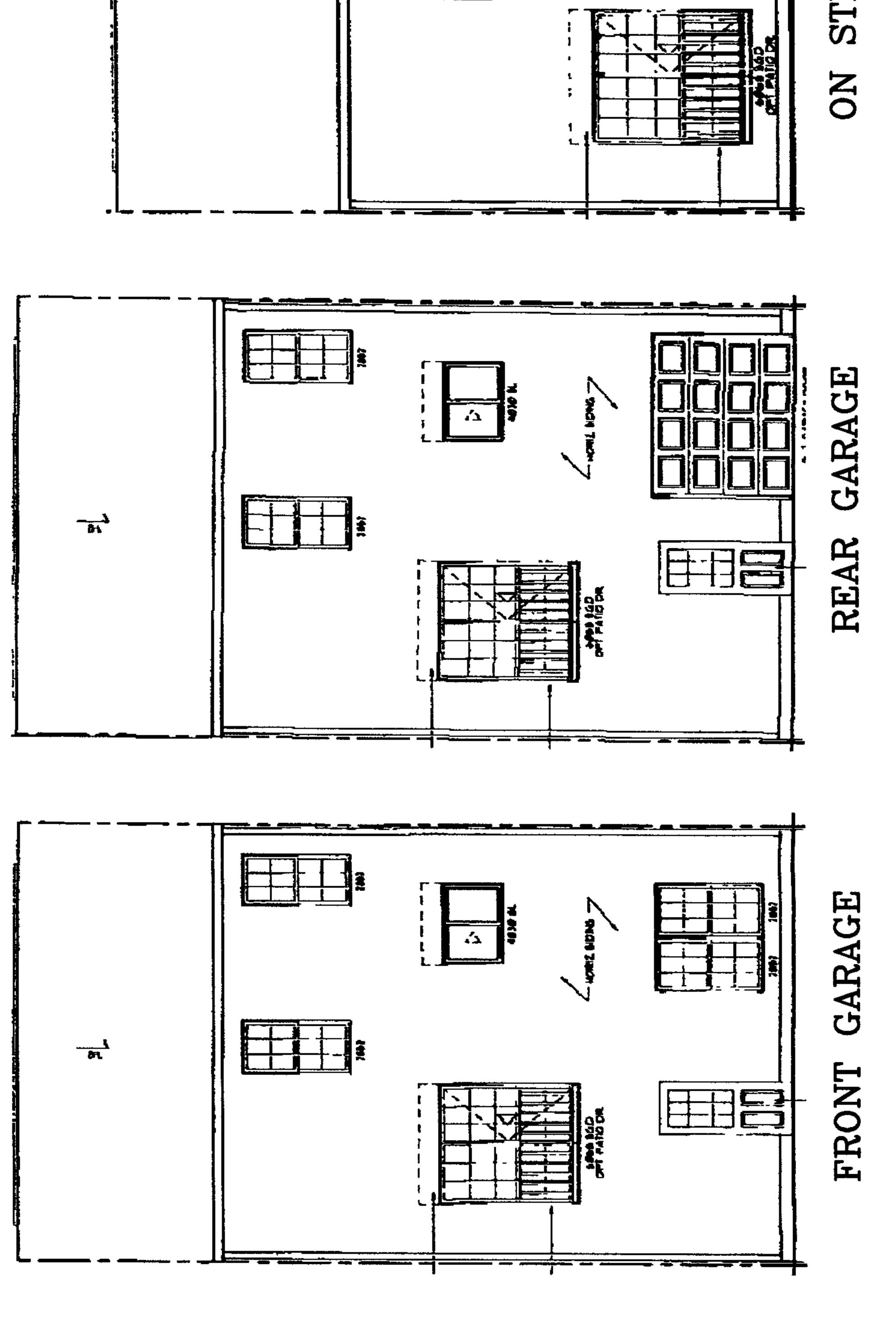
Ilberty Road will be public. All internal roads if for dedication to Baltimore County and will be by Baltimore County right-of-way or int area, except by express written permissibly.

edicated to the Homeowners Association it will be consistent with the following: Polices (CMDP)

tion 450 and all zoning policies in are for illustrative purposes and may not wiar dweiling Final house locations will be subj liustrated by the details and charts included or







AL Acres 2 79 0 65 2 79 2 74 2 14 2 14 2 14 4 94 Il as active open space for fee-in lieu and off-site o s 4 94 10 03 0 61 0 61 2 3 2 3 10 59
S trail as a for fee for fee (rs)